Instr:201007300016848 07/30/2010
Pages:1 F:$45.00 3:13PM
Michele Mustello T20100015269
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That I, BESSIE JANE SELL and WAYNE W. SELL (DECEASED) of the Townships of Jefferson and 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 my property, situate in the Townships of Jefferson and Winfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all slope areas drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Townships of Jefferson and Winfield I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Townships of Jefferson 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 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 9 day of JUNE 2010.

Bessie Jane Sell
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared BESSIE JANE SELL 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 9 day of JUNE 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, NORMAN R. DURCI AND PATRICIA L. DURCI of the Townships of Jefferson 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 Jefferson 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 Jefferson 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 Jefferson 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 9 day of JUNE 2010.

Patricia L. Durci
Owner

Norman R. Durci
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared NORMAN R. DURCI AND PATTRICIA L. DURCI 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 9 day of JUNE 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, GARRETT CLARKE AND BARBARA CLARKE of the Townships of Jefferson 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 Jefferson 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 Jefferson 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 Jefferson 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 14 day of JUNE 2010.

Garrett Clarke
Owner

Barbara Clarke
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared GARRETT CLARKE AND BARBARA CLARKE 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 14 day of JUNE 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.

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

2 June '10
Date

Seal

P. L. S. # 30161-E

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

## JEFFERSON TOWNSHIP

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

Approved by the Supervisors of the Township of Jefferson this 14th day of June 2010.

Lois L. Fennell
Secretary

Seal

James R. Jones
Chairman

Approved by the Jefferson Township Planning Commission this 27 day of May 2010.

Danielle M. Sedlak
Secretary

Evelyn M. Gross
Chairman

## WINFIELD TOWNSHIP

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 street 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 29th day of JULY 2010.

Victoria L. Schmeider
Secretary

Seal

Flo E. Allison
Chairman

TOWNSHIP OF WINFIELD, BUTLER COUNTY, PENNSYLVANIA, SEAL

Approved by the Winfield Township Planning Commission this 7th day of JULY 2010.

Flo E. Allison
Secretary

David Kennedy
Chairman

## BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 17th day of MAY 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 321 Page 1.

Given under my hand and seal this 30 day of JULY 2010.

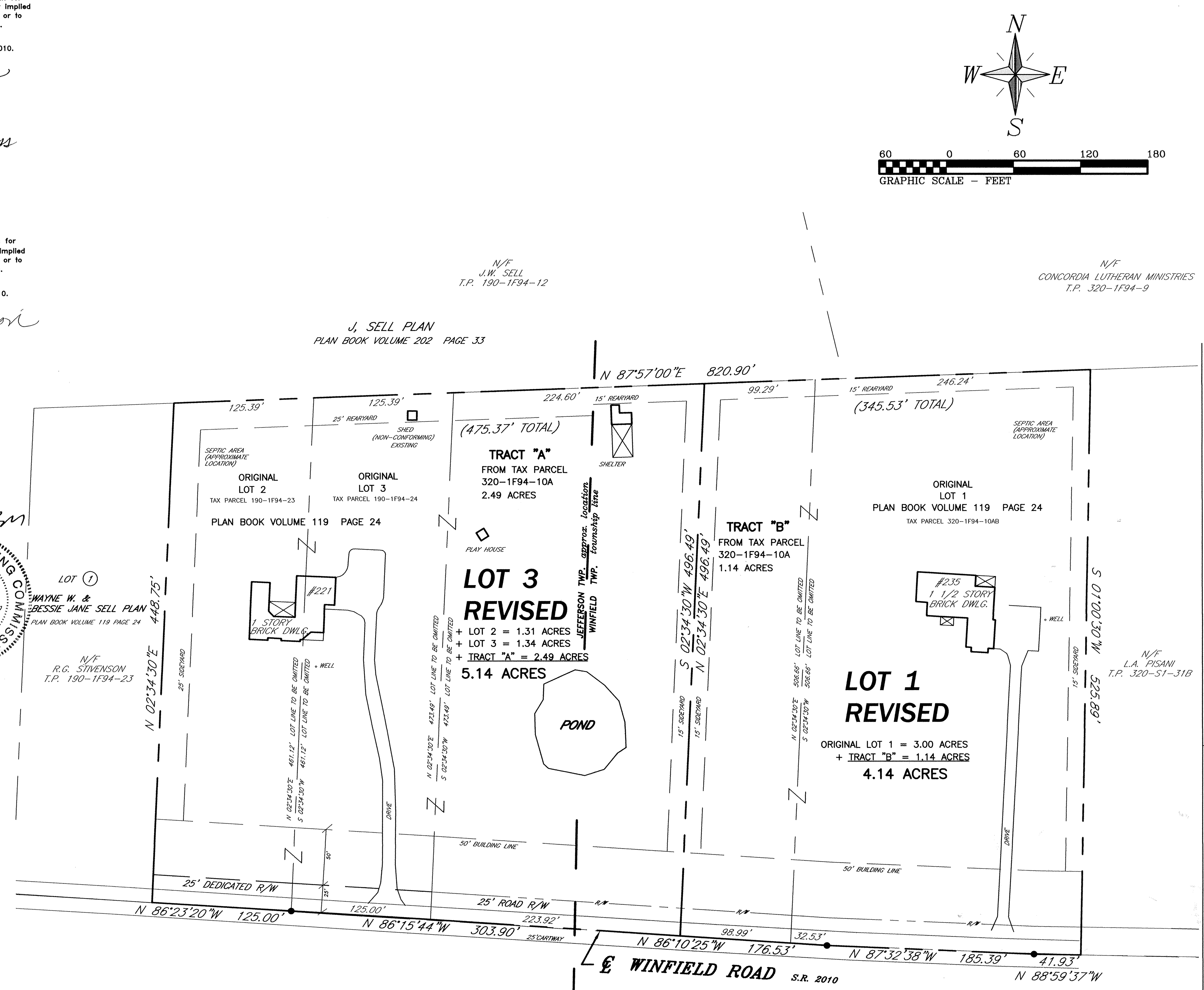
Michele M. Mustello
Recorder

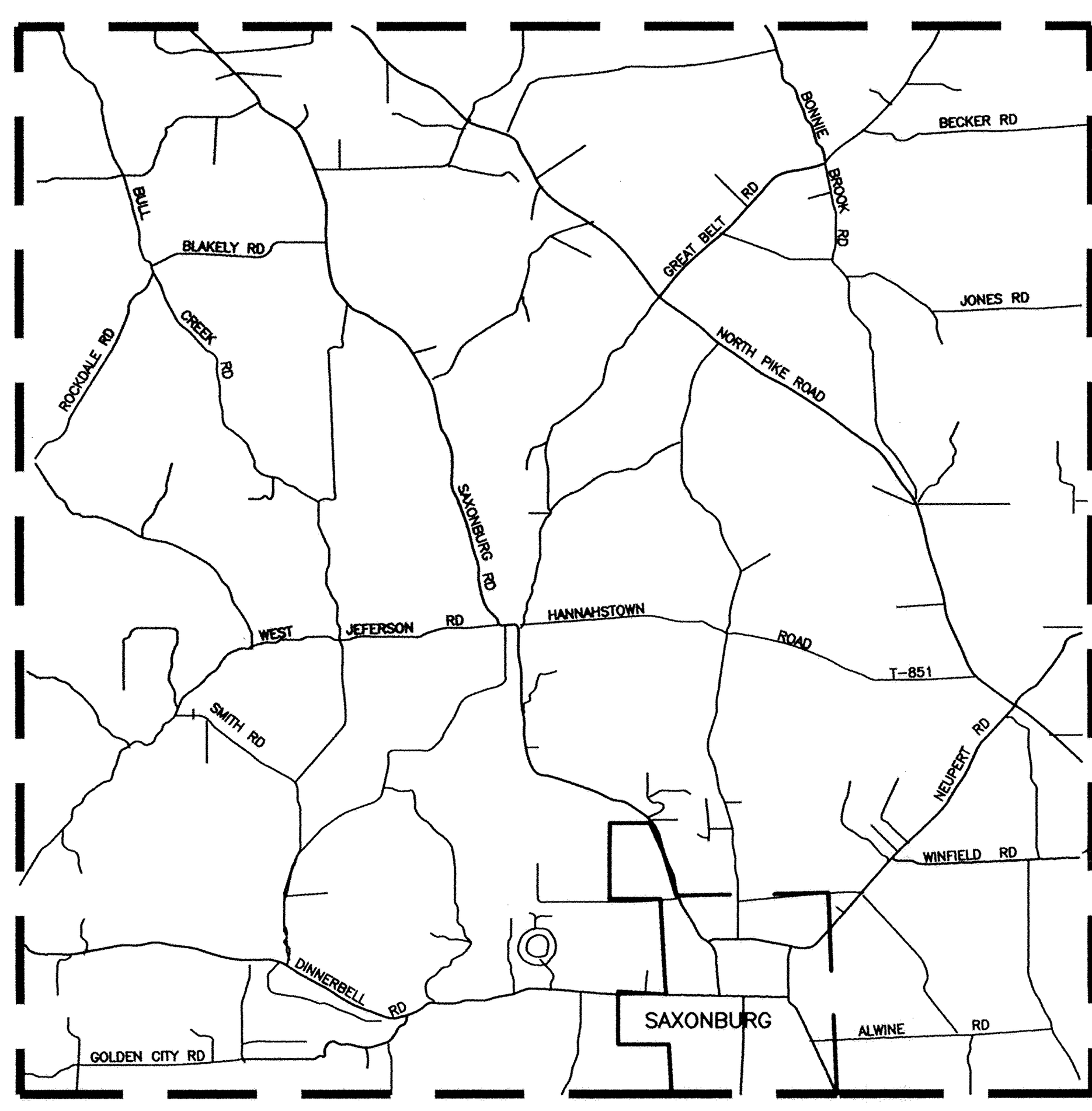
Seal

BUTLER COUNTY PLANNING COMMISSION

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

# JANE SELL PLAN

*Being a lot line revision of*
*Lot 2 & Lot 3 / Wayne W. & Bessie Jane Sell Plan/ rack file 119 page 24 and*
*Lot 1/ W. W. Sell & W. W. Sell, Jr. Plan / rack file 212 page 2*

NOTES:

1) OWNER: BESSIE JANE SELL
236 WINFIELD ROAD
SARVER, PA. 16055
PHONE: 724-352-3668

OWNER: GARRETT CLARKE AND BARBARA CLARKE
235 WINFIELD ROAD
SARVER, PA. 16055
PHONE: 724-524-2229

OWNER: NORMAN R. DURCI AND PATRICIA L. DURCI
221 WINFIELD ROAD
SARVER, PA. 16055
PHONE: 724-352-2565

2) PROPERTY USE – RESIDENTIAL

3) LOT 1 REVISED IS ZONED – C, COMMERCIAL
WINFIELD TOWNSHIP
SETBACKS: FRONT = 50'
SIDE = 15'
REAR = 15'

3) LOT 3 REVISED – JEFFERSON TOWNSHIP
SETBACKS: FRONT = 50'
SIDE = 25'
REAR = 25'

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

SUBDIVISION PLAN
PROJECT No: 10055
*for*
JANE SELL
SITUATE: JEFFERSON/WINFIELD TOWNSHIP, BUTLER COUNTY, PA.
DATE: 5-11-10 REV: 5-26-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 190-1F94-23 & 24 and 320-1F94-10A & 10AB

RECORDED JULY 30, 2010

| PLAN BOOK | PAGE |
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| 321 | 1 |

SHEET ____ of ____

# Plan

being a lot line revision of 320-1F71-25&25D

LOT LINE REVISION SURVEY for Lee F. & Ruth S. Graff

PROJECT No: 10095 SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 320-1F71-25&25D

DATE: 6/24/10 REV: DWN.By: Sdg CHK.By:


S. D. GRAFF Professional Surveying

P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056

(724) 352-3811 FAX 352-1059


Marwood Road / T-846

N 85°49'20"E 781.08'

602.50'

20' cartway

gas marker

building line / 75' offset centerline

N 04°37'20"E 10.22'

S 10.70'

N 87°17'08"E 910.85'

S 75°03'00"E 174.98'

S 62°28'00"E 641.00'

water well

sand mound

barn

167.88'

83.5'

water well

36.6'

dwl.

pool

leach field

1.079 Acre

orig.320-1F71-25D

1.002 acre

tract "A" 0.077ac.

280.00'

N 04°30'40"W 280.00'

S 04°30'40"E 280.00'

20.00'

shed

gar.

100.00'

to be omitted

N 85°49'20"E 167.88'

14.2'

S 85°49'20"W 167.88'

Tract "A" is a non-buildable lot to be conveyed as a contiguous part of the original parcel 320-1F71-25D

gas well

N/F S.J.Robertson

N 06°06'30"W

gar.

gas marker

Residual

orig.320-1F71-25

assessed 54.355 Acres

Not field verified

0.077ac. / Tract "A" to be conveyed

assessed revised Residual

Not field verified

gar.

barn

dwl.

water well

leach field

S 27°47'40"W 946.47'

N/F S.M.Thomas

N/F N.J.Cypher

N/F W.McKruit Trust

N/F W.McKruit Trust

100 0 100 200 300

GRAPHIC SCALE - FEET

N

W E

S

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

Zone - R/A

Building setback requirements:

Front...75' from centerline

Side...10'

Rear...10'accessory buildings

KNOW ALL MEN BY THESE PRESENTS That We, Lee F. & Ruth S. Graff of the Township of 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 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, 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 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 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 JUNE 2010.

Lee F. Graff Owner

Ruth S. Graff Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Lee F. & Ruth S. Graff 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 28 day of JUNE 2010.

Debra L. Jefficoat Notary Public

Seal & Stamp

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

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

25 June '10 Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 20161-E

S. D. Graff

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 29th day of July 2010.

Victoria L. Schrader Secretary

THE TOWNSHIP OF WINFIELD BOARD OF SUPERVISORS BUTLER COUNTY PENNSYLVANIA SEAL

John E. Allison Chairman

Approved by the Winfield Township Planning Commission this 7th day of July 2010.

John E. Allison Secretary

David Kennedy Chairman

Reviewed by the Butler County Planning Commission this 8TH day of JULY 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 321 Page 2.

Given under my hand and seal this 30th day of July 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

Instr-201007300016947 07/30/2010
Pages: 1 F $45.00 3:12PM
Michele Mustello T20100015268
Butler County Recorder FL

| RECORDED JULY 30, 2010 | |
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| SHEET ____ of ____ | |

Vicinity Map

Site

CLEARFIELD RD

CONNOQUENESSING TWP RD

MARWOOD RD

BEAR ROCK RD

WINFIELD RD

LEASUREVILLE RD

NORTH PARK RD

SNYDER RD

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 23rd day of July 2010.

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 STEVEN JANOSKI AND JOAN JANOSKII 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 23 day of July 2010.

Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jarrad A. Pencek, Notary Public
Mt. Lebanon Twp., Allegheny County
My Commission Expires Nov. 2, 2013
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.

24 June 10
Date

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

P. L. S. # 30161-E

## JEFFERSON TOWNSHIP

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

Approved by the Supervisors of the Township of Jefferson this 12th day of July 2010.

Secretary

Seal

vice Chairman

Approved by the Jefferson Township Planning Commission this 24 day of June 2010.

Secretary

Chairman

## BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 11TH day of JUNE 2010.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

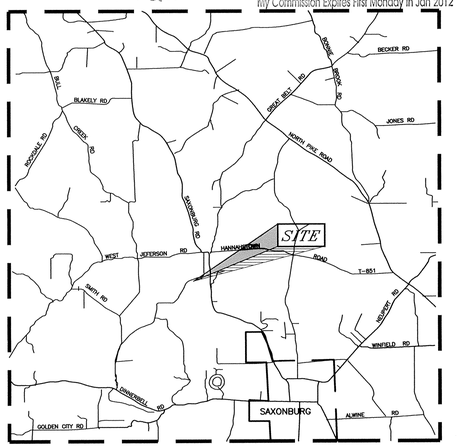
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 321 Page 3.

Given under my hand and seal this 2nd day of August 2010.

Recorder of Deeds

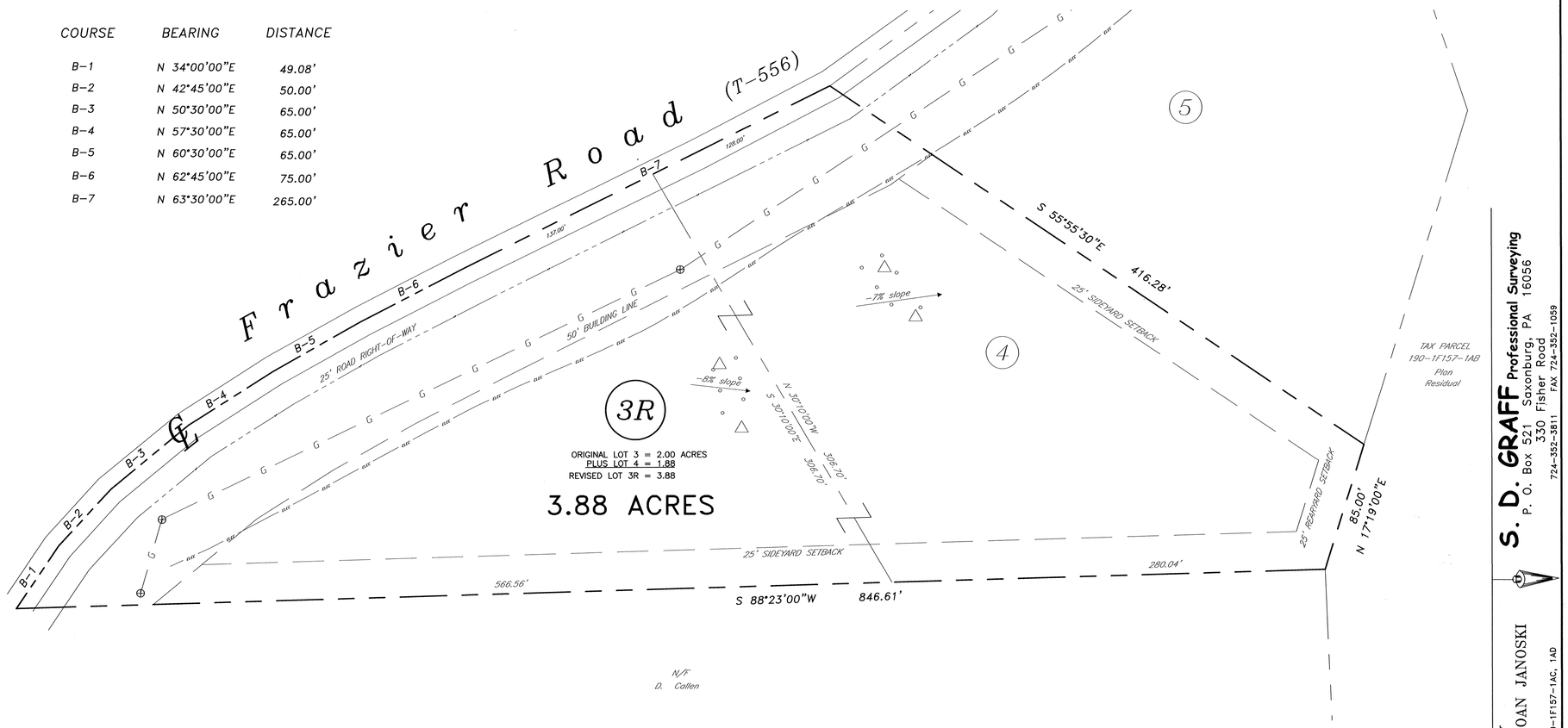
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

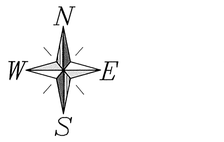
RECORDER OF DEEDS
BUTLER COUNTY, PA




Vicinity Map
NOT TO SCALE

| COURSE | BEARING | DISTANCE |
|---|---|---|
| B-1 | N 34°00'00"E | 49.08' |
| B-2 | N 42°45'00"E | 50.00' |
| B-3 | N 50°30'00"E | 65.00' |
| B-4 | N 57°30'00"E | 65.00' |
| B-5 | N 60°30'00"E | 65.00' |
| B-6 | N 62°45'00"E | 75.00' |
| B-7 | N 63°30'00"E | 265.00' |




40 0 40 80 120
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. JANOSKI PLAN

*Being a consolidation of*
*Lot 3 and 4 of the R.B. Mentel Plan / rack file 273 page 50*

Instr:201008092001704 08/02/2010
Pages: 1 $40.00 5:24PM
Michele Mustello T20100015377
Butler County Recorder FL

NOTES:

1) OWNER: STEVEN JANOSKI AND JOAN JANOSKI
304 GREEN FIELDS COURT
CRANBERRY TOWNSHIP, PA. 16066
PHONE: 724-612-0561

2) PROPERTY USE – VACANT

3) PROPERTY SETBACKS: FRONT = 50'
SIDE = 25'
REAR = 25'

RECORDED AUG. 2, 2010

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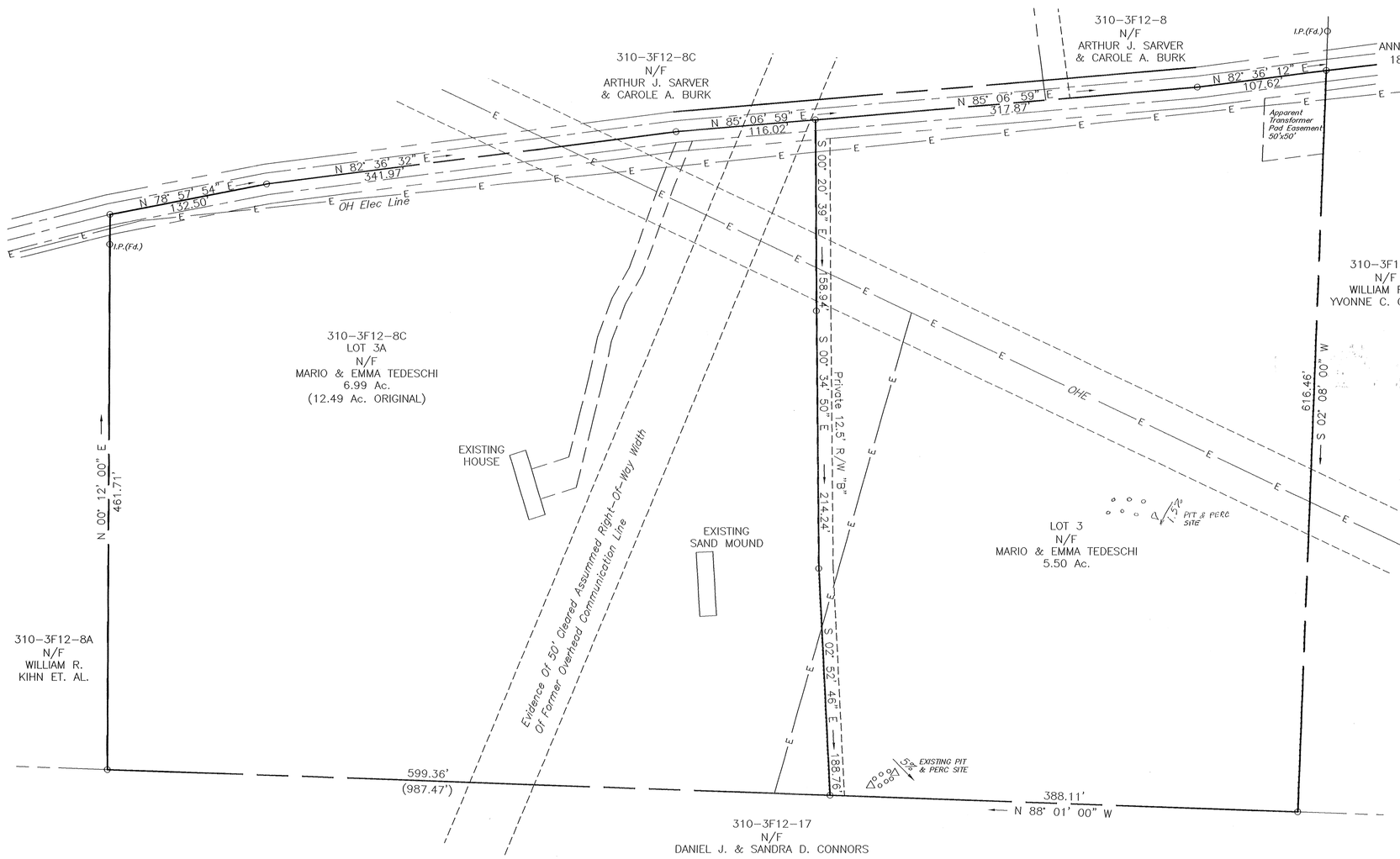
SHEET _____ of _____

LOT CONSOLIDATION PLAN
PROJECT No: 10087
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: 6-8-10 REV:
DWN.By: LJR CHK.By: SDG Co. TAX No: 190-1F157-1AC, 1AD

for

STEVEN AND JOAN JANOSKI


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




Instr: 201008050017381 08/05/2010
Pages: 1 F: $45.00 1:28PM
Michele Mustello T20100015702
Butler County Recorder FL

Know All Men By These Presents That Mario & Emma Tedeschi of the Township of Washington, 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 Township of Washington, County of Butler and State of Pennsylvania, and for divers 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 Township of Washington, 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 13TH day of MARCH, 2010.

Mario Tedeschi
Owner

Emma Tedeschi
Owner

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER ALLEGHENY SS.

Before me, the subscriber, a Notary Public in and for said State and County, personally came Mario & Emma Tedeschi and acknowledged the foregoing release and dedication and plan to be (her / his / their) act and deed desired the same to be recorded as such.
WITNESS MY HAND AND NOTORIAL SEAL
this 12th day of JUNE, 2010.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA F. BALKOVEC, Notary Public
Ross Twp., Allegheny County
My Commission Expires November 21, 2010

Patricia F. Balkovec
Notary Public

Reviewed by the County planning Commission of the County of Butler this 4TH day of ~~MARCH~~ AUG. 9RM, 2010

Secretary 9RM

Chairman 9RM

Approved by the Planning Commission of the Township of Washington
This ____ day of _____, 2010

Secretary

Chairman

Approved by the Board Of Supervisors of the Township of Washington
this 7 day of JULY, 2010

Secretary

Randal Smith
President

The Board of Supervisors of Washington Township 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 streetsas 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 Township streets or roads.

Secretary

Randal Smith
President

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
WILLIAM J. McGARVEY
LAND SURVEYOR
SU-057-A
REGISTERED

Registered 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 321 Page 4

GIVEN UNDER MY HAND AND SEAL
this 5 day of Aug. 2010

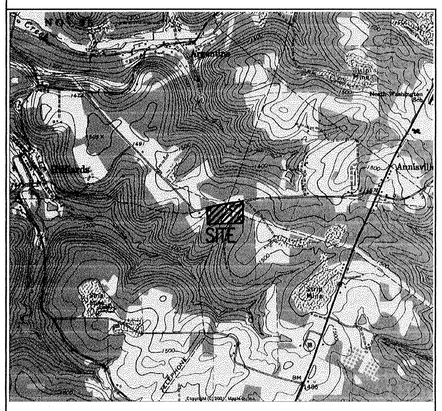
Michele M. Mustello
Recorder

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

| RECORDED Aug.5,2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 4 |

NOTE:

1.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A REMAINDER TRACT INTO TWO BUILDING LOTS.
2.) THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR. FLOODPLAIN.
3.) THIS PROPERTY IS SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, AND WHICH FORM THE RECORD CHAIN OF TITLE, OR WHICH ARE VISIBLE ON THE PREMISES.
4.) IP SET INDICATES THAT A 5/8" IRON REBAR WAS SET AT CORNER POINT.
5.) THIS PROPERTIES FRONTAGE SUBJECT TO EXISTING RIGHT-OF-WAY COVENANT RECORDED AT DEED BOOK 1412 PAGE 351 IN FAVOR OF WTC-CENTRAL. INC. FOR UNDERGROUND COMMUNICATION SYSTEM IN/ ALONGSIDE EXISTING PIPELINE RIGHT-OF-WAY.
6.) PRIVATE RIGHT-OF-WAY "B": THIS IS AN EXISTING PERPETUAL 12.5' WIDE PRIVATE ACCESS RIGHT-OF-WAY ON LOT **3**, FOR THE UNLIMITED USE BY LOT 3, AND LIMITED USED BY UNSUBDIVIDED TAX PARCEL 3F-12-17, LIMITED TO VEHICLE INGRESS & EGRESS & UTILITY PURPOSES. OWNERS OF TAX PARCEL 3F-12-17 AND LOT 3 SHARE EQUALLY IN THE MAINTENANCE THEREOF. THIS RIGHT-OF-WAY OVERLIES AND EXISTING ACCESS ROAD WHICH HAS BEEN USED AS THE PRIMARY ACCESS TO TAX PARCEL 3F-12-17 SINCE THE 1940'S. LOT 3A RETAINS USE OF SAID RIGHT-OF-WAY WHILE NOT SHARING IN THE MAINTENANCE COSTS.




NORTH ARROW

0 50' 100'

REF:
INSTRUMENT# 200804090007529
PLAN BOOK 306 PAGE 25

PROPERTY OWNER
MARIO & EMMA TEDESCHI
188 PINECREST DR.
PITTSBURGH, PA 15237

LOT 3 SEPTIC DATA:

Test Date= 10-03-07 Limit Zone= 20" Perc Rate= 14.65 min/in. Slope= 5%

| REV# | DATE | REVISIONS |
|---|---|---|
| | | |

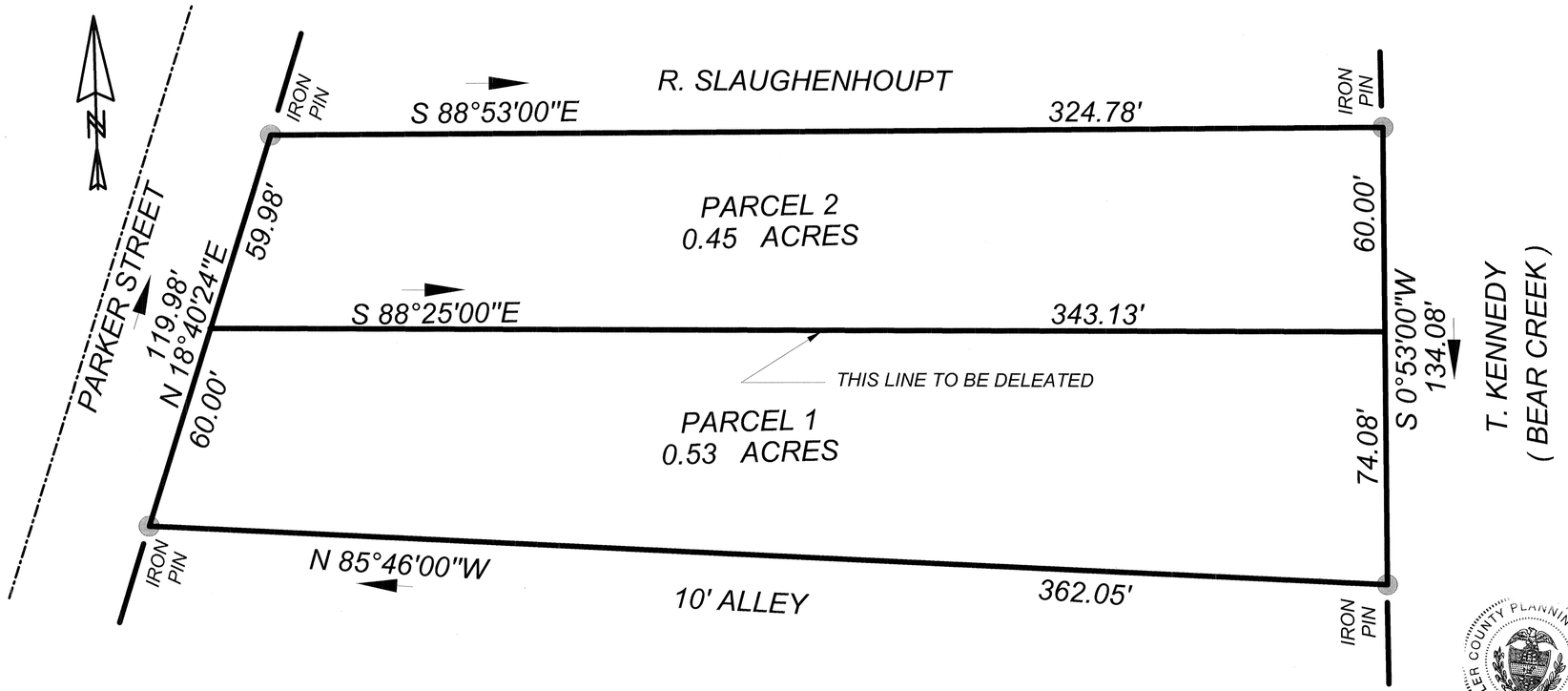
W. J. McGARVEY, P.E.
172 WOODCREST ROAD
BUTLER, PA 16002 (724) 282-0363

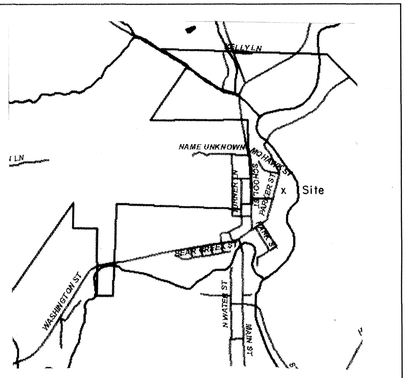
TITLE TEDESCHI SUBDIVISION

FOR MARIO & EMMA TEDESCHI

SITUATE 1086 ANNISVILLE RD
WASHINGTON TOWNSHIP
BUTLER COUNTY, PA

SCALE 1"=50' DR BY T.A.T. DRAWING NO. 6623-1
DATE: 12/08/10 CK'D BY W.J.M.




LOCATION MAP

*KNOW ALL MEN BY THESE PRESENTS, that* ***Darrel & Marjorie E.*** *Hillwig of the Boro of Bruin 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 Bruin Boro, 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 Boro of Bruin we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler & Boro of Bruin 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 Warren & Rebecca A. Hillwig 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* 3rd *day of* June, *2010 .*

*ATTEST:*

Cheryl A Vincent — Darrel & Hillwig, Marjorie E. Hillwig

*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* ***Darrel & Marjorie E*** *Hillwig 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* 3rd *day of* June, *2010 .*

*My Commission expires the* 22nd *day of* December, *2013*

*SEAL*

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl A. Vincent, Notary Public
Center Twp., Butler County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

Cheryl A Vincent
*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.*

6/02/2010 — SEALS
*DATE* — *REGISTRATION NO. SU - 073089E*

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN E. DUSHECK
LAND
SURVEYOR
SU-073089-E

*Reviewed by the Bruin Boro ., Council this* 4th *day of* August *2010.*

Maurie Harrington — Larry E. Brunetto
*SECRETARY* — *CHAIRMAN*

***Approved*** *by the Butler County Planning Commission this* 4TH *day of* JUNE *, 2010.*

John JRM — F. ULRM
*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* 321 *Page* 5 .

*Given under my hand and seal this* 6th *day of* August, *2010.*

*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

Instr:201008060017819 08/06/2010
Pages:1 F:$45.00 4:05PM
Michele Mustello T20100015845
Butler County Recorder FL

| RECORDED AUG. 6, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 5 |

*THE PURPOSE OF THIS RECORDING IS TO COMBINE PARCELS 1 AND 2 INTO ONE LEGAL DESCRIPTION AND RECORDED AS SUCH.*

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

0 10' 20' 40' 60'

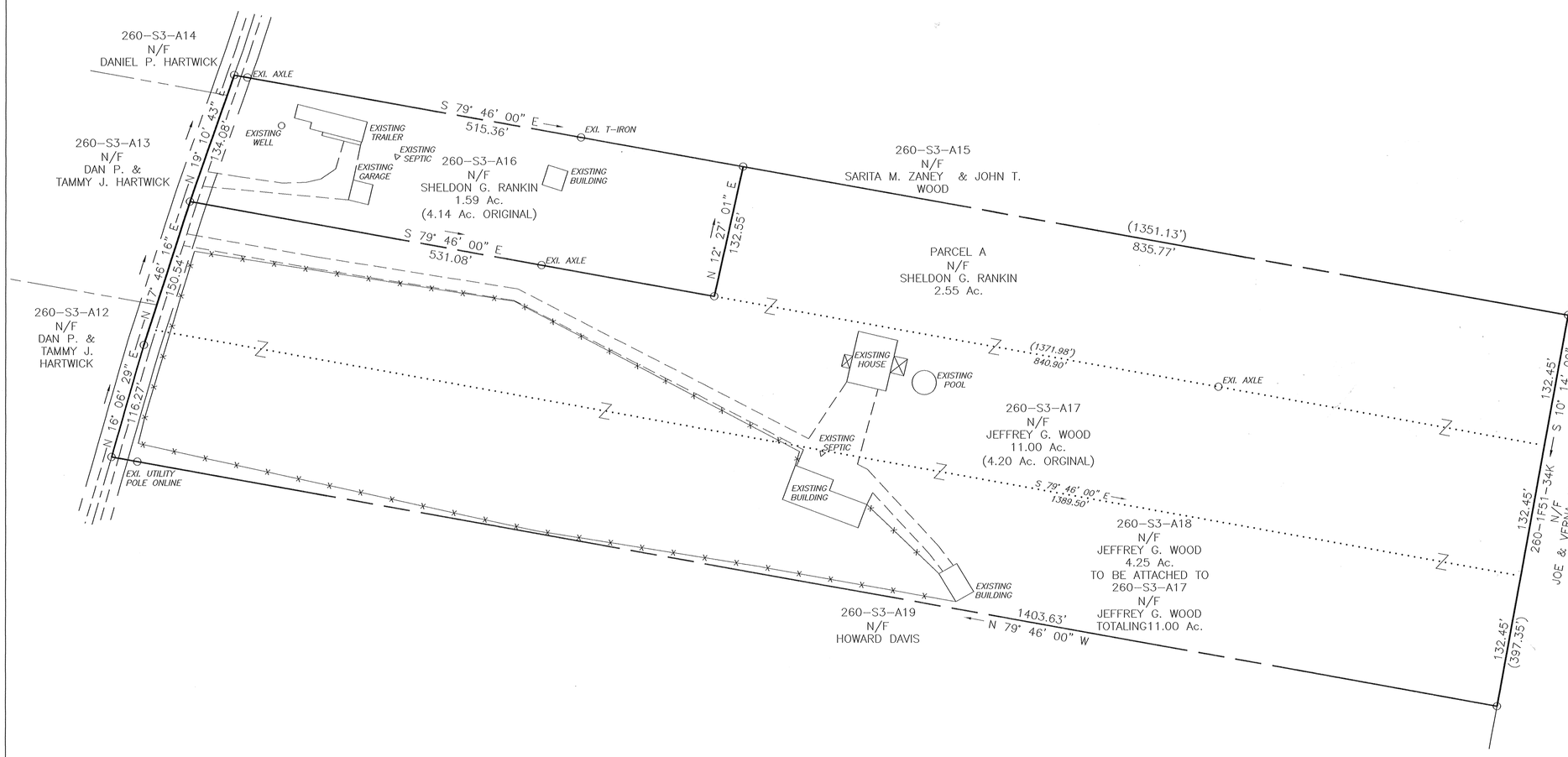
*NOTICE TO SUBDIVIDERS:*

*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 =0.98 ACRES .***

*(FINAL PLAN)*

| | | |
|---|---|---|
| ***JOHN E. DUSHECK SURVEYOR*** *140 LARAY DRIVE BUTLER PA. 16001* ***(724) 287-7825*** | ***Date :*** *5 / 24 / 2010* | ***PROPERTY SUBDIVISION*** |
| | ***Scale :*** *1 " = 20'* | *FOR: DARREL & MARJORIE E. HILLWIG* |
| | ***Dwn. By :*** *SAB* | *SITUATE: BRUIN BORO., BUTLER CO., PA* |
| | | |




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
NO. 037847
SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM J. McGARVEY
LAND SURVEYOR
SU-037-A

7/1/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT JEFFREY G. WOOD & SHELDON G. RANKIN OF THE TOWNSHIP OF PARKER, 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 PARKER 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 PARKER, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HEREAFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 17 DAY OF July ,2010

Sheldon G Rankin
OWNER

Jeffrey G Wood
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME JEFFREY G. WOOD & SHELDON G. RANKIN 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 17 DAY OF July ,2010

Nancy S Jamison
NOTARY PUBLIC

Commonwealth of Pennsylvania
NOTARIAL SEAL
NANCY S JAMISON
Notary Public
WASHINGTON TWP BUTLER COUNTY
My Commission Expires Oct 26, 2012

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 23RD DAY OF July , 2010

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PARKER THIS DAY OF ,2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER THIS DAY OF AUG. 5 , 2010

Vicki Stemler
SECRETARY

Jerome Marsh
CHAIRMAN

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

Vicki Stemler
SECRETARY

Jerome Marsh
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)"

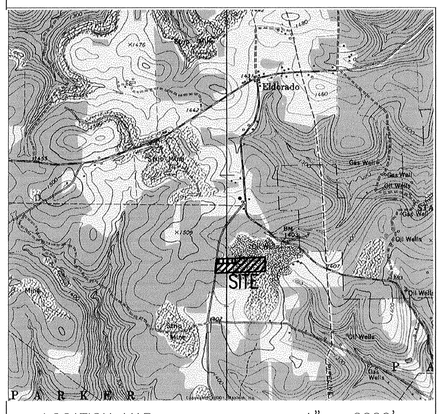
COMMONWEALTH OF PENNSYLVANIA )
BUTLER COUNTY )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK VOLUME 321 PAGE 6
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF Aug , 2010

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

RECORDER OF DEEDS BUTLER COUNTY, PA

| RECORDED AUG. 9, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 6 |




LOCATION MAP 1" = 2000'

NORTH ARROW

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

REF:
LOTS 16,17,&18 OF THE ELDORADO ACRES PLAN OF LOTS AT RACK FILE 66 PAGE 37 BY B.&B. ENGINEERING CO. DATED OCTOBER 4, 1975

DEED BOOK 2693 PAGE 344
DEED BOOK 2920 948

PROPERTY OWNERS
JEFFREY G. WOOD
445 DAUBENSPECK RD
PARKER, PA 16049

SHELDON G. RANKIN
449 DAUBENSPECK RD
PARKER, PA 16049

0 60' 120'

Instr:201008090017634 08/09/2010
Pages:1 F:$45.00 3:38PM
Michele Mustello T20100016947
Butler County Recorder PA

| REVISIONS | W. J. McGARVEY, P.E. |
|---|---|
| | 172 WOODCREST ROAD |
| | BUTLER, PA 16002 (724) 282–0363 |
| | TITLE LOT LINE REVISION/LOT CONSOLIDATION |
| | FOR JEFFREY G. WOOD |
| | SITUATE 445 DAUBENSPECK ROAD PARKER TOWNSHIP BUTLER COUNTY, PA |
| | SCALE 1"=60' DR BY T.A.T. DRAWING NO. 6685–1 |
| | DATE: 6/23/10 CK'D BY W.J.M. |

Instr:201008100017689
08/10/2010
Pages:1 F:$45.00 11:03AM
Michele Mustello T20100016007
Butler County Recorder ND

EX. MONU.

659.25' TO MONU.

N 17°17'40" E

N/F BUTLER AREA SCHOOL DISTRICT

N/F BUTLER AREA SCHOOL DISTRICT

860.88'

S 89°27'00" E

20' BUILDING LINE (SIDE YARD)

EX. MONU.

847.46'

N/F JAMES REGIS RODGERS &
THERESA M. RODGERS
EX. 10.76 ACRES
+1.59 ACRES PARCEL A
12.35 ACRES TOTAL AFTER
CONVEYANCE LOT 1

O SPRING

APPROXIMATE LOCATION ABANDONED GAS LINE

S 40°44'43" W
48.90'

S 30°48'33" W
102.03'

S 17°35'53" W
91.34'

S 03°45'23" W
72.77'

S 01°29'17" E
141.07'

S 03°17'03" W
119.70'

S 19°35'03" W
119.32'

DEED ℄ CLEARFIELD ROAD
S.R. 1019 40' R/W
(Paved 22.00')

S 41°00'03" W
111.29'

S 60°29'03" W
129.43'

S 63°18'46" W
243.61'

APPROXIMATE LOCATION SEPTIC FIELD

EX 1 STORY BRICK & FRAME DWELLING

40' BLDG. LINE (FRONT YARD)

GRAVEL DRIVE

EX. AXLE

96.51'

431.81'

Original lot line to be removed

EX. I.P. N 89°56'57" E

PARCEL A
1.59 ACRE TO BE CONVEYED
TO & COMBINED WITH
ADJOINING LANDS OF
JAMES REGIS RODGERS &
THERESA M. RODGERS

40' BUILDING LINE (SIDE YARD)

376.15'

23.19'

417.43'

N 83°56'35" E

Proposed lot line

20' BUILDING LINE (REAR YARD)

N/F ELEANOR J. RODGERS
EX. 3.59 ACRES
-1.59 ACRE (PARCEL A)
2.00 ACRES LOT 2
TOTAL AFTER CONVEYANCE

APPROXIMATE LOCATION SEPTIC FIELD

WELL

EX. 1 STORY BRICK DWELLING

FRAME GARAGE

BLACKTOP DRIVE

Original lot line to be removed

20' BUILDING LINE (SIDE YARD)

327.67'

Proposed lot line

20' BUILDING LINE (SIDE YARD)

40' BLDG. LINE (FRONT YARD)

N 03°19'21" E

185.87'

N 03°19'21" E

72.40'

50'

57.74'

N 01°30'43" E

20' BUILDING LINE (REAR YARD)

N/F D.B. MENNOR

324.36'

534.64'

N 89°25'09" W

EX. I.P.

N/F D. JOHNS

EX. I.P.

0' 50' 100' 150'

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 - AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PROPERTY OWNERS: JAMES & THERESA RODGERS
715 CLEARFIELD ROAD
FENELTON, PA 16034

ELEANOR RODGERS
713 CLEARFIELD ROAD
FENELTON, PA 16034

IRON PINS TO BE SET AT LOT CORNERS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY AND COMBINE PARCEL A WITH ADJOINING PROPERTY OF JAMES & THERESA RODGERS.

KNOW ALL MEN BY THESE PRESENTS, that I, Eleanor J. Rodgers, of the Township of Clearfield, 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 Clearfield Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Clearfield, 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 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 Eleanor J. Rodgers my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st day of July, 20 10.

ATTEST:

NOTARY PUBLIC — Eleanor J Rodgers — 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 Eleanor J. Rodgers 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 31 day of July, 20 10.

My Commission expires the 20 day of June, 20 13.

SEAL

Molly E Kuminski
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MOLLY E. KUMINKOSKI, Notary Public
Center Twp., Butler County
My Commission Expires June 20, 2013

KNOW ALL MEN BY THESE PRESENTS, that we, James Regis Rodgers and Theresa M. Rodgers, 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 divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of 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 James Regis Rodgers and Theresa M. Rodgers, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of July, 20 10.

ATTEST:

NOTARY PUBLIC — James Regis Rodgers — Theresa M Rodgers — 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 James Regis Rodgers and Theresa M. Rodgers, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 31 day of July, 20 10.

My Commission expires the 20 day of June, 20 13.

SEAL

Molly E Kuminski
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MOLLY E. KUMINKOSKI, Notary Public
Center Twp., Butler County
My Commission Expires June 20, 2013

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 July 21, 2010 SEAL Cheryl A Hughes REG. NO. SU-32490-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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Clearfield this 9th day of August, 20 10.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 2nd day of August, 20 10.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 22nd day of July, 20 10.

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 321 page 7.

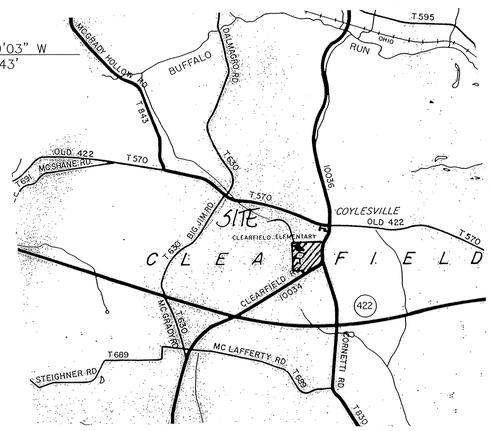
Given under my hand and seal this 10th day of Aug, 20 10.

Michele M Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

VICINITY MAP Scale: 1" = 2000'




| RECORDED AUG. 10, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 7 |

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

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: JAMES REGIS RODGERS
THERESA M. RODGERS
and
ELEANOR J. RODGERS
SITUATE: CLEARFIELD TWP., BUTLER CO., PA

| Date 07/21/10 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
|---|---|---|---|
| Parcel No. 090-1F15-3 & 17D | | Instr. # 201110020027621, 201111260033567 | Service No. 10-085 |
| Address 713/715 CLEARFIELD RD. | | | |

Instr-201008100017734 08/10/2010
Pages: 1 F: $45.00 2:04PM
Michele Mustello T20100016047
Butler County Recorder RP

JOHN QUINCY ADAMS ESTATES
PBV 222, PG 21-24

N/F R.A. WRIGHT
TAX PARCEL 010-S15-A13
LOT 13

N/F A. McCLINCHIE
TAX PARCEL 010-S15-A12
LOT 12

N/F G. TIRCH
TAX PARCEL 010-S15-A9
LOT 9

Residential Lane 50' R/W

N/F RCS & S, LP
TAX PARCEL 010-S15-A1
LOT 1

N/F A. THOMPSON
TAX PARCEL 010-3F66-82AB2
CRIDER PLAN ADDITION NO. 1
PBV 114, PG 47

Downieville Road T-529
Variable Width R/W

N/F VALLEYBROOK FARMS H.O.A.
TAX PARCEL 010-S10-BB
VALLEY BROOK FARMS PLAN 2A
PBV 249, PGS 12-14

Valleybrook Drive
50' R/W

N/F G. MAHLE
TAX PARCEL 010-3F66-85

Cobblestone Lane (Private)

EXISTING CLUB BBQ & PATIO, COLOR HOUSE

EXISTING PARKING

COMMON ELEMENT

PHASE 1
PBV 291, PGS 7 - 15
PREVIOUSLY RECORDED

N/F VALLEYBROOK FARMS H.O.A.
TAX PARCEL 010-S10-BA
PARCEL A
VALLEY BROOK FARMS PLAN 1
PBV 249, PGS 11-15

N/F FRANK YOUNOK
TAX PARCEL 010-S10-B1
LOT 1
VALLEY BROOK FARMS PLAN "A"
PBV 249, PGS 11-15

N/F VALLEYBROOK FARMS H.O.A.
TAX PARCEL 010-S10-BA
PARCEL D
VALLEY BROOK FARMS PLAN 1
PBV 249, PGS 11-15

N/F J. MAHLE
TAX PARCEL 010-3F66-83
LOT 2R
MAHLE LOT LINE REVISION
PBV 278, PG 25

N/F SAMCO CONSTRUCTION
TAX PARCEL 010-3F66-82F
CRIDER PLAN NO. 3
PBV 247, PG 36

N/F B.E. BROWN
TAX PARCEL 010-3F66-82E
CRIDER PLAN NO. 2
PBV 238, PG 31

N/F K.G. DEDDO
TAX PARCEL 010-3F66-82A1
LOT 1
CRIDER PLAN OF LOTS
PBV 106, PG 6

N 89°04'22" E
537.27'
15' BUILDING SETBACK

PHASE 7
345,468 SQ.FT.
7.931 ACRES
PART OF LOT 1R
"MUST BE BUILT"

S 0°00'10" E
191.81'

N 88°59'59" E
65.69'

S 0°00'01" E
210'

84.27'

100.85'

S 00°00'19" E
223.82'

R=93.88'
L=216.17'
M 00°00'05" S

M 00°00'18" N
183.74'

N 0°00'29" W
1231.55'

S 0°00'00" E
180.07'

PHASE 6-A
PBV 319, PG 9
PREVIOUSLY RECORDED

PHASE 6-B
PBV 319, PG 9
PREVIOUSLY RECORDED

PHASE 5-A
PHASE 5

PART OF PHASE 5
PBV 311, PGS 3 & 4
PREVIOUSLY RECORDED

PHASE 5
PHASE 4

PART OF PHASE 5
PBV 311, PGS 3 & 4
PREVIOUSLY RECORDED

PHASE 5
PHASE 4

PHASE 5
PHASE 3

PHASE 5
PHASE 4

PHASE 2
PBV 294, PGS 26 & 27
PREVIOUSLY RECORDED

PHASE 2
PHASE 1

PHASE 3
PHASE 2

PHASE 3
PHASE 2

PHASE 4
PBV 304, PGS 35 & 36
PREVIOUSLY RECORDED

PHASE 4
PHASE 3

PHASE 3
PBV 299, PGS 16 & 17
PREVIOUSLY RECORDED

PHASE 4
PHASE 3

Cobblestone Lane (Private)

State Route 3007 Three Degree Road 50' R/W

Jamestown Court (Private)

N/F D. TUSCANO
TAX PARCEL 010-S10-B57
LOT 57

N/F C. WEAVER
TAX PARCEL 010-S10-B56
LOT 56

N/F M. ROGERS
TAX PARCEL 010-S10-B55
LOT 55

VALLEY BROOK FARMS PLAN 1
PBV 249 PGS 11-15

N/F J. GATTO
TAX PARCEL 010-S10-B54
LOT 54

N/F M. JACOBSON
TAX PARCEL 010-3F66-86A1
LOT 1

N/F J. BURKE
TAX PARCEL 010-3F66-86A2
LOT 2

McCANDLESS PLAN OF LOTS
PBV 90 PG 44

N/F R. HOLZER
TAX PARCEL 010-3F66-86A3
LOT 3

N/F ST. BARNABAS LAND TRUST INC.
TAX PARCEL 010-3F66-91

75' BUILDING SETBACK

S 0°14'41" W
150.53'

S 11°47'35" E
174.45'

S 26°27'06" E
404.32'

N 0°00'29" W

R=225.00'
L=44.70'
X S 48°24'57" E 44.62'

N 52°58'02" E
95.90'

39.40'

S 28°17'14" W
27.05'

N 88°02'41" E
98.82'

S 88°02'41" W
507.59'

538.63'

N/F JOHN C. RENFREW
TAX PARCEL 520-S2-15

GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )
1 inch = 80 ft.

= LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

| BUILDING TYPES | |
|---|---|
| (A) | ABBEY STYLE UNIT |
| (C) | CANTERBURY STYLE UNIT |
| (H) | CHATEAU STYLE UNIT |
| (V) | VILLA STYLE UNIT |

| AREAS BY PHASE: | | |
|---|---|---|
| TOTAL PROPERTY (ORIGINAL) | 1,463,196 SQ.FT. | 33.59 ACRES |
| PHASE ONE* | -380,471 SQ.FT. | -8.74 ACRES |
| PHASE TWO** | -227,462 SQ.FT. | -5.22 ACRES |
| PHASE THREE** | -201,503 SQ.FT. | -4.63 ACRES |
| PHASE FOUR | -181,091 SQ.FT. | -4.16 ACRES |
| PHASE FIVE | -66,456 SQ.FT. | -1.53 ACRES |
| PHASE SIX (A) | -37,914 SQ.FT. | -0.87 ACRES |
| PHASE SIX (B) | -22,561 SQ.FT. | -0.52 ACRES |
| PHASE SEVEN*** | 345,468 SQ.FT. | 7.93 ACRES |
| AREA REMAINING FOR DEVELOPMENT | 0.00 SQ.FT. | 0.00 ACRES |

* INCLUDES RIGHT OF WAY AREAS FOR DOWNIEVILLE & THREE DEGREE ROADS
** INCLUDES RIGHT OF WAY AREA FOR THREE DEGREE ROAD
*** INCLUDES RIGHT OF WAY AREA FOR THREE DEGREE ROAD

| PLAN RECORDING HISTORY: | | |
|---|---|---|
| COBBLESTONE VILLAGE OVERALL SITE PLAN | PLAN BOOK 285, PAGE 35 | JULY 22, 2005 |
| COBBLESTONE VILLAGE PHASE ONE CONDO PLAN | PLAN BOOK 291, PAGES 7 - 15 | FEBRUARY 22, 2006 |
| COBBLESTONE VILLAGE PHASE TWO CONDO PLAN | PLAN BOOK 294, PAGES 26 - 27 | JULY 27, 2006 |
| COBBLESTONE VILLAGE PHASE THREE CONDO PLAN | PLAN BOOK 299, PAGES 16 - 17 | APRIL 3, 2007 |
| COBBLESTONE VILLAGE PHASE FOUR CONDO PLAN | PLAN BOOK 304, PAGES 35 - 36 | DECEMBER 18, 2007 |
| COBBLESTONE VILLAGE PHASE FIVE CONDO PLAN | PLAN BOOK 311, PAGES 3 - 4 | OCTOBER 24, 2008 |
| COBBLESTONE VILLAGE PHASE SIX CONDO PLAN | PLAN BOOK 319, PAGE 9 | MARCH 30, 2010 |

GENERAL PLAN NOTES:

THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

REFER TO COBBLESTONE VILLAGE PHASE ONE CONDO PLAN FOR BUILDING DIMENSIONS AND DETAILS.

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

SURVEYOR

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLANS OF THE COBBLESTONE VILLAGE CONDOMINIUM PHASE 7,, TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF ONE (1) SHEET, ACCURATLEY CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTIONS 3210 (b) OF THE PENNSYLVANIA UNIFORM CONDMINIUM ACT, ACT 82 OF 1980 (68 Pa. C.S.A. SECTION 3210(b).

8/9/10
DATE

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

COMMONWEALTH OF PENNSYLVANIA )
)SS:
COUNTY OF BUTLER )

ON THE 9 DAY OF August 2010, BEFORE ME A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT WHICH HIS NAME IS SUBSCRIBEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jessica L. Latcheran, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 5, 2011
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

RECORDED AUG. 10, 2010

| PLAN BOOK | PAGE |
|---|---|
| 321 | 8 |

COMMONWEALTH OF PENNSYLVANIA )
)SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDER OF DEEDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC, IN BUTLER COUNTY IN PLAN BOOK 321 PAGE(S) 8 AT INSTRUMENT NO. 201008100017734

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF Aug 2010

Michele M Mustello
RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY PA

BUTLER COUNTY
RECORDER OF DEEDS

# COBBLESTONE VILLAGE CONDOMINIUM PHASE 7

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
COBBLESTONE VILLAGE, L.P.
P.O. BOX 449
MARS, PA 16046
724-625-7800

SCALE: 1 " = 80'
JULY 27, 2010
DWG # 1001-1010160

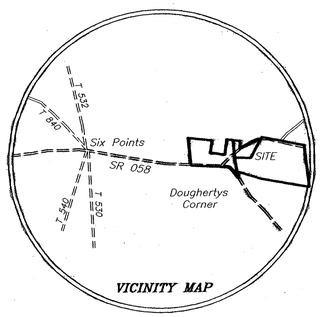
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
106 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
jasurvey@zoominternet.net

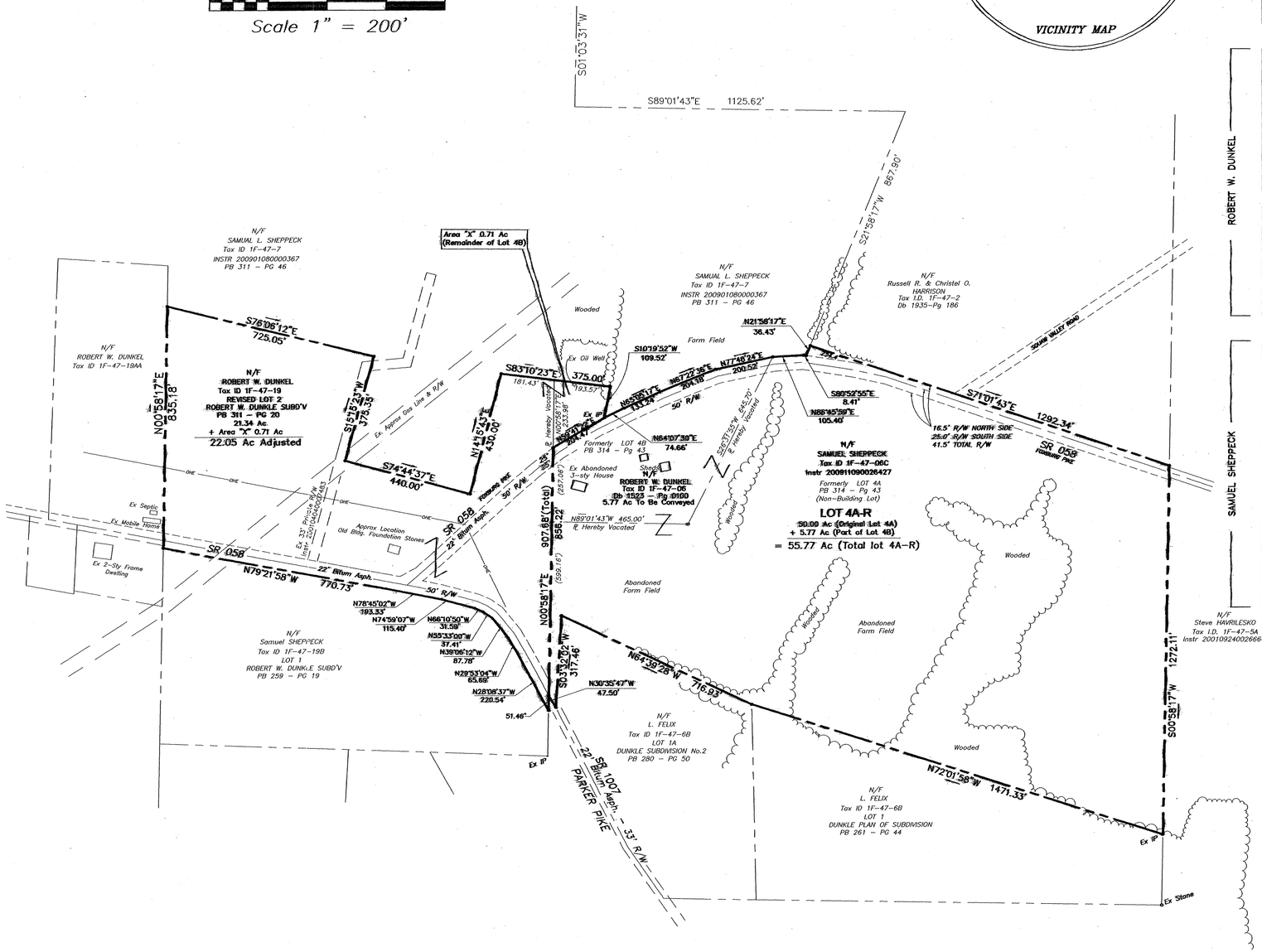
REVISIONS

SHEET No. 1

Instr:201008120017956 08/12/2010
Pages:1 F:$45.00 1:55PM
Michele Mustello
Butler County Recorder ND
T20100016272




KNOW ALL MEN BY THESE PRESENTS, THAT WE, SAMUEL L. SHEPPECK & ROBERT W. DUNKEL, OF ALLEGHENY TOWNSHIP , BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA; FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, 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 & ROBERT W. DUNKEL, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 10th DAY OF August 2010.

ATTEST: Jennifer Rothma — Samuel L Sheppeck
NOTARY PUBLIC — OWNER
Jennifer Rothma — Robert W Dunkel
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 W. DUNKEL 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 MY HAND AND NOTARIAL SEAL THIS 6 DAY OF August 2009. MY COMMISSION EXPIRES THE 16 DAY OF June 2011

Jennifer Rothma
NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer E. Rothman, Notary Public
Eau Claire Boro, Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

ROBERT W. DUNKEL

I, ROBERT W. DUNKEL, OWNER OF THE SUBDIVISION SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ROBERT W. DUNKEL, AS RECORDED IN DEED BOOK VOLUME 1523, PAGE 0098, & DEED BOOK VOLUME 1523, PAGE 0100, RECORDER OF DEEDS OFFICE.

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

Jennifer Rothma — Robert W Dunkel
WITNESS — 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 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 6 DAY OF August 2007. OUR COMMISSION EXPIRES THE 16 DAY OF June 2011

Jennifer Rothma
NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer E. Rothman, Notary Public
Eau Claire Boro, Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

SAMUEL SHEPPECK

I, SAMUEL L. SHEPPECK, OWNER OF THE SUBDIVISION SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SAMUEL L. SHEPPECK, AS RECORDED AS INSTRUMENT 200911090026427 RECORDER OF DEEDS OFFICE.

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

Jennifer Rothma — Samuel L Sheppeck
WITNESS — 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 — 8/10/10 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY THIS 10th DAY OF August 2010.

Robin Pompa (SEAL) — SECRETARY
PRESIDENT OF BOARD

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22 DAY OF July 2010.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 10151

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 9

GIVEN UNDER OUR HAND AND SEAL THIS 12th DAY OF Aug 2010.

(SEAL) — RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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.

07-16-2010 DATE — James A. Day REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. DAY LAND SURVEYOR 39394-E

**PROPERTY OWNER:**
ROBERT W. DUNKEL
514 FOXBURG ROAD
PARKER, PA 16049

**PROPERTY OWNER:**
SAMUEL L. SHEPPECK
171 DUTCHTOWN ROAD
BUTLER, PA 16002-7517
PH 412-209-8866

NOTES :

(1) THE PURPOSE OF THIS PLAN IS A LOT LINE TEVISION TO ADD THE SOUTHERN PART OF LOT 4B TO LOT 4A.

(2) 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. ACCESSS 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.

(3) 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.

(4) 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.

(5) ALL BUILDING LINES ARE A MINIMUM OF 75' FROM EXISTING ROAD CENTERLINES.

(6) EXISTING 33' PRIVATE ACCESS RIGHT OF WAY ACCROSS DUNKEL TRACT RECORDED AT PB 301- PG 29 STATES THAT ALL USAGE AND MAINTENANCE RESPONSIBILITIES ARE VESTED IN SAMUEL SHEPPECK.

PREPARED FOR
Samuel Sheppeck
SITUATED IN
Allegheny Township, Butler Co., PA

# SAMUEL SHEPPECK & ROBERT W. DUNKEL LOT LINE REVISION

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-285-1247
email: jadmdy@msn.com

| RECORDED AUG. 12, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 9 |

SCALE: 1" = 200'
DRAWING DATE: 07-16-2010

| TABULATION OF PROPERTIES | |
|---|---|
| EXISTING | PROPOSED |
| D. B. V. 1204, Page 686 TRACT 3 31.419 ACRES | PARCEL C 12.323 ACRES |
| | PARCEL 525A 9.994 ACRES |
| D. B. V. 1001, Page 169 TRACT 2 7.980 ACRES | PARCEL 525B 16.727 ACRES |

INSTRUMENT #200006070012890 PTC TAKE 0.355 ACRES

KNOW ALL MEN BY THESE PRESENTS, that the Regional Industrial Development Corporation of Southwestern Pennsylvania, a Pennsylvania non-profit corporation, owner of the land shown on this Addition No. 11 To Plan No. 3 Thorn Hill Industrial Park, by virtue of a resolution by the Board of Directors, thereof, does hereby adopt this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Township Of Cranberry. No lot or parcel of land shown on this plan may hereafter be divided or subdivided except by and with the written approval of the Cranberry Township Planning Commission and the Board of Supervisors of Cranberry Township. The lots in this plan shall only be sold subject to the express restrictions and covenants as set forth in Agreement of owner, dated March 21, 1972 and recorded in the Recorders Office of Butler County, Pennsylvania in Deed Book Volume 946, Page 783. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

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 13 day of July 2010.

ATTEST: REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA

Colleen B. Ponenusli
Secretary

Donald F. Smith
President

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY )

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Donald F. Smith, President of the Regional Industrial Development Corporation Of Southwestern Pennsylvania, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the corporate seal of said corporation duly affixed and that the above release and dedication was duly signed and sealed by and for the act and deed of the said Regional Industrial Development Corporation Of Southwestern Pennsylvania, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper respective handwriting.

Donald F. Smith
President

Sworn and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 13th day of July 2010

Heath H. Tillman
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Heather H. Tillman, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 19, 2014
Member, Pennsylvania Association of Notaries

We, Regional Industrial Development Corporation Of Southwestern Pennsylvania, owners of Addition No 11 To Plan No 3 Thorn Hill Industrial Park, do hereby certify that the title of this property is in the name of Regional Industrial Development Corporation Of Southwestern Pennsylvania as recorded in Deed Book Volume 1001, Page 169 and Deed Book Volume 1204, Page 686, Recorder of Deeds Office, Butler County. We further certify that there is no mortgage, lien or encumbrance against this property.

ATTEST: REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA

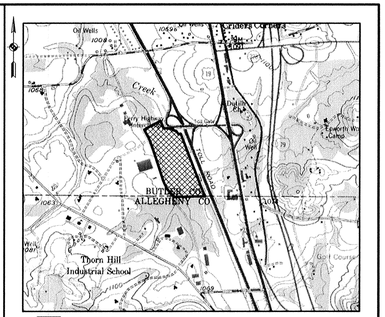
Colleen B. Ponenusli
Secretary

Donald F. Smith
President

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

June 25, 2010
Date

Italo V. Mackin
Reg No. SU-351-A




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

Secretary
John D. Thompson
Chairman, Board of Supervisors

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

08-10-10
Date
Secretary

Approved by the Cranberry Township Engineer this 9th day of August 2010.

Engineer

Reviewed by the Cranberry Township Planning Commission this 7th day of June 2010.

Nancy A. Allen
Secretary
Chairman, Planning Commission

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2010-40, effective this 2nd day of August 2010.

Secretary
John D. Thompson
Chairman, Board of Supervisors

Reviewed by the Butler County Planning Commission this 19 day of MAY 2010.

Secretary
Chairman, Butler County Planning Commission

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER )

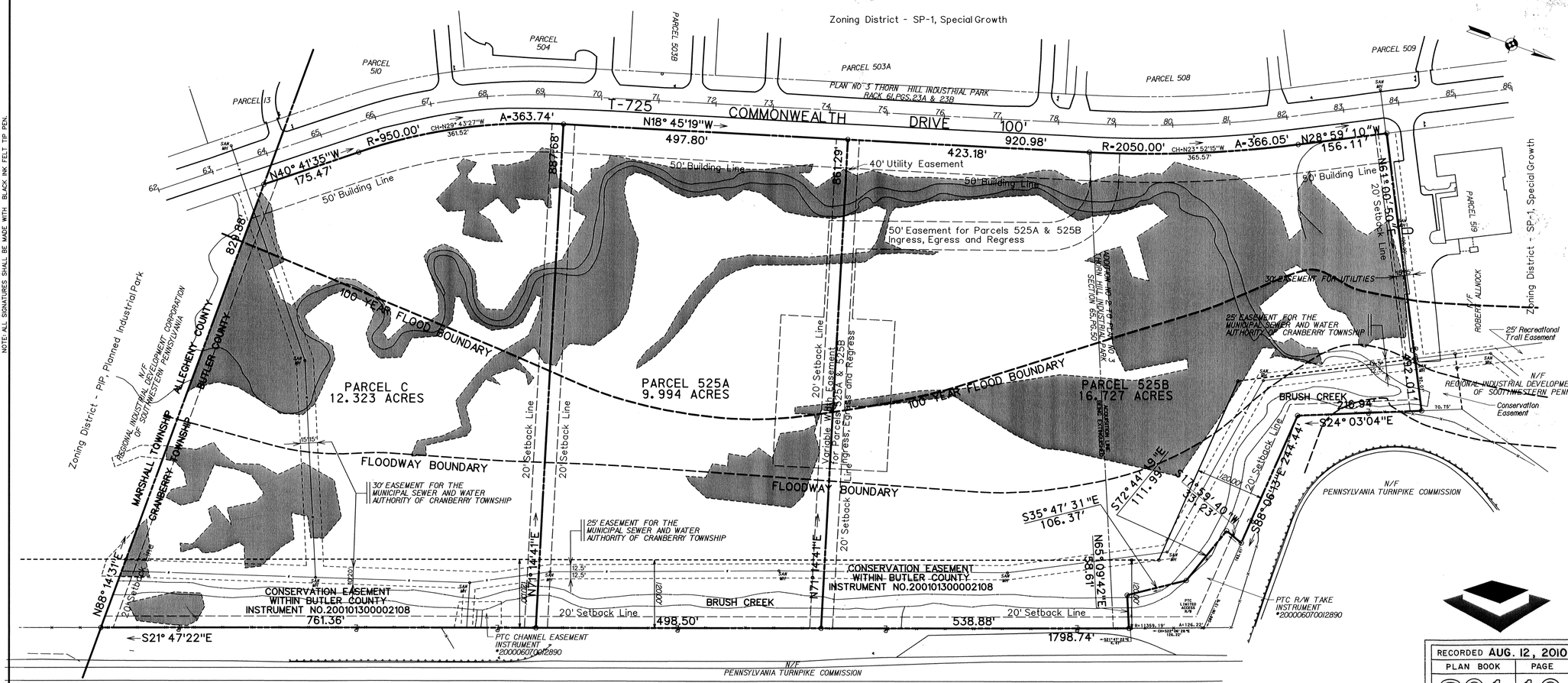
Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania in Plan Book Volume 321 Pages 10.

Given under my hand and seal this 12 day of Aug 2010.

Michele M. Mustello
Recorder of Deeds

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

TOTAL AREA OF PLAN - 39.044 ACRES




ADDITION NO. 11 TO PLAN NO. 3
THORN HILL INDUSTRIAL PARK

Situated In:
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

Prepared For:

RIDC

Regional Industrial Development Corporation
Suite 500
425 Sixth Avenue
Pittsburgh, Pennsylvania 15219
(412) 471-3939

| RECORDED AUG. 12, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 10 |

SCALE: 1"= 100'
0
100
200

JUNE 8, 2010

Prepared By:
Mackin Engineering Company
RIDC Park West
117 Industry Drive
Pittsburgh, Pennsylvania 15275-1015
(412) 788-0472

DWG 4773-S

PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ITALO V. MACKIN LAND SURVEYOR SU-351-A

CORPORATE
INCORPORATED SEAL 1955 NONPROFIT REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA

NOTARY

CRANBERRY TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353

TOWNSHIP OF CRANBERRY

BUTLER COUNTY PLANNING COMMISSION

RECORDER FOR BUTLER COUNTY
RECORDER OF DEEDS BUTLER COUNTY, PA

## PENNSYLVANIA TURNPIKE

SP-1 Special Growth District Requirements

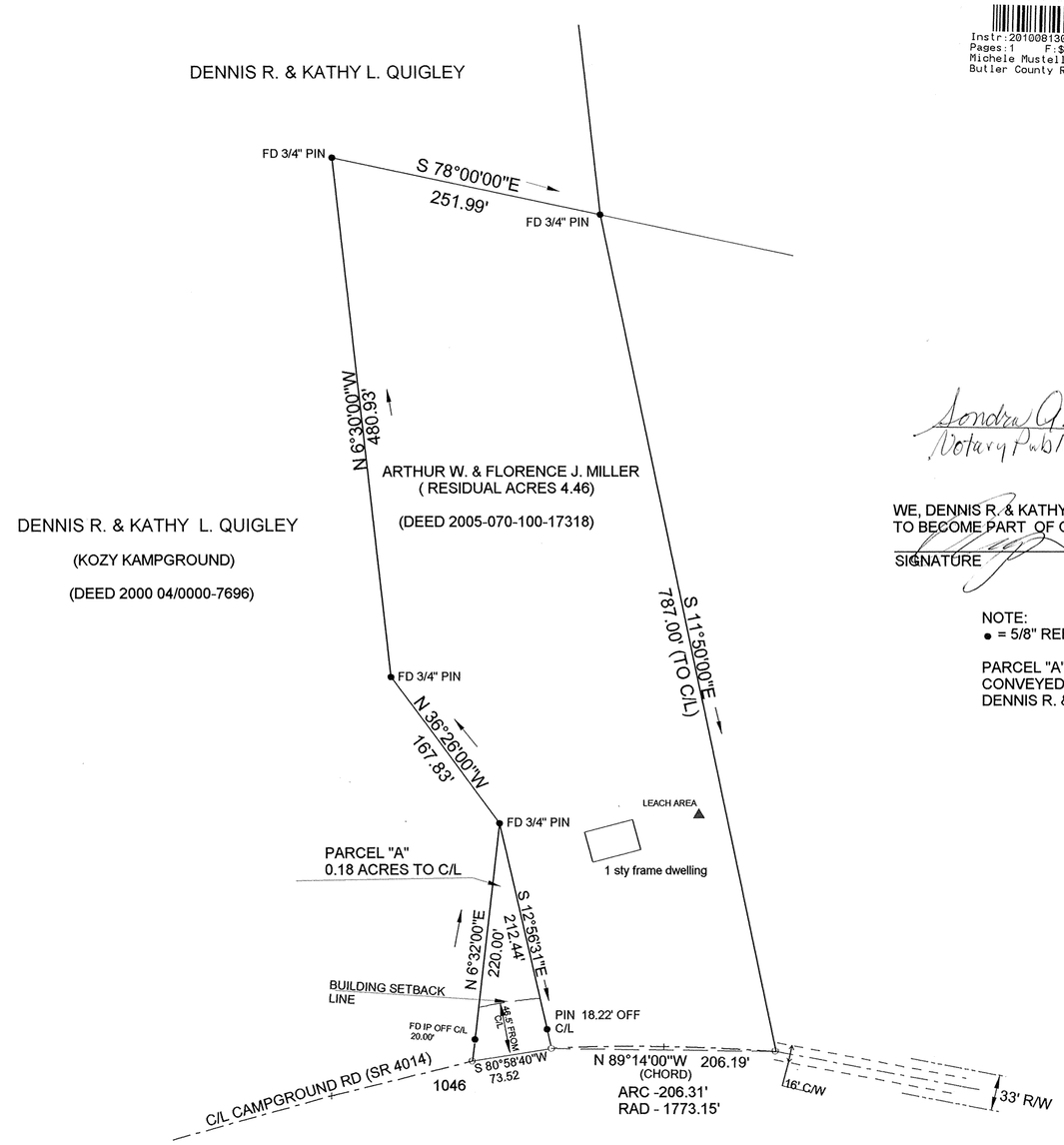
| | |
|---|---|
| Lot Area | 1 Acre Min. |
| Building Setbacks | |
| Adjoining Residential District | 100' Min |
| Front | 50' Min. |
| Side | 20' Min. |
| Rear | 20' Min. |
| Steep Slope >40% | 15% Max. |
| Impervious Surface | 70% Max. |

NOTES:
1) Commonwealth Drive (T-725) Situate In Cranberry Township Was Dedicated By PLAN NO. 3, THORN HILL INDUSTRIAL PARK in Rack 61, PAGE 23A and Adopted By Cranberry Township By Resolution 73-1, Dated August 23, 1973.
2) No Modifications or Waivers to the Cranberry Township Code, Subdivision Ordinance, or Zoning Ordinance have been granted for This Project.
3) Bearings are labeled based on Deed Meridian and not on State Plane.

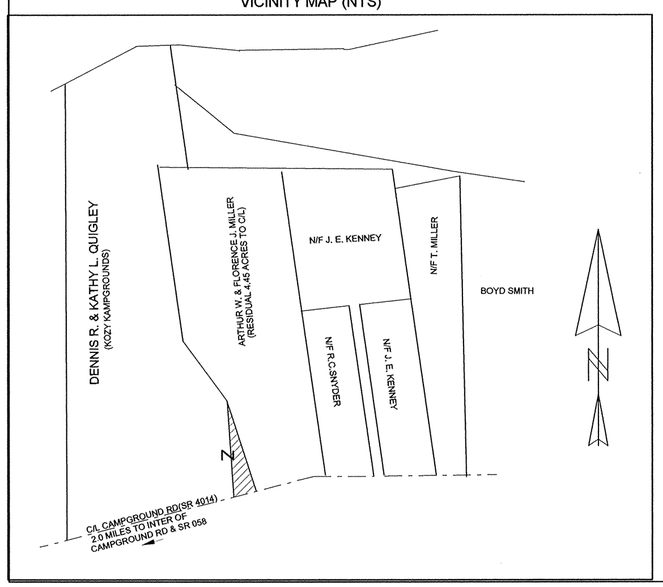
Prior To Any Activity Within The Areas Identified As Wetlands or Streams, Permitting Meeting The Requirements of The Pennsylvania Department of Environmental Protection Is Necessary.

Instr:200008120017962 08/12/2010 3:31PM
Pages:1 F:$45.00
Michele Mustello T20100016286
Butler County Recorder FL

NOTE: ALL SIGNATURES SHALL BE MADE WITH BLACK INK FELT TIP PEN.




VICINITY MAP (NTS)




Instr:201008130018009 08/13/2010
Pages:1 F:$45.00 10:42AM
Michele Mustello T20100016338
Butler County Recorder ND

0 50' 100' 200'

BUTLER COUNTY PLANNING COMMISSION

Sondra A. Buchanan
Notary Public Mar. 23, 2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sondra A. Buchanan, Notary Public
Mercer Twp., Butler County
My Commission Expires March 25, 2011
Member, Pennsylvania Association of Notaries

WE, DENNIS R. & KATHY QUIGLEY HEREBY ACCEPT PARCEL "A", AS SHOWN ON THIS PLAN TO BECOME PART OF OUR ADJOINING LANDS.

SIGNATURE Kathy L Quigley SIGNATURE

NOTE:
● = 5/8" REBAR SET UNLESS OTHERWISE NOTED

PARCEL "A" IS NOT A SEPERATE BUILDING LOT & IS TO BE CONVEYED AND BECOME PART OF ADJOINING LAND OF DENNIS R. & KATHY L. QUIGLEY

COMMONWEALTH OF REGISTERED MICHAEL R. MESSINA SURVEYOR No. 15281-E PENNSYLVANIA

PLAN IS NULL VOID UNLESS RECORDED BY_____

NO DEED MAYBE TRANSFERED UNTIL PLAN IS RECORDED

A Highway Occupancy Permit may be required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242,No. 428), known as the "State Highway Law"

SEAL:

~~COMMONWEALTH OF PENNSYLVANIA~~ state of: Florida
~~COUNTY OF BUTLER~~ County of Pinellas

Before me the subscriber, a Notary Public in and for said State and County, Personally came Florence J. Miller and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recored as such.

WITNESS MY HAND AND NOTARY SEAL

This 4th day of March, 2010

My commission expires the 24th day of June A.D. 20 13

Sheila Mary Sullivan
Notary Public signature

Notary Public State of Florida
Sheila Mary Sullivan
My Commission DD877486
Expires 06/24/2013

Approved by the Butler County Planning Commission this 10TH day of MARCH 2010

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number 10051 SEAL

Reviewed and Approved (or Reviewed with comments) by the Supervisors of Marion Twp this 11th day of March, 2010.

(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 30 June 2010
Michael R. Messina Reg No 15281-E Date

COMMONWEALTH OF PENNSYLVANIA}
County of Butler}

Recorded in the office for the recording of deeds, plats ect in said County, in Plan Book Volume 321 Page(s) 11 and/or instrument number.
Given under my hand and seal this 13th day of Aug 20 10

Michele M. Mustello
(Recorder of Deeds)

RECORDER OF DEEDS BUTLER COUNTY, PA

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

| RECORDED AUG. 13, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 11 |

TITLE =FINAL

## ARTHUR W. & FLORENCE J. MILLER SUBDIVISION
PARCEL "A"

MUNICIPILITY = MARION TWP

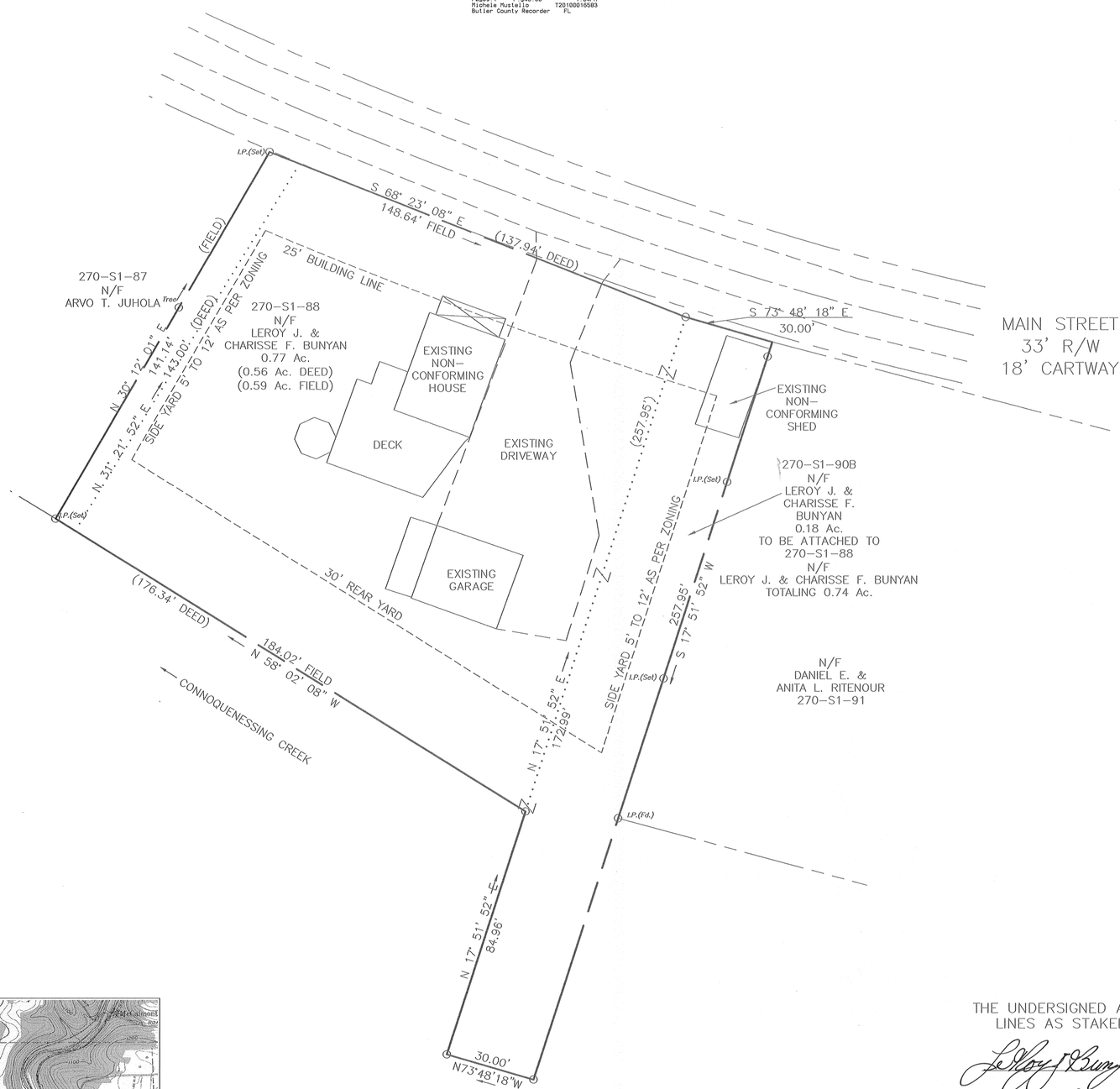
COUNTY =BUTLER STATE = PA

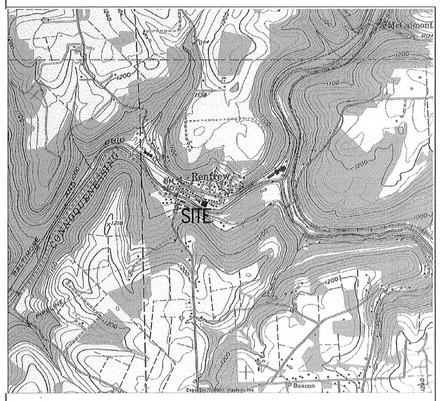
SCALE = 1" = 100' DATE = 27 JANUARY 2010

MESSINA BROTHERS SURVEYING
799 E MAIN ST
GROVE CITY, PA 16127
(724)735-4614

OWNER
ARTHUR W. & FLORENCE J. MILLER
463 CAMPGROUND RD.
HARRISVILLE, PA 16038
(724) 735-2506

Instr:201008170016279 08/17/2010
Pages:1 F:$45.00 1:04PM
Michele Mustello T20100016583
Butler County Recorder FL




LOCATION MAP 1" = 2000'

NORTH ARROW

NOTES:
SUBJECT TO ANY OR ALL EXSITING RIGHTS OF WAY AND EASEMENTS ON RECORD

SETBACKS:
25' BUILDING LINE
5'-12' SIDE YARD
30' REAR YARD

REF:
INSTRUMENT NUMBER
201002090002846

PROPERTY OWNER
LEROY J. & CHARISSE F. BUNYAN
127 MAIN STREET
RENFREW, PA 16053

0 50' 100'

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 OWNER.

SEAL

7/2/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT LEROY J. & CHARISSE F. BUNYAN 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, WE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 01 DAY OF July ,2010

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME LEROY J. & CHARISSE F. BUNYAN 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 01 DAY OF July ,2010

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

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 7TH DAY OF July , 2010

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 12TH DAY OF JULY, 2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS DAY OF 13 July , 2010

SECRETARY

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.

SECRETARY

CHAIRMAN

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 321 PAGE 12
GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF AUG , 2010

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

RECORDER OF DEEDS BUTLER COUNTY, PA

| RECORDED AUG. 17, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 12 |

THE UNDERSIGNED AGREED TO THE PROPERTY LINES AS STAKED AS OF JULY 2, 2010.

| REVISIONS | W. J. McGARVEY, P.E. |
|---|---|
| | 172 WOODCREST ROAD<br>BUTLER, PA 16002 (724) 282-0363 |
| | TITLE LOT CONSOLIDATION |
| | FOR LEROY J. & CHARISSE F. BUNYAN |
| | SITUATE 127 MAIN STREET<br>PENN TOWNSHIP<br>BUTLER COUNTY, PA |
| | SCALE 1"=20' DR BY T.A.T. DRAWING NO. 6691-1 |
| | DATE 6/21/10 CK'D BY W.J.M. |

Instr:201008180018627 08/18/2010
Pages:1 F:$45.00 2:56PM
Michele Mustello T20100018801
Butler County Recorder FL

PURVIS SUBDIVISION PBV 153 PG 15 LOT 4 N/F BARTMAS

N/F FAGLEY

N/F L.A. YOUNKERS

N/F D.P. WEYAND

N/F WM. VINCENT

N/F G. VINCENT

S 88°17'58" W 1336.83'

N 00°19'20" W 81.98'

N 46°47'20" W 127.20'

Existing Iron Pin

CORNERSTONE FAMILY SERVICES SUBDIVISION PBV. 269 PGS. 37-39 LOT #1

50' BUILDING SETBACK PER CONDITIONAL USE APPROVAL FOR LOT 3

℄ - 30' PUBLIC UTILITY RIGHT-OF-WAY

℄ - 20' SANITARY SEWER RIGHT-OF-WAY

℄ - 50' PUBLIC UTILITY RIGHT-OF-WAY

N/F SAGO

N/F STEELE

BITUMINOUS PAVEMENT

N/F SCHUBERT

℄ - T-439 (OLD ROUTE 422) VARIABLE WIDTH R/W

N 43°13'55" E 124.67' (PLAN=122.75')

236.48'

N 00°17'14" W

S 16°33'31" W 174.95'

S 26°19'15" W 268.35'

S 02°10'30" W 261.10'

S 36°25'50" W 148.11'

S 58°18'00" E 181.03'

S 00°15'12" W 393.39'

STORM WATER MANAGEMENT POND EASEMENT

E & E CHESTNUT DEVELOPERS, LLC. REVISED SUBDIVISION LOT #3

℄ - 20' SANITARY SEWER RIGHT-OF-WAY

℄ - 30' SANITARY SEWER RIGHT-OF-WAY

℄ - 20' SANITARY SEWER RIGHT-OF-WAY

℄ - 20' DRAINAGE RIGHT-OF-WAY FOR USE OF LOTS 3, 5, & 6

PHASE 6

EXISTING 1 & 2 STORY BRICK & VINYL QUADRAPLEX

PHASE 3

PHASE 4

PHASE 2

BITUMINOUS PAVEMENT

60' PRIVATE ROAD WITH UTILITIES

PHASE 1

WOODHAWK LANE

EXISTING 1 STORY BRICK & VINYL COMMUNITY BUILDING

EXISTING 1 STORY BRICK QUADRAPLEX

EXISTING 1 & 2 STORY BRICK & VINYL QUADRAPLEX

EXISTING 1 STORY BRICK QUADRAPLEX

LIMIT OF PROPERTY

Existing Iron Pin in Stonepile

REFER TO PHASE 4 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #200710170027048 / P.B.V. 303 PG. 24. AND FOURTH AMENDED DECLARATION OF CONDOMINUM AT INSTR. #200710170027049

REFER TO PHASE 3 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #200608140020689 / P.B.V. 294 PG. 46. AND PHASE 3 DECLARATION OF CONDOMINUM AT INSTR. #200608150020916

REFER TO PHASE 2 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #200602070002911 / P.B.V. 290 PG. 45. AND PHASE 2 DECLARATION OF CONDOMINUM AT INSTR. #200602070002912

REFER TO PHASE I CONDO PLAT PREVIOUSLY RECORDED AT INSTR #200508010020571 / P.B.V. 285 PG. 1. AND PHASE I DECLARATION OF CONDOMINUM AT INSTR. #200508010020572.

REFER TO PHASE 5 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #200805230011472 / P.B.V. 307 PG. 38. AND PHASE 5 DECLARATION OF CONDOMINUM AT INSTR. #200805230011473.

N/F GREEN LAWN BURIAL ESTATES CORNERSTONE FAMILY SERVICES SUBDIVISION PBV 269, PG 37-39. LOT 6

N 89°31'05" E

N02°29'18"W 19.90'

LARRY HOFFMAN SUBDIVISION P.B. 117 PG. 36

N/F ROBINSON (LOT 2)

N/F ROBINSON (LOT 1)

20' DRAINAGE RIGHT-OF-WAY FOR USE OF LOTS 3, 5, & 6

℄ - 20' STORM SEWER R/W

PUBLIC ROAD SEE NOTE 2.

ALTERNATE PUBLIC ROAD SEE NOTE 2.

PUBLIC ROAD

E&E CHESTNUT DEVELOPERS, LLC. REVISED SUBDIVISION PBV. 281 PG. 17 LOT #5

E & E CHESTNUT DEVELOPERS, LLC. REVISED SUBDIVISION PBV. 281 PG. 17 LOT #4

N/F E & E CHESTNUT DEVELOPERS, LLC. REVISED SUBDIVISION PBV. 281 PG. 17 LOT #2

25' ACCESS, SANITARY SEWER & UTILITY RIGHT-OF-WAY

50' BUILDING SETBACK PER CONDITIONAL USE APPROVAL FOR LOT 3

℄ - S.R. 422 - NEW CASTLE ROAD (120' R/W) BITUMINOUS PAVEMENT

MCCONNELL DRIVE

BITUMINOUS PAVEMENT

Existing Iron Pin

Edge Esmt. 7.00' off ℄

GRAPHIC SCALE

100 50 0 100 300

1 inch = 100 feet

N

DENOTES CONVERTIBLE / WITHDRAWABLE REAL ESTATE

DENOTES LIMITED COMMON ELEMENTS

DENOTES UNITS / COMMON ELEMENTS

NOTES:
PHASE 1 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 2 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 3 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 4 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 5 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 6 IS REAL PROPERTY NOW CONVERTED.

℄ - 20' DRAINAGE RIGHT-OF-WAY FOR USE OF LOTS 3, 5, & 6

S 83°47'48" E 259.57'

84.17

30.98

66.19

N 06°12'12" E 134.39'

S 06°12'12" W 134.39'

#223 #224 #222 #221

EXISTING 1 & 2 STORY BRICK & VINYL QUADRAPLEX

22

21

259.57

N 83°47'48" W

Existing Iron Pin in Stonepile

LIMIT OF PROPERTY

20' SANITARY SEWER R/W

PRIVATE ROAD WITH UTILITIES

PHASE 6 AREA: 34,884 SQ.FT. 0.801 ACRES

PHASE 6 INSET PLAN
1" = 50'

NOTES:
1.) PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS- OF-WAY AND EASEMENTS OF RECORD.
2.) EITHER THE PUBLIC ROAD OR THE ALTERNATE PUBLIC ROAD MUST BE BUILT.

REFERENCE:

E & E CHESTNUT DEVELOPERS, LLC - REVISED SUBDIVISION
PLAN BOOK VOLUME 281, PAGE 17.
INSTRUMENT NO. 200503140005941 DATED 03/14/05.

FRANKLIN TWP.

RENNER RD

WEST OLD 19 CO

SITE

HARD ROAD

SYLVAN RD

NEW CASTLE ROAD (SR422)

WHIPPORWILL RD

MOUNT CHESTNUT

SITE LOCATION MAP

KNOW ALL MEN BY THESE PRESENTS, that we, E & E Chestnut Developers, LLC., a Corporation incorporated 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 Corporation has caused its seal to be affixed by the hand of its President and same to be attested by its Secretary this 17th day of August, 2010.

Secretary President

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named E & E Developers, Inc., who duly sworn, deposeth and saith that he was personally present at the execution of this Survey and Final Construction and saw the Common and Corporate seal of the said Corporation duly affixed and that these Plats and Plans were duly signed and sealed by and as far as 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 said Corporation, 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 17th day of August, 2010.

Shannon M. Kopcinak
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon M. Kopcinak, Notary Public
City Of Butler, Butler County
My Commission Expires Nov. 25, 2010

Notary Seal

SURVEYORS CERTIFICATION

I, KEVIN P. HANNEGAN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, TOGETHER WITH THE PLANS FOR THE E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION, AS RECORDED IN PLAN BOOK VOLUME 281, PAGE 17, FULLY AND ACCURATELY DEPICT ALL EXISTING CONDITIONS REGARDING SAID CONDOMINIUM AND CONTAIN ALL INFORMATION REQUIRED BY SECTION 3210(b) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980.

08/17/2010
DATE

KEVIN P. HANNEGAN, P.L.S. - SU-048536-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

Recorded in the Records Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 321 Page 13.

Given under my hand and seal this 18 day of August, 2010.

RECORDER

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

Notary

Surveyor

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Kevin Patrick Hannegan
LAND SURVEYOR
SU-048536-E

Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY, PA

TOTAL PLAN AREA: 45.815 ACRES

GATEWAY
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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# CHESTNUT GROVE CONDOMINIUM PLAT - PHASE 6

SITUATE IN
FRANKLIN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
E & E CHESTNUT DEVELOPERS, LLC
198 SAXONBURG ROAD
BUTLER, PA 16002

| RECORDED AUG. 18, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 13 |

Date: 2010-08-13
Job Number. 03099 / C-16404-0005
Dwg No: 401,670

PM: MAO DB: LPW CB: KPH SCALE: AS NOTED

Path & Filename=R:\Projects\DWGS\03099\dwg\03099-condo-6.dwg
Plot Date=8/17/2010 3:32 PM Chad Michaels Save Date=8/17/2010 1:37 PM

Instr:201008200018551 08/20/2010
Pages:1 F:$45.00 9:18AM
Michele Mustello T20100016930
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS; THAT JOSEPH & ANTOINETTE VENTURA, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK BOROUGH, 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 BOROUGH OF SLIPPERY ROCK, JOSEPH & ANTOINETTE VENTURA, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH 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 JOSEPH & ANTOINETTE VENTURA, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 16th DAY OF August 20 10.

ATTEST:

Melissa Maria Carbin
WITNESS

Joseph Ventura
OWNER

Antoinette Ventura
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 JOSEPH & ANTOINETTE VENTURA 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 16th DAY OF August 2010.
MY COMMISSION EXPIRES THE 11th DAY OF June 2014.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melissa Maria Carbin, Notary Public
Summit Twp, Butler County
My commission expires June 11, 2014

Melissa Maria Carbin
NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION THIS 17th DAY OF August, 2010.

Lucinda D. Lipko
SECRETARY

CHAIRMAN

THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF SLIPPERY ROCK ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS BOROUGH 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 BOROUGH STREETS OR ROADS.

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK, THIS 17th DAY OF August, 2010.

Lucinda D. Lipko
SECRETARY

CHAIRMAN , BOROUGH COUNCIL

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.

7-19-10
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JUNE 2010.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

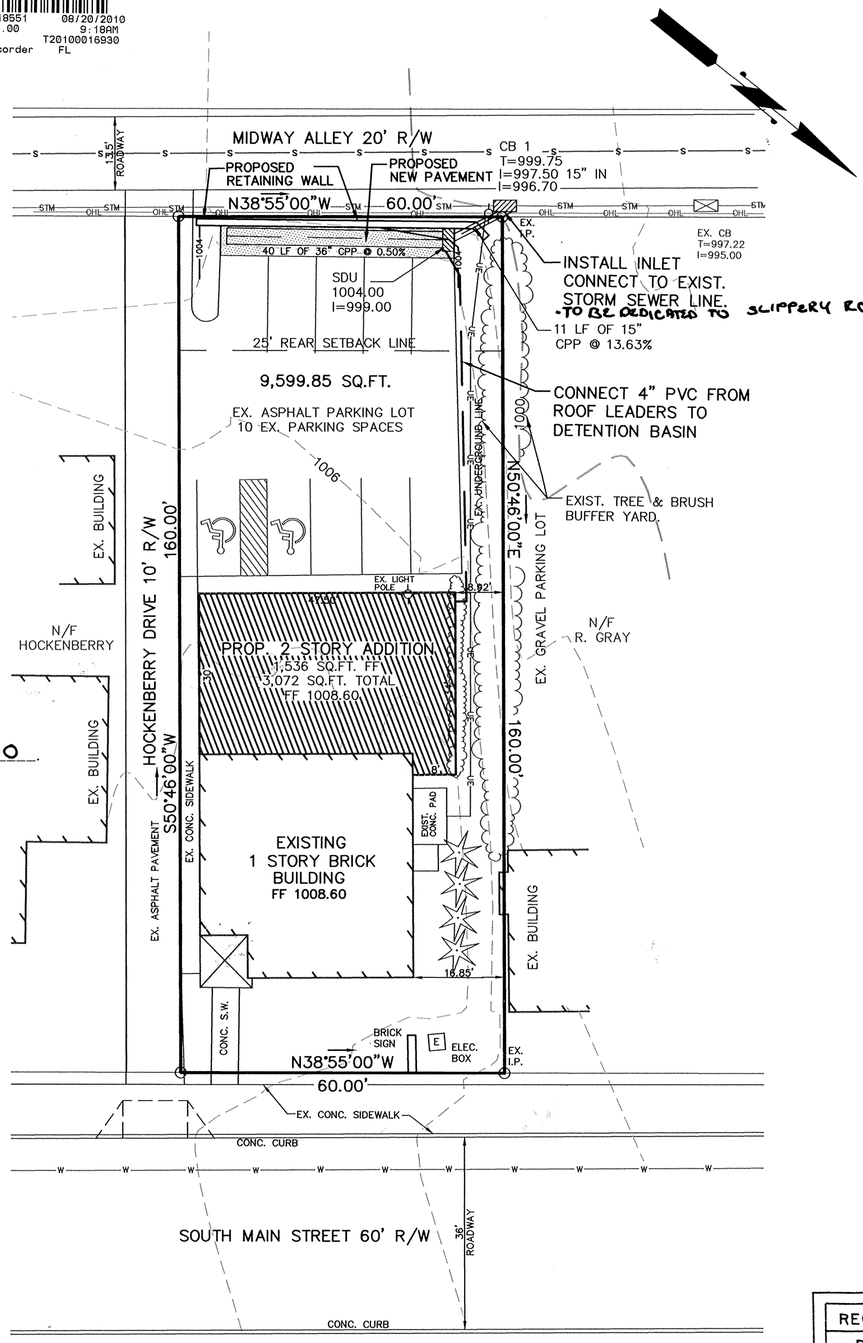
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 14.

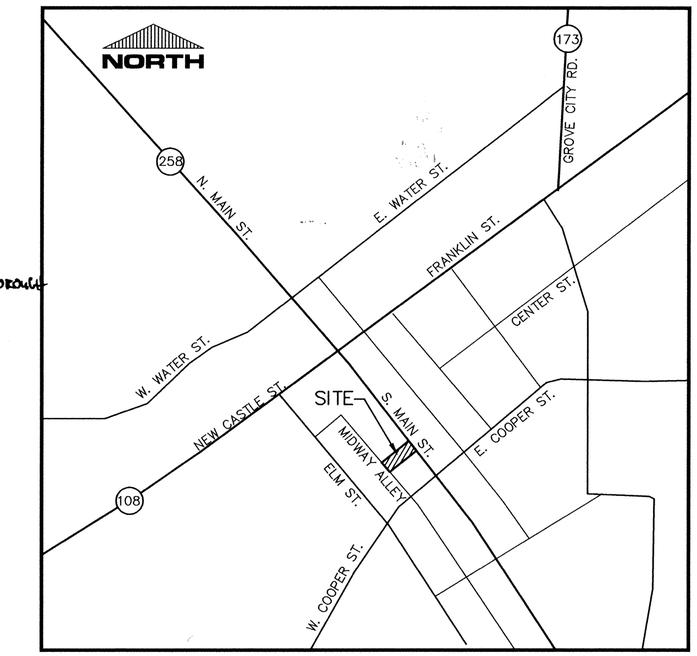
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF AUGUST 2010.

Michele M. Mustello
RECORDER

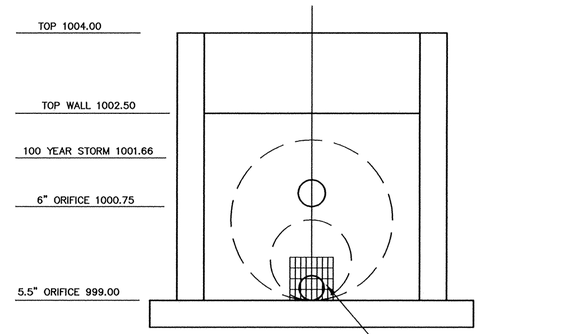
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

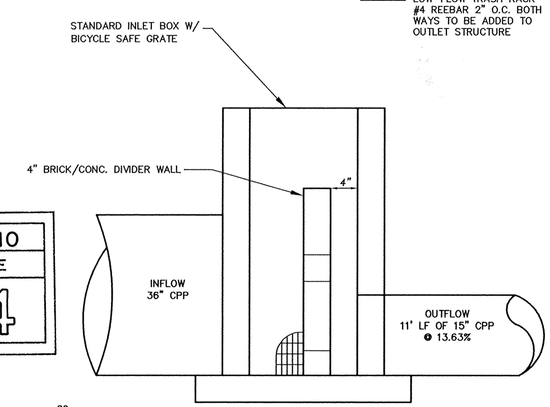
RECORDER OF DEEDS
BUTLER COUNTY, PA




LOCATION MAP




STAGE DISCHARGE UNIT
N.T.S.

| RECORDED AUG. 20, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 14 |

OWNER:
JOSEPH & ANTOINETTE VENTURA
3241 HENRICH FARM LANE
ALLISON PARK, PA 15101

ZONING C-1 CENTRAL BUISINESS DIST.

| | |
|---|---|
| MIN. LOT AREA | 3,000 SQ.FT. |
| MIN. LOT WIDTH | 20' |
| SETBACKS: | |
| FRONT | NONE |
| SIDE | NONE |
| REAR | 25' |
| MAX. BLDG. COVERAGE | 70% |
| MAX. BLDG. HT. | 40' |

TOTAL PLAN AREA = 9,599.85 SQ.FT.
DEED REF: 200511090032488
TAX PARCEL: 510-S3-56

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
3-568-E

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

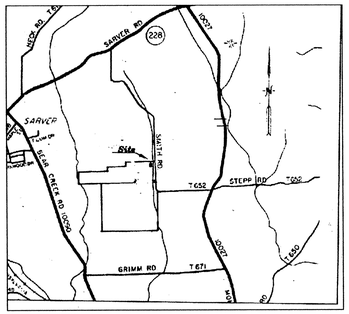
Scale 1" = 20'
Date May 26, 2010
Job No. 2210

# Rev. Site Plan - Allied Dental

Situate in Slippery Rock Borough
Butler County, Pa.

Prepared For Allied Dental Group

Sheet No. 1 of 1




*Vicinity Map*

*As this date of this plot plan the property described herein is and shall be dicated for the express purpose of silviculture use. No portion of lot number 1 of this subdivision is approved by Buffalo Township or the Department of Environmental Protection for the installation of any sewage disposal facilities. No permit will be issued for the installation or construction of a disposal system unless the municipalty and the DEP have both approved sewage facilities planning for the property described herein with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et seq.) and regulations promulgated thereunder.*
*Prior to installation of sewage the oner of lot # 1 should contact apropiate officials of Buffalo 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.*

Instr:201008250018585
Pages:1 F:$45.00 08/20/2010
Michele Mustello 10:19AM
Butler County Recorder T20100016959
RP

*Proof of Recording*

*COMMONWEALTH OF PENNSYLVANIA*
*County of Butler*

*Recorded in the office of deeds, plats, etc in said County, in Plan Book Volume 321 page 15 and or instrument number.*
*Given under my hand and seal this 20th day of Aug 2010*

Michele M Mustello
*Recorder of Deeds*

RECORDER OF DEEDS BUTLER COUNTY, PA

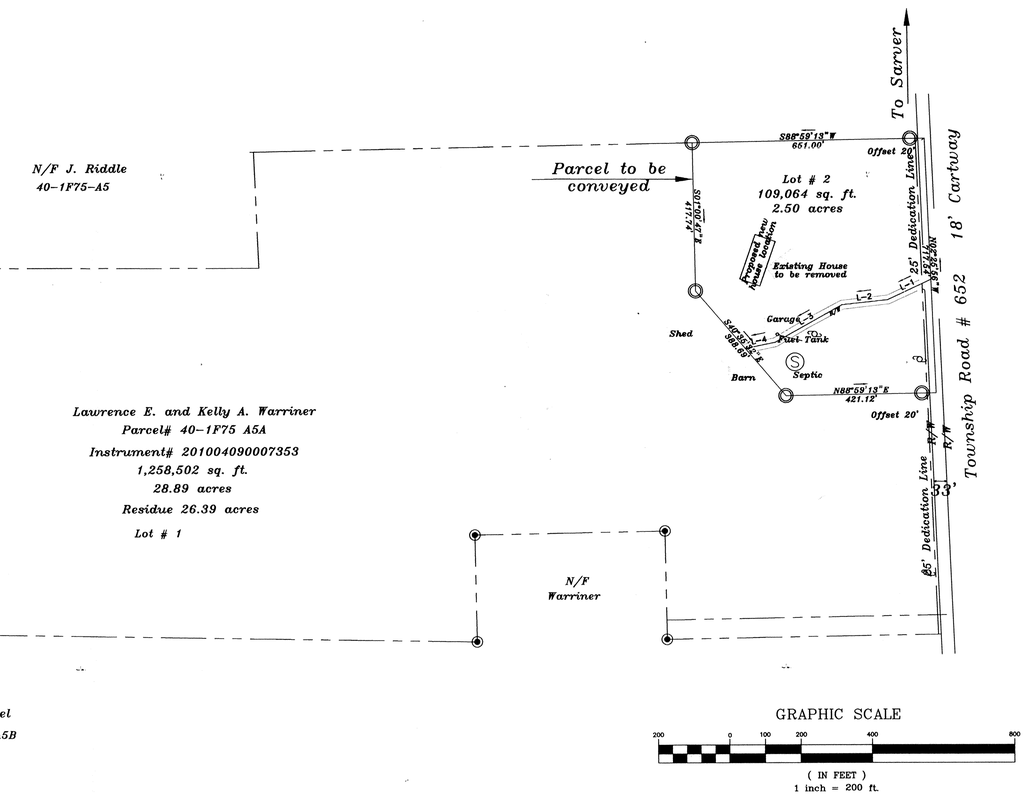
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012

*Legend*

- *Found Iron Pin*
- *Set Iron Pin*
- *Utility Pole*

*RIGHT OF WAY*
*LINE TABLE*

| LINE | LENGTH | BEARING |
|---|---|---|
| L-1 | 133.85 | S65°05'19"W |
| L-2 | 128.79 | S83°53'19"W |
| L-3 | 214.87 | S60°42'48"W |
| L-4 | 86.41 | S78°17'20"W |




GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

*A 25' right of way extending westerly through land of grantee from Township Road 652 to the land of the grantors together with free ingress,egress and regress to the grantor their heirs and assigns in common with the grantee,their heirs and assigns. Maintainence of said right of way shall be equally shared by grantee and grantor.*

Commonwealth of Pennsylvania
County of Butler

*Before me, the subscriber, a Notary Public in and for the State of Pennsylvania and county of Butler personally appeared and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be to be recorded as such.* Lawrence E Warriner Kelly A Warriner

*WITNESS MY HAND AND NOTARY SEAL*
*This* 9th *day of* August *2010*
*My commission expires this* 10th *day of* March *A.D. 2011*

Pamela J. Moore
*Signature* *seal*

NOTARIAL SEAL
Pamela J. Moore, Notary Public
Monroe Twp., Clarion County
My Commission Expires March 10, 2011

*REVIEWED BUTLER COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW*
*~~Approved~~ by the Butler Planning Commission this* 8TH *day of* JUNE *2010*

*Secretary* *Chairman*

*See comments on file at the Butler County Planning commision*

*Plan Number* 10146

*MUNICIPAL SUPERVISIORS APPROVAL*

*Reviewed and approved by the Supervisors of Buffalo Township this* 11TH *day of* AUGUST *2010*

*Secretary* *Chairman*

*MUNICIPAL PLANNING COMMISSION APPROVAL*

*Approved by the planning Commission of Buffalo Township this* 4TH *day of* AUGUST *2010*

*Secretary* *Chairman*

*Precision of parcel to be conveyed 1:129,805.00*

GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

*PROFESSIONAL LAND SURVEYOR CERTIFICATE*

*I, Paul E. Divins, 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.*

*Paul E Divins* 8-5-2010
*date*

SU012219E

| RECORDED AUG. 20, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 15 |

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE--STOP CALL
PA1 SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER

©COPYRIGHT 2010
This copy or plan has been prepared for the use of the owner or client listed hereon and is protected under the copyright laws by the author. Any unauthorized copies of this map or plan that are not signed and sealed in original ink by the author shall not be used for title reference and or sale of land or other use by anyone other than the person for whose benefit it has been prepared, and may contain fraudulent alterations.

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

REVISIONS

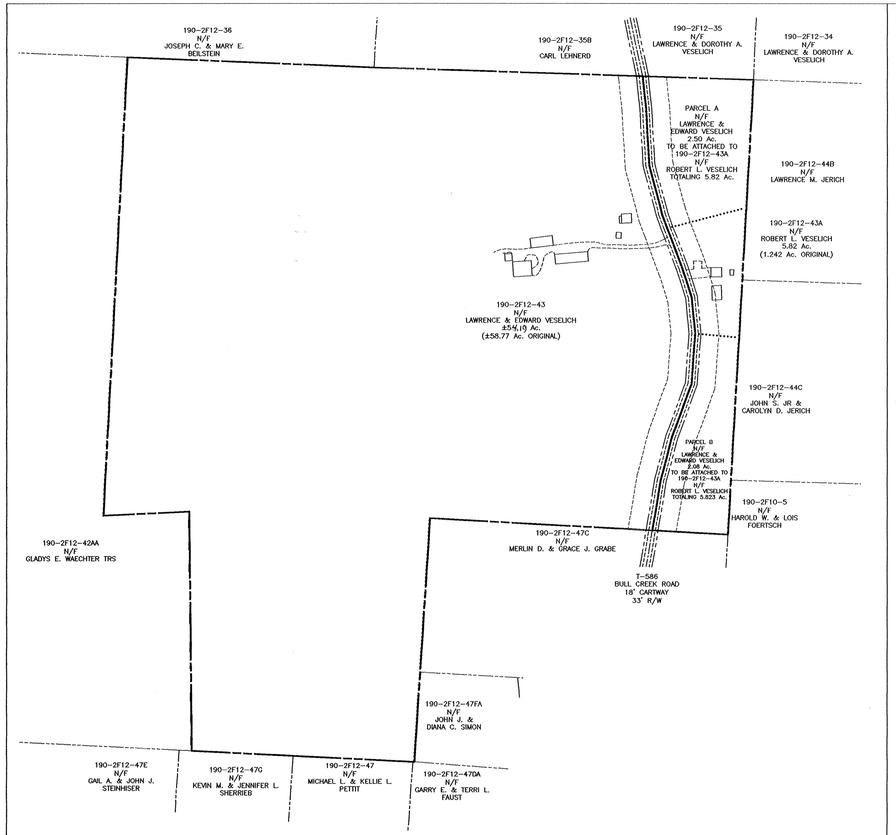
*Plan of Subdivision*
*Lawrence E. and Kelly A. Warriner*

*Buffalo Township*
*Butler County*
*Pennsylvania*

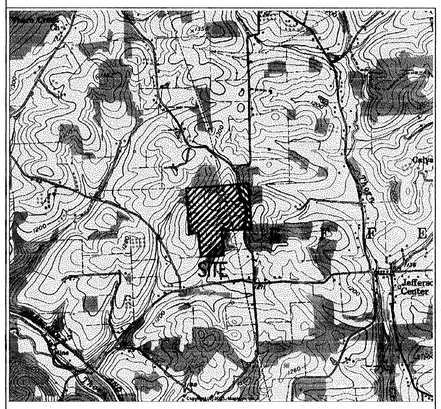
*DATE: 07-2010* *JOB NO.: jasoncomplete*
*SCALE: 1"= 200* *DRAWN BY: ped*

COMMONWEALTH OF PENNSYLVANIA REGISTERED SEAL PAUL E. DIVINS, JR. SURVEYOR No. 12219-E

8-5-2010
Date



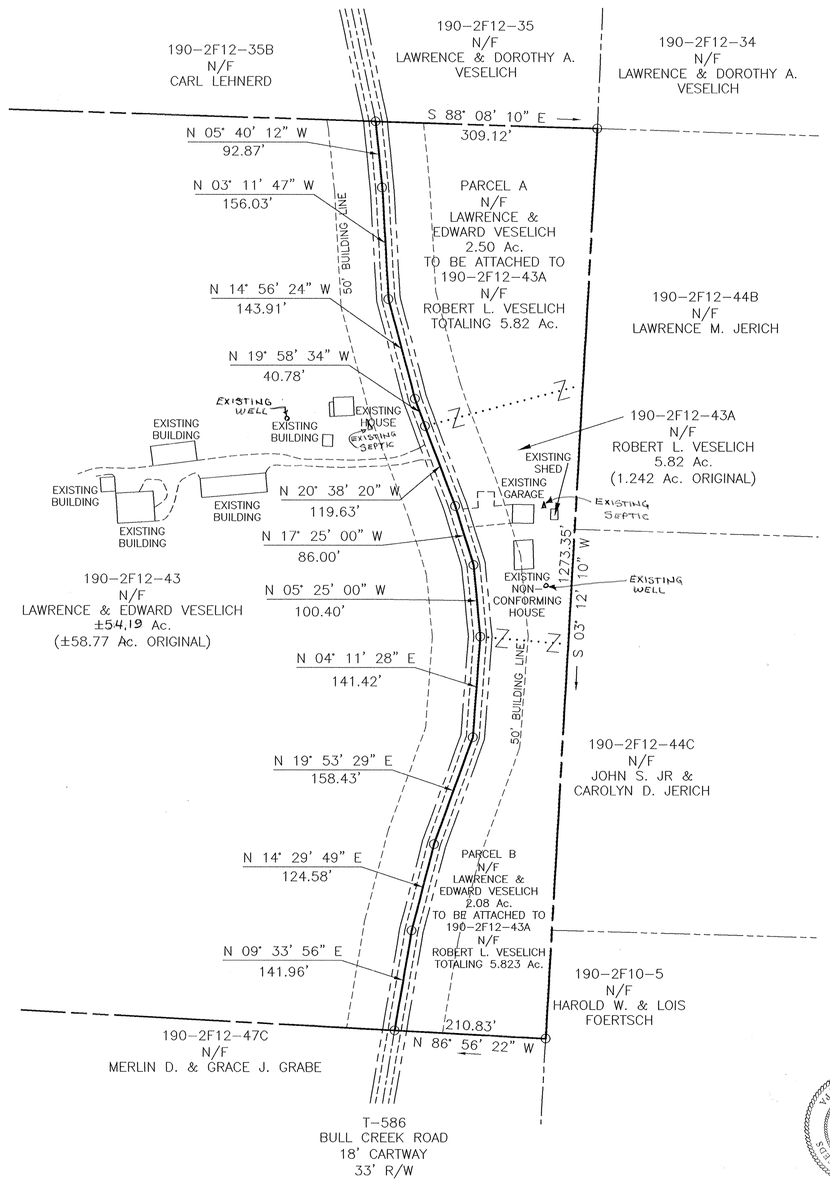

SITE MAP N.T.S.




LOCATION MAP 1" = 2000'

NORTH ARROW

Instr:201008200018612 08/20/2010
Pages:1 F:$45.00 12:23PM
Michele Mustello T20100017019
Butler County Recorder FL




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

PROPERTY OWNER
LAWRENCE & EDWARD VESELICH
4193 PATTERSON RD
BUTLER, PA 16002

PROPERTY OWNER
ROBERT L. VESELICH
245 BULLCREEK RD
BUTLER, PA 16002

0 100' 200'

| REVISIONS |
|---|
| 3/25/10 WJM |
| Δ ADDED SEPTIC & WELLS |

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

| | |
|---|---|
| TITLE | VESELICH LOT LINE REVISION |
| FOR | ROBERT L. VESELICH |
| SITUATE | BULL CREEK ROAD JEFFERSON TOWNSHIP BUTLER COUNTY, PA |
| SCALE 1"=100' | DR BY T.A.T. |
| DATE: 02/28/10 | CK'D BY W.J.M. |
| | DRAWING NO. 6433-1 |

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 ENGINEER WILLIAM J. McGARVEY NO. 21751-E

SEAL

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

3/25/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT L. VESELICH, LAWRENCE VESELICH, & EDWARD VESELICH OF THE TOWNSHIP OF JEFFERSON, 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 JEFFERSON 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 SUMMIT, THEIR SUCCESSORS, AND AS- SIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE- AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 17 DAY OF APRIL ,2010

x Edward M Veselich
OWNER

x Lawrence Veselich
OWNER

x Robert L Veselich
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME ROBERT L. VESELICH, LAWRENCE VESELICH, & EDWARD VESELICH 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 17TH DAY OF APRIL ,2010

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Susan J. Broman, Notary Public Jefferson Twps., Butler County My Commission Expires June 18, 2011 Member, Pennsylvania Association of Notaries

Susan J Broman
NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 26TH DAY OF APRIL , 2010

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 25 DAY OF May ,2010

SECRETARY

Evelyn M. Gross. with revision
CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS DAY OF 6/14 , 2010

SECRETARY

James A Jones
CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON 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 JEFFERSON 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)"

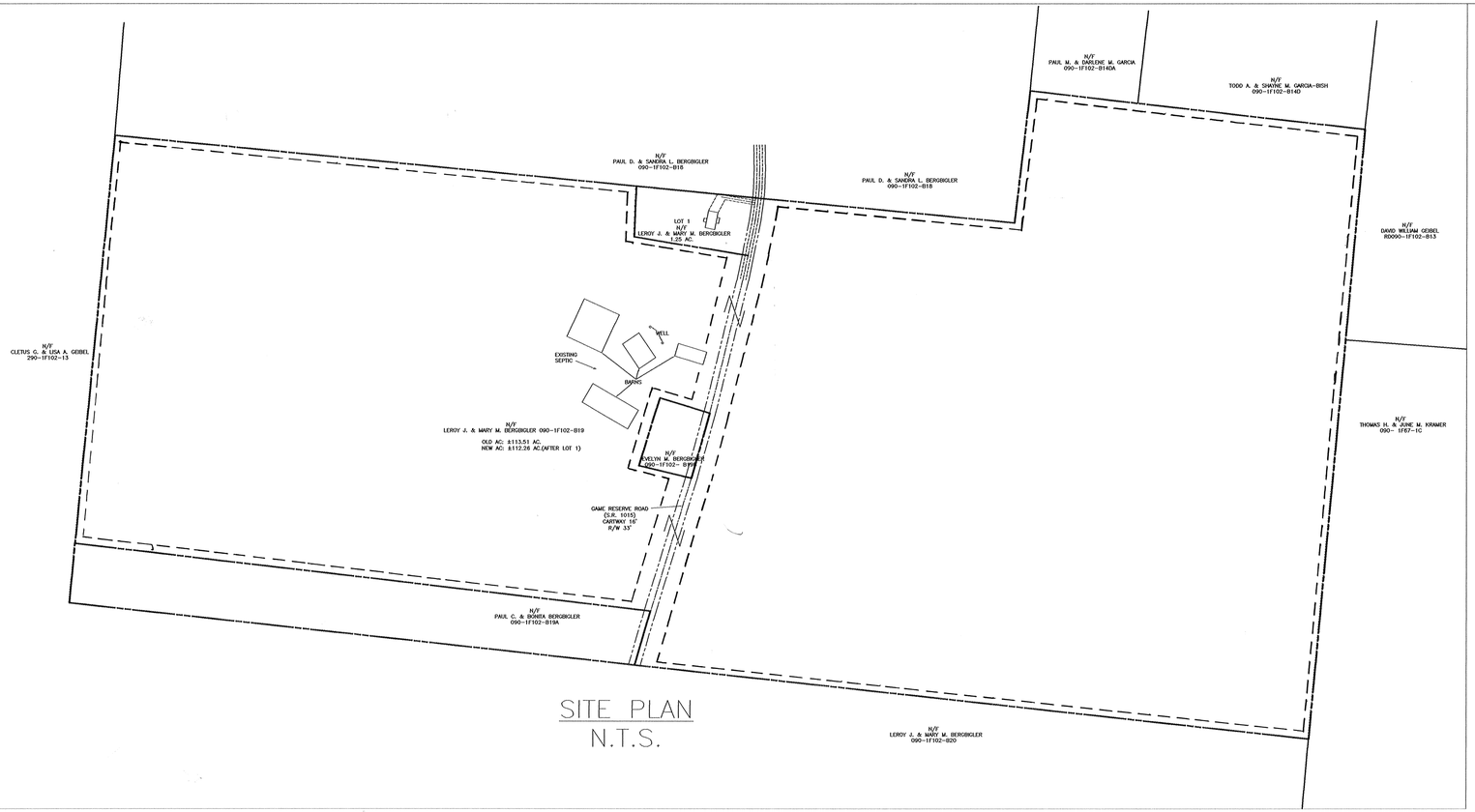
COMMONWEALTH OF PENNSYLVANIA )
BUTLER COUNTY )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 16
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF August, 2010

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

| RECORDED AUG. 20, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 16 |

Instr:201008200018513 08/20/2010
Pages:1 F:$45.00 12:27PM
Michele Mustello T20100017020
Butler County Recorder FL




SITE PLAN
N.T.S.

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

7/20/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT LEROY J. & MARY M. BERGBIGLER OF THE TOWNSHIP OF CLEARFIELD, 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 CLEARFIELD 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 CLEARFIELD, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HEREAFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 20 DAY OF JULY ,2010

Leroy J Bergbigler
OWNER

Mary M Bergbigler
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME LEROY J. & MARY M. BERGBIGLER 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 July ,2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen A. Wahl, Notary Public
Summit Twp., Butler County
My Commission Expires Aug. 9, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 23RD DAY OF JULY , 2010

SECRETARY JRM

CHAIRMAN F. W. JRM

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 2nd DAY OF August ,2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS DAY OF August 9 , 2010

SECRETARY

CHAIRMAN

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

SECRETARY

CHAIRMAN

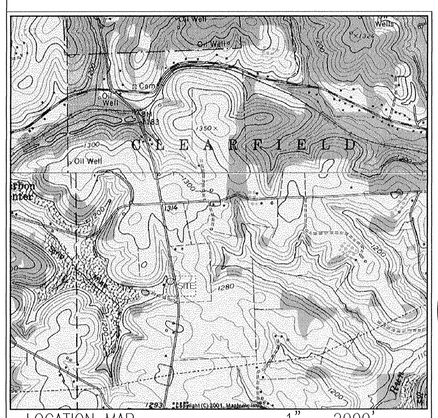
NOTE
THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

COMMONWEALTH OF PENNSYLVANIA )
BUTLER COUNTY )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK VOLUME 321 PAGE 17
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF August, 2010

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

| RECORDED AUG. 20, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 17 |


Oil Well
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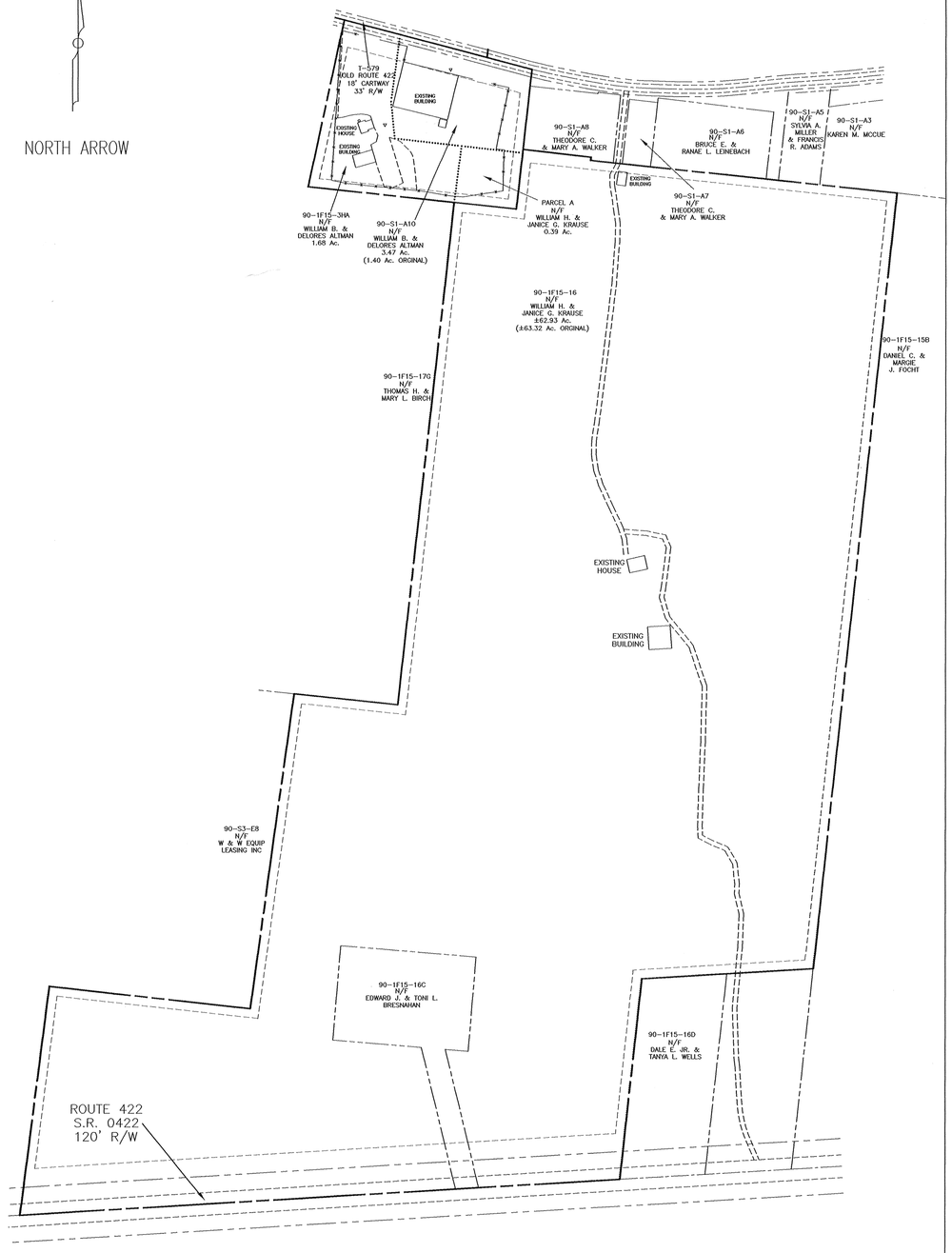
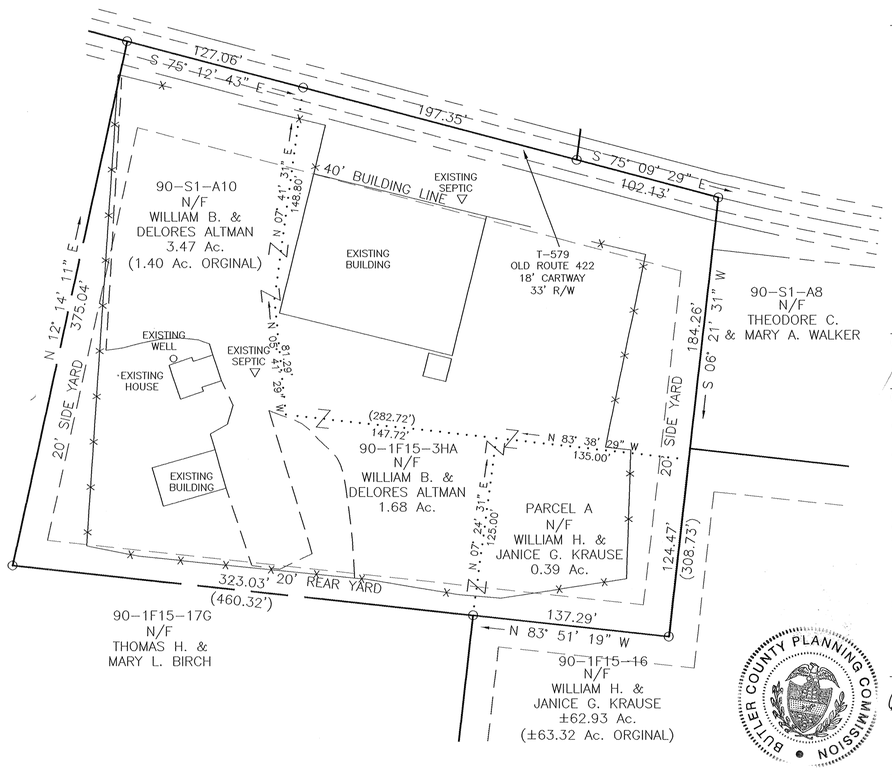
Instr: 201008230018724 08/23/2010
Pages: 1 F:$45.00 2:26PM
Michele Mustello T20100017203
Butler County Recorder RP

NORTH ARROW




SITE MAP N.T.S.




BUTLER COUNTY PLANNING COMMISSION

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 SURVEYOR RM 81703-E

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-057-A

8/3/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM B. & DELORES ALTMAN AND WILLIAM H. & JANICE G. KRAUSE OF THE TOWNSHIP OF CLEARFIELD, 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 CLEARFIELD 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 CLEARFIELD, 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 12 DAY OF Aug. ,2010

OWNER

OWNER

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTORIAL SEAL
THIS 12 DAY OF August ,2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen A. Wahl, Notary Public
Summit Twp., Butler County
My Commission Expires Apr. 9, 2013
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 5TH DAY OF AUGUST , 2010

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 23RD DAY OF Aug. ,2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS DAY OF August 23 , 2010

SECRETARY

CHAIRMAN

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

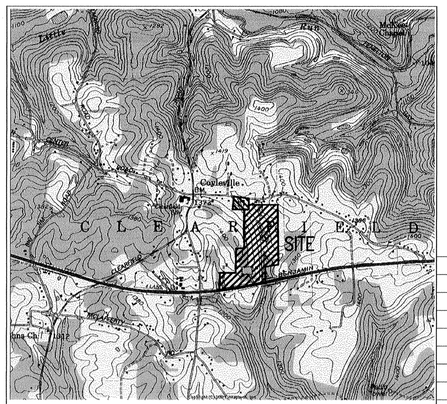
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 18
GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF Aug. , 2010

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

| RECORDED AUG. 23, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 18 |

NORTH ARROW

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




LOCATION MAP 1" = 2000'

0 50' 100'

REVISIONS

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

| | |
|---|---|
| TITLE | LOT LINE REVISION/CONSOLIDATION |
| FOR | WILLIAM B. & DELORES ALTMAN |
| SITUATE | OLD ROUTE 422<br>CLEARFIELD TOWNSHIP<br>BUTLER COUNTY, PA |

| | | | |
|---|---|---|---|
| SCALE 1"=50' | DR BY T.A.T. | DRAWING NO. | |
| DATE: 7/19/10 | CK'D BY W.J.M. | 6699-2 | |

Instr:201008230010725 08/23/2010
Pages:1 F:$45.00 2:26PM
Michele Mustello T20100017203
Butler County Recorder RP

90-1F17-28C N/F DANIEL BLATT

90-1F17-26 N/F ROBERT L. MORGAN

20' REAR YARD

S 83° 40' 58" E 861.87'

90-1F17-28 N/F KIMBERLY S. GRAHAM

EXISTING HOUSE

EXISTING BUILDING

EXISTING SEPTIC

EXISTING TRAILER

90-1F15-1 N/F WILLIAM B. & DELORES ALTMAN 46.13 Ac. (47.16 Ac. ORGINAL)

EXISTING SEPTIC

N 06° 58' 55" E 2387.36'

20' SIDE YARD

20' SIDE YARD

N84°12'15"W 336.61'

20' REAR YARD

20' SIDE YARD 2179.52' S 06° 58' 55" W

S 08° 36' 45" W 200.20'

40' BUILDING LINE

469.63' N84°12'15"W

PARCEL A N/F WILLIAM B. & DELORES ALTMAN 1.56 Ac. TO BE ATTACHED TO 90-1F15-3HE WILLIAM B. & DELORES ALTMAN TOTALING 5.59 Ac.

N 84° 12' 15" W 2.19'

20' SIDE YARD 200.00' (2379.52')

50.06'

342.31' (862.00')

90-1F15-2 N/F JAMES L. & LESLIE A. BOYLE

PARCEL B N/F WILLIAM B. & DELORES ALTMAN 0.54 Ac. TO BE ATTACHED TO 90-1F15-1 N/F WILLIAM B. & DELORES ALTMAN TOTALING 46.13 Ac.

90-1F15-3HD N/F ROBERT W. JR. & ROBIN L. BARNHART

90-1F15-3B N/F ROBERT W. BARNHART JR.

20' SIDE YARD

EXISTING BUILDING

EXISTING SEPTIC

EXISTING WELL

90-1F15-3HC N/F GREGORY A. SHAY

N 08° 36' 45" E 464.10'

(672.17') 471.97'

90-S1-A13 N/F IRVIN G. & SARAH E. MILLER

S 07° 02' 45" W 527.89'

90-1F15-3HE N/F WILLIAM B. & DELORES ALTMAN 5.59 Ac. (4.57 Ac. ORGINAL)

EXISTING BUILDING

40' BUILDING LINE

50.29' (410.90')

36.20'

127.06'

197.35'

N 75° 42' 43" W

T-579 OLD ROUTE 422 18' CARTWAY 33' R/W

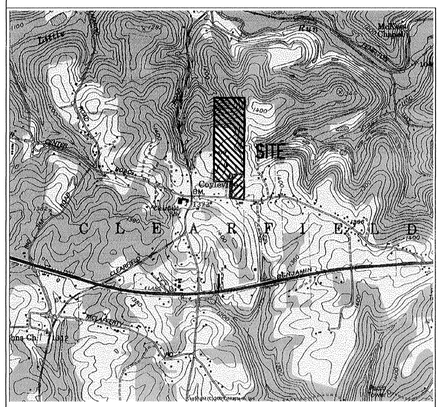
90-S1-A11 N/F LARRY E. & DONNA M. MONTGOMERY

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

NORTH ARROW

0 50' 100'

SITE MAP N.T.S.




LOCATION MAP 1" = 2000'

| REVISIONS |
|---|
| |

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

| | |
|---|---|
| TITLE | LOT LINE REVISION |
| FOR | WILLIAM B. & DELORES ALTMAN |
| SITUATE | OLD ROUTE 422 CLEARFIELD TOWNSHIP BUTLER COUNTY, PA |
| SCALE 1"=50' | DR BY T.A.T. |
| DATE: 7/19/10 | CK'D BY W.J.M. |
| DRAWING NO. | 6699-1 |

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 LAND SURVEYOR SU-057-A

SEAL

8/3/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM B. & DELORES ALTMAN OF THE TOWNSHIP OF CLEARFIELD, 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 CLEARFIELD 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 CLEARFIELD, 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 12 DAY OF Aug ,2010

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA: :SS.
COUNTY OF BUTLER :

OWNER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME WILLIAM B. & DELORES ALTMAN 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 12 DAY OF August ,2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen A. Wahl, Notary Public
Summit Twp., Butler County
My Commission Expires Aug. 9, 2012
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 5TH DAY OF AUGUST , 2010

SECRETARY CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 23RD DAY OF Aug. ,2010

SECRETARY CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS DAY OF 13TH Aug. , 2010
August 13, 2010

SECRETARY CHAIRMAN

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

SECRETARY CHAIRMAN

NOTE

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COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 19
GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF Aug ,2010

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

RECORDED AUG. 23, 2010

| PLAN BOOK | PAGE |
|---|---|
| 321 | 19 |

## KEY

- PROPERTY CORNER
- MONUMENT
- EXISTING PROPERTY LINE
- CHANGED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PAVED CARTWAY
- UTI. — EXI. UTILITY LINE ( ABOVE GRADE )
- UTI. — PRO. UTILITY LINE ( ABOVE GRADE )
- UTI. — EXI. UTILITY LINE ( BELOW GRADE )
- UTI. — PRO. UTILITY LINE ( BELOW GRADE )

UTILITY TYPES

- W — FINISHED WATERLINE
- RW — RAW WATERLINE
- SAN — SANITARY SEWER
- MANHOLE
- E — ELECTRIC LINE
- POWER POLE
- T — TELEPHONE LINE
- E — T.V. CABLE LINE
- G — GAS LINE

CONVERTIBLE / WITHDRAWABLE REAL ESTATE

WITHDRAWN REAL ESTATE

**PENNSYLVANIA ACT 172 (1986)**
requires notification to utility companies prior to any digging, drilling, blasting or excavating. Contractor shall contact:

PA ONE-CALL
1 (800) 242-1776
prior to start of work.

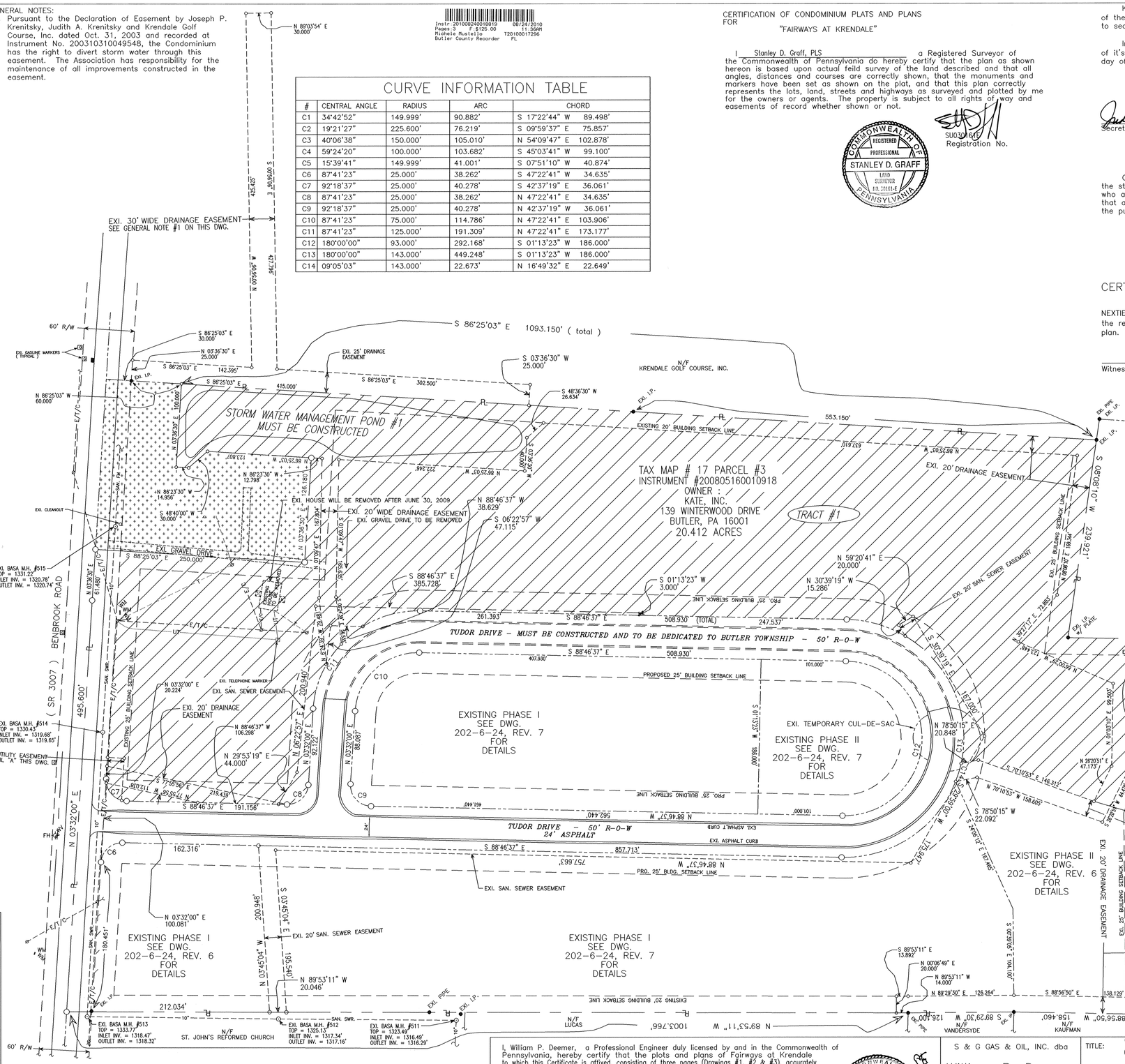
Existing utilities have been plotted from available information and the locations must be considered approximate. Other utilities may exist which are not shown. It shall be the contractor's responsibility to ascertain physical locations of all utility lines prior to the start of construction.

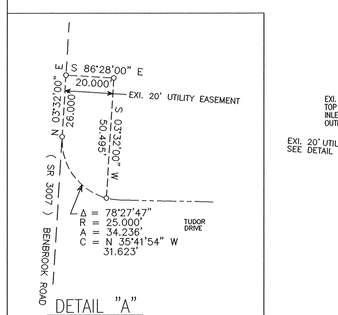
GENERAL NOTES:
1.) Pursuant to the Declaration of Easement by Joseph P. Krenitsky, Judith A. Krenitsky and Krendale Golf Course, Inc. dated Oct. 31, 2003 and recorded at Instrument No. 200310310049548, the Condominium has the right to divert storm water through this easement. The Association has responsibility for the maintenance of all improvements constructed in the easement.

Instr 201008240018819 08/24/2010
Pages 3 F $125.00 11:36PM
Michele Mustello T20100017296
Butler County Recorder FL

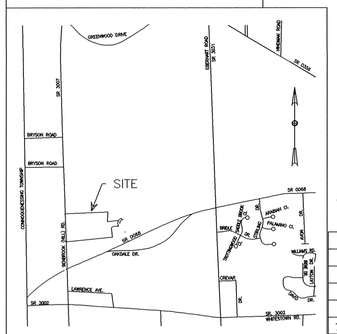
## CURVE INFORMATION TABLE

| # | CENTRAL ANGLE | RADIUS | ARC | CHORD |
|---|---|---|---|---|
| C1 | 34°42'52" | 149.999' | 90.882' | S 17°22'44" W 89.498' |
| C2 | 19°21'27" | 225.600' | 76.219' | S 09°59'37" E 75.857' |
| C3 | 40°06'38" | 150.000' | 105.010' | N 54°09'47" E 102.878' |
| C4 | 59°24'20" | 100.000' | 103.682' | S 45°03'41" W 99.100' |
| C5 | 15°39'41" | 149.999' | 41.001' | S 07°51'10" W 40.874' |
| C6 | 87°41'23" | 25.000' | 38.262' | S 47°22'41" W 34.635' |
| C7 | 92°18'37" | 25.000' | 40.278' | S 42°37'19" E 36.061' |
| C8 | 87°41'23" | 25.000' | 38.262' | N 47°22'41" E 34.635' |
| C9 | 92°18'37" | 25.000' | 40.278' | N 42°37'19" W 36.061' |
| C10 | 87°41'23" | 75.000' | 114.786' | N 47°22'41" E 103.906' |
| C11 | 87°41'23" | 125.000' | 191.309' | N 47°22'41" E 173.177' |
| C12 | 180°00'00" | 93.000' | 292.168' | S 01°13'23" W 186.000' |
| C13 | 180°00'00" | 143.000' | 449.248' | S 01°13'23" W 186.000' |
| C14 | 09°05'03" | 143.000' | 22.673' | N 16°49'32" E 22.649' |




DETAIL "A"
PRO. UTILITY EASEMENT
SCALE : 1" = 30'




LOCATION PLAN SCALE: 1"=2000'

| REV | DESCRIPTION | BY | DATE | REV | DESCRIPTION | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | 6 | ADDED & REVISED THE PHASE II AREAS | RAS | 07/15/09 |
| | | | | 5 | REVISED THE PHASE I AREAS | RAS | 08/04/08 |
| | | | | 4 | REVISED THE PHASE I AREAS | DWF | 01/18/07 |
| | | | | 3 | REVISED THE PHASE I AREAS | DWF | 07/28/06 |
| | | | | 2 | REVISED THE PHASE I AREAS | DWF | 09/21/05 |
| 7 | ADDED PHASE II BLDG. # II-5 | RAS | 08/09/10 | 1 | MISC.-CHANGES | DWF | 11/23/04 |

I, William P. Deemer, a Professional Engineer duly licensed by and in the Commonwealth of Pennsylvania, hereby certify that the plots and plans of Fairways at Krendale to which this Certificate is affixed, consisting of three pages (Drawings #1, #2 & #3), accurately contain all information required by Sections 3210 (b) and (c) of the Pennsylvania Uniform Condominium Act, Act 82 of 1980 (68 Pa.C.S.A. 3210 (b) and (c)).

William P. Deemer, P.E. Reg. No.: PE-014034

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM P. DEEMER, P.E. ENGINEER No. 14034-E

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS
FOR
"FAIRWAYS AT KRENDALE"

I Stanley D. Graff, PLS a Registered Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan as shown hereon is based upon actual feild 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. The property is subject to all rights of way and easements of record whether shown or not.

SU030766
Registration No.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR R/S 20161-E PENNSYLVANIA

Know all men by these presents, that KATE, Inc. a Corporation formed under the laws of the Commonwealth of Pennsylvania, Adopts the foregoing as it's Plats and Plans pursuant to section 3210 of the Pennsylvania Uniform Condominium Act.

In witness whereof, the said Corporation has caused it's seal to be affixed by the hand of it's President and same to be attested by it's Secretary this 16th day of August, 2010

KATE, Inc.

Judith A. Krenitsky
Secretary

by : Joseph P. Krenitsky
President

On this, the 16th day of August, 2010, before me, a Notary Public in and for the state and county aforesaid, the undersigned officer, personally appeared Joseph Krenitsky, who acknowledged himself to be the President of Kate, Inc., a Pennsylvania Corporation, and that as such President , he executed the foregoing instrument on behalf of Kate, Inc., for the purposes therein contained.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sandra A. Wargo, Notary Public
Cranberry Twp., Butler County
My Commission Expires June 17, 2014
Member, Pennsylvania Association of Notaries

In witness whereof, I hereunto set my hand and official seal

Sandra A. Wargo
Notary Public

CERTIFICATION OF TITLE

NEXTIER BANK , Mortgagee of the property contained in the Fairways at Krendale consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title of Mortgagee

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 321 page 20-22.

Given under my hand and seal this 24 day of August, 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

| RECORDED AUG.24 2010 | |
|---|---|
| SECTION | PAGE |
| 321 | 20 |
| SHEET | OF |

S & G GAS & OIL, INC. dba
William P. Deemer & Associates
205-B South Duffy Road
Butler, PA 16001
Phone : ( 724 ) 282 - 2100

TITLE: "FAIRWAYS AT KRENDALE" CONDOMINIUM PLATS AND PLANS - DWG. #1 of 3

SITUATE : 647 S. BENBROOK ROAD
BUTLER, PA., 16001
BUTLER TOWNSHIP, BUTLER COUNTY, PA.

DECLARANT : KATE, INC.
139 WINTERWOOD DRIVE
BUTLER, PA., 16001

DRWN. BY: JES & DWF
DATE: 11/17/04
CHKD. BY: RAS
DATE: 11/23/04

60' 20' 0 60
40'
SCALE : 1" = 60'

DRAWING No.: 202-6-23

## KEY

- PROPERTY CORNER / MONUMENT — EXISTING PROPERTY LINE
- CHANGED PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1204' EXISTING CONTOUR
- 1204' PROPOSED CONTOUR
- DC-P-1 PERMANENT CHANNEL
- DC-T-1 TEMPORARY CHANNEL
- FF-1 FILTER FABRIC FENCE
- SB-1 STRAW BALES
- RIP-RAP
- TqB / CoC SOIL BOUNDARY
- WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- WETLANDS BOUNDARY
- STREAM
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HEDGES / SHRUBS
- MOBILE HOME
- PAVED CARTWAY
- CATCH BASIN — STM — EXI. STORM SEWER
- STM — PRO. STORM SEWER
- PERIMETER OF 3 FOOT CANDLES
- MOUNTED ON WALL / MOUNTED ON POLE — LIGHTING
- UTI. — EXI. UTILITY LINE ( ABOVE GRADE )
- UTI. — PRO. UTILITY LINE ( ABOVE GRADE )
- UTI. — EXI. UTILITY LINE ( BELOW GRADE )
- UTI. — PRO. UTILITY LINE ( BELOW GRADE )

UTILITY TYPES

- W — FINISHED WATERLINE
- RW — RAW WATERLINE
- SAN — SANITARY SEWER
- MANHOLE
- E — ELECTRIC LINE
- POWER POLE
- T — TELEPHONE LINE
- E — T.V. CABLE LINE
- G — GAS LINE

- COMMON GROUND
- WITHDRAWN REAL ESTATE

GENERAL NOTES:

1.) Pursuant to the Declaration of Easement by Joseph P. Krenitsky, Judith A. Krenitsky and Krendale Golf Course, Inc. dated Oct. 31, 2003 and recorded at Instrument No. 200310310049548, the Condominium has the right to divert storm water through this easement. The Association has responsibility for the maintenance of all improvements constructed in the easement.

## CURVE INFORMATION TABLE

| # | CENTRAL ANGLE | RADIUS | ARC | CHORD |
|---|---|---|---|---|
| C1 | 34°42'52" | 149.999' | 90.882' | S 17°22'44" W 89.498' |
| C2 | 19°21'27" | 225.600' | 76.219' | S 09°59'37" E 75.857' |
| C3 | 40°06'38" | 150.000' | 105.010' | N 54°09'47" E 102.878' |
| C4 | 59°24'20" | 100.000' | 103.682' | S 45°03'41" W 99.100' |
| C5 | 15°39'41" | 149.999' | 41.001' | S 07°51'10" W 40.874' |
| C6 | 87°41'23" | 25.000' | 38.262' | S 47°22'41" W 34.635' |
| C7 | 92°18'37" | 25.000' | 40.278' | S 42°37'19" E 36.061' |
| C8 | 87°41'23" | 25.000' | 38.262' | N 47°22'41" E 34.635' |
| C9 | 92°18'37" | 25.000' | 40.278' | N 42°37'19" W 36.061' |
| C10 | 87°41'23" | 75.000' | 114.786' | N 47°22'41" E 103.906' |
| C11 | 87°41'23" | 125.000' | 191.309' | N 47°22'41" E 173.177' |
| C12 | 180°00'00" | 93.000' | 292.168' | S 01°13'23" W 186.000' |
| C13 | 180°00'00" | 143.000' | 449.248' | S 01°13'23" W 186.000' |
| C14 | 09°05'03" | 143.000' | 22.673' | N 16°49'32" E 22.649' |

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS FOR "FAIRWAYS AT KRENDALE"

I Stanley D. Graff, PLS a Registered Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan as shown hereon is based upon actual feild 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. The property is subject to all rights of way and easements of record whether shown or not.

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

SU030161E
Registration No.

EXI. 30' WIDE DRAINAGE EASEMENT SEE GENERAL NOTE #1 ON THIS DWG.

N 89°03'54" E 30.000'

425.425'

S 00°56'06" E

N 00°56'06" W 427.756'

60' R/W

EXI. GASLINE MARKERS ( TYPICAL )

N 03°36'30" E 25.000'

EXI. 25' DRAINAGE EASEMENT

S 03°36'30" W 25.000'

N/F KRENDALE GOLF COURSE, INC.

S 86°25'03" E 1093.150' (TOTAL)

S 86°25'03" E 142.395'

S 86°25'03" E 415.000'

S 86°25'03" E 302.500'

S 48°36'30" W 26.634'

EXI. L.P.

553.150'

EXISTING 20' BUILDING SETBACK LINE

617.610'

N 86°25'03" W 60.000'

100.000'

STORM WATER MANAGEMENT POND #1 MUST BE CONSTRUCTED

S 03°36'30" W 420.000'

232.246'

123.807'

N 86°25'03" W

N 86°23'30" W 12.798'

N 86°23'30" W 14.956'

S 48°40'00" W 30.000'

EXI. HOUSE & UTILITIES WILL BE REMOVED AFTER JUNE 30, 2009

EXI. 20' WIDE DRAINAGE EASEMENT

N 88°46'37" W 43.124'

S 06°22'54" W 49.846'

EXI. GRAVEL DRIVE TO BE REMOVED

EXI. GRAVEL DRIVE

S 88°25'03" E 250.000'

EXI. CLEANOUT

EXI. BASA M.H. #515 TOP = 1331.22' INLET INV. = 1320.78' OUTLET INV. = 1320.74'

S 88°46'37" E 385.728'

EXI. SAN. SEWER EASEMENT

S 01°13'23" W 3.000'

EXI. 25' BUILDING SETBACK LINE

N 30°39'19" W 15.286'

N 59°20'41" E 20.000'

EXI. 20' SAN. SEWER EASEMENT

S 32°39'19" E 167.000'

BENBROOK ROAD ( SR 3007 )

N 03°32'00" E 495.600'

BLDG. # II-2 NEED NOT BE BUILT

EXI. TELEPHONE MARKER

S 88°46'37" E 261.393'

S 88°46'37" E 247.537'

TUDOR DRIVE – MUST BE CONSTRUCTED AND TO BE DEDICATED TO BUTLER TOWNSHIP – 50' R-O-W

RELOCATE 80' DIA. TEMP. CUL-DE-SAC MUST BE BUILT

PROP. 80' DIA. TEMP. CUL-DE-SAC MUST BE BUILT

S 88°46'37" E 508.930'

BLDG. # II-4 NEED NOT BE BUILT

BLDG. # II-6 NEED NOT BE BUILT

BLDG. # II-7 NEED NOT BE BUILT

EXI. DRAINAGE EASEMENT – TYP.

EXI. PIPE

EXI. L.P.

EXI. L.P. W/ PLATE

EXI. 25' BUILDING SETBACK LINE

S 08°08'10" W 239.921'

N/F McKNIGHT

S 15°41'50" E 8.804'

S 30°40'00" E 40.000'

N 59°20'00" E 74.510'

EXI. L.P. PIPE

S 87°17'17" E 74.885'

S 88°56'50" E 306.680'

EXI. 20' BUILDING SETBACK LINE

N 87°03'38" E 125.449'

EXI. L.P.

N 15°41'50" W 41.405'

EXISTING DRAINAGE EASEMENT AREA

STORM WATER MANAGEMENT POND #2 MUST BE CONSTRUCTED

N/F LINDBERGER

N/F RITENOUR

EXI. BASA M.H. #514 TOP = 1330.43' INLET INV. = 1319.68' OUTLET INV. = 1319.65'

EXI. 20' UTILITY EASEMENT SEE DETAIL "A" THIS DWG.

EXISTING 25' BUILDING SETBACK LINE

EXI. 20' DRAINAGE EASEMENT

S 03°32'00" E 20.224'

S 77°55'56" E 219.038'

N 06°22'54" E 92.722'

BLDG. # II-1 NEED NOT BE BUILT

S 88°46'37" E 191.156'

N 03°32'00" E 100.081'

N 88°46'37" W 106.298'

EXI. SAN. SEWER EASEMENT

N 29°53'19" E 44.000'

EXISTING TUDOR DRIVE – 50' R-O-W 24' ASPHALT

EXI. ASPHALT CURB – TYP.

BLDG. # II-5 EXISTING SEE DWG. 202-6-32 FOR DETAILS

BLDG. # I-8 EXISTING SEE DWG. 202-6-25 FOR DETAILS

BLDG. # I-9 EXISTING SEE DWG. 202-6-25 FOR DETAILS

BLDG. # I-10 EXISTING SEE DWG. 202-6-26 FOR DETAILS

S 88°45'50" E 53.82'

S 88°42'17" E 43.042'

N 88°46'37" W 38.070'

17.466'

N 01°13'23" E 31.96'

562.440'

S 88°46'37" E 857.713'

EXI. SAN. SEWER EASEMENT

EXI. 25' BLDG. SETBACK LINE

BLDG. # I-1 EXISTING SEE DWG. 202-6-26 FOR DETAILS

BLDG. # I-2 EXISTING SEE DWG. 202-6-27 FOR DETAILS

BLDG. # I-3 EXISTING SEE DWG. 202-6-27 FOR DETAILS

BLDG. # I-4 EXISTING SEE DWG. 202-6-28 FOR DETAILS

BLDG. # I-5 EXISTING SEE DWG. 202-6-28 FOR DETAILS

BLDG. # I-6 EXISTING SEE DWG. 202-6-29 FOR DETAILS

BLDG. # II-3 EXISTING SEE DWG. 202-6-31 FOR DETAILS

BLDG. # II-7 EXISTING SEE DWG. 202-6-30 FOR DETAILS

S 87°09'15" E 51.98'

S 85°22'38" E 51.98'

S 85°51'18" E 51.98'

S 85°53'01" E 51.98'

S 86°55'34" E 41.791'

S 77°27'51" E 46.769'

N 87°09'15" W 51.98'

N 85°51'18" W 51.98'

N 85°53'01" W 51.98'

N 86°55'34" W 41.791'

N 77°27'51" W 46.769'

S 03°45'04" W 200.948'

S 00°06'49" W 43.03'

N 89°53'11" W 20.046'

S 00°06'49" W 36.358'

N 00°06'49" E 20.000'

N 83°30'26" E 38.358'

S 89°53'11" E 13.892'

N 89°53'11" W 14.000'

N 89°29'30" E 126.264'

S 89°29'30" W 126.100'

N 89°53'11" W 1003.766'

S 01°06'10" W 94.928'

EXI. 20' DRAINAGE EASEMENT

S 88°56'50" E 17.448'

N 88°56'50" W 158.460'

S 00°39'05" E 237.959'

N 00°39'05" W 138.886'

EXI. L.P.

N/F KAUFMAN

N/F VANDERSYDE

N/F FRAZER

EXI. 20' DRAINAGE EASEMENT

S 73°25'47" E 83.188'

S 54°29'09" W 46.000'

S 19°34'42" E 36.753'

N 88°20'16" W 151.940'

N/F OTTERSON

EXI. BASA M.H. #513 TOP = 1333.77' INLET INV. = 1318.47' OUTLET INV. = 1318.32'

ST. JOHN'S REFORMED CHURCH N/F

EXI. BASA M.H. #512 TOP = 1325.13' INLET INV. = 1317.34' OUTLET INV. = 1317.16'

EXI. BASA M.H. #511 TOP = 1323.49' INLET INV. = 1316.49' OUTLET INV. = 1316.29'

N/F LUCAS

212.034'

60' R/W

TRACT # 1

TAX MAP # 17 PARCEL #3
INSTRUMENT #200805160010918
OWNER :
KATE, INC.
139 WINTERWOOD DRIVE
BUTLER, PA 16001
20.412 ACRES

S 86°28'00" E 20.000'

EXI. 20' UTILITY EASEMENT

N 03°32'00" E 26.000'

S 03°32'00" W 50.495'

Δ = 78°27'47"
R = 25.000'
A = 34.236'
C = N 35°41'54" W 31.623'

TUDOR DRIVE

DETAIL "A"
EXI. UTILITY EASEMENT
SCALE : 1" = 30'

SITE

LOCATION PLAN SCALE: 1"=2000'

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 7 | ADDED PHASE II BLDG. # II-5 | RAS | 08/09/10 |
| 6 | MISC. CHANGES, ADDED PHASE II & BLDG. # II-3 | RAS | 07/15/09 |
| 5 | ADDED BLDG. # I-7 | RAS | 08/04/08 |
| 4 | ADDED BLDGS. # I-4, # I-5 & # I-6 | DWF | 01/18/07 |
| 3 | ADDED BLDGS. # I-2 & # I-3 | DWF | 07/28/06 |
| 2 | ADDED BLDGS. #I-1 & #I-10 | DWF | 09/21/05 |
| 1 | MISC. CHANGES | DWF | 11/23/04 |


S & G GAS & OIL, INC. dba
William P. Deemer & Associates
205-B South Duffy Road
Butler, PA 16001
Phone : ( 724 ) 282 - 2100


TITLE: "FAIRWAYS AT KRENDALE" CONDOMINIUM PLATS AND PLANS – DWG. # 2 of 3

SITUATE : 647 S. BENBROOK ROAD
BUTLER, PA., 16001
BUTLER TOWNSHIP, BUTLER COUNTY, PA.

DECLARANT : KATE, INC.
139 WINTERWOOD DRIVE
BUTLER, PA., 16001

DRWN. BY: JES & DWF
DATE: 11/17/04
CHKD. BY: RAS
DATE: 11/23/04
60' 20' 0 60
40'
SCALE : 1" = 60'

DRAWING No.: 202-6-24

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 321 page 20-27.

Given under my hand and seal this 24 day of Aug, 2010.

Michele M Mustello
Recorder

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

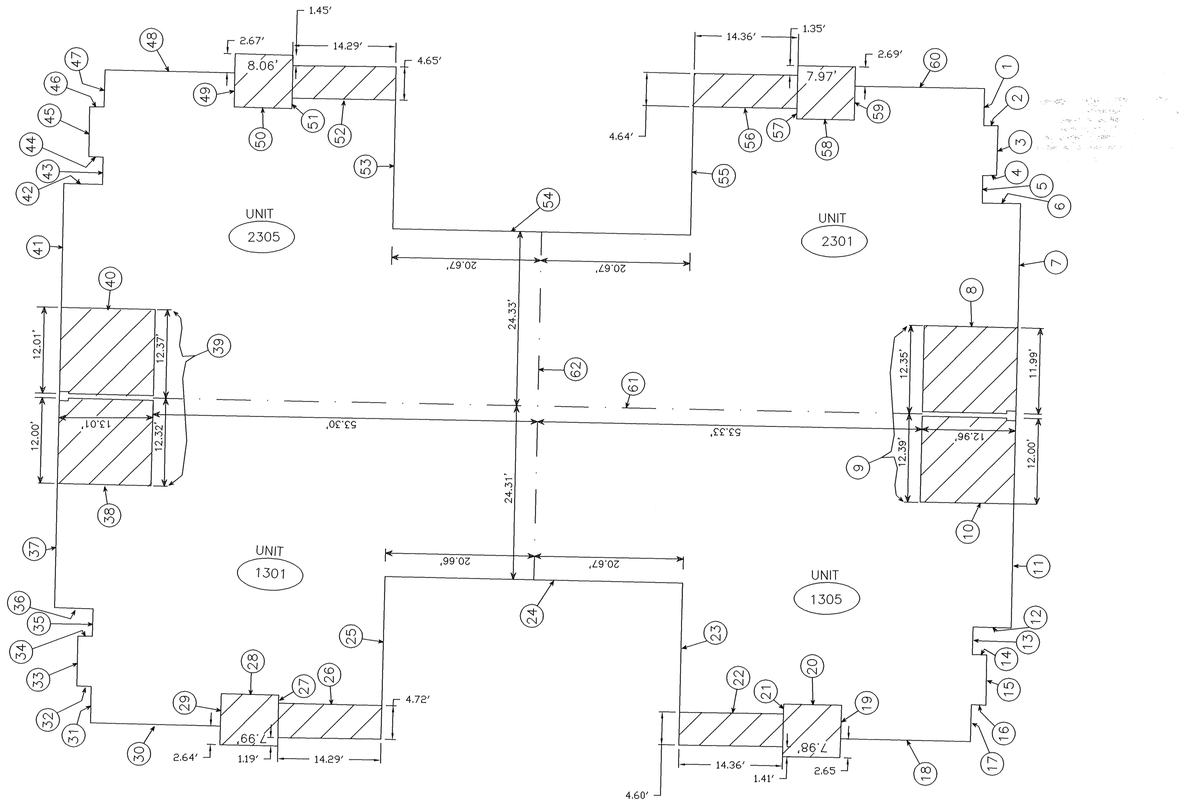
RECORDED AUG. 24, 2010
SECTION 321 PAGE 21
SHEET OF

RECORDER OF DEEDS BUTLER COUNTY, PA

KEY

LIMITED COMMON ELEMENTS – PATIOS / SIDEWALKS MUST BE BUILT

UNIT # — UNIT IDENTIFICATION




EXISTING BUILDING # II–5

## EXISTING BUILDING # II–5

| | | | |
|---|---|---|---|
| (1) | S 01°02'55" W 5.21' | (32) | N 88°13'17" W 1.98' |
| (2) | S 89°42'02" E 1.97' | (33) | N 01°14'22" E 6.97' |
| (3) | S 01°44'02" W 6.92' | (34) | S 89°14'40" E 1.99' |
| (4) | N 89°05'20" W 1.92' | (35) | N 01°26'27" E 3.85' |
| (5) | S 00°54'30" W 3.86' | (36) | N 88°26'06" W 5.32' |
| (6) | S 89°06'22" E 5.33' | (37) | N 01°08'58" E 17.32' |
| (7) | S 01°16'31" W 17.37' | (38) | S 88°36'06" E 12.99' |
| (8) | N 88°35'10" W 12.99' | (39) | N 01°18'28" E 24.69' |
| (9) | S 01°16'49" W 24.69' | (40) | N 88°48'13" W 13.00' |
| (10) | S 88°52'03" E 12.99' | (41) | N 01°09'00" E 17.33' |
| (11) | S 01°11'35" W 17.31' | (42) | S 88°44'53" E 5.36' |
| (12) | N 88°38'03" W 5.28' | (43) | N 00°52'44" E 3.82' |
| (13) | S 01°34'19" W 3.87' | (44) | N 88°08'00" W 1.98' |
| (14) | S 88°33'07" E 2.01' | (45) | N 01°00'24" E 6.97' |
| (15) | S 00°55'15" W 7.02' | (46) | N 89°48'42" E 2.00' |
| (16) | N 88°23'03" W 2.04' | (47) | N 01°16'40" E 5.16' |
| (17) | S 01°24'25" W 5.16' | (48) | S 88°45'13" E 17.95' |
| (18) | N 88°42'40" W 17.98' | (49) | S 01°01'38" W 4.76' |
| (19) | N 01°35'35" E 4.69' | (50) | S 88°23'12" E 8.03' |
| (20) | N 88°51'05" W 8.02' | (51) | N 01°14'31" E 1.45' |
| (21) | S 01°19'35" W 1.35' | (52) | S 88°57'09" E 14.31' |
| (22) | N 89°05'34" W 14.36' | (53) | S 01°08'29" W 18.04' |
| (23) | N 01°16'49" E 18.06' | (54) | S 88°47'34" E 41.34' |
| (24) | N 88°44'35" W 41.34' | (55) | N 01°13'34" E 17.97 |
| (25) | S 01°22'03" W 18.03' | (56) | S 88°59'51" E 14.37' |
| (26) | N 88°43'10" W 14.31' | (57) | S 01°08'32" W 1.47' |
| (27) | N 01°10'01" E 1.14' | (58) | S 88°48'55" E 7.96' |
| (28) | N 88°42'30" W 7.94' | (59) | N 01°12'39" E 4.74 |
| (29) | S 01°32'15" W 4.51' | (60) | S 88°54'30" E 17.97' |
| (30) | N 88°41'41" W 17.99' | (61) | N 88°47'42" W 106.63' |
| (31) | N 00°46'24" E 5.13' | (62) | N 01°13'41" E 48.64' |

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS
FOR
"FAIRWAYS AT KRENDALE"

I Stanley D. Graff, PLS a Registered Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan as shown hereon is based upon actual feild 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. The property is subject to all rights of way and easements of record whether shown or not.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 20161-E

SU130781E
Registration No.

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 321 page 20-22 .

Given under my hand and seal this 24 day of Aug , 2010.

Michele M Mustello
Recorder
MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

TAX MAP 17 PARCEL 3
INSTRUMENT #200805160010918

OWNER :
KATE, INC.
139 WINTERWOOD DRIVE
BUTLER, PA 16001

PENNSYLVANIA ACT 172 (1986) requires notification to utility companies prior to any digging, drilling, blasting or excavating. Contractor shall contact:
PA ONE-CALL
1 (800) 242-1776
prior to start of work.
Existing utilities have been plotted from available information and the locations must be considered approximate. Other utilities may exist which are not shown. It shall be the contractor's responsibility to ascertain physical locations of all utility lines prior to the start of construction.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

RECORDED AUG. 24, 20 10
SECTION 321 PAGE 22
SHEET OF

S & G GAS & OIL, INC. dba
William P. Deemer & Associates
205-B South Duffy Road
Butler, PA 16001
Phone : ( 724 ) 282 - 2100

TITLE: "FAIRWAYS AT KRENDALE"
CONDOMINIUM PLATS AND PLANS
ADDITIONAL DRAWING TO ORIGINAL PLAN – DWG. # 3 of 3

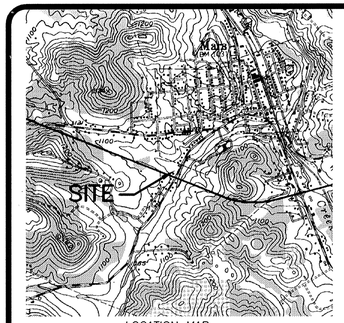
SITUATE : 647 S. BENBROOK ROAD
BUTLER, PA., 16001
BUTLER TOWNSHIP, BUTLER COUNTY, PA.

DECLARANT : KATE, INC.
139 WINTERWOOD DRIVE
BUTLER, PA., 16001

DRWN. BY: RAS
DATE: 08/9/2010
CHKD. BY: SDG
DATE: 08/9/2010
10' 5' 0 10'
7.5' 2.5'
SCALE : 1" = 10'

DRAWING No.: 202-6-32

Instr:201008260019069 08/26/2010
Pages: 1 F:$45.00 11:10AM
Michele Mustello T20100017489
Butler County Recorder FL




LOCATION MAP
SCALE: 1"=2000'

## LEGEND

| | |
|---|---|
| STEEL LIGHT POST | L.P. |
| TREE | |
| SIGNS | |
| POWER POLE | P.P. |
| WATER VALVE | WV |
| GAS VALVE | GV |
| MANHOLE | |
| FIRE HYDRANT | |
| STORM SEWER | |
| SANITARY SEWER | S |
| GAS LINES | G |
| WATER LINES | W |
| OVERHEAD POWER LINES | O/H |
| PROPERTY LINES | |

PROPERTY ZONING: RAM – RESIDENTIAL AGRICULTURAL, MODERATE DENSITY, WITH T-2 TRANSITION OVERLAY

## GENERAL NOTES

1. THE PURPOSE OF THE ADAMS TOWNSHIP CVS CONSOLIDATION PLAN IS TO CONSOLIDATE THREE TRACTS OF LAND INTO ONE. PENNSYLVANIA CVS PHARMACY, LLC HAS PURCHASED THE VARIOUS TRACTS OF LAND FROM VARIOUS INDIVIDUALS.

2. NO FLOODPLAIN EXISTS ON THIS SITE. REFER TO FLOOD INSURANCE SURVEY MAP #421415 0005 B.

3. THERE WAS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY AND STREAM CHANNEL FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.

5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS TO A STATE HIGHWAY.

## DEDICATION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF July, 2010.

ATTEST: PENNSYLVANIA CVS PHARMACY, L.L.C.

ASSISTANT SECRETARY ASSISTANT SECRETARY

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PENNSYLVANIA CVS PHARMACY, L.L.C., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL 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) DAYS OF DATE OF SAID APPROVAL.

PENNSYLVANIA CVS PHARMACY, L.L.C.

Pennsylvania CVS Pharmacy, LLC
NAME OF CORPORATION ASSISTANT SECRETARY

COMMONWEALTH OF RHODE ISLAND
COUNTY OF PROVIDENCE:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Tonni A. Motta, Assistant Secretary (NAME AND TITLE OF OFFICER OF, PENNSYLVANIA CVS PHARMACY, L.L.C., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH. WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF July, 2010.

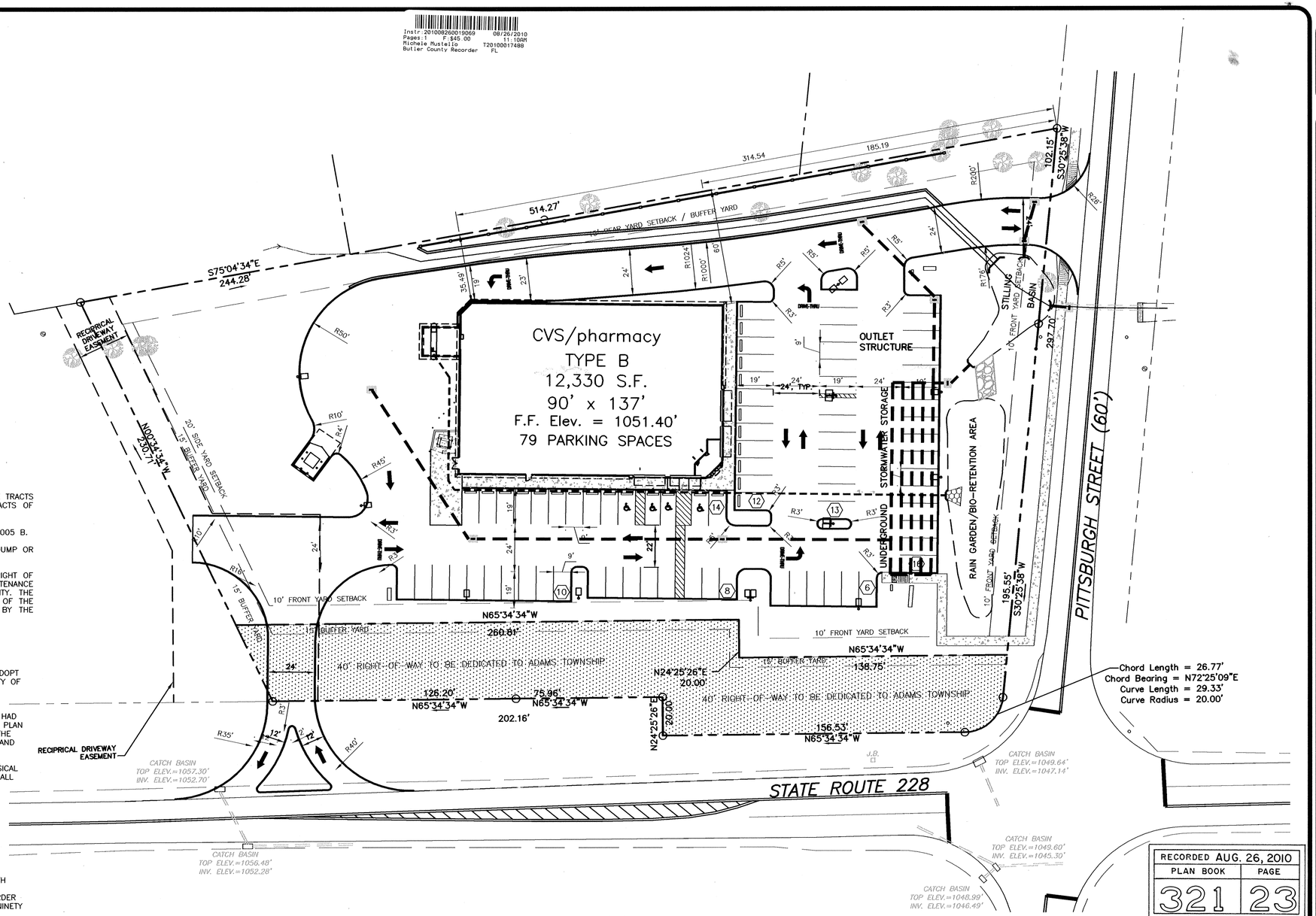
Dorothy J. O'Brien
NOTARY PUBLIC

DOROTHY J. O'BRIEN NOTARY PUBLIC STATE OF RHODE ISLAND

## TOWNSHIP ENGINEER

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

SIGNATURE 26400 E
REGISTRATION NO.




## BOARD OF SUPERVISORS

THESE PROPOSED IMPROVEMENTS be APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23rd DAY OF August, 2010.

ATTEST:
(SECRETARY OF BOARD OF SUPERVISORS)

(CHAIRMAN OF BOARD OF SUPERVISORS)

## TOWNSHIP PLANNING COMMISION

THIS SITE PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 7th DAY OF October, 2009.

ATTEST:
(SECRETARY

CHAIRMAN

## SURVEYOR

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

DENNIS J. DULL DATE

## BUTLER COUNTY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION. 6/16/10

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 321, PAGE 23. GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF AUGUST, 2010

MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

| RECORDED AUG. 26, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 23 |

**Design# 20090990850**
**CALL BEFORE YOU DIG!**
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc.
1-800-242-1776

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

**Revised Date:**

**NOTE: DO NOT SCALE DRAWINGS**
Each contractor is to verify all existing conditions and dimensions.

Scale: 1"=30'
Date: 04/2010
Drawn By: GCH
Checked By: DGH
Project No. 0480-07-716-195
File No. 0348

Approved By:
Approved By:

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Seal
Seal

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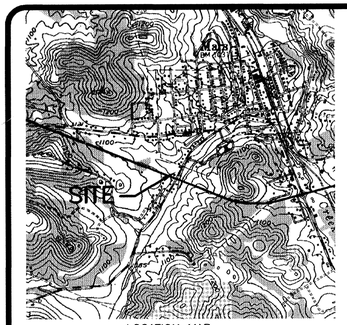
CVS #2589
NWC SR 228 & PITTSBURGH STREET
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
for
CVS/pharmacy & Armstrong Development

# SITE PLAN

**Drawing No.**
**SITE-1**




LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

1. THE PURPOSE OF THE ADAMS TOWNSHIP CVS CONSOLIDATION PLAN IS TO CONSOLIDATE THREE TRACTS OF LAND INTO ONE. PENNSYLVANIA CVS PHARMACY, LLC HAS PURCHASED THE VARIOUS TRACTS OF LAND FROM VARIOUS INDIVIDUALS.

2. NO FLOODPLAIN EXISTS ON THIS SITE. REFER TO FLOOD INSURANCE SURVEY MAP #421415 0005 B.

3. THERE WAS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY AND STREAM CHANNEL FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.

5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS TO A STATE HIGHWAY.

PROPOSED PARCEL A LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING TAX MAP PARCEL NOS. 10-S1-B20, 10-S1-B21, AND 10-4F35-25L AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK VOLUME 983, PAGE 549, DEED BOOK VOLUME 990, PAGE 427, AND DEED BOOK VOLUME 1064, PAGE 775, RESPECTIVELY, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PITTSBURGH STREET, THENCE ALONG A CURVE TO THE RIGHT COMMON TO THE WESTERN RIGHT-OF-WAY LINE OF PITTSBURGH STREET AND THE NORTHERN RIGHT-OF-WAY LINE OF SR 228 WITH A RADIUS OF 20.00', A CHORD BEARING OF SOUTH 72°25'09" WEST AND A CHORD LENGTH OF 26.77' ALONG AN ARC LENGTH OF 29.33' TO A POINT; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SR 228 BY THE FOLLOWING THREE COURSES: NORTH 65°34'34" WEST A DISTANCE OF 156.30 FEET TO A POINT, THENCE NORTH 24°25'26" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 65°34'34" WEST A. DISTANCE OF 202.16' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND TRAVERSING ALONG LANDS NOW OR FORMERLY OF ADAMS LAND COMPANY NORTH 00°34'34" WEST A DISTANCE OF 230.71 FEET TO A POINT; THENCE ALONG LANDS FIRST NOW OR FORMERLY OF DONALD J. AND SANDRA L. MEANOR, THEN ALONG LANDS NOW OR FORMERLY OF TJL ENTERPRISES, THEN ALONG LANDS NOW OR FORMERLY OF FLOYD KIRKER AND DEBRA K. MASON SOUTH 75°04'34" EAST A DISTANCE OF 514.27 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF PITTSBURGH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 30°25'38" WEST A DISTANCE OF 297.70 FEET TO A POINT, THE PLACE OF BEGINNING.

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 13th DAY OF July, 2010.

ATTEST:
ASSISTANT SECRETARY

PENNSYLVANIA CVS PHARMACY, L.L.C.
ASSISTANT SECRETARY

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PENNSYLVANIA CVS PHARMACY, L.L.C., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL 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) DAYS OF DATE OF SAID APPROVAL.

PENNSYLVANIA CVS PHARMACY, L.L.C.
ASSISTANT SECRETARY

Pennsylvania CVS Pharmacy, L.L.C.
NAME OF CORPORATION

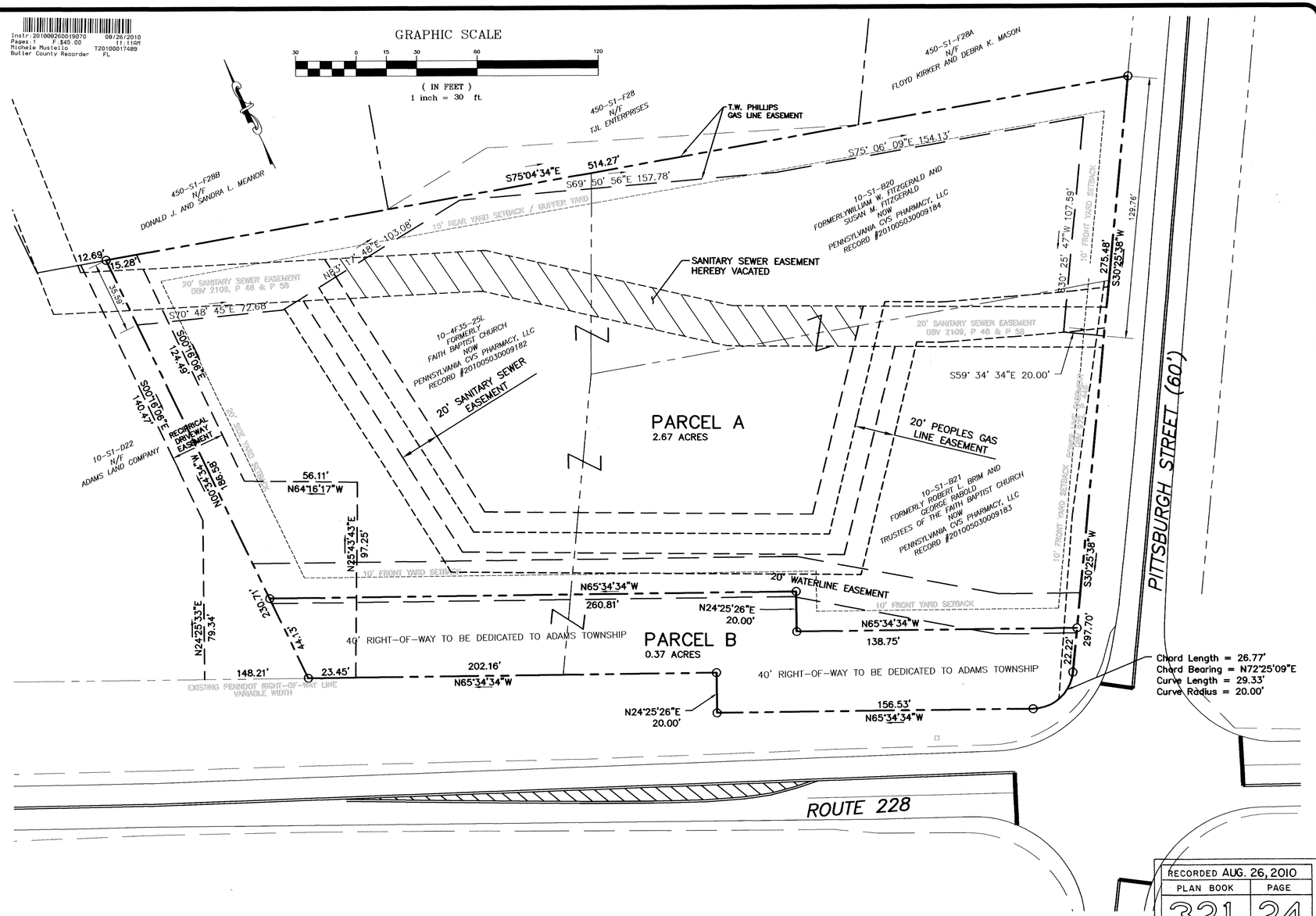
COMMONWEALTH OF RHODE ISLAND
COUNTY OF PROVIDENCE:
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Toni A. Motta, Assistant Secretary (NAME AND TITLE OF OFFICER OF, PENNSYLVANIA CVS PHARMACY, L.L.C., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH. WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF July, 2010.

NOTARY PUBLIC

Dawn M Allard
Notary Public
State of Rhode Island
My Commission Expires 06/22/2011

Instr:201006250019070 06/25/2010
Pages:1 F:$45.00 11:11AM
Michele Mustello T20100017489
Butler County Recorder FL

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




RECORDED AUG. 26, 2010

| PLAN BOOK | PAGE |
|---|---|
| 321 | 24 |

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF 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 CONSTRUCTION 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, PENNSYLVANIA ON THIS 26th DAY OF July, 2010.

ATTEST:
Janet L Lubbat
(SECRETARY OF BOARD OF SUPERVISORS)

Donald E. Asher
(CHAIRMAN OF BOARD OF SUPERVISORS)
Thomas A. Franceschina
Linda E. Fox
Edward L. Vogel

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

26400 E
SIGNATURE

REGISTRATION NO.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION. 6-10-10

CHAIRMAN SEAL SECRETARY

I, DENNIS J. DULL, 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.

DENNIS J. DULL

7-6-10
DATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 321, PAGE 24 GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF August, 2010.

RECORDER OF DEEDS

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

REVIEWED AND APPROVED BY THE BREAKNECK CREEK REGIONAL AUTHORITY.

CHAIRMAN Manager

SECRETARY

| ADAMS TOWNSHIP BOARD OF SUPERVISORS | BUTLER COUNTY PLANNING COMMISSION | ADAMS TOWNSHIP MUNICIPAL ENGINEER | PROFESSIONAL LAND SURVEYOR | BUTLER COUNTY RECORDER OF DEEDS | NOTARY PUBLIC |
|---|---|---|---|---|---|
| | BUTLER COUNTY PLANNING COMMISSION | | COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DENNIS J. DULL AND SURVEYOR 044845-E PENNSYLVANIA | RECORDER OF DEEDS BUTLER COUNTY, PA | |

**Revised Date:**

**NOTE: DO NOT SCALE DRAWINGS**
Each contractor is to verify all existing conditions and dimensions.

Scale: 1"=30'
Date: 07/06/2010
Drawn By: GCH
Checked By: DGH
Project No. 0480-07-716.195
File No. 0348

Seal
Seal

Approved By:
Approved By:

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Fax: 412-754-0860
www.eadsgroup.com

CVS #2589
NWC SR 228 & PITTSBURGH STREET
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
for
CVS/pharmacy & Armstrong Development

# CONSOLIDATION PLAN

Drawing No.
P-1

Instr:201008260019121 08/26/2010
Pages:1 F:$45.00 3:57PM
Michele Mustello T20100017564
Butler County Recorder ND

PHASE 5-C-3
30,389.50 SQ.FT.
0.6976 ACRES
(PART OF PARCEL C-3)
"MUST BE BUILT"

REMAINING PORTION OF PARCEL C-3"
FUTURE PHASE CONVERTIBLE / WITHDRAWABLE REAL ESTATE
"NEED NOT BE BUILT"

PARCEL D-1

20' SANITARY SEWER EASEMENT

PRIVATE HOA STORM SEWER EASEMENT

N 89°04'57" E 173.00'

N 89°04'57" E 150.97'

N 89°04'57" E 213.66'

N 89°04'57" E 188.50'

TWICKERHAM LANE
(20' UTILITY & PRIVATE ALLEY EASEMENT)

PARCEL C-2"
FUTURE PHASE CONVERTIBLE / WITHDRAWABLE REAL ESTATE
"NEED NOT BE BUILT"

PARCEL C-1"
FUTURE PHASE CONVERTIBLE / WITHDRAWABLE REAL ESTATE
"NEED NOT BE BUILT"

PARCEL D-1

PHASE 4-C-3
103,046 SF or
2.366 ACRES
(PART OF PARCEL C-3)
PREVIOUSLY RECORDED

CONSERVATION EASEMENT

UNIT 2123 UNIT 2121 BUILDING 212 UNIT 2124 UNIT 2122

UNIT 2103 UNIT 2101 BUILDING 210 UNIT 2104 UNIT 2102

UNIT 2083 UNIT 2081 BUILDING 208 UNIT 2084 UNIT 2082

L.C.E.

S 00°55'03" E 175.66'

5' UTILITY EASEMENT & BUILDING SETBACK

1.67' PEDESTRIAN EASEMENT

L=20.42' R=13.00'

S 89°04'57" W 173.00'

S 89°04'57" W 99.47'

L=29.06' R=18.50'

L=40.48' R=38.50'

S 00°55'03" E 124.16'

S 89°04'57" W 213.66'

S 89°04'57" W 224.66'

S 89°04'57" W 137.00'

ISLEWORTH LANE 33' PUBLIC R/W

N 89°04'57" E 784.93'

50' PUBLIC R/W

GRAHAM PARK DRIVE

PHASE 3-B-2
25,566 SF or
0.587 ACRES
(PART OF PARCEL B-3)
PREVIOUSLY RECORDED

N 89°04'57" E 168.00'

N 00°55'03" W 155.66'

UNIT 2133 UNIT 2131 BUILDING 213 UNIT 2134 UNIT 2132

UNIT 2113 UNIT 2111 BUILDING 211 UNIT 2114 UNIT 2112

S 00°55'03" E 155.66'

S 89°04'57" W 168.00'

1.67' PEDESTRIAN EASEMENT
5' BUILDING SETBACK
5.5' UTILITY EASEMENT
7' SANITARY SEWER EASEMENT

PHASE 5-B-2
26,151.20 SQ.FT.
0.6003 ACRES
(PART OF PARCEL B-2)
"MUST BE BUILT"

8' PEDESTRIAN EASEMENT

5' UTILITY EASEMENT & BUILDING SETBACK

REMAINING PORTION OF PARCEL "B-2"
FUTURE PHASE CONVERTIBLE / WITHDRAWABLE REAL ESTATE
"NEED NOT BE BUILT"

20' PUBLIC STORM SEWER EASEMENT

L=11.00' R=7.00'

L=20.42' R=13.00'

CLERKENWELL LANE
(20' UTILITY & PRIVATE ALLEY EASEMENT)

S 89°04'57" W 778.93'

PHASE 3-C-3
32,670 SF or
0.750 ACRES
(PART OF PARCEL C-3)
PREVIOUSLY RECORDED

UNIT 2141 UNIT 2142 BUILDING 214 UNIT UNIT 2144

PHASE 2-C-3
39,071 SF or
0.897 ACRES
(PART OF PARCEL C-3)
PREVIOUSLY RECORDED

UNIT 2161 UNIT 2162 BUILDING 216 UNIT 2163 UNIT 2164

UNNAMED ROAD 1
VARIABLE WIDTH PUBLIC R/W

N 00°55'03" W 135.66'

PHASE 1-B
81,039 SF or
1.86 ACRES
(PART OF PARCEL B-2)
PREVIOUSLY RECORDED

UNIT 1123 UNIT 1121 BUILDING 112 UNIT 1124 UNIT 1122

UNIT 1103 UNIT 1101 BUILDING 110 UNIT 1104 UNIT 1102

XX POOL XX

CLUBHOUSE COMMON ELEMENT

PARKING LOT

N 00°55'03" W 155.66'

S 00°55'03" E 155.66'

N 89°04'57" E 190.00'

S 89°04'57" W 190.00'

UNIT 1063 UNIT 1061 BUILDING 106 UNIT 1064 UNIT 1062

PHASE 5-B-1
29,575.76 SQ.FT.
0.6790 ACRES
(PART OF PARCEL B-1)
"MUST BE BUILT"

8' PEDESTRIAN EASEMENT

5' UTILITY EASEMENT & BUILDING SETBACK

REMAINING PORTION OF PARCEL "B-1"
FUTURE PHASE CONVERTIBLE / WITHDRAWABLE REAL ESTATE
"NEED NOT BE BUILT"

20' PUBLIC STORM SEWER EASEMENT

N 89°04'57" E 404.00'

L=18.46' R=13.00'

L=14.82' R=275.00'

S 12°35'55" E 104.78'

L=18.85' R=12.00'

S 77°21'25" W 60.72'

L=46.05' R=225.00'

S 89°04'57" W 344.52'

WEALDSTONE ROAD 50' PUBLIC R/W

HAMSTEAD LANE
VARIABLE WIDTH PUBLIC R/W

UNIT 1073 UNIT 1071 BUILDING 107 UNIT 1074 UNIT 1072

PHASE 1-A
48,787 SF or
1.119 ACRES
(PART OF PARCEL A)
PREVIOUSLY RECORDED

UNIT 1053 UNIT 1051 BUILDING 105 UNIT 1054 UNIT 1052

UNIT 1033 UNIT 1031 BUILDING 103 UNIT 1034 UNIT 1032

PHASE 2-A
38,505 SF or
0.879 ACRES
(PART OF PARCEL A)
PREVIOUSLY RECORDED

UNIT 1013 UNIT 1011 BUILDING 101 UNIT 1014 UNIT 1012

FELTHAM LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)

PREVIOUSLY RECORDED AREAS

L.C.E. LIMITED COMMON ELEMENTS (COMPLETED)

L.C.E. LIMITED COMMON ELEMENTS (NOT COMPLETED) MUST BE BUILT

Ⓐ ABBEY STYLE UNIT
Ⓒ CANTERBURY STYLE UNIT
Ⓗ CHATEAU STYLE UNIT
Ⓥ VILLA STYLE UNIT

NOTES:

1. EASEMENTS AND SETBACK RESTRICTIONS HAVE ONLY BEEN SHOWN ON THE PARCELS BEING DECLARED. REFER TO THE RECORDING PLAN FOR ADDITIONAL EASEMENTS, SETBACKS & RESTRICTIONS AFFECTING FUTURE PHASES.
2. SEE FOLLOWING SHEETS FOR BUILDING DIMENSIONS
3. NO PORTION OF THE ORIGINAL PARCEL "A" REMAINS FOR DEVELOPMENT

LOT AREA TABULATION:

| | | |
|---|---|---|
| PARCEL "A" | ORIGINAL TRACT : | 87,092 SQ.FT. or 1.999 ACRES |
| | PHASE 1-A TRACT** : | 48,787 SQ.FT. or 1.119 ACRES |
| | PHASE 2-A TRACT : | 38,295 SQ.FT. or 0.879 ACRES |
| | REMAINING PARCEL "A-1" : | 0.000 SQ.FT. or 0.000 ACRES |
| PARCEL "B-1" | ORIGINAL TRACT : | 176,914 SQ.FT. or 4.061 ACRES |
| | PHASE 1-B TRACT : | 81.039 SQ.FT. or 1.860 ACRES |
| | PHASE 5-B-1 TRACT: | 29,575.76 SQ.FT. or 0.679 ACRES |
| | REMAINING PARCEL "B-1" | 66,299.24 SQ.FT. or 1.522 ACRES |
| PARCEL "B-2" | ORIGINAL TRACT : | 174,944 SQ.FT. or 4.016 ACRES |
| | PHASE 3-B-2 TRACT : | 25,566 SQ.FT. or 0.587 ACRES |
| | PHASE 5-B-2 TRACT : | 26,151.20 SQ.FT. or 0.6003 ACRES |
| | REMAINING PARCEL "B-2" : | 123,226.80 SQ.FT. or 2.829 ACRES |
| PARCEL "C-3" | ORIGINAL TRACT : | 225,515 SQ.FT. or 5.177 ACRES |
| | PHASE 2-C-3 TRACT : | 39,071 SQ.FT. or 0.897 ACRES |
| | PHASE 3-C-3 TRACT : | 32,670 SQ.FT. or 0.750 ACRES |
| | PHASE 4-C-3 TRACT : | 103,046 SQ.FT. or 2.366 ACRES |
| | PHASE 5-C-3 TRACT : | 30,389.50 SQ.FT. or 0.698 ACRES |
| | REMAINING PARCEL "C-3" : | 20,338.50 SQ.FT. or 0.467 ACRES |

AREA REMAINING FOR DEVELOPMENT: (CONVERTIBLE / WITHDRAWABLE REAL ESTATE)

| | |
|---|---|
| REMAINING PORTION OF PARCEL "A" | 0.000 SQ.FT. or 0.000 ACRES |
| REMAINING PORTION OF PARCEL "B-1" | 66,299.24 SQ.FT. or 1.522 ACRES |
| REMAINING PORTION OF PARCEL "B-2" | 123,226.80 SQ.FT. or 2.829 ACRES |
| PARCEL "C-1" | 26,631 SQ.FT. or 0.611 ACRES |
| PARCEL "C-2" | 38,799 SQ.FT. or 0.891 ACRES |
| REMAINING PORTION OF PARCEL "C-3" | 20,388.50 SQ.FT. or 0.467 ACRES |
| TOTAL | 275,294.50 SQ.FT. or 6.320 ACRES |

Reference: Bellevue Park Plan No. 1
Plan Book 305, Pages 46 - 60

Bellevue Park Plan No. 1 - Revised
Plan Book 309, Pages 42 - 49

Villas at Islesworth Condominium Plan 1
Plan Book 310, Pages 5-12

Villas at Islesworth Condominium Plan 2
Plan Book 313, Page 35

Villas at Islesworth Condominium Plan 3
Plan Book 316, Page 11

Villas at Islesworth Condominium Plan 4
Plan Book 319, Page 2

RECORDED AUG. 26, 2010
PLAN BOOK 321 PAGE 25

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

"PLATS & PLANS"

I, James A. Sperdute, A Professional Land Surveyor duly licensed by and in the Commonwealth of Pennsylvania, hereby certify that the plats and plans of the Villas at Islesworth, A condominium to which this certificate is affixed, consisting of_____pages, accurately contains all information required by Sections 3210(b) and (c) of the Pennsylvania Uniform Condominium Act, Act 82 of 1980 (68 Pa.C.S.A. Section 3210(b) and (c))

Date: _____ By: James A. Sperdute 8/26/10
James A. Sperdute, Surveyor Reg. No. 24457-E

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

On the 26 day of August 2010, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared James A. Sperdute, known to me to be the person whose name is subscribed to the above Certification and being duly sworn made solemn oath to the truth of the statement to which his name is subscribed.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Paula K. Roude
Notary Public

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

My Commission Expires: 08152013

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in County in Plan Book 321 Pages 25

Given under my hand and seal this 26th day of Aug 2010

Michele M Mustello
Recorder of Deeds

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

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

SURVEYOR

RECORDER OF DEEDS BUTLER COUNTY, PA.
BUTLER COUNTY RECORDER OF DEEDS

# VILLAS AT ISLESWORTH CONDOMINIUM PLAN 5

CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS

PREPARED FOR:
BELLEVUE PARK PARTNERS
PO BOX 449
MARS, PA 16046

SCALE: 1" = 50'
AUGUST 25, 2010
PROJECT NO. 1001-1010233

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

SEAL

SHEET No. 1

Instr:201008300019922 08/30/2010
Pages:1 F:$45.00 1:59PM
Michele Mustello T20100017793
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS: That Lutherlyn, 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 Connoquenessing 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 as if the same had been opened through legal proceedings, Lutherlyn hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Connoquenessing, 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 grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Lutherlyn, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said coporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 5th day of August 2010.

ATTEST: Lutherlyn

Elaine C. Roehling Rev. Joel A. Benson
Secretary President

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared The Rev. Joel Benson of Lutherlyn, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the slad Lutherlyn, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of slad corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Rev. Joel A. Benson
President

Sworn and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 5th day of AUGUST 2010.

Dwight C. B.
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Boice, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2012
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.

15 June 10
Date

30161-E

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

The Board of Supervisors of the Township of Connoquenessing, hereby gives public notice that in approving this plan for recording purposes only, the Township of Connoquenessing 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 Connoquenessing this 11 day of AUGUST 2010.

Brenda Davis
Secretary

Seal

Evelyn Hockenberry
Chairman

Approved by the Connoquenessing Township Planning Commission this 11 day of Aug. 2010.

Sherry Lohmann
Secretary

Sandra Cox
Chairman

Reviewed by the Butler County Planning Commission this 20th day of May 2010.

John Grim
Secretary

Seal

F. Allgrim
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 321 Page 26.

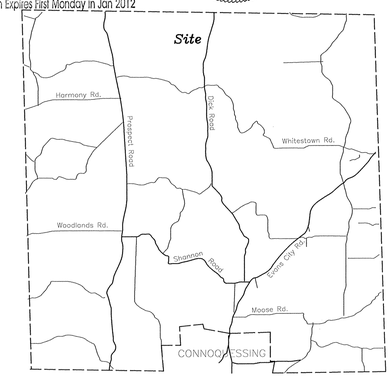
Given under my hand and seal this 30th day of Aug

Michele M. Mustello
Recorder

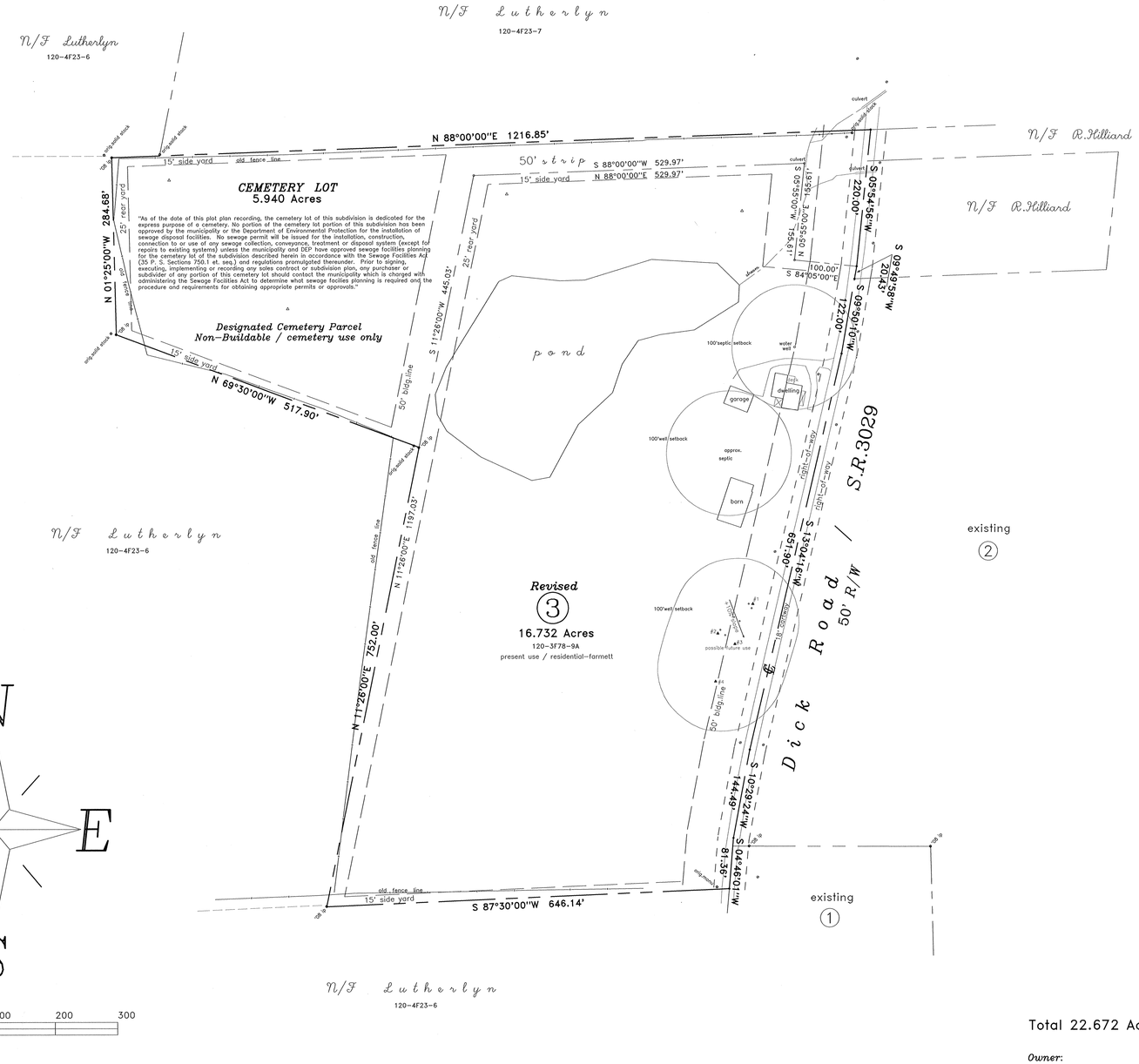
Seal

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

RECORDER OF DEEDS
BUTLER COUNTY PA




*Vicinity Map*




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

**HIGHWAY OCCUPANCY PERMIT**

A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 426).

Total 22.672 Acres

*Owner:*

*Lutherlyn, a PA non-profit corporation*
*Box 355*
*Prospect, PA 16052*

# Venango Trail Preserve

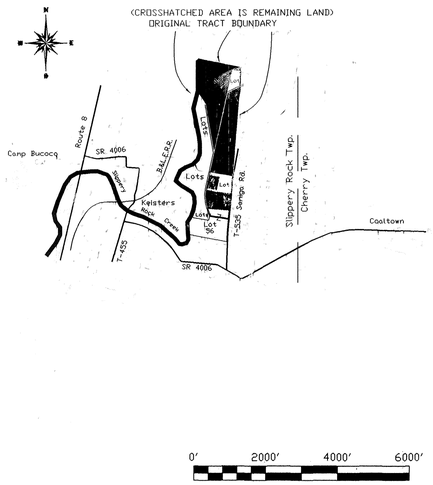
being a Subdivision of
Lot 3 / Hilliard Family Ltd. Partnership Subd.
Plan Book Volume 309 / 18

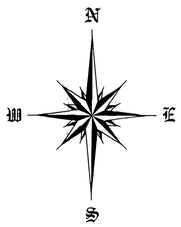
*SUBDIVISION SURVEY for Lutherlyn*
*PROJECT No: 10042*
*SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA*
*DATE: 4/05/10 REV:*
*DWN.By: Sdg CHK.By: Co. TAX No: 120-5F78-9A*

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

| RECORDED AUG. 30, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 26 |
| SHEET ____ of ____ | |

VICINITY SKETCH




Instr: 201005010019468 08/31/2010
Pages: 1 $45.00 3:24PM
Michele Mustello T20100017942
Butler County Recorder ND

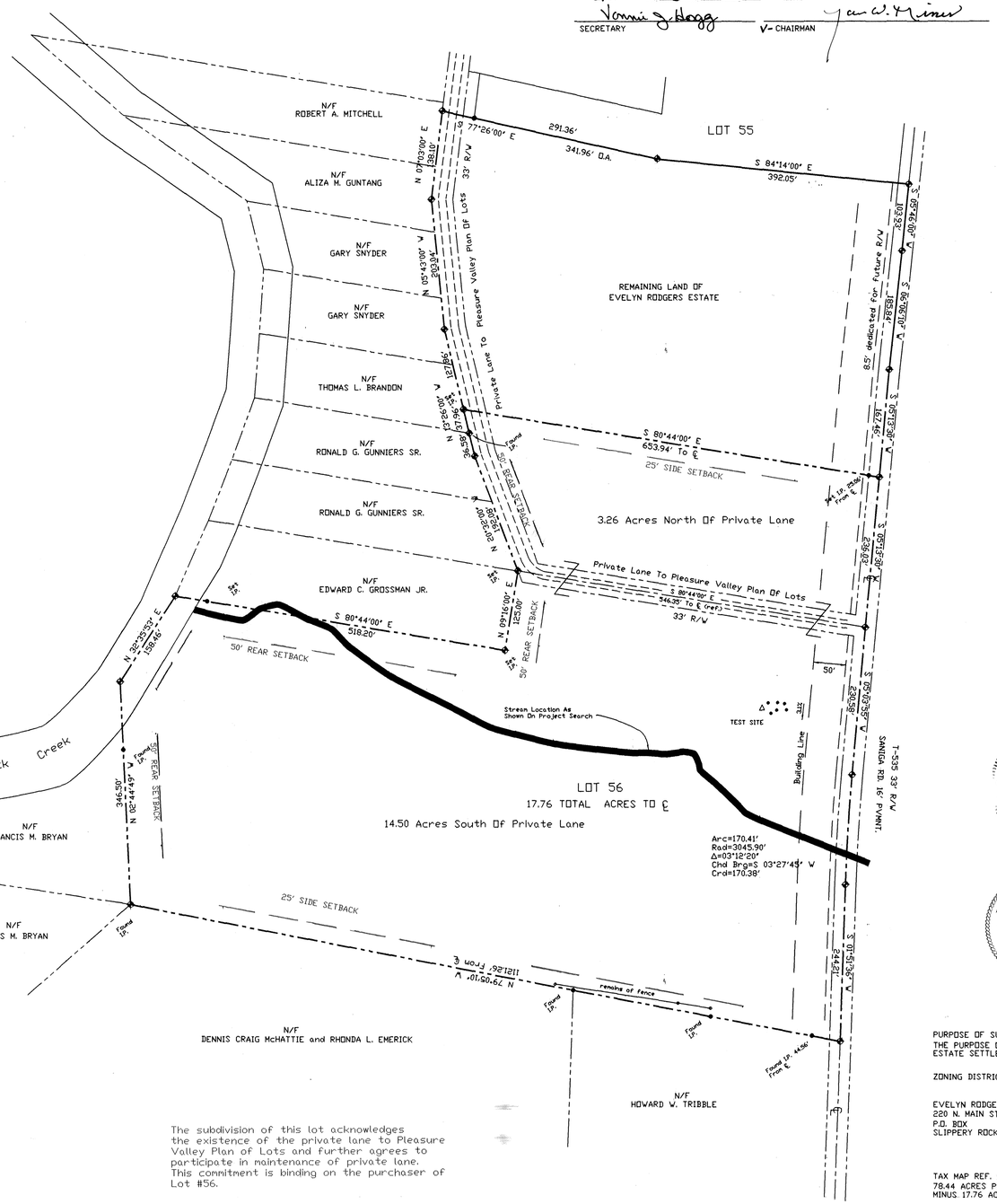
REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 24TH DAY OF JUNE, 2010.

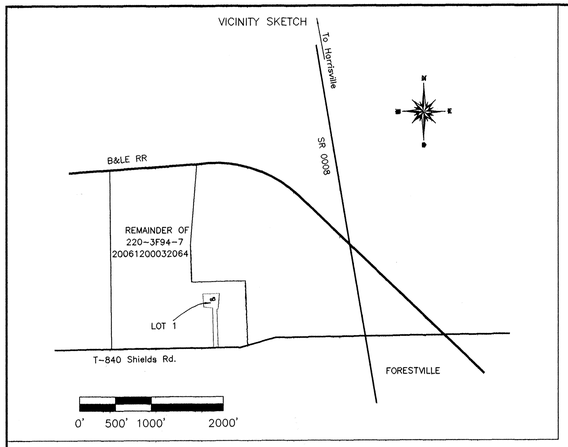
SIGNATURE

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 24th DAY OF June, 2010.

Vonnie J. Hogg — SECRETARY

Jon W. Kriner — V- CHAIRMAN


N/F
ROBERT A. MITCHELL
N/F
ALIZA M. GUNTANG
N/F
GARY SNYDER
N/F
GARY SNYDER
N/F
THOMAS L. BRANDON
N/F
RONALD G. GUNNIERS SR.
N/F
RONALD G. GUNNIERS SR.
N/F
EDWARD C. GROSSMAN JR.
N/F
GEORGE L. BREITENBACH
N/F
FRANCIS M. BRYAN
N/F
VINCENT P. SANZOTTI ET AL
N/F
DONALD R. HUNT
N/F
FRANCIS M. BRYAN
N/F
DENNIS CRAIG McHATTIE and RHONDA L. EMERICK
N/F
HOWARD W. TRIBBLE
LOT 55
S 77°26'00" E
291.36'
341.96' O.A.
S 84°14'00" E
392.05'
N 07°03'00" E
381.10'
33' R/W
Private Lane To Pleasure Valley Plan Of Lots
N 05°43'00" E
300.00'
REMAINING LAND OF
EVELYN RODGERS ESTATE
S 80°44'00" E
653.94' To ℄
25' SIDE SETBACK
3.26 Acres North Of Private Lane
Private Lane To Pleasure Valley Plan Of Lots
S 80°44'00" E
546.35' To ℄ (ref)
33' R/W
50' REAR SETBACK
N 09°16'00" E
125.00'
50' REAR SETBACK
N 32°35'53" E
158.46'
S 80°44'00" E
518.20'
50' REAR SETBACK
Stream Location As
Shown On Project Search
TEST SITE
Building Line
50'
Slippery Rock Creek
LOT 56
17.76 TOTAL ACRES TO ℄
14.50 Acres South Of Private Lane
346.50'
N 02°44'49" W
50' REAR SETBACK
25' SIDE SETBACK
N 79°05'10" W
1121.92' From ℄
remains of fence
Found I.P.
Found I.P.
Found I.P.
Found I.P. 44.66' From ℄
Arc=170.41'
Rad=3045.90'
Δ=03°12'20"
Chd Brg$ 03°27'45" W
Crd=170.38'
T-535 33' R/W
SANDA RD. 16' PVMNT.
S 09°52'05" W
214.21'
S 09°52'05" W
214.21'
S 09°52'05" W
214.21'




Instr:201009010019494 09/01/2010
Pages:1 F:$45.00 10:54PM
Michele Mustello T20100017975
Butler County Recorder FL

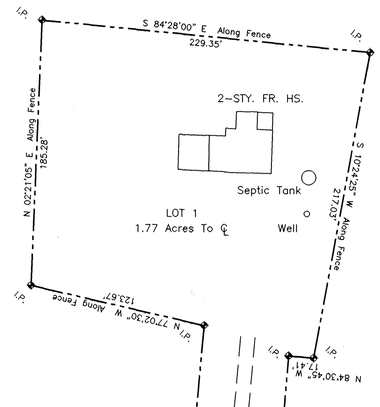
AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF FARMLAND. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY MERCER TWP. OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE 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 MERCER TWP. AND 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 SUDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT MERCER TWP. 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.

APPROVED BY THE MERCER TOWNSHIP BOARD OF SUPERVISORS THIS 9th DAY OF August 2010.

SECRETARY CHAIRMAN

REMAINING LAND OF
KELLOGG FAMILY LIMITED PARTNERSHIP
220-3F94-7
20061200032064

FIELD




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

KNOW ALL MEN BY THESE PRESENTS, THAT THE KELLOGG FAMILY LIMITED PARTNERSHIP OF MERCER 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 MERCER 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, 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 JULY, A.D. 20 10.

OWNER: KELLOGG FAMILY LIMITED PARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MERCER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

PERSONALLY CAME ~~DAVID~~ J. DAVID J. JR., MARK S. KELLOGG DANIEL AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

Daniel J. Kellogg
David J. Kellogg Jr.
Mark S. Kellogg

WITNESS MY HAND AND NOTARIAL SEAL
THIS 15TH DAY OF JULY, 2010
MY COMMISSION EXPIRES THE 27TH DAY OF MAY A.D., 2013.
NOTARY PUBLIC SIGNATURE Norman P Straub

SEAL

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 PLS — SURVEYORS NAME
LICENSE NUMBER
07-15-2010 — DATE:

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Norman P. Straub — LAND SURVEYOR NO. SU-1917-E




REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JULY, 2010

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER 10150 SEAL

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 321 PAGE 28 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF SEPTEMBER, 20 10.

RECORDER OF DEEDS

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

0' 25' 50' 100'

PURPOSE OF SUBDIVISION: The purpose of this subdivision is to part off the portion of the farm that has the dwelling house, well, and septic system on it thus creating Lot 1.

ZONING DISTRICT: N/A
TAXED AREA OF ENTIRE TRACT: 75 ACRES M/L
AREA OF DEVELOPMENT: 1.77 ACRES
REMAINING AREA = 73 ACRES M/L

SUBDIVIDER NAME:
KELLOGG FAMILY LIMITED PARTNERSHIP
545-A Grove City Road
Slippery Rock pa. 16057

COUNTY MAP 3F-94 PARCEL 007

INSTR. 200612200032064

RECORDER OF DEEDS BUTLER COUNTY PA

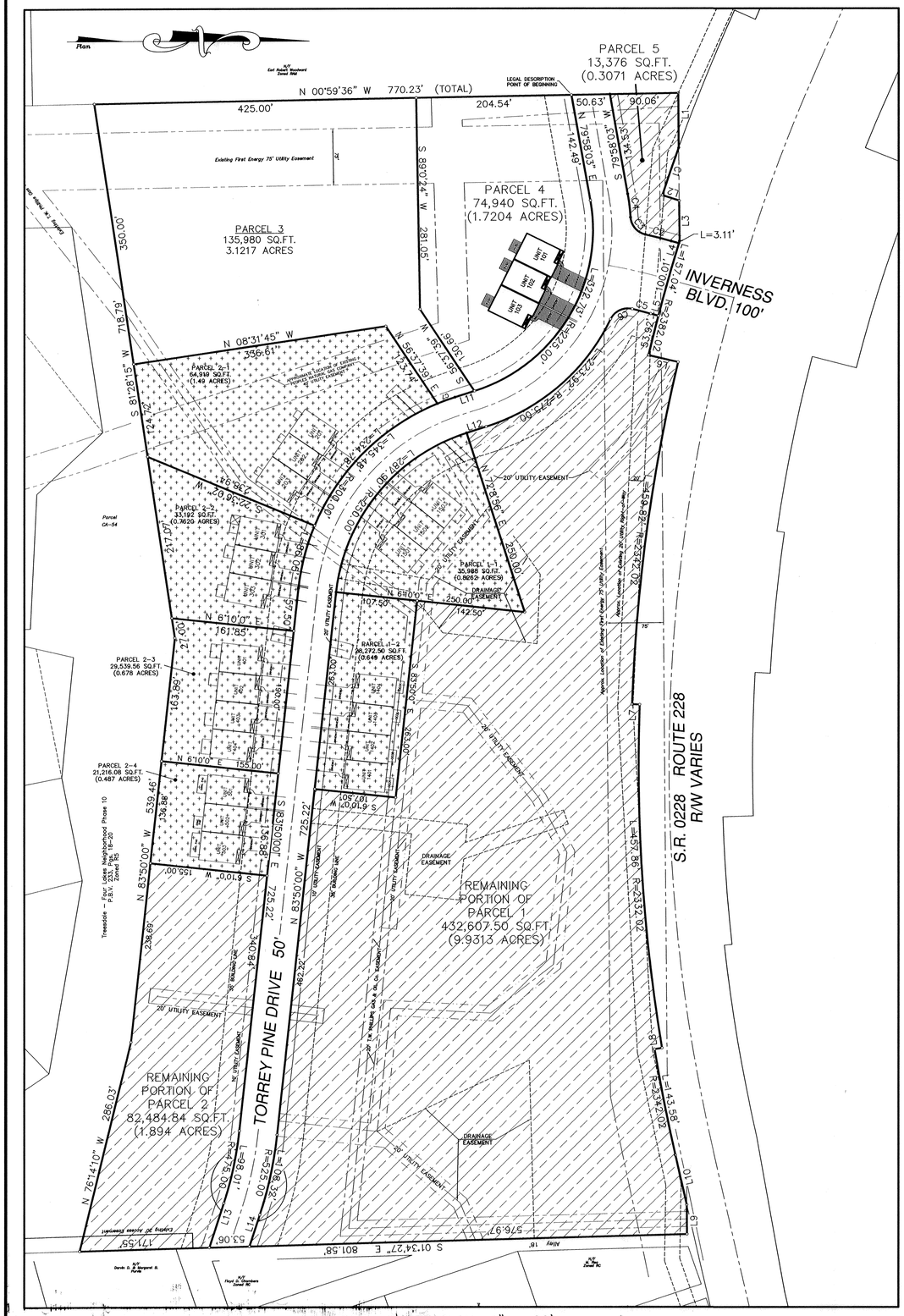
| RECORDED SEPT. 1, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 28 |

FINAL PLAN
LOT 1
SUBDIVISION OF LAND OF
KELLOGG FAMILY LIMITED PARTNERSHIP

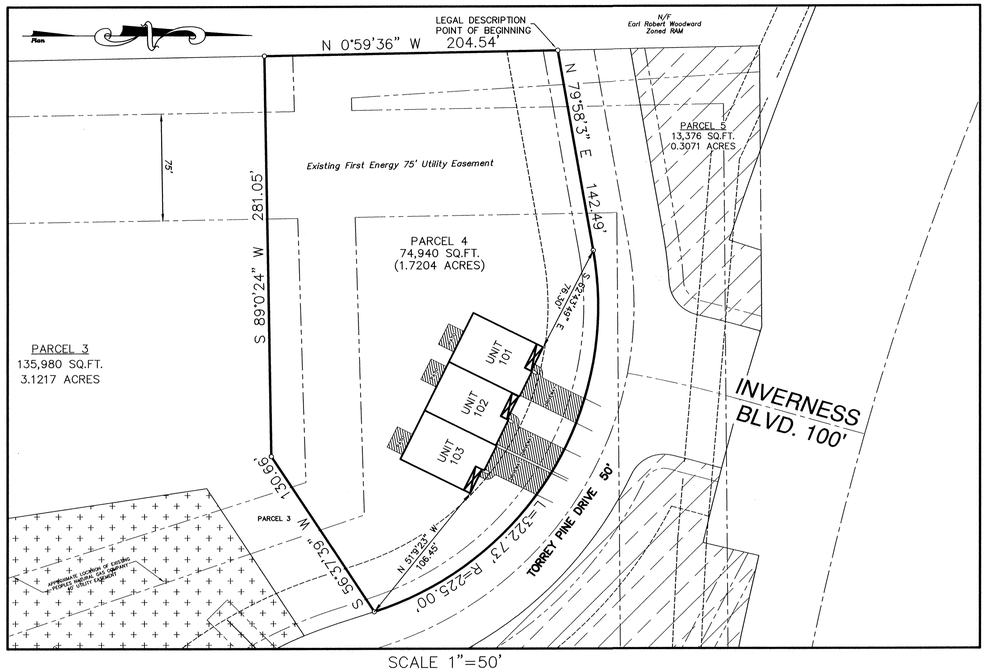
MERCER TWP. BUTLER CO., PA

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

DATE: 7-6-10
SCALE: 1"=50'
A1178-2-22




OVERALL SITE PLAN 1" = 80'




SCALE 1"=50'

LEGAL DESCRIPTION OF PARCEL 4:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS PARCEL 4 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 4) BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE PARCEL HEREIN CONVEYED AT A POINT COMMON WITH THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, A 50 FOOT RIGHT OF WAY, SAID POINT IS ALSO ON THE EASTERLY PROPERTY LINE OF THE LANDS OF NOW OR FORMERLY EARL ROBERT WOODWARD,

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, NORTH 79°58'03" EAST A DISTANCE OF 142.49 TO A POINT,

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 322.73 FEET TO A POINT,

THENCE SOUTH 56°37'39" WEST A DISTANCE OF 130.66 FEET ALONG PARCEL 3 OF THE ABOVE REFERENCED VILLAGE OF TREESDALE PLAN OF LOTS,

THENCE CONTINUING ALONG PARCEL 3 OF THE ABOVE REFERENCED VILLAGE AT TREESDALE PLAN OF LOTS, SOUTH 89°00'24" WEST A DISTANCE OF 281.05 FEET TO A POINT ON THE LANDS OF NOW OR FORMERLY EARL ROBERT WOODWARD,

THENCE ALONG THE LANDS OF NOW OR FORMERLY EARL ROBERT WOODWARD, NORTH 00°59'36" WEST A DISTANCE OF 204.54 FEET TO A POINT AT THE PLACE OF BEGINNING.

SAID PARCEL 4 CONTAINS AN AREA OF 74,940 SQ.FT. OR 1.7204 ACRES.

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 PLAN No. 4
PLAN BOOK 318, PAGES 18

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 5
PLAN BOOK 320, PAGE 26

## THE VILLAGE AT TREESDALE
## A Condominium

Denotes Limited Common Area

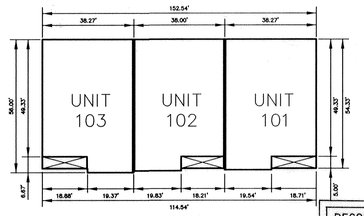
Denotes Convertable Real Estate

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°10'0" 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 | |




BUILDING No. 100
SCALE: 1"=30'

Instr:201009010019999 09/01/2010
Pages:1 F:$45.00 10:35PM
Michele Mustello T20100017995
Butler County Recorder ND

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 1 day of SEPT, 2010.

Witness

Robert A. B
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 1st day of September, 2010.

Tricia A. B
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.

8/26/10
Date

James A. Sperdute
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 321 Page 29.

Given under my hand and seal this 1st day of Sept, 2010.

Michele M. Mustello
RECORDER

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

Limited Common Elements: Driveways, Courtyards, and Decks

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
24457-E

Surveyor

RECORDER OF DEEDS
BUTLER COUNTY, PA

Recorder of Deeds

| RECORDED SEPT. 1, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 29 |

PLAN OF SURVEY PREPARED FOR:

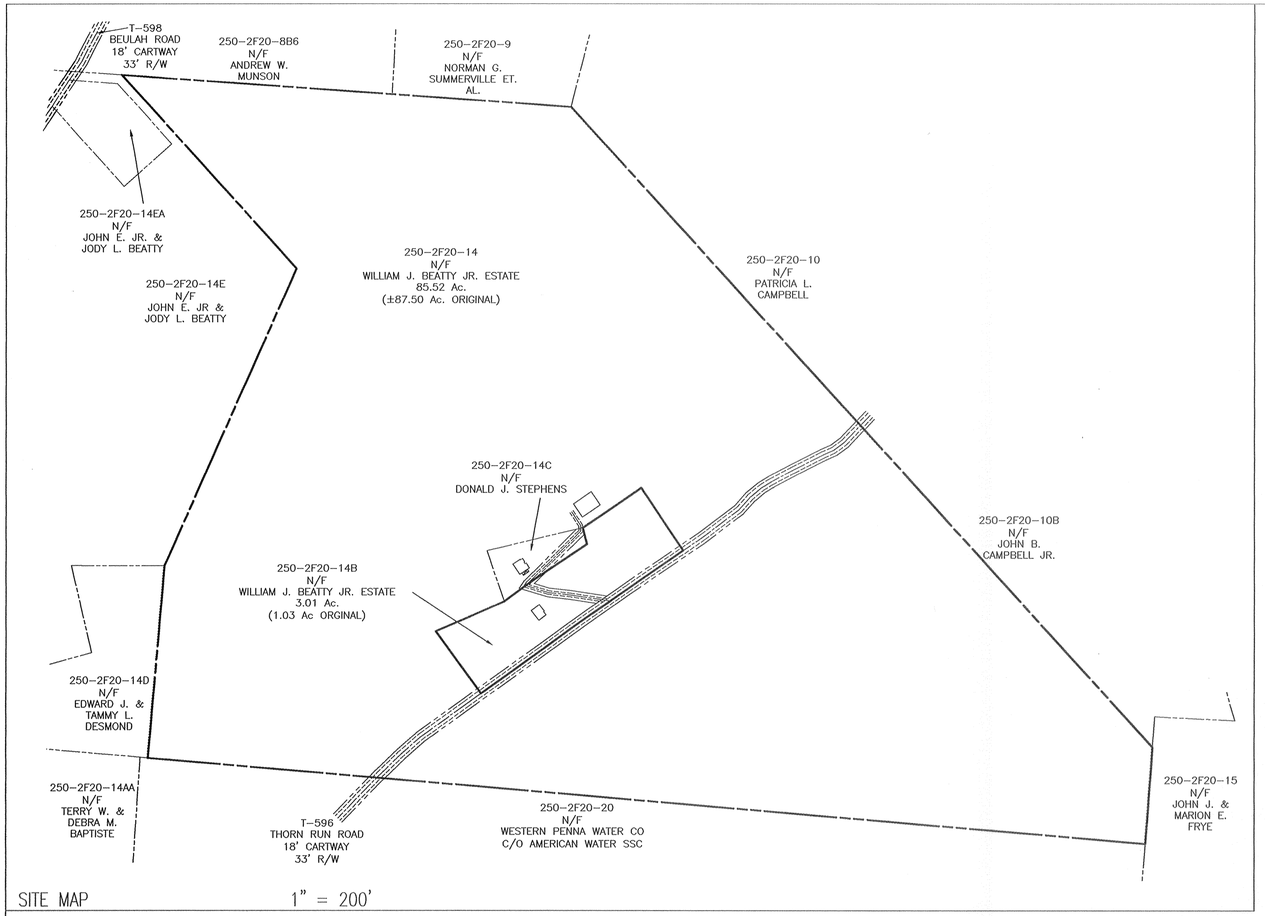
# THE VILLAGE AT TREESDALE
# A CONDOMINIUM
# - PLAN NUMBER 6 -

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

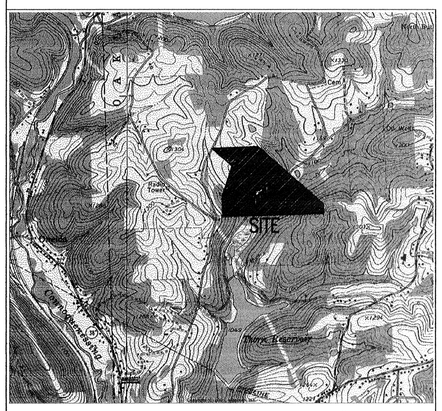
| DRAWING SCALE: 1"=80' | DATE: AUGUST 16, 2010 | | |
|---|---|---|---|
| DRAWING NUMBER: 1001-089281 | DRAWN BY:SJS | CK'D BY: JAS | |


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


| REVISIONS | SHEET |
|---|---|
| | 1 |

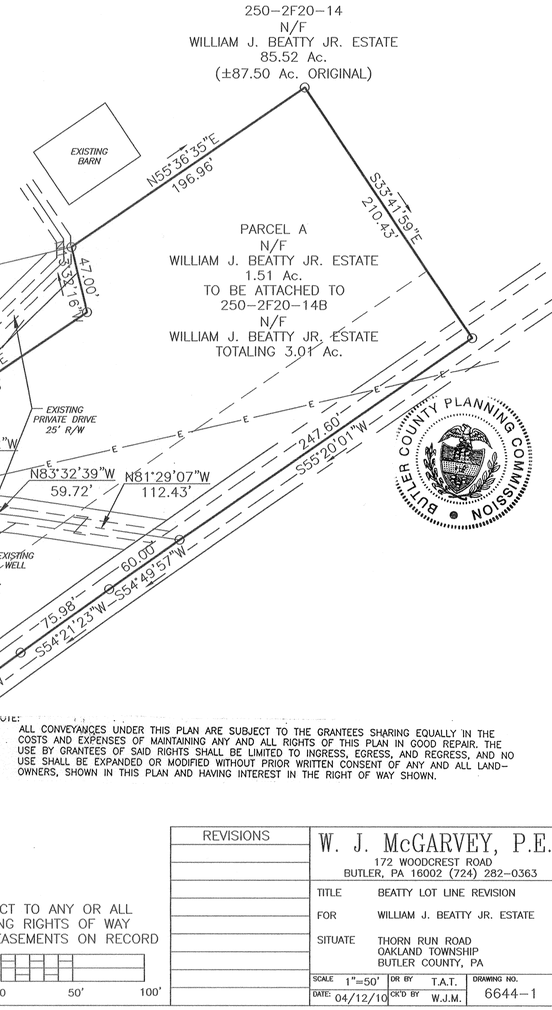



SITE MAP 1" = 200'




LOCATION MAP 1" = 2000'

NORTH ARROW




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

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

0 50' 100'

PROPERTY OWNER
WILLIAM J. BEATTY JR. ESTATE
349 THORN RUN RD
CHICORA. PA 16025

| REVISIONS |
|---|
| |

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

| | |
|---|---|
| TITLE | BEATTY LOT LINE REVISION |
| FOR | WILLIAM J. BEATTY JR. ESTATE |
| SITUATE | THORN RUN ROAD<br>OAKLAND TOWNSHIP<br>BUTLER COUNTY, PA |

| SCALE | 1"=50' | DR BY | T.A.T. | DRAWING NO. |
|---|---|---|---|---|
| DATE: | 04/12/10 | CK'D BY | W.J.M. | 6644-1 |

Instr 201009090020298 09/08/2010
Pages:1 F:$45.00 3:37PM
Michele Mustello T20100018673
Butler County Recorder PA

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 ENGINEER WILLIAM J. McGARVEY ENGINEER RM-019782-E

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-967-A

4/12/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM J. BEATTY JR. ESTATE OF THE TOWNSHIP OF OAKLAND, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF OAKLAND COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADAVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES, AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF OAKLAND, THEIR SUCCESSORS, AND 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 12 DAY OF APRIL ,2010

OWNER, EXEC.

OWNER

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME JOHN E. BEATTY JR, THE EXECUTOR OF THE WILLIAM J. BEATTY JR. 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 WITNESS MY HAND AND NOTORIAL SEAL
THIS 12TH DAY OF April ,2010

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

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 29TH DAY OF APRIL , 2010

SECRETARY JRM

CHAIRMAN JRM

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 13TH DAY OF APRIL ,2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 19th DAY OF June , 2010

SECRETARY

CHAIRMAN

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

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)"

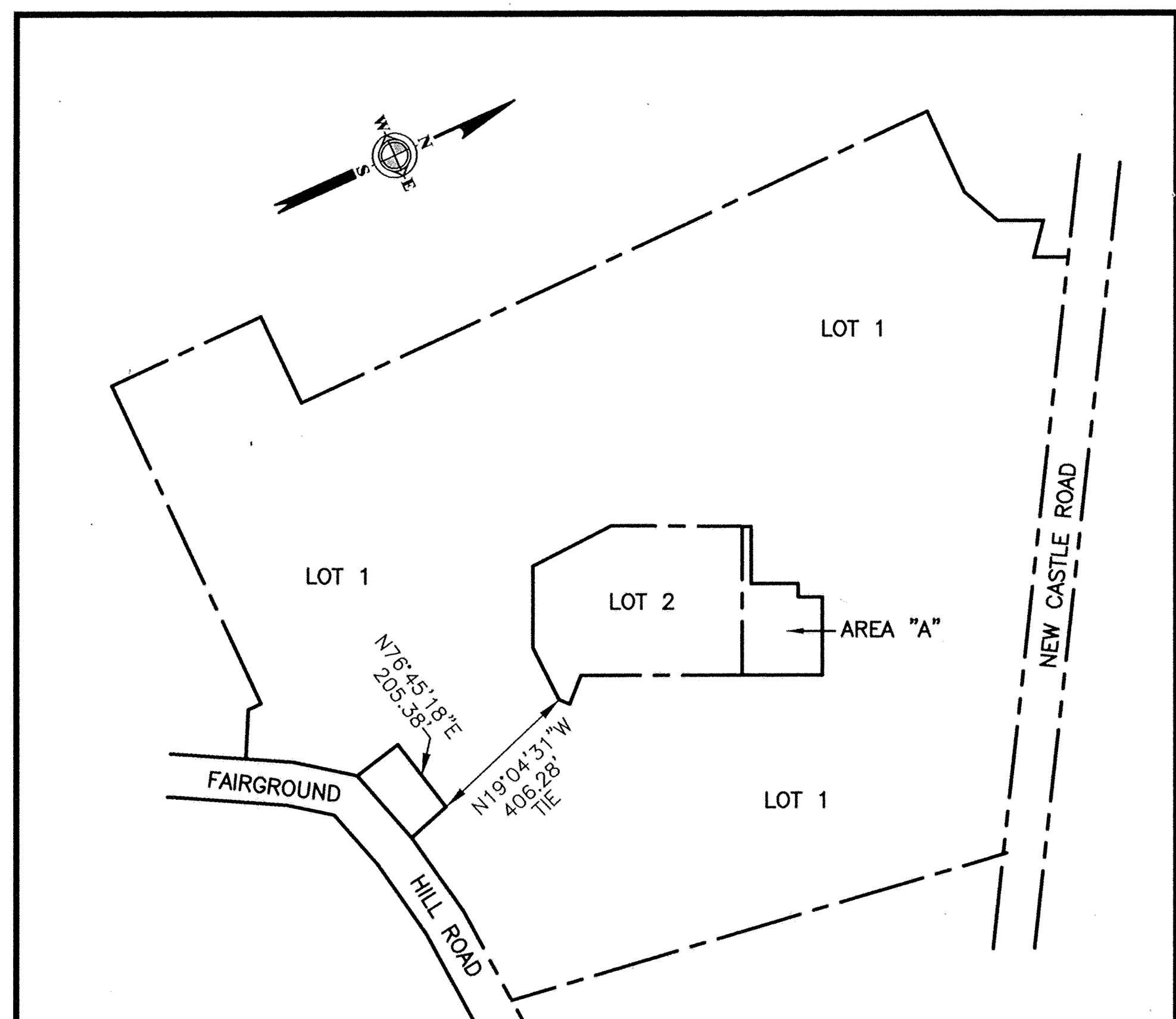
COMMONWEALTH OF PENNSYLVANIA )
BUTLER COUNTY )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK VOLUME 321 PAGE 30
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF Sept , 2010

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

| RECORDED SEPT. 8 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 30 |

Instr:201009090020418 09/09/2010
Pages:1 F:$45.00 2:29PM
Michele Mustello T20100018791
Butler County Recorder FL




INDEX MAP
NOT TO SCALE

## GENERAL NOTES:

1. PROPERTY IS CURRENTLY OWNED BY:
–THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY AS RECORDED IN BUTLER COUNTY DEED BOOK VOLUME 1111 AT PAGE 501 AND INDEXED AS TAX PARCEL NO. 056–21–11A.
–BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY AS RECORDED IN BUTLER COUNTY DEED BOOK VOLUME 679 AT PAGE 415 AND IS INDEXED AS TAX PARCEL NO. 056–21–11.

2. PROPERTY LINES AND RIGHT–OF–WAY LINES WERE ORIGINALLY CREATED IN ACCORDANCE WITH A SURVEY BY R. B. SHANNON AND ASSOCIATES, INC. DATED MAY 23, 1979 AND RECORDED IN BUTLER COUNTY PLAN BOOK VOLUME 78 AT PAGE 38. LOT 2 PROPERTY LATER SURVEYED BY KELLER ENGINEERS, INC.

3. THE PURPOSE OF THIS PLAN IS TO ADD A PORTION OF LAND NOW OWNED BY BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY, SHOWN AS AREA "A", TO ADJOINING LANDS UNDER THE OWNERSHIP OF THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY CREATING LOT 2R. LOT 2R WILL HAVE A COMBINED TOTAL AREA OF 5.886 ACRES.

4. HORIZONTAL CONTROL IS BASED UPON NAD 83 PENNSYLVANIA STATE PLANE COORDINATES SYSTEM (NORTH ZONE).

5. THE DEVELOPMENT IS ZONED R–2 MULTI FAMILY RESIDENTIAL.

6. THE PROPOSED USE OF THE DEVELOPMENT IS FOR EDUCATIONAL PURPOSES.

7. BUILDING SETBACK DISTANCES:
FRONT = 50'
SIDE = 20'
REAR = 40'

8. MAXIMUM ALLOWABLE BUILDING HEIGHT = 40'

9. AN EFFORT HAS BEEN MADE TO LOCATE AND SHOW APPROXIMATE LOCATION OF EXISTING UTILITY LINES. ALL UTILITIES ARE NOT NECESSARILY SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES TO VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 38 OF 1991. CONTRACTOR MUST ALSO CONTACT THE PA ONE CALL SYSTEM AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION BUT NOT MORE THAN 10 DAYS. PHONE NUMBER FOR PA ONE CALL IS 1–800–242–1776.

### LEGEND

PROPERTY LINE
RIGHT–OF–WAY LINE
EASEMENT LINE
BUILDING SETBACK LINE
EDGE OF MACADAM
W — WATER LINE
G — GAS LINE
S — SEWER LINE
T,E — TELEPHONE, ELECTRIC LINE
FO — FIBER OPTIC LINE
STORM PIPE

### LAND OWNER – LOT 1

BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY
110 CAMPUS LANE
BUTLER, PA 16001

### LAND OWNER – LOT 2R

THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY
210 CAMPUS LANE
BUTLER, PA 16001

### ACREAGE TABLE

BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY

| | |
|---|---|
| EXISTING | 77.19 ACRES |
| AREA "A" | – 1.183 ACRES |
| NEW LOT 1 AREA | 76.01 ACRES |

BUTLER COUNTY VOCATIONAL–TECHNICAL SCHOOL

| | |
|---|---|
| EXISTING | 4.703 ACRES |
| AREA "A" | + 1.183 ACRES |
| NEW LOT 2R AREA | 5.886 ACRES |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N20°50'56"W | 4.26' |
| L2 | S24°12'13"W | 6.09' |
| L3 | N65°02'49"W | 21.61' |
| L4 | N23°47'20"E | 5.88' |
| L5 | N65°36'29"W | 27.27' |
| L6 | N69°08'38"E | 4.23' |

### COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF APRIL 2010

[signature] CHAIRMAN

[signature] SECRETARY

BUTLER COUNTY PLANNING COMMISSION [seal]

### LOCAL PLANNING COMMISSION

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 1ST DAY OF JUNE, 20 10.

[signature] CHAIRMAN

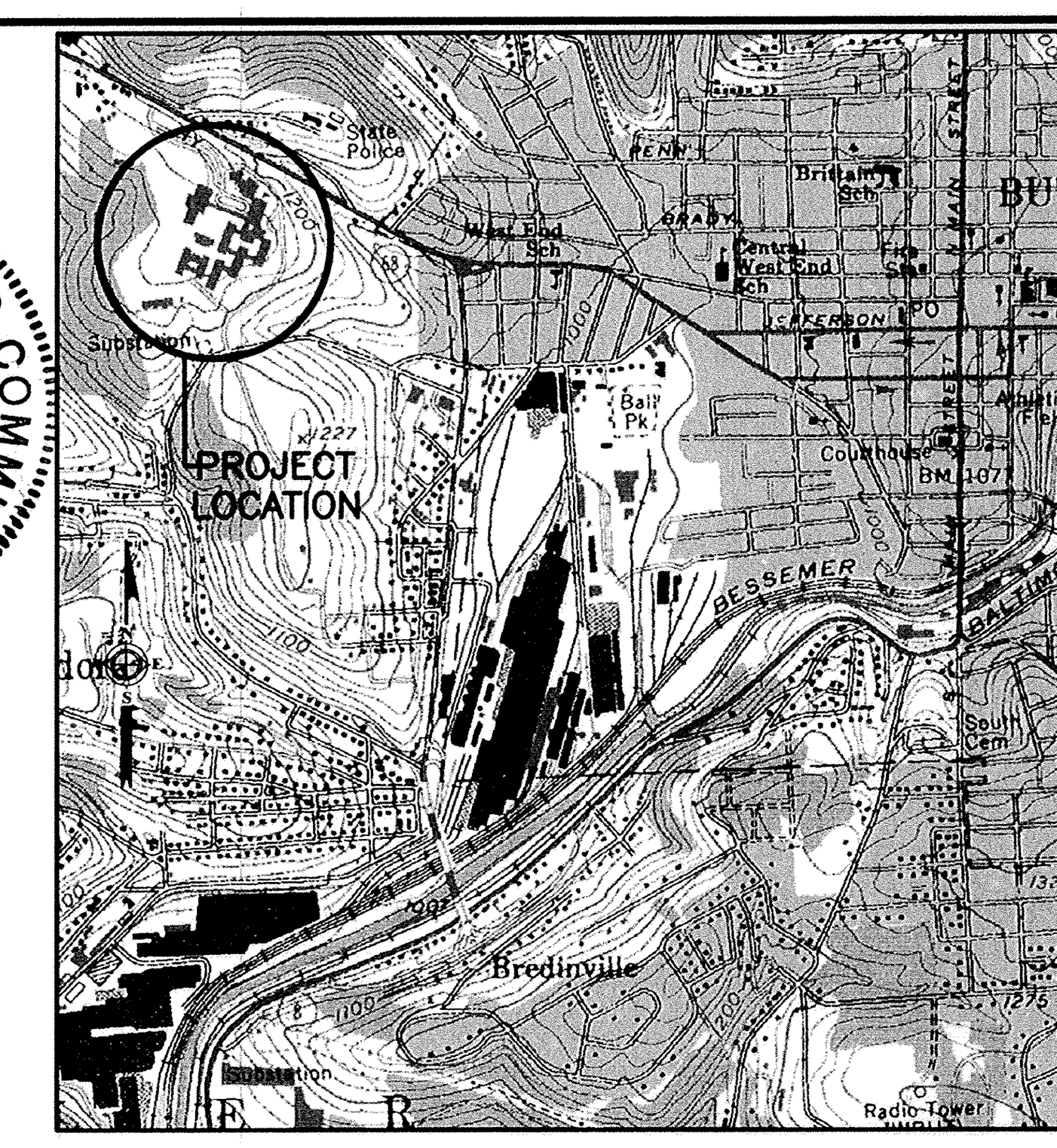
Ernest R. Oesterling
SECRETARY

### MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 28TH DAY OF JUNE, 20 10.

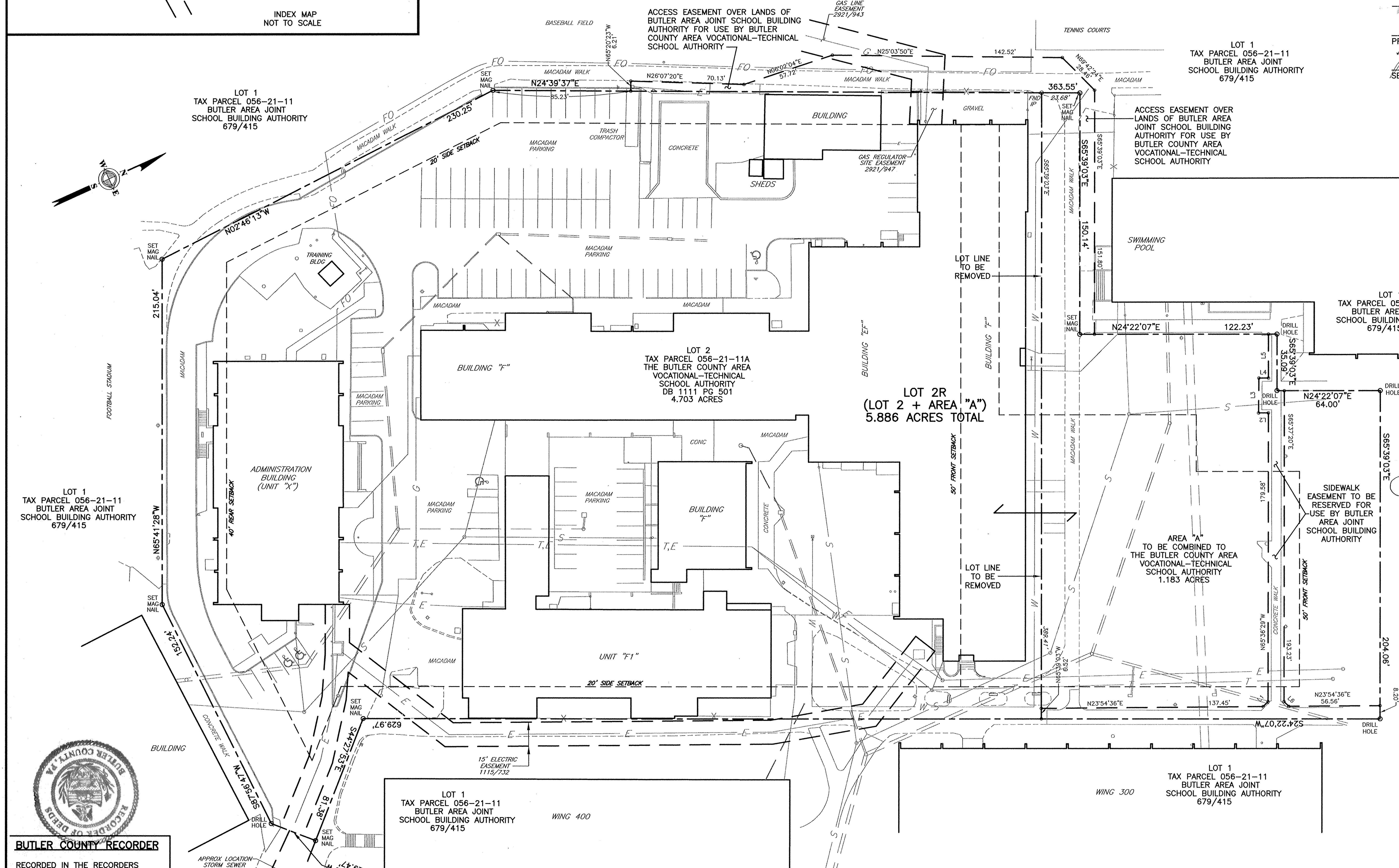
Joseph J. Hasychak
PRESIDENT OF BOARD

Donna Donaldson
SECRETARY




LOCATION MAP
1" = 2000'

| RECORDED SEPT. 9, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 31 |




### BUTLER COUNTY RECORDER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 31.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF SEPT., 20 10.

RECORDER: Michele M Mustello

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

### LOCAL AUTHORITY STIPULATION

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

Joseph J. Hasychak
PRESIDENT OF BOARD

Donna Donaldson
SECRETARY

### CERTIFICATE OF ACCURACY

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

[signature] SIGNATURE

6-08-10 DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANDREW H. EBERSOLE — LAND SURVEYOR No. 39396-E

### OWNER ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ______________________, A PARTNERSHIP (OR CORPORATION) DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT–OF–WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, 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.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE ______ AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 19th DAY OF Aug, 20 10.

[signature] [signature: Kenneth R. Benson]
LANDOWNER OF PROPOSED DEVELOPMENT
THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY

Mary Ann Lascuola
NOTARY PUBLIC COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY ANN LASCUOLA, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES APRIL 16, 2014

### TITLE CLAUSE

WE, THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY, OWNERS OF THE LOT LINE RELOCATION/SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF _______THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY_____ AS RECORDED IN DEED BOOK VOLUME ___1111___ PAGE ___501___, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

[signature]
LANDOWNER OF PROPOSED DEVELOPMENT
THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY

Kenneth R. Benson
WITNESS

### TITLE CLAUSE

WE, THE BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY, OWNERS OF THE LOT LINE RELOCATION/SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF _______THE BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY_____ AS RECORDED IN DEED BOOK VOLUME ___679___ PAGE ___415___, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

[signature]
LANDOWNER OF PROPOSED DEVELOPMENT
THE BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY

Kenneth R. Benson
WITNESS

### CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED David H. Tack, Sr. OF THE Authority ______________________, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF

THE SAID ______________________, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE

AND DEDICATION AS __________________OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF Aug., 20 10.

MY COMMISSION EXPIRES THE 16th DAY OF Apr., 2014.

______________________
LANDOWNER OF PROPOSED DEVELOPMENT
THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY

Mary Ann Lascuola
NOTARY PUBLIC COMMISSION EXPIRES

### CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED David H. Tack, Sr. OF THE Authority ______________________, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF

THE SAID ______________________, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE

AND DEDICATION AS __________________OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF Aug., 20 10.

MY COMMISSION EXPIRES THE 16th DAY OF Apr., 20 14.

______________________
LANDOWNER OF PROPOSED DEVELOPMENT
BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY

Mary Ann Lascuola
NOTARY PUBLIC COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY ANN LASCUOLA, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES APRIL 16, 2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY ANN LASCUOLA, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES APRIL 16, 2014

**KELLER ENGINEERS, INC.**
420 ALLEGHENY STREET
HOLLIDAYSBURG, PA 16648
PHONE: 814–696–7430
FAX: 814–696–0150

KELLER ENGINEERS
HOLLIDAYSBURG • STATE COLLEGE • HAGERSTOWN

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANDREW H. EBERSOLE — LAND SURVEYOR No. 39396-E

| DATE & INITIALS | REVISION DESCRIPTION |
|---|---|
| 6/8/10 AHE | TOWNSHIP REVIEW COMMENTS |
| 5/ /10 | TOWNSHIP REVIEW COMMENTS |

SCALE: 1"=40'
40' 0' 40'

# LOT LINE RELOCATION / SUBDIVISION PLAN

BETWEEN
BUTLER AREA JOINT SCHOOL BUILDING AUTHORITY
AND
THE BUTLER COUNTY AREA VOCATIONAL–TECHNICAL SCHOOL AUTHORITY

BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND DESIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, ALTERED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

| | |
|---|---|
| PROJECT NO.: | 2048–7 |
| FILE NAME: | PLOT_2048–7_SUB.DWG |
| DATE: | 03–23–10 |
| DESIGNED BY: | X |
| DRAWN BY: | JSE |
| CHECKED BY: | AHE |

1 / 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 – No. 2 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.

9-2-10
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, 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 2ND day of September, 2009. 10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Annette M. Provenza, Notary Public
Penn Hills Twp., Allegheny County
My Commission Expires Oct. 15, 2012
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 – No. 2 is in the name of Chatham Commons at Cranberry, L.P. and is recorded in instrument #200904020006307 and #201008300019261. 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 14th day of April, 2009. 10

Secretary

Chairman, Planning Commission

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry this Ordinance/Resolution No. 2009-24, effective this 15th day of September, 2009. 10

Secretary

John P. Skerpan
Chairman, Board of Supervisors

Cranberry Township Municipal Engineer

I, Jason Cratsas 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.

9/7/10
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.

9-2-2010
Date

Mark B. Schmidt
Registration # 36950-E
SO-

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19th day of MARCH 2009. 10

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 321, Page(s) 32.

Given under my hand and seal this 10 day of SEPT, 2009. 10

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. 10

Staff Engineer
Registration # ____

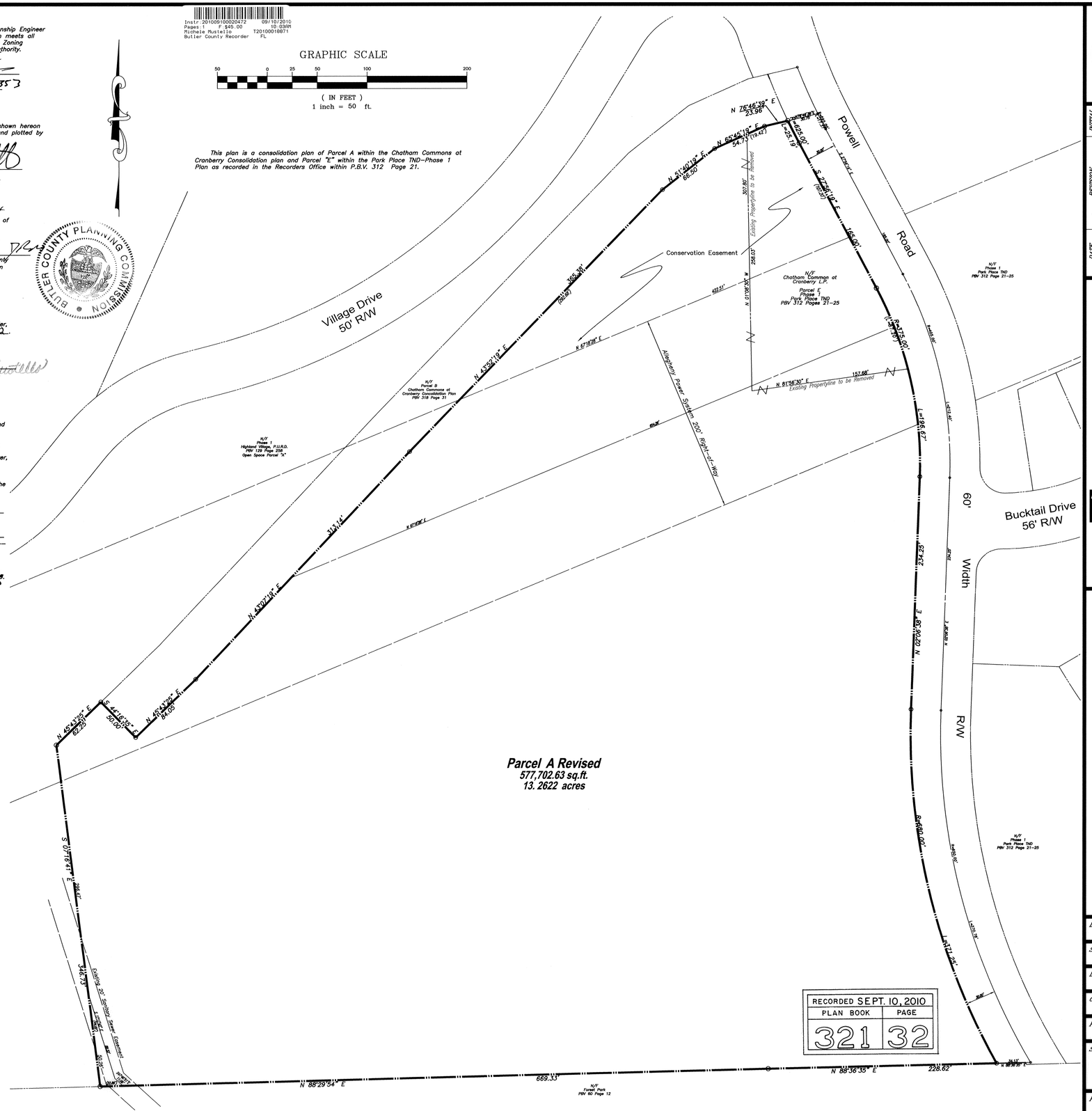
Instr:201009100020472 09/10/2010
Pages:1 F $45.00 10:03AM
Michele Mustello T20100018871
Butler County Recorder FL

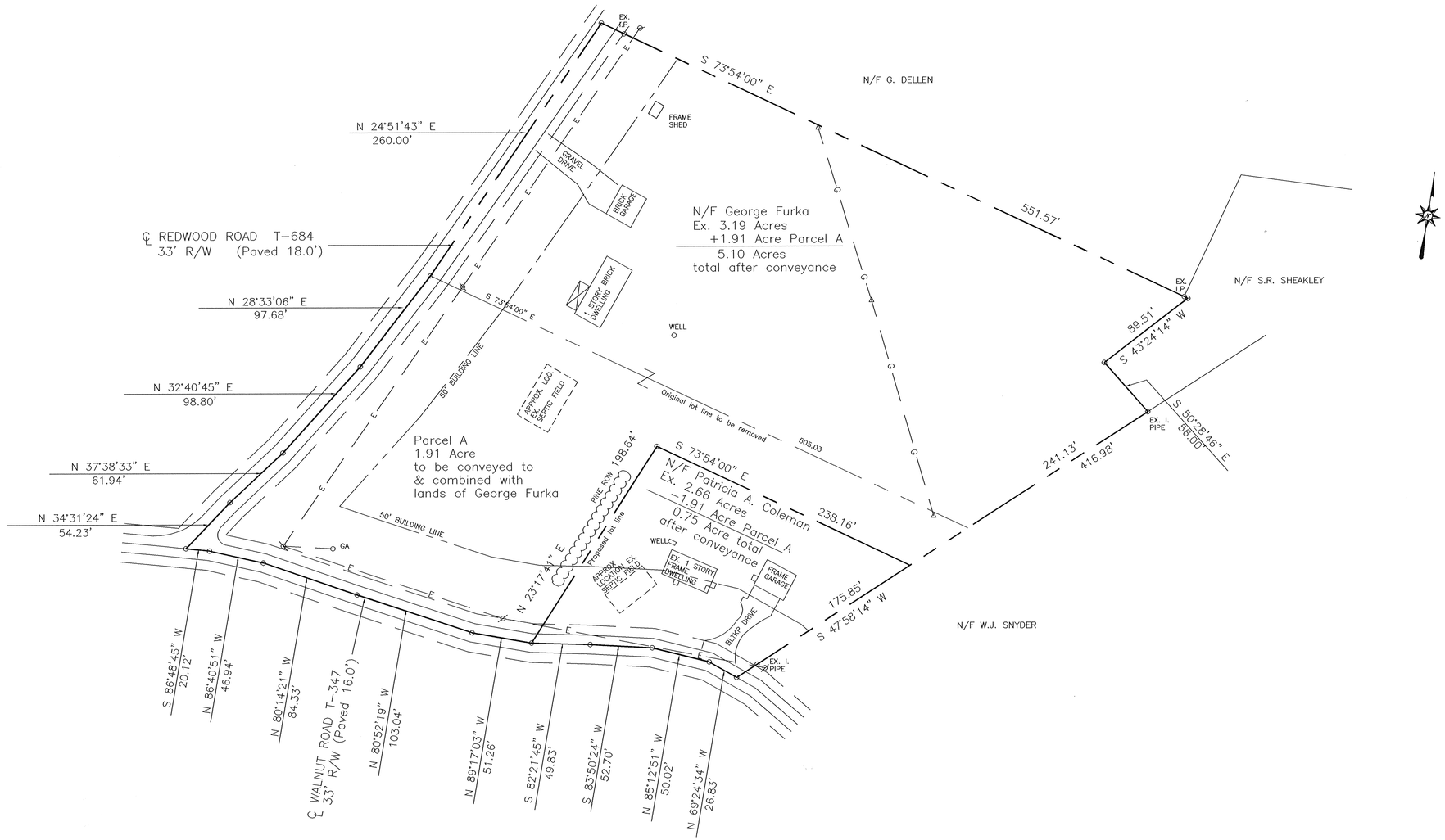
GRAPHIC SCALE

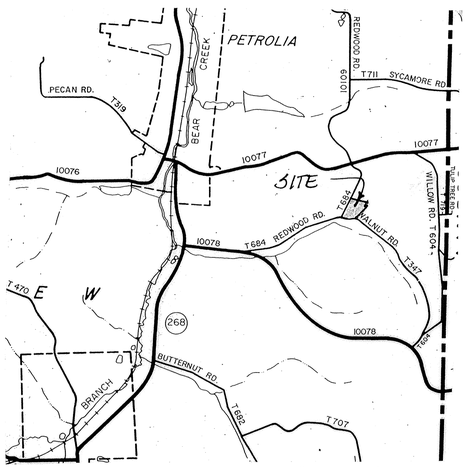
50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

This plan is a consolidation plan of Parcel A within the Chatham Commons at Cranberry Consolidation plan and Parcel "E" within the Park Place TND–Phase 1 Plan as recorded in the Recorders Office within P.B.V. 312 Page 21.


Village Drive
50' R/W
Powell Road
Bucktail Drive
56' R/W
Width R/W
Conservation Easement
Allegheny Power System 200' Right-of-Way
Existing Properties to be Removed
N/F Chatham Commons at Cranberry L.P. Parcel E Phase 1 Park Place TND PBV 312 Pages 21-25
N/F Phase 1 Park Place TND PBV 312 Page 21-25
N/F Parcel B Chatham Commons at Cranberry Consolidation Plan PBV 318 Page 31
N/F Phase 1 Highland Village, P.U.R.D. PBV 129 Page 258 Open Space Parcel "A"
N/F Forest Park PBV 60 Page 12
Existing 20' Sanitary Sewer Easement
N 76°46'39" E 23.96
N 31°40'19" E 66.50
N 65°45'19" E 54.13' (19.42')
S 27°25'19" E (167.32')
N 67°18'38" E
N 45°57'19" E
N 45°43'25" E 68.25
S 44°16'35" E 80.00
N 45°43'25" E 84.05
S 01°16'41" E 226.47
346.73
N 88°29'54" E 669.33
N 88°36'35" E 228.62
N 02°26'38" E 234.25
S 87°33'22" E 157.68
N 81°56'30" E 157.68
N 02°26'38" E 1,131.24
S 02°26'38" E 1,131.24
R=5,669.00'
L=296.67'
L=425.00'
L=325.19'
L=425.00'
L=425.00'
L=425.00




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 DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPERTY OWNERS: GEORGE FURKA
209 REDWOOD ROAD
KARNS CITY, PA 16041

PATRICIA A. COLEMAN

IRON PINS TO BE SET AT LOT CORNERS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD 1.91 ACRE TO ADJOINING LANDS OF GEORGE FURKA.

REF: SURVEY FOR DELLEN BY LAND SURVEYORS, INC., 06-062.

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that I, George J. Furka, of the Township of Fairview, 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 Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Fairview, 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 Fairview, 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 George J. Furka, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19
day of August, 2010.

ATTEST:
Karen E Allen — George J Furka
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 George J. Furka 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 19 day of August 2010.
My Commission expires the 25 day of February 2014.
SEAL
Karen E Allen
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen E. Allen, Notary Public
Donegal Twp., Butler County
My Commission Expires Feb. 25, 2014
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Patricia A. Coleman, of the Township of Fairview, 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 Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Fairview, 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 Fairview, 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 Patricia A. Coleman, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st
day of August, 2010.

ATTEST:
Jamie E. Wagner — Patricia A. Coleman
NOTARY PUBLIC — OWNER

STATE OF CALIFORNIA)SS:
COUNTY OF Riverside

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Patricia A. Coleman 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 31st day of August, 2010.
My Commission expires the 29th day of August, 2012.
SEAL
NOTARY PUBLIC

JAMIE E. WAGNER
COMM. # 1811492
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES AUG. 29, 2012

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common-Wealth 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 August 11, 2010 SEAL Cheryl A. Hughes
REG. NO. SU-32490-E

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

SECRETARY Dusty Neff SEAL Paul E Dorn
CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Fairview this 25 day of August 2010.

SECRETARY Dusty D. Neff SEAL Paul E Dorn
CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 11TH day of AUGUST, 2010.

SECRETARY SEAL E. Ullyard
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 321 page 33.

Given under my hand and seal this 10th day of September 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
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32490-E

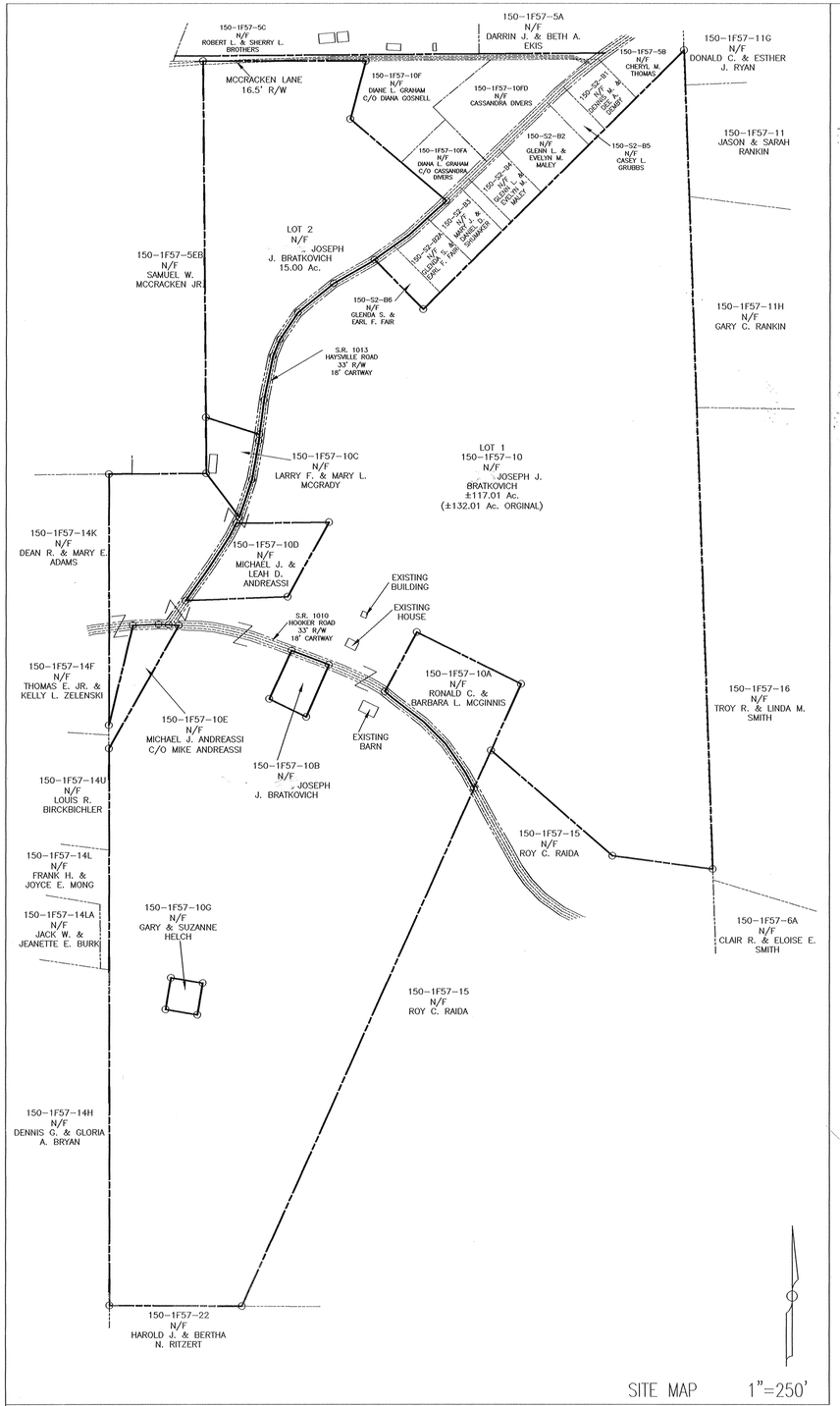
Instr:201009100020477 09/10/2010
Pages:1 F:$45.00 10:37PM
Michele Mustello T20100018877
Butler County Recorder FL

| RECORDED SEPT. 10, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 33 |

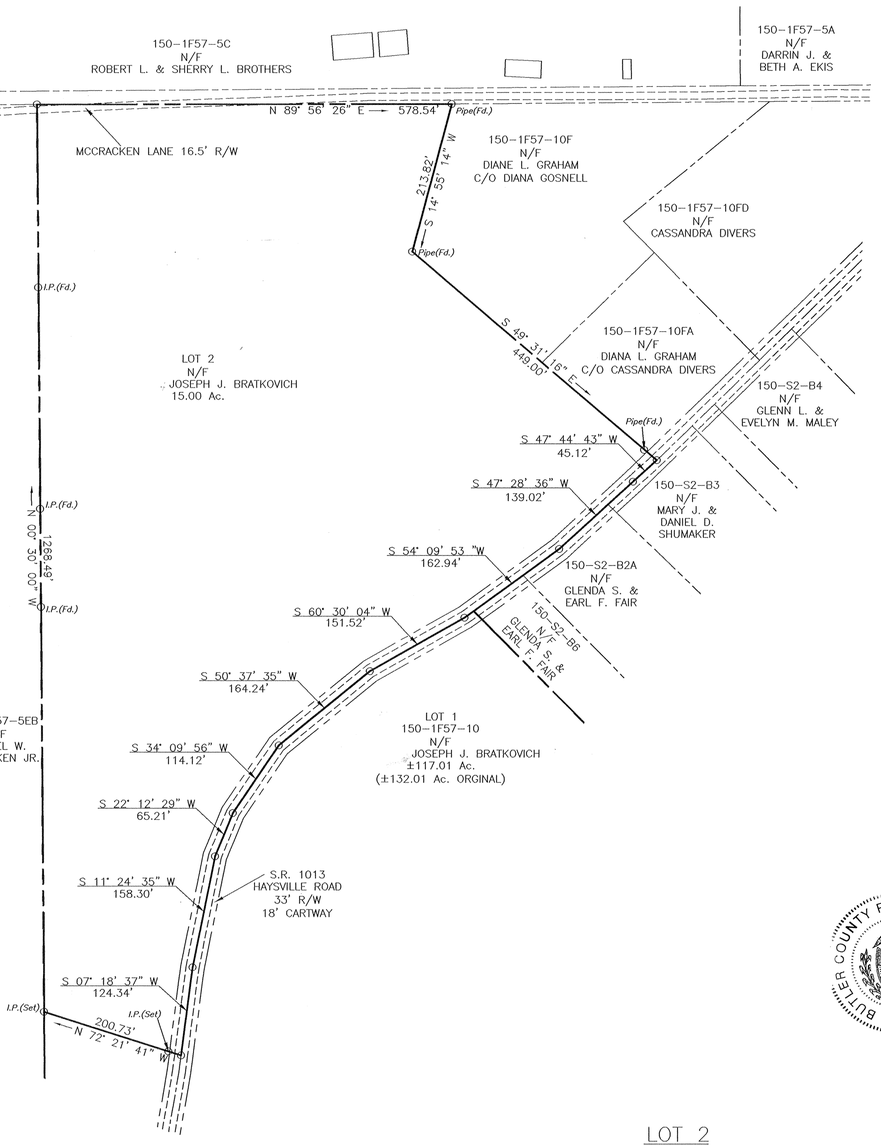

L S J Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

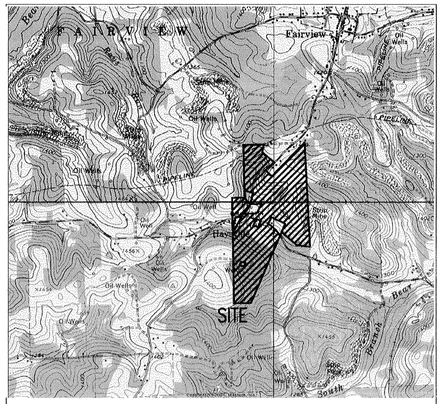

# LOT LINE REVISION
## FOR: GEORGE J. FURKA and PATRICIA A. COLEMAN
## SITUATE: FAIRVIEW TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 8/11/10 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 150-1F27-18DA & 18D | | Db-Pg 1347-175 2196-70 | Service No. 10-061 |
| Address REDWOOD & WALNUT RDS. | | | |




SITE MAP 1"=250'




LOCATION MAP 1" = 2000'

NORTH ARROW

0 100' 200'

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

PROPERTY OWNERS
JOSEPH J. BRATKOVICH
1428 HOOKER ROAD
KARNS CITY, PA 16041

REF;
DEED BOOK 1873 PAGE 173
DEED BOOK 1873 PAGE 169

CHAPMAN/McCRAKEN LOT LINE REVISION
PLAN BOOK 229 PAGE 14
DATED NOV. 2 1999

## LOT 2

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP) FOR THE INSTALLATION OF SEWAGE 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 Act.(35 P.S. SECTIONS 750.1 et. seq.) AND REGULATIONS PROMULGATED THERE UNDER. 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 FAIRVIEW TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING OS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

| REVISIONS |
|---|
| |

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

| | |
|---|---|
| TITLE | BRATKOVICH SUBDIVISION |
| FOR | ROBERT L. & SHERRY L. BROTHERS |
| SITUATE | HAYSVILLE ROAD (SR 1013) FAIRVIEW TOWNSHIP BUTLER COUNTY, PA |
| SCALE 1"=100' | DR BY T.A.T. |
| DATE: 7/5/10 | CK'D BY W.J.M. |
| DRAWING NO. | 6674-1 |

Instr:201009100020500 09/10/2010
Pages:1 F:$45.00 12:37PM
Michele Mustello T20100018922
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

7/5/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH J. BRATKOVICH OF THE TOWNSHIP OF FAIRVIEW, 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 FAIRVIEW 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 FAIRVIEW, 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, I HEREUNTO SET MY HAND(S) AND SEAL(S) THIS 03rd DAY OF August ,2010

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME JOSEPH J. BRATKOVICH 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 03rd DAY OF August ,2010

NOTARY PUBLIC

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

Approved
REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 9TH DAY OF AUGUST , 2010

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FAIRVIEW THIS 7 DAY OF Sept, 2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW THIS DAY OF 4 Sept, 2010

SECRETARY

CHAIRMAN

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

SECRETARY

CHAIRMAN

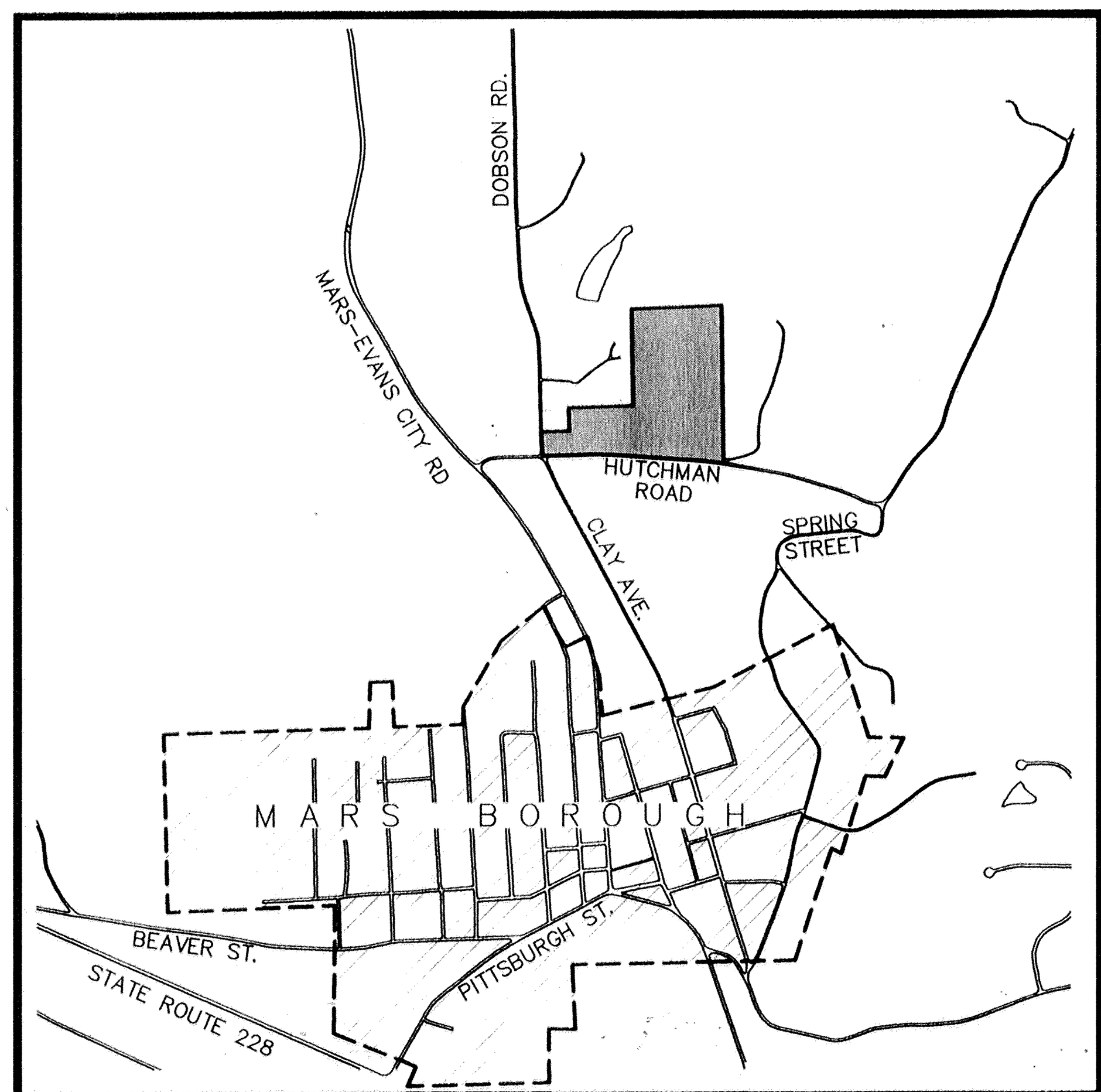
NOTE
THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 321 PAGE 34
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF September 2010

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

| RECORDED SEPT. 10, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 34 |




LOCATION MAP 1" = 1500'

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

James A. Sperdute DATE 8/7/10
JAMES A. SPERDUTE, R.S. # 24457-E

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

Ronald Olsen DATE 9/9/10 REG # 26400E

Reviewed by the Butler County Planning Commission this 18TH day of MAY, 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 321, page 35.

Given under my hand and seal this 15 day of SEPT, 2010

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

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

Approved by the Adams Township Planning Commission this 2nd day of JUNE, 2010.

SECRETARY, ADAMS TWP. PLANNING COMM. CHAIRPERSON, ADAMS TWP. PLANNING COMM.

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

Approved by the Board of Supervisors of the Township of Adams this 28th day of June, 2010

Janet L Lutkhat
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

Donald C. Ahlers
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Edward L Vogel
ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Thomas L Franceschina

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES ANTHONY SPERDUTE LAND SURVEYOR 24457-E

SURVEYOR

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY RECORDER OF DEEDS

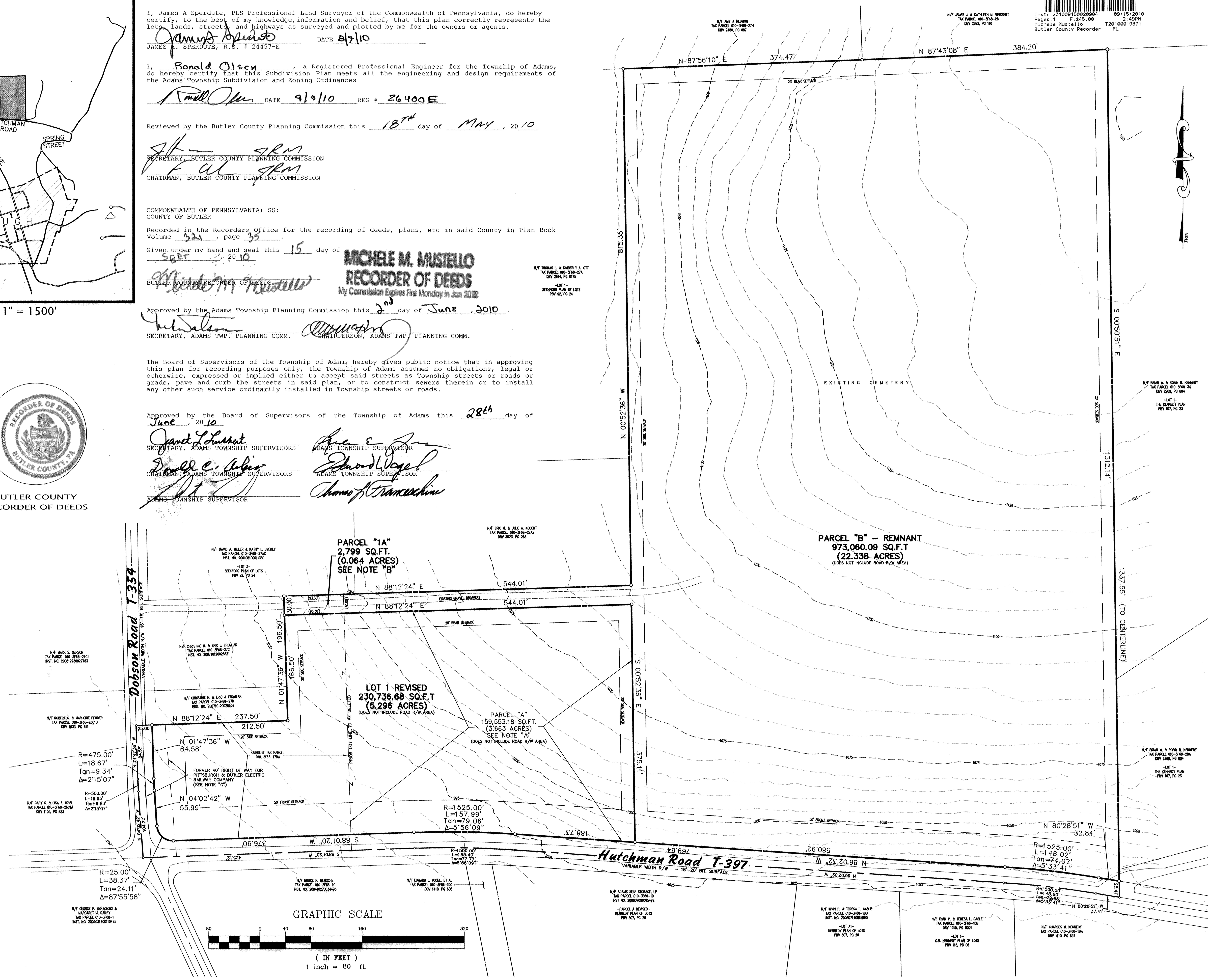
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER




Instr:201009150020904 09/15/2010
Pages:1 F:$45.00 2:49PM
Michele Mustello T20100019371
Butler County Recorder FL

MARS CEMETERY ASSOCIATION

Know All Men By These Presents that, I, Lori Chiplock, authorized representative of the Mars Cemetery Association, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, our executors, administrators and assigns, do hereby adopt this as our plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, I, Lori Chiplock, hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Lori Chiplock authorized representative of the Mars Cemetery Association, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Lori Chiplock do set my hand and seal this 18th day of August, 2010 A.D.

ATTEST:

| John C. Hanovick | Lori Chiplock | Lori Chiplock |
|---|---|---|
| NOTARY PUBLIC | PRINTED NAME | SIGNATURE |

My commission expires the 11th day of December, 2011 A.D.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John C. Hanovick, Notary Public
Mars Borough, Butler County
My commission expires December 13, 2011

The foregoing adoption and dedication is made by ______ authorized representative of the Mars Cemetery Association with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within 90 (ninety) days of the date of approval.

I, Lori Chiplock authorized representative of the Mars Cemetery Association do hereby certify that the title to the property shown hereon is in the name of Mars Cemetery Association as recorded in the Butler County Recorder of Deeds Office at Deed Book 173, Page 502.

| Lori Chiplock | Lori Chiplock |
|---|---|
| PRINTED NAME | SIGNATURE |

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Lori Chiplock authorized representative of the Mars Cemetery Association, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of August, 2010 A.D.

John C. Hanovick
NOTARY PUBLIC

My Commission Expires the 11th day of December, 2011 A.D.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John C. Hanovick, Notary Public
Mars Borough, Butler County
My commission expires December 13, 2011

CHRISTIAN COMMUNITY CHURCH OF MARS

Know All Men By These Presents that, I, Daniel J Turney, authorized representative of the Christian Community Church of Mars, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, our executors, administrators and assigns, do hereby adopt this as our plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, I, Daniel J Turney, hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Daniel J Turney authorized representative of the Christian Community Church of Mars, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Daniel J Turney do set my hand and seal this 11th day of August, 2010 A.D.

ATTEST:

| Charles W. Kennedy | Daniel J Turney | Daniel J Turney |
|---|---|---|
| NOTARY PUBLIC | PRINTED NAME | SIGNATURE |

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

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

The foregoing adoption and dedication is made by Daniel J Turney authorized representative of the Christian Community Church of Mars with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within 90 (ninety) days of the date of approval.

I, Daniel J Turney authorized representative of the Christian Community Church of Mars do hereby certify that the title to the property shown hereon is in the name of Christian Community Church of Mars as recorded in the Butler County Recorder of Deeds Office at Butler County Instrument No. ______.

| Daniel J Turney | Daniel J Turney |
|---|---|
| PRINTED NAME | SIGNATURE |

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Daniel J Turney authorized representative of the Christian Community Church, 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 11th day of August, 2010 A.D.

Charles W. Kennedy
NOTARY PUBLIC

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

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

## LOT AREAS:

CHRISTIAN COMMUNITY CHURCH OF MARS

| | |
|---|---|
| ORIGINAL PROPERTY: | 1.993 ACRES |
| ROAD RIGHT OF WAY AREAS: | –0.296 ACRES |
| PARCEL "1A" (GRANTED) | –0.064 ACRES |
| PARCEL "A" (ACQUIRED) | +3.663 ACRES |
| LOT 1 REVISED | 5.296 ACRES |

MARS CEMETERY ASSOCIATION

| | |
|---|---|
| ORIGINAL PROPERTY: | 26.630 ACRES |
| ROAD RIGHT OF WAY AREAS: | –0.693 ACRES |
| PARCEL "1A" (ACQUIRED) | +0.064 ACRES |
| PARCEL "A" (GRANTED) | –3.663 ACRES |
| PARCEL "B" | 22.338 ACRES |

## OWNERSHIP REFERENCE:

CHRISTIAN COMMUNITY CHURCH OF MARS

TAX PARCEL 010–3F68–17BA
INSTRUMENT NO.______

558 PITTSBURGH STREET
MARS, PA 16046

MARS CEMETERY ASSOCIATION

TAX PARCEL 010–3F68–27B
DBV 173, PG 502 (1897)

P.O. BOX 190
MARS, PA 16046

## PLAN NOTES:

NOTE "A" PARCEL "A" IS TO BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF THE CHRISTIAN COMMUNITY CHURCH OF MARS AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. LOT 1 REVISED IS A COMBINATION OF PARCEL "A" AND THE ORIGINAL LANDS OF THE CHRISTIAN COMMUNITY CHURCH OF MARS.

NOTE "B" PARCEL "1A" IS TO BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF THE MARS CEMETERY ASSOCIATION AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

NOTE "C" DURING THE PREPARATION OF THIS PLAN IT WAS DISCOVERED THAT THE RIGHT OF WAY FOR THE PITTSBURGH & BUTLER ELECTRIC RAILWAY COMPANY WAS ERRONEOUSLY SHOWN ON THE PRIOR PLAN AS BEING TRANSFERRED IN FEE RATHER THAN AS A RIGHT OF WAY AS SHOWN HEREON. SEE DEED BOOK 238, PAGE 423 BETWEEN MARS CEMETERY ASSOCIATION AND CHARLES J. GILSON STATING THAT THE RIGHT OF WAY IS GRANTING THE "RIGHT TO CROSS PRIVATE FARM"

NOTE "D" THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS.

NOTE "E" THE CONTOURS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS PROGRAM AND ARE SHOWN AT 5 FOOT INTERVALS.

NOTE "F" EXISTING OVERHEAD UTILITIES ARE LOCATED ON THE SOUTH SIDE OF HUTCHMAN ROAD.

CURRENT ZONING : RC RURAL CONSERVATION

| | |
|---|---|
| MINIMUM LOT AREA: | 43,560 SQ.FT. (1 ACRE) |
| MINIMUM LOT WIDTH: | 150.00' AT FRONT SETBACK |
| MINIMUM FRONT SETBACK: | 50.00 FEET FROM R/W |
| MINIMUM REAR SETBACK: | 25.00 FEET |
| MINIMUM SIDE SETBACK: | 20.00 FEET (TWO REQUIRED) |

| RECORDED SEPT. 15, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 35 |

# MARS CEMETERY ASSOCIATION & CHRISTIAN COMMUNITY CHURCH OF MARS
# LOT LINE REVISION
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
MARS CEMETERY ASSOCIATION
&
CHRISTIAN COMMUNITY CHURCH OF MARS

SCALE: 1 " = 80'
APRIL 8, 2010
DWG # 1001-109915

SPERDUTE LAND SURVEYING

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


REVISIONS
5/4/2010...revise owners name

SHEET No.
RC1

KNOW ALL MEN BY THESE PRESENTS; THAT THE CHURCH OF GOD AT EVANS CITY
BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF PROPERTY SITUATE IN THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVE. 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 BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER SAID BOROUGH OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE CHURCH OF GOD AT EVANS CITY, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

ATTEST:

_____ SECRETARY

Keith A. Barnes PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY, THE CHURCH OF GOD AT EVANS CITY, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND 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.

STATE OF _____) SS:
COUNTY OF Butler )

ON THIS 6 DAY OF July 20 10 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH A. BARNES THE CHURCH OF GOD AT EVANS CITY, WHO BEING DULY SWORN DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THERIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

Keith A. Barnes (SEAL)
NAME OF OFFICER

President/Rector (SEAL)
TITLE OF OFFICER

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

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

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 6 OF July, 20 10.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 30 DAY OF October, 2011.

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6 DAY OF July, A.D. 20 10.

ATTEST:

_____ SECRETARY

_____ CHAIRMAN

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

THIS PLAT OF SUBDIVISION APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA ON THIS 6 DAY OF July A.D. 20 10.

ATTEST:

_____ SECRETARY OF COUNCIL

_____ PRESIDENT OF COUNCIL

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

SEAL

7-2-2010 DATE

_____ JAMES M. SHUTY
REG. NO. 35568-E

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 16TH DAY OF June A.D. 2010. LETTER TO CONNOQUENESSING BOROUGH COUNCIL DATED 6/17, A.D. 2010.

_____ SEC.

_____ (EXECUTIVE DIRECTOR) CHAIR

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 201009160021004 Plan Bk 321 Pg 36

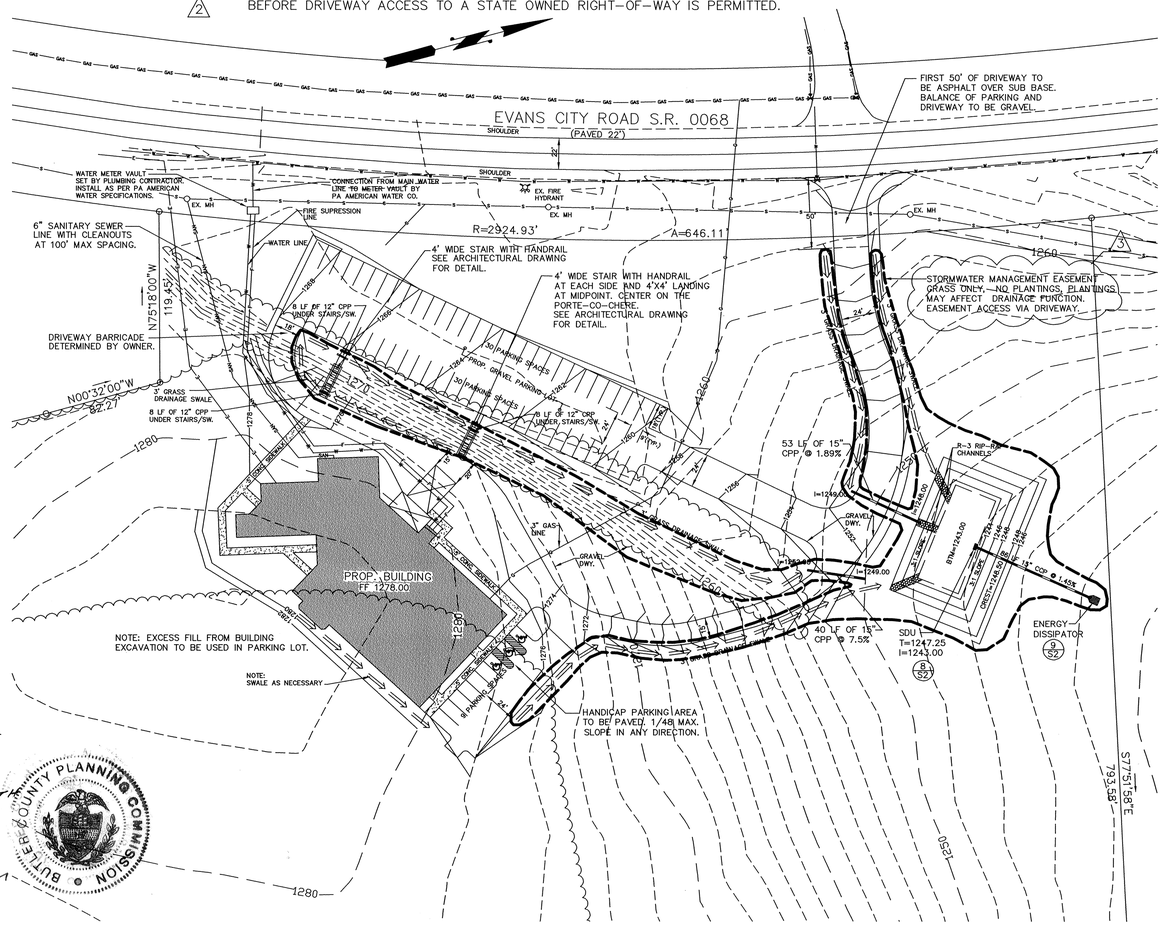
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF September, 2010.

_____ RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

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

NOTES:
1. ALL ORIGINAL CONTOURS HAVE BEEN PROVIDED BY OWNERS CONSULTANT. CONFIRM IN WRITING WITH OWNER, ACCURACY OF EXISTING CONDITIONS.
2. EXACT DRIVEWAY AND PARKING CONFIGURATION TO BE CONFIRMED WITH OWNER DURING BIDDING.
3. CONTOUR/GRADE HEIGHTS TO BE FINALIZED BY OWNER. ALL CONTOURS SUBJECT TO CHANGE BY OWNER.
4. REMOVAL OF TREES AS NECESSARY BY OWNER.
5. LOCATION OF BUILDING/PARKING/DRIVEWAY AND RELATED CONTOURS HAVE BEEN DETERMINED BY OWNER COORDINATE ALL ADJUSTMENTS AS NECESSARY.
6. TEMPORARY ELECTRIC SERVICE TO SITE WITH HOOK UP, FEES AND COORDINATION BY ELECTRICAL CONTRACTOR.
7. ALL FEES FOR UTILITY HOOK UP SHALL BE BY THE OWNER. ALL COORDINATION FOR UTILITY HOOK UP SHALL BE BY CONTRACTOR WITH OVERVIEW BY THE GENERAL CONTRACTOR. CONTACT UTILITY COMPANIES DURING BIDDING TO UNDERSTAND COMPLETE SCOPE OF WORK. THERE WILL BE NO CHANGE ORDERS FOR NOT UNDERSTANDING THIS REQUIREMENT.
8. WEEKDAY HOURS OF OPERATION: WEDNESDAY 10:00 AM – 12:00 PM / 7:00 PM – 9:00 PM. CLOSED MONDAY, TUESDAY, THURSDAY AND FRIDAY.
9. CONTOUR DATA TO BE PROVIDED BY OWNER.
10. STREET ADDRESS: 1247 EVANS CITY ROAD
11. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1,1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO A STATE OWNED RIGHT-OF-WAY IS PERMITTED.

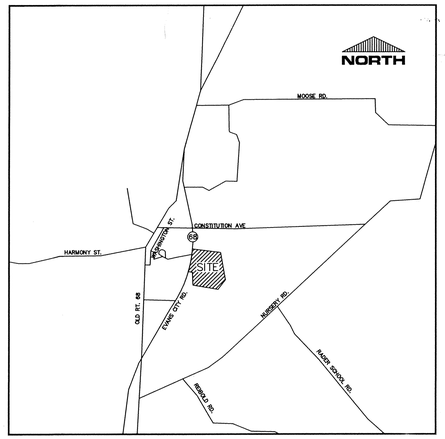



SITE PLAN
SCALE 1"= 50'
4 S1

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

## LEGEND

| | |
|---|---|
| 990 | EXIST. 10' CONTOUR |
| | EXIST. 2' CONTOUR |
| | EXIST. PAVEMENT |
| S | EXIST. SANITARY SEWER |
| | EXIST. UTILITY POLE |
| OHU | EXIST. OVERHEAD UTILITY LINE |
| W | EXIST. WATER LINE |
| | EXIST. MANHOLE |
| GAS | EXIST. GAS LINE |
| | TREE LINE |
| | PROP. DRAINAGE SWALE |
| 992 | PROP. 2' CONTOUR |
| 990 | PROP. 10' CONTOUR |
| | PROP. GRAVEL |
| | PROP. STORM PIPE |
| | PROP. LIGHT(175W METAL HALIDE) |
| SAN | PROP. SANITARY SEWER |
| W | PROP. WATERLINE |
| E | PROP. ELECTRIC LINE |
| G | PROP. GAS LINE |
| F | PROP. FIRE SUPPRESSION LINE |




LOCATION MAP
SCALE: 1" = 2000'
1 S1

UTILITIES

ARMSTRONG CABLE SERVICES
660 S. BENBROOK RD.
BUTLER , PA 16001
877-277-5711

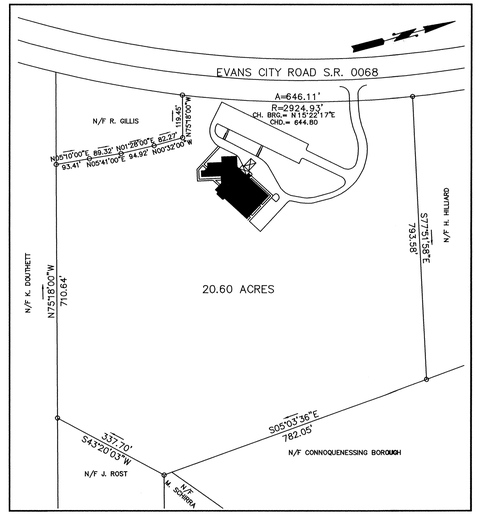
CONNOQUENESSING SANITARY AUTH.
228 CONSTITUTION AVE.
CONNOQUENESSING, PA 16027
724-789-7900

CENTURY LINK
P.O. BOX 96064
CHARLOTTE, NC 28296
877-290-5458

PENN POWER
920 NORTH CEDAR ST.
NEW CASTLE, PA 16101
800-720-3600

PA AMERICAN WATER CO.
800 HERSHEY PARK DR.
HERSHEY, PA 17033
717-533-5000

T.W. PHILLIPS
205 N. MAIN ST.
BUTLER, PA 16001
800-222-5101




RESIDUAL MAP
SCALE: 1"= 200'
2 S1

TOTAL PLAN AREA 20.60 ACRES

DEED REF.: 200211010036983
PBV 256 PG 39
PBV 238 PG 13
TAX PARCEL NO.: 370-S2-D36E

PARKING
TOTAL PARKING SPACES – 69
HANDICAP PARKING SPACES – 3

| RECORDED SEPT. 16,2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 36 |

| ZONING DISTRICT – A | |
|---|---|
| FRONT YARD | 40' |
| SIDE YARD | 10' |
| REAR YARD | 40' |
| MIN. LOT WIDTH | 100' |
| MIN. LOT AREA | 1 ACRE |

Instr:201009160021004 09/16/2010
Pages:1 F:$45.00 2:32PM
Michele Mustello T20100019473
Butler County Recorder FL

3 NOTES:
1. PERMITS FOR ANY FUTURE SIGNAGE TO BE SECURED BY OWNER, SAME SHALL CONFORM WITH CURRENT ZONING ORDINANCE.
2. GRAVEL PARKING AREA / DRIVE SHALL BE TAR AND CHIP IF NOTIFIED BY BOROUGH

OWNER:
THE CHURCH OF GOD AT EVANS CITY
800 SOUTH WASHINGTON ST.
EVANS CITY, PA 16033
724-000-3633

JAMES M. SHUTY LAND SURVEYOR 35568-E
SURVEYORS SEAL

ALL TOPOGRAPHICAL, LEGAL DESCRIPTIONS, UTILITY SIZES/LOCATIONS AND STORMWATER MANAGEMENT PROVIDED BY
NORTHERN SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
TEL. (724)530-6889

JOB NUMBER 2215
SHEET NUMBER S1
OF 2
DATE 05-21-10

LIGO ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
P.O. BOX 698 SLIPPERY ROCK, PA 16057
TEL. (724)794-2380 FAX (724)794-2390
MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

THE CHURCH OF GOD
AT CONNOQUENESSING
ROUTE 68
CONNOQUENESSING , PA

SITE PLAN

SCALE AS NOTED
DRAWN BY BWL/CJG
CHECKED BY NLL

REVISIONS
1 6-22-2010
2 6-24-2010
3 6-30-2010 ( PLANNING COMMISSION MEETING 6-24-10)

SEAL

By a resolution approved on the 5th day of August 2010, the Board of Directors of the Armstrong Utilities, Inc, Incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Revised Armstrong Utilities, Inc. Plan of Lots adopted this as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the City of Butler. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 5th day of August 20___.

Secretary — Armstrong Utilities, Inc. President

8-5-10
Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Jeffrey A. Ross of the Armstrong Utilities, Inc. who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting a which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the City of Butler.

Witness my hand and notarial seal this 5th day of August 2010.

My commission expires the 30th day of July 2014.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly D. Chapman, Notary Public
Butler Twp., Butler County
My Commission Expires July 30, 2014
Member, Pennsylvania Association of Notaries

I hereby certify that the title to the property contained in the Revised Armstrong Utilities, Inc. Plan of Lots is in the name of Armstrong Utilities, Inc. and is recorded in the deed book volume 997 page 923, I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — President

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

May 13, 2010
Date — Kevin P. Hannegan, Reg. No. SU-048536-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 obligation, 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.

Secretary — Mayor

Approved by the City Council of the City of Butler this 12th day of AUGUST 2010

Secretary — Mayor

Approved by the Butler City Planning Commission on this 12 day of August 20___.

Secretary — Chairperson

Reviewed by the Butler County Planning Commission on this 19th day of May 2010

Secretary — Chairperson

Recorded in the office for Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 321, Page 37.

Given under my hand and seal this 17 day of SEPTEMBER 2010

RECORDER OF DEEDS

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

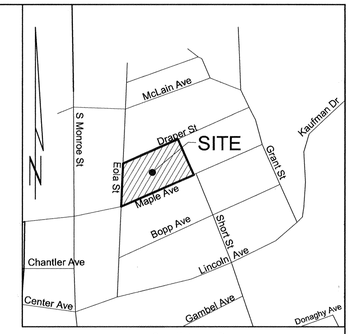
NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN.

CORPORATION

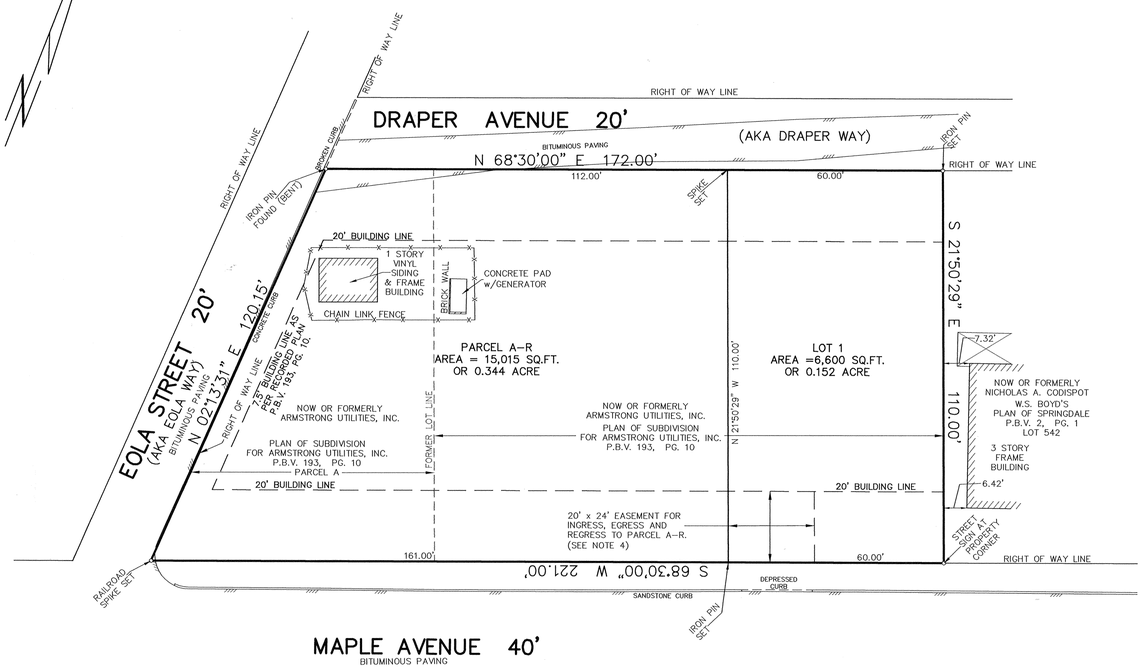
SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Kevin Patrick Hannegan
LICENSED SURVEYOR
SU-048536-E

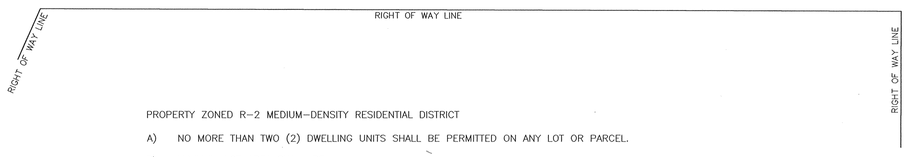
COUNTY PLANNING
BUTLER COUNTY PLANNING COMMISSION

RECORDER
RECORDER OF DEEDS
BUTLER COUNTY, PA.




VICINITY MAP
NOT TO SCALE




PROPERTY ZONED R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

A) NO MORE THAN TWO (2) DWELLING UNITS SHALL BE PERMITTED ON ANY LOT OR PARCEL.

B) MINIMUM LOT AREA SHALL BE:

1) SINGLE FAMILY DWELLING: – 6,000 SQ. FT.
2) TWO-FAMILY DWELLING: – 8,000 SQ.FT.
3) OTHER PERMITTED USES: 6,000 SQ.FT.

C) MINIMUM LOT WIDTH:

1) ONE AND TWO FAMILY STRUCTURES: – 50 FEET.
2) OTHER PERMITTED USES: – 50 FEET.

D) YARD REGULATIONS:

1) MINIMUM YARD DIMENSIONS:
FRONT YARD: – 20 FEET.
REAR YARD:
– PRINCIPAL BUILDING: – 20 FEET.
– ACCESSORY BUILDING: – 5 FEET.
SIDE YARD:
– INTERIOR LOT: BOTH SIDES, 15 FEET OR ONE SIDE, 5 FEET
– CORNER LOT: ABUTTING A STREET, TWELVE AND ONE-HALF (12 1/2) FEET AND OPPOSITE SIDE YARD OF FIVE FEET.
– NEIGHBORHOOD COMMERCIAL: BOTH SIDES, 20 FEET AND ONE SIDE, EIGHT FEET.

2) FOR EACH NONRESIDENTIAL BUILDING OVER THREE STORIES IN HEIGHT, THE FRONT YARD SHALL BE INCREASED BY TWO FEET FOR EVERY STORY OVER THREE AND THE REAR YARD SHALL BE INCREASED TWO FEET FOR EACH STORY OVER THREE.

3) SUBJECT TO THE DUTY TO MAINTAIN SAFE SITE DISTANCES FOR PEDESTRIAN AND VEHICULAR TRAFFIC, SHEDS MAY BE PLACED WITHIN THE APPLICABLE SETBACKS FROM PROPERTY LINES WITHOUT VIOLATING THIS CHAPTER.

4) THIS EASEMENT IS FOR INGRESS, EGRESS AND REGRESS FOR PARCEL A-R AND THE MAINTENANCE OF THE RIGHT OF WAY AREA SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

TOTAL AREA = 21,615 SQ.FT. OR 0.496 ACRES

| RECORDED Sept. 17, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 37 |

Instr:201009170021056 09/17/2010
Pages:1 F:$45.00 11:01PM
Michele Mustello T20100019558
Butler County Recorder FL

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

GATEWAY
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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# REVISED ARMSTRONG UTILITIES, INC. PLAN OF LOTS

BEING A REVISION OF THE PLAN OF SUBDIVISION FOR ARMSTRONG UTILITIES, INC. AS RECORDED IN PLAN BOOK VOLUME 193, PAGE 10.

SITUATE IN

CITY OF BUTLER
BUTLER COUNTY, PA.

MADE FOR

## ARMSTRONG UTILITIES, INC.

PM: JAB DB: BMc CB: KPM SCALE: 1" = 20' Date: JANUARY, 2010 Job Number C-17832-0001 DWG No: 401,421

Path & Filename=G:\Projects\17000\17832 PAWC Maple Ave\0001 PAWC Subdivision\dwg\17832-0001 VSD.dwg
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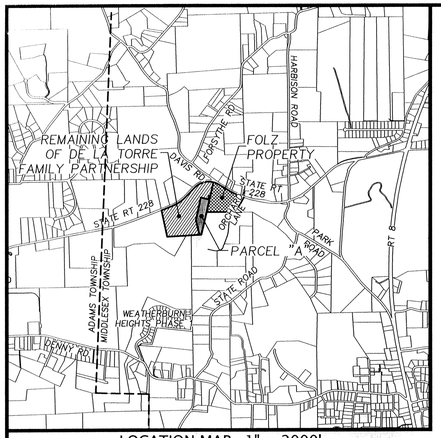
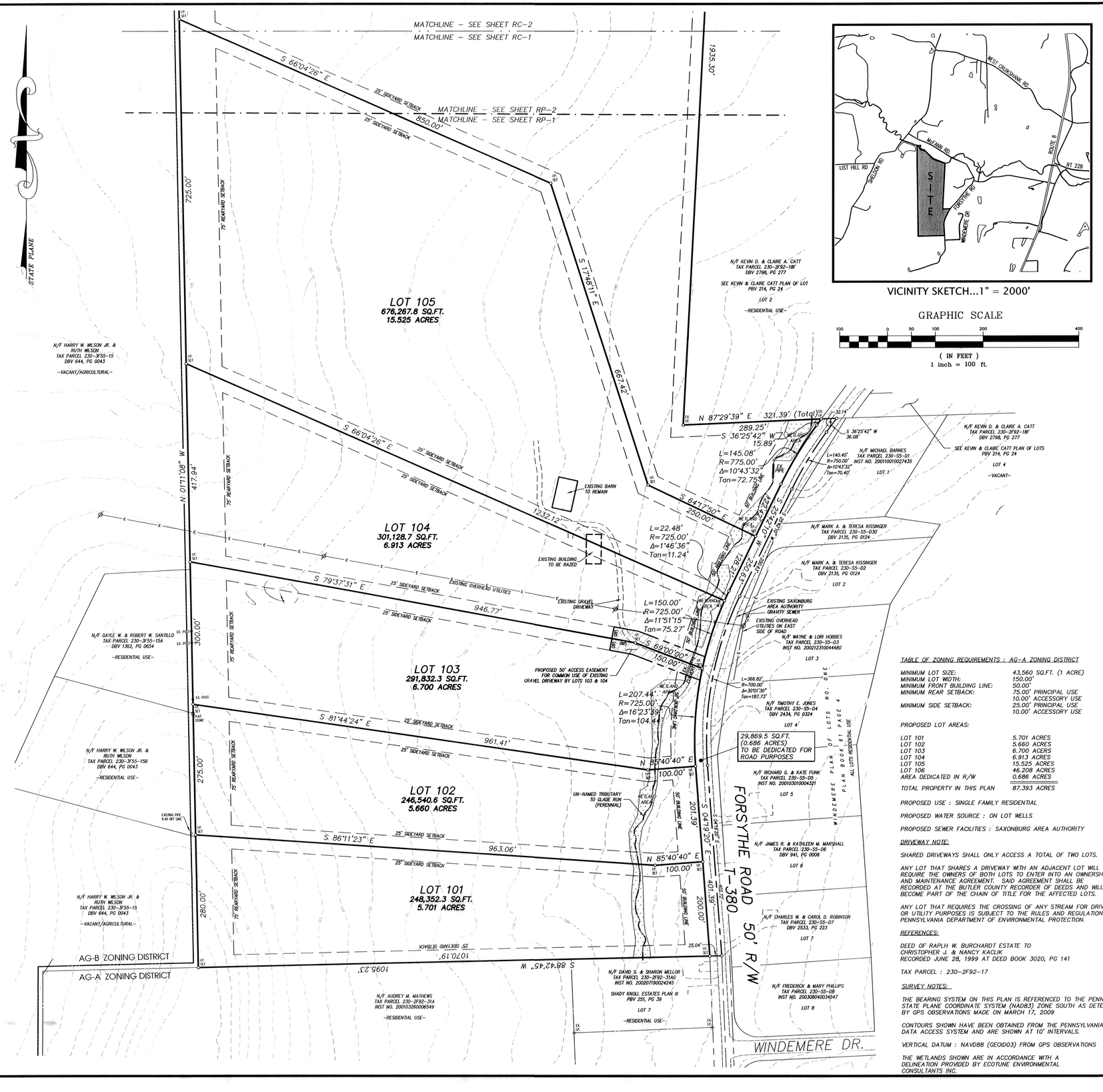



LOCATION MAP...1" = 2000'


DAVIS ROAD T-382
STATE ROUTE 228 60' R/W
REMAINING LANDS OF DE LA TORRE FAMILY PARTNERSHIP 27.25 ACRES ± (NOT FIELD SURVEYED AT THIS TIME) -VACANT-
PARCEL 3 REVISED 803,572 SQ.FT. (18.45 ACRES) (INCLUDES PARCEL "A")
PARCEL "A" 217,754 SQ.FT. (5.00 ACRES) (SEE NOTE "A")
EXISTING BRICK SINGLE STORY DWELLING
EXISTING BRICK 2 CAR GARAGE
EXISTING OVERHEAD UTILITIES
CENTERLINE OF EXISTING 20' RIGHT OF WAY "ORCHARD LANE"
EXISTING 20' – 22' ASPHALT CARTWAY
EXISTING 20' SANITARY SEWER EASEMENT
PROPOSED 20' SEWER EASEMENT
TRIBUTARY TO GLADE RUN
LIMIT OF FLOODPLAIN
FLOODPLAIN ZONE "A"
75' REAR SETBACK
50' BUILDING LINE
25' SIDE SETBACK
N/F SUSAN E. HART TAX PARCEL 230-3F57-11AD DBV 2438, PG 0333 -RESIDENTIAL USE-
N/F EDWARD J. & LINDA J. MOODY TAX PARCEL 230-3F57-11AB DBV 1388, PG 155 -RESIDENTIAL USE-
N/F RONALD A. & DEBRA L. LATRONICA TAX PARCEL 230-3F57-11ABA INST. NO. 200903200022742 -RESIDENTIAL USE-
N/F CROSSWAY CHURCH ASSEMBLIES OF GOD TAX PARCEL 230-3F57-11AM INST. NO. 199912200053307 -RELIGIOUS USE-
N/F DEBORAH L. KINNEY TAX PARCEL 230-3F57-11F DBV 2896, PG 362 -RESIDENTIAL USE-
N/F MARK & ANN AUGUSTINE TAX PARCEL 230-3F57-11A DBV 2686, PG 497 -RESIDENTIAL USE-
N/F HAMMING FAMILY FARM TAX PARCEL 230-3F57-11 INST. NO. 200902020023340 -AGRICULTURAL USE-
N/F THOMAS J. & MICHELLE L. CHAMBERS TAX PARCEL 230-3F57-11G INST. NO. 200003090020228 -RESIDENTIAL USE-
N/F GEORGE L. & DARLENE M. KICK TAX PARCEL 230-3F57-13C INST. NO. 200002050045860 -RESIDENTIAL USE-
N/F NANA B. CARR TAX PARCEL 230-3F57-12A2 DBV 2242, PG 296 -RESIDENTIAL-
N/F NANA B. CARR TAX PARCEL 230-3F57-12A4 DBV 2242, PG 296 -VACANT-
N/F GLENN E. CAMPBELL TAX PARCEL 230-3F57-12B2 DBV 811, PG 199 -RESIDENTIAL USE- SEE ALSO SUBDIVISION OF PROPERTY FOR GLENN CAMPBELL PBV 90, PAGE 40
N/F NATALIE D. JACKSON TAX PARCEL 230-3F57-12B1 INST. NO. 200010070022146 -RESIDENTIAL USE-
N/F GIGLIOTTI HOLDINGS, LP TAX PARCEL 230-3F57-17 INST. NO. 200810010022290 -RESIDENTIAL USE (PRD)-
EXISTING 3/4" REBAR N 59°42'30" E 0.84' FROM CORNER
EXISTING PIPE FOUND AT BASE OF FALLEN OAK TREE S 23°07'30" W 1.38' FROM CORNER
EXISTING 2" REBAR
EXISTING 2" REBAR (BENT)
N. 89°47'06" E 831.19'
S. 89°47'06" W 831.19'
N 1322'40" E 654.00'
S 76°37'20" E 212.00'
S 76°37'20" E 35.00'
N 13°22'40" E 100.00'
N 89°47'06" E 650.00'
S 13°22'40" W 654.00'
S 65°28'28" E 198.15'
S 58°15'10" E 370.52'
S 66°22'19" E 398.30'
N 66°20'01" E 280.41'
N 66°20'01" E 336.54'
S 82°38'16" W 62.00'
S 82°38'16" W 228.92'
S 82°41'33" W 616.42'
N 13°22'40" W 453.10'
N 13°22'40" W 650.00'
S 13°22'40" W 650.00'
L=616.89' T=310.42' CH=S 65°28'28" E 198.15' R=673.00'
L=400.00' T=200.59' CH=S 58°15'10" E 370.52' R=1,482.39'
L=400.00' T=200.59' CH=S 66°22'19" E 398.30' R=1,482.39'
L=400.00' T=200.59' CH=N 66°20'01" E 280.41' R=1,482.39'
L=400.00' T=200.59' CH=N 66°20'01" E 336.54' R=1,482.39'
N 13°22'40" W 654.00'
N 13°22'40" W 650.00'
S 13°22'40" W 650.00'
S 13°22'40" W 453.10'
S 13°22'40" W 654.00







VICINITY SKETCH...1" = 2000'

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

TABLE OF ZONING REQUIREMENTS : AG–A ZONING DISTRICT

| | |
|---|---|
| MINIMUM LOT SIZE: | 43,560 SQ.FT. (1 ACRE) |
| MINIMUM LOT WIDTH: | 150.00' |
| MINIMUM FRONT BUILDING LINE: | 50.00' |
| MINIMUM REAR SETBACK: | 75.00' PRINCIPAL USE<br>10.00' ACCESSORY USE |
| MINIMUM SIDE SETBACK: | 25.00' PRINCIPAL USE<br>10.00' ACCESSORY USE |

PROPOSED LOT AREAS:

| | |
|---|---|
| LOT 101 | 5.701 ACRES |
| LOT 102 | 5.660 ACRES |
| LOT 103 | 6.700 ACRES |
| LOT 104 | 6.913 ACRES |
| LOT 105 | 15.525 ACRES |
| LOT 106 | 46.208 ACRES |
| AREA DEDICATED IN R/W | 0.686 ACRES |
| TOTAL PROPERTY IN THIS PLAN | 87.393 ACRES |

PROPOSED USE : SINGLE FAMILY RESIDENTIAL

PROPOSED WATER SOURCE : ON LOT WELLS

PROPOSED SEWER FACILITIES : SAXONBURG AREA AUTHORITY

DRIVEWAY NOTE:

SHARED DRIVEWAYS SHALL ONLY ACCESS A TOTAL OF TWO LOTS.

ANY LOT THAT SHARES A DRIVEWAY WITH AN ADJACENT LOT WILL REQUIRE THE OWNERS OF BOTH LOTS TO ENTER INTO AN OWNERSHIP AND MAINTENANCE AGREEMENT. SAID AGREEMENT SHALL BE RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS AND WILL BECOME PART OF THE CHAIN OF TITLE FOR THE AFFECTED LOTS.

ANY LOT THAT REQUIRES THE CROSSING OF ANY STREAM FOR DRIVEWAY OR UTILITY PURPOSES IS SUBJECT TO THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

REFERENCES:

DEED OF RAPLH W. BURCHARDT ESTATE TO CHRISTOPHER J. & NANCY KACLIK RECORDED JUNE 28, 1999 AT DEED BOOK 3020, PG 141

TAX PARCEL : 230–2F92–17

SURVEY NOTES:

THE BEARING SYSTEM ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ZONE SOUTH AS DETERMINED BY GPS OBSERVATIONS MADE ON MARCH 17, 2009

CONTOURS SHOWN HAVE BEEN OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM AND ARE SHOWN AT 10' INTERVALS.

VERTICAL DATUM : NAVD88 (GEOID03) FROM GPS OBSERVATIONS

THE WETLANDS SHOWN ARE IN ACCORDANCE WITH A DELINEATION PROVIDED BY ECOTUNE ENVIRONMENTAL CONSULTANTS INC.

WE, CHRISTOPHER J. & NANCY KACLIK, OWNERS OF THE LAND SHOWN ON THE WEST RIDGE FARM PLAN OF LOTS HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

CHRISTOPHER J. KACLIK — NANCY KACLIK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. & NANCY KACLIK 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 8 DAY OF September 2010.

MY COMMISSION EXPIRES THE 06 DAY OF August 2013.

Paula K Roudh
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 16, 2013
Member, Pennsylvania Association of Notaries
NOTARY PUBLIC

WE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEST RIDGE FARM PLAN OF LOTS IS IN THE NAME OF CHRISTOPHER J. & NANCY KACLIK AND IS RECORDED IN DEED BOOK VOLUME 3020 PAGE 141. WE FURTHER CERTIFY THAT THEIR IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — CHRISTOPHER J. KACLIK
WITNESS — NANCY KACLIK

I, JAMES A. SPERDUTE, R.S. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

JAMES A. SPERDUTE, R.S. # 24457–E — DATE 9/8/10

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 12 of 2010 EFFECTIVE THIS 20th DAY OF SEPTEMBER 2010.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 24th DAY OF August 2010.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

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

NAME & REGISTRATION NO. John Rusnak 044823-E — DATE 9-17-10

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF MARCH 2010.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 321 PAGE(S) 39-40.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF September 2010

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

RECORDER OF DEEDS

| RECORDED Sept. 21, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 39 |

Instr:201009210021421 09/21/2010 3:32PM
Pages:2 F:$85.00 T20100220012
Michele Mustello FL
Butler County Recorder

SURVEYOR

MIDDLESEX TWP. PLANNING COMMISSION

MIDDLESEX TWP. BOARD OF SUPERVISORS

MIDDLESEX TWP. ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

# WEST RIDGE FARM
# PLAN OF LOTS
## MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

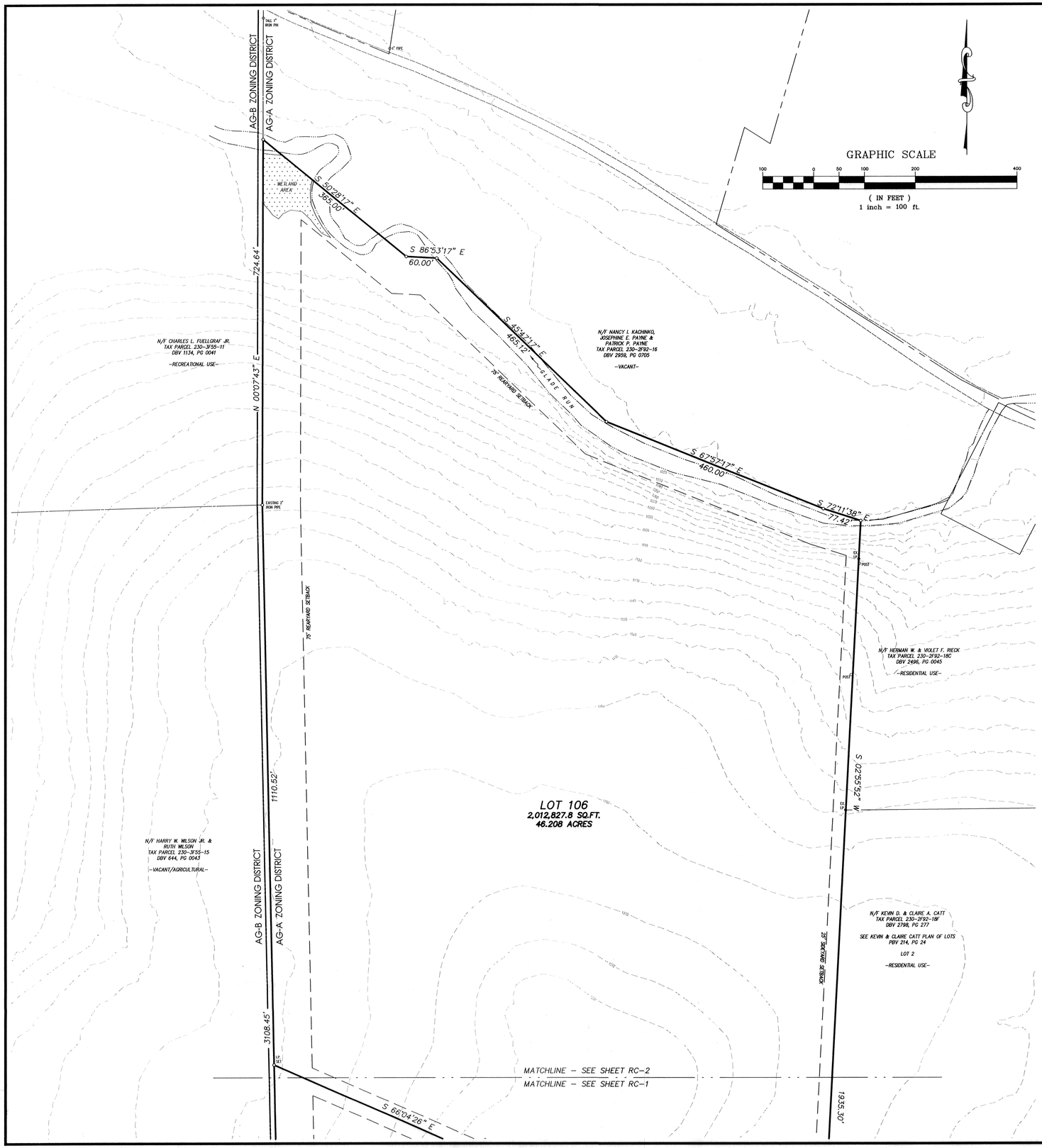
PREPARED FOR:
CHRISTOPHER & NANCY KACLIK
156 HUCH ROAD
MARS, PA 16046

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

SCALE: 1" = 100'
MARCH 13, 2009
DWG # 1001-099410

REVISIONS
7-12-2010 PER TWP REVIEW

SHEET No.
RC1




| RECORDED Sept. 21, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 40 |

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

# WEST RIDGE FARM
# PLAN OF LOTS

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
CHRISTOPHER & NANCY KACLIK
156 HUCH ROAD
MARS, PA 16046

SCALE: 1 " = 100'
MARCH 13, 2009
DWG # 1001-099410

SPERDUTE LAND SURVEYING


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


REVISIONS
7-12-2010 PER TWP REVIEW

SHEET No.
RC2

Instr:201009280021980 09/28/2010
Pages:1 F:$45.00 12:36PM
Michele Mustello T20100020700
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That We, PAUL A. BLAKLEY, III and AMY B. BLAKLEY 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 properties, situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to ourselves, 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 13 day of SEPTEMBER 2010.

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 PAUL A. BLAKLEY, III and AMY B. BLAKLEY 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 13 day of SEPT 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.

13 Sept. '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 14th day of SEPTEMBER 2010.

Secretary _____ Seal Chairman _____

Approved by the Clinton Township Planning Commission this 14 day of September 2010.

Secretary _____ Chairman _____

Reviewed by the Butler County Planning Commission this 17th day of SEPT. 2010.

Secretary _____ Seal Chairman _____

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

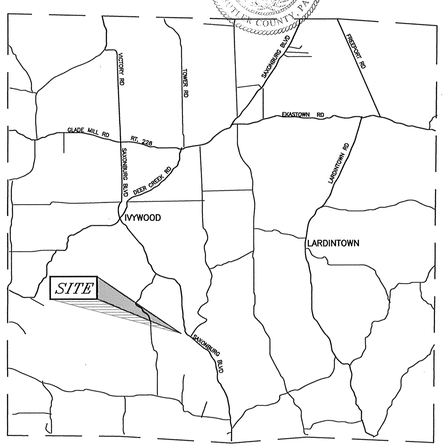
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 321 Page 41.

Given under my hand and seal this 28th day of Sept 2010.

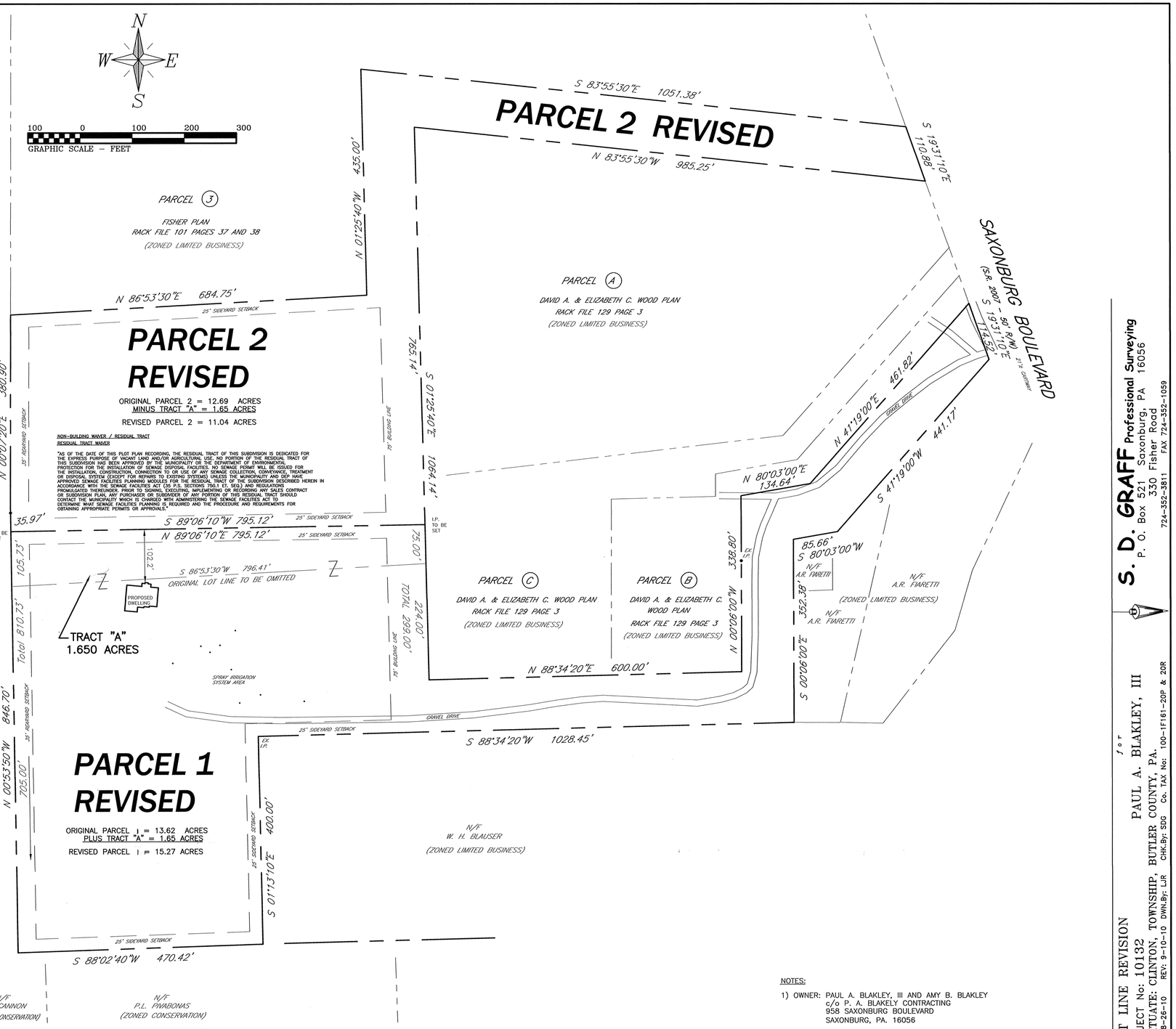
Recorder _____ Seal

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

BUTLER COUNTY PA




Vicinity Map
NOT TO SCALE




# P. A. BLAKLEY PLAN

*Being a lot line revision of*
*Parcel 1 and Parcel 2/ Fisher Plan / rack file 101 pages 37 & 38*

HIGHWAY OCCUPANCY PERMIT

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

NOTES:

1) OWNER: PAUL A. BLAKLEY, III AND AMY B. BLAKLEY
c/o P. A. BLAKELY CONTRACTING
958 SAXONBURG BOULEVARD
SAXONBURG, PA. 16056

2) PROPERTY ZONING – LIMITED BUSINESS DISTRICT
SETBACKS: FRONT – 75'
REAR – 35'
SIDE – 25'
LOT AREA – 1 ACRE MIN. (RESIDENTIAL)
LOT WIDTH – 125 FEET

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

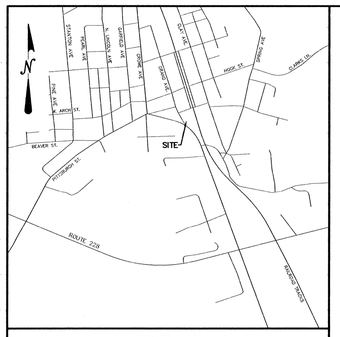
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

LOT LINE REVISION
PROJECT No: 10132
SITUATE: CLINTON, TOWNSHIP, BUTLER COUNTY, PA.
DATE: 8-26-10 REV: 9-10-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 100-1F161-20P & 20R

for
PAUL A. BLAKLEY, III

| RECORDED SEPT. 28, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 41 |

SHEET _____ of _____




VICINITY MAP
NOT TO SCALE

# OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE ADAMS AREA FIRE DISTRICT, INC., 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 BOROUGH OF MARS, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGE 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 THOUGH 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 MARS, ADAMS AREA FIRE DISTRICT, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF MARS, 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 ADAMS AREA FIRE DISTRICT, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS CHAIRPERSON OF PLANNING AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 18 DAY OF SEPT., 20 10

ATTEST: ADAMS AREA FIRE DISTRICT, INC.

Nancy J. McCormick — SECRETARY

Jeffrey A Libardoee — CHAIRPERSON OF PLANNING

# ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Jeffrey A Libardoee OF THE ADAMS AREA FIRE DISTRICT, INC., WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ADAMS AREA FIRE DISTRICT, INC., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Pres 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.

Pres
TITLE OF OFFICER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF Sept, 20 10. MY COMMISSION EXPIRES THE 10 DAY OF June, 20 11

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

Instr: 201009300022154 09/30/2010
Pages: 1 F: $45.00 9:53PM
Michele Mustello T20100021013
Butler County Recorder FL

# MORTGAGE CLAUSE

I, Jeffrey A Libardoee OWNERS OF THE ADAMS AREA FIRE DISTRICT, INC., DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF _____ AS RECORDED IN DEED BOOK VOLUME _____ PAGE _____ RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

Jeffrey A Libardoee
OWNER

# LOCAL PLANNING COMMISSION

APPROVED BY THE MARS BOROUGH PLANNING COMMISSION THIS 20th DAY OF Sept 20 10

Estha Wolfe — SECRETARY

Jeffrey A Libardoee — CHAIRPERSON OF PLANNING

# BOROUGH APPROVAL

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MARS OF Mars BY ~~RESOLUTION~~ MOTION THIS 27 DAY OF Sept. 20 10

Estha Wolfe — SECRETARY

Donald Flora — CHAIRPERSON OF PLANNING COUNCIL President

# COUNTY PLANNING COMMISSION

REVIEWED (APPROVED) BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21 DAY OF JULY 2010

John Shaffer — SECRETARY

E. Allen Kelly — CHAIRMAN

# RECORDER

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 321 PAGE 42

GIVEN UNDER MY HAND AND SEAL THIS Sept. DAY OF 30 20 10

RECORDER Michele M Mustello

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

# SURVEYORS CERTIFICATE

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

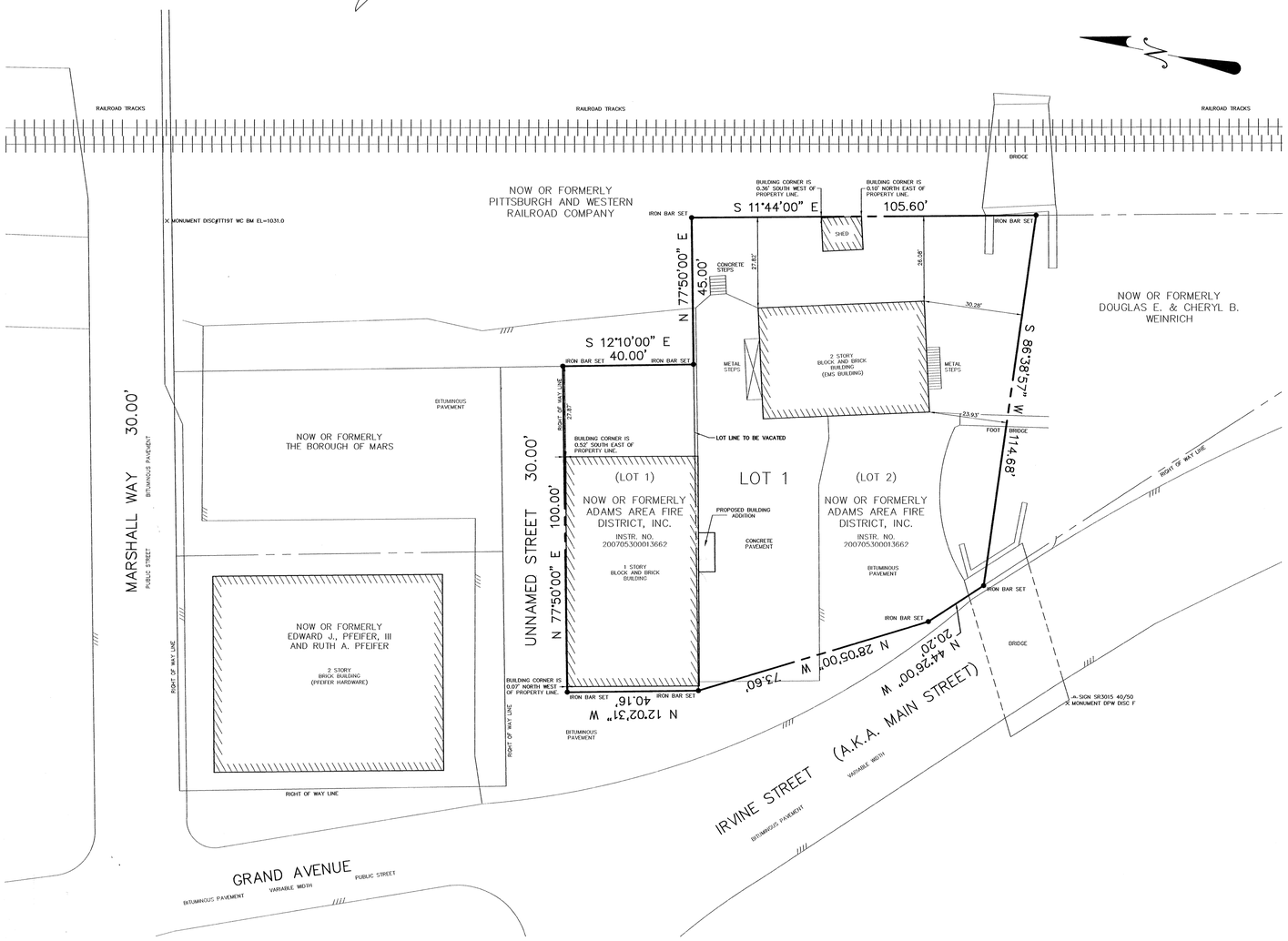
SEPTEMBER 16, 2010
DATE

James C. Bollibon
JAMES C. BOLLIBON
REGISTRATION NO. – 040391-E

# LOCAL AUTHORITY STIPULATION

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

SECRETARY — CHAIRPERSON OF PLANNING




TOTAL PLAN AREA = 16,589 SQ. FEET OR 0.381 ACRES

# ADAMS AREA FIRE DISTRICT, INC.
# PLAN OF LOTS

BEING A CONSOLIDATION OF LOT 1 AND LOT 2 AS RECORDED IN INSTRUMENT NO. 200705300013662 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITUATE IN

BOROUGH OF MARS,
BUTLER COUNTY, PA

MADE FOR

ADAMS AREA FIRE DISTRICT, INC.

NOTARY | RECORDER | COUNTY OF BUTLER <-> BOROUGH OF MARS | SURVEYOR | CORPORATION

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES C. BOLLIBON LAND SURVEYOR (SU-040391-E)

| RECORDED Sept. 30, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 42 |

0' 20' 40' 60'

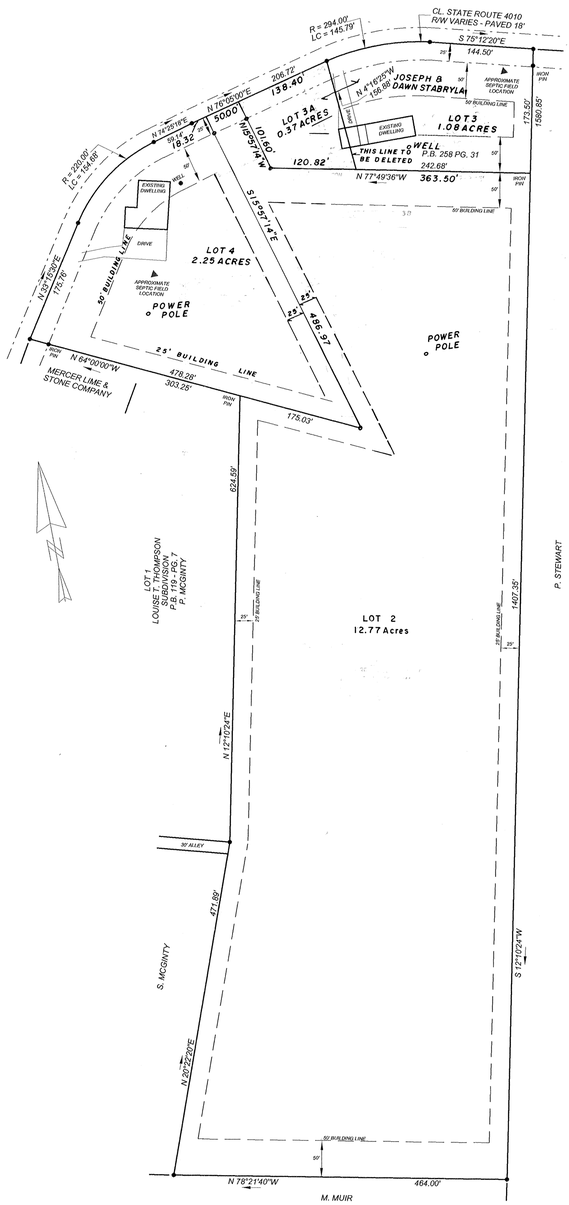
Morris Knowles & Associates, Inc.
Consulting Engineers – Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622

CHECKED BY: J.C.B.
DRAWN BY: C.L.C.
FBK SU-79 PG. 21
SU-4397
DATE: 08/28/09
DWG. NO.: D-25403
SCALE: 1" = 20'
SHEET 1 OF 1

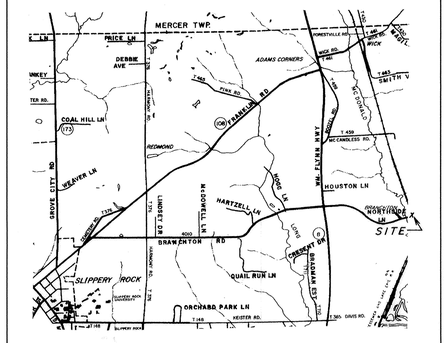
NOTE: USE BLACK INK FOR SEALS & SIGNATURES

DWG. PATH: P:\SURVEY\SU 2006\Su-4397-Minjock-Consolidation Plan-Mars\Cad\SU-4397 Minjock Deeds.dwg
LAST SAVE: Sep 16, 2010 – 11:36am troy

Instr: 201010010022369 10/01/2010
Pages: 1 F:$45.00 2:39PM
Michele Mustello T20100021200
Butler County Recorder FL




LOT 3A IS TO BE COMBINED WITH LOT 3 INTO ONE LEGAL DESCRIPTION AND RECORDED AS SUCH



LOCATION MAP

*As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion (or lot number(s) 2 ) of this property/subdivision are approved by Slippery Rock Twp (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection 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), 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.*

SORCE OF TITLE
INST. NUMBER 20050915002674
MAP NUMBER 3F31 - A6B

0 50' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that Christopher M. & Lindsey K Stabryla 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 Christopher M. & Lindsey R. Stabryla . 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 30 day of AUGUST. 2010 .

ATTEST:

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 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 Christopher M. & Lindsey K Stabryla 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 30 day of AUGUST, 2010 .

My Commission expires the 30 day of OCTOBER, ~~200~~ 2011

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2011
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 platted by me for the owners or agents.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
PROFESSIONAL SEAL

9-15-10 SEALS
DATE REGISTRATION NO. SU - 073089E

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 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 Township streets or roads.

Karen Connell SECRETARY Paul A Disko CHAIRMAN

Approved by the Slippery Rock Twp., Planning Commission this 27 day of Sept ,2010.

Karen Connell SECRETARY Tony Dow CHAIRMAN

Approved by the Slippery Rock Twp ., Board of Supervisors this 27 day of Sept , 2010.

Karen Connell SECRETARY Paul A Disko CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 17th day of Sept. , 2010.

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 321 Page 43 .

Given under my hand and seal this 1 day of Oct. , 2010.

SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

Michele M Mustello
RECORDER

NOTICE TO SUBDIVIDERS:
ALL APPROVALS ARE VOID IF THIS PLOT IS NOT RECORDED IN THE OFFICE OF THE BUTLER COUNTY RECORDER OF DEEDS WITHIN 90 DAYS OF THE DATE OF EXCUTION BY THE TOWNSHIP SUPERVISORS .

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.
2) ZONED RC-1

OWNER / SUBDIVIDER
CHRISTOPHER M. & LINDSEY R. STABRYLA
574 BRANCHTON ROAD
SLIPPERY ROCK PA 16057
724-794-6040

TOTAL AREA 16.47 ACRES

| RECORDED OCT. 1, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 43 |

JOHN E. DUSHECK
SURVEYOR
BOX 1755
BUTLER PA. 16003
(724) 287-7825

Date : 8 / 27 / 2010
Scale : 1 " = 100'
Dwn. By : SAB
REVISED: 9/20/2010

**PROPERTY SUBDIVISION**
FOR: CHRISTOPHER M.& LINDSEY K.STABRYLA
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

Instr:201010070023075 10/07/2010
Pages:1 F:$45.00 3:01PM
Michele Mustello T20100021935
Butler County Recorder FL

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 13th DAY OF JULY 2010.

ATTEST:

WITNESS — OWNER / PARTNER

WITNESS — OWNER / PARTNER

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 CRICKSIDE PROPERTY, LLC 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 13th DAY OF JULY 2010
MY COMMISSION EXPIRES THE 13th DAY OF August 2012.

Paula Anne Richardson
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula Anne Richardson, Notary Public
Hampton Twp., Allegheny County
My Commission Expires Aug. 13, 2012
Member, Pennsylvania Association of Notaries

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 15TH DAY OF JULY, 2010.

Carol A. Miller
SECRETARY

David B. Cooper
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 7th DAY OF September, 2010.

Claire A. Martin
SECRETARY

Forrest G. Hartley
CHAIRMAN, BOARD OF SUPERVISORS

Brian L McMurdy
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.

05/26/10
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 23RD DAY OF July 2010

Jesse Hines
SECRETARY

Frank Vill
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 321 PAGE 44.

GIVEN UNDER MY HAND AND SEAL THIS 7 DAY OF Oct. 2010.

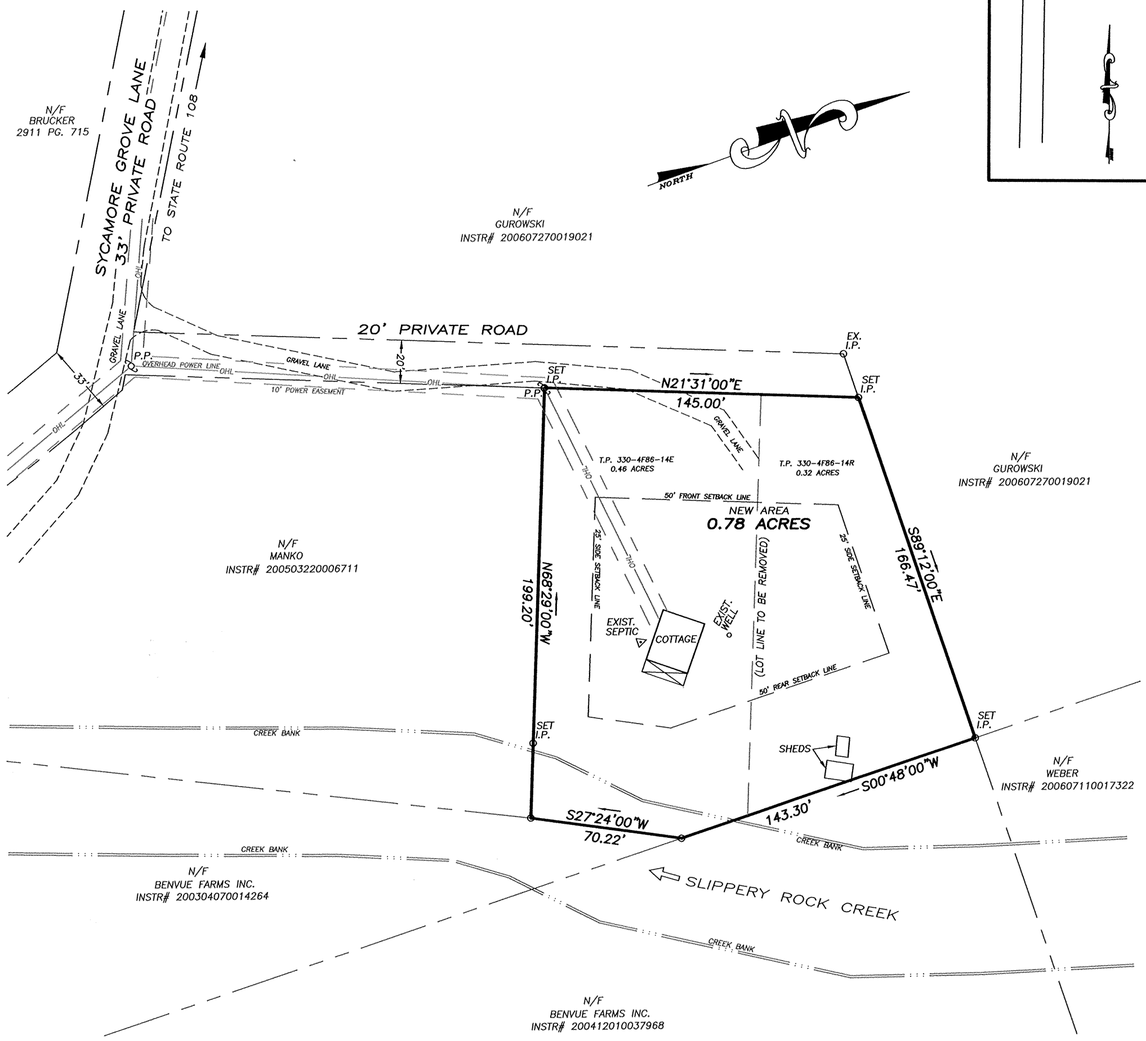
Michele M Mustello
RECORDER

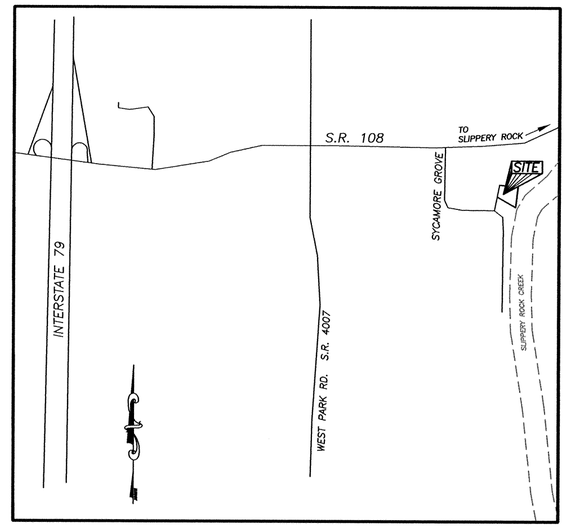
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDER OF DEEDS BUTLER COUNTY, PA

AN EXISTING 33' AND 20' PRIVATE RIGHT-OF-WAY, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, LEADING FROM S.R. 108 TO ABOVE DESCRIBED PROPERTY, THE RIGHT-OF-WAY 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 WORTH TWP.

FOR THE PURPOSE OF EGREESS, INGRESS AND REGRESS, TOGETHER WITH THE RIGHT TO FREE AND UNINTERUPTED USE AND ENJOYMENT OF THE SAID RIGHT-OF-WAY BY THE SAID GRANTEES, OR BY ANY OTHER PERSON, OR PERSONS, WHOMSEVER, HAVING AUTHORITY UNDER THE SAID GRANTEES, THERE HEIRS, OR ASSIGNS, TO USE THE SAME, FOR THE PURPOSE OF GOING TO AND FROM THE DESCRIBED PROPERTY.




LOCATION MAP

| RECORDED OCT. 7, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 44 |

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

DEED
INSTR. # 200711020028356

TAX PARCELS: 330-4F86-14E
330-4F86-14R

AREA TABULATIONS

| TAX PARCEL | AREA |
|---|---|
| 330-4F86-14E | 0.46 ACRES |
| 330-4F86-14R | 0.32 ACRES |
| TOTAL NEW AREA | 0.78 ACRES |

PROPERTY ADDRESS:
121 SYCAMORE GROVE LANE
SLIPPERY ROCK, PA 16057

OWNER:
CRICKSIDE PROPERTY, LLC.
102 WOODLAND DR.
SARVER, PA 16055

**NOTE:**
BOTH PARCELLS ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

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

# 10156

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

Scale 1" = 50'
Date MAY 17, 2010
Job No. 2291

CRICKSIDE LOT LINE REVISION PLAN

Situate in Worth Township
Butler County, PA

Prepared For
CRICKSIDE PROPERTY, LLC

Sheet No. 1

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22 day of SEPTEMBER 2010.

Joel B Henderson
Owner

N/A
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of Sept. 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 and platted by me for the owners or agents.

21 Sept. 10
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Seal STANLEY D. GRAFF LAND SURVEYOR NO. 20161-E PENNSYLVANIA

L. S. # 20161-E

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

Approved by the Supervisors of the Township of Jefferson this 14 day of June 2010.

Lori J. Fennell
Secretary
Lori J. Fennell 10/11/10

Seal

James R. Jones
Chairman
James R. Jones

Approved by the Jefferson Township Planning Commission this 27 day of May 2010.

Danielle M. Sedlak
Secretary

Evelyn M. Gross
Chairman

Reviewed by the Butler County Planning Commission this 24 day of May 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 321 Page 45.

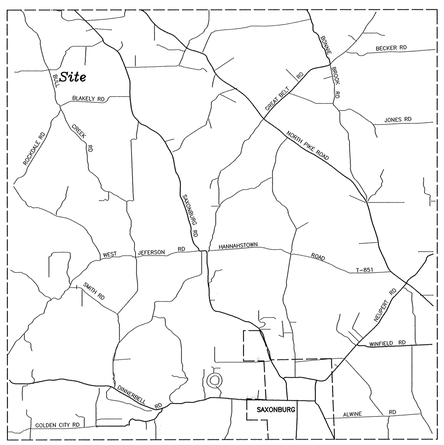
Given under my hand and seal this 12 day of Oct. 2010.

Michele M. Mustello
Recorder

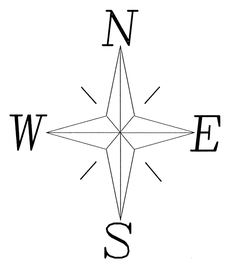
Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA



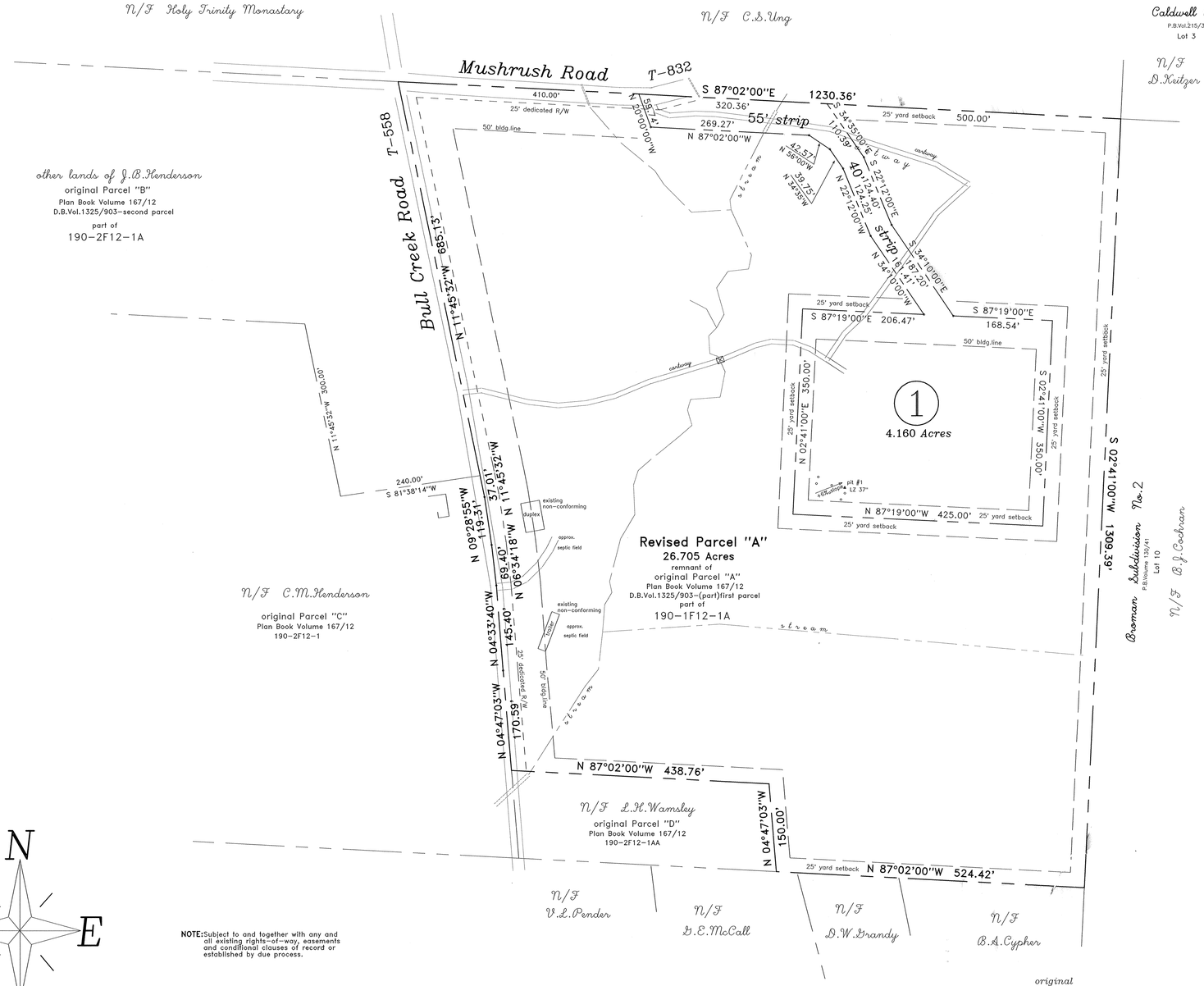

Vicinity Map




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

100 0 100 200 300
GRAPHIC SCALE – FEET

Instr: 201010120023309 10/12/2010
Pages: 1 F: $45.00 12:37PM
Michele Mustello T20100022245
Butler County Recorder FL



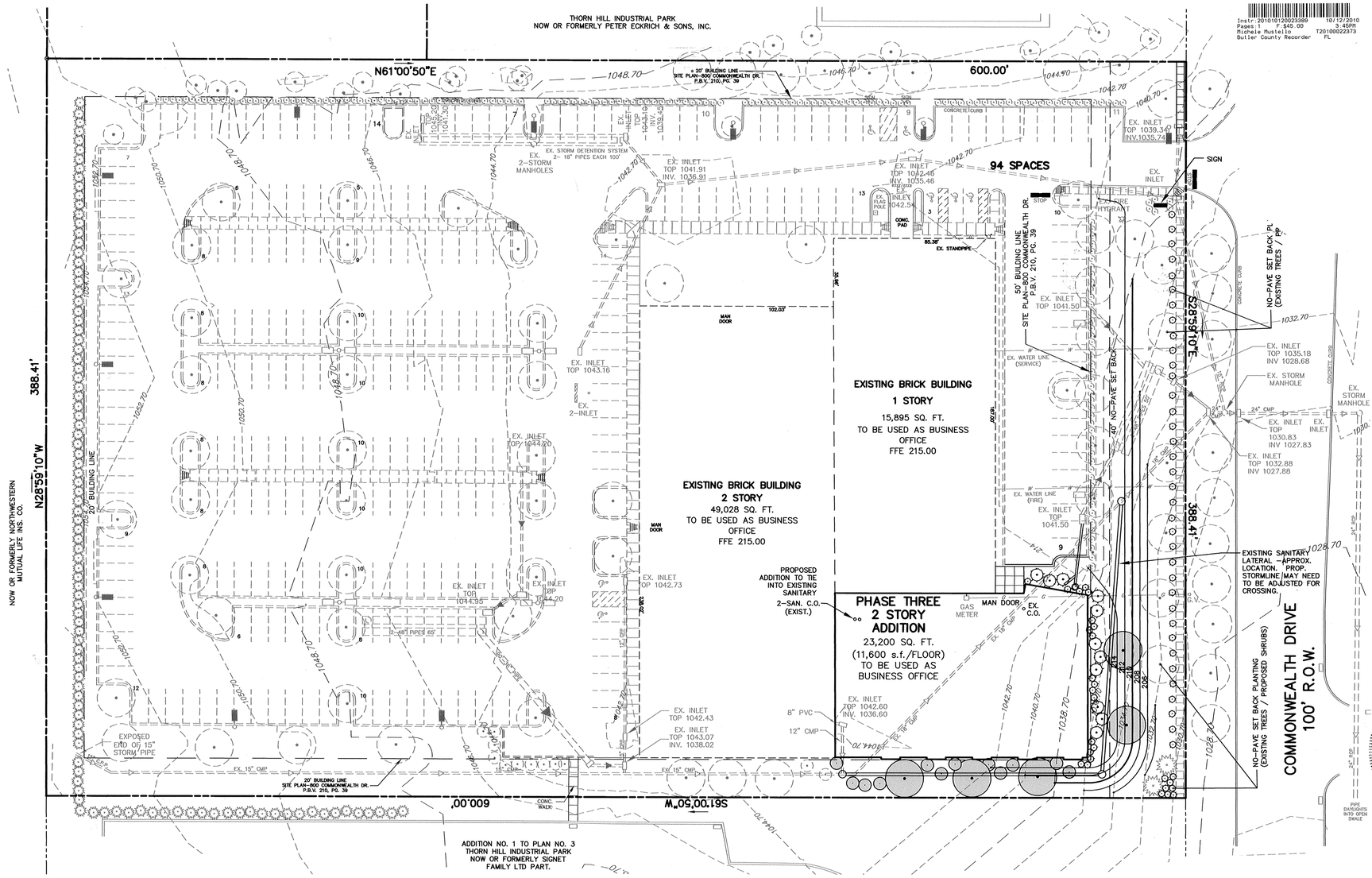

# J. B. Henderson Plan

being a subdivision of Parcel "A"
Ralph & Sally Henderson Subdivision
Plan Book Volume 167/12

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

SUBDIVISION SURVEY for Joel Henderson
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 190-2F12-1A
PROJECT No: 10063 DATE: 4/20/10 REV: 8/31/10 DWN.By: SAG CHK.By:

| RECORDED OCT. 12, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 45 |
| SHEET ____ of ____ | |




Instr: 201010120023089 10/12/2010
Pages: 1 F:$45.00 3:46PM
Michele Mustello T20100022373
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that Sampson Morris Group owner of the land shown does hereby adopt this plan as its Development Plan of a portion of its property situated in Cranberry Township, Butler County, Commonwealth of Pennsylvania. This dedication and release shall be binding upon Sampson Morris Group its successors and assigns.

David W. Summers III
Signature of Witness

Signature of Partner

9-9-10
Date

9-9-10
Date

Commonwealth of PA
County of Allegheny

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Michael A Morris, a partner in the firm of Sampson Morris Group and acknowledged the foregoing adoption, dedication and plan to be the act of the partnership and desired the same to be recorded as such.

Witness my hand and notarial seal this 9th day of September 2010.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
M. Suzanne Hoffman, Notary Public
Monroeville Boro, Allegheny County
My Commission Expires April 23, 2014
Member, Pennsylvania Association of Notaries

M Suzanne Hoffman
Notary Public

I, VINCENT L. REEDY, 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 plotted by Fahringer, McCarty, Grey, Inc. based on the recorded plan, for the owners or agents.

September 08, 2010
Date

Vincent L. Reedy - Agent
License No. 54-038745-E

I, Dean Krates, a Registered Professional Engineer, the engineer of the Township of Cranberry, do hereby certify that these plans meet all the engineering and design requirements of the Township Zoning Ordinance except as departures have been authorized by the approval authority.

10/4/10
Date

PE071353
License No.

Reviewed by the Cranberry Township Planning Commission this 9th day of June 2010.

Secretary

Chairman, Planning Commission

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2010-43 effective this 21st day of September 2010.

Secretary

John P. Skrompa
Chairman, Board of Supervisors

Reviewed by the Butler County Planning Commission this 16th day of June 2010.

Secretary

Chairman, Butler County Planning Commission

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 321 Pages 46.

Given under my hand and seal this 12th day of Oct 2010.

Michele M Mustello
Recorder of Deeds

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

| RECORDED OCT. 12, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 46 |

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

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | BUILDING LINE |
| 1200 | EXISTING 10' CONTOUR |
| 1298 | EXISTING 2' CONTOUR |
| UE | EXISTING UNDERGROUND ELECTRIC LINES |
| O/W | EXISTING ELEC./TELE. OVERHEAD WIRES |
| X C.L.F. | CHAIN LINK FENCE |
| G | EXISTING GAS LINE |
| W | EXISTING WATERLINE |
| | EXISTING STORM INLET AND DIRECTION OF FLOW |
| | EXISTING FIRE HYDRANT |
| | EXISTING CURB |
| | EXISTING UTILITY POLE |
| | EXISTING MANHOLE |
| W.V. | EXISTING WATER VALVE |
| | EXISTING LIGHT POLE |
| | PROPOSED LIGHT FIXTURE |
| | HANDICAPPED PARKING |
| | CONCRETE SIDEWALK |
| | EXISTING TREE |

## LEGEND:

| | |
|---|---|
| (5) TRANSPLANTED TREE | EXISTING TREE |
| (12) TRANSPLANTED SHRUB | EXISTING SHRUB |
| (20) GIRARD'S HOT SHOT AZALEA | EXISTING EVERGREEN TREE |
| (11) P.J.M. RHODODENDRON | |

## NOTES:

TOPOGRAPHIC AND PROPERTY LINE SURVEY COMPLETED BY FAHRINGER, McCARTY, GREY, INC. ON OCTOBER 21, 2003 FIELD BOOK 291 PAGES 26-37.

828.70' WAS ADDED TO ELEVATIONS TO MEET STATE PLANE ELEVATIONS.

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SMAPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
VINCENT L. REEDY
LAND SURVEYOR
036745-E
PENNSYLVANIA

CRANBERRY TOWNSHIP ENGINEER

COMMONWEALTH OF
REGISTERED
PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353
PENNSYLVANIA

TOWNSHIP OF CRANBERRY

BUTLER COUNTY PLANNING COMMISSION

RECORDER FOR BUTLER COUNTY

RECORDER OF DEEDS
BUTLER COUNTY PA

## REVISION NOTES:

2. 828.70' WAS ADDED TO ELEVATIONS TO MEET STATE PLANE ELEVATIONS.

JOB NO. 4083-13C
FILE: 4083-13C SITE PLAN
LAY MAST: RECORD PLAN

REVISIONS
JULY 10, 2010
2. AUGUST 12, 2010

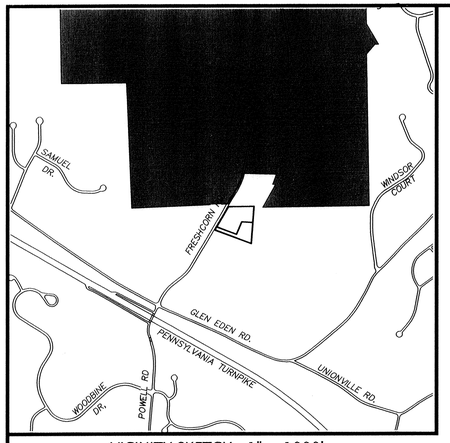
SAMPSON MORRIS GROUP
2500 ELDO ROAD MONROEVILLE, PA. 15146

# SITE DEVELOPMENT PLAN
# 800 COMMONWEALTH DRIVE
# PHASE THREE

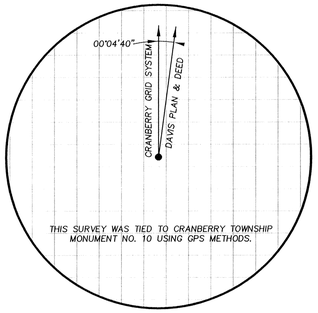
CRANBERRY TOWNSHIP BUTLER COUNTY, PA.

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA. (724) 327-0599

SCALE: 1" = 30'
DATE: JUNE 10, 2010
DRAWN BY: PHW
SHEET NUMBER: 1 OF 1

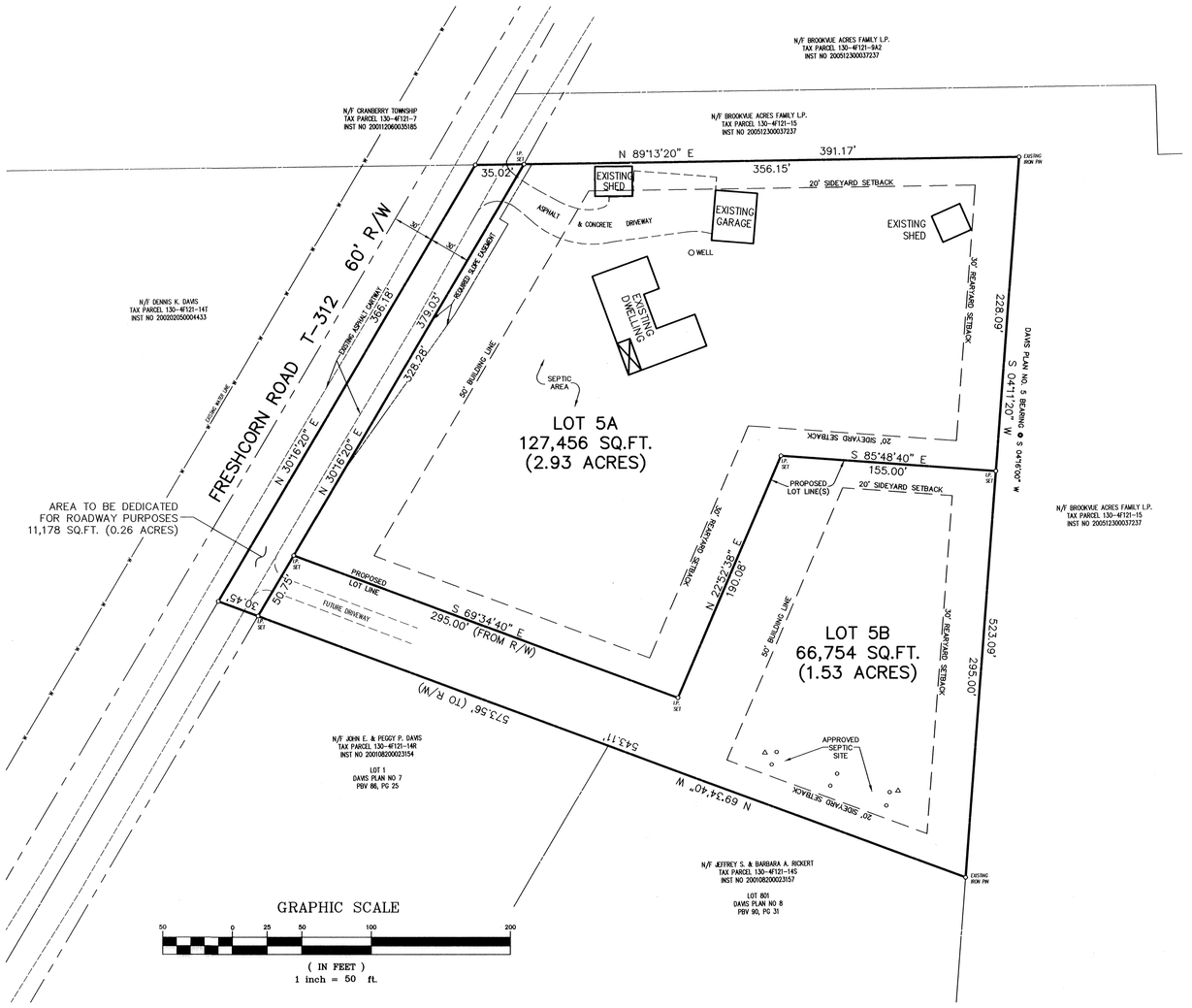



VICINITY SKETCH...1" = 1000'




THIS SURVEY WAS TIED TO CRANBERRY TOWNSHIP MONUMENT NO. 10 USING GPS METHODS.






GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

GENERAL PLAN NOTES:

PROPERTY OWNERS:

CHARLES R. & CAROL C. DAVIS
5538 FRESHCORN ROAD
CRANBERRY TOWNSHIP, PA 16066

PROPERTY REFERENCES:

DBV 1206, PAGE 89

BEING AN UN-NUMBERED LOT IN THE DAVIS PLAN NO. 5 - PBV 67, PAGE 18

TOTAL PROPERTY IN THIS PLAN : 205,388 SQ. FT. or 4.72 ACRES

| LOT AREAS: | SQ.FT. | ACRES |
|---|---|---|
| PROPOSED LOT 5A: | 127,456 | 2.93 |
| PROPOSED LOT 5B: | 66,754 | 1.53 |
| RIGHT OF WAY AREA: | 11,178 | 0.26 |
| TOTALS | 205,388 | 4.72 |

ZONING REQUIRMENTS - R-1 RURAL RESIDENTIAL DISTRICT

| | |
|---|---|
| MINIMUM LOT AREA: | 1.5 ACRES |
| MINIMUM LOT WIDTH: | 100.00' |
| MINIMUM FRONT SETBACK: | 50.00' |
| MINIMUM SIDE SETBACK: | 20.00' |
| MINIMUM REAR SETBACK: | 30.00' |

THIS PLAN IS A RE-SUBDIVISION OF AN UN-NUMBERED LOT ON THE DAVIS PLAN NO. 5 AS RECORDED IN PLAN BOOK 67, PAGE 18.

THE HOME ON LOT 5A HAS AN EXISTING SEPTIC SYSTEM AS SHOWN AND IS SERVED BY PUBLIC WATER AND A ON LOT WELL.

THE PROPOSED HOME ON LOT 5B WILL UTILIZE ON LOT SEWAGE FACILITIES AND BE SERVED BY PUBLIC WATER.

CRANBERRY TOWNSHIP WATERLINE IS ON THE WEST SIDE OF FRESHCORN ROAD.

WATER LINE EASEMENT GRANTED TO CHARLES R. & CAROL C. DAVIS FROM DENNIS K. DAVIS

Instr:201010132002330I 10/12/2010
Pages:1 F:$45.00 3:53PM
Michele Mustello T20100022380
Butler County Recorder FL

ALL SIGNATURES MUST BE IN BLACK INK!

WE, CHARLES R. & CAROL C. DAVIS, OWNERS OF THE LAND SHOWN ON THE DAVIS PLAN # 5 REVISION # 1 PLAN OF LOTS NUMBER TWO 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 PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONIALTH 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 COMMONIALTH 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 OUR HEIRS, EXECUTORS AND ASSIGNS.

Charles R Davis — CHARLES R. DAVIS
Carol C. Davis — CAROL C. DAVIS

Commonwealth 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 CHARLES R. & CAROL C. DAVIS 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 6 DAY OF October 2010.

MY COMMISSION EXPIRES THE_____DAY OF_____.

Brittany Cranley — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brittany Cranley, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 6, 2014
NOTARY PUBLIC

WE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE VERES PLAN OF LOTS NUMBER TWO IS IN THE NAME OF CHARLES R. & CAROL C. DAVIS AND IS RECORDED AT DEED BOOK 1206, PG 0089.

WITNESS — CHARLES R. DAVIS
WITNESS — CAROL C. DAVIS

I, JAMES A. SPERDUTE, R.S. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME TO THE STANDARDS REQUIRED.

James A. Sperdute — JAMES A. SPERDUTE, R.S. # 24457-E
10/5/10 — DATE

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 — John A. Skorupan — CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 200-58 EFFECTIVE THIS 11TH DAY OF OCTOBER 2010.

SECRETARY — John A. Skorupan — CHAIRMAN, BOARD OF SUPERVISORS

I, JASON MICHAEL 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.

JASON MICHAEL KRATSAS., P.E. # 071353-E — 10/11/10 DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13TH DAY OF AUGUST 2010.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 321 PAGE(S) 47.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF October 2010

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

| RECORDED OCT. 12, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 47 |

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PA 1 SYSTEM, INC.
1-800-242-1776

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES ANTHONY SPERDUTE LAND SURVEYOR 24457-E
CRANBERRRY TWP BOARD OF SUPERVISORS
CRANBERRRY TWP PLANNING COMMISSION
TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON M. KRATSAS ENGINEER
BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS BUTLER COUNTY, PA.

# DAVIS PLAN # 5
# REVISION # 1
## CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
CHARLES R. & CAROL. C. DAVIS
5538 FRESHCORN ROAD
CRANBERRY TWP, PA 16046

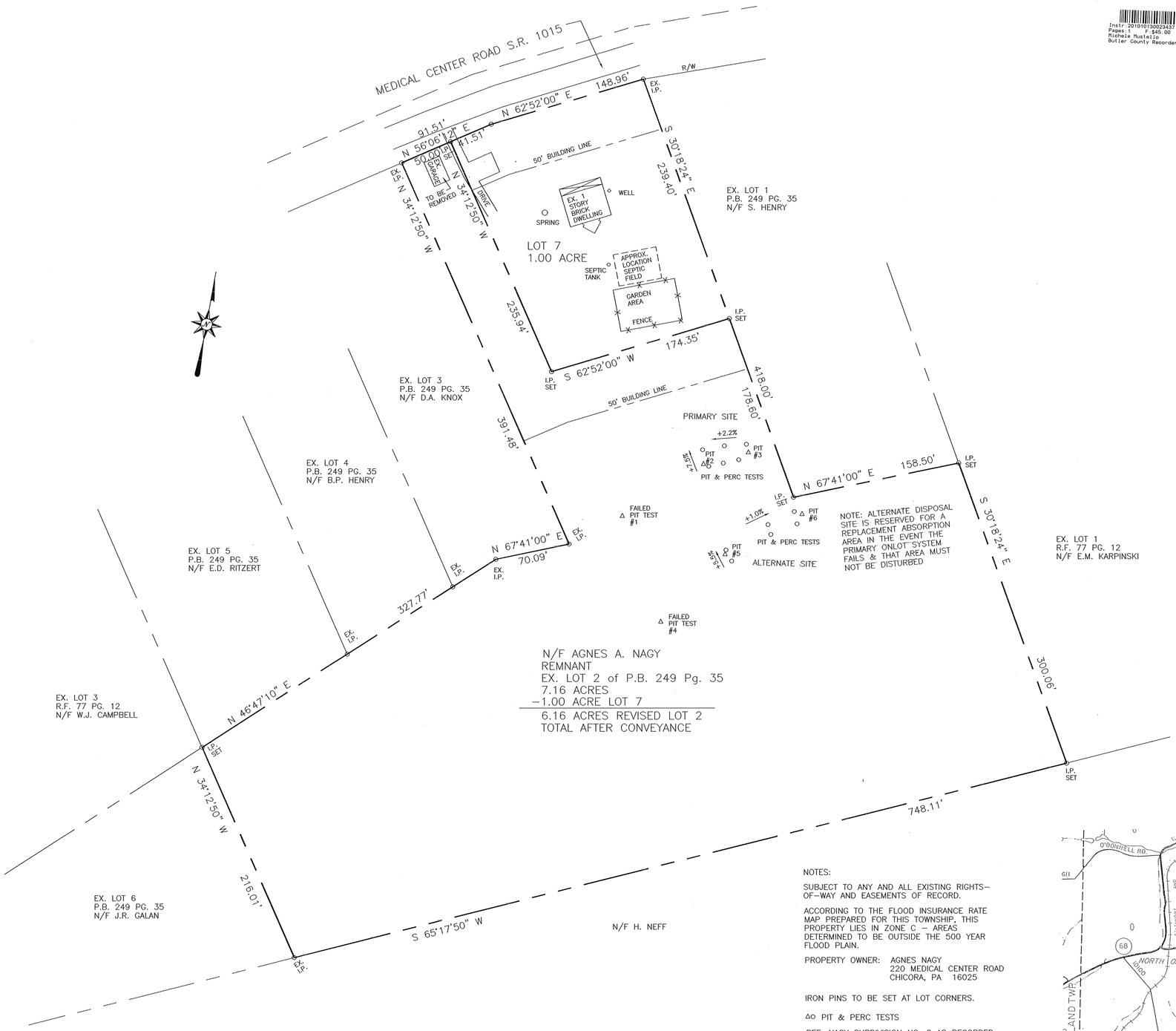
SCALE: 1 " = 50'
JULY 21, 2010
DWG # 1004-1010149

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

REVISIONS

SHEET No. RC1

Instr: 201010130023437 10/13/2010
Pages: 1 F:$45.00 11:11AM
Michele Mustello T20100022482
Butler County Recorder FL




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 DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PROPERTY OWNER: AGNES NAGY
220 MEDICAL CENTER ROAD
CHICORA, PA 16025

IRON PINS TO BE SET AT LOT CORNERS.

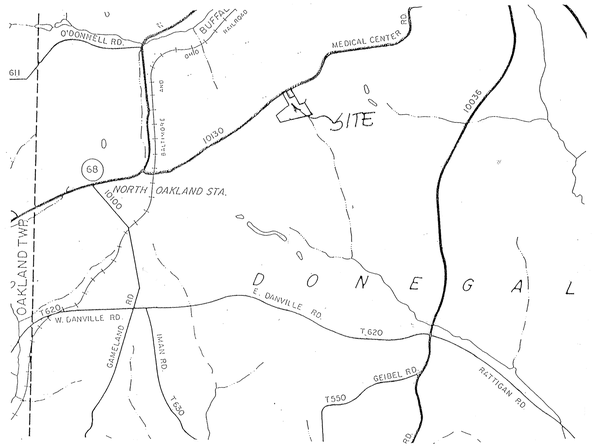
△○ PIT & PERC TESTS

REF: NAGY SUBDIVISION NO. 2 AS RECORDED IN P.B. 249 PG. 35.

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

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

0′ 50′ 100′ 150′




VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that I, Agnes A. Nagy, of the Township of Donegal, 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 Donegal Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, 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 Donegal, 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 Agnes A. Nagy, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of August, 20 10.

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 Agnes A. Nagy 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 16th day of August, 20 10.

My Commission, expires the 20th day of November, 20 12.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DeLynn Cunningham, Notary Public
Center Twp., Butler County
My Commission Expires November 20, 2012

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common-Wealth 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 platted by me for the owners or agents.

DATE October 21, 2009 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Donegal this 5 day of Dec., 20 10.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 22ND day of SEPT., 20 09.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 321 page 48.

Given under my hand and seal this 13 day of Oct. 20 10.

SEAL

RECORDER

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

TOWNSHIP OF DONEGAL BUTLER CO. PA SEAL

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

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

REV. 04/23/10; PRIMARY & ALTERNATE SITE DESIGNATION

REVISED: 10/21/09; FAILED PIT TESTS

| RECORDED OCT. 13, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 48 |

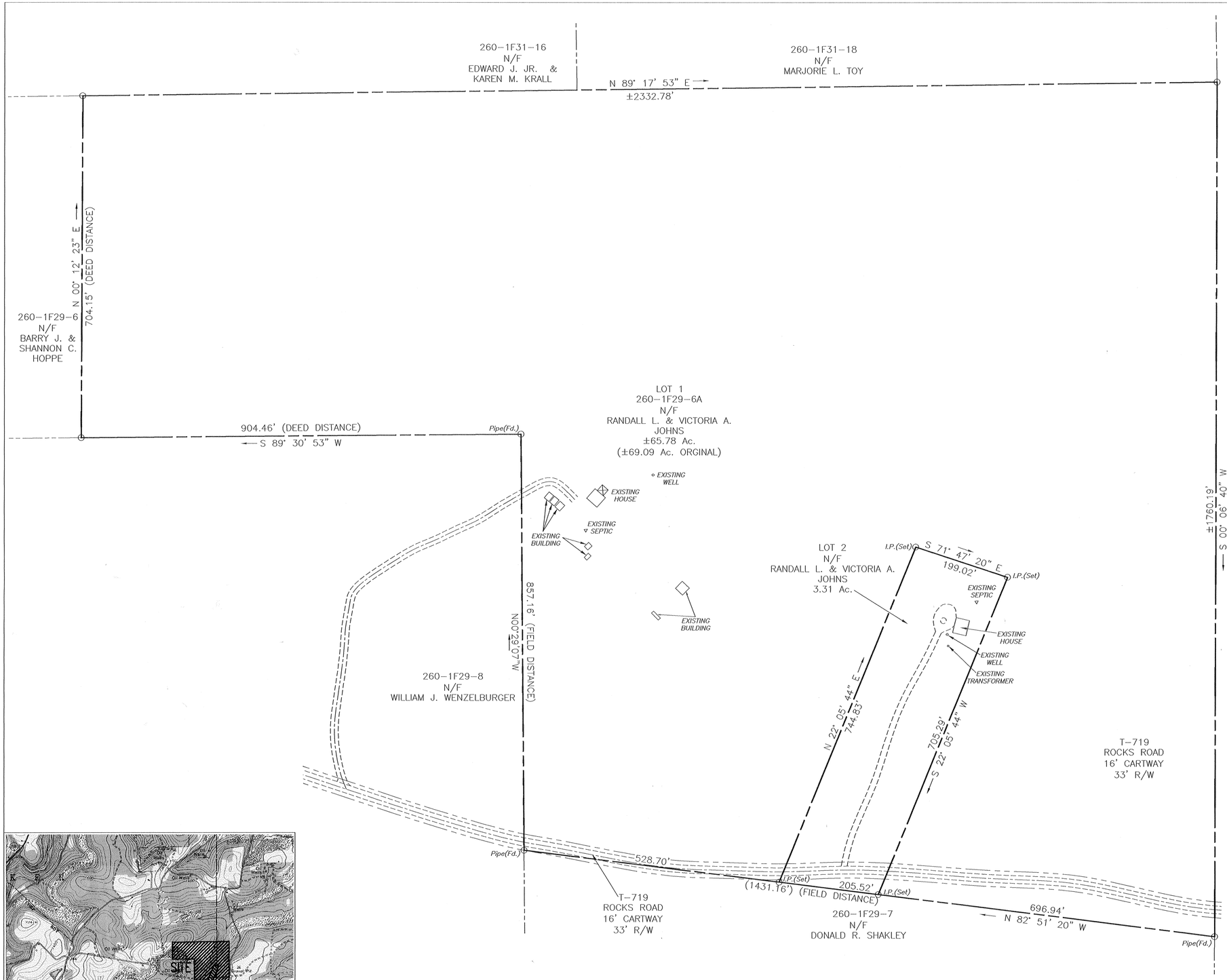
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

# NAGY SUBDIVISION NO. 3

FOR: AGNES A. NAGY

SITUATE: DONEGAL TWP., BUTLER CO., PA

| Date 09/14/09 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
|---|---|---|---|
| Parcel No. 140-1F61-15A | | Instrument # 200205140016686 | Service No. 09-089 |
| Address 220 MEDICAL CENTER RD. | | | |







LOCATION MAP 1" = 2000'

NORTH ARROW

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

*PROPERTY OWNER*
*RANDALL L. & VICTORIA A. JOHNS*
*221 ROCKS ROAD*
*PARKER, PA 16049*

0 100' 200'

| REVISIONS |
|---|
| |
| |
| |
| |
| |
| |
| |

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

| | |
|---|---|
| TITLE | JOHNS SUBDIVISION |
| FOR | RANDALL L. & VICTORIA A. JOHNS |
| SITUATE | 221 ROCKS ROAD<br>PARKER TOWNSHIP<br>BUTLER COUNTY, PA |
| SCALE 1"=100' | DR BY T.A.T. |
| DATE 6/23/10 | CK'D BY W.J.M. |
| DRAWING NO. | 6680-1 |

Instr:201010140023659 10/14/2010
Pages:1 F:$45.00 3:20PM
Michele Mustello T201000022692
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.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY NO. 037854

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-037 A

6/30/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT RANDALL L. & VICTORIA A. JOHNS OF THE TOWNSHIP OF PARKER, 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 PARKER 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 PARKER, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HEREAFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS DAY OF ,2010

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen E. Allen, Notary Public
Donegal Twp., Butler County
My Commission Expires Feb. 25, 2011
Member, Pennsylvania Association of Notaries

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME RANDALL L. & VICTORIA A. JOHNS 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 September ,2010

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 26th DAY OF JULY , 2010

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PARKER THIS DAY OF ,2010

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER THIS 5th DAY OF AUGUST , 2010

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER 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 PARKER 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 321 PAGE 49
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF Oct. , 2010

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

RECORDER OF DEEDS BUTLER COUNTY, PA

| RECORDED OCT. 14, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 49 |

Instr 201010140023061 10/14/2010
Pages: 2 F: $85.00 3:43PM
Michele Mustello T201000022698
Butler County Recorder ND

BY RESOLUTION APPROVED ON THE 6 DAY OF October, 2010, THE BOARD OF DIRECTORS OF WALNUT CAPITAL PARTNERS – CRANBERRY SOUTH, L.P., a Pennsylvania Limited Partnership, OWNER OF THE LAND SHOWN HEREON, 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 CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:

WALNUT CAPITAL PARTNERS – CRANBERRY SOUTH, L.P.

Kellie Krenzler
WITNESS

OFFICER

10-6-10
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER,

PERSONALLY APPEARED Todd Reinhard OF WALNUT CAPITAL PARTNERS – CRANBERRY SOUTH, L.P., WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF October, 2010.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Diana Corbett, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 7, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PROPERTY SHOWN HEREON IS IN THE NAME OF WALNUT CAPITAL PARTNERS – CRANBERRY SOUTH, L.P., AND IS RECORDED AT INSTR. NO. 200706220016154 AND INSTR. NO. 200809080020603.

Kellie Krenzler
WITNESS

OWNER

Dollar Bank, MORTGAGEE OF THE PROPERTY SHOWN HEREON CONSENTS TO THE RECORDING OF THIS PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

JRK VP
NAME, TITLE AND MORTGAGEE

10/6/10
DATE

I, PETE E. BROTHERS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AND THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

9-21-10
DATE

PETE E. BROTHERS
REG. NO. SU075238

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

10/11/10
DATE

CRANBERRY TOWNSHIP ENGINEER

PE071353
REGISTRATION NUMBER

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

CHAIRPERSON, BOARD OF SUPERVISORS

10/11/10
DATE

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. [ORD. 2005-362]

10/11/10
DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2010-19, EFFECTIVE THIS 11th DAY OF OCTOBER, 2010,

SECRETARY

CHAIRPERSON, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS 1ST DAY OF MARCH, 2010.

SECRETARY

CHAIRPERSON, PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON, THIS 20TH DAY OF Nov, 2010. 2009

SECRETARY

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 321, PAGE(S) 50-51.

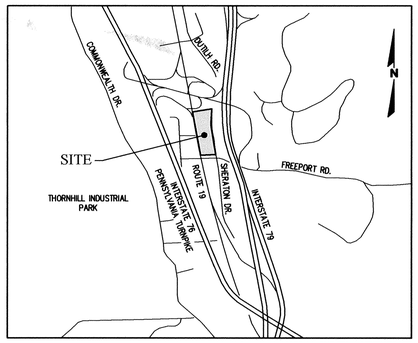
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF Oct, 2010.

RECORDER OF DEEDS

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

**Highway Occupancy Permit Requirement**

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




**LOCATION PLAN**
SCALE: N.T.S.

## PROPERTY DATA

UTILITIES:

| | |
|---|---|
| SANITARY SEWERS | CRANBERRY TOWNSHIP |
| ELECTRIC | PENNSYLVANIA POWER CO. |
| GAS | COLUMBIA GAS CO. |
| WATER | CRANBERRY TOWNSHIP |
| PHONE | VERIZON |
| CABLE TV | COMCAST |
| COMMUNICATIONS | FIBER TECHNOLOGIES NETWORKS, LLC |

PROPERTY OWNER:
WALNUT CAPITAL PARTNERS – CRANBERRY SOUTH, L.P.
5500 WALNUT STREET
PITTSBURGH, PA 15232

SOURCE OF TITLE:
INST. NO. 200706220016154
INST. NO. 200809080020603

| DESCRIPTION | DATE |
|---|---|
| AS PER RESOLUTION | 04-14-10 |

R.A. Smith National
Beyond Surveying and Engineering
300 CORBET STREET, SUITE 200B TARENTUM, PA 15084
724-224-2330 Fax 724-224-5254, www.rasmithnational.com

HOSPITALITY BUILDERS, INC.
# CANDLEWOOD SUITES
CRANBERRY TOWNSHIP, PENNSYLVANIA

## LAND DEVELOPMENT PLAN

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R.A. Smith National, Inc.

DATE: 03-04-10
JOB NO. 3090236
PROJECT MANAGER: JOHN FRYDRYCH, P.E.
DESIGNED BY: MRG
CHECKED BY: JJF

SHEET NUMBER
LDP-1

CORPORATION

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PETE EUGENE BROTHERS
LAND SURVEYOR
SU075238

CRANBERRY TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN MICHAEL SANTSAS
ENGINEER
PE071353

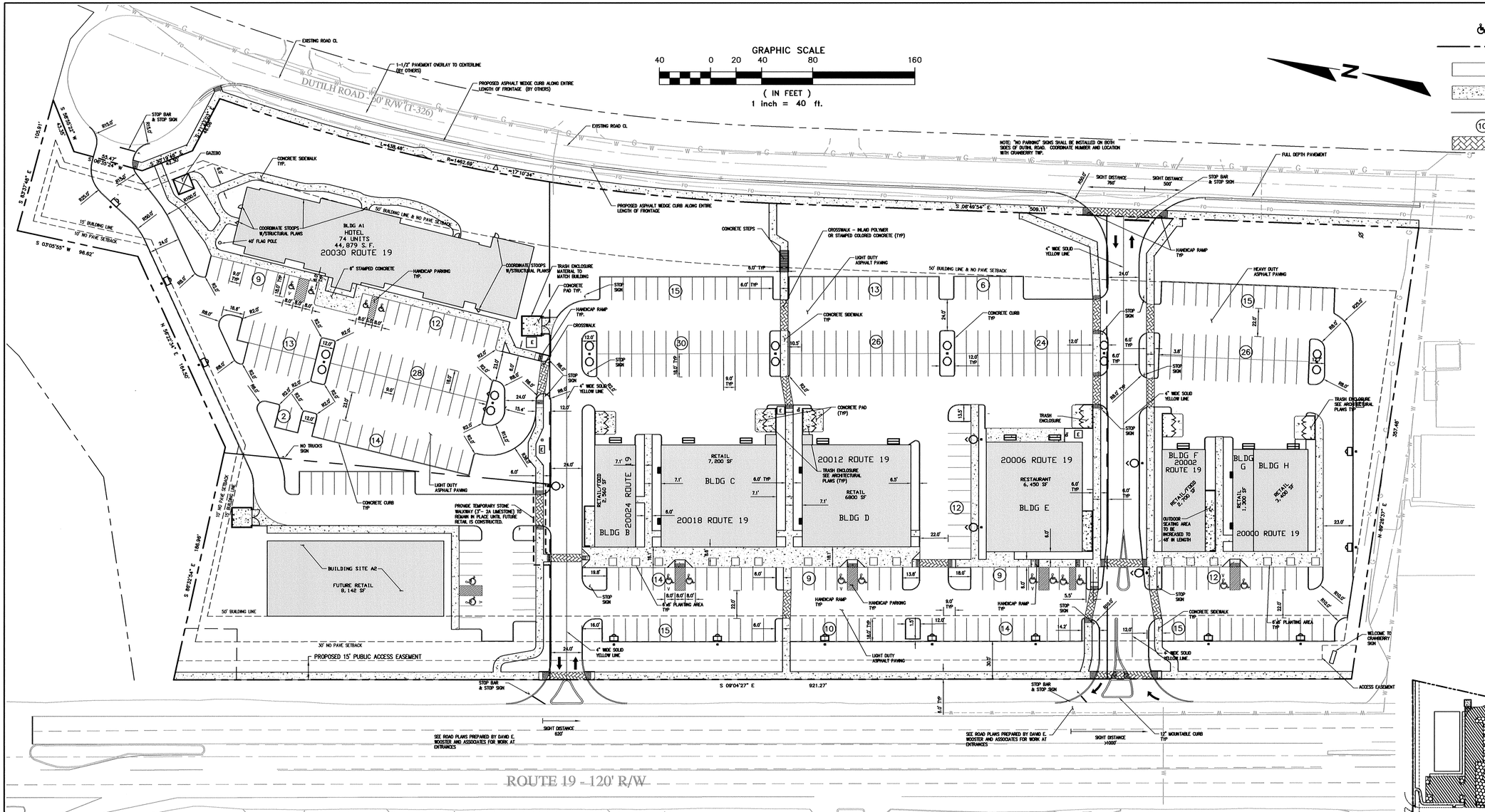
CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

RECORDER

RECORDED OCT. 14, 2010
PLAN BOOK 321 PAGE 50




## Zoning Summary Data:

Parcel:

| | Required | Provided |
|---|---|---|
| Use: Retail/Restaurant | | |
| Land Area: | 1.00 Acres | 8.44 Acres |
| Minimum Lot Width: | 80.0' | 908' |
| Min. Front Yard: | 50.0' | 30' |
| Min. Side Yard: | 15.0' | 10' |
| Min. Rear Yard: | 15.0' | N/A |
| Maximum Building Height: | 50.0' | 46.2' |
| Minimum Landscape Area: | 40.0% | 36.1% |
| Impervious Surface Coverage: | 60% max. | 63.1% |
| Parking: | 335 Spaces | 367 Spaces |
| Parking Lot Landscaping | 10.0% | 11.9% |

### PARKING TABULATION

CALCULATIONS DO NOT INCLUDE BUILDING SITE A2

| USE | SQ. FT. | MINIMUM REQUIRED SPACES |
|---|---|---|
| | | |
| RETAIL | 32,102 | 5 PER 1,000 SQ. FT = 161 |
| RESTAURANTS | 6,450 | 1 PER 65 SQ. FT. = 100 |
| HOTEL | 74 UNITS | 1 PER ROOM = 74 |
| | | TOTAL REQUIRED = 335 |
| | | |
| | | TOTAL PROVIDED = 367 |
| | | RETAIL SPACES @ 9' X 18' = 351 |
| | | HANDICAPPED SPACES @ 8' X 18' = 16 |

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY R.A. SMITH NATIONAL, INC., DATED 04-23-07.

### SITE COVERAGE TABULATION

| SITE ITEM | AREA | % OF TOTAL |
|---|---|---|
| TOTAL SITE | 367,646 S.F. | 100 |
| | | |
| TOTAL PAVEMENT | 155,424 S.F. | 42.2 |
| BUILDING & SIDEWALK | 76,715 S.F. | 20.9 |
| LANDSCAPE AREA | 135,507 S.F. | 36.9 |
| | | |

DEVELOPER AT OAK TREE PLACE REQUESTED AND WAS GRANTED A MODIFICATION OF (27-408.4) TO EXCEED THE MAXIMUM ALLOWABLE AMOUNT OF IMPERVIOUS SURFACE OF 60.0%. THE MODIFICATION ALLOWED AN IMPERVIOUS SURFACE COVERAGE OF 68.1%

### NOTES:

1. PROJECT WILL BE COMPLETED IN ONE PHASE.
2. SITE PLAN IS COMPLIANT WITH THE 2006 INTERNATIONAL FIRE CODE FOR FIRE APPARATUS ACCESS ROADS.
3. 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.
4. ONLY MINIMAL PARKING LOT AND BUILDING LIGHTING WILL BE ILLUMINATED BETWEEN THE HOURS OF 2:30 AM UNTIL 6 AM FROM MONDAY THROUGH SATURDAY AND FROM 12:30 AM UNTIL 6:30 AM ON SUNDAY.
5. NO SIGN FACING DUTILH ROAD SHALL BE ILLUMINATED.
6. NO OUTDOOR LOUDSPEAKERS, BANDS OR OTHER NOISE SOURCES SHALL BE ALLOWED IN THE DEVELOPMENT AT ANY TIME.
7. ALL PARKING LOT LIGHTS ON THE EASTERN SIDE OF THE DEVELOPMENT SHALL BE SITUATED IN A MANNER THAT FACES AWAY FROM DUTILH ROAD. ALL LIGHT FIXTURES ON THE EASTERN SIDE SHALL BE OUTFITTED WITH SHIELDS TO PROTECT FROM THE DUTILH ROAD RESIDENTIAL UNITS.
8. ALL SIDEWALKS WILL BE A MINIMUM OF SIX FEET WIDE.
9. ALL CURBS THROUGHOUT THE SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS TO DETAIL 16 ON PAGE C-16.
10. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. THIS SHALL INCLUDE ALL SLOPE REQUIREMENTS AND DETECTABLE SURFACES.

NOTES:

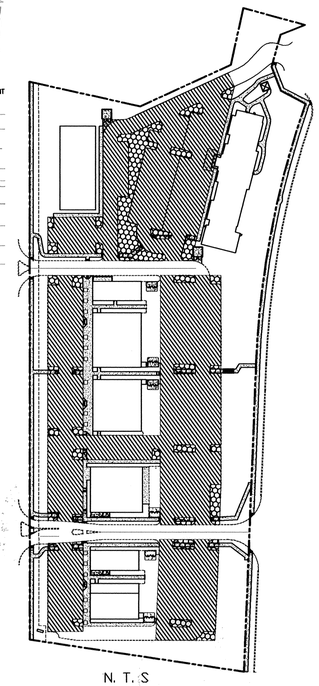
1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL STRIPING ON ASPHALT PAVEMENT SHALL BE PAINTED WHITE.
3. SEE ARCHITECTURAL PLANS FOR SIGN FOOTINGS AND DETAILS.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

| RECORDED OCT. 14, 2010 | |
|---|---|
| PLAN BOOK | PAGE |
| 321 | 51 |

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL, INC.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



N. T. S

PARKING AREAS - 131,120.29 S.F.
PARKING AREA LANDSCAPING - 13,661.37 S.F.

| DATE | DESCRIPTION |
|---|---|
| 04-14-10 | AS PER RESOLUTION |


R.A. Smith National
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HOSPITALITY BUILDERS, INC.

# CANDLEWOOD SUITES

CRANBERRY TOWNSHIP, PENNSYLVANIA

## LAND DEVELOPMENT PLAN


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R.A. Smith National, Inc.


DATE: 03-04-10
JOB NO. 3090236
PROJECT MANAGER: JOHN FRYDRYCH, P.E.
DESIGNED BY: MRG
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SHEET NUMBER
LDP-2