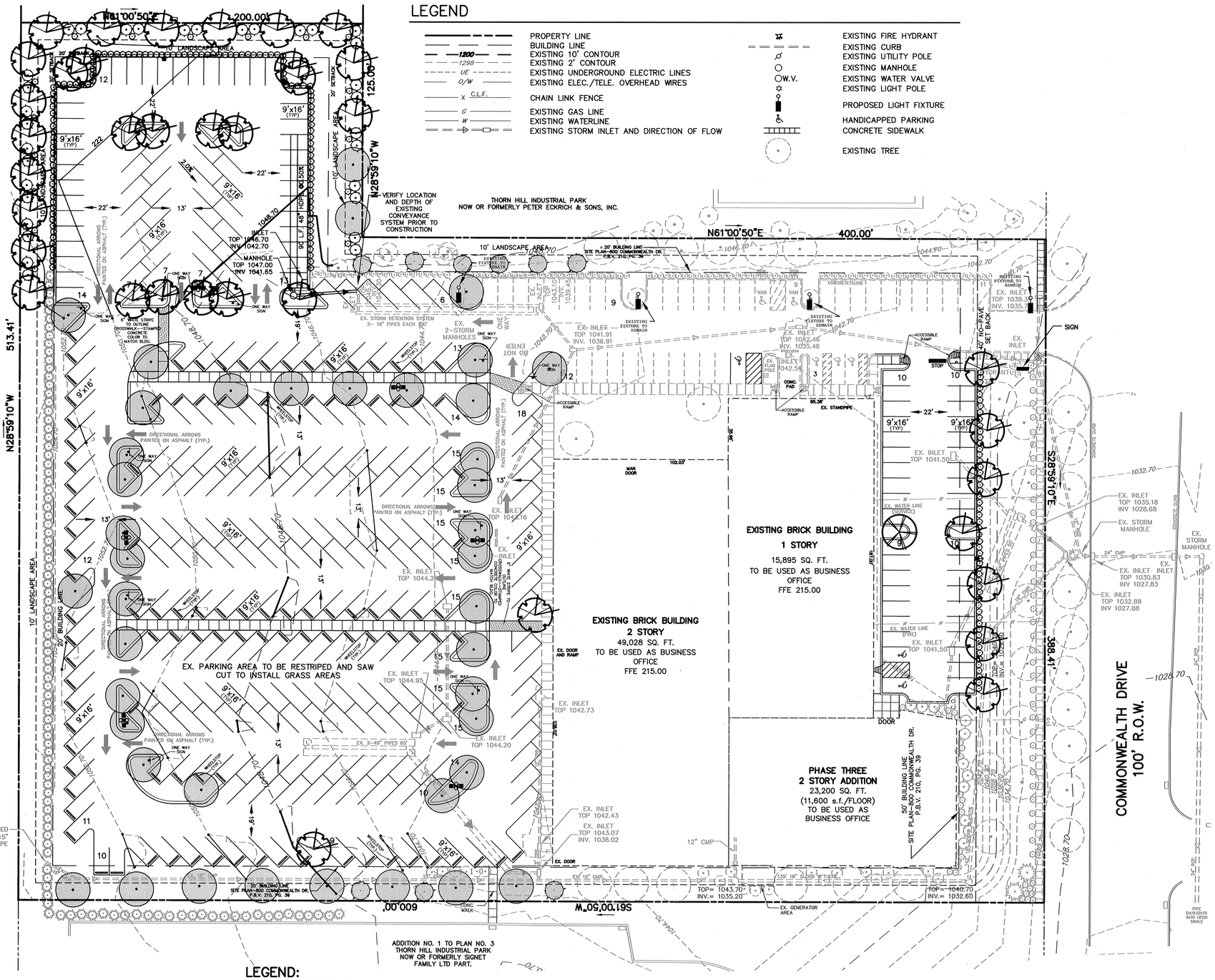


LEGEND:

- (1) HAWTHORN
- (129) TRANSPLANTED SHRUB
- (156) DWARF FOUNTAIN GRASS
- (32) ANTHONY WATERER SPIREA
- (38) MAJESTY SUGAR MAPLE
- (24) GREEN LUSTER HOLLY AT BASES OF LIGHT POLES IN PARKING AREA
- (9) LARGE TRANSPLANTED SHRUB
- (42) TRANSPLANTED TREE
- EXISTING TREE
- EXISTING SHRUB
- EXISTING EVERGREEN TREE

NOTES:

TOPOGRAPHIC AND PROPERTY LINE SURVEY COMPLETED BY FAHRINGER, McCARTY, GREY, INC. ON OCTOBER 21, 2003 FIELD BOOK 291 PAGES 26–37.

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SMAPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

KNOW ALL MEN BY THESE PRESENTS, that Sampson Morris Group owner of the land shown does hereby adopt this plan as its Development Plan of a portion of its property situated in Cranberry Township, Butler County, Commonwealth of Pennsylvania. This dedication and release shall be binding upon Sampson Morris Group its successors and assigns.

Judith A. Blanke — Signature of Witness — 1/31/11 — Date

David W. Sampson III — Signature of Partner — Sr. V.P. — 1-31-11 — Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named David W. Sampson III, a partner in the firm of Sampson Morris Group and acknowledged the foregoing adoption, dedication and plan to be the act of the partnership and desired the same to be recorded as such.

Witness my hand and notarial seal this 31st day of January 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
(Seal) M. Suzanne Hoffman, Notary Public
Monroeville Boro, Allegheny County
My Commission Expires April 23, 2014
Member, Pennsylvania Association of Notaries

Notary Public

I, Vincent L. Reedy-Gantt, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets and highways as plotted by Fahringer, McCarty, Grey, Inc. based on the recorded plan, for the owners or agents.

January 31, 2011 — Date

54 03874-5E — License No.

I, Jason Kratsas, a Registered Professional Engineer, the engineer of the Township of Cranberry, do hereby certify that these plans meet all the engineering and design requirements of the Township Zoning Ordinance except as departures have been authorized by the approval authority.

2/9/2011 — Date

PE 071353 — License No.

Reviewed by the Cranberry Township Planning Commission this 7th day of February 2011

Nancy A. Auer — Secretary

Chairman, Planning Commission

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2010-169 effective this 8th day of February 2011

Secretary

John A. Skerbetz — Chairman, Board of Supervisors

Reviewed by the Butler County Planning Commission this 18th day of Aug 2010

Secretary

F. A. Lyon JRM — 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 324 Pages 1.

Given under my hand and seal this 25th day of March 2011.

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

Michele M. Mustello — Recorder of Deeds

RECORDED MAR. 25, 2011	
PLAN BOOK	PAGE
324	1

Instr:201103250007600
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
03/25/2011
3:29PM
T2011010270
PL

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — VINCENT L. REEDY — LAND SURVEYOR 038745-E

CRANBERRY TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA — JASON KRATSAS — ENGINEER — PE071353

TOWNSHIP OF CRANBERRY

BUTLER COUNTY PLANNING COMMISSION

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

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

JOB NO. 4083-13D
DATE OF RECORD PLAN

NORTH

REVISIONS
September 2, 2010
January 25, 2011

SAMPSON MORRIS GROUP
2500 ELDO ROAD — MONROEVILLE, PA. 15146

SITE DEVELOPMENT PLAN
800 COMMONWEALTH DRIVE PHASE FOUR

CRANBERRY TOWNSHIP — BUTLER COUNTY, PA.

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA. (724) 327-0599

SCALE 1" = 30'
DATE August 9, 2010
DRAWN BY PHW
SHEET NUMBER 1 OF 1

PENNWOOD COMMONS-PHASE 2 FLEX BUILDING ENTRANCE REVISIONS

THORN HILL INDUSTRIAL PARK

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

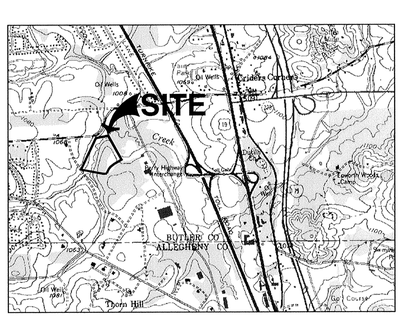
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

NOVEMBER 8, 2010



VICINITY MAP

Aerial; BASE IMAGE FROM PAMAP PROGRAM 2005, 1 FT. PIXEL RESOLUTION
PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES,
BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY
OCTOBER 2006, 1 FT. PIXEL RESOLUTION
AIRPHOTOUSA
1"=500'



U.S.G.S MAP

U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
MARS, PA QUADRANGLE,
DATED: 1953, PHOTOREVISED: 1979
1"=2,000'

UTILITY COMPANIES

SANITARY SEWER SERVICE

CRANBERRY TOWNSHIP
SUPERVISOR, ENGINEERING SERVICES
2525 ROCHESTER ROAD SUITE 400
CRANBERRY TOWNSHIP, PA 16066-6499
CONTACT: TIMOTHY S. ZINKHAM
PH: (724) 776-4806 (EXT. 1183)

STORM WATER FACILITIES

CRANBERRY TOWNSHIP
SUPERVISOR, ENGINEERING SERVICES
2525 ROCHESTER ROAD SUITE 400
CRANBERRY TOWNSHIP, PA 16066-6499
CONTACT: TIMOTHY S. ZINKHAM
PH: (724) 776-4806 (EXT. 1183)

WATER SERVICE

CRANBERRY TOWNSHIP
SUPERVISOR, ENGINEERING SERVICES
2525 ROCHESTER ROAD SUITE 400
CRANBERRY TOWNSHIP, PA 16066-6499
CONTACT: TIMOTHY S. ZINKHAM
PH: (724) 776-4806 (EXT. 1183)

ELECTRIC SERVICE

PENNPOWER
A FIRST ENERGY COMPANY
ENGINEERING SERVICES
701 W. NEWCASTLE ST.
ZELIENOPLE, PA 16065
CONTACT: C. MORRAY WINSLOW
PH: (724) 453-3439

GAS SERVICE

COLUMBIA GAS OF PENNSYLVANIA
200 CIVIC CENTER DRIVE
COLUMBUS, OH 43215
CONTACT: MELINDA BATEMAN
PH: (800) 440-6111 (EXT. 3035)

TELECOMMUNICATIONS SERVICE

ARMSTRONG
531 PERRY WAY
ZELIENOPLE, PA 16063
CONTACT: MIKE CRATTY
PH: (724) 452-5695

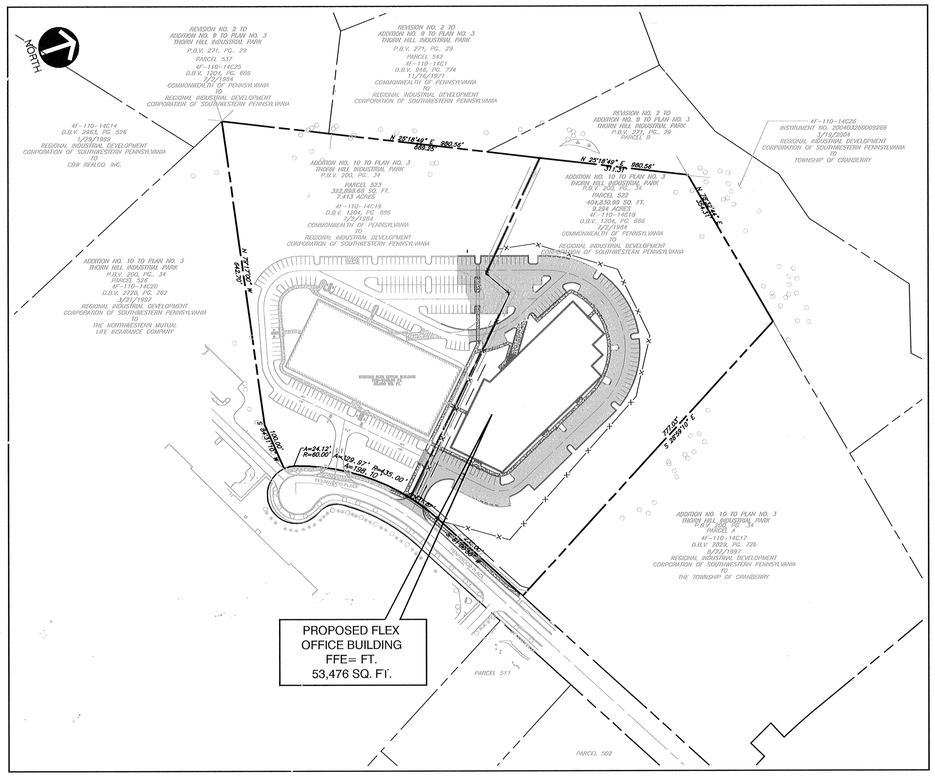
TELEPHONE SERVICE

CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
CONTACT: TONY KOURAKOS
PH: (724) 443-9835

ONE CALL SERIAL NO.: 0436373

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

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.



SITE MAP

SCALE: 1" = 150'

LIST OF DRAWINGS

C000	COVER SHEET
C001	GENERAL NOTES SHEET
C002	CERTIFICATION SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE LAYOUT PLAN
C201	FIRE TRUCK ACCESS PLAN
C202	WB-67 SEMI TRUCK ACCESS PLAN
C300	GRADING PLAN
C400	DRAINAGE PLAN
C401	DRAINAGE PLAN
C500	UTILITY PLAN
C501	UTILITY PROFILES
C800	SITE DETAILS
C801	SITE DETAILS
C802	SITE DETAILS
C803	PCSM SITE DETAILS
C804	PCSM SITE DETAILS
C805	PCSM SITE DETAILS
C806	SITE DETAILS
C807	SITE DETAILS
C900	EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 1
C901	EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 2
C902	EROSION AND SEDIMENTATION CONTROL NOTES
C903	EROSION AND SEDIMENTATION CONTROL DETAILS
L100	PLANTING PLAN
L101	PLANTING PLAN
L102	PLANTING DETAILS
SP1-2	INLET AREA MAP
SP3-1	SLOPE ANALYSIS
SP3-2	SENSITIVE NATURAL RESOURCES MAP

BY PFAFFMANN + ASSOCIATES
-SITE PLAN PERSPECTIVE
-ELEVATIONS AND SECTIONS
-FLOOR PLAN
-ELECTRICAL SITE LIGHTING PLAN (E1.1, E2.1)

ARCHITECT

PFAFFMANN + ASSOCIATES
BENEDUM TREES BUILDING
223 FOURTH AVENUE, SUITE 800
PITTSBURGH, PA 15222
PH: (412) 471-2470
FX: (412) 471-2472
CONTACT: ROBERT PFAFFMANN

DEVELOPER

PENNWOOD COMMONS II, LLC
BENEDUM TREES BUILDING
223 FOURTH AVENUE, SUITE 1800
PITTSBURGH, PA 15222
PH: (412) 931-3500
CONTACT: GREG BLACK

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
333 BALDWIN ROAD
PITTSBURGH, PENNSYLVANIA 15205-9702
PH: (412) 429-2324
FX: (412) 429-2114
CONTACT: DUSTIN J. KUHLMAN, PE

RECORDED MAR. 25, 2011
PLAN BOOK 324 PAGE 2

Instr:201103250007603 03/25/2011
Pages:3 F:$125.00 3:48PM
Michele Mustello T20110010275
Butler County Recorder FL

REGISTERED PROFESSIONAL ENGINEER
DUSTIN J. KUHLMAN
PE073631
COMMONWEALTH OF PENNSYLVANIA

REVISION RECORD

NO	DATE	DESCRIPTION
1.	12/09/10	REVISED PER TOWNSHIP COMMENTS

Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
412-429-2324 - 800-365-2324
www.ceiinc.com

LAND DEVELOPMENT PLANS
PENNWOOD COMMONS
PHASE 2 FLEX BUILDING
CRANBERRY TWP., BUTLER COUNTY
PENNSYLVANIA

COVER SHEET

DATE:	11/08/10
DRAWN BY:	RES
DWG SCALE:	AS NOTED
CHECKED BY:	RCK
PROJECT NO:	071-430
APPROVED BY:	

DRAWING NO.: **C000**

G:\PROJECTS\2007\071-430\DWG\PHASE II\071-430-C000-PHZ.DWG(2000) (MCLOUGHWTZEN) - DEC 8, 2010 - 11:20:3

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS; that PENNWOOD COMMONS II, LLC, thereof, does hereby adopt this plan as its Land Development of its property situate in the Township of Cranberry, Butler County, Pennsylvania.

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 24th day of FEBRUARY, 2011 ~~2007~~.

ATTEST:

Secretary (SEAL)

GREGORY C. BLACK, MANAGER MEMBER
Name and Title of Officer

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~BUTLER~~ ALLEGHENY

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared GREGORY C. BLACK (name and title of officer) of PENNWOOD COMMONS II, LLC who being duly sworn, deposeth and saith that (he, she) was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as MANAGING MEMBER (title of officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper respective handwriting.

(Title)

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24th day of FEBRUARY 2011 ~~2007~~.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Judith A. Ratajczak, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 7, 2013
Member, Pennsylvania Association of Notaries

Notary Public

(SEAL)

TITLE CLAUSE

I, GREGORY C. BLACK, owners of the plan, do hereby certify that the title of this property is in the name of PENNWOOD COMMONS II, LLC as recorded in Deed Book Volume____ page____ , Recorder of Deeds Office.

Witness

Owner MANAGER MEMBER

MUNICIPAL APPROVAL
PLANNING COMMISSION

Approved by the Planning Commission of the Township of Cranberry, this 6th day of DECEMBER, 2010 ~~2007~~.

Witness

Chairman

BOARD OF SUPERVISORS

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 grades, pave and curb the street in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by Resolution Number 2010-81 by the Board of Supervisors of the Township of Cranberry, this 24th day of MARCH, 2011 ~~2007~~.

Township Manager

President of Board
CHAIRMAN

(SEAL)

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 21ST day of APRIL, 2010 ~~2007~~.

SEC. GRM. ~~Director~~ CHAIRMAN GRM

BUTLER COUNTY PLANNING COMMISSION

(SEAL)

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 324, Page 2-4

Given under my hand and seal this 25th day of March, 2011 ~~2007~~.

RECORDER OF DEEDS BUTLER COUNTY PA

Recorder

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

(SEAL)

SURVEYOR'S CERTIFICATION

I, James R. Bruggeman 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 lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

(Signature of Surveyor)

2/15/2011
Date

SU-051772-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND
JAMES R. BRUGGEMAN
SURVEYOR
SU-051772-E

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

I, JASON KRAISAS a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Land 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.

(Signature)

3/25/2011
Date

PE 071353
Registration Number

COMMONWEALTH OF PENNSYLVANIA

(SEAL)

TOWNSHIP OF CRANBERRY

The undersigned owner, intending to legally bind itself and its successors and assigns, hereby grants and dedicates to the Township of Cranberry, Butler County, Pennsylvania, and to its successors and assigns forever the right to install, construct, operate, repair, maintain, relocate and replace all necessary facilities for potable water transmission and distribution and sanitary sewer collection and conveyance over, through, within and across the easements shown on the within plan and easements for utilities, all with the same force and effect as though said easements had been duly acquired for such purposes by condemnation and the undersigned owner hereby waives any and all claims for damages for the lawful use of such easements for the aforesaid purposes.

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th day of FEBRUARY, 2011 ~~2007~~.

Notary Public

Owner MANAGER MEMBER

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this____ day of____, 2011 ~~2007~~.

Staff Engineer
Registration Number

TOWNSHIP OF CRANBERRY

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.

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th day of FEBRUARY, 2011 ~~2007~~.

Notary Public

Owner MANAGER MEMBER

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this 25th day of FEBRUARY, 2011 ~~2007~~.

Staff Engineer
Registration Number

RECORDED MAR. 25, 2011
PLAN BOOK 324 PAGE 3

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DUSTIN J. KOHLMAN
PE073831

2-15-11

REVISION RECORD

NO.	DATE	DESCRIPTION
1	12/20/10	REVISED PER TOWNSHIP COMMENTS

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.ceiinc.com

LAND DEVELOPMENT PLANS
PENNWOOD COMMONS
PHASE 2 FLEX BUILDING
CRANBERRY TWP., BUTLER COUNTY
PENNSYLVANIA

CERTIFICATION SHEET

DATE:	11/08/10
DWG SCALE:	AS NOTED
PROJECT NO:	071-830
DRAWN BY:	RES
CHECKED BY:	RCK
APPROVED BY:	

DRAWING NO.: C002

G:\PROJECTS\2007\071-830\DWG\PHASE II\071-830-C002-PH2.DWG[C002] (RKLOUSNITZER) - OCT 25, 2010 - 14:33:30

NORTH

GRAVEL SHOULDER 414 C805

PHASE 2 LIMIT OF DISTURBANCE

IMPROVED MATERIAL CROSSWALK (TYP.) 207 C801
6" WHITE STRIPE BOTH SIDES

CONCRETE CURB (TYP.) 208 C801

MATCH EXISTING CURB

MATCH EXISTING CURB

AREA OF SIDEWALK TO BE FLUSH WITH PAVING SURFACE

208 CONCRETE SIDEWALK C800 (TYP.)

204 HEAVY DUTY PAVEMENT C800 SECTION (TYP.)

209 CONCRETE/ASPHALT C801 PAVEMENT JOINT (TYP.)

208 CONCRETE CURB C801 (TYP.)

205 CONCRETE PAVEMENT C800 SECTION (TYP.)

210 VAN ACCESSIBLE C801 PARKING SPACE (TYP.)

RAMP DOWN TO FLUSH SIDEWALK

208 CONCRETE CURB C801 (TYP.)

RELOCATED FENCE

EXISTING FLEX OFFICE BUILDING
FFE=1049.64 FT.
53,099 SQ. FT.

FLEX OFFICE BUILDING
FFE=1049.14 FT.
53,476 SQ. FT.

ACCESSIBLE PARKING SIGN (TYP.) C800

ACCESSIBLE 210 C801 PARKING SPACE (TYP.)

10.0' LANDSCAPE BUFFER

30' MIN. BLDG. SETBACK

IMPROVED MATERIAL CROSSWALK (TYP.) 207 C801
6" WHITE STRIPE BOTH SIDES

ACCESSIBLE RAMP 215 C802 (TYP.)

202 ACCESSIBLE PARKING C800 SIGN (TYP.)

210 VAN ACCESSIBLE C801 PARKING SPACE (TYP.)

ADA ACCESSIBLE DEPRESSED RAMP PADOT TYPE 6 MODIFIED WITH SIDEWALKS

MATCH EXISTING CURB

208 CONCRETE CURB C801 (TYP.)

218 ACCESSIBLE RAMP C802 (TYP.)

213 WHEEL STOP C801 (TYP.)

GRAVEL SHOULDER 414 C805

216 DEPRESSED CONCRETE C802 CURB AND GUTTER

PHASE 2 CROSSWALK SHALL MATCH THE PHASE 1 CROSSWALK WITH 6" WHITE STRIPE

IMPROVED MATERIAL CROSSWALK (TYP.) 207 C801
6" WHITE STRIPE BOTH SIDES

PHASE 2 LIMIT OF DISTURBANCE

PENNWOOD PLACE

PENNSYLVANIA POWER COMPANY 30' OVERHEAD LINE EASEMENT D.B.V. 1005, PG. 808

20.00' BLDG. SETBACK
10.00' LANDSCAPE BUFFER

NOTES

1. SEE SHEET C001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. ALL CURBS SHALL BE FULL DEPTH 18" CONCRETE CURB UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING SPACES ARE 9'-0" x 18'-0". SEE PARKING SPACE DETAILS, C802.
5. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET WIDE, UNLESS OTHERWISE NOTED.
7. RECEPTACLES OR COMPACTORS FOR TRASH, REFUSE, RECYCLABLES, AND THE LIKE WILL NOT BE ACCESSED FOR PICK-UP, DELIVERY, OR REMOVAL BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.
8. THE PARKING LOT MEETS THE CRANBERRY TOWNSHIP 10% PERVIOUS SURFACE REQUIREMENT. THE PARKING LOT PERVIOUS SURFACE IS IN EXCESS OF 12%.
9. THIS SITE PLAN IS IN COMPLIANCE WITH SECTION 503.1.1 OF THE INTERNATIONAL FIRE CODE FOR FIRE APPARATUS ACCESS ROADS.

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING STREAM
- EXISTING 100 YR. FLOODPLAIN LIMIT
- EXISTING CURB AND PAVED GUTTER
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- ST — EXISTING STORM SEWER LINE
- OH-E — EXISTING OVERHEAD ELECTRIC
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERLINE
- G — EXISTING GAS LINE
- UG-E — EXISTING ELECTRIC LINE
- EXISTING FENCE
- EXISTING VEGETATION
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATERLINE VALVE
- EXISTING LIMIT OF DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE WALKWAY
- PROPOSED TRAFFIC FLOW ARROW
- PROPOSED SIGN
- PROPOSED IMPROVED MATERIAL CROSSWALK
- (15) PROPOSED PARKING STALL COUNT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- 201 / C800 DETAIL NUMBER / SHEET NUMBER

SITE DEVELOPMENT ZONING DATA
CRANBERRY TOWNSHIP ZONING DISTRICT SP-1
PROPOSED FLEX BUILDING - PENNWOOD COMMONS II, LLC

MODIFICATION REQUEST TO SECTION 403.G.4 OF THE CRANBERRY TOWNSHIP LAND DEVELOPMENT AND SUBDIVISION ORDINANCE

	REQUIREMENT	PROVIDED
TOTAL SITE ACREAGE:	N/A	8.648 ACRES
SITE ACREAGE TO BE DEVELOPED:	N/A	6.40 ACRES
BUILDING FOOTPRINT (SQUARE FEET):	N/A	53,476
PARKING SPACES (1 SPACE/350 SF GFA):	153 SPACES	213 SPACES
HANDICAP SPACES:	6 SPACES	7 SPACES
VAN ACCESSIBLE HANDICAP SPACES:	1 SPACE	4 SPACES
MINIMUM LOT AREA:	1 ACRE	8.648 ACRES
MIINIMUM LOT WIDTH:	80 FEET	312 FEET
FRONT/SIDE/REAR SETBACKS:	50 FT / 20 FT / 20 FT	50 FT / 20 FT / 20 FT
MAXIMUM BUILDING HEIGHT:	50 FEET	20' - 7-5/8"
MAXIMUM SITE IMPERVIOUS COVERAGE:	70%	33.1%
MINIMUM PERVIOUS COVER IN PARKING LOT:	10%	17.1%

REFERENCE

1. EXISTING AERIAL TOPOGRAPHY PROVIDED BY NOR EAST MAPPING FROM DRAWING TITLED "THRS2.DWG" DATED JANUARY 8, 2008. ADDITIONAL AERIAL TOPOGRAPHY PROVIDED BY CRANBERRY TOWNSHIP JUNE 16, 2008.
2. BOUNDARY AND ADDITIONAL TOPOGRAPHY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FROM DRAWING TITLED "ALTA/ACSM LAND TITLE SURVEY" DATED FEBRUARY 13, 2008.
3. PROPERTY IS LOCATED IN FLOOD ZONE A5 AND ZONE C AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NUMBER 4212170010B, MAP DATED 04/01/1982. NO STRUCTURES ARE PROPOSED FOR DEVELOPMENT WITHIN THE MAPPED 100 YEAR FLOODPLAIN.
4. WETLAND AND JURISDICTIONAL WATERS LIMITS DEPICTED HEREON ARE PER THE FEBRUARY 7, 2008 DELINEATIONAL REPORT TITLED "WETLAND DELINEATION AND STREAM DETERMINATION REPORT, THORN HILL INDUSTRIAL PARK, PARCELS 522 AND 523" PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FIELD WORK FOR THESE ITEMS WAS PERFORMED FEBRUARY 14, 2008.
5. PHASE 1 TOPOGRAPHY, BUILDING, SIDEWALK, PARKING, UTILITIES, STORM SEWER AND ANY OTHER ASSOCIATED ITEMS BASED ON DESIGN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC ON 8/12/09, AND ARE NOT "AS BUILT" CONDITIONS.

ONE CALL SERIAL NO.: 0436373

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

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

RECORDED MAR. 25, 2011

PLAN BOOK	PAGE
324	4

SCALE IN FEET
0 30 60

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DUSTIN J. UHLMAN
ENGINEER
PE073931

REVISION RECORD

NO	DATE	DESCRIPTION
1	12/20/10	REVISED PER TOWNSHIP COMMENTS

Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
412-429-2324 - 800-365-2324
www.cecinc.com

LAND DEVELOPMENT PLANS
PENNWOOD COMMONS
PHASE 2 FLEX BUILDING
CRANBERRY TWP., BUTLER COUNTY
PENNSYLVANIA

SITE LAYOUT PLAN - BUILDING II

DATE:	11/08/10
DRAWN BY:	RES
CHECKED BY:	RCK
DWG SCALE:	1"=30'
PROJECT NO:	071-830
APPROVED BY:	

DRAWING NO.: **C200**

G:\PROJECTS\2007\071-830\DWG\PHASE II\071-830-C200-PhIIDim[C200] (TRIMMTOW) - NOV 8, 2010 - 9:37:59

KNOW ALL MEN BY THESE PRESENTS: That the Greenspace Land, Inc., a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Clinton Township, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings, Greenspace Land, Inc. hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Clinton, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Greenspace Land, Inc., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said coporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 28 day of MARCH 2011.

ATTEST: Greenspace Land, Inc

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 John M. Allen, President of the Greenspace Land, Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the slad Greenspace Land, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of slad corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

President

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 28TH day of MARCH 2011.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Twp., Butler County
My Commission Expires Feb. 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

15 MAR. '11
Date

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

P. L. S. #30161-E

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

Approved by the Supervisors of the Township of Clinton this 15th day of March 2011.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 7th day of March 2011.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 9 day of March 2011.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

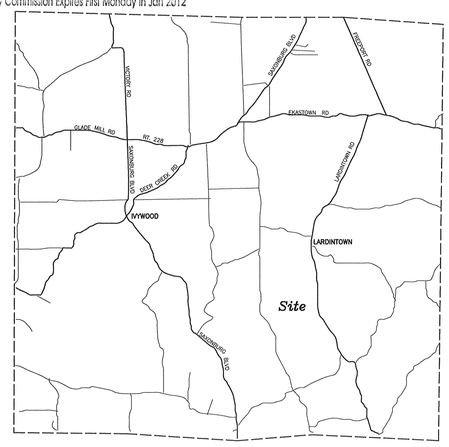
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 324 Page 5.

Given under my hand and seal this 30th day of March 2011.

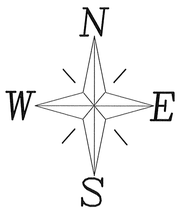
Recorder

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

RECORDER OF DEEDS
BUTLER COUNTY, PA



Vicinity Map

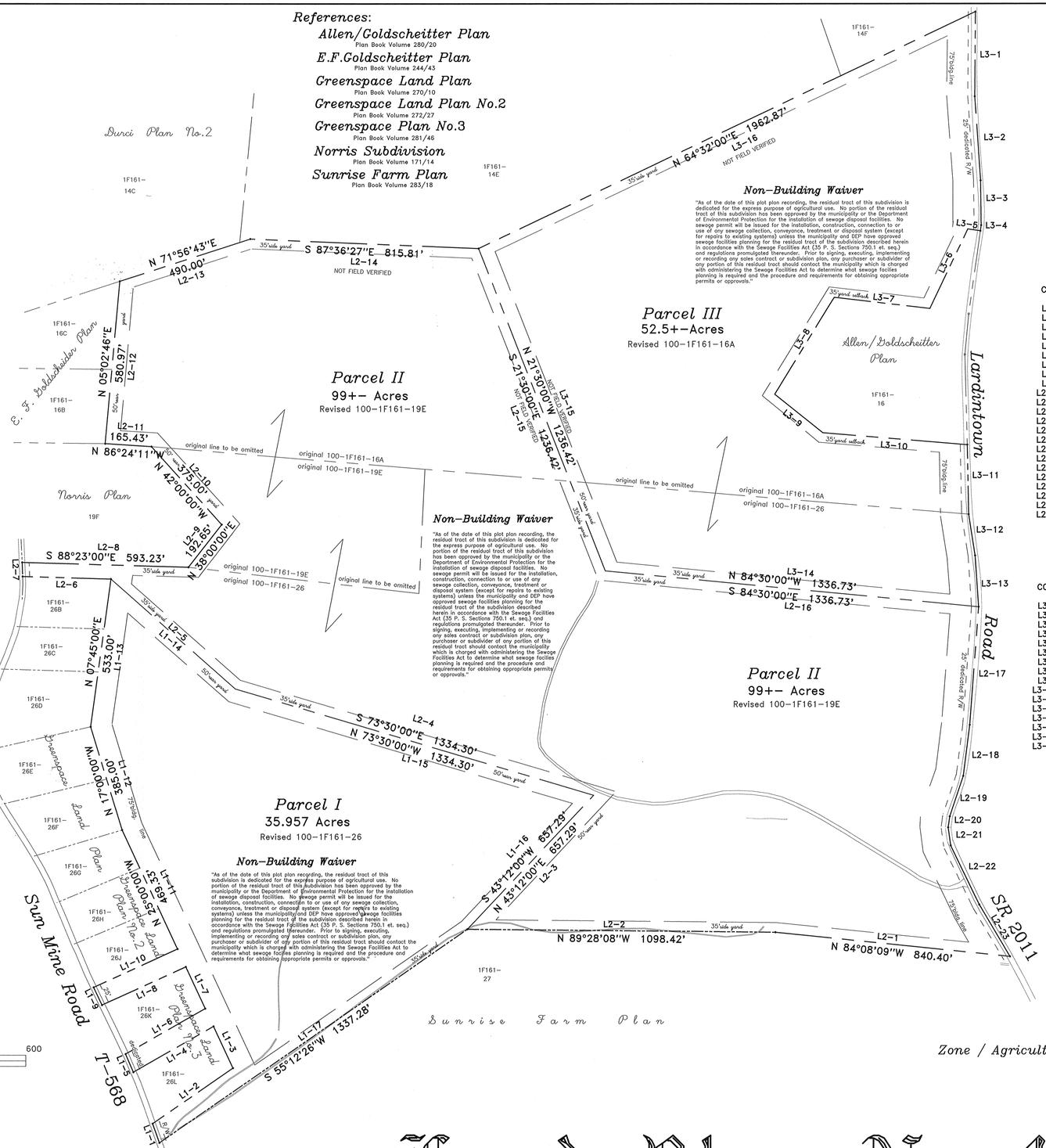


200 0 200 400 600
GRAPHIC SCALE – FEET

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

References:

- Allen/Goldscheitter Plan — Plan Book Volume 280/20
- E.F.Goldscheitter Plan — Plan Book Volume 244/43
- Greenspace Land Plan — Plan Book Volume 270/10
- Greenspace Land Plan No.2 — Plan Book Volume 272/27
- Greenspace Plan No.3 — Plan Book Volume 281/46
- Norris Subdivision — Plan Book Volume 171/14
- Sunrise Farm Plan — Plan Book Volume 283/18



Parcel I

COURSE	BEARING	DISTANCE
L1-1	N 19°41'00"W	72.51'
L1-2	N 55°12'26"E	348.84'
L1-3	N 25°00'00"W	164.60'
L1-4	S 60°11'20"W	329.45'
L1-5	N 23°21'20"W	70.45'
L1-6	N 60°11'20"E	327.42'
L1-7	N 25°00'00"W	164.00'
L1-8	S 65°30'00"W	328.31'
L1-9	N 25°36'00"W	70.01'
L1-10	N 65°30'00"E	329.04'
L1-11	N 25°00'00"W	469.33'
L1-12	N 17°00'00"W	385.00'
L1-13	N 07°45'00"E	533.00'
L1-14	S 48°30'00"E	592.72'
L1-15	S 73°30'00"E	1334.30'
L1-16	S 43°12'00"W	657.29'
L1-17	S 55°12'26"W	1337.28'

Parcel II

COURSE	BEARING	DISTANCE
L2-1	N 84°08'09"W	840.40'
L2-2	N 89°28'08"W	1098.42'
L2-3	N 43°12'00"E	657.29'
L2-4	N 73°30'00"W	1334.30'
L2-5	N 48°30'00"W	592.72'
L2-6	N 88°23'00"W	315.00'
L2-7	N 02°00'00"W	50.10'
L2-8	S 88°23'00"E	593.23'
L2-9	N 38°00'00"E	192.65'
L2-10	N 42°00'00"W	375.00'
L2-11	N 86°24'11"W	165.43'
L2-12	N 05°02'46"E	580.97'
L2-13	N 71°56'43"E	490.00'
L2-14	S 87°36'27"E	815.81'
L2-15	S 21°30'00"E	1236.42'
L2-16	S 84°30'00"E	1336.73'
L2-17	S 04°11'00"W	423.00'
L2-18	S 07°17'30"W	183.00'
L2-19	S 18°25'30"W	152.00'
L2-20	S 07°48'00"W	40.00'
L2-21	S 07°50'00"E	65.00'
L2-22	S 25°44'00"E	235.00'
L2-23	S 30°41'30"E	214.77'

Parcel III

COURSE	BEARING	DISTANCE
L3-1	S 00°27'00"W	302.54'
L3-2	S 03°58'07"E	300.00'
L3-3	S 00°41'40"E	159.49'
L3-4	S 07°55'45"W	20.00'
L3-5	N 81°34'15"W	45.00'
L3-6	S 25°25'45"W	315.00'
L3-7	N 83°19'15"W	343.25'
L3-8	S 31°37'45"W	405.19'
L3-9	S 51°21'37"E	220.00'
L3-10	S 85°15'15"E	516.83'
L3-11	S 01°08'15"E	248.79'
L3-12	S 08°56'00"E	148.69'
L3-13	S 03°50'34"E	183.09'
L3-14	N 84°30'00"W	1336.73'
L3-15	N 21°30'00"W	1236.42'
L3-16	N 64°32'00"E	1962.87'

HIGHWAY OCCUPANCY PERMIT

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

Greenspace Land Plan No.4

being a Lot Line Revision of tax parcels 100-1F161-16A,19E & 26

Instr: 201103300007930
Pages: 3
$45.00
Michele Mustello
Butler County Recorder
03/30/2011
9:18PM
T20110010770
FL

RECORDED MAR. 30, 2011
PLAN BOOK 324
PAGE 5
SHEET ____ of ____

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 Greenspace Land, Inc.
PROJECT No: 11003
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 2/22/11 REV: 3/08/11 DWN.By: SdG CHK.By: Co. TAX No: 100-1F161-16A,19E&26

PRIVATE ROAD/STREET NOTICE

1. A private road/street which is unnamed is hereby established as shown this plan. The private road/street is not intended as a public road/street, has not been dedicated for public use and has not been accepted as a public road/street by Muddy Creek Township.

2. The private road/street as shown on this plan shall be the exclusive means of vehicular and/or pedestrian entry, egress and aggress from the existing 2.00 acre lot as shown hereon.

3. The costs and/or expenses associated with the construction and/or perpetual reconstruction, maintenance, repair and/or grading of the private road/street shall be the sole responsibility of the owner of the existing 2.00 acre lot as shown hereon.

4. As a condition to approving this plan, Muddy Creek Township requires that the Developer execute a Declaration of Covenants for private road/street construction, use and perpetual maintenance and repair, approved in advance by the Board of Supervisors. Developer shall record the Declaration in the Office of the Recorder of Deeds, Butler County, Pennsylvania and make the Declaration a part of and attached to all deeds of conveyance of title to the 2.00 acre lot as shown hereon.

5. As a condition of approving this plan, no further subdivision or development of the 2.00 acre lot as shown hereon, which will result in a new building lot accessing the private road/street, or extension of the private road/street as shown on this plan shall be permitted or approved unless the private road/street is paved for its full length and width, brought into compliance with all the requirements of the Muddy Creek Township Subdivision Ordinance, as amended, and dedicated for public use.

6. Final approval of this plan does NOT obligate or require Muddy Creek Township to construct, reconstruct, maintain, repair, and/or grade the private road/street hereby established.

NOTES:

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

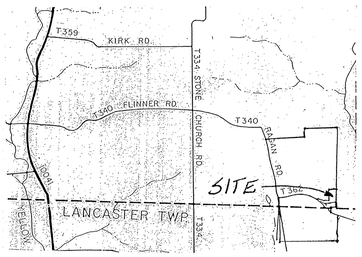
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

REF: SURVEY FOR BUTLER COUNTY CONSERVATION DISTRICT BY LSI, INC., 12/05/96, 96374
REF: PLAN OF SUBDIVISION FOR ROBERT J. JESTEADT, SR., AND JANET G. JESTEADT BY LSI, INC., 05/23/97, P.B. 206 PG. 22.

PROPERTY OWNERS: ROBERT J. JESTEADT, SR.
JANET G. JESTEADT
215 RAGAN ROAD
PROSPECT, PA 16052

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL B OFF OF REMNANT.

CONTOURS ARE APPROXIMATE AND TAKEN FROM U.S.G.S PROSPECT PA QUADRANGLE.



VICINITY MAP Scale: 1" = 2000'

CERTIFICATE OF TITLE - MORTGAGE CLAUSE

We, Robert J. Jesteadt, Sr., and Janet G. Jesteadt, do hereby certify that the title to the property shown hereon is in the names of Robert J. Jesteadt, Sr., and Janet G. Jesteadt and is recorded in Instrument Number 200503220006654 and that there is a mortgage on the property held by Robert J. Jesteadt Sr. Janet G. Jesteadt

WITNESS: OWNERS:

_____ mortgagee of the property contained in the Robert J. Jesteadt, Sr., and Janet G. Jesteadt Plan consents to the recording of said plan and to the dedication and all other matters appearing on the plan.

WITNESS: MORTGAGEE

PRINTED NAME AND TITLE

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 February, 2011.

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 16th day of MARCH, 2011.

ATTEST:
Secretary Board of Supervisors
Chairman Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 26TH day of JAN, 2011.

Secretary
Chairman

SEAL

I, Cheryl A. Hughes, a 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 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
DATE February 23, 2011
Cheryl A. Hughes, P.L.S.
Registration No. SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that we, Robert J. Jesteadt, Sr., and Janet G. Jesteadt, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of MARCH, 2011.

ATTEST:
Notary Public
Owner
Owner

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Boloe, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA}
SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats, etc. in said County at Instrument Number 20110404000182. Plan Book 324 page 6-7.

Given under my hand and seal this 4th day of April, 2011.

Recorder

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

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

BUTLER COUNTY PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS, that we, Robert J. Jesteadt, Sr. and Janet G. Jesteadt, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, we, Robert J. Jesteadt, Sr., and Janet G. Jesteadt, 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 Robert J. Jesteadt, Sr. and Janet G. Jesteadt, our 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 MARCH, 2011.

ATTEST:
Notary Public
Owner
Owner

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Boloe, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2012
Member, Pennsylvania Association of Notaries

We, Robert J. Jesteadt, Sr. and Janet G. Jesteadt, fully understand and agree that the approval of this plan by the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County 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 Robert J. Jesteadt, Sr., and Janet G. Jesteadt, who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that the plan thereof was made at their direction, that she acknowledges the same to be their act and deed, and that they desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 15th day of MARCH, 2011.

Notary Public

My Commission Expires:
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Boloe, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2012
Member, Pennsylvania Association of Notaries

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

Instr 20110404000182 04/04/2011 1:03PM
Pages 2 F: $85.00
Michele Mustello T20110011267
Butler County Recorder FL

RECORDED APR. 4, 2011	
PLAN BOOK	PAGE
324	6

REVISED: 03/02/2011; ALTERNATE TEST SITE PERMIT NUMBERS
REVISED: 02/23/2011; ENGINEER REVIEW LETTER

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

FINAL PLAN OF SUBDIVISION
FOR: ROBERT J. JESTEADT, SR.
and
JANET G. JESTEADT
SITUATE: MUDDY CREEK TWP., BUTLER CO., PA

Date 04/29/08	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F58-B8		Instrument # 200503220006654	Sheet 2 of 2
Address 215 RAGAN ROAD			Service No. 08-031

N/F J. RAGAN

N 11°37'57" W
84.10'

N 08°49'51" W
60.86'

N 12°24'40" W
73.51'

N 13°15'14" W
808.58'

I.P. SET

N 17°42'36" W
1,191.68'

N 07°52'33" W
676.04'

EX I.P.

N 73°28'05" E
50.33'
8.5'
1256.88'

N 89°59'08" E
1,074.50'

10' BUILDING LINE (SIDE YARD)

75' BUILDING LINE

75' BLDG. LINE

ADDITIONAL 8.5' TO BE DEDICATED FOR PUBLIC ROAD PURPOSES

GmD

WaB

GIB

GpC

(34.42 ACRES)

CONTOURS ARE APPROXIMATE AND TAKEN FROM U.S.G.S. PROSPECT PA QUADRANGLE.

1,181.17'

N 73°47'30" E
49.95'

N 76°16'52" E
51.35'

N 80°07'31" E
50.35'

N 87°39'18" E
52.97'

S 84°56'50" E
52.95'

EX. BLDG.

EX. DWELLING

EX. GEATON APPROACH LOCATION

ALTERNATE TEST SITE PIT & PERCS 2060903

EX. GARAGE

EX. MOBILE HOME

EX. SEPTIC TANK

EX. ELEC. METER

EX. DRIVE

EX. WELL

EX. POND

EX. ROAD (MUDDY CREEK RD.)

R.O.W. VARIES

S 82°46'43" E
516.68'

REMNANT
N/F ROBERT J. JESTEADT, SR. &
JANET G. JESTEADT
106.17 ACRES
-2.00 ACRE PARCEL B
104.17 ACRES TOTAL AFTER CONVEYANCE

TaB

GIB

(69.75 ACRES)

1330

1340

1310

1320

1290

1300

N/F D.L. RAGAN

N 07°34'07" W
269.50'

EX I.P.

40' TO BLDG. LINE

GIC

I.P. SET

N 89°11'22" E
849.50'

N/F R. RICE

10' BUILDING LINE (REAR YARD)

S 89°45'00" W
1,181.17'

WaB

GIC

GpD

CoD

ErC

POND

1220

1240

1260

1280

1300

1180

1160

1140

1120

1100

S 56°55'52" W
7.06'

N 52°09'01" W
56.25'

N 46°34'15" W
7.95'

S 46°34'15" E
46.00'

S 12°56'28" E
51.93'

S 00°24'46" W
132.52'

S 36°44'23" E
178.76'

PROPOSED PRIVATE R/W

N 78°00'12" E
119.64'

N 11°59'51" W
323.21'

10' BLDG. LINE (SIDE YARD)

ALTERNATE TEST SITE #0-24292

10' BUILDING LINE (REAR YARD)

N 79°41'42" E
250.32'

10' BLDG. LINE (SIDE YARD)

N/F M. HART
PARCEL A OF
PB 206 PG 22

PARCEL B
2.00 ACRE ±

200.00'

S 00°24'46" E
364.43'

10' BUILDING LINE (SIDE YARD)

S 00°21'01" W
670.85'

N/F P.F. MORRIS JR.

282.00'

I.P. SET

I.P.

I.P. FOUND

I.P. SET

N 00°24'46" E
276.40'

10' BUILDING LINE (REAR YARD)

N 00°21'01" E
44.78'

N 11°05'28" E
118.14'

SPRING

1683.72'

N/F J.R. RAGAN

N/F J. McDONALD

2202.68

STONE

GpC

HgD

GpD

1290

1280

1270

1260

1250

1240

1230

1220

1210

1200

1190

1180

10' BUILDING LINE (REAR YARD)

849.50'

N/F D.L. RAGAN

I.P. SET

SOILS LEGEND

CoD COOKPORT LOAM, 15–25% SLOPES
ErC ERNEST SILT LOAM, 8–15% SLOPES
GlB GILPIN SILT LOAM, 3–8% SLOPES
GIC GILPIN SILT LOAM, 8–15% SLOPES
GmD GILPIN CHANNERY SILT LOAM, 15–25% SLOPES
GpC GILPIN–WHARTON SILT LOAMS, 8–15% SLOPES
GpD GILPIN–WHARTON COMPLEX, 15–25% SLOPES
HgD HAZLETON & GILPIN SOILS, 8–25% SLOPES, VERY STONY
TaB TILSIT SILT LOAM, 3–8% SLOPES
WaB WHARTON SILT LOAM, 3–8% SLOPES

SOILS TAKEN FROM SHEET 16 OF 32 OF THE SOIL SURVEY OF BUTLER COUNTY, PENNSYLVANIA.

0' 100' 200' 300'

REVISED: 03/02/2011; ALTERNATE TEST SITE PERMIT NUMBERS
REVISED: 02/23/2011; ENGINEER REVIEW LETTER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-31490-E

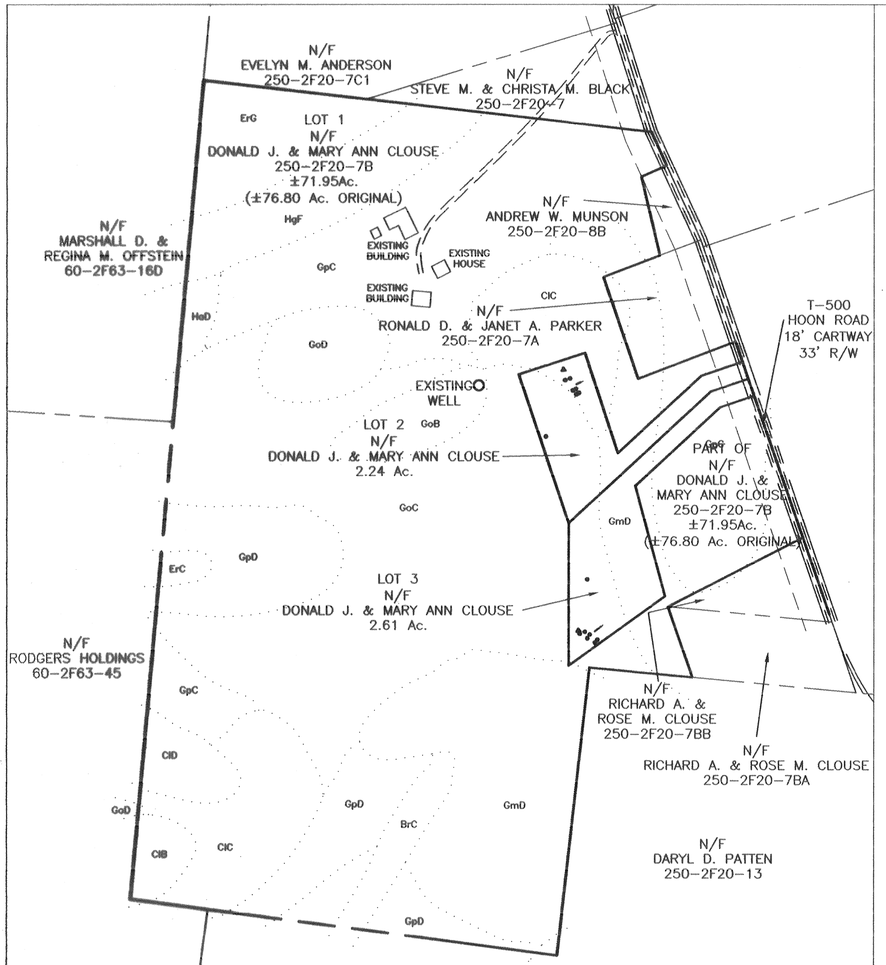
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003–1061
(724) 287–6865
Cheryl A. Hughes, PLS Owner

FINAL PLAN OF SUBDIVISION
FOR: ROBERT J. JESTEADT, SR.
and
JANET G. JESTEADT
SITUATE: MUDDY CREEK TWP., BUTLER CO., PA

RECORDED APR. 4, 2011	
PLAN BOOK	PAGE
324	7

Date 04/29/08	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F58-88	Instrument # 200503220006654	Sheet 1 of 2	Service No. 08-031
Address 215 RAGAN ROAD			

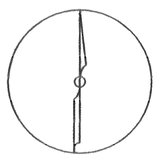
Instr:201104060003678 04/06/2011
Pages:1 F:$45.00 2:47PM
Michele Mustello T20110011610
Butler County Recorder ND



SITE MAP

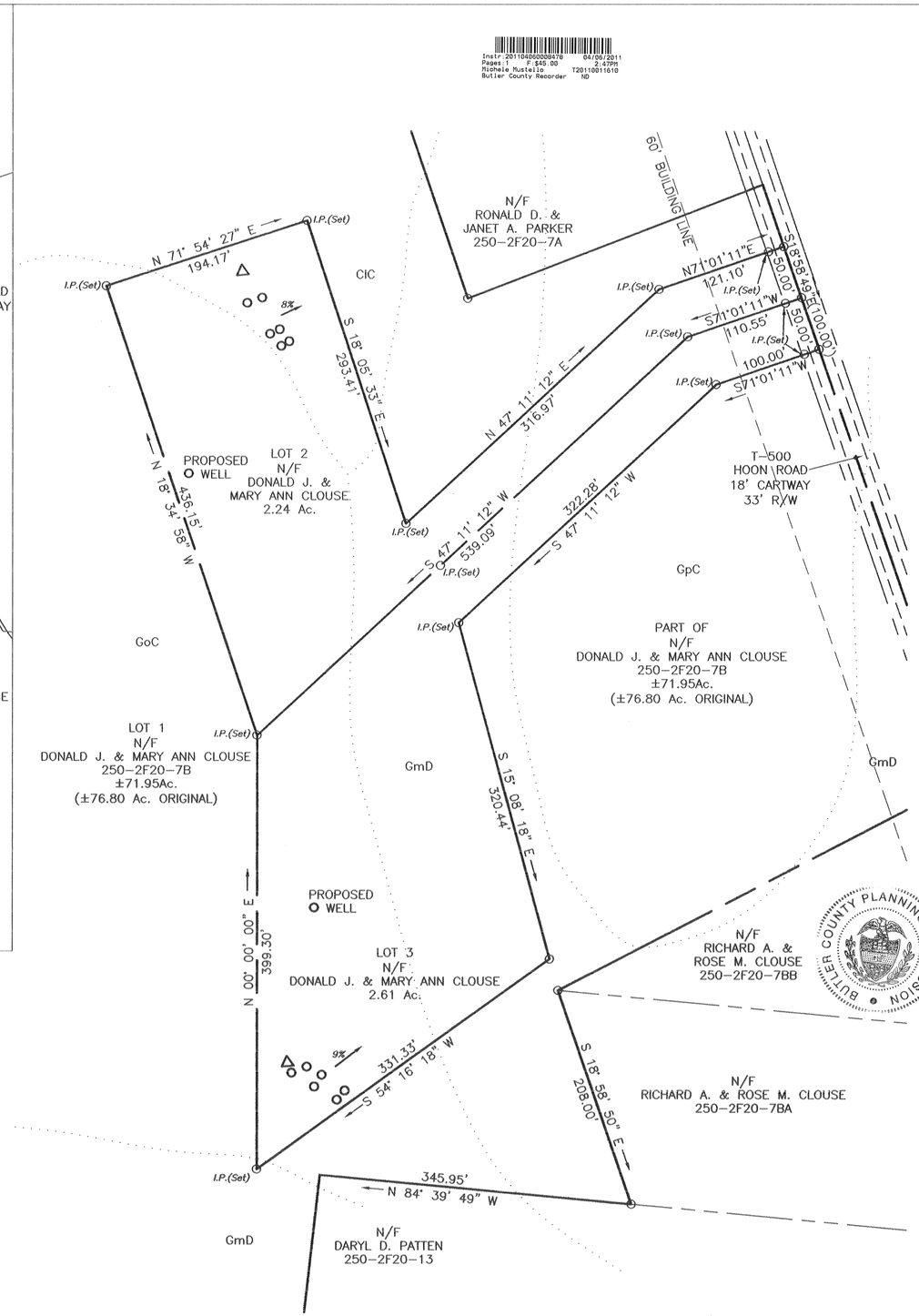


LOCATION MAP 1" = 2000'



NORTH ARROW

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



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

PROPERTY OWNER
DONALD J. & MARY ANN CLOUSE
180 HOON RD
BUTLER, PA 16001

0 60' 120'

REVISIONS

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

TITLE	CLOUSE SUBDIVISION
FOR	DONALD J. & MARY ANN CLOUSE
SITUATE	HOON ROAD OAKLAND TOWNSHIP BUTLER COUNTY, PA
SCALE 1"=60'	DR BY T.A.T.
DATE 11/4/10	CK'D BY W.J.M.
	DRAWING NO. 6752-1

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

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

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM J. McGARVEY SU-627-A

2/7/11
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT DONALD J. & MARY ANN CLOUSE 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 ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES, AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF 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 18 DAY OF MARCH, 2011

Donald J. Clouse
OWNER

OWNER

Mary Ann Clouse
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 DONALD J. & MARY ANN CLOUSE 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 18th DAY OF March ,2011

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

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 31ST DAY OF MARCH , 2011

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 8th DAY OF Mar ,2011

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 6th DAY OF April , 2011

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)"

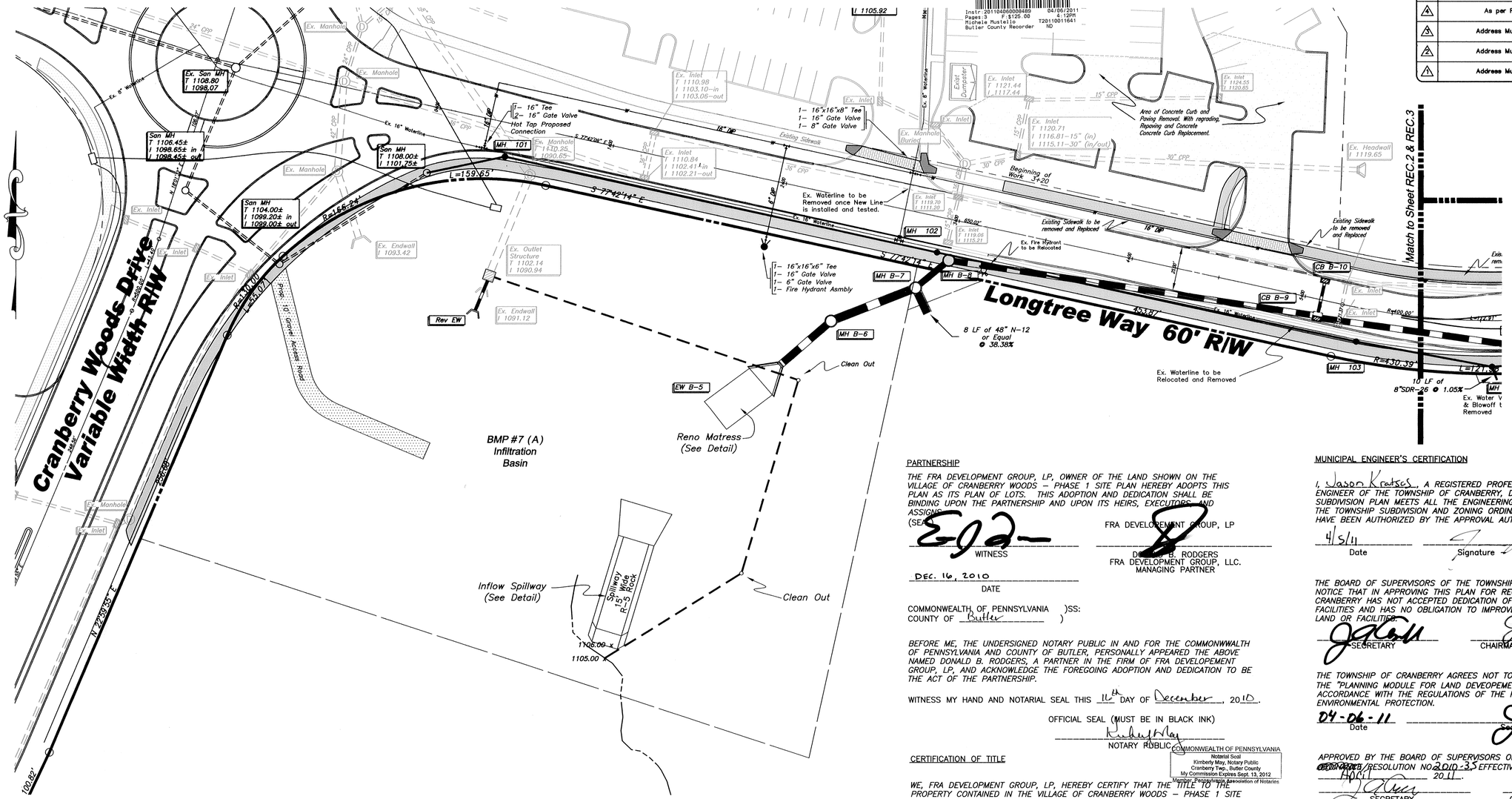
COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 324 PAGE 8
GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF April , 2011

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

RECORDED APR. 6, 2011	
PLAN BOOK	PAGE
324	8

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.

APPROVAL BY THE CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION

The Cranberry Township Planning Commission has reviewed and recommends approval of this plan on this 25th day of May, 2010.

Nancy A. Auer
Secretary

James D. Roberts
Chairman, Planning Advisory Commission

RECORDED APR. 6, 2011	
PLAN BOOK	PAGE
324	9

Instr: 201106060008489 06/06/2011
Pages:3 F:$125.00 8:12PM
Michele Mustello T20110011641
Butler County Recorder ND

PARTNERSHIP

THE FRA DEVELOPMENT GROUP, LP, OWNER OF THE LAND SHOWN ON THE VILLAGE OF CRANBERRY WOODS – PHASE 1 SITE PLAN 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 COMMONWEALTH 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 14th DAY OF December, 2010.

OFFICIAL SEAL (MUST BE IN BLACK INK)
Kimberly May
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 PROPERTY CONTAINED IN THE VILLAGE OF CRANBERRY WOODS – PHASE 1 SITE PLAN 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

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.

MUNICIPAL ENGINEER'S CERTIFICATION

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 ORDINANACE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

4/5/11
Date

Signature + Registration No. PE071353

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

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.

04-06-11
Date

Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2010-35 EFFECTIVE THIS DAY OF 16th DAY OF April, 2011.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF SEPT 2009

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 324, PAGE 9-11. GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF April, 2011.

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

RECORDER OF DEEDS

Cranberry Township Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353 PENNSYLVANIA

Cranberry Township Municipal Engineer

BUTLER COUNTY PLANNING COMMISSION

Butler County Planning Commission

RECORDER OF DEEDS BUTLER COUNTY PA

Butler County Recorder of Deeds Office

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1980
www.Hampton-Technical.com
email@hampton-technical.com

☐ Corporate Office
Rua Technical Center 333 Baldwin Road, Suite 201
Pittsburgh, PA 15229
PHONE (412) 781-9660
FAX (412) 781-5904

☒ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE (724) 625-4644
FAX (724) 625-4649

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

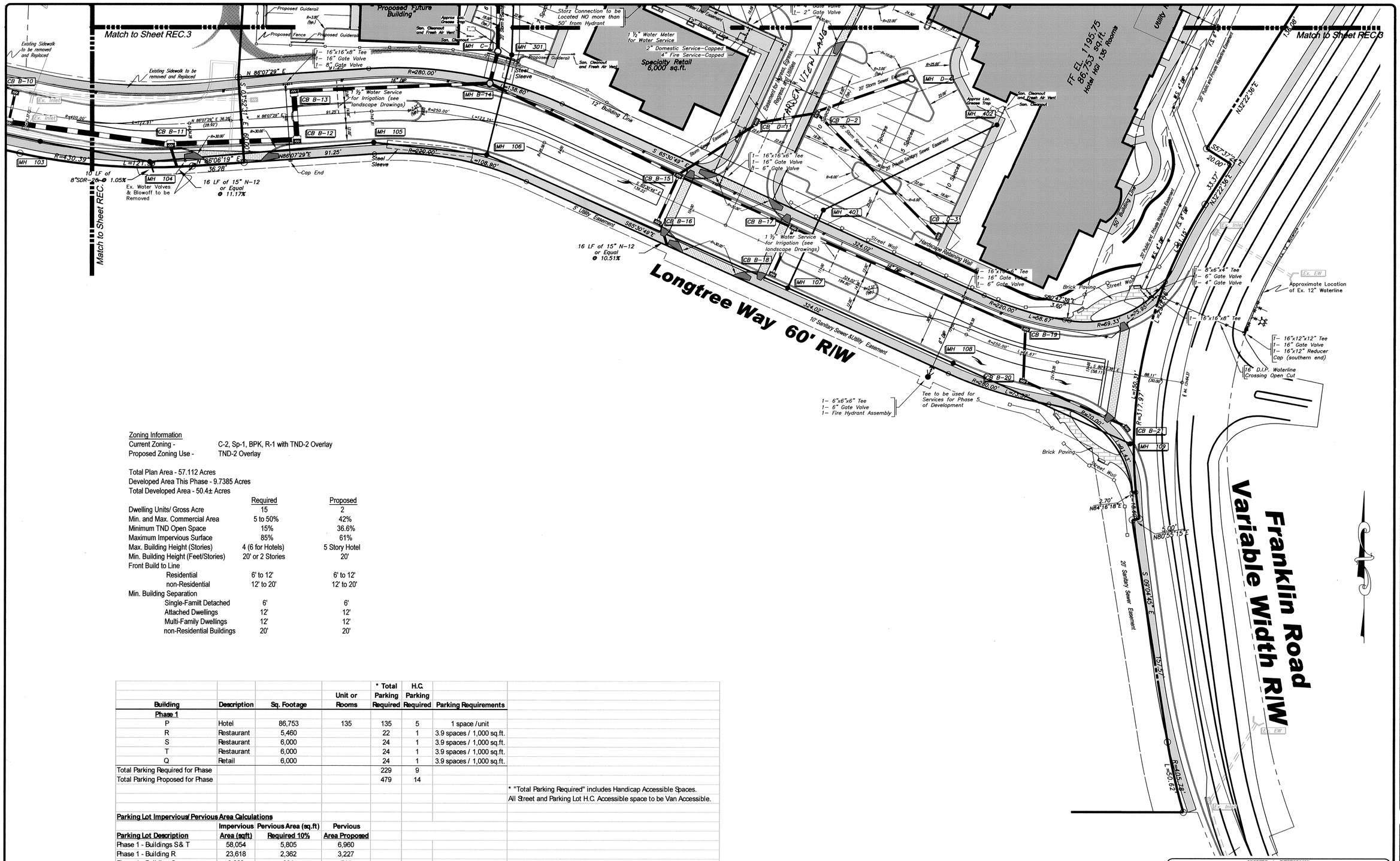
DRAWN BY:	Mal
CHECKED BY:	-
APPROVED BY:	-
CAD FILE:	7570 Const Phase 1A.dwg

TITLE: The Village of Cranberry Woods – Phase 1 Plan for Recording
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.1
HTA PROJECT #:	7570-1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, SP Rec.1, 12/13/2010 9:37 AM, Mark Lesnick



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-Familt Detached	6'	6'
Attached Dwellings	12'	12'
Multi-Family Dwellings	12'	12'
non-Residential Buildings	20'	20'

Building	Description	Sq. Footage	Unit or Rooms	* Total Parking Required	H.C. Parking Required	Parking Requirements	
Phase 1							
P	Hotel	86,753	135	135	5	1 space / unit	
R	Restaurant	5,460		22	1	3.9 spaces / 1,000 sq.ft.	
S	Restaurant	6,000		24	1	3.9 spaces / 1,000 sq.ft.	
T	Restaurant	6,000		24	1	3.9 spaces / 1,000 sq.ft.	
Q	Retail	6,000		24	1	3.9 spaces / 1,000 sq.ft.	
Total Parking Required for Phase				229	9		
Total Parking Proposed for Phase				479	14		
							* "Total Parking Required" includes Handicap Accessible Spaces.
							All Street and Parking Lot H.C. Accessible space to be Van Accessible.

Parking Lot Impervious/ Pervious Area Calculations

Parking Lot Description	Impervious Area (sqft)	Pervious Area (sq.ft) Required 10%	Pervious Area Proposed
Phase 1 - Buildings S& T	58,054	5,805	6,960
Phase 1 - Building R	23,618	2,362	3,227
Phase 1 - Building Q	3,908	391	511
Phase 1 - Building P (North Lot)	47,461	4,746	5,331
Phase 1 - Building P (South Lot)	10,624	1,062	1,169

RECORDED APR. 6, 2011
PLAN BOOK 324 PAGE 10

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	-	---

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
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210 Johnson Street Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-9660
FAX (412) 781-5904
Main Office
283 Ridge Road, Suite B
Valencia, PA 16059
PHONE (724) 625-4644
FAX (724) 625-4648
www.Hampton-Technical.com
email@hampton-technical.com
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LAND SURVEYOR

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 - Site Plan Phase 1
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.2
HTA PROJECT #: 7570-1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, SP Rec.2, 12/13/2010 9:58 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.

N01°57'02"E 20.00'
S 88°02'57" E 317.55'
S 87°50'21" E 204.36'
N 03°22'00" E 236.91'
N 03°22'31" E 515.57'
S 89°38'26" E 271.80'
S35°35'49"E 30.00'
R=739.02' L=201.28'
R=769.02' L=13.07'
136.08'

Proposed Fence (See Landscape Plan)
Proposed Guiderail
Tensar International SierraScape6Vegetated Retaining Wall System
Lot-8 Revision No. 1 Knockout Plan of Lots No. 2 PBV 276 Page 28
Lot No. 1 Mason Plan of Lots PBV 68 Page 26 N/F Krome

CB C-1 CB C-2 CB C-3 CB C-4 CB C-5 CB C-6 CB C-7 CB A-7 CB A-5 CB A-6 CB A-9 CB C-9 CB C-10 CB C-11 CB C-12 CB C-13 CB C-14 CB C-15 CB C-16 CB D-5 CB D-6 CB D-7

MH A-1 MH A-2 MH A-3 MH A-4 MH A-8 MH A-10 MH 301 MH 302 MH 303 MH 304 MH C-1 MH D-5

10 Spaces 9 Spaces 8 Spaces 7 Spaces 6 Spaces 5 Spaces 4 Spaces 2 Spaces

479 Total Parking Spaces

Storm Sewer & Detention Easement
Storm Tech BMP #1 (D) Infiltration Bed Rain Tanks
Sufficient for Inspection, Cleaning, Repairs, and Replacement
BMP #1 (A) Bioretention Rain Garden
BMP #2 (B) Bioretention Rain Garden
BMP #3 (C) Bioretention Rain Garden
Storm Sewer Easement
20' Storm Sewer Easement
Sanitary Sewer Easement
10' Utility Easement
Water Line Easement
20' Private Waterline Easement
Basement for Public Ingress, Egress, Regress, Utilities
Easement for Ingress, Egress, Regress, and Utilities
Gazebo
Brick Paving
Pavilion
Delivery Enterance
Utility Room
Specialty Retail
Restaurant 5,460 sq.ft. " Proposed Future Building "
" Proposed Future Building " Restaurant 6,000 sq.ft.
1195.75 sq.ft. 53 135 Rooms

Storz Connections to be Located NO more than 50' from Hydrant
1 ½" Water Meter for Water Service
1 ½" Water Service for Irrigation (see landscape Drawings)
4" Fire Service-Capped
2" Domestic Service-Capped
Storz Connection to be Located NO more than 50' from Hydrant
4" Water Meter for Water Service
8' x 6' Filterra Unit R-1
6' x 4' Filterra Unit R-3
8' x 4' Filterra Unit R-4
8' x 6' Filterra Unit R-2
10' x 6' Filterra Unit R-6
10' x 6' Filterra Unit R-7
Approx Loc. Grease Trap
San. Cleanout and Fresh Air Vent
12' Building Line
50' Building Line
20' Retaining Easement
Fx 6"

1- 6"x6"x6" Tee
1- 6" Gate Valve
1- Fire Hydrant Assembly
1- 6"x6"x4" Tee
1- 4"x4"x2" Tee
1- 4" Gate Valve
1- 2" Gate Valve
1- 16"x16"x8" Tee
1- 16" Gate Valve
1- Blowoff Assembly
1- 6" Gate Valve

Franklin Road Variable Width R/W

Match to Sheet REC.2
Match to Sheet REC.2

RECORDED APR. 6, 2011
PLAN BOOK 324 PAGE 11

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

Corporate Office
Blue Technical Center
355 Washington Road, Suite 201
Pittsburgh, PA 15228
PHONE: (412) 781-9660
FAX: (412) 781-5804

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 898-5644
FAX: (724) 822-4549

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LICENSE No. 36950-E

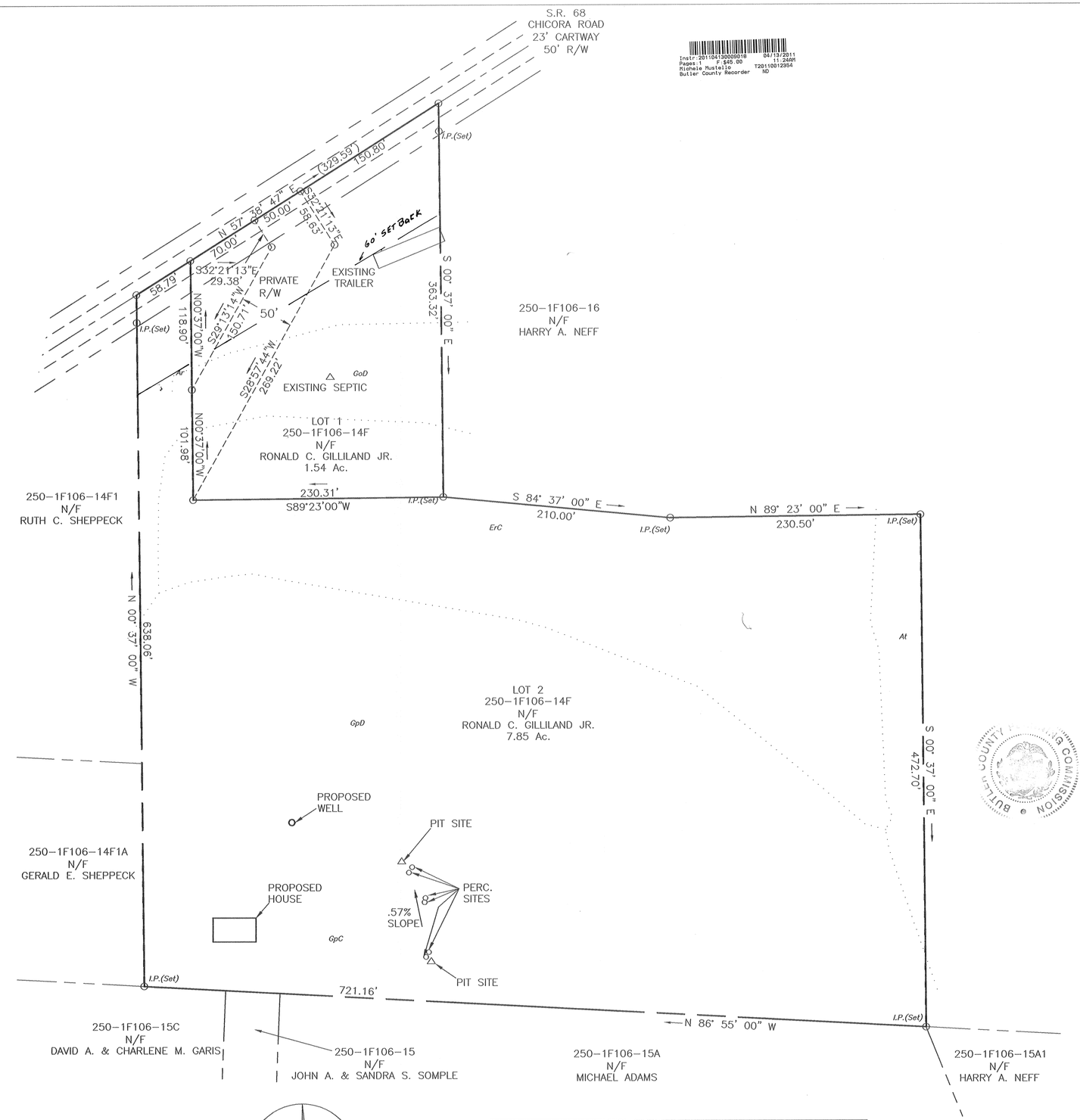
DRAWN BY:	Mal
CHECKED BY:	–
APPROVED BY:	–
CAD FILE:	7570 Const Phase 1A.dwg

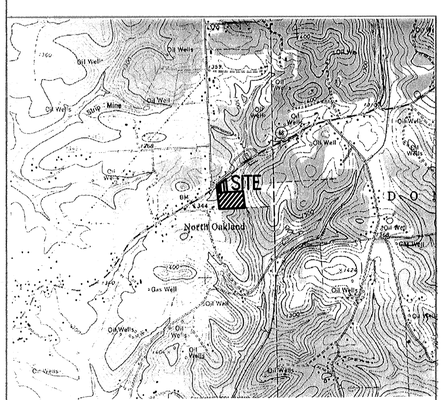
TITLE: The Village of Cranberry Woods – Phase 1
Plan for Recording – Site Plan Phase 1
Cranberry Township, Butler County, Pennsylvania

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.3
HTA PROJECT #:	7570-1

X:\10-XXXX Jobs\10-7500 Jobs\10-7570\dwg\7570 Const Phase 1A.dwg, SP Rec.3, 12/13/2010 10:19 AM, Mark Lesnick





LOCATION MAP 1" = 2000'

REF:
INSTRUMENT# 200701180001437

NOTE:
SUBJECT TO AN OR ALL
EXISTING RIGHTS OF WAY AND
EASEMENTS ON RECORD.
15' SIDE & REAR YARD SET BACKS
60' FRONT YARD SET BACK

NORTH ARROW

0 50' 100'

PROPERTY OWNER
RONALD C. GILLILAND
223 SEVEN HILLS ROAD
CHICORA, PA 16025

REV#	DATE	REVISIONS

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

TITLE	PROPERTY SURVEY
FOR	RONALD C. GILLILAND
SITUATE	906 CHICORA ROAD (S.R. 68) OAKLAND TOWNSHIP BUTLER COUNTY, PA

SCALE	DR BY	T.A.T.	DRAWING NO.
1"=50'			
DATE: 09/29/10	CK'D BY	W.J.M.	6616-2

Instr:201104130009018 04/13/2011 11:24AM
Pages:1 F:$45.00
Michele Mustello T20110012954
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.

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

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-007-A

2/16/11
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT RONALD C. GILLILAND 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 his HAND(S) AND SEAL(S) THIS 23 DAY OF March ,2011.

OWNER

Ronald C. Gilliland
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 RONALD C. GILLILAND 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 23 DAY OF March ,2011

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

NOTARY PUBLIC

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

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 12 DAY OF APRIL ,2011

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 4th DAY OF April , 2011

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)"

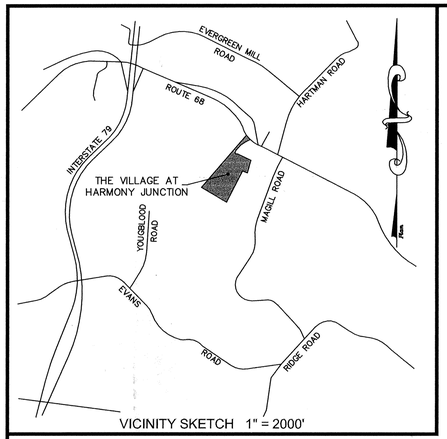
COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK 324 VOLUME PAGE 12
GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF April, 2011

RECORDER OF DEEDS BUTLER COUNTY PA

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

RECORDED APR. 13, 2011	
PLAN BOOK	PAGE
324	12



VICINITY SKETCH 1" = 2000'

General Plan Notes:

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

This plan is a re-subdivision of Lot 5R of The Village at Harmony Junction Plan as recorded in Plan Book 292, Pages 13 – 15 and The Village at Harmony Junction Plan Revision No. 1 as recorded in Plan Book 300, Pages 26 & 27

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 5R ownership reference:
Tax Parcel 180-S7-C5
Inst No. 200706070014376

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

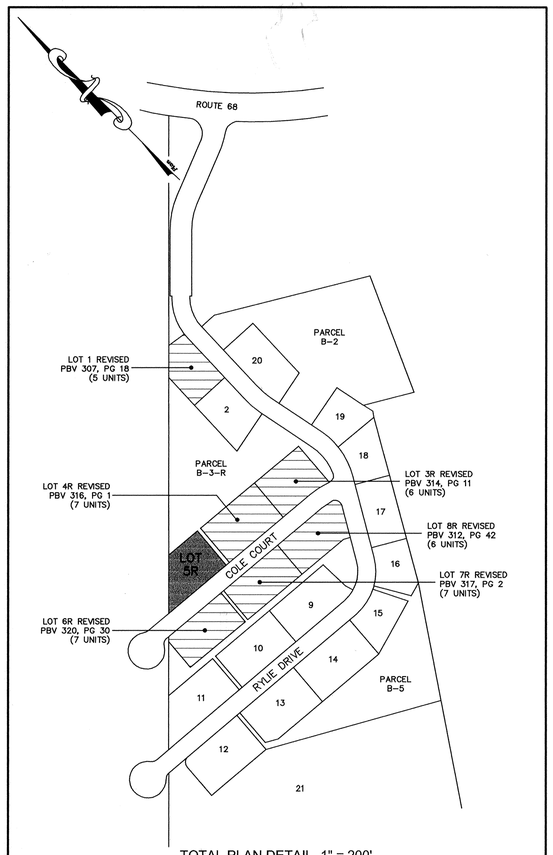
This plan is subject to the conditions of approval referenced in the Village at Harmony Junction Plan recorded with the Butler County Recorder of Deeds at Plan Book Volume 292, Pages 13-15 and the Village at Harmony Junction Plan Revision No. 1 recorded with the Butler County Recorder of Deeds at Plan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

Current Zoning Requirements – RH – Residential High Density		
	REQUIRED	PROPOSED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.	3,044.71 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	4,570.33 SQ.FT. (Smallest)
Min. Lot width at R/W	22.00'	24.375' (Smallest)
Min. Front Setback:	20.00'	20.00'
Min. Rear Setback:	20.00'	20.00'
Min. Side Setback (End Unit)	10.00'	10.00'

Unit Areas:		
Unit 5R–A	6,272.74 SQ.FT.	0.144 ACRES
Unit 5R–B	3,044.71 SQ.FT.	0.070 ACRES
Unit 5R–C	3,046.87 SQ.FT.	0.070 ACRES
Unit 5R–D	3,046.87 SQ.FT.	0.070 ACRES
Unit 5R–E	4,570.33 SQ.FT.	0.105 ACRES

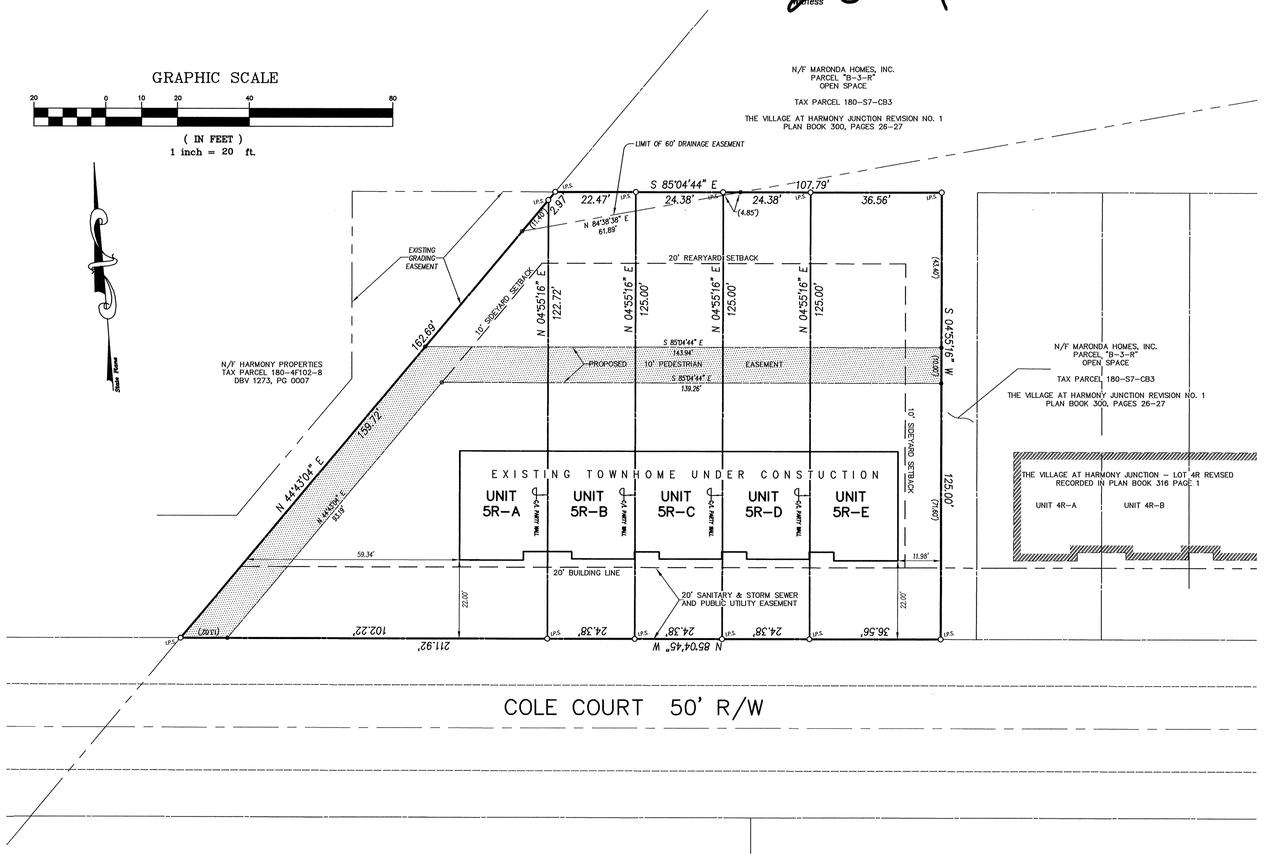
Total area affected by this plan : 0.459 Acres
Total number of units created: 5

Shaded area = 10' Pedestrian Easement



TOTAL PLAN DETAIL 1" = 200'

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



By a resolution approved on the 28th day of January, 20 11, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lot 5R Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SEAL) C.P. Houchard VP. — Maronda Homes, Inc.
Signature and title of officer — *Signature and title of authorized officer witnessing*
2/8/11
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared C.P. HOUCHARD, Vice President [redacted] of Maronda Homes Inc., who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt this plan and dedicate public property contained thereon to The Township of Jackson.

Witness my hand and notarial seal this 8th day of February, 2011. My commission expires the [redacted] day of [redacted].

COMMONWEALTH OF PENNSYLVANIA
(SEAL) Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2014
Member, Pennsylvania Association of Notaries
Kelly A. Campbell
Notary Public

We hereby certify that the title to the property contained in The Village at Harmony Junction Lot 5R Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

C.P. Houchard VP. — C.P. HOUCHARD, [redacted], Vice President
Maronda Homes Inc. — *Printed Name & Title*
Kelly A. Campbell
Witness

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

James A. Sperdute — 2/3/11
JAMES A. SPERDUTE, R.S. PA 24457-E — *DATE*

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

Township Engineer — *Registration No.* — *Date*

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

Township Manager / Secretary — March 29, 2011 *DATE*

Approved by the Planning Director of the Township of Jackson on the 17th day of February, 20 11 pursuant to Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated February 18, 2011. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 29th day of March, 20 11.

Township Secretary — *Planning Director*

Approved by the Board of Supervisors of Jackson Township on the 17th day of February 20 11 subject to certain conditions referenced in the Township decision letter dated February 18, 2011. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities. Signed and noted as approved this 29th day of March, 20 11.

Township Secretary — *Chairperson*

This plat was delivered to Maronda Homes Inc., by Jackson Township on April 1, 2011
Township Secretary/Manager

Bank of America, mortgagee of the property contained in the Village at Harmony Junction Lot Lot 5R Revised Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Sandra I. Carmichael — Robert E Unger, SVP
Witness — *Printed Name & Title*
Signature

SANDRA I. CARMICHAEL NOTARY PUBLIC GEORGIA EXPIRES JULY 5, 2014 COBB COUNTY

Reviewed by the Butler County Planning Commission this 28 day of JAN 20 11

Secretary — *Chairman*

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 324, Page 13. Witness by hand and seal of office this 14th day of April A.D. 20 11

SEAL Michele M Mustello
Butler County Recorder of Deeds

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

RECORDED APRIL 14 2011
PLAN BOOK 32413 | PAGE

Maronda Homes, Inc. | Notary Public | Surveyor | Jackson Township | Butler County Planning Commission | Butler County Recorder of Deeds

Instr:201104140009061 04/14/2011
Pages:1 F:$45.00 9:08AM
Michele Mustello T20110012458
Butler County Recorder PA

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

THE VILLAGE AT HARMONY JUNCTION LOT 5R REVISED

BEING A RE-SUBDIVISION OF LOT 5R OF THE VILLAGE AT HARMONY JUNCTION PLAN REV. 1 RECORDED IN PLAN BOOK 300, PAGES 26 & 27
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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

DRAWING SCALE: 1"=20'	DATE: JANUARY 6, 2011	
DRAWING NUMBER: 1009-1110642	DRAWN BY: JSS	CK'D BY: JAS

REVISIONS	SHEET
	1 of 1

Corporation Adoption

KNOW ALL MEN BY THESE PRESENTS, that Penn United Technologies Inc. (Name of Corporation) a corporation, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this as its plan of lots of its property situate in the Township of Jefferson, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate 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 in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of Jefferson, Butler County, Pennsylvania, and hereby covenants and agrees to and by these presents does release and forever discharge said Township of Jefferson, Butler County, Pennsylvania, and hereby covenants and agrees to and by these presents does release and forever discharge said Township of Jefferson, its successors or assigns from any liability for damage 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

Penn United Technologies Inc. (Name of Corporation)

its successors and assigns and purchasers of lots in this plan.

ATTEST Penn United Technologies Inc. (Name of Corporation)

Secretary — William A Jones, President

The foregoing adoption and dedication is made by

Penn United Technologies Inc. (Name of Individual or Corporate Owner)

with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Jefferson, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within 90 days of the date of said approval.

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUTLER :

On this 11th day of April, A.D. 2011, before me, a Notary Public in and for said County and State, personally appeared

Gerald L. Smathers, C.F.O. (Name and Title of Officer)

Penn United Technologies Inc. (Name of Corporation)

who being duly sworn deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as

Chief Financial Officer (Title of Officer) of said corporation, attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

(SEAL) (Name of Officer)

CHIEF FINANCIAL OFFICER (Title of Officer)

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

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of April, 2011.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Betty L Strobel, Notary Public
Jefferson Twp., Butler County
My Commission Expires May 24, 2013

(SEAL) Notary Public

My Commission Expires the 24th day of May, A.D., 2013

BUTLER COUNTY PLANNING COMMISSION REVIEW

(The County Planning Commission is required to review all subdivision plans.)

Reviewed by the Butler County Planning Commission this 16TH day of March, 2011.

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

Proof of Recording

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUTLER :

Recorder in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 324, page 14. Given under my hand and seal this 18 day of April, 2011.

Michele M. Mustello
Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY PA

APPROVAL BY THE JEFFERSON TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of Jefferson, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by Jefferson Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or right-of-ways, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibilities, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of Jefferson Township, Butler County, Pennsylvania, on this 11 day of April, 2011.

ATTEST:

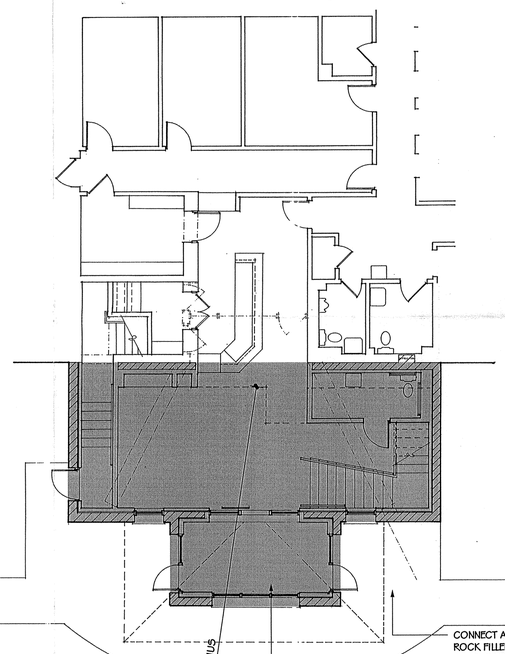
Lois J. Fennell, Secretary — Chairman, Board of Supervisors

SEAL:

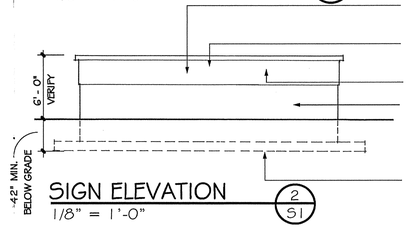
RECOMMENDATION OF THE JEFFERSON TOWNSHIP PLANNING COMMISSION

This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission this 24th day of March, 2011 subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated ____.

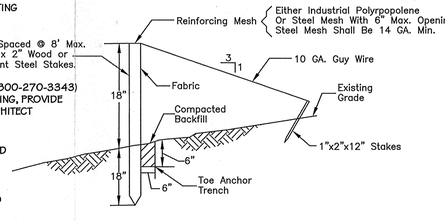
Secretary — Evelyn M. Gross, Chairman



PARTIAL FLOOR PLAN (1/S1) 1/8" = 1'-0"

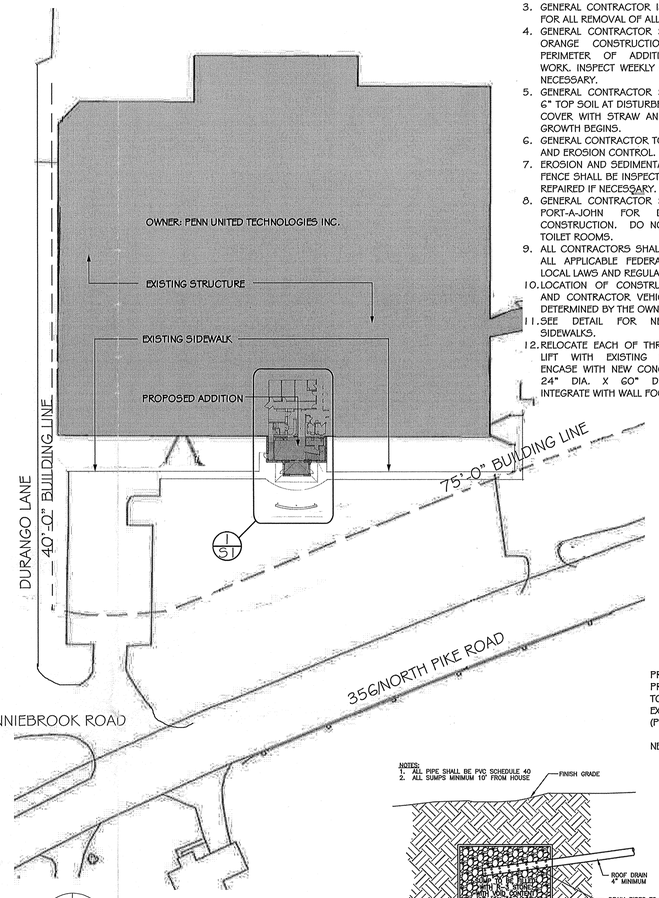


SIGN ELEVATION (2/S1) 1/8" = 1'-0"



18" FILTER FENCE (4/S1) NOT TO SCALE

Instr:201104180030094 04/18/2011
Pages:1 F:$45.00 10:33AM
Michele Mustello T20110012846
Butler County Recorder FL

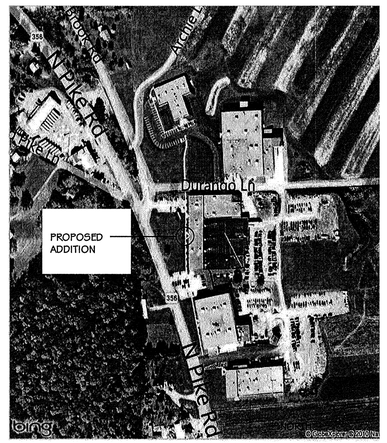


SITE PLAN (3/S1) 1" = 50'-0"

SITE PLAN NOTES

1. SURVEY PROVIDED BY OWNER, CONFIRM ALL EXISTING CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ONE-CALL FOR LOCATION OF ALL UNDERGROUND UTILITIES WITHIN SCOPE OF WORK.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL OF ALL EXCESS FILL.
4. GENERAL CONTRACTOR SHALL PROVIDE ORANGE CONSTRUCTION FENCE AT PERIMETER OF ADDITION/SCOPE OF WORK. INSPECT WEEKLY AND REPAIR AS NECESSARY.
5. GENERAL CONTRACTOR SHALL PROVIDE 6" TOP SOIL AT DISTURBED AREAS SEED, COVER WITH STRAW AND WATER UNTIL GROWTH BEGINS.
6. GENERAL CONTRACTOR TO PROVIDE SOIL AND EROSION CONTROL.
7. EROSION AND SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED WEEKLY AND REPAIRED IF NECESSARY.
8. GENERAL CONTRACTOR SHALL PROVIDE PORT-A-JOHN FOR DURATION OF CONSTRUCTION. DO NOT USE OWNER TOILET ROOMS.
9. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
10. LOCATION OF CONSTRUCTION TRAILER AND CONTRACTOR VEHICLES SHALL BE DETERMINED BY THE OWNER.
11. SEE DETAIL FOR NEW CONCRETE SIDEWALKS.
12. RELOCATE EACH OF THREE FLAGPOLES, LIFT WITH EXISTING FOOTING AND ENCASE WITH NEW CONCRETE FOOTING 24" DIA. X 60" DEEP MINIMUM, INTEGRATE WITH WALL FOOTING.
13. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING REQUIREMENTS AT FLAGPOLES AND SIGN WALL.
14. EXTERIOR LIGHTING SHALL HAVE GLARE GUARDS AS PER TOWNSHIP REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES TO PROTECT THE SITE DURING CONSTRUCTION. PROVIDE ORANGE FENCE AT PERIMETER.
16. GENERAL CONTRACTOR TO INSPECT SITE DURING BIDDING TO DETERMINE ALL EXISTING CONDITIONS.
17. CONTRACTORS SHALL NOT SCALE DRAWINGS.
18. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BUILDING LINES PRIOR TO COMMENCEMENT OF WORK. GENERAL CONTRACTOR TO REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT PRIOR TO EXCAVATION.
19. ALL FINAL CONCRETE SLABS AND WALKS TO SLOPE AWAY FROM BUILDING AT 1/21 MAXIMUM SLOPE.
20. EXISTING HC PARKING TO REMAIN.
21. ANY UTILITY CONFLICT WITH THE PROPOSED ADDITION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT TO DETERMINE A PLAN OF CORRECTION.
22. NO DEBRIS DISPOSAL PITS SHALL BE PERMITTED.
23. INSPECT SITE WEEKLY FOR DEBRIS. ALL DEBRIS SHALL BE TAKEN OFF SITE.
24. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY EMERGENCY LIGHTING AND SIGNAGE FOR TEMPORARY EXIT DURING CONSTRUCTION.

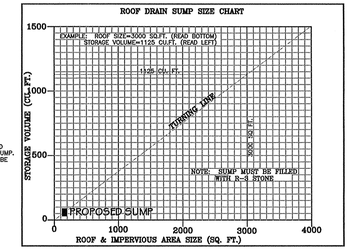
TO BUTLER



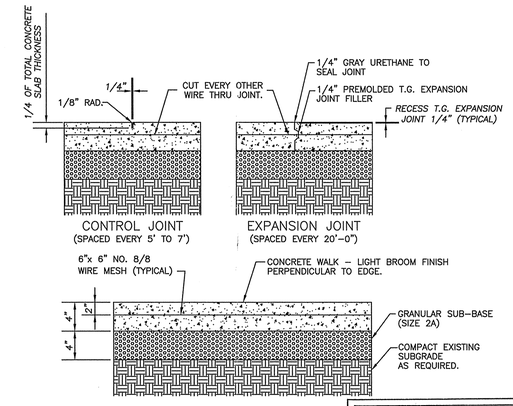
VICINITY MAP (6/S1) NO SCALE

PROPOSED ADDITION:	927 SQ. FT.
PROPOSED SIDEWALKS:	239 SQ. FT.
TOTAL NEW IMPERVIOUS SURFACE:	1,166 SQ. FT.
EXISTING IMPERVIOUS SURFACE WITHIN SCOPE OF ADDITION: (PARTIAL NEW ROOF AREA TO BE DIRECTED TO OLD ROOF)	1,010 SQ. FT.
NET NEW IMPERVIOUS SURFACE:	156 SQ. FT.

ROOF DRAIN/IMPERVIOUS AREA SUMP DETAIL



ROOF DRAIN/IMPERVIOUS AREA SUMP STORAGE CHART



SIDEWALK DETAIL (5/S1) NOT TO SCALE

RECORDED APR. 18, 2011	
PLAN BOOK	PAGE
324	14

SURVEY BASED ON DRAWING PROVIDED BY OWNER.

JOB NUMBER 1049
SHEET NUMBER S1
OF 1
DATE: 03 - 09 - 11

LIGO ARCHITECTS
P.O. BOX 698 SLIPPERY ROCK, PA 16057
TEL. (724) 794-2380 FAX (724) 794-2390
ligoarchitects@zoominternet.net
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS

PENN UNITED TECHNOLOGIES INC.
799 NORTH PIKE ROAD
CABOT, PA

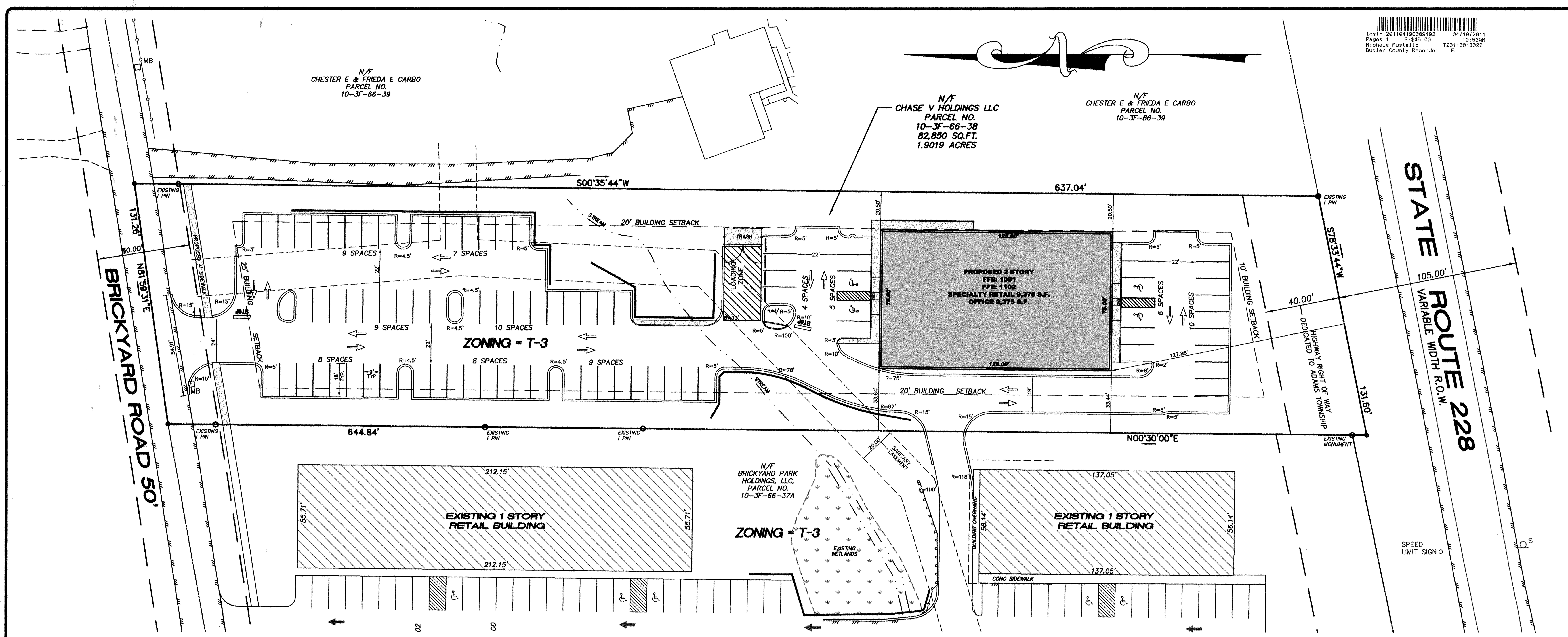
S I T E P L A N

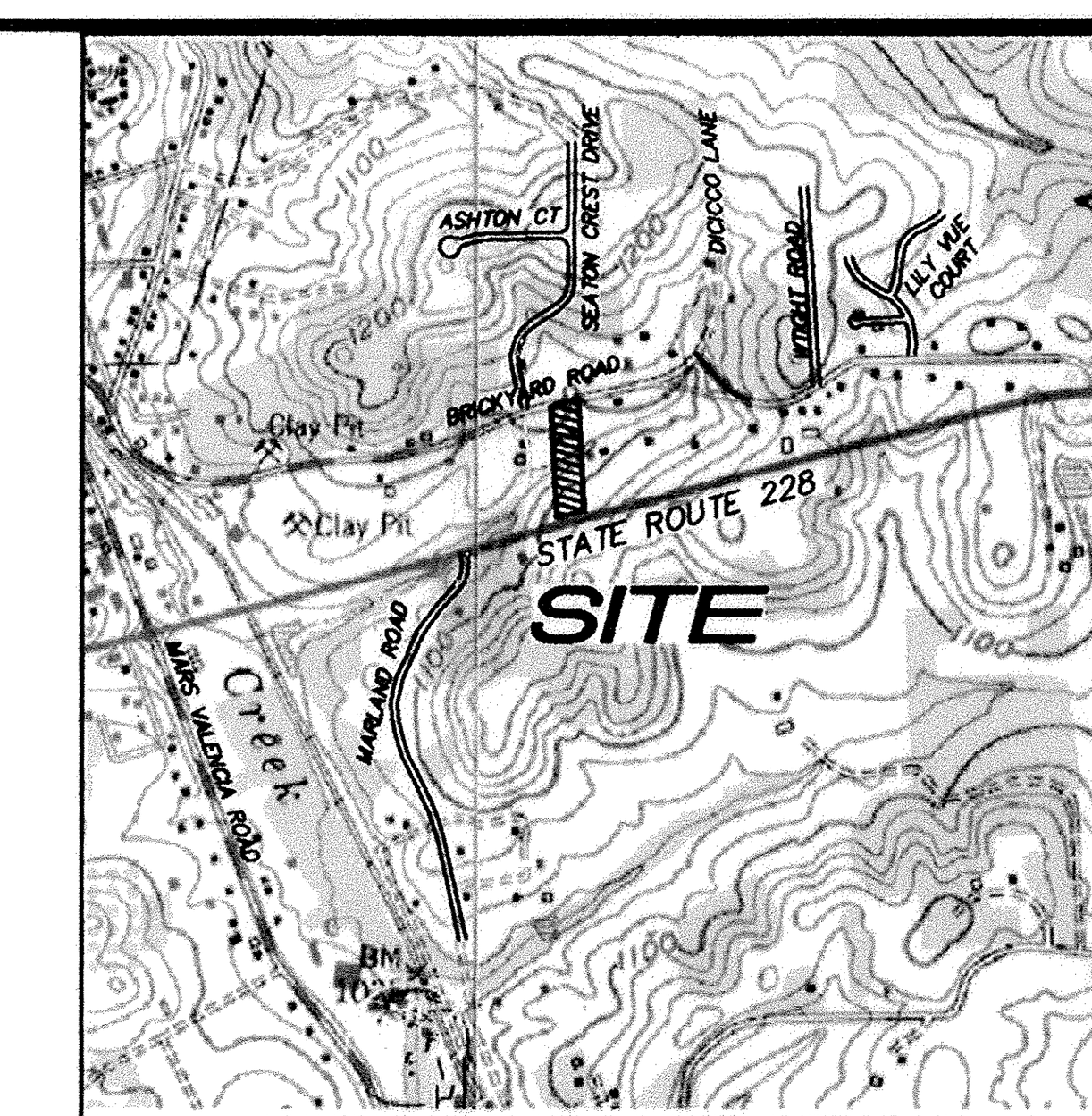
SCALE: AS NOTED
DRAWN BY: CJG
CHECKED BY: NLL
REVISIONS
SEAL: REGISTERED ARCHITECT PENNSYLVANIA NICHOLAS L. LIGO No. RA016306

THE DESIGN AND RELATED DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND LOCATION ARE COPYRIGHTED UNDER THE CONTENT OF 'TITLE 17 U.S. CODE'. ANY USE OR INFRINGEMENT WITHOUT PRIOR WRITTEN PERMISSION IS UNLAWFUL AND WILL BE LITIGATED BY THE AUTHOR.

APR - 4 2011

Instr:201104190009492 04/19/2011
Pages:1 F:$45.00 10:52AM
Michele Mustello T20110013022
Butler County Recorder FL





LOCATION MAP N.T.S.

ZONING = T-3 TRANSITIONAL OVERLAY	
SITE DESIGN STANDARDS	
	TRANSITIONAL
PRIMARY ACCESS	PUBLIC ACCESS ROAD
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MINIMUM BUILDING SETBACKS	
BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH ROUTE 228 RIGHT-OF-WAY (FEET)	10
SIDE YARD SETBACK (FEET)	20
REAR SETBACK FROM ACCESS RIGHT-OF-WAY (FEET)	25
REAR PROPERTY LINE (FEET)	15
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARDS) (FEET)	10
MINIMUM ACCESS ROAD RIGHT-OF-WAY (INCLUDING BUFFERYARD) (FEET)	85
MINIMUM RIGHT-OF-WAY WITH BUFFERYARD, NO ACCESS ROAD (FEET)	40
MAXIMUM IMPERVIOUS COVERAGE	
WITHOUT GRADING OPTION	60%
WITH GRADING OPTION	70%

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

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

☒ Corporate Office
Etna Technical Center
35 Wilson Street, 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

HAMPTON TECHNICAL ASSOCIATES

DRAWN BY:	C.M.S.
CHECKED BY:	M.B.S.
APPROVED BY:	M.B.S.
CAD FILE:	6459-3.dwg

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT OR CHARLES J. VRABEL JR., PRESIDENT OF CHASE V. HOLDINGS LLC, OF THE TOWNSHIP OF WEST DEER COUNTY OF ALLEGHENY STATE OF PENNSYLVANIA FOR MYSELF MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, I, CHARLES J. VRABEL JR., OWNER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CHARLES J. VRABEL JR., PRESIDENT OF CHASE V. HOLDINGS LLC, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF January A.D. 20 11.

ATTEST:

Patricia S. Smith — NOTARY PUBLIC
Charles J. Vrabel Jr. — PRESIDENT

MY COMMISSION EXPIRES THE 20th DAY OF December A.D., 2012.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY CHARLES J. VRABEL JR., PRESIDENT OF CHASE V. HOLDINGS LLC, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

Charles J. Vrabel Jr. — PRESIDENT

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patricia S. Smith, Notary Public
West Deer Twp., Allegheny County
My Commission Expires Dec. 20, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF ~~BUTLER~~ Allegheny }

BEFORE ME. THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED CHARLES J. VRABEL JR., PRESIDENT OF CHASE V. HOLDINGS LLC, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS, ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF January, 20 11.

Patricia S. Smith — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 20th DAY OF December 2012.

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT I, CHARLES J. VRABEL JR., PRESIDENT OF CHASE V. HOLDINGS LLC, OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS LAND DEVELOPMENT PLAN UNTIL SUCH TIME AS, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS, ADAMS TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE I FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF ADAMS FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF January A.D. 20 11.

Charles J. Vrabel Jr. — OWNER

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF January A.D., 20 11.

Patricia S. Smith — (NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 20th DAY OF December A.D., 2012.

TOWNSHIP PLANNING APPROVAL

THIS PLAT OF LAND DEVELOPMENT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, THIS 3rd DAY OF November, 20 10.

[signature] — SECRETARY
[signature] — PRESIDENT

APPROVAL BY TOWNSHIP OF ADAMS

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS LAND DEVELOPMENT PLAN BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY. PENNSYLVANIA ON THIS 22nd DAY OF November, A.D. 20 10.

ATTEST:

Janet L. Lukhart — (SECRETARY OF BOARD OF SUPERVISORS)
Donald E. Cok — (CHAIRMAN OF BOARD OF SUPERVISORS)
[signature] — ADAMS BOARD
Thomas F. Francischini — ADAMS BOARD
Edward L. Vogel — ADAMS BOARD
[signature] — ADAMS BOARD

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

[signature] — MARK B. SCHMIDT
SU-036950-E — (REGISTRATION NO.)
Nov. 24, 2010 — (DATE)

TOWNSHIP ENGINEERS APPROVAL

APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP, THIS 10 DAY OF January A.D. ~~2010~~ 2011.

[signature] — SIGNATURE
26400 E — REGISTRATION NO.

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED OCT. 20, 2010.

[signature] JRM — ~~EXECUTIVE DIRECTOR~~ SEC
[signature] JRM — CHAIR.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 324 PAGE(S) 15
GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF April, A.D. 2011.

Michele M. Mustello — RECORDER OF DEEDS

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

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PERMITTED USE = SPECIALTY RETAIL:
PROPOSED USE = SPECIALTY RETAIL
PERMITTED USE = OFFICE
PROPOSED USE = OFFICE

NOTES:

1. OWNER/DEVELOPER
CHARLES J. VRABEL JR.
13 DEWEY LANE
GIBSONIA, PA 15044
2. MATERIALS AND METHODS ARE TO CONFORM WITH CONSTRUCTION STANDARDS, OF TOWNSHIP OF ADAMS, BUTLER COUNTY PA.
3. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE TO THE UTILITY COMPANY STANDARDS.
4. PROPOSED DRIVEWAY TO BE INSTALLED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. CONTRACTOR TO FURNISH WALL DESIGN SHOP DRAWINGS SEALED BY A PROFFESIONAL ENGINEER PRIOR TO CONSTRUCTION FOR ANY WALL OVER 4' IN HEIGHT.
6. FENCING OR AN OTHER TYPE OF PROTECTIVE BARRIER SHALL BE INSTALLED ON TOP OF THE PROPOSED WALL THAT EXCEEDS 6' IN HEIGHT.
7. A PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION/ARMY CORPS OF ENGINEERS PERMIT MUST BE OBTAINED FOR THE PROPOSED CULVERT INSTALLATION.
8. DIRECTIONAL PAVEMENT PAINTING TO BE YELLOW.
9. STOP BARS TO BE 18" WIDE BY LANE WIDTH.
10. PAVEMENT PARKING PAINTING TO BE WHITE WITH 5" MINIMUM WIDTH.

THIS PLAT OF SUBDIVISION WAS REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 28th DAY OF March, 20 11.

Janet L. Lukhart — SECRETARY
CHAIRMAN
[signature] — SUPERVISOR
[signature] — SUPERVISOR
Thomas F. Francischini — SUPERVISOR
Edward L. Vogel — SUPERVISOR

BUILDING APPEARANCE	
	TRANSITIONAL
PLAIN CONCRETE BLOCK, COMPOSITION BOARD SIDING PROHIBITED	
WALL MATERIALS	STONE, WOOD, BRICK, METAL
ROOFLINE	GABLE, HIPPED, GAMBREL, MANSARD
BUILDING HEIGHT	3 STORIES
WALL DELINEATION, MAXIMUM CONTINUOUS MATERIAL	LESS THAN 6,000 SQUARE FEET; ONE MATERIAL
WALL DELINEATION, MAXIMUM CONTINUOUS MATERIAL	6,000 SQUARE FEET OR GREATER - TWO MATERIALS; 20%
STRUCTURAL LAYOUTS, GENERAL (SEE 192-47A)	ALL STRUCTURES REGARDLESS OF SIZE

PARKING TABULATION
SPECIALTY RETAIL - 1 SPACE PER 200 SQUARE FEET OFFICE SPACE - 1 SPACE PER 250 SQUARE FEET
PROPOSED BUILDING - 18,975 SQUARE FEET 9,375 SQUARE FEET (OFFICE) 9,375 SQUARE FEET (RETAIL)
SPACES REQUIRED = 85
SPACES PROVIDED = 85

MAXIMUM IMPERVIOUS COVERAGE	
WITHOUT GRADING OPTION	60%
WITH GRADING OPTION	70%
PROPOSED IMPERVIOUS COVERAGE	59.00%

RECORDED APR. 19, 2011	
PLAN BOOK	PAGE
324	15

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS | ADAMS PLANNING | ADAMS BOARD | TOWNSHIP ENGINEER | BUTLER PLANNING

TITLE
NO OFF SEASON DEVELOPMENT
RECORDED SITE PLAN
ADAMS TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

CLIENT
CHARLES J. VRABEL, JR.
13 DEWEY LANE
GIBSONIA, PA 15044

DATE ISSUED:	8-4-10
HORIZONTAL SCALE:	1"=30'
VERTICAL SCALE:	
SHEET:	C1.3
HTA PROJECT #:	10-6459-3

X:\10-XXXX Jobs\10-6400 Jobs\10-6459-3\dwg\6459-3.dwg, RECORDED SITE PLAN C1.3, 11/24/2010 11:09 AM, Jerry Nist

aka Edward G. Amrhein, Jr.

KNOW ALL MEN BY THESE PRESENTS That We, Edwin G.,Jr. & Janet M. Amrhein of the Township of Worth, 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 Worth, 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 Worth, 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 Worth, 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 5TH day of MARCH 2011.

Owner Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

aka Edward G. Amrhein, Jr.

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Edwin G.,Jr. & Janet M. Amrhein 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 5 day of March 2011.

Notary Public Seal & Stamp

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

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

15 Feb'11 Date

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

P. L. S. # 30161-E

The Board of Supervisors of the Township of Worth, hereby gives public notice that in approving this plan for recording purposes only, the Township of Worth assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or 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 Worth this 5TH day of APRIL 2011.

Claire A Martin Secretary Seal Kenneth G. Hartz Chairman

Reviewed

~~Approved~~ by the Worth Township Planning Commission this 16th day of MARCH 2011.

Carol A Miller Secretary Kent F Moore Chairman

Reviewed by the Butler County Planning Commission this 23RD day of FEB. 2011.

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 324 Page 16.

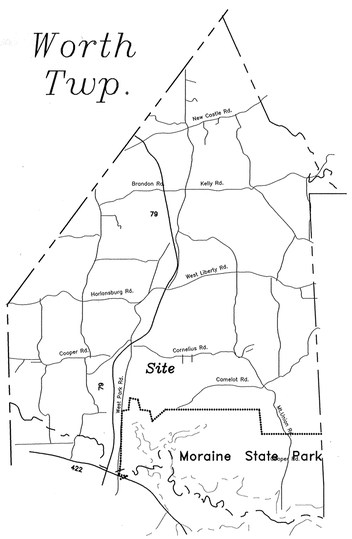
Given under my hand and seal this 19th day of April 2011.

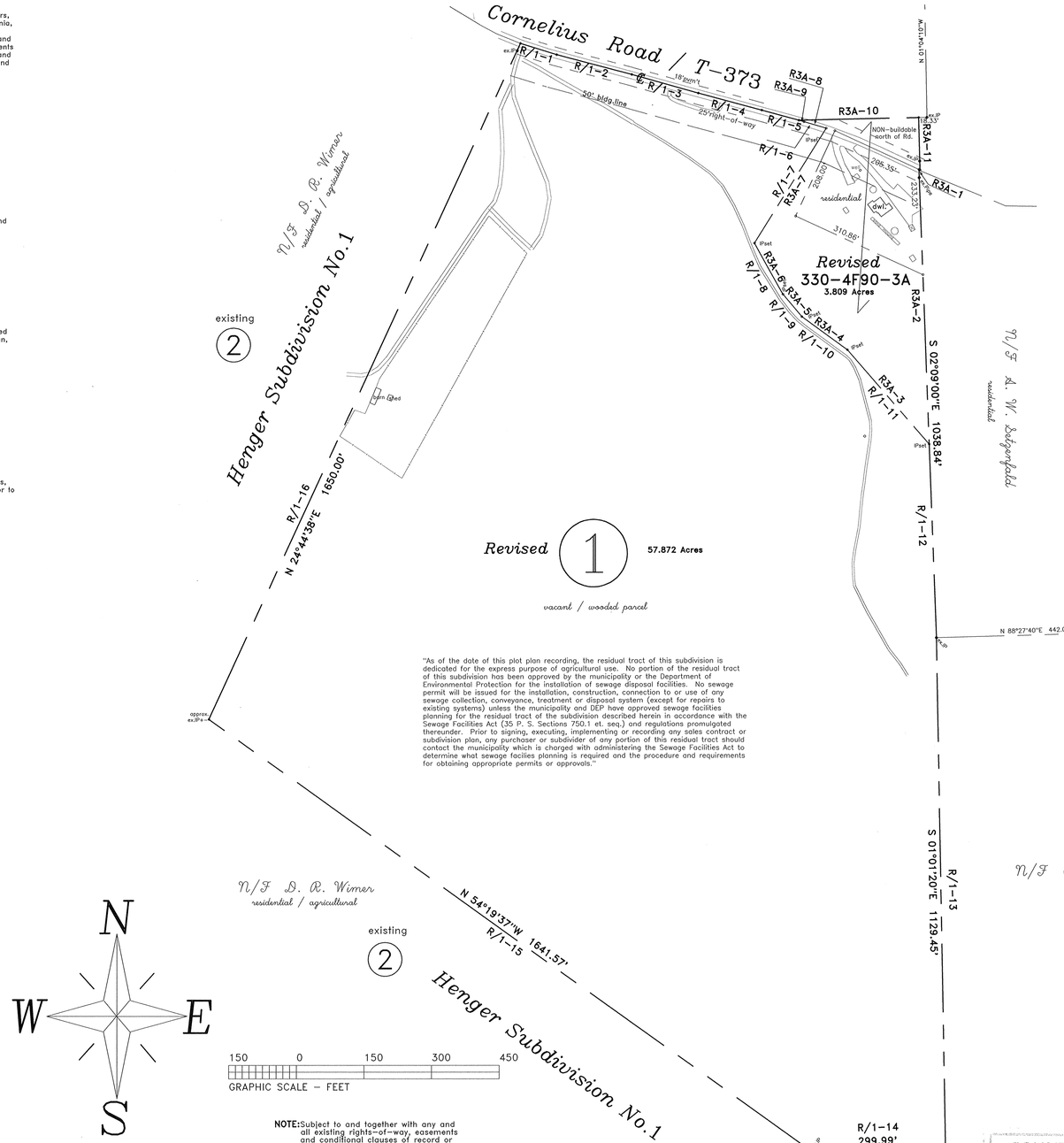
Michele M Mustello Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Worth Twp.





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

Revised Lot 1

COURSE	BEARING	DISTANCE
R/1-1	S 72°33'03"E	83.94'
R/1-2	S 75°07'47"E	172.44'
R/1-3	S 74°15'34"E	153.36'
R/1-4	S 74°55'52"E	145.86'
R/1-5	S 74°38'55"E	96.79'
R/1-6	S 73°43'41"E	51.52'
R/1-7	S 32°00'00"W	300.00'
R/1-8	S 29°00'00"E	130.00'
R/1-9	S 40°00'00"E	65.00'
R/1-10	S 54°00'00"E	125.00'
R/1-11	S 41°00'00"E	276.78'
R/1-12	S 02°09'00"E	429.71'
R/1-13	S 01°01'20"E	1129.45'
R/1-14	S 88°30'00"W	299.99'
R/1-15	N 54°19'37"W	1641.57'
R/1-16	N 24°44'38"E	1650.00'

57.872 Acres

Revised 330-4F90-3A

COURSE	BEARING	DISTANCE
R3A-1	N 65°15'12"W	2.65'
R3A-2	S 02°09'00"E	609.13'
R3A-3	N 41°00'00"W	276.78'
R3A-4	N 54°00'00"W	125.00'
R3A-5	N 40°00'00"W	65.00'
R3A-6	N 29°00'00"W	130.00'
R3A-7	N 32°00'00"E	300.00'
R3A-8	N 73°43'41"W	51.52'
R3A-9	N 74°38'55"W	11.74'
R3A-10	N 88°45'50"E	265.90'
R3A-11	S 01°30'00"E	115.99'

3.809 Acres

Minimum Standards:

Lot area...1.5 acre
Lot width...150'
front yard...50' from R/W
side yard...25'
rear yard...50'

COUNTY OF BUTLER
CERTIFICATION NUMBER
11033

Owner: Edwin G. Amrhein, Jr.
162 Cornelius Rd.
Portersville, PA 16051

Amrhein Plan

being a Lot Line Revision of
Lot 1 and 4F90-3A
Henger Subdivision No.1
Plan Book Volume 189/5

LOT LINE REVISION SURVEY for
Edwin G.,Jr & Janet M. Amrhein
PROJECT No: 10158
SITUATE: WORTH TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/03/10 REV: 2/14/11 DWN.By: Sdg CHK.By: Co. TAX No: 330-4F90-3A&3B

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

Instr:201104190009502 04/19/2011
Pages:1 F:$45.00 11:15AM
Michele Mustello T20110013828
Butler County Recorder FL

RECORDED APR. 19, 2011	
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324	16
SHEET ____ of ____	

KNOW ALL MEN BY THESE PRESENTS, that we Aloysius C. Jr. & Henrietta Aul of the Township of Butler 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 Butler Township, and do hereby dedicate forever for public use for highway and utility purposes , all drives, roads, lanes,ways, rights-of-ways and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liabilty, courses of action, claims or damages arising from or pertaining to in any manner said roads and right - of-way.

We further agree that the said plan is approved by the Township of Butler for " Planning Purposes Only " and that the said township shall not issue any " Building permits " for lots contained herein, nor shall any lots be deeded until all of said roads and improvements in accordance with Butler Township Ordinance.....and all other applicable ordinances have been completed and accepted by the said townshipor until the township has approved a bond with sufficient surely to guarantee construction of the same.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 24th day of February, 2011

ATTEST:

Cheryl Alvarez — Aloysius C. Aul Jr. — Henrietta Aul

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Aloysius C. Jr. & Henrietta Aul and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

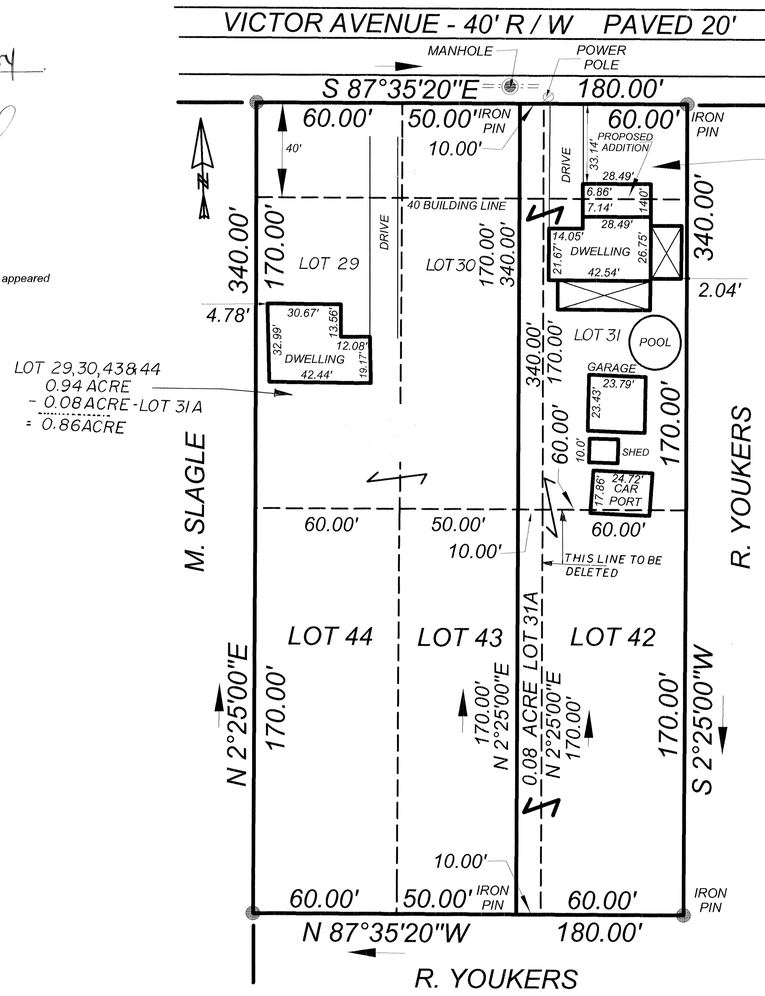
Sworn to and subscribed before me this 24th day of February, 2010.

My Commission expires the 22nd day of December, 2013

SEAL

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

Cheryl Alvarez
NOTARY PUBLIC

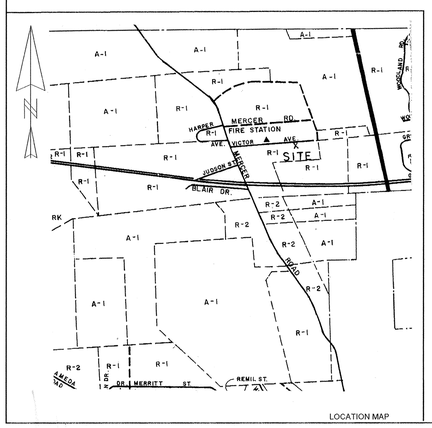


LOT 29,30,43&44
0.94 ACRE
- 0.08 ACRE - LOT 31A
= 0.86 ACRE

LOTS 31 & 42
0.47 ACRE
+ 0.08 ACRE - LOT 31A

= 0.55 ACRE - LOT 31R

LOTS 31 , 31A AND 42 ARE TO BE COMBINED INTO ONE LEGAL DESCRIPTION AND CALLED LOT 31R



LOCATION MAP

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.

Instr:201104200009605 04/20/2011
Pages:1 F:$45.00 12:38PM
Michele Mustello T20110013246
Butler County Recorder FL

0 15' 30' 60' 90'

We, Aloysius C. Jr. & Henrietta Aul, owner of the Lots 31 & 42 as shown below, do hereby certify that the title of this property is in the name of Aloysius C. Jr. & Henrietta Aul as recorded in Deed Book 1069, Page 356, Recorded of Deeds Office.

Witness — Aloysius C. Aul Jr. — Henrietta Aul

KNOW ALL MEN BY THESE PRESENTS, that we Ralph J. & Helen D. Mahoney of the Township of Butler 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 Butler Township, and do hereby dedicate forever for public use for highway and utility purposes , all drives, roads, lanes,ways, rights-of-ways and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liabilty, courses of action, claims or damages arising from or pertaining to in any manner said roads and right - of-way.

We further agree that the said plan is approved by the Township of Butler for " Planning Purposes Only " and that the said township shall not issue any " Building permits " for lots contained herein, nor shall any lots be deeded until all of said roads and improvements in accordance with Butler Township Ordinance.....and all other applicable ordinances have been completed and accepted by the said townshipor until the township has approved a bond with sufficient surely to guarantee construction of the same.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 29th day of NOV. 2010

ATTEST:

Cheryl Alvarez — Ralph J. Mahoney — Helen D. Mahoney

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ralph J. & Helen D. Mahoney 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 29th day of NOV., 2010.

My Commission expires the 22nd day of Dec, 2013

SEAL

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

Cheryl Alvarez
NOTARY PUBLIC

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

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

Jan. 4, 2011 — SEALS
DATE — REGISTRATION NO. SU - 073089E

TITLE CLAUSE (NO MORTGAGE)
I, Ralph J. & Helen D. Mahoney owners of the Ralph J. & Helen D. Mahoney Plan of Subdivision do hereby certify that the title of this property is in the name of Ralph J. & Helen D. Mahoney as recorded in Deed Book Volume .873 Page 468 , Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — Ralph J. Mahoney, OWNER — Helen D. Mahoney, OWNER

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

SECRETARY — PRESIDENT

Approved by the Butler Twp., Planning Commission this 1ST day of MARCH 2011.

SECRETARY — Vice CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

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

SECRETARY — CHAIRMAN

Approved by the Board of Commissioners of the Township of Butler this 21ST day of MARCH 2011.

Secretary — President of Board

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 324 Page 17.

Given under my hand and seal this 20th day of April 2011.

SEAL

RECORDER OF DEEDS — BUTLER COUNTY PA

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

OWNER / SUBDIVIDER
RALPH J. & HELEN D. MAHONEY
140 VICTOR ROAD
BUTLER, PA. 16001

RECORDED APR. 20, 2011	
PLAN BOOK	PAGE
324	17

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
2). ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP , THIS PROPERTY IS NOT IN A FLOOD PRONE AREA.
3). ZONED R - 1. (BUILDING LINES)
40' FRONT YARD LINE
10' SIDE YARD LINE
25' REAR YARD LINE

TOTAL AREA = 1.41 ACRES.

JOHN E. DUSHECK
SURVEYOR
BOX 1755
BUTLER PA. 16003
(724) 287-7825

Date : 10 / 17 / 2010	PROPERTY SUBDIVISION
Scale : 1 " = 30'	FOR: RALPH J. & HELEN D. MAHONEY
Dwn. By : SAB	SITUATE: BUTLER TWP., BUTLER CO., PA
REVISED : 1/27/2011 2/22/2011	Job No.

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. 20103020945

NORTH

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

BELLEVUE PARK PARTNERS, L.P. ADOPTION:
The BELLEVUE PARK PARTNERS, L.P., owner of the lands shown on THE BELLEVUE COMMONS SUBDIVISION, hereby adopts this as it's 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 BELLEVUE PARTNERSHIP, L.P. and upon it's heirs, executors and assigns.

BELLEVUE PARK PARTNERS, L.P.
(a Pennsylvania Limited Partnership)
BY: **COMMERCIAL BUILDING CORPORATION,**
(A Pennsylvania Corporation)

WITNESS — WILLIAM J. WEAVER, PRESIDENT
2/21/2011
DATE

BELLEVUE PARK PARTNERS, L.P. ACKNOWLEDGMENT BY NOTARY PUBLIC:

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

On this 21 day of February, 2011, before me a Notary Public, the undersigned officer, personally appeared WILLIAM J. WEAVER, who acknowledged himself to be the President of COMMERCIAL BUILDING CORPORATION, a Pennsylvania Corporation, which is the General Partner of BELLEVUE PARK PARTNERS, L.P., a Pennsylvania limited partnership, and that he as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as President.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

BELLEVUE PARK PARTNERS, L.P. – CERTIFICATION OF TITLE:
I hereby certify that the title to the property contained in the BELLEVUE COMMONS SUBDIVISION, is in the name of the BELLEVUE PARTNERS, L.P., and is recorded at Instrument number 200707110017979.

WITNESS — WILLIAM J. WEAVER, Owner

CONSENT OF MORTGAGEE:
ESB Bank, Mortgagee of the property contained in the BELLEVUE COMMONS SUBDIVISION, consents to the recording of said plan, and to the dedications and other matters appearing thereon.

WITNESS — ESB BANK — MORTGAGEE (name & title)

SURVEYOR'S CERTIFICATION:
I, MICHAEL A. OGIN, hereby certify that I am a registered Professional Land Surveyor, in compliance with the laws of the Commonwealth of Pennsylvania, and that this Plat correctly represents the lots, streets and highways as surveyed and platted by me for the owners or agents.

2-18-2011
DATE

MICHAEL A. OGIN, PLS, (Reg. No. SU-075288)

CRANBERRY TOWNSHIP ENGINEER'S REVIEW:
I, JASON M. KRATSAS, a Registered Professional Engineer in compliance with the laws of the Commonwealth of Pennsylvania, and officially appointed as the Township Engineer for the Township of Cranberry, do hereby certify that this subdivision plan meets all of the engineering and design requirements of the Subdivision and Zoning ordinances, except as departures have been authorized by the appropriate Township Boards or Officials.

4/21/2011
DATE

JASON M. KRATSAS, (Reg. No. PE-071353-E)

CRANBERRY TOWNSHIP PLANNING COMMISSION REVIEW:
Reviewed by the Planning Commission of Cranberry Township this 4th day of January, 2011

SECRETARY — CHAIRMAN, (Planning Commission)

BUTLER COUNTY PLANNING COMMISSION REVIEW:
Reviewed by the Butler County planning Commission this 19TH day of JAN., 2011.

SECRETARY — CHAIRMAN, (Butler County Planning Comm.)

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

The Township of Cranberry agrees not to issue Building Permits until the PLANNING MODULE FOR LAND DEVELOPMENT has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

SECRETARY — CHAIRMAN, (Board of Supervisors)

CRANBERRY TOWNSHIP SUPERVISORS APPROVAL:
Approved by the Board of Supervisors of the Township of Cranberry by Resolution Number 2011-05, effective this 21st day of APRIL, 2011.

SECRETARY — CHAIRMAN, (Board of Supervisors)

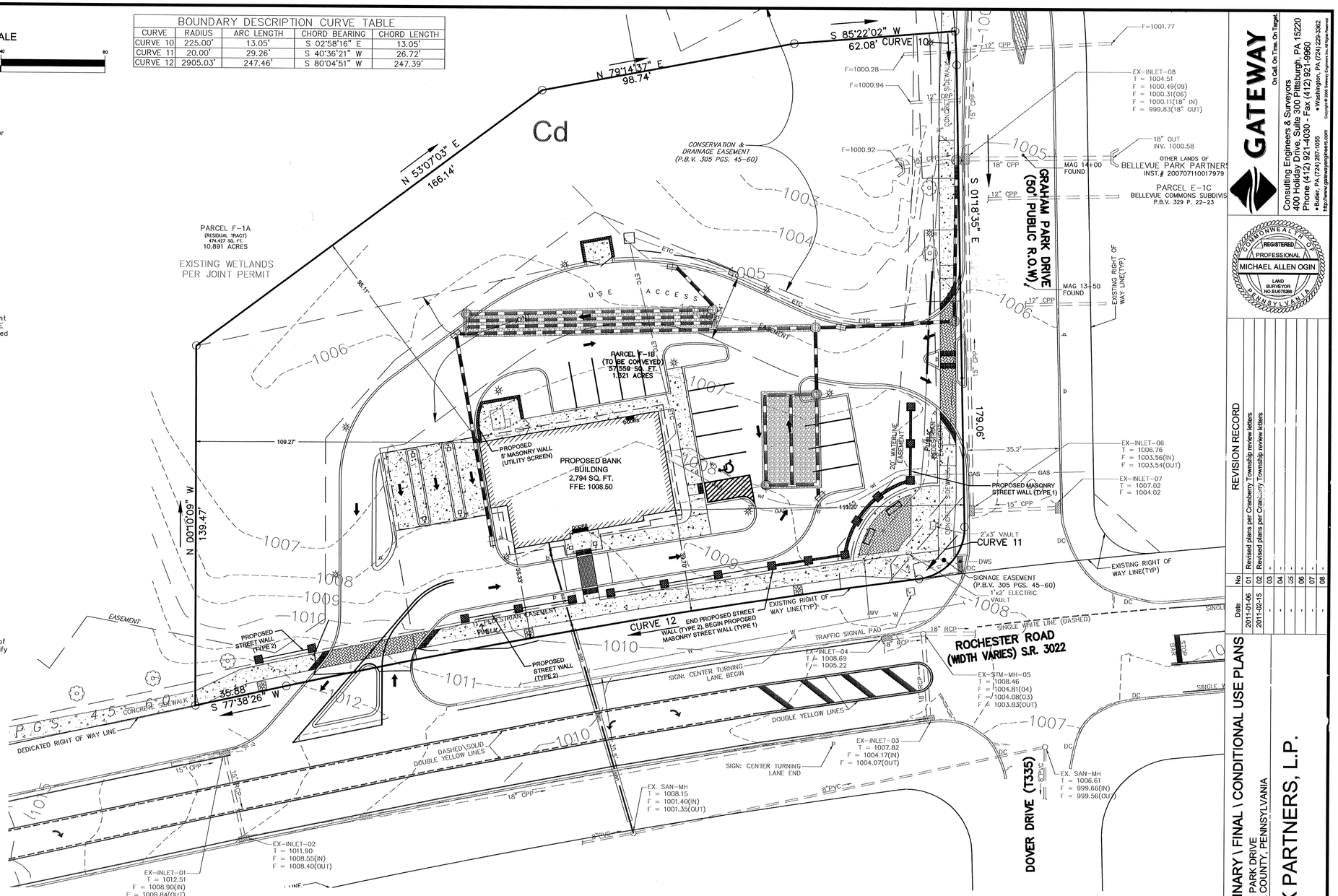
BUTLER COUNTY RECORDER OF DEEDS:
Recorded in the office of the Recorder of Deeds for the County of Butler, Commonwealth of Pennsylvania in Plan Book Volume 324 pages 18 inclusive.

Given under my hand and seal this 21 day of April 2011

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

RECORDER OF DEEDS

BOUNDARY DESCRIPTION CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CURVE 10	225.00'	13.05'	S 02°58'16" E	13.05'
CURVE 11	20.00'	29.26'	S 40°36'21" W	26.72'
CURVE 12	2905.03'	247.46'	S 80°04'51" W	247.39'



STATE HIGHWAY ACCESS NOTE:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

STORMWATER MANAGEMENT ACCESS NOTE:
AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE PURPOSE OF MAINTENANCE, MONITORING AND/OR SAMPLING, IN THE EVENT THAT THE OWNER, ASSIGNS OR SUCCESSORS FAIL TO ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR SUCCESSOR SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE OR MONITORING BY THE TOWNSHIP. THE AFORESAID RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR SUCCESSORS TO PERFORM SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

GENERAL NOTES:
1.) THIS PLAN IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, CONEVANTS, RESTRICTIONS AND AGREMENTS OF PRIOR RECORD.

2.) PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE (1-800-242-1776) FOR UTILITY LOCATE PRIOR TO ANY EXCAVATION.

LANDOWNER:
BELLEVUE PARK PARTNERS, L.P.
P.O. BOX 449
MARS, PA 16046

DEVELOPER:
BELLEVUE PARK PARTNERS, L.P.
P.O. BOX 449
MARS, PA 16046

SOURCE OF TITLE:
DEED FROM JOHN SCHWEIZER, SUCCESSOR TRUSTEE TO ROBERT J. KAUFMAN, TRUSTEE OF THE ROBERT J. KAUFMAN TRUST; TO BELLEVUE PARK PARTNERS, L.P., DATED JULY 10, 2007 AND RECORDED ON JULY 11, 2007 IN THE RECORDER OF DEEDS OFFICE FOR BUTLER COUNTY PENNSYLVANIA AT INSTRUMENT NUMBER 200707110017979.

Instr:201104210009716 04/21/2011
Pages:1 F:$45.00 3:25PM
Michele Mustello T20110013501
Butler County Recorder FL

RECORDED APR. 21, 2011
PLAN BOOK 324 PAGE 18

Recorder of Deeds — Notary Public — Butler County Planning Commission — Cranberry Township Engineer — Cranberry Township Board of Supervisors

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
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR NO. SU-075288
PENNSYLVANIA

REVISION RECORD

No	Date	Revised plans per Cranberry Township review letters
01	2011-01-06	
02	2011-02-15	
03	-	
04	-	
05	-	
06	-	
07	-	
08	-	

ESB BANK: PRELIMINARY \ FINAL \ CONDITIONAL USE PLANS
ROCHESTER ROAD AND GRAHAM PARK DRIVE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
BELLEVUE PARK PARTNERS, L.P.
P.O. BOX 449
MARS, PA 16046

SITE PLAN FOR RECORDING

Project Number: C-18093
Drawing Scale: 1" = 20'
Date Issued: 2010-12-07
Index Number: 401,799
Drawn By: CEM \ LPW
Checked By: MAO
Project Manager: MAO

C-100

Path & Filename: R:\Projects\18000\18093 ESB, Cranberry\dwg\C-100 Plot Plan Prelim & Final.dwg
Plot Date=2/15/2011 3:24 PM Chad Michelini
Save Date=2/15/2011 3:22 PM

BY RESOLUTION APPROVED ON THE ________ DAY OF ___________, 20____, THE BOARD OF DIRECTORS OF MYSTIC RIDGE DEVELOPMENT, LLC., INCORPORATED IN THE STATE OF PENNSYLVANIA, MYSTIC RIDGE DEVELOPMENT, LLC., OWNER OF THE LAND SHOWN ON THE MYSTIC RIDGE PLAN PLAN OF LOTS - PHASE II, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. MYSTIC RIDGE DEVELOPMENT, LLC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF 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.

[signature], MANAGER — CORPORATE OFFICER, TITLE
[signature], MANAGER — CORPORATE OFFICER (Witness), TITLE

APRIL 8, 2011
DATE

Commonwealth of PA County of Butler
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Brian C. Singer OF MYSTIC RIDGE DEVELOPMENT, 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 THEREIN TO THE PUBLIC

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF April, 2011.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tina Nicole Dydek, Notary Public
Cranberry Twp., Butler County
My Commission Expires April 7, 2014
Member, Pennsylvania Association of Notaries
NOTARY STAMP

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MYSTIC RIDGE PLAN OF LOTS - PHASE II IS IN THE NAME OF MYSTIC RIDGE DEVELOPMENT, LLC. AND IS RECORDED IN DEED BOOK VOLUME____, PAGE____. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

CORPORATE OFFICER, TITLE — WITNESS

BY RESOLUTION APPROVED ON THE ________ DAY OF ___________, 20____, THE BOARD OF DIRECTORS OF MYSTIC RIDGE DEVELOPMENT, LLC., INCORPORATED IN THE STATE OF PENNSYLVANIA, MYSTIC RIDGE DEVELOPMENT, LLC., OWNER OF THE LAND SHOWN ON THE MYSTIC RIDGE PLAN OF LOTS - PHASE II, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. MYSTIC RIDGE DEVELOPMENT, LLC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF 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.

CORPORATE OFFICER, TITLE — CORPORATE OFFICER (Witness), TITLE

DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED ____________ OF MYSTIC RIDGE DEVELOPMENT, 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 THEREIN TO THE PUBLIC

WITNESS MY HAND AND NOTARIAL SEAL THIS ________ DAY OF ___________, 20____.

NOTARY PUBLIC — NOTARY STAMP

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MYSTIC RIDGE PLAN OF LOTS - PHASE II IS IN THE NAME OF MYSTIC RIDGE DEVELOPMENT, LLC., AND IS RECORDED IN DEED BOOK VOLUME____, PAGE____. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

CORPORATE OFFICER, TITLE — WITNESS

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

[signature]
SURVEYOR — REG. NO. SU-036950-E

APRIL 8, 2011
DATE



Scale 1" = 1000'

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

[signature]
TOWNSHIP ENGINEER — REG. NO. PE071353

April 21, 2011
DATE

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

John P. Skorupan — CHAIRMAN OF BOARD
[signature] — SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 07-79, EFFECTIVE THIS 21st DAY OF April, 2011.

John P. Skorupan — CHAIRMAN OF BOARD
[signature] — TOWNSHIP MANAGER

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS 29th DAY OF OCTOBER, 2007.

James A. Colella — CHAIRMAN
Nancy A. Auer — SECRETARY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF MARCH, 2008.

[signature] JRM — CHAIRMAN
[signature] JRM — SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 324, PAGE(S) 19-22.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF April, 2011.

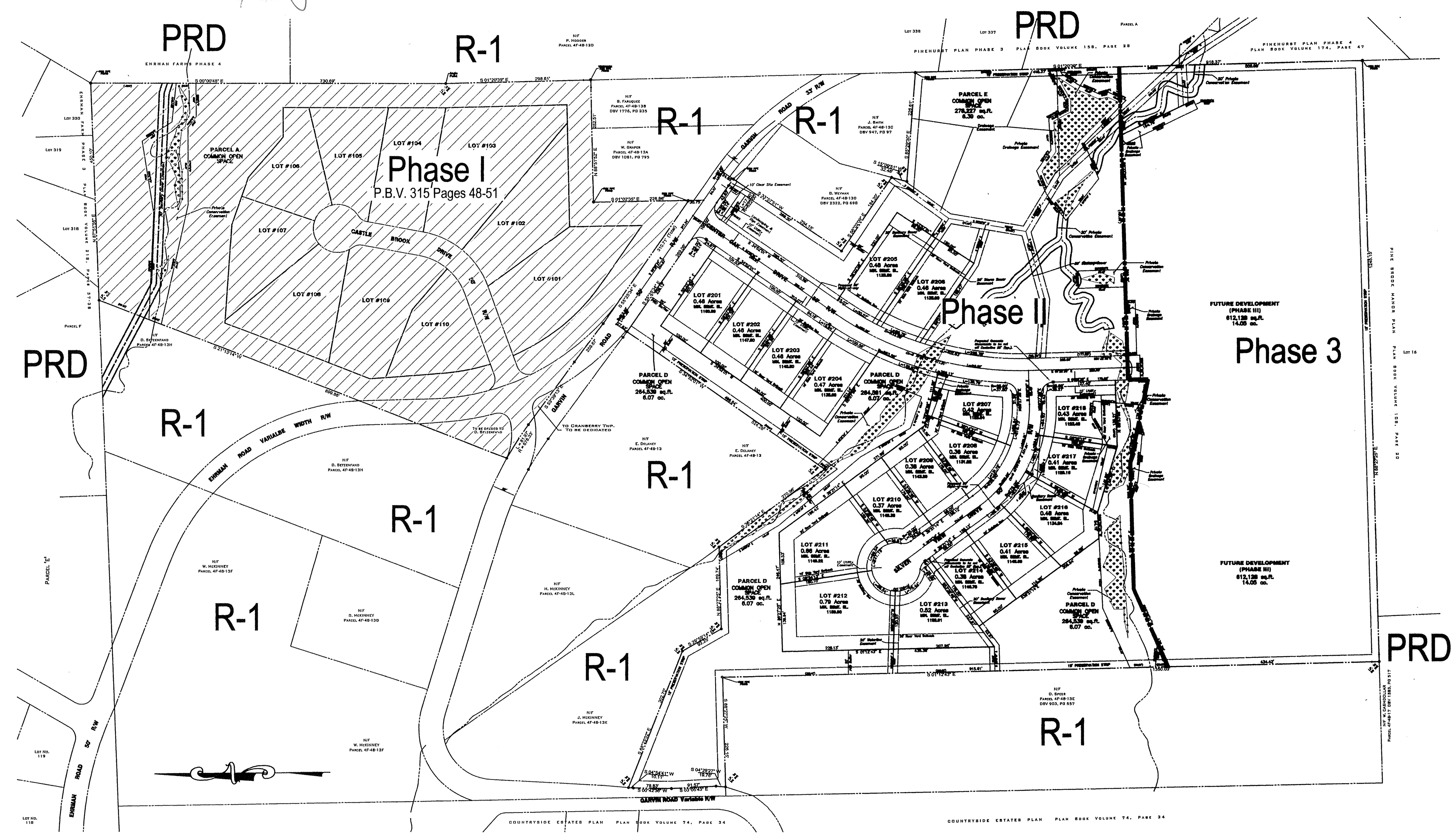
Michele M Mustello
RECORDER OF DEEDS

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

Notes:

1. The Wetland Area shown on this plan was determined by Ecotune, Inc. The area was delineated in June 2007.
2. All water and sanitary sewer line construction shall be in accordance with the Cranberry Township Specifications for the Construction of Sanitary Sewer Lines, Water Lines and Appurtenances.
3. A Stream Crossing Permit is required for the proposed sanitary sewer connection.
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 in the event the Owner, assigns or heirs do not adequately maintain the facility. The Owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the Owner, assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes.
5. Contractor to supply Shop Drawings of Sanitary Sewer Line and Water Line Construction to the Township of Cranberry for review before construction activities are to commence.
6. All driveways shall be paved and all street trees shall be planted within six (6) months occupancy of each residential unit.

Zoning Chart for R-1 Residential		
	per Zoning	per Plan
Min. Lot Area	1.5 acre	1/3 acre
Min. Lot Width	100'	90'
Min. Front Yard	50'	25'
Min. Side Yard	20'	10'
Min. Rear Yard	30'	30'
Max. Lot Coverage	15%	15%
Accessory Use:		
Min. Front Yard	50'	25'
Min. Side Yard	10'	10'
Min. Side Yard	10'	10'



SITE DATA

ZONING CLASSIFICATION	R-1 RESIDENTIAL DISTRICT
TOTAL PLAN AREA	2,262,806 sq.ft. (51.95 ac.)
PROPOSED STREET R/W AREA	80,137 sq.ft. (1.84 ac.)
COMMON OPEN SPACE - Phase II	542,766 sq.ft. (12.46 ac.) 534,634 sq.ft. (12.27 ac.) Less Basins
RESIDUAL PARCELS	612,128 sq.ft. (14.05 ac.)
DEVELOPMENT LOTS - Phase II	18 SINGLE FAMILY LOTS

Developer
Mystic Ridge Development, LLC
P.O. Box 221
Warrendale, Pa. 15086
(724) 935-2424

Surveyor
Hampton Technical Associates, Inc.
123 Ridge Road
Valencia, Pa. 16059
(724) 625-4544

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL SYSTEM INC. 1-800-242-1776
P.O.C.S. SERIAL NUMBER 3417049

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

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

RECORDED APR. 21, 2011
PLAN BOOK 324 PAGE 19

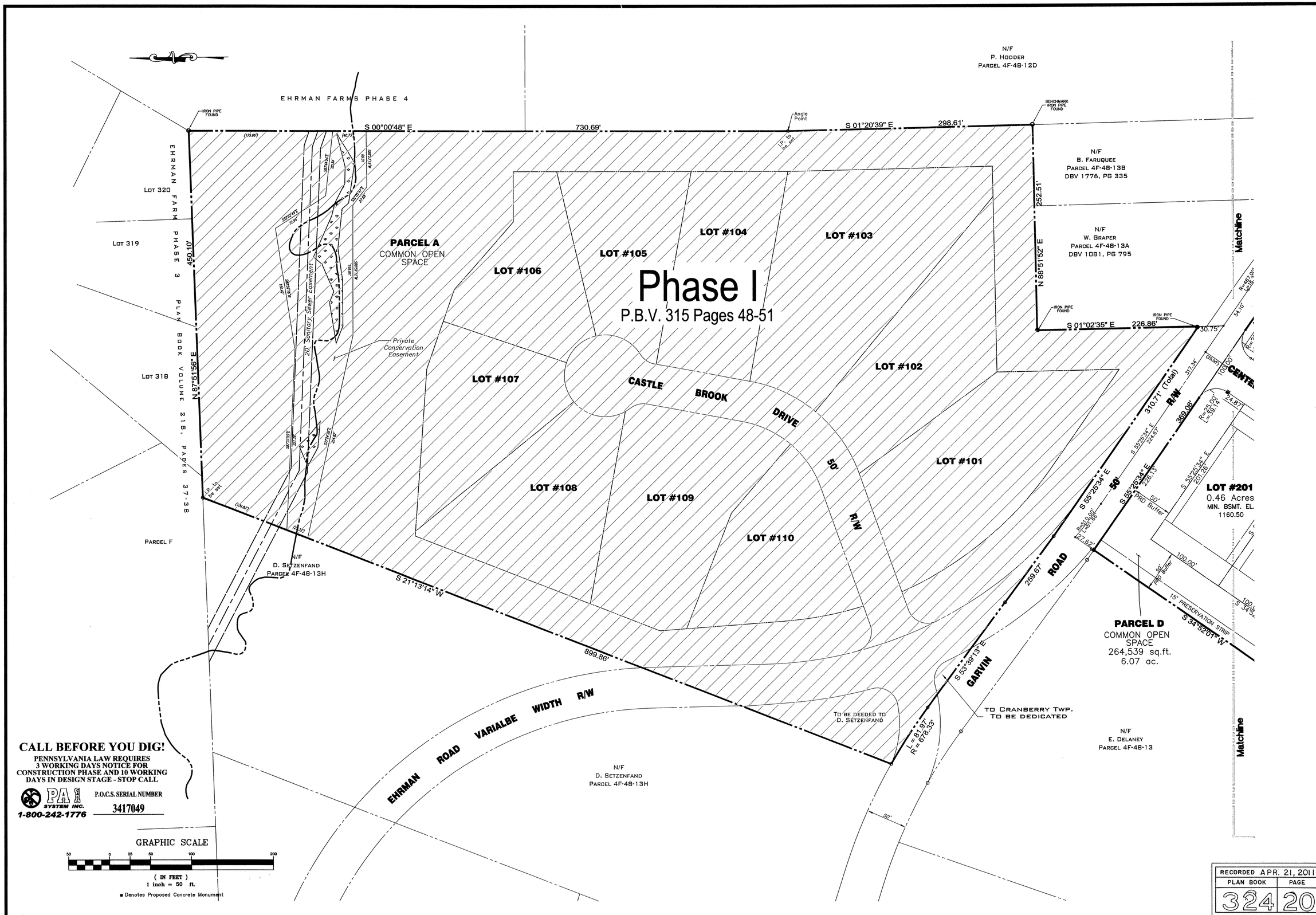
Instr:201104210009717 04/21/2011
Pages:4 F:$165.00 3:34PM
Michele Mustello T20110013505
Butler County Recorder FL

INITIAL	REVISION	DATE

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
[X] Mars Office
P.O. Box 976
Mars, PA 16046
PHONE (724) 625-4544
FAX (724) 625-4549
[ ] Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE (412) 781-9660
FAX (412) 781-5904

CLIENT: MYSTIC RIDGE DEVELOPMENT LLC
PLAN: Mystic Ridge Plan of Lots P.R.D. – Phase II Plan of Subdivision
LOCATION: Garvin Road, Cranberry Township Butler County, Pennsylvania

DATE: October 05, 2010
SCALE: 1" = 150'
DRAWN BY: Mal
CHECKED BY:
FILE NAME: 5319.dwg
SHEET: REC.1
PROJECT #: 5319



CALL BEFORE YOU DIG!

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

PA SYSTEM INC.
1-800-242-1776

P.O.C.S. SERIAL NUMBER
3417049

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
■ Denotes Proposed Concrete Monument

RECORDED APR. 21, 2011	
PLAN BOOK	PAGE
324	20

DATE	REVISION	INITIAL

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

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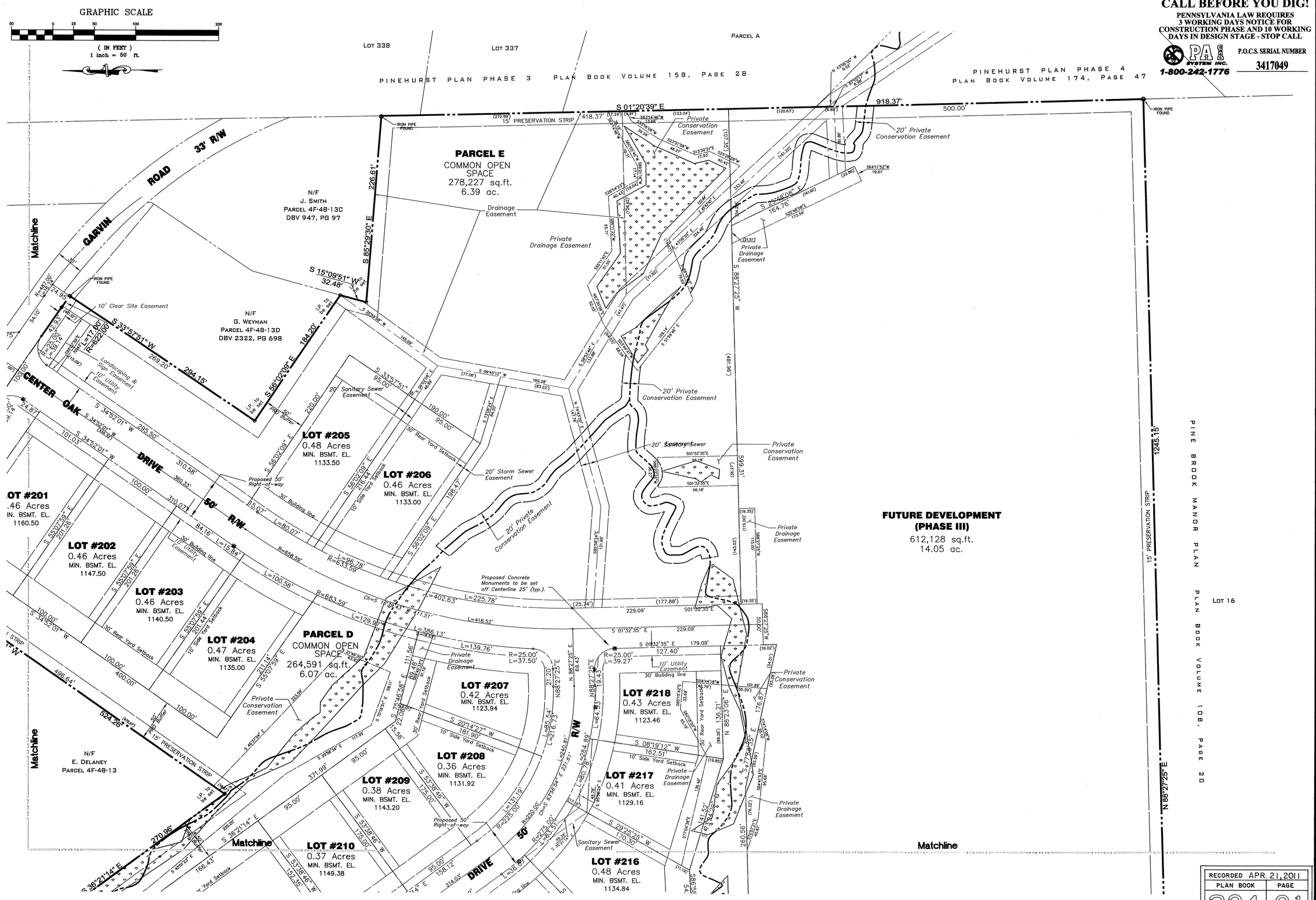
☐ Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

CLIENT: MYSTIC RIDGE DEVELOPMENT LLC
PLAN: Mystic Ridge Plan of Lots P.R.D. – Phase II Plan of Subdivision
LOCATION: Garvin Road, Cranberry Township Butler County, Pennsylvania

DATE: October 5, 2010
SCALE: 1" = 50'
DRAWN BY: Mal
CHECKED BY:
FILE NAME: 5319.dwg
SHEET: REC.2
PROJECT #: 5319



CALL BEFORE YOU DIG!

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

PA SYSTEM INC. 1-800-242-1776

P.O.C.S. SERIAL NUMBER 3417049

DATE	REVISION	INITIAL

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

☒ Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

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

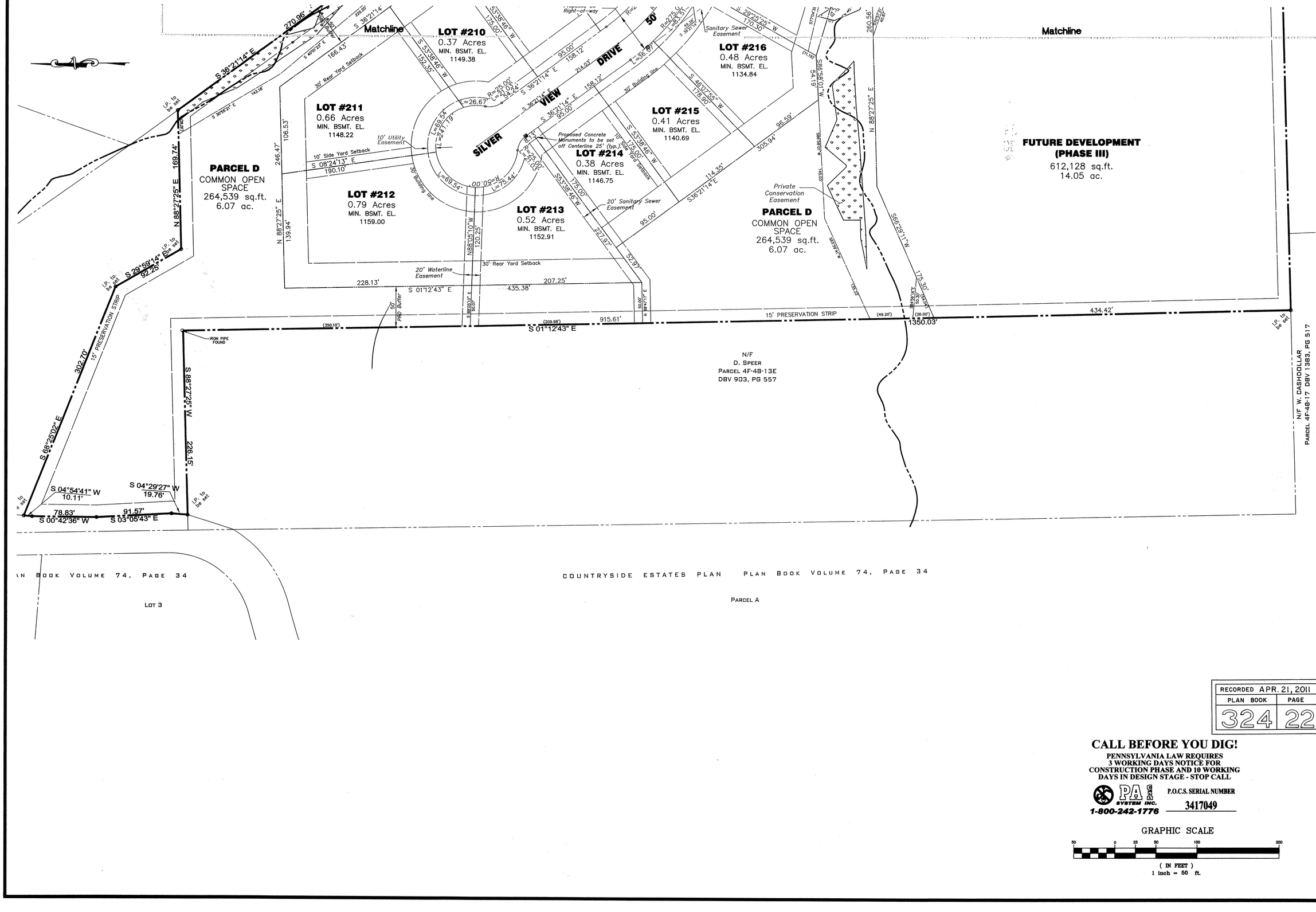
CLIENT: MYSTIC RIDGE DEVELOPMENT LLC

PLAN: Mystic Ridge Plan of Lots P.R.D. - Phase II Plan of Subdivision

LOCATION: Garvin Road, Cranberry Township Butler County, Pennsylvania

DATE:	October 5, 2010
SCALE:	1" = 50'
DRAWN BY:	Mal
CHECKED BY:	
FILE NAME:	5319.dwg
SHEET:	REC.3
PROJECT #:	5319

RECORDED APR. 21, 2011	
PLAN BOOK	PAGE
324	21



RECORDED APR. 21, 2011	
PLAN BOOK	PAGE
324	22

CALL BEFORE YOU DIG!

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

PA SYSTEM INC. 1-800-242-1776

P.O.C.S. SERIAL NUMBER 3417049

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE	REVISION	INITIAL

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

☒ Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

☐ Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE: (412) 781-9650
FAX: (412) 781-5904

CLIENT: MYSTIC RIDGE DEVELOPMENT LLC

PLAN: Mystic Ridge Plan of Lots P.R.D. – Phase II
Plan of Subdivision

LOCATION: Garvin Road, Cranberry Township
Butler County, Pennsylvania

DATE: October 5, 2010

SCALE: 1" = 50'

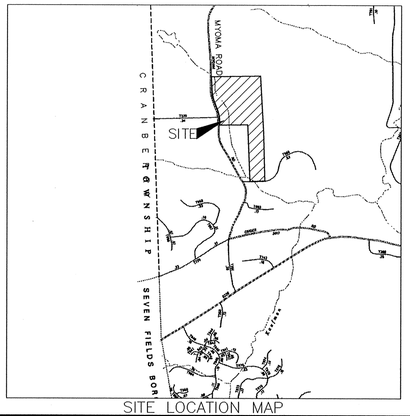
DRAWN BY: Mal

CHECKED BY:

FILE NAME: 5319.dwg

SHEET: REC.4

PROJECT #: 5319



SITE LOCATION MAP

PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that the MYOMA DEVELOPMENT GROUP, Limited Partnership, a Pennsylvania Limited Partnership, does hereby adopt this as its Plan of Subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage, and utility purposes, all drives, roads, streets, lands rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the township of Adams, the MYOMA DEVELOPMENT GROUP, Limited Partnership hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon the MYOMA DEVELOPMENT GROUP, Limited Partnership, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22 day of March 20 11

ATTEST: Paula K Rouda — Notary Public

MYOMA DEVELOPMENT GROUP, Limited Partnership
General Partner

The foregoing adoption and dedication is made by the MYOMA DEVELOPMENT GROUP, Limited Partnership, with the full understanding and agreement that the approval of the Township of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

MYOMA DEVELOPMENT GROUP, Limited Partnership
Secretary — General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Michael Mucci, General Partner, MYOMA DEVELOPMENT GROUP, Limited Partnership, and acknowledged the foregoing Release and Dedication and Plan to be his act and deed, and desired the same to be recorded as such.

WITNESS My hand and notarial seal this 22 day of March 20 11

Paula K Rouda — Notary Public

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

TITLE CLAUSE

MYOMA DEVELOPMENT GROUP, L.P., owner of a portion of the INDIAN MEADOW PRD PHASE 2 do hereby certify that the title of my property is in the name of MYOMA DEVELOPMENT GROUP, L.P., as recorded at instruments #'s 200507210019339, 200604110008176, & 200607210019344 in the Recorder of Deeds Office. I further certify that there is no mortgage, lien, or encumbrance against my property.

Paula K Rouda — Witness

General Partner

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that we ROBERT & DEBORAH ROUNCE, of the Township of Adams, County of Butler State 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 Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage, and utility purposes, all drives, roads, streets, lands rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, We ROBERT & DEBORAH ROUNCE hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon ROBERT & DEBORAH ROUNCE our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seal this _____ day of _____ 20____

ATTEST: Paula K Rouda — Notary Public

Robert Rounce

Deborah Rounce

My commission expires the 15 day of August A.D. 2013

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

Robert Rounce

Deborah Rounce

INDIVIDUAL ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Robert & Deborah Rounce, who acknowledged the foregoing Release and Dedication and Plan of Subdivision to be their act and deed, and desired the same to be recorded as such.

WITNESS My hand and notarial seal this 22 day of March 20 11

Paula K Rouda — Notary Public

My commission expires the 15 day of August A.D. 2013

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

TITLE CLAUSE

We, ROBERT & DEBORAH ROUNCE, owners of a portion of the INDIAN MEADOW PRD PHASE 2, do hereby certify that the title of this property is in the name of ROBERT & DEBORAH ROUNCE as recorded in D.B.V. 1317, PG. 688 in the Recorder of Deeds Office. I further certify that there is no mortgage, lien, or encumbrance against my property.

Paula K Rouda — Witness

Paula K Rouda — Witness

Robert Rounce

Deborah Rounce

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 7 day of January 20 09

ATTEST: — Secretary — Chairman, Planning Commission

APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 25th day of April 20 11

(Secretary of Board of Supervisors) — (Chairman of Board of Supervisors)

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olson, a Registered Professional Engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances, except such departures which have been authorized by the approval authority.

Signature — 26400 E. Registration no.

BUTLER COUNTY PLANNING COMMISSION REVIEW FOR MULTI-LOT SUBDIVISION

Reviewed with or without comments by the Butler County Planning Commission at a meeting held this 26TH day of JAN. 20 06 Letter to Adams Township Board of Supervisors dated 20

DIRECTOR SEC — SEAL — CHAIRMAN

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

Richard P. Wenzel PS — 1/4/11 DATE

RICHARD P. WENZEL, REG. NO SU-039405-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 324 Page 23
Given under my hand and seal this 26 day of April 20 11

RECORDER OF DEEDS Michele M. Mustello

Instr:201104260009911 04/26/2011 Pages:1 F:$45.00 S:$500 Michele Mustello Butler County Recorder PA T20110013712 FL

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

Adams Township Board Of Supervisors

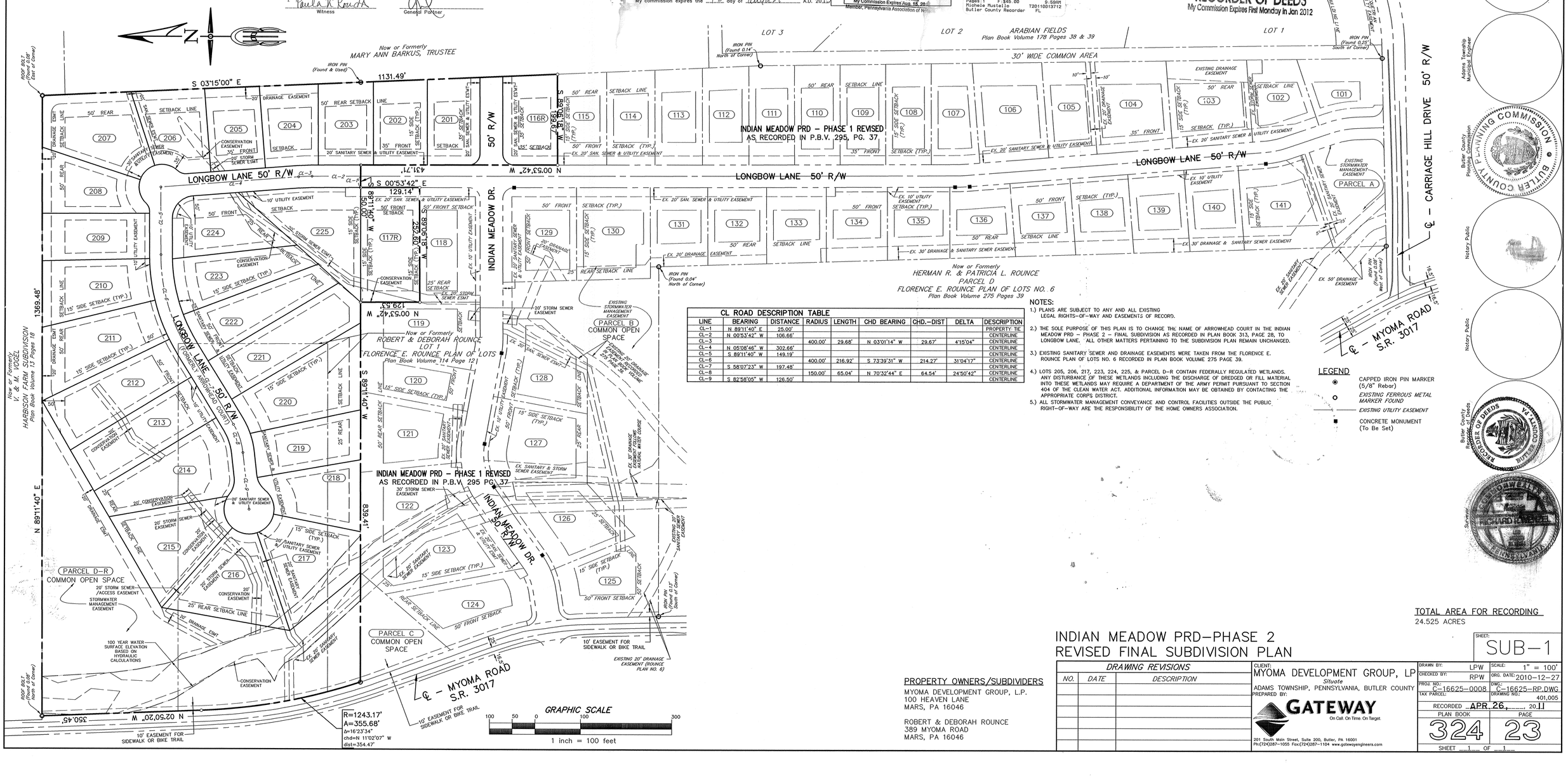
Adams Township Municipal Engineer

Butler County Planning Commission

Notary Public

Butler County Recorder of Deeds

Surveyor



CL ROAD DESCRIPTION TABLE								
LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.-DIST	DELTA	DESCRIPTION
CL-1	N 89°11'40" E	25.00'						PROPERTY TIE
CL-2	N 00°53'42" W	106.66'						CENTERLINE
CL-3			400.00'	29.68'	N 03°01'14" W	29.67'	4°15'04"	CENTERLINE
CL-4	N 05°08'46" W	302.66'						CENTERLINE
CL-5	S 89°11'40" W	149.19'						CENTERLINE
CL-6			400.00'	216.92'	S 73°39'31" W	214.27'	31°04'17"	CENTERLINE
CL-7	S 58°07'23" W	197.48'						CENTERLINE
CL-8			150.00'	65.04'	N 70°32'44" E	64.54'	24°50'42"	CENTERLINE
CL-9	S 82°58'05" W	126.50'						CENTERLINE

NOTES:

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

2.) THE SOLE PURPOSE OF THIS PLAN IS TO CHANGE THE NAME OF ARROWHEAD COURT IN THE INDIAN MEADOW PRD - PHASE 2 - FINAL SUBDIVISION AS RECORDED IN PLAN BOOK 313, PAGE 28, TO LONGBOW LANE, ALL OTHER MATTERS PERTAINING TO THE SUBDIVISION PLAN REMAIN UNCHANGED.

3.) EXISTING SANITARY SEWER AND DRAINAGE EASEMENTS WERE TAKEN FROM THE FLORENCE E. ROUNCE PLAN OF LOTS NO. 6 RECORDED IN PLAN BOOK VOLUME 275 PAGE 39.

4.) LOTS 205, 206, 217, 223, 224, 225, & PARCEL D-R CONTAIN FEDERALLY REGULATED WETLANDS. ANY DISTURBANCE OF THESE WETLANDS INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A DEPARTMENT OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE APPROPRIATE CORPS DISTRICT.

5.) ALL STORMWATER MANAGEMENT CONVEYANCE AND CONTROL FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

LEGEND

- CAPPED IRON PIN MARKER (5/8" Rebar)
- *EXISTING FERROUS METAL MARKER FOUND*
- *EXISTING UTILITY EASEMENT*
- CONCRETE MONUMENT (To Be Set)

TOTAL AREA FOR RECORDING
24.525 ACRES

PROPERTY OWNERS/SUBDIVIDERS

MYOMA DEVELOPMENT GROUP, L.P.
100 HEAVEN LANE
MARS, PA 16046

ROBERT & DEBORAH ROUNCE
389 MYOMA ROAD
MARS, PA 16046

INDIAN MEADOW PRD-PHASE 2
REVISED FINAL SUBDIVISION PLAN

SHEET: SUB-1

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION

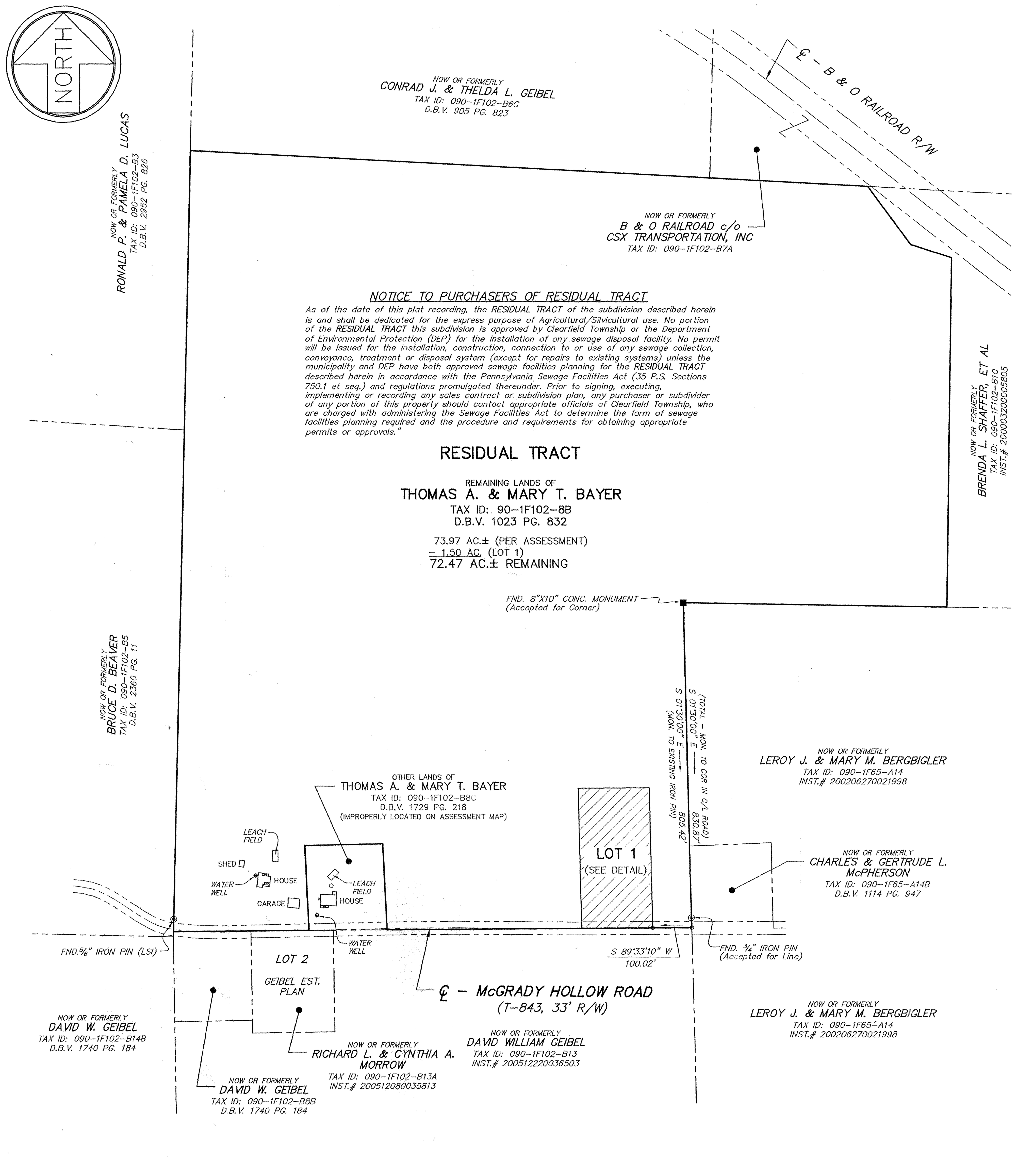
CLIENT: MYOMA DEVELOPMENT GROUP, LP
Situate
ADAMS TOWNSHIP, PENNSYLVANIA, BUTLER COUNTY
PREPARED BY:

GATEWAY
On Call. On Time. On Target.
201 South Main Street, Suite 200, Butler, PA 16001
Ph:(724)287-1055 Fax:(724)287-1104 www.gatewayengineers.com

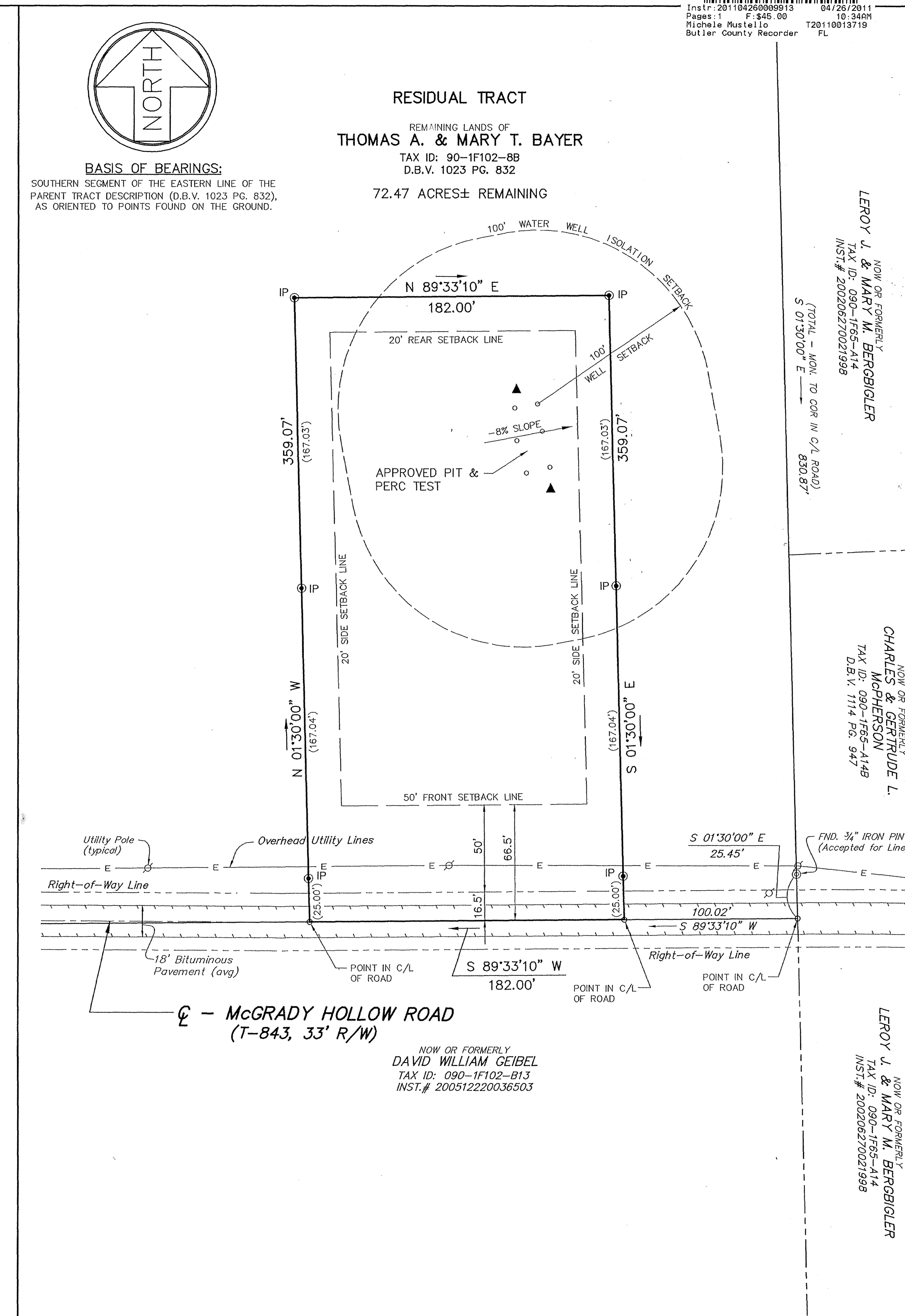
DRAWN BY: LPW	SCALE: 1" = 100'
CHECKED BY: RPW	ORG. DATE: 2010-12-27
PROJ NO.: C-16625-0008	DWG: C-16625-RP.DWG
TAX PARCEL:	DRAWING NO.: 401,005
RECORDED APR 26, 20 11	
PLAN BOOK 324	PAGE 23

SHEET 1 OF 1

Instr:201104260009913 04/26/2011
Pages:1 F:$45.00 10:34AM
Michele Mustello T20110013719
Butler County Recorder FL



PARENT TRACT MAP
SCALE: 1" = 200'



LOT 1 DETAIL
SCALE: 1" = 50'

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that WE, THOMAS A. BAYER and MARY T. BAYER, of the Township of Clearfield, County of Butler, and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Clearfield, WE, THOMAS A. BAYER and MARY T. BAYER , hereby agree to and by these presence do release and forever discharge said County of Butler and said Township of Clearfield, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses, and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon THOMAS A. BAYER and MARY T. BAYER, our heirs, executors, administrators and assigns and future purchasers of the property within this plan.

The foregoing adoption and dedication is made by THOMAS A. BAYER and MARY T. BAYER with the full understanding and agreement that the approval of the Governing Body of the Township of Clearfield, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of April, 2011.

ATTEST:

Thomas A Bayer — THOMAS A. BAYER

Mary T. Bayer — MARY T. BAYER

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

NOTARY PUBLIC

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named THOMAS A. BAYER & MARY T. BAYER 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 notorial seal this 22nd day of April, 2011.

Cheryl A Vincent
Notary Public

CLEARFIELD TOWNSHIP PLANNING COMMISSION

CLEARFIELD TOWNSHIP PLANNING COMMISSION

The Clearfield Township Planning Commission has reviewed and recommends approval of this plan on this 25th day of April, 2011.

ATTEST:

Secretary — Chairman, Planning Commission

BUTLER COUNTY PLANNING COMMISSION (seal)

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 23 day of Feb, 2011.

Secretary — Chairman, Planning Commission

CLERAFIELD TOWNSHIP BOARD OF SUPERVISORS

CLEARFIELD TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of Clearfield hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as 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 Clearfield Township Board of Supervisors this 25th day of April, 2011.

Secretary — Tom Snyder, Chairman, Board of Supervisors

RECORDER OF DEEDS BUTLER COUNTY, PA — BUTLER COUNTY RECORDER OF DEEDS (seal)

SURVEYOR'S CERTIFICATE

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

Gregg H Bothell — GREGG H. BOTHELL, REG. NO SU-026137-E

MARCH 14, 2011 — DATE

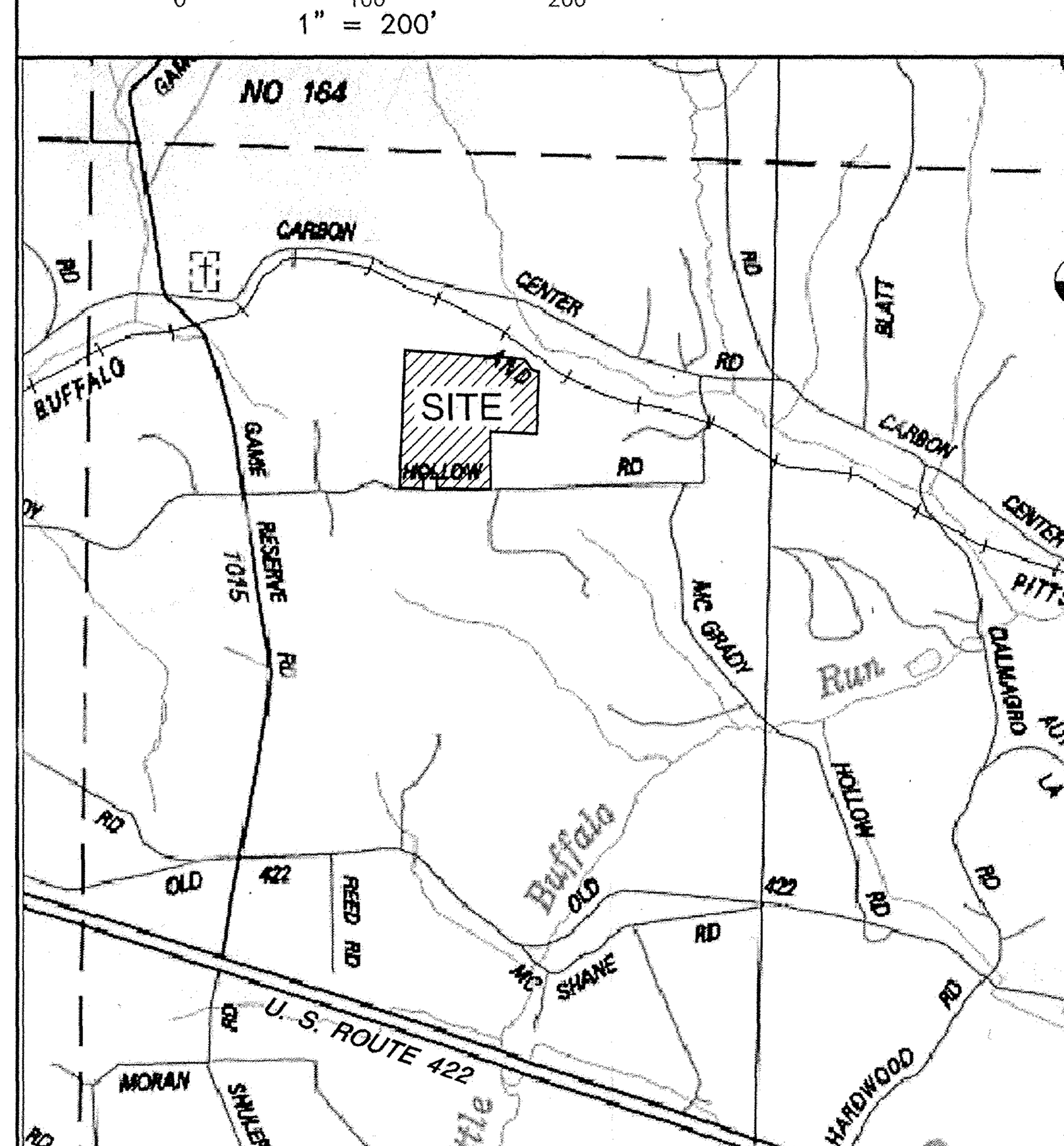
PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 324, Page 24.

Given under my hand and seal this 26 day of April, 2011.

Michele M Mustello
RECORDER OF DEEDS

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



SITE LOCATION MAP

NOTES:

1.) PLAN IS SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, OR AS ESTABLISHED BY DUE PROCESS.

2.) THE PURPOSE OF THIS PLAN IS TO CREAT ONE NEW BUILDING LOT CONTAINING 1.5 ACRES FOR CONVEYANCE TO THE DAUGHTER AND SON IN LAW OF THE SUBDIVIDERS.

4.) BUILDING LINE SETBACKS AND YARD SETBACKS ARE SHOWN IN ACCORDANCE WITH THE CLEARFIELD TOWNSHIP SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF PLAN SUBMISSION. ANYONE PROPOSING TO CONSTRUCT ON EITHER OF THESE PROPERTIES SHALL CONSULT WITH THE APPROPRIATE TOWNSHIP OFFICIAL TO VERIFY COMPLIANCE WITH CURRENT REQUIREMENTS.

LEGEND

○ INDICATES EXISTING PROPERTY MARKER AS INDIVIDUALLY DESCRIBED.
IP ◉ IRON PIN MARKER (1/2" Rebar) SET BELOW PLOW DEPTH (20" DEEP).
(000.00') INCREMENTAL DISTANCES ALONG BOUNDARY.

OWNERS AND SUBDIVIDERS

THOMAS A. & MARY T. BAYER
245 McGRADY HOLLOW ROAD
BUTLER, PA 16002

SOURCE OF TITLE

DEED FROM GOTTLOB KRADEL, (ADMINISTRATOR C.T.A., D.B.N. OF THE ESTATE OF MARGARET ANNA KRADEL a/k/a MARGARET R. KRADEL, Deceased); and GOTTLOB KRADEL a/k/a GOTTLEB KRADEL, (EXECUTOR O THE ESTATE OF HERMAN W. KRADEL, Deceased): TO THOMAS A. BAYER and MARY T. BAYER H/W' BY DEED DATED MAY 18, 1976 and RECORDED IN DEED BOOK VOLUME 1023 PAGE 832.

TOTAL AREA FOR RECORDING

1.50 ACRES

RECORDED APR. 26, 2011	
PLAN BOOK	PAGE
324	24

Prepared By:
G. H. BOTHELL
106 Morrison Way,
Vandergrift, PA 15690
Phone:(724) 568-1680
Fax: (724) 568-1690
Professional Surveying
bothellsurveying@comcast.net

DRAWING REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	03/14/11	CHANGED LOT CONFIGURATION; AT REQUEST OF LANDOWNER, & ASSOCIATED REVISIONS.	GHB
2.	03/14/11	ADDED WELL SETBACK ISOLATION, REQUSTED BY CLEARFIELD TWP. PLANNING COMMISSION.	GHB

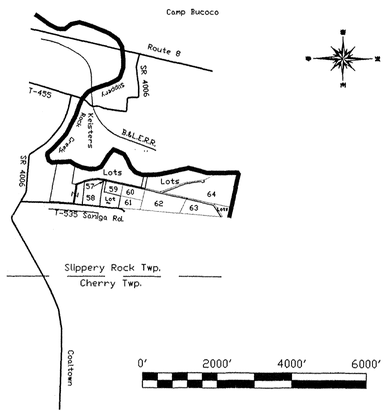
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GREGG H. BOTHELL — LAND SURVEYOR 026137-E (seal)

CLIENT: JAMES REEDER

PROJECT: BAYER SUBDIVISION No. 1
MINOR SUBDIVISION
FINAL PLAT FOR RECORDING
Situate
CLEARFIELD TOWNSHIP — BUTLER COUNTY
PENNSYLVANIA

SCALE:	AS SHOWN
ORIGINAL DATE:	02/16/11
LATEST REVISION:	N/A
DRAWING No.:	11001
DRAWN BY:	GHB
CHECKED BY:	GHB
PROJ. NO.:	11001

VICINITY SKETCH



NOTES:
(1) THE DEED TO LOT 10 OF THE PLEASURE VALLEY PLAN OF LOTS DOES NOT REFERENCE THE 20 FOOT EASEMENT ABUTTING THE NORTHERLY SIDE OF LOT 10. THE 20 FOOT RIGHT OF WAY IS INCLUDED IN THE DEED TO EVELYN RODGERS RECORDED IN BUTLER COUNTY, PENNSYLVANIA AT INSTRUMENT NUMBER 200310080046060. NO WARRANTY OF TITLE TO THE 20 FOOT EASEMENT WILL BE PROVIDED.

(2) THE GRANTEE OF THE LOTS SHALL BE PROVIDED WITH A RIGHT OF WAY OVER AND ACROSS THE PRIVATE LANE SHOWN ON THE PLAN FOR INGRESS, EGRESS, AND REGRESS TO AND FROM SANIGA ROAD. SAID RIGHT OF WAY SHALL BE 33 FEET IN WIDTH UNLESS NOTED OTHERWISE. MAINTENANCE OF THE RIGHT OF WAY SHALL BE SHARED EQUITABLY BY THE USERS OF SAID PRIVATE LANE.

Instr:200110429001020 08/29/2011
Pages:2 F:$65.00 9:53PM
Michele Mustello T20110014267
Butler County Recorder ND

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 25 DAY OF APRIL, 2011.

SIGNATURE

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 25 DAY OF April, 2011.

SECRETARY CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT THE EVELYN RODGERS ESTATE FOR ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, DOES HEREBY ADOPT THIS AS ITS' PLAN OF LOTS OF ITS' PROPERTY, SITUATED IN SLIPPERY ROCK TOWNSHIP, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHTS OF WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND IT HEREBY RELEASE AND FOREVER DISCHARGES THE COUNTY OF BUTLER, ITS' SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, CAUSE OF ACTION, CLAIMS, OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 18TH DAY OF MARCH, A.D. 2011.

OWNER: EVELYN RODGERS ESTATE

EXECUTORS

THOMAS W. KING III

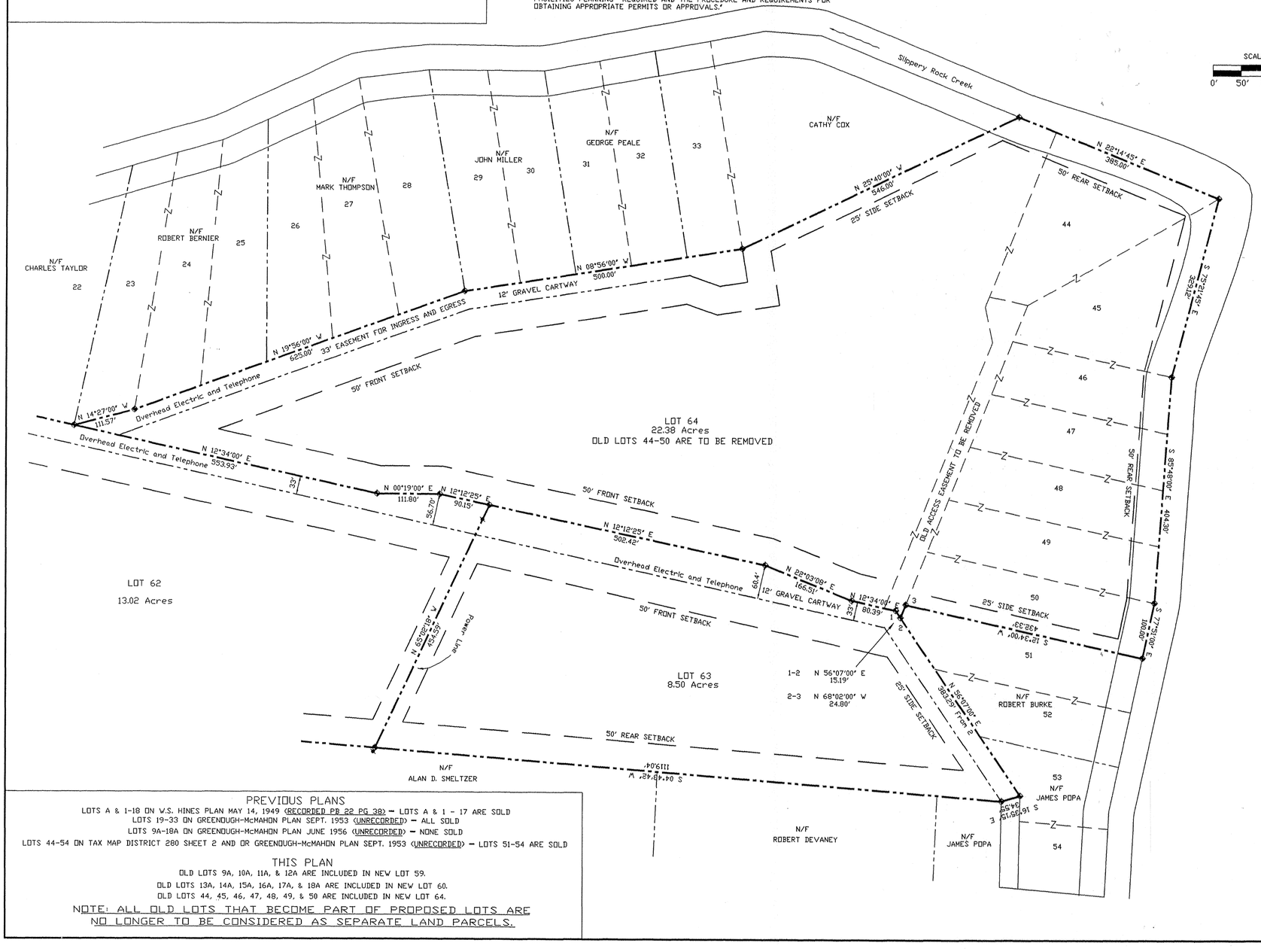
C. TIMOTHY SHAEFFER

ROBERT R. HEATON

NON BUILDING LOT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF RECREATIONAL USE. NO PORTION OF THIS SUBDIVISION (LOTS 57-64) ARE APPROVED BY SLIPPERY ROCK TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREON IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY, SHOULD CONTACT APPROPRIATE OFFICIALS OF SLIPPERY ROCK TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

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



COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME THOMAS W. KING III & C. TIMOTHY SHAFFER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. & C. TIMOTHY SHAFFER, AND ROBERT R. HEATON, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF EVELYN RODGERS, DECEASED

WITNESS MY HAND AND NOTARIAL SEAL THIS 18TH DAY OF MARCH, 2011.

MY COMMISSION EXPIRES THE 16TH DAY OF April A.D., 2014.

NOTARY PUBLIC SIGNATURE

SEAL

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

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Norman P. Straub LAND SURVEYOR NO. SU-1017-A

SURVEYORS NAME PA SU-1017A LICENSE NUMBER

DATE: 3-18-2011

BUTLER COUNTY PLANNING COMMISSION

REVIEWED ~~AND APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF APRIL, 20 11.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION COMMENTS

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER 11096 SEAL

SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 324 PAGE 25-24 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF April, 2011.

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

RECORDER OF DEEDS

PREVIOUS PLANS

LOTS A & 1-18 ON W.S. HINES PLAN MAY 14, 1949 (RECORDED PB 22 PG 38) – LOTS A & 1 - 17 ARE SOLD
LOTS 19-33 ON GREENOUGH-McMAHON PLAN SEPT. 1953 (UNRECORDED) – ALL SOLD
LOTS 9A-18A ON GREENOUGH-McMAHON PLAN JUNE 1956 (UNRECORDED) – NONE SOLD
LOTS 44-54 ON TAX MAP DISTRICT 280 SHEET 2 AND OR GREENOUGH-McMAHON PLAN SEPT. 1953 (UNRECORDED) – LOTS 51-54 ARE SOLD

THIS PLAN

OLD LOTS 9A, 10A, 11A, & 12A ARE INCLUDED IN NEW LOT 59.
OLD LOTS 13A, 14A, 15A, 16A, 17A, & 18A ARE INCLUDED IN NEW LOT 60.
OLD LOTS 44, 45, 46, 47, 48, 49, & 50 ARE INCLUDED IN NEW LOT 64.

NOTE: ALL OLD LOTS THAT BECOME PART OF PROPOSED LOTS ARE NO LONGER TO BE CONSIDERED AS SEPARATE LAND PARCELS.

PURPOSE OF SUBDIVISION:
THE PURPOSE OF THIS LOT LINE REVISION/SUBDIVISION IS FOR ESTATE SETTLEMENT PURPOSES.

ZONING DISTRICT: RC-1 (RURAL CONSERVATION)
TAX MAP REF. NO. 280-S2-A
63.34 ACRES TOTAL AREA

EVELYN RODGERS ESTATE
DILLON, McCANDLESS, KING, COULTER, & GRAHAM, LLP
128 W. CUNNINGHAM ST.
BUTLER, PA 16001
(724) 283-2200

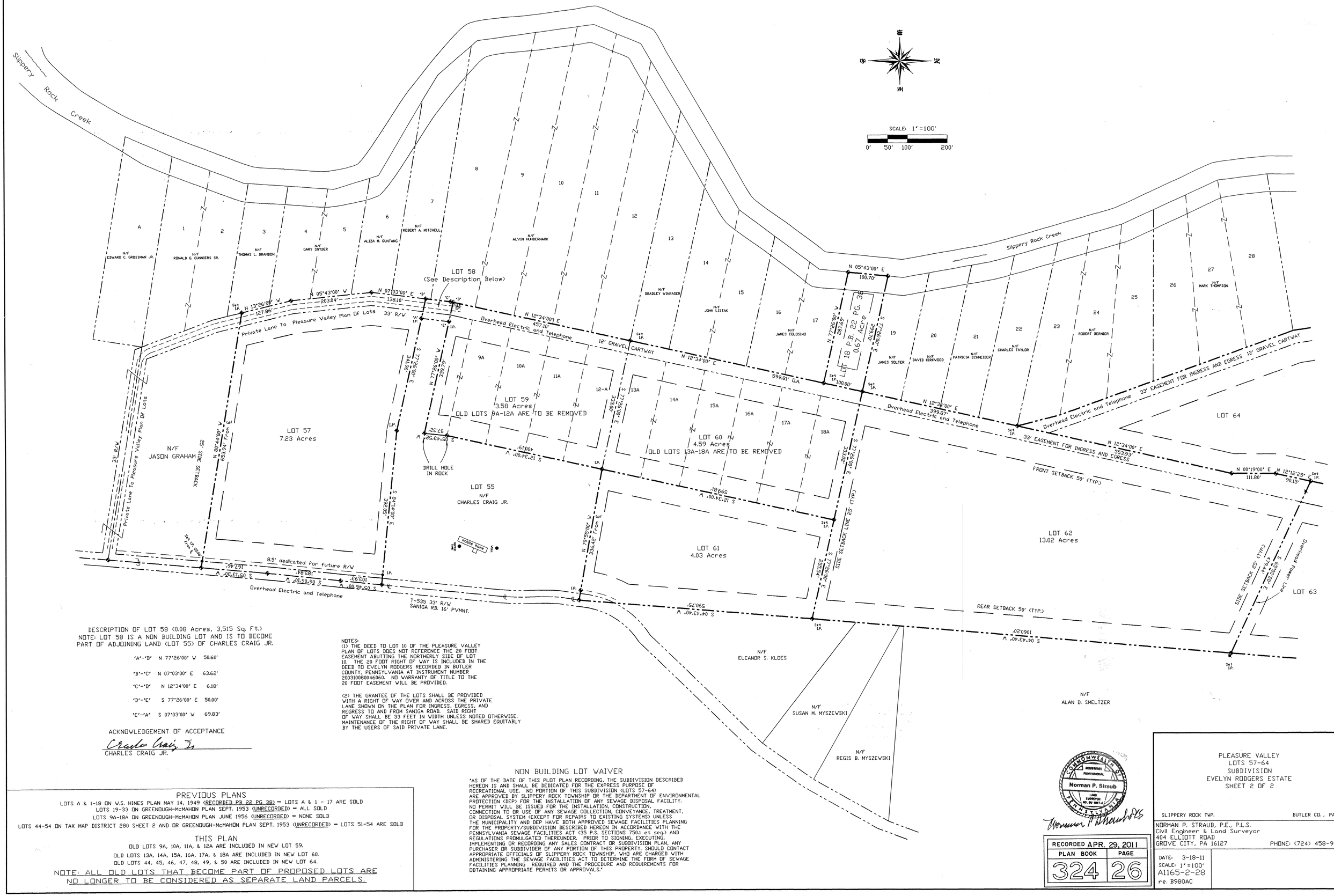
INSTR. NO. 200310080046060

RECORDED APR. 29, 2011	
PLAN BOOK	PAGE
324	25

FINAL PLAN
PLEASURE VALLEY
LOTS 57-64
SUBDIVISION
EVELYN RODGERS ESTATE
SHEET 1 OF 2
Part Of 280-S2-A
REF.
Rodgers Realty Co's Pleasure Valley Plan
RACK 22 PAGE 38
SLIPPERY ROCK TWP. BUTLER CO., PA

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

DATE: 3-18-11
SCALE: 1"=100'
A1165-2-28
re. B980AC



DESCRIPTION OF LOT 58 (0.08 Acres, 3,515 Sq. Ft.)
NOTE: LOT 58 IS A NON BUILDING LOT AND IS TO BECOME PART OF ADJOINING LAND (LOT 55) OF CHARLES CRAIG JR.

'A'-'B' N 77°26'00" W 50.60'

'B'-'C' N 07°03'00" E 63.62'

'C'-'D' N 12°34'00" E 6.18'

'D'-'E' S 77°26'00" E 50.00'

'E'-'A' S 07°03'00" W 69.83'

ACKNOWLEDGEMENT OF ACCEPTANCE

Charles Craig Jr.
CHARLES CRAIG JR.

NOTES:
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NON BUILDING LOT WAIVER

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PREVIOUS PLANS

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NOTE: ALL OLD LOTS THAT BECOME PART OF PROPOSED LOTS ARE NO LONGER TO BE CONSIDERED AS SEPARATE LAND PARCELS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Norman P. Straub
LAND SURVEYOR NO. SU-1017-E

Norman P. Straub PLS

RECORDED APR. 29, 2011	
PLAN BOOK	PAGE
324	26

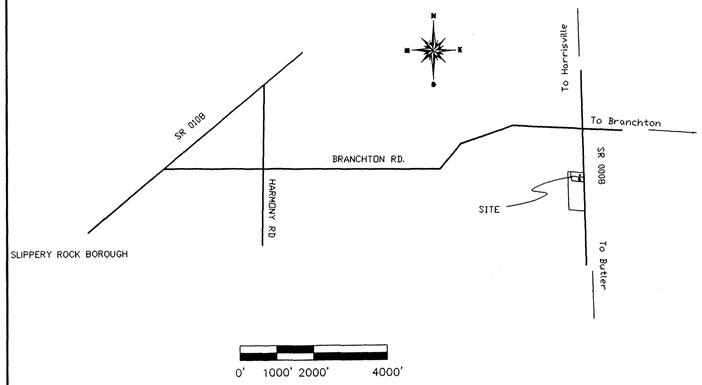
PLEASURE VALLEY
LOTS 57-64
SUBDIVISION
EVELYN RODGERS ESTATE
SHEET 2 OF 2

SLIPPERY ROCK TWP. BUTLER CO., PA

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

DATE: 3-18-11
SCALE: 1"=100'
A1165-2-28
re. B980AC

VICINITY SKETCH



REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

N/A NOT REQUIRED LOT LINE REVISION

SIGNATURE T.D.

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 25 DAY OF April, 20 11.

SECRETARY CHAIRMAN

Instr:201104290010287 04/29/2011
Pages:1 F:$45.00 S:$4.00
Michele Mustello T20110014267
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, THAT I THOMAS S. SADLER OF SLIPPERY ROCK TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN SLIPPERY ROCK TOWNSHIP, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHTS OF WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF BUTLER, ITS' SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, CAUSE OF ACTION, CLAIMS, OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APRIL, A.D. 20 11.

OWNER: Thomas S Sadler

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME THOMAS S SADLER 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 5TH DAY OF APRIL, 2011

MY COMMISSION EXPIRES THE 27TH DAY OF MAY A.D., 20 13

NOTARY PUBLIC SIGNATURE Norman P Straub

SEAL

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Norman P. Straub LAND SURVEYOR NO. SU-1017-A

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

Norman P Straub PLS — Pa SU-1017-A
SIGNATURE — LICENSE NUMBER

April 9, 2011
DATE:

BUTLER COUNTY PLANNING COMMISSION

REVIEWED ~~AND APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25TH DAY OF APRIL, 20 11.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER 11065 SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

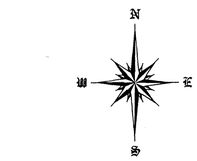
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 324 PAGE 27 AND/OR INSTRUMENT NUMBER.

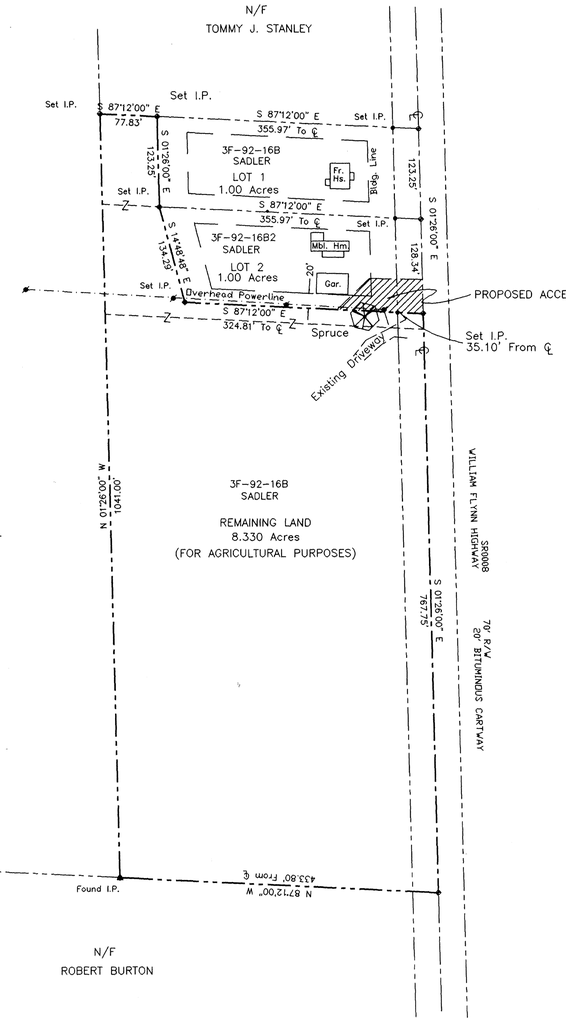
GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF April, 20 11.

RECORDER OF DEEDS

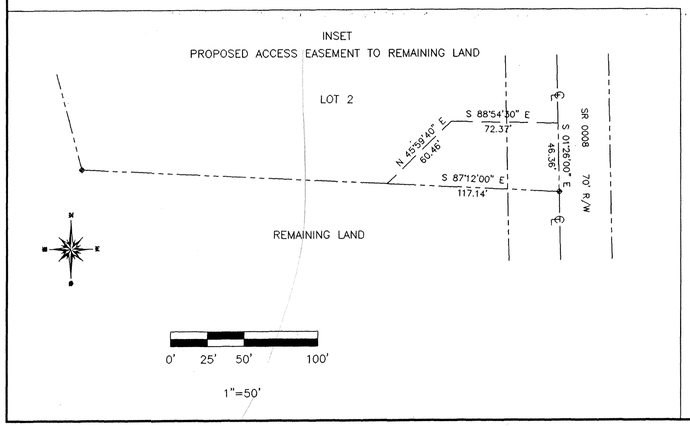
RECORDER OF DEEDS BUTLER COUNTY PA

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





AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF FARMLAND AND. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE SLIPPERY ROCK TWP. OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS SLIPPERY ROCK TWP. AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREON IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P. S. SECTION 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT SLIPPERY ROCK TWP. WHICH IS CHARGED WITH ADMINISTRATING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO 1 ACRE LOTS WITH THE BUILDINGS AND CONVEY THE REMAINING LAND FOR AGRICULTURAL PURPOSES.

ZONING DISTRICT: R-1 (RESIDENTIAL)

BUILDING SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 40'

SUBDIVIDER NAME:
THOMAS S. SADLER
3628 WILLIAM FLYNN HIGHWAY
SLIPPERY ROCK, PA 16057

COUNTY MAP 3F-92 PARCELS 16B & 16B2

16B INSTR. 201002010002138
16B2 INSTR. 200910160024595

RECORDED APR. 29, 2011

PLAN BOOK	PAGE
324	27

FINAL PLAN

LOTS 1&2
SUBDIVISION OF LAND OF
THOMAS S. SADLER

SLIPPERY ROCK TWP. BUTLER CO., PA

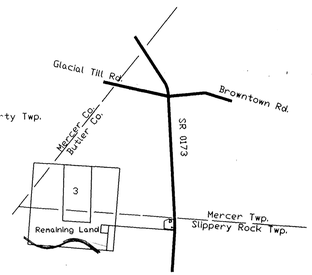
NORMAN P. STRAUB, P.E., P.L.S.
Civil Engineer & Land Surveyor
404 ELLIOTT ROAD
GROVE CITY, PA 16127 PHONE: (724) 458-9199

DATE: 4-6-11

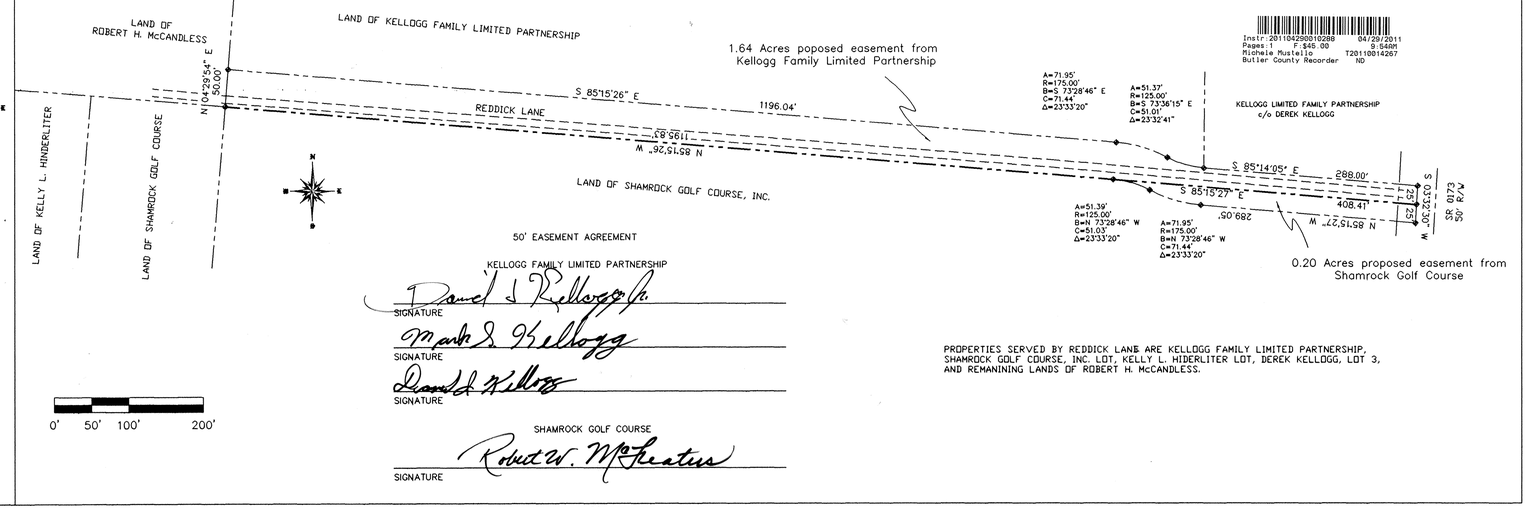
SCALE: 1"=100'

A1200-2-28

VICINITY SKETCH



0' 2000' 4000' 6000'



0' 50' 100' 200'

50' EASEMENT AGREEMENT

KELLOGG FAMILY LIMITED PARTNERSHIP

David L. Kellogg Jr.
SIGNATURE

Mark L. Kellogg
SIGNATURE

Donald Kellogg
SIGNATURE

SHAMROCK GOLF COURSE

Robert W. McFeatters
SIGNATURE

PROPERTIES SERVED BY REDDICK LANE ARE KELLOGG FAMILY LIMITED PARTNERSHIP, SHAMROCK GOLF COURSE, INC. LOT, KELLY L. HIDERLITER LOT, DEREK KELLOGG, LOT 3, AND REMAINING LANDS OF ROBERT H. McCANDLESS.

Instr: 201104290010288 04/29/2011
Pages: 1 F: $45.00 9:54PM
Michele Mustello T20110014267
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, THAT I ROBEERT H. McCANDLESS OF SLIPPERY ROCK TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN SLIPPERY ROCK TOWNSHIP, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHTS OF WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF BUTLER, ITS' SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, CAUSE OF ACTION, CLAIMS, OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APRIL A.D. 2011.

OWNER: Robert H. McCandless

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME ROBERT H. McCANDLESS 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 5TH DAY OF APRIL, 2011

MY COMMISSION EXPIRES THE _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC SIGNATURE Norman P. Straub

SEAL

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Norman P. Straub
LAND SURVEYOR NO. SU-10017-A

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

Norman P. Straub PLS — PASU-10178
SURVEYORS NAME — LICENSE NUMBER

4-5-2011
DATE:

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 25 DAY OF APRIL, 20 11

Karen Cunnell
SIGNATURE

REVIEWED AND APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 25 DAY OF April, 20

Karen Cunnell — SECRETARY
Paul A Dick — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

REVIEWED ~~AND APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25TH DAY OF APRIL, 2011.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION COMMENTS PLAN # 11066

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER _____ SEAL

SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

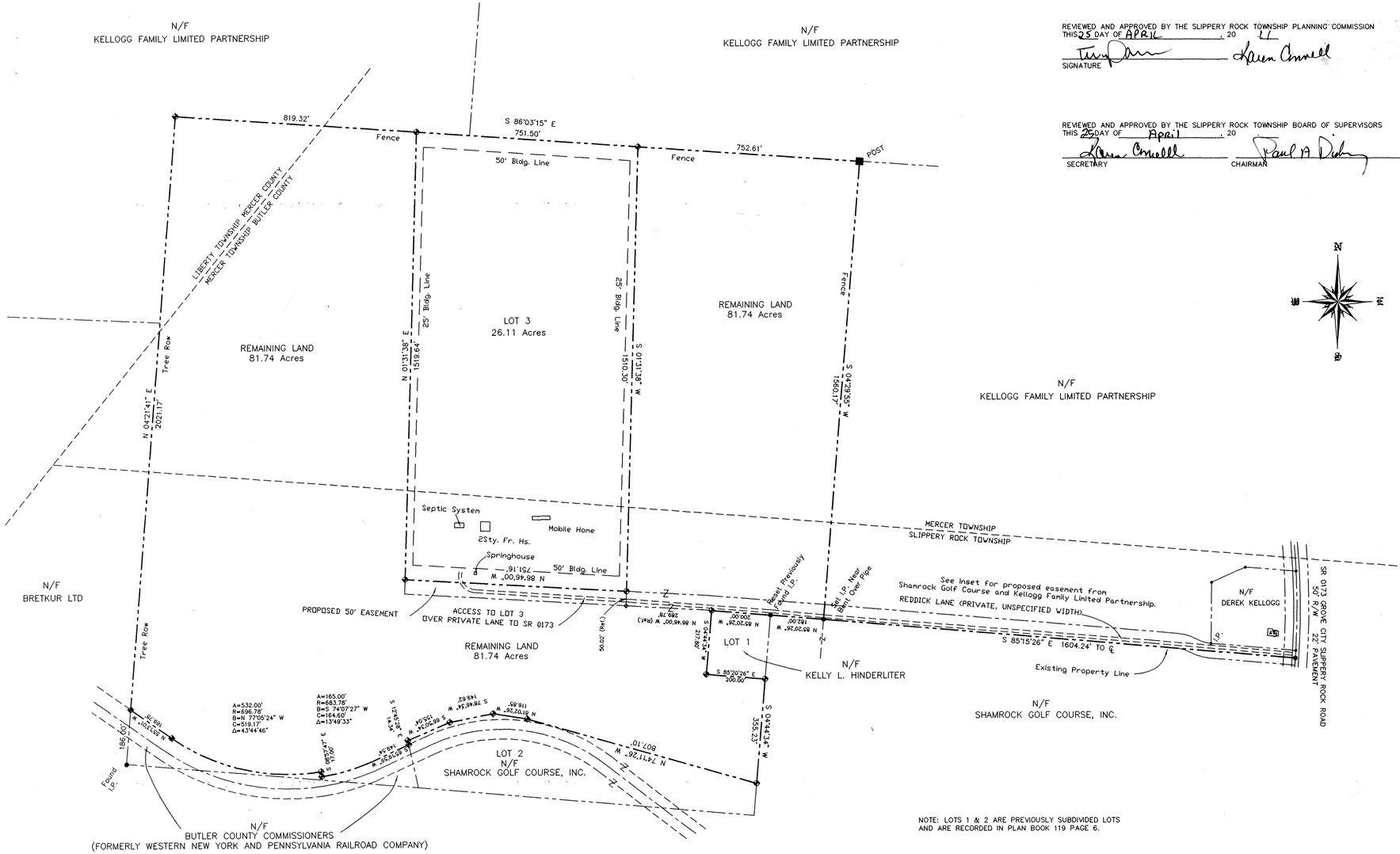
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 324 PAGE 28 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF April, 2011

Michele M. Mustello
RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

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



NOTE: LOTS 1 & 2 ARE PREVIOUSLY SUBDIVIDED LOTS AND ARE RECORDED IN PLAN BOOK 119 PAGE 6.

ZONING DISTRICT: RC-1 (RURAL CONSERVATION)

SUBDIVIDER:
ROBERT H. McCANDLESS
158 REDDICK RD.
SLIPPERY ROCK, PA 16057
PHONE: (724) 679-8559

TOTAL AREA OF TRACT = 107.85 ACRES

MAP & PARCEL NO.
4F-07-A1

DEED REFERENCE
200508020020748

◆ DENOTES I.P. SET

RECORDED APR. 29, 2011
PLAN BOOK 324 PAGE 28

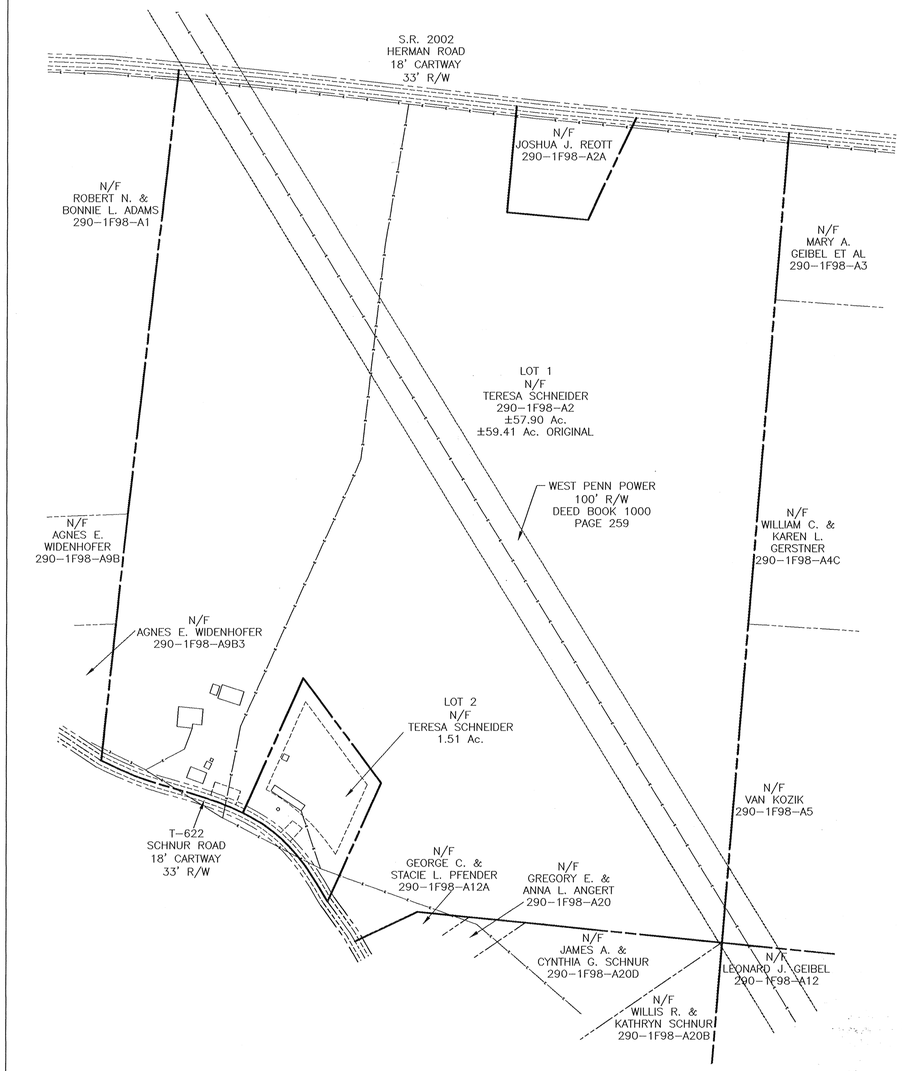
FINAL PLAN
LOT 3
SUBDIVISION OF LAND OF
ROBERT H. McCANDLESS

SITUATE
SLIPPERY ROCK TWP. BUTLER CO., PA
MERCER TWP. BUTLER CO., PA
LIBERTY TWP. MERCER CO., PA

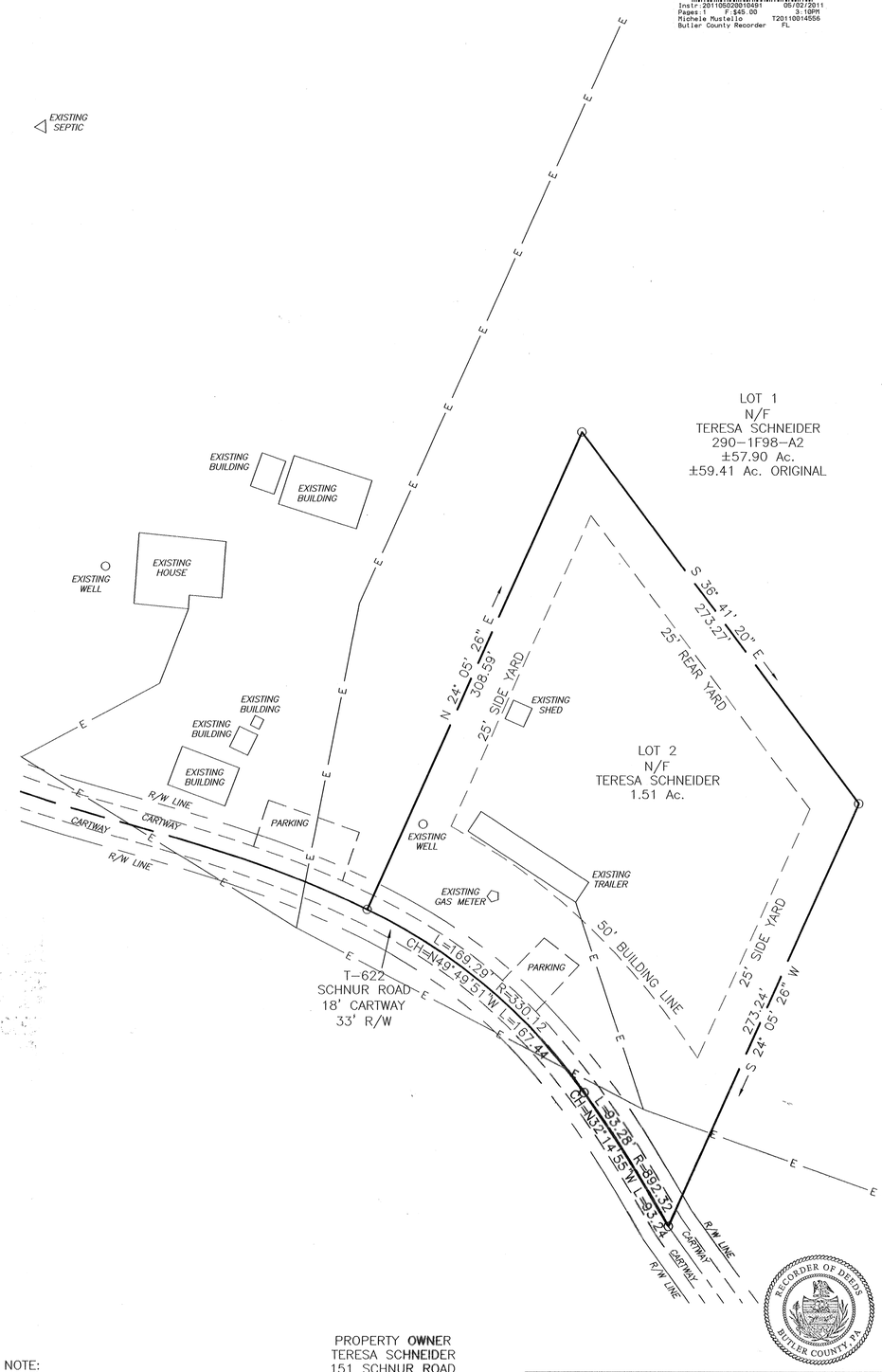
NORMAN P. STRAUB, P.E., P.L.S.
Civil Engineer & Land Surveyor
404 ELLIOTT ROAD
GROVE CITY, PA 16127 PHONE: (724) 458-9199

DATE: 1-28-11
SCALE: 1"=200'
A1193-1-28

Instr:201105020010491 05/02/2011
Pages:1 F:$45.00 3:10PM
Michele Mustello T20110014556
Butler County Recorder FL



SITE MAP N.T.S.



LOCATION MAP 1" = 2000'



NORTH ARROW

Received
Date 3/16/11
By CA

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

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A RESIDENTIAL LOT (LOT2 1.51 Ac.) AROUND THE EXISTING TRAILER AND SEPTIC

ZONING DISTRICT R-1

PROPERTY OWNER
TERESA SCHNEIDER
151 SCHNUR ROAD
BUTLER, PA 16002

0 40' 80'

REVISIONS

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

TITLE	SCHNEIDER SUBDIVISION
FOR	TERESA SCHNEIDER
SITUATE	T-622 SCHNUR ROAD SUMMIT TOWNSHIP BUTLER COUNTY, PA
SCALE 1"=40'	DR BY T.A.T.
DATE: 12/2/10	CK'D BY W.J.M.
DRAWING NO.	6754-1

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

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

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR 032607-A

3/16/11
DATE

ENGINEER / SURVEYOR

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

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS DAY OF ,2011

OWNER

Teresa Schneider
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 TERESA SCHNEIDER 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 16th DAY OF March ,2011

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

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 17th DAY OF FEB. , 2011

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 15th DAY OF March ,2011

SECRETARY

CHAIRMAN 16th

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS DAY OF March , 2011

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 324 PAGE 29
GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF May , 2011

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

RECORDED MAY 2, 2011	
PLAN BOOK	PAGE
324	29

Owners Adoption and Dedication

By a resolution approved on the 18th day of April, 2011, the Board of Directors of The Buncher Company, incorporated in the state of Pennsylvania, owner of the land shown on the Jackson's Pointe Commerce Park Land Development Plan #1, adopted this plan as its land development and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Corporate Seal) The Buncher Company

Signature and Title of Officer

Signature and Title of Authorized Officer Witnessing

Acknowledgement of Notary Public

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Thomas J. Balestrini of The Buncher Company who stated the he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township

Witness my hand and notarial seal this 18th day of April 2011.

My Commission Expires the 13th day of June 2014.

NOTARIAL SEAL
MELANIE C ZIMMERMAN
Notary Public
CITY OF PITTSBURGH, ALLEGHENY CNTY
My Commission Expires Jun 13, 2014

Notary Public

Certification of Title

We hereby certify that the title to the property contained in the plan of property is in the name of The Buncher Company and is recorded with the Butler County Recorder of Deeds at instrument No. 200709140024113, We further certify that there is no mortgage, lien, or other encumbrance against this property.

The Buncher Co.

Owner

Witness

Surveyor's Certification

I, Gary A. Sheffler, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan shown hereon is correct and accurate to the standards required by the ordinances of Jackson Township

SEAL

Gary A. Sheffler – Reg No. 11786–E

Engineer's Certification

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

Seal

James M. Venture – Reg. No. PE 054162 E

Stormwater Management Requirements

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

Seal

James M. Venture – Reg. No. PE 054162 E

Township Engineer's Certification

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

Date 4.20.11

Name

PE 040234R

Registration Number

Building Permit Declaration

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

4-20-11
Date

Township Manager/Secretary

Reviewed by the Planning Commission of Jackson Township this 1st day of September 2010

Secretary

Chairperson

Township Board of Supervisors Approval Certificate

Approved by the Board of Supervisors of Jackson Township this 18th day of September 2010 subject to certain conditions referenced in the Township decision letter dated 9-17-2010 The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Chairperson

This plat was delivered to Buncher Co. by Jackson Township on the 21 day of April 2011

Township Manager/Secretary

County Planning Commission Review

Reviewed by the Butler County Planning Commission this 18TH day of AUGUST 2010

Secretary

Chairperson

County Conservation District Approval

Approved by the Butler County Conservation District this _____ day of _____, 2011.

Secretary

Chairman

Proof of Recording

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Instrument No. 201105020010492 BK 324 PG 30 to 31

Given under my hand and seal this 2nd day of May, 2011.

SEAL

Recorder of Deeds

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

State Highway Access Declaration

A highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945 (P.L. 1212, No. 428), known as the "State Highway Law" before driveway access to the State highway is permitted.

ZONING: MCO (MIXED COMMERCIAL/OFFICE)
APPROVED CONDITIONS FOR FLEX SPACE CONDITIONAL USE

This plan is subject to the following conditions imposed by Jackson Township for the flex space conditional use approval, as referenced in the Township Decision Letter dated June 18, 2010.

1. **Conditions of Approval**: The Developer shall reference the conditions of conditional use approval on future subdivision and/or land development recording plats in a manner acceptable to the Township Solicitor. The Developer shall satisfy the conditions of this approval in a manner acceptable to the Township Engineer, Township Solicitor and Township Zoning Officer within one (1) year after the date of the Board's written decision.
2. **Compliance with Laws**. The Developer and the use and development of the subject property shall comply with all applicable Federal, State, County and Township laws, statutes, ordinances, resolutions and regulations, including but not limited to Chapter 27 of the Jackson Township Code of Ordinances, Zoning, as amended (the "Zoning Ordinance"), the flex space conditional use requirements of Section 27-1613-1 of the Zoning Ordinance, Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended (the "SALDO"), and Chapter 26, Part 1 of the Jackson Township Code of Ordinances, Storm Water Management, as amended (the "SWMO").
3. **Permits and Approvals**. The Developer shall apply for and obtain any and all necessary Federal, State, County and Township permits and approvals for the proposed development on the subject property. The Developer and the use and development of the subject property shall comply with all such Federal, State, County and Township permits and approvals.
4. **Emergency Access**. The Developer shall provide adequate access for emergency vehicles and emergency responders in a manner acceptable to the Township Manager, Township Police Chief and Fire Chief. The Developer shall address all comments from the Township Manager, Township Police Chief and Fire Chief in a manner acceptable to the Township, including but not limited to the comments from the Township Police Chief and Fire Chief referenced in their letter dated June 7, 2010.
5. **Land Development Plan**. The Developer shall apply for and obtain preliminary and final land development plan approval from the Township Board of Supervisors in accordance with the SALDO.
6. **Expiration of Conditional Use Approval**. This conditional use approval shall automatically expire one (1) year after the date of the Board's written decision unless the Developer has applied for and obtained a building permit from the Township and commenced construction of the proposed development.
7. **Development Agreement**. The Developer shall execute the Township's standard-form Development Agreement, in a form acceptable to the Township Solicitor, and post the necessary financial security in a form acceptable to the Township Solicitor. The Developer shall comply with the Development Agreement executed between the Developer and the Township.
8. **Storm Water Management Agreement**. The Developer shall construct, install, operate and maintain the storm water management system and related appurtenances for the development in accordance with the SWMO. The Developer shall execute the Township's standard-form Storm Water Management Agreement, in a form acceptable to the Township Solicitor. The Developer shall comply with the Storm Water Management Agreement executed between the Developer and the Township.
9. **Reimbursement of Township Review Fees and Expenses**. The Developer shall reimburse the Township for all Engineer, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the proposed development on the subject property.
10. **Failure to Comply**. Failure to comply with the terms and conditions of the conditional use approval granted by the Board of Supervisors shall result in said approval being rendered null and void.
11. **Signage Restricting Trucks**. The Developer shall install signage restricting trucks from using the northern most access point to the proposed development due to the steep grade of the access drive. The Developer shall obtain any permits required from the Pennsylvania Department of Transportation (PennDOT) to install this signage.
12. **Woodland Replacement Areas**. The Developer shall establish woodland replacement areas, required by Section 22-614.1 of the SALDO, in the areas designated on Drawing C-500 of the Conditional Use Plans.
13. **Road Improvements**. The Developer shall complete and install the following road improvements:
    a. Perry Highway (State Route 19) and Site Driveway A (southernmost) :
    (1)Construct a medium-volume driveway (as that term is defined by PennDOT regulations) to provide access to and from the proposed development. The driveway should consist of one ingress and one egress lane.
    (2)Construct a minimum 300 foot deceleration lane (right turn lane) along southbound State Route 19 at the Site Driveway.
    (3)Modify the median along State Route 19 to include a northbound left turn lane. The northbound left turn lane should provide 325 feet of vehicular storage exclusive of bay tapers.
    (4)Install traffic signal control at the intersection.
    (5)Provide protected/prohibited northbound left turn phasing.
    (6)Restrict right turns on red from traffic exiting Site Driveway A.
    (7)Coordinate the traffic signal with the traffic signal at the intersection of State Route 19/State Route 528.
    b. Perry Highway (State Route 19) and Site Driveway B (northernmost) :
    (1)Construct a low-volume driveway (as that term is defined by the PennDOT regulations) to provide right-in/right-out access to the proposed development. Truck traffic will be restricted at the Site Driveway B intersection and will be directed to utilize the Site Driveway A/State Route 19 intersection.
    c. Perry Highway (State Route 19) and State Route 528 :
    (1)Construct a westbound right turn lane providing 350 feet of storage exclusive of bay tapers.
    (2)Lengthen the existing southbound left turn on State Route 19 to provide 450 feet of vehicular storage exclusive of bay tapers.
    (3)Modify the traffic signal to accommodate the recommended geometric changes to the intersection.
    (4)Provide an overlapping westbound right turn phase concurrent with the protected southbound left turn phase.
    (5)Coordinate the traffic signal with the proposed traffic signal at the Site Driveway A intersection. The master controller should be located at this intersection.
14. **Synchronization of Traffic Signals**. The Developer shall synchronize all traffic signals proposed to be installed at the intersection of the proposed southern access drive to the subject property and Perry Highway (State Route 19) with the existing traffic signals located at the intersection of Perry Highway (State Route 19) and Lindsay Road (State Route 528) in a manner acceptable to the PennDOT and the Township Engineer.
15. **Bufferyard and Landscaping**. The Developer shall not disturb the area of the subject property identified as "undisturbed woodlands" and located adjacent to the RM Residential Medium Density District boundary line as shown on the Landscape Plan (Sheet C-500) contained in the Conditional Use Plans. Further, the Developer shall install and maintain additional landscaping on the subject property that is equal to the amount of landscaping that would be required under the Zoning Ordinance for a Bufferyard A along the property lines of the subject property that adjoin the RM District boundary line. The calculation of this additional landscaping shall be in a manner acceptable to the Township Engineer. This additional landscaping shall be shown on a landscape plan submitted with the land development plan application for the proposed development.
16. **Geotechnical Engineering Study**. The Developer shall submit a geotechnical engineering study, in a form acceptable to the Township Engineer and his geotechnical consultant, as part of the land development plan application for the proposed development. This report shall also address (1) fill slopes and their stability and (2) the extent to which blasting is required and/or will be utilized during construction activities.

CONDITIONS FOR LAND DEVELOPMENT APPROVAL

This plan is subject to the following conditions imposed by Jackson Township for the land development approval, as referenced in the Township Decision Letter dated September 17, 2010.

1. **Compliance with Laws**. The Developer and the use and development of the subject property shall comply with all applicable Federal, State, County and Township laws, statutes, ordinances, resolutions and regulations, including but not limited to Chapter 27 of the Jackson Township Code of Ordinances, Zoning, as amended (the "Zoning Ordinance"), Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended (the "SALDO"), and Chapter 26, Part 1 of the Jackson Township Code of Ordinances, Storm Water Management, as amended (the "SWMO"), Township Conditional Use Decision Letter, June 18, 2011, Condition 2A.
2. **Permits and Approvals**. The Developer shall apply for and obtain any and all necessary Federal, State, County and Township permits and approvals for the proposed development on the subject property. The Developer and the use and development of the subject property shall comply with all such Federal, State, County and Township permits and approvals. Township Conditional Use Decision Letter, June 18, 2010, Condition 3; SALDO 22-103, 22-403.F(2)(j) and 22-601.
3. **Compliance with Conditional Use Approval**. The Developer and the development on the subject property shall comply with the terms and conditions of the Township conditional use approval referenced in the Township decision letter dated June 18, 2010. Township Conditional Use Decision Letter, June 18, 2010, Condition 10; SALDO 22-103, 22-403.E(19) and 22-601.
4. **Compliance with Waiver Approval**. The Developer and the development on the subject property shall comply with the terms and conditions of the waiver(s) from the SALDO granted by the Board of Supervisors. SALDO 22-103, 22-403.E(19) and 22-601.
5. **Driveway and Street Access Approval**. The Developer shall apply for and obtain driveway and street access approval for the Development/Subdivision from the Board pursuant to the requirements of Chapter 21, Part 1 of the Jackson Township Code of Ordinances, Driveway and Street Access, as amended. Township Conditional Use Decision Letter, June 18, 2010, Condition 3; SALDO 22-601.
6. **Development Agreement**. The developer shall comply with the terms of the Development Agreement dated November 18, 2010 between the developer and the Township, and shall post the necessary financial security in a form acceptable to the Township Solicitor. Township Conditional Use Decision Letter, June 18, 2008, Condition 7; SALDO 22-403.F(2)(k), 22-509 and 22-601.
7. **Storm Water Management Agreement**. The Developer shall construct, install, operate and maintain the storm water management system and related appurtenances for the development in accordance with the SWMO. The Developer shall also comply with the terms of the Storm Water Management Agreement dated November 18, 2010 between the Developer and the Township. Township Conditional Use Decision Letter, June 18, 2010, Condition 8; SALDO 22-601 and 22-608; SWMO 26-151.B(3).
8. **Reimbursement of Township Review Fees and Expenses**. The Developer shall reimburse the Township for all Engineer, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the proposed land development on the subject property. Township Conditional Use Decision Letter, June 18, 2010, Condition 9; SALDO 22-601 and 22-801.2.
9. **Failure to Comply**. Failure to comply with the terms and conditions of the preliminary/final land development granted by the Board of Supervisors shall result in said approval being rendered null and void. SALDO 22-103, 22-306.6 and 22-601.
10. **Township Geotechnical Consultant**. Pursuant to Condition No. 16 of the Township conditional use approval referenced in the Township conditional use decision letter dated June 18, 2010, the Developer shall submit a geotechnical engineering study, in a form acceptable to the Township Engineer and his geo technical consultant. It is the intent of this requirement that the Township Engineer-approved geotechnical engineering study will include any supplementary review letters, response letter and clarifications issued by the Township Engineer, his geotechnical consultant and the Developer's geotechnical engineer. It is also the intent of this requirement that the Township Engineer-approved geotechnical engineering study will be supplemented from time to time in the future with the approved foundation design and construction recommendations for each individual building as referenced in subsection a. below. The Developer shall implement all requirements of the Township Engineer-approved geotechnical engineering study in a manner acceptable to the Township Engineer and his geotechnical consultant. Further, the Developer shall comply with the following:

    a. The Township shall not issue a building permit, nor shall the Developer commence construction of any individual building on the site, until the Township Engineer's geotechnical consultant has approved the foundation design and construction recommendations for each such individual building.

    b. The Developer shall not commence any earth disturbances and/or construction activities on the subject property until the Developer has submitted a signed written statement by an authorized officer of the Developer stating that the Developer will follow the Township Engineer-approved version of the Subsurface Exploration and Geotechnical Engineering Investigation Report referenced above and issued by GeoMechanics, Inc. (the "SEGEI") and the settlement waiting period recommendation for site fill areas contained therein. Further, data from the settlement monitoring devices recommended in the SEGEI should be submitted to GeoMechanics, Inc., the Township Engineer and the Township for review. Once these settlement monitoring devices have been installed, the Developer shall not continue earth disturbance or construction activities in the subject fill areas until a written statement, signed by a professional licensed geotechnical engineer, is provided by the Developer to the Township indicating that the settlement monitoring devices reveal settlement is complete.

    Township Conditional Use Decision Letter, June 18, 2010, Condition 16; SALDO §§22-306.3B and 22-403.E(28) .

APPROVED PROJECT WAIVERS:

SIDEWALK WAIVER
At its regular meeting held on Thursday, September 16, 2010, the Jackson Township Board of Supervisors approved the request for a waiver from Section 22-603.2.B(2) of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, in order to relieve the Developer of the requirement to install sidewalks along the portion of the subject property that fronts on State Route 19 (Perry Highway) subject to the condition that the Developer provide connections between the proposed pedestrian trail and the sidewalks of the proposed buildings fronting on State Route 19 (Perry Highway).

APPROVED REQUEST OF DISTURBANCE OF WOODLANDS:

GREATER DISTURBANCE OF WOODLANDS
Pursuant to Section 22-614.1.C of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, through the approval of this land development plan at its regular meeting held on Thursday, September 16, 2010, the Jackson Township Board of Supervisors approved the Developer's request to disturb 78.9% of the mature woodlands on the subject property (which exceeds the 70% maximum disturbance requirement of Section 22-614.1 of SALDO).

STORMWATER ACCESS STATEMENT

The Storm Water Management Agreement and Declaration of Easement dated November 18, 2010 between Jackson Township and The Buncher Company, recorded with the Butler County Recorder of Deeds at Instrument No. 201012100029231, established storm water management drainage and access easements on the subject property and imposed responsibilities on the owner of the subject property for the maintenance of the storm water management facilities on the subject property.

Specifically, this Storm Water Management Agreement and Declaration of Easement imposed on the subject property for the benefit of the Township and all present and future owners of the subject property or any portion thereof the perpetual nonexclusive right, privilege and easement for the draining of storm water in and through the drainage courses, swales, storm-water inlets, pipes, conduits, detention basins and other storm water management facilities depicted on the Township approved land development plans and this plan, depicted on plans hereinafter submitted to the Township and made a record thereof, and now or hereafter installed on or constructed upon the subject property.

Further, this Storm Water Management Agreement and Declaration of Easement imposed an easement on the subject property providing the Township and all present and future owners of the subject property or any portion thereof with the right of ingress, egress and regress over and upon the subject property for the purpose of gaining reasonable access to the storm water management facilities on the subject property.

TABULATION OF ZONING DATA		
Zoning District	**MCO**	
Zoning Yard & Build Requirements	**Required**	**Proposed**
Minimum Lot Size	0.50 Acres	54.75 Acres
Minimum Lot Width at ROW	100 feet	2500 +/- feet
Minimum Lot Width at Front Setback	100 feet	2500 +/- feet
Minimum Front Yard	30 feet from ROW	272 +/- feet
Minimum Rear Yard	20 feet	182 +/- feet
Minimum Side Yard	20 feet	263 +/- feet
Side Yard abutting residential	30 feet	311 +/- feet
Maximum Lot Coverage	80%	40% +/-
Maximum Height	40 feet	40 feet
Distance Between Buildings	30 feet	30 feet
Proposed Use	**Flex Space Commerce Park (Conditional Use in MCO District (27-1103.H.)**	
Conditions:	**Required**	**Proposed**
Min Site Area	15 Acres	54.75 Acres
Maximum Building Size	150,000 s.f.	69,120 s.f.
Minimum Building Setback	75' from Residential	182' +/-
Bufferyards	Bufferyard "A" adjacent to Residential Use	Bufferyard "A" adjacent to Residential Use
Off-Street Parking & Loading Requirements		
	Required	**Proposed**
Warehouse / Storage	1 space per 1,000 s.f.	
	69 Spaces	90 Spaces
Parking Stall Dimensions	10'w x 20'd	10'w x 20'd

RECORDED MAY 2, 2011

PLAN BOOK	PAGE
324	30

TOWNSHIP OF JACKSON PLANNING COMMISSION

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER — SURVEYOR No.11786–E

REGISTERED ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES MICHAEL VENTURE — ENGINEER No.54162–E

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201105020010492 05/02/2011
Pages:2 F:$95.00 3:25PM
Michele Mustello T20110014558
Butler County Recorder FL

Prepared By:

PVE Sheffler

Waterfront Corporate Park II, Suite 103
2100 Georgetowne Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

The Buncher Company
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222

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

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: JUNE 2, 2010

PLAN REVISIONS

	DATE	DESCRIPTION
1	7-12-10	PER TWP ENGINEER REVIEW
2	8-20-10	PER TWP REVIEW
3	9-9-10	PER TWP REVIEW
4	9-17-10	ISSUED FOR BID
5	9-21-10	ISSUED ADDENDUM #2
6	9-22-10	PER TWP REVIEW
7	9-30-10	PER MPI REVIEW
8	10-15-10	PER MPI & TWP REVIEW
9	11-4-10	PER MPI APPROVAL LETTER
10	11-12-10	ADD FIRE HYDRANT
11	11-16-10	FINAL PLAN SET
12	12-9-10	REVISED FINAL PLAN SET

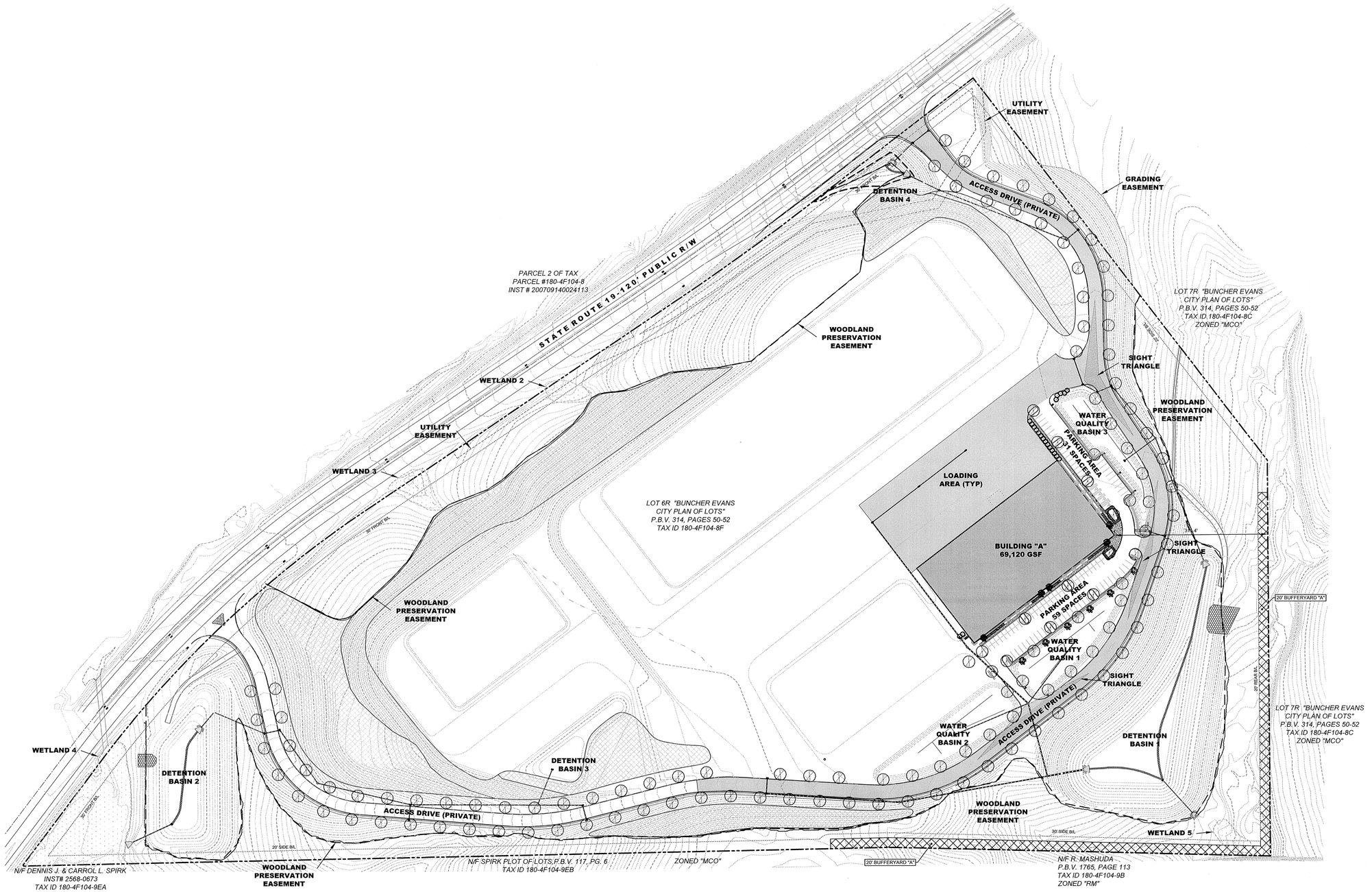
Situate In: Jackson Township, Butler County, PA

Project Name:
JACKSON'S POINTE COMMERCE PARK
LAND DEVELOPMENT PLAN #1

Drawing Name:
RECORDING PLAN

Project No: **60003C**

Drawing No: **SHEET 2 OF 2**



NOTES:

1. ALL DETENTION BASINS AND STORM SEWER COLLECTION AND CONVEYANCE SYSTEMS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
2. ALL FIRE HYDRANTS WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.

0 100' 200'

Drawing Scale:
1" = 100'

NORTH

Prepared By:

PVE Sheffler

Waterfront Corporate Park II, Suite 103
2100 Georgetowne Drive
Sewickley, PA 15143-8760

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

The Buncher Company
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222

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

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DATE ISSUED: JUNE 2, 2010

PLAN REVISIONS

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10	11-12-10	ADD FIRE HYDRANT
11	11-16-10	FINAL PLAN SET
12	12-9-10	REVISED FINAL PLAN SET

Situate In:
Jackson Township, Butler County, PA

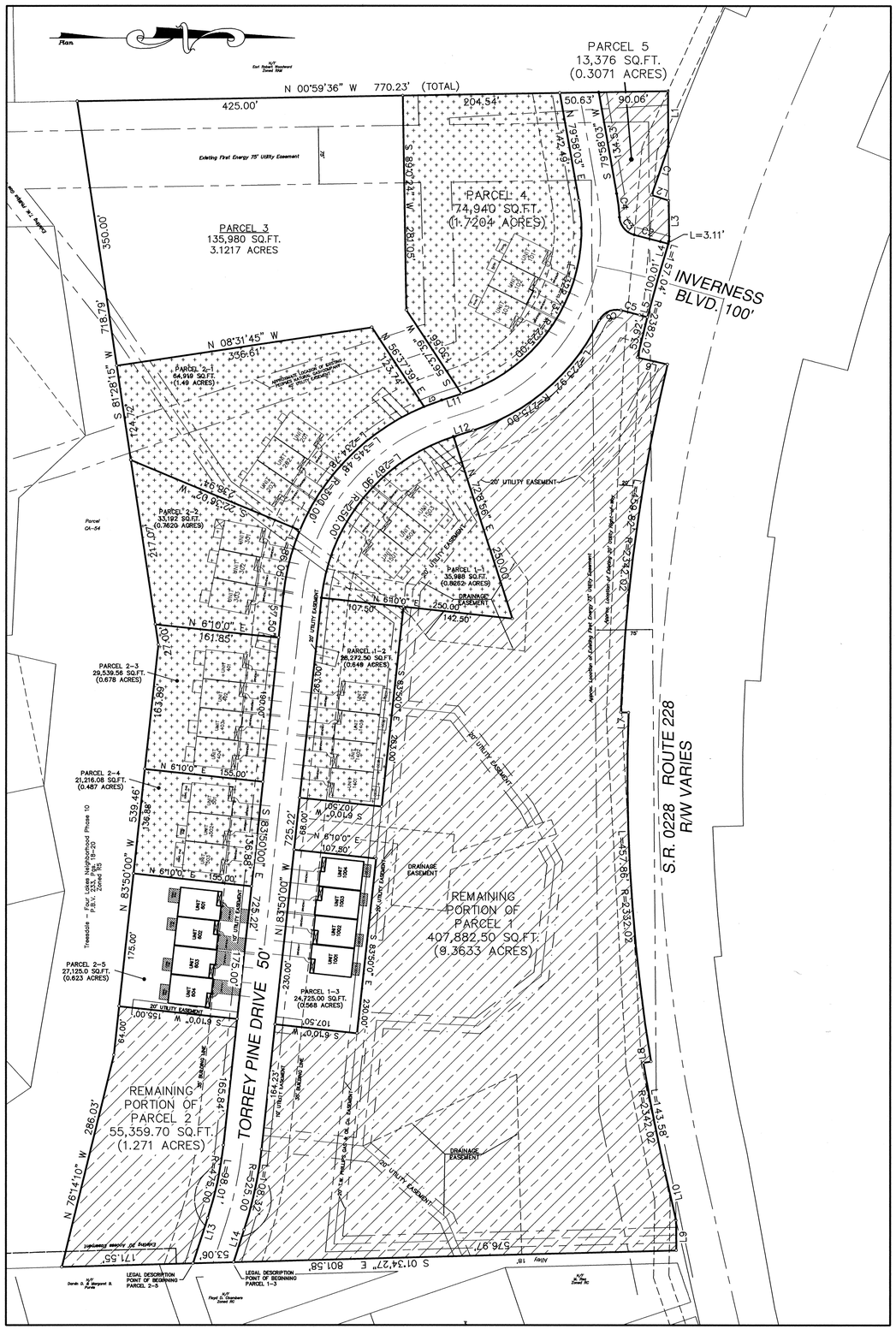
Project Name:
JACKSON'S POINTE COMMERCE PARK
LAND DEVELOPMENT PLAN #1

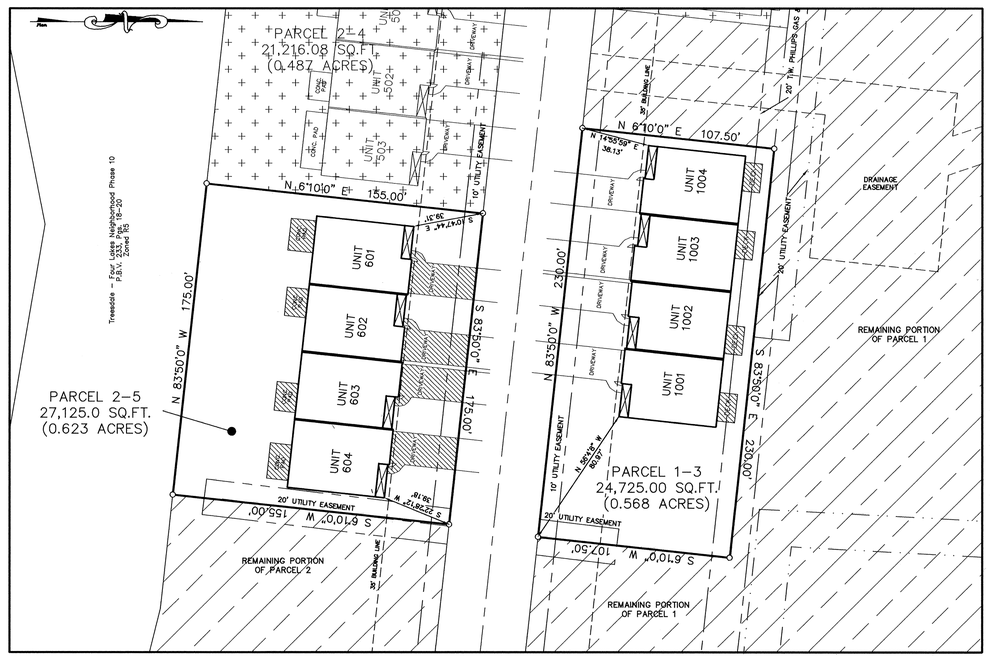
Drawing Name:
RECORDING PLAN

Project No:
60003C

Drawing No:
SHEET 1 OF 2

RECORDED MAY 2, 2011
PLAN BOOK 324 PAGE 31





LEGAL DESCRIPTION OF PARCEL 1-3:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS A PORTION OF PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 1-3) BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, SAID POINT BEING THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE NORTHEAST CORNER OF PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS REFERENCED ABOVE:

(1) NORTH 72°00'42" WEST A DISTANCE OF 44.51 FEET,
(2) BY A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 108.32 FEET,
(3) NORTH 83 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 164.23 FEET TO A POINT AT THE TRUE PLACE OF BEGINNING.

THENCE FROM SAID TRUE PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, NORTH 83 DEGREES, 50 MINUTES 00 SECONDS WEST A DISTANCE OF 230.00 FEET TO A POINT,

THENCE THROUGH THE ABOVE REFERENCED PARCEL 1 THE FOLLOWING THREE (3) COURES AND DISTANCES:

(1) NORTH 06 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 107.50 FEET,
(2) SOUTH 83 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 230.00 FEET,
(3) SOUTH 06 DEGREES 10' MINUTES 00 SECONDS WEST A DISTANCE OF 107.50 FEET TO A POINT AT THE TRUE PLACE OF BEGINNING.

SAID PARCEL 1-3 CONTAINS AN AREA OF 24,725 SQ.FT. OR 0.568 ACRES AND IS A PORTION OF THE ORIGINAL PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39.

LEGAL DESCRIPTION OF PARCEL 2-5:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS A PORTION OF PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 2-5) BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, SAID POINT BEING THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE NORTHEAST CORNER OF PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS REFERENCED ABOVE:

(1) NORTH 72°00'42" WEST A DISTANCE OF 62.28 FEET,
(2) BY A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND AN ARC LENGTH OF 98.01 FEET,
(3) NORTH 83 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 165.84 FEET TO A POINT AT THE TRUE PLACE OF BEGINNING.

THENCE FROM SAID TRUE PLACE OF BEGINNING AND CONTINUING AND THROUGH THE ABOVE REFERENCED PARCEL 2, SOUTH 06°10'00" WEST A DISTANCE OF 155.00 FEET TO A POINT,

THENCE ALONG PARCEL CA-54 OF THE TREESDALE-FOUR LAKES NEIGHBORHOOD PHASE 10 AS RECORDED IN PLAN BOOK 233, PAGES 18 – 20 , NORTH 83°50'00" WEST A DISTANCE OF 175.00 FEET TO A POINT,

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, SOUTH 83°50'00" EAST A DISTANCE OF 175.00 FEET TO A POINT A THE TRUE PLACE OF BEGINNING.

SAID PARCEL 2-5 CONTAINS AN AREA OF 27,125.0 SQ.FT. OR 0.623 ACRES AND IS A PORTION OF THE ORIGINAL PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39.

PRIOR PLAN REFERENCES:

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

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

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

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

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 4
PLAN BOOK 318, PAGES 18

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

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 6
PLAN BOOK 321, PAGES 29

THE VILLAGE AT TREESDALE
A Condominium

Denotes Limited Common Area

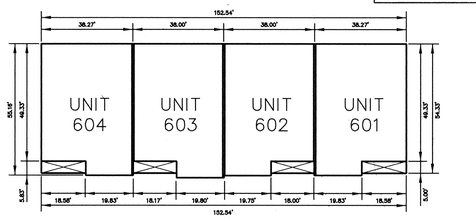
Denotes Convertable Real Estate

Denotes Previously Recorded Area

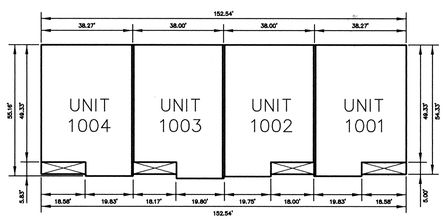
40 0 40 80 120
GRAPHIC SCALE – FEET

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

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



BUILDING No. 600
SCALE: 1"=30'



BUILDING No. 1000
SCALE: 1"=30'

RECORDED MAY 4, 2011	
PLAN BOOK	PAGE
324	32

Instr: 201105040010073 05/04/2011
Pages: 1 F: $45.00 10:56AM
Michele Mustello T20110014810
Butler County Recorder FL

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

IN WITNESS WHEREOF, The said Pennsylvania Corporation has caused its seal to be affixed by the hand of its President and same to be witnessed this 3RD day of MAY, 2011.

Witness — President

Commonwealth of Pennsylvania
County of Butler } SS:

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

WITNESS my hand and seal this 3rd day of May, 2011.

NOTARY

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

5/3/11
Date — Registration No. 24457-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

Recorded in the Recorder Office for the recording of deeds, plans, etc., in the said County on Plan Book Volume 324 Page 32.

Given under my hand and seal this 4 day of May, 2011.

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

Limited Common Elements: Driveways, Courtyards, and Decks

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

Notary Public

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

Surveyor

RECORDER OF DEEDS
BUTLER COUNTY, PA

Recorder of Deeds

PLAN OF SURVEY PREPARED FOR:

THE VILLAGE AT TREESDALE
A CONDOMINIUM
- PLAN NUMBER 7 -

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING

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

REVISIONS	SHEET
	1 of 1

DRAWING SCALE: 1"=80'	DATE: MAY 2, 2010		
DRAWING NUMBER: 1001-089281	DRAWN BY: SJS	CK'D BY: JAS	

Instr:201105040016707 05/04/2011
Pages:1 F:$45.00 12:46PM
Michele Mustello T20110014855
Butler County Recorder FL

I DAVID J. & MARY ANN BROOKES AGREE TO COMBINE LOT 1 WITH MY EXISTING LOT 4B AND RECORD AS ONE LEGAL DESCRIPTION.

Witness *David J. Brookes*

Mary Ann Brookes

LOTS 052-29-4B - DAVID J. & MARY ANN BROOKES
8 MEADOW AVENUE
LYNDORA PA., 16045

I WILLIAM J. BAJCZ AGREE TO COMBINE LOT 2 WITH MY EXISTING LOT F23 AND RECORD AS ONE LEGAL DESCRIPTION.

Witness *William J. Bajcz*

LOT 052-29-F23 - WILLIAM J. BAJCZ
17 LOGAN AVENUE
BUTLER , PA., 16045

Known all men by these Presents, That I Butler Area School District,of the Township of Butler County of Butler and State of Pennsylvania, for ourselfs,our heirs,executors,administrators and assigns,do hereby adopt this Plan as my Plan of my 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 we release,remise and discharge the Township of Butler ,its successor or assigns,of and from all liabilty,courses of action,claims or damages arising from or pertaining to in any manner said roads and rights-of-way.

We futher agree said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein,nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance_____ and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same,In Witness Whereof, We hereunto set our hand and seal this 12th day of April, 2009 2010.

Notary Public *Owner*

Owner

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Butler Area School District 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 12th day of April, 2009 2010

My Commission expires the 16th day of April, 200 2010

SEAL

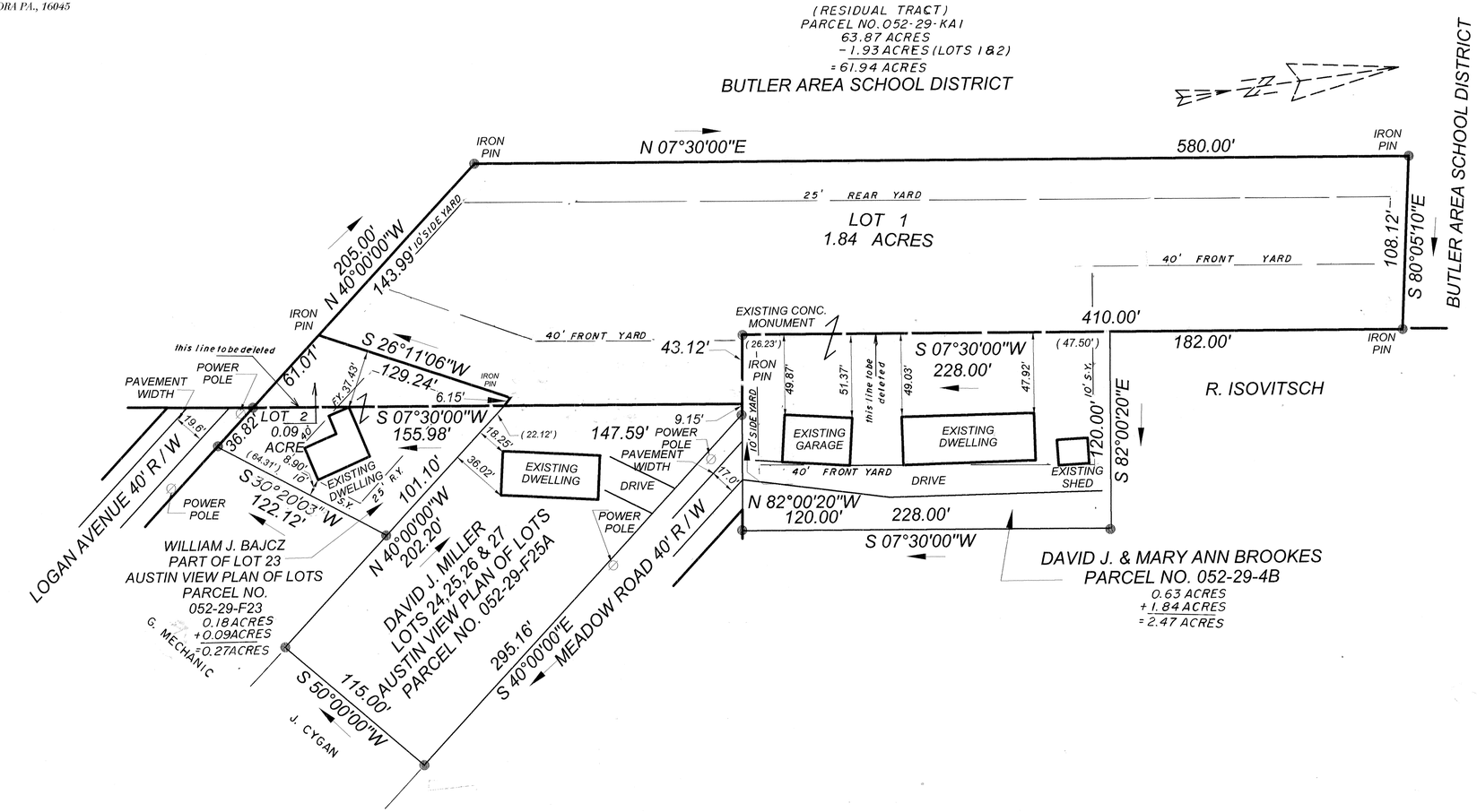
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary Ann Lascola, Notary Public
City of Butler, Butler County
My Commission Expires Apr. 16, 2010

NOTARY PUBLIC

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
No. LS-073089-E

May 22, 2010 *SEALS* *John E. Dusheck*
DATE *REGISTRATION NO. SU - 073089E*



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

Secretary *Seal* *President*

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 10TH day of Nov, 2009 10.

(Secretary) *(Chairman)*

See Comments on file at the Butler County Planning Commission

Plan Number_____ SEAL

Approved by the Butler Twp., Planning Commission this 1ST day of MARCH 2011 2009.

SECRETARY *VICE CHAIRMAN*

Approved by the Board of Commissioners of the Township of Butler this 21st day of MARCH 2011 2009.

Secretary *President of Board*

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 324 Page 33.

Given under my hand and seal this 4 day of May, 2011 2009.

SEAL

RECORDERS

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

RECORDER OF DEEDS
BUTLER COUNTY PA.

RECORDED MAY 4, 2011	
PLAN BOOK	PAGE
324	33

OWNER / SUBDIVIDER
BUTLER AREA SCHOOL DISTRICT
110 CAMPUS LANE
BUTLER PA., 16001

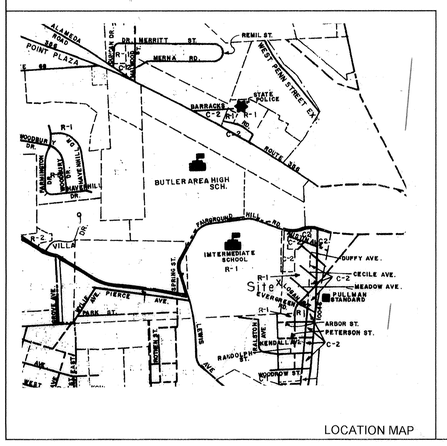
I, Edward E. Fink ..... Representing the Butler Area School District owner of the subdivision shown below, do hereby certify that the title of this property is in the name of the Butler Area School District as recorded in Deed Book 1350 page number 740, Recorder of Deeds Office. I further certify that there is no mortgage, lien of encumbrance against this property.

Witness *Butler Area School District (REPRESENTIVE)*

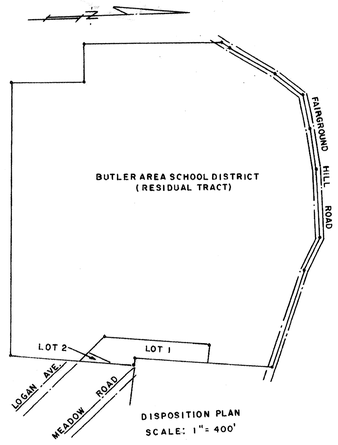
LOT 1 - TO BE COMBINED WITH THE EXISTING PROPERTY OF DAVID J. & MARY ANN BROOKES (PARCEL NO. 052 -29 - 4B).

LOT 2 - TO BE COMBINED WITH THE EXISTING PROPERTY OF WILLIAM J. BAJCZ (PARCEL NO. 052- 29 -F23).

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
2). TOTAL NUMBER OF LOTS - 3.
3). ZONED R-1.
4). SETBACKS:
40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
25' REAR YARD SETBACK



LOCATION MAP



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.

0 20' 40' 80' 160'

(FINAL PLAN) TOTAL AREA = 1.93 ACRE .

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

Date: 7/10/2009	*LOT LINE REVISION*
Scale: 1"= 40'	*FOR: BUTLER AREA SCHOOL DISTRICT*
Dwn. By: SAB	*SITUATE: BUTLER TWP., BUTLER CO., PA*
Revised: 1/28/2011	*Job No.*

Instr:201105040010739 05/04/2011
Pages:1 F:$45.00 2:38PM
Michele Mustello T20110014896
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS; THAT LARRY C. SNYDER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CHERRY 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 CHERRY, LARRY C. SNYDER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 LARRY C. SNYDER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 20th DAY OF April 20 11.

ATTEST:

WITNESS

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED LARRY C. SNYDER 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 20 DAY OF April 20 11.
MY COMMISSION EXPIRES THE 9 DAY OF Feb 2014.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen J. Ramsey, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Feb. 9, 2014
Member, Pennsylvania Association of Notaries

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

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CHERRY 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 CHERRY, THIS 3rd DAY OF MAY, 20 11.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

4/17/11
DATE

REG. NO. 35568-E

APPROVED
~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF APRIL 20 11.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

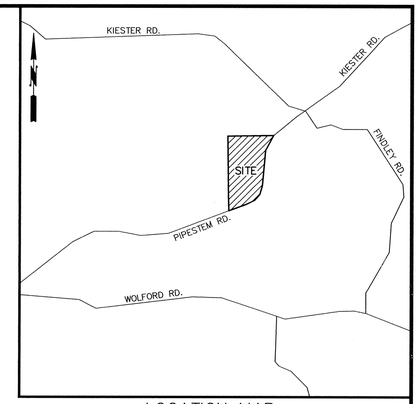
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 324 PAGE 34.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF May 20 11.

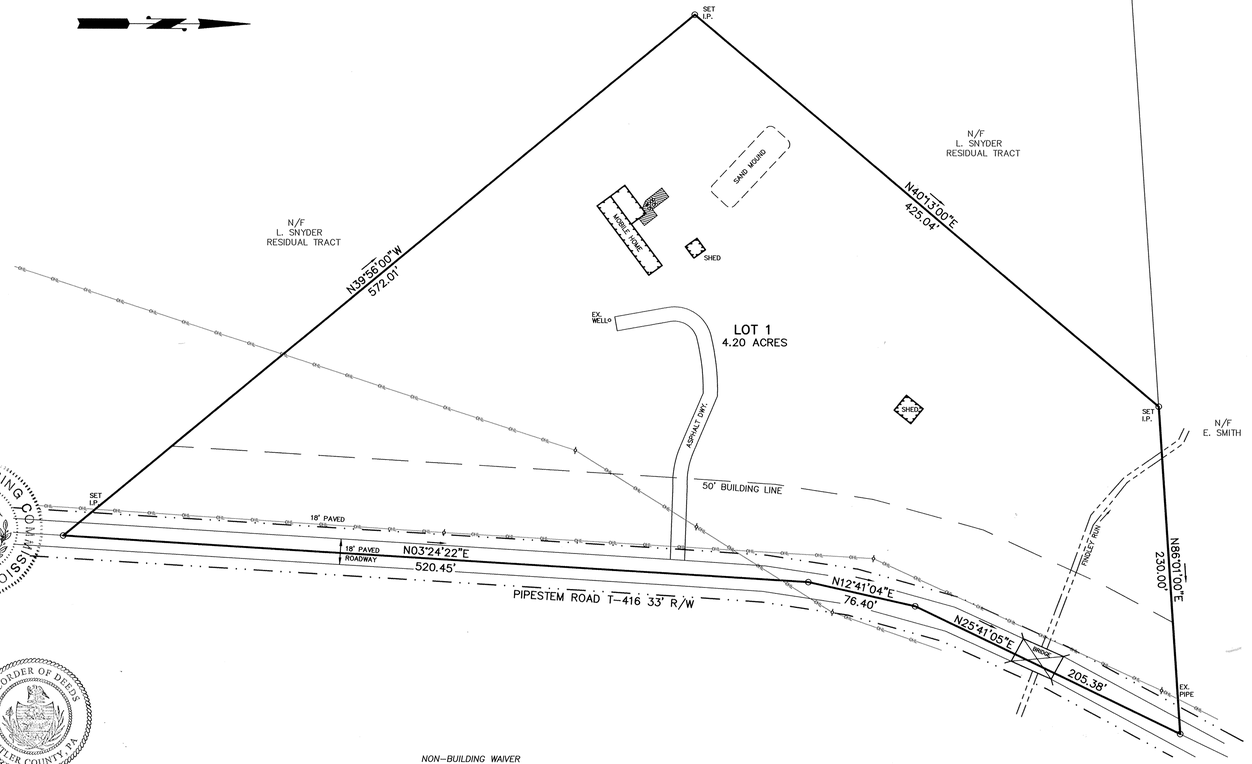
RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

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



LOCATION MAP



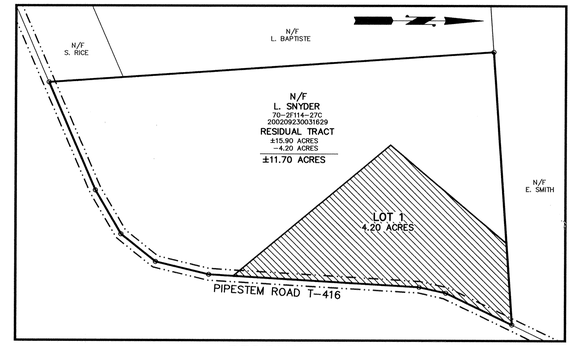
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NON-BUILDING WAIVER

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



RESIDUAL MAP
SCALE: 1"=200'

DEED REF. 200209230031629
TAX PARCEL ID 70-2F114-27C

TOTAL PLAN AREA ±15.90 ACRES
LOT 1 4.20 ACRES
RESIDUAL TRACT ±11.70 ACRES

OWNER:
LARRY C. SNYDER
199 PIPESTEM ROAD
SLIPPERY ROCK, PA 16057

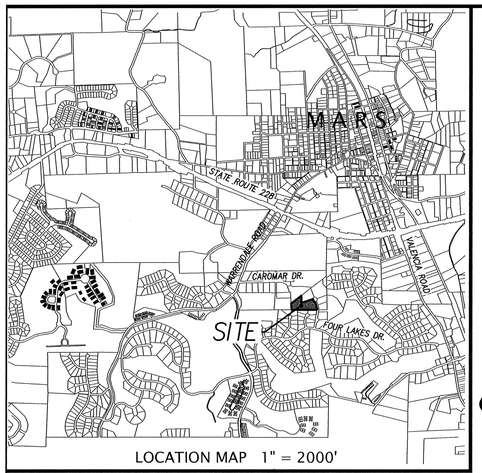
RECORDED MAY 4, 2011	
PLAN BOOK	PAGE
324	34

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

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

Scale 1" = 50'
Date April 4, 2011
Job No. 2353

Snyder Subdivision
Situate in Cherry Township
Butler County, Pa.
Prepared For
Larry Snyder
Sheet No. 1 of 1



LOCATION MAP 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS THAT We, DAVID M. & KRISTIN L. BILLINGS of the Township of Adams, County of Butler, Commonwealth of Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights or way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, We, DAVID M. & KRISTIN L. BILLINGS hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon DAVID M. & KRISTIN L. BILLINGS my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 18 day of April 2011

ATTEST:

DAVID M. BILLINGS

KRISTIN L. BILLINGS

The foregoing adoption is made by DAVID M. & KRISTIN L. BILLINGS with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereunto 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 said approval.

DAVID M. BILLINGS

KRISTIN L. BILLINGS

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, A Notary Public in and for said County and Commonwealth, personally appeared the above named DAVID M. & KRISTIN L. BILLINGS who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 day of April 2011

Paula K Rouda
Notary Public

My commission expires the 15 day of August 2013

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

I / We DAVID M. & KRISTIN L. BILLINGS owners of LOT 105 OF THE ENCLAVE AT CHAMPLAIN PLACE – REVISION NO. 1 do hereby certify that the title of this property is in the name of DAVID M. & KRISTIN L. BILLINGS as recorded at Instrument 201006010011570, Recorder of Deeds Office.

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 324 page 35

Given under my hand and seal this 12th day of May 2011

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

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

Approved by the Adams Township Planning Commission this 4 day of April 2011

CHAIRMAN

SECRETARY

Instr: 201105120011371 05/12/2011
Pages: 1 F: $45.00 9:08AM
Michele Mustello T20110015913
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS THAT We, ENCLAVE LAND PARTNERS, L.P. of the Township of Adams, County of Butler, Commonwealth of Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights or way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, We, ENCLAVE LAND PARTNERS, L.P. hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon ENCLAVE LAND PARTNERS, L.P. my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 18 day of April 2011

ATTEST:

ENCLAVE LAND PARTNERS, L.P. GENERAL PARTNER
CHRISTOPHER J. RACKIN

WITNESS
Paula K Rouda

The foregoing adoption is made by ENCLAVE LAND PARTNERS with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereunto 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 said approval.

ENCLAVE LAND PARTNERS, L.P. GENERAL PARTNER

WITNESS
Paula K Rouda

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, A Notary Public in and for said County and Commonwealth, personally appeared the above named CHRISTOPHER J. RACKIN who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 day of April 2011

Paula K Rouda
Notary Public

My commission expires the 15 day of August 2013

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

I / We ENCLAVE LAND PARTNERS, L.P. owners of LOTS 106 & 107 OF THE ENCLAVE AT CHAMPLAIN PLACE – REVISION 1 do hereby certify that the title of this property is in the name of ENCLAVE LAND PARTNERS, L.P. as recorded at Instrument 200710190027200, Recorder of Deeds Office.

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 25th DAY OF April 2011

CHAIRMAN, BOARD OF SUPERVISORS

SECRETARY, BOARD OF SUPERVISORS

SUPERVISOR

SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E DATE 4-13-2011

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

Township Engineer Signature DATE 5/6/11 REG. NO. 26400E

Reviewed by the Butler County Planning Commission this 23RD day of MARCH 2011

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROPOSED REVISIONS:

LOT 105	ORIGINAL LOT :	89,643 SQ.FT.	
	PORTION OF LOT 106 TO BE ACQUIRED:	+24,447 SQ.FT.	
	PORTION OF LOT 107 TO BE ACQUIRED:	+13,236 SQ.FT.	
	PROPOSED LOT 105–R:	127,326 SQ.FT.	or 2.91 ACRES
LOT 106	TO BE ELIMINATED		
LOT 107	ORIGINAL LOT :	45,965 SQ.FT.	
	PORTION OF LOT 106 TO BE ACQUIRED:	+24,283 SQ.FT.	
	PORTION OF LOT 107 TO BE CONVEYED:	−13,236 SQ.FT.	
	PROPOSED LOT 107–R:	57,012 SQ.FT.	or 1.309 ACRES

PROPERTY OWNERS:

ORIGINAL LOT 105

DAVID M. & KRISTIN L. BILLINGS
323 COTTINGHAM CIRCLE
CRANBERRY TOWNSHIP, PA 16066

TAX PARCEL 010–3F66–59C105

INSTRUMENT NO. 201006010011570

ORIGINAL LOTS 106 & 107

ENCLAVE LAND PARTNERS, L.P.
1272 MARS–EVANS CITY ROAD
EVANS CITY, PA 16033

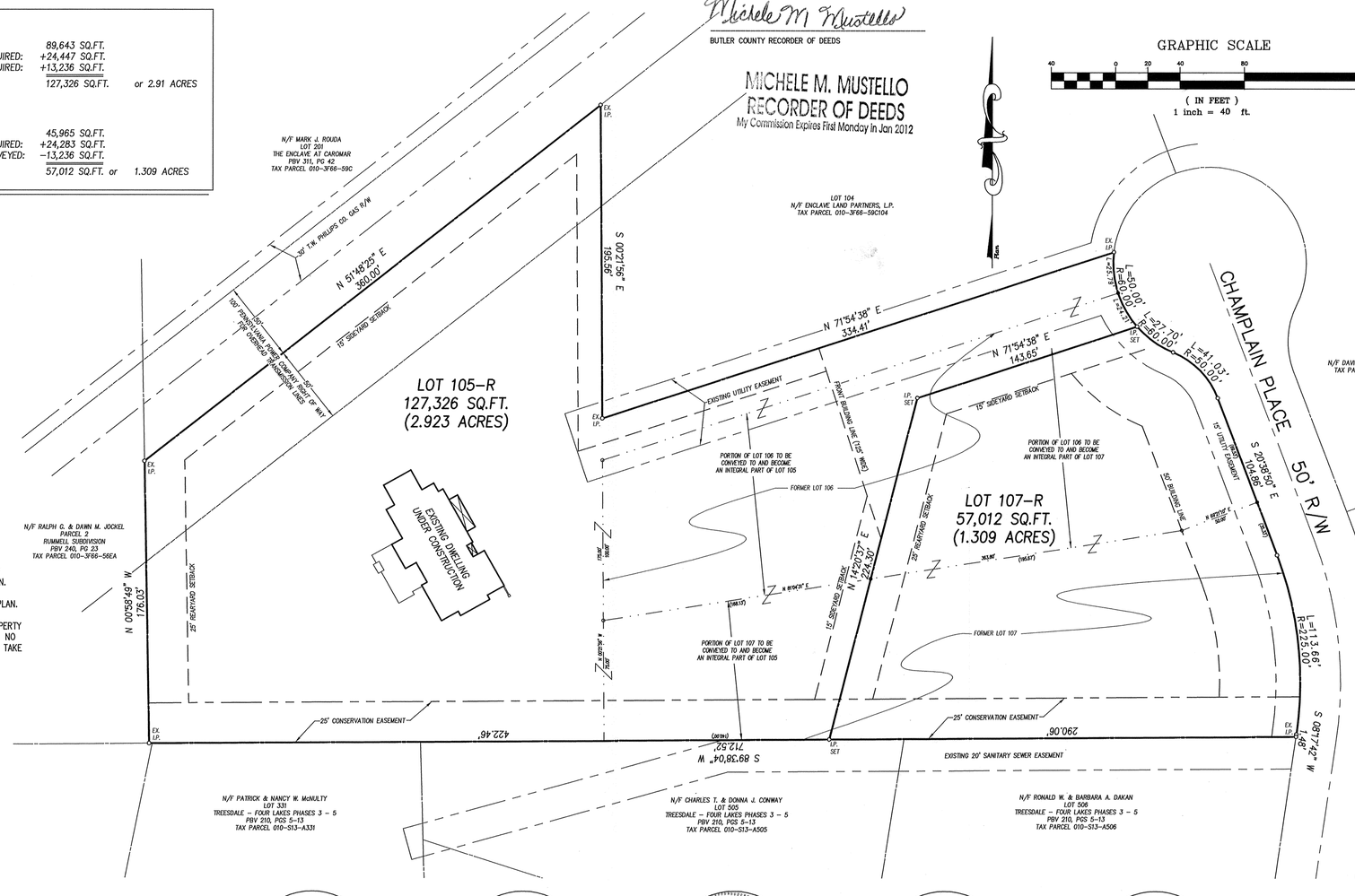
TAX PARCEL 010–3F66–59C106 (LOT 106)
TAX PARCEL 010–3F66–59C107 (LOT 107)

INSTRUMENT NO. 200710190027200

THE PURPOSE OF THIS PLAN IS TO ELIMINATE LOT 106 OF THE ORIGINAL ENCLAVE AT CHAMPLAIN PLACE PLAN AND DISTRIBUTE THE AREA TO LOTS 105 & 107 REVISING THESE LOTS AS SHOWN.

NO ADDITIONAL BUILDING LOTS ARE BEING PROPOSED BY THIS PLAN.

THE 25' CONSERVATION EASEMENT ALONG THE SOUTHERLY PROPERTY LINES OF LOTS 105–R & 107–R IS TO REMAIN UN–DISTRUBED. NO EXCAVATION, GRADING OR REMOVAL OF LIVING VEGETATION MAY TAKE PLACE WITHIN THIS EASEMENT.



ZONING REQUIREMENTS:

R–1 ZONING

LOT AREA:	43,560 SQ.FT. (1 ACRE)
LOT WIDTH AT BUILDING LINE:	125.00 FEET
MINIMUM FRONT YARD DEPTH:	50.00 FEET
MINIMUM SIDE YARD SETBACK:	15.00 FEET
MINIMUM REAR YARD SETBACK:	25.00 FEET

TOTAL AREA WITHIN THIS PLAN : 4.24 ACRES

PROPOSED WATER : PUBLIC
PROPOSED SEWER : PUBLIC

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR 24457–E
PENNSYLVANIA

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

RECORDER OF DEEDS BUTLER COUNTY PA.

BUTLER COUNTY RECORDER OF DEEDS

THE ENCLAVE AT CHAMPLAIN PLACE – REVISION NO. 1

BEING A REVISION TO LOTS 105 , 106 & 107 OF THE ENCLAVE AT CHAMPLAIN PLACE PLAN OF LOTS AS RECORDED IN PLAN BOOK 303, PAGES 39 – 41
ADAMS TOWNSHIP, BUTLER COUNTY, PA.

RECORDED MAY 12, 2011	
PLAN BOOK	PAGE
324	35

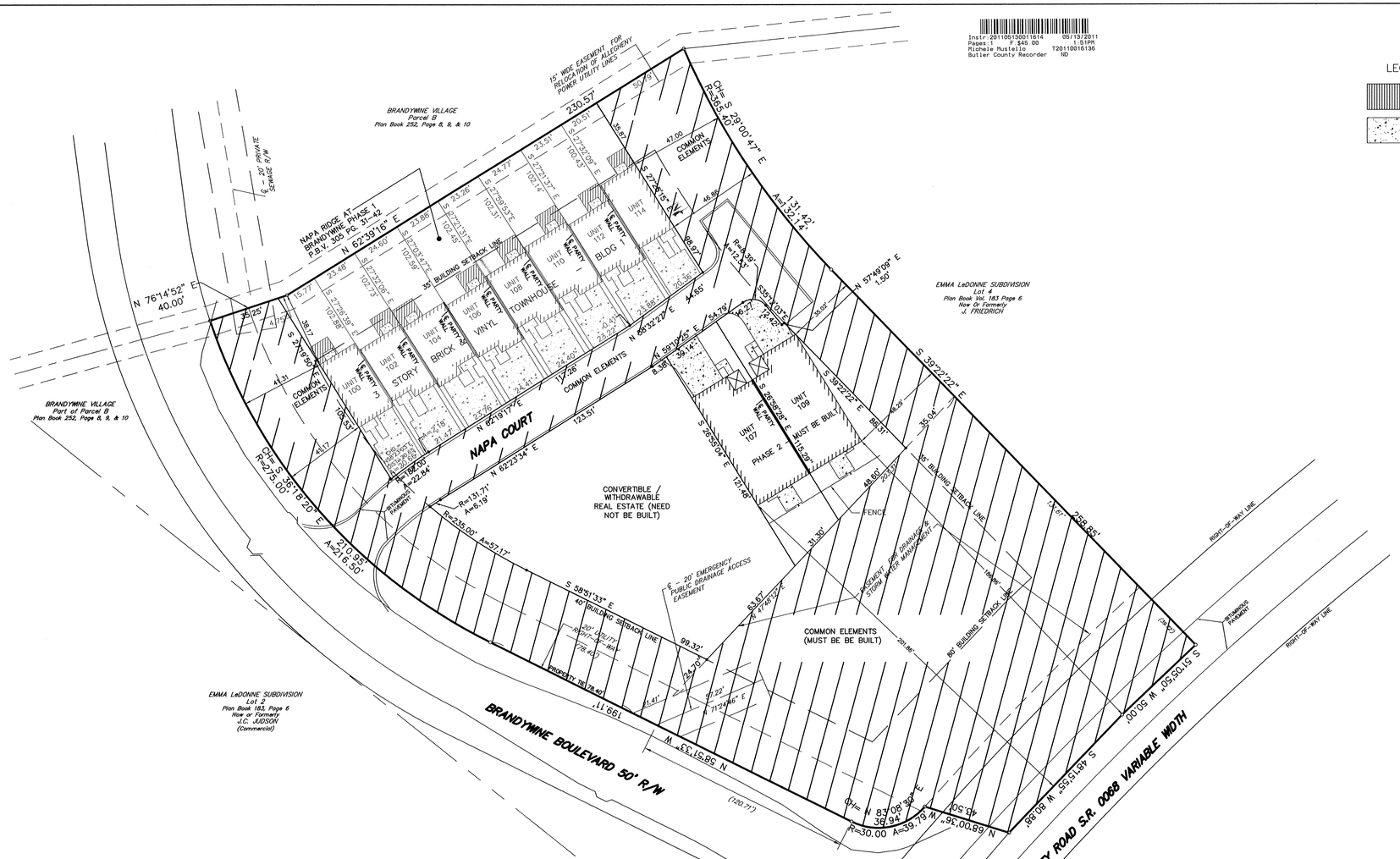
PREPARED FOR:
ENCLAVE LAND PARTNERS
1272 MARS–EVANS CITY ROAD
EVANS CITY, PA 16033

SCALE: 1 " = 40'
MARCH 18, 2011
DWG # 1001–1110743

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

REVISIONS	SHEET No.
4/11/2011...PER TWP REVIEW	RC1

Instr: 201105130011614 05/13/2011
Pages: 1 F: $45.00 1:51PM
Michele Mustello T20110016136
Butler County Recorder ND


BRANDYWINE VILLAGE
Parcel B
Plan Book 252, Pages 8, 9, & 10
15' WIDE EASEMENT FOR RELOCATION OF ALLEGHENY POWER UTILITY LINES
NAPA RIDGE AT BRANDYWINE PHASE 1
P.B.V. 305 PG. 31-42
N 62°39'16" E
230.57'
Chd S 29°00'47" E
R=365.40'
A=131.42'
131.42'
N 57°40'09" E
1.50'
S 39°22'22" E
258.85'
N 76°14'52" E
40.00'
35' PRIVATE R/W
35' BUILDING SETBACK LINE
COMMON ELEMENTS
UNIT 100
UNIT 102 STORY
UNIT 104 BRICK
UNIT 106 VINYL
UNIT 108 TOWNHOUSE
UNIT 110
UNIT 112
BLDG
UNIT 114
UNIT 107
PHASE 2
MUST BE BUILT
UNIT 109
NAPA COURT
CONVERTIBLE / WITHDRAWABLE REAL ESTATE (NEED NOT BE BUILT)
COMMON ELEMENTS (MUST BE BE BUILT)
FENCE
Chd S 18°18'20" E
R=215.00'
A=216.50'
210.85'
R=235.00' A=57.17'
R=191.71'
A=6.19'
R=100.00'
A=22.84'
S 58°51'33" E
40' BUILDING SETBACK LINE
99.32'
63.67'
S 47°47'12" E
199.11'
N 58°51'33" W
(120.71')
R=30.00 A=39.79
Chd= N 83°08'36" E
36.94'
N 68°00'36" E
45.50'
S 51°50'50" W 50.00'
S 48°55'10" W 30.88'
80' BUILDING SETBACK LINE
RIGHT-OF-WAY LINE
EVANS CITY ROAD S.R. 0068 VARIABLE WIDTH
BRANDYWINE BOULEVARD 50' R/W
EMMA LeDONNE SUBDIVISION
Lot 2
Plan Book 183, Page 6
Now or Formerly
J.C. JUDSON
(Commercial)
EMMA LeDONNE SUBDIVISION
Lot 4
Plan Book Vol. 183 Page 6
Now Or Formerly
J. FRIEDRICH
BRANDYWINE VILLAGE
Part of Parcel B
Plan Book 252, Page 8, 9, & 10
BRANDYWINE VILLAGE
Part of Parcel B
Plan Book 252, Page 8, 9, & 10
BRANDYWINE VILLAGE
Part of Parcel B
Plan Book 252, Page 8, 9, & 10
20' EMERGENCY PUBLIC DRAINAGE ACCESS EASEMENT
EASEMENT FOR STORM WATER MANAGEMENT
20' DRAINAGE & UTILITY R/W EASEMENT
PROPERTY BEING 276,443 SQ. FT.
RETAINING EASEMENT
RETAINING EASEMENT
SEE DETAIL
SEE DETAIL
SEE DETAIL

KNOW ALL MEN BY THESE PRESENTS That We, Larry K. & Carolyn C. Szebalskie 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 13TH day of MAY 2011.

Larry K. Szebalskie
Owner

Carolyn C. Szebalskie
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of MAY 2011.

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, 2015
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 MAY '11
Date

COMMONWEALTH OF PENNSYLVANIA Seal STANLEY D. GRAFF No. 30161-E P. L. S. PENNSYLVANIA

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 10 day of MAY 2011.

Margaret A. Nelson
Secretary

Seal

Mary Fisher
Chairman

Approved by the Clinton Township Planning Commission this 7TH day of MARCH 2011.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 27TH day of APRIL 2011.

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 324 Page 37.

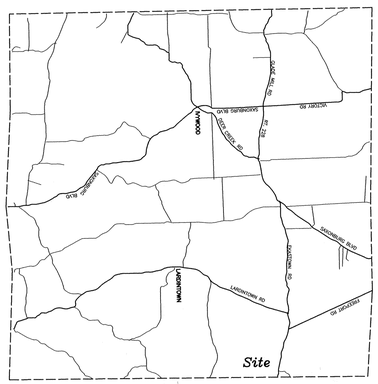
Given under my hand and seal this 16TH day of May 2011.

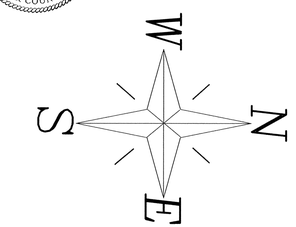
Michele M. Mustello
Recorder

Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA.





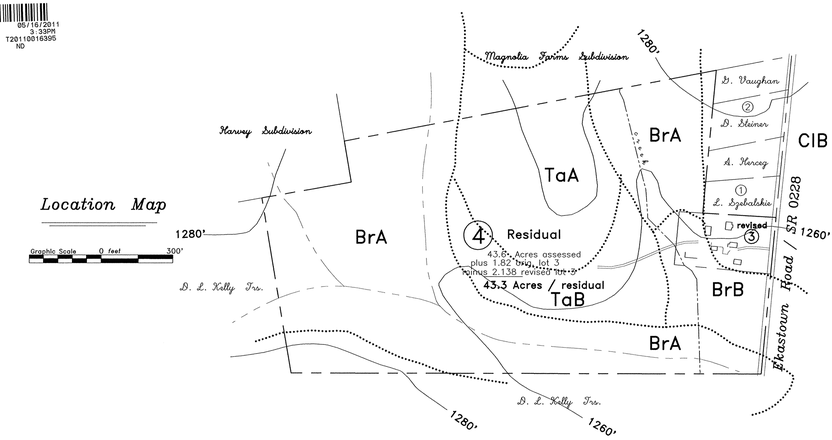
NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

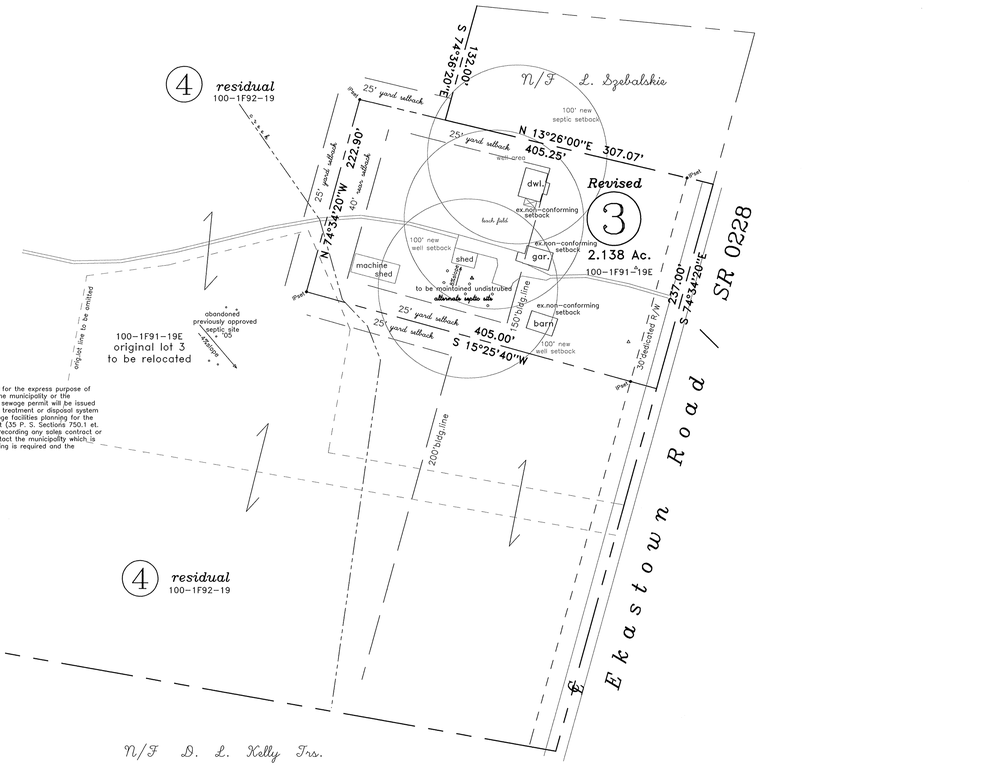
HIGHWAY OCCUPANCY PERMIT

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

Instr: 201105160011782 05/16/2011
Pages: 1 F: $45.00 3:33PM
Michele Mustello T20110016395
Butler County Recorder ND

Location Map





Non-Building Waiver

"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 facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

Site Plan

80 0 80 160 240
GRAPHIC SCALE – FEET

N/F D. L. Kelly Trs.

Zone / Corridor Preservation Overlay

L. Szebalskie Plan No. 2

being a lot line revision of
LOT 3
L. Szebalskie Plan
Plan Book Volume 283/10

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
Larry K. & Carolyn C. Szebalskie
PROJECT No: 11015 Co. TAX No: 100-1F92-19&19E
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 2/21/11 REV: 4/1/11 DWN.By: Sag CHK.By:

RECORDED MAY 16, 2011	
PLAN BOOK	PAGE
324	37
SHEET ____ of ____	

PARCEL LOT 2

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP) FOR THE INSTALLATION OF SEWAGE FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM(EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES Act.(35 P.S. SECTIONS 750.1 et. seq.) AND REGULATIONS PROMULGATED THERE UNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF FAIRVIEW TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING OS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

N/F
ROBERT W. STIEHLER
C/O
ROBERT STIEHLER
150-1F112-7

N/F
JAMES. & JANET M. OROURKE
150-1F57-3D

N/F
JOHN W. JR. & VELMA L. MYERS
150-1F112-9A

N/F
KENNETH F. & HOLLY J. MCFARLAND
150-1F57-8CA
15.097Ac vs 15.001Ac
DB1068 Pg 80 (REVISED AS PER FENCE & ROAD)

N/F
JAMES C. & KATHRYN S. BAKER
150-1F57-3

N/F
SAMUEL W. JR. & LINDA A. MCCRACKEN
150-1F57-9-0001

N/F
DEAN R. JR. & PATTY K. SNOW
150-1F57-8A

LOT 1
N/F
DONALD L. & DARLENE M. LEFEVRE
150-1F57-8C
27.032 Ac.
(53.996 Ac. ORIGINAL)

LOT 2
N/F
DONALD L. & DARLENE M. LEFEVRE
22.738 Ac.
(26.964 Ac. TOTAL)

PART OF LOT 2
N/F
DONALD L. & DARLENE M. LEFEVRE
4.226 Ac.
(26.964 Ac. TOTAL)

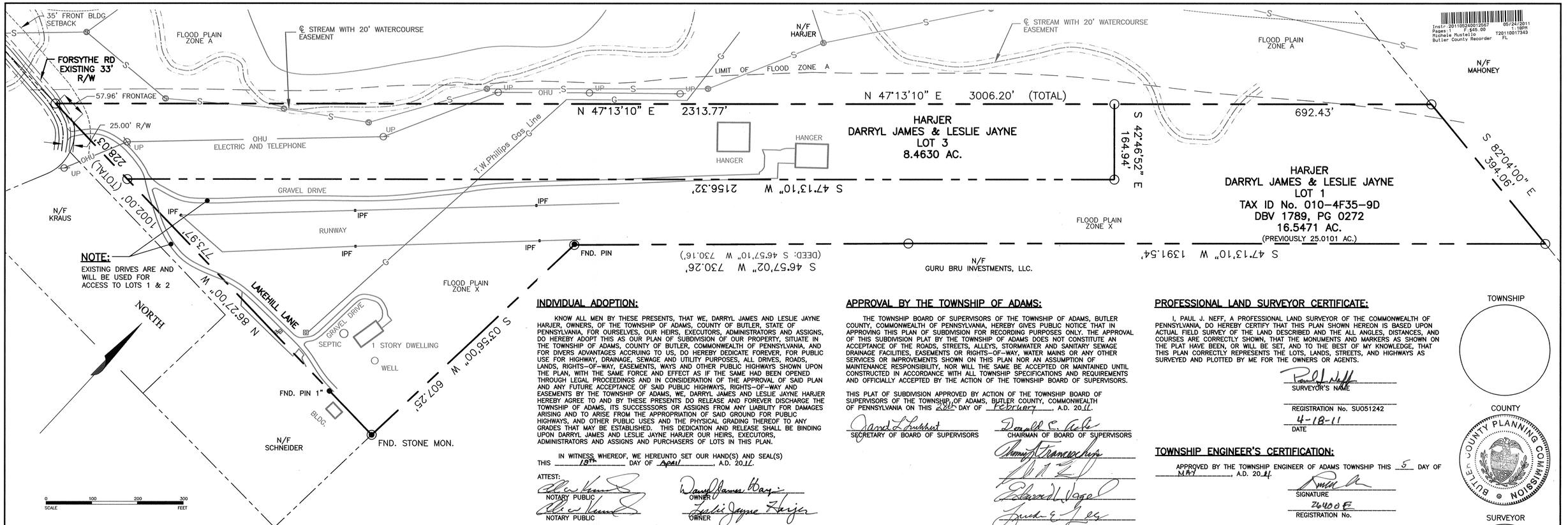
T-636
ASPEN ROAD
33' R/W
14' CARTWAY

T-625
BUCKEYE ROAD
33' R/W
18' CARTWAY

EXISTING HOUSE

S 89° 30' 00" E 319.28'
I.P.(Set)
(970.00') 636.42'
I.P.(Set)
I.P.(Set)
S 01° 00' 00" W 265.31'
I.P.(Fd.)
I.P.(Set)
S 89° 00' 00" E 209.56'
I.P.(Set)
I.P.(Set)
I.P.(Set)

Instr: 201105240012567 05/24/2011
Pages: 1 F: $45.00 1:18PM
Michele Mustello T20110017343
Butler County Recorder FL





VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, MARS, PENNSYLVANIA 7.5 MINUTE SERIES, 1953 (PHOTO REV. 1979)

NOTES:

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

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

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 010-4F35-9D.

CURRENT TITLE OF PROPERTIES RECORDED AT DBV 1789, PG 0272 IN THE NAMES OF DARRYL JAMES AND LESLIE JAYNE HARJER.

ZONING: RAM – RESIDENTIAL AGRICULTURAL MODERATE DENSITY DISTRICT

SETBACKS: FRONT 35 FEET
BACK 25 FEET
SIDE 10 FEET

FLOOD PLAIN – ZONE A – NO BASE FLOOD ELEVATIONS, AREAS INUNDATED BY 100 YEAR FLOOD.
– ZONE X – AREAS OUTSIDE 100 YEAR FLOOD PLAIN.

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DARRYL JAMES AND LESLIE JAYNE HARJER, OWNERS, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE 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 TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, DARRYL JAMES AND LESLIE JAYNE HARJER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DARRYL JAMES AND LESLIE JAYNE HARJER OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 10th DAY OF April, A.D. 2011.

ATTEST:

NOTARY PUBLIC — OWNER: Darryl James Harjer

NOTARY PUBLIC — OWNER: Leslie Jayne Harjer

MY COMMISSION EXPIRES THE 10th DAY OF April A.D. 2011.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY DARRYL JAMES AND LESLIE JAYNE HARJER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

NOTARY PUBLIC — OWNER: Darryl James Harjer

NOTARY PUBLIC — OWNER: Leslie Jayne Harjer

INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED THE ABOVE NAMED DARRYL JAMES AND LESLIE JAYNE HARJER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF April, 2011.

NOTARY
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

APPROVAL BY THE TOWNSHIP OF ADAMS:

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY THE ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 28th DAY OF February, A.D. 2011.

SECRETARY OF BOARD OF SUPERVISORS — CHAIRMAN OF BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT FOR TWO (2) LOT SUBDIVISION:

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED May 24, A.D. 2011.

DIRECTOR
CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 324 PAGE(S) 39.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF May, A.D. 2011.

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

Michele M. Mustello
RECORDER OF DEEDS

TITLE CLAUSE (NO MORTGAGE):

WE, DARRYL JAMES AND LESLIE JAYNE HARJER, OWNERS OF THE HARJER SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DARRYL JAMES AND LESLIE JAYNE HARJER AS RECORDED IN DEED BOOK VOLUME 1789 PAGE 0272, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER: Darryl James Harjer

WITNESS — OWNER: Leslie Jayne Harjer

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, PAUL J. NEFF, 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 THE ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

SURVEYOR'S NAME

REGISTRATION No. SU051242

4-18-11
DATE

TOWNSHIP ENGINEER'S CERTIFICATION:

APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP THIS 5 DAY OF May, A.D. 2011.

SIGNATURE

24008E
REGISTRATION No.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 2 DAY OF February, A.D. 2011.

SECRETARY — CHAIRMAN

GUARANTEE OF PROVISION OF UTILITIES:

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION (OR ALL DWELLING UNITS IN THE PLAN) KNOWN AS HARJER SUBDIVISION PLAN WILL BE SERVED WITH WATER BY THE N/A Private System COMPANY OR AUTHORITY.

5/10/2011
DATE

OWNER OR DEVELOPER: Darryl James Harjer

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION (OR ALL DWELLING UNITS IN THE PLAN) KNOWN AS HARJER SUBDIVISION PLAN WILL BE SERVED WITH PUBLIC SANITARY SEWER FACILITIES BY THE N/A Private System COMPANY OR AUTHORITY.

5/10/2011
DATE

OWNER OR DEVELOPER: Darryl James Harjer

TOWNSHIP

COUNTY — BUTLER COUNTY PLANNING COMMISSION

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

RECORDER — RECORDER OF DEEDS BUTLER COUNTY, PA.

ENGINEER

Recorded: MAY 24, 2011

PLAN BOOK	PAGE
324	39

11075

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	PEDERSEN & PEDERSEN, INC., *LOT LINE REVISION*, FOR DARRYL AND LESLIE HARJER; MAY 30, 2006; RECORDED JUNE 27, 2006.	

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	REVISED LANE NAME AND ADDED COMMENTS PER TOWNSHIP.	03/31/11	BJE	PJN	PJN

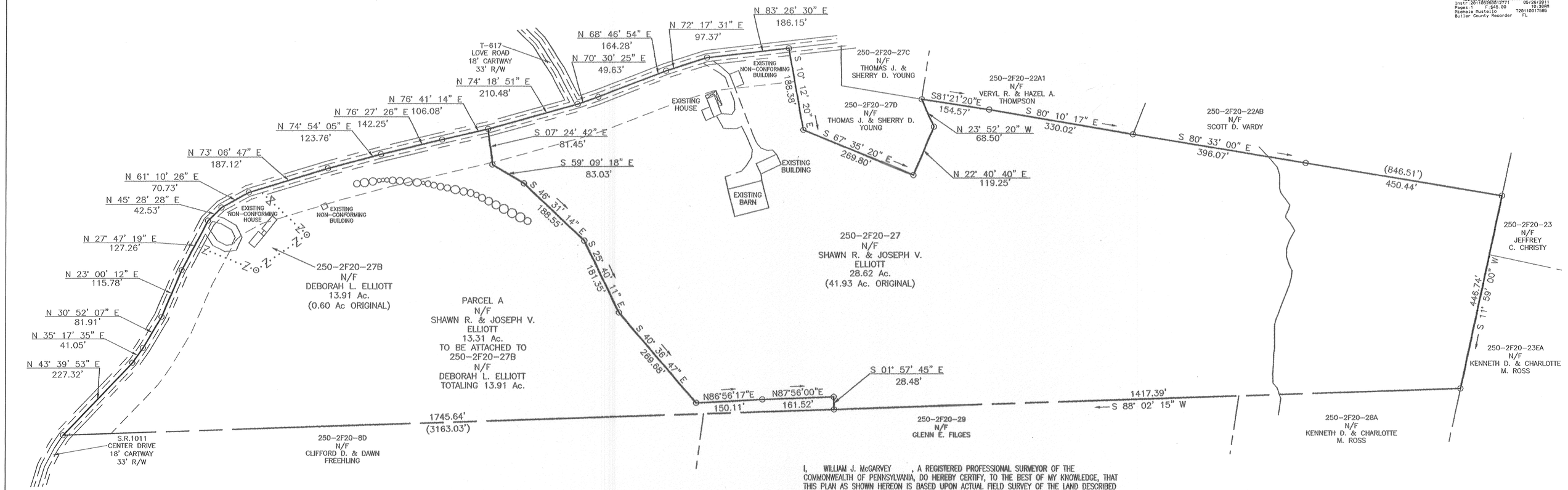
PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT: DARRYL JAMES & LESLIE JAYNE HARJER
123 HARJER LANE, MARS, PENNSYLVANIA 16046

PROJECT: HARJER SUBDIVISION PLAN
BEING
DBV 1789, PG 0272
LOCATED AT
TAX ID No. 010-4F35-9D
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	12/01/10
ISSUE DATE	03/31/11
REV. #	1
PROJECT #	10-099
SCALE	1"=100'
DWG #	SP-2
SHEET	1 OF 1

Instr:201105250012771 05/25/2011
Pages:1 F:$45.00 10:30AM
Michele Mustello T20110017585
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.

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

SEAL

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

10/15/10
DATE

ENGINEER / SURVEYOR

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

IN WITNESS WHEREOF, HERETUNTO SET HAND(S) AND SEAL(S) THIS 11TH DAY OF March ,2011

Deborah L. Elliott
OWNER

OWNER

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA:
3rd COUNTY OF ~~BUTLER~~ LAWRENCE :SS.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME DEBORAH L., SHAWN R., & JOSEPH V. ELLIOTT AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH
WITNESS MY HAND AND NOTORIAL SEAL
THIS 11TH DAY OF March ,2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara J. Porada, Notary Public
Slippery Rock Twp., Lawrence County
My Commission Expires Aug. 18, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 31ST DAY OF MARCH , 2011

SECRETARY — CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 12 DAY OF APRIL ,2011

SECRETARY — CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 6th DAY OF April , 2011

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 324 PAGE 40
GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF May , 2011

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

RECORDED MAY 26, 2011

PLAN BOOK	PAGE
324	40

REF:
INSTRUMENT NUMBER 200205210017554
INSTRUMENT NUMBER 201010040022582
INSTRUMENT NUMBER 200205210017555

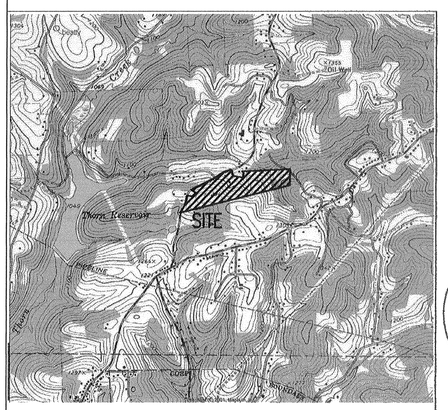
PURPOSE OF LOT LINE REVISION

PARCEL "A" WILL BE ATTACHED TO PARCEL 27B TOTALING 13.91 Ac,
LEAVING PARCEL 27 WITH A RESIDUAL ACREAGE OF 28.62 Ac.

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

PROPERTY OWNERS

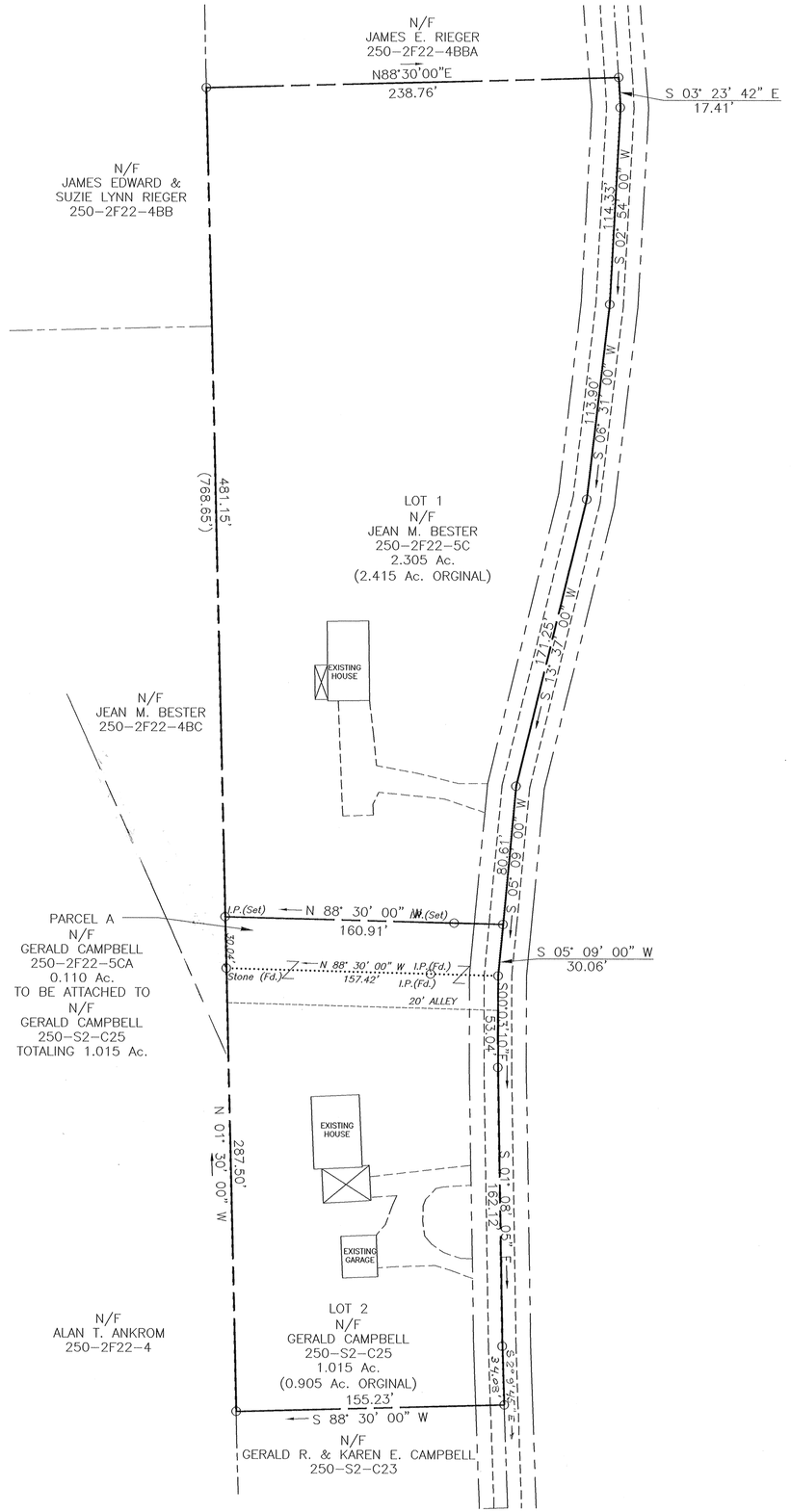
SHAWN R. & JOSEPH V. ELLIOTT
AND DEBORAH L. ELLIOTT
135 CENTER DRIVE
CHICORA, PA 16025



LOCATION MAP 1" = 2000'

NORTH ARROW 0 100' 200'

REVISIONS	W. J. McGARVEY, P.E. 172 WOODCREST ROAD BUTLER, PA 16002 (724) 282-0363		
	TITLE	ELLIOTT SUBDIVISION	
	FOR	SHAWN R. & JOSEPH V. ELLIOTT	
	SITUATE	CENTER DRIVE OAKLAND TOWNSHIP BUTLER COUNTY, PA	
	SCALE 1"=100'	DR BY T.A.T.	DRAWING NO. 6588-1
	DATE: 10/15/10	CK'D BY W.J.M.	



NOTE:

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

THE PURPOSE OF THIS SUBDIVISION IS TO DOCUMENT THE EXISTING RECORDED DEED (20102200030195) FOR THE TRANSFER OF A 30 ft. STRIP OF LAND KNOWN AS PARCEL 5CA (THAT CAME FROM PARCEL 5C)

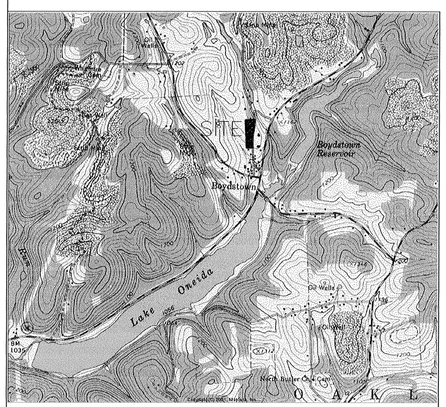
LOTS 1 & 2 ARE SERVICED BY EXISTING ONLOT SEPTIC SYSTEMS AND WATER WELLS

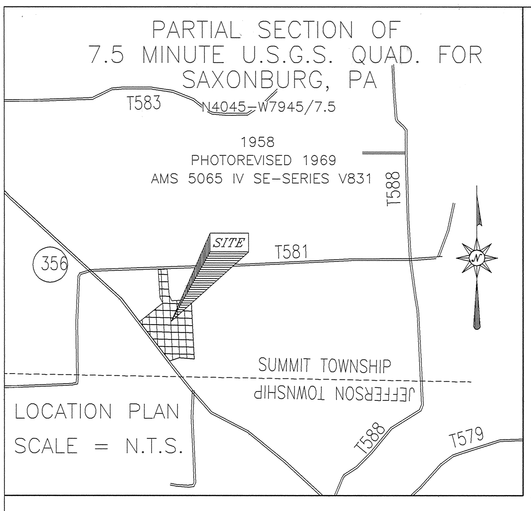
REF:

JEAN BESTER
5C 201102140004314

GERALD CAMPBELL
5CA 20101220030195
C25 DEED BOOK 840 PAGE430

CERTIFICATION SURVEY BY SHOUP/ZARNICK ASSOCIATES INC. DATED 11/29/78
SERVICE NO. 3068


SITE
Boydstown Reservoir
Boydstown
Lake Oneida
Old Mill Rd
Old Mill Rd
Old Mill Rd



REV	DESCRIPTION	BY	DATE
1	ADDED ELECT R-O-W, LABLED NON-CONFORMING STRUCTURE LOT # 4, ADDED GENERAL NOTE - 3.	RAS	5/9/11
2	ADDED MAP & PARCEL NO's. TO ADJOINERS	RAS	5/11/11

KNOW ALL MEN BY THESE PRESENTS WE, Ronald J. Jardin (deceased) and Bonnie J. Jardin, his wife, of the Township of Summit, County of Butler, and the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler, and Township of Summit, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler, and Township of Summit, their successors and assigns from any liability for damages arising and to arise from any appropriation of the 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, I hereunto set my hand and seal this 21st day of February, 2011.

DECEASED
Ronald J. Jardin

Bonnie J. Jardin

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Bonnie J. Jardin, and acknowledged the foregoing release and dedication and plan to be their act and deed and desire for the same to be recorded as such.

WITNESS MY HAND AND NOTORIAL SEAL this 21st day of February, 20 11.

Notary Public Seal & Stamp

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

"As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of estate distribution use. No portion of Lots # 4 and # 5 of this subdivision are approved by Summit Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and DEP have both approved sewage facilities planning for the subdivision Lots # 4 and # 5 described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 *et seq.*) and regulations promulgated there under. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser of Lots # 4 and # 5 of this sub-divided property should contact appropriate officials of Summit Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

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 me or others, and plotted by me for the owners or agents.

Stanley D. Graff, PLS - Reg. No. 30161-E

SEAL — COMMONWEALTH OF PENNSYLVANIA — STANLEY D. GRAFF — PROFESSIONAL LAND SURVEYOR — PENNSYLVANIA

Pennsylvania One Call System, Inc.
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA !
CALL 1.800.242.1776
The locations of existing underground utilities are shown in an approximate way only. Contractor must contact all utility companies for field location of underground lines in accordance with PA Act 287 as amended by Act 187 of 1996. Contractor agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 25th day of FEB, 20 11.
Chairman
SEAL
Secretary

Approved by the Summit Township Planning Commission this 10th day of May, 20 11.
Chairman
SEAL
Secretary

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

Approved by the Summit Township Supervisors this 18th day of May, 20 11.
Chairman
SEAL
Secretary

RECORDER OF DEEDS — BUTLER COUNTY, PA.

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in -
Plan Book 324, Page 42.
Given under my hand and seal this 31st day of May, 20 11.
Recorder

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

Instr: 201105310013001 05/31/2011
Pages: 1 12:25PM
Michele Mustello T2011007863
Butler County Recorder PA

50' 0' 50'
25'
SCALE: 1"= 50'

DRAWN BY: RAS
DATE: 02/17/11
CHECKED BY: SDG
DATE: 02/17/11
APPROVED:

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT # 3 INTO 3 SEPARATE LOTS FOR ESTATE DISTRIBUTION PURPOSES.
2. PROPERTY OWNER OF EXISTING LOT # 3:
   RONALD J. JARDIN - DECEASED &
   BONNIE J. JARDIN, HIS WIFE
   391 FREEPORT ROAD
   BUTLER, PA 16002
   TELEPHONE: 724-283-6428

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

3. ZONING DISTRICT = A-1
   SETBACKS -
   FRONT = 50'
   SIDE = 25'
   REAR = 25'
   MINIMUM LOT WIDTH
   @ BUILDING LINE = 150'
   LOT # 3 = 216.63'
   LOT # 4 = 150.19
   LOT # 5 = 365.48'
   MINIMUM LOT SIZE = 65,340 SF
   = 1.5 Acres

REFERENCE DRAWINGS	
4	LLR SUBD. FOR SCHAEFFER,JARDIN,SKAL,& WEAVER BUTLER CO. PB 233 PG 46 RECORDED 7/7/2000
3	Mt. JARDIN SITE. PCE CONS. ENG. DWG. No. 11049-9801-F1 DATED 12/7/98
2	PROPERTY SUBDIVISION FOR RONALD JARDIN BUTLER CO. PB 175 PG 49 RECORDED 8/04/94
1	PROPERTY SUBDIVISION FOR RONALD JARDIN BUTLER CO. PB 141 PG 13 RECORDED 8/31/90

DESIGNER
S & G GAS & OIL, Inc. dba -
"SURVEY ASSOCIATES"
205-B South Duffy RD
Butler, PA 16001
PHONE: 724-287-2695

PROJECT : PROPERTY SUBDIVISION FOR RONALD J. & BONNIE J. JARDIN.

SUMMIT TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DWG. No.
1005-1-1

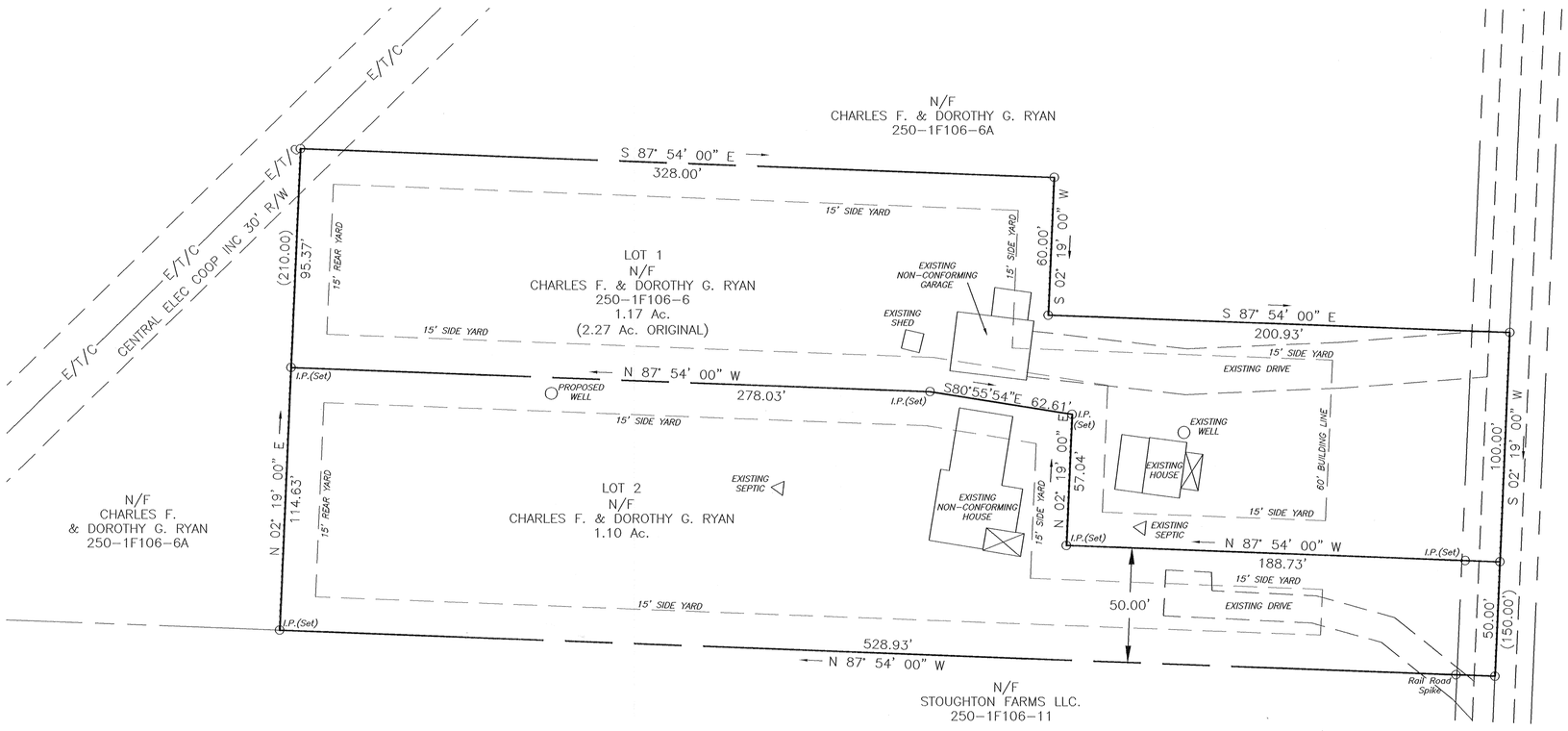
RECORDED MAY 31, 20 11

SECTION	PAGE
324	42

SHEET 1 OF 1

Received
Date 5/31/11
By

Instr:201106030013359
Pages:1 F:$45.00 06/03/2011
Michele Mustello 8:01AM
Butler County Recorder T20110016251
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 NO. 21751-E

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-687-A

4/4/11
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES F. & DOROTHY G. RYAN 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 12 DAY OF April ,2011

Charles F. Ryan
OWNER

OWNER

Dorothy G. Ryan
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 CHARLES F. & DOROTHY G. RYAN 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 19 DAY OF April ,2011

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

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 5TH DAY OF APRIL , 2011

SECRETARY JRM

CHAIRMAN JRM

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 12 DAY OF APRIL ,2011

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 1ST DAY OF June , 2011

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)"

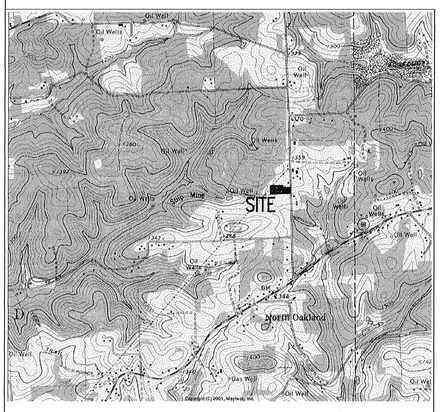
COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK 324 VOLUME PAGE 43
GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF June, 2011

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

Michele M. Mustello

RECORDED JUN 3, 2011	
PLAN BOOK	PAGE
324	43



LOCATION MAP 1" = 2000'

NORTH ARROW

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

BUILDING LINE 60' FROM R/W
SIDE YARD 15'
REAR YARD 15'

THE EXISTING SEWAGE LEECH FIELDS FOR LOT 1 PRESENTLY EXISTS ON LOT 2, THEREFORE LOT 1 WILL HAVE MAINTENANCE RIGHTS FOR THERE SEWAGE SYSTEM ON LOT 2.

PROPERTY OWNER
CHARLES F. & DOROTHY G. RYAN
160 SEVEN HILLS RD
CHICORA, PA 16025

0 30' 60'

RECORDER OF DEEDS BUTLER COUNTY PA

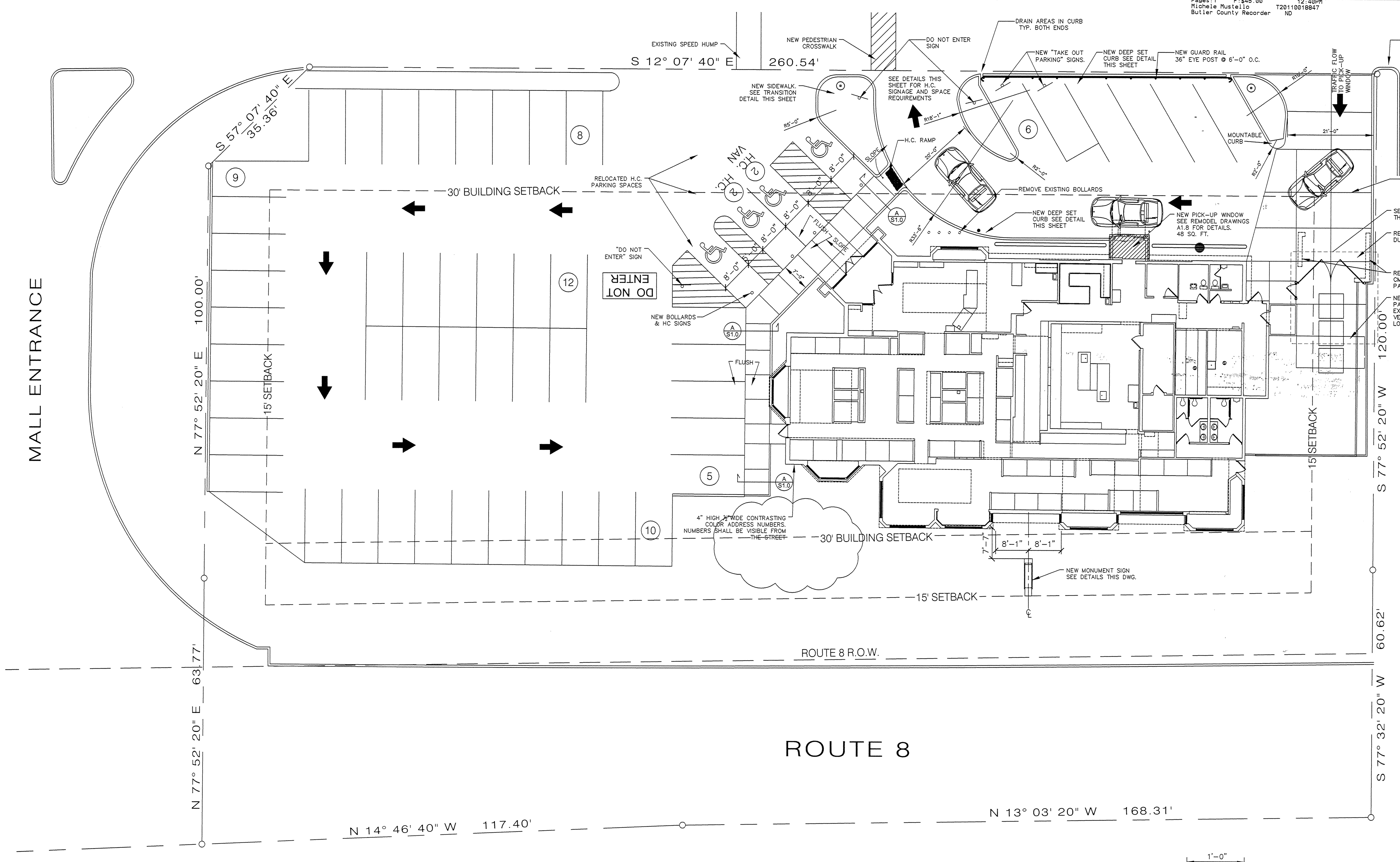
REVISIONS

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

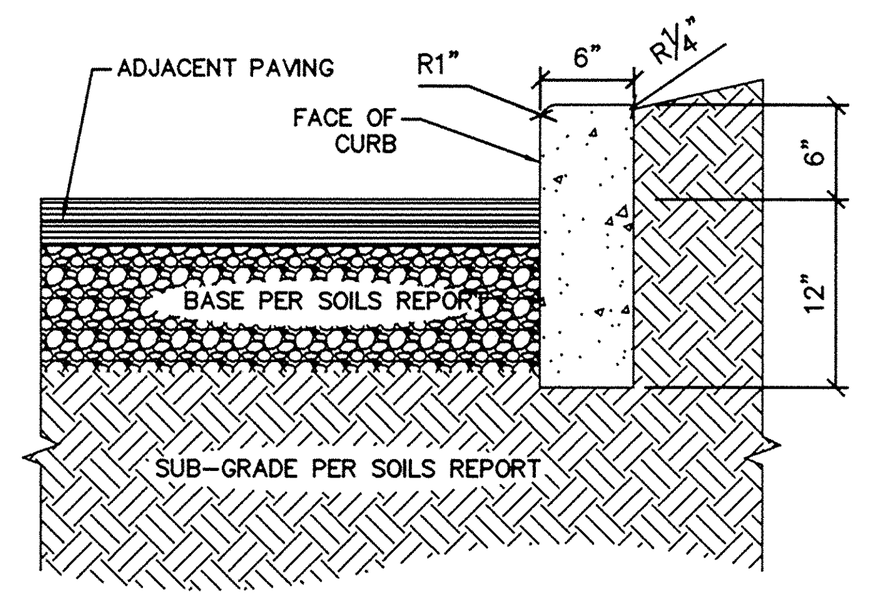
TITLE	RYAN SUBDIVSION
FOR	CHARLES F. & DOROTHY G. RYAN
SITUATE	SEVEN HILLS ROAD OAKLAND TOWNSHIP BUTLER COUNTY, PA

SCALE 1"=30'	DR BY T.A.T.	DRAWING NO.
DATE: 03/08/11	CK'D BY W.J.M.	6788-1

Instr:201106090013816 06/09/2011
Pages:1 F:$45.00 12:40PM
Michele Mustello T20110018847
Butler County Recorder ND



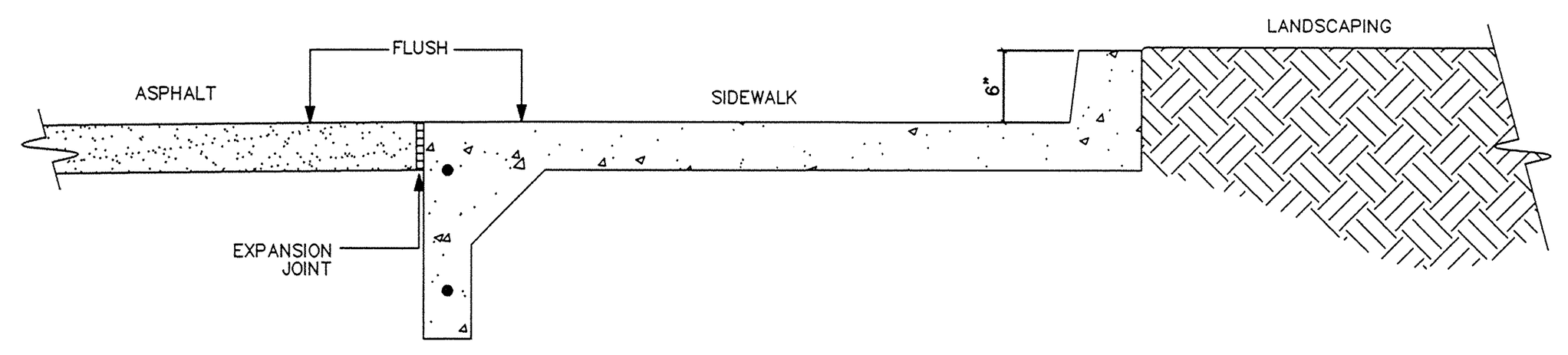
SITE PLAN
1" = 15'-0"



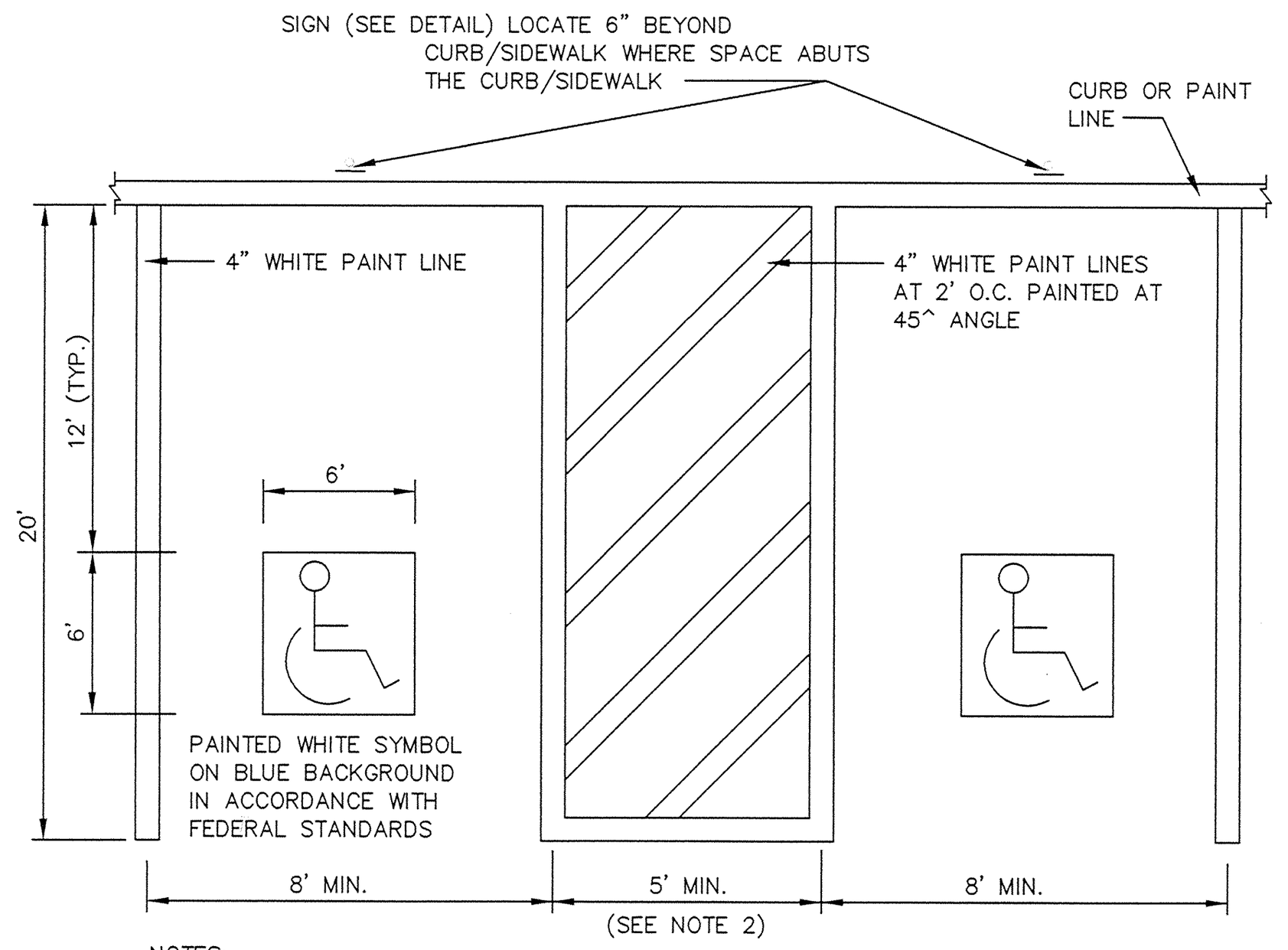
CURB NOTES

A. PROVIDE #6 x 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS
B. ¾" ELASTOMERIC EXPANSION JOINTS AT 30' MAXIMUM INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
C. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI
D. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
E. PROVIDE (2) #4 BARS, 10'-0" LONG, CENTERED OVER ALL TRENCH CROSSINGS
F. PROVIDE (2) #6 x 2'-6" LONG BARS TO CONNECT EXISTING AND NEW CURBS

DEEP SET CURB DETAIL
3/4" = 1'-0"

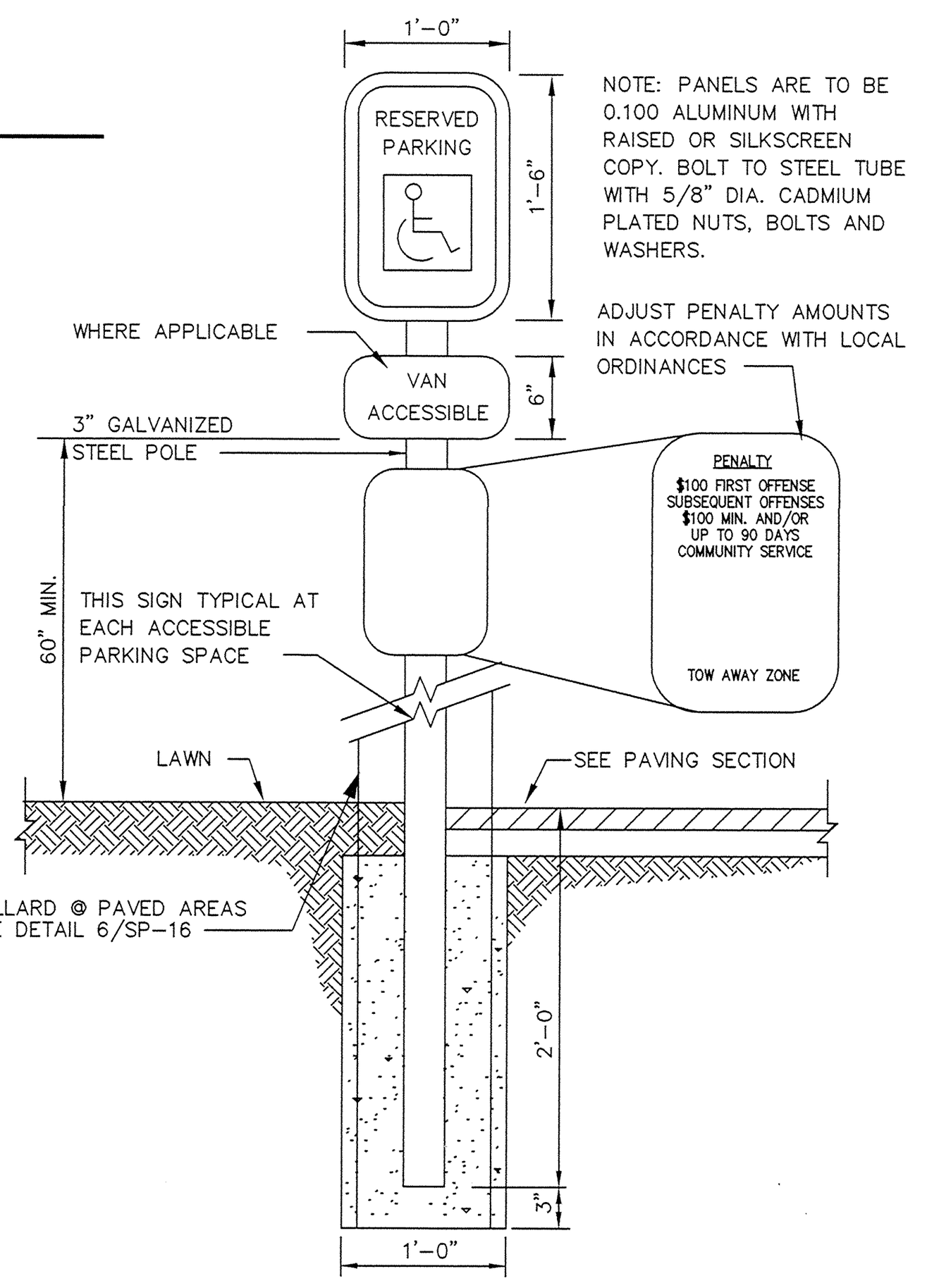


SIDEWALK @ H.C. SPACES
3/4" = 1'-0"



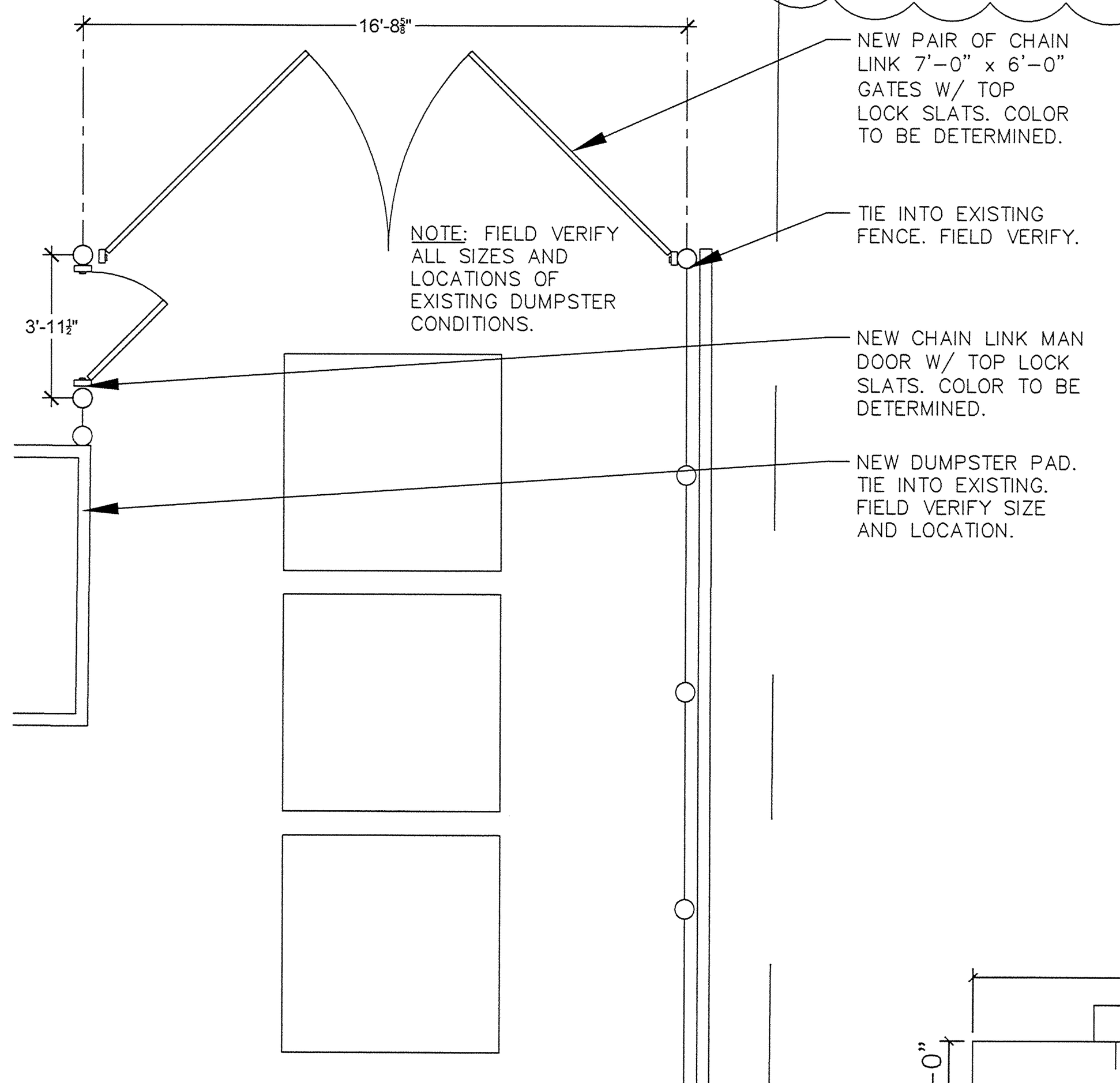
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PAINTED ISLAND SHALL BE 8'-0" FOR VAN ACCESSIBLE SPACES (MINIMUM 1 PER SITE)
3. APPLY TWO COATS OF PAINT ON ALL SURFACES.
4. FOR CURB APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM FACE OF CURB. FOR PAINT APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE PAINT LINE.

ACCESSIBLE PARKING DETAIL
N.T.S.

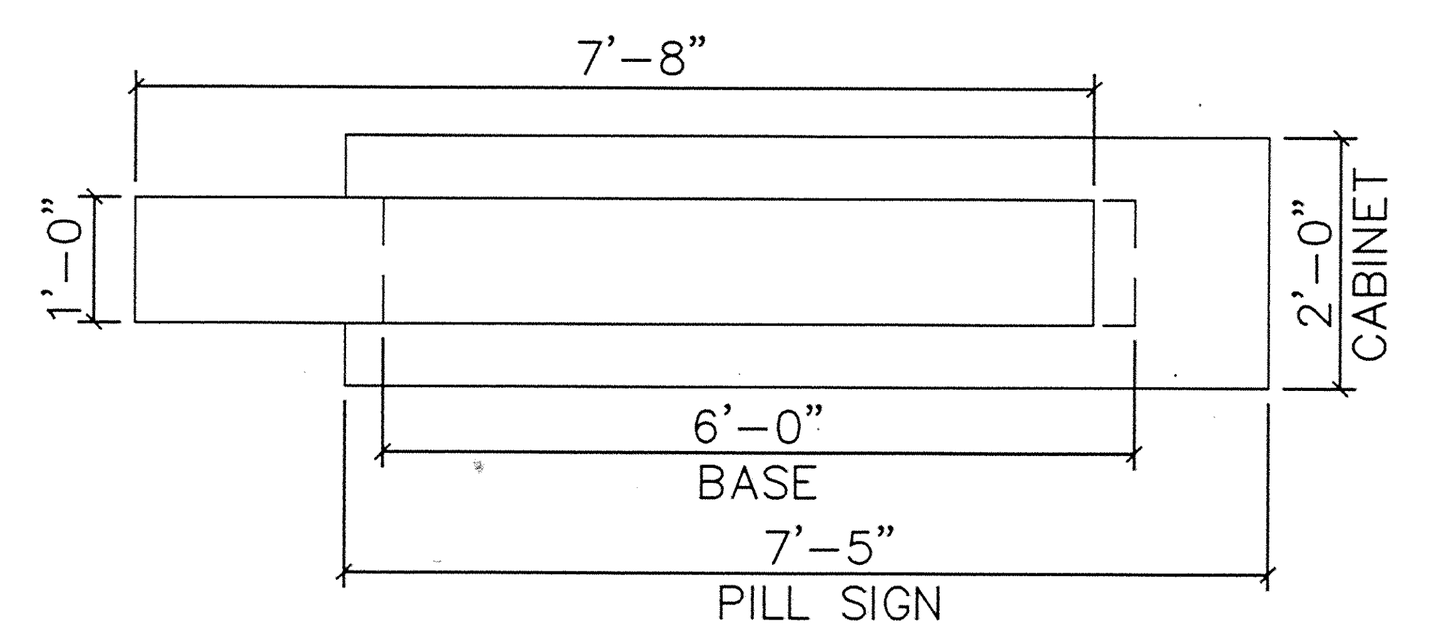


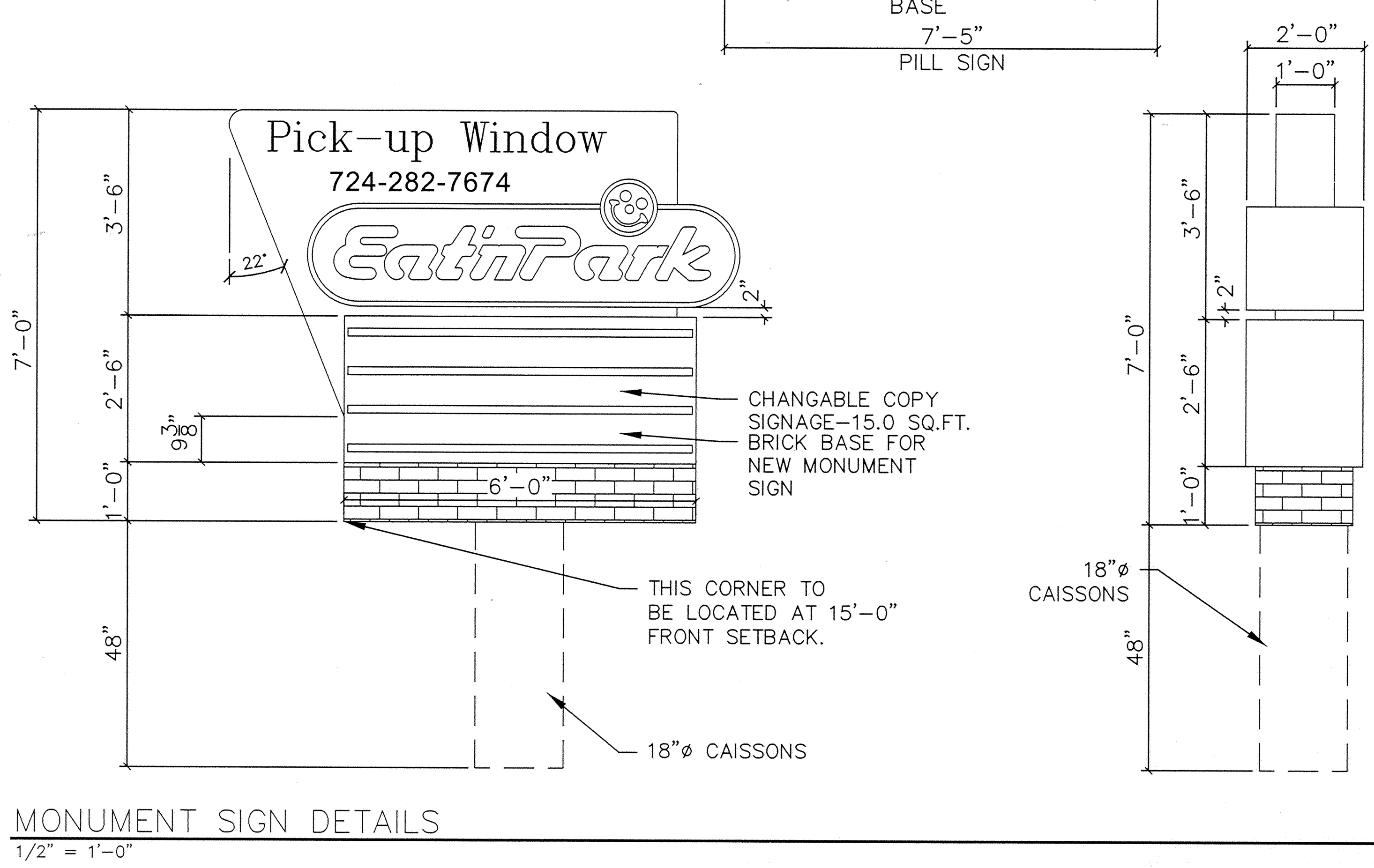
TYP. ACCESSIBLE PARKING SIGN
N.T.S.

HANDICAP PARKING DETAILS
N.T.S.



DUMPSTER GATE PLAN
1/4"=1'-0"





MONUMENT SIGN DETAILS
1/2" = 1'-0"

LOCATION MAP



DRAWING LIST

S1.0	Site Plan
A1.0	Remodel Key Plan
A1.8	Pick Up Window Plans/Details
A1.9	Pick-Up Window Details
A2.0	Exterior Elevations

BUILDING INFORMATION

Construction Type: 5B
Use Group: A-2
Occupancy Load:
Total S.F. - 7,052 S.F.
Patron Area
4,008 S.F. / 15 S.F. Per Person =268
Employee Area
3,044 S.F. / 200 S.F. Per Person =16
Total Occupancy = 284 People
Exits Required = 2

OWNER / APPLICANT

EAT 'N PARK HOSPITALITY GROUP
285 EAST WATERFRONT DRIVE
P.O. BOX 3000
PITTSBURGH, PA 15230
PH: (412) 461-2000
FX: (412) 461-6000

(SIGNATURE) 6/1/11

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENTY

ON THIS THE 1st DAY OF June ,2011, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED INDIVIDUAL, PERSONALLY APPEARED E. ANDREW DUNMIRE - V.P. DESIGN AND CONSTRUCTION, KNOWN TO ME PERSONALLY, WHOSE NAME IS SUBSCRIBED ABOVE, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEALS.

(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lynne C. Erlich, Notary Public
Homestead Boro, Allegheny County
My Commission Expires Feb. 4, 2014
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: Feb. 4, 2014

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVIEWED WITH COMMENTS
~~APPROVAL~~ BY COUNTY OF BUTLER

REVIEWED BY THE COUNTY PLANNING COMMISION OF THE COUNTY OF BUTLER THIS 18th DAY OF MAY 2011

(Secretary) (Chairman)

BUTLER COUNTY PLANNING COMMISSION

CENTER TWP., BUTLER COUNTY PLANNING COMMISION
FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON APRIL 27, 2011 . THE CENTER TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE CENTER TOWNSHIP PLANNING COMMISSION IN FILE NUMBER S18 A6 . BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE CENTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SECRETARY:

CHAIRMAN:

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK 324 , VOLUME _____ , PAGE 44 .

WITNESS MY HAND AND SEAL OF OFFICE THIS 9th DAY OF June A.D. 20 11 .

RECORDER: Michele M Mustello

REGISTERED ARCHITECT PENNSYLVANIA AXIS ARCHITECTURE PC

ARCHITECT

AXIS ARCHITECTURE
15020 ARDARA ROAD, SUITE 114
NORTH HUNTINGDON, PA 15642
CONTACT: CRAIG COLLINS
PH: (724) 234-4633

PLAN ACCURACY CERTIFICATION

I, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION/LAND DEVELOPMENT AND ZONING ORDINANCES OF CENTER TOWNSHIP, BUTLER COUNTY.

DATE: 6-1-2011 SIGNATURE:

APPROVAL BY TOWNSHIP OF CENTER

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this ~~day of , 20~~ . 20th day of MAY, 2011
ATTEST:

(Secretary of Board) (Chairman of Board)

SEAL:

STRUCTURAL DESIGN CRITERIA

A. GOVERNING CODE: PENNSYLVANIA UNIFORM CONSTRUCTION CODE (2009 INTERNATIONAL BUILDING CODE WITH AMMENDMENTS)
1. ROOF DEAD LOADS
   A. DESIGN DEAD LOAD = 20 PSF
   B. PERMAMENT DEAD LOAD FOR UPLIFT CALCULATIONS = 0.6D = 9 PSF
2. ROOF LIVE LOADS
   A. DESIGN ROOF LIVE LOAD = 20 PSF
3. ROOF SNOW DESIGN PARAMETERS
   A. GROUND SNOW LOAD, Pg = 30 PSF
   B. FLAT-ROOF SNOW LOAD, Pf = 21 PSF
   C. SNOW EXPOSURE FACTOR, Ce = 1.0
   D. SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
   E. THERMAL FACTOR, Ct = 1.0
   F. ALL APPLICABLE EFFECTS DUE TO SNOW DRIFTING
4. WIND DESIGN PARAMETERS
   A. BASIC WIND SPEED = 90 MPH
   B. WIND LOAD IMPORTANCE FACTOR, I = 1.0
   C. WIND EXPOSURE CATEGORY C FOR MAIN WINDFORCE-RESISTING SYSTEM
   D. WIND EXPOSURE CATEGORY C FOR COMPONENTS AND CLADDING
   E. WIND DESIGN PRESSURES (COMPONENTS AND CLADDING)
      1) -17.5 PSF FORWALLS
      2) -21.5 PSF FOR WALLS WITHIN 6 FT. OF CORNERS
      3) -17.7 PSF ROOF UPLIFT (GROSS)
      4) -29.6 PSF ROOF UPLIFT AT EDGES WITHIN 6 FT. OF PARAPET
      5) 45.7 PSF SOLID PARAPETS AND SCREEN WALLS.

EXISTING SITE PARKING	
REG. PARKING SPACES	= 46
H.C. PARKING SPACES	= 3
TOTAL PARKING SPACES	= 49
NEW SITE PARKING	
REG. PARKING SPACES	= 52
H.C. PARKING SPACES	= 3
TOTAL PARKING SPACES	= 55

ZONING INFORMATION
CHAPTER 20, C-1 ARTICLE 9, SEC. 20-9-05

	REQUIRED	PROVIDED
LOT SIZE	NO MINIMUM	40,850 sq.ft.
FRONT SETBACK	50'-0"	30'
SIDE SETBACK	15'-0"	26'
REAR SETBACK	30'-0"	40'
BLDG. SQ.FT.	28,595 SQ.FT. MAX	7,192 SQ.FT.
LOT COVERAGE	70% MAX.	17.6 %
MAX. HEIGHT	35'-0"	±17'-4"

ACCESSIBILITY REQUIREMENTS

1. NO ADDITIONS, MODIFICATIONS OR RENOVATIONS ARE BEING MADE TO THE CURRENT RESTROOM CONFIGURATIONS UNDER THIS PROPOSED SCOPE OF WORK.

2. MODIFICATIONS TO EXISTING HANDICAP PARKING IS BEING PROPOSED UNDER THIS SCOPE OF WORK AND ALL DETAILS IN REGARDS TO THESE MODIFICATIONS ARE COVERED ON THIS SHEET.

RECORDED JUN 9 2011	
PLAN BOOK	PAGE
324	44

PRINT DATE:6/1/2011 10:30 AM

EAT'N PARK HOSPITALITY GROUP
285 EAST WATERFRONT DRIVE
P.O. BOX 3000
PITTSBURGH, PA. 15230
PHONE: (412) 461-2000
FAX: (412) 461-6000

EatnPark
Your neighborhood Restaurant and Bakery

Clearview Mall
114 Clearview Circle
Butler, PA 16001

ISSUE DATES
FEBRUARY 09, 2011
FOR PERMIT/BID

REVISIONS
~~XX/XX/XXXX~~
PCS PERMIT REVIEW RESUBMISSION

REMODEL
RESTAURANT NUMBER
#17
S1.0
SITE PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT I KAREN R. TRETTEL OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HERBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I KAREN R. TRETTEL 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 KAREN R. TRETTEL MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 15 DAY OF March, 2011.

ATTEST:

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

Karen R. Trettel — OWNER

OWNER

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

Karen R. Trettel — 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 KAREN R. TRETTEL, 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___.

NOTARY PUBLIC

MY COMMISION EXPIRES:
SEAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 27 DAY OF January, 2011.

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 16 DAY OF March, 2011.

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

03-10-11 — DATE

JAMES M. SHUTY
REG. NO. 35568-E

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF FEB. 20 11.

SEC. — DIRECTOR CHAIRMAN

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 201106090013818 PLAN BOOK 324 PAGE 45.

GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF June, A.D. 20 11.

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

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

KNOW ALL MEN BY THESE PRESENTS, THAT WE RICHARD & SUSAN CRAVENER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY 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 RICHARD & SUSAN CRAVENER 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 RICHARD & SUSAN CRAVENER MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 15 DAY OF March, 2011.

ATTEST:

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

Richard Cravener — OWNER

Susan Cravener — OWNER

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

Richard Cravener — OWNER

Susan Cravener — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

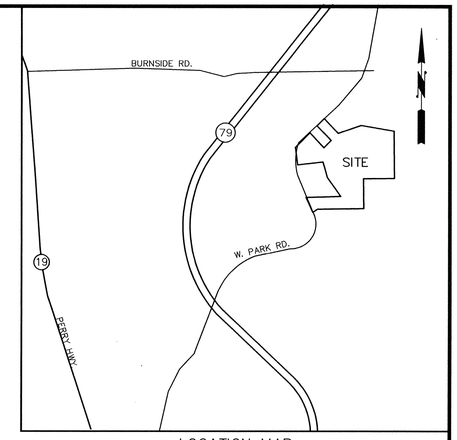
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED RICHARD & SUSAN CRAVENER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT 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 15 OF March, 2011.

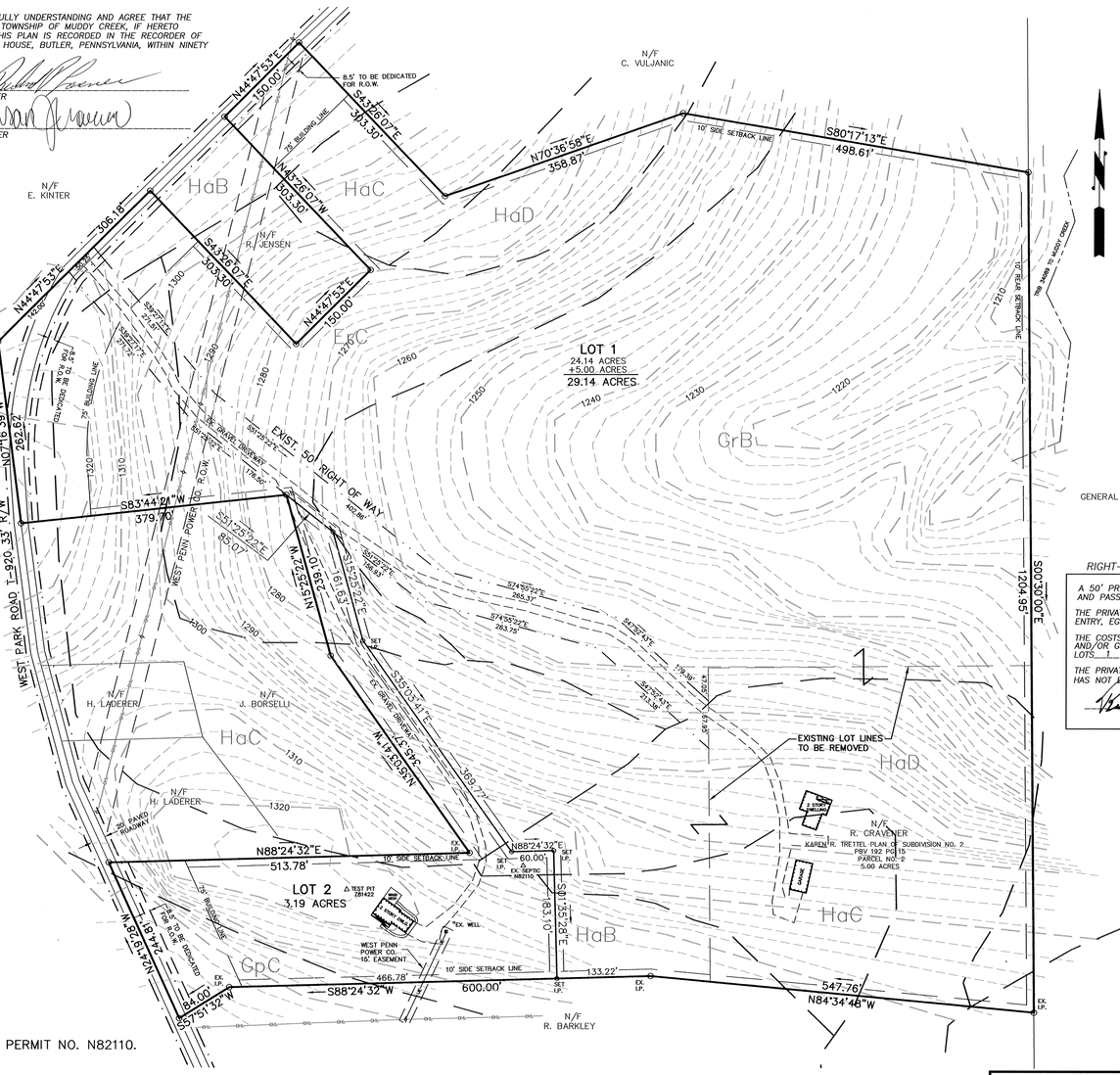
Darlene A. Dietrich — NOTARY PUBLIC

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

Instr. 201106090013818 06/09/2011
Pages: 1 F:$45.00 1:10PM
Michele Mustello T20110018057
Butler County Recorder FL



LOCATION MAP



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:
LOT 2 – EXISTING SEPTIC PERMIT NO. N82110.
ROADWAY PROFILE:
WEST PARK ROAD
T-920
33' RIGHT OF WAY
20' ASPHALT PAVEMENT

RIGHT-OF-WAY AGREEMENT

A 50' PRIVATE RIGHT-OF-WAY, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, I HEREBY ACKNOWLEDGE THAT IT CROSSES AND PASSES THROUGH LANDS OF RICHARD AND SUSAN CRAVENER, AND GRANT PERMISSION FOR EGRESS AND REGRESS.

THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 AND 2 INCLUSIVE.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOTS 1 AND 2 INCLUSIVE, AND ANY FUTURE LOTS, ON A SHARED AND EQUAL PRORATED BASIS.

THE PRIVATE RIGHT-OF-WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY MUDDY CREEK TWP.

Richard Cravener — OWNER

Karen R. Trettel — OWNER

RECORDED JUN 9 2011
PLAN BOOK 324 PAGE 45

DEED REF: DBV 1459, PG 853
PBV 192, PG 15
TAX ID. 240-4F92-14CA

AREA TABULATIONS

TRACT	AREA
LOT 1	29.14 ACRES
LOT 2	3.19 ACRES
TOTAL PLAN AREA	32.33 ACRES

DEED REF: 200208270028773
TAX ID. 240-4F92-21A

OWNER:
RICHARD & SUSAN CRAVENER
359 WEST PARK RD.
PORTERSVILLE, PA 16051

OWNER:
KAREN R. TRETTEL
357 WEST PARK RD.
PORTERSVILLE, PA 16051

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

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

Scale	1" = 100'
Date	Nov. 5, 2010
	JAN. 22, 2011
	JAN. 28, 2011
	MARCH 10, 2011
Job No.	2328

Trettel Subdivision

Situate in Muddy Creek Township
Butler County, Pa.

Prepared For
Karen R. Trettel

Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS That We, James J. & Laura Ann Adley and Melanie Adley 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 4th day of May 2011.

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 James J. & Laura Ann Adley and Melanie Adley 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 4th day of May 2011.

Notary Public Seal & Stamp

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

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

21 APRIL '11 Date

COMMONWEALTH OF PENNSYLVANIA — STANLEY David GRAFF — L. S. — REGISTERED SURVEYOR NO. 30161-E — PENNSYLVANIA — L. S. # 30161-E

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

Approved by the Supervisors of the Township of Winfield this 26th day of MAY 2011.

Secretary — SEAL — BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD BUTLER COUNTY PENNSYLVANIA — Chairman

Approved by the Winfield Township Planning Commission this 4th day of May 2011.

Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 6TH day of MAY 2011.

Secretary Seal Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

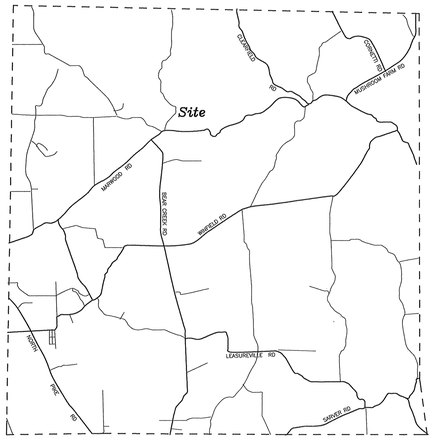
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 324 Page 46.

Given under my hand and seal this 13 day of June 2011.

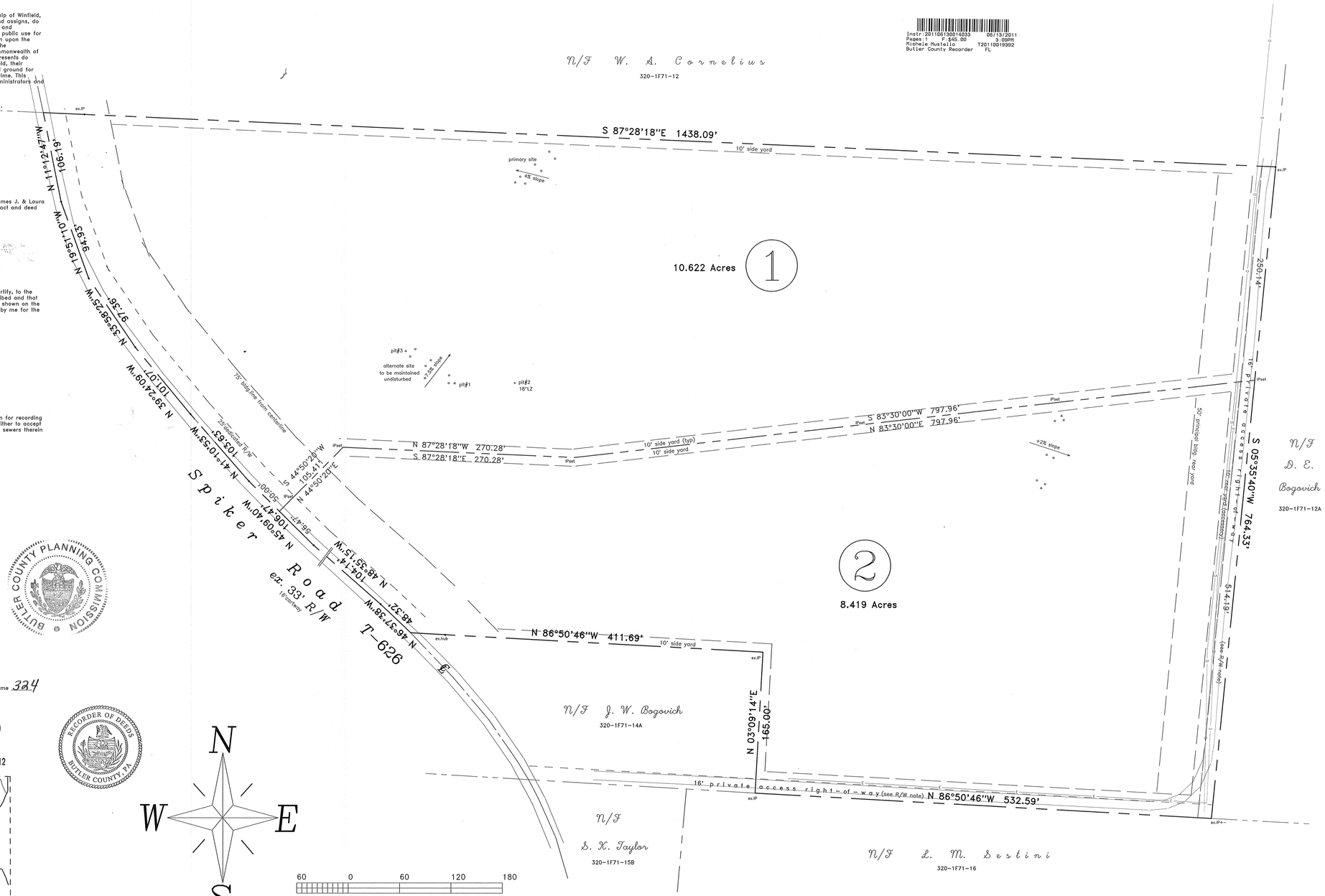
Recorder

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

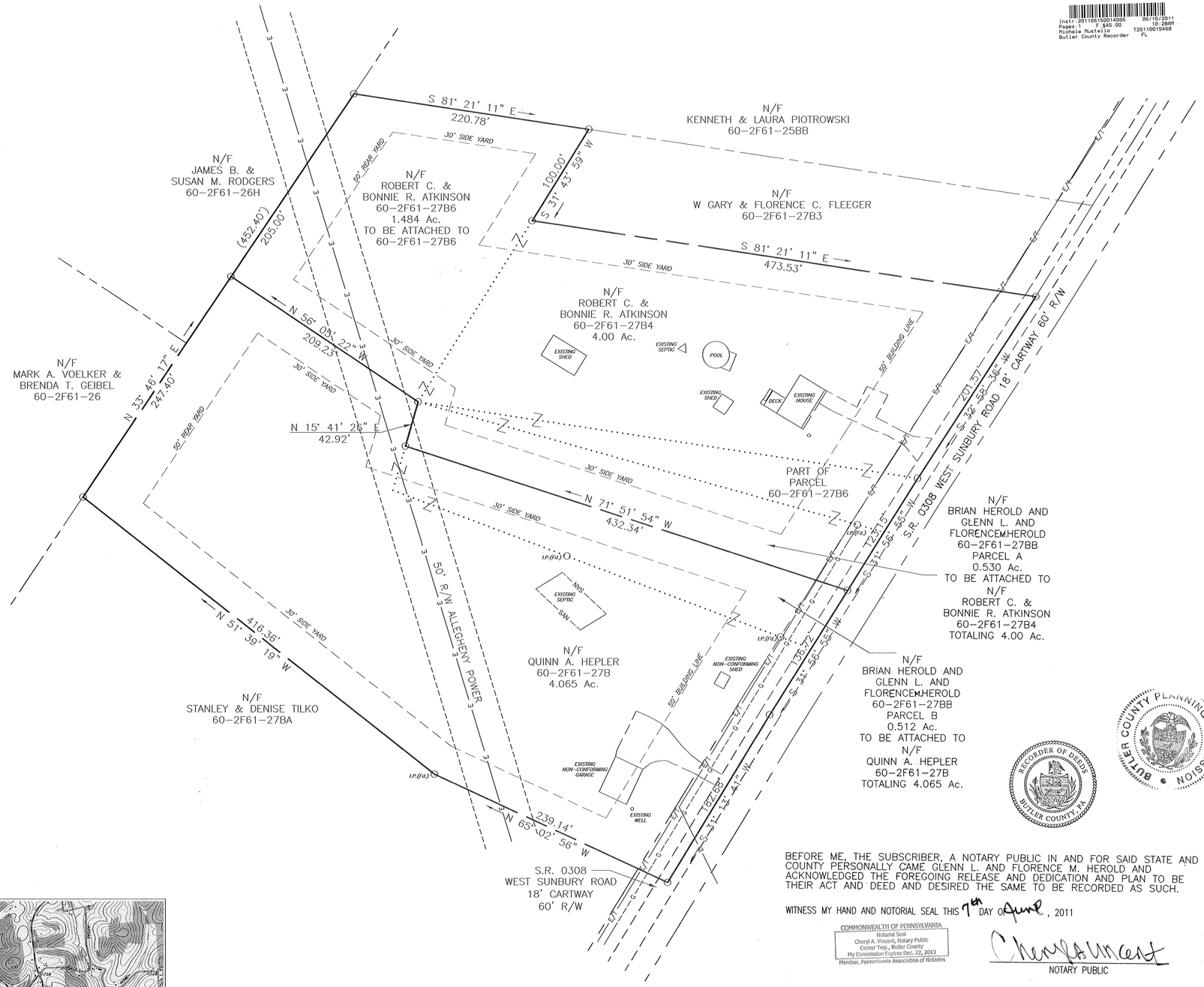
RECORDER OF DEEDS — BUTLER COUNTY PA

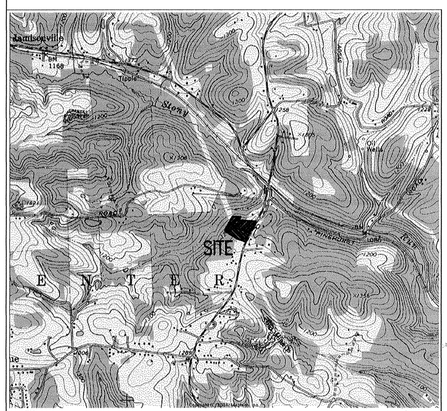


Vicinity Map


N/F W. A. Cornelius
320-1F71-12
S 87°28'18"E 1438.09'
10' side yard
ex.IP
primary site
4% slope
10.622 Acres
1
N 19°51'10"W 94.35'
N 35°58'25"W 97.56'
N 39°24'47"W 101.07'
N 41°05'53"W 103.63'
N 45°09'40"W 108.47'
N 48°55'15"W 104.14'
N 46°37'38"W 48.32'
S 44°50'20"W
N 44°50'20"E 105.41'
iPset
75' Delta line from centerline
25' Radius at T.R.W.
S 87°28'18"W 270.28'
N 87°28'18"W 270.28'
10' side yard (typ)
10' side yard
S 83°30'00"W 797.96'
N 83°30'00"E 797.96'
pit#3
alternate site to be maintained undisturbed
4% slope
pit#1
pit#2 18"LZ
12% slope
50' Proposed Road Right-of-Way
S 05°35'40"W 764.33'
280.14'
15" Pine
15" Pine
Stone Pile
Stone Pile
Iron Pipe
Iron Pipe
Iron Pipe (also w/6" pipe)
514.16'
Stone Pile
Stone Pile
Stone Pile

Instr:201106150014066 06/15/2011
Pages:1 F:$45.00 10:28PM
Michele Mustello T20110019468
Butler County Recorder FL





LOCATION MAP 1" = 2000'

NORTH ARROW

REF:
ROBERT C. & BONNIE R. ATKINSON
PARCEL 27B4 DEED BOOK 972 PAGE 425
PARCEL 27B6 DEED BOOK 1287 PAGE 427
PLAN BOOK 107 PAGE 24

QUINN A. HEPLER
PARCEL 27B INSTRUMENT NUMBER 200507250019561
PLAN BOOK 107 PAGE 24
PLAN BOOK 119 PAGE 41
PLAN BOOK 280 PAGE 24

BRIAN HEROLD ET AL
INSTRUMENT NUMBER 200612010030405
PLAN BOOK 280 PAGE 24

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 N ZONE X — AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONED: R-1A

BUILDING SETBACK REQUIREMENTS:

FRONT YARD 50'
REAR YARD 50'
SIDE YARD 30'

125' FRONTAGE, 1 ACRE MINIMUM

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 27B4, 27B6 AND PART OF 27BB (PARCEL A) INTO ONE LOT. WITH THE REMAINDER OF 27BB (PARCEL B) BEING ATTACHED TO 27B THUS DISSOLVING PARCEL 27BB. NO NEW LOTS ARE BEING CREATED.

PROPERTY OWNERS
ROBERT C. & BONNIE R. ATKINSON
479 WEST SUNBURY RD
BUTLER PA 16001

BRIAN, GLENN L. AND FLORENCE M. HEROLD
1030 BONNIEBROOK RD
BUTLER PA 16002

QUINN A. HEPLER
106 AVON DR
BUTLER PA 16001

0 50' 100'

REVISIONS
TWP. NOTES 4/28/11
TWP. NOTES 5/26/11

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

TITLE LOT LINE REVISION
FOR ROBERT C. & BONNIE R. ATKINSON
SITUATE 479 WEST SUNBURY RD
CENTER TOWNSHIP
BUTLER COUNTY, PA

SCALE 1"=50' DR BY T.A.T. DRAWING NUMBER
DATE 04/08/11 CK'D BY W.J.M. 6802-1

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

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

SEAL

COMMONWEALTH OF PENNSYLVANIA WILLIAM J. McGARVEY SU-657-A

4/28/11
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. & BONNIE R. ATKINSON, BRIAN HEROLD ET AL, AND QUINN A. HEPLER OF THE TOWNSHIP OF CENTER, 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 CENTER 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 CENTER, THEIR SUCCESSORS, AND ASSIGN 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.

GLENN L. AND FLORENCE M. HEROLD

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 9th DAY OF May 2011

Robert C. Atkinson
OWNER

Bonnie R. Atkinson
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 ROBERT C. & BONNIE R. ATKINSON, BRIAN HEROLD ET AL, AND QUINN A. HEPLER 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 May, 2011

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

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 13TH DAY OF APRIL, 2011

SECRETARY JRM

CHAIRMAN FRM

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 27th DAY OF APRIL, 2011

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 8th DAY OF JUNE, 2011

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER 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 CENTER 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 324 PAGE 47
GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF June, 2011

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

RECORDED JUN 15, 2011	
PLAN BOOK	PAGE
324	47

OWNER'S ADOPTION:

The Meeder Family LP, owner of the land shown on the Cranberry Promenade Plan of Lots, 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.

Meeder Family LP
By: Meeder Management LLC, its general partner

Donald P. Stahl — Nina M. Kraynik
Signature of Witness — By: Nina M. Kraynik, Manager of Meeder Management LLC

6/10/11
Date

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

On this, the 10th day of June 2011, before me, a Notary Public, the undersigned officer, personally appeared Nina M. Kraynik who acknowledged herself to be a Manager of Meeder Management LLC, a Pennsylvania limited liability corporation, which is the General Partner of Meeder Family LP, a Pennsylvania limited partnership, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as such Manager.

WITNESS MY HAND AND NOTARIAL SEAL this 10th day of June 2011.

(SEAL)

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

Sandra A. Wargo
Notary Public
My commission expires:

TITLE CLAUSE:

We, Meeder Family LP, hereby certify that the title to the property contained in the Cranberry Promenade Plan of Lots is in the name of Meeder Family LP and is recorded in Instrument No. 201106020013342. We further certify that there is no mortgage, lien, or other encumbrance against the Property.

Donald P. Stahl — Nina M. Kraynik
Witness — Nina M. Kraynik, Manager of General Partner

SURVEYOR'S CERTIFICATION:

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

6-10-11 — David A. Sheffler PS — 11786-E
Date — Signature of Surveyor — Registration Number

MUNICIPAL ENGINEER:

I, Jason Kraynik, 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.

6/15/2011 — PE071353 — Signature
Date — Registration Number

MUNICIPAL STIPULATION:

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, roads or public facilities and has not [illegible] such streets, roads or facilities.

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.

06-15-11 — Secretary
Date

PLANNING ADVISORY COMMISSION:

Reviewed by the Planning Advisory Commission of the Township of Cranberry, this 26th day of October 2009.

Secretary — Chairman of the Planning Commission

SUPERVISORS:

Approved by the Board of Supervisors of the Township of Cranberry, Resolution No. 2009-64 effective this 14th day of June 2011.

Secretary — Chairman, Board of Supervisors

COUNTY PLANNING COMMISSION:

Reviewed by the Butler County Planning Commission on this 20TH day of APRIL 2011.

Secretary — Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the office of the Recorders of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 324 Page(s) 48

Given under my hand and seal this 15th day of June 2011.

Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

Instr:201106160014185 06/15/2011
Pages:1 F:$45.00 4:15PM
Michele Mustello T20110016804
Butler County Recorder ND

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

NOTARY PUBLIC

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER — SURVEYOR No.11786-E

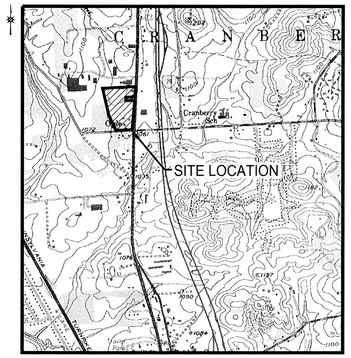
TOWNSHIP OF CRANBERRY PLANNING COMMISSION

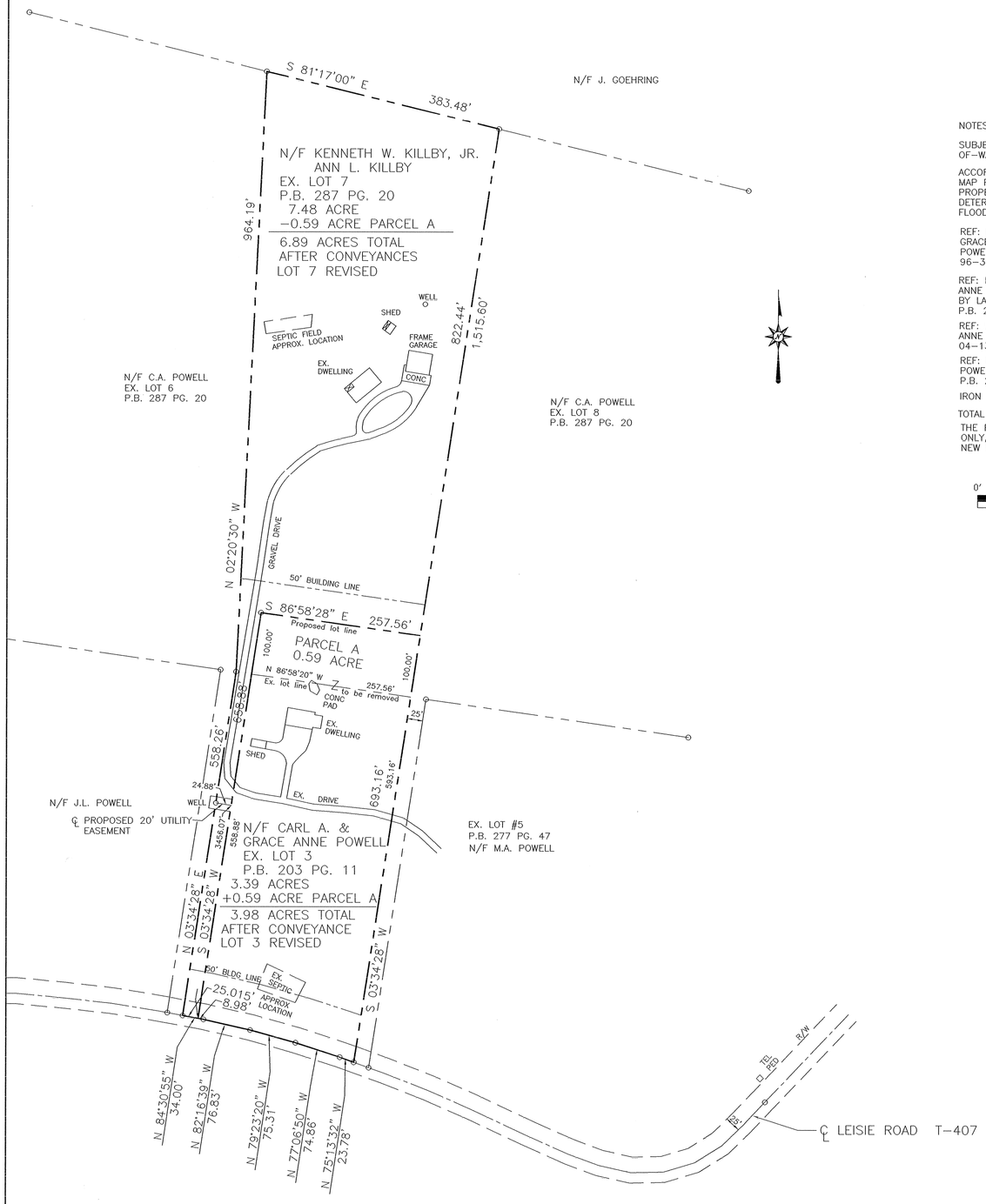
TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

MUNICIPAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — JASON MICHAEL KRAYNIK — ENGINEER — PE071353 — PENNSYLVANIA

Drawing Identification Key	
	PROPERTY BOUNDARY LINE
	PROPOSED LOT/RIGHT OF WAY
	ADJOINER PROPERTY LINE
	PROPOSED ACCESS RIGHT OF WAY
	PROPOSED UTILITY EASEMENT

Site Data Chart	
Zoned	Mixed Use (MU)
Total Tract Area	19.3 AC
Min Lot Area	1.0 AC
Min Lot Width (front lot line)	100'
Building Setbacks	
Min Side	20'
Min Rear	20'
Min Public Street (street R/W)	50'





Instr:201106160014247 06/16/2011
Pages: 1 F:$45.00 11:38AM
Michele Mustello T20110019070
Butler County Recorder ND

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 CARL A. & GRACE ANNE POWELL AND JAMES C. & ARLETTA J. POWELL BY LAND SURVEYORS, INC., 01/09/97, 96-341, P.B. 203 PG. 11

REF: PLAN OF SUBDIVISION FOR CARL A. & GRACE ANNE POWELL AND STEPHEN W. & LORRAINE K. BROCK, BY LAND SURVEYORS, INC., 01/14/02, 01-231, P.B. 249 PG. 48.

REF: FINAL PLAN OF SUBDIVISION FOR CARL A. & GRACE ANNE POWELL BY LAND SURVEYORS, INC. 09/01/04, 04-137, P.B. 277 PG. 47.

REF: PLAN OF SUBDIVISION FOR CARL A. & GRACE ANNE POWELL BY LAND SURVEYORS, INC., 07/26/05, #05-051, P.B. 287 PG. 20.

IRON PINS TO BE SET AT NEW LOT CORNERS.

TOTAL PLAN AREA: 10.87 ACRES

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, TO ADD PARCEL A TO EXISTING LOT 3. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

0' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that we, Kenneth W. Killby, Jr. and Ann L. Killby, 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 of 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 Kenneth W. Killby, Jr., and Ann L. Killby, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11th day of June, 20 11.

ATTEST:
Phyllis L. Walker — Kenneth W. Killby Jr. — Ann L Killby
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kenneth W. Killby, Jr., and Ann L. Killby, 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 11th day of June, 20 11.

My Commission expires the 23 day of July, 20 14.

SEAL
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Phyllis L. Walker, Notary Public
Jackson Twp., Butler County
My Commission Expires July 23, 2014
Member, Pennsylvania Association of Notaries
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that we, Carl A. and Grace Anne Powell, 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 of 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 Carl A. and Grace Anne Powell, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 6/11 day of June, 20 11.

ATTEST:
Phyllis L. Walker — Carl A. Powell — Grace Anne Powell
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Carl A. and Grace Anne Powell, 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 11th day of June, 20 11.

My Commission expires the 23 day of July, 20 14.

SEAL
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Phyllis L. Walker, Notary Public
Jackson Twp., Butler County
My Commission Expires July 23, 2014
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 March 24, 2011 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Forward hereby gives public notice that in approving this plan for recording purposes only, the Township of Forward assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or 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 Mary L McElhaney SEAL CHAIRMAN/PRESIDENT Mark P. Wilson

Approved by the Supervisors of the Township of Forward this 10 day of May, 20 11.

SECRETARY Mary L McElhaney SEAL CHAIRMAN/PRESIDENT Mark P. Wilson

Approved by the Forward Township Planning Commission this 26 day of April, 20 11.

SECRETARY Mary L McElhaney SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 29TH day of April, 20 11.

SECRETARY Jane Hinds RPJ SEAL CHAIRMAN/PRESIDENT Frank Vad RPJ

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

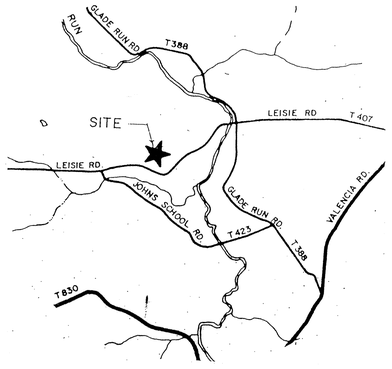
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 324 page 49.

Given under my hand and seal this 16th day of June, 20 11.

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



VICINITY MAP Scale: 1" = 2000'

#11069

RECORDED JUNE 16, 2011	
PLAN BOOK	PAGE
32449	

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

FINAL PLAN OF SUBDIVISION
FOR: CARL A. & GRACE ANNE POWELL
and
KENNETH W. KILLBY, JR. & ANN L. KILLBY
SITUATE: FORWARD TWP., BUTLER CO., PA

Date 03/24/11	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 160-3F72-29C & 29A17		Instr. # 200601110000762 200610120026300	Service No. 11-018
Address 254-256 LEISIE ROAD			

I, (or We) **Bright Hope Community Church Inc.** owners of the Bright Hope Community Church Inc. Lot Consolidation, do hereby certify that the title of this property is in the name of Bright Hope Community Church Inc. as recorded at Instrument Number 201012130029327, and Instrument Number 201011300028363 Recorder of Deeds Office.

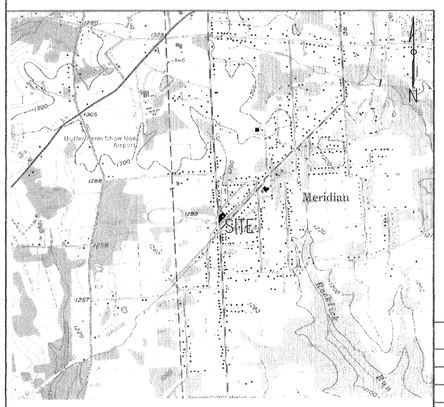
Witness _____ Owner Paul Hoover Pastor

I, (or We) S+T Bank mortgagee of the property embraced in this plan or subdivision, Bright Hope Community Church Inc. Lot Consolidation, 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.

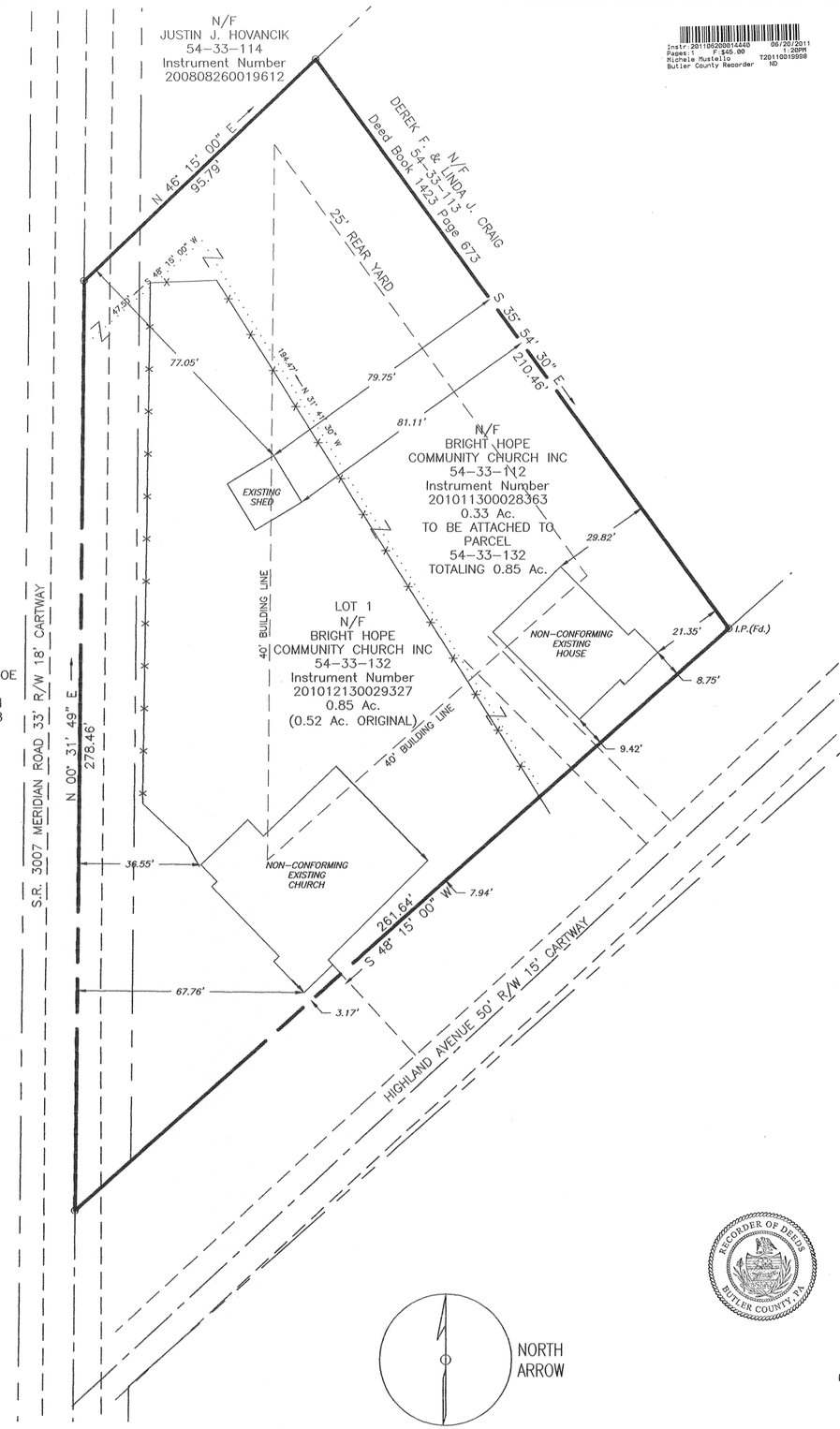
Witness _____ Mortgagee Carl Hopper, Branch Manager

BUTLER TOWNSHIP ZONING HEARING SEPTEMBER 1, 2010

THE APPLICANT HAS ESTABLISHED GROUNDS FOR THE GRANTING OF A SPECIAL EXCEPTION TO EXPAND THE CHURCH USE TO THE ADJACENT PROPERTY, AS OUTLINED IN THE APPLICATION, CONDITIONAL UPON THE PROPERTY MADE INTO ONE LOT WITH THE EXISTING CHURCH STRUCTURE SO THAT THIS RESIDENCE FUNCTIONS AS AN ACCESSORY BUILDING AND USE, AND FURTHER CONDITIONAL UPON THE PURCHASE OF THIS PROPERTY BEING COMPLETED ON OR BEFORE DECEMBER 31, 2011. IT IS NOTED THAT THE CHURCH MUST REMOVE THE EXISTING LOT LINE PRIOR TO USING THE BUILDING FOR CHURCH PURPOSES.



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

PROPERTY OWNER
BRIGHT HOPE COMMUNITY CHURCH INC
P.O. BOX 491
LYNDORA, PA 16001

NORTH ARROW

Instr:201105200014440 05/20/2011
Pages:1 F:$45.00 2:20PM
Michele Mustello T20110019998
Butler County Recorder ND

Know all men by these Presents, That Bright Hope Community Church Inc. a Partnership (or Corporation) duly registered under the laws of the Commonwealth of Pennsylvania, in the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, does hereby adopt this plan as its Plan for its property situate in Butler Township and does hereby dedicate forever for public use for Highway and utility purposes, all drives, roads, lanes, ways, rights-of-way and other public Highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.
In Witness Whereof, We hereunto set our hand and seal this 18th day of March, 2011

Notary Public Carol D. King Owner Pastor Paul Hoover

Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Butler

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Pastor Paul Hoover of the Bright Hope Community Church Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said (Name of Corporation) for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as . (Title of Officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

(Title of Officer) Pastor

Sworn and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 18th day of March 2011 My Commission Expires the 17th day of November, 2011

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

Reviewed by the Butler County Planning Commission this 21st day of JAN. 20 11.

Secretary JRM Chairman

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler Township Planning Commission this 1st day of MARCH, 2011

Secretary Vice Chairman

Approved by the Board of Commissioners of the Township of Butler this 21st day of MARCH, 2011

Secretary President

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

Secretary President

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY 27A

Registration Number

SEAL

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Butler SS:

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 324 page 50
Given under my hand and seal this 20th day of June 20 11
SEAL

Recorder

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

Note:
The municipality can issure final approval of the subdivision plan or building permit if the plan or permit contains the wording that "a highway occupancy permitis required persuant to sectio 420 of the state hightway law (PL 1242, No. 428)"

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS

0' 20' 40'

DRAWN BY: T.A.T.
DATE: 12/16/10
CHECKED BY: W.J.M.
DATE: 12/16/10
APPROVED:

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

PROJECT
BRIGHT HOPE COMMUNITY CHURCH INC
LOT CONSOLIDATION

HIGHLAND AVENUE

BUTLER TWP. - BUTLER COUNTY
PENNSYLVANIA

DWG No.
6742-1

RECORDED June 20, 2011 10:10
SECTION 324 PAGE 50
SHEET OF