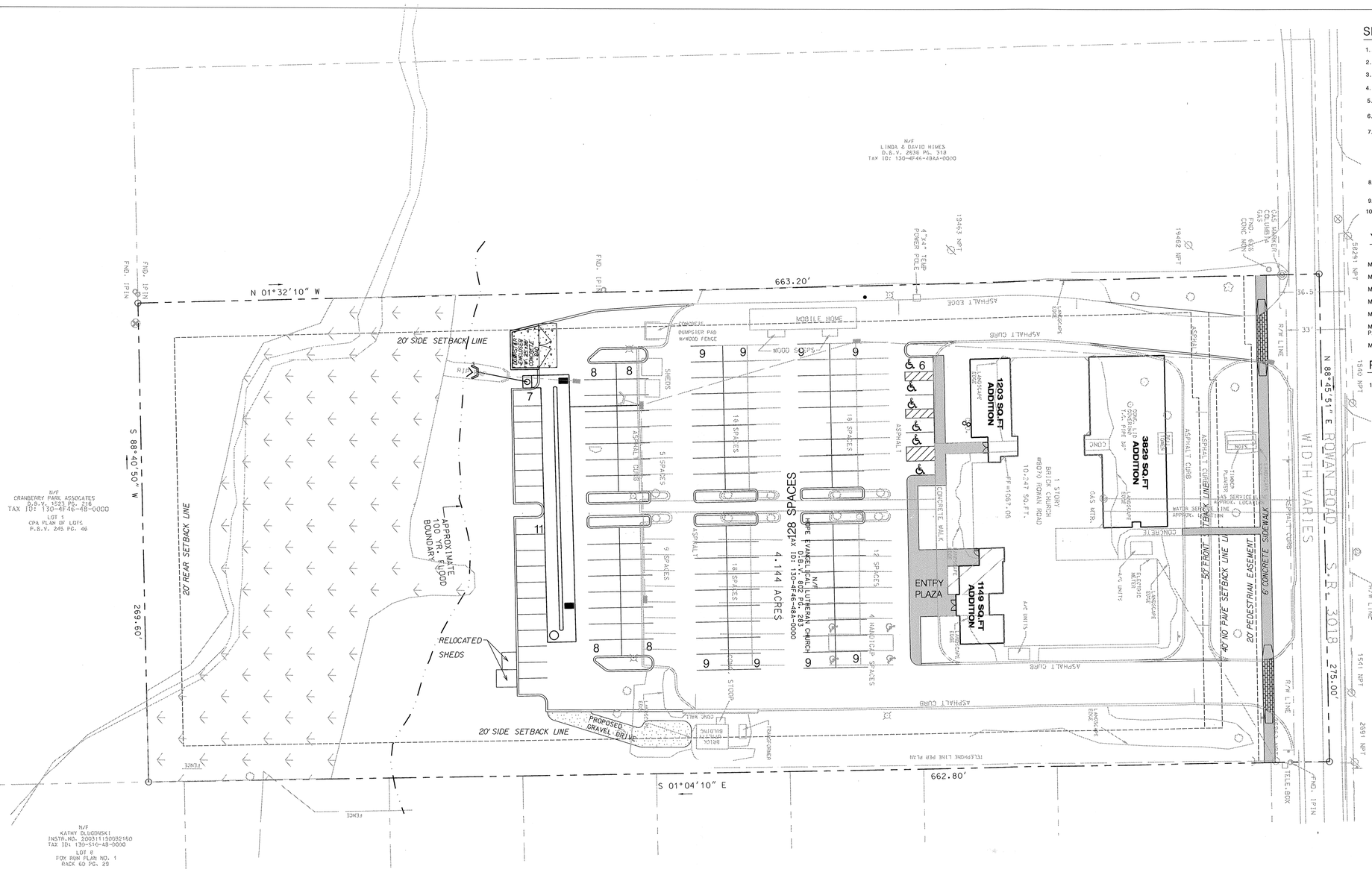
NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK FELT TIP PEN



SITE PLAN DATA:

1. ZONING DISTRICT: SP-1 SPECIAL GROWTH DISTRICT
2. TOTAL ACREAGE: 4.144 ACRES
3. PROPOSED USE: RELIGIOUS ESTABLISHMENT (CONDITIONAL USE)
4. PROPOSED BUILDING ADDITIONS: THREE SEPARATE BUILDING ADDITIONS TOTALING 6,181 SF.
5. A 20' UTILITY EASEMENT SHALL BE PROVIDED FOR ALL UTILITIES.
6. ALL UTILITIES TO BE UNDERGROUND.
7. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORE-MENTIONED 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.
8. THE PLANS ARE TO BE IN COMPLIANCE WITH ANSI A117.1-2003 ACCESSIBLE ROUTE FOR HANDICAPPED PARKING SPACES.
9. ALL CROSSWALKS ARE TO BE CONCRETE STAMPED BRICKING WITH RED COLORING.
10. RECEPTACLES OR COMPACTORS FOR TRASH, REFUSE, RECYCLABLES AND THE LIKE WILL NOT BE ACCESSED FOR PICK-UP DELIVERY, OR REMOVAL BETWEEN BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.

YARD REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	4.144 ACRES
MINIMUM FRONT YARD	50 FEET	69 FEET
MINUMUM SIDE YARD	15 FEET	43 FEET
MINUMUM REAR YARD	15 FEET	455 FEET
MINIMUM PERVIOUS AREA	30% OR 0.4 ACRES	(48%) 2.2 ACRES
MINIMUM BITUMINOUS PAVEMENT SETBACK	50 FEET FRONT 10 FEET SIDE	50 FEET FRONT 10 FEET SIDE
MINIMUM INTERNAL GREENSPACE	10%	11%

PARKING:

1. RELIGIOUS ESTABLISHMENT
   1 SPACE PER 3.5 SEATS OF PLACE OF ASSEMBLY
   300 SEATS = 86 SPACES
   REQUIRED = 86 SPACES
   PROPOSED = 128 SPACES
   HANDICAP SPACES REQUIRED: 5
   HANDICAP SPACES PROPOSED: 6 (3 VAN ACCESSIBLE SPACE AND 3 ACCESSIBLE SPACE)

REVISIONS:
OCTOBER 29, 2009 - TOWNSHIP COMMENTS
APRIL 2, 2010 - AS PER RESOLUTION

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT 3-945

Victor-Metzel Associates
Landscape Architects
533 Locust Place
2nd Floor
Sewickley, PA 15143
Office | 412-741-2290
Fax | 412-741-2294
E-mail | vma@vmainc.net

P.M. DAL
D.B. DAL
C.B.

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 2009, THE BOARD OF HOPE LUTHERAN CHURCH, A NON PROFIT COMPANY, IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE HOPE LUTHRAN CHURCH OF CRANBERRY TOWNSHIP, LAND DEVELOPMENT PLAN ADOPTED THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. HOPE LUTHERAN CHURCH. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CRANBERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

HOPE LUTHERAN CHURCH

Marilyn A. Dice Council Secretary — Kent E. Lewis, President
SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/13/10
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Kenneth Gordon, Kenneth E. Lewis OF THE HOPE LUTHERAN CHURCH, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION, DEDICATION AND PLAN ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF April, 2010.

NOTARIAL SEAL
JACKIE LANZAROTTA
Notary Public
BOROUGH OF SEWICKLEY, ALLEGHENY COUNTY
My Commission Expires June 10, 2013

Jackie Lanzarotta
NOTARY PUBLIC

CERTIFICATION OF TITLE AND MORTGAGE CLAUSE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HOPE LUTHERAN CHURCH - LAND DEVELOPMENT PLAN IS IN THE NAME THE HOPE LUTHERAN CHURCH AND IS RECORDED IN INSTRUMENT NUMBER _____.

WITNESS — OWNER

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE HOPE LUTHERAN CHURCH CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATION AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME(S) TITLE, MORTGAGEE
First Commonwealth Bank

MUNICIPAL ENGINEER

I, JASON KRATSUS, 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.

10/14/10
DATE — TOWNSHIP ENGINEER — PE071553

SURVEYOR'S CERTIFICATION

I, PETE E. BROTHERS A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LANDS, STREETS AND HIGHWAYS AS AND PLOTTED BY ME.

APRIL 8, 2010
DATE

SU075238
REG. NO.

MUNICIPAL APPROVALS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2009-14, EFFECTIVE THIS 5th DAY OF OCTOBER, 2009.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS 26th DAY OF October, 2009.

NOTARY PUBLIC — SURVEYOR — TOWNSHIP ENGINEER — TOWNSHIP PLANNING COMMISSION — TOWNSHIP SUPERVISORS — COUNTY PLANNING COMMISSION — COUNTY RECORDER

COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF OCT, 2009.

SECRETARY — CHAIRMAN, 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 322, PAGE(S) 1.

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

RECORDED OCT. 14, 2010	
PLAN BOOK	PAGE
322	1

Instr:201010140026882 10/14/2010
Pages:1 F:$45.00 3:51PM
Michele Mustello T20100022702
Butler County Recorder ND

RECORDING SITE PLAN
HOPE LUTHERAN CHURCH
CRANBERRY TOWNSHIP, BUTLER COUNTY PA

PREPARED FOR:
HOPE EVANGELICAL LUTHERAN CHURCH
8070 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066

RECORDING SITEPLAN

SHEET 13

SCALE: 1" = 30'-0"
ISSUE DATE: OCTOBER 6, 2009
JOB NO. 2009-047

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

Instr-201010180023988 10/18/2010
Pages:2 F:$85.00 2:02PM
Michele Mustello T20100022958
Butler County Recorder ND

OWNER'S ADOPTION:

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 22nd day of September, 2010.

SERIES D MARKETING, LLC

ATTEST: _____ _____
Notary Public — BY: ERIC J. LAMM, UNDER POA FOR JOSEPH DiSALVO, MEMBER, RECORDED AT INSTR: 200501060000506

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 Eric J. Lamm, 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 22nd day of September, 2010.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of September, 2010.

My Commission expires the 13th day of September, 2013

(SEAL) _____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly Way, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2013
Member, Pennsylvania Association of Notaries

TITLE CLAUSE:

We, Series D Marketing, LLC, owners of The Gables At Brickyard Hill Plan No. 4, do hereby certify that the title of this property is in the name of Series D Associates, as recorded in the Butler County Recorder of Deeds Office as instrument #200407150023266. We further certify that there is no mortgage or lien against the property.

Witness — BY: ERIC J. LAMM, UNDER POA FOR JOSEPH DiSALVO, MEMBER, RECORDED AT INSTR: 200501060000506

SURVEYOR'S CERTIFICATION:

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

9-22-10 (Date) — Signature of Surveyor — 11786-E (Registration Number)

MUNICIPAL ENGINEER'S CERTIFICATION:

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

9-25-10 (Date) — Signature of Engineer — 26400 E (Registration Number)

MUNICIPAL STIPULATION:

The Board of Supervisors of the Township of Adams hereby gives public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied either to accept said streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads. Adams Township agrees not to issue building permits until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Secretary — Chairman, Board of Supervisors
Board of Supervisors — Board of Supervisors
Board of Supervisors — Board of Supervisors

GUARANTEE OF PROVISIONS OF UTILITIES:

It is hereby certified that all lots in the subdivision known as The Gables At Brickyard Hill Plan No. 4 will be served with water by the Municipal Authority of Adams Township.

Signature of Owner

It is hereby certified that all lots in the subdivision known as The Gables At Brickyard Plan No. 4 will be provided with public sanitary sewer facilities. The sewers will become part of the Breakneck Creek Regional Authority's sewerage system.

Signature of Owner

PLANNING COMMISSION APPROVAL:

Approved by the Adams Township Planning Commission this 18th day of October, 2010.

Secretary — Chairman of the Planning Commission

MUNICIPAL APPROVAL:

Approved by the Board of Supervisors of the Township of Adams this 27th day of September, 2010.

Secretary — Chairman, Board of Supervisors
Board of Supervisors — Board of Supervisors
Board of Supervisors — Board of Supervisors

COUNTY PLANNING COMMISSION APPROVAL:

Approved by the Butler County Planning Commission this 22 day of SEPT. 2010. 09

Secretary — Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Pgs 2 & 3

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

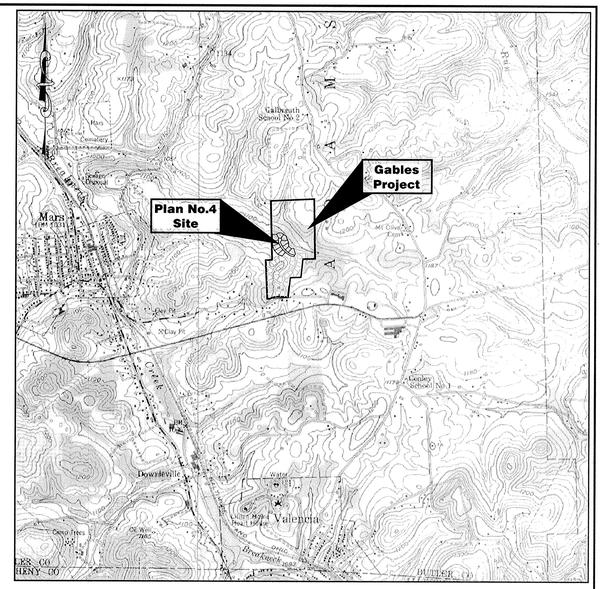
Recorder

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



INDEX PLAN

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


Gables Project
Plan No.4 Site
Callahan School No. 2
Mars
Mars School No. 1
Cemetery
Cooley Dr
Mt Cove Farms
Cooley School No. 1
Downieville
Water
Valencia
Deer Trail
Deer Trail Dr
Deer Trail Ct
Old Mill Rd
Sand Trap
Sand Trap Ct
Downieville Dr
Old Mill Ct
Old Mill Dr
Old Mill Rd
Old Mill Ct
Old Mill Dr
Old Mill Rd
Old Mill Ct
Old Mill Dr
Old Mill Rd

DATE	REVISIONS	BY

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

Plan No. 4 - Site Tabulation Data	
ZONING CLASSIFICATION	R-2 RESIDENTIAL
TOTAL NUMBER OF LOTS	11 LOTS + 1 PARCEL = 12
ORIGINAL PARCEL "A" AREA	1,974,871 Sf. (45.34 Ac.)
NEW PARCEL "A" AREA	1,704,703 Sf. (39.14 Ac.)
PROPOSED LOT AREA	231,498 Sf. (5.31 Ac.)
PROPOSED ROAD R/W AREA	38,670 Sf. (0.89 Ac.)

Plan of Subdivision
The Gables At Brickyard Hill Plan No.4

Being a subdivision of Parcel A as shown on
The Gables At Brickyard Hill Plan No. 3
recorded in PBV. 287, Pgs. 8-9

Situate In
Adams Township, Butler County
Pennsylvania

Prepared For
Series D Marketing, LLC
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
(724) 776-2727

Date: August 5, 2009
Scale: AS SHOWN
CADD No.: 60107-LN4-8-05-09.dwg

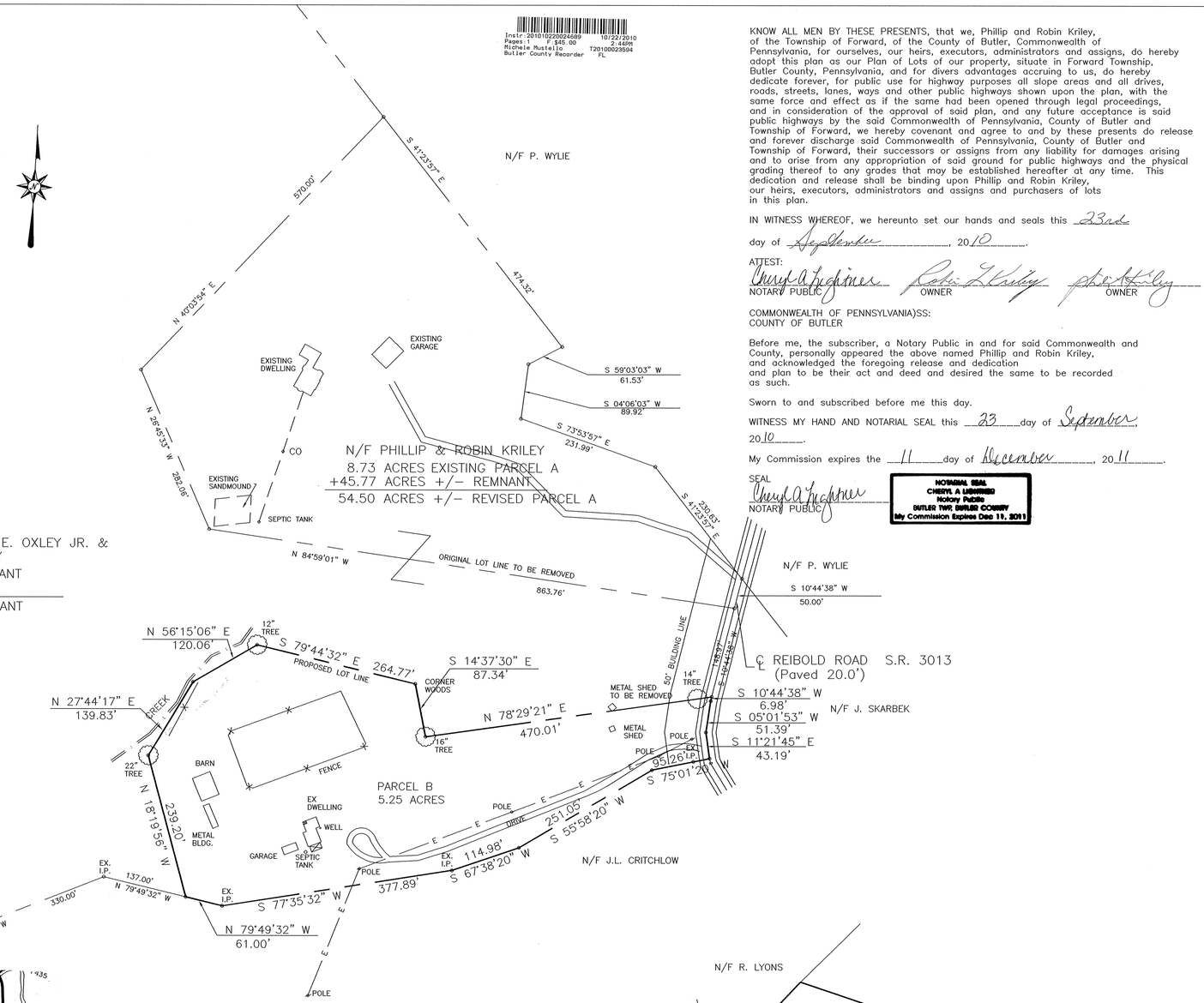
Prepared By
PVE Sheffler
Engineers - Surveyors - Land Planners
Waterfront Corporate Park II
2100 Georgetowne Drive, Suite 103
Sewickley, Pennsylvania 15143
(724) 444-1100

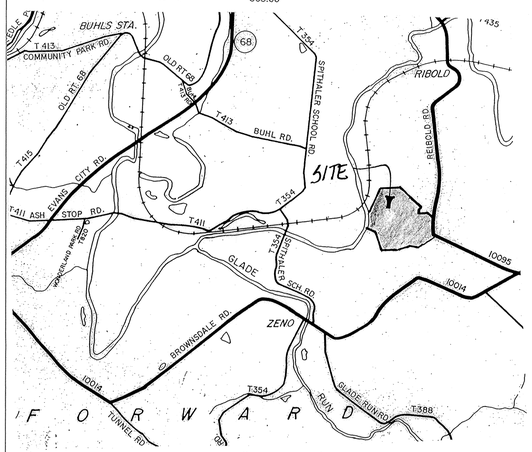
Sheet No. 2 of 2

RECORDED OCT. 18, 2010	
PLAN BOOK	PAGE
322	3

EXISTING VARIABLE WIDTH DRAINAGE EASEMENT
EXISTING 15' T.W. PHILLIPS GASLINE EASEMENT REC'D IN INST.# 200405200016074
PARCEL "A" FUTURE DEVELOPMENT
LOT #3 BROOK HAVEN FARMS PLAN PBV. 67, PG. 37
LOT 306 (TRADITIONAL LOT) 20,401 SF. 0.47 AC.
LOT 307 (SUBURBAN LOT) 26,224 SF. 0.60 AC.
LOT 305 (NEIGHBORHOOD LOT) 20,321 SF. 0.47 AC.
LOT 308 (TRADITIONAL LOT) 19,962 SF. 0.46 AC.
LOT 304 (SUBURBAN LOT) 24,440 SF. 0.56 AC.
LOT 309 (SUBURBAN LOT) 22,973 SF. 0.53 AC.
LOT 303 (TRADITIONAL LOT) 18,290 SF. 0.42 AC.
LOT 302 (TRADITIONAL LOT) 14,341 SF. 0.33 AC.
LOT 310 (SUBURBAN LOT) 23,215 SF. 0.53 AC.
LOT 301 (NEIGHBORHOOD LOT) 22,708 SF. 0.52 AC.
LOT 311 (NEIGHBORHOOD LOT) 18,621 SF. 0.43 AC.
EDELWEISS COURT (50' PUBLIC R/W)
LILLY VUE COURT (50' R/W PUBLIC)
PROPOSED 20' DRAINAGE/ACCESS EASEMENT
PROPOSED VARIABLE WIDTH UTILITY/ACCESS/ DRAINAGE/SANITARY SEWER EASEMENT
PROPOSED 10' UTILITY/ACCESS EASEMENT
PROPOSED 20' UTILITY/ACCESS/ SANITARY SEWER EASEMENT
PROPOSED 20' SANITARY SEWER EASEMENT
PROPOSED UTILITY/ ACCESS/SANITARY SEWER EASEMENT - VARIABLE WIDTH
PROPOSED DRAINAGE/ ACCESS/SANITARY SEWER EASEMENT - VARIABLE WIDTH
EXISTING UTILITY EASEMENT FOR PUMP STAION PER THE GABLES AT THE BRICKYARD PLAN NO. 2 PBV 275, PGS 28-31
PROPOSED 20' SANITARY SEWER EASEMENT
LIMIT OF PHASE 1
EXISTING SANITARY SEWER EASEMENT PER THE GABLE AT BRICKYARD HILL LOTS 206 & 207 PBV 297, PAGE 17
EXISTING SANITARY SEWER EASEMENT PER THE GABLES AT BRICKYARD HILL LOTS 204,205,208 & 210 PBV 301, PAGE 33
PHASE 3 CONSTRUCTION OF EDELWEISS COURT (50' PUBLIC R/W) BEGINS AT CENTERLINE STA. 0+57.58
LOT 116 THE GABLES AT BRICKYARD HILL PLAN NO. 2 PBV. 275, PGS. 29-31
LOT 114
LOT 208-A
LOT 208-B
LOT 207-A
LOT 207-B
PARCEL "C"
N/F JON & JILL L. SNYDER DBV. 2806, PG. 0271 TAX PARCEL 10-3F66-4A
N/F MARS HOME FOR YOUTH DBV. 2752, PG. 0081 TAX PARCEL 10-3F66-5A
N/F ROBERT & CYNTHIA MEDVITZ DBV. 2901, PG. 0194 TAX PARCEL 10-3F66-19
N/F MICHAEL & TERRI HUNKLE INSTR # 200107240020078 TAX PARCEL 10-3F66-21
N/F MARGARET & SHAWN HUERBIN INSTR # 200001060000425 TAX PARCEL 10-3F66-22
FOUND IRON PIN 2.00' WEST
FOUND IRON PIN 2.00' NORTH
FOUND IRON PIN 0.40' NORTH
FOUND IRON PIN ON LINE
FOUND STONE AT CORNER
ANGLE IRON & FENCE POST ON LINE

Instr:201010220024089
Pages:1 F $45.00 10/22/2010
Michele Mustello 2:44PM
Butler County Recorder T20100023504
FL





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

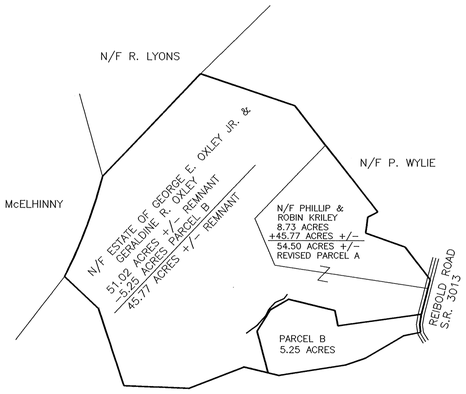
REF: PLAN OF SUBDIVISION FOR CRITCHLOW BY LSI, INC., 09/25/97, 97-250, P.B. 218 PG. 24.

REF: PLAN OF SUBDIVISION FOR OXLEY BY LSI, INC., 11/02/00, 00-217, P.B. 239 PG. 47.

IRON PINS TO BE SET AT LOT CORNERS.

THE PURPOSE OF THIS PLAN IN A LOT LINE REVISION TO CREATE PARCEL B AND ADD THE REST OF THE REMNANT TO PARCEL A.

0' 100' 200' 300'



LOCATION MAP Scale: 1" = 400'

KNOW ALL MEN BY THESE PRESENTS, that we, Phillip and Robin Kriley, of the Township of Forward, 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 Forward 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 is said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Forward, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Forward, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Phillip and Robin Kriley, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day of September, 2010.

ATTEST:

Cheryl A Lightner NOTARY PUBLIC — Robin L Kriley OWNER — Phillip Kriley 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 Phillip and Robin Kriley, 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 23 day of September, 2010.

My Commission expires the 11 day of December, 2011.

SEAL

Cheryl A Lightner NOTARY PUBLIC

NOTARIAL SEAL
CHERYL A LIGHTNER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Dec 11, 2011

KNOW ALL MEN BY THESE PRESENTS, that we, Estate of George E. Oxley, Jr. and Geraldine R. Oxley, of the Township of Forward, 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 Forward 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 is said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Forward, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Forward, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Estate of George E. Oxley, Jr. and Geraldine R. Oxley, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23 day of September, 2010.

ATTEST:

NOTARY PUBLIC — Robin L Kriley EXECUTOR

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 Estate of George E. Oxley, Jr. and Geraldine R. Oxley 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 23 day of September, 2010.

My Commission expires the 11 day of December, 2011.

SEAL

Cheryl A Lightner NOTARY PUBLIC

NOTARIAL SEAL
CHERYL A LIGHTNER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Dec 11, 2011

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

DATE August 11, 2010 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Forwared hereby gives public notice that in approving this plan for recording purposes only, the Township of Forward assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or 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 Forward this 12 day of October, 2010.

SECRETARY Mary L McElhinny SEAL CHAIRMAN/PRESIDENT

Approved by the Forward Township Planning Commission this 28 day of September, 2010.

SECRETARY Mary L McElhinny SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 2ND day of September, 2010.

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 322 page 4.

Given under my hand and seal this 22 day of October, 2010.

SEAL Michele M Mustello
RECORDER

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

RECORDED OCT. 22, 2010	
PLAN BOOK	PAGE
322	4

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

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: ESTATE OF GEORGE E. OXLEY, JR. & GERALDINE R. OXLEY
and
PHILLIP & ROBIN KRILEY
SITUATE: FORWARD TWP., BUTLER CO., PA

Date 08/11/10	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 160-3F72-9A3, 9A3A		Db-Pg 875-213	Instrument # 20010220003606
Address 173/177 REIBOLD ROAD			Service No. 10-070

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 17 DAY OF Sept, 20 10

ATTEST:

NOTARY PUBLIC — OWNER

MY COMMISION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Roberta S. Hinds, Notary Public
Portersville Boro, Butler County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries

OWNER

WE, DEBRA J. ALLEN, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOILD UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY , COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED DEBRA J. ALLEN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY _____ OF _____, 20____.

MY COMMISION EXPIRES:
SEAL

NOTARY PUBLIC

APPROVED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF_____, 20_____.

SECRETARY — CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, THIS 22nd DAY OF October, 20 10.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 24th DAY OF August, 2010.

ATTEST:

SECRETARY — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 15 DAY OF Sept, 20 10.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO. PA.

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

06-23-10
DATE

JAMES M. SHUTY
REG. NO. 35568-E

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF AUGUST 2010.

SEC. — DIRECTOR CHAR.

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 201010250024789 Plan Book 322 page 5

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF October, A.D. 20 10.

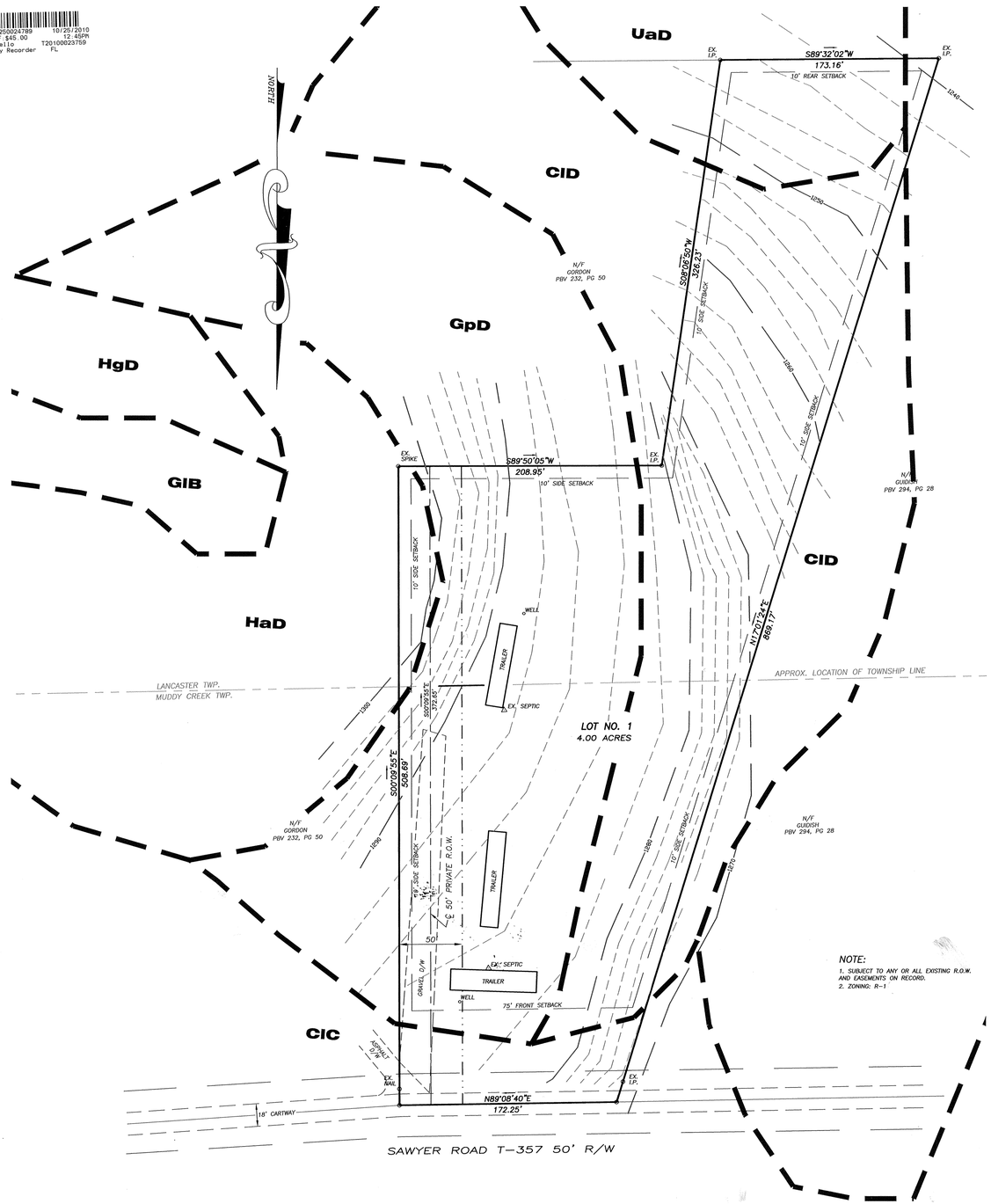
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDER OF DEEDS
RECORDER
Michele M Mustello

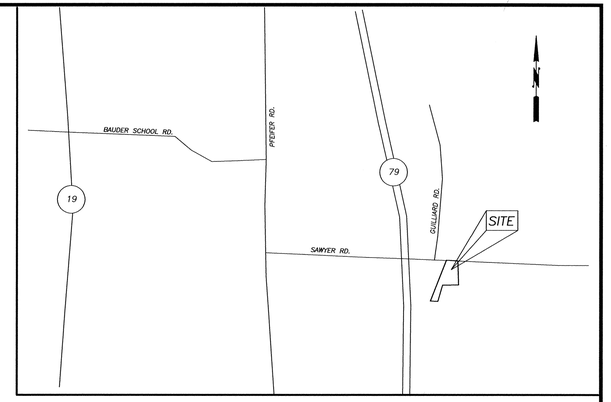
RECORDER OF DEEDS BUTLER COUNTY PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES M. SHUTY LAND SURVEYOR 035685 E

Instr:201010250024789 10/25/2010
Pages:1 F:$45.00 12:45PM
Michele Mustello T20100023759
Butler County Recorder FL



NOTE:
1. SUBJECT TO ANY OR ALL EXISTING R.O.W. AND EASEMENTS ON RECORD.
2. ZONING: R-1



LOCATION MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REF: T.P. 240-4F96-A17B
PLAN REF: PBV 294, PG 28
PLAN REF: PBV 189, PG 14
DEED REF: DBV 2586, PG 504
DEED REF: # 200612010030421

AREA TABULATIONS

TRACT	AREA
LOT NO. 1	4.00 ACRES

OWNER:
DEBRA J. ALLEN
222 SAWYER RD.
PROSPECT, PA 16052

RECORDED OCT. 25, 2010	
PLAN BOOK	PAGE
322	5

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

Scale 1" = 50'
Date MAY 17, 2010
REV. JUNE 16, 2010

Job No. 2260

LAND DEVELOPMENT PLAN

Situate in MUDDY CREEK & LANCASTER TOWNSHIP BUTLER COUNTY, PA.

Prepared For DEBRA J. ALLEN

Sheet No. 1

Instr:201010260024043 10/26/2010
Pages:1 F:$45.00 1:04PM
Michele Mustello T20100024011
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That We, Emily E. & David Phillips of the Township of Buffalo, 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 Buffalo, 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 Buffalo, 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 Buffalo, 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 4 day of OCTOBER 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 came Emily E. & David Phillips 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 4 day of OCT 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 as 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 me for the owners or agents.

4 Oct. 10 Date Seal P. L. S. No. 20161-E

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

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

Approved by the Supervisors of the Township of Buffalo this 13th day of OCTOBER 2010.

Secretary Seal Chairman

Approved by the Buffalo Township Planning Commission this 6th day of October 2010.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 5th day of October 2010.

Secretary BUTLER COUNTY PLANNING COMMISSION Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

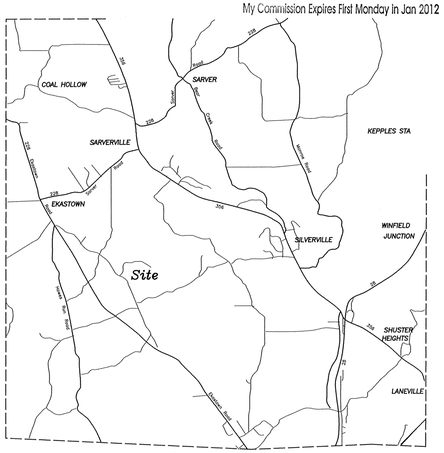
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 6.

Given under my hand and seal this 26 day of Oct. 2010.

Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY PA



Vicinity Map

120 Orchard Drive, Sarver, PA
Zone R-1
Water – prop. on lot well
Sanitary – prop. individual pump to public sewer

Orchard Drive 60'R/W 23' cartway

N 90°00'00"E 200.00'

100.00' 100.00'

original 25' Bldg.line original 25' Bldg.line

original lot line to be omitted

Lot 25 Revised
1.024 Acre

50' building line

S 00°00'00" E 222.87'

original

25
040-S8-D21B

original

27
040-S8-D21A

23 29

N 00°00'00" E 219.72'

S 00°00'00" E 226.58'

20' side yard setback 20' side yard setback

original lot line to be omitted N 00°00'00" E 222.87'

20' rear yard setback

100.05' 55.62' 44.45'
N 88°12'00"W 155.67' N 87°28'00"W

N/F R. L. Rossi

20 0 20 40 60
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.

E. E. Phillips Plan

being a Consolidation of
Lot 25 & Lot 27
Meadowland Plan #1
Plan Book Volume 45/6

Owner:
Emily & David Phillips
223 Fifth Street
Apt.B
Freeport, PA
16229

10189

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

for Emily E. & David Phillips

CONSOLIDATION SURVEY
PROJECT No: 10151
SITUATE: BUFFALO TOWNSHIP, BUTLER COUNTY, PA
DATE: 10/01/10 REV:
DWN.By: Sdg CHK.By:
Co. TAX No: 040-S8-D21A&21B

RECORDED OCT. 26, 2010

PLAN BOOK	PAGE
322	6

SHEET ____ of ____

Instr: 201010270025172 10/27/2010
Pages: 2 F $85.00 3:36PM
Michele Mustello T20100024204
Butler County Recorder ND

DRAWING LEGEND

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- PROPOSED SAWCUT LINE
- PROPOSED CONCRETE CURB
- FUTURE CURB (BY OTHERS)
- FUTURE IMPROVEMENTS (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING INLET
- IRON PIN
- PROPOSED CONCRETE PAD
- PROPOSED TYPE 'C' INLET
- PROPOSED MANHOLE

OVERALL PARKING TABULATION

CALCULATIONS DO NOT INCLUDE FIRESTONE SITE

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

OVERALL SITE COVERAGE TABULATION

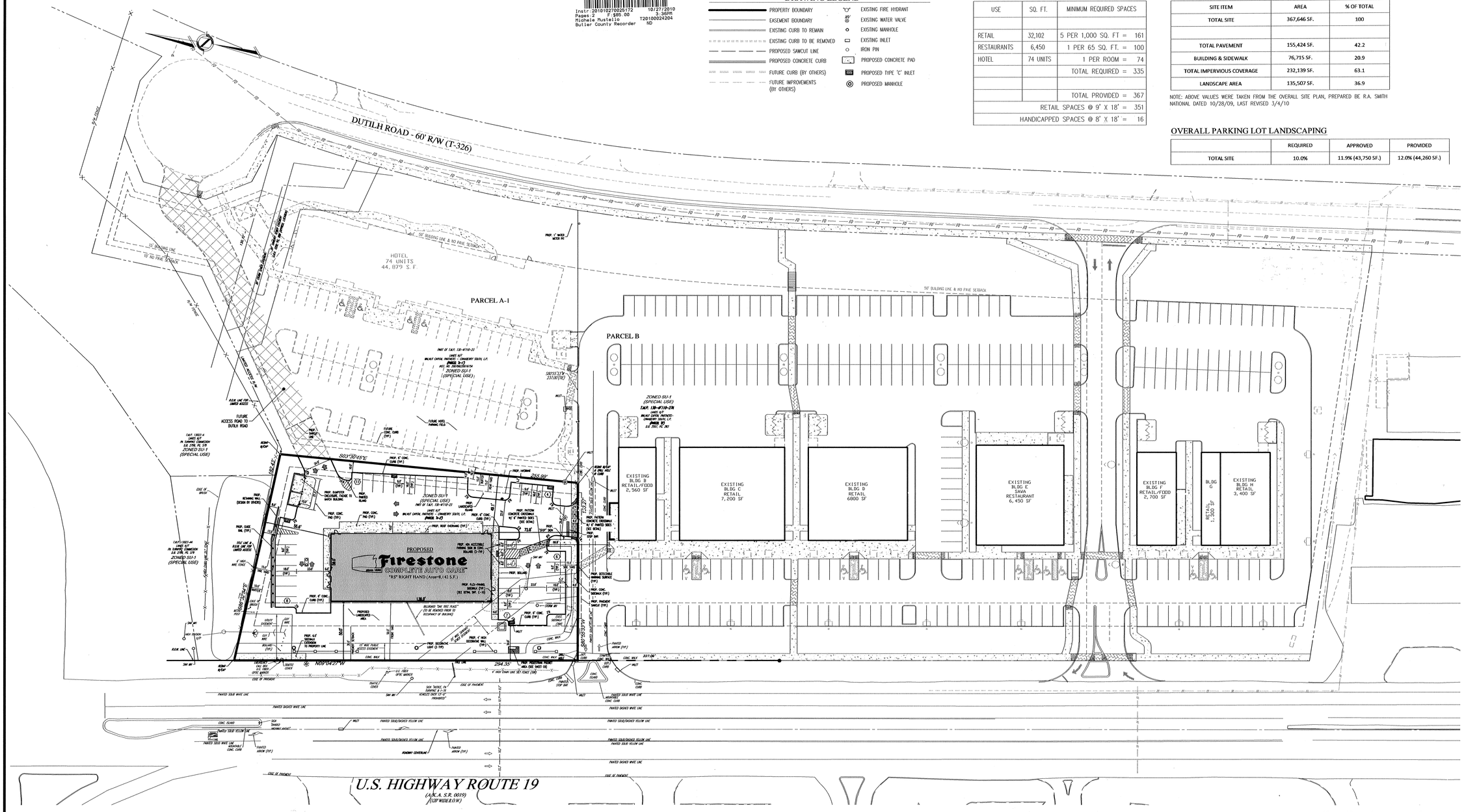
EXISTING APPROVED

SITE ITEM	AREA	% OF TOTAL
TOTAL SITE	367,646 SF.	100
TOTAL PAVEMENT	155,424 SF.	42.2
BUILDING & SIDEWALK	76,715 SF.	20.9
TOTAL IMPERVIOUS COVERAGE	232,139 SF.	63.1
LANDSCAPE AREA	135,507 SF.	36.9

NOTE: ABOVE VALUES WERE TAKEN FROM THE OVERALL SITE PLAN, PREPARED BE R.A. SMITH NATIONAL DATED 10/28/09, LAST REVISED 3/4/10

OVERALL PARKING LOT LANDSCAPING

	REQUIRED	APPROVED	PROVIDED
TOTAL SITE	10.0%	11.9% (43,750 SF.)	12.0% (44,260 SF.)



SCALE: 1" = 40'

OWNER'S ADOPTION:

BY RESOLUTION APPROVED ON THE 8th DAY OF October 2010 THE MEMBER BOARD OF DIRECTORS OF SB Cranberry 413, LLC, OWNER OF THE LAND SHOWN ON OAK TREE PLACE 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 ~~CORPORATION~~ AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:

Sandra Bradford — WITNESS
10-13-10 — DATE
Rob Stahl — OFFICER
COMPANY

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE ~~COMMONWEALTH~~ STATE OF PENNSYLVANIA AND COUNTY OF Collin, PERSONALLY APPEARED Robert Stahl, Jr. Exec. VP of SB Cranberry 413 LLC, 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 THEREON TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF October 2010.

Notary Public, State of Texas
My Commission Expires
October 12, 2013

Jennifer L. Pockley
NOTARY PUBLIC

(SEAL)

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN OAK TREE PLACE NO. 2 IS IN THE NAME OF SB Cranberry 413, LLC AND IS RECORDED UNDER INSTRUMENT NUMBER 200702200018154.

Sandra Bradford — WITNESS
Rob Stahl — OWNER

MORTGAGE CLAUSE:

BANK OF THE OZARKS MORTGAGEE OF THE PROPERTY CONTAINED IN OAK TREE PLACE NO.2 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS ~~AND GRANTS~~ SHOWN OR NOTED HEREON ON THE PLAN.

Chara M. Carilli — WITNESS
Van Thurber — NAME
VP RES-Real Estate Specialties Group — TITLE

SURVEYOR'S CERTIFICATION:

I, James F. Henry HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAN IS CORRECT AND IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AND THAT THE MONUMENTS SHOWN HEREON EXIST AS SHOWN AND REPRESENTS A SURVEYED COMPLETED BY ME.

10/8/10 — DATE

JAMES F. HENRY — Professional — LICENSED — SU056807

CRANBERRY TOWNSHIP ENGINEER:

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.

10/27/10 — DATE
ENGINEER
REGISTRATION NUMBER

CRANBERRY TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS 2nd DAY OF August, 20 10.

Harvey A. Ames — SECRETARY
CHAIRPERSON, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON, THIS 19 DAY OF MAY, 20 10

Frank E. Uhl — SECRETARY, CHAIR
CHAIRPERSON, PLANNING COMMISSION

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS:

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 P. Skrempan, CHAIRPERSON, 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. (ORD. 2005-362)

SECRETARY — John P. Skrempan, CHAIRPERSON, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2010-57, EFFECTIVE THIS 22nd DAY OF OCTOBER, 20 10.

SECRETARY — John P. Skrempan, CHAIRPERSON, BOARD OF SUPERVISORS

COUNTY OF BUTLER
CERTIFICATION NUMBER
10114

RECORDER OF DEEDS:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 322, PAGE(S) 7-8.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF October, 20 10.

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

RECORDER OF DEEDS

RECORDED OCT. 27, 2010	
PLAN BOOK	PAGE
322	7

OWNER SEAL — BUTLER COUNTY PLANNING COMMISSION — CRANBERRY TOWNSHIP ENGINEER — CRANBERRY TOWNSHIP BOARD OF SUPERVISORS — CRANBERRY TOWNSHIP PLANNING COMMISSION — RECORDER OF DEEDS

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE: PITTSBURGH, PA
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; HOUSTON, TX; CHALFONT, PA; CENTER VALLEY, PA; BOWIE, MD; TOWSON, MD; WILLIAMSPORT, PA; WARRINGTON, PA; FORT LAUDERDALE, FL

34 SPRUCE ST, OAKMONT, PA 15139 PH: 412.826.3700 FX: 412.826.3799 WWW.BOHLERENGINEERING.COM
THE ARCHITECTURAL WORK AND CONCEPT OF THE PLAN, AS DEPICTED ARE ONLY TO BE USED FOR THE PARTICULAR PROJECT AND SITE FOR WHICH THEY ARE PREPARED AND PUBLISHED. NO PART OF THESE DRAWINGS AND PLANS SHALL BE USED BY ANY PERSON FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL INC. 1-800-242-1776
POCS SERIAL NUMBER 20100080151

REVISIONS:			
REV:	DATE:	COMMENT:	BY:
1	6/9/10	REV. PER TWP. REVIEW LETTER DATED 6/8/10	CSB
2	7/6/10	REV. PER TWP. REVIEW LETTER DATED 6/25/10	CSB
3	7/28/10	REV. TO LANDSCAPE PLAN	SMW
4	8/4/10	REV. PER TWP. REVIEW LETTER DATED 7/28/10	KJM
5	8/9/10	REV. FOR BCCD	SMW
6	8/20/10	REV. FOR ELECTRIC SERVICE	JB
7	8/25/10	REV. FOR WATER SERVICE	JB
8	9/15/10	REV. FINAL COMMENTS	SMW

PROJECT No.:	PCV100752
DRAWN BY:	CSB
CHECKED BY:	MEJ
DATE:	3/24/2010
SCALE:	AS SHOWN
CAD I.D.:	PCV100752 LANDDEV-8

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

Firestone COMPLETE AUTO CARE

PROPOSED AUTO CARE FACILITY

20030 ROUTE 19
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

BOHLER ENGINEERING

STABLER CORPORATE CENTER
3701 CORPORATE PARKWAY, SUITE 200
CENTER VALLEY, PA 18034
PH: (610) 709-9971
FX: (610) 709-9976
www.bohlerengineering.com

MICHAEL E. JAMES — PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA — LICENSE NO. PE-055733

SHEET TITLE:

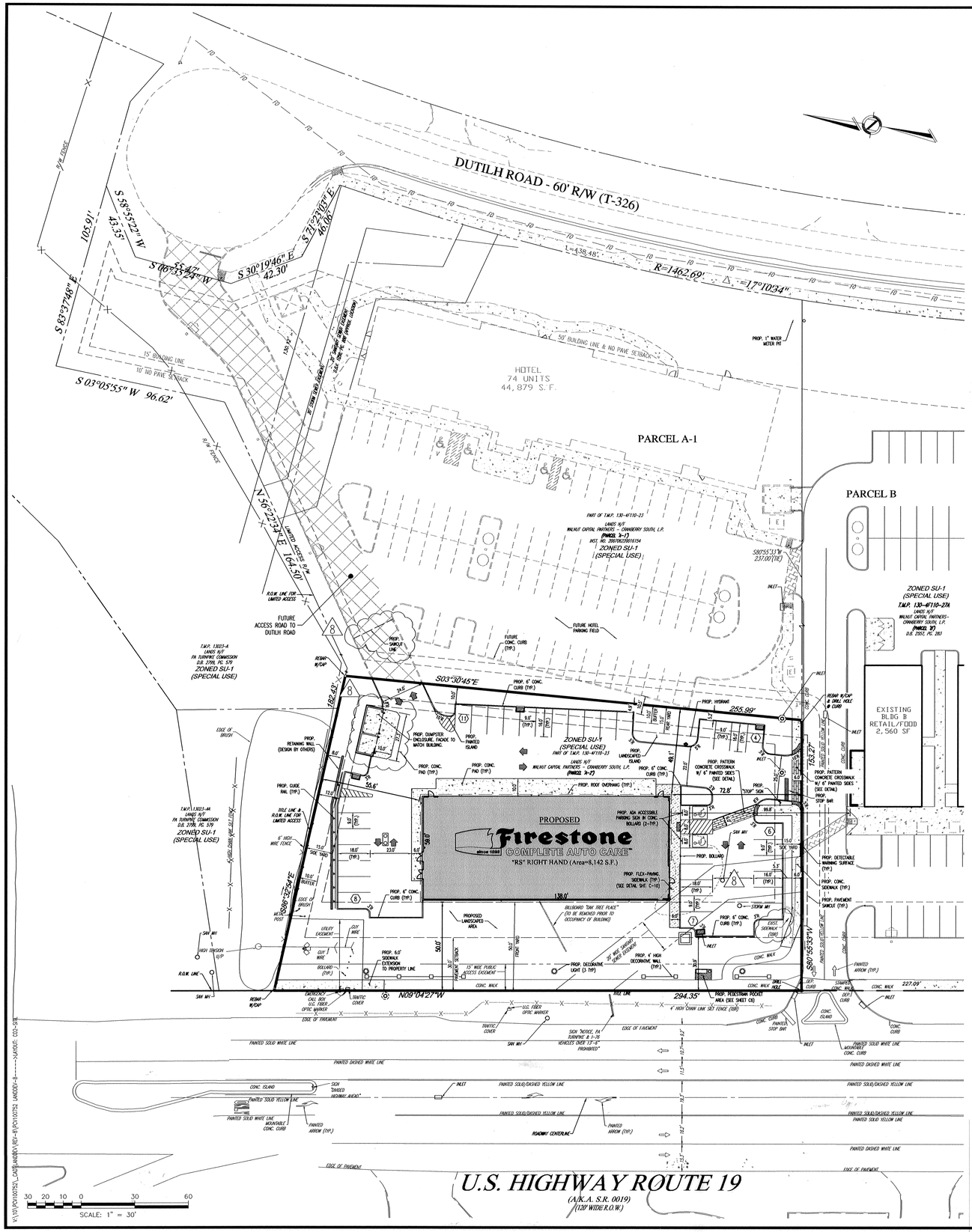
OVERALL SITE PLAN

SHEET NUMBER:

C-1
OF 11

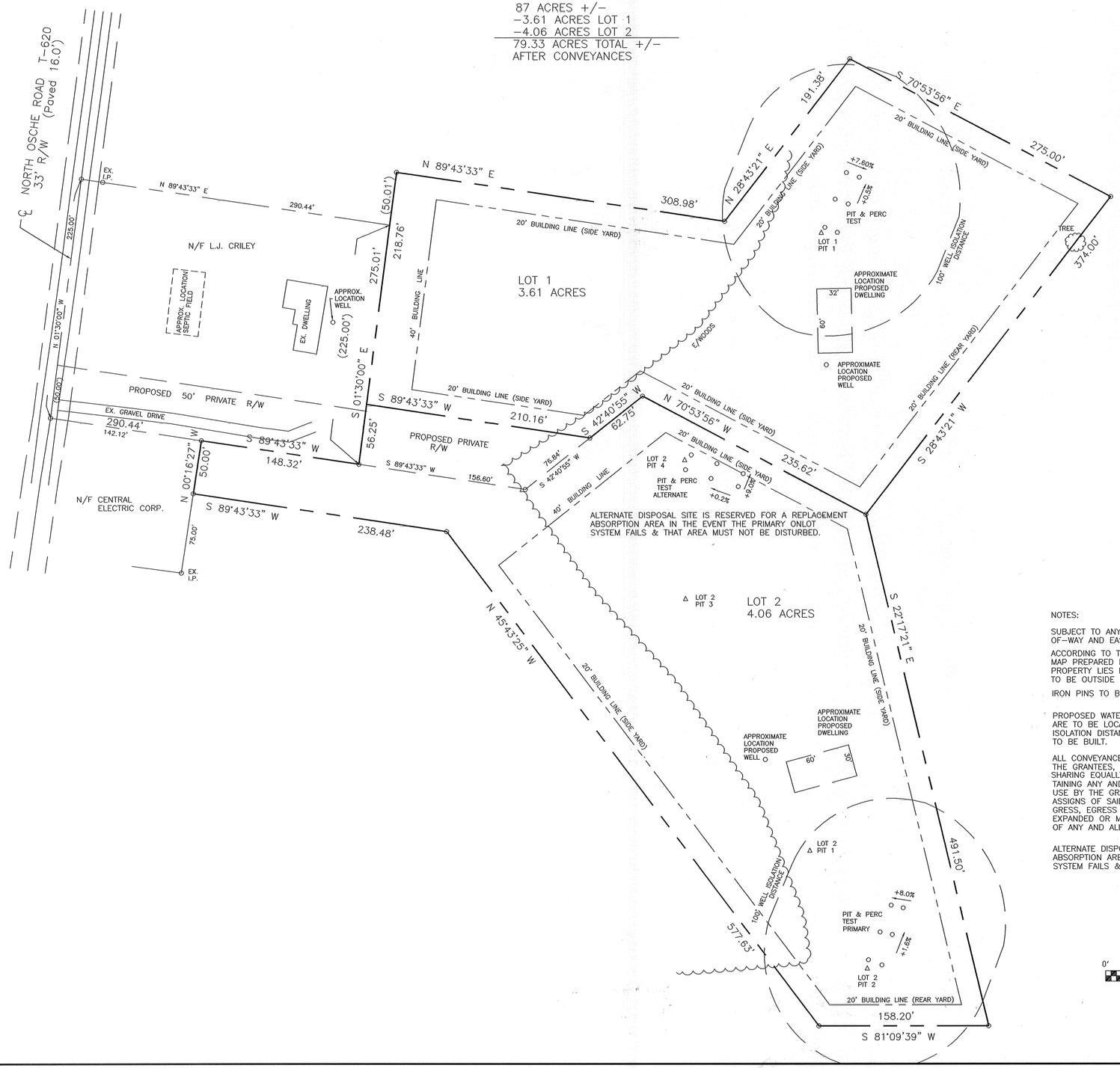
REVISION 8

K:\JOBS\PCV100752_CAD\LANDDEV\8-8\PCV100752_LANDDEV8-------XYZ-OVERALL SITE PLAN.DWG


DUTILH ROAD - 60' R/W (T-326)
L=438.48'
R=1462.69'
Δ=17°10'34"
S 83°37'48" E 105.91'
S 58°55'22" W 43.35'
S 37°23'03" E 46.00'
S 06°53'24" W 55.47'
S 30°19'46" E 42.30'
S 03°05'55" W 96.62'
N 56°22'34" E 164.50'
15' BUILDING LINE
10' NO PAVE SETBACK
8' FENCE
50' BUILDING LINE & NO PAVE SETBACK
HOTEL
74 UNITS
44,879 S.F.
PARCEL A-1
PARCEL B
PROP. 1" WATER METER PIT
PROP. SHRUB LINE
PROP. SHRUB EDGE
PART OF T.M.P. 130-4F110-23
LANDS N/F
WALNUT CAPITAL PARTNERS - CRANBERRY SOUTH, L.P.
(PARCEL 3-17)
INST. NO. 200108280018154
ZONED SU-1
(SPECIAL USE)
S80°55'53"W 237.00'(TIE)
ZONED SU-1
(SPECIAL USE)
T.M.P. 130-4F110-27A
LANDS N/F
WALNUT CAPITAL PARTNERS-
CRANBERRY SOUTH, L.P.
(PARCEL 27)
D.B. 2552, PG. 283
T.M.P. 130-3J03-A
LANDS N/F
PA TURNPIKE COMMISSION
D.B. 3798, PG. 579
ZONED SU-1
(SPECIAL USE)
T.M.P. 130-3J03-AA
LANDS N/F
PA TURNPIKE COMMISSION
D.B. 3798, PG. 579
ZONED SU-1
(SPECIAL USE)
LIMITED ACCESS R/W
R.O.W. LINE FOR LIMITED ACCESS
FUTURE ACCESS ROAD TO DUTILH FIELD
REBAR W/CAP
PROP. SHRUB LINE
FUTURE CONC. CURB (TYP.)
FUTURE HOTEL PARKING FIELD
S03°30'45"E 182.45'
PROP. 6" CONC. CURB (TYP.)
PROP. HYDRANT
255.99'
EXISTING BLDG B
RETAIL/FOOD
2,560 SF
153.27'
REBAR W/CAP & DRILL HOLE @ CURB
PROP. DUMPSTER ENCLOSURE, FACING TO MATCH BUILDING.
PROP. PAINTED ISLAND
PROP. LANDSCAPED ISLAND
ZONED SU-1
(SPECIAL USE)
PART OF T.M.P. 130-4F110-23
LANDS N/F
WALNUT CAPITAL PARTNERS - CRANBERRY SOUTH, L.P.
(PARCEL 3-17)
PROP. RETAINING WALL (DESIGN BY OTHERS)
PROP. CONC. PAD (TYP.)
PROP. ROOF OVERHANG (TYP.)
PROP. PATTERN CONCRETE CROSSWALK W/ 6" PAINTED SIDES (SEE DETAIL)
PROP. "STOP" SIGN
PROP. GUIDE RAIL (TYP.)
PROPOSED
Firestone
COMPLETE AUTO CARE
"RS" RIGHT HAND (Area=8,142 S.F.)
PROP. ADA ACCESSIBLE PARKING SIGN IN CONC. BOLLARD (3-TYP.)
PROP. FLEX-PAVING SIDEWALK (TYP.) (SEE DETAIL SHT. C-10)
138.0'
BILLBOARD "OAK TREE PLACE" (TO BE REMOVED PRIOR TO OCCUPANCY OF BUILDING)
PROPOSED LANDSCAPED AREA
PROP. 6" CONC. CURB (TYP.)
PROP. 6.0' SIDEWALK EXTENSION TO PROPERTY LINE
13' WIDE PUBLIC ACCESS EASEMENT
PROP. 4' HIGH DECORATIVE WALL
PROP. DECORATIVE LIGHT (3 TYP)
PROP. PEDESTRIAN POCKET AREA (SEE SHEET C3)
4' HIGH CHAIN LINK SELF FENCE (TYP.)
294.35'
N09°04'27"W
PROP. DETECTABLE WARNING SURFACE (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. PAVEMENT SAWCUT (TYP.)
EXIST. SIDEWALK (TYP.)
PROP. 6" CONC. CURB (TYP.)
PROP. 4' HIGH DECORATIVE WALL (TYP.)
PROP. 6" CONC. CURB (TYP.)
PROP. 6" CONC. CURB (TYP.)
PROP. 6" CONC. CURB

Instr:201010290025350 10/29/2010
Pages:2 F:$85.00 10:29AM
Michele Mustello T20100024427
Butler County Recorder FL

REMNANT
N/F ROSE WAGNER, RITA CRILEY, STELLA GEIBEL, JOSEPH A. GEIBEL, DONNA MAE GREEN AND JAMES GEIBEL
87 ACRES +/-
-3.61 ACRES LOT 1
-4.06 ACRES LOT 2
79.33 ACRES TOTAL +/-
AFTER CONVEYANCES



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 OF THE 500 YEAR FLOOD.

IRON PINS TO BE SET AT NEW LOT CORNERS.

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

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

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

0' 50' 100' 150'

REVISED: 06/03/10; TOWNSHIP REVIEW

RECORDED OCT. 29, 2010	
PLAN BOOK	PAGE
322	9

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
RU-3249-E

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

PLAN OF SUBDIVISION

FOR: ROSE WAGNER, RITA CRILEY, STELLA GEIBEL, JOSEPH A. GEIBEL, DONNA MAE GREEN & JAMES GEIBEL

SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Date 05/28/10	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 090-1F100-A4		Db-Pg 1351-850	Sheet No. 1 OF 2	Service No. 10-030
Address NORTH OSCHE ROAD			

KNOW ALL MEN BY THESE PRESENTS, that I, Rita Criley, 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 dedications and release shall be binding upon Rita Criley, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of July, 2010.

ATTEST: Bonnie E Bergbigler — Notary Public; Rita A. Criley — 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 Rita Criley, 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 9th day of July, 2010.

My Commission expires the 20th day of March, 2012.

SEAL — Bonnie E Bergbigler, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bonnie E. Bergbigler, Notary Public
Butler Twp., Butler County
My Commission Expires March 20, 2012
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Stella Geibel, 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 dedications and release shall be binding upon Stella Geibel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of July, 2010.

ATTEST: Carol D King — Notary Public; Stella Geibel — Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Stella Geibel, 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 20th day of July, 2010.

My Commission expires the 11th day of November, 2011.

SEAL — Carol D King, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov 17, 2011
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Donna Mae Green, 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 dedications and release shall be binding upon Donna Mae Green, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of July, 2010.

ATTEST: Bonnie E Bergbigler — Notary Public; Donna Mae Green — 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 Donna Mae Green, 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 9th day of July, 2010.

My Commission expires the 20th day of March, 2012.

SEAL — Bonnie E Bergbigler, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bonnie E. Bergbigler, Notary Public
Butler Twp., Butler County
My Commission Expires March 20, 2012
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Rose Wagner, 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 dedications and release shall be binding upon Rose Wagner, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of July, 2010.

ATTEST: Bonnie E Bergbigler — Notary Public; Rose Wagner — 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 Rose Wagner, 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 9th day of July, 2010.

My Commission expires the 20th day of March, 2012.

SEAL — Bonnie E Bergbigler, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bonnie E. Bergbigler, Notary Public
Butler Twp., Butler County
My Commission Expires March 20, 2012
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph A. Geibel, 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 dedications and release shall be binding upon Joseph A. Geibel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of July, 2010.

ATTEST: Carol D King — Notary Public; Joseph A Geibel — Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of July, 2010.

My Commission expires the 11th day of November, 2011.

SEAL — Carol D King, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov 17, 2011
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, James Geibel, 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 dedications and release shall be binding upon James Geibel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of July, 2010.

ATTEST: Bonnie E Bergbigler — Notary Public; James Geibel — Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

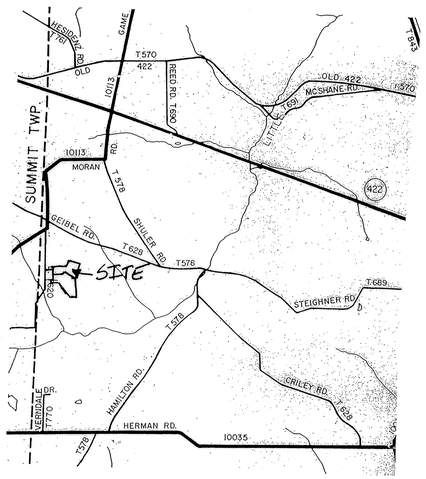
Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of July, 2010.

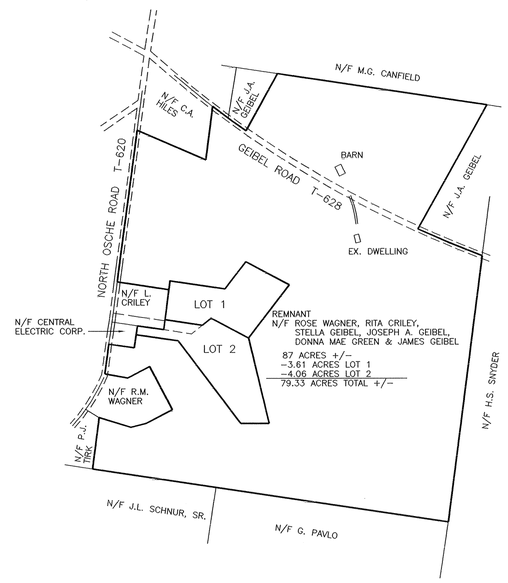
My Commission expires the 20th day of March, 2012.

SEAL — Bonnie E Bergbigler, NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bonnie E. Bergbigler, Notary Public
Butler Twp., Butler County
My Commission Expires March 20, 2012
Member, Pennsylvania Association of Notaries



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

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: May 28, 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 26th day of October, 2010.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 6 day of July, 2010.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 16TH day of JUNE, 2010.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 322 page 9 + 10.

Given under my hand and seal this 29 day of October, 2010.

SEAL — Michele M Mustello, RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

REVISED: 06/03/10; TOWNSHIP REVIEW

RECORDED OCT. 29, 2010	
PLAN BOOK	PAGE
322	10

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

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

PLAN OF SUBDIVISION
FOR: ROSE WAGNER, RITA CRILEY, STELLA GEIBEL, JOSEPH A. GEIBEL, DONNA MAE GREEN & JAMES GEIBEL

SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Date 05/28/10	Scale 1" = 50'	Dwn By BEC	Ckd By CAH	
Parcel No. 090-1F100-A4		Db-Pg 1351-850	Sheet No. 2 OF 2	Service No. 10-030
Address NORTH OSCHE ROAD				

Instr:201012280025374 10/28/2010
Pages:1 F:$45.00 1:08PM
Michele Mustello T20100024477
Butler County Recorder FL

N/F
MARK JASMINE
ASSESSED IN
ARMSTRONG
COUNTY

S 81° 32' 31" E
872.01'

320-1F09-21A
N/F
NICHOLAS & LINDA K. DEMENO

N 02° 56' 28" W
480.00'

320-1F09-21B
N/F
RONALD E. & MARGARET V. HANNA

320-1F09-21G
N/F
RONALD E. & MARGARET V. HANNA
12.60 Ac.
(12.87 Ac. ORGINAL)

ARMSTRONG COUNTY
BUTLER COUNTY

N 20° 16' 37" W
97.30'

S 76° 46' 14" E
206.36'

PARCEL A
320-1F09-21C
N/F
RONALD E. & MARGARET
V. HANNA
0.51 Ac.
(0.73 Ac. ORGINAL)

PARCEL B
320-1F09-21C
N/F
RONALD E. & MARGARET
V. HANNA
0.22 Ac.
(0.73 Ac. ORGINAL)

N 22° 35' 40" W
74.12'

I.P.(Set) N 87° 14' 31" E
144.37'

(283.98')
139.61'

S 81° 35' 30" E
208.71'

I.P.(Fd)

EXISTING
WELL

N 22° 35' 40" W
82.43'

PARCEL D
320-1F09-21G
N/F
RONALD E. &
MARGARET V. HANNA
0.55 Ac.

N 22° 35' 27" W
38.56'

EXISTING
HOUSE

EXISTING
SEPTIC TANK

EXISTING
SAND MOUND

320-1F09-21G
PARCEL C
N/F
RONALD E. & MARGARET V. HANNA
0.23 Ac.

S 16° 03' 57" E
229.31'

N 23° 41' 19" W
59.03'

320-1F09-21GA
N/F
JENNIFER J. & JOHN C. PAVLICK
2.23
(1.23 Ac. ORIGINAL)

I.P.(Fd)

488.63'
(811.05')

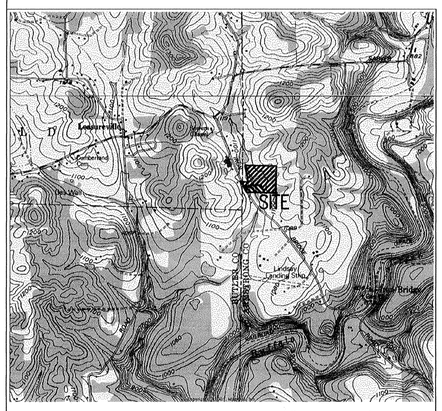
I.P.(Fd)

322.42'
N 81° 35' 30" W

320-1F09-21H
N/F
SUSAN V. VADNAL

S 07° 53' 21" W
755.07'

PARCEL J
ASSESSED IN
ARMSTRONG
COUNTY



LOCATION MAP 1" = 2000'

NORTH ARROW

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

REF;
PLAN BOOK 214 PAGE 48
DEED BOOK 952 PAGE 538
DEED BOOK 1949 PAGE 110
DEED BOOK 2887 PAGE869

PURPOSE OF LOT LINE REVISION:
TO ADD PARCELS B (0.22 Ac.). C (0.23 Ac.), AND D (0.55 Ac.) TO LOT 21GA (TOTALING 2.23 Ac.), SO THAT THE EXISTING DRIVE IS ENTIRELY ON LOT 21GA. THE REMAINDER OF LOT 21C (PARCEL A 0.51 Ac.) WILL BE ATTACHED TO LOT 21G TOTALING 12.60 Ac, TOTALLY DISSOLVING LOT 21C.

PROPERTY OWNER
JENNIFER J. & JOHN C. PAVLICK
153 IRON BRIDGE RD
SARVER, PA 16055

PROPERTY OWNER
RONALD E. & MARGARET V. HANNA
149 IRON BRIDGE RD
SARVER, PA 16055

0 50' 100'

KNOW ALL MEN BY THESE PRESENTS, THAT WE RONALD E. & MARGARET V. HANNA, AND JENNIFER J. & JOHN C. PAVLICK OF THE TOWNSHIP WINFIELD, OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, OF FOR OURSELVES, OUR, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN WINFIELD TOWNSHIP, PLAN OF LOTS BUTLER COUNTY, PENNSYLVANIA, FOR DIVERSE ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, STREETS AND WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT FOR HIGHWAY PURPOSES ALL AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS (AND DO HEAR BY DEDICATE FOREVER, FOR PUBLIC USE THE DESIGNATED LAND AREASON 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 WINFIELD, (I, 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 WINFIELD, THIER 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 PENDING UPON RONALD E. & MARGARET V. HANNA OUR HEIRS, EXECUTORS, ADMINISTRATORSAND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, (I, WE) HEREUNTO SET (MY, OUR) HAND AND SEAL THIS 23RD DAY OF AUGUST, 2010.

ATTEST:

Nancy D. Thompson
NOTARY PUBLIC

Ronald E. Hanna
OWNER
Margaret V. Hanna

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED RONALD E. & MARGARET V. HANNA AND JENNIFER J. & JOHN C. PAVLICK AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE (HIS,HER, THEIR) ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF AUGUST, 2010.
MY COMMISSION EXPIRES THE 8/10 DAY OF AUGUST, 2014

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy D. Thompson, Notary Public
Buffalo Twp., Butler County
My Commission Expires Aug. 10, 2014
Member, Pennsylvania Association of Notaries

Nancy D. Thompson
NOTARY PUBLIC

I, (OR WE) R.E. & M.V. HANNA, OWNERS OF THE HANNA SUBDIVISION, DO HEREBY CERTIFY THAT THE THE TITLE OF THIS PROPERTY IS IN THE NAME OF R.E. & M.V. HANNA AS RECORDED IN DEED BOOK VOLUME 1949 PAGE 110, RECORDER OF DEEDS OFFICE. I (OR WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Nancy D. Thompson
WITNESS

Ronald E. Hanna
Margaret V. Hanna
OWNER

I, (OR WE) R.E. & M.V. HANNA, OWNERS OF THE HANNA SUBDIVISION, DO HEREBY CERTIFY THAT THE THE TITLE OF THIS PROPERTY IS IN THE NAME OF R.E. & M.V. HANNA AS RECORDED IN DEED BOOK VOLUME 1949 PAGE 110, RECORDER OF DEEDS OFFICE.

Nancy D. Thompson
WITNESS

Ronald E. Hanna
Margaret V. Hanna
OWNER

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.

8 / 13 / 10
DATE

SEAL
ENGINEER / SURVEYOR

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.

Victoria Schmeder
Secretary DATE

SEAL

Vice CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE WINFIELD TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF October, 2010.

Steve E. Allison
DATE Secretary

SEAL David Kennedy
CHAIRMAN

APPROVED BY THE WINFIELD TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF October, 2010.

Victoria Schmeder
Secretary DATE

SEAL

Vice CHAIRMAN

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30TH DAY OF AUGUST, 2010..

DATE SEC.

SEAL

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTYOF BUTLER
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ECT., IN SAID COUNTY IN PLAN BOOK VOLUME 322 PAGE 11
GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF October 2010..

SEAL

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

Michele M. Mustello
RECORDER

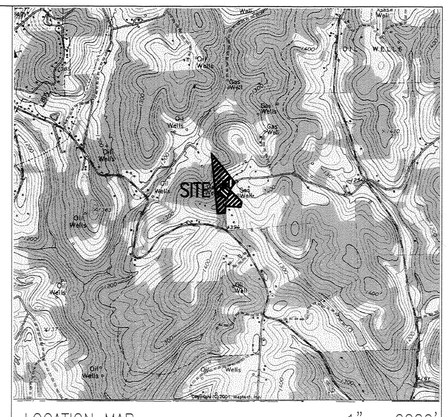
REVISIONS

W. J. McGARVEY, P.E.
172 WOODCREST ROAD
BUTLER, PA 16001 (724) 282-0363

TITLE	HANNA LOT LINE REVISION
FOR	RONALD E. & MARGARET V. HANNA
SITUATE	IRON BRIDGE ROAD (T - 844) WINFIELD TOWNSHIP BUTLER COUNTY, PA
SCALE 1"=50'	DR BY T.A.T.
DATE 6/24/10	CK'D BY W.J.M.
DRAWING NO.	6702-1

RECORDED OCT. 29, 2010	
PLAN BOOK	PAGE
322	11

Instr:201010290020379 10/29/2010
Pages:1 F:$45.00 1:36PM
Michele Mustello
Butler County Recorder PL T20100024487



LOCATION MAP 1" = 2000'

140-1F23-15
N/F
WILLIAM E.
SUMNEY

S 32° 40' 00" E
843.77'

140-1F21-3A
N/F
CAMPBELL FAMILY TRUST

PARCEL B
N/F
PATRICK B. & SHARON R.
O'DONNELL
7.20 Ac.
TO BE ATTACHED TO
140-1F21-3H
N/F
PATRICK B. & SHARON R.
O'DONNELL
TOTALING 12.12 Ac.

140-1F21-3E
N/F
PATRICK M.
O'DONNELL
1.24 Ac.
(1.00 Ac ORGINAL)

PARCEL A
N/F
PATRICK B. & SHARON R.
O'DONNELL
0.24 Ac.
TO BE ATTACHED TO
140-1F21-3E
N/F
PATRICK M. O'DONNELL
1.24 Ac.

S 51° 03' 50" W
192.00'

(1062.89')
219.18'

N 00° 06' 00" E
1700.32'

S35°37'08"W
89.81'

EXISTING HOUSE

I.P.(Set)

140-1F21-2
N/F
DAVID H.
FRAZER

N 53° 28' 32" W
229.43'

S 49° 10' 00" W
80.00'

140-1F21-3E2
N/F
PATRICK B. &
SHARON R.
O'DONNELL
1.66 Ac.
(9.10 Ac. ORIGINAL)

EXISTING SHED

S 40° 58' 00" W
80.00'

N 34° 25' 00" E
41.00'

I.P.(Set)

S 34° 25' 00" W
40.00'

S 70° 13' 30" W
325.45'

N 28° 03' 00" E
7.22'

EXISTING GARAGE

N 28° 03' 00" E
72.78'

EXISTING HOUSE

I.P.(Fd.)

140-1F21-3G
N/F
THOMAS J. & ALICE E.
BALL

N 22° 52' 00" E
120.00'

I.P.(Set)

N 19° 28' 00" E
54.13'

254.22'
S 60° 57' 36" E

S 39° 23' 17" E
465.61'

EXISTING PAVILION

I.P.(Set)

140-1F21-3H
N/F
PATRICK B. & SHARON R.
O'DONNELL
12.23 Ac.
(5.03 Ac. ORGINAL)

I.P.(Fd.)

I.P.(Fd.)

148.11'
S 16° 20' 00" W

426.12'
N 80° 48' 44" W

S 16° 55' 00" W
41.00'

I.P.(Fd.)

S 10° 06' 00" W
75.00'

140-1F21-3H2
N/F
DONALD L. & SUSAN J.
BLACK

S 03° 00' 00" W
75.02'

218.67'
N 89° 24' 00" W

T-699
GARING ROAD
18' CARTWAY
33' R/W

140-1F21-3H1
N/F
DONALD L. & SUSAN J.
BLACK

140-1F21-3J
N/F
DAVID H. FRAZER

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.

REGISTERED PROFESSIONAL WILLIAM J. McGARVEY 049724 SURVEYOR

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY SURVEYOR SU-5974

9/22/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK B. & SHARON R. O'DONNELL AND PATRICK M. O'DONNELL OF THE TOWNSHIP OF DONEGAL, 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 DONEGAL 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 DONEGAL, THEIR SUCCESSORS, AND AS- SIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE- AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

Patrick B. O'Donnell
OWNER

OWNER

Sharon R. O'Donnell
OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

NOTARIAL SEAL
FLOYD ARTHUR RAUSCHENBERGER III, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JAN. 23, 2011

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME PATRICK B. & SHARON R. O'DONNELL AND PATRICK M. O'DONNELL 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 28 DAY OF September 2010

Floyd Arthur Rauschenberger III
NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 30TH DAY OF SEPT. , 2010

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

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

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL THIS 5 DAY OF Oct , 2010

SECRETARY

CHAIRMAN

TOWNSHIP OF DONEGAL SEAL BUTLER CO.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL 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 CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN DONEGAL 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 322 VOLUME 12 PAGE
GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF OCT , 2010

Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in Jan 2012

RECORDED OCT. 29, 2010
PLAN BOOK 322 PAGE 12

RECORDER OF DEEDS BUTLER COUNTY, PA

PROPERTY OWNER
PATRICK M. O'DONNELL
129 GARING ROAD
CHICORA, PA 16025

PROPERTY OWNER
PATRICK B. & SHARON R. O'DONNELL
125 GARING ROAD
CHICORA, PA 16025

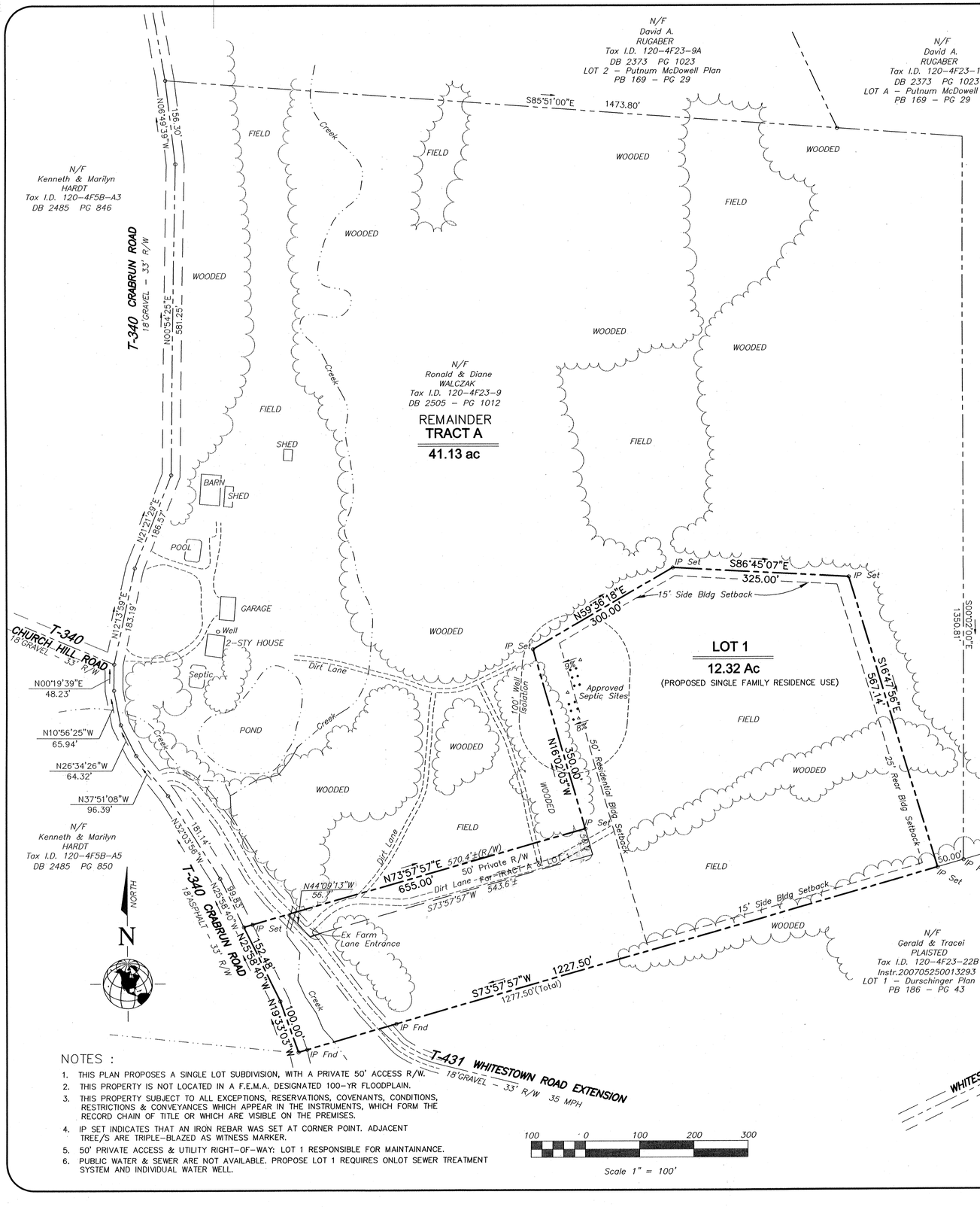
NORTH ARROW

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

0 60' 120'

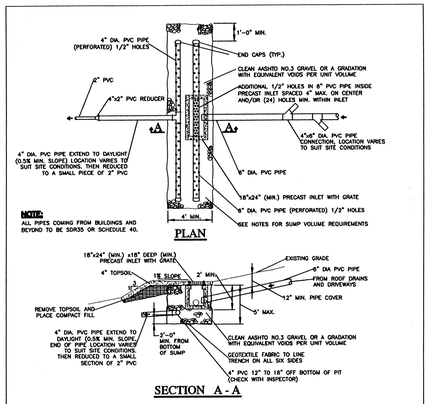
REVISIONS	W. J. McGARVEY, P.E.
	172 WOODCREST ROAD
	BUTLER, PA 16002 (724) 282-0363
	TITLE O'DONNELL LOT LINE REVISION
	FOR PATRICK B. & SHARON R. O'DONNELL
	SITUATE GARING ROAD DONEGAL TOWNSHIP BUTLER COUNTY, PA
	SCALE 1"=60' DR BY T.A.T. DRAWING NO. 6664-1
	DATE 08/04/10 CK'D BY W.J.M.

Instr: 200111050026184
Pages: 1 F $45.00
Michele Mustello
Butler County Recorder
11/05/2010
3:46PM
T20100025393
ND



NOTES :

1. THIS PLAN PROPOSES A SINGLE LOT SUBDIVISION, WITH A PRIVATE 50' ACCESS R/W.
2. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
3. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
4. IP SET INDICATES THAT AN IRON REBAR WAS SET AT CORNER POINT. ADJACENT TREE/S ARE TRIPLE-BLAZED AS WITNESS MARKER.
5. 50' PRIVATE ACCESS & UTILITY RIGHT-OF-WAY: LOT 1 RESPONSIBLE FOR MAINTAINANCE.
6. PUBLIC WATER & SEWER ARE NOT AVAILABLE. PROPOSE LOT 1 REQUIRES ONLOT SEWER TREATMENT SYSTEM AND INDIVIDUAL WATER WELL.



NOTES:

1. AS A CONDITION OF RECEIVING A BUILDING PERMIT OR LAND SUBDIVISION APPROVAL, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORMWATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.
2. ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREAS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING CRITERIA.
3. EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2" OF PRECIPITATION CONVERTED TO THE NEW IMPERVIOUS TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1200-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE A WATER VOLUME OF 200-CUBIC FEET. THE TOTAL STORAGE VOLUME, ASSUMING THE SUMP IS BOB ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.
4. DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 3:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.
5. DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20-FEET OR MORE HORIZONTALLY FROM ANY BUILDING FOUNDATIONS.
6. DRY SUMPS SHALL BE LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL ABSORPTION, OR BUILDING FOUNDATIONS.
7. INLET GRATES SHALL BE PROVIDED TO SUPPORT 50 PSF IN LAWN AREAS AND H520 LOADS IN PAVED AREAS.

* WHERE WATERHOUSE IS NOT AVAILABLE OR WHERE AN EXPOSED DISCHARGE PIPE IS INAPPROPRIATE, EXTEND THE 2" PIPE TO A DOWNSLOPE 2.5'x2' GRAVEL-FILLED SUMP PIT.

ON LOT STORMWATER DETENTION SUMP

WE, RONALD M. & DIANE L. WALCZAK, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RONALD M. & DIANE L. WALCZAK, AS RECORDED AS DEED BOOK 2505 - PAGE 1012, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS _____ RONALD M. WALCZAK

WITNESS _____ DIANE L. WALCZAK

APPROVAL BY THE TOWNSHIP PLANNING COMMISSION

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 20th DAY OF October, 2010.

Sherry Lethaven SECRETARY — Sandra A Cox CHAIRMAN

APPROVAL BY THE BOARD OF SUPERVISORS

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

THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 2 DAY OF November, 2010.

Brenda Davis SECRETARY — Emelyn Hochenberry CHAIRMAN



VICINITY MAP

SUBDIVISION OWNER:
RONALD M. & DIANE L. WALCZAK
210 CRAB RUN ROAD
PROSPECT, PA 16052
Ph: 412-585-2270

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.

10-18-2010 DATE — James A. Day REGISTRATION NO. SU-039394-E

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RONALD M. & DIANE L. WALCZAK, OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY, OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CONNOQUENESSING.

WE, RONALD M. & DIANE L. WALCZAK, HEREBY AGREE TO AND BY THESE PRESENTS DO 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 ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RONALD M. & DIANE L. WALCZAK, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF October, 2010.

ATTEST:

NOTARY PUBLIC — OWNER

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gerald P. Armbruster, Notary Public
Franklin Twp., Butler County
My Commission Expires April 26, 2012
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY RONALD M. & DIANE L. WALCZAK WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED WILL BE BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED AT THE RECORDERS OF DEEDS OFFICE IN BUTLER COUNTY COURT HOUSE, WITHIN 90DAYS OF SAID APPROVAL.

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 RONALD M. & DIANE L. WALCZAK AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS_____ DAY OF _____, 2010.

MY COMMISSION EXPIRES THE _____DAY OF _____ 20____.

_____ NOTARY PUBLIC (SIGNATURE) — SEAL

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF OCTOBER, 2010.

Jane Hines ABSENT SECRETARY — Frank Uhl ABSENT CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 10186 (SEAL)

LETTER TO THE CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS DATED

October 21, 2010 DATE

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE.

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2010.

ATTEST:

_____ NOTARY PUBLIC — _____ OWNER

_____ NOTARY PUBLIC — _____ OWNER

MY COMMISSION EXPIRES THE _____DAY OF _____ 20____.

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 322 PAGE 13.

GIVEN UNDER OUR HAND AND SEAL THIS 5TH DAY OF November 2010.

Michele M Mustello RECORDER

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

#10186

RECORDED NOV. 5, 2010	
PLAN BOOK	PAGE
322	13

Prepared For:
RONALD & DIANE WALCZAK
Situated in:
CONNOQUENESSING TOWNSHIP
BUTLER COUNTY, PA

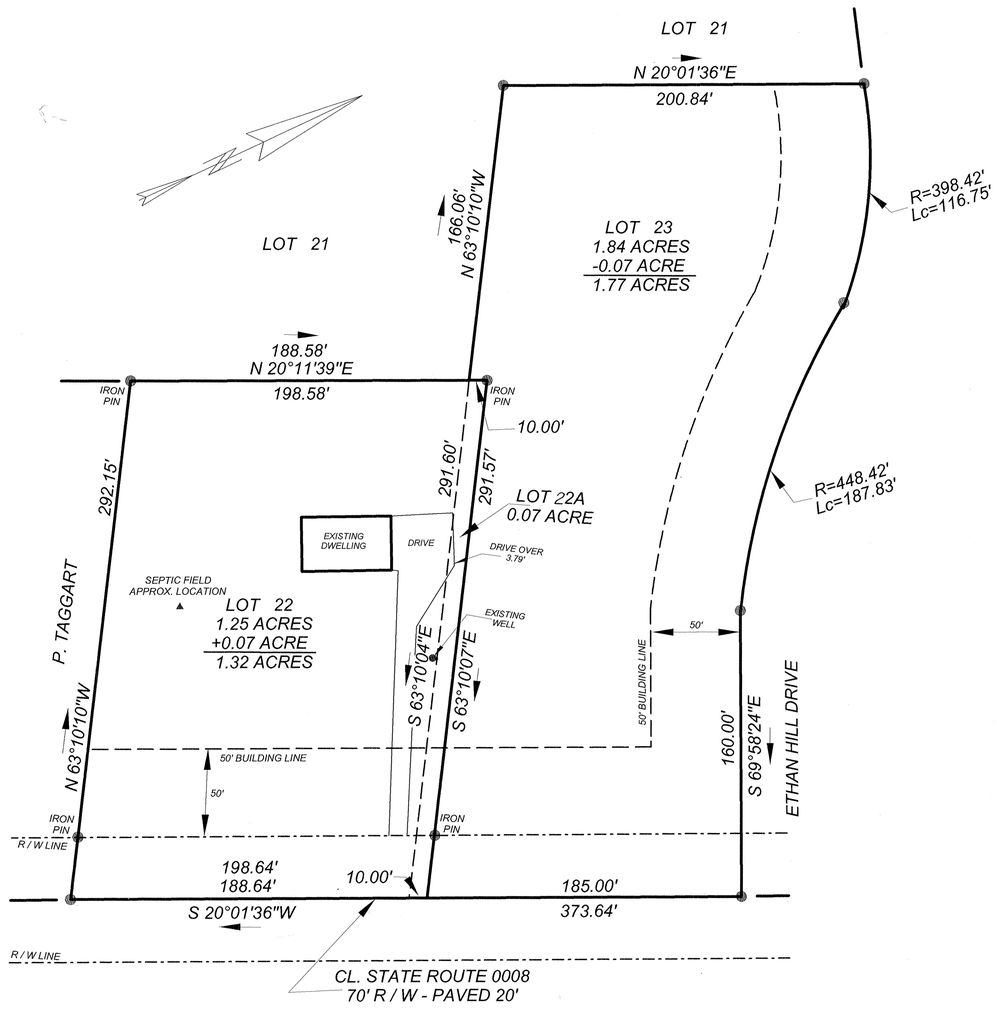
WALCZAK SUBDIVISION No.1

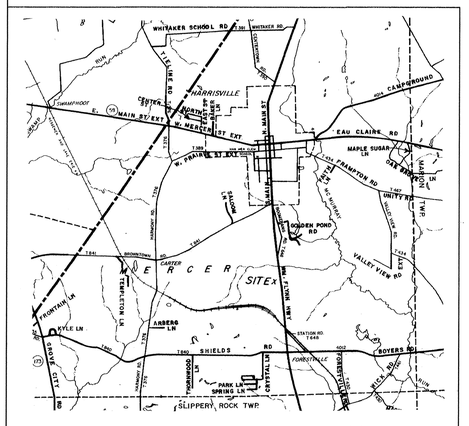
JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-285-3247
email: jadmday@msn.com

DRAWING DATE: 10-18-2010

SCALE: 1" = 100'

Instr: 201011100026636
Pages: 1 F: $45.00 11/10/2010
Michele Mustello 1:03PM
Butler County Recorder T20100025926
FL





LOCATION MAP

LOTS 22 AND 22A , ARE TO BE COMBINED IN ONE LEGAL DESCRIPTION AND CALLED LOT 22 AND RECORDED AS SUCH .

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

0 20' 40' 80' 120'

KNOW ALL MEN BY THESE PRESENTS, that Bercury Homes LTD of the twp of Mercer 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 Mercer twp, 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 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 Mercer twp we hereby covenant and agree to and by thesepresents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and twpof 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 Bercury Homes LTD 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 26th day of October, 2010 .

ATTEST:

NOTARY PUBLIC — OWNER PRESIDENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Bercury Homes LTD 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 26th day of October, 2010 .

My Commission expires the 06th day of March, 2012

SEAL 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

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.

10/27/2010 — SEALS
DATE — REGISTRATION NO. SU - 073089E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOHN E. DUSHECK — LAND SURVEYOR

Approved by the Mercer twp. supervisors this 8th day of November, 2010.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 1st day of Nov., 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 322 Page 14 .

Given under my hand and seal this 10 day of November, 2010.

SEAL

RECORDER OF DEEDS — BUTLER COUNTY PA.

RECORDER

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

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.

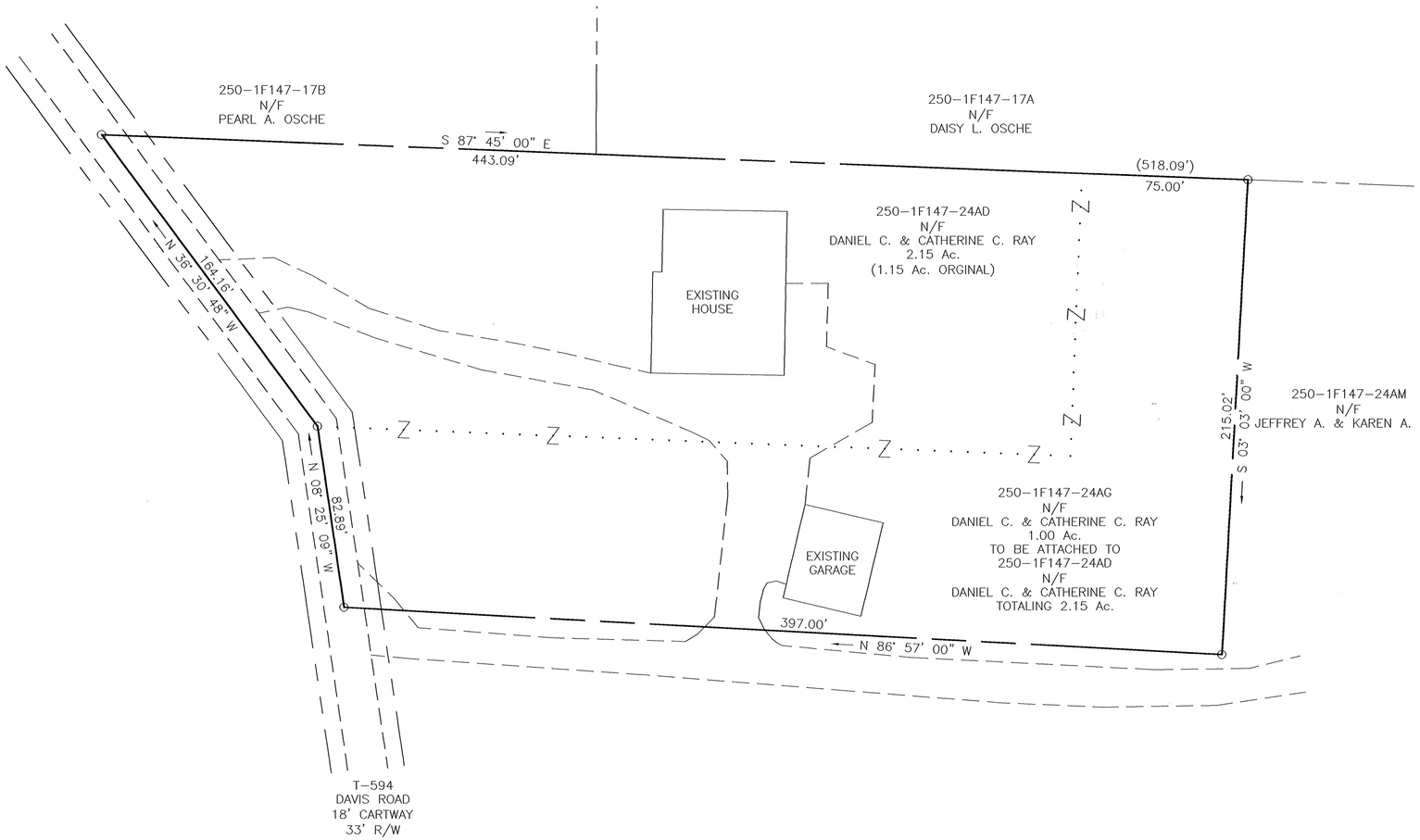
RECORDED NOV. 10, 2010	
PLAN BOOK	PAGE
322	14

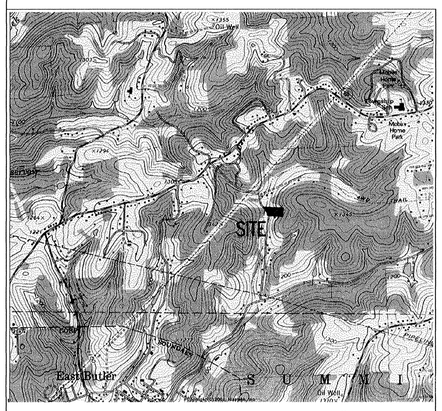
RE: ETHAN HILL PLAN OF LOTS (FINAL PLAN)

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

Date : 10 / 27 / 2010
Scale : 1 " = 40'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: BERCURY HOMES LTD
SITUATE: MERCER TWP., BUTLER CO., PA





LOCATION MAP 1" = 2000'

NORTH ARROW

REF:
INSTRUMENT NUMBER
200902270003618

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

PROPERTY OWNER
DANIEL C. & CATHERINE C. RAY
147 DAVIS RD
BUTLER, PA 16002

0 30' 60'

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

6/25/10
DATE

ENGINEER / SURVEYOR

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

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 29 DAY OF JUNE ,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 DANIEL C. & CATHERINE C. RAY 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 29th DAY OF June ,2010

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

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 6TH DAY OF JULY , 2010

SECRETARY CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 10TH DAY OF Aug, ,2010

SECRETARY CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS DAY OF 8th September 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 322 PAGE 15
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF NOV 2010.

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

RECORDED NOV. 12, 2010	
PLAN BOOK	PAGE
322	15

Instr:201011120026702 11/12/2010
Pages:1 F:$45.00 9:4806
Michele Mustello T20100026039
Butler County Recorder FL

REVISIONS

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

TITLE	LOT CONSOLIDATION
FOR	DANIEL C. & CATHERINE C. RAY
SITUATE	147 DAVIS ROAD OAKLAND TOWNSHIP BUTLER COUNTY, PA

SCALE	1"=30'	DR BY	T.A.T.	DRAWING NO.
DATE:	05/18/10	CK'D BY	W.J.M.	6677–1

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 15 day of NOVEMBER 2010.

Diane L Mahan
Owner

Owner
AKA

Paul C Mahan
OWNER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Paul Mahan, Jill Colangeli and Diane Mahan 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 15 day of NOV. 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 plotted by me for the owners or agents.

9 Nov '10
Date

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

S. D. Graff
L. S. No. 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 9 day of November 2010.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 1st day of Nov 2010.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 4th day of Nov. 2010.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

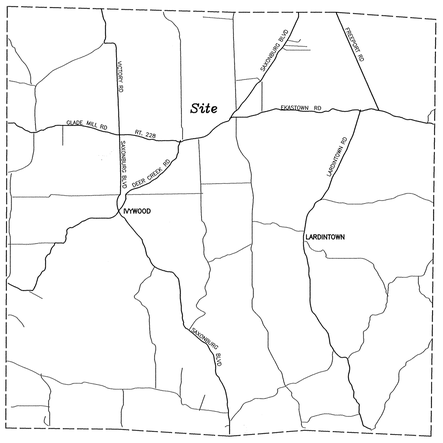
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 16.

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

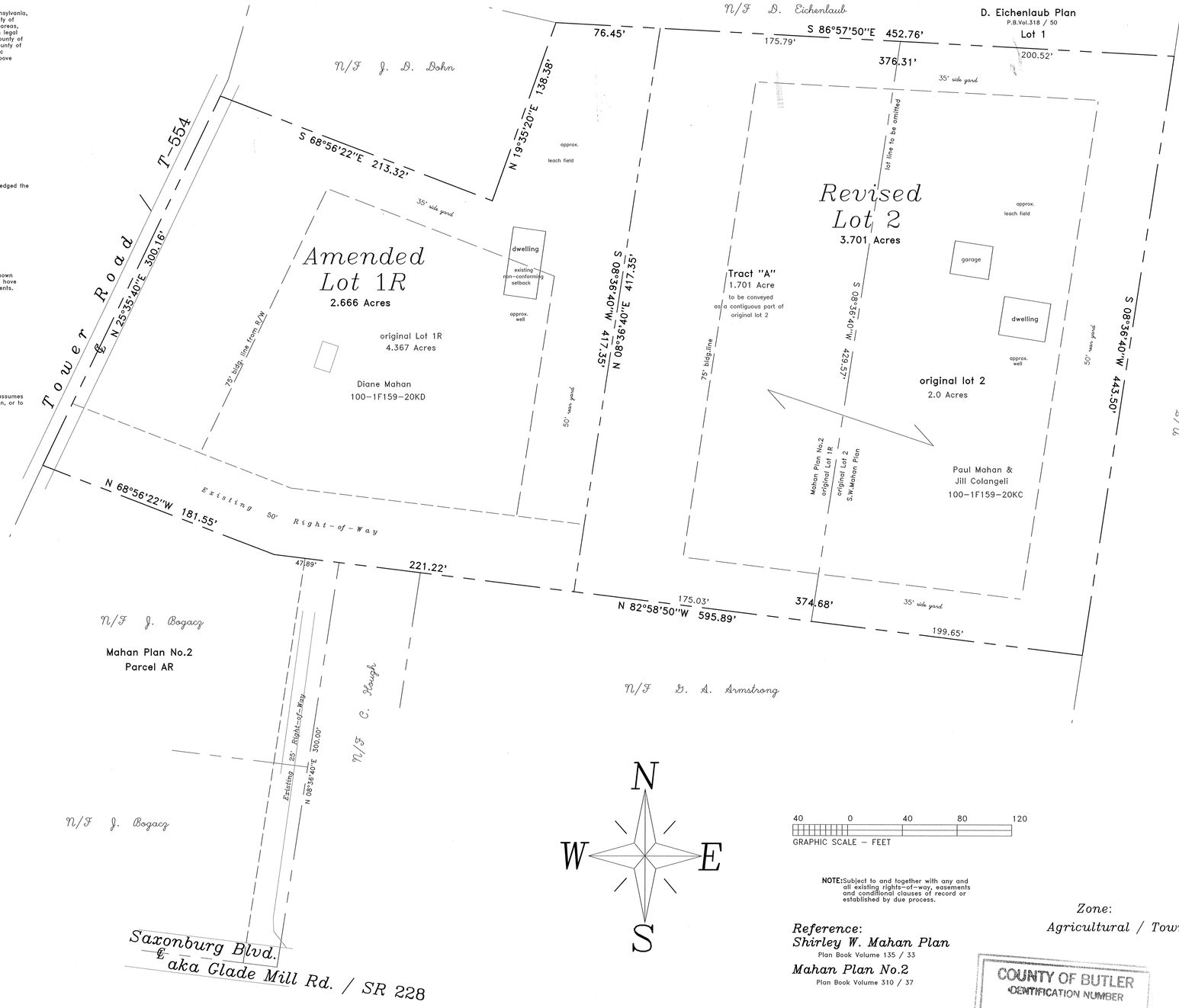
Michele M Mustello
Recorder Seal

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

RECORDER OF DEEDS
BUTLER COUNTY PA



Vicinity Map



N
W E
S

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.

Reference:
Shirley W. Mahan Plan
Plan Book Volume 135 / 33
Mahan Plan No.2
Plan Book Volume 310 / 37

Zone:
Agricultural / Town Center

COUNTY OF BUTLER
IDENTIFICATION NUMBER
10214

Owner:
Paul Mahan
562 Saxonburg Blvd.
Saxonburg, PA 16056

Diane Mahan
110 Tower Road
Saxonburg, PA 16056

Mahan Plan No. 3

being a Lot Line Revision of
Lot 2 of the S.W.Mahan Plan & Lot 1R of the Mahan Plan No.2

Instr: 201011180027215 11/18/2010
Pages: 1 F: $45.00 9:13AM
Michele Mustello T20100026835
Butler County Recorder FL

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

LOT LINE REVISION SURVEY for
Paul Mahan & Jill Colangeli
Co. TAX No: 100-1F159-20KC&20KD

PROJECT No: 10163
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 10/22/10 REV: DWN.By: Sdg CHK.By:

RECORDED NOV. 18, 2010

PLAN BOOK	PAGE
322	16

SHEET ____ of ____

Instr 201011220027045 11/22/2010
Pages:1 F $45.00 2:28PM
Michele Mustello T20100027423
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That We, DAVID W. RENNICK AND KIMBERLY A. RENNICK 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 be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 11 day of NOVEMBER 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 DAVID W. RENNICK AND KIMBERLY A. RENNICK and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of NOVEMBER 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.

11TH Nov '10
Date

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

P. 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 8th day of November 2010.

Secretary Seal Chairman

Approved by the Jefferson Township Planning Commission this 22nd day of July 2010.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 30TH day of JULY 2010.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

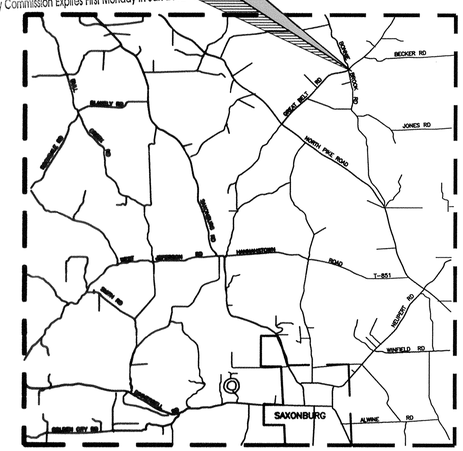
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 160 **Page** 17 .

Given under my hand and seal this 22 day of November 2010.

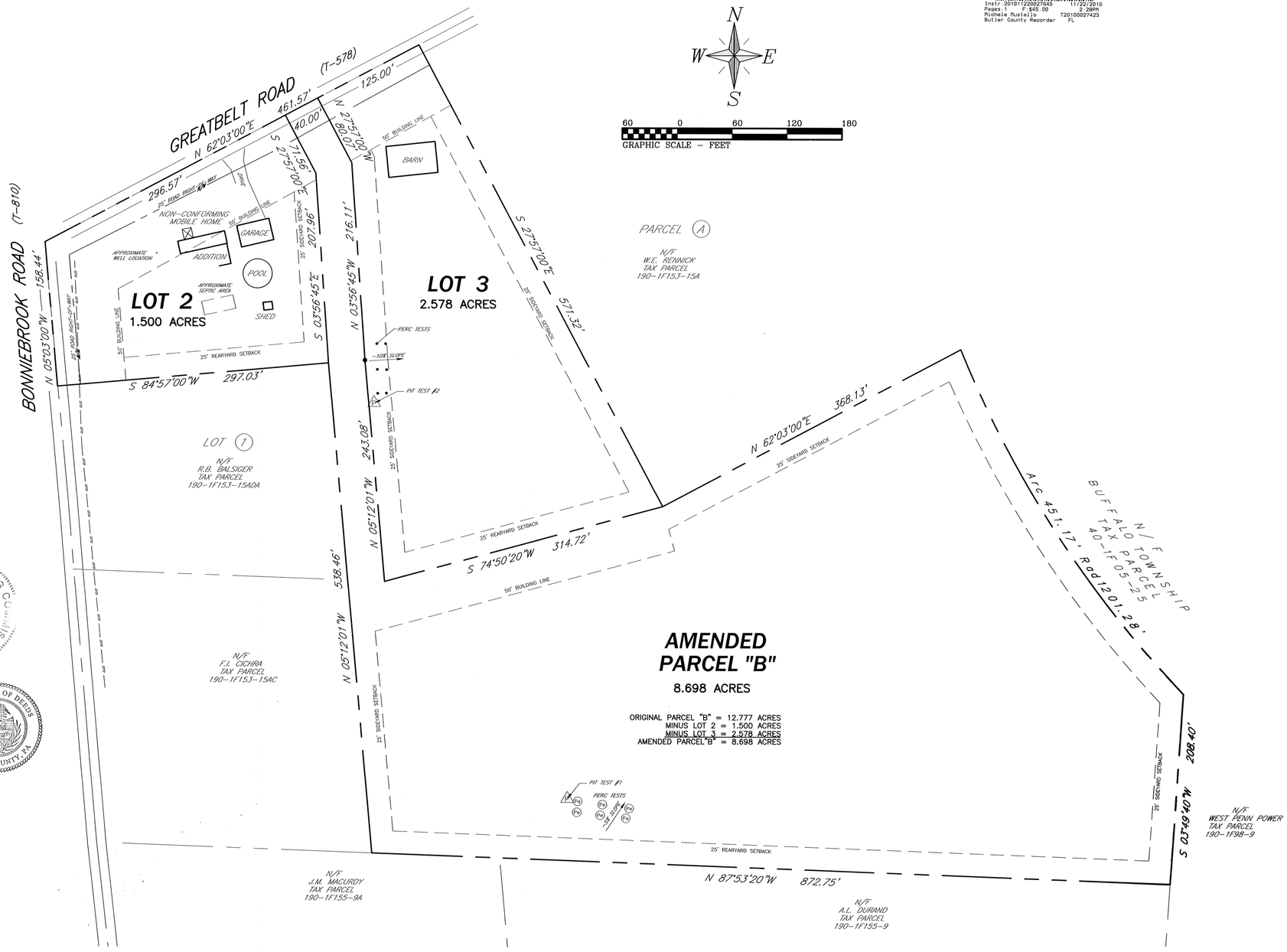
Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA



Vicinity Map
NOT TO SCALE



DAVID W. & KIMBERLY A. RENNICK PLAN NO. 2

Being a subdivision of
Parcel "B" / David W. & Kimberly A. Rennick Plan
Plan Book Volume 160 page 18

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

NOTES:

1) OWNER: DAVID W. AND KIMBERLY A. RENNICK, SR.
502 GREATBELT ROAD
BUTLER, PA. 16002
PHONE: 724-352-0236

2) PROPERTY USE = RESIDENTIAL
MIN. LOT SIZE = 1.5 ACRES
MIN. LOT WIDTH =125'
SETBACK:
FRONT = 50'
SIDE YARD = 25'
REAR = 25'

RECORDED NOV. 22, 2010	
PLAN BOOK	PAGE
32	217

S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1589

SUBDIVISION PLAN
PROJECT No: 10111
DAVID W. AND KIMBERLY A. RENNICK
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: 7-6-10 REV: 10-25-10 DWN.By: LAR CHK.By: SDG Co. TAX Nos: 190-1F153-154D
1"=

KNOW ALL MEN BY THESE PRESENTS That We, Wayne R. & Candance P. Bauer and Eileen E. & Dennis D. Crawford 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 3 day of NOVEMBER 2010.

Wayne R. Bauer — Owner

Candance P. Bauer — Owner

Eileen E. Crawford — Owner

Dennis D. Crawford — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Wayne R. Bauer and Eileen E. & Dennis D. Crawford & CANDANCE P. 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 3 day of NOV 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 plotted by me for the owners or agents.

1 Nov. '10 — Date

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

P. L. S.

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 18TH day of NOVEMBER 2010.

Victoria Schmeder — Secretary

THE TOWNSHIP OF WINFIELD BUTLER COUNTY PENNSYLVANIA Seal

H. E. Allison — Chairman

Approved by the Winfield Township Planning Commission this 3RD day of NOVEMBER 2010.

H. E. Allison — Secretary

Victoria Schmeder — VICE Chairman

Reviewed by the Butler County Planning Commission this 17TH day of NOV 2010.

BUTLER COUNTY PLANNING COMMISSION

Jesse Hines — Secretary — Seal — Frank E. Uhl — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

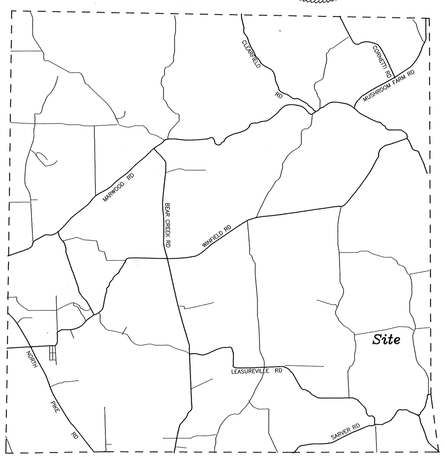
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 18.

Given under my hand and seal this 22nd day of November 2010.

Michele M. Mustello — Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA



Vicinity Map

Instr:201012220027644 11/22/2010
Pages: 1 F:$45.00 2:27PM
Michele Mustello T20100027422
Butler County Recorder FL

N/F D. W. Fugate

S 89°48'30"E 1912.14'

833.09' 3-2 — 1079.05' 4-7

N/F N. Traggiai

N/F S. Shearer

N/F M. Brosenitsch

N/F M. Bricker

N/F D. Kitko

N/F R. Edwards

N/F J. Gaiser

N/F R. Shearer

N/F R. Mikolas, Jr.

N/F W. Renshaw

N/F R. Ankney, Jr.

Parcel 3
25.170 Acres

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

COURSE	BEARING	DISTANCE
3-1	N 00°45'30"E	1406.50'
3-2	S 89°48'30"E	833.09'
3-3	S 00°31'00"W	1190.21'
3-4	S 72°00'00"W	203.83'
3-5	S 72°34'50"W	135.10'
3-6	S 74°45'00"W	100.00'
3-7	S 77°16'00"W	100.00'
3-8	S 79°14'00"W	330.00'

Parcel 4
25.170 Acres

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

COURSE	BEARING	DISTANCE
4-1	N 88°42'30"W	83.43'
4-2	S 79°54'00"W	99.99'
4-3	S 70°31'00"W	100.00'
4-4	S 73°21'00"W	150.00'
4-5	S 72°00'00"W	696.08'
4-6	N 00°31'00"E	1190.21'
4-7	S 89°48'30"E	1079.05'
4-8	S 00°31'00"W	879.50'

N 00°45'30"E 1406.50'

S 00°31'00"W 1190.21'

N 00°31'00"E 1190.21'

S 00°31'00"W 879.50'

S 88°42'30"E 83.43'

T-675 Winfield Road

℄ ex. Bauer

75' building line from centerline

25' dedicated Right-of-Way

S 72°00'00"W 203.83'

N 72°00'00"E 429.61'

S 72°00'00"W 696.08'

S 73°21'00"W 150.00'

N 00°00'00"E 290.40'

N 73°21'00"E 150.00'

N 72°00'00"E 300.00'

S 18°00'00"E 290.40'

330.00' S 79°14'00"W

N 79°14'00"E 334.54'

N 00°15'00"W 268.51'

N 77°16'00"E 100.00'

N 74°45'00"E 100.00'

N 72°34'50"E 135.10'

S4-D1 S4-D2 S4-D3 S4-D4 S4-D5 S4-D6 S4-D7 S4-D8

org.

TWP gas well

ex.non-conforming structures

barn barn dwl dwl

*see note

Parcel 2
41.922 Acres

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

COURSE	BEARING	DISTANCE
2-1	N 79°14'00"E	334.54'
2-2	N 00°15'00"W	268.51'
2-3	N 77°16'00"E	100.00'
2-4	N 74°45'00"E	100.00'
2-5	N 72°34'50"E	135.10'
2-6	N 72°00'00"E	429.61'
2-7	S 00°58'00"W	1996.56'
2-8	N 88°52'00"W	1042.90'
2-9	N 00°42'00"E	1423.20'

N 00°42'00"E 1423.20'

S 00°58'00"W 1996.56'

N 00°58'00"E 1996.56'

gas well

Parcel 1
39.423 Acres

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

NOTE *: existing dwellings are NOT habitable until such time as adequate DEP approved sewage treatment is installed and connected for use.

COURSE	BEARING	DISTANCE
1-1	S 00°58'00"W	2250.98'
1-2	N 88°52'00"W	862.99'
1-3	N 00°58'00"E	1996.56'
1-4	N 72°00'00"E	170.30'
1-5	S 18°00'00"E	290.40'
1-6	N 72°00'00"E	300.00'
1-7	N 73°21'00"E	150.00'
1-8	N 18°00'00"W	290.40'
1-9	N 70°31'00"E	100.00'
1-10	N 79°54'00"E	99.99'
1-11	S 88°42'30"E	83.43'

S 00°58'00"W 2250.98'

N 88°52'00"W 1042.90' — 2-8

862.99' — 1-2

1905.89'

N 88°52'00"W

N

W E

S

150 0 150 300 450

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.

Total 131.685 Acres

Final Plan

Subdivision & Consolidation (elimination of original D3 thru D7)

SUBDIVISION SURVEY
PROJECT No: 10031
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 5/10/10 REV: 11/01/10 DWN.By: Sag CHK.By: Co. TAX No: 320-1F09-7 plus

for Wayne Bauer & Eileen Crawford

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

COUNTY OF BUTLER
IDENTIFICATION NUMBER
10215

RECORDED NOV. 22, 2010	
PLAN BOOK	PAGE
322	18

SHEET ____ of ____

KNOW ALL MEN BY THESE PRESENTS; THAT SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK 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, SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM, 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 SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM, 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 10th 2010.

ATTEST:

_____ SECRETARY

_____ PRESIDENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED, _____, PRESIDENT OF SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 19th DAY OF November 2010.
MY COMMISSION EXPIRES THE 7th DAY OF July 2013

_____ NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patti J. Thompson, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires July 7, 2013
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION THIS 9TH DAY OF SEPTEMBER, 2010.

_____ 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 11TH DAY OF NOVEMBER, 2010.

_____ 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.

10-10-10
DATE

_____ REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2ND DAY OF SEPT 2010.

_____ SECRETARY

_____ CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

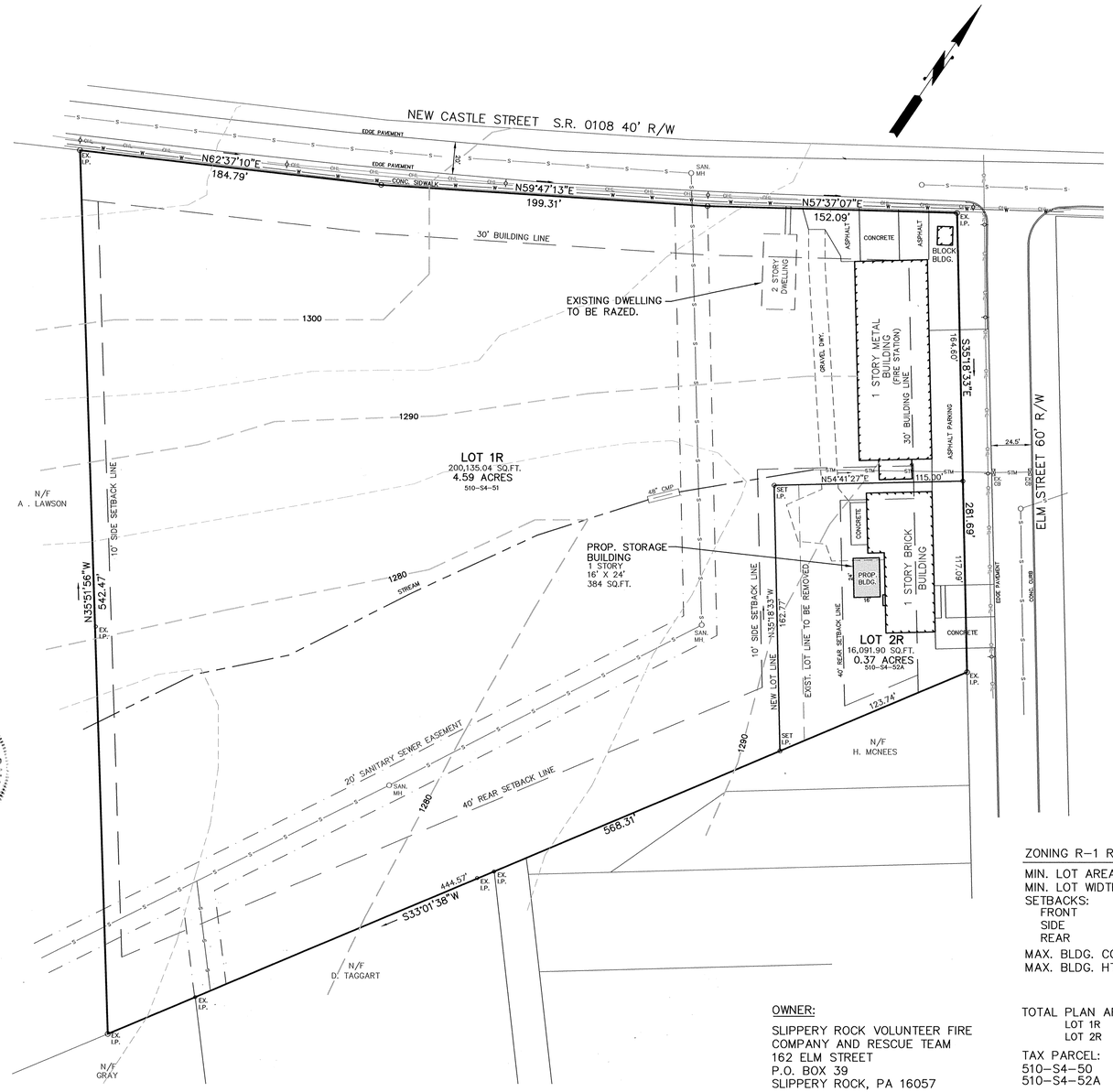
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 322 PAGE 19.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF November 2010.

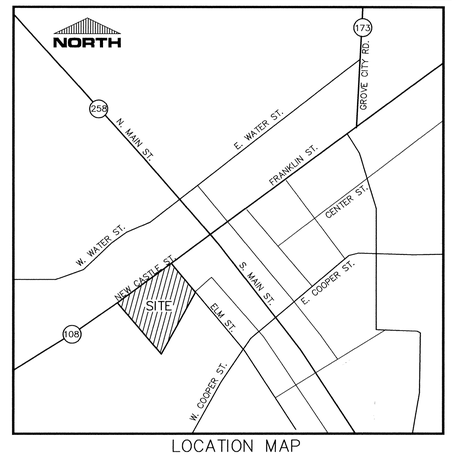
_____ RECORDER

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

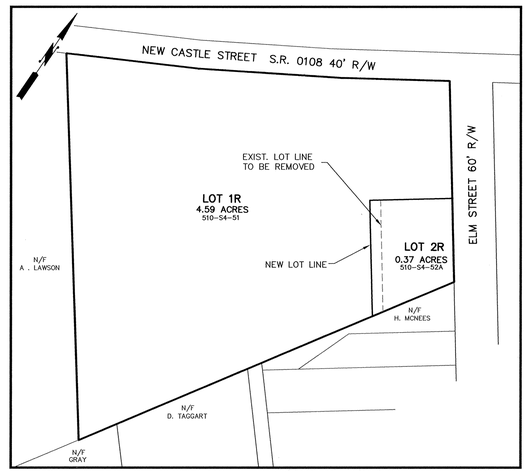
RECORDER OF DEEDS
BUTLER COUNTY, PA.



Instr 201011240027997 11/24/2010
Pages: 1 F: $45.00 1:56PM
Michele Mustello T20100027752
Butler County Recorder PA



LOCATION MAP



LOT LINE REVISION MAP
SCALE: 1"= 100'

ZONING R-1 RESIDENTIAL DIST.

MIN. LOT AREA	11,250 SQ.FT.
MIN. LOT WIDTH	75'
SETBACKS:	
FRONT	30'
SIDE	10'
REAR	40'
MAX. BLDG. COVERAGE	35%
MAX. BLDG. HT.	35'

TOTAL PLAN AREA = 4.96 ACRES
LOT 1R 4.59 ACRES
LOT 2R 0.37 ACRES

TAX PARCEL:
510-S4-50
510-S4-52A

DEED REF:
200806030012293
DBV 1032 PG 809
PBV 314 PG 14

OWNER:
SLIPPERY ROCK VOLUNTEER FIRE COMPANY AND RESCUE TEAM
162 ELM STREET
P.O. BOX 39
SLIPPERY ROCK, PA 16057

NOTES:
STORMWATER MANAGEMENT

1. ROOF LEADERS FROM PROPOSED BUILDING TO TIE INTO EXISTING ROOF LEADERS & STORMWATER DRAINAGE SYSTEM.
2. THE PROPOSED BUILDING CREATES NO ADDITIONAL IMPERVIOUS AREA AND WILL NOT INCREASE STORMWATER RUNOFF FROM SITE.

IMPERVIOUS AREA

TOTAL (EXIST.)	9560 SQ.FT.
EXIST. DWELLING	-935 SQ.FT.
	8625 SQ.FT.
PROP. BUILDING	+384 SQ.FT.
TOTAL (NEW)	9009 SQ.FT.
TOTAL (EXIST.)	-9560 SQ.FT.
TOTAL NET DIFFERENCE	-551 SQ.FT.

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

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

RECORDED NOV. 24, 2010	
PLAN BOOK	PAGE
322	19

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

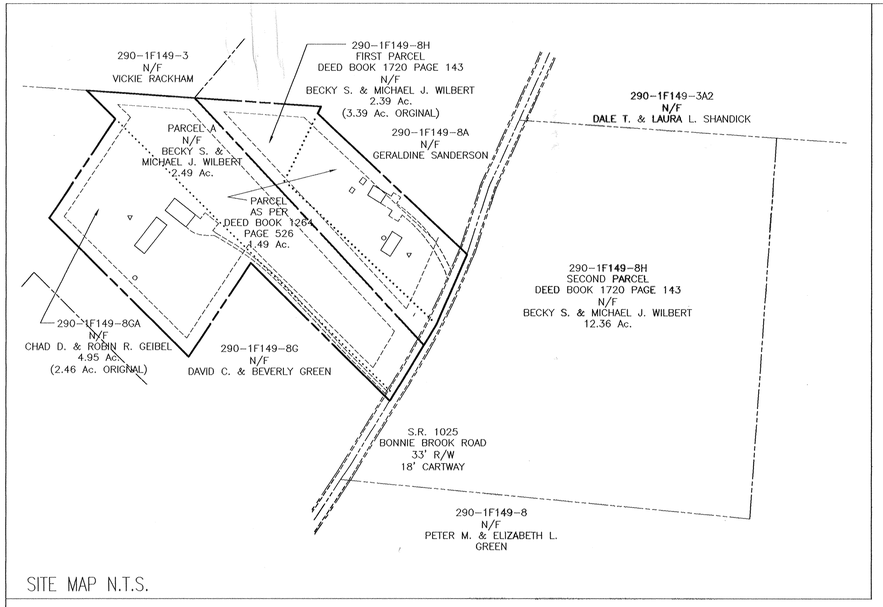
Scale 1" = 40'
Date July 22, 2010
Job No. 2205

Slippery Rock Volunteer Fire Company
Lot Line Revision & Site Plan

Situate in Slippery Rock Borough
Butler County, Pa.

Prepared For Slippery Rock Volunteer Fire Company and Rescue Team

Sheet No. 1 of 1



SITE MAP N.T.S.

Instr:201011290028097 11/29/2010 1:10PM
Pages: 1 F:$45.00
Michele Mustello T20100027859
Butler County Recorder ND

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

10/15/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT BECKY S. & MICHAEL J. WILBERT CHAD D. & ROBIN R. GEIBEL OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF SUMMIT COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS 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 16 DAY OF Nov. ,2010

Michael J Wilbert
OWNER

OWNER

Becky S. Wilbert
OWNER

Robin R Geibel
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME BECKY S. & MICHAEL J. WILBERT CHAD D. & ROBIN R. GEIBEL 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 16 DAY OF November ,2010

NOTARIAL SEAL
ROBERT J. STOCK, NOTARY PUBLIC
BUTLER CITY, BUTLER COUNTY
MY COMMISSION EXPIRES SEPT. 24, 2011

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 30TH DAY OF SEPT , 2010

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 19th DAY OF Oct. ,2010

SECRETARY

CHAIRMAN 2011

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS DAY OF October , 2010

SECRETARY

Rodney E Scott
CHAIRMAN

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

SECRETARY

Rodney E Scott
CHAIRMAN

NOTE

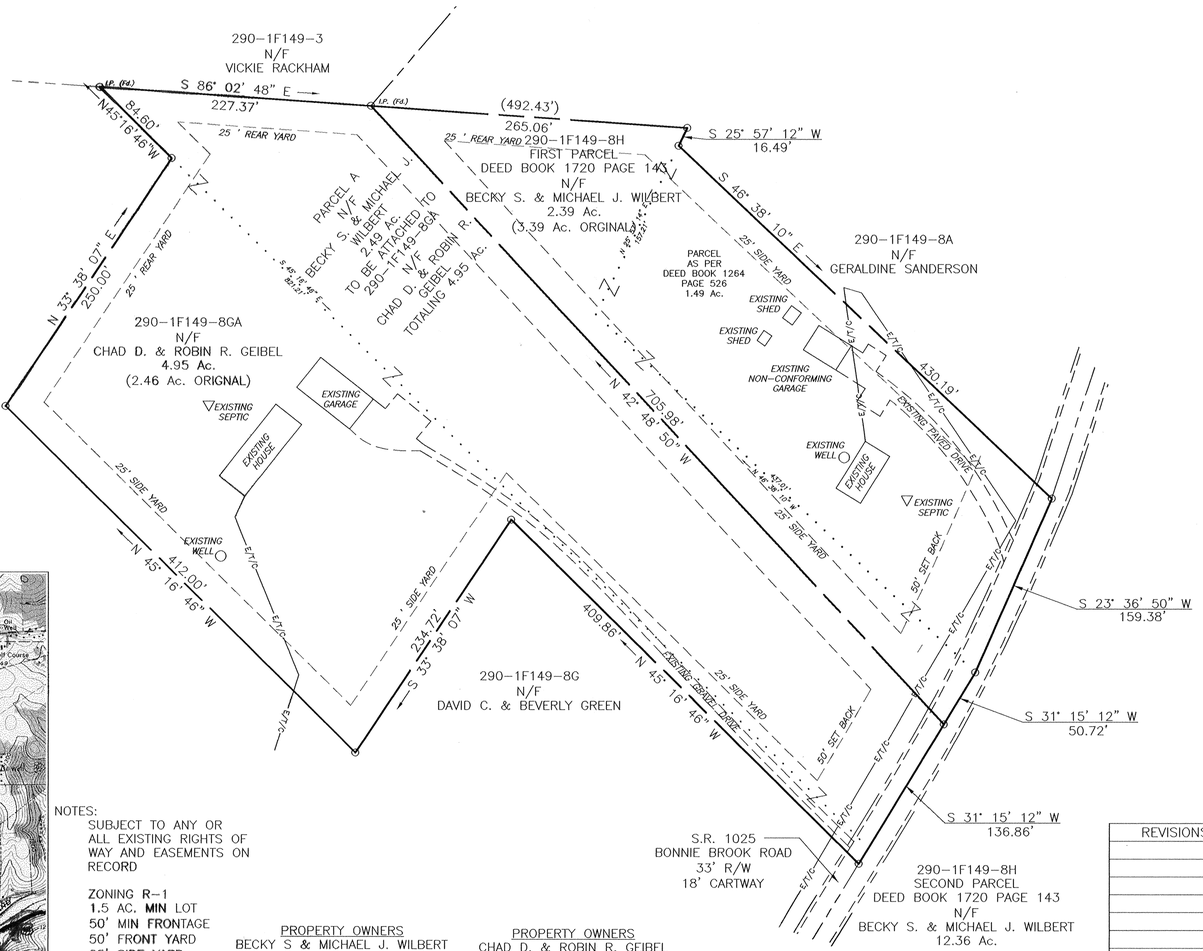
THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

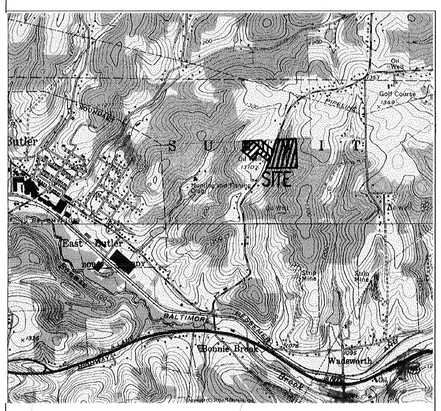
COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 322 PAGE 20
GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF Nov , 2010

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

RECORDED NOV. 29, 2010	
PLAN BOOK	PAGE
322	20





LOCATION MAP 1" = 2000'

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

ZONING R-1
1.5 AC. MIN LOT
50' MIN FRONTAGE
50' FRONT YARD
25' SIDE YARD
25' REAR YARD

PROPERTY OWNERS
BECKY S & MICHAEL J. WILBERT
881 BONNIEBROOK RD
BUTLER PA 16002

PROPERTY OWNERS
CHAD D. & ROBIN R. GEIBEL
875 BONNIEBROOK RD
BUTLER PA 16002

NORTH ARROW

0 60' 120'

REVISIONS	W. J. McGARVEY, P.E. 172 WOODCREST ROAD BUTLER, PA 16002 (724) 282-0363	
	TITLE WILBERT & GEIBEL LOT LINE REVISION	
	FOR BECKY S. & MICHAEL J. WILBERT CHAD D. & ROBIN R. GEIBEL	
	SITUATE 881 BONNIE BROOK ROAD SUMMIT TOWNSHIP BUTLER COUNTY, PA	
	SCALE 1"=60'	DR BY T.A.T.
	DATE 08/25/10	CK'D BY W.J.M.
	DRAWING NO. 6720-1	

Instr:201012020028579 12/02/2010
Pages:2 F:$85.00 1:45PM
Michele Mustello T20100028455
Butler County Recorder FL

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

FOR

HENDERSON CONSTRUCTION FABRICS - BUILDING ADDITION

LOCATED IN

LANCASTER TOWNSHIP, BUTLER COUNTY, PA

NOVEMBER 2010

SITE DATA

ZONING: MU (MIXED USE)
YARD REQUIREMENTS:
FRONT YARD: 50 FT
SIDE YARD: 25 FT
REAR YARD: 35 FT
PARKING REQUIREMENTS:
REQUIRED: 1 SPACE/1000 SF OF FLOOR AREA
=8 SPACES
PROVIDED: 8 SPACES

PA ONE CALL

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 187 (1996) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA ONE-CALL SERIAL NO. 20102830587 HAS BEEN ASSIGNED TO THIS PROJECT ON 09-20-10. *ENTRIES FROM ACT 187 LIST UPDATED BY ENGINEER.

PLAN ACCURACY CERTIFICATION

I, James D. Sperdute, A REGISTERED 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 ARE SHOWN ON THE PLAT HAVE BEEN SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED BY ME FOR THE OWNERS OR AGENTS.

DATE _____ SEAL _____

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
No. 214572
PENNSYLVANIA

PROFESSIONAL SEAL

OWNER

MR. MATTHEW HENDERSON
115 WOODLAND WAY
HARMONY, PA 16037
(724) 452-8794

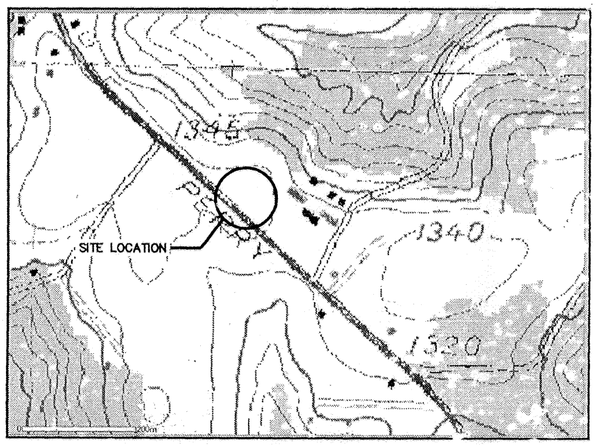
SITE ENGINEER

HERBERT ROWLAND & GRUBIC, INC
200 WEST KENSINGER DRIVE
SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: KEITH MILLER, RLA
(724)779-4777

SURVEYOR

SPERDUTE LAND SURVEYING
108 DEER LANE
HARMONY, PA
CONTACT: JIM SPERDUTE
724-452-4362

HERBERT ROWLAND & GRUBIC, INC
200 WEST KENSINGER DRIVE
SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: TIM THOMAS, PLS
(724)779-4777



LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

SHEET NO.	TITLE
1.	TITLE SHEET
2.	SITE PLAN
3.	EROSION & SEDIMENT CONTROL PLAN
4.	SITE DETAIL

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
200 West Kensinger Drive, Suite 400
Cranberry Township, Pa. 16066
(724) 779 - 4777
Fax: (724) 779 - 4711
hrg@hrginc.com
www.hrginc.com

RECORDED DEC. 2, 2010

PLAN BOOK	PAGE
322	21

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS
BUTLER COUNTY, PA.

OWNER'S CONCENT

I, MATTHEW HENDERSON, THE FOLLOWING OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN INSOFAR AS ITS AFFECTS OUR PROPERTIES. I, MATTHEW HENDERSON AGREE TO THE DEDICATIONS, ACKNOWLEDGMENTS AND COVENANTS APPEARING HEREON.

WITNESS _____ OWNER Matthew Henderson

INDIVIDUAL ACKNOWLEDGMENT
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 MATTHEW 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 5 DAY OF NOV., 2010

MY COMMISSION EXPIRES THIS 12 DAY OF Jan., 2014

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC Darlene A. Dietrich

LANCASTER TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS ___ DAY OF _____, 20__

11-23-10 Ann P. Lopa
DATE 11-23-10 SEAL CHAIRMAN

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

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

Cindy L Walters SECRETARY _____ CHAIRMAN Dennis C. Lee
11-24-10
DATE

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20 DAY OF OCT., 2010

DIRECTOR SEC. CHAIRMAN

RECORDER OF DEEDS CERTIFICATE

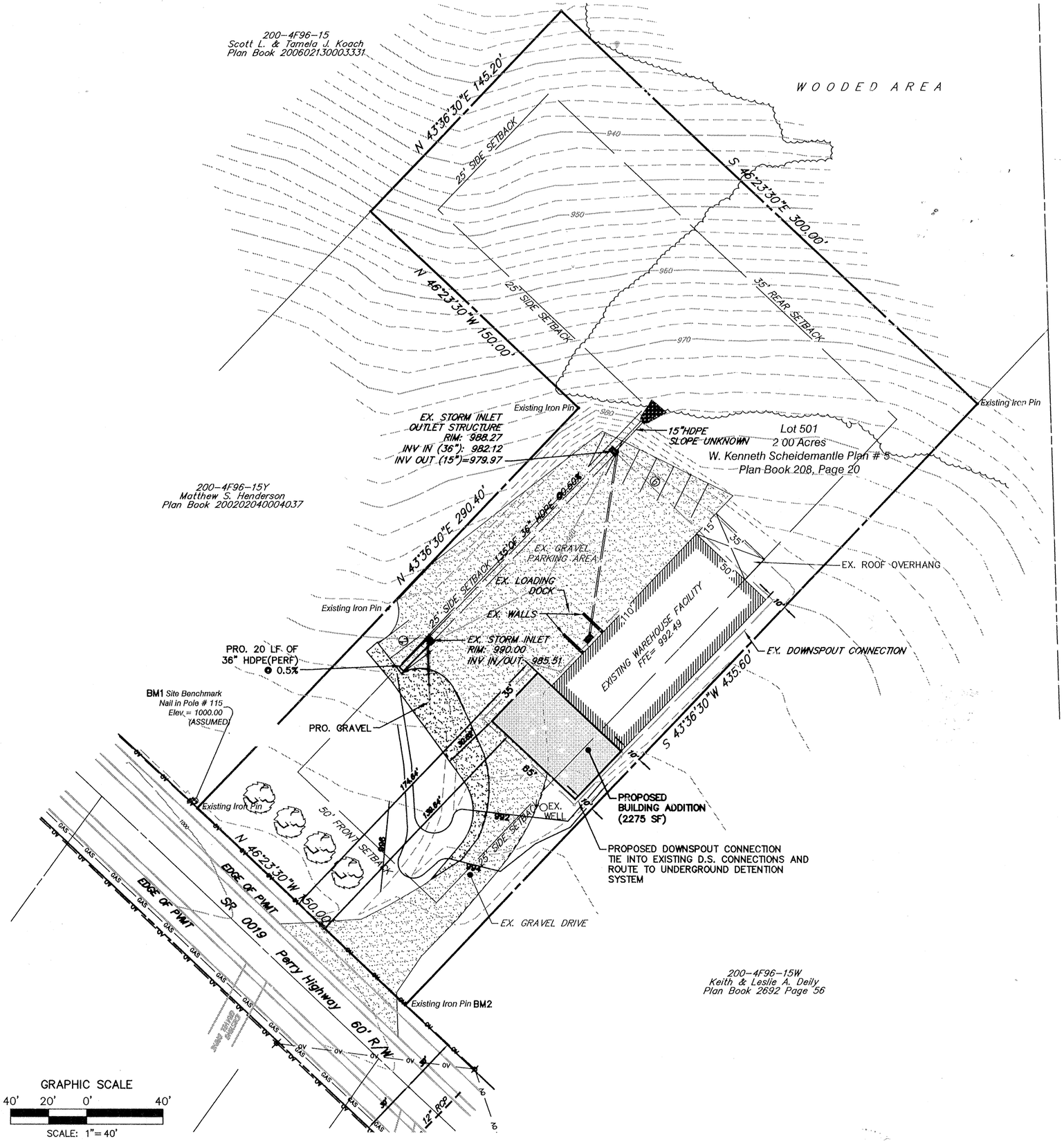
RECORDED IN RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 322 PAGE 21 & 22

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF Dec 2010

RECORDER Michele M. Mustello

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

Dwg. Name: 3213001-title.dwg Copyright 2000 HRG Inc. Last Revised: 05/24/00 15:48



GENERAL NOTES

1. REFERENCE: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR HENDERSON CONSTRUCTION FABRICS, INC. PREPARED BY HERBERT ROWLAND & GRUBIC, INC. DATED 6/14/2000.
2. REFERENCE: HIGHWAY OCCUPANCY PERMIT FOR MATTHEW HENDERSON-OWNER, PREPARED BY HERRERT ROWLAND & GRUBIC, INC. DATED MAY 2000.
3. EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION BASED ON PRELIMINARY/FINAL LAND DEVELOPMENT PLANS PREPARED BY HERBERT ROWLAND & GRUBIC, INC AND FIELD VERIFICATION.
4. ALL EXISTING AND PROPOSED UTILITIES, LOCATION AND RE-LOCATION ARE THE RESPONSIBILITY OF THE OWNER.
5. THESE PLANS ARE FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. HERBERT ROWLAND & GRUBIC, INC DOES NOT TAKE RESPONSIBILITY FOR ANY PERMITS OR CODE REQUIREMENTS ABOVE AND BEYOND THOSE SET FORTH BY LANCASTER TOWNSHIP'S S.A.L.D.O
6. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPAL AND BUTLER COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
8. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECT. 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.
9. A ZONING VARIANCE WAS GRANTED FOR SIDE YARD SETBACK BY THE LANCASTER TOWNSHIP ZONING HEARING BOARD ON OCTOBER 28, 2010.

BENCH MARKS

BM #1: NAIL IN ULT. POLE #115. LOCATED 4' NORTHWEST OF SW PROPERTY CORNER.
ELEV=1000.00

BM#2: IRON PIN AT SW CORNER OF PROPERTY
ELEV=997.52

ALL ELEVATIONS BASED ON ASSUMED DATUM

LEGEND

- S — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- 12" — EXISTING STORM SEWER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- GAS — EXISTING GAS LINE
- OV — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS MARKER
- EXISTING TELEPHONE POLE
- EXISTING LIGHT STANDARD
- SMH — EXISTING SANITARY SEWER MANHOLE
- STMH — EXISTING STORM SEWER MANHOLE
- EXISTING SIGN
- EXISTING STORM SEWER INLET
- 999 — EXISTING CONTOUR
- EXISTING GUIDE RAIL
- 1010 — PROPOSED CONTOUR
- PROPOSED STORM SEWER & TYPE M INLET
- EXISTING SOIL BOUNDARY
- EXISTING GRAVEL
- PROPOSED GRAVEL

RECORDED DEC. 2, 2010	
PLAN BOOK	PAGE
322	22

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

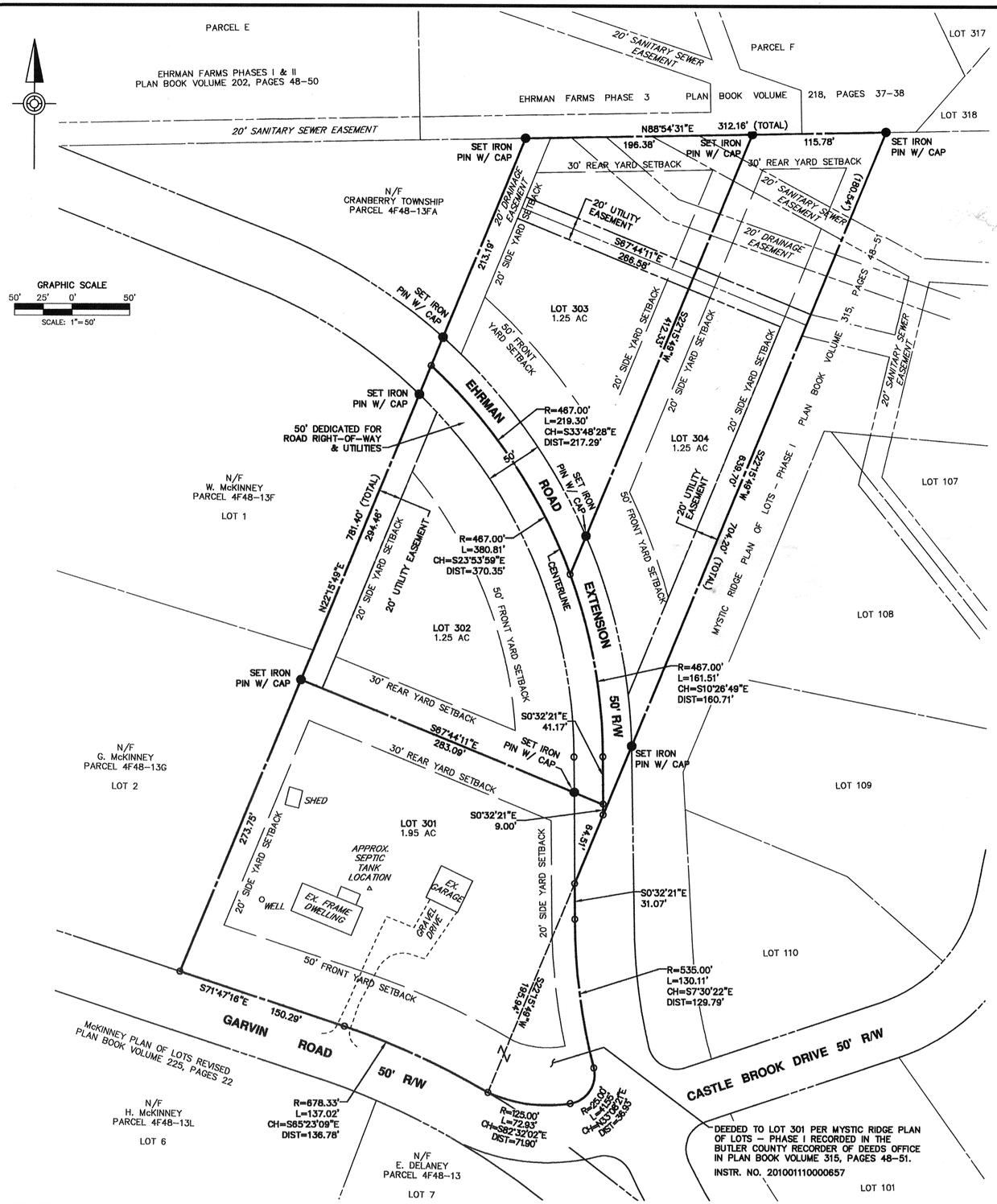
HENDERSON CONSTRUCTION FABRICS
753 PERRY HIGHWAY
HARMONY, PENNYSLVANIA 16067
(724)368-1145

SITE PLAN
HENDERSON CONSTRUCTION FABRICS
BUILDING ADDITION
LANCASTER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR.- KRM	
DESIGN- KRM	
CADD- JRH	
CHECKED-KRM	
SCALE- 1" = 40'	
DATE- 11-4-10	

DRAWING NO. 2
SHEET NO. 2 OF 4
PROJECT 002130.0425

File name: G:\Civil 3D Projects\002130_0425\Plan Sets\LDP\L002130042SS.dwg Layout:02-SI Nov 06, 2010-10:56am Holland



WE, DIANE L. SETZENFAND AND LAWRENCE E. SETZENFAND, OWNERS OF THE LAND SHOWN ON THE SETZENFAND SUBDIVISION PLAN, 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. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

WITNESS — DIANE L. SETZENFAND

DATE 11/30/2010 — LAWRENCE E. SETZENFAND

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DIANE L. SETZENFAND AND LAWRENCE E. SETZENFAND, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF November, 2010.

MY COMMISSION EXPIRES THE 19 DAY OF APRIL, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna McVeigh, Notary Public
Cranberry Twp., Butler County
My Commission Expires April 19, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SETZENFAND SUBDIVISION PLAN IS IN THE NAME OF DIANE L. SETZENFAND AND LAWRENCE E. SETZENFAND AND IS RECORDED UNDER INSTRUMENT NUMBER: 200109060024997. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — DIANE L. SETZENFAND

LAWRENCE E. SETZENFAND

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

SURVEYOR — SU-32403-E REGISTRATION NUMBER

11/24/10 DATE

I, JASON KRATSAS A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THE 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.

TOWNSHIP ENGINEER — PE 071353 REGISTRATION NUMBER

12-2-10 DATE

PLAN DATA

OWNER:	LAWRENCE E. AND DIANE L. SETZENFAND 1664 GARVIN ROAD CRANBERRY TOWNSHIP, PA 16066
SOURCE OF TITLE:	INSTRUMENT NUMBER: 200109060024997
AREA:	5.70 ACRES
NUMBER OF LOTS:	4
BUTLER COUNTY TAX MAPPING REFERENCE:	PARCEL 4F48-13F

THIS SUBDIVISION BEING LOT 3 WITHIN THE "McKINNEY PLAN OF LOTS REVISED" AS RECORDED ON AUGUST 5, 1999 IN THE BUTLER COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 225, PAGE 22.

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2010-21, EFFECTIVE THIS 3RD DAY OF December, 2010.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS ____ DAY OF ____, 20__.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF OCT, 2010.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

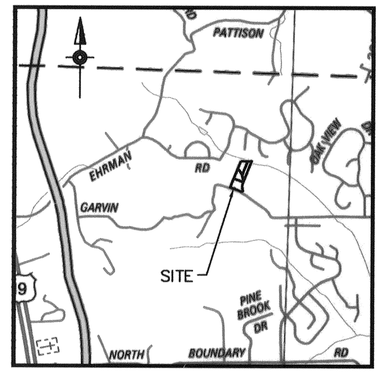
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 322 PAGE(S) 23.

GIVEN UNDER MY HAND AND SEAL THIS 7 DAY OF Dec., 2010.

RECORDER OF DEEDS

Instr 201012070028925 12/07/2010
Pages:1 F $45.00 2:32PM
Michele Mustello T20100028980
Butler County Recorder FL

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



LOCATION MAP
SCALE: 1"=2000'

PROFESSIONAL LAND SURVEYOR — TIMOTHY K. THOMAS — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR

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

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

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

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

RECORDED DEC. 7, 2010
PLAN BOOK 322 PAGE 23

SETZENFAND SUBDIVISION PLAN

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

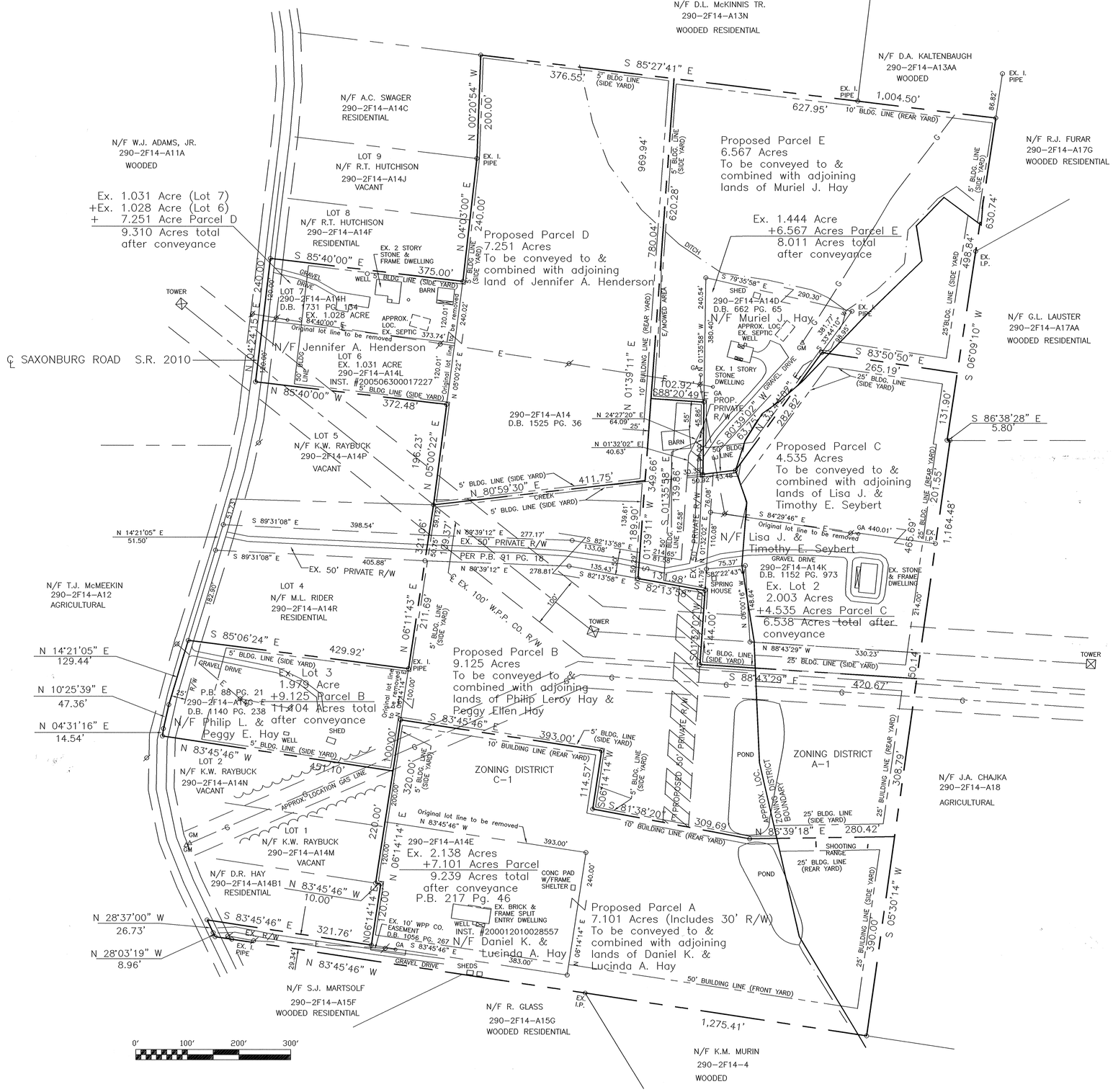
PREPARED FOR

DIANE L. SETZENFAND AND LAWRENCE E. SETZENFAND

PROJ. MGR. – JAM	
DESIGN– JAM	
CADD– JAM	
CHECKED–	
SCALE– 1" = 50'	
DATE– OCT. 19, 2010	

DRAWING NO. 1
SHEET NO. 1 OF 1
PROJECT 1261.0186-8

Instr:201012270028929 12/27/2010
Pages:2 F:$85.00 2:35PM
Michele Mustello T20100028970
Butler County Recorder ND


N/F D.L. McKINNIS TR.
290-2F14-A13N
WOODED RESIDENTIAL
N/F D.A. KALTENBAUGH
290-2F14-A13AA
WOODED
N/F R.J. FURAR
290-2F14-A17G
WOODED RESIDENTIAL
N/F W.J. ADAMS, JR.
290-2F14-A11A
WOODED
N/F A.C. SWAGER
290-2F14-A14C
RESIDENTIAL
LOT 9
N/F R.T. HUTCHISON
290-2F14-A14J
VACANT
LOT 8
N/F R.T. HUTCHISON
290-2F14-A14F
RESIDENTIAL
EX. 2 STORY STONE & FRAME DWELLING
LOT 7
290-2F14-A14H
D.B. 1731 PG. 104
EX. 1.028 ACRE
LOT 6
EX. 1.031 ACRE
290-2F14-A14L
INST. #200506300017227
N/F Jennifer A. Henderson
LOT 5
N/F K.W. RAYBUCK
290-2F14-A14P
VACANT
LOT 4
N/F M.L. RIDER
290-2F14-A14R
RESIDENTIAL
N/F T.J. McMEEKIN
290-2F14-A12
AGRICULTURAL
LOT 3
P.B. 88 PG. 21
290-2F14-A13C
D.B. 1140 PG. 238
N/F Philip L. & Peggy E. Hay
LOT 2
N/F K.W. RAYBUCK
290-2F14-A14N
VACANT
LOT 1
N/F K.W. RAYBUCK
290-2F14-A14M
VACANT
N/F D.R. HAY
290-2F14-A14B1
RESIDENTIAL
N/F S.J. MARTSOLF
290-2F14-A15F
WOODED RESIDENTIAL
N/F R. GLASS
290-2F14-A15G
WOODED RESIDENTIAL
N/F K.M. MURIN
290-2F14-4
WOODED
N/F J.A. CHAJKA
290-2F14-A18
AGRICULTURAL
N/F G.L. LAUSTER
290-2F14-A17AA
WOODED RESIDENTIAL
290-2F14-A14
D.B. 1525 PG. 36
290-2F14-A14D
D.B. 662 PG. 65
N/F Muriel J. Hay
290-2F14-A14E
N/F Lisa J. & Timothy E. Seybert
290-2F14-A14K
D.B. 1152 PG. 973
N/F Daniel K. & Lucinda A. Hay
D.B. 1056 PG. 267
℄ SAXONBURG ROAD S.R. 2010
Ex. 1.031 Acre (Lot 7)
+Ex. 1.028 Acre (Lot 6)
+ 7.251 Acre Parcel D
9.310 Acres total
after conveyance
Proposed Parcel D
7.251 Acres
To be conveyed to &
combined with adjoining
land of Jennifer A. Henderson
Proposed Parcel E
6.567 Acres
To be conveyed to &
combined with adjoining
lands of Muriel J. Hay
Ex. 1.444 Acre
+6.567 Acres Parcel E
8.011 Acres total
after conveyance
Proposed Parcel C
4.535 Acres
To be conveyed to &
combined with adjoining
lands of Lisa J. &
Timothy E. Seybert
Ex. Lot 2
2.003 Acres
+4.535 Acres Parcel C
6.538 Acres total after
conveyance
Proposed Parcel B
9.125 Acres
To be conveyed to &
combined with adjoining
lands of Philip Leroy Hay &
Peggy Ellen Hay
Ex. Lot 3
1.979 Acre
+9.125 Parcel B
11.104 Acres total
after conveyance
Ex. 2.138 Acres
+7.101 Acres Parcel
9.239 Acres total
after conveyance
P.B. 217 Pg. 46
Proposed Parcel A
7.101 Acres (Includes 30' R/W)
To be conveyed to &
combined with adjoining
lands of Daniel K. &
Lucinda A. Hay
ZONING DISTRICT C-1
ZONING DISTRICT A-1
APPROX. LOC. ZONING DISTRICT BOUNDARY
S 85°27'41" E
376.55'
627.95'
1,004.50'
86.82'
N 00°20'54" W
200.00'
969.94'
N 04°03'00" E
240.00'
780.04'
620.28'
S 85°40'00" E
375.00'
N 85°40'00" W
372.48'
N 04°24'15" E
240.00'
N 01°39'11" E
702.92'
S 88°20'49" E
S 83°50'50" E
265.19'
S 06°09'10" W
630.74'
498.84'
S 86°38'28" E
5.80'
131.90'
N 05°00'22" E
196.23'
411.75'
N 80°59'30" E
349.66'
S 01°35'58" E
139.86'
S 82°13'58" E
133.08'
S 82°13'58" E
135.43'
S 82°13'58" E
131.98'
S 84°29'46" E
GA 440.01'
S 84°27'46" E
282.92'
S 63°30'02" W
S 31°44'10" W
391.77'
S 79°35'58" E
290.30'
N 01°32'02" E
40.63'
N 24°27'20" E
64.09'
S 89°31'08" E
398.54'
N 14°21'05" E
51.50'
S 89°31'08" E
405.88'
N 89°39'12" E
277.17'
N 89°39'12" E
278.81'
S 01°35'58" E
189.90'
N 01°39'11" W
349.66'
N 06°11'43" E
211.06'
217.69'
N 06°14'14" E
220.00'
320.00'
N 06°14'14" E
200.00'
S 06°14'14" W
114.57'
S 01°38'20" E
309.69'
N 85°39'18" E
280.42'
S 05°30'14" W
390.00'
N 06°00'15" W
148.84'
S 01°32'02" W
110.08'
S 01°32'02" W
75.37'
S 88°22'43" W
S 01°32'02" W
144.00'
N 88°43'29" W
330.23'
S 88°43'29" E
420.67'
50.14'
214.00'
N 85°06'24" E
429.92'
N 14°21'05" E
129.44'
N 10°25'39" E
47.36'
N 04°31'16" E
14.54'
N 83°45'46" W
157.10'
S 83°45'46" E
393.00'
N 83°45'46" W
393.00'
S 83°45'46" E
321.76'
N 83°45'46" W
383.00'
N 28°37'00" W
26.73'
N 28°03'19" W
8.96'
N 83°45'46" W
10.00'
1,275.41'
1,164.48'
465.69'
308.79'
182.60'
182.58'
182.58'
182.58

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 29 day of November, 2010.

ATTEST: Kelly R. Hane (NOTARY PUBLIC) Daniel K. Hay (OWNER) Lucinda A. Hay (OWNER)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Daniel K. and Lucinda A. Hay, 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 29 day of November, 2010.

My Commission expires the 7 day of October, 2014.

SEAL NOTARY PUBLIC Kelly R. Hane

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly R. Kane, Notary Public
Clearfield Twp., Butler County
My Commission Expires Oct. 7, 2014
Member, Pennsylvania Association of Notaries

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

DATE September 7, 2010 SEAL Cheryl A. Hughes REG. NO. SU-32490-E

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

Approved by the Supervisors of the Township of Summit this 17th day of November, 2010.

SECRETARY Melissa A. Ackerd SEAL CHAIRMAN/PRESIDENT Rodney E. Scott

Approved by the Summit Township Planning Commission this 16th day of November, 2010.

SECRETARY Kathleen M. Cimini SEAL CHAIRMAN/PRESIDENT Christine M. Krawen

Reviewed by the Butler County Planning Commission this 17TH day of Nov., 2010.

SECRETARY Jeffrey Spahr SEAL CHAIRMAN/PRESIDENT E. Allgeier

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 322 page 24-25

Given under my hand and seal this 7th day of December, 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.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 1st day of December, 2010.

ATTEST: Josephine A. Schell (NOTARY PUBLIC) Timothy E. Seybert (OWNER) Lisa J. Seybert (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 Lisa J. and Timothy E. Seybert, 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 1 day of December, 2010.

My Commission expires the 10 day of April, 2011.

SEAL NOTARY PUBLIC Josephine A. Schell

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Josephine A. Schell, Notary Public
Butler Twp., Butler County.
My Commission Expires April 10, 2011
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24 day of November, 2010.

ATTEST: Paula Thomas (NOTARY PUBLIC) Jennifer A. Henderson (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 Jennifer A. Henderson, 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 24 day of November, 2010.

My Commission expires the 5 day of March, 2013.

SEAL NOTARY PUBLIC Paula Thomas

Notarial Seal
Paula Thomas, Notary Public
Jefferson Twp., Butler County, PA
My Commission Expires March 5, 2013

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23 day of November, 2010.

ATTEST: Kelly R. Hane (NOTARY PUBLIC) Philip L. Hay (OWNER) Peggy E. Hay (OWNER)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Philip Leroy Hay and Peggy Ellen Hay, 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 23 day of November, 2010.

My Commission expires the 7 day of October, 2014.

SEAL NOTARY PUBLIC Kelly R. Hane

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly R. Kane, Notary Public
Clearfield Twp., Butler County
My Commission Expires Oct. 7, 2014
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24 day of November, 2010.

ATTEST: Paula Thomas (NOTARY PUBLIC) Muriel J. Hay (OWNER)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

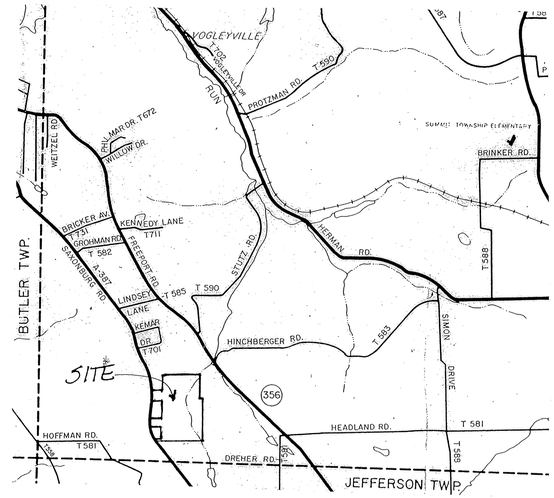
Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 24 day of November, 2010.

My Commission expires the 5 day of March, 2013.

SEAL NOTARY PUBLIC Paula Thomas

Notarial Seal
Paula Thomas, Notary Public
Jefferson Twp., Butler County, PA
My Commission Expires March 5, 2013



VICINITY MAP Scale: 1" = 2000'

RECORDED DEC. 7, 2010	
PLAN BOOK	PAGE
322	25

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

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

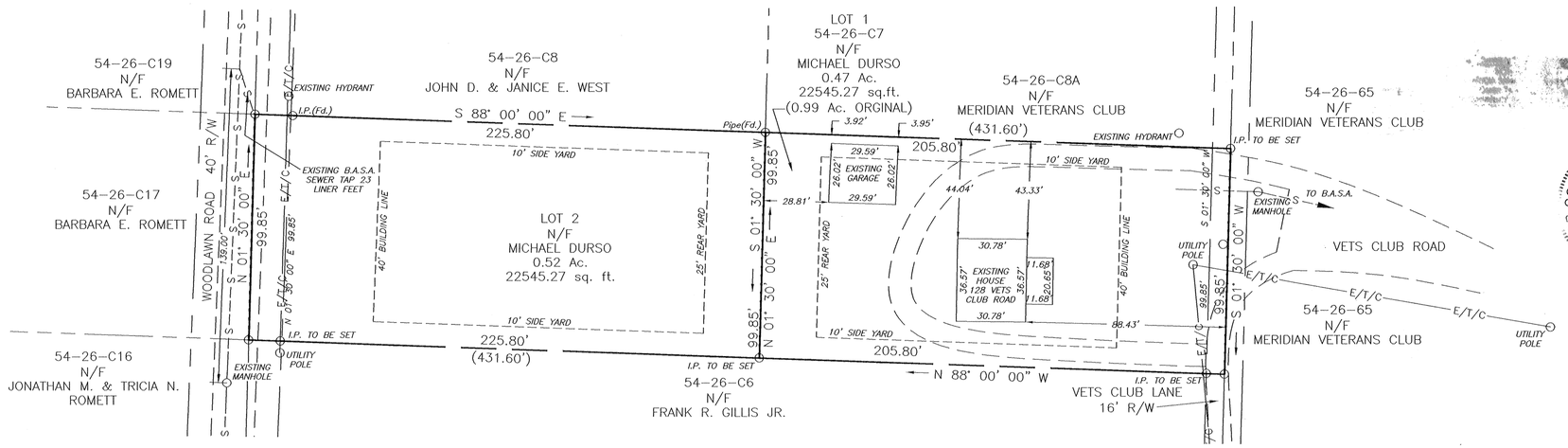
LOT LINE REVISION

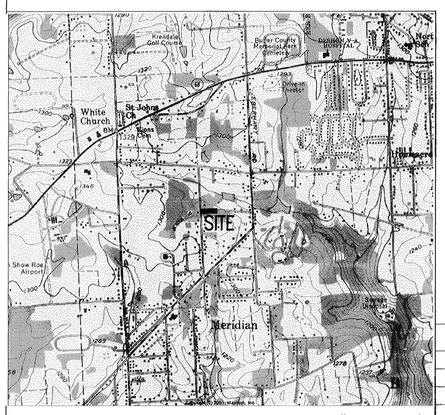
FOR: MURIEL J. HAY, JENNIFER A. HENDERSON, DANIEL K. & LUCINDA A. HAY, TIMOTHY E. & LISA J. SEYBERT, PHILIP LEROY HAY & PEGGY ELLEN HAY

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 09/07/10	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Address EIFFLER LANE		Sheet 2 of 2	Service No. 10-027

Instr:201012090029013 12/08/2010
Pages:1 F:$45.00 1:42PM
Michele Mustello T20100029113
Butler County Recorder FL





LOCATION MAP 1" = 2000'

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

ZONING: R-1

40' BUILDING LINE
10' SIDE YARD
25' REAR YARD

PUBLIC SEWERS AVAILABLE
PUBLIC WATER AVAILABLE

REF:
INSTRUMENT NUMBER 200910160024441

MILLER PLAN OF LOTS PLAN BOOK A PAGE 37

PROPERTY OWNER
MICHAEL DURSO
128 VETS CLUB RD.
BUTLER, PA 16001

NORTH ARROW

I, (or We) Michael Durso owners of the Durso Subdivision , do hereby certify that the title of this property is in the name of Michael Durso as recorded at Instrument Number 200910160024441 Recorder of Deeds Office.

Witness Sarah J. Damico Owner Michael A. Durso

I, (or We) FIFTH THIRD MORTGAGE CO mortgagee of the property embraced in this plan or subdivision, Durso Subdivision , do hereby consent to the recording of said plan in the Recorders Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Witness Kathy Swope Mortgagee AVP

Know all men by these Presents, That MICHAEL DURSO , of the Township of Butler and State of Pennsylvania, for heirs, executors, administrators and assigns, do hereby adopt this Plan as Plan of property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, way, rights of way and other public highways shown upon the plan, and 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.

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, hereunto set our hand and seal this 5th day of Oct, 2010.

Patricia Saunders Notary Public Michael A Durso Owner

Owner

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Butler : SS.

Before me, the subscriber, a Notary Public in and for said State and County, personally came MICHAEL DURSO 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 5 day of Oct, 2010.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA SAUNDERS, Notary Public
Center Twp., Butler County
My Commission Expires August 23, 2013

COMMONWEALTH OF PENNSYLVANIA
PATRICIA SAUNDERS, Notary Public
Center Twp., Butler County
My Commission Expires August 23, 2013

Notary Public
Patricia Saunders

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the County planning Commission of the County of Butler this 30TH day of SEPT., 2010.

Secretary Chairman

Approved by the Planning Commission of the Township of Butler This 4TH day of November 2010.

Ernest R. Deatsling Secretary Chairman

Approved by the Board Of Commissioners of the Township of Butler this 15TH day of November, 2010.

Donna Donaldson Secretary Joseph G. Hagerty President

The Board of Commissioners of Butler 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.

Donna Donaldson Secretary Joseph G. Hagerty 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.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 037917-E

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

SEAL

SU-957-A
Registration Number

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 322 Page 26

GIVEN UNDER MY HAND AND SEAL this 8 day of Dec 2010

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

Michele M Mustello Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS

0' 30' 60'

DRAWN BY: T.A.T.
DATE: 08/27/10
CHECKED BY: W.J.M.
DATE: 08/27/10
APPROVED:

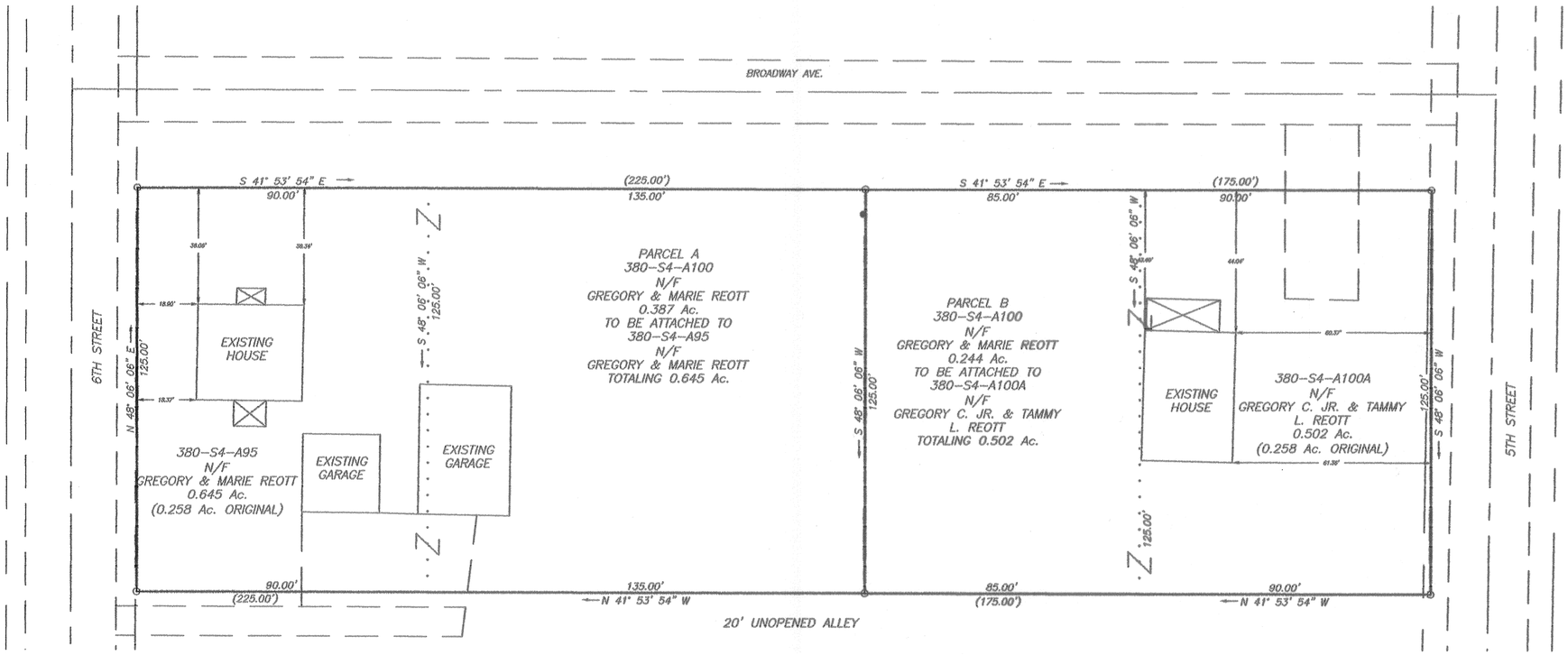
DESIGNER
W. J. McGARVEY
ENGINEERING & SURVEYING
172 WOODCREST ROAD
BUTLER, PA 16002
(724) 282-0363

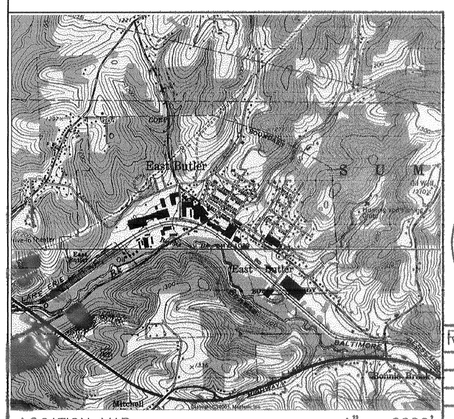
PROJECT
DURSO SUBDIVISION
128 VETS CLUB ROAD/212 WOODLAWN ROAD
BUTLER TWP. – BUTLER COUNTY
PENNSYLVANIA

DWG No.
6718-1

RECORDED DEC 8 2010
SECTION 322 PAGE 26
SHEET OF

Instr:201012130029467 12/13/2010 3:17PM
Pages:1 F:$45.00 T20100029552
Michele Mustello
Butler County Recorder FL





LOCATION MAP 1" = 2000'

NORTH ARROW

NOTE:
1. SUBJECT TO ANY OR ALL EXISTING RIGHTS OF WAY AND EASEMENTS ON RECORD.
2. TOTAL ACREAGE 6.39 Ac.
3. ALL LOTS HAVE ACCESS TO PUBLIC SEWER AND WATER.
4. 40' FRONT SETBACK
   20' SIDE SETBACK
   20' REAR SETBACK
5. MINIMUM LOT SIZE 40,000 Sq. Ft.
6. MINIMUM LOT ROAD FRONTAGE 100'

PROPERTY OWNER
GREGORY & MARIE REOTT
BOX 25
EAST BUTLER, PA 16029

PROPERTY OWNER
GREGORY C. JR. & TAMMY L REOTT
BOX 25
EAST BUTLER, PA 16029

REV.	DESCRIPTION	BY	DATE	REFERENCE DEEDS/DRAWINGS

SCALE: 1:20
0 20 40

DRAWN BY: T.A.T.
DATE: 11/04/10
CHECKED BY: W.J.M.
DATE: 11/04/10
APPROVED:

DESIGNER
W. J. McGARVEY
ENGINEERING & SURVEYING
172 WOODCREST ROAD
BUTLER, PA 16002
(724) 282-0363

PROJECT
REOTT LOT LINE REVISION
EAST BUTLER BOROUGH–BUTLER COUNTY
PENNSYLVANIA

DWG No.
6746-1

RECORDED:
SECTION | PAGE
SHEET OF

ESTATE OF

Know all men by these presents that we Gregory C. Jr. & Tammy L. Reott, And Gregory & Marie Reott of East Butler Borough, 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 East Butler Borough County of Butler and State of Pennsylvania, and for divers advantages accuring to us do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes, and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the East Butler Borough, 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 9 day of NOV. ,2010

Hilbert C Duffy
OWNER (EXECTOR)

Gregory C Reott JR.
OWNER

Rose Marie Reott
OWNER (EXECTOR)

Tammy L. Reott
OWNER

Before me, the subscriber, a notary public in and for said state and county personally came Gregory C. Jr. & Tammy L. Reott, And Gregory & Marie Reott 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 9th day of November ,2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan H. McGarvey, Notary Public
Butler Twp., Butler County
My Commission Expires Sept. 6, 2014
Member, Pennsylvania Association of Notaries

Joan H. McGarvey
Notary Public

Approved by the County planning Commission of the County of Butler this 12TH day of November 2010.

BUTLER COUNTY PLANNING COMMISSION

Jesse Hines
Secretary

Frank Uhl
Chairman

Approved by the Board Of Councilmen of the Borough of East Butler this 13th day of December 2010

Secretary

Richard Day
Mayor

The Board of Councilmen of East Butler Borough hereby gives public notice that in approving this plan for recording purposes only, the Borough 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 Borough streets or roads.

Secretary

Richard Day
Mayor

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 21751 E

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY Registration Number

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)"

RECORDER OF DEEDS BUTLER COUNTY, PA

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 322 Page 27

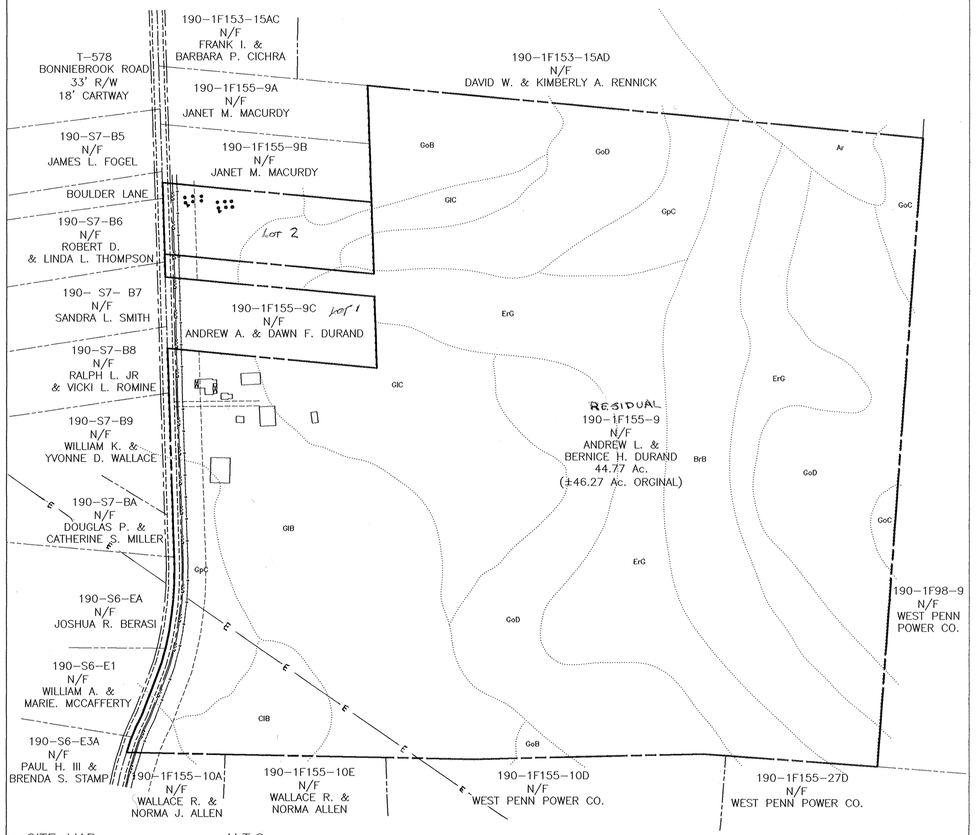
GIVEN UNDER MY HAND AND SEAL this 13th day of Dec. 2010

Michele M. Mustello
Recorder

RECORDED DEC. 13, 2010	
PLAN BOOK	PAGE
322	27

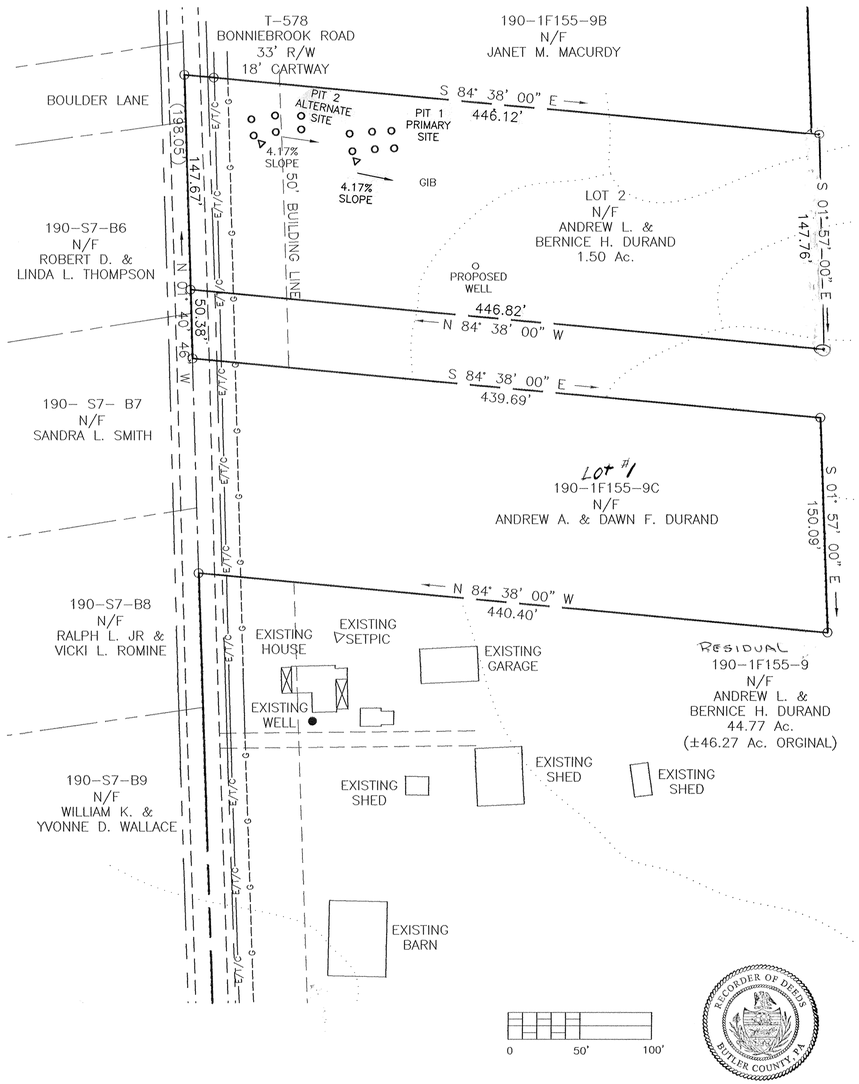
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012

10220



SITE MAP N.T.S.

Instr:201012140020616 12/14/2010
Pages:1 F:$45.00 10:56AM
Michele Mustello T20100029637
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 ENGINEER 049 217515 — SEAL — COMMONWEALTH OF PENNSYLVANIA WILLIAM J. McGARVEY LAND SURVEYOR SU-067-A

10/18/10
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE ANDREW L. & BERNICE H. DURAND 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 JEFFERSON, 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 27 DAY OF OCT. ,2010

Andrew L Durand
OWNER

Bernice H Durand
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 ANDREW L. & BERNICE H. DURAND 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 27th DAY OF October ,2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dazrin 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 22 DAY OF OCT , 2010

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 28th DAY OF Oct ,2010

SECRETARY — CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF Jefferson THIS DAY OF Dec. 13 , 2010

SECRETARY — 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

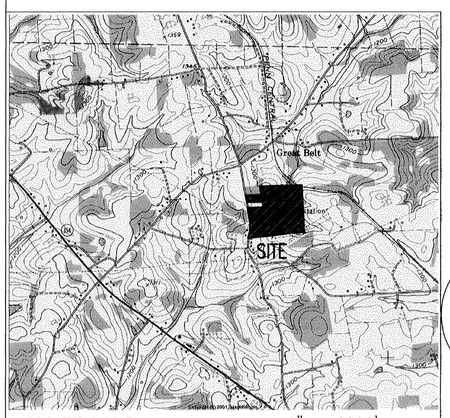
THE MUNICIPALITY CAN ISSUE **FINAL APPROVAL OF THE** SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK 322 VOLUME PAGE 28
GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF Dec. , 2010

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

RECORDED DEC. 14, 2010	
PLAN BOOK	PAGE
322	28



LOCATION MAP 1" = 2000'

NORTH ARROW

NOTE:
NO KNOWN SURFACE WATERS
NO KNOWN WETLANDS
NO KNOWN FLOODPLAINS OR FLOODWAYS
NO DESIGNATED OPEN SPACE
NO PRIME AGRICULTURAL LAND

TAX PARCEL 190-1F55-9 IS AGRICULTURAL USE
ALL ADJACENT LOTS ARE RESIDENTIAL

TOTAL PROJECT ACREAGE IS ±46.27 Ac.

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

PROPERTY OWNER
ANDREW L. & BERNICE H. DURAND
172 BONNIEBROOK ROAD
BUTLER, AP 16002

REVISIONS
1 MISC. REV. 11/2/10

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

TITLE	DURAND SUBDIVISION
FOR	ANDREW L. & BERNICE H. DURAND
SITUATE	172 BONNIEBROOK ROAD JEFFERSON TOWNSHIP BUTLER COUNTY, PA
SCALE 1"=50'	DR BY T.A.T.
DATE: 10/14/10	CK'D BY W.J.M.
DRAWING NO.	6735-1

Instr: 201012140029579 12/14/2010
Pages: 1 F $45.00 11:51PM
Michele Mustello T20100029713
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That I, CAROL ANN OSCHE, HARRY LAWRENCE OSCHE, JR., TINA D. OSCHE, KEITH COMER AND TAMMY COMER of the Township of Clearfield, 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 Clearfield, 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 Clearfield, 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 Clearfield, 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, We hereunto set our hand and seal this 4 day of MAY 2010.

Carol A Osche Owner — Tammy Comer Owner — Keith Comer Owner

Harry Osche Owner — Tina D. Osche Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared CAROL ANN OSCHE 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 4 day of MAY 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.

26 April '10 Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — 30161-E

P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Clearfield this 13th day of December 2010

Secretary — Seal — Chairman

Approved by the Clearfield Township Planning Commission this 3rd day of May 2010.

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

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

Secretary — Seal — Chairman

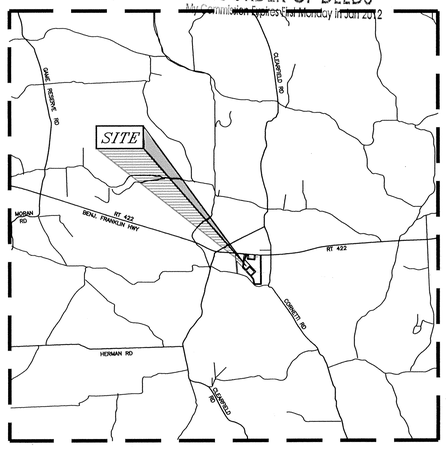
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 29.

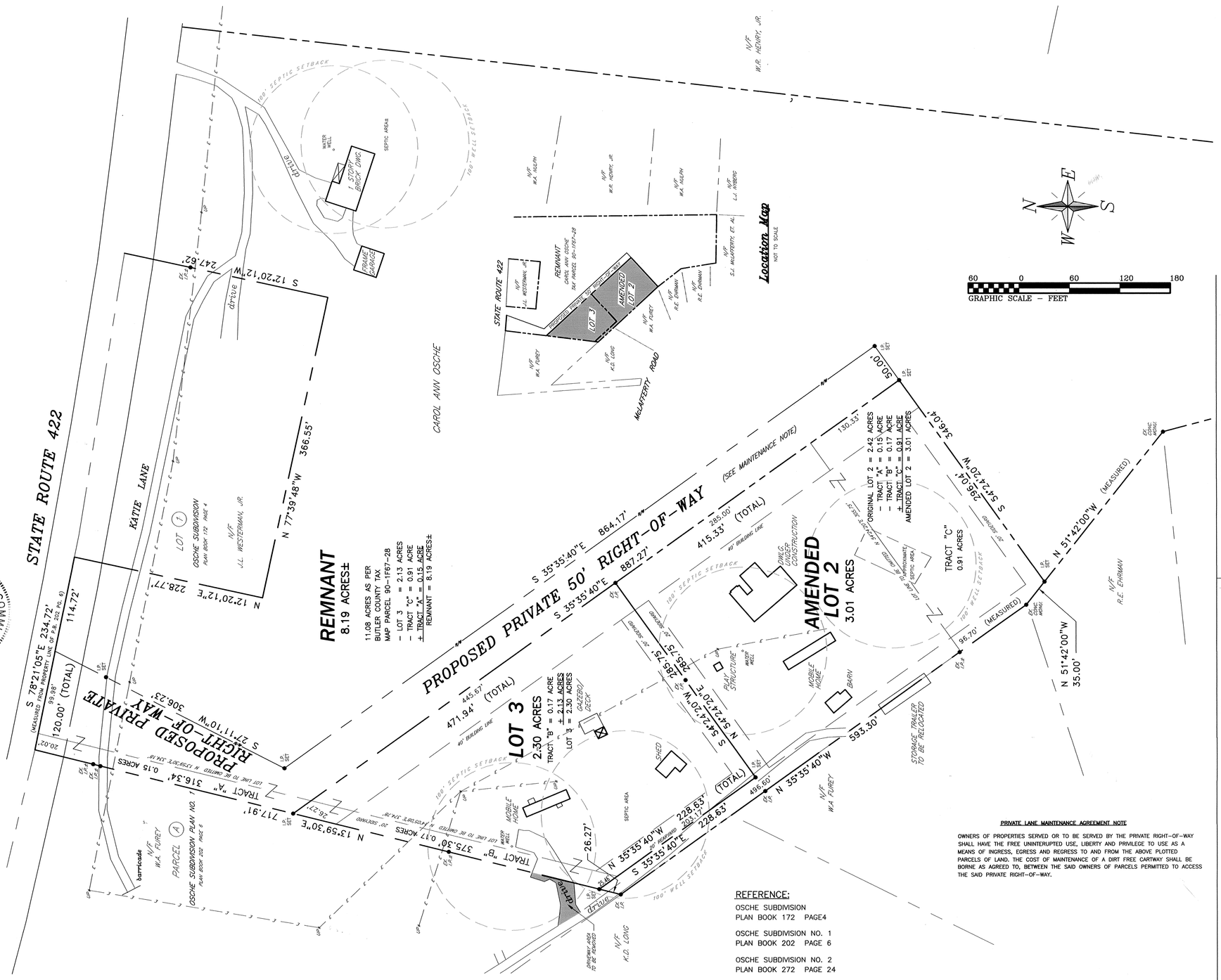
Given under my hand and seal this 14th day of December 2010.

Michele M. Mustello Recorder — Seal — MICHELE M. MUSTELLO RECORDER OF DEEDS My Commission Expires 1st Monday in Jan 2012

BUTLER COUNTY PA RECORDER OF DEEDS



Vicinity Map
NOT TO SCALE



REFERENCE:

OSCHE SUBDIVISION
PLAN BOOK 172 PAGE4

OSCHE SUBDIVISION NO. 1
PLAN BOOK 202 PAGE 6

OSCHE SUBDIVISION NO. 2
PLAN BOOK 272 PAGE 24

PRIVATE LANE MAINTENANCE AGREEMENT NOTE

OWNERS OF PROPERTIES SERVED OR TO BE SERVED BY THE PRIVATE RIGHT-OF-WAY SHALL HAVE THE FREE UNINTERRUPTED USE, LIBERTY AND PRIVILEGE TO USE AS A MEANS OF INGRESS, EGRESS AND REGRESS TO AND FROM THE ABOVE PLOTTED PARCELS OF LAND. THE COST OF MAINTENANCE OF A DIRT FREE CARTWAY SHALL BE BORNE AS AGREED TO, BETWEEN THE SAID OWNERS OF PARCELS PERMITTED TO ACCESS THE SAID PRIVATE RIGHT-OF-WAY.

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

HIGHWAY OCCUPANCY PERMIT

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

OSCHE SUBDIVISION PLAN 3

Being a subdivison of Butler County Tax Parcel 90-1F67-28

NOTES:

1) OWNER: CAROL ANN OSCHE
1550 RT 422 EAST
FENELTON, PA. 16034
PHONE: 724-586-7351

2) PROPERTY USE – RESIDENTIAL

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

SUBDIVISION PLAN
PROJECT No: 10015
SITUATE: CLEARFIELD TOWNSHIP, BUTLER COUNTY, PA.
DATE: 3-4-10 REV: 4-23-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 90-1F67-28

for CAROL ANN OSCHE

RECORDED DEC. 14, 2010	
PLAN BOOK	PAGE
322	29

SHEET ____ of ____

Instr 201012140020041 12/14/2010
Pages:2 F:$85.00 3:51PM
Michele Mustello T20100029773
Butler County Recorder ND

SIGN IN BLACK FELT TIP PEN ONLY.

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 17TH DAY OF MAY 2010

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY THIS 16TH DAY OF June, 2010.

SECRETARY CHAIRMAN

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

11/15/10 DATE

PE071353 REG. NO.

SIGNATURE

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

APPROVED BY RESOLUTION NUMBER 2010-51 BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY THIS 10TH DAY OF NOVEMBER, 2010.

TOWNSHIP MANAGER CHAIRMAN OF BOARD

AMERICAN TRANSMISSION SYSTEMS, INCORPORATED, OWNERS OF THE LAND SHOWN AS LOT 1 ON AMERICAN TRANSMISSION SYSTEMS INCORPORATED CONSOLIDATION PLAN, HEREBY ADOPTS THIS PLAN AS ITS CONSOLIDATION PLAN AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. AMERICAN TRANSMISSION SYSTEMS, INCORPORATED, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CRANBERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

AMERICAN TRANSMISSION SYSTEMS, INCORPORATED,

VICE PRESIDENT AND CORPORATE SECRETARY PRESIDENT

OCTOBER, 12, 2010
DATE

CORPORATE SEAL

ATSI DOES NOT HAVE CORPORATE SEAL

STATE OF OHIO)
COUNTY OF SUMMIT) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF OHIO AND COUNTY OF SUMMIT, PERSONALLY APPEARED CHARLES E. JONES, PRESIDENT, OF AMERICAN TRANSMISSION SYSTEMS, INCORPORATED, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION, DEDICATION AND PLAN ON BEHALF OF THE CORPORATION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF OCTOBER, 2010.

MY COMMISSION EXPIRES THE 19TH DAY OF July, 2013.

Donna J. Farris
NOTARY PUBLIC

NOTARY PUBLIC SEAL

Donna J. Farris
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 07-19-2013

WE, AMERICAN TRANSMISSION SYSTEMS INCORPORATED, OWNERS OF AMERICAN TRANSMISSION SYSTEMS INCORPORATED CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF AMERICAN TRANSMISSION SYSTEMS INCORPORATED, AS RECORDED IN INSTRUMENT NO. 201001150001051 & INSTRUMENT NO. 201001150001052, RECORDER OF DEEDS OFFICE.

ATTEST:

CORPORATE SECRETARY AND VICE PRESIDENT PRESIDENT

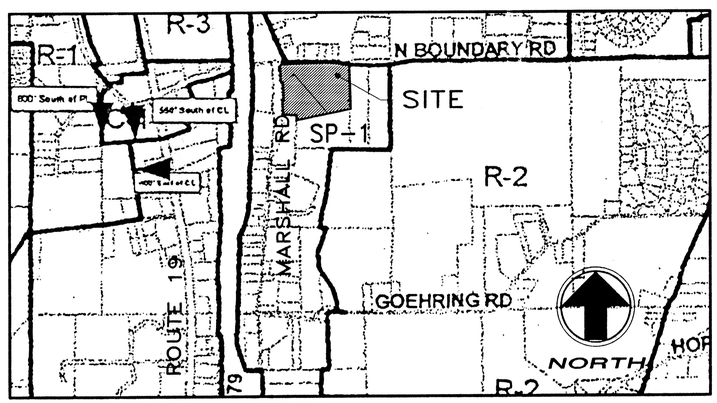
COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 322, PAGE 30-31.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF Dec, 2010.

RECORDER Michele M. Mustello

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



VICINITY MAP
NOT TO SCALE:

RECORDED DEC. 14, 2010

PLAN BOOK	PAGE
322	30

LOT NO. 1
AMERICAN TRANSMISSION SYSTEMS INCORPORATED
CONSOLIDATION PLAN

(CONSOLIDATION OF LOT 1 AND LOT 2 OF THE GRACE COMMUNITY CHURCH PLAN OF LOTS NO. 1 AS RECORDED IN P.B. VOL. 275, PG. 44)

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.
DATE: MAY 6, 2010

CRANBERRY TOWNSHIP ENGINEER SEAL — PE071353

CRANBERRY TOWNSHIP SEAL

BUTLER COUNTY SEAL

RECORDER OF DEEDS SEAL

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

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

James S. Carulli, P.L.S.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI SURVEYOR

REGISTRATION NO. SU-051843E

REVISIONS: CORPORATE DEDICATION SEPT. 21, 2010

DRAWN BY: DF/TR CHECKED BY: T.R./J.R.

DWG. NO: 2010-5143-SUB SHEET 1 OF 2

ADDITIONAL DESCRIPTIONS FOR PROPERTY

LINE	BEARING	DISTANCE
L1	N 2°52'10" W	12.78'
L2	S 87°7'50" W	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1452.76'	245.21'	244.92'	S 88°02'02" E	09°40'15"
C2	1674.77'	73.01'	73.00'	N 84°26'50" W	02°29'51"
C3	45.00'	35.60'	34.68'	N 19°47'36" E	25°22'07"

SP-1 ZONING REQUIREMENTS

1. REQUIRED LOT AREA: 1 ACRE
2. REQUIRED FRONT YARD BUILDING SETBACK LINE: 50 FEET
3. REQUIRED SIDE AND REAR YARD SETBACK LINE: 20 FEET
4. MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE) = 70%
5. MAXIMUM BUILDING HEIGHT: 50 FEET

EXISTING SITE DATA:

1. TOTAL ACRES: 20.394 ACRES

PLAN REFERENCE: THE GRACE COMMUNITY CHURCH PLAN OF LOTS NO. 1 PLAN BOOK VOLUME 275, PAGE 44

2. OWNER/DEVELOPER: AMERICAN TRANSMISSION SYSTEMS INCORPORATED C/O DAVID M. WAREHAM, FIRSTENERGY SERVICE COMPANY 76 SOUTH MAIN STREET AKRON, OHIO 44308 (330) 384-5579

3. DEED REFERENCE: INST. NO. 201001150001051 TAX PARCEL #130-4F48-40-0000

INST. NO. 201001150001052 TAX PARCEL #130-4F48-40G-0000

4. ZONING DISTRICT: SP-1 SPECIAL GROWTH (CONDITIONAL USE)

5. THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER ALL UTILITIES WERE NOT FLAGGED UNDER THE PA ONE CALL, THEREFORE LOCATIONS OF ALL UTILITIES MAY/MAY NOT BE SHOWN ON THIS PLAN.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776

ALL LOCATIONS OF SUBSURFACE UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

6. THIS PROPERTY IS SUBJECT TO EXISTING COVENANTS AND RESTRICTIONS REGARDING LOT 1 AND LOT 2 OF THE GRACE COMMUNITY CHURCH PLAN OF LOTS AS RECORDED IN INSTRUMENT NO. 200507050017469 AND INSTRUMENT NO. 200606270015989 AND AN EXISTING EASEMENT AND LICENSE AGREEMENT AS RECORDED IN INSTRUMENT NO. 200409220030990.

7. THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

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
SERIAL #2687598

LEGEND

- EXISTING OVERHEAD ELECTRIC, TELEPHONE & TV CABLE LINES — OE&T&TV —
- EXISTING SUBSURFACE FIBER-OPTIC CABLE — UT - OF —
- EXISTING SUBSURFACE GAS LINE — G —
- EXISTING SANITARY SEWER — SAN —
- EXISTING STORMWATER PIPE
- EXISTING SUBSURFACE WATER LINE — W —
- EXISTING GUIDE RAIL
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING FENCE
- EXISTING FIBOR-OPTIC BOX 2' X 3'
- EXISTING UTILITY POLE — U-POLE
- EXISTING SANITARY MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING TRAFFIC SIGN
- EXISTING WATER VALVE — WV

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

N 35°21'15" W = DEED BEARING DATUM (N 35°17'57" W = CRANBERRY TOWNSHIP GRID BEARING)
EQUALITY= ANGLE=01°34'18"

REFERENCE BENCHMARK: CRANBERRY TOWNSHIP CONTROL POINT
TARGET NO. 14 (CT-14)
IRON PIN WITH CAP

CRANBERRY TOWNSHIP CONTROL POINT	NORTHING-GROUND	EASTING-GROUND
TARGET NO. 16 (CT-16)	515437.902	1321399.588
TARGET NO. 14 (CT-14)	514977.406	1315731.344
CRANBERRY TOWNSHIP MONUMENT GRID SYSTEM-AZIMUTH HELD FOR THIS PROJECT:	(CT-14 TO CT-16) N 85°21'19"E	
CRANBERRY TOWNSHIP MONUMENT GRID SYSTEM-GROUND COORDINATE HELD FOR THIS PROJECT:	CT-14	

0' 60' 120' 180'
HORIZONTAL SCALE: 1" = 60'

NORTH

RECORDED DEC. 14, 2010
PLAN BOOK 322 PAGE 31

LOT NO. 1
AMERICAN TRANSMISSION SYSTEMS INCORPORATED
CONSOLIDATION PLAN

(CONSOLIDATION OF LOT 1 AND LOT 2 OF THE GRACE COMMUNITY CHURCH PLAN OF LOTS NO. 1 AS RECORDED IN P.B. VOL. 275, PG. 44)

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.
DATE: MAY 6, 2010 SCALE: 1"=60'

20.394 ACRES = TOTAL ACREAGE

ZONING DISTRICT: SP-1 SPECIAL GROWTH (CONDITIONAL USE)

OWNERS: AMERICAN TRANSMISSION SYSTEMS INCORPORATED C/O DAVID M. WAREHAM, FIRSTENERGY SERVICE COMPANY 76 SOUTH MAIN STREET AKRON, OHIO 44308 (330) 384-5579

DEED REFERENCE: INST. NO. 201001150001051 TAX PARCEL #130-4F48-40-0000

INST. NO. 201001150001052 TAX PARCEL #130-4F48-40G-0000

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

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

Tamara A. Ranalli P.L.S.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — SURVEYOR — REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: DF/TR CHECKED BY: T.R./J.R.

DWG. NO: 2010-5143-SUB SHEET 2 OF 2

G:\FIRST ENERGY sub-2010-5143\2010-5143-FIRST ENERGY sub.dwg - Sep 21, 2010 @ 2:15pm (Subdivision) FIRST ENERGY sub.CRD

IRST ENERGY sub-2010-5143\2010-5143-FIRST ENERGY sub.dwg, Subdivision, 9/21/2010 2:15:23 PM



SITE LOCATION MAP 1" = 2000'

SITE PLAN FOR RECORDING NOTES:

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. BUILDING SETBACK LINES SHOWN ARE FOR SP-1 SPECIAL GROWTH DISTRICT. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS FOR THE ANTICIPATED LAND USE WITH THE APPROPRIATE TOWNSHIP OFFICIAL PRIOR TO CONSTRUCTION.
3. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT 200102160003383.
4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
5. PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT DATED FEBRUARY 27, 2004 AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN INSTRUMENT NUMBER 200405060051 AND FIRST MODIFICATION TO RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 26, 2006 AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN INSTRUMENT NUMBER 200602030002673.
6. AS REQUIRED BY ANSI A117.1-2003 ACCESSIBLE ROUTES HAVE BEEN PROVIDED FROM HANDI-CAP PARKING SPACES TO BUILDING ENTRANCES. THE ACCESSIBLE ROUTES FOR THE HANDI-CAP PARKING SPACES, RAMPS, AND SIDEWALKS HAVE BEEN DESIGNED IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, 28 CFR PART 36.
7. THIS SITE PLAN IS COMPLIANT WITH THE 2006 INTERNATIONAL FIRE CODE FOR A PROPOSED BUILDING HEIGHT OF 25 FEET. A MINIMUM 20-FOOT WIDE PAVED ACCESS ROAD PARALLEL TO THE BUILDING IS PROVIDED.

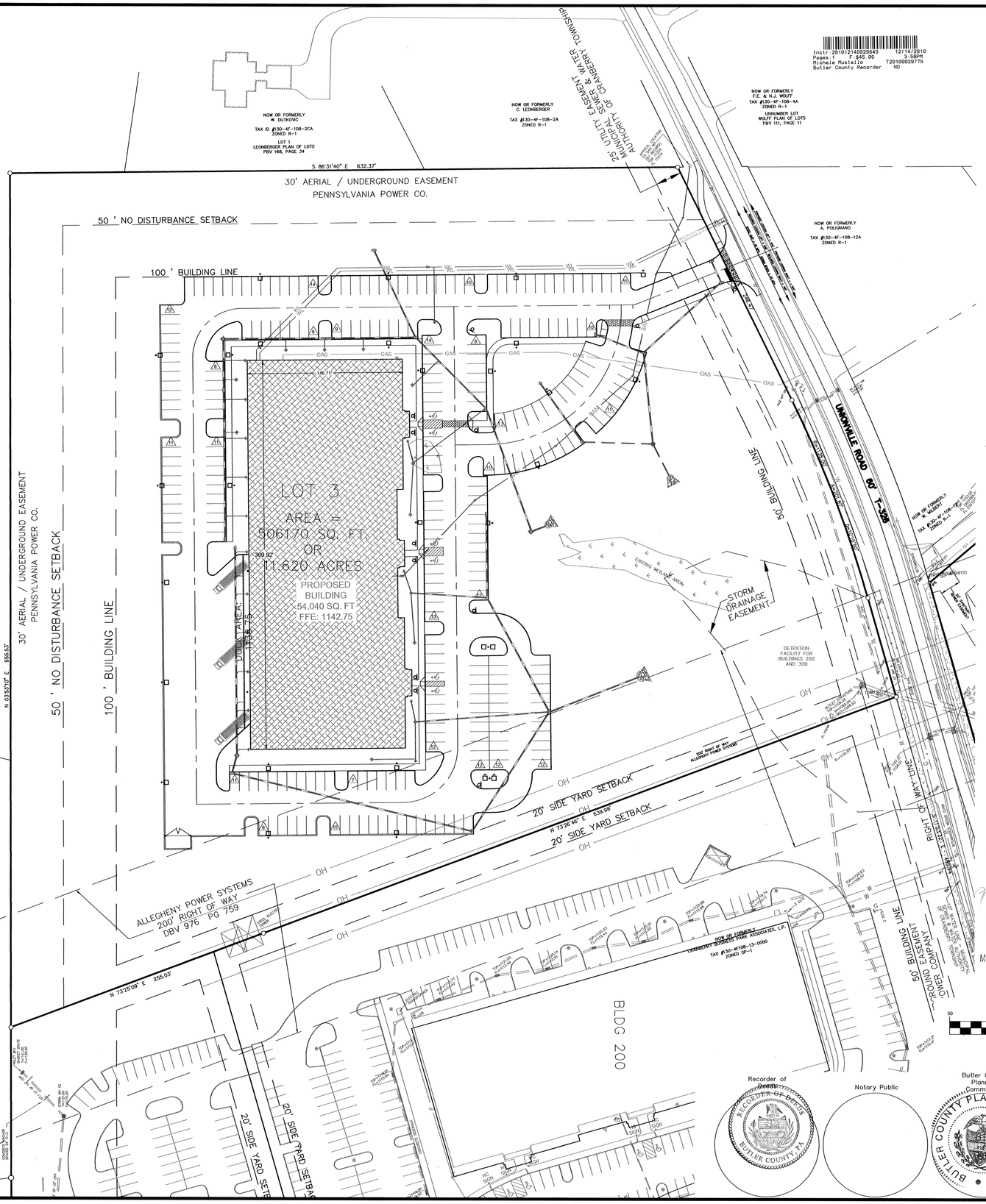
RECORDED DEC. 14, 2010	
PLAN BOOK	PAGE
322	32

SITE DATA:

ZONING:	SP-1 SPECIAL GROWTH
PROPOSED USE:	FLEX 40% OFFICE/ 60% WAREHOUSE BUILDING
BUILDING HEIGHT:	PROPOSED 25' - PERMITTED 50'
LOT SIZE:	11.62 ACRES (506,169.60 SF)
PARKING:	278 SPACES PROVIDED, INCLUDING 6 ADA SPACES 4 ADA SPACES PROVIDED ARE VAN ACCESSIBLE (32,424 SF WAREHOUSE @ 1 SPACE PER 1000 = 33 SPACES) + (21,616 SF OFFICE @ 1 SPACE PER 350 SF = 62 SPACES) = 95 REQUIRED PARKING SPACES)
SETBACKS:	FRONT YARD(S) - 50' SIDE & REAR YARDS - 20' SIDE & REAR YARDS - 100' ABUTTING RESIDENTIAL
PARKING SETBACK:	UNIONVILLE RD. - 50'
IMPERVIOUS AREA:	354,318.72 SF ALLOWED (70%) 176,806.28 SF PROPOSED (34.93%)
INTERNAL GREEN SPACE:	PARKING AREA = 88,381 SF GREEN SPACE REQUIRED = 8,839 SF (10.0%) GREEN SPACE PROVIDED = 13,058 SF (14.78%)

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
POCS Serial No. _____

Path & Filename=R:\Projects\15000\15152-0091 CBP 300\dwg\15152-0091 C-100.dwg
Plot Date=9/10/2010 10:15 AM James Fetula
Save Date=9/10/2010 10:14 AM



OWNER'S ADOPTION

The CRANBERRY BUSINESS PARK ASSOCIATES, L.P., a Pennsylvania Limited Partnership with a corporate managing general partner, owner of the land shown on the CRANBERRY BUSINESS PARK BLDG 300 LAND DEVELOPMENT PLAN hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, 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 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 the partnership and upon its heirs, executors, and assigns..

SEAL:

WILLIAM J. RECKER, SECRETARY/TREASURER

CRANBERRY BUSINESS PARK ASSOCIATES, L.P.

RICHARD S. DONLEY, PRESIDENT
DDMC II, INC., CORPORATE MANAGING PARTNER

Date 9/17/10

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named RICHARD S. DONLEY, president of DDMC II, INC., managing general partner of CRANBERRY BUSINESS PARK ASSOCIATES, L.P., 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 notorial seal this 17th day of September, 2010

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sandra Danielle Morse, Notary Public
City of Rochester, Beaver County
My commission expires February 12, 2013

Sandra Danielle Morse
Notary Public

CERTIFICATION OF TITLE AND CONCURRENCE WITH MORTGAGEE

We hereby certify that the title to the property contained in the CRANBERRY BUSINESS PARK BLDG. 300 LAND DEVELOPMENT PLAN is in the name of CRANBERRY BUSINESS PARK ASSOCIATES, L.P. and is recorded in instrument number 200102160003383

WILLIAM J. RECKER, SECRETARY/TREASURER

CRANBERRY BUSINESS PARK ASSOCIATES, L.P.

RICHARD S. DONLEY, PRESIDENT
DDMC II, INC., CORPORATE MANAGING PARTNER

Dollar Bank, mortgagee of the property contained in the CRANBERRY BUSINESS PARK BLDG. 300 LAND DEVELOPMENT PLAN consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Wayne M. Mannella
Name, title, and mortgagee WAYNE M. MANNELLA V.P. Dollar Bank FSB

SURVEYOR'S CERTIFICATE

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

PATRICK T. COOPER, REG. NO SU-040392-E

9-10-2010
DATE

MUNICIPAL DECLARATIONS

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

Secretary

Chairman, Board of Supervisors

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by Resolution/Resolution No. 2010-53 effective this 2nd day of NOVEMBER, 2010

Secretary

Chairman, Board of Supervisors

APPROVAL BY THE CRANBERRY TOWNSHIP PLANNING COMMISSION

The Cranberry Township Planning Commission has reviewed and recommends approval of this plan of subdivision on this 10th day of JULY, 2012

Secretary

Chairman, Planning Commission

MUNICIPAL ENGINEER'S CERTIFICATE

I, JASON M. KRATSAS, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

11/4/2010 DATE

PE071353 REG. NO. (SEAL)

SIGNATURE

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 8TH day of JULY, 2021

Secretary

Chairman, Planning Commission

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 322 Page 32

Given under my hand and seal this 14th day of Dec, 20 10

RECORDER OF DEEDS

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

PROPERTY OWNER / SUBDIVIDER
CRANBERRY BUSINESS PARK ASSOCIATES, L.P
210 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066

Recorder of Deeds | Notary Public | Butler County Planning Commission | Cranberry Township ~~Engineer~~ Board of Supervisors ENGINEER | Cranberry Township Board of Supervisors | Surveyor

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

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

Copyright © 2010 Gateway Engineers, Professional Corporation

REVISION RECORD

No	Date	
01	2009-08-06	REVISED PER TOWNSHIP COMMENTS
02	2010-04-05	AS PER RESOLUTION
03	2010-06-07	FINAL PLAN SUBMISSION
04	2010-07-08	REVISED PER TOWNSHIP COMMENTS
05	-	-
06	-	-
07	-	-
08	-	-

CRANBERRY BUSINESS PARK - BLDG 300

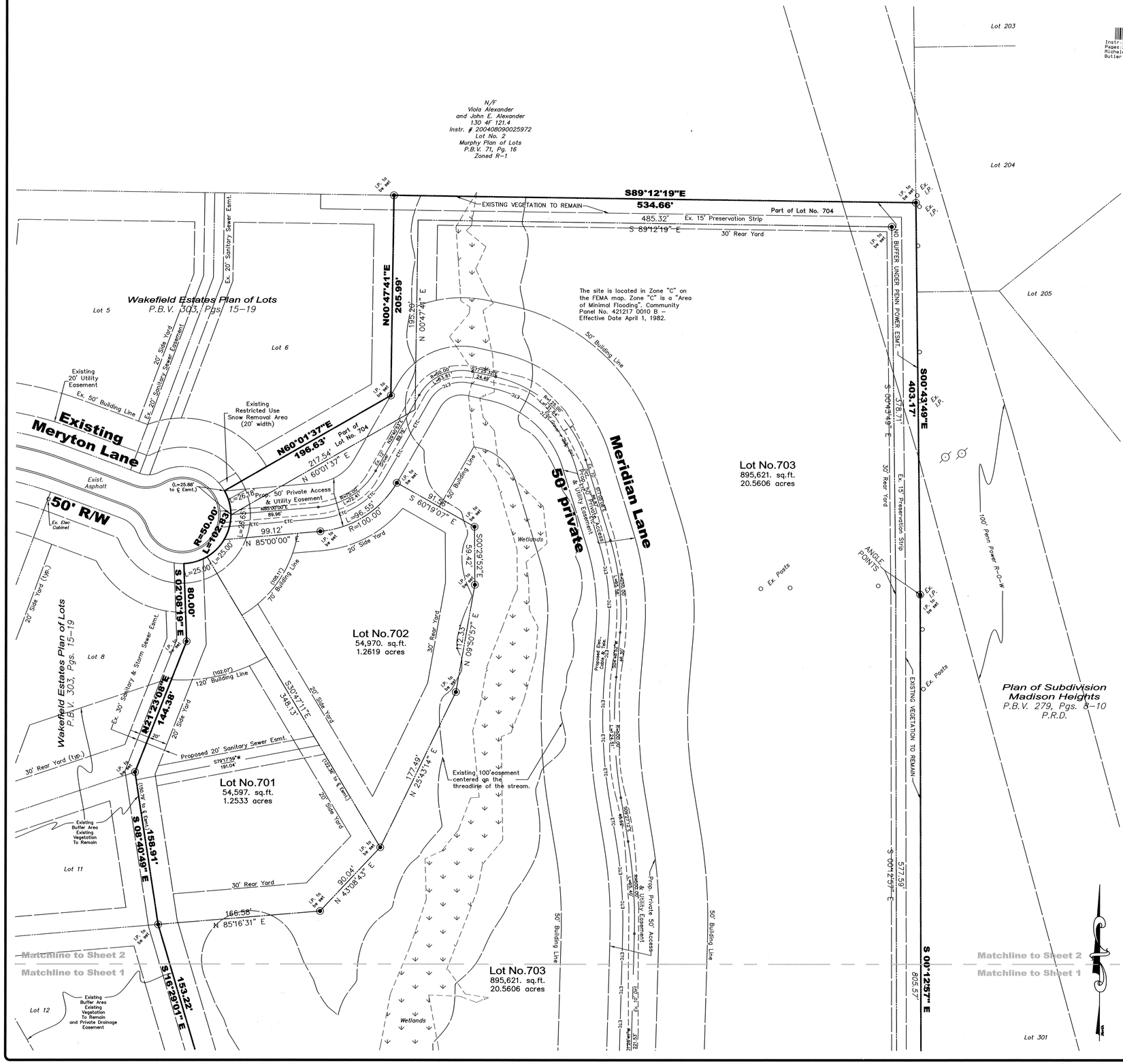
UNIONVILLE ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
CRANBERRY BUSINESS PARK ASSOC., L.P.
210 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066

SITE PLAN FOR RECORDING

Project Number: C-15152-0091
Drawing Scale: 1" = 50'
Date Issued: -
Index Number: 401,200
Drawn By: LPW
Checked By: PTC
Project Manager: PTC

C-102



Instr:201012140029644 12/14/2010
Pages:2 F:$85.00 4:42PM
Michele Mustello T20100029776
Butler County Recorder FL

We, owners of the land shown on the Wakefield Estates Plan of Lots – Phase II, 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. This adoption and dedication shall be binding upon our heirs, executors and assigns.

Signature of witness — Timothy P. Reddinger

Signature of witness — Gayle A. Reddinger

11-19-10
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Timothy P. Reddinger and Gayle A. Reddinger, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 15 day of November, 20 10

My Commission expires the 10 day of June, 20 14

Notary Public

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

We hereby certify that the title to the property contained in the Wakefield Estates Plan of Lots – Phase II is in the name of Timothy P. Reddinger and Gayle A. Reddinger and is recorded in instrument number 200711020028422. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Timothy P. Reddinger

Gayle A. Reddinger

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Nov. 13, 2010
Date

Mark B. Schmidt
SU-38950-E
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 — John P. Skerupan, 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. [Ord. 2005–362]

12/14/10
Date — Secretary — John P. Skerupan

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2010-52 effective this 14th day of December, 20 10

Secretary — John P. Skerupan, Chairman, Board of Supervisors

I, Jason Kratsas, A registered professional engineer, The Township engineer of the Township of Cranberry, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Township subdivision and zoning ordinance except as departures have been authorized by the approval authority.

12/13/10
Date — Signature — PE071353 Registration No.

JASON MICHAEL KRATSAS ENGINEER PE071353 COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL

Reviewed by the Butler County Planning Commission on this 21st day of July 20 10

Secretary — Chairman, Butler County Planning Commission

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 322 Page(s) 33+34

Given under my hand and seal this 14 day of Dec 20 10

Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Notes:
1. As per the approved stormwater management plan, the Township shall have right of access to the onsite detention facility for the right of maintenance, monitoring, and/or sampling. In the event the owner, assigns or heirs do not adequately maintain or monitor the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aformentioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.
2. All construction to follow Cranberry Township municipal standards, Butler County Conservation District regulations, Pennsylvania Department of Environmental Protection Regulations and all other applicable ordinances, rules and regulations.
3. Minimum basement elevations shown are for tie–in to sanitary sewer. The contractor shall be responsible to verify elevations for sanitary sewer, roof leaders, driveway drains and foundation drainage prior to home construction.
4. The Wetland Area shown on the plan was determined by Ecotune Environmental Consultants. The area was delineated in May of 2006.
5. Contractor to supply shop drawings of sanitary sewer line and waterline construction to the Township for review prior to construction.
6. The site is located in Zone "C" on the FEMA map. Zone "C" is a "Area of Minimal Flooding". Community Panel No. 421217 0010 B – Effective date: April 1, 1982.
7. Lot 701 & 702 driveways shall be paved within 6 months of occupancy of the home.
8. Boundary information taken from survey prepared for Level II Corp., LLC as prepared by Northern Surveyors. Topography information taken from survey prepared for Timothy P. & Gayle A. Reddinger as prepared by Hiser Engineering, Inc.

Wakefield Estates Plan of Lots– Phase II is a resubdivision of Lot 7 in the Wakefield Estates Plan of Lots as recorded in the Butler County Recorder of Deeds Office – P.B.V. 303, Pgs. 15-19

RECORDED DEC. 14, 2010
PLAN BOOK 322 PAGE 33

Owner
Timothy P. Reddinger
and Gayle A. Reddinger
P.O. Box 445
Clarion, PA 16214
814.764.5652

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

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Cranberry Township Comments	9–13–10	SRF	SRF

TOTAL SITE AREA = 25.6793 Acres

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
☐ Corporate Office
Ekin Technical Center
Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-9660
FAX (412) 781-5904
☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549
www.Hampton-Technical.com
email@hampton-technical.com

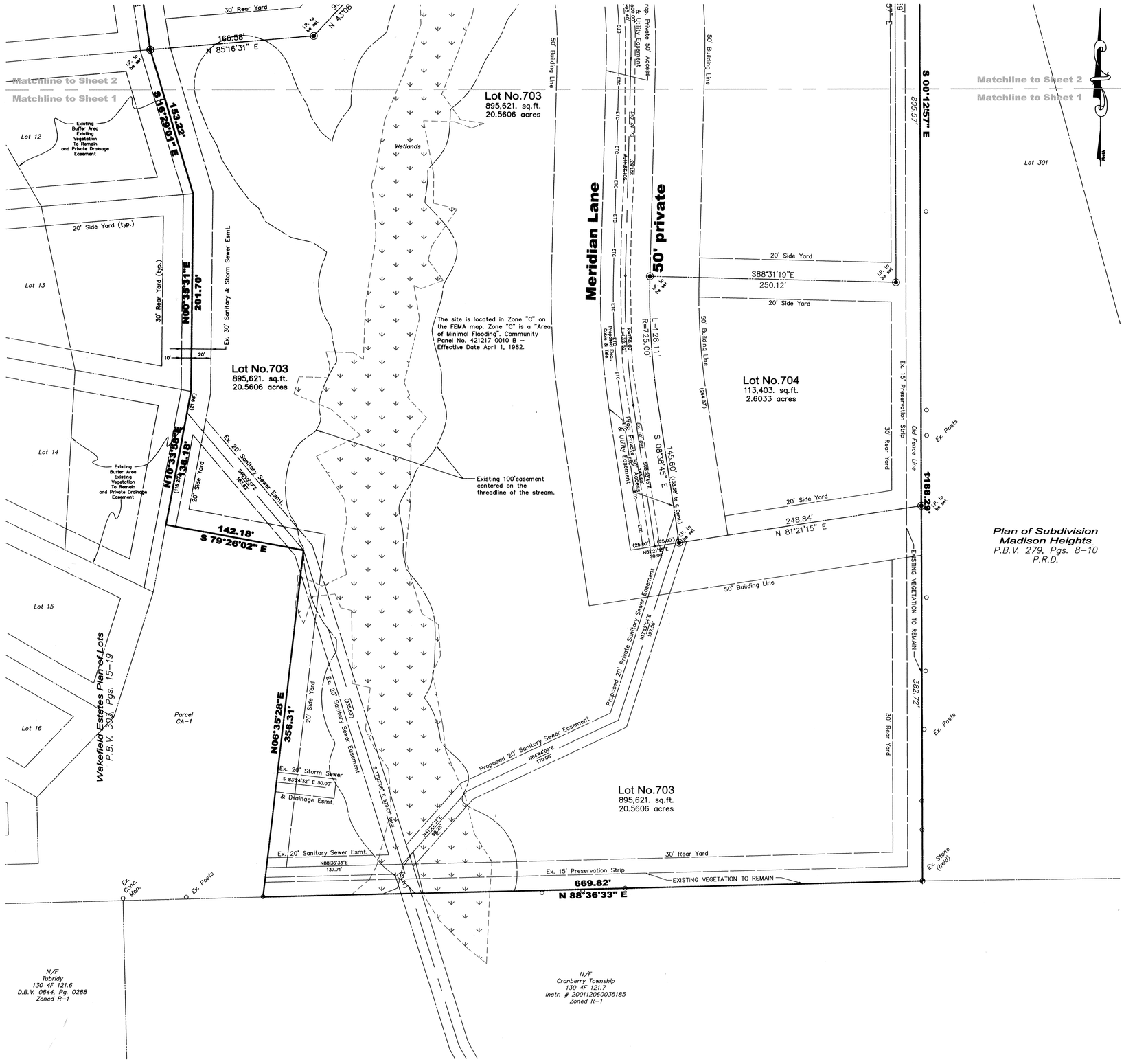
DRAWN BY: SRF
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 6923–1.dwg

TITLE: Wakefield Estates Plan of Lots–Phase II
Plan for Recording
Cranberry Township — Butler County, Pennsylvania

CLIENT: Timothy & Gayle Reddinger
P.O Box 445
Clarion, PA 16214

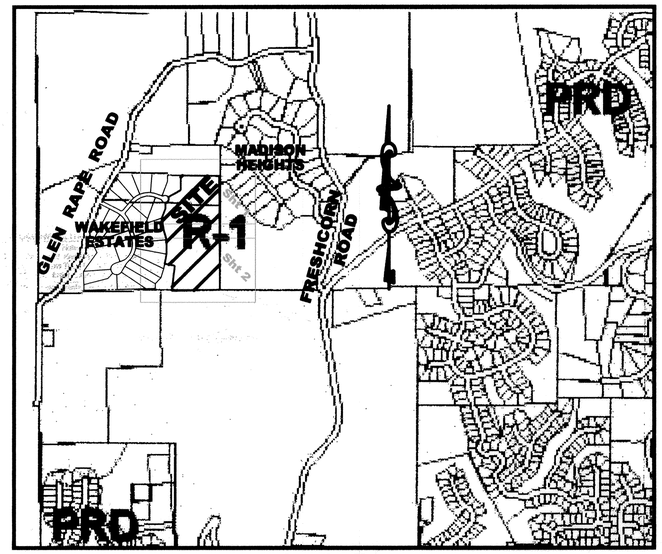
DATE ISSUED: June 23, 2010
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: REC-1
HTA PROJECT #: 09–6923–1

X:\10-XXXX Jobs\10-6900 Jobs\10-6923-1\dwg\6923-1.dwg, REC-1, 11/4/2010 9:33 AM, Scott Foremon



Matchline to Sheet 2
Matchline to Sheet 1

Lot 301



Location Map
Scale: 1" = 1000'

Plan of Subdivision
Madison Heights
P.B.V. 279, Pgs. 8–10
P.R.D.

Site Legend

Minimum Net Lot Area per Single-Family Dwelling = 1.25 Acres w/ public sewer	
Minimum Lot Width = 100' at front building line	
Minimum Lot Width = 25' at front lot line	
Maximum Lot Coverage = 15%	
Minimum Yard Requirements for Principal Structures:	**Minimum Yard Requirements for Accessory Structures:**
Minimum Front Yard Setback = 50'	**Minimum Front Yard Setback = 50'**
Minimum Side Yard Setback = 20'	**Minimum Side Yard Setback = 10'**
Minimum Rear Yard Setback = 30'	**Minimum Rear Yard Setback = 10'**
Maximum Building Height = 35'	
TOTAL SITE AREA = 25.6793 Acres	

Site Information

Number of New Lots = 3	
Lot 701 = 1.2533 Acres	**Minimum Lot Size = 1.2533 Acres**
Lot 702 = 1.2619 Acres	**Maximum Lot Size = 20.5606 Acres**
Lot 703 = 20.5606 Acres	**Average Lot Area = 6.4197 Acres**
Lot 704 = 2.6033 Acres	

Wakefield Estates Plan of Lots - Phase II is a resubdivision of Lot 7 in the Wakefield Estates Plan of Lots as recorded in the Butler County Recorder of Deeds Office - P.B.V. 303, Pgs. 15-19

RECORDED DEC. 14, 2010	
PLAN BOOK	PAGE
322	34

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Cranberry Township Comments	9-13-10	SRF	SRF

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☐ Corporate Office
Rhs Technical Center
98 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-9860
FAX (412) 781-5904

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

www.Hampton-Technical.com
email@hampton-technical.com

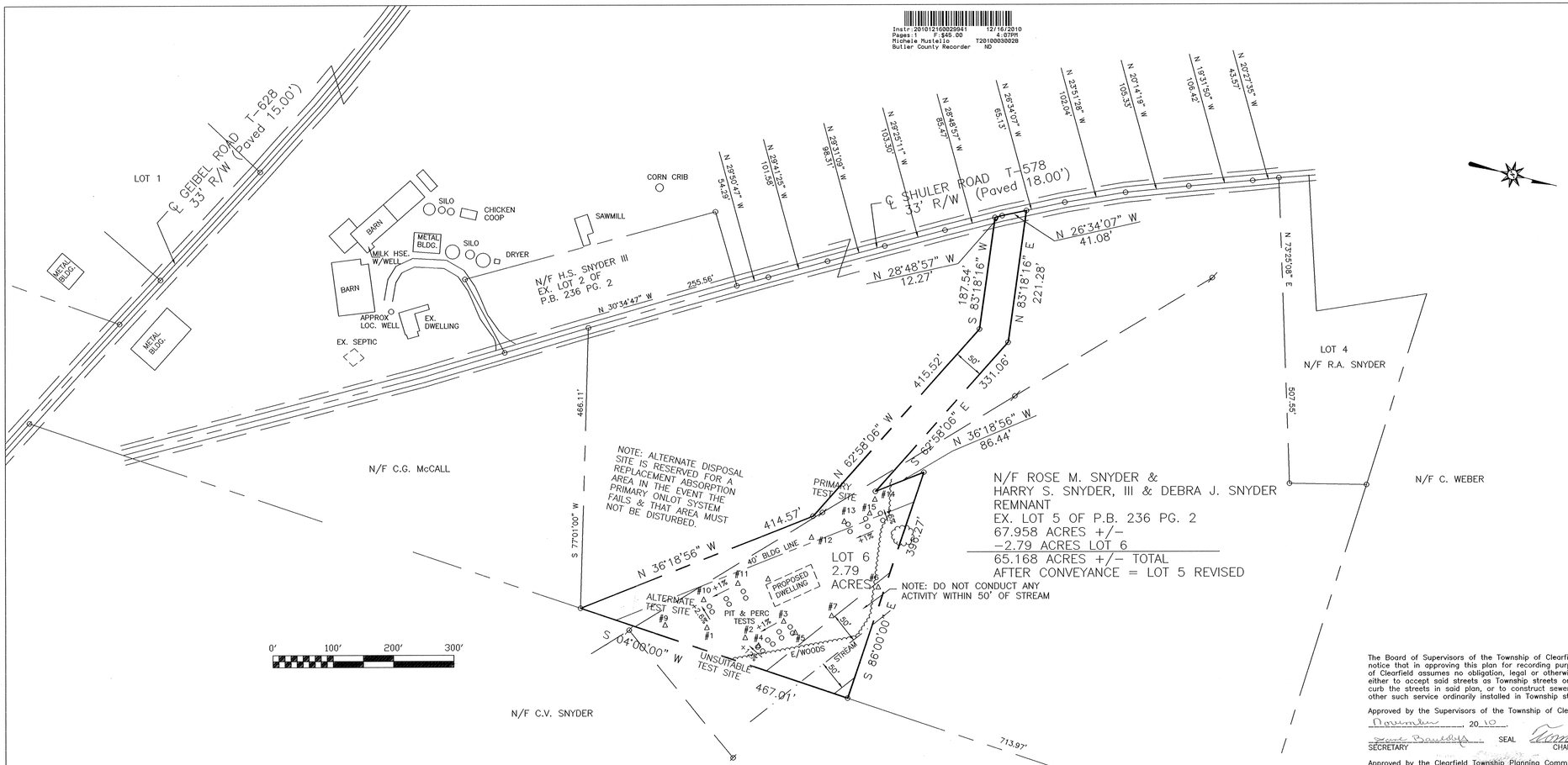
DRAWN BY: SRF
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 6923-1.dwg

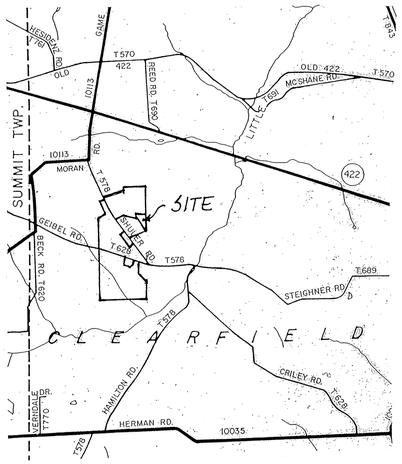
TITLE: Wakefield Estates Plan of Lots-Phase II
Plan for Recording
Cranberry Township Butler County, Pennsylvania

CLIENT: Timothy & Gayle Reddinger
P.O Box 445 Clarion, PA 16214

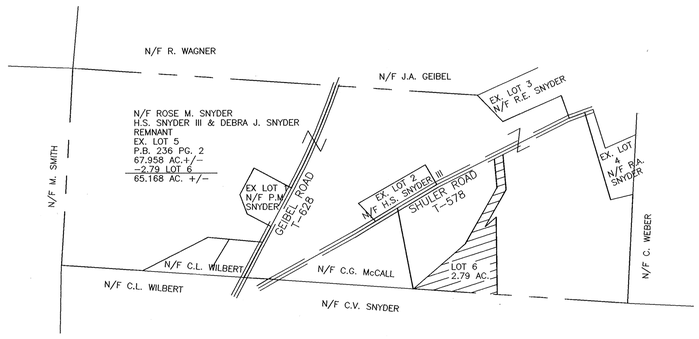
DATE ISSUED: June 23, 2010
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: REC-2
HTA PROJECT #: 09-6923-1

Instr:201012160029941 12/16/2010
Pages:1 F:$45.00 4:07PM
Michele Mustello T20100030028
Butler County Recorder ND





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

KNOW ALL MEN BY THESE PRESENTS, that I, Rose M. Snyder, 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 dedications and release shall be binding upon Rose M. Snyder, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of December, 20 10.

ATTEST:
NOTARY PUBLIC — Rose M Snyder 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 Rose M. Snyder, 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 15th day of December 20 10.

My Commission expires the 9th day of August, 20 12.

SEAL
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

KNOW ALL MEN BY THESE PRESENTS, that we, Harry S. Snyder III and Debra J. Snyder, 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 dedications and release shall be binding upon Harry S. Snyder III and Debra J. Snyder, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of December, 20 10.

ATTEST:
NOTARY PUBLIC — Harry S Snyder III OWNER — Debra J Snyder 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 Harry S. Snyder III and Debra J. Snyder, 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 15th day of December 20 10.

My Commission expires the 9th day of August, 20 12.

SEAL
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

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

DATE October 21, 2010 SEAL 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 24 day of November, 20 10.

SECRETARY — SEAL — Tom Snyder CHAIRMAN/PRESIDENT

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

SECRETARY — SEAL — Philip J. Hess CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 27th day of Oct., 20 10.

SECRETARY — SEAL — F. Allen Kerr 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 322 page 35

Given under my hand and seal this 16th day of December 20 10.

ATTEST: Michele M. Mustello RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

BUTLER COUNTY PLANNING COMMISSION

NOTES:

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

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR CLEARFIELD TOWNSHIP, LOT 6 LIES IN ZONE C - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

IRON PINS TO BE SET AT NEW LOT CORNERS.

REF: H.S. SNYDER PLAN NO. 1 FOR RON & CAROL SNYDER BY R.B. SHANNON & ASSOCIATES, INC., JUNE 27, 2000, P.B. 236 PG. 2.

REVISED: 11/19/2010; UNSUITABLE TEST SITE

REVISED: 11/17/2010; PRIMARY & ALTERNATE TEST SITES

REV.: 10/21/2010; ADDITIONAL OWNER'S NAME

RECORDED DEC. 16, 2010	
PLAN BOOK	PAGE
322	35

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

L S J

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

PLAN OF SUBDIVISION
FOR: ROSE M. SNYDER
and
HARRY S. SNYDER, III & DEBRA J. SNYDER
SITUATE: CLEARFIELD TWP., BUTLER CO., PA.

Date 10/14/10	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 090-1F100-A5DD		Instrument # 201002040002458	D.B. Pg. 715-511
Address SHULER ROAD			Service No. 10-086

KNOW ALL MEN BY THESE PRESENTS That We, Robert C. Ankney, Jr., Perry M. Ankney and Linda Matthews 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 14 day of DECEMBER 2010.

Owner Owner Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Robert C. Ankney,Jr. 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 14 day of DEC 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

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

PERRY M ANKNEY

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came ~~Robert C. Ankney,Jr~~ 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 14 day of DEC 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

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

LINDA MATTHEWS

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came ~~Robert C. Ankney,Jr.~~ 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 15 day of DEC 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 and plotted by me for the owners or agents.

1 December 10 Date Seal P. L. S. # 30016-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30016-E

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

Approved by the Supervisors of the Township of Winfield this 16th day of December 2010.

Secretary Seal Chairman

Approved by the Winfield Township Planning Commission this 1st day of December 2010.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 2 day of DEC 2010.

Secretary Seal Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

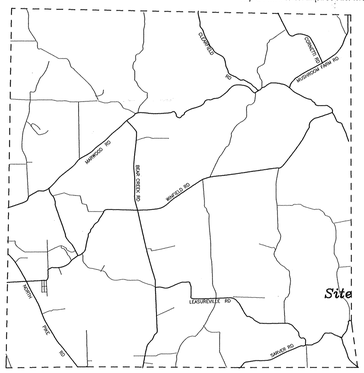
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 36.

Given under my hand and seal this 17th day of December 2010.

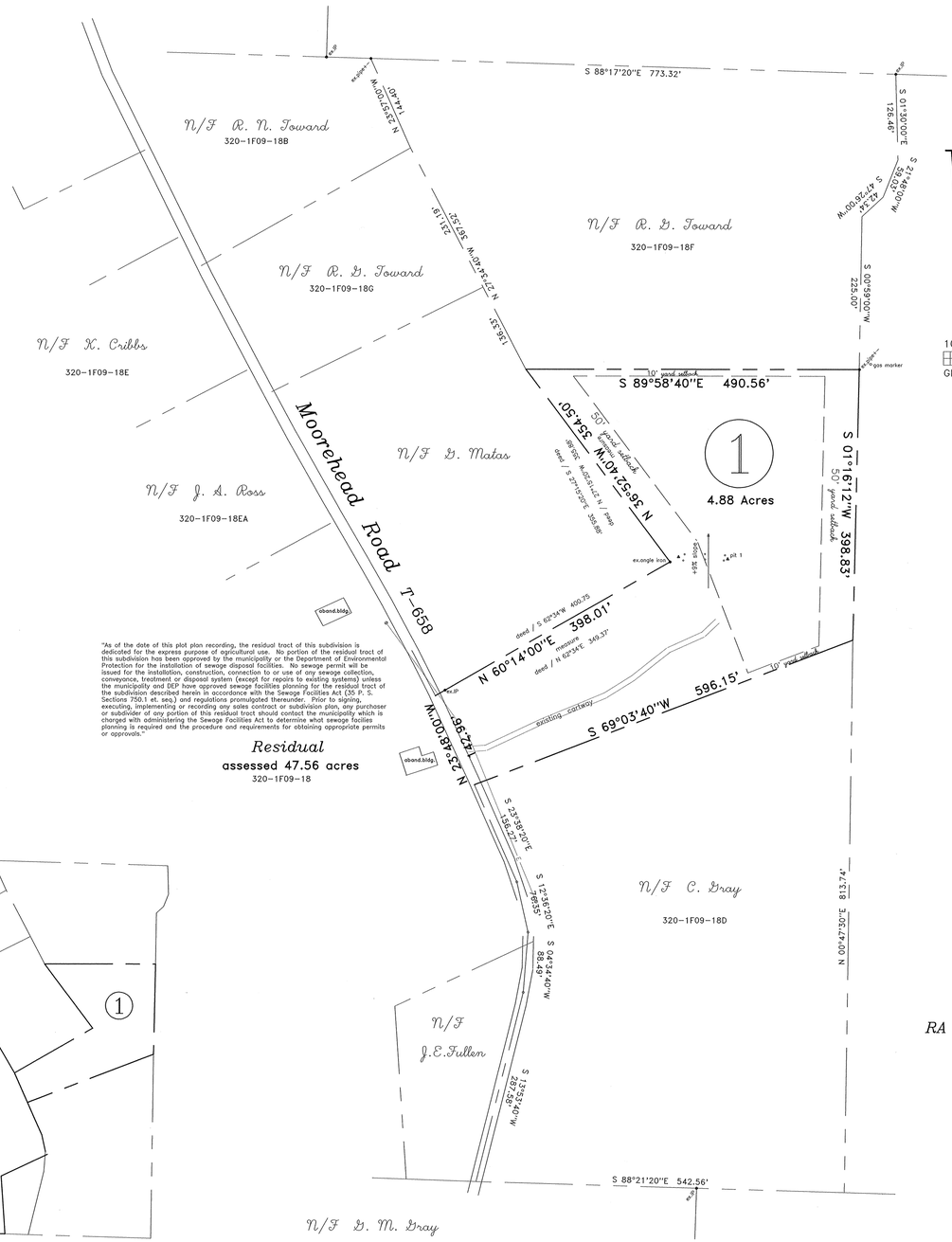
Recorder Seal

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

RECORDER OF DEEDS
BUTLER COUNTY PA



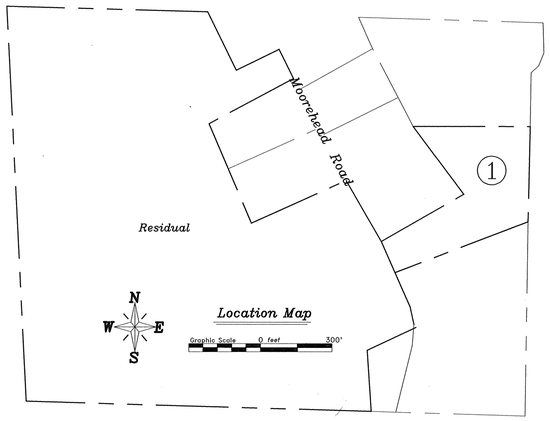
Instr:201012170029964 12/17/2010
Pages:1 F:$45.00 9:3105
Michele Mustello T20100030060
Butler County Recorder PA



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

Residual
assessed 47.56 acres
320-1F09-18

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
RA – Residential/Agricultural

Total Area
Assessed
52.44 Acres

Ankney Property Plan

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

SUBDIVISION SURVEY for Robert C. Ankney, Jr. / Perry M. Ankney & Linda Matthews
PROJECT No: 10099
SITUATE: ASSESSED IN WINFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No. 320-1F09-18
DATE: 7/24/10 REV: DWN.By: SAG CHK.By:

RECORDED DEC. 17, 2010	
PLAN BOOK	PAGE
322	36
SHEET ____ of ____	

Instr: 201012170029966 12/17/2010
Pages: 1 F: $45.00 9:36AM
Michele Mustello T20100030069
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That We, Diane D. Givan and Judith A. Moser 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 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 2 day of DECEMBER ~~2009.~~ 2010

Diane D. Givan
Owner

Judith A. Moser
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Diane D. Givan and Judith A. Moser 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 2 day of DEC. ~~2009.~~ 2010

Debra L. Jeffcoat
Notary Public

Seal & Stamp

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

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

1 December 10
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SEAL STANLEY D. GRAFF P.L.S. # 30146-E

Stanley D. Graff P. L. S. # 30146-E

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

Approved by the Supervisors of the Township of Winfield this 16th day of DECEMBER ~~2009.~~ 2010

Victoria Schneider
Secretary

TOWNSHIP OF WINFIELD CABOT BUTLER COUNTY PENNSYLVANIA SEAL

Chairman

Approved by the Winfield Township Planning Commission this 1st day of December ~~2009.~~ 2010

Secretary

David Kennedy
Chairman

Reviewed by the Butler County Planning Commission this 15TH day of DEC. ~~2009.~~ 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 322 Page 37.

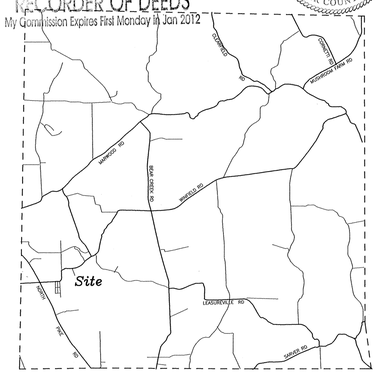
Given under my hand and seal this 17th day of Dec ~~2009.~~ 2010

Michele M. Mustello
Recorder

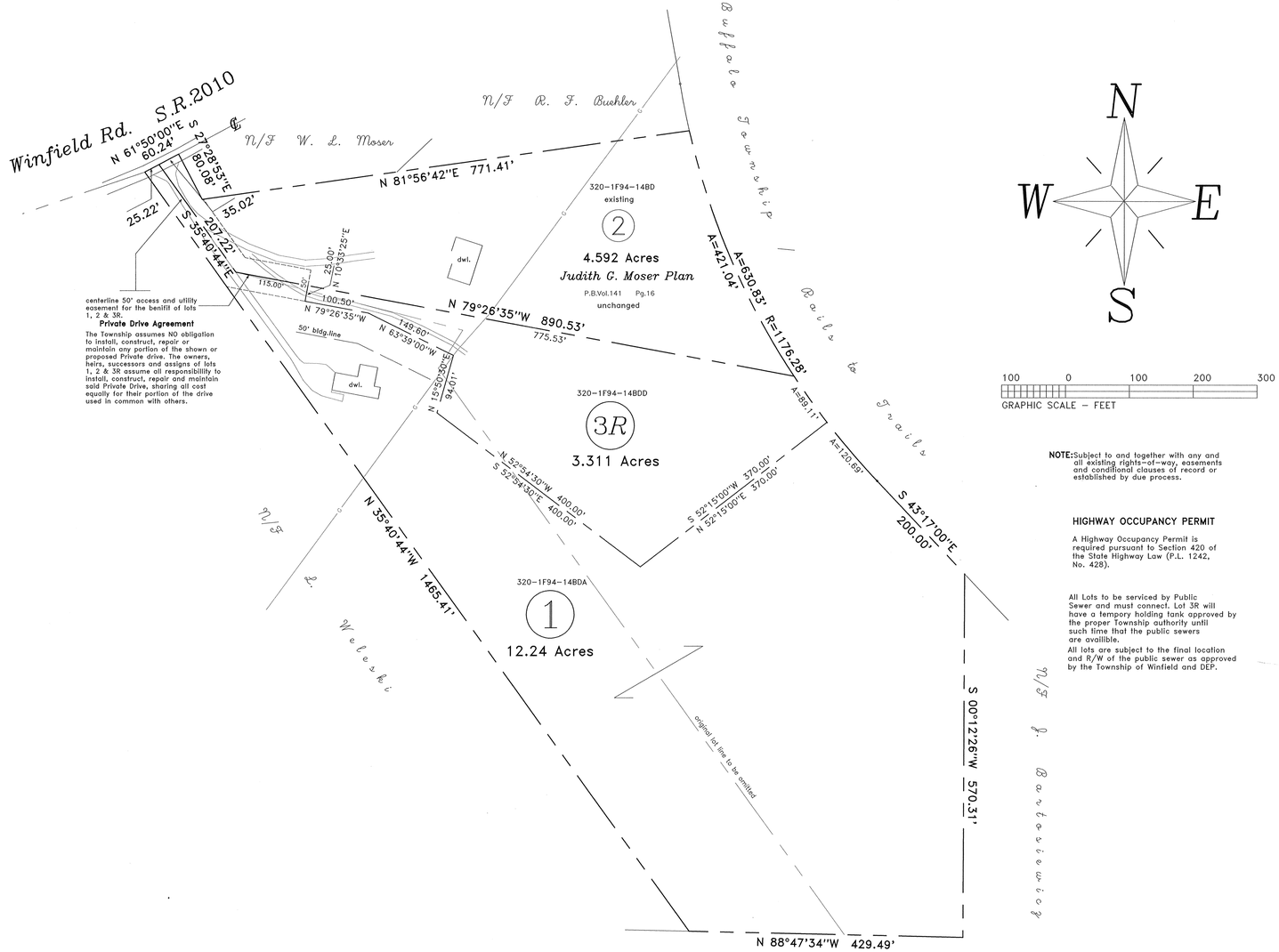
Seal

RECORDER OF DEEDS BUTLER COUNTY, PA

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



Vicinity Map



100 0 100 200 300
GRAPHIC SCALE – FEET

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

HIGHWAY OCCUPANCY PERMIT

A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

All Lots to be serviced by Public Sewer and must connect. Lot 3R will have a tempory holding tank approved by the proper Township authority until such time that the public sewers are availible.
All lots are subject to the final location and R/W of the public sewer as approved by the Township of Winfield and DEP.

D. D. Givan Plan

being a lot line Revision of Lot 3 of
Walter & Judith Moser Subdivision
P.B.Vol. 137/16

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

LOT LINE REVISION SURVEY for Diane D. Givan
PROJECT No: 09078
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 320-1F91-14BD,14BDA&14BDD
DATE: 5/26/09 REV: 11/19/10 DWN.By: Sdg CHK.By:

RECORDED DEC. 17, 2010	
PLAN BOOK	PAGE
322	37
SHEET ____ of ____	

Instr:201012170029965 12/17/2010
Pages:1 F:$45.00 9:33AM
Michele Mustello T20100030065
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That We, Dennis & Amy Sybert and Janet Fay Ambrose 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 8TH day of DECEMBER 2010.

Dennis B. Sybert
Owner

Amy D. Sybert
Owner

Janet F. Ambrose
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Dennis & Amy Sybert and Janet Fay Ambrose 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 8TH day of DEC 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 plotted by me for the owners or agents.

1 December 10
Date

Seal

P. L. S. # 20161-E

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

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 16TH day of December 2010.

Victoria Schmeltz
Secretary

THE TOWNSHIP OF WINFIELD COUNTY OF BUTLER SEAL COMMONWEALTH OF PENNSYLVANIA

H. E. Allison
Chairman

Approved by the Winfield Township Planning Commission this 1ST day of December 2010.

H. E. Allison
Secretary

David Kennedy
Chairman

Reviewed by the Butler County Planning Commission this 2ND day of DEC 2010.

Secretary Seal

F. Aldram
Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

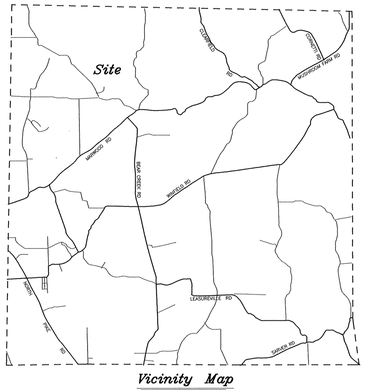
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 38.

Given under my hand and seal this 17 day of DEC. 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

N/F Bertha Fleming

Ambrose Subdivision No. 2

N 88°00'00"E 487.39'

sand mound

1262.87'
742.48'

S 01°30'00"E 2622.03'

33.00' 1.86' S 02°00'00"E

50' bldg.line

dwelling

320-1F71-11F

237.53'

442.82'

well

original lot line to be omitted
N 88°00'00"E 429.54'

lot 4 tract "A"

part of Amended 1R

3

320-1F71-11

S 88°05'30"W 802.73'

Revised 4

orig. lot 4...2.50 Acres
tract "A"...2.00 Acres
revised lot 4...4.50 Acres

tract "A" to be conveyed as a contiguous part of orig. lot 4

205.29'

S 11°41'15"W 264.13'
N 11°41'15"E 244.47'
S 11°34'49"W 266.32'

19.65'

S 01°30'00"E 186.20'

N 01°30'00"W 346.61'
S 01°30'00"E 348.70'

159.81'

S 01°30'00"E 772.75'

N 20°00'00"E 115.34'
S 20°00'00"W 722.20'

Revised Parcel A
Ambrose Subdivision No. 1

S 88°00'00"W 423.27'
N 88°00'00"E 423.27'

N 02°00'00"W 958.16'

Amended 1R

orig. rev.lot 1... 13.62 Acres
tract "A"... 2.00 Acres to be conveyed
parcel 5... 0.23 Acre of Altman Plan
Amended lot 1 revised...11.39 Acres

515.34'

shed

320-1F71-11

dwelling

33' R/W Lane

359.37'
N 25°51'42"E 391.30'
S 25°51'42"W 300.00'

424.05'

garr

50' bldg.line

320-1F71-11

N/F Bertha Fleming

N 73°50'25"W 221.88'
221.76' to R/W
parcel 5 Altman Plan

187.87'
N 77°58'58"W

320-1F71-11B

N/F J. Altman

N 25°51'42"E 205.48'

N 26°03'30"E 35.00'
S 25°51'42"W 503.35'
502.78'

Revised Parcel A
Ambrose Subdivision No. 1

N 29°05'20"E 53.72'

S 29°05'20"W 58.09'

N/F J. Altman

45.54'

N 41°00'08"E 41.90'

N 49°40'26"E 53.57'

47.85'
S 41°00'08"W

67.57'
S 49°40'26"W

T-624 Starr Grille Road
N 27°05'36" W 3668'

N 88°05'30"E 345.99'

S 88°05'30"W 341.44'

Revised Parcel A
Ambrose Subdivision No. 1

N
W E
S

80 0 80 160 240
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.

Reference:

Ambrose Subdivision No.1
Plan Book Vol.166 Page 8

Ambrose Subdivision No.2
UNRECORDED

A.Ambrose Plan No.3
Plan Book Vol. 250 Page 18

John Altman Plan
Plan Book Vol. 266 Page 14

A. Ambrose Est. Plan No. 5

being a Lot Line Revision of revised lot 1 & lot 4
A.Ambrose Plan No.3

LOT LINE REVISION SURVEY for Dennis & Amy Sybert

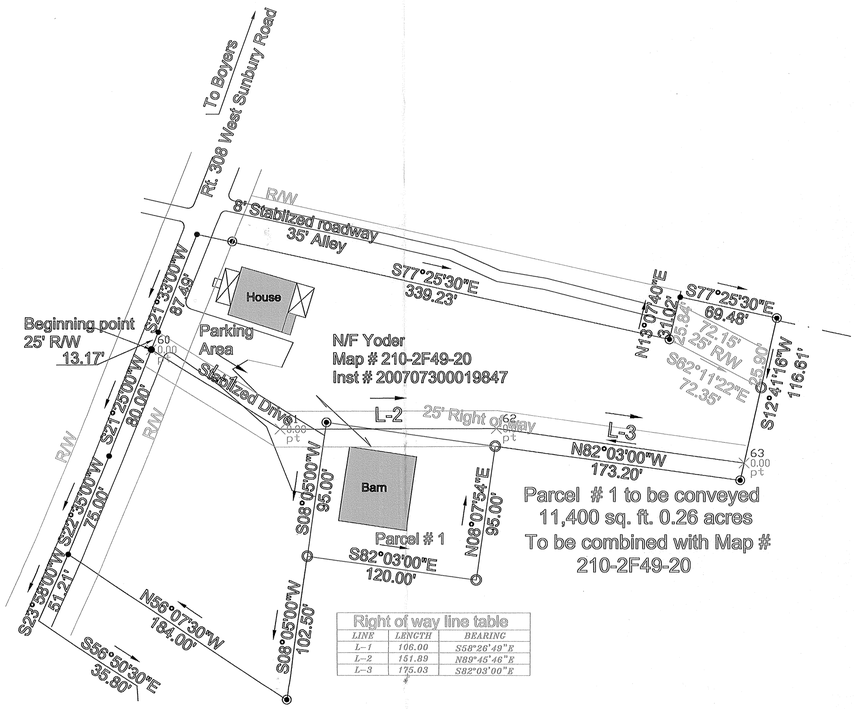
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352-3811 FAX 352-1059

PROJECT No: 10177
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 320-1F71-11&11F
DATE: 11/15/10 REV: DWN.By: Sdg CHK.By:

RECORDED DEC. 17, 2010	
PLAN BOOK	PAGE
322	38
SHEET ____ of ____	

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 _____

Instr 201012230030510 12/23/2010
Pages:1 F:$45.00 9:03AM
Michele Mustello T20100030680
Butler County Recorder ND



Right of way line table

LINE	LENGTH	BEARING
L-1	106.00	S58°26'49"E
L-2	151.89	N89°45'46"E
L-3	175.03	S82°03'00"E

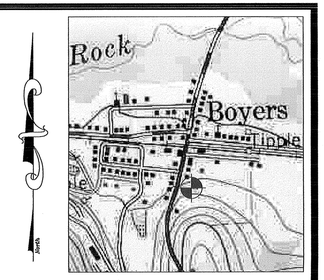
William S. and Patricia A. Betros
2200 West Sunbury Road
Hilliards, Pa 16040
Instrument # 200112200036927
Map # 210-2F49-20E
Residual 18.7 Acres

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

©COPYRIGHT 2010
This map 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 do not contain the original seal and original signature by the author in blue ink, shall be considered fraudulent and be relied upon by anyone other than the person for whose benefit it has been prepared, and may contain fraudulent alterations.

LEGEND

- Set Iron Pin
- Found Iron Pin
- Point



Location Map
{Not to Scale}
-Denotes Site

The board of Supervisors of the Township of Marion, hereby gives public notice that on approving this plan for recording purposes only the Township of Marion assumes on obligations, legal or otherwise, express or implies either to accept said streets as Township streets or road or grade, paved and curb the streets in said plan. or to construct sewers herein or to install any other such services ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Marion this 13th day of Dec 2010

Secretary — Chairman

Approved by the Marion Township Planning Commission thos 13th day of Dec 10

Secretary — Chairman

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

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording os deeds, plans, etc., in said County in Plan Book Volume 322 Page 39

Given under my hand and seal this 23rd day of December 2010.

Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA.

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

I, Paul Divins, a Registered Proffessional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, that the plan as shown hereon is based upon actual field survey of the land described and that all angles distances, and courses are correctly shown, that the monuments and markers have been set as shown on the plan correctkly represents the lots, land, streets and highways as surveyd by me for the owners or agents.

PLS SU 02219E

Known, By All Men By these present, that (I or We) William S. Betros Patricia A. Betros of the Township of Marion, Butler County, of the Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our plan of lots of our property, situated In Marion Township of Butler County of the Commonwealth of Pennsylvania, and do hereby dedicate forever, for public for highways, and utility purposes, all drives, roads, land, right of way, easement, ways and other public highways shown upon theplan, an (I/WE) hereby release and forever discharge the County of Butler, its successors or assigns, from liability, course of action, claims or damages arising from or pertaining to in any manner said roads and right of ways. This dedication and release shall be binding upon the above named property owners their heirs, Executors, adminstrators and assigns and purchaser of lot in this plan.

IN WITNESS WHEREOF We hereunto set our hands and seals this 9th day of November AD 2010

William S. Betros — Owner
Patricia A Betros — Owner

COMMONWEALTH OF PENNSYLVANIA
County of Butler:

Before me, the subscriber, a Notary Public in and for the said Commonwealth and County personaly came the above names 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 SEAL this 9th day of November 2010

Notary Public

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

RECORDED DEC. 23, 2010	
PLAN BOOK	PAGE
322	39

REVISIONS

Fike Associates, Inc.
Surveying & Consulting
22830 Route 68 Clarion, PA 16214
Phon e 814-226-7880 Fax 814-226-7882 e-mail: fikeassoc@verizon.net

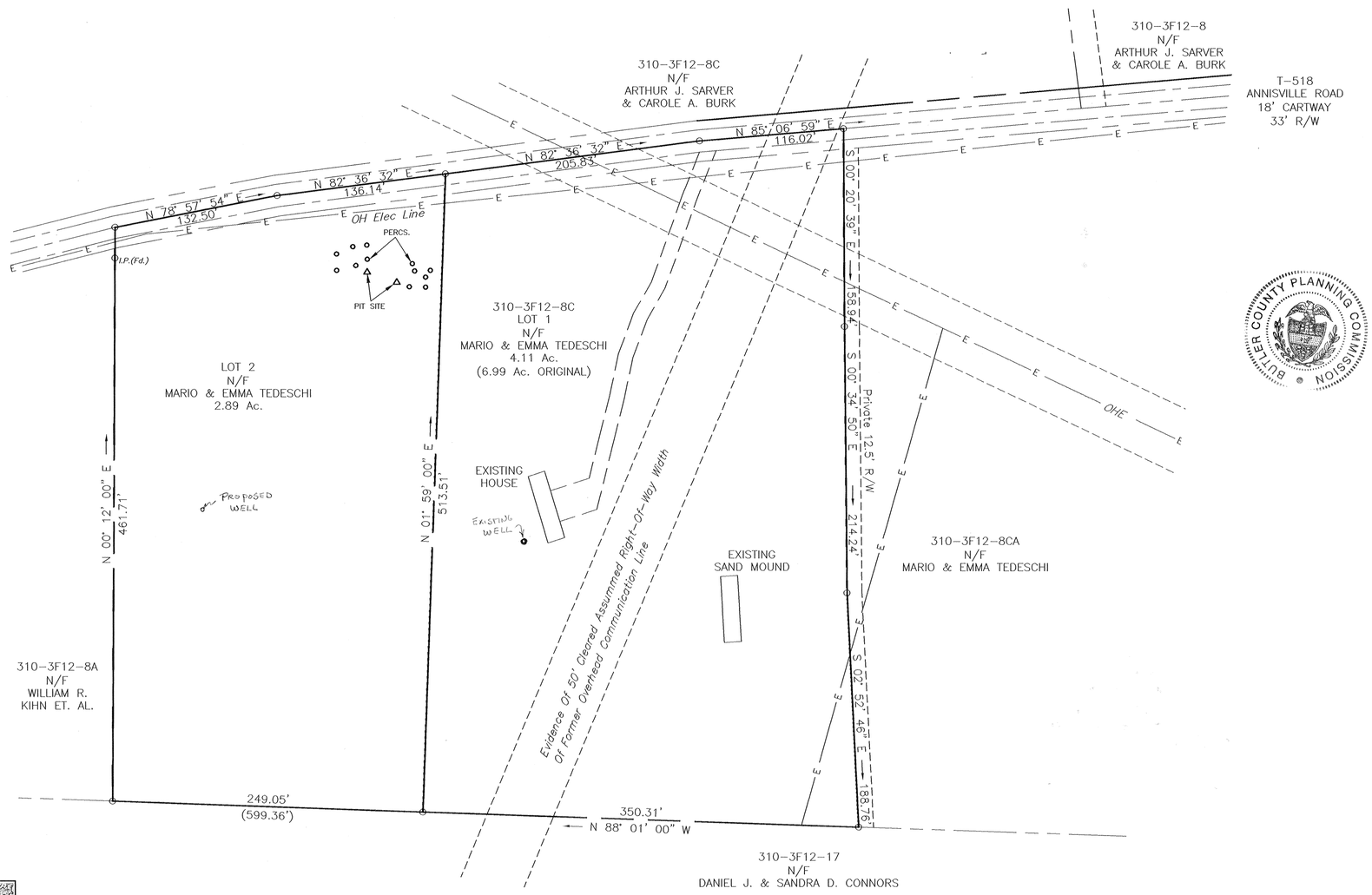
Minor Subdivision
William S. and Patricia Betros

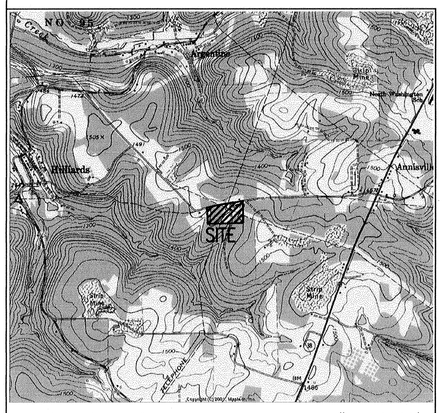
Marion Township
Butler County
Pennsylvania

DATE: 10-2010 JOB NO.: betros bill
SCALE: 1"= 50' DRAWN BY: ped

COMMONWEALTH OF PENNSYLVANIA
PAUL E. DIVINS, JR.
SURVEYOR
No. 02219E
REGISTERED

11-8-2010
Date





LOCATION MAP 1" = 2000'

NORTH ARROW

0 50' 100'

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

REF:
INSTRUMENT# 200804090007529
PLAN BOOK 306 PAGE 25

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

Inst# 201012270030857 12/27/2010
Pages: 1 F:$45.00 9:23AM
Michele Mustello T20100030811
Butler County Recorder FL

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. 6623-2
DATE 09/10/10 CK'D BY W.J.M.

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 27 day of Sept, 2010.

Mario Tedeschi
Owner

Emma Tedeschi
Owner

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS.
Allegheny :

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 27 day of Sept, 2010.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GRACE E. WINTERS, Notary Public
Ross Twp., Allegheny County
My Commission Expires November 12, 2010

Grace E. Winters
Notary Public

BUTLER COUNTY PLANNING COMMISSION

Approved
~~Reviewed~~ by the County planning Commission of the County of Butler this 13TH day of Oct., 2010

Secretary

Chairman

~~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 3 day of November 2010

Secretary

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

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
REGISTERED PROFESSIONAL
WILLIAM J. McGARVEY
Registration Number
SURVEYOR
PENNSYLVANIA

RECORDER OF DEEDS BUTLER COUNTY, PA

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 322 Page 40

GIVEN UNDER MY HAND AND SEAL
this 27 day of DEC 2010

Michele M. Mustello
Recorder

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

RECORDED DEC. 27, 2010	
PLAN BOOK	PAGE
322	40

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 29 day of DECEMBER 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 JOHN M. ALLEN, JR. AND KATHY B. ALLEN 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 29 day of DEC. 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.

28 Decembario
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF Seal P.L.S. 49016-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 28 day of DECEMBER 2010.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 6TH day of DECEMBER 2010.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 29TH day of DEC. 2010.

Secretary Seal Chairman

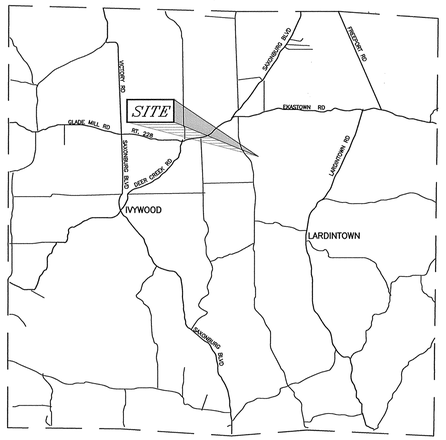
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 322 Page 41 .

Given under my hand and seal this 29 day of Dec. 2010.

Recorder Seal

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



Vicinity Map
NOT TO SCALE

MAINTENANCE AGREEMENT NOTE

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE DRIVE AS SHOWN ON THEREON PLOTTED PLAN SERVING LOT 1 AND LOT 2.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE DRIVE. THE DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS TO THEIR RESPECTIVE PROPERTIES.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE DRIVE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES HERETO, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE DRIVE SETFORTH WITHIN THIS PLAN OF LOTS.
7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE DRIVE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE DRIVE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

PARTIAL
DEED OF AGRICULTURAL CONSERVATION EASEMENT TO THE
COMMONWEALTH OF PENNSYLVANIA IN PERPETUITY

2. CONSTRUCTION OF BUILDINGS AND OTHER STRUCTURES –
(b) THE CONSTRUCTION OF ONE ADDITIONAL RESIDENTIAL STRUCTURE IS PERMITTED IF;
(i) THE CONSTRUCTION AND USE OF TE RESIDENTIAL STRUCTURE IS LIMITED TO PROVIDING HOUSING FOR PERSONS EMPLOYED IN FARMING THE SUBJECT LAND ON A SEASONAL OR FULL–TIME BASIS,
(ii) NO OTHER RESIDENTIAL STRUCTURE HAS BEEN CONSTRUCTED ON THE RESTRICTED LAND AT ANY TIME SINCE THE DELIVERY OF THE DEED,
(iii) THE RESIDENTIAL STRUCTURE AND ITS CURTILAGE OCCUPY NO MORE THAN TWO ACRES OF THE SUBJECT LAND, AND
(iv) THE LOCATION OF THE RESIDENTIAL STRUCTURE ANS ITS DRIVEWAY WILL NOT SIGNIFICANTLY HARM THE ECONOMIC VIABILITY OF THE SUBJECT LAND FOR AGRICULTURAL PRODUCTION.

3. SUBDIVISION –
THE LAND MAY BE SUBDIVIDED IF SUBDIVIDING WILL NOT HARM THE ECONOMIC VIABILITY OF THE SUBJECT LAND FOR AGRICULTURAL PRODUCTION. IF THE SUBJECT LAND IS SUBDIVIDED, THE DEED TO ALL OF THE SUBDIVIDED PARCELS SHALL STATE ON WHICH OF THE SUBDIVIDED PARCELS THE RESIDENTIAL STRUCTURE PERMITTED BY THIS DEED MAY BE CONSTRUCTED. DEEDS TO ALL OTHER PARCELS SHALL RECITE THAT NO ADDITIONAL RESIDENTIAL RESIDENTIAL STRUCTURE IS PERMITTED.

FOR A COMPLETE COPY OF THE DEED OF AGRICULTURAL EASEMENT TO THE COMMONWEALTH OF PENNSYLVANIA IN PERPETUITY SEE Butler County Recorder of Deeds Instrument Number 200507050017511

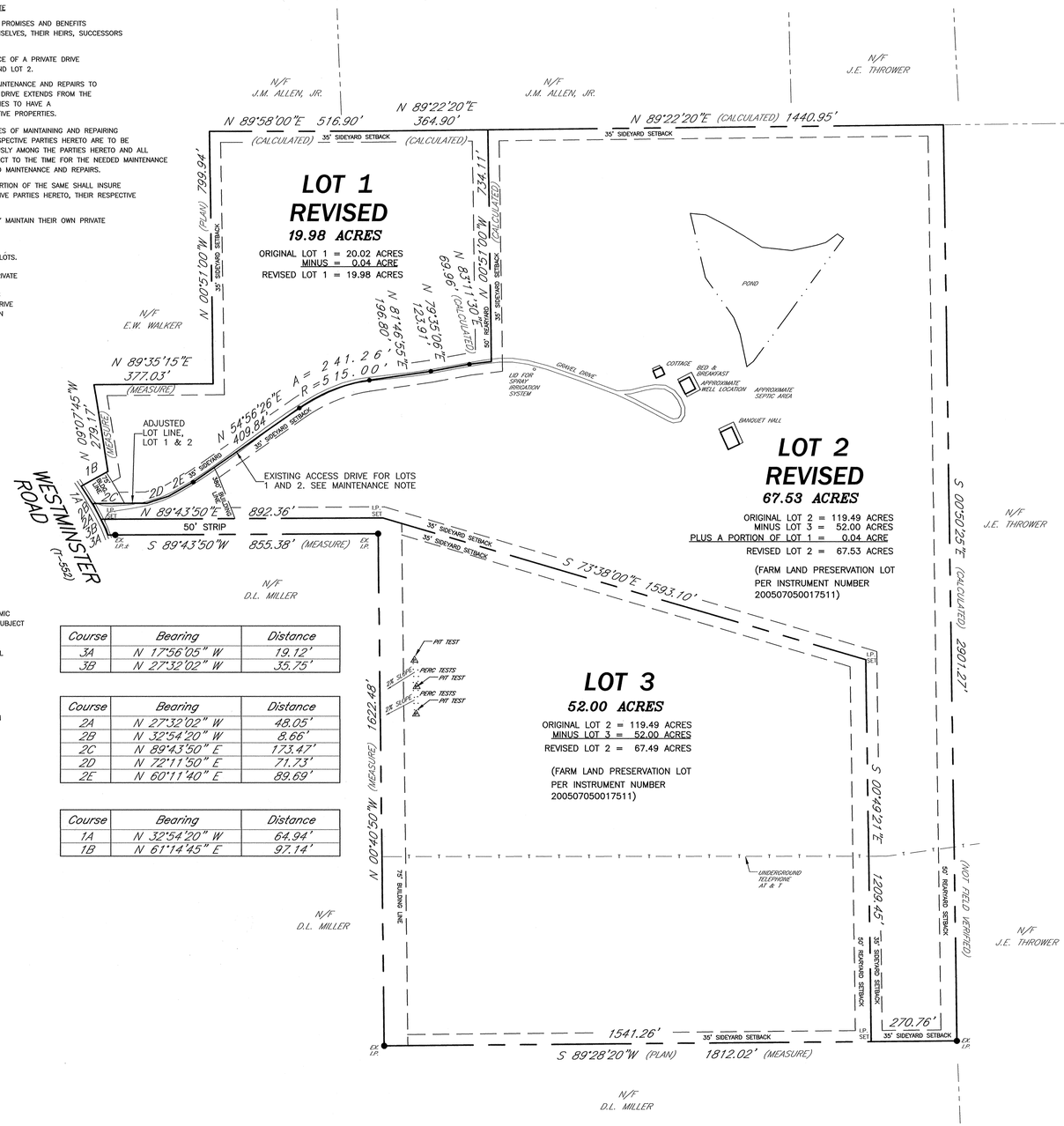
BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA.

Course	Bearing	Distance
3A	N 17°56'05" W	19.12'
3B	N 27°32'02" W	35.75'

Course	Bearing	Distance
2A	N 27°32'02" W	48.05'
2B	N 32°54'20" W	8.66'
2C	N 89°43'50" E	173.47'
2D	N 72°11'50" E	71.73'
2E	N 60°11'40" E	89.69'

Course	Bearing	Distance
1A	N 32°54'20" W	64.94'
1B	N 61°14'45" E	97.14'



N
W E
S

200 0 200 400 600
GRAPHIC SCALE – FEET

FEE INLIEU OF:

Let it be known that at the time of this recording Clinton Township has assessed fees for Lot 3 as it is a building lot. The requirements of Clinton Township Ordinance 2009–02ORD,4.09, fees are applicable by the Township and must be satisfied.

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

NOTES:

1) OWNER: JOHN M. ALLEN, JR. AND KATHY B. ALLEN
PO BOX 430
SAXONBURG, PA. 16056
PHONE: 724–321–2216

2) SUBJECT PROPERTY ZONING DISTRICT = AGRICULTURAL CONSERVATION
LOT SIZE = 5 ACRES (MIN.)
LOT WIDTH = 200'
SETBACKS: 75' FRONT
35' SIDEYARD
50' REARYARD

3) LOT 2 REVISED AND LOT 3 ARE REGISTERED WITH THE FARM LAND PRESERVATION PROGRAM AND ANY FURHTER REVISIONS AND OR CHANGES WILL HAVE TO ADHERE TO REGULATIONS AT THE TIME OF PRESENTATION TO THE TOWNSHIP AND COUNTY

J. ALLEN, JR. PLAN

Being a lot line revision of Lot 1 and 2, and a subdivision of Lot 2/ Ernest J. & Mary E. Sebak Plan / rack file 213 page 43

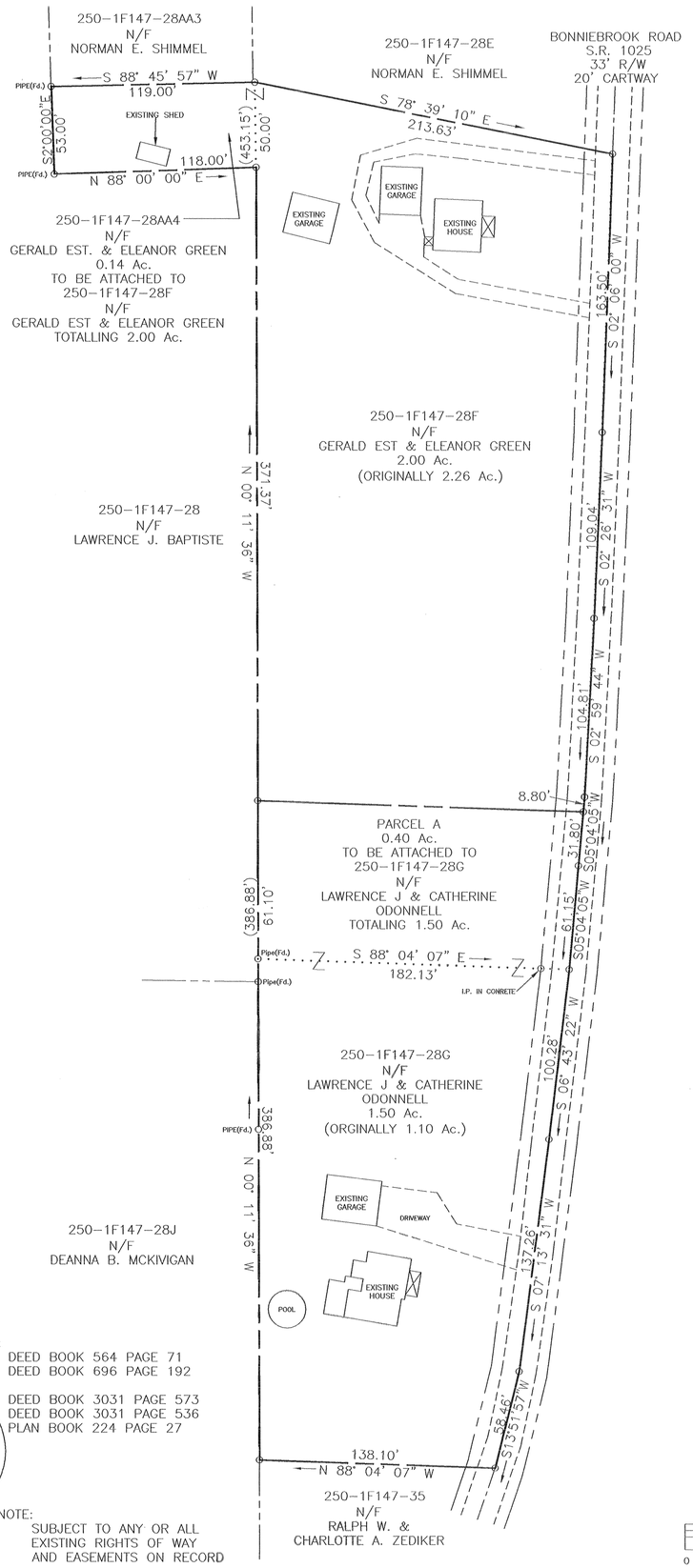
Instr:200512290031020 12/29/2010
Pages:1 F:$45.00 2:0398
Michele Mustello T20100031117
Butler County Recorder FL

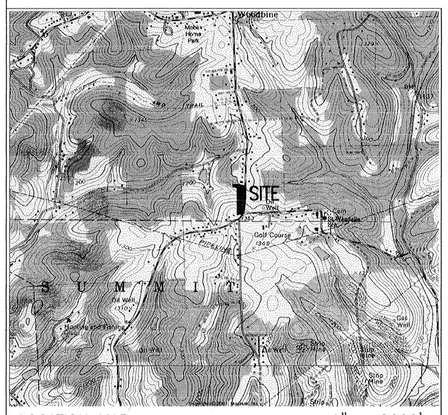
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

SUBDIVISION PLAN
PROJECT No: 10128
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA.
DATE: 10-25-10 REV: 11-9-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 100-1F159-35 & 35A

for
JOHN M. ALLEN & KATHY B. ALLEN

RECORDED DEC. 29, 2010	
PLAN BOOK	PAGE
322	41
SHEET ____ of ____	




Wyndbine
SITE
SUMMIT
Golf Course
1909
Old Mill
1910
Old Mill
1910
Old Mill
1910

Instr:201101050000043 01/03/2011
Pages:1 F:$45.00 11:09AM
Michele Mustello T20110000076
Butler County Recorder FL

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF _____ 20_____.

ATTEST:

Christine Bowman
WITNESS

OWNER

724-794-8792

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 H. KENNETH LUCKOCK 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 22 DAY OF December 2010.
MY COMMISSION EXPIRES THE 30 DAY OF OCTOBER 2011.

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 8th DAY OF DECEMBER, 2010.

Vonnie J. Hogg
SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 10th DAY OF December, 20 10 .

Vonnie J. Hogg
SECRETARY

Paul A. Dick
CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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

10-08-09
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF OCT 20 10.

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 322 PAGE 43.

GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF January 20 11.

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF _____ 20_____.

Christine Bowman
WITNESS

William D Stoughton
OWNER

Christine Bowman
WITNESS

Elizabeth A. Stoughton
OWNER

724-794-6031

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

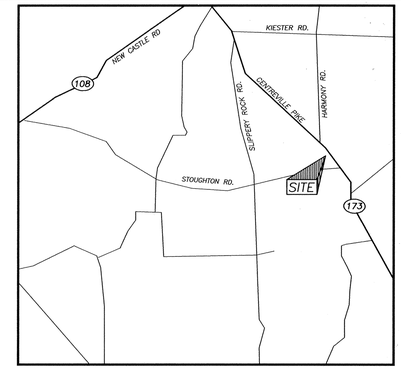
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED William D. & Elizabeth A. Stoughton AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

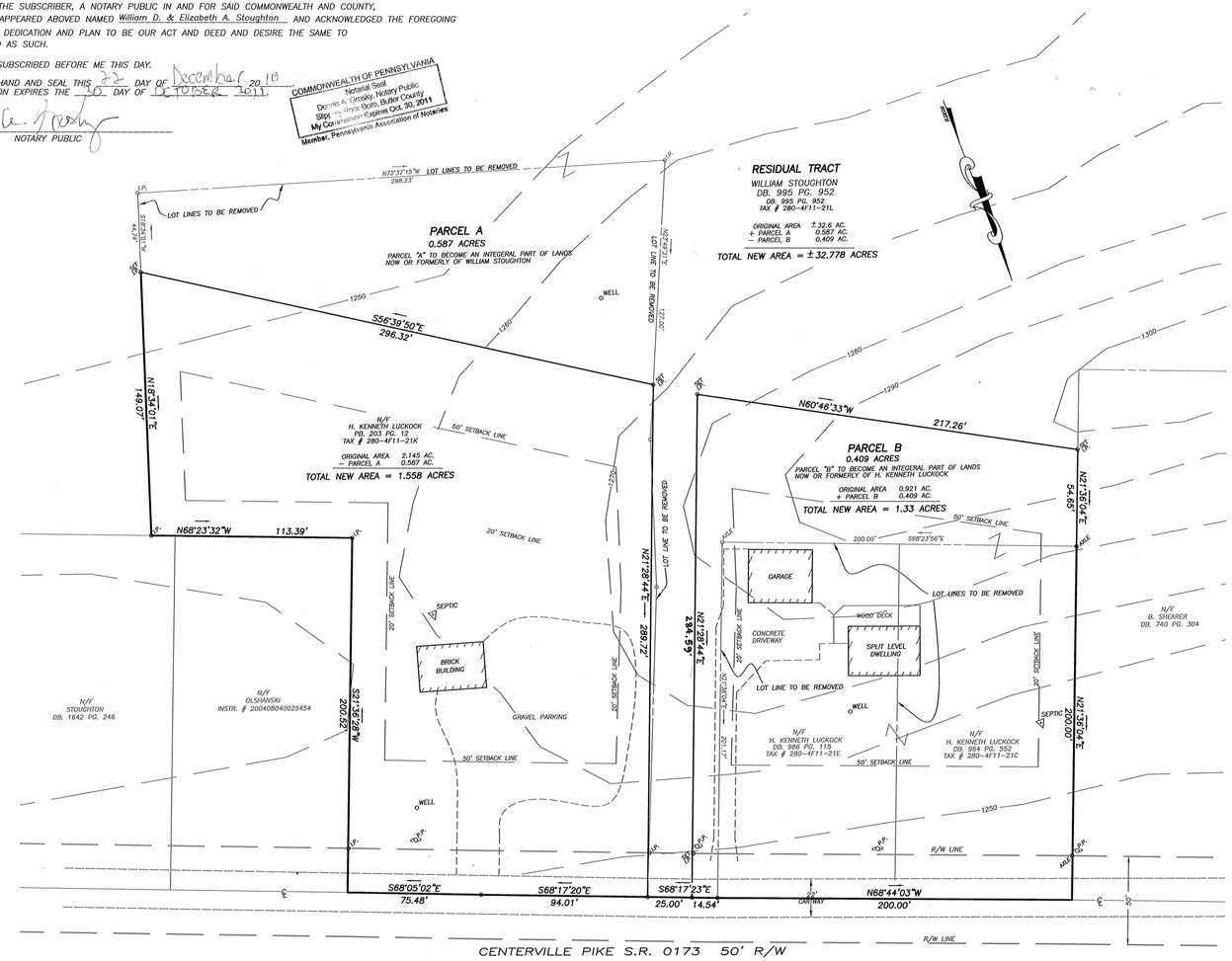
WITNESS MY HAND AND SEAL THIS 22 DAY OF December 2010.
MY COMMISSION EXPIRES THE 30 DAY OF OCTOBER 2011.

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



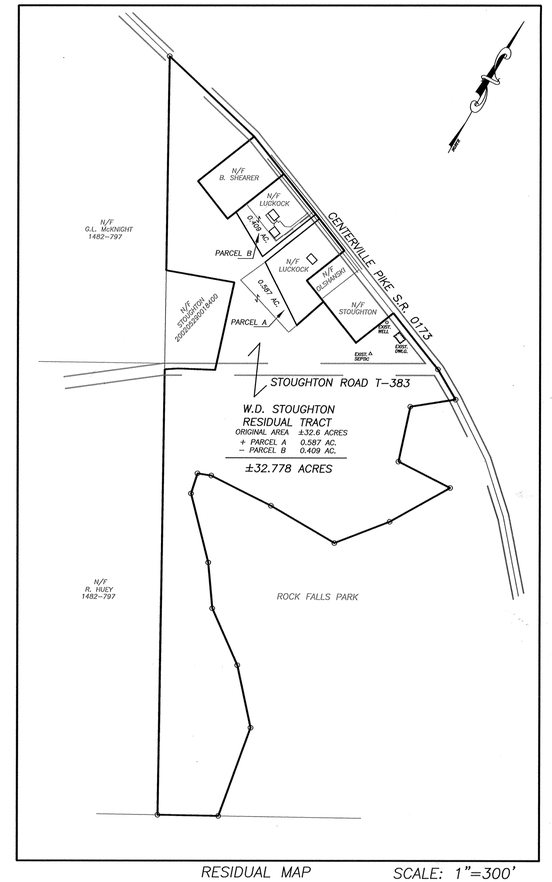
LOCATION MAP



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



RESIDUAL MAP SCALE: 1"=300'

RECORDED JAN. 3, 2011	
PLAN BOOK	PAGE
322	43

ZONING RC-1
SINGLE FAMILY RESIDENCE

MIN. LOT AREA	1 ACRES
MIN. LOT WIDTH	150'
BUILDING SET BACKLINES:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. COVERAGE	15%

AREA TABULATIONS

TRACT	AREA
PARCEL 4F-11-21K	1.558 ACRES
REVISED 4F-11-21E & 21C	1.33 ACRES
REVISED RESIDUAL TRACT	32.778 ACRES
TOTAL	35.666 ACRES

PLAN BOOK: 251, PG 20
DEED REF: DBV 995, PG 952

OWNER:
WILLIAM & ELIZABETH STOUGHTON
550 CENTERVILLE PIKE
SLIPPERY ROCK, PA 16057
PH-724-794-6031

PLAN BOOK: 203, PG 12
DEED REF: DBV 964, PG 552
DEED REF: DBV 986, PG 115

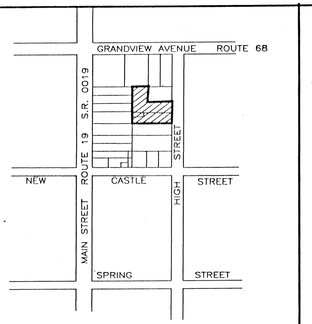
OWNER:
H. KENNETH LUCKOCK
560 CENTERVILLE PIKE
SLIPPERY ROCK, PA 16057
PH-724-794-8792

JAMES M. SHUTY REGISTERED PROFESSIONAL LAND SURVEYOR 035568-E

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

Scale 1" = 40'	LUCKOCK / STOUGHTON
Date Sept. 27, 2009	LOT LINE REVISION PLAN
OCT. 7, 2009	
Nov. 24, 2010	Situate in Slippery Rock Township Butler County, Pa.
Job No. 2223	Prepared For H. Kenneth Luckock
	Sheet No. 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = ±300'

SHADED AREA
PROPERTY LOCATION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 6 DAY OF July, 2010.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

APPROVED BY THE ZELIENOPLE BOROUGH ENGINEER, THIS 2nd DAY OF December, 20 10.

IF APPLICABLE

APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF ZELIENOPLE, THIS 24th DAY OF August, 20 10.

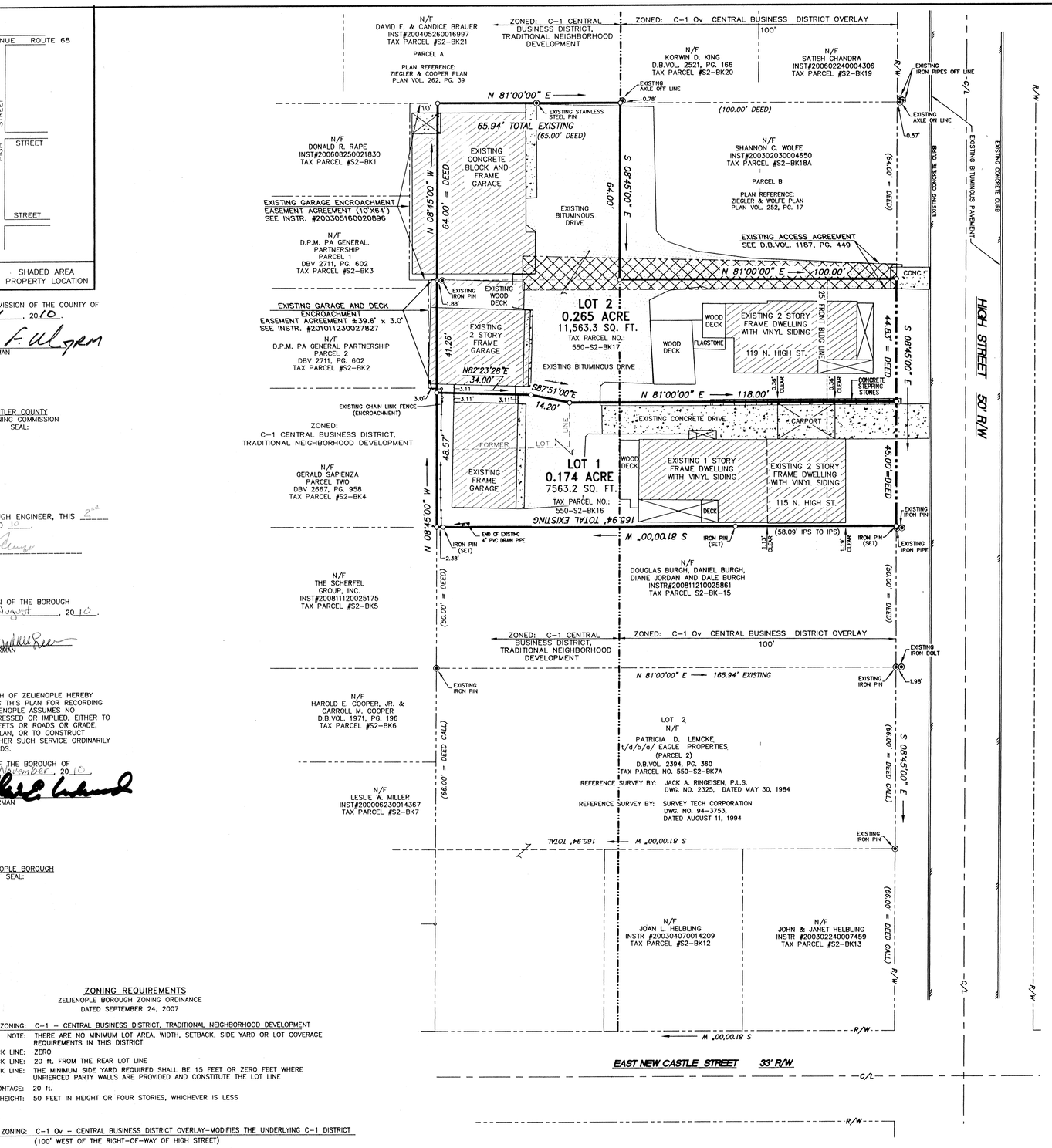
SECRETARY — CHAIRMAN

THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPLE HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF ZELIENOPLE 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.

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPLE, THIS 29th DAY OF November, 20 10.

SECRETARY — CHAIRMAN

ZELIENOPLE BOROUGH SEAL:



NOTES: THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

ZONING REQUIREMENTS

ZELIENOPLE BOROUGH ZONING ORDINANCE
DATED SEPTEMBER 24, 2007

PRESENT ZONING: C-1 – CENTRAL BUSINESS DISTRICT, TRADITIONAL NEIGHBORHOOD DEVELOPMENT

NOTE: THERE ARE NO MINIMUM LOT AREA, WIDTH, SETBACK, SIDE YARD OR LOT COVERAGE REQUIREMENTS IN THIS DISTRICT

MINIMUM FRONT YARD SETBACK LINE: ZERO
MINIMUM REAR YARD SETBACK LINE: 20 ft. FROM THE REAR LOT LINE
MINIMUM SIDE YARD SETBACK LINE: THE MINIMUM SIDE YARD REQUIRED SHALL BE 15 FEET OR ZERO FEET WHERE UNPIERCED PARTY WALLS ARE PROVIDED AND CONSTITUTE THE LOT LINE
MINIMUM LOT FRONTAGE: 20 ft.
MAXIMUM HEIGHT: 50 FEET IN HEIGHT OR FOUR STORIES, WHICHEVER IS LESS

PRESENT ZONING: C-1 Ov – CENTRAL BUSINESS DISTRICT OVERLAY–MODIFIES THE UNDERLYING C-1 DISTRICT (100' WEST OF THE RIGHT-OF-WAY OF HIGH STREET)

MINIMUM FRONT YARD SETBACK LINE: 25 FEET
MAXIMUM HEIGHT: 40 FEET IN HEIGHT OR TWO AND ONE HALF STORIES, WHICHEVER IS LESS. THREE STORIES SHALL BE PERMITTED WHERE THE STRUCTURE IS SET BACK AT LEAST 40' FROM FRONT LOT LINE

MAXIMUM IMPERVIOUS SURFACE AND LOT COVERAGE: 70%

NORTH

0.439 ACRE = TOTAL ACREAGE

OWNERS: HAROLD E. COOPER & CARROLL M. COOPER
115 NORTH HIGH STREET
ZELIENOPLE, PA. 16063

ZONING DISTRICT: C-1 CENTRAL BUSINESS DISTRICT, TRADITIONAL NEIGHBORHOOD DEVELOPMENT
C-1 Ov CENTRAL BUSINESS DISTRICT OVERLAY

DEED REFERENCE: D.B.VOL. 1123, PG. 827
TAX PARCEL NO.: 550-S2-BK16

DEED REFERENCE: INSTR. #200305160020895
TAX PARCEL NO.: 550-S2-BK17

0' 20' 40' 60'

Instr:201101030000084 01/03/2011
Pages:1 F:$45.00 2496
Michele Mustello T20110000147
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS THAT WE, HAROLD E. COOPER & CARROLL M. COOPER, OF THE BOROUGH OF ZELIENOPLE, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE BOROUGH OF ZELIENOPLE, COUNTY OF BUTLER, 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 AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, BOROUGH OF ZELIENOPLE, WE HAROLD E. COOPER & CARROLL M. COOPER, DO HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF ZELIENOPLE, 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 HAROLD E. COOPER & CARROLL M. COOPER, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 27th DAY OF December A.D. 2010

ATTEST:

NOTARY PUBLIC — HAROLD E. COOPER, AKA HAROLD E. COOPER, JR.

CARROLL M. COOPER

THIS FOREGOING ADOPTION AND DEDICATION IS MADE BY HAROLD E. COOPER & CARROLL M. COOPER, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPLE, IF HERETO ATTACHED WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

HAROLD E. COOPER, AKA HAROLD E. COOPER, JR. — CARROLL M. COOPER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED HAROLD E. COOPER & CARROLL M. COOPER WHO ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

MY COMMISSION EXPIRES THE 27th DAY OF May, 2011

WITNESS MY HAND AND SEAL THIS 27th DAY OF December 20 10.

NOTARY PUBLIC

NOTARIAL SEAL
HELEN ROSS
Notary Public
ZELIENOPLE BOROUGH, BUTLER COUNTY
My Commission Expires May 27, 2011

NOTARY SEAL:

WE, HAROLD E. COOPER & CARROLL M. COOPER, OWNERS OF THE HAROLD E. COOPER and CARROLL M. COOPER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF HAROLD E. COOPER, JR. & CARROLL M. COOPER, AS RECORDED IN INSTR. NO. 200305160020895, AND HAROLD E. COOPER & CARROLL M. COOPER AS RECORDED IN DEED BOOK VOLUME 1123, PAGE 827, RECORDER OF DEEDS OFFICE.

WITNESS — CARROLL M. COOPER. — HAROLD E. COOPER AKA HAROLD E. COOPER, JR.

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 322, PAGE 44

GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF Jan. A.D. 2011

(RECORDER OF DEEDS) M. Mustello

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

BUTLER COUNTY RECORDER OF DEEDS SEAL:

RECORDER OF DEEDS BUTLER COUNTY, PA.

RECORDED JAN. 3, 2011	
PLAN BOOK	PAGE
322	44

HAROLD E. COOPER and CARROLL M. COOPER LOT LINE REVISION PLAN

(THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX PARCEL 550-S2-BK16 and TAX PARCEL 550-S2-BK17)

SITUATE: ZELIENOPLE BOROUGH, BUTLER COUNTY, PA.
DATE: MAY 25, 2010 SCALE: 1" = 20'

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

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

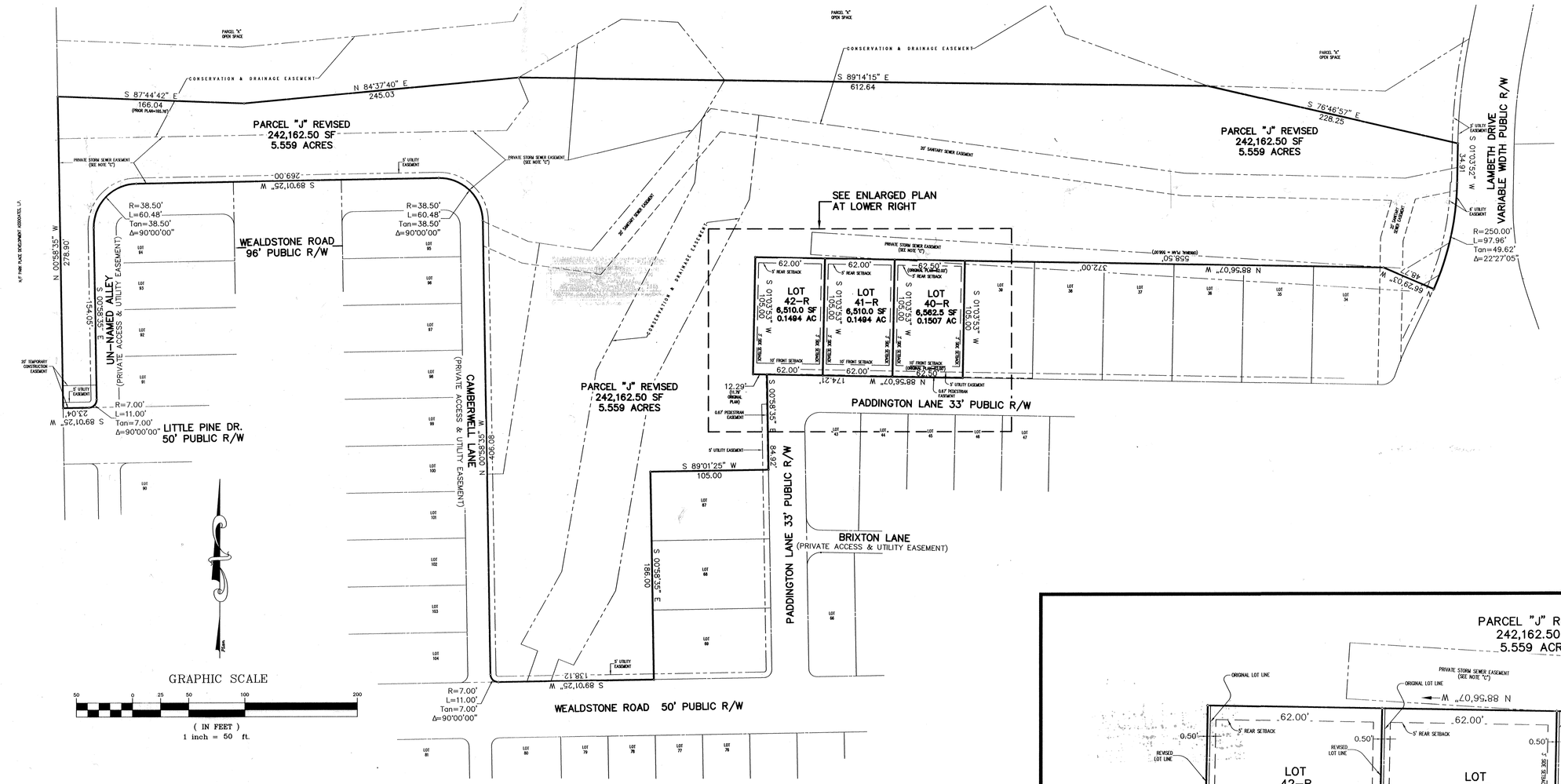
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — 5080 — SURVEYOR

REGISTRATION NO. SU-051843-E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
ADDED EASEMENT AGREEMENT DECEMBER 1, 2010	TR	T.R./J.A.R.	2010-5145-SUB

G:\COOPER-2010-5145\2010-5145-COOPER_SUB2 rev1.DWG – Dec 01, 2010 @ 8:56am COOPER.CRD

Instr:201101050000405
Pages:2 F:$85.00
Michele Mustello 01/05/2011
Butler County Recorder 2:26PM
T20110005200
PA



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OVERALL PLAN 1" = 50'

PLAN NOTES:

NOTE "A" ALL MATTERS APPEARING ON THE PRIOR PLANS OF RECORD FOR THE BELLEVUE PARK PLAN REMAIN IN AFFECT WITH THE RECORDING OF THIS PLAN. SEE LISTING OF PRIOR PLANS FOR REFERENCES.

NOTE "B" THE PURPOSE OF THIS PLAN IS TO REVISE THE LOCATION OF THE PROPERTY LINE BETWEEN LOTS 40 & 41 OF THE BELLEVUE PARK PLAN – PHASE 2 PLAN OF LOTS BY MOVING THE LINE 0.50 FEET WEST TO RELIEVE A SIDE YARD ENCROACHMENT. AS A RESULT OF THIS REVISION, THE PROPERTY LINES BETWEEN LOTS 41 AND 42 AND LOTS 42 AND PARCEL "J" HAVE ALSO BEEN MOVED 0.50 FEET WEST.

THE RESULT OF THE REVISION AFFECTS THE LOTS AS FOLLOWS:

LOT	ORIGINAL LOT WIDTH	ORIGINAL LOT AREA	REVISED LOT WIDTH	REVISED LOT AREA
40	62.00'	6,510 SQ.FT.	62.50'	6,562.50 SQ.FT.
41	62.00'	6,510 SQ.FT.	62.00'	6,510 SQ.FT.
42	62.00'	6,510 SQ.FT.	62.00'	6,510 SQ.FT.
PARCEL "J"	N/A	242,215 SQ.FT.	N/A	242,162.5 SQ.FT.

TOTAL PROPERTY AFFECTED BY THIS REVISION : 261,745 SQ.FT. or 6.009 ACRES

TOTAL NUMBER OF BUILDING LOTS AFFECTED BY THIS REVISION : 3

NOTE "C" THE EASEMENT SHOWN IS RESERVED FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE STORM SEWER SYSTEM BY THE HOMEOWNERS ASSOCIATION.

BELLEVUE PARK RECORDING REFERENCES:

BELLEVUE PARK PLAN PHASE 1 –	PBV 305, PAGES 45 – 60
BELLEVUE PARK PLAN PHASE 1 REVISION 1 –	PBV 309, PAGES 42 – 49
BELLEVUE PARK PLAN PHASE 2 –	PBV 317, PAGES 44 – 48
BELLEVUE PARK PLAN PHASE 1 REVISION 2 –	PBV ____ PAGES _____

PROPERTY OWNERS:

BELLEVUE PARK PARTNERS
P.O. BOX 449
MARS, PA 16046

REFERENCE : BELLEVUE PARK PLAN PHASE 2
PBV 317, PAGES 44 – 48

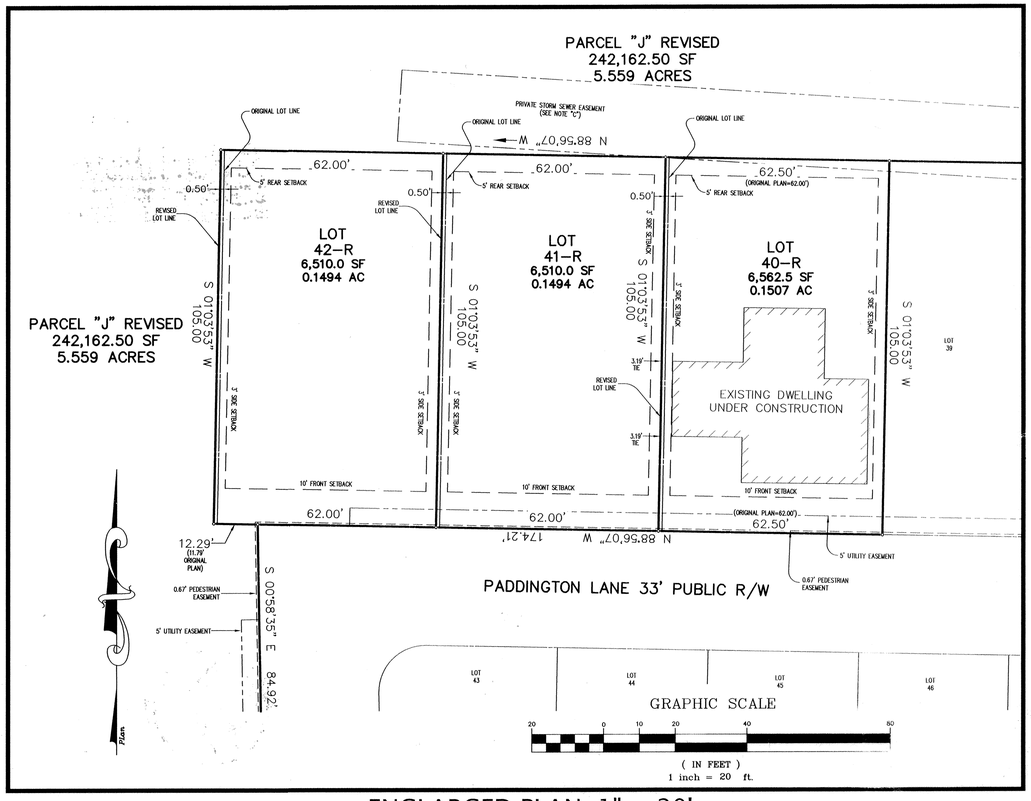
LOT 41 TAX PARCEL 130-S39-A041-0000
LOT 42 TAX PARCEL 130-S39-A042-0000
PARCEL "J" TAX PARCEL 130-S39-AJ

ALAN & SUSAN WEINBERG
1219 BERKLEY MANOR DRIVE
CRANBERRY TOWNSHIP, PA 16066

REFERENCE : BELLEVUE PARK PLAN PHASE 2
PBV 317, PAGES 44 – 48

LOT 40 TAX PARCEL 130-S39-A040-0000
INSTRUMENT NO 201009090017538

RECORDED JAN. 5, 2011	
PLAN BOOK	PAGE
322	45



ENGLARGED PLAN 1" = 20'

James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-6860 (P)
724-452-6832 (F)
pasurveyg@zoominternet.net

SPERDUTE LAND SURVEYING

BELLEVUE PARK PLAN – PHASE 2 REVISION 1

CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

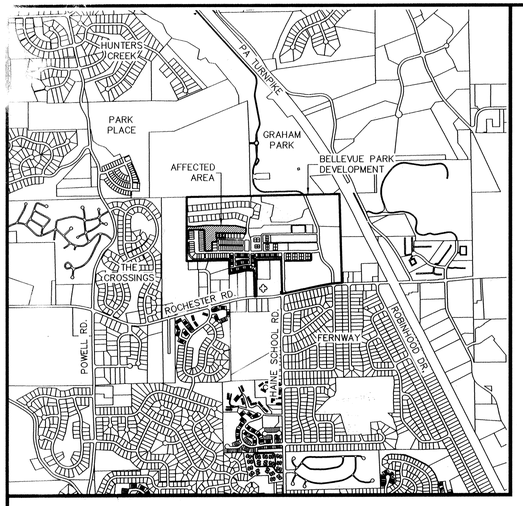
Owner / Developer
Bellevue Park Partners, L.P.
P.O. Box 449
Mars, PA 16049

RECORD PLAN

SCALE : 1" = 50'
DATE : OCTOBER 5, 2010
DWG : JSS CKD : JAS

SHEET 1

DWG 1004-10102D4



VICINITY MAP 1" = 1500'



OWNER'S ADOPTION:

THE BELLEVUE PARK PARTNERS, L.P., OWNER OF THE LAND SHOWN ON THE BELLEVUE PARK PHASE 2 REVISION 1 PLAN ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OWNER(S)

12/1/10
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM J. WEAVER, PRESIDENT, A PARTNER IN THE FIRM OF BELLEVUE PARK PARTNERS, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF DECEMBER, 2010.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fernott, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN TTHE BELLEVUE PARK PHASE 2 REVISION 1 PLAN IS IN THE NAME OF BELLEVUE PARK PARTNERS, L.P. AND IS RECORDED AT INSTRUMENT NO. _____

WITNESS — OWNER

OWNER'S ADOPTION:

WE, ALAN & SUSAN WEINBERG OWNER OF THE LAND SHOWN ON THE BELLEVUE PARK PHASE 2 REVISION 1 PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OWNER(S)

12.10.10
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ALAN & SUSAN WEINBERG AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF DECEMBER, 2010.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fernott, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN TTHE BELLEVUE PARK PHASE 2 REVISION 1 PLAN IN THE NAME OF ALAN & SUSAN WEINBERG AND IS RECORDED AT INSTRUMENT NO. 201009090017538.

WITNESS — OWNER

SURVEYORS CERTIFICATION:

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

11/24/10
DATE — JAMES A. SPERDUTE, R.S. # 24457–E

CRANBERRY TOWNSHIP ENGINEER REVIEW:

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

CRANBERRY TOWNSHIP ENGINEER — 12/20/10 DATE

PE071353
REGISTRATION NUMBER

MUNICIPAL DECLARATION:

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL DECLARATION:

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

DATE Dec. 28, 2010 — SECRETARY

CRANBERRY TOWNSHIP SUPERVISORS APPROVAL:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY [redacted]/RESOLUTION NO. 2010-79

EFFECTIVE THIS 28th DAY OF December, 2010

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13 DAY OF OCT., 2010

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS:

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

VOLUME 322, PAGE(S) 45-46

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF January 2011.

RECORDER OF DEEDS

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

OWNER — NOTARY PUBLIC — SURVEYOR — CRANBERRY TOWNSHIP BOARD OF SUPERVISORS — CRANBERRY TOWNSHIP ENGINEER — BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS

RECORDED JAN. 5, 2011
PLAN BOOK 322 PAGE 46

James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-9337 (O)
724-452-9337 (F)
jasurveyg @ zoominternet.net

SPERDUTE LAND SURVEYING

BELLEVUE PARK PLAN – PHASE 2 REVISION 1

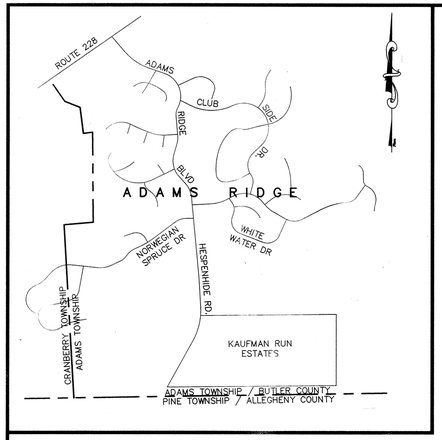
CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

Owner / Developer
Bellevue Park Partners, L.P.
P.O. Box 419
Mars, PA 16049

CERTIFICATES

SCALE : 1" = 50'
DATE : OCTOBER 5, 2010
DWG : JSS CKD : JAS

SHEET 2
DWG 1004-1010294



GENERAL PLAN NOTES:

TOTAL PROPERTY IN THIS PLAN : 0.529 ACRES

TOTAL NUMBER OF UNITS REVISED : 6 UNITS

THE PURPOSE OF THIS PLAN IS TO REVISED THE PARTY WALL LOCATIONS AS CREATED WITH THE RECORDING OF THE KAUFMANN RUN ESTATES PLAN NUMBER 2. THE PRIOR PLAN CREATED 6 – 26' WIDE UNITS. THIS PLAN REVISES THE UNIT WIDTHS TO CREATE 6 – 24' WIDE UNITS.

FRONTYARD SETBACK: 20.00'
REARYARD SETBACK: 25.00'
SIDEYARD SETBACK: 10.00'

UNIT AREAS: TOWNHOMES

UNIT NO.	SQ.FT.	ACREAGE
514-AR	5,555.0	0.128
514-BR	3,000.0	0.069
514-CR	3,000.0	0.069
514-DR	3,000.0	0.069
514-ER	3,000.0	0.069
514-FR	5,507.5	0.126
TOTAL	23,062.5	0.529

EXISTING TAX PARCEL NUMBERS

UNIT NO.	PARCEL NUMBER
514-A	010-S20-BT1-514A
514-B	010-S20-BT1-514B
514-C	010-S20-BT1-514C
514-D	010-S20-BT1-514D
514-E	010-S20-BT1-514E
514-F	010-S20-BT1-514F

PLAN HISTORY:

KAUFMANN RUN ESTATES PLAN	PBV 295, PAGES 44-45
KAUFMANN RUN ESTATES PLAN – REVISION 1	PBV 310, PAGE 21
KAUFMANN RUN ESTATES PLAN – REVISION 2	PBV 315, PAGE 21
KAUFMANN RUN ESTATES PLAN – REVISION 3	PBV 318, PAGES 7-13
KAUFMANN RUN ESTATES PLAN – REVISION 4	PBV 319, PAGE 24

KET TO TOWNHOUSE UNIT NUMBERS

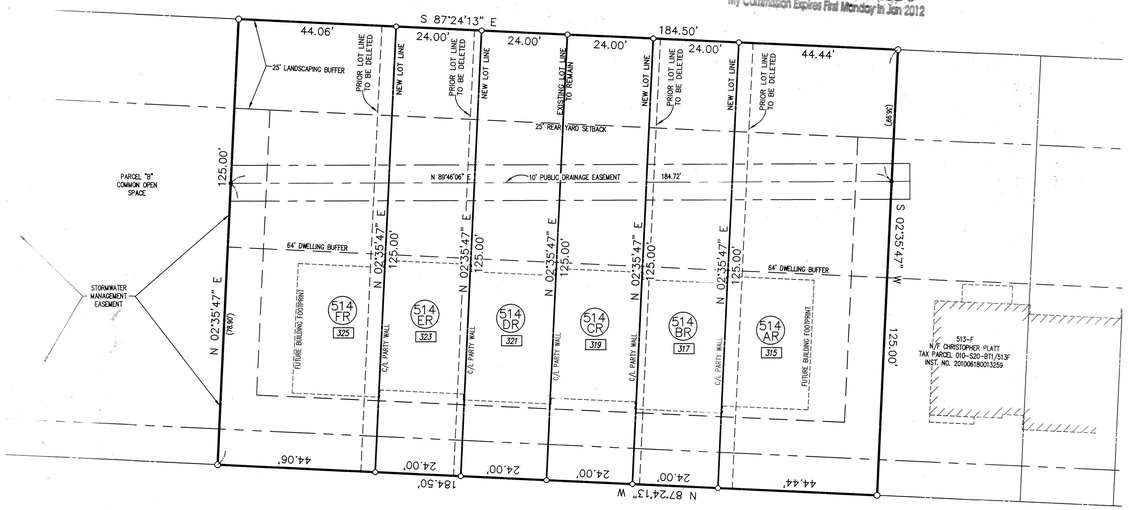
BUILDING NUMBER 510 C — UNIT NO.
100 — STREET ADDRESS

GRAPHIC SCALE

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

N/F JOHN & LINDA SANTA
TAX PARCEL 010-4F37-58
DBV 1048, PG 645

LOT 2
SANTA PLAN OF LOTS
PBV 212, PG 28



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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 12/16/10

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

DATE 01/10/10 REG. NO. 26409 E.
TOWNSHIP ENGINEER SIGNATURE

REVIEWED ~~ATTESTED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF NOV 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 322 PAGE 47.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF January 20 11

BUTLER COUNTY RECORDER OF DEEDS

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

KNOW ALL MEN BY THESE PRESENTS, THAT THE BAYBERRY NORTH ASSOCIATES, L.P., A LIMITED PARTNERSHIP INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OR A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDING (AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER PURPOSES) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THE BAYBERRY NORTH ASSOCIATES, L.P.. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE BAYBERRY NORTH ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS OR UNITS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED IT'S CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 17th DAY OF December 20 10

ATTEST:

WITNESS — SIGNATURE OF GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BEAVER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED CHARLES J. BETTES OF THE BAYBERRY NORTH ASSOCIATES, L.P. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID PARTNERSHIP DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID BAYBERRY NORTH ASSOCIATES, L.P. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEVELOPMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID PARTNERSHIP, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

THE GENERAL PARTNER

SIGNATURE OF OFFICER

SWORN TO SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF December 20 10

MY COMMISSION EXPIRES THE 30th DAY OF January 20 12

NOTARY PUBLIC

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

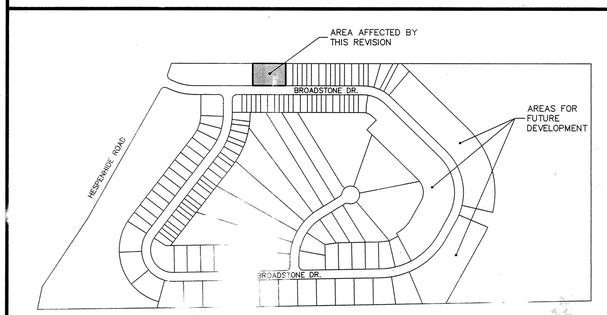
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ADAMS ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB 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 22nd DAY OF November 20 10

CHAIRMAN, BOARD OF SUPERVISORS — SECRETARY, BOARD OF SUPERVISORS

SUPERVISOR — SUPERVISOR

SUPERVISOR



TOTAL PLAN DETAIL 1" = 400'

RECORDED JAN 13, 2011
PLAN BOOK 322 PAGE 47

Instr: 201101130001265 01/13/2011
Pages: 1 F $45.00 9:51PM
Michele Mustello T20110001545
Butler County Recorder PA

DEVELOPER / OWNER
BAYBERRY NORTH ASSOCIATES
3468 BROADHEAD ROAD
MONACA, PA 15061

BUTLER COUNTY RECORDER OF DEEDS — BUTLER COUNTY PLANNING COMMISSION — ADAMS TOWNSHP ENGINEER — ADAMS TOWNSHIP BOARD OF SUPERVISORS — REGISTERED SURVEYOR — NOTARY PUBLIC

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

KAUFMANN RUN ESTATES REVISION NO. 5

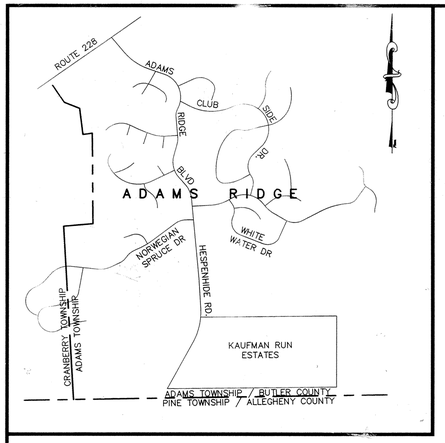
BEING A REVISION TO UNITS 514 A through F OF THE KAUFMANN RUN ESTATES REVISION NO. 2
RECORDED IN PBV 315 PAGE 21

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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

DRAWING SCALE: 1"=20'	DATE: SEPTEMBER 15, 2010
DRAWING NUMBER: 1001-1010257	DRAWN BY: JAS

REVISIONS — SHEET



BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

ADAMS TOWNSHP
ENGINEER

ADAMS TOWNSHIP
BOARD OF SUPERVISORS

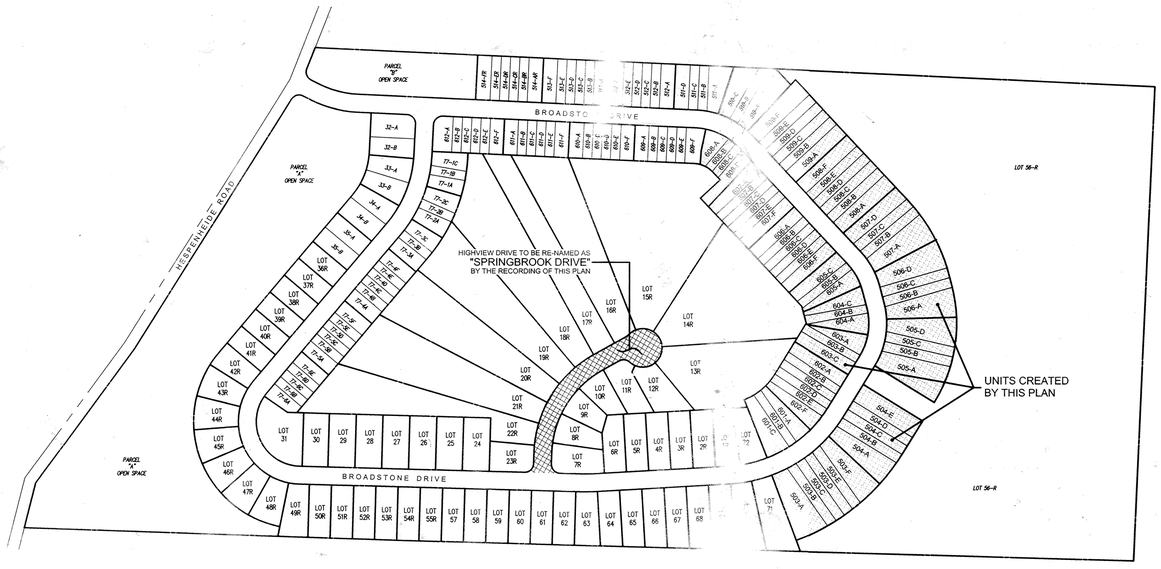
REGISTERED
SURVEYOR

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

NOTARY
PUBLIC

PLAN HISTORY:

KAUFMANN RUN ESTATES PLAN	PBV 295, PAGES 44-49
KAUFMANN RUN ESTATES PLAN – REVISION 1	PBV 310, PAGE 21
KAUFMANN RUN ESTATES PLAN – REVISION 2	PBV 315, PAGE 21
KAUFMANN RUN ESTATES PLAN – REVISION 3	PBV 318, PAGES 7-13
KAUFMANN RUN ESTATES PLAN – REVISION 4	PBV 319, PAGE 24
KAUFMANN RUN ESTATES PLAN – REVISION 5	PBV ____, PAGE _



OVERALL DEVELOPMENT DETAIL 200'

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 12/16/10
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

DATE 01/11/10 REG. NO. 36490E
TOWNSHIP ENGINEER SIGNATURE

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF NOV 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 322 PAGE 48-49

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF January 20 11

Michele M. Mustello
BUTLER COUNTY RECORDER OF DEEDS

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

PLAN PURPOSE:

1. TO FURTHER SUBDIVIDE PARCELS T3-R, T5-R AND T-6R INTO INDIVIDUAL UNITS AT THE LOCATION OF FUTURE PARTY WALLS TO ALLOW FOR FEE SIMPLE CONVEYANCE OF TOWNHOME UNITS.

2. TO REVISE THE NAME OF HIGHVIEW DRIVE NOW TO BE KNOWN AS "SPRINGBROOK DRIVE"

Instr:201101130001266 01/13/2011
Pages:2 F:$85.00 9:52PM
Michele Mustello T20110001548
Butler County Recorder FL

DEVELOPER / OWNER
BAYBERRY NORTH ASSOCIATES
3468 BROADHEAD ROAD
MONACA, PA 15061

MEN BY THESE PRESENTS, THAT THE BAYBERRY NORTH ASSOCIATES, L.P., A LIMITED PARTNERSHIP 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 ON ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDING (AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER USES) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THE BAYBERRY NORTH ASSOCIATES, L.P., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE FINAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BAYBERRY NORTH ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS OR IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED IT'S CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 17th DAY OF December 2010

ATTEST

WITNESS

SIGNATURE OF GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BEAVER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Charles T. Bettas OF THE BAYBERRY NORTH ASSOCIATES, L.P. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID PARTNERSHIP DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID BAYBERRY NORTH ASSOCIATES, L.P. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEVELOPMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION OF THE President OF SAID PARTNERSHIP IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF GENERAL PARTNER SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SIGNATURE OF OFFICER

SWORN TO SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF December 2010

MY COMMISSION EXPIRES THE 30th DAY OF January 20 12

NOTARY PUBLIC

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

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 22nd DAY OF November 20 10

CHAIRMAN, BOARD OF SUPERVISORS

SECRETARY, BOARD OF SUPERVISORS

SUPERVISOR

SUPERVISOR

RECORDED JAN.13, 2011	
PLAN BOOK	PAGE
322	48

KAUFMANN RUN ESTATES REVISION NO. 6

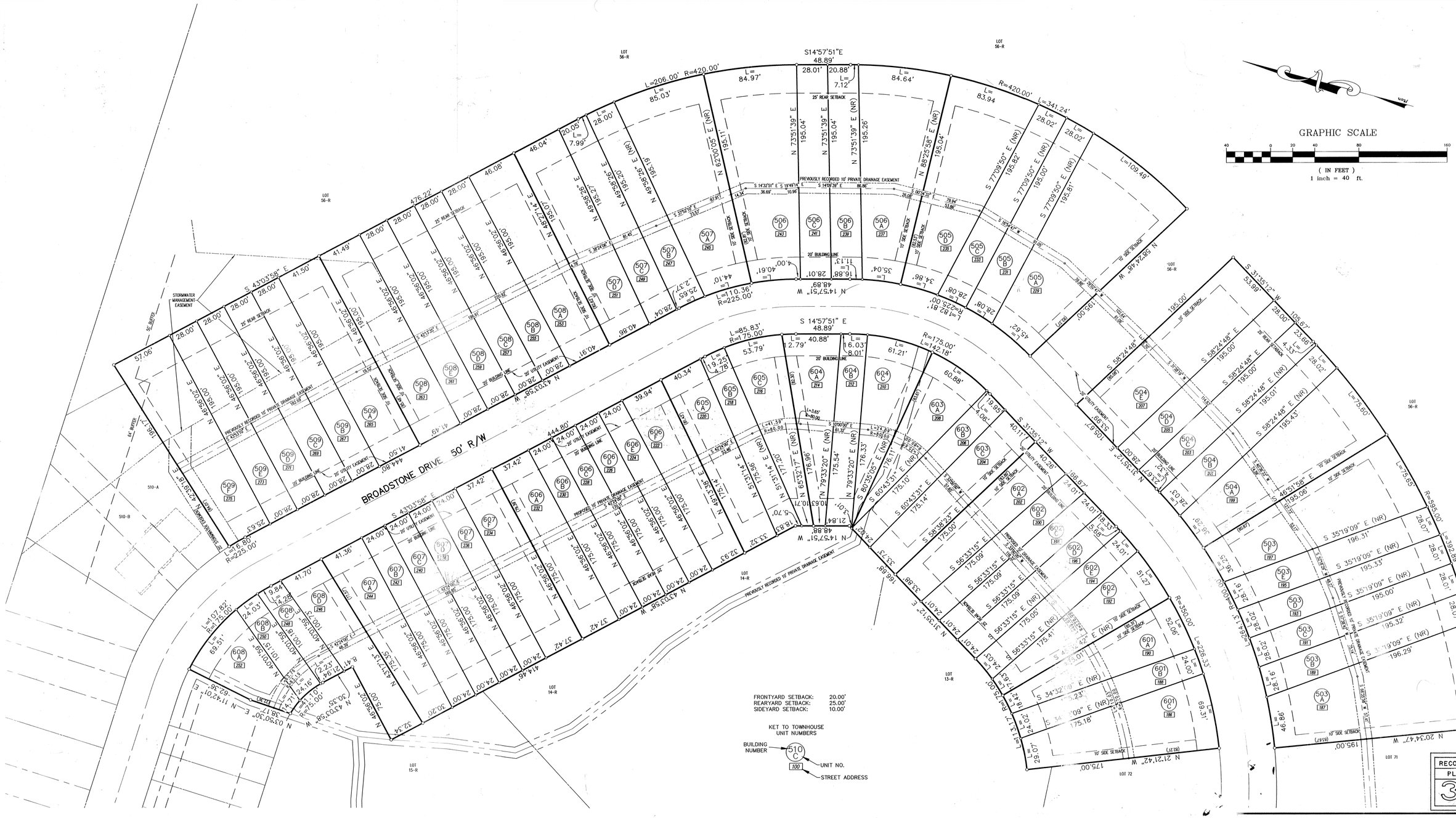
BEING A REVISION TO PARCELS T-3R, T-5R & T-6R2 KAUFMANN RUN ESTATES REVISION NO. 2 RECORDED IN PBV 315 PAGE

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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

REVISIONS	SHEET
11/24/10...ADD EASEMENT	2 / 2

DRAWING	1" = 40'	DATE: OCTOBER 20, 2010	
DRAWING: 1001-1010257	DRAWN BY: JSS	CKD BY: JAS	



BUILDING 503

UNIT NO.	SQ.FT.	ACREAGE
503–A	14,042	0.322
503–B	5,481	0.126
503–C	5,463	0.125
503–D	5,463	0.125
503–E	5,481	0.126
503–F	10,991	0.250
TOTAL	46,841	1.074

BUILDING 504

UNIT NO.	SQ.FT.	ACREAGE
504–A	10,910	0.250
504–B	5,465	0.125
504–C	5,460	0.125
504–D	5,460	0.125
504–E	10,529	0.242
TOTAL	37,824	0.867

BUILDING 505

UNIT NO.	SQ.FT.	ACREAGE
505–A	15,125	0.347
505–B	5,467	0.126
505–C	5,468	0.126
505–D	11,585	0.266
TOTAL	37,645	0.865

BUILDING 506

UNIT NO.	SQ.FT.	ACREAGE
506–A	11,669	0.268
506–B	5,465	0.125
506–C	5,461	0.123
506–D	12,634	0.290
TOTAL	37,645	0.808

BUILDING 507

UNIT NO.	SQ.FT.	ACREAGE
507–A	12,634	0.290
507–B	5,462	0.125
507–C	5,467	0.126
507–D	8,472	0.194
TOTAL	32,035	0.735

BUILDING 508

UNIT NO.	SQ.FT.	ACREAGE
508–A	8,482	0.195
508–B	5,460	0.125
508–C	5,460	0.125
508–D	5,460	0.125
508–E	5,460	0.125
508–F	8,091	0.186
TOTAL	38,413	0.881

BUILDING 509

UNIT NO.	SQ.FT.	ACREAGE
509–A	8,093	0.186
509–B	5,460	0.125
509–C	5,460	0.125
509–D	5,460	0.125
509–E	5,460	0.125
509–F	9,707	0.223
TOTAL	39,640	0.910

BUILDING 601

UNIT NO.	SQ.FT.	ACREAGE
601–A	6,167	0.142
601–B	4,202	0.096
601–C	8,609	0.198
TOTAL	18,978	0.436

BUILDING 602

UNIT NO.	SQ.FT.	ACREAGE
602–A	6,487	0.149
602–B	4,202	0.096
602–C	4,202	0.096
602–D	4,202	0.096
602–E	4,202	0.096
602–F	6,028	0.138
TOTAL	29,323	0.671

BUILDING 603

UNIT NO.	SQ.FT.	ACREAGE
603–A	5,345	0.123
603–B	4,203	0.096
603–C	6,460	0.148
TOTAL	16,008	0.367

BUILDING 604

UNIT NO.	SQ.FT.	ACREAGE
604–A	5,631	0.129
604–B	4,211	0.097
604–C	5,403	0.124
TOTAL	15,245	0.350

BUILDING 605

UNIT NO.	SQ.FT.	ACREAGE
605–A	6,445	0.148
605–B	4,214	0.097
605–C	5,676	0.130
TOTAL	16,335	0.375

BUILDING 606

UNIT NO.	SQ.FT.	ACREAGE
606–A	6,548	0.150
606–B	4,200	0.096
606–C	4,200	0.096
606–D	4,200	0.096
606–E	4,200	0.096
606–F	6,376	0.146
TOTAL	29,724	0.680

BUILDING 607

UNIT NO.	SQ.FT.	ACREAGE
607–A	6,261	0.144
607–B	4,200	0.096
607–C	4,200	0.096
607–D	4,200	0.096
607–E	4,200	0.096
607–F	6,548	0.150
TOTAL	29,609	0.678

BUILDING 608

UNIT NO.	SQ.FT.	ACREAGE
608–A	4,377	0.100
608–B	4,407	0.055
608–C	4,407	0.055
608–D	6,130	0.141
TOTAL	19,321	0.351

GENERAL PLAN NOTES:

TOTAL PROPERTY IN THIS PLAN : 10.058 ACRES

TOTAL NUMBER OF UNITS CREATED : 69 UNITS

DEVELOPER / OWNER
BAYBERRY NORTH ASSOCIATES
3468 BROADHEAD ROAD
MONACA, PA 15061

KAUFMANN RUN ESTATES REVISION NO. 6

BEING A REVISION TO
PARCELS T-3R, T-5R & T-6R2
KAUFMANN RUN ESTATES
REVISION NO. 2
RECORDED IN PBV 315 PAGE 21

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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

DRAWING SCALE: 1"=40	DATE: OCTOBER 20, 2010		
DRAWING NUMBER: 1001-1010257	DRAWN BY: JSS	CK'D BY: JAS	

REVISIONS | SHEET 2 OF 2

Zoning Information

Current Zoning - C-2, Sp-1, BPK, R-1 with TND-2 Overlay

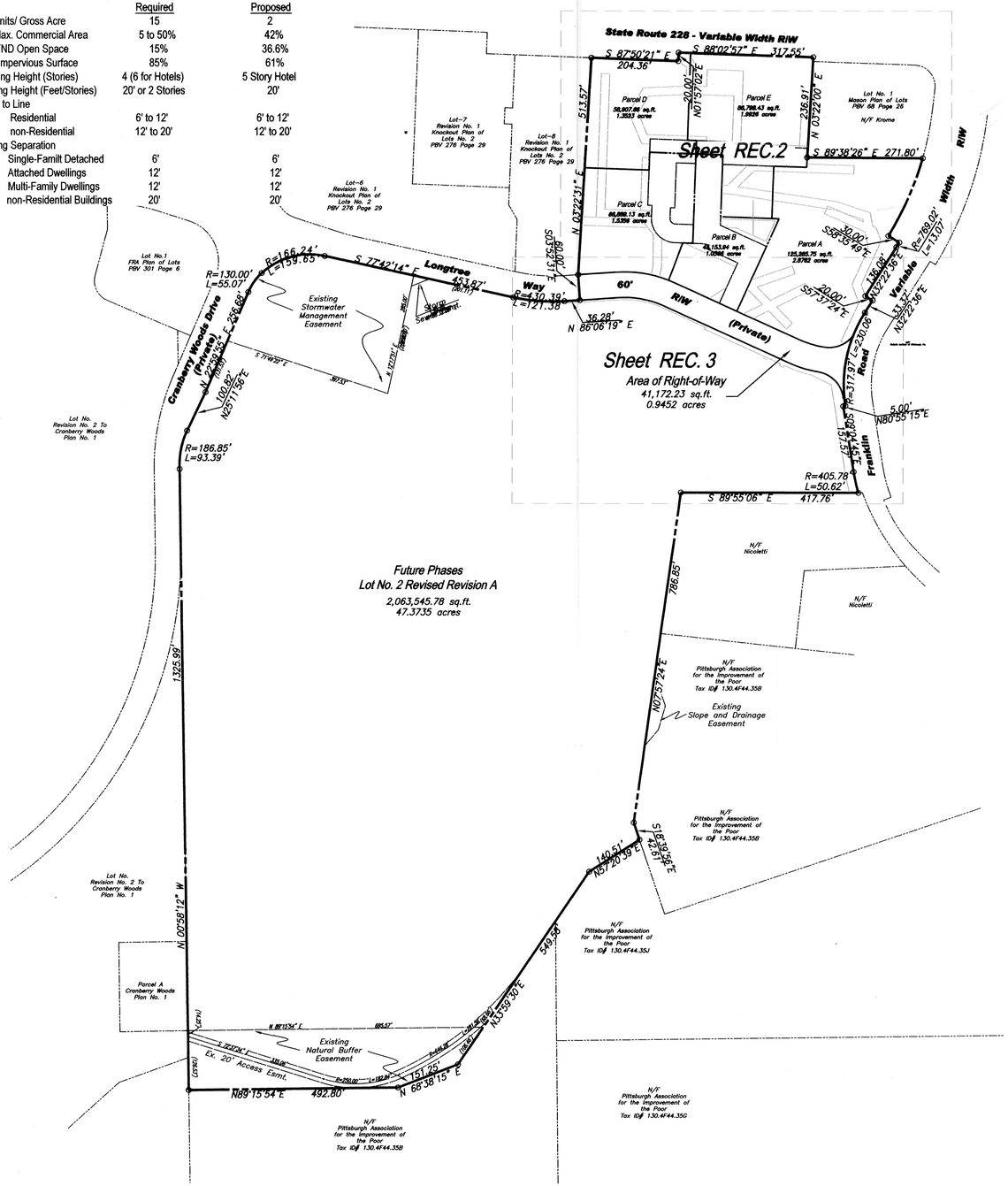
Proposed Zoning Use - TND-2 Overlay

Total Plan Area - 57.112 Acres

Developed Area This Phase - 9.7385 Acres

Total Developed Area - 50.4± Acres

	Required	Proposed
Dwelling Units/ Gross Acre	15	2
Min. and Max. Commercial Area	5 to 50%	42%
Minimum TND Open Space	15%	36.6%
Maximum Impervious Surface	85%	61%
Max. Building Height (Stories)	4 (6 for Hotels)	5 Story Hotel
Min. Building Height (Feet/Stories)	20' or 2 Stories	20'
Front Build to Line		
Residential	6' to 12'	6' to 12'
non-Residential	12' to 20'	12' to 20'
Min. Building Separation		
Single-Famil Detached	6'	6'
Attached Dwellings	12'	12'
Multi-Family Dwellings	12'	12'
non-Residential Buildings	20'	20'



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

PARTNERSHIP

THE FRA DEVELOPMENT GROUP, LP, OWNER OF THE LAND SHOWN ON THE VILLAGE OF CRANBERRY WOODS – PHASE 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

(SEAL)

WITNESS

FRA DEVELOPMENT GROUP, LP

DONALD B. RODGERS
FRA DEVELOPMENT GROUP, LLC.
MANAGING PARTNER

DEC. 16, 2010
DATE

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF Butler)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWWALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, A PARTNER IN THE FIRM OF FRA DEVELOPEMENT GROUP, LP, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF December, 2010.

OFFICIAL SEAL (MUST BE IN BLACK INK)

NOTARY PUBLIC

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

CERTIFICATION OF TITLE

WE, FRA DEVELOPMENT GROUP, LP, HEREBY CERTIFY THAT THE TITLE TO THE VILLAGE OF CRANBERRY WOODS – PHASE 1 IS IN THE NAME OF FRA DEVELOPMENT GROUP, LP AND IS RECORDED IN INSTRUMENT # 200701300002338. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

DONALD B. RODGERS

SURVEYORS CERTIFICATION

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

DEC. 13, 2010
Date

Mark B. Schmidt Reg. No. – 36950–E

MUNICIPAL ENGINEER'S CERTIFICATION

I, Jason Knabel, 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 ORDINANACE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

1/12/11
Date

Signature – Registration No. PE071353

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
4	As per Resolution Plans	6–30–2010	Mal	
3	Address Municipal Comments	5–06–2010	Mal	---
2	Address Municipal Comments	4–08–2010	Mal	---
1	Address Municipal Comments	3–03–2010	–	---

Parcel "A"	*= 2.8762 Acres*
Parcel "B"	*= 1.0366 Acres*
Parcel "C"	*= 1.5356 Acres*
Parcel "D"	*= 1.3523 Acres*
Parcel "E"	*= 1.9926 Acres*
Right-of-Way Area	*= 0.9452 Acres*
Future Phases Area	*= 47.3735 Acres*
Total Plan Area	*= 57.1120 Acres*

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREY 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 P. Skrenpan
CHAIRMAN, BOARD OF SUPERVISORS

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

01-18-11
Date

Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2010-24 EFFECTIVE THIS DAY OF 15TH DAY OF JANUARY 20 11.

SECRETARY

John P. Skrenpan
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF SEPT 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 322, PAGE 50-52. GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF January 2011.

Michele M. Mustello
RECORDER OF DEEDS

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

RECORDED JAN. 13, 2011

PLAN BOOK	PAGE
322	50

Instr-201101130001401 01/13/2011
Pages:3 F:$125.00 3:35PM
Michele Mustello T20110001649
Butler County Recorder FL

Notes:

1. As per the approved storm water management plan, the Township shall have right of access to the onsite detention facility for the right of maintenance, monitoring, and/or sampling, in the event the owner, assigns or heirs do not adequately maintain or monitor the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
Corporate Office: Rtna Technical Center, 36 Wilson Street, Suite 201, Sewickley, PA 15143, PHONE: (412) 741-9660, FAX: (412) 741-5904
Mars Office: 123 Ridge Road, Suite B, Valencia, PA 16059, PHONE: (724) 625-4544, FAX: (724) 625-4649
www.Hampton-Technical.com
email@hampton-technical.com
MARK B. SCHMIDT, LAND SURVEYOR, REGISTERED PROFESSIONAL, COMMONWEALTH OF PENNSYLVANIA

DRAWN BY:	Mal
CHECKED BY:	–
APPROVED BY:	–
CAD FILE:	7570 Const Phase 1A.dwg

TITLE: The Village of Cranberry Woods – Phase 1 Plan for Recording
Cranberry Township, Pennsylvania
Butler County

CLIENT: FRA Development Associates, L.P.
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania

DATE ISSUED:	December 1, 2009
HORIZONTAL SCALE:	1" = 150'
VERTICAL SCALE:	–
SHEET:	Rec.1
HTA PROJECT #:	7570–1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, REC.1, 12/13/2010 8:09 AM, Mark Lesnick

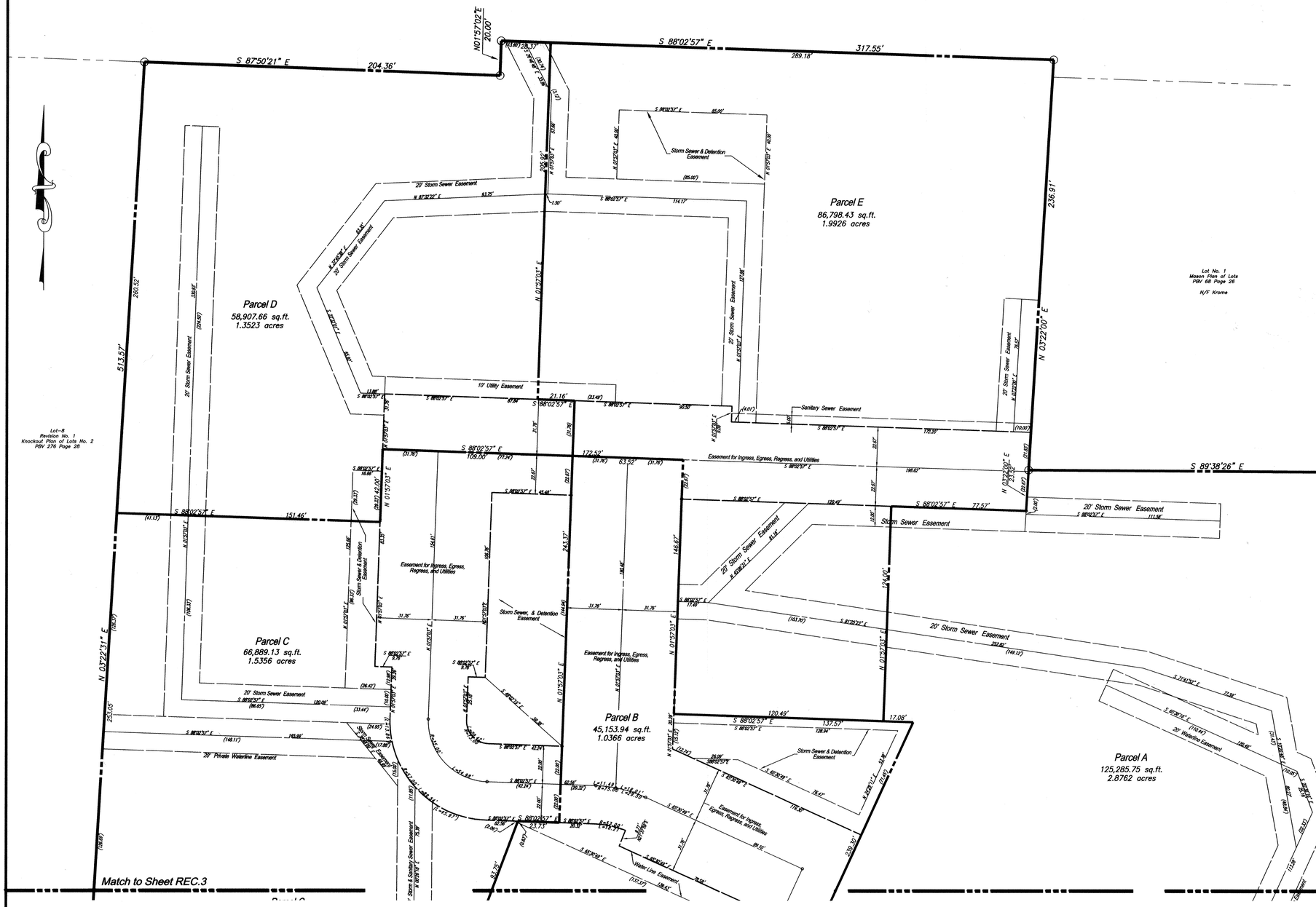
State Route 228 - Variable Width R/W

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
4	As per Resolution Plans	6-30-2010	Mal	
3	Address Municipal Comments	5-06-2010	Mal	---
2	Address Municipal Comments	4-08-2010	Mal	---
1	Address Municipal Comments	3-03-2010	-	---

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



RECORDED JAN. 13, 2011
PLAN BOOK 322 PAGE 51

Corporate Office
Kappa Technical Center
36 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-8808
FAX (412) 781-5904

Mars Office
338 Millers Run Road, Suite B
Mars, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@Hampton-Technical.com

MARK B. SCHMIDT
No. 36950-E
REGISTERED PROFESSIONAL
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: Mal
CHECKED BY: -
APPROVED BY: -
CAD FILE: 7570 Const Phase 1A.dwg

TITLE: The Village of Cranberry Woods - Phase 1
Plan for Recording
Butler County Cranberry Township, Pennsylvania

CLIENT: FRA Development Associates, L.P.
215 Executive Drive, Suite 300 Cranberry Township, Pennsylvania

DATE ISSUED: December 1, 2009
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: -
SHEET: Rec.2
HTA PROJECT #: 7570-1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, REC.2, 12/13/2010 8:12 AM, Mark Lesnick

Match to Sheet REC.2

Parcel C
66,889.13 sq.ft.
1.5356 acres

Parcel B
45,153.94 sq.ft.
1.0366 acres

Parcel A
125,285.75 sq.ft.
2.8762 acres

Match to Sheet REC.2

N 86°07'29" E 91.25' R=280.00' L=124.26'

S 13°52'31" E 80.00'

R=400.00' L=112.91' N 86°07'29" E 36.28' (28.92)

R=430.39' L=121.38' (L=38.94') R=435.99' L=37.47'

N 86°06'19" E 36.28'

N86°07'29"E 91.25' R=220.00' L=108.80'

N 86°07'29" E 91.25' R=250.00' L=123.75'

L=136.80' L=14.34'

S 65°30'49" E 161.89'

N 27°29'11" E 19.57'

Easement for Ingress, Egress, Roadway, and Utilities (16.83')

20' Storm Sewer Easement (132.37') 136.43'

20' Storm & Sanitary Sewer Easement N 69°19'18" E 22.67'

N 20°30'01" E 9.72'

N 27°29'11" E 19.57'

20' Storm Sewer Easement (16.83') 110.06' (66.14')

N 39°43'23" E (49.53')

20' Storm Sewer Easement (82.57') S 44°29'24" E

20' Private Sanitary Sewer Easement 130.14' (78.84')

N 87°45'36" E (94.90') (82.27')

N 27°29'11" E (68.11')

N 27°29'11" E 22.67' (22.67') (15.92')

N 27°29'11" E 19.57' (19.57')

20' Private and Private Waterline Easement

N 27°29'11" E 44.22'

N 27°29'11" E 110.06' (66.14')

20' Private and Private Waterline Easement 130.14' (78.84')

N32°22'36"E 136.08' Match to Sheet REC.2

S57°37'24"E 20.00'

N32°22'36"E 33.37'

L=51.15'

S 65°30'49" E 138.72'

5' Utility Easement S 65°30'49" E 138.72'

S65°30'49"E 324.02' 162.13' 324.02' 184.90'

Longtree Way 60' R/W

324.02' 10' Sanitary Sewer & Utility Easement 184.83' 10.00'

S80°47'38"E 3.60'

R=220.00' L=58.67' (L=48.11') R=69.33' L=25.93'

R=250.00' L=66.67' S 80°47'38" E (58.11')

L=25.00'

L=150.31' 88.11' (36.00')

R=280.00' L=73.57'

R=317.97'

R=70.00' L=97.43'

S 80°47'38" E 43.53'

S 80°47'38" E 2.56'

S 80°47'38" E 2.56'

S 80°47'38" E 2.56'

R=280.00' L=59.83'

S 80°47'38" E 43.53'

2.70' N84°16'18"E

R=18.60'

5.00' N80°55'15"E

S 09°04'45" E 157.57'

20' Sanitary Sewer Easement 127.71'

S 09°04'45" E 417.71' L=47.17'

R=405.78' L=50.62' (50.60')

Franklin Road
Variable Width R/W

S 89°55'06" E 417.76'

N/F Nicoletti

RECORDED JAN. 13, 2011
PLAN BOOK 322 PAGE 52

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

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
4	As per Resolution Plans	6-30-2010	Mal	
3	Address Municipal Comments	5-06-2010	Mal	---
2	Address Municipal Comments	4-08-2010	Mal	---
1	Address Municipal Comments	3-03-2010	-	---

CIVIL ENGINEER MARK B. SCHMIDT No. 36950-E COMMONWEALTH OF PENNSYLVANIA Professional

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☐ Corporate Office
Robert L. Hampton
350 Wood Street, Suite 201
Pittsburgh, PA 15222
PHONE: (412) 781-8660
FAX: (412) 781-8604

☒ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

www.Hampton-Technical.com
email@hampton-technical.com

DRAWN BY: Mal
CHECKED BY: -
APPROVED BY: -
CAD FILE: 7570 Const Phase 1A.dwg

TITLE: The Village of Cranberry Woods - Phase 1
Plan for Recording
Cranberry Township, Pennsylvania
Butler County

CLIENT: FRA Development Associates, L.P.
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania

DATE ISSUED: December 1, 2009
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: -
SHEET: REC.3
HTA PROJECT #: 7570-1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, REC.3, 12/13/2010 9:05 AM, Mark Lesnick