OWNER'S CERTIFICATION

WE, MATTHEW J. CHUPKA, CHERYL CARANDANG CHUPKA, RICHARD WILLIAMS, AND BEVERLY A. WILLIAMS, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN WAS MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 13 DAY OF OCTOBER, 2023.

x _____ MATTHEW J. CHUPKA

x _____ CHERYL CARANDANG CHUPKA

x _____ RICHARD WILLIAMS

x _____ BEVERLY A. WILLIAMS

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, MATTHEW J. CHUPKA, CHERYL CARANDANG CHUPKA, RICHARD WILLIAMS, AND BEVERLY A. WILLIAMS, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT 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 OCTOBER, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2027

x _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED 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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

OCT 6, 2023
DATE

STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS 13TH DAY OF NOVEMBER, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON BOARD OF SUPERVISORS

OAKLAND TOWNSHIP — BUTLER COUNTY — PENNSYLVANIA — SEAL — SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 10TH DAY OF OCTOBER, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11TH DAY OF OCT., 2023.

x _____ SECRETARY

x _____ CHAIRPERSON BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

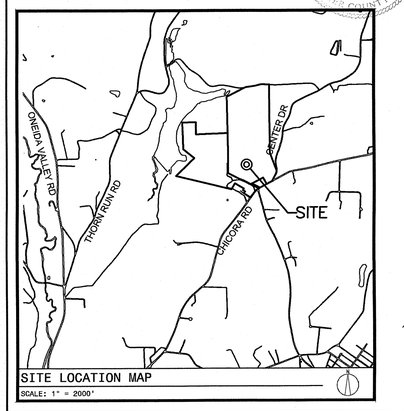
PLAN BOOK VOLUME 414 PAGE(S) 1

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF NOVEMBER 2023.

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

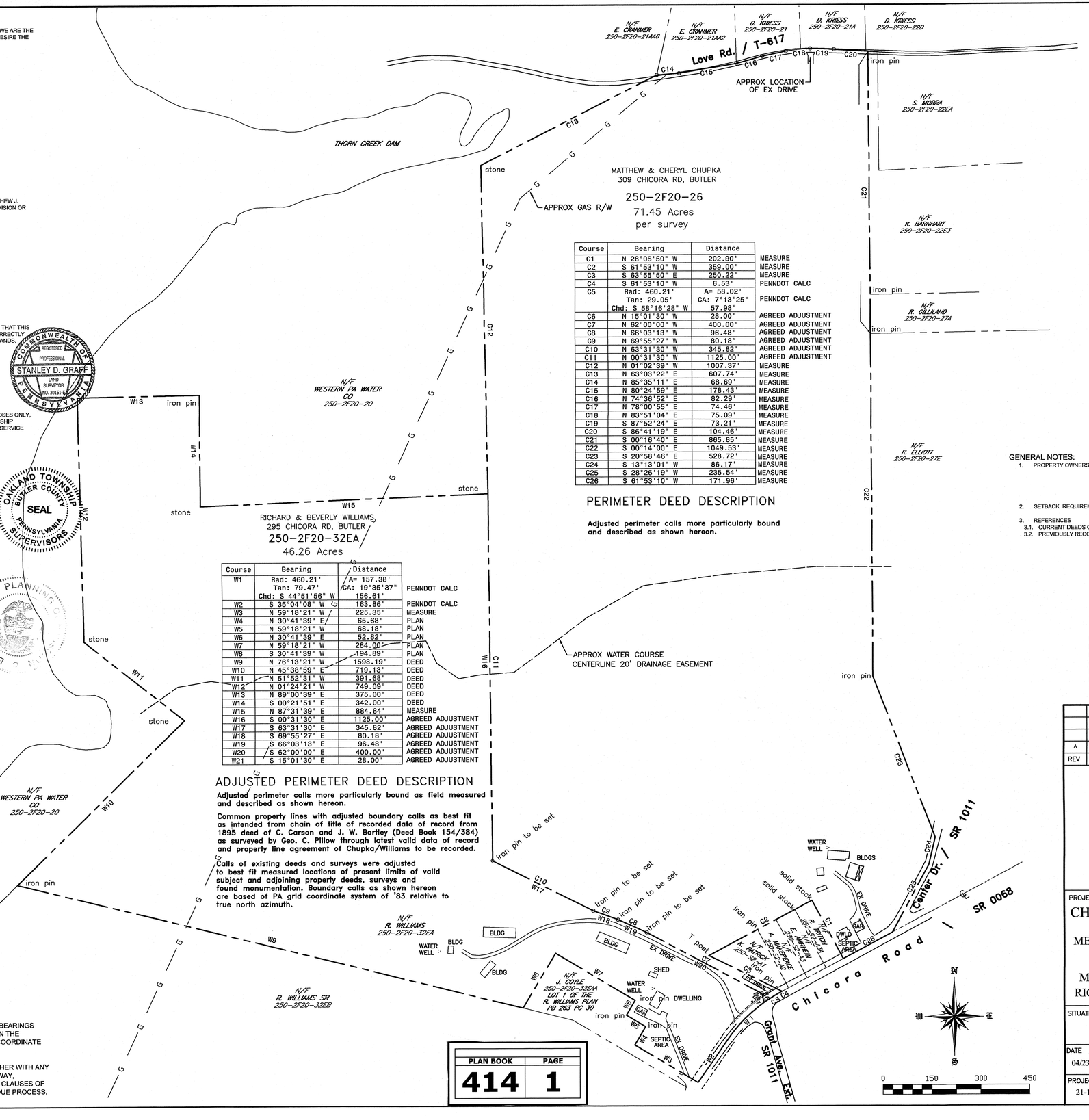
RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

PLAT ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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



Course	Bearing	Distance	
C1	N 28°06'50" W	202.90'	MEASURE
C2	S 61°53'10" W	359.00'	MEASURE
C3	S 63°55'50" E	250.22'	MEASURE
C4	S 61°53'10" W	6.53'	PENNDOT CALC
C5	Rad: 460.21' Tan: 29.05' Chd: S 58°16'28" W	A= 58.02' CA: 7°13'25" 57.98'	PENNDOT CALC
C6	N 15°01'30" W	28.00'	AGREED ADJUSTMENT
C7	N 62°00'00" W	400.00'	AGREED ADJUSTMENT
C8	N 66°03'13" W	96.48'	AGREED ADJUSTMENT
C9	N 69°55'27" W	80.18'	AGREED ADJUSTMENT
C10	N 63°31'30" W	345.82'	AGREED ADJUSTMENT
C11	N 00°31'30" W	1125.00'	AGREED ADJUSTMENT
C12	N 01°02'39" W	1007.37'	MEASURE
C13	N 63°03'22" E	607.74'	MEASURE
C14	N 85°35'11" E	68.69'	MEASURE
C15	N 80°24'59" E	178.43'	MEASURE
C16	N 74°36'52" E	82.29'	MEASURE
C17	N 78°00'55" E	74.46'	MEASURE
C18	N 83°51'04" E	75.09'	MEASURE
C19	S 87°52'24" E	73.21'	MEASURE
C20	S 86°41'19" E	104.48'	MEASURE
C21	S 00°16'40" E	865.85'	MEASURE
C22	S 00°14'00" E	1049.53'	MEASURE
C23	S 20°58'46" E	528.72'	MEASURE
C24	S 13°13'01" W	86.17'	MEASURE
C25	S 28°26'19" W	235.54'	MEASURE
C26	S 61°53'10" W	171.96'	MEASURE

PERIMETER DEED DESCRIPTION

Adjusted perimeter calls more particularly bound and described as shown hereon.

Course	Bearing	Distance	
W1	Rad: 460.21' Tan: 79.47' Chd: S 44°51'56" W	A= 157.38' CA: 19°35'37" 156.61'	PENNDOT CALC
W2	S 35°04'08" W	163.86'	PENNDOT CALC
W3	N 59°18'21" W	225.35'	MEASURE
W4	N 30°41'39" E	65.68'	PLAN
W5	N 59°18'21" W	68.18'	PLAN
W6	N 30°41'39" E	52.82'	PLAN
W7	N 59°18'21" W	284.00'	PLAN
W8	S 30°41'39" W	194.89'	PLAN
W9	N 76°13'21" W	1598.19'	DEED
W10	N 45°36'59" E	719.13'	DEED
W11	N 51°52'31" W	391.68'	DEED
W12	N 01°24'21" W	749.09'	DEED
W13	N 89°00'39" E	375.00'	DEED
W14	S 00°21'51" E	342.00'	DEED
W15	N 87°31'39" E	884.64'	MEASURE
W16	S 00°31'30" E	1125.00'	AGREED ADJUSTMENT
W17	S 63°31'30" E	345.82'	AGREED ADJUSTMENT
W18	S 69°55'27" E	80.18'	AGREED ADJUSTMENT
W19	S 66°03'13" E	96.48'	AGREED ADJUSTMENT
W20	S 62°00'00" E	400.00'	AGREED ADJUSTMENT
W21	S 15°01'30" E	28.00'	AGREED ADJUSTMENT

ADJUSTED PERIMETER DEED DESCRIPTION

Adjusted perimeter calls more particularly bound as field measured and described as shown hereon.

Common property lines with adjusted boundary calls as best fit as intended from chain of title of recorded data of record from 1895 deed of C. Carson and J. W. Bartley (Deed Book 154/384) as surveyed by Geo. C. Pillow through latest valid data of record and property line agreement of Chupka/Williams to be recorded.

Calls of existing deeds and surveys were adjusted to best fit measured locations of present limits of valid subject and adjoining property deeds, surveys and found monumentation. Boundary calls as shown hereon are based of PA grid coordinate system of '83 relative to true north azimuth.

PLAN BOOK	PAGE
414	1

Instr: 202311020016539
Pgs: 1 F: $48.00
11/2/2023 11:25 AM
Michele Mustello
T20230013302
Butler County Recorder PA

GENERAL NOTES:

1. PROPERTY OWNERS: 250-2F20-26 MATTHEW AND CHERYL CHUPKA 309 CHICORA RD BUTLER PA 16001
   250-2F20-32EA RICHARD AND BEVERLY WILLIAMS 295 CHICORA RD BUTLER PA 16001
2. SETBACK REQUIREMENTS: 60 FT FRONT BUILDING LINE 15 FT SIDE AND REAR
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS

NOTE: ERRONEOUS CALLS OF EXISTING DEEDS AND SURVEYS ADJUSTED TO MEASURED LOCATIONS OF PRESENT LIMITS OF SUBJECT AND ADJOINING PROPERTY DEEDS, SURVEYS AND MONUMENTATION, ESTABLISHING COMMON BOUNDARIES AS SHOWN HEREON.

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER PRE-REVIEW	SDG	9/12/2023

GRAFF SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

CHUPKA / WILLIAMS PLOT

BEING A
MEASURED COMMON PROPERTY DESCRIPTIVE PLOT
FOR
MATTHEW & CHERYL CHUPKA
RICHARD & BEVERLY WILLIAMS

SITUATE
OAKLAND TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/23/2023	SDG	Sdg	1" = 150'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-180	250-2F20-26 & 32EA	A

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 20 DAY OF SEPTEMBER 2023 THAT DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 PLAN OF RECORDING HEREBY ADOPTS SUCH PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THIS PLAN TO THE PUBLIC. FURTHER, DUFFY HIGHLANDS, LP, HEREBY COVENANTS AND AGREES TO, AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER AND TOWNSHIP OF BUTLER, THEIR RESPECTIVE SUCCESSORS AND 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 LIMITED PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:

DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY: DUFFY HIGHLANDS HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS SOLE ~~PARTNER~~ MEMBER

WITNESS

BY: ROBERT A. BRENNAN, MANAGER

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

AND NOW, TO-WIT, THIS 20 DAY OF SEPTEMBER, 2023 BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. BRENNAN, AN INDIVIDUAL, AND WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, WHICH LLC IS THE SOLE MEMBER OF DUFFY HIGHLANDS HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF September, 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2027
Commission number 1353821
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 2 DAY OF July, 2027

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

WE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 IS IN THE NAME OF DUFFY HIGHLANDS, LP AND IS RECORDED IN INSTRUMENTS 201707260015729, 201511030024353.

WITNESS

ROBERT A. BRENNAN, MANAGER

DOLLAR BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

Vice President
MORTGAGEE OFFICER - TITLE

SURVEYOR'S CERTIFICATION

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

DATE 9/19/2023

GARY A SHEFFLER, JR. PLS - REG NO. SU075518

CENTER TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS DAY OF January 25, 2023

SECRETARY

CHAIRMAN

CENTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER BY ORDINANCE / RESOLUTION NO. _____
EFFECTIVE THIS 2023 DAY OF October, 2023

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

CENTER TOWNSHIP MUNICIPAL ENGINEER

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

DATE

SIGNATURE - REG NO.

BUTLER TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF February 20, 2023

SECRETARY

CHAIRMAN

BUTLER TOWNSHIP BOARD OF ~~SUPERVISORS~~ APPROVAL

APPROVED BY THE BOARD OF ~~SUPERVISORS~~ OF THE TOWNSHIP OF BUTLER ~~BY ORDINANCE / RESOLUTION NO.~~
EFFECTIVE THIS 6TH DAY OF November, 2023

SECRETARY

CHAIRMAN, BOARD OF ~~SUPERVISORS~~ COMMISSIONERS

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER TOWNSHIP BOARD OF SUPERVISORS

CENTER TOWNSHIP MUNICIPAL ENGINEER

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR — LAND SURVEYOR — No. SU075518 — PENNSYLVANIA

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY PA

CENTER TOWNSHIP PLANNING COMMISSION

CENTER TOWNSHIP BOARD OF SUPERVISORS

COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF JAN 2023

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 414 PAGE 2-3
GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF ~~NOV~~ NOV 2023

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

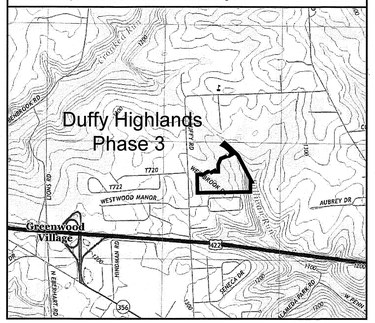
RECORDER

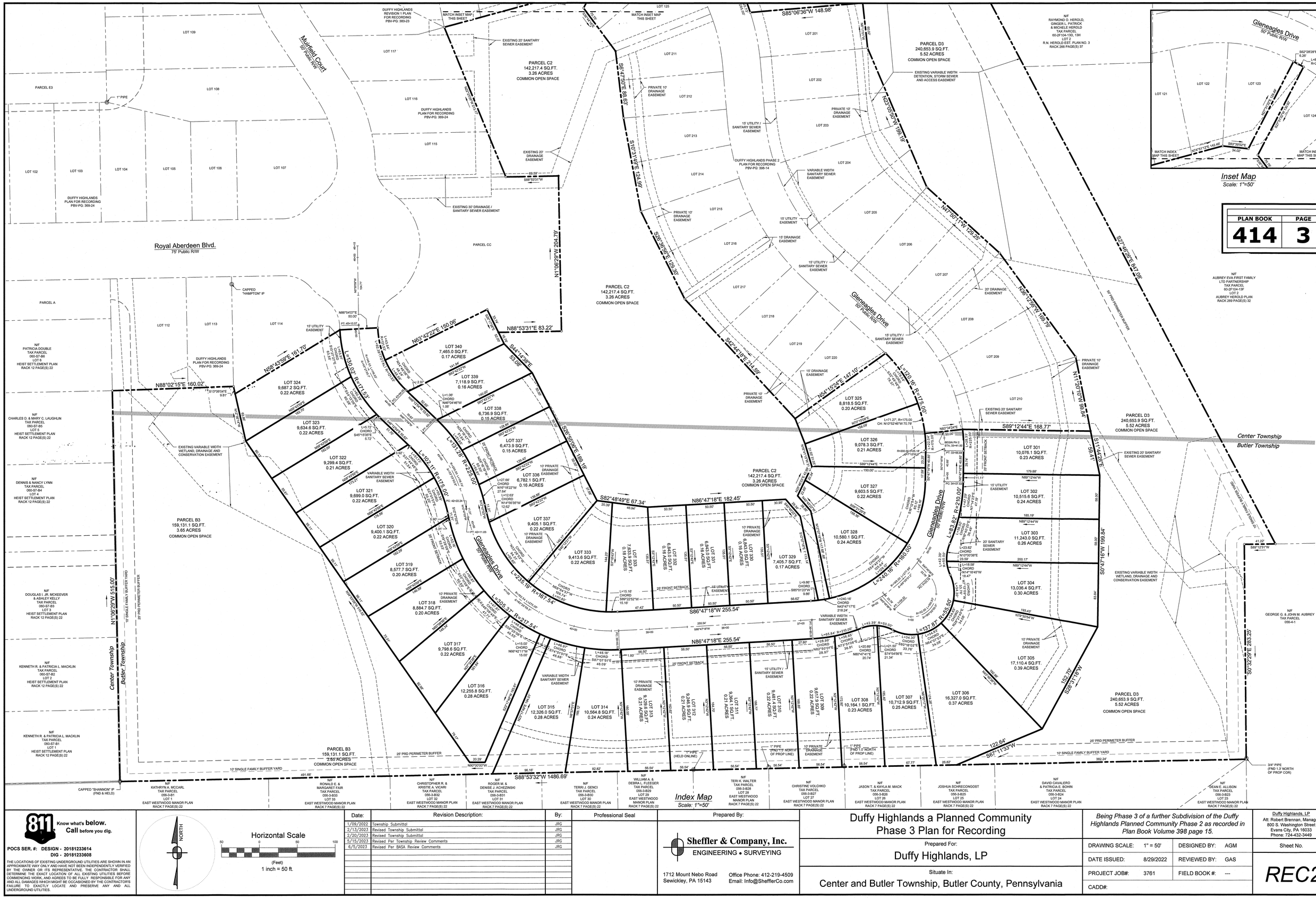
HOMEOWNERS ASSOCIATION DECLARATION

THE DEVELOPER SHALL CREATE A HOMEOWNERS ASSOCIATION IN CONFORMANCE WITH THE UNIFORM PLANNED COMMUNITY ACT OR THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT. EACH RESIDENTIAL UNIT, WHETHER SINGLE-FAMILY HOME OR TOWNHOUSE, IN A CLUSTER DEVELOPMENT MUST BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE HOMOWNERS ASSOCIATION MUST BE, AND PERPETUALLY REMAIN, THE OWNER OF ALL COMMON LAND FACILITIES, INCLUDING COMMON OPEN SPACE AREAS.

Instr: 202311070016783
Pgs: 2 F: $95.00 11/7/2023 10:46 AM
Michele Mustello 1320330013483
Butler County Recorder PA

Location Map: Mount Chestnut, PA Quadrangle Scale: 1"=2000'





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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
1/09/2022	Township Submittal	JRG
2/13/2023	Revised Township Submittal	JRG
2/20/2023	Revised Township Submittal	JRG
5/15/2023	Revised Per Township Review Comments	JRG
6/5/2023	Revised Per BASA Review Comments	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Duffy Highlands a Planned Community Phase 3 Plan for Recording

Prepared For:
Duffy Highlands, LP

Situate In:
Center and Butler Township, Butler County, Pennsylvania

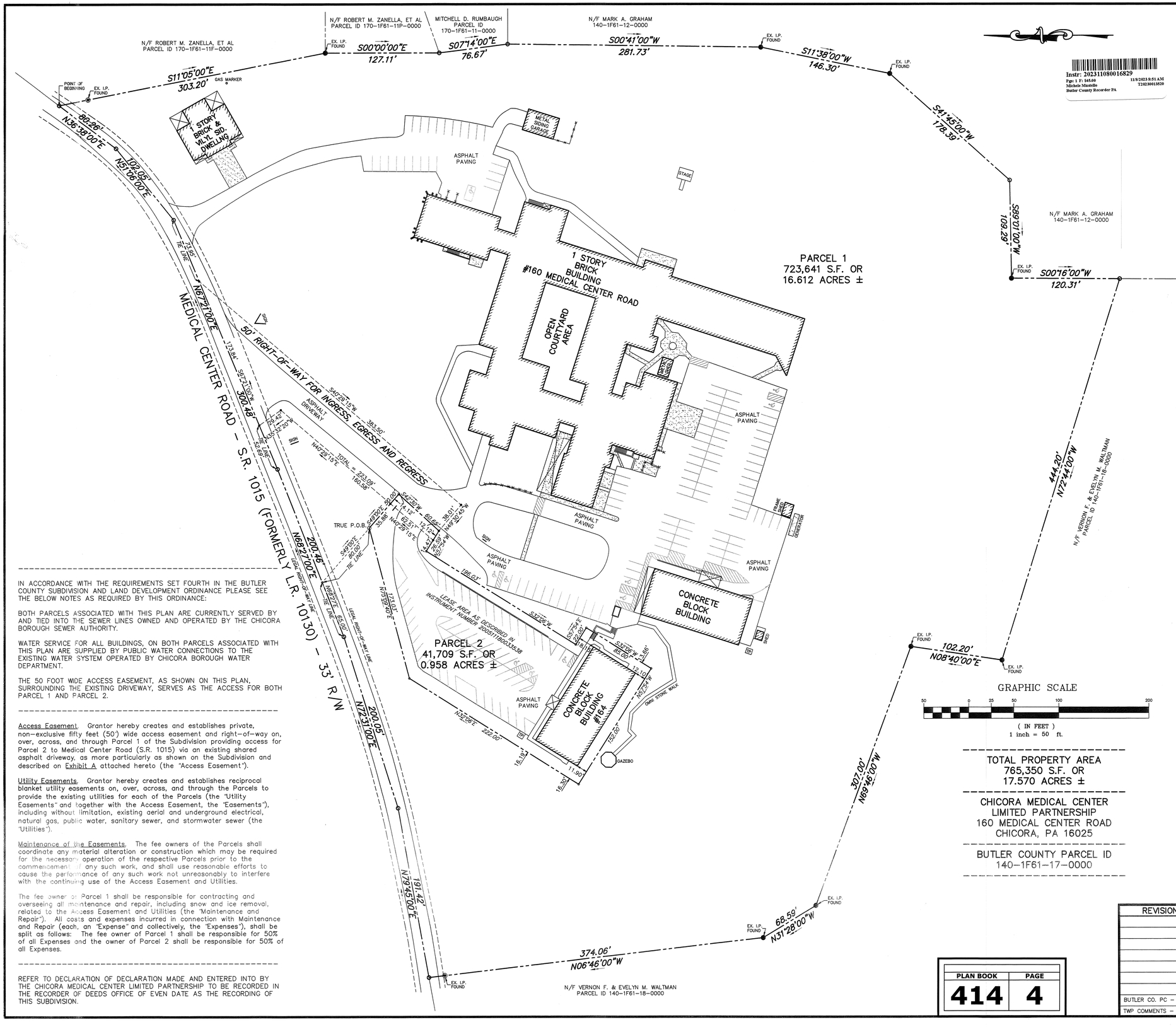
Being Phase 3 of a further Subdivision of the Duffy Highlands Planned Community Phase 2 as recorded in Plan Book Volume 398 page 15.

DRAWING SCALE:	1" = 50'	DESIGNED BY:	AGM
DATE ISSUED:	8/29/2022	REVIEWED BY:	GAS
PROJECT JOB#:	3761	FIELD BOOK #:	---
CADD#:			

Duffy Highlands, LP
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-432-3449

Sheet No.

REC2



IN ACCORDANCE WITH THE REQUIREMENTS SET FOURTH IN THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PLEASE SEE THE BELOW NOTES AS REQUIRED BY THIS ORDINANCE:

BOTH PARCELS ASSOCIATED WITH THIS PLAN ARE CURRENTLY SERVED BY AND TIED INTO THE SEWER LINES OWNED AND OPERATED BY THE CHICORA BOROUGH SEWER AUTHORITY.

WATER SERVICE FOR ALL BUILDINGS, ON BOTH PARCELS ASSOCIATED WITH THIS PLAN ARE SUPPLIED BY PUBLIC WATER CONNECTIONS TO THE EXISTING WATER SYSTEM OPERATED BY CHICORA BOROUGH WATER DEPARTMENT.

THE 50 FOOT WIDE ACCESS EASEMENT, AS SHOWN ON THIS PLAN, SURROUNDING THE EXISTING DRIVEWAY, SERVES AS THE ACCESS FOR BOTH PARCEL 1 AND PARCEL 2.

Access Easement. Grantor hereby creates and establishes private, non-exclusive fifty feet (50') wide access easement and right-of-way on, over, across, and through Parcel 1 of the Subdivision providing access for Parcel 2 to Medical Center Road (S.R. 1015) via an existing shared asphalt driveway, as more particularly as shown on the Subdivision and described on Exhibit A attached hereto (the "Access Easement").

Utility Easements. Grantor hereby creates and establishes reciprocal blanket utility easements on, over, across, and through the Parcels to provide the existing utilities for each of the Parcels (the "Utility Easements" and together with the Access Easement, the "Easements"), including without limitation, existing aerial and underground electrical, natural gas, public water, sanitary sewer, and stormwater sewer (the "Utilities").

Maintenance of the Easements. The fee owners of the Parcels shall coordinate any material alteration or construction which may be required for the necessary operation of the respective Parcels prior to the commencement of any such work, and shall use reasonable efforts to cause the performance of any such work not unreasonably to interfere with the continuing use of the Access Easement and Utilities.

The fee owner of Parcel 1 shall be responsible for contracting and overseeing all maintenance and repair, including snow and ice removal, related to the Access Easement and Utilities (the "Maintenance and Repair"). All costs and expenses incurred in connection with Maintenance and Repair (each, an "Expense" and collectively, the "Expenses"), shall be split as follows: The fee owner of Parcel 1 shall be responsible for 50% of all Expenses and the owner of Parcel 2 shall be responsible for 50% of all Expenses.

REFER TO DECLARATION OF DECLARATION MADE AND ENTERED INTO BY THE CHICORA MEDICAL CENTER LIMITED PARTNERSHIP TO BE RECORDED IN THE RECORDER OF DEEDS OFFICE OF EVEN DATE AS THE RECORDING OF THIS SUBDIVISION.

Instr: 202311080016829
Pgs: 1 F: $45.00 11/8/2023 8:51 AM
Michele Mustello T20230031820
Butler County Recorder PA

We, the Chicora Medical Center Limited Partnership, as authorized by (Name) Steven D. Tack
the (Title) President & CEO of the limited partnership, the undersigned, hereby declares that the Chicora Medical Center Limited Partnership, are the owner of the property, as shown on this final plan, and that the final plan and the proposed subdivision thereof were made with the owners consent, and that the owner desires the final plan to be recorded as such.

In witness whereof I have set my hand and seal this 6th day of November 2023

Signature of Authorized Officer

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 by (Name) Steven D. Tack the (Title) President and CEO of the limited partnership, the undersigned who acknowledged the foregoing final plan of subdivision to be the limited partnerships act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 8 day of November 2023.

(Notary Public) SEAL

My commission expires the 14 day of December 2026

Commonwealth of Pennsylvania - Notary Seal
Tabitha R. Sperring, Notary Public
Butler County
My commission expires December 14, 2026
Commission number 1258850
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC OFFICIAL SEAL

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 414 Page(s) 4

Given under my hand and seal this 8TH day of NOVEMBER 2023

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS SEAL

I, Steve A. Liadis, a Professional Land Surveyor, of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Donegal Township Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately 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.

Steve A. Liadis
Registration Number SU-511-A

10/20/2023
(Date)

Reviewed by the Butler County Planning Commission this 18th day of October 2023

(Secretary) (Chairman)

See Comments on File at the Butler County Planning Commission office.
Plan Number: #23185

BUTLER COUNTY PLANNING COMMISSION SEAL

Approved by the Supervisors of Donegal Township, this 27 day of October 2023

(Secretary) (Chairman)

DONEGAL TOWNSHIP SEAL

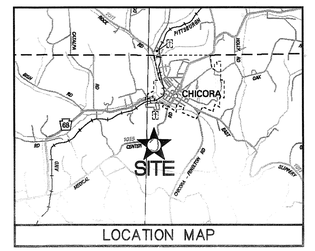
GRAPHIC SCALE

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

TOTAL PROPERTY AREA
765,350 S.F. OR
17.570 ACRES ±

CHICORA MEDICAL CENTER
LIMITED PARTNERSHIP
160 MEDICAL CENTER ROAD
CHICORA, PA 16025

BUTLER COUNTY PARCEL ID
140-1F61-17-0000



LOCATION MAP

CHICORA MEDICAL CENTER
MINOR SUBDIVISION FINAL PLAN

PLAN BOOK	PAGE
414	4

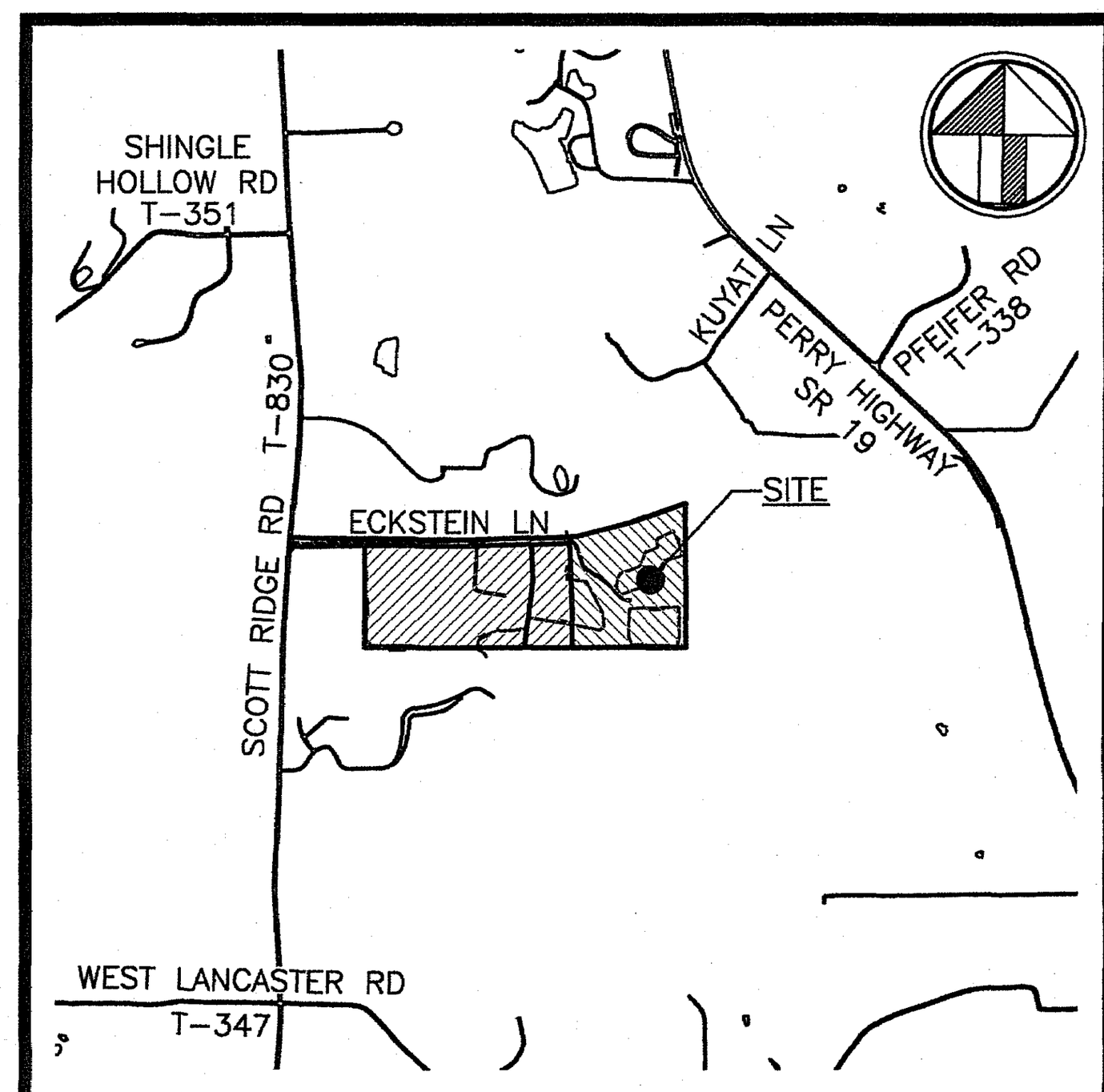
REVISIONS:
BUTLER CO. PC – 10/19/23
TWP COMMENTS – 09/06/23

PLAN MADE FOR	CHICORA MEDICAL CENTER LIMITED PARTNERSHIP
SITUATE IN	DONEGAL TOWNSHIP BUTLER COUNTY, PA

LIADIS ENGINEERING & SURVEYING, INC.
3100 BANKSVILLE ROAD – PITTSBURGH, PA 15216

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STEVE A. LIADIS LAND SURVEYOR SU 511-A

SCALE: 1" = 50 | JULY 19, 2023 | DRAWING No. 25447-D-SD



LOCALITY SKETCH 1" = 2000'

HATCHED AREA PROPERTY LOCATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EDWIN T. & CYNTHIA E. ECKSTEIN, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING, AND TO ARISE FROM, ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON EDWIN T. & CYNTHIA E. ECKSTEIN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 25 DAY OF September, 2023.

ATTEST:

Darlene A. Beachem — NOTARY PUBLIC
Edwin T. Eckstein — EDWIN T. ECKSTEIN
Cynthia E. Eckstein — CYNTHIA E. ECKSTEIN

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED EDWIN T. & CYNTHIA E. ECKSTEIN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF September, 2023.

MY COMMISSION EXPIRES THE 12 DAY OF January, 2026.

Darlene A. Beachem — NOTARY PUBLIC

SEAL: Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

WE, EDWIN T. & CYNTHIA E. ECKSTEIN, OWNERS OF THE EDWIN T. ECKSTEIN SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF EDWIN T. & CYNTHIA E. ECKSTEIN, AS RECORDED IN DEED BOOK VOLUME 2721, PAGE 925 AND INSTRUMENT NUMBER 200603220006415, RECORDER OF DEEDS OFFICE.

Darlene A. Beachem — NOTARY PUBLIC
Edwin T. Eckstein — EDWIN T. ECKSTEIN
Cynthia E. Eckstein — CYNTHIA E. ECKSTEIN

I/WE Citizens Bank, N.A FKA Citizens Bank of Pennsylvania, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ED T. ECKSTEIN SUBDIVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Mikayla Hall — WITNESS
(PRINT NAME AND TITLE WITH SIGNATURE) Brittany Fernandes, Officer

PRIVATE DRIVE NOTICE:

1. A PRIVATE DRIVE, TO BE KNOWN AS ECKSTEIN LANE, THE 50' PRIVATE ACCESS R/W IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE DRIVE IS NOT INTENDED AS A PUBLIC DRIVE/ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC DRIVE/ROAD/STREET BY LANCASTER TOWNSHIP.

2. THE PRIVATE DRIVE, ECKSTEIN LANE, THE 50' PRIVATE ACCESS R/W, AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOT 1, LOT 2 AND LOT 3.

3. THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR GRADING OF THE PRIVATE DRIVE/ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 1, LOT 2 AND LOT 3, INCLUSIVE.

4. AS A CONDITION TO APPROVING THIS PLAN, THE TOWNSHIP REQUIRES THAT A WRITTEN PRIVATE DRIVE CONSTRUCTION, USE, MAINTENANCE, AND REPAIR AGREEMENT, SHALL BE APPROVED IN ADVANCE BY THE TOWNSHIP AND SHALL BE REFERENCED IN EACH DEED OF CONVEYANCE FOR LOT 1, LOT 2 AND LOT 3. THE ORIGINAL SHALL BE RECORDED IN THE PUBLIC RECORDS AT THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA.

5. AS A CONDITION TO APPROVING THIS PLAN, NO FURTHER SUBDIVISION OF LOT 1, LOT 2 OR LOT 3, INCLUSIVE, NOR EXTENSION OF THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE PERMITTED OR APPROVED UNLESS THE PRIVATE ROAD/STREET IS PAVED FOR ITS FULL LENGTH AND WIDTH, BROUGHT INTO COMPLIANCE WITH ALL REQUIREMENTS OF THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, AND DEDICATED FOR PUBLIC USE.

6. FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE THE TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE DRIVE HEREBY ESTABLISHED.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF SEPT. 2023.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

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

Thomas L. Thompson 043880-E — PRINTED NAME & REGISTRATION NUMBER
11/8/2023 — SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 8th DAY OF November, 2023, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER 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 PLANNING DIRECTOR

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 23rd DAY OF October, 2023.

SECRETARY — PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

LANCASTER TOWNSHIP

Instr: 202311090016942
Pgs: 1 F: $45.00 11/9/2023 2:28 PM
Michele Mustello T20230013611
Butler County Recorder PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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 414 PAGE 5. THIS 9th DAY OF November, 2023

GIVEN UNDER MY HAND AND SEAL

RECORDER Michele M. Mustello

SEAL: RECORDER OF DEEDS BUTLER COUNTY, PA

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	N 04°27'02" E	69.10'
L2	S 85°07'30" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	22.25'	20.27'	S 46°31'07" W	84°59'19"

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
ORDINANCE NO. 86 DATED MAY 23, 2007

ZONING ORDINANCE:
ORDINANCE NO. 89 DATED NOVEMBER 17, 2008 AS AMENDED

	R-1 RURAL RESIDENTIAL DISTRICT	CONSERVATION DISTRICT
MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES	
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE	
MAXIMUM LOT WIDTH:	150 FEET	150 FEET
MAXIMUM LOT COVERAGE:	10% (INCLUDES ACCESSORY STRUCTURES)	10% (INCLUDES ACCESSORY STRUCTURES)
BUILDING SETBACKS:		
FRONT BUILDING SETBACK LINE:	50 FEET	50 FEET
SIDE BUILDING SETBACK LINE:	25 FEET	25 FEET
REAR BUILDING SETBACK LINE:	30 FEET	30 FEET

NOTES:

(A) THIS PROPERTY IS SUBJECT TO FLOODPLAIN ZONE A, (SPECIAL FLOOD HAZARD AREA)
REFERENCE: LANCASTER TOWNSHIP COMMUNITY PANEL #421422-0360-D
EFFECTIVE DATE: AUGUST 2, 2018
FLOOD INSURANCE RATE MAP NO. 42019C0360D (PANEL 360 OF 600)

THE LANCASTER TOWNSHIP FLOOD PLAIN MANAGEMENT ORDINANCE, NO. 51, SECTION 4.00, PROHIBITS ANY CONSTRUCTION WITHIN 50' FROM THE TOP OF THE BANK, WITHIN ANY IDENTIFIED FLOODPLAIN AREA.

(B) LOT NO. 2 AND LOT 3 ARE HEREBY GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH ECKSTEIN LANE, THE 50' PRIVATE ACCESS RIGHT-OF-WAY THROUGH LOT 1 TO THE PUBLIC ROAD, SCOTT RIDGE ROAD, T-381 AS SHOWN ON THIS PLAN.
LOT 1 RETAINS THE RIGHTS OF INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH ECKSTEIN LANE, THE 50' TO THE PUBLIC ROAD AS SHOWN ON THIS PLAN. A MAINTENANCE AGREEMENT BETWEEN LOT 1, LOT 2 AND LOT 3 IS TO BE RECORDED.

(C) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

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

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

PLAN BOOK	PAGE
414	5

NORTH

0' 100' 200' 300'

SCALE: 1"-100'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

58.70 ACRES = TOTAL ACREAGE

R-1 RURAL RESIDENTIAL DISTRICT
CN CONSERVATION DISTRICT

PROPERTY ADDRESS:	158 ECKSTEIN LANE HARMONY, PA 16037
OWNERS:	EDWIN T. & CYNTHIA E. ECKSTEIN 158 ECKSTEIN LANE HARMONY, PA 16037
DEED REFERENCE:	DBV 2721, PG 925 & INST. NO. 200603220006415
TAX PARCEL NO.:	200-4F131-11

EDWIN T. ECKSTEIN SUBDIVISION PLAN

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 31, 2023 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC

ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007

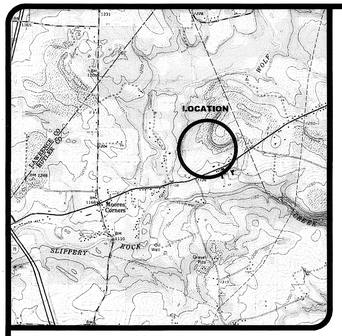
I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, 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 TAMARA A. RANALLI LAND SURVEYOR SU-051843-E

REGISTRATION NO. SU-051843E

REVISIONS:		DRAWN BY: SM/TR	CHECKED BY: T.R.	DWG. NO: 5738-2023-SUB SHEET 1 OF 1

G:\Eckstein 5738-2023\Eckstein 5738-2023-State.DWG – Sep 25, 2023 @ 11:27am (Subdivision) ECKSTEIN-STATE.crd



LOCATION MAP
USGS QUAD – SLIPPERY ROCK
SCALE: 1" = 3000'

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Tyler L. Truitt, PLS, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat 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 plat correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Tyler Landon Truitt, PLS
Reg. No. SU075284

9-20-23
Date

LEGEND

- FOUND ⅝" REBAR
- FOUND 6" POST
- POINT (CORNER)
- SET ¾" REBAR & CAP
- BOUNDARY LINE
- ADJOINERS BOUNDARY LINE

OWNERS ADOPTION AND ACKNOWLEDGMENT OF NOTARY PUBLIC

I, Garrett Cooper Hall, owner of the land shown on the Hall Subdivision, hereby adopt this plat as my plat of lots and irrevocably dedicate all streets and other property identified for dedication on the plat to Worth Township. This adoption and dedication shall be binding upon my heirs, executors and assigns. This conveyance will not reduce my remaining land area below applicable standards.

Garrett Cooper Hall

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Garrett Cooper Hall and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this 26TH day of SEPTEMBER, 2023.

My commission expires the 20TH day of NOVEMBER, 2024.

Commonwealth of Pennsylvania - Notary Seal
Terry E. McMaster, Notary Public
Armstrong County
My commission expires November 20, 2024
Commission number 1273145
Member, Pennsylvania Association of Notaries

Notary Public

OWNERS ADOPTION AND ACKNOWLEDGMENT OF NOTARY PUBLIC

We, Allegheny Mineral Corporation, owners of Tax Parcel 330-4F70-A8CD-0000 and adjoiner of Lot 1 shown on the Hall Subdivision, will acquire Lot 1 and consolidate it with our existing parcel to create one single parcel with a total of +/- 42.54 acres.

D. C. Snyder, President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Armstrong, personally appeared D. C. Snyder, President of Allegheny Mineral Corporation, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 26TH day of SEPTEMBER, 2023.

My commission expires the 20TH day of NOVEMBER, 2024.

Commonwealth of Pennsylvania - Notary Seal
Terry E. McMaster, Notary Public
Armstrong County
My commission expires November 20, 2024
Commission number 1273145
Member, Pennsylvania Association of Notaries

Notary Public

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 18TH day of OCT, 2023.

Secretary

Chairman

WORTH TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Worth Township Planning Commission this 16th day of October, 2023.

Secretary

Chairman

WORTH TOWNSHIP SUPERVISOR APPROVAL

Approved by the Worth Township Supervisors this 7 day of November, 2023.

Supervisor

Supervisor

Secretary

Worth Township
Lot, Yard & Height Requirements

Single Family Dwelling
(On-Lot Sewage and Water)

Min. Lot Area:	1.5 acres
Min. Lot Width:	150 feet
Min. Front Yard:	50 feet
Min. Side Yard:	25 feet
Min. Rear Yard:	50 feet

NON-BUILDING DECLARATION

As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for express purpose of surface mining use. No portion of Lot 1 has been approved by Worth 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 subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 *et seq.*) (Act) 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 Worth Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

NOTES:

1. The Bearings of this survey reference the Pennsylvania State Plane Coordinate System, NAD83, PA South Zone.
2. The purpose of this plan is to subdivide Lot 1 from Tax Parcel 330-4F70-A8-0000 and consolidate it with Tax Parcel 330-4F70-A8CD-0000 to create one single parcel with a total of +/- 42.54 acres.
3. Lot 1 is vacant land that will be consolidated with Tax Parcel 330-4F70-A8CD-0000, which is also vacant land that adjoins State Route 0108.
4. The physical address of the parcel being subdivided is 730 New Castle Road, Slippery Rock, PA 16057.
5. This survey referenced the following plans:

- 'Subdivision of Land of Grady W. Cooper and Helen L. Cooper' prepared by Norman P. Straub, PLS, dated July 30, 1984 and recorded in Plan Book 103 page 3.
- 'Resubdivision of Lots of Marinda J. Cooper' prepared by Norman P. Straub PLS, dated July 8, 1985 and recorded in Plan Book 107 page 41.
- 'Property Subdivision' prepared by John E. Dusheck, PLS, dated October 17, 2005 and recorded in Plan Book 291 page 49.
- 'Cooper Bros. Partnership Subdivision' prepared by Norman P. Straub, PLS, dated October 16, 2009 and recorded in Plan Book 318 page 46.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County,

in Plan Book Volume 414 Page(s) 6.

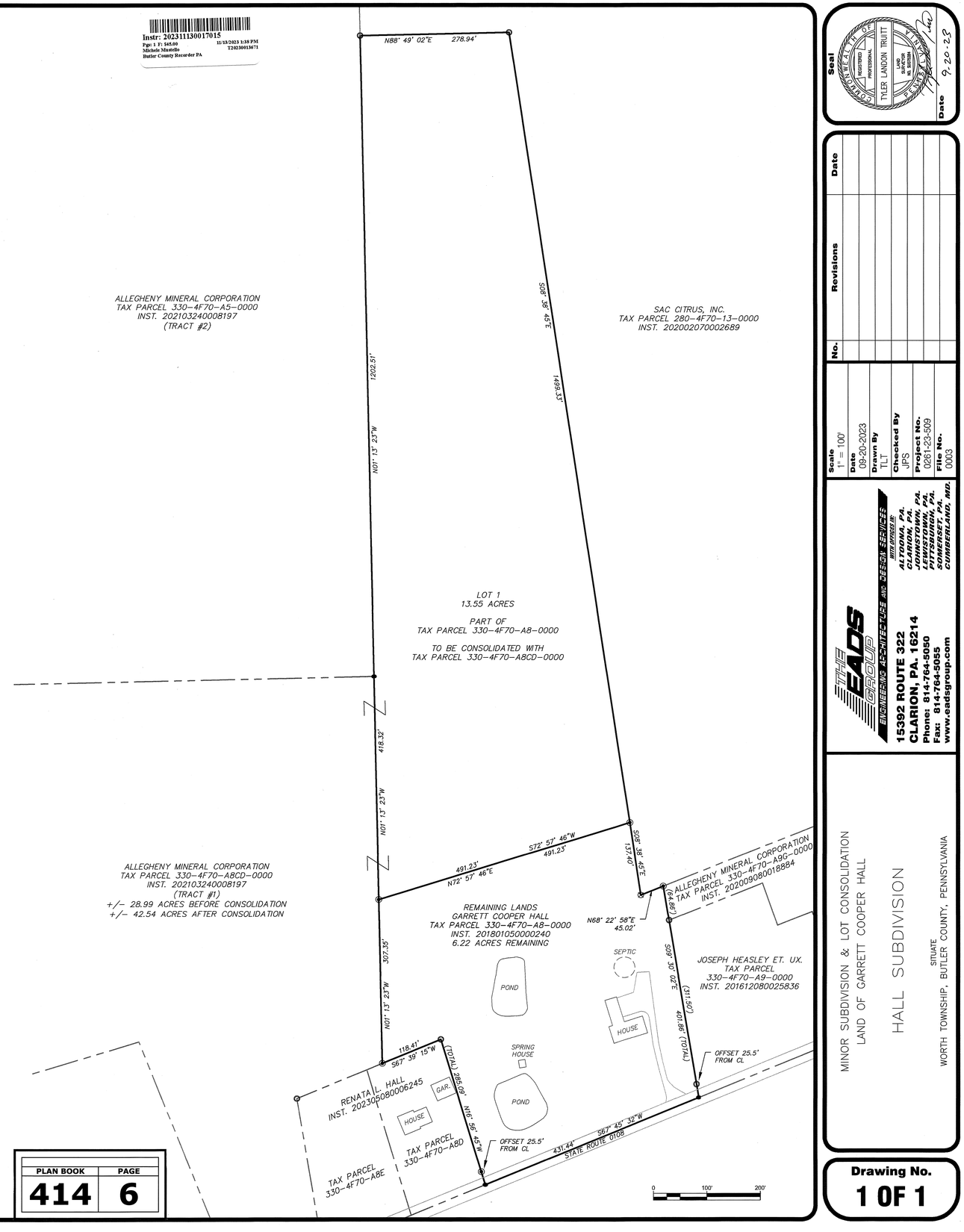
Given under my hand and seal this 13th day of November, 2023.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
414	6

Instr: 202311130017015
Pgs: 1 Fr: $65.00
Michele Mustello
Butler County Recorder PA
11/13/2023 1:38 PM
T20230013671



Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TYLER LANDON TRUITT
LAND SURVEYOR
PENNSYLVANIA
Date 9-20-23

No.	Revisions	Date

Scale 1" = 100'
Date 09-20-2023
Drawn By TLT
Checked By JPS
Project No. 0261-23-509
File No. 0003

THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
15392 ROUTE 322
CLARION, PA. 16214
Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com
ALTOONA, PA.
CLARION, PA.
JOHNSTOWN, PA.
LEWISTOWN, PA.
PITTSBURGH, PA.
SOMERSET, PA.
CUMBERLAND, MD.

MINOR SUBDIVISION & LOT CONSOLIDATION
LAND OF GARRETT COOPER HALL

HALL SUBDIVISION

SITUATE
WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Drawing No.
1 OF 1

OWNER'S CERTIFICATION

I, Wen Wen Zhang MEMBER OF CM PROPERTY HOLDINGS LLC THE UNDERSIGNED, HEREBY DECLARE THAT CM PROPERTY HOLDINGS LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WAS MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 11th DAY OF October, 2023.

x _____, sole member
MEMBER

ACKNOWLEDGMENT OF NOTARY PUBLIC

~~COMMONWEALTH OF PENNSYLVANIA~~ }
~~STATE OF NEW JERSEY~~ NJ } SS:
COUNTY OF ~~BUTLER~~ UNION NJ }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND ~~COMMONWEALTH~~ STATE NJ PERSONALLY APPEARED THE ABOVE NAMED, WEN WEN ZHANG MEMBER OF CM PROPERTY HOLDINGS LLC, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF OCT, 2023.

MY COMMISSION EXPIRES THE 8 DAY OF DEC, 2026

x _____
NOTARY PUBLIC

Patrick Martin
Commission # 50179762
Notary Public State of New Jersey
My Commission Expires December 8, 2026

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED 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, PARCELS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

20 JULY 2023
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 25th DAY OF October, 2023.

x _____
CITY CLERK

x _____
MAYOR

REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF BUTLER THIS _____ DAY OF 10-20-2023, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF AUG., 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

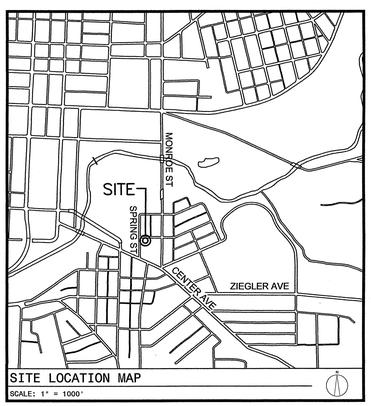
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 414, PAGE(S) 7

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF November, 2023.

x _____
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS — BUTLER COUNTY PA.



SITE LOCATION MAP
SCALE: 1" = 1000'

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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

Instr: 202311130017051
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
11/13/2023 3:09 PM
T20230013704

N E S W
0 10 20 30

MAPLE AVENUE

SPRING STREET

HALLET STREET

WALK

WATER VALVE

MANHOLE

GAS VALVE

UP

2 GAS METERS

S 89°27'41" E 125.00'

62.50'

62.50'

EXISTING FRAME DWELLING
117 SPRING ST
2 UNITS

EXISTING CONCRETE PARKING

19.8'

30'

METAL AWNING

WATER STOP

CONC. STEPS

CLEAN OUT

N 00°32'19" E 80.50'

LOT 1
0.116 AC
5,031 SF

S 00°32'19" E 80.50'

LOT 2
0.116 AC
5,031 SF

S 00°32'19" W 80.50'

EXISTING CONCRETE PARKING

ORIGINAL
CM PROPERTIES LLC
561-27-97
0.23 AC

EXISTING FRAME DWELLING
115 SPRING ST
3 UNITS

3 GAS METERS

62.50'

62.50'

N 89°27'41" W 125.00'

N/F
J PANCHAL INC
561-27-99

EXISTING FRAME DWELLING (ADJOINER)

EXISTING BLOCK GARAGE (ADJOINER)

CITY OF BUTLER C-1 GENERAL BUSINESS DISTRICT	
Dimension	Single/Multi Family
Min. Lot Area	none
Min. Lot Width	40 feet
Min. Front Yard Depth	20 feet *
Min. Side Yard Depth	20 feet *
Min. Rear Yard Depth	20 feet *

ZONING NOTE:
* APPLIES TO COMMERCIAL PROPERTIES ABUTTING RESIDENTIALLY ZONED LAND OR ACRESS THE STREET FROM IT. OTHERWISE THERE ARE NO SETBACK REQUIREMENTS IN THE C-1 AND C-2 DISTRICTS.

GENERAL NOTES:
1. TAX ID: 561-27-97
2. OWNER: CM PROPERTY HOLDINGS LLC
3. ZONING DISTRICT: C-1 GENERAL BUSINESS
4. SETBACKS: SEE TABLE
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. PATTISON & BARRETT LOT LINE REVISION PLAN BOOK 281 PG 8
     - 5.2.2. TIRK SUBDIVISION PLAN BOOK 304 PG 34
     - 5.2.3. 2013 SD GRAFF SURVEY FOR THOMAS GEIBEL PROJECT #13018 DATED 2/27/13

UTILITY NOTICE: TOGETHER WITH AND SUBJECT TO EXISTING OVERHEAD AND SUBSURFACE UTILITIES ALONG WITH ADEQUATE EASEMENT TO USE, MAINTAIN, REPAIR, SERVICE, AND/OR REPLACE AS MAY BE REQUIRED OR BECOME NECESSARY.

CM PROPERTY HOLDINGS PLAN

Being a subdivision of Butler County Tax Parcel 561-27-97

RECORDED 20	
PLAN BOOK	PAGE
414	7
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	PARKING AREAS ADDED TO PLAN	SDG	7/13/2023

GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
CM PROPERTY HOLDINGS PLAN
BEING A
SUBDIVISION
FOR
CM PROPERTY HOLDINGS LLC

SITUATE
CITY OF BUTLER
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/12/2022	SDG	Sdg	1" = 10'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-127	561-27-97	A

OWNER'S ADOPTIONKNOW ALL MEN BY THESE PRESENTS, SRUF HOLDINGS, LLC, BY VIRTUE OF A RESOLUTION BY ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS SUBDIVISION PLAN OF ITS PROPERTY, SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES 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 ON 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 BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, SLIPPERY ROCK UNIVERSITY FOUNDATION, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING INCIDENT TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SRUF HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME ATTESTED BY THE SECRETARY, THIS 25TH DAY OF October, 2023.

ATTEST:

WITNESS OWNER / EXECUTIVE DIRECTOR

ACKNOWLEDGMENT, COMMONWEALTH OF PENNSYLVANIA, BOROUGH OF SLIPPERY ROCK COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED David Hollenbaugh 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 25TH DAY OF October, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Shannon M. Young, Notary Public
Butler County
My commission expires October 24, 2024
Commission number 1301505
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 24TH DAY OF October, 2024

TITLE CLAUSE
WE, SRUF HOLDINGS, LLC, OWNERS OF VINCENT PROPERTY PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SRUF HOLDINGS, LLC, AS RECORDED IN INSTRUMENT 202308010011175 IN THE RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 27TH DAY OF October, 2023

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION:
THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN OF SUBDIVISION ON THIS 27TH DAY OF OCTOBER, 2023

SECRETARY CHAIRMAN, PLANNING COMMISSION

APPROVAL BY THE SLIPPERY BOROUGH PLANNING COMMISSION:
THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN OF SUBDIVISION ON THIS 19 DAY OF SEPTEMBER, 2023.

SECRETARY CHAIRMAN, PLANNING COMMISSION

APPROVAL BY THE SLIPPERY BOROUGH COUNCIL:
THE BOROUGH COUNCIL OF THE SLIPPERY BOROUGH COUNCIL 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 BOROUGH STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN BOROUGH STREETS OR ROADS.

APPROVED BY THE SLIPPERY ROCK BOROUGH COUNCIL THIS 19 DAY OF SEPTEMBER, 2023.

SECRETARY CHAIRMAN, BOROUGH COUNCIL

BUTLER COUNTY PLANNING COMMISSION:
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 16TH DAY OF AUG. 2023

SECRETARY CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:
I, MICHAEL A OGIN, 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.

MICHAEL ALLEN OGIN, PLS
REG. NO. SU-075288

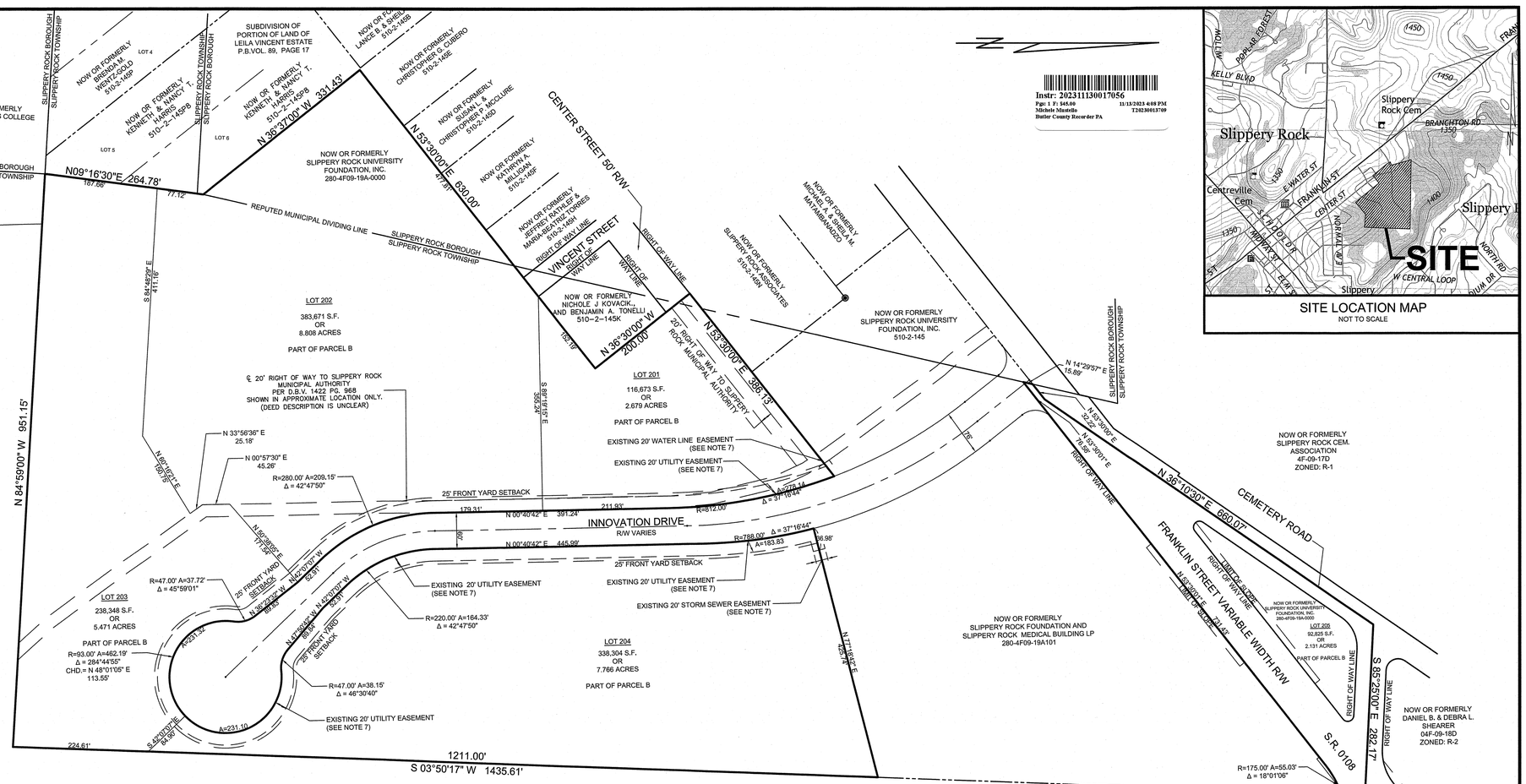
10-24-23
DATE

PROOF OF RECORDING:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 414 PAGE 8
GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF NOVEMBER, 2023

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

PLAN BOOK	PAGE
414	8



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:

U-1 UNIVERSITY RELATED

MINIMUM LOT AREA:	= 25,000 SF
MINIMUM LOT WIDTH:	= 100 FT
MINIMUM FRONT YARD:	= 25 FT
MINIMUM SIDE YARD:	= 20 FT
MINIMUM REAR YARD:	= 20 FT
MAXIMUM LOT COVERAGE:	= 25%
MAXIMUM BUILDING HEIGHT:	= 45 FT

NOTE: THIS PROPERTY IS ALSO LOCATED IN THE URBAN DENSITY OVERLAY DISTRICT. THE DENSITY, BULK, AND SETBACK REQUIREMENTS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE UNDERLAYING U-1 ZONING DISTRICT. CERTAIN USES MAY REQUIRE STRICTER SETBACK REQUIREMENTS, LOT AREA, LOT WIDTH, ETC. IN ACCORDANCE WITH CHAPTER 27, TABLE 307.2

LOT AREA SUMMARY:

LOT 201	=	2.679 ACRES
LOT 202	=	8.808 ACRES
LOT 203	=	5.471 ACRES
LOT 204	=	7.766 ACRES
LOT 205	=	2.131 ACRES
TOTAL	=	26.855 ACRES

OWNER \ DEVELOPER:
SRUF HOLDINGS, LLC
104 MALTBY AVENUE SUITE 202
SLIPPERY ROCK, PA 16057
724-738-2183

GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

2.) THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT #202308010011175.

3.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE PARCEL INTO 4 SEPARATE LOTS

4.) FRONT, SIDE AND REAR YARD SETBACKS SHALL COMPLY WITH SLIPPERY ROCK ZONING ORDINANCE BASED ON PROPOSED USE OF THE PROPERTY.

5) MERIDIAN SHOWN HEREON IS BASED UPON SLIPPERY ROCK UNIVERSITY BOUNDARY SURVEY PREPARED BY THE GATEWAY ENGINEERS, DATED JANUARY, 1998.

6) 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.

7) THE VINCENT PROPERTY PLAN OF LOTS NO. 1 (BUTLER COUNTY INSTRUMENT #201005110010038) WAS REFERENCED FOR THE CREATION OF THIS PLAN AND ALL ASSOCIATED EASEMENTS.

NOTARY PUBLIC | NOTARY PUBLIC | BUTLER COUNTY PLANNING COMMISSION | RECORDER OF DEEDS | SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS | SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION | SURVEYOR | SLIPPERY ROCK BOROUGH PLANNING COMMISSION | SLIPPERY ROCK BOROUGH COUNCIL

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

REVISIONS:

VINCENT PROPERTY PLAN OF LOTS NO. 1 - REVISED
FURTHER SUBDIVIDING FORMER REMNANT PARCEL B
SITUATE IN
SLIPPERY ROCK BOROUGH AND SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY
MADE FOR
SRUF HOLDINGS, LLC
1 MORROW WAY, 100 OLD MAIN
SLIPPERY ROCK, PA 16057

PM: JEG DB: JSR CB: MAO
DATE: JULY 2023
SCALE: 1" = 100'
PROJECT No.: 14650-0059
DRAWING No.: --

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J:\Path & Filename\R2\Projects\14000\14650 SRU\14650-0059 SR Foundation Subdivision\Dwg\01-Base\14650-0059_RP.dwg
Save Date=9/28/2023 3:12 PM
Plot Date=10/12/2023 3:06 PM John S. Robash
18.01

GENERAL NOTES:

1. THE AS-BUILT STORM SEWERS SHOWN HEREON ARE BASED UPON FIELD SURVEY EVIDENCE COLLECTED ON

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES AND THE DEVELOPER. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88, PER TRIMBLE GPS OBSERVATIONS WITH KEYNET VRS CORRECTIONS.

4. THE AS-BUILT STORM SEWER LATERALS SHOWN HEREON ARE SHOWN AS PER THE FIELD OBSERVED LOCATION OF THE WOODEN MARKER STUB ON EACH LOT. SAID LATERALS WERE BURIED AND THEIR INVERTS WERE UNABLE TO BE OBTAINED. THE ELEVATIONS OF THE LATERAL STUBS SHOWN HEREON HAVE BEEN CALCULATED BASED UPON A 2% GRADE FROM THE MAIN LINE CONNECTION.

CERTIFICATE OF OWNERSHIP
BROOKHAVEN, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
TOWNSHIP OF ADAMS

THIS PLAN IS HEREBY EXECUTED AND DELIVERED BY BROOKHAVEN, LLC, WHICH IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND SAID PLAN WAS MADE BY THE AUTORITY OF THE CORPORATION.

IN WITNESS WHEREOF BROOKHAVEN, LLC. HAS DULY CAUSED THIS TO BE EXECUTED BY ITS PRESIDENT, John Spagnolo Jr. AND ITS CORPORATE SEAL TO BE AFFIXED THERETO THIS 31 DAY OF October 2023.

BROOKHAVEN, LLC
JOHN SPAGNOLO, JR, PRESIDENT

BROOKHAVEN, LLC
JAMES J. SPERDUTE, MEMBER

NOTARY CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
TOWNSHIP OF ADAMS

ON THE 31 DAY OF October TO 23 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN THE COUNTY OF BUTLER PERSONALLY APPEARED John Spagnolo Jr. PRESIDENT OF BROOKHAVEN, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATIONS AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID BROOKHAVEN, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THE NAME OF THIS DEPONENT SUBSCRIBED TO SAID RELEASED AND DEDICATION TO THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

BROOKHAVEN, LLC
JOHN SPAGNOLO, JR, PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND SEAL THIS 31 DAY OF October 2023

Jennifer Lyn Sperdute
NOTARY PUBLIC

October 14, 2027
MY COMMISSION EXPIRES (DATE)

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

REGISTERED ENGINEER
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — ENGINEER — PE057466

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR — LAND SURVEYOR — No. SU075518

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

ENGINEER CERTIFICATION

I, GARY A. SHEFFLER, JR., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE ADAMS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNED AND NOTED THIS 12 DAY OF OCT. 2023.

ENGINEER

SURVEYOR CERTIFICATION

I, GARY A. SHEFFLER, JR., A PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERIFY 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.

(SURVEYOR) SU075518 (REGISTRATION NUMBER)

10/12/2023
(DATE)

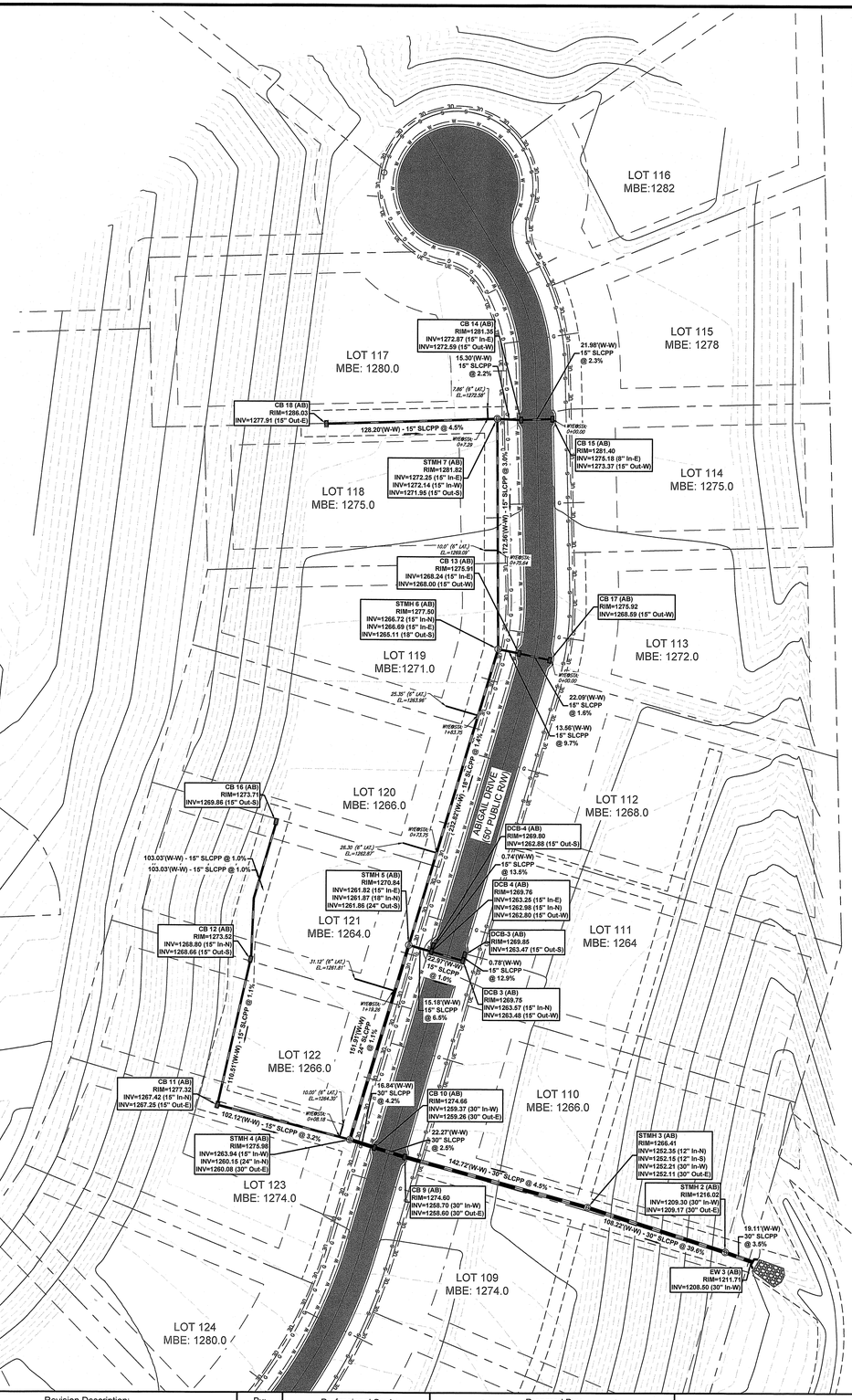
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 414 PAGE(S) 9-10.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER 2023

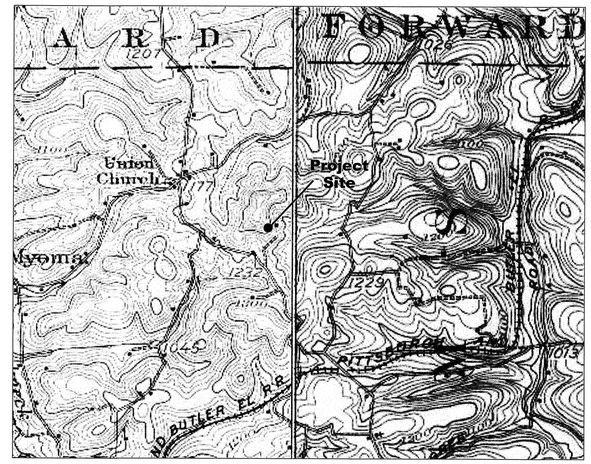
(SEAL) RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



Instr: 202311150017202
Pgs: 2 F: $85.00 11/15/2023 11:00 AM
Michele Mustello T20230013802
Butler County Recorder PA

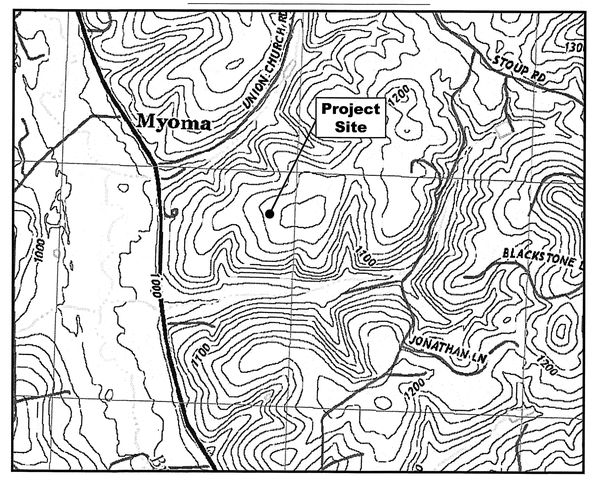
SITE LOCATION MAP



USGS MAPPING
Mars Quadrangle / Valencia Quadrangle

SCALE: 1"= 2000'

SITE LOCATION MAP



AERIAL IMAGERY
Google Earth, 2018

SCALE: 1"= 1000'

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
1 of 2	Storm Sewer Plan
2 of 2	Storm Sewer Plan

PLAN BOOK	PAGE
414	9

Final Post Construction Stormwater Management As-Built Survey

811 Know what's below. Call before you dig.
POCS SER. #: DESIGN - DIG - 20182972991

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.

NORTH

Horizontal Scale
0 50' 100'
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
---	---	---

Professional Seal

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

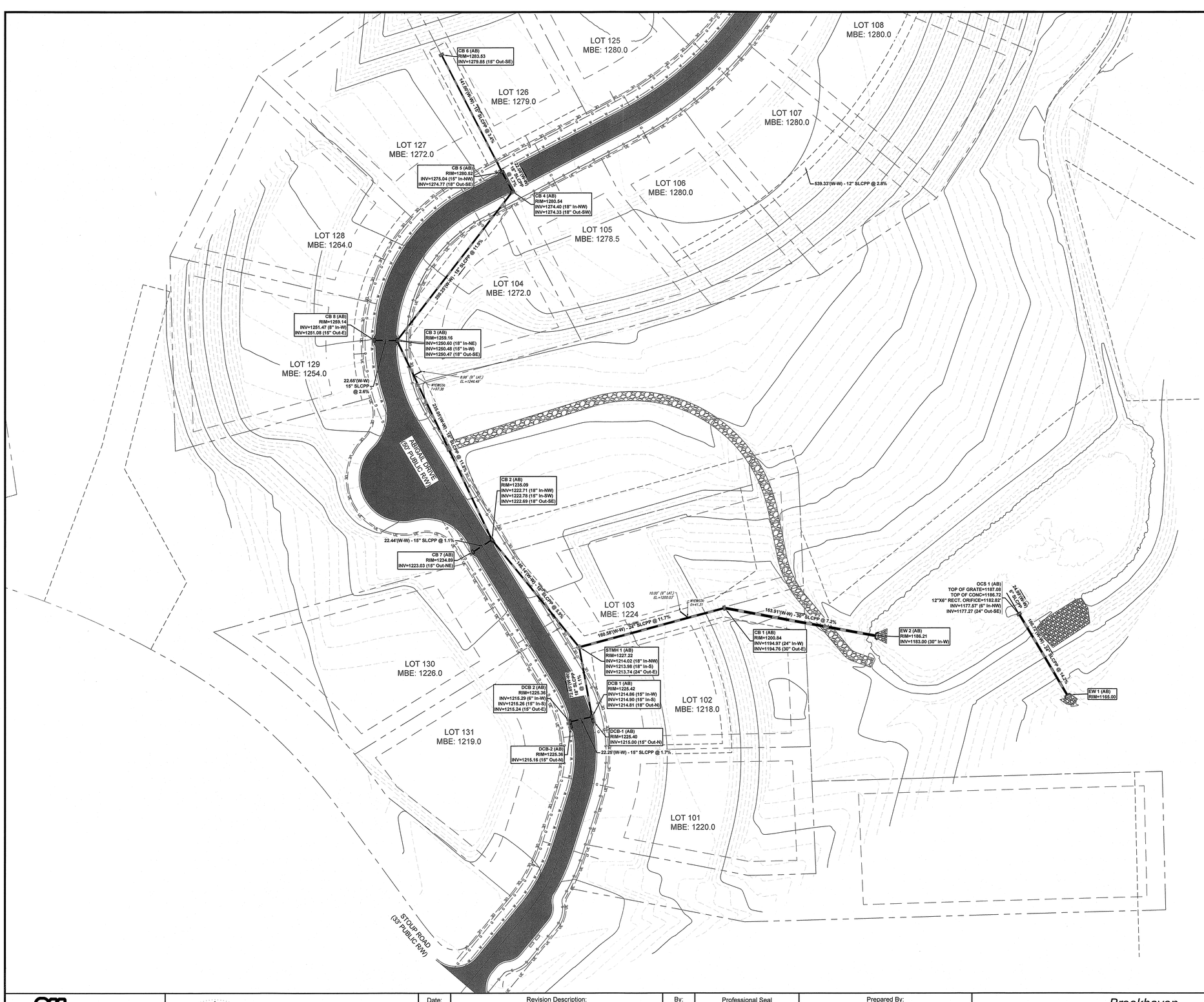
Brookhaven
Planned Residential Development

Prepared For:
Brookhaven, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

Brookhaven, LLC
1712 Mt. Nebo Road, Suite 100
Sewickley, PA 15143
Phone: 412-219-4509
Contact: Gary A. Sheffler, Jr. (Bud)

DRAWING SCALE: 1"=50'		DRAWN BY: JAP/MNR	Sheet No.
DATE ISSUED: Oct. 12th, 2023		REVIEWED BY: JTH	1 of 2
PROJECT JOB#: 3713		FIELD BOOK #: 3713	
CADD#: - 3713-Brookhaven - Storm AB for NOT.dwg			



PLAN BOOK	PAGE
414	10

Final Post Construction Stormwater Management As-Built Survey

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

POCS SER. #: DESIGN - DIG - 20182972991

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.

NORTH

Horizontal Scale
0 50' 100'
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
--	--	--

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR — LAND SURVEYOR — No. SU077151

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Brookhaven
Planned Residential Development

Prepared For:
Brookhaven, LLC

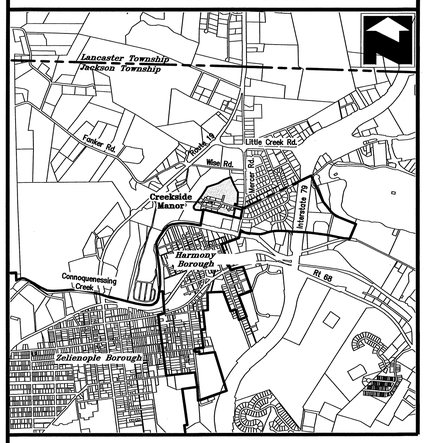
Situate In:
Adams Township, Butler County, Pennsylvania

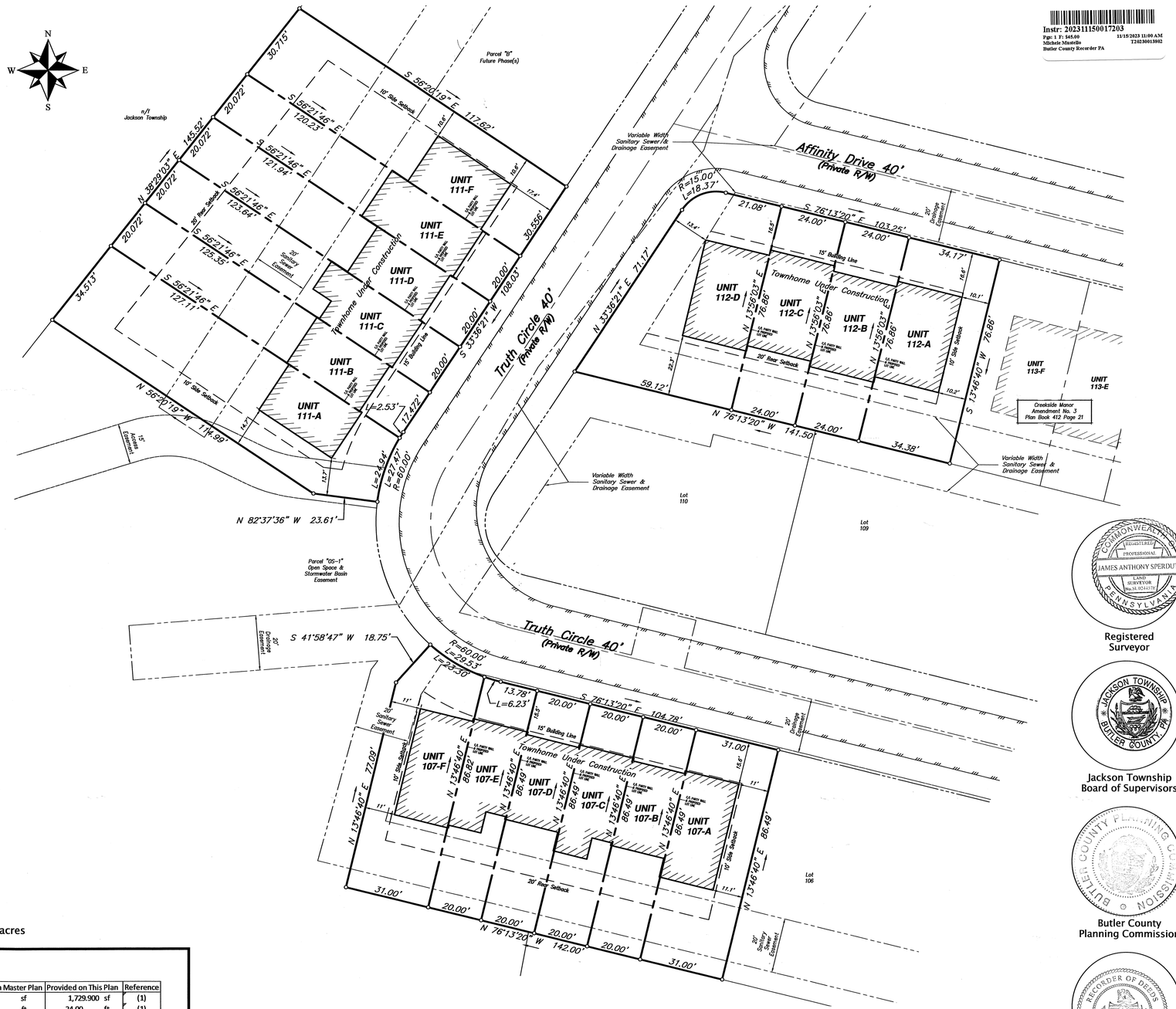
DRAWING SCALE:	1"=50'	DRAWN BY:	JAP/MNR
DATE ISSUED:	Oct. 12th, 2023	REVIEWED BY:	JTH
PROJECT JOB#:	3713	FIELD BOOK #:	3713
CADD#:	- 3713-Brookhaven - Storm AB for NOT.dwg		

Brookhaven, LLC
1712 Mt. Nebo Road, Suite 100
Sewickley, PA 15143
Phone: 412-219-4509
Contact: Gary A. Sheffler, Jr. (Bud)

Sheet No.
2 of 2

LOCATION MAP 1" = 2000'





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Parcel Table – Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
104–E	1,730.569	0.040
107–A	2,681.345	0.062
107–B	1,729.900	0.040
107–C	1,729.900	0.040
107–D	1,729.900	0.040
107–F	2,736.197	0.063
111–A	4,430.763	0.102
111–B	2,524.114	0.058
111–C	2,489.930	0.057
111–D	2,455.791	0.056
111–E	2,421.652	0.056
111–F	3,636.731	0.083
112–A	2,634.754	0.060
112–B	1,844.625	0.042
112–C	1,844.625	0.042
112–D	3,466.539	0.080

Parcel Table – Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 107	12,337.81	0.283
Lot 111	17,958.98	0.412
Lot 112	9,790.54	0.225

Total property affected by this plan : 40,087.33 sq.ft. or 0.92 acres

Tabulation of Zoning Data at time of master plan approval.
Affected Zoning District : V-TND - Village Traditional Neighborhood Development

	Required	Provided on Master Plan	Provided on This Plan	Reference
Minimum Lot Size (Per Lot)	6000.00 sf	7083.89 sf	1,729.900 sf	(1)
Minimum Lot Width at Street Right of Way Line:	55.00 ft	76.40 ft	24.00 ft	(1)
Minimum Lot Width at Front Buiding Setback Line:	55.00 ft	68.00 ft	24.00 ft	
Minimum Front Yard Setback	15.00 ft	15.00 ft	15.00 ft	(2)
	5.00 ft	5.00 ft	5.00 ft	
Minimum Side Yard Setback (At End Dwelling Units):	10.00 ft	10.00 ft	10.00 ft	
	5.00 ft	5.00 ft	5.00 ft	
Minimum Distance Between Primary Buildings:	30.00 ft	20 ft	20 ft	

*Modification Granted for Building Separation as part of overall PRD Approval.

(1) Minimum on master plan referred to lot prior to subdivsion and not per unit
(2) From right of way line

Waivers granted on master plan that affect townhome construction:

§ 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rearyard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.
All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.

General Plan Notes

a. This plan is a re-subdivision of Lots 107, 111 & 112 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14
b. No additional units are proposed that were not originally planned for.
c. This plan is subject to any and all conditions of the previously approved and recorded plans.
d. If applicable, bearings labeled as (NR) are non-radial to the intersecting right of way line.

Property References

Ownership Reference:
Lot 107
Tax Parcel 180-S14-A107
Instrument # 202307170010256
Lot 111
Tax Parcel 180-S14-A111
Instrument # 202306020007692
Lot 112
Tax Parcel 180-S14-A112
Instrument # 202306020007692

Builder

DRB HOMES
Property Owner/Builder:
DRB Group Mid-Atlantic, LLC
4000 Town Center Blvd, Suite 200
Canonsburg, PA 15317

Drawing Number	1009-2325337
Drawing Scale	1"=20'
Date	June 12, 2023
Drawn By	
Revisions	

73000

Creekside Manor Amendment 4

Being a Re-subdivision of Lots 107, 111 & 112 of the Creekside Manor Phase 1 Plan of Lots As recorded in Plan Book 405, Pages 12-14
Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

Instr: 202311150017203
Pgs: 1 F: $45.00 11/15/2023 11:00 AM
Michele Mustello T202308013002
Butler County Recorder PA

DRB Group Mid-Atlantic, LLC

By a resolution approved on the 17th day of October, 2023, the Board of Directors of the **DRB Group Mid-Atlantic, LLC** , Maryland Limited Liability Company, owners of the land shown on the **Creekside Manor Amendment No. 4,** 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 and dedication shall be binding upon the corporation and upon its successors and assigns.

DRB Group Mid-Atlantic, LLC

Signature of Officer Witnessing — Nicholas J. Hullhorst, Printed Name & Title of Officer Witnessing

Signature of Authorized Officer — JAY COLVIN Division President, Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Washington personally appeared Jay Colvin of **DRB Group Mid-Atlantic, LLC** who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 17th day of October, 2023.

My commission expires the 4th day of November, 2023.

(Seal) _____ Notary Public

Commonwealth of Pennsylvania - Notary Seal
Lori Sue Deal, Notary Public
Washington County
My commission expires November 4, 2025
Commission number 1280056
Member, Pennsylvania Association of Notaries

I hereby certify that the title to the property contained in the **Creekside Manor Amendment No. 4** is in the name of **DRB Group Mid-Atlantic, LLC** and is recorded at **Instrument No. 202307170010256 & 202306020007692.** I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Signature of Authorized Officer

Surveyor

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

10/16/2023 — Date — James A. Sperdute, RS # 24457-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR No. SU054370 — PENNSYLVANIA

Registered Surveyor

Jackson Township Planning Director/Manager

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

11/13/2023 — Date — Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 19th day of October, 2023 pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township 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 — Nikki Colton, Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 13th day of November, 2023 The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township 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 applicant by Jackson Township on the 15th day of November, 2023.

Township Manager/Secretary

JACKSON TOWNSHIP BUTLER COUNTY, PA

Jackson Township Board of Supervisors

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20th day of SEPT, 2023

Secretary — Chairperson

BUTLER COUNTY PLANNING COMMISSION

Butler County Planning Commission

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 414, page(s) 11.

Given under my hand and seal this 8th day of November, 2023.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

Butler County Recorder of Deeds

PLAN BOOK	PAGE
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OWNER'S ADOPTION

THE STARBRIGHT PARTNERS, LP, OWNER OF THE LAND SHOWN ON THE CRUIKSHANK FARMS PLAN NO. 3 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 23 DAY OF OCTOBER, 2023.

Sallie Starr Paracca
PARTNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE SALLIE STARR PARACCA, PARTNER OF STARBRIGHT PARTNERS LP, 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 23 DAY OF OCTOBER, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

Debra L DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

Oct 19, 2023
DATE

STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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

SECRETARY / TWP man — CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY — OF

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2023-22, EFFECTIVE THIS 18 DAY OF OCTOBER, 2023.

SECRETARY / TWP man — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 27 DAY OF SEPTEMBER, 2023

SECRETARY / TWP man — CHAIRMAN, PLANNING COMMISSION

MUNICIPAL ENGINEER

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

11/15/2023 — DATE
PE083712 — REG. NO.
SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JEFFREY A. MIKESIC — ENGINEER — PE083712

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF JULY, 2023

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

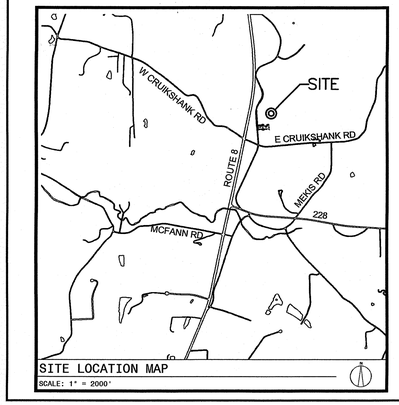
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 414, PAGE(S) 12

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF NOVEMBER, 2023.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

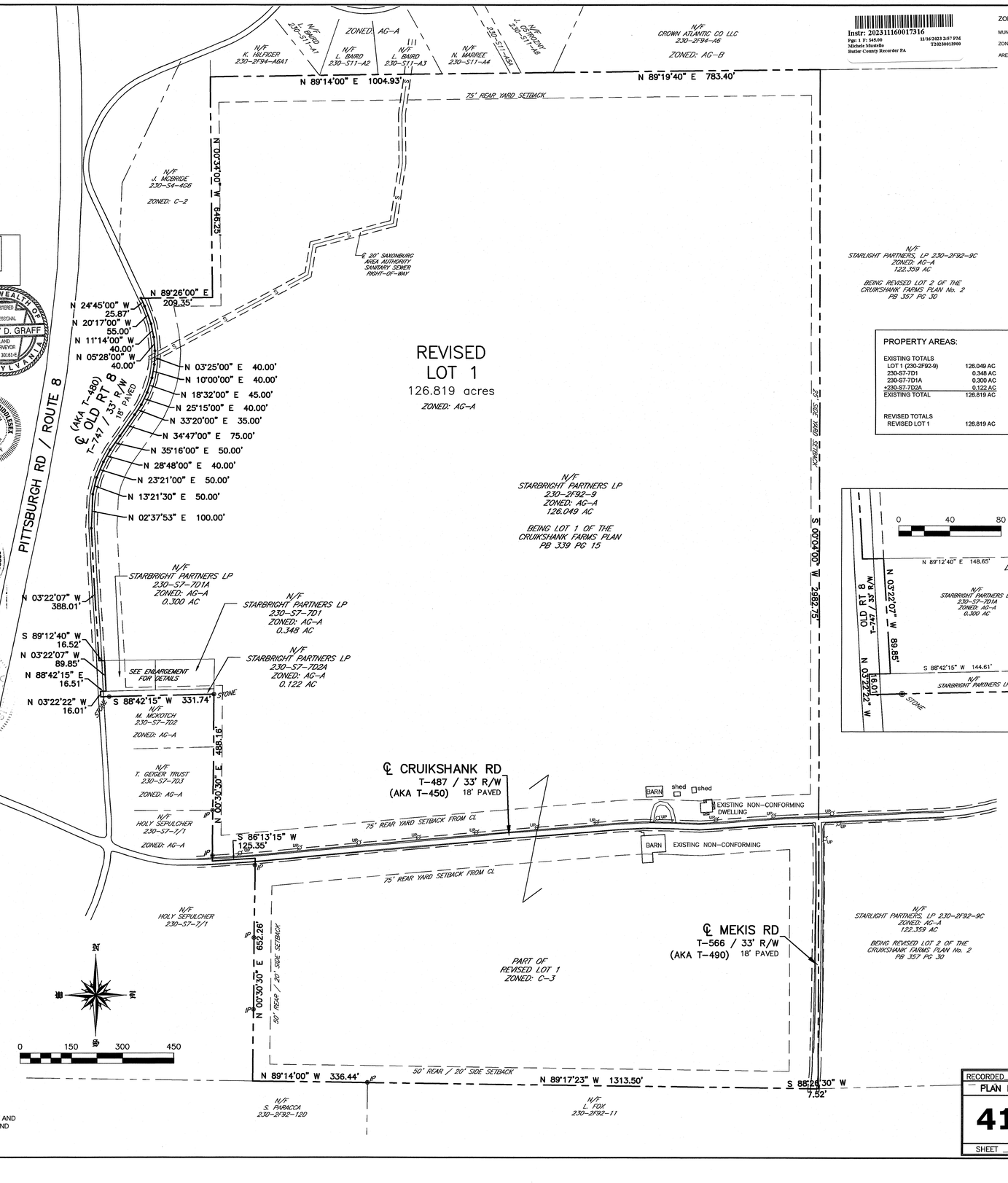
RECORDER OF DEEDS — BUTLER COUNTY PA



SITE LOCATION MAP
SCALE: 1" = 2000'

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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



Instr: 202311160017316
11/16/2023 2:57 PM
T20230013900
Page: 1 P: 145.00
Michele Mustello
Butler County Recorder PA

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF MIDDLESEX

ZONING DISTRICT: C-3 REGIONAL SCALE COMMERCIAL

AREA AND BULK REGULATIONS:
1. MINIMUM LOT SIZE: 1 ACRE
2. MINIMUM LOT WIDTH: 150 FEET
3. MAXIMUM LOT COVERAGE: 40%
4. SET BACK REQUIREMENTS:
   - 4.1. MINIMUM FRONT YARD: 85 FEET FROM FRONT LOT LINE PLUS ON FOOT FOR EACH BUILDING OVER 36 FEET
   - 4.2. MINIMUM SIDE YARD
     - 4.2.1. ADJOINING AG OR R DISTRICT: 50 FEET
     - 4.2.2. ALL OTHERS: 20 FEET EACH SIDE
   - 4.3. MINIMUM REAR YARD: 50 FEET

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF MIDDLESEX

ZONING DISTRICT: AG-A RURAL RESIDENTIAL

AREA AND BULK REGULATIONS:
1. MINIMUM LOT SIZE
   - 1.1. FARM: 20 ACRES
   - 1.2. SINGLE FAMILY DWELLING
     - 1.2.1. PUBLIC WATER AND SEWAGE: 0.75 ACRE
     - 1.2.2. WITHOUT PUBLIC WATER OR SEWAGE: 1 ACRE
   - 1.3. TWO FAMILY DWELLING
     - 1.3.1. PUBLIC WATER AND SEWAGE: 1.5 ACRE
     - 1.3.2. WITHOUT PUBLIC WATER OR SEWAGE: 2 ACRES
   - 1.4. SCHOOL: 5 ACRES
   - 1.5. ALL OTHER USES: 1 ACRE
2. MINIMUM LOT WIDTH
   - 2.1. FARMS: 200 FEET
   - 2.2. SINGLE FAMILY DWELLING: 125 FEET
   - 2.3. TWO FAMILY DWELLING: 175 FEET
   - 2.4. ALL OTHER USES: 150 FEET
3. MAXIMUM LOT COVERAGE
   - 3.1. FARMS: 5%
   - 3.2. ALL OTHER: 20%
4. SET BACK REQUIREMENTS.
   - 4.1. MINIMUM FRONT YARD = 50 FEET FROM FRONT LOT LINE OR 75 FROM CENTERLINE, WHICHEVER IS GREATER
   - 4.2. MINIMUM SIDE YARD
     - 4.2.1. DWELLINGS: 25 FEET EACH SIDE
     - 4.2.2. ACCESSORY STRUCTURES: 10 FEET EACH SIDE
   - 4.3. MINIMUM REAR YARD
     - 4.3.1. DWELLINGS: 75 FEET
     - 4.3.2. ACCESSORY STRUCTURES: 10 FEET

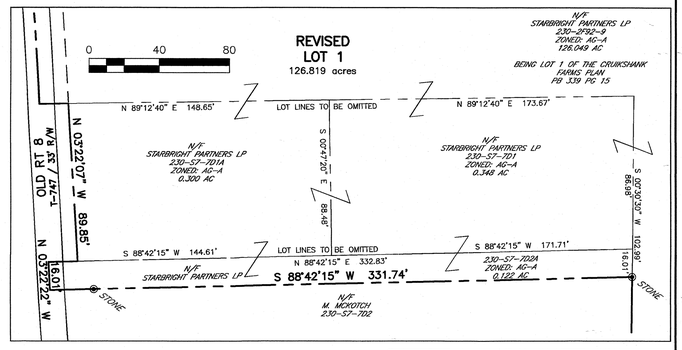
PROPERTY AREAS:

EXISTING TOTALS	
LOT 1 (230-2F92-9)	126.049 AC
230-S7-7D1	0.348 AC
230-S7-7D1A	0.300 AC
±230-S7-7D2A	0.122 AC
EXISTING TOTAL	126.819 AC
REVISED TOTALS	
REVISED LOT 1	126.819 AC

GENERAL NOTES:

1. TAX IDS: 230-2F92-9, 230-S7-7D1, 230-S7-7D1A, 230-S7-7D2A
2. PROPERTY OWNER: STARBRIGHT PARTNERS LP
3. ADDRESS: 1335 E. CRUIKSHANK RD, BUTLER PA 16002
4. ZONING DISTRICT: AG-A RURAL RESIDENTIAL, C-3 REGIONAL SCALE COMMERCIAL
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. CRUIKSHANK FARMS PLAN PLAN BOOK 339 PG 15

PARCEL ENLARGEMENT:



REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER RECEIVED 9/27/23 AND DATED 9/26/23	SDG	9/28/2023

GRAFF SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

CRUIKSHANK FARMS PLAN No 3

BEING A

CONSOLIDATION

FOR

STARBRIGHT PARTNERS LP

SITUATE
MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/21/2023	SDG	Sdg	1" = 150'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-100	230-2F92-9 230-S7-7D1, 7D1A, 7D2A	A

RECORDED _____ 20__

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SHEET _____ of _____

KNOW ALL MEN BY THESE PRESENTS; THAT ***LINDA J. HOHMAN***, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CLAY 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 CLAY, ***LINDA J. HOHMAN***, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLAY, 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 ***LINDA J. HOHMAN***, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12 DAY OF July 2023.

ATTEST:

Linda J. Hohman
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 ***LINDA J. HOHMAN*** AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 12 DAY OF July 2023.
MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2024.

Darrin J. Nichter
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

CLAY TOWNSHIP PLANNING COMMISSION REVIEW

Reviewed by the Clay Township Planning Commission
this 23rd day of October, 2023.

Beth Hays (Secretary)
Richard F. Geyer (Chairman)

MUNICIPAL APPROVAL

The Board of Supervisors of the Township of Clay hereby gives public notice that in approving this plan for recording purposes only, the Township of Clay 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 ***CLAY TOWNSHIP***
this 26 day of October, 2023

Beth Hays (Secretary)
David L. Beachem (Chairman)

SEAL

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission
this 2 day of JUNE, 2023

R. Hahn JRM (Secretary)
J. Hahn JRM (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 23108

SEAL

PROFFESSIONAL CERTIFICATE

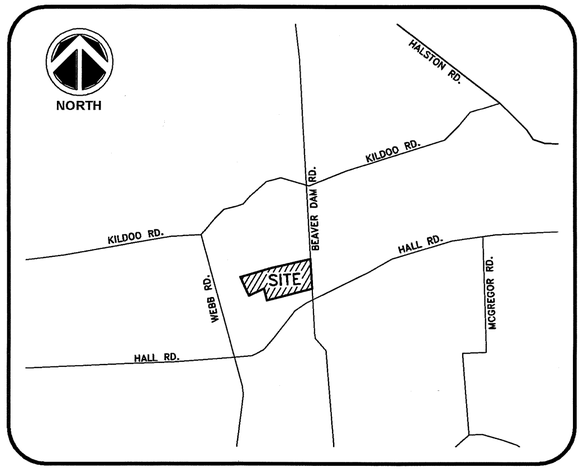
I, JEFFREY A. SHUTY, a Professional LAND SURVEYOR of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately 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.

SEAL
(Professional's Name)

SU075509
(Professional's Registration No.)

6/8/2023
(Date)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JEFFREY A. SHUTY — LAND SURVEYOR No. SU075509



VICINITY MAP
NOT TO SCALE

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 414 Page(s) 13.
Given under my hand and seal this 17 day of November, 2023

Michele M. Mustello
(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA.

PLAN BOOK	PAGE
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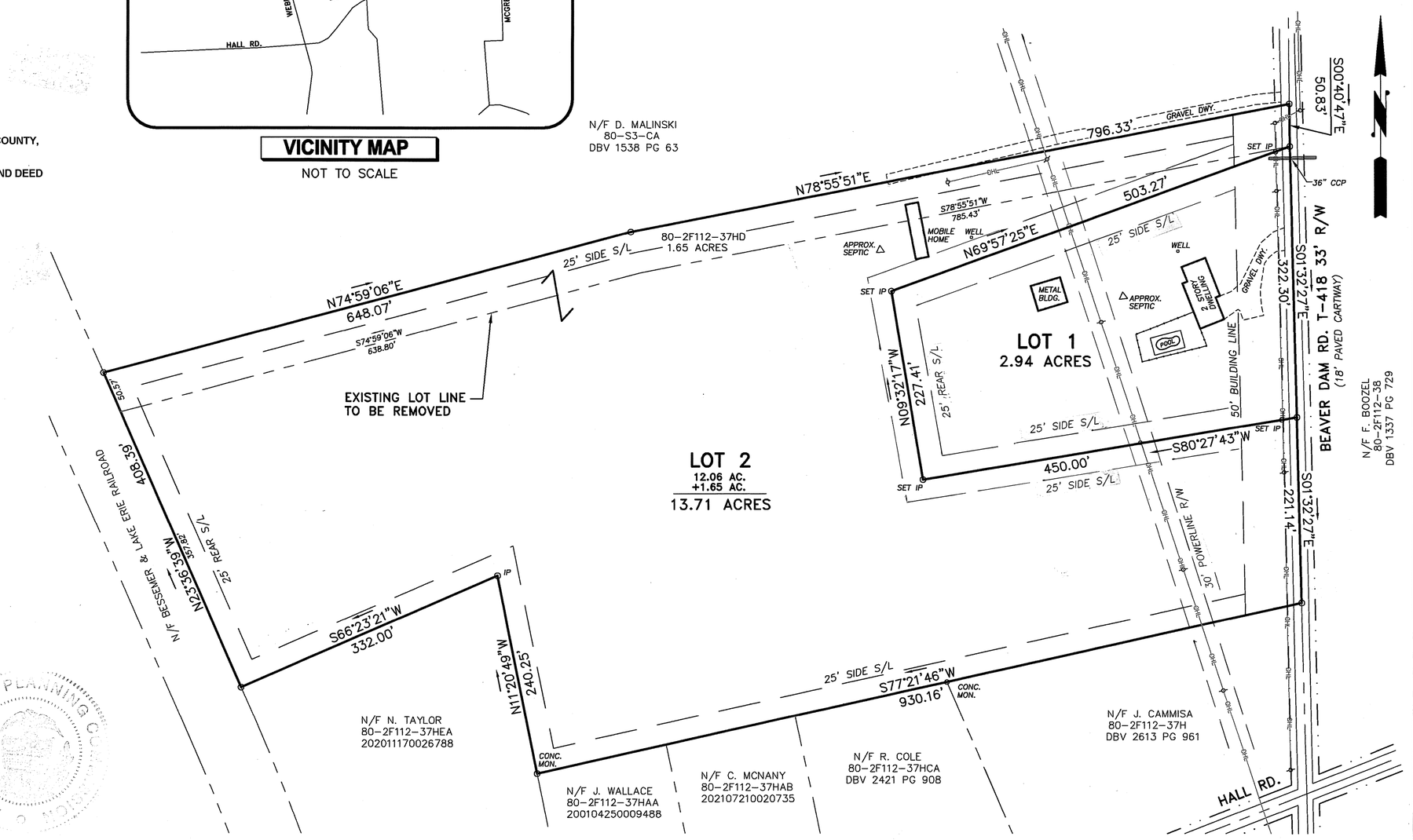
I, UNDERSTAND HEREBY DECLARE THAT I AM THE GRANTEE OF THE LAND SHOWN HEREON, AS LOT 2, AND WISH IT TO BE RECORDED AS SUCH.

Donald L Malinski
GRANTEE

Instr: 202311170017359
Pgs: 1 F: $45.00 11/17/2023 11:13 AM
Michele Mustello T20230013933
Butler County Recorder PA

NOTES:
1. PARCEL 80-2F112-37HD (HOHMAN) TO BE CONVEYED TO AND BECOME PART OF LOT 2 AS SHOWN HEREON.

TOTAL PLAN AREA 16.65 ACRES	
LOT 1	2.94 AC.
LOT 2	13.71 AC.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNER:
LINDA J. HOHMAN
574 BEAVER DAM RD.
BUTLER, PA 16001
724-421-6844

PARCEL ID: 80-2F112-37HB
DEED REF: DBV 1067 PG 139

PARCEL ID: 80-2F112-37HD
DEED REF: DBV 1143 PG 332
PBV 79 PG 10

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 100'
Date March 31, 2023
Job No. 3610

Hohman Subdivision

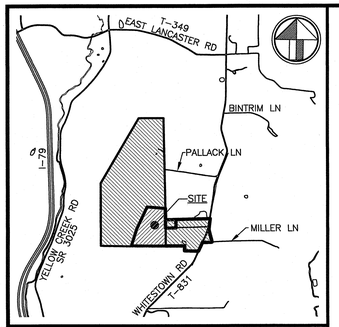
Situate in Clay Township
Butler County, Pa.

Prepared For
Don Malinski

Sheet No. 1 of 1

Instr: 202311170017412
Pgs: 2 Ti $85.00
Michele Mustello
Butler County Recorder PA
11/17/2023 4:13 PM
T20230013976

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF July 2023.

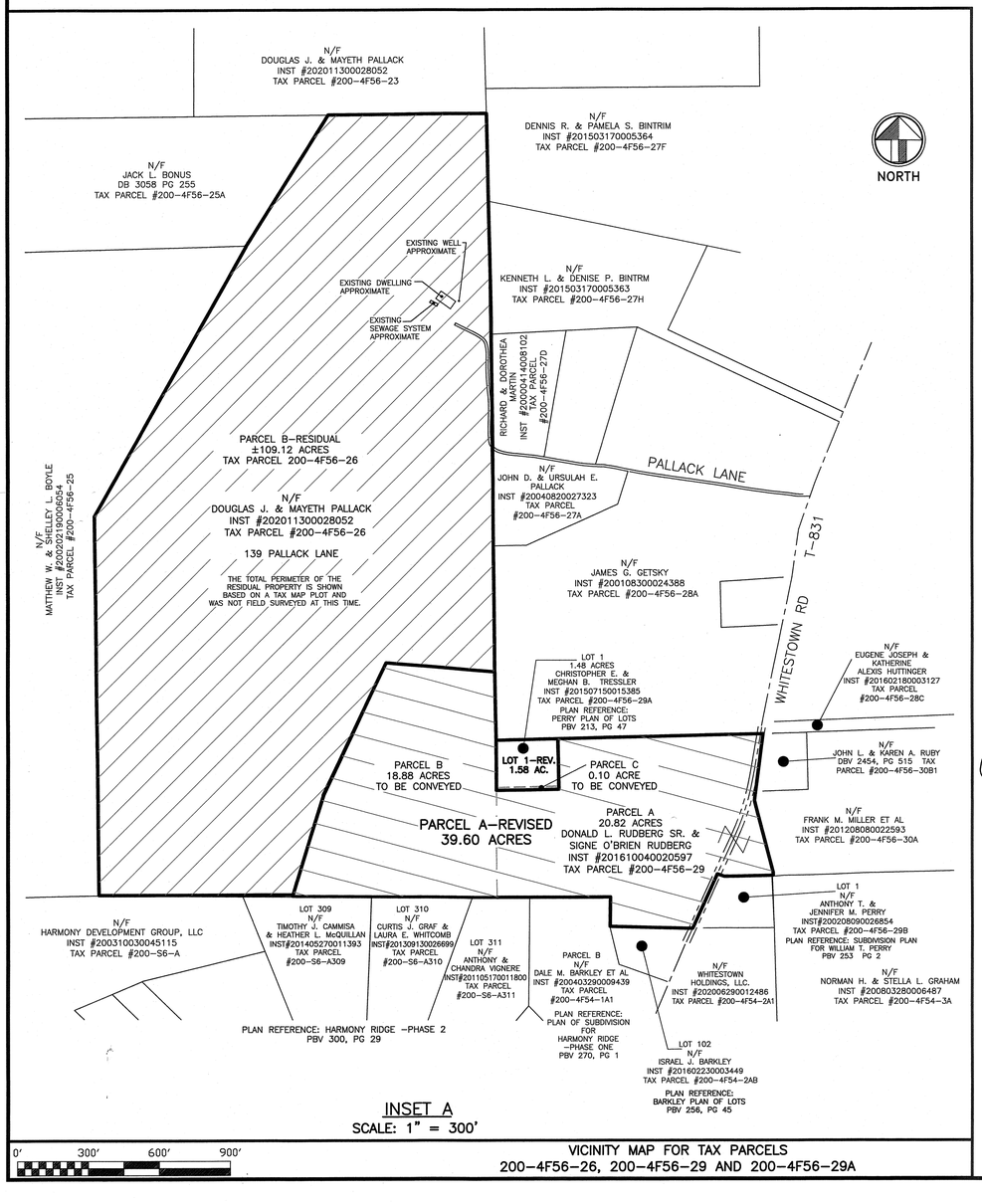
SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

LANCASTER TOWNSHIP

SEAL:



INSET A
SCALE: 1" = 300'

0' 300' 600' 900'

VICINITY MAP FOR TAX PARCELS
200-4F56-26, 200-4F56-29 AND 200-4F56-29A

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHRISTOPHER E. & MEGHAN B. TRESSLER, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CHRISTOPHER E. & MEGHAN B. TRESSLER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 1 DAY OF August, 2023.

ATTEST:

NOTARY PUBLIC — CHRISTOPHER E. TRESSLER — MEGHAN B. TRESSLER

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED CHRISTOPHER E. & MEGHAN B. TRESSLER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF August 2023.

MY COMMISSION EXPIRES THE 16 DAY OF November 2025

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Priscilla K. Ussack, Notary Public
Butler County
My commission expires November 16, 2025
Commission number 1410809
Member, Pennsylvania Association of Notaries

WE, CHRISTOPHER E. & MEGHAN B. TRESSLER, OWNERS OF THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CHRISTOPHER E. & MEGHAN B. TRESSLER, AS RECORDED IN INSTRUMENT NUMBER 201507150015385, RECORDER OF DEEDS OFFICE.

NOTARY PUBLIC — CHRISTOPHER E. TRESSLER — MEGHAN B. TRESSLER

I/WE PNC BANK N.A., MORTGAGEE OF THE PROPERTY CONTAINED IN THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS
GARY P. FISHER

(PRINT NAME AND TITLE WITH SIGNATURE)
Brittani Henshaw Authorized Signer

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

Thomas L. Thompson, 043880-E
PRINTED NAME & REGISTRATION NUMBER

SIGNATURE & DATE 10/25/2023

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 19th DAY OF October, 2023 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER 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 PLANNING DIRECTOR

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 15 DAY OF NOVEMBER 2023.

SECRETARY — PRESIDENT Chair

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DOUGLAS J. & MAYETH PALLACK, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DOUGLAS J. & MAYETH PALLACK, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 1 DAY OF August, 2023.

ATTEST:

NOTARY PUBLIC — DOUGLAS J. PALLACK — MAYETH PALLACK

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DOUGLAS J. & MAYETH PALLACK, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF August 2023.

MY COMMISSION EXPIRES THE 16 DAY OF November 2025

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Priscilla K. Ussack, Notary Public
Butler County
My commission expires November 16, 2025
Commission number 1410809
Member, Pennsylvania Association of Notaries

WE, DOUGLAS J. & MAYETH PALLACK, OWNERS OF THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DOUGLAS J. & MAYETH PALLACK, AS RECORDED IN INSTRUMENT NUMBER 202011300028052, RECORDER OF DEEDS OFFICE.

NOTARY PUBLIC — DOUGLAS J. PALLACK — MAYETH PALLACK

I/WE _____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS (PRINT NAME AND TITLE WITH SIGNATURE)

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD L. RUDBERG, SR. & SIGNE O'BRIEN RUDBERG, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DONALD L. RUDBERG, SR. & SIGNE O'BRIEN RUDBERG, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 1 DAY OF August, 2023.

ATTEST:

NOTARY PUBLIC — DONALD L. RUDBERG, SR. — SIGNE O'BRIEN RUDBERG

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DONALD L. RUDBERG, SR. & SIGNE O'BRIEN RUDBERG, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF August 2023.

MY COMMISSION EXPIRES THE 16 DAY OF November 2025

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Priscilla K. Ussack, Notary Public
Butler County
My commission expires November 16, 2025
Commission number 1410809
Member, Pennsylvania Association of Notaries

WE, DONALD L. RUDBERG, SR. & SIGNE O'BRIEN RUDBERG, OWNERS OF THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DONALD L. RUDBERG, SR. & SIGNE O'BRIEN RUDBERG, AS RECORDED IN INSTRUMENT NUMBER 201610040020597, RECORDER OF DEEDS OFFICE.

NOTARY PUBLIC — DONALD L. RUDBERG, SR. — SIGNE O'BRIEN RUDBERG

I/WE Justin Castillo - First Commonwealth Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE RUDBERG–PALLACK–TRESSLER LOT LINE REVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS
Kelly J. Miller

(PRINT NAME AND TITLE WITH SIGNATURE)
Justin Castillo - Financial Solutions Center Manager VP

Commonwealth Of Pennsylvania - Notary Seal
Kelly J Miller, Notary Public
Butler County
My Commission Expires June 7, 2025
Commission Number 1272964

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 414 PAGE 14-15
THIS 17TH DAY OF NOVEMBER, 2023.
GIVEN UNDER MY HAND AND SEAL

RECORDER — SEAL

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
414	14

±150.3 ACRES = TOTAL ACREAGE

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 232 WHITESTOWN ROAD HARMONY, PA 16037

OWNERS: DONALD L. RUDBERG, SR. SIGNE O'BRIEN RUDBERG 232 WHITESTOWN ROAD HARMONY, PA 16037

DEED REFERENCE: INST. NO. 201610040020597

TAX PARCEL NO.: 200–4F56–29

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 139 PALLACK LANE HARMONY, PA 16037

OWNERS: DOUGLAS J. & MAYETH PALLACK 139 PALLACK LANE HARMONY, PA 16037

DEED REFERENCE: INST. NO. 202011300028052

TAX PARCEL NO.: 200–4F56–26

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 242 WHITESTOWN ROAD HARMONY, PA 16037

CHRISTOPHER E. & MEGHAN B. TRESSLER 242 WHITESTOWN ROAD HARMONY, PA 16037

DEED REFERENCE: INST. NO. 201507150015385

TAX PARCEL NO.: 200–4F56–29A

RUDBERG - PALLACK-TRESSLER LOT LINE REVISION PLAN

[REVISION OF PARCEL "A" IN THE SUBDIVISION PLAN FOR WILLIAM T. PERRY (PBV 253 PG 2)
REVISION OF LOT 1 IN THE PERRY PLAN OF LOTS (PBV 213 PG 47)]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 27, 2023 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432–3007

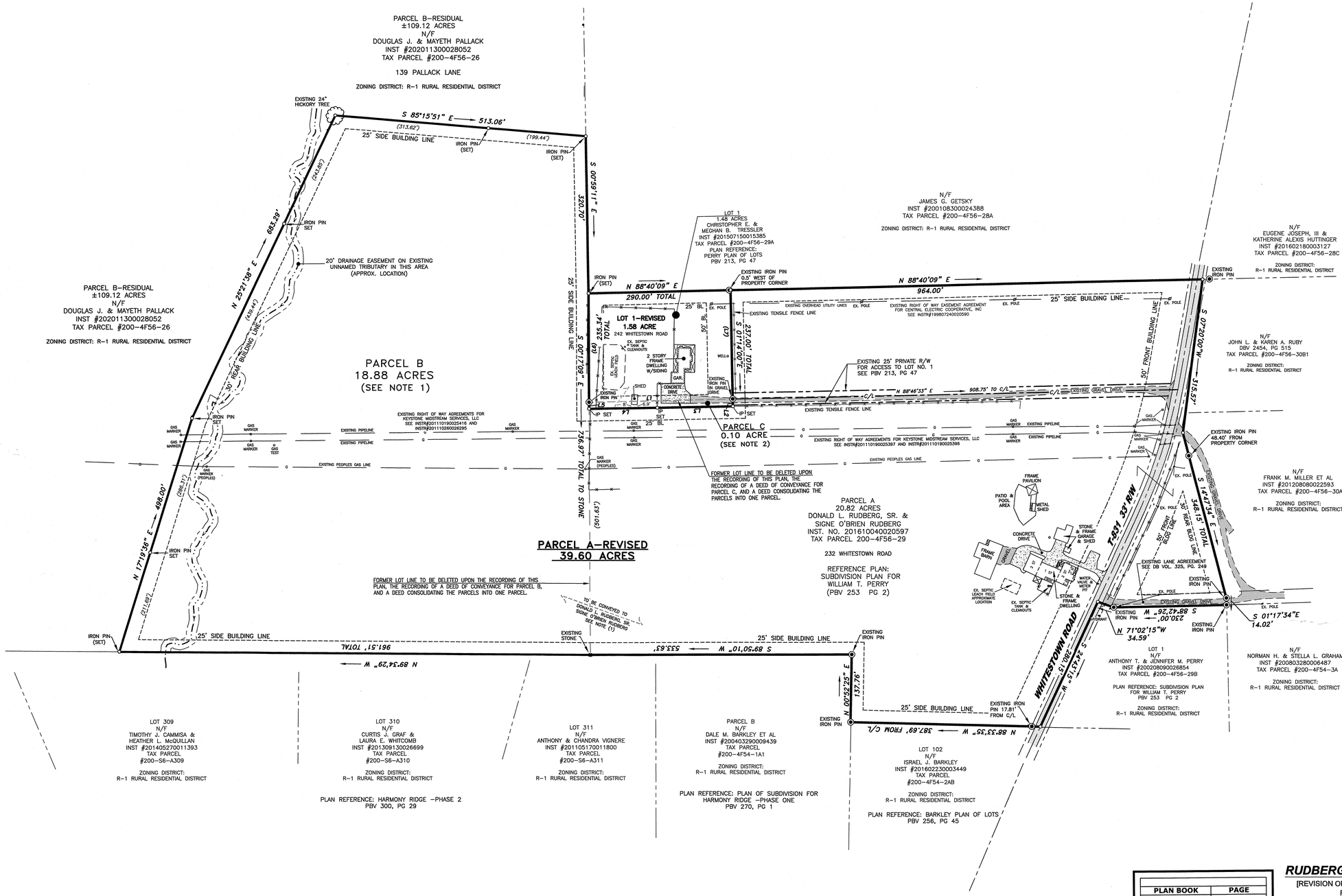
I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — SURVEYOR — SU-051840-E

REGISTRATION NO: SU-051840E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
7–14–23: TWP ENG COMMENT ADD DWELLING–UTILITIES	SM/TR	T.R.	5707–2023–SUB SHEET 1 OF 2

G:\Rudberg–5707–2023\Rudberg–5707–2023–StateR–1.dwg – Jul 14, 2023 @ 10:19am (DEDICATIONS) RUDBERG–PLANS.crd



THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
ORDINANCE NO. 86 DATED MAY 23, 2007

ZONING ORDINANCE:
ORDINANCE NO. 89 DATED NOVEMBER 17, 2008
AS AMENDED

R–1 RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE
MAXIMUM LOT WIDTH:	150 FEET
MAXIMUM LOT COVERAGE:	10% (INCLUDES ACCESSORY STRUCTURES)

BUILDING SETBACKS:

FRONT BUILDING SETBACK LINE:	50 FEET
SIDE BUILDING SETBACK LINE:	25 FEET
REAR BUILDING SETBACK LINE:	30 FEET

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	N 88°40'09" E	293.67'
L2	S 01°14'00" E	15.00'
L3	S 88°52'27" W	154.50'
L4	S 89°08'21" W	139.39'
L5	N 00°17'09" W	13.31'
L6	N 00°17'09" W	222.03'
L7	S 01°14'00" E	222.00'

NOTES:

(1) PARCEL B, 18.88 ACRES, LANDS OF DOUGLAS J. & MAYETH PALLACK, IS TO CONVEYED AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200–4F56–29 AS PRESENTLY OWNED BY DONALD L. RUDBERG, SR. AND SIGNE O'BRIEN RUDBERG, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201610040020597.
PARCEL B IS TO BECOME AN INTEGRAL PART OF 200–4F56–29 AND BECOME ONE PARCEL KNOWN AS PARCEL A–REVISED, CONSISTING OF 39.60 ACRES.

(2) PARCEL C, 0.10 ACRE, LANDS OF DONALD L. RUDBERG, SR. AND SIGNE O'BRIEN RUDBERG, IS TO CONVEYED AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200–4F56–29A AS PRESENTLY OWNED BY CHRISTOPHER E. & MEGHAN B. TRESSLER, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201507150015385.
PARCEL C IS TO BECOME AN INTEGRAL PART OF 200–4F56–29A AND BECOME ONE LOT KNOWN AS LOT 1–REVISED, CONSISTING OF 1.58 ACRES.

(3) LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1–800–242–1776.

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

REVISED LOT CALCULATIONS			
	PARCEL A–REVISED TAX PARCEL NO. 200–4F56–29	PARCEL B–RESIDUDAL TAX PARCEL NO. 200–4F56–26	LOT 1–REVISED TAX PARCEL NO. 200–4F56–29A
EXISTING AREA	20.82 ACRES (PARCEL A)	±128 ACRES	1.48 ACRES (LOT 1)
PARCEL B	+ 18.88 ACRES	– 18.88 ACRES	–
PARCEL C	– 0.10 ACRE	–	+ 0.10 ACRE
TOTAL REVISED LOT AREAS	39.60 ACRES (±1,724,976 SQ FT)	±109.12 ACRES (±4,753,267 SQ FT)	1.58 ACRES (68,825 SQ FT)

±150.3 ACRES = TOTAL ACREAGE

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 232 WHITESTOWN ROAD HARMONY, PA 16037
OWNERS: DONALD L. RUDBERG, SR. SIGNE O'BRIEN RUDBERG 232 WHITESTOWN ROAD HARMONY, PA 16037
DEED REFERENCE: INST. NO. 201610040020597
TAX PARCEL NO.: 200–4F56–29

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 139 PALLACK LANE HARMONY, PA 16037
OWNERS: DOUGLAS J. & MAYETH PALLACK 139 PALLACK LANE HARMONY, PA 16037
DEED REFERENCE: INST. NO. 202011300028052
TAX PARCEL NO.: 200–4F56–26

R–1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 242 WHITESTOWN ROAD HARMONY, PA 16037
OWNERS: CHRISTOPHER E. & MEGHAN B. TRESSLER 242 WHITESTOWN ROAD HARMONY, PA 16037
DEED REFERENCE: INST. NO. 201507150015385
TAX PARCEL NO.: 200–4F56–29A

PLAN BOOK	PAGE
414	15

RUDBERG - PALLACK-TRESSLER LOT LINE REVISION PLAN

[REVISION OF PARCEL "A" IN THE SUBDIVISION PLAN FOR WILLIAM T. PERRY (PBV 253 PG 2)
REVISION OF LOT 1 IN THE PERRY PLAN OF LOTS (PBV 213 PG 47)]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 27, 2023 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432–3007

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR TAMARA A. RANALLI SU-051843-E

REGISTRATION NO. SU-051843E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
7–14–23: TWP ENG COMMENT ADD 20' DRAINAGE EASEMENT	SM/TR	T.R.	5707–2023–SUB SHEET 2 OF 2

G:\Rudberg–5707–2023\Rudberg–5707–2023–StateR–1.dwg – Jul 14, 2023 @ 10:21am (DEDICATIONS) RUDBERG–PLANS.crd

WE, THE UNDERSIGNED JOSHUA A. WILHELM & EMILY ANNE BROWN

OWNERS OF LAND SHOWN ON THE BROWN & WILHELM PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 16 DAY OF November 2023.

NOTARY PUBLIC Lauren Elizabeth Verona

COMMONWEALTH OF PENNA.)
) S.S.
COUNTY OF BUTLER)

OWNER Emily Anne Brown
EMILY ANNE BROWN

OWNER Joshua A Wilhelm
JOSHUA A. WILHELM

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED OWNERS EMILY ANNE BROWN AND JOSHUA A. WILHELM, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF November 2023.

MY COMMISSION EXPIRES 9 DAY OF September 2023

NOTARY PUBLIC (SEAL)

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Lauren Elizabeth Verona, Notary Public
Allegheny County
My Commission Expires 09/03/2024
Commission Number 1367983

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE BROWN WILHELM PLAN IS IN THE NAME OF EMILY ANNE BROWN & JOSHUA A WILHELM AND IS RECORDED IN INSTRUMENT 202309140013592.

WITNESS OWNER Emily Anne Brown
EMILY ANNE BROWN

WITNESS OWNER Joshua A Wilhelm
JOSHUA A. WILHELM

SCHUMACHER MORTGAGE LLC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE BROWN WILHELM PLAN CONSENTS TO THE RECORDING OF SAID LPAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS MORTGAGEE Julie Soares, Operations Director
NAME AND TITLE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 17th DAY OF November 2023.
THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLICATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

CHAIRPERSON (JACKSON TOWNSHIP) (DATE) TOWNSHIP SECRETARY (JACKSON TOWNSHIP) (DATE)

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 17th DAY OF November 2023.
PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND, OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN USCH STREETS, LAND OR FACILITIES.

PLANNING DIRECTOR (JACKSON TOWNSHIP) 11/17/23 (DATE) TOWNSHIP SECRETARY (JACKSON TOWNSHIP) (DATE)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA

IN PLAN BOOK VOLUME 414 PAGE 16 INSTRUMENT NUMBER 202311200017452

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF Nov 2023

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF Nov. 2023.

CHAIRPERSON (BUTLER COUNTY) (DATE) SECRETARY (BUTLER COUNTY) (DATE)

BUTLER COUNTY PLANNING COMMISSION

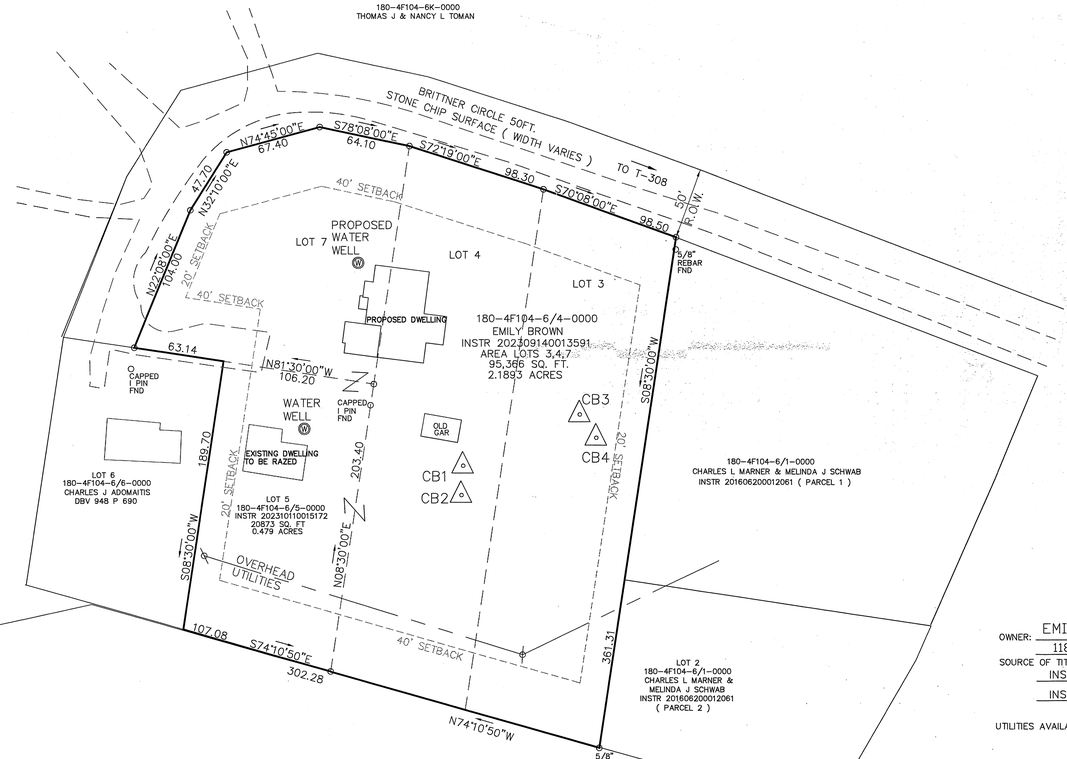
BUTLER COUNTY RECORDER OF DEEDS

JACKSON TOWNSHIP SEAL

JACKSON TOWNSHIP PLANNING DIRECTOR

NOTARY PUBLIC SEAL

Instr: 202311200017452
Pgs: 1 F: $45.00 11/20/2023 11:18 AM
Michele Mustello T20230014011
Butler County Recorder PA

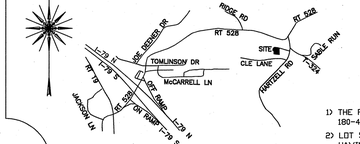


ZONING CHART	
ZONING DISTRICT	JACKSON TOWNSHIP
TOTAL TRACT AREA	2.668 ACRES
REQUIRED LOT SIZE	1.5 ACRES
REQUIRED SETBACKS	FRONT & REAR YARD 40 FT
ZONING CHART	SIDE YARD 20 FT
ZONING CHART	ACCESSORY 10 FT
ZONING CHART	MINIMUM LOT WIDTH 150 FT
MAX DEVELOPMENT DENSITY	50 % COVERAGE MAXIMUM
BUILDING HEIGHT	PROPOSED ONE STORY HOUSE
NUMBER OF LOTS	2 LOTS CONSOLIDATED

OWNER: EMILY ANNE. BROWN & JOSHUA A. WILHELM
118 BRITTNER CIRCLE ZELIENOPLE, PA. 16063

SOURCE OF TITLE : TAX REFERENCE :
INSTR. # 202309140013591 TAX MAP 180-4F104-6/4-0000
INSTR. # 202310110015172 TAX MAP 180-4F104-6/5-0000

UTILITIES AVAILABLE : UTILITIES AVAILABLE: ELECTRIC



LOCATION MAP
SCALE 1"=2,000'±

NOTES

1) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOT 5 PARCEL 180-4F104-6/5-0000 WITH LOTS 3,4,7 PARCEL 180-4F104-6/4-0000.
2) LOT 5 HAVING AN AREA OF 20873 SQ. FT 0.479 ACRES LOTS 3,4,7 HAVING AN AREA OF 95,366 SQ. FT. 2.1893 ACRES. THE NEW LOT HAVING A NEW TOTAL AREA OF 116,239 SQ. FT. 2.668 ACRES
3) RIGHT OF WAY BETWEEN LOT 5 AND LOTS 3,4,7, RECITED IN INSTRUMENT NUMBER 201704210008299 HAS BEEN REMOVED IN INSTRUEMNT NUMBER 202310160015406

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP

SURVEYOR R.P.S. THOMAS A. HEWITT ND. SU075692 DATE NOVEMBER 13 , 2023

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS A. HEWITT
No. SU075692

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

PLAN BOOK	PAGE
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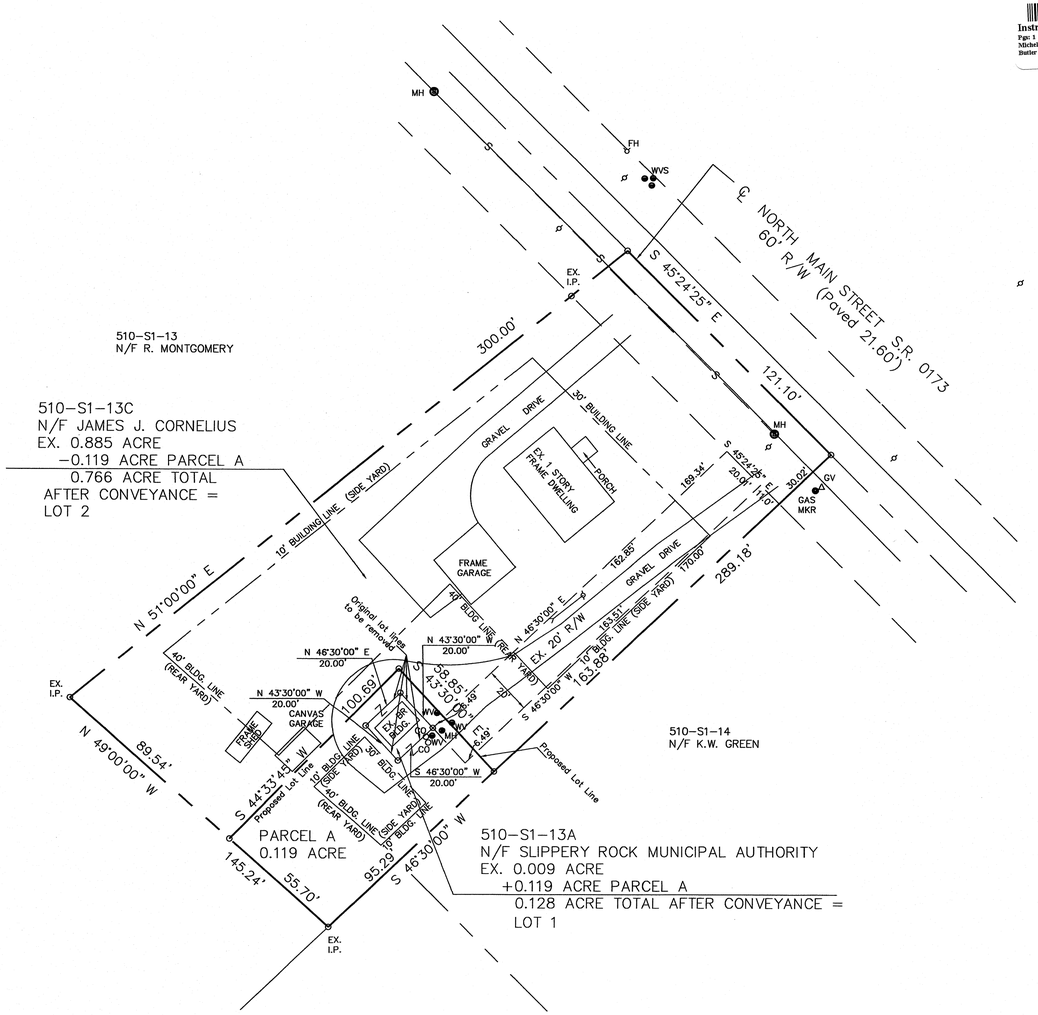
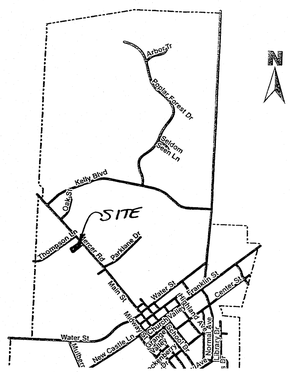
BROWN & WILHELM PLAN
CONSOLIDATION PLAN OF LOTS
SITUATE IN
JACKSON TWP. * BUTLER COUNTY * PA,
BEING LOTS 3,4,5 & 7 IN HERBERT C. BRITTNER
UNRECORDED PLAN OF LOTS
SURVEYED FOR
EMILY BROWN
SCALE 1" = 50' * DATE NOVEMBER 13, 2023
BOOK 94 * SURVEY NO 2313BROWN

LAUREL HIGHLANDS SURVEYING CO
192 FORSYTHE RD RUFFSDALE, PA 15679 PHONE 724 696 5296

Laurel Highlands Surveying Co.
192 FORSYTHE ROAD RUFFS DALE, PA. 15679
PHONE 724-696-5296

Instr: 202311210017543
11/21/2023 2:07 PM
Pgs: 1 F: $45.00
Michele Mustello
T20230014080
Butler County Recorder PA





VICINITY MAP

NOTES:

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

ZONING: R-1 RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

30' FRONT YARD
10' SIDE YARD
40' REAR YARD

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS MUNICIPALITY, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PURPOSE OF THIS PLAN IS TO CONVEY AND COMBINE PARCEL A WITH ADJOINING LANDS OF SLIPPERY ROCK MUNICIPAL AUTHORITY, TAX PARCEL 510-S1-13A.

0 30 60 90

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8th day of November, 20 23

ATTEST:

NOTARY PUBLIC

~~Barry Harlow, CHAIRMAN~~ Ronald Greenwald, Vice Chairman

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 ~~Barry Harlow, Chairman~~ Ronald Greenwald, Vice Chairman of the Slippery Rock Municipal Authority, 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 8th day of November, 20 23

My Commission expires the 10th day of December, 20 26

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Chrisanne Gail Morris, Notary Public
Butler County
My commission expires December 10, 2026
Commission number 1259588
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of November, 20 23

ATTEST:

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day. WITNESS MY HAND AND NOTARIAL SEAL this 9th day of November, 20 23

My Commission expires the 10th day of December, 20 26

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Chrisanne Gail Morris, Notary Public
Butler County
My commission expires December 10, 2026
Commission number 1259588
Member, Pennsylvania Association of Notaries

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

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

DATE July 31, 2023 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Slippery Rock this 17 day of OCTOBER, 20 23

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Borough Planning Commission this 12 day of OCTOBER, 20 23

SECRETARY SEAL Douglas E. Cook CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING

Reviewed by the Butler County Planning Commission this 16TH day of Aug., 20 23

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

RECORDER OF DEEDS BUTLER COUNTY, PA

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 414 page 17.

Given under my hand and seal this 21st day of November, 20 23

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
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L S J

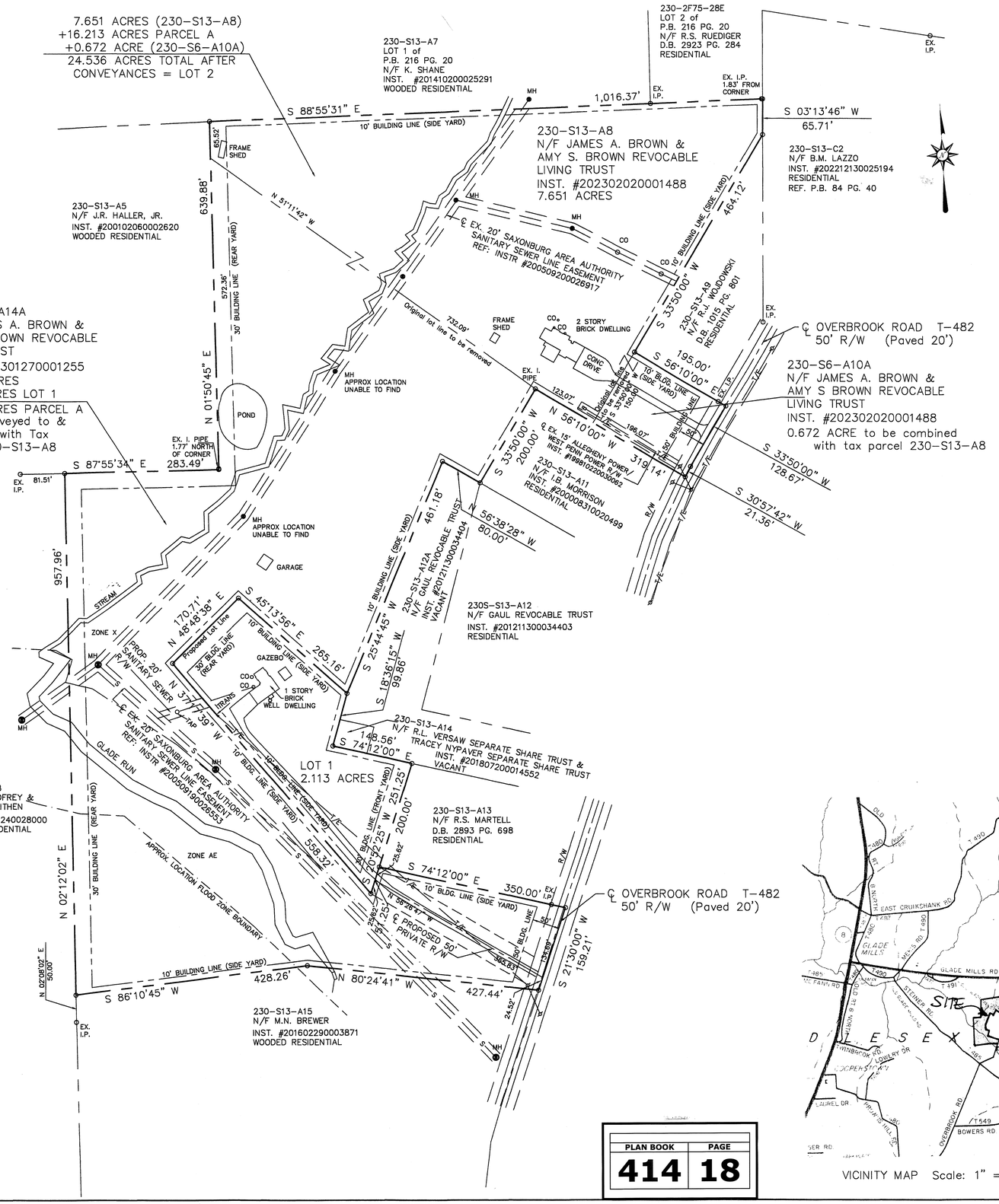
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: SLIPPERY ROCK MUNICIPAL AUTHORITY
and
JAMES J. CORNELIUS

SITUATE: SLIPPERY ROCK BORO., BUTLER CO., PA

Date 07/31/2023	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 510-S1-13A, 13C		Inst. # 202104260011648 20111017002510	Service No. 23-085
Address MAIN STREET			



PLAN BOOK	PAGE
414	18

VICINITY MAP Scale: 1" = 2000'

0 100 200 300

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA, THIS PROPERTY LIES IN ZONES AE & X

ZONE AE: SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE X – AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: JAMES & AMY BROWN
447 OVERBROOK ROAD
VALENCIA, PA 16059

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

REF: PLAN OF SUBDIVISION FOR ESMENE LISOTTO BY OLSEN, ZARNICK & SEYBERT, INC. 10/13/80, REVISED 10/29/80, #80-148, P.B. 84 PG. 40.

REF: SURVEY FOR JOSEPH V. FISHER BY LUCAS ENGINEERING CO., P.B. 62 PG. 22A & 22B.

REF: FREIMUTH PLAN NO. 1, P.B. 216 PG. 20.

ZONING: R-2 RESIDENTIAL
SETBACK REQUIREMENTS:
30' FRONT SETBACK OR 50' FROM STREET R/W
10' SIDE SETBACK
30' REAR SETBACK

Instr: 202311210017547
Pgs: 1 F: $45.00 11/21/2023 2:12 PM
Michele Mustello T20230014082
Butler County Recorder PA

We, James A. Brown and Amy S. Brown, Trustees of the James A. Brown and Amy S. Brown Revocable Living Trust, of the land shown on the James A. Brown and Amy S. Brown Revocable Living Trust Subdivision, hereby adopt this plan as our Plan of Lots and irrevocable dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, we hereby covenant and agree to and by these presents release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20 day of Nov., 2023.

ATTEST:

NOTARY PUBLIC TRUSTEE TRUSTEE

Commonwealth Of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2026
Commission Number 1281872

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named James A. Brown and Amy S. Brown, Trustees of the James A. Brown and Amy S. Brown Revocable Trust and acknowledged the foregoing adoption, 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 20 day of Nov., 2023.

My Commission expires the 24 day of Feb, 2026.

SEAL

NOTARY PUBLIC

Commonwealth Of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2026
Commission Number 1281872

CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the James A. Brown and Amy S. Brown Subdivision is in the names of James A. Brown and Amy S. Brown and is recorded in Instrument #202302020001488 and Instrument #202301270001255. We further certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS OWNER OWNER

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

DATE July 11, 2023 SIGNATURE - REGISTRATION NO./SU-32490-E

(SEAL)

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

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

SECRETARY/TWP MAN CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 2023-21 this 18 day of OCTOBER, 2023.

SECRETARY/TWP MAN CHAIRMAN, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Middlesex this 27 day of SEPTEMBER, 2023.

SECRETARY/TWP MAN CHAIRMAN, Planning Commission

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712

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

DATE 11/15/2023 REG. NO. PE083712 (SEAL) SIGNATURE

Reviewed by the Butler County Planning Commission this 16th day of AUG., 2023.

SECRETARY SEAL CHAIRMAN, BUTLER COUNTY PLANNING

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 414 Page(s) 18.

Given under my hand and seal this 21 day of November 2023.

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

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

LOT LINE REVISION

FOR: JAMES A. BROWN & AMY S. BROWN, Trustees of the James A. Brown & Amy S. Brown Revocable Living Trust

SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 07/11/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel# 230-S13-A8, A14A, S6-A10A		Inst. # 202301270001255 202302020001488	Service No. 23-038
Address 427/447 OVERBROOK RD.			

Instr: 202311210017551
Pgs: 2 F: $85.00
11/21/2023 2:55 PM
Michele Mustello
Butler County Recorder PA
T20230014056

BRISTLECONE COURT 50'

SUNSET DRIVE 40'

HUGHES DRIVE 50'

OPEN SPACE A

LABEL	BEARING	DISTANCE
SAN 1	N 11°57'27" E	93.14'
SAN 2	S 33°8'10" W	386.75'
SAN 3	S 38°28'26" W	128.43'
SAN 4	N 11°54'57" E	108.40'
SAN 5	N 0°41'37" W	500.92'
SAN 6	N 40°43'2" E	347.16'
SAN 7	S 61°23'54" W	412.44'
SAN 8	N 13°32'33" E	59.72' (TIE)
SAN 9	N 49°16'58" W	5.00'
SAN 10	N 40°43'2" E	130.60'
SAN 11	N 12°1'18" E	356.85'

LABEL	BEARING	DISTANCE
STM 1	N 11°57'27" E	93.14'
STM 2	S 33°8'10" W	386.75'
STM 3	S 38°28'26" W	128.43'
STM 4	N 11°54'57" E	108.40'
STM 5	N 0°41'37" W	500.92'
STM 6	N 40°43'2" E	347.16'
STM 7	S 59°34'55" E	142.60'
STM 8	S 61°35'01" E	130.00

NOTES:
1. PLAN MERIDIAN IS BASED ON PENNSYLVANIA SOUTH NAD83 DATUM. GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNETGPS VRS NETWORK.

OWNER / DEVELOPER:
TWIN OAKS DEVELOPMENT, LLC
P.O. BOX 297
WEXFORD, PA 15090
724-720-5070

PROPERTY DATA:
USE: SINGLE FAMILY
ZONED S-1 SINGLE FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA: 7,200 S.F. OR 0.165 ACRE
PROPERTY SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD: 10 FEET
LOT 70' MIN. WIDTH

TOTAL PLAN AREA: 945,896 SQ. F.T OR 21.715 ACRES

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

PLAN BOOK	PAGE
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THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

PINE RIDGE PRD

SITUATE IN
BUFFALO TOWNSHIP
BUTLER COUNTY, PA
MADE FOR

TWIN OAKS DEVELOPMENT, LLC

SHEET 1 OF 2

PM: M.A.O. DB: M.F.R. CB: M.A.O. SCALE: 1" = 60'
Date: SEPT. 26, 2023
Job Number: C-41821
Dwg No: 404,300

© Gateway Engineers Inc. All Rights Reserved

Path & Filename=R:\Projects\41000s\1521 Pine Ridge PRD\-0000 Pine Ridge PRD\Dwg\01-Base\41821_RC Base and Sheets.dwg
Plot Date=11/21/2023 10:24 AM Michael A. Ogin, P.L.S. Save Date=11/20/2023 12:19 PM
18.01

CORPORATION ADOPTION
KNOW ALL MEN BY THESE PRESENTS:
THAT TWIN OAKS DEVELOPMENT LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HERBY HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES 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 BUFFALO, BUTLER COUNTY, TWIN OAKS DEVELOPMENT LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF BUFFALO OF BUTLER COUNTY, 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 TWIN OAKS DEVELOPMENT LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED SECRETARY, THIS 16th DAY OF OCT 2023

SECRETARY PRESIDENT

CORPORATION ACKNOWLEDGEMENT:
COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

ON THIS 16th DAY OF Oct. A.D. 2023 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Gary P Herbert OF TWIN OAKS DEVELOPMENT LLC WHO BEING DULY SWORN, DEPOSES AND SAYS 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 SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID TWIN OAKS DEVELOPMENT LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION Gary P Herbert OF F AND H PROPERTY DEVELOPMENT, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Gary P. Herbert, Pres/Sec
NAME AND TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN. WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 16 OF October, 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Montebell, Notary Public
Butler County
My commission expires February 28, 2027
Commission number 1432262
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 28th DAY OF Feb, 2027

CERTIFICATION OF TITLE:
I, GARY HERBERT OF TWIN OAKS DEVELOPMENT LLC OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TWIN OAKS DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NO. 201411200027831 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, MICHAEL ALLEN OGIN, 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.

MICHAEL ALLEN OGIN, PLS
REG. NO. SU-075288

10-16-23
DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF OCT, 2022

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 22222

BUFFALO TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 7 DAY OF JUNE, 2023

SECRETARY CHAIRMAN

MUNICIPAL APPROVAL:

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE BUFFALO TOWNSHIP BOARD OF SUPERVISORS THIS 8 DAY OF NOVEMBER 2023

SECRETARY CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 414 PAGE(S) 19-20

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF , 2023
November

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

PINE RIDGE PRD		
Lot #	**Area (S.F.)**	**Area (Acres)**
Lot #1	11,782	0.270
Lot #2	9,370	0.215
Lot #3	9,100	0.209
Lot #4	9,100	0.209
Lot #5	9,100	0.209
Lot #6	9,100	0.209
Lot #7	9,100	0.209
Lot #8	9,396	0.216
Lot #9	10,301	0.236
Lot #10	10,288	0.236
Lot #11	10,180	0.234
Lot #12	9,100	0.209
Lot #13	9,100	0.209
Lot #14	9,511	0.218
Lot #15	11,592	0.266
Lot #16	12,888	0.296
Lot #17	12,928	0.297
Lot #18	12,434	0.285
Lot #19	12,458	0.286
Lot #20	9,131	0.210
Lot #21	9,100	0.209
Lot #22	9,708	0.223
Lot #23	11,353	0.261
Lot #24	9,100	0.209
Lot #25	9,100	0.209
Lot #26	9,100	0.209
Lot #27	9,100	0.209
Lot #28	9,100	0.209
Lot #29	9,100	0.209
Lot #30	9,624	0.221
Lot #31	10,752	0.247
Lot #32	9,101	0.209
OPEN SPACE A	560,332	12.863
BRISTLECONE COURT	65,367	1.501
TOTALS	945,896	21.715

NOTARY

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR NO. SU075288

TOWNSHIP SUPERVISORS

COUNTY PLANNING
BUTLER COUNTY PLANNING

RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY, PA

TOTAL PLAN AREA: 945,896 SQ. F.T OR 21.715 ACRES

PLAN BOOK	PAGE
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THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

PINE RIDGE PRD

SITUATE IN
BUFFALO TOWNSHIP
BUTLER COUNTY, PA
MADE FOR
TWIN OAKS DEVELOPMENT, LLC

SHEET 2 OF 2

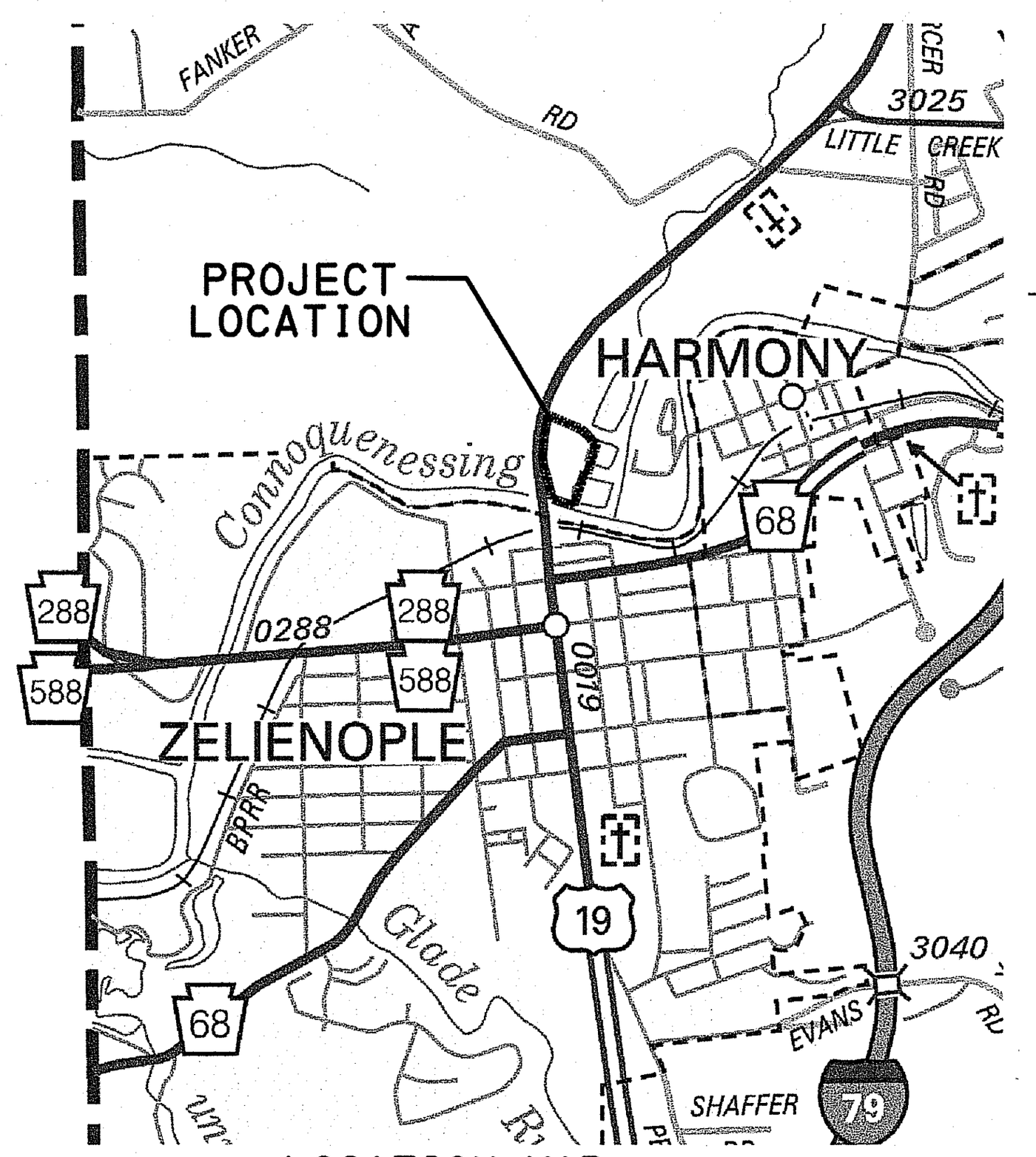
PM: M.A.O. DB: M.F.R. CB: M.A.O.

SCALE: N/A

Date: SEPT. 26, 2023
Job Number. C-41821
Dwg No: 404.300

© Gateway Engineers Inc. All Rights Reserved

Plot Date=10/16/2023 1:21 PM, John S. Robash
Path & Filename=R:\Projects\41000\41821 Pine Ridge PRD\-0000 Pine Ridge PRD\Dwg\01-Base\41821_RC Base and Sheets.dwg
Save Date=10/16/2023 1:08 PM



LOCATION MAP
(NOT TO SCALE)

BEARINGS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE

PROPERTIES SHOWN ARE WITHIN FEMA DESIGNATED FLOOD AREAS:
- ZONE AE
- OTHER FLOOD AREAS (ZONE X)

PREVIOUSLY GRANTED ZONING VARIANCES FROM HEARING ON APRIL 7, 2022:

SEC. 27-1702 — 45 REQUIRED PARKING SPACES BASED UPON GROSS FLOOR AREA AND EMPLOYEE COUNT REDUCED TO 33 SPACES.

SEC. 27-1706.A(1) — OFF STREET LOADING FACILITY FROM 14'X65' REDUCED TO 12'X65'.

SEC 27-502.D — MINIMUM SETBACK FROM A COMMERCIAL SERVICE STREET OF 15' REDUCED TO 1'.

WAIVERS REQUESTED:

SEC. 22-602.A(10)(a) — REQUEST TO PROVIDE AN 18' WIDTH ACCESS ROAD INSTEAD OF 24' WIDTH AS REQUIRED IN ORDINANCE.

SEC. 22-602.E(5) — REQUEST TO PROVIDE 7' RADIUS ON NORTHERN TIE-IN SIDE OF THE SERVICE ROAD INTO PLAZA ACCESS ROAD INSTEAD OF THE 25' AS REQUIRED. A "DO NOT TURN RIGHT" SIGN WILL BE PLACED ON THE PLAZA ACCESS ROAD AT THIS INTERSECTION.

SEC. 22-602.B(2) — REQUEST TO PROVIDE AN INTEGRAL 6" CURB BETWEEN THE 4' SIDEWALK AND THE ACCESS ROAD INSTEAD OF A 3' WIDE PLANTING STRIP.

JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

11-16-2023 (DATE) ________ (TOWNSHIP MANAGER/SECRETARY)

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 121, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED.

LAND OWNER'S ADOPTION AND DEDICATION

THE MSP PROPERTIES OF PENNSYLVANIA, LP, MITCHOL PAPPAN OF THE LAND SHOWN ON THE JACKSON TOWNSHIP DOLLAR GENERAL HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 13th DAY OF November, A.D., 2023.

ATTEST:

________ NOTARY PUBLIC ________ MSP PROPERTIES OF PENNSYLVANIA, L.P. REPRESENTATIVE

ACKNOWLEDGEMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BEAVER, PERSONALLY APPEARED THE ABOVE-NAMED MITCHOL PAPPAN, A PARTNER IN THE FIRM OF MSP PROPERTIES OF PENNSYLVANIA, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE AN ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF November, 2023.

MY COMMISSION EXPIRES THE 18th DAY OF July, 2025.

Commonwealth of Pennsylvania - Notary Seal
Kelly L. Gray, Notary Public
Beaver County
My commission expires July 18, 2025
Commission number 1151916
Member, Pennsylvania Association of Notaries

________ NOTARY PUBLIC

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON TOWNSHIP DOLLAR GENERAL LAND DEVELOPMENT IS IN THE NAME OF AND IS RECORDED IN DEED BOOK VOLUME______, PAGE______.

________ WITNESS ________ OWNER

____________, MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACKSON TOWNSHIP DOLLAR GENERAL LAND DEVELOPMENT CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN

________ WITNESS ________ OWNER

TOWNSHIP PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS______DAY OF____________, 20___.

________ (SECRETARY) ________ (CHAIRPERSON)

SURVEYOR'S CERTIFICATE

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

DAVID W. LAPEARLE 34201-E — 09/19/22 DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID W. LAPEARLE — LAND SURVEYOR — 34201-E

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE PLAN AND STORM DRAINAGE FACILITIES SHOWN HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

TONY F. SADAKA PE-044828-E — 09/19/22 DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TONY F. SADAKA — ENGINEER — No. PE-044828-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.

11/17/23 DATE — Benjamin L. Gilberti NAME — PE 077527 REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN L. GILBERTI — ENGINEER — PE077527

MUNICIPAL PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 1 DAY OF February, 2023.

________ (SECRETARY) ________ (CHAIRMAN)

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 16th DAY OF February, 2023, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED March 1, 2023 THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP 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 16th DAY OF November, 2023

________ (TOWNSHIP SECRETARY) ________ (CHAIRPERSON)

THIS PLAT WAS DELIVERED TO MSP PROPERTIES OF PENNSYLVANIA, LP BY JACKSON TOWNSHIP ON THE 28th DAY OF November, 2023

________ TOWNSHIP MANAGER/SECRETARY

JACKSON TOWNSHIP — BUTLER COUNTY, PA

TOWNSHIP PLANNING DIRECTOR APPROVAL

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 1st DAY OF March, 2023, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED Feb. 16, 2023 THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP 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 16th DAY OF November, 2023

________ (TOWNSHIP SECRETARY) Nikki Colton (PLANNING DIRECTOR)

THIS PLAT WAS DELIVERED TO MSP PROPERTIES OF PENNSYLVANIA, LP BY JACKSON TOWNSHIP ON THE 28th DAY OF November, 2023

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF Aug, 2022.

________ (SECRETARY) ________ (CHAIRMAN)

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOL. 414, PAGE 21.

GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF November, 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

________ RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

STORMWATER MANAGEMENT REVIEW

LANDOWNER'S ACKNOWLEDGEMENT

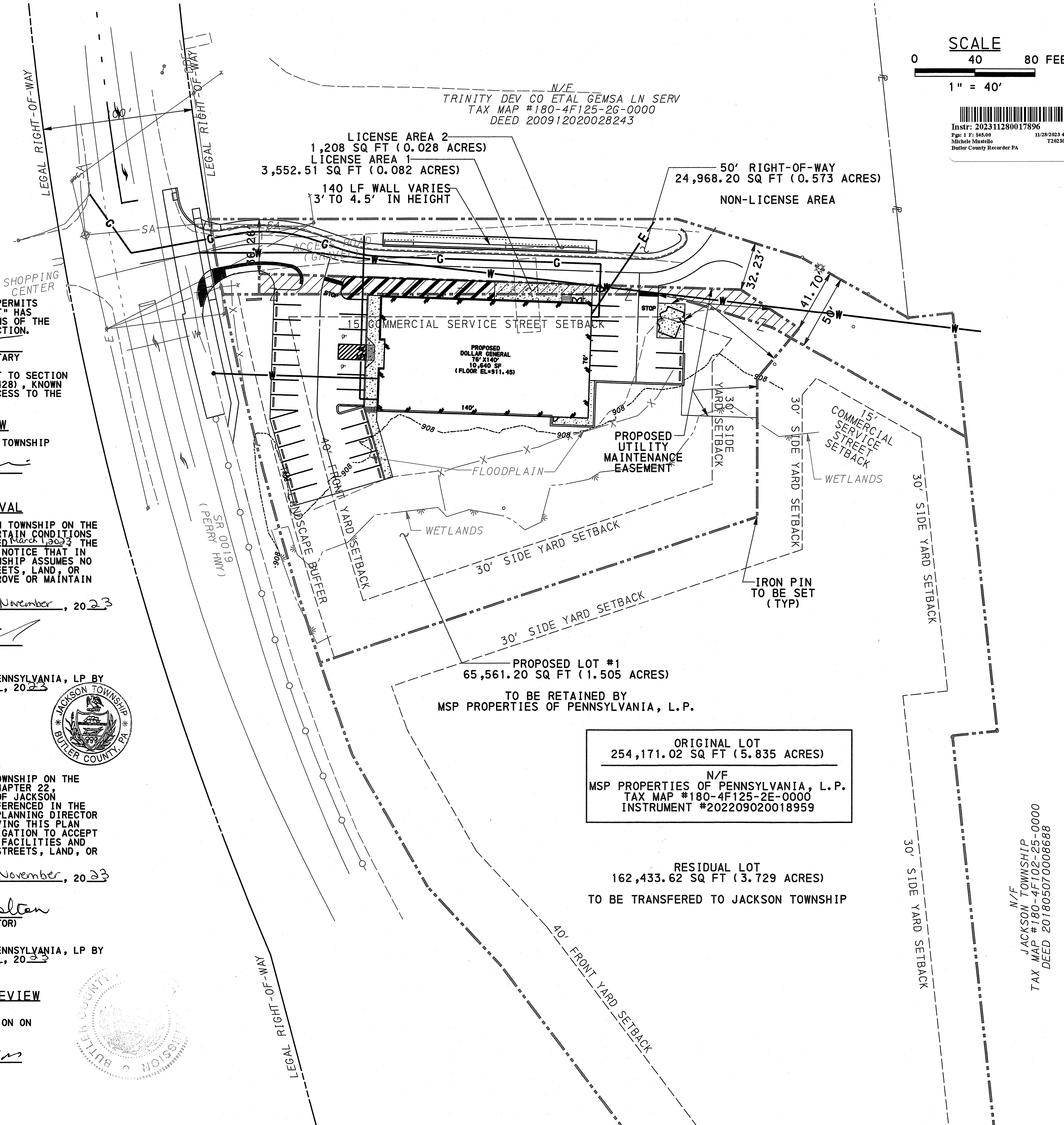
I, ________, HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF JACKSON TOWNSHIP.

ENGINEER'S CERTIFICATION

I, ________, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE JACKSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

MUNICIPAL REVIEW

I, Nikki Colton, HAVE REVIEWED THIS THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE JACKSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.



SCALE
0 40 80 FEET
1" = 40'

Instr: 202311280017896
Pgs: 1 F: $45.00 11/28/2023 4:05 PM
Michele Mustello T20230014346
Butler County Recorder PA

CHAPTER 27- ZONING	REQUIRED	PROVIDED	
MU - MIXED USE DISTRICT		PROPOSED LOT	RESIDUAL LOT
MINIMUM LOT AREA	1.5 AC	1.505 AC	3.729 AC
MINIMUM LOT WIDTH	250 FT	253 FT	459 FT
MINIMUM LOT WIDTH @BLDG LINE	200 FT	232 FT	NA
YARD DIMENSIONS			
FRONT YARD	40 FT	40 FT	40 FT
(TO COMMERCIAL SERVICE STREET)	15 FT	[1] 1 FT	15 FT
SIDE YARD	30 FT	97 FT	30 FT
REAR YARD	50 FT	NA	50 FT
LOT COVERAGE	50%	37%	NA
MINIMUM PARKING SPACES	43 SPACES	[2] 33 SPACES	NA
LOADING SPACE DIMENSION	14'X65'	[3] 12'X65'	NA
BUFFER YARD ALONG ROW	10 FT	14 FT	NA

1. VARIANCE GRANTED ON 4-7-2022 FOR 14' ENCROACHMENT ON 15' BUILDING SETBACK FROM A COMMERCIAL ROAD.
2. VARIANCE GRANTED ON 4-7-2022 TO PROVIDE 33 SPACES INSTEAD OF 43 AS CALCULATION FROM CODE.
3. VARIANCE GRANTED ON 4-7-2022 TO PROVIDE 12'X65' DELIVERY PAD INSTEAD OF REQUIRED 14'X65'.

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TONY F. SADAKA — ENGINEER — No. PE-044828-E

11/10/2023 ISSUED FOR CONSTRUCTION TFS

REVISIONS

DATE	TYPE	BY	CHK
8/8/22	REVISED PER COMMENT LETTERS AND PHONE MEETINGS	KLH	TFS
11/01/22	REVISED PER TWP COMMENT LETTER 8/16/22 AND HRG COMMENT LETTER 8/25/22	KLH	TFS
12/20/22	REVISED PER TWP COMMENT LETTER 11/11/22 AND HRG COMMENT LETTER 11/28/22	SMR	TFS
01/25/23	REVISED PER TWP COMMENT LETTER 01/13/23 AND HRG COMMENT LETTER 01/24/23	SMR	TFS
03/09/23	REVISED PER BCCD COMMENT LETTER 01/1023	SMR	TFS
05/02/23	REVISED PER BCCD COMMENT LETTER 04/26/23	KJT	TFS

PREPARED BY:
WIDMER ENGINEERING INC.
806 LINCOLN PLACE, BEAVER FALLS, PA 15010

RECORDING PLAN
PREPARED FOR
MSP PROPERTIES OF PENNSYLVANIA, L.P.
P.O. BOX 1567
BEAVER FALLS, PA 15010
SITUATE IN:
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

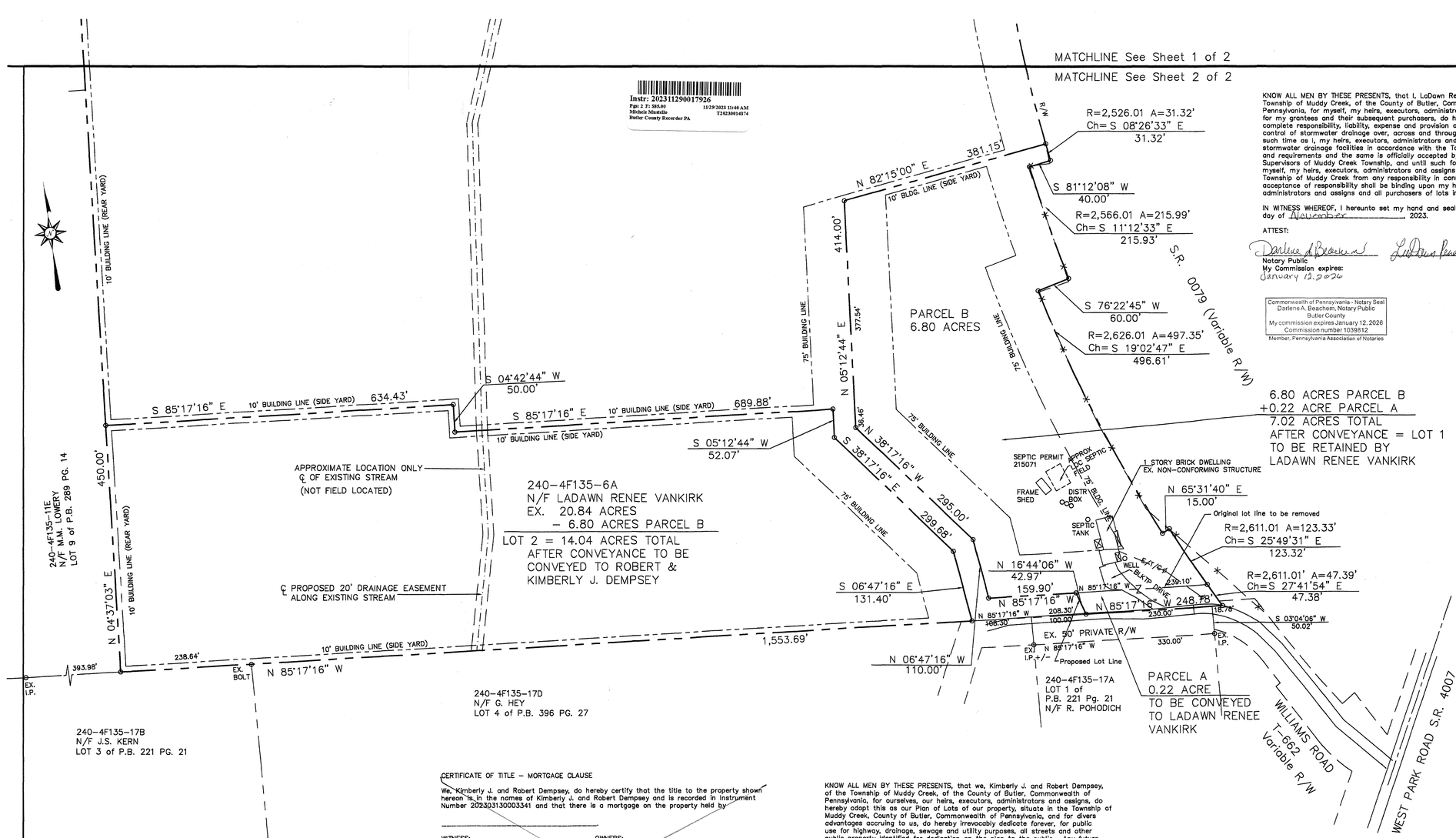
PROJECT #:	21159
FIELD BOOK #:	---
DRAWN:	KLH
CHECKED:	TFS
DATE:	JULY 2022
SCALE:	AS NOTED

SHEET NUMBER
1A OF 18

sritsema
9:29:01 AM
11/10/2023
G:\(2021)\21159 - Dollar General - Zelienople Site Development\PROJPLT\01A- Recording Plan.dgn

MATCHLINE See Sheet 1 of 2
MATCHLINE See Sheet 2 of 2

Instr: 202311290017926
Pgs: 2 Fr: $85.00 11/29/2023 11:46 AM
Michele Mustello
Butler County Recorder PA
T20230014374



KNOW ALL MEN BY THESE PRESENTS, that I, LaDawn Renee VanKirk, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my 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 I, my 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, I for myself, my 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 my heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13 day of November 2023.

ATTEST:

Darlene A Beachem — LaDawn Renee VanKirk

Notary Public — Owner

My Commission expires: January 12,2026

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, LaDawn Renee VanKirk, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, 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, I, LaDawn Renee VanKirk, 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 LaDawn Renee VanKirk, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13 day of November 2023.

ATTEST:

Darlene A Beachem — LaDawn Renee VanKirk

Notary Public — Owner

My Commission Expires: January 12,2026

I, LaDawn Renee VanKirk, fully understand 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.

LaDawn Renee VanKirk
Owner

COMMONWEALTH OF PENNSYLVANIA}
{SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared LaDawn Renee VanKirk, who being duly sworn according to law, deposes and says that she is the owner of the property shown on this plan, that the plan thereof was made at her direction, that she acknowledges the same to be her act and deed, and that she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of November 2023.

Darlene A Beachem
Notary Public

My Commission Expires: January 12,2026
SEAL

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

I, LaDawn Renee VanKirk, do hereby certify that the title to the property shown hereon is in the name of LaDawn Renee VanKirk and is recorded in Instrument Number 201107200017137 and that there is a mortgage on the property held by

WITNESS: N/A OWNER:

mortgagee of the property contained in the VanKirk & Dempsey Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: MORTGAGEE

PRINTED NAME AND TITLE

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

November 1, 2023 — Cheryl A. Hughes, P.L.S.
DATE — Registration No. SU-32490-E

We, Kimberly J. and Robert Dempsey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Kimberly J. and Robert Dempsey as recorded in Instrument Number 202303130003341, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against the property.

Witness — Robert Dempsey, Owner — Kimberly J. Dempsey, Owner

I, LaDawn Renee VanKirk, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of LaDawn Renee VanKirk, as recorded in Instrument Number 201107200017137, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against the property.

Witness — LaDawn Renee VanKirk, Owner

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

We, Kimberly J. and Robert Dempsey, do hereby certify that the title to the property shown hereon is in the names of Kimberly J. and Robert Dempsey and is recorded in Instrument Number 202303130003341 and that there is a mortgage on the property held by

WITNESS: N/A OWNERS:

mortgagee of the property contained in the VanKirk & Dempsey Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: MORTGAGEE

PRINTED NAME AND TITLE

KNOW ALL MEN BY THESE PRESENTS, that we, Kimberly J. and Robert Dempsey, 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 my 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 13 day of November 2023.

ATTEST:

Darlene A Beachem — Robert Dempsey, Owner — Kimberly J. Dempsey, Owner

Notary Public — Owner — Owner

My Commission Expires: January 12,2026

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Kimberly J. and Robert Dempsey, 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, Kimberly J. and Robert Dempsey, 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 Kimberly J. and Robert Dempsey, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13 day of November 2023.

ATTEST:

Darlene A Beachem — Robert Dempsey, Owner — Kimberly J. Dempsey, Owner

Notary Public — Owner — Owner

My Commission Expires: January 12,2026

We, Kimberly J. and Robert Dempsey, fully understand 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.

Robert Dempsey, Owner — Kimberly J. Dempsey, Owner

COMMONWEALTH OF PENNSYLVANIA}
{SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Kimberly J. and Robert Dempsey, 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 they acknowledge 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 13 day of November 2023.

Darlene A Beachem
Notary Public

My Commission Expires: January 12, 2026
SEAL

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 7TH day of NOVEMBER 2023.

ATTEST:

Marcie Chuba — James J Jomcse

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 15TH day of NOV 2023.

ATTEST:

Secretary, Board of Supervisors — Chairman, Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 18TH day of OCT. 2023.

R. Hm JRM — J Hm JRM

Secretary — Chairman

SEAL

COMMONWEALTH OF PENNSYLVANIA}
{SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats, etc. in said County at Instrument Number 202311290017926 Plan Book 414 Pg 22 of 23

Given under my hand and seal this 29TH day of November 2023.

Michele M Mustello — MICHELE M. MUSTELLO, RECORDER OF DEEDS

Recorder — My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
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0 100 200 300

REVISED 11/01/2023; ENGINEER'S REVIEW COMMENTS

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

PLAN OF SUBDIVISION
FOR: LADAWN RENEE VANKIRK
and
KIMBERLY J. & ROBERT DEMPSEY
SITUATE: MUDDYCREEK TWP., BUTLER CO. PA

Date 09/06/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH	
Parcel No. 240-4F135-6 & 6A		Inst # 201107200017137 202303130003341		Service No. 23-073
Address 115 WILLIAMS ROAD				

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT LOT 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY MUDDYCREEK TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE 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 THE RESIDUAL TRACT SHOULD CONTACT THE APPROPRIATE OFFICIALS OF MUDDYCREEK TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

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 - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REF: M. SCHULTHEIS PLAN, P.B. 396 PG. 27.

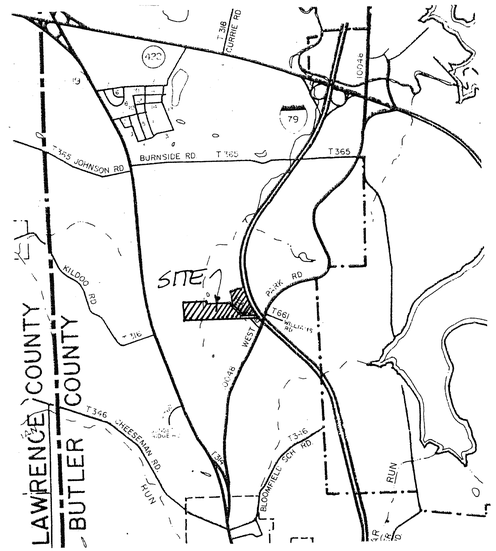
REF: GRINNELL SUBDIVISION, P.B. 289 PG. 14.

REF: HERRMANN PLAN OF SUBDIVISION, P.B. 268 PG. 17.

REF: TERRY D. & PAULA GOOD PLAN OF LOTS, P.B. 221 PG. 21.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE DWELLING ONTO A SMALLER LOT LEAVING A RESIDUAL NON-BUILDING TRACT.

PARCELS A & B ARE NOT INDIVIDUAL BUILDING LOTS BUT ARE TO BE COMBINED TO CREATE LOT 1.



VICINITY MAP Scale: 1" = 2000'

240-4F135-4
N/F R. & K.J. DEMPSEY
LOT 2 of P.B. 239 Pg. 3

240-4F135-7B
N/F R. & K.J. DEMPSEY
LOT 2 of P.B. 268 Pg. 16

(*S 85°29'15" E 1,786.40'+/-)

10' BUILDING LINE (SIDE YARD)

(*R=2,546.01'+/-
A=334.17'+/-)

240-4F135-10
N/F BDK REALTY CO.

APPROXIMATE LOCATION ONLY
℄ OF EXISTING STREAM
(NOT FIELD LOCATED)

(*S 74°44'26" E
20'+/-)

S.R. 0079 (Variable R/W)

℄ PROPOSED 20' DRAINAGE EASEMENT ALONG EXISTING STREAM

240-4F135-1ED
N/F R. & J. HEYL
LOT 5 of P.B. 268 Pg. 17.

240-4F135-6
N/F KIMBERLY J. & ROBERT DEMPSEY
66.87 ACRES+/-
-0.22 ACRE PARCEL A
66.65 ACRES+/-
AFTER CONVEYANCE

*NOTE: REMNANT NOT SURVEYED BY LAND SURVEYORS, INC. AT THIS TIME, DESCRIPTION SHOWN PER DEED

75' BUILDING LINE

(*R=2,526.01'+/-
A=1,014.43'+/-)

1,744.50'+/-

(*N 04°58'02" E

240-4F135-11EF
N/F R.J. OBUSEK &
N.E. HARTZ
LOT 7 of P.B. 185 Pg. 16

0 100 200 300

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MATCHLINE See Sheet 1 of 2

MATCHLINE See Sheet 2 of 2

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32400-E

Sheet 2 of 2 REVISED 11/01/2023; ENGINEER'S REVIEW COMMENTS

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

PLAN OF SUBDIVISION
FOR: LADAWN RENEE VANKIRK
and
KIMBERLY J. & ROBERT DEMPSEY
SITUATE: MUDDYCREEK TWP., BUTLER CO. PA

Date 09/06/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F135-6 & 6A		Inst # 201107200017137 20230313000334	Service No. 23-073
Address 115 WILLIAMS ROAD			

OWNER'S CERTIFICATION

WE, BRIAN L. DAUGHERTY AND PAMELA S. DAUGHERTY, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 9 DAY OF NOVEMBER, 2023.

x Brian L. Daugherty
BRIAN L. DAUGHERTY

x Pamela S. Daugherty
PAMELA S. DAUGHERTY

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, BRIAN L. DAUGHERTY AND PAMELA S. DAUGHERTY, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF NOVEMBER, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED 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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

Oct 9, 2023
DATE

x
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON THIS 27 DAY OF November, 2023.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

CLINTON TOWNSHIP * OFFICIAL SEAL 1854 * BUTLER COUNTY, PA

REVIEWED BY THE PLANNING COMMISSION OF ~~THE TOWNSHIP OF CLINTON~~ BUTLER COUNTY THIS 20TH DAY OF Sept., 2023.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION © NOTICE

~~BUTLER COUNTY~~ TOWNSHIP OF CLINTON PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE ~~BUTLER COUNTY~~ PLANNING COMMISSION ON THIS 27th DAY OF November, 2023.

x
SECRETARY

x Patricia A Hebda
CHAIRPERSON
~~BUTLER COUNTY~~ PLANNING COMMISSION

CLINTON TOWNSHIP * OFFICIAL SEAL 1854 * BUTLER COUNTY, PA

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

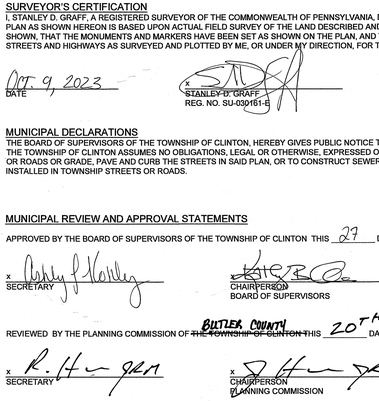
PLAN BOOK VOLUME 414 PAGE(S) 24

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF November, 2023.

x
RECORDER OF DEEDS

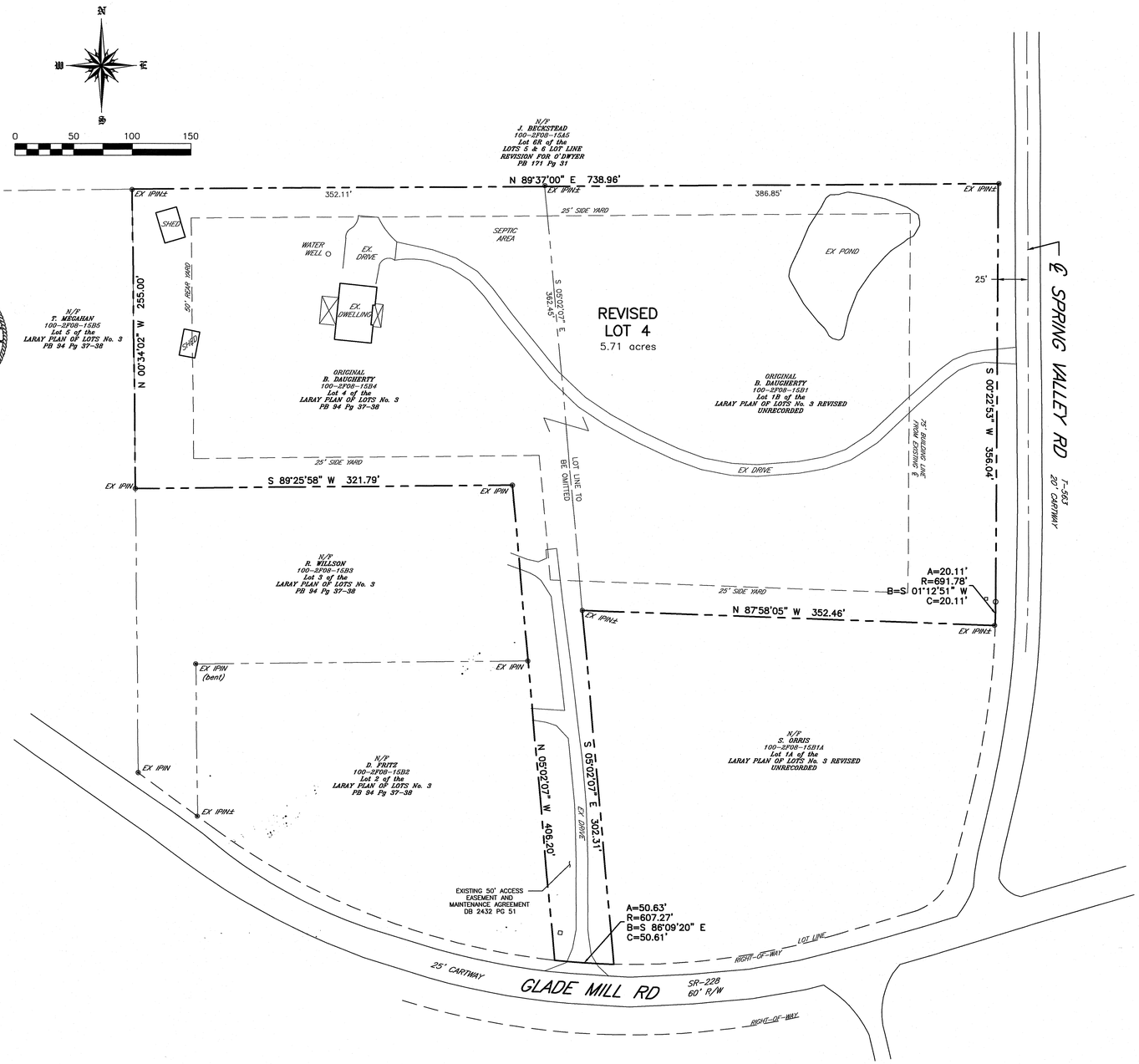
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS * BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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



DAUGHERTY PLAN

Being a consolidation of Lots 1 and 5 of Eardley Farm Plan
No. 1 of Tract 6, Section 68 Pg 48, and being Butler County
Tax Parcels 230-S11-E1 (Lot 1) and 230-S11-E5 (Lot 5)

Instr: 202311290017955
Pgs: 1 F: $45.00 11/29/2023 3:09 PM
Michele Mustello T20230014398
Butler County Recorder PA

PROPERTY AREAS:

EXISTING TOTALS	
LOT 4 (100-2F08-15B4)	2.58 AC
+LOT 1B (100-2F08-15B1)	3.13 AC
EXISTING TOTAL	5.71 AC
REVISED TOTAL	
REVISED LOT 4	5.71 AC

GENERAL NOTES:

1. TAX IDS: 100-2F08-15B4
   100-2F08-15B1
2. OWNERS: BRIAN AND PAMELA DAUGHERTY
3. ZONING DISTRICT: AGRICULTURE CONSERVATION
4. SETBACKS: MIN. FRONT LINE - 75 FT
   MIN. SIDE YARD - 25 FT
   MIN. REAR YARD - 50 FT
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. LARAY PLAN NO. 3
   PLAN BOOK 94 PG 37-38
   5.2.2. LARAY PLAN NO. 3 REVISED
   PLAN BOOK UNRECORDED
   5.2.3. LARAY PLAN LOT 5 & 6 REVISION
   PLAN BOOK 171 PG 31

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP PLANNING COMMISSION REVIEW	SDG	10/05/2023

GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
DAUGHERTY PLAN
BEING A
CONSOLIDATION
FOR
BRIAN & PAMELA DAUGHERTY
107 SPRING VALLEY RD

SITUATE
CLINTON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/17/2023	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-115	100-2F08-15B4 & 15B1	A

RECORDED 20	
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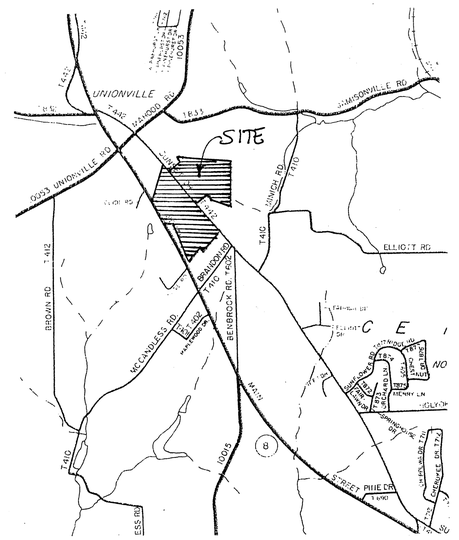
SHEET of	

ACREAGE CALCULATION TABLE	
EXISTING TAX PARCEL 060-4F41-25	TRACT 1 = 63.84 ACRES TRACT 2 = 23.36 ACRES
EXISTING TOTAL AREA	87.2 ACRES
PROPOSED	LOT 1 = 35.11 ACRES LOT 2 = 52.09 ACRES
PROPOSED TOTAL AREA	87.2 ACRES

Instr: 202311300017976
Pgs: 2 Fi: $88.00
11/30/2023 9:06 AM
Michele Mustello
T20230014416
Butler County Recorder PA



VICINITY MAP Scale: 1" = 2000'

LEGEND

GAS MKR	GAS MARKER
MH	SANITARY MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
WATER MTR	WATER METER
S	SANITARY SEWER LINE
W	WATER LINE
E	ELECTRIC LINE
	UTILITY POLE

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 - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: R-1: SINGLE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:

FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 35'

MIN. LOT FRONTAGE: 100'
MIN. LOT AREA: 1/2 ACRE

C-2: HIGHWAY COMMERCIAL DISTRICT

SETBACK REQUIREMENTS:

FRONT YARD: 50'
SIDE YARD: 30'
REAR YARD: 20'

MIN. LOT FRONTAGE: 125'
MIN. LOT AREA: 1 ACRE

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

THE PURPOSE OF THIS PLAN IS TO REVISE THE TWO EXISTING TRACTS IN THE DEED BY USING SUNSET DRIVE AS THE NEW BOUNDARY. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

N 28°08'17" W 87.21'
N 27°54'13" W 171.32'
N 27°40'35" W 156.46'
N 27°23'28" W 161.85'
N 26°54'28" W 164.58'
N 26°16'12" W 129.69'
EX. I.P.
WATER MKR
N 19°50'13" E
I.P. SET
30' SIDE YARD SETBACK
1,141.48'
I.P. SET
50' FRONT YARD SETBACK
℄ WILLIAM FLYNN HIGHWAY S.R. 0008 (Paved 23.08') 70' R/W
060-3F41-24
N/F S.B. TENNEY
060-3F41-25
N/F ESTATE OF MARY C. GRAY,
LLOYD S. EAGAL, LAURIE RICE, REBECCA KARNS,
SHANE EAGAL & MARY CRISTEN FEND
EX. 63.84 ACRES (Tract 1)
-35.11 ACRES LOT 1
+23.36 ACRES (Tract 2)
52.09 ACRES TOTAL
AFTER CONVEYANCES = LOT 2
(TRACT 1 = 63.84 ACRES)
S 39°13'30" E 269.96'
060-3F41-25D
N/F J.H. GRAY
S 39°23'40" E 287.46'
N 50°52'28" E
15' SIDE YARD SETBACK
333.62'
FRAME SHED
94.80'
N 89°12'16" W 144.25'
060-S5-28
N/F L.S. EAGAL
776.43'
S 44°13'27" W
Original lot line to be removed
S 39°01'46" E 601.50'
N 39°07'32" W 121.85'
N 22°47'06" W
50' FRONT YARD SETBACK
36" TREE W/WIRE
060-S5-27
N/F L.S. EAGAL
S 51°18'44" W
30' SIDE YARD SETBACK
060-S5-26
N/F L.S. EAGAL
060-S5-24
N/F W.A. CINCI, III
ZONED: C-2
(Tract 2 - 23.36 ACRES)
APPROX. LOCATION ONLY
℄ SUNSET DRIVE T-442 40' R/W (Poved 20.27')
Proposed Lot Line
50' FRONT YARD SETBACK
35' FRONT YARD SETBACK
LOT 1
35.11 ACRES
1,458.05'
S 01°01'01" W 381.00'
060-3F41-19
N/F JONES ESTATES BAXTER'S PA LLC
35' REAR YARD SETBACK
N 89°45'00" E
EX. STONE
℄ 50' R/W TO R & E GAS DEV. LLC INST. #201503040004401
ZONED: R-1
550.47'
060-S5-22A1
N/F D.L. SPACE
NAIL SET
N 30°56'18" W 115.99'
272.09'
EX. I. PIPE
S 46°34'41" W
060-3F41-25E
N/F M.A. THOMPSON
S 37°36'33" E 322.86'
S 37°25'46" E 184.03'
S 37°42'02" E 290.67'
708.40'
060-3F41-25B
N/F M.A. THOMPSON
734.24'
S 39°23'09" E 18.94'
N 37°54'19" W 208.00'
060-S7-C1C
N/F J.J. BASHAM
060-S7-C1
N/F T.K. RANDOLPH
060-S7-C1A
N/F B.R. ASHCRAFT
060-S7-C1B
N/F C.J. KOHLMEYER
060-S7-C2
N/F L.R. ROBINSON
060-S7-C3
N/F B.J. FERNE
060-3F41-25C
N/F S. EAGAL & M.C. FEND
S 48°43'27" W
237.00'
S 37°51'31" E 208.00'
S 38°41'14" E 219.32'
15' SIDE YARD SETBACK
418.85'
393.19'
208.00'
N 37°51'31" W
610.35'
N 48°43'27" E 25.66'
N 58°49'09" W
S 00°35'29" E
060-2F106-11C
N/F H.J. & P.J. WEIR REVOCABLE LIVING TRUST
060-2F106-9
N/F K.S. WOOD
1,011.97'
21" TREE W/WIRE 0.48'
32" TREE W/WIRE 0.51'
46" TREE W/WIRE 1.00'
0 100 200 300

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Sheet 1 of 2

REVISED 10/24/2023; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION

FOR: ESTATE OF MARY C. GRAY,
LLOYD S. EAGAL, LAURIE RICE, REBECCA KARNS,
SHANE EAGAL & MARY CRISTEN FEND

SITUATE: CENTER TWP., BUTLER CO., PA

Date 09/13/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 060-3F41-25	Inst. # 202208250018362 201103230007318	D.B.-Pg. 2788-165 2271-311	Service No. 23-089
Address 1050 SUNSET DRIVE			

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15 day of November, A.D. 2023.

ATTEST:

David C Harkins — NOTARY PUBLIC

Laurie Rice — OWNER

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

Laurie Rice — OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 15 day of November, 2023.

My Commission expires the 04 day of June, 2026.

SEAL David C Harkins — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, James S. Gray, Co-Executor of the Estate of Mary C. Gray, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of I, James S. Gray, Co-Executor of the Estate of Mary C. Gray, hereby agree to and by these presents do release and forever discharge said County of Butler or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon James S. Gray, Co-Executor of the Estate of Mary C. Gray, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 13 day of November, A.D. 2023.

ATTEST:

David C Harkins — NOTARY PUBLIC

James S. Gray, Co-Executor — JAMES S. GRAY, Co-Executor

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

James S. Gray, Co-Executor — JAMES S. GRAY, Co-Executor (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James S. Gray, Co-Executor of the Estate of Mary C. Gray, who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 13 day of November, 2023.

My Commission expires the 04 day of June, 2026.

SEAL David C Harkins — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 17th day of November, A.D. 2023.

ATTEST:

Darrin J. Nichter — NOTARY PUBLIC

Shane Eagal — OWNER

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

Shane Eagal — OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 17th day of November, 2023.

My Commission expires the 17th day of November, 2023.

SEAL Darrin J. Nichter — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15 day of November, A.D. 2023.

ATTEST:

David C Harkins — NOTARY PUBLIC

Lloyd S. Eagal — OWNER

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

Lloyd S. Eagal — OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 15 day of November, 2023.

My Commission expires the 04 day of June, 2026.

SEAL David C Harkins — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

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

October 24, 2023 — DATE

SEAL

Cheryl A. Hughes — REGISTRATION NUMBER SU-32490-E

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

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 25th day of October, 2023.

CHAIRMAN — SEAL — SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 8th day of November, 2023.

Robert M. Jesso — CHAIRMAN — SEAL — SECRETARY

COUNTY PLANNING COMMISSION — BUTLER COUNTY, PA

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 18th day of Oct, 2023.

CHAIRMAN — SEAL — SECRETARY

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 414 page 25-26.

Given under my hand and seal this 30 day of November, 2023.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15 day of November, A.D. 2023.

ATTEST:

David C Harkins — NOTARY PUBLIC

Rebecca Karns — OWNER

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

Rebecca Karns — OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 15 day of November, 2023.

My Commission expires the 04 day of June, 2026.

SEAL David C Harkins — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas J. Gray, Co-Executor of the Estate of Mary C. Gray, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of I, Thomas J. Gray, Co-Executor of the Estate of Mary C. Gray, hereby agree to and by these presents do release and forever discharge said County of Butler or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Thomas J. Gray, Co-Executor of the Estate of Mary C. Gray, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 13 day of November, A.D. 2023.

ATTEST:

David C Harkins — NOTARY PUBLIC

Thomas J. Gray, Co-Executor — THOMAS J. GRAY, Co-Executor

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

Thomas J. Gray, Co-Executor — THOMAS J. GRAY, Co-Executor (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas J. Gray, Co-Executor of the Estate of Mary C. Gray, who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 13 day of November, 2023.

My Commission expires the 04 day of June, 2026.

SEAL David C Harkins — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 17th day of November, A.D. 2023.

ATTEST:

Darrin J. Nichter — NOTARY PUBLIC

Mary Cristen Fend — OWNER

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

Mary Cristen Fend — OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Mary Cristen Fend who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 17th day of November, 2023.

My Commission expires the 06 day of MARCH, 2023.

SEAL Darrin J. Nichter — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

PLAN BOOK	PAGE
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Sheet 2 of 2

REVISED 10/24/2023; ENGINEER'S REVIEW COMMENTS

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

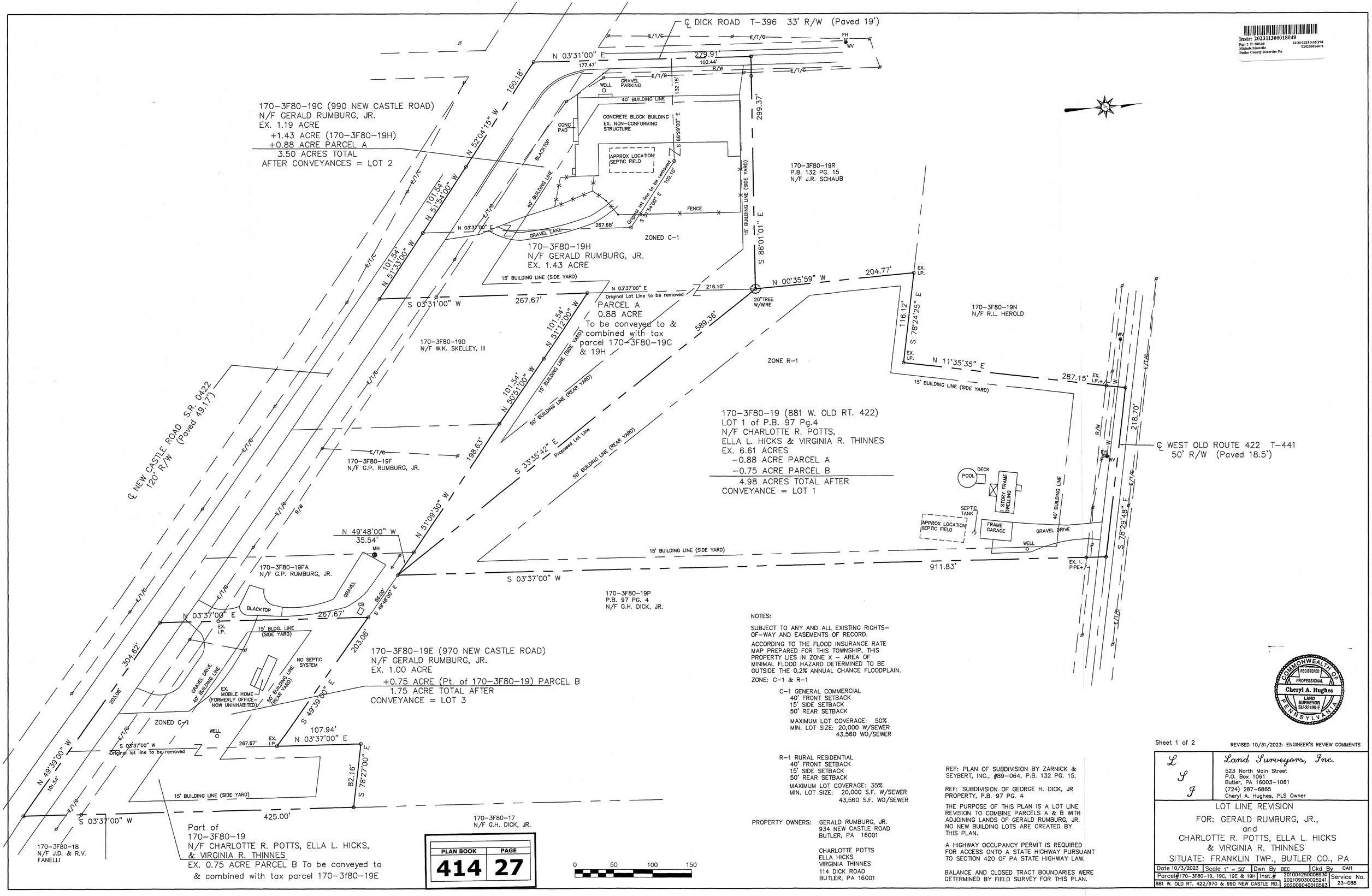
LOT LINE REVISION

FOR: ESTATE OF MARY C. GRAY, LLOYD S. EAGAL, LAURIE RICE, REBECCA KARNS, SHANE EAGAL & MARY CRISTEN FEND

SITUATE: CENTER TWP., BUTLER CO., PA

Date 09/13/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 060-3F41-25	Inst # 202208250018362 201103230007318	D.B.-Pg. 2788-165 2271-311	Service No. 23-089
Address 1050 SUNSET DRIVE			

Instr: 202311300018049
Pgs: 2 F: 585.00 11/30/2023 3:35 PM
Michele Mantello T20230014473
Butler County Recorder PA



PLAN BOOK	PAGE
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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 - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE: C-1 & R-1

C-1 GENERAL COMMERCIAL
40' FRONT SETBACK
15' SIDE SETBACK
50' REAR SETBACK
MAXIMUM LOT COVERAGE: 50%
MIN. LOT SIZE: 20,000 W/SEWER
43,560 WO/SEWER

R-1 RURAL RESIDENTIAL
40' FRONT SETBACK
15' SIDE SETBACK
50' REAR SETBACK
MAXIMUM LOT COVERAGE: 35%
MIN. LOT SIZE: 20,000 S.F. W/SEWER
43,560 S.F. WO/SEWER

PROPERTY OWNERS: GERALD RUMBURG, JR.
934 NEW CASTLE ROAD
BUTLER, PA 16001

CHARLOTTE POTTS
ELLA HICKS
VIRGINIA THINNES
114 DICK ROAD
BUTLER, PA 16001

REF: PLAN OF SUBDIVISION BY ZARNICK & SEYBERT, INC., #89-064, P.B. 132 PG. 15.

REF: SUBDIVISION OF GEORGE H. DICK, JR PROPERTY, P.B. 97 PG. 4

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE PARCELS A & B WITH ADJOINING LANDS OF GERALD RUMBURG, JR. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

BALANCE AND CLOSED TRACT BOUNDARIES WERE DETERMINED BY FIELD SURVEY FOR THIS PLAN.

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

Sheet 1 of 2

REVISED 10/31/2023: ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION
FOR: GERALD RUMBURG, JR.,
and
CHARLOTTE R. POTTS, ELLA L. HICKS
& VIRGINIA R. THINNES
SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 10/3/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel# 170-3F80-19, 19C, 19E & 19H	Inst.# 201004290008930 202109030025241 202006040010563	Service No. 23-088	
881 W. OLD RT. 422/970 & 990 NEW CASTLE RD.			

I, Gerald Rumburg, Jr., owner of the land shown on the Lot Line Revision for Gerald Rumburg, Jr., Charlotte R. Potts, Ella L. Hicks and Virginia R Thinnes, hereby adopt this plan as my Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Gerald Rumburg, Jr., my heirs, executors, assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28
day of November, 2023.

ATTEST:

NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

This record was acknowledged before me November 28, 2023 by Gerald Rumburg, Jr., who represent that he is authorized to act on behalf of whom the record was executed.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of November, 2023.

My Commission expires the 19 day of January, 2024.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Sherry L. Hepfl, Notary Public
Butler County
My commission expires January 19, 2024
Commission number 1173415
Member, Pennsylvania Association of Notaries

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

October 31, 2023 SEAL
DATE REG. NO SU-32490-E

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

The Board of Supervisors of the Township of Franklin hereby gives public notice that in approving this plan for recording purposes only, the Township of Franklin assumes no obligations, legal or otherwise, to accept all streets and other property identified for dedication on the plan.

Approved by the Board of Supervisors of the Township of Franklin by Resolution No. 23-06, effective this 20TH day of NOVEMBER, 2023.

Herman W. Bowa
CHAIRPERSON, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Franklin this 14TH day of November, 2023.

CHAIRPERSON, PLANNING COMMISSION

APPROVED MODIFICATIONS: ~~Per Surveyor - Not Applicable~~

~~On _____, 20____, a modification was granted by the Franklin Township Board of Supervisors to Ordinance _____, Article _____, Section _____, Subsection _____, to allow not to provide contours.~~

~~On _____, 20____, a modification was granted by the Franklin Township Board of Supervisors to Ordinance _____, Article _____, Section _____, Subsection _____, to not delineate wetlands.~~

Reviewed by the Butler County Planning Commission this 19th day of October, 2023.

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION
Butler Co. Plan # 23198

R. Hemmings
Secretary

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 414 page 27-28.
Given under my hand and seal this 30TH day of NOVEMBER, 2023.

SEAL
RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

I, Charlotte R. Potts, owner of the land shown on the Lot Line Revision for Gerald Rumburg, Jr., Charlotte R. Potts, Ella L. Hicks and Virginia R Thinnes, hereby adopt this plan as my Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Charlotte R. Potts, my heirs, executors, assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th
day of November, 2023.

ATTEST:

NOTARY PUBLIC Charlotte R. Potts
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

This record was acknowledged before me November 29th, 2023 by Charlotte R. Potts, who represent that she is authorized to act on behalf of whom the record was executed.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of November, 2023.

My Commission expires the 3RD day of JUNE, 2024

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2024
Commission number 1013758
Member, Pennsylvania Association of Notaries

I, Ella L. Hicks, owner of the land shown on the Lot Line Revision for Gerald Rumburg, Jr., Charlotte R. Potts, Ella L. Hicks and Virginia R Thinnes, hereby adopt this plan as my Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Ella L. Hicks, my heirs, executors, assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th
day of November, 2023.

ATTEST:

NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

This record was acknowledged before me November 29th, 2023 by Ella L. Hicks, who represent that she is authorized to act on behalf of whom the record was executed.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of November, 2023.

My Commission expires the 3RD day of JUNE, 2024

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2024
Commission number 1013758
Member, Pennsylvania Association of Notaries

I, Virginia R. Thinnes, owner of the land shown on the Lot Line Revision for Gerald Rumburg, Jr., Charlotte R. Potts, Ella L. Hicks and Virginia R Thinnes, hereby adopt this plan as my Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Virginia R. Thinnes, my heirs, executors, assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th
day of November, 2023.

ATTEST:

NOTARY PUBLIC Virginia R. Thinnes
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

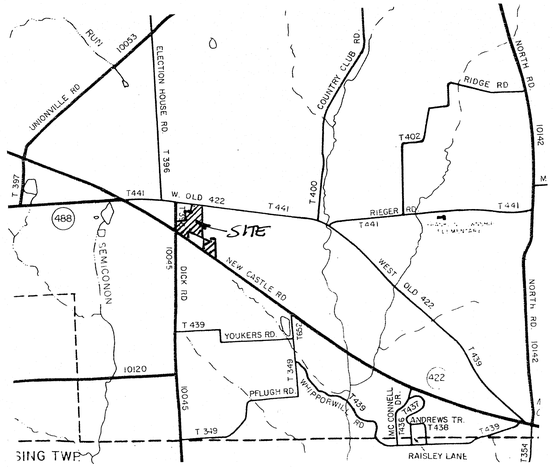
This record was acknowledged before me November 29th, 2023 by Virginia R. Thinnes, who represent that she is authorized to act on behalf of whom the record was executed.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of November, 2023.

My Commission expires the 3RD day of JUNE, 2024

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2024
Commission number 1013758
Member, Pennsylvania Association of Notaries



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
414	28

Sheet 2 of 2

REVISED 10/31/2023: ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION
FOR: GERALD RUMBURG, JR.,
and
CHARLOTTE R. POTTS, ELLA L. HICKS
& VIRGINIA R. THINNES
SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 10/3/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel# 170-3F80-19, 19C, 19E & 19H	Inst.#	201004290008930 202109030025241 202006040010563	Service No. 23-088
881 W. OLD RT. 422/970 & 990 NEW CASTLE RD.			

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr: 202311300018051
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
11/30/2023 3:43 PM
1202300014475

BY RESOLUTION APPROVED ON THE 7th DAY OF November 2023 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 59 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING

V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

11-7-23
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson OF NVR, 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 THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF November 2023

(SEAL)

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 59 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202308280012608. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

11-3-2023
DATE

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

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

11/17/23
DATE

SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2023-62 EFFECTIVE THIS 2nd DAY OF November 2023 20

SECRETARY

CHAIRPERSON

I, Daniel A Santoro GREG ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2023-62 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OF

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF October 2023

Butler Co. Plan #23188

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 414 PAGE 27

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF NOVEMBER 20 23

RECORDER OF DEEDS

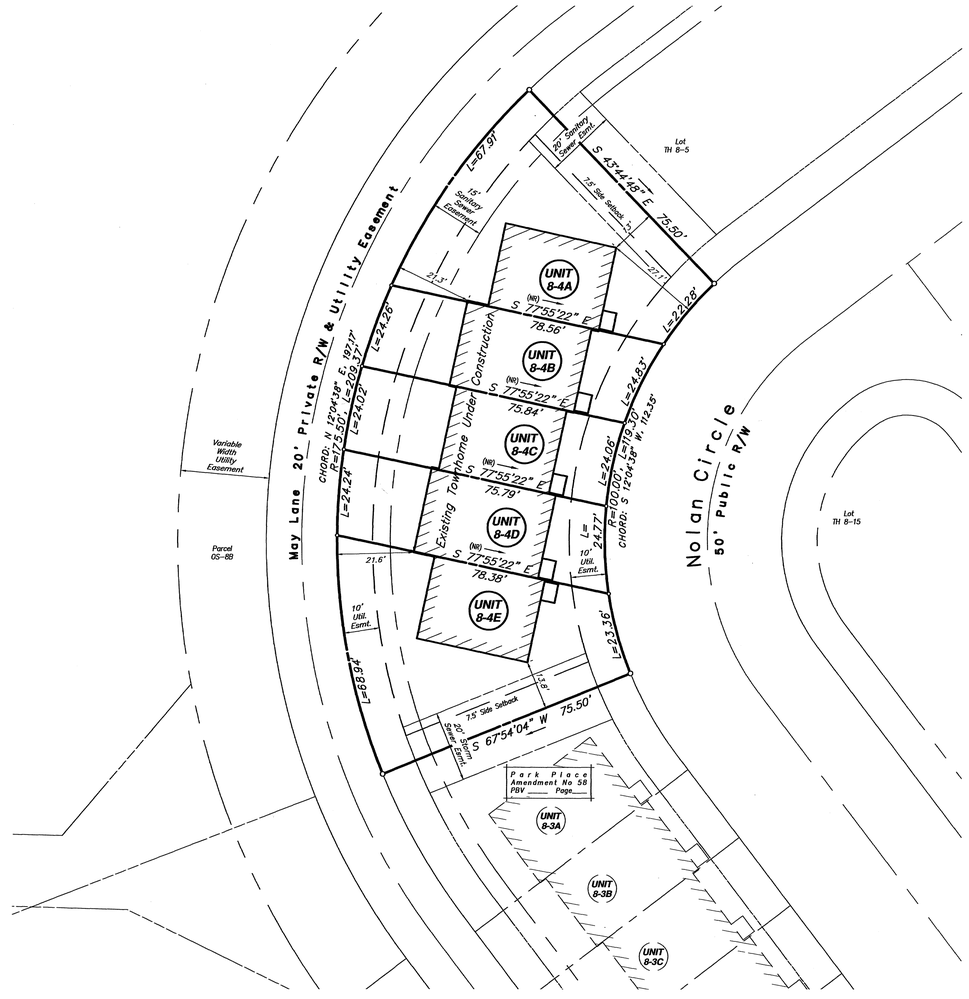
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
414	29

N
W E
S

Parcel Table – Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Original Lot TH 8-4	12,407.074	0.285

Parcel Table – Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-4A	3,411.191	0.078
8-4B	1,846.871	0.042
8-4C	1,814.504	0.042
8-4D	1,844.188	0.042
8-4E	3,490.321	0.080

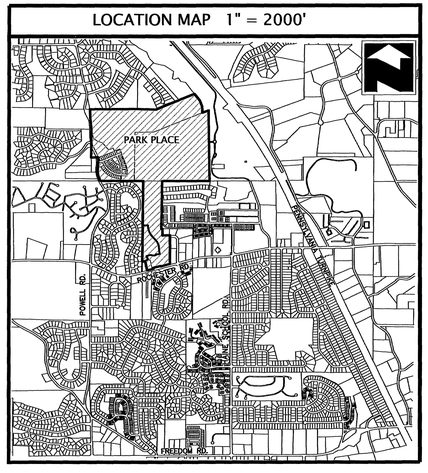


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-4 OF THE PARK PLACE –REVISED FINAL PHASE 8A AS RECORDED IN PLAN BOOK 404, PAGES 1-2
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

AFFECTED ZONING CLASSIFICATION: CCD-2
PROPOSED USE : CCD-2

• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT TH 8-4
TAX PARCEL 130-S46-B4
INST# 202308280012608

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1004-2325698
DRAWING SCALE:	1"=20'
DATE:	September 29, 2023
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 59

BEING A RE-SUBDIVISION OF PARCEL TH 8-4
OF THE PARK PLACE – REVISED FINAL PHASE 8A PLAN
AS RECORDED IN PLAN BOOK 404, PAGES 1-2
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

KNOW ALL MEN BY THESE PRESENTS; THAT ADAM J. RITENOUR, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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 THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, ADAM J. RITENOUR, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ADAM J. RITENOUR, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 14th DAY OF November 2023.

ATTEST:

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 ADAM J. RITENOUR 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 14th DAY OF November 2023.
MY COMMISSION EXPIRES THE 9th DAY OF June 2027.

Christina M. Barkley
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Christina M. Barkley, Notary Public
Butler County
My commission expires June 9, 2027
Commission number 1229177
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS; THAT VONNIE J. HOGG & VALERIE A. OSBORNE, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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 THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, VONNIE J. HOGG & VALERIE A. OSBORNE, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON VONNIE J. HOGG & VALERIE A. OSBORNE, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 14th DAY OF November 2023.

ATTEST:

Vonnie J. Hogg
OWNER

Valri A. Osborne
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 VONNIE J. HOGG & VALERIE A. OSBORNE 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 14th DAY OF November 2023.
MY COMMISSION EXPIRES THE 9th DAY OF June 2027.

Christina M. Barkley
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Christina M. Barkley, Notary Public
Butler County
My commission expires June 9, 2027
Commission number 1229177
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF November, 2023.

SECRETARY

CHAIRMAN

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

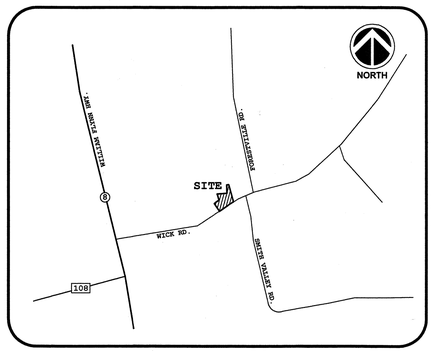
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 13th DAY OF November, 2023.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

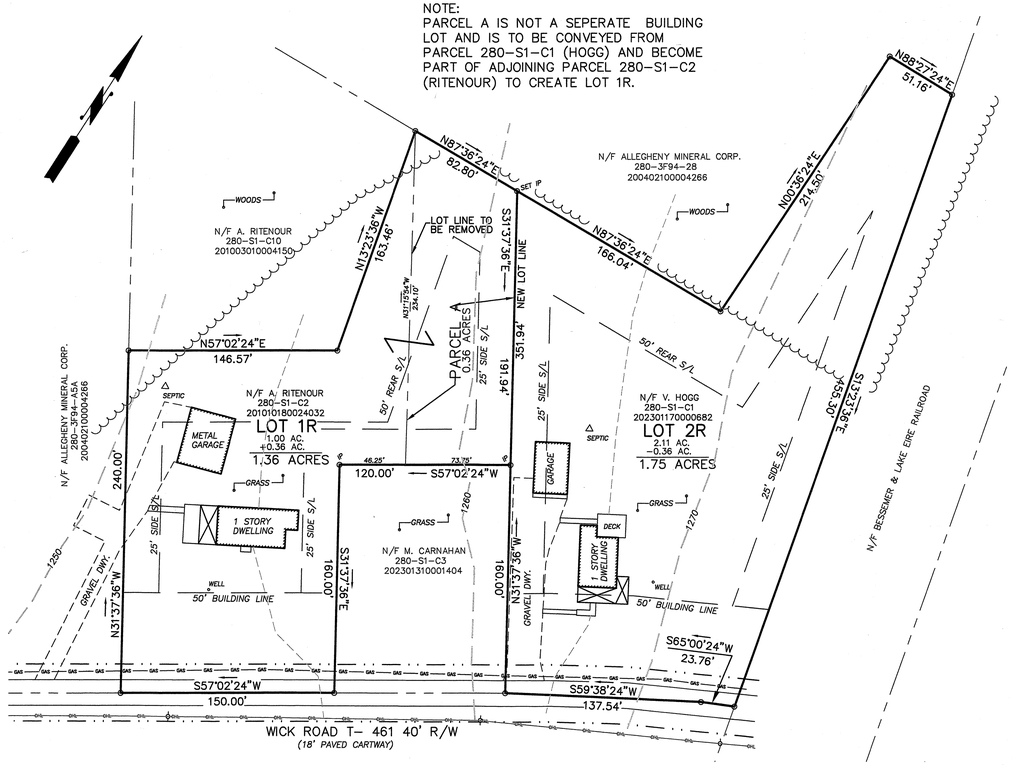
SUPERVISOR

Instr: 202312010018055
Pgs: 1 F: $45.00 12/1/2023 9:02 AM
Michele Mustello T20230014479
Butler County Recorder PA



VICINITY MAP
NOT TO SCALE

NOTE:
PARCEL A IS NOT A SEPERATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 280-S1-C1 (HOGG) AND BECOME PART OF ADJOINING PARCEL 280-S1-C2 (RITENOUR) TO CREATE LOT 1R.



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

11/30/23
DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF November 20 23.

SECRETARY Butler Co. Plan #23821

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 414 PAGE 30.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF December 2023.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
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TOTAL PLAN AREA 3.11 ACRES
LOT 1R 1.36 AC.
LOT 2R 1.75 AC.

ZONING – RC-1 RURAL CONSERVATION
MIN. LOT AREA 1 ACRE
MIN. LOT WIDTH 150'
SETBACKS:
FRONT YARD 50'
SIDE YARD 25'
REAR YARD 50'
MAX. BLDG. HT. 35'
MAX. COVERAGE 15%

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

OWNER:
VONNIE J. HOGG & VALERIE A. OSBORNE
124 HOGG LN.
SLIPPERY ROCK, PA 16057
724-421-5855

PARCEL ID: 280-S1-C1
DEED REF: 202301170000682

OWNER:
ADAM J. RITENOUR
141 WICK ROAD
SLIPPERY ROCK, PA 16057

PARCEL ID: 280-S1-C2
DEED REF: 201010180024032
PBV 318 PG 42

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 50'
Date Oct. 25, 2023
Job No. 3663

Ritenour/Hogg Lot Line Revision
Situate in Slippery Rock Township Butler County, Pa.
Prepared For Vonnie Hogg
Sheet No. 1 of 1

I MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THESE PLATS AND PLANS OF THE "LIBERTY POINTE-CONDOMINIUM PLATS AND PLANS-" TO WHICH THIS CERTIFICATION IS AFFIXED, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTION 5210 OF THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT.

11-29-23
DATE

MARK B. SCHMIDT
REGISTRATION NO. SU-36950-E

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

On this, the 29th day of November, 2023, before me, a Notary Public, personally appeared Mark B. Schmidt known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Anthony R Sosso Jr, Notary Public
Allegheny County
My Commission Expires 10/24/2026
Commission # 1228421

Instr: 202312010018058
Pgs: 2 T: $85.00
Michele Mustello
Butler County Recorder PA
12/1/2023 10:04 AM
T20230014484

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 1st day
of December 2023
to Misc PLAN BOOK
No. 414 PG 31-32
Witness my hand and the seal of said office.
RECORDER
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

PLAN BOOK	PAGE
414	31

UNITS
COMMON ELEMENTS
LIMITED COMMON ELEMENTS-DRIVEWAYS (MUST BE BUILT)
LIMITED COMMON ELEMENTS-PATIOS (MUST BE BUILT)

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

HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.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

NO.	DESCRIPTION	DATE

DATE ISSUED: 11/28/2023
REVISIONS:
PROJECT STATUS:

DRAWING ORIENTATION

PROJECT TITLE:
LIBERTY POINTE
CONDOMINIUM PLATS AND PLANS

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3419 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY:	CHECKED BY:
JLR	MBS
CAD FILE:	13719_CC101.DWG
HORZ. SCALE: 1" = 50'	VERT. SCALE:
SHEET:	1 OF 2
CC101	
PROJECT #:	13719

Z:\PROJECTS\13700\.sten\137804_Dwg\03_production\13719_CC101.dwg, CC101, 11/28/2023 3:33 PM, Joseph Rickhammer

N/F
BERNARD J. & SANDRA L.
KAMINSKI
TAX PARCEL
190-1F157-11-0000

EX. I.P.

S1°09'40"E 1404.76'

PARCEL B
896,780 SQ FT
20.5872 ACRES

PHASE2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

100' RADIUS GAS WELL EASEMENT

PHASE 2 S88°50'20"W 245.00' PHASE 1

20' SANITARY EASEMENT

N1°09'40"W 540.00'

844.65'

PHASE 2 "WITHDRAWABLE RIGHT-OF-WAY NEED NOT BE BUILT"

906.88'

ROAD ROW B
121,463 SQ FT
2.7884 ACRES

INDEPENDENCE DRIVE
50' RIGHT-OF-WAY

1017.34'

TEMPORARY ACCESS EASEMENT TO BE DISSOLVED ON EXTENSION OF ROADWAY

1021.27'

114.41' N1°09'40"W 3.93'

50.00' S88°50'20"W

N1°09'40"W 114.41'

564.12'

S1°09'40"E 222.74'

20' UTILITY EASEMENT

L=274.65' R=175.00' L=196.18' R=225.00' R=125.00' L=44.98' R=35.00'

20' SANITARY EASEMENT

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

PARCEL B
896,780 SQ FT
20.5872 ACRES

85.00' S88°50'20"W

R=35.00' L=54.98' N88°50'20"E 85.00'

20' SANITARY EASEMENT

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE– NEED NOT BE BUILT"

20' STORM EASEMENT

20' STORM EASEMENT

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

20' STORM EASEMENT

N/F
BENJAMIN F. & CATHY
GINTER
TAX PARCEL
190-1F157-10-0000

PHASE 2
"CONVERTIBLE &
WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

N88°55'06"E 85.29' (MEAS.)

N88°55'06"E 85.12'

R=35.00' L=54.98'

20' UTILITY EASEMENT

N1°09'40"W 178.06'

R=125.00' L=196.35'

20' SANITARY EASEMENT

N1°09'40"W 222.85'

R=150.00' L=235.65'

R=175.00' L=274.89'

FREEDOM COURT
50' RIGHT-OF-WAY

S1°09'40"E (238.01') 520.95' 223.03'

S1°09'40"E 177.95'

R=35.00' L=55.03'

R=35.00' L=54.92'

20' UTILITY EASEMENT

N88°54'00"E 26.04'

S88°53'59"W 25.88'

PARCEL B
896,780 SQ FT
20.5872 ACRES

CONSERVATION EASEMENT

N88°55'06"E 254.65'

10' UTILITY EASEMENT

R=300.00' L=88.56' R=275.00' L=104.67' R=325.00'

R=300.00' L=88.56' L=88.56' R=275.00'

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

PARCEL B
896,780 SQ FT
20.5872 ACRES

CONSERVATION EASEMENT

PARCEL A
882,933 SQ FT
20.2693 ACRES

DETENTION AND DRAINAGE EASEMENT

STORM EASEMENT

N84°09'45"W 158.15'

S69°22'22"W 73.96'

S83°21'29"W 106.68'

PHASE 2 PHASE 1

TOTAL
1,985,655 SQ FT–
45.5843 ACRES

I.P.

S89°00'52"W 182.15' 5.00'

N89°00'52"E 5.00' 30+23.67

757.61'

2613.84'

1599.08'

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CA-0000

LOT 1
STONEYBROOK
PLAN OF SUBDIVISION
PBV 293 PG 14

AUDREY LANE
40' RIGHT-OF-WAY

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CFA-0000

LOT 6R
EXHIBIT "C"
PLATS AND PLANS
WITHDRAWABLE REAL ESTATE
INSTR NO 200605220012279

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-CF/CON

LOT 6
STONEYBROOK CONDOMINIUM PLAT
PBV 304 PG 1

N0°58'17"W 49.92'

N90°58'17"W 29.32'

N86°04'38"W 50.05'

20' STORM EASEMENT

20' SANITARY EASEMENT 299.85' N0°58'23"W

UNITS
COMMON ELEMENTS
LIMITED COMMON ELEMENTS– DRIVEWAYS (MUST BE BUILT)
LIMITED COMMON ELEMENTS– PATIOS (MUST BE BUILT)

PLAN BOOK	PAGE
414	32

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

COMMONWEALTH OF PENNSYLVANIA
MARK B. SCHMIDT
No. 3048-E
REGISTERED PROFESSIONAL LAND SURVEYOR

X

HAMPTON TECHNICAL ASSOCIATES

ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.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

NO.	DESCRIPTION	DATE

PROJECT STATUS: -

DATE ISSUED: 11/28/2023

REVISIONS:

DRAWING ORIENTATION

PROJECT TITLE:
LIBERTY POINTE
CONDOMINIUM PLATS AND PLANS

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY:	CHECKED BY:
JLR	MBS
CAD FILE:	
13719_CC101.DWG	
HORZ. SCALE:	VERT. SCALE:
1" = 50'	
SHEET:	2 OF 2
CC102	
PROJECT #:	
13719	

Z:\PROJECTS\13700\Active\13719\04_Dwg\03_production\13719_CC101.dwg, CC102, 11/28/2023 3:40 PM, Joseph Rothermel

Instr: 202312010018113
Pgs: 2 Fl: $85.00
Michele Mustello
Butler County Recorder PA
12/1/2023 3:41 PM
T20230014528

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 414 PAGES 33-34 GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF December 2023

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BUTLER COUNTY
RECORDER OF DEEDS

SURVEYOR

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE VILLAS AT FOREST OAKS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

12/01/2023
BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 1st DAY OF December 2023 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

Jennifer Lyn Sperdute
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2027

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

n/f Richard T. Hein
Tax Parcel 60-2F104-13A1

n/f Hillcrest Baptist Church of Butler
Tax Parcel 60-2F104-2300

N 89°29'24" E
1232.68'

20' Landscaped Bufferyard
35' Setback
15' Setback

N 0°56'20" W
444.20'
324.04'

Sanitary Sewer Easement
10' Utility Easement

South Links Avenue 50' R/W

N 89°59'26" W
842.30'
S 89°59'26" E
842.30'

Wetlands Easement

L=187.65'
R=175.00'
R=125.00'
L=134.04'

L=11.42'
R=335.00'
S 28°34'17" W
29.79'
N 28°34'17" E
29.93'

N 50°11'38" W
6.03'

63.82'

L=43.32'
R=25.00'
L=42.57'
R=25.00'

368.13'
249.22'
224.95'

Parcel "A"

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

Parcel "B" Remaining

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

PHASE 2A
71,293 SQ.FT.
(1.68 ACRES)
PART OF PARCEL "B"
PREVIOUSLY DECLARED

PHASE 1A
68,799 SQ.FT.
(1.58 ACRES)
PART OF PARCEL "B"
PREVIOUSLY DECLARED

N 2°53'50" E
270.02'

S 0°06'10" E
216.69'

L=18.15'
R=175.00'
R=125.00'
L=127.25'

S 31°27'54" E
583.03'
S 31°27'54" E
104.30'

S 31°39'43" E
84.80'

L=69.22'
R=175.00'
R=225.00'
L=69.99'

S 31°39'43" E
354.80'

S 31°27'54" E
193.99'

Mercer Road - Variable Width R/W

S 32°07'14" E
223.18'

Storm Sewer, Detention/Infiltration, Access & Utility Easement

10' Sanitary Sewer Easement

Monument & Landscaping Easement

L=78.38'
R=49.70'

S 58°20'17" W
12.22'
N 58°20'17" E
12.22'
R=25.00'
L=39.27'

S 58°20'17" W
99.46'
L=39.27'
R=25.00'
S 58°20'17" W
50.00'

Links Avenue 50' R/W

n/f
Anthony J. & Jackie Lazzard
Tax Parcel 56-5-3N
Lot 14
Links Phase 1
PBV 132 Pg 29

n/f
Ralph T. Graham Jr.
& Dee A. Graham
Tax Parcel 56-5-3J
Lot 10
Links Phase 1
PBV 132 Pg 29

2000 "Clubhouse"

Parking Area

N 69°00'00" W
276.17'
S 69°00'00" E
285.40'

Sanitary Sewer Easement
10' Utility Easement
25' Building Line

Parcel "C" Remaining

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

n/f
John M. Aubrey Trustee of the
George G. Aubrey Irrevocable Trust
Tax Parcel 25-104-13FA
Tract A
G. Aubrey Plan
PBV. 64 Pg. 20

N 0°56'16" W
193.91'

N 21°00'00" E
221.50'

56.35'
19.00'
90.70'
L=385.00'

15.36'

n/f
John M. Aubrey Trustee of the
George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-1

PHASE 3A
92,941 SQ.FT.
(2.13 ACRES)
PART OF PARCEL "C"
MUST BE BUILT

N 69°00'00" W
400.00'
276.93'
107.71'

n/f
John M. Aubrey Trustee of the
George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-2
Tract D
G. Aubrey Plan
PBV. 64 Pg. 20

(Approximate)
Center Township
Butler Township
L=1307.0'

L=213.27'
L=353.43'
R=675.00'
R=725.00'
L=379.61'
L=246.53'
L=2.38'

Forest Oaks Drive 50' R/W

N 81°00'00" E
421.12'
S 81°00'00" W
421.12'

162.65'
L=140.16'

PHASE 2B
57,671 SQ.FT.
(1.328 ACRES)
PART OF PARCEL "C"
PREVIOUSLY DECLARED

N 10°10'38" E
216.96'
N 90°00'00" W
340.00'
263.77'
56.23'
32.66'

PHASE 1B
128,642 SQ.FT.
(2.95 ACRES)
PART OF PARCEL "C"
PREVIOUSLY DECLARED

S 81°00'00" W
410.11'
371.45'
N 56°54'25" W
74.27'

S 58°20'17" W
214.49'

n/f
John M. Aubrey Trustee of the
George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-2
Tract D
G. Aubrey Plan
PBV. 64 Pg. 20

Condo Area Tabulation	Parcel "A"		Parcel "B"		Parcel "C"	
	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.	Acres
Original Tract:	366,298	8.41	238,496	5.48	292,830	6.72
Condo Plan No. 1	-	-	68,799	1.58	128,642	2.95
Condo Plan No. 2	-	-	71,293	1.64	57,671	1.32
Condo Plan No. 3	-	-	-	-	92,941	2.13
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Area remaining for Development (Convertible/Withdrawable Real Estate)	366,298	8.41	98,404	2.26	13,576	0.31

LIMIT OF ENCLOSED UNIT AREA
PREVIOUSLY DECLARED PROPERTY
LIMITED COMMON ELEMENTS (DRIVEWAYS)
(C) CANTERBURY UNIT
(A) ABBEY UNIT

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

NOTES:

Prepared for: The Villas at Forest Oaks, LP
P.O. Box 449
Mars, PA 16046

1. All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
2. All unit driveways are considered limited common elements and must be built.
3. See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
4. Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.

Plan Reference: The Villas at Forest Oaks PBV 397, Pages 24 - 25
The Villas at Forest Oaks Condominium Plan No. 1 PBV 402, Pages 43-44
The Villas at Forest Oak Condominium Plan No. 2 PBV 409, Pages 2-3

PLAN BOOK	PAGE
414	33

Owner/Developer

The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046

Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER:	1021-2325887
DRAWING SCALE:	1"=50'
DATE:	November 28, 2023
DRAWN BY:	JSS
REVISIONS:	

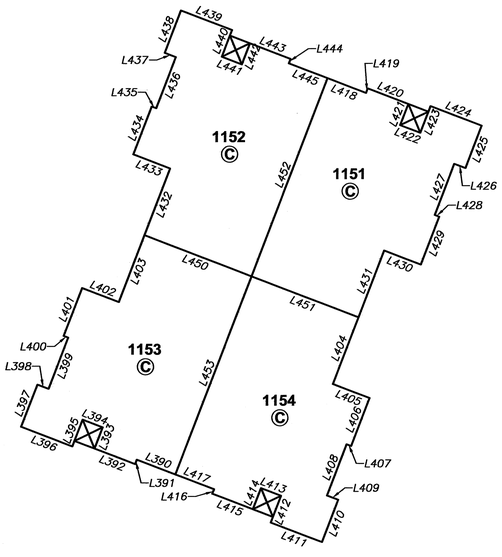
Sheet 1 of 2

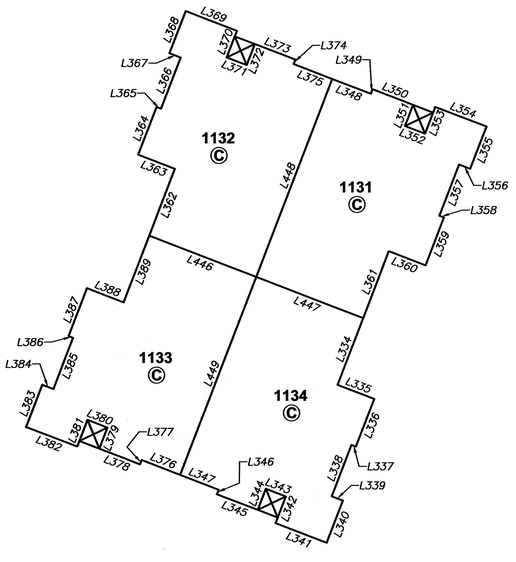
The Villas At Forest Oaks Condominium Plan 3

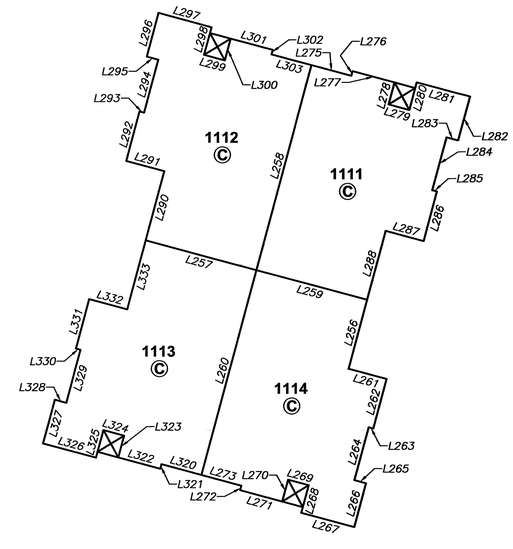
Center Township & Butler Township,
Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L256	20.00'	N15° 01' 06"E	L287	11.00'	S74° 58' 54"E	L334	20.00'	N21° 00' 00"E	L364	14.33'	S21° 00' 00"W	L394	6.00'	S69° 00' 00"E	L424	15.33'	N69° 00' 00"W
L257	32.06'	N74° 58' 54"W	L288	20.00'	N15° 01' 06"E	L335	11.00'	N69° 00' 00"W	L365	1.33'	N69° 00' 00"W	L395	8.00'	N21° 00' 00"E	L425	12.67'	N21° 00' 00"E
L258	59.33'	N15° 01' 06"E	L290	20.00'	S15° 01' 06"W	L336	14.33'	N21° 00' 00"E	L366	15.33'	S21° 00' 00"W	L396	15.33'	S69° 00' 00"E	L426	3.33'	S69° 00' 00"E
L259	32.06'	N74° 58' 54"W	L291	11.00'	S74° 58' 54"E	L337	1.33'	S69° 00' 00"E	L367	3.33'	S69° 00' 00"E	L397	12.67'	S21° 00' 00"W	L427	15.33'	N21° 00' 00"E
L260	59.33'	N15° 01' 06"E	L292	14.33'	S15° 01' 06"W	L338	15.33'	N21° 00' 00"E	L368	12.67'	S21° 00' 00"W	L398	3.33'	N69° 00' 00"W	L428	1.33'	N69° 00' 00"W
L261	11.00'	N74° 58' 54"W	L293	1.33'	N74° 58' 54"W	L339	3.33'	N69° 00' 00"W	L369	15.33'	N69° 00' 00"W	L399	15.33'	S21° 00' 00"W	L429	14.33'	N21° 00' 00"E
L262	14.33'	N15° 01' 06"E	L294	15.33'	S15° 01' 06"W	L340	12.67'	N21° 00' 00"E	L370	8.00'	N21° 00' 00"E	L400	1.33'	S69° 00' 00"E	L430	11.00'	S69° 00' 00"E
L263	1.33'	S74° 58' 54"E	L295	3.33'	S74° 58' 54"E	L341	15.33'	S69° 00' 00"E	L371	6.00'	N69° 00' 00"W	L401	14.33'	S21° 00' 00"W	L431	20.00'	N21° 00' 00"E
L264	15.33'	N15° 01' 06"E	L296	12.67'	S15° 01' 06"W	L342	8.00'	S21° 00' 00"W	L372	6.33'	S21° 00' 00"W	L402	11.00'	N69° 00' 00"W	L432	20.00'	S21° 00' 00"W
L265	3.33'	N74° 58' 54"W	L297	15.33'	N74° 58' 54"W	L343	6.00'	S69° 00' 00"E	L373	12.17'	N69° 00' 00"W	L403	20.00'	S21° 00' 00"W	L433	11.00'	S69° 00' 00"E
L266	12.67'	N15° 01' 06"E	L298	8.00'	N15° 01' 06"E	L344	6.33'	N21° 00' 00"E	L374	1.33'	N21° 00' 00"E	L404	20.00'	N21° 00' 00"E	L434	14.33'	S21° 00' 00"W
L267	15.33'	S74° 58' 54"E	L299	6.00'	N74° 58' 54"W	L345	12.17'	S69° 00' 00"E	L375	11.56'	N69° 00' 00"W	L405	11.00'	N69° 00' 00"W	L435	1.33'	N69° 00' 00"W
L268	8.00'	S15° 01' 06"W	L300	6.33'	S15° 01' 06"W	L346	1.33'	S21° 00' 00"W	L376	11.56'	S69° 00' 00"E	L406	14.33'	N21° 00' 00"E	L436	15.33'	S21° 00' 00"W
L269	6.00'	S74° 58' 54"E	L301	12.17'	N74° 58' 54"W	L347	11.56'	S69° 00' 00"E	L377	1.33'	N21° 00' 00"E	L407	1.33'	S69° 00' 00"E	L437	3.33'	S69° 00' 00"E
L270	6.33'	N15° 01' 06"E	L302	1.33'	N15° 01' 06"E	L348	11.56'	N69° 00' 00"W	L378	12.17'	S69° 00' 00"E	L408	15.33'	N21° 00' 00"E	L438	12.67'	N21° 00' 00"E
L271	12.17'	S74° 58' 54"E	L303	11.56'	N74° 58' 54"W	L349	1.33'	S21° 00' 00"W	L379	6.33'	S21° 00' 00"W	L409	3.33'	N69° 00' 00"W	L439	15.33'	S69° 00' 00"E
L272	1.33'	S15° 01' 06"W	L320	11.56'	S74° 58' 54"E	L350	12.17'	N69° 00' 00"W	L380	6.00'	S69° 00' 00"E	L410	12.67'	N21° 00' 00"E	L440	8.00'	N21° 00' 00"E
L273	11.56'	S74° 58' 54"E	L321	1.33'	N15° 01' 06"E	L351	6.33'	N21° 00' 00"E	L381	8.00'	N21° 00' 00"E	L411	15.33'	S69° 00' 00"E	L441	6.00'	N69° 00' 00"W
L275	11.56'	N74° 58' 54"W	L322	12.17'	S74° 58' 54"E	L352	6.00'	N69° 00' 00"W	L382	15.33'	S69° 00' 00"E	L412	8.00'	S21° 00' 00"W	L442	6.33'	S21° 00' 00"W
L276	1.33'	S15° 01' 06"W	L323	6.33'	S15° 01' 06"W	L353	8.00'	S21° 00' 00"W	L383	12.67'	S21° 00' 00"W	L413	6.00'	S69° 00' 00"E	L443	12.17'	N69° 00' 00"W
L277	12.17'	N74° 58' 54"W	L324	6.00'	S74° 58' 54"E	L354	15.33'	N69° 00' 00"W	L384	3.33'	N69° 00' 00"W	L414	6.33'	N21° 00' 00"E	L444	1.33'	N21° 00' 00"E
L278	6.33'	N15° 01' 06"E	L325	8.00'	N15° 01' 06"E	L355	12.67'	N21° 00' 00"E	L385	15.33'	S21° 00' 00"W	L415	12.17'	S69° 00' 00"E	L445	11.56'	N69° 00' 00"W
L279	6.00'	N74° 58' 54"W	L326	15.33'	S74° 58' 54"E	L356	3.33'	S69° 00' 00"E	L386	1.33'	S69° 00' 00"E	L416	1.33'	S21° 00' 00"W	L446	32.06'	N69° 00' 00"W
L280	8.00'	S15° 01' 06"W	L327	12.67'	S15° 01' 06"W	L357	15.33'	N21° 00' 00"E	L387	14.33'	S21° 00' 00"W	L417	11.56'	S69° 00' 00"E	L447	32.06'	N69° 00' 00"W
L281	15.33'	N74° 58' 54"W	L328	3.33'	N74° 58' 54"W	L358	1.33'	N69° 00' 00"W	L388	11.00'	N69° 00' 00"W	L418	11.56'	N69° 00' 00"W	L448	59.33'	N21° 00' 00"E
L282	12.67'	N15° 01' 06"E	L329	15.33'	S15° 01' 06"W	L359	14.33'	N21° 00' 00"E	L389	20.00'	S21° 00' 00"W	L419	1.33'	S21° 00' 00"W	L449	59.33'	N21° 00' 00"E
L283	3.33'	S74° 58' 54"E	L330	1.33'	N15° 01' 06"E	L360	11.00'	S69° 00' 00"E	L390	11.56'	S69° 00' 00"E	L420	12.17'	N69° 00' 00"W	L450	32.06'	N69° 00' 00"W
L284	15.33'	N15° 01' 06"E	L331	14.33'	S15° 01' 06"W	L361	20.00'	N21° 00' 00"E	L391	1.33'	N21° 00' 00"E	L421	6.33'	N21° 00' 00"E	L451	32.06'	N69° 00' 00"W
L285	1.33'	N74° 58' 54"W	L332	11.00'	N74° 58' 54"W	L362	20.00'	S21° 00' 00"W	L392	12.17'	S69° 00' 00"E	L422	6.00'	N69° 00' 00"W	L452	59.33'	N21° 00' 00"E
L286	14.33'	N15° 01' 06"E	L333	20.00'	S15° 01' 06"W	L363	11.00'	S69° 00' 00"E	L393	6.33'	S21° 00' 00"W	L423	8.00'	S21° 00' 00"W	L453	59.33'	N21° 00' 00"E







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

PLAN BOOK	PAGE
414	34

Owner/Developer

The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046

Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER:	1021-2325887
DRAWING SCALE:	1"=50'
DATE:	November 28, 2023
DRAWN BY:	JSS
REVISIONS:	

Sheet 2 of 2

The Villas At Forest Oaks Condominium Plan 3

Center Township & Butler Township,
Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 16TH DAY OF NOVEMBER, THAT DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 PLAN OF RECORDING HEREBY ADOPTS SUCH PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THIS PLAN TO THE PUBLIC. FURTHER, DUFFY HIGHLANDS, LP, HEREBY COVENANTS AND AGREES TO, AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER AND TOWNSHIP OF BUTLER, THEIR RESPECTIVE SUCCESSORS AND 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 LIMITED PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:

WITNESS

DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY: DUFFY HIGHLANDS HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: ROBERT A. BRENNAN, MANAGER

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2027
Commission number 1353821
Member, Pennsylvania Association of Notaries

AND NOW, TO-WIT, THIS 16 DAY OF November 2023, BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. BRENNAN, AN INDIVIDUAL, AND WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, WHICH LLC IS THE SOLE MEMBER OF DUFFY HIGHLANDS HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF November 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 2 DAY OF July 2027

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2027
Commission number 1353821
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

WE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 IS IN THE NAME OF DUFFY HIGHLANDS, LP AND IS RECORDED IN INSTRUMENTS 201707260015729, 201511030024353.

WITNESS

ROBERT A. BRENNAN, MANAGER

DOLLAR BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

Vice President
MORTGAGEE OFFICER - TITLE

SURVEYOR'S CERTIFICATION

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

11/15/2023
DATE

GARY A SHEFFLER JR, PLS - REG. NO. SU075518

CENTER TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS DAY OF January 25, 2023

SECRETARY

CHAIRMAN

CENTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER BY ORDINANCE / RESOLUTION NO._____, EFFECTIVE THIS 27TH DAY OF November, 2023.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

CENTER TOWNSHIP MUNICIPAL ENGINEER

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

DATE

SIGNATURE - REG NO.

BUTLER TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF FEBRUARY, 7, 2023

SECRETARY

CHAIRMAN

BUTLER TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER BY ORDINANCE / RESOLUTION NO._____, EFFECTIVE THIS 24 DAY OF OCTOBER, 2023.

SECRETARY

CHAIRMAN, BOARD OF COMMISSIONERS

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

CENTER TOWNSHIP MUNICIPAL ENGINEER

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER, JR.
LAND SURVEYOR
No. SU075518
PENNSYLVANIA

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY PA

CENTER TOWNSHIP PLANNING COMMISSION

CENTER TOWNSHIP BOARD OF SUPERVISORS

COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF JAN 2023

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 414 PAGE 35-36
GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF DEC 20 23

SEAL

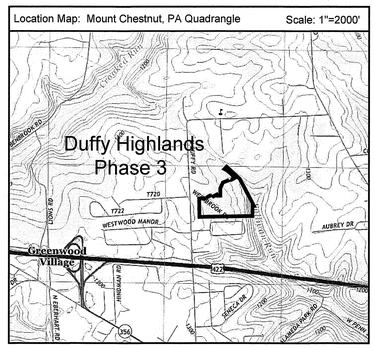
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER

HOMEOWNERS ASSOCIATION DECLARATION

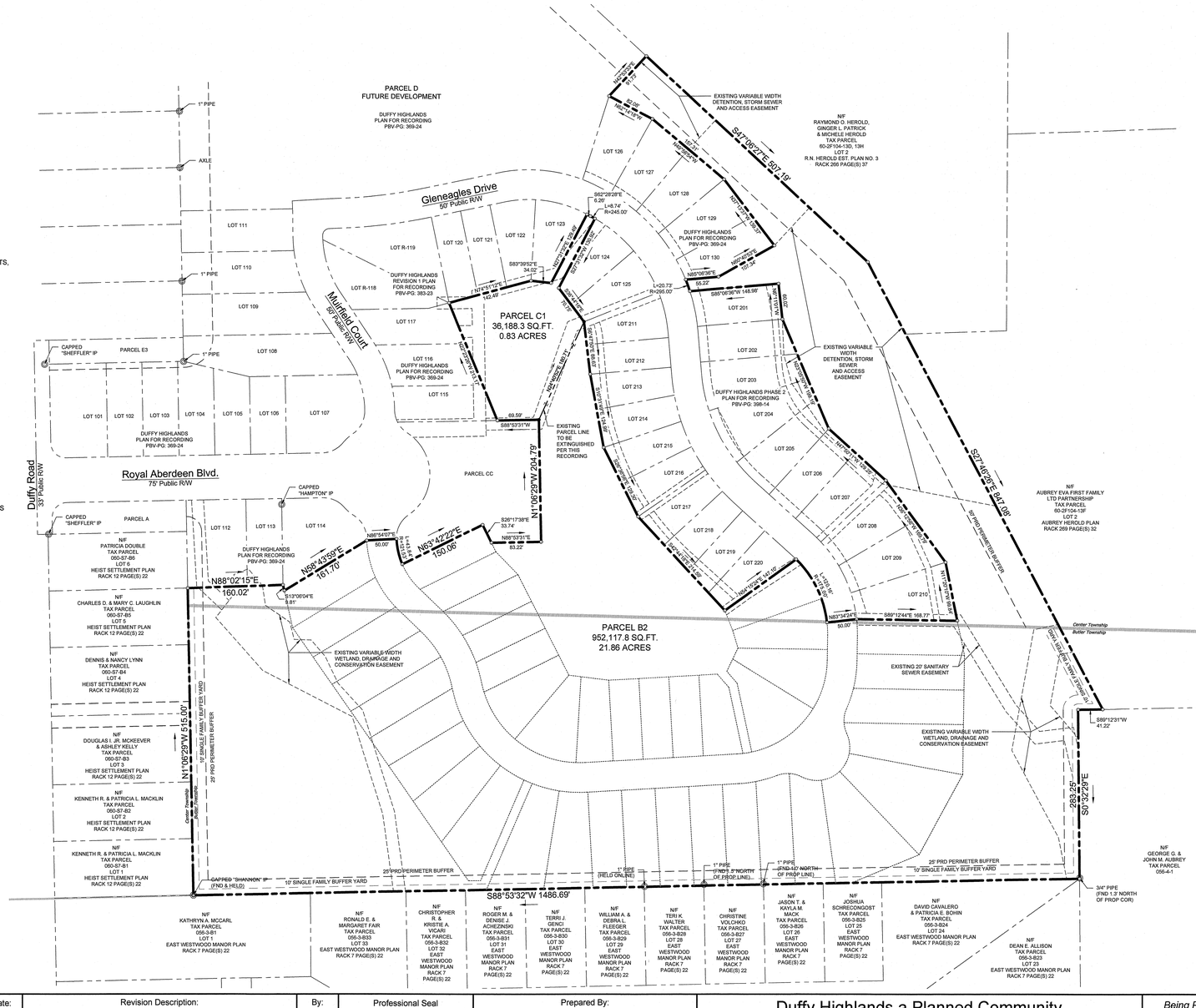
THE DEVELOPER SHALL CREATE A HOMEOWNERS ASSOCIATION IN CONFORMANCE WITH THE UNIFORM PLANNED COMMUNITY ACT OR THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT. EACH RESIDENTIAL UNIT, WHETHER SINGLE-FAMILY HOME OR TOWNHOUSE, IN A CLUSTER DEVELOPMENT MUST BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE HOMOWNERS ASSOCIATION MUST BE, AND PERPETUALLY REMAIN, THE OWNER OF ALL COMMON LAND FACILITIES, INCLUDING COMMON OPEN SPACE AREAS.

Instr: 202312040018131
Pgs: 2 F: $85.00 12/4/2023 10:42 AM
Michele Mustello T20230014545
Butler County Recorder PA



PLAN BOOK	PAGE
414	35

THIS PLAN IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR.


PARCEL D
FUTURE DEVELOPMENT
DUFFY HIGHLANDS PLAN FOR RECORDING PBV-PG: 369-24
EXISTING VARIABLE WIDTH DETENTION, STORM SEWER AND ACCESS EASEMENT
N/F RAYMOND O. HEROLD, GINGER L. PATRICK & MICHELLE HEROLD TAX PARCEL 60-2F104-13D, 13H LOT 2 R.N. HEROLD EST. PLAN NO. 3 RACK 268 PAGE(S) 37
S47°08'07"E 501.19'
Gleneagles Drive
50' Public R/W
Mumford Court
50' Public R/W
PARCEL C1
36,188.3 SQ.FT.
0.83 ACRES
PARCEL E3
CAPPED "SHEFFLER" IP
1" PIPE
AXLE
LOT 111
LOT 110
LOT 109
LOT 108
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107
LOT R-119
LOT R-118
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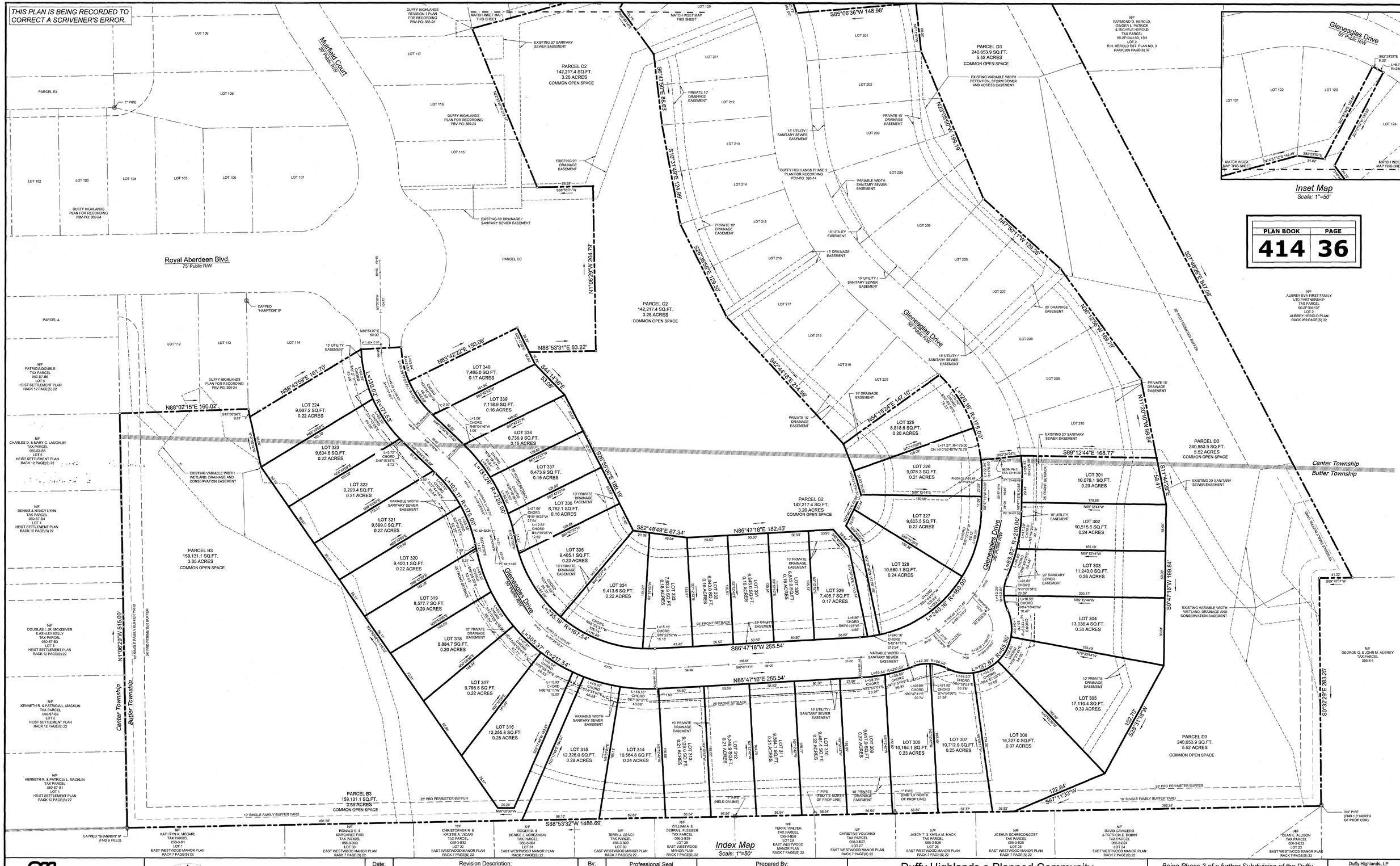
LOT 220
DUFFY HIGHLANDS PLAN FOR RECORDING PBV-PG: 369-24
DUFFY HIGHLANDS REVISION 1 PLAN FOR RECORDING PBV-PG: 383-23
DUFFY HIGHLANDS PHASE 2 PLAN FOR RECORDING PBV-PG: 398-14
S62°28'28"E 6.26'
L=6.74'
R=245.00'
S83°39'52"E 34.02'
N85°08'36"E 55.22'
S85°08'36"W 148.99'
L=20.73'
R=295.00'
N74°51'12"E 142.49'
N15°08'36"W 80.00'
S74°51'12"W 142.49'
S15°08'36"E 80.00'
N74°51'12"E 142.49'
S74°51'12"W 142.49'
N15°08'36"W 80.00

THIS PLAN IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR.



PLAN BOOK	PAGE
414	36

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233636

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.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
1/09/2022	Township Submittal	JRG
2/13/2023	Revised Township Submittal	JRG
2/20/2023	Revised Township Submittal	JRG
5/15/2023	Revised Per Township Review Comments	JRG
6/5/2023	Revised Per BASA Review Comments	JRG
11/7/2023	Revised Sanitary Sewer	JRG
11/14/2023	Revised Subdivision Plan	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Duffy Highlands a Planned Community Amended Phase 3 Plan for Recording

Being Phase 3 of a further Subdivision of the Duffy Highlands Planned Community Phase 2 as recorded in Plan Book Volume 398 page 15.

Prepared For:
Duffy Highlands, LP

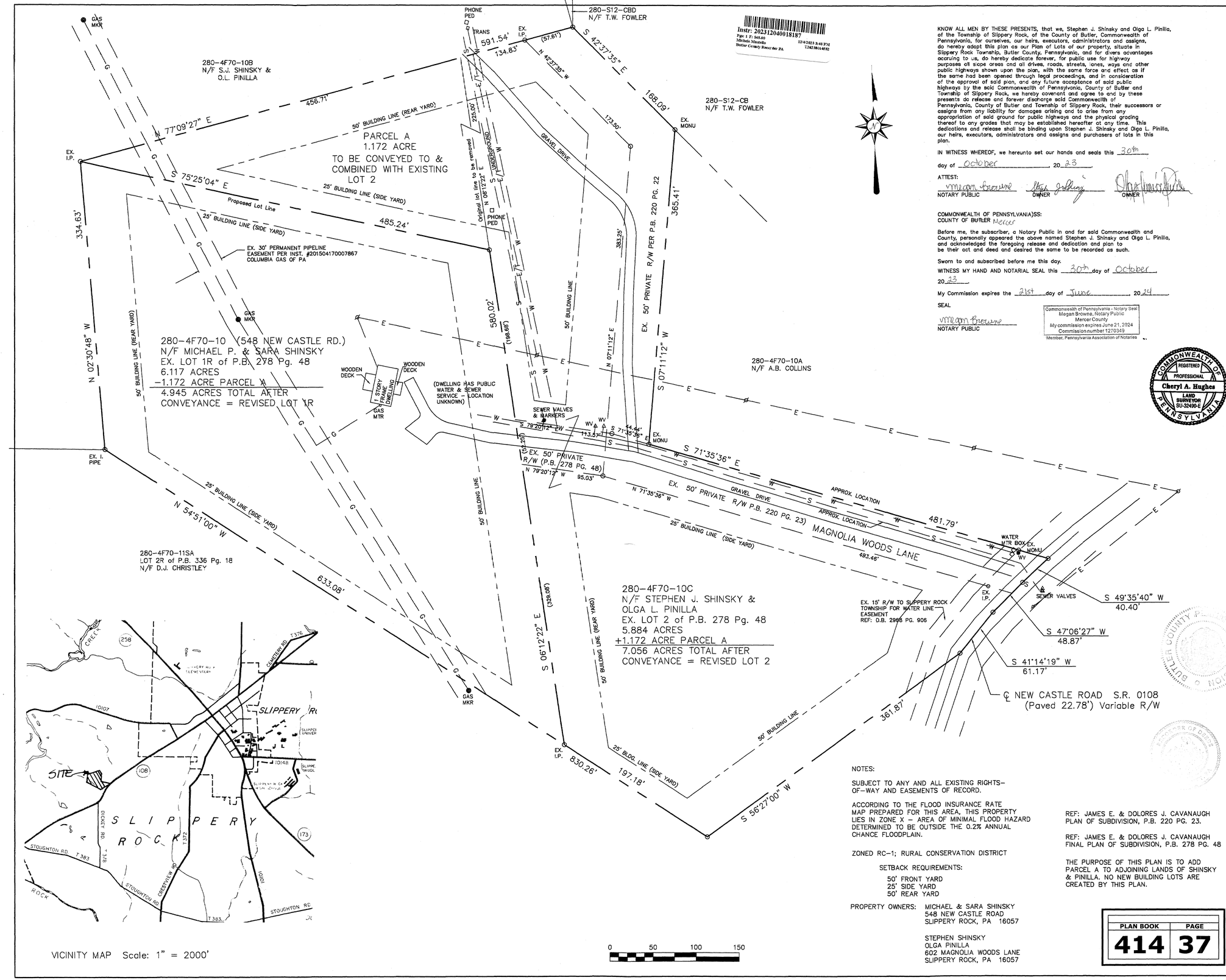
Situate In:
Center and Butler Township, Butler County, Pennsylvania

DRAWING SCALE:	1" = 50'	DESIGNED BY:	AGM
DATE ISSUED:	8/29/2022	REVIEWED BY:	GAS
PROJECT JOB#:	3761	FIELD BOOK #:	---
CADD#:			

Duffy Highlands, LP
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-452-3449

Sheet No.

REC2



Instr: 202312040015187
Pgs: 1 T: 165.00
Michele Mustello
Butler County Recorder PA
12/4/2023 3:48 PM
7262.5804.6582

VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED RC-1; RURAL CONSERVATION DISTRICT

SETBACK REQUIREMENTS:

50' FRONT YARD
25' SIDE YARD
50' REAR YARD

PROPERTY OWNERS: MICHAEL & SARA SHINSKY
548 NEW CASTLE ROAD
SLIPPERY ROCK, PA 16057

STEPHEN SHINSKY
OLGA PINILLA
602 MAGNOLIA WOODS LANE
SLIPPERY ROCK, PA 16057

REF: JAMES E. & DOLORES J. CAVANAUGH PLAN OF SUBDIVISION, P.B. 220 PG. 23.

REF: JAMES E. & DOLORES J. CAVANAUGH FINAL PLAN OF SUBDIVISION, P.B. 278 PG. 48

THE PURPOSE OF THIS PLAN IS TO ADD PARCEL A TO ADJOINING LANDS OF SHINSKY & PINILLA. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

PLAN BOOK	PAGE
414	37

KNOW ALL MEN BY THESE PRESENTS, that we, Stephen J. Shinsky and Olga L. Pinilla, of the Township of Slippery Rock, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Slippery Rock Township, Butler County, Pennsylvania, and for 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 Slippery Rock, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Stephen J. Shinsky and Olga L. Pinilla, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th day of October, 2023

ATTEST:

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER Mercer

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Stephen J. Shinsky and Olga L. Pinilla, 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 30th day of October 2023.

My Commission expires the 21st day of June, 2024

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Megan Browne, Notary Public
Mercer County
My commission expires June 21, 2024
Commission number 1270349
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Michael P. and Sara Shinsky, of the Township of Slippery Rock, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Slippery Rock Township, Butler County, Pennsylvania, and for 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 Slippery Rock, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Michael P. and Sara Shinsky, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th day of November, 2023

ATTEST:

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 Michael P. and Sara Shinsky, 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 30th day of November 2023.

My Commission expires the 28 day of August, 2026

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Diana Seman, Notary Public
Lawrence County
My commission expires August 28, 2026
Commission number 1338550
Member, Pennsylvania Association of Notaries

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

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.

September 11, 2023 SEAL
DATE REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 31st day of October, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 1st day of November, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 20th day of Sept., 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 414 page 37

Given under my hand and seal this 4th day of December 2023

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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

LOT LINE REVISION

FOR: MICHAEL P. & SARA SHINSKY
and
STEPHEN J. SHINKSY & OLGA L. PINILLA

SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

Date 09/11/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 280-4F70-10 & 10C		Inst. # 201702090002995 201402110003013	Service No. 23-116
Address 548 NEW CASTLE ROAD			

Instr: 202312050018267
Pgs: 2 F: $85.00 12/5/2023 3:55 PM
Michele Mustello T20230014646
Butler County Recorder PA

SURVEYORS CERTIFICATION

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

8-17-2023 ______ JOHN JEROME SCHLEICHER, P.L.S.
DATE

(SEAL)

ENGINEER CERTIFICATION

A. ENGINEERING REQUIREMENTS
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.

8-17-2023 ______ JOHN JEROME SCHLEICHER, P.E.
DATE
(SEAL)

B. 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.

8-17-2023 ______ JOHN JEROME SCHLEICHER, P.E., P.L.S.
DATE
(SEAL)

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

11/17/2023 ______ NAME
DATE
(SEAL)
PE077527
REGISTRATION NUMBER

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — JOHN JEROME SCHLEICHER — No. SU053786E

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JOHN JEROME SCHLEICHER — No. PE050723E

TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — BENJAMIN L. GILBERTI — PE077527

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

JACKSON TOWNSHIP PLANNING COMMISSION

JACKSON TOWNSHIP — BUTLER COUNTY, PA

JACKSON TOWNSHIP BOARD OF SUPERVISORS

JACKSON TOWNSHIP — BUTLER COUNTY, PA

OWNERS ADOPTION

METCALF MANAGEMENT, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE SENECA HILLS, P.R.D., HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 17th DAY OF AUGUST, 20 23.

ATTEST: ______ NOTARY PUBLIC
METCALF MANAGEMENT, LLC ______ STEVEN KOEHLER, MANAGER

Commonwealth of Pennsylvania - Notary Seal
Laura M Brill, Notary Public
Allegheny County
My commission expires December 23, 2026
Commission number 1427071

ACKNOWLEDGEMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED STEVEN KOEHLER, MANAGER OF METCALF MANAGEMENT, LLC WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF AUGUST, 20 23.

MY COMMISSION EXPIRES THE 23RD DAY OF DECEMBER, 20 26.

(Seal) ______ NOTARY PUBLIC

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SENECA HILLS P.R.D RECORDING PLAN IS IN THE NAME OF THE METCALF MANAGEMENT, LLC . AND IS RECORDED IN INSTRUMENT(S) 201807230014619 & 201809110018618.

______ WITNESS ______ MANAGER

WE, PEOPLES SECURITY BANK & TRUST, MORTGAGEE OF THE PROPERTY CONTAINED IN THE SENECA HILLS P.R.D RECORDING PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

______ WITNESS ______ SVP NAME, TITLE AND MORTGAGEE

WE, ROSSMAN/HENSLEY, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE SENECA HILLS P.R.D RECORDING PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

______ WITNESS ______ NAME, TITLE AND MORTGAGEE

WE, D.R. HORTON, INC. - NEW JERSEY, MORTGAGEE OF THE PROPERTY CONTAINED IN THE SENECA HILLS P.R.D RECORDING PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

______ WITNESS ______ -VP NAME, TITLE AND MORTGAGEE

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 12th DAY OF September, 20 22 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 22nd 2022. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP 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 DAY 1st DAY OF December ~~2018~~ 2023

TOWNSHIP SECRETARY ______ CHAIRPERSON

WESTERN BUTLER COUNTY AUTHORITY

THE UNDERSIGNED OWNER(S), INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE WESTERN BUTLER COUNTY AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH, AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES, AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

______ WITNESS ______ MANAGER

EASEMENTS APPROVED BY THE WESTERN BUTLER COUNTY AUTHORITY ON THIS 27 DAY OF September 2023

______ AUTHORITY REPRESENTATIVE

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 22nd DAY OF September, 20 22, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 22, 2022. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP 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 1st DAY OF December, 20 23

~~TOWNSHIP SECRETARY~~ ______ ~~CHAIRPERSON~~ Planning Director

THIS PLAT WAS DELIVERED TO METCALF MANAGEMENT, LLC. BY JACKSON TOWNSHIP ON THE 5th DAY OF December, 20 23

______ TOWNSHIP MANAGER/SECRETARY

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

12/1/23 ______ TOWNSHIP MANAGER / SECRETARY
DATE

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP ON THIS 2nd DAY OF September, 20 22.

~~SECRETARY~~ ______ CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF OCT, 20 23.

SECRETARY ______ CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

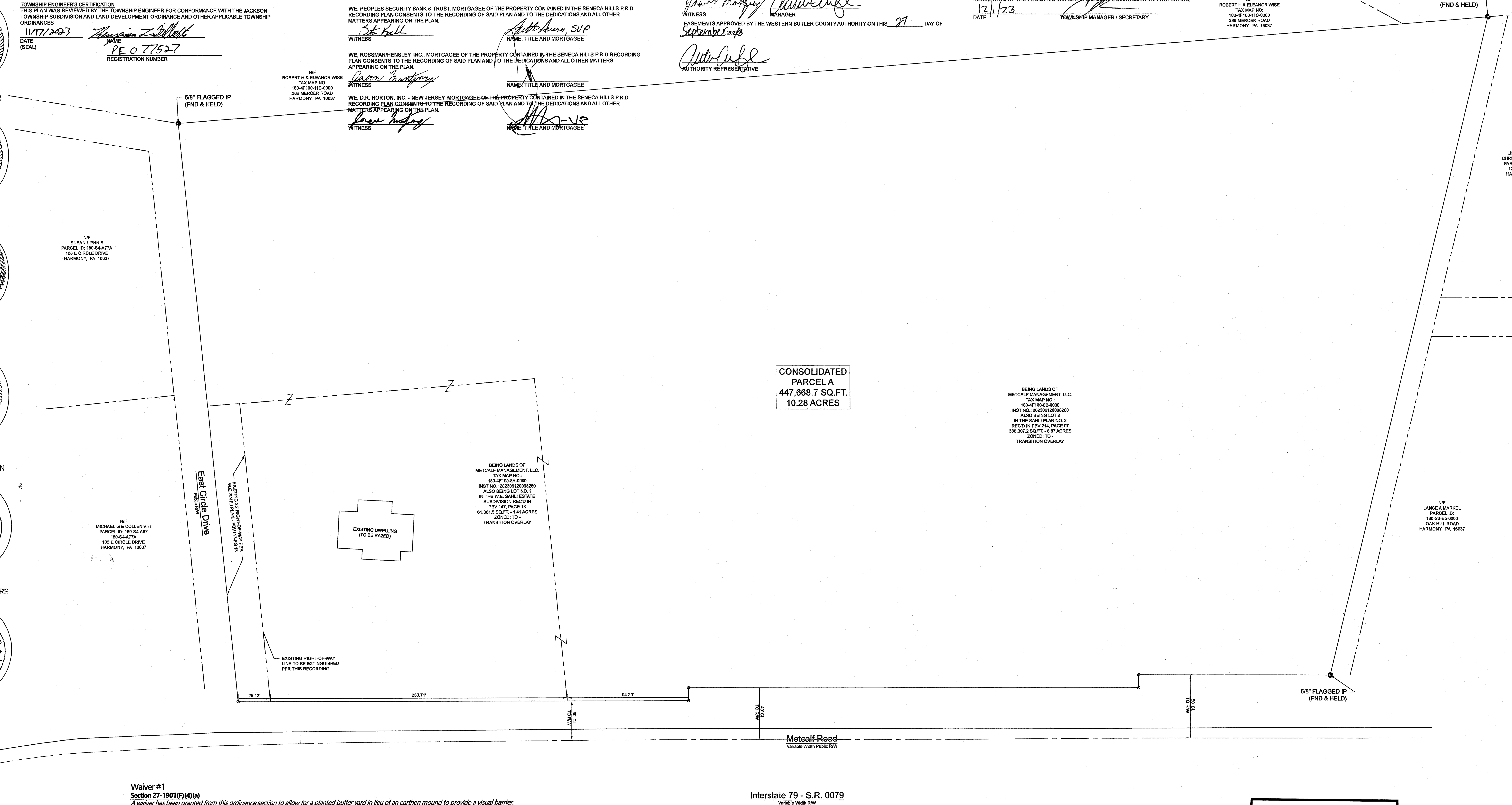
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA

IN PLAN BOOK VOLUME 414, PAGE(S) 38-39.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF December 20 23

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



PRIVATE LANE RELEASE FOR TOWNSHIP

JACKSON TOWNSHIP SHALL HAVE NO EXPRESS OR POTENTIAL LIABILITY TO MAINTAIN THE PRIVATE LANE SHOWN ON THIS PLAN OR TO ACCEPT DEDICATION OF THIS PRIVATE LANE.

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.

4. NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0378D, DATED AUGUST 2, 2018

EXISTING SITE DATA CHART	
ZONING DISTRICT CLASSIFICATION	RESIDENTIAL (R)
OVERLAY DISTRICT	TRANSITIONAL OVERLAY (TO)
PROPOSED LAND USE	V-TND
MINIMUM PERMITTED LOT SIZE	7,200 Sf.
MINIMUM PERMITTED LOT WIDTH	55 Ft.
MINIMUM REQD. FRONT & REAR YARDS	20 Ft.(FRONT) / 25 Ft. (REAR)
MINIMUM REQD. SIDE YARD SETBACK	15 Ft. TOTAL - 5 Ft. MIN.
MAXIMUM PERMITTED BUILDING HEIGHT	40 Ft.

EXISTING PARCEL AREA TABLE

TAX MAP NO.	AREA	AREA
180-4F100-8A-000	61,361.5 SQ.FT.	1.41 AC.
180-4F100-8B-000	386,307.2 SQ.FT.	8.87 AC.

Waiver #1
Section 27-1901(F)(4)(a)
A waiver has been granted from this ordinance section to allow for a planted buffer yard in lieu of an earthen mound to provide a visual barrier.

Waiver #2
Section-22-603(B)(2)(a)
A waiver has been granted from this ordinance section to allow for no sidewalk along approximately 240 feet of the western side of the new street.

Waiver #3
Section 22-602(A)(10)(a)
A waiver has been granted from this ordinance section to permit improving Metcalf Road for approximately 550' to the west in lieu of improvement along the entire frontage of the development.

Waiver #4
Section 27-1110(K)(8)
A waiver has been granted from this section to permit units to be constructed 70' from the northern property line.

Waiver #5
Section 22-602.D(6)
A waiver has been granted from this section to permit the construction of a hammerhead turnaround in lieu of a cul-de-sac.

Waiver #6
Requirement: Section 22-602.A(7)
A waiver has been granted from this section permit the construction of a stub road and utilities to be extended in the future if necessary, in lieu of extending a road all the way to the property line.

GRAPHIC SCALE
(IN FEET)

PLAN BOOK	PAGE
414	38

OWNER / DEVELOPER:
METCALF MANAGEMENT, LLC
290 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 591-8241

DATE		REVISION

DATE 6-8-2023
SCALE
DRAWN BY
CHECKED BY
DRAWING NO. REC1

RECORDING PLAN
SENECA HILLS, P.R.D.
SITUATE IN
JACKSON TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
METCALF MANAGEMENT, LLC

JMS ENGINEERING
135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

N/F
ROBERT H & ELEANOR WISE
PARCEL ID: 180-4F100-11C-0000
386 MERCER ROAD
HARMONY, PA 16037

N/F
ROBERT H & ELEANOR WISE
TAX MAP NO.:
180-4F100-11C-0000
386 MERCER ROAD
HARMONY, PA 16037

N/F
ROBERT H & ELEANOR WISE
TAX MAP NO.:
180-4F100-5-0000
RT 19
HARMONY, PA 16037

5/8" FLAGGED IP
(FND & HELD)

5/8" FLAGGED IP
(FND & HELD)

N 59°31'21" E 1021.42'

20' BUFFERYARD B

50.01'

S 31°45'24" E 120.59'

PARCEL OS1
167,246.1 SQ.FT.
3.83 ACRES

N 59°31'21" E 853.87'

OS1
167246.10 SQ.FT.
3.84 ACRES

S 30°28'39" E 94.36'

S 12°20'27" E 10.58'

N/F
SUSAN L ENNIS
PARCEL ID: 180-S4-A77A
188 E CIRCLE DRIVE
HARMONY, PA 16037

N/F
LINDSEY R. DINNIS &
CHRISTOPHER J. CHAPPEL
PARCEL ID: 180-S3-E10-0000
121 OAK HILL ROAD
HARMONY, PA 16037

20' BUFFERYARD B

PARCEL TH-112
13,894.3 SQ.FT.
0.32 ACRES

PARCEL TH-111
13,395.0 SQ.FT.
0.31 ACRES

PARCEL TH-110
13,395.0 SQ.FT.
0.31 ACRES

PARCEL TH-109
13,995.0 SQ.FT.
0.31 ACRES

PARCEL TH-108
13,395.0 SQ.FT.
0.31 ACRES

PARCEL TH-107
14,439.1 SQ.FT.
0.33 ACRES

UNIT 112E
UNIT 112D
UNIT 112C
UNIT 112B
UNIT 112A
UNIT 111E
UNIT 111D
UNIT 111C
UNIT 111B
UNIT 111A
UNIT 110E
UNIT 110D
UNIT 110C
UNIT 110B
UNIT 110A
UNIT 109E
UNIT 109D
UNIT 109C
UNIT 109B
UNIT 109A
UNIT 108E
UNIT 108D
UNIT 108C
UNIT 108B
UNIT 108A
UNIT 107E
UNIT 107D
UNIT 107C
UNIT 107B
UNIT 107A

20' DRAINAGE EASEMENT

15' UTILITY, LANDSCAPING, PEDESTRIAN ACCESS EASEMENT

40' UTILITY, LANDSCAPING, & PEDESTRIAN ACCESS EASEMENT

N 59°31'21"E 752.89'

SCOTLAND LANE
50' PUBLIC R/W

N 59°31'21" E 801.79'

A=239.71'
R=225.00'

R=225.00'
A=239.83'

N 59°31'21" E 679.95'

PARCEL TH-101
11,147.1SQ.FT.
0.26 ACRES

PARCEL TH-102
10,735.0 SQ.FT.
0.25 ACRES

PARCEL TH-103
13,395.0 SQ.FT.
0.31 ACRES

PARCEL TH-104
13,395.0 SQ.FT.
0.31 ACRES

PARCEL TH-105
13,885.3 SQ.FT.
0.32 ACRES

PARCEL TH-106
15,623.2 SQ.FT.
0.36 ACRES

UNIT 101A
UNIT 101B
UNIT 101C
UNIT 101D
UNIT 102A
UNIT 102B
UNIT 102C
UNIT 102D
UNIT 103A
UNIT 103B
UNIT 103C
UNIT 103D
UNIT 103E
UNIT 104A
UNIT 104B
UNIT 104C
UNIT 104D
UNIT 104E
UNIT 105A
UNIT 105B
UNIT 105C
UNIT 105D
UNIT 105E
UNIT 106A
UNIT 106B
UNIT 106C
UNIT 106D
UNIT 106E

10' UTILITY, LANDSCAPING, PEDESTRIAN ACCESS EASEMENT

20' DRAINAGE ESMT.

R=25.00'
A=31.57'

R=50.00'
A=218.63'

S 19°28'33" E 138.44'

N 77°39'33" E 138.44'

S 17°20'27" E 104.58'

S 19°28'33" E 111.38'

S 30°28'39" E 95.00'

N 59°31'21" E 649.72'

20' SAN. SEW. ESMT.

PADDOCK LANE
40' PRIVATE R/W

R=150.00'
A=12.04'

N 64°07'21" E 156.76'

A 10.84'
R 135.00'

N 64°07'21" E
83.63'

N 59°31'21" E 258.57'

PARCEL TH-113
14,425.8 SQ.FT.
0.33 ACRES

PARCEL TH-114
14,462.9 SQ.FT.
0.33 ACRES

PARCEL TH-115
14,603.4 SQ.FT.
0.33 ACRES

UNIT 113A
UNIT 113B
UNIT 113C
UNIT 113D
UNIT 114A
UNIT 114B
UNIT 114C
UNIT 114D
UNIT 115A
UNIT 115B
UNIT 115C
UNIT 115D

15' UTILITY, LANDSCAPING, PEDESTRIAN ACCESS EASEMENT

20' DRAINAGE EASEMENT

N 30°28'39" W 124.03'

S 30°28'39" E 133.04'

N 25°52'39" W 125.00'

VARIABLE WIDTH
PCSM FACILITY, DRAINAGE,
ACCESS, BUFFERARD,
UTILITY EASTEMENT

15' PRIVATE DRAINAGE EASEMENT

40' CONSERVATION EASEMENT

30' CONSERVATION EASEMENT

20' CONSERVATION EASEMENT

S 64°07'21" W 148.93'

N 64°07'21" E 350.00'

N 64°07'21" E 350.13'

S 25°52'39" E
10.00'

289.17'

5/8" FLAGGED IP
(FND & HELD)

N/F
VITI, COLLEEN E. & MICHAEL G.
PARCEL ID: 180-S4-A67
102 E CIRCLE DRIVE
HARMONY, PA 16037

East Circle Drive
Public R/W

WICK STREET
50' PUBLIC R/W

N 31°45'24" W 460.86'

S 31°45'24" E 462.47'

PARCEL OS2
1083.3 SQ.FT.
0.02 ACRES

15' UTILITY EASEMENT

25' SAN. SEW. ESMT.

25' PRIVATE ROAD R/W

N/F
MARKEL L. JANICE A.
PARCEL ID: 180-S3-E5-0000
OAK HILL ROAD
HARMONY, PA 16037

Interstate 79 - S.R. 0079
Variable Width R/W

Metcalf Road
Variable Width Public R/W

	Ordinance Section	Requirement	Modification or Waiver and Justification	Corresponding Condition Item
1	§27-1901(F)(4)(a)	An earthen mound that provides an immediate visual barrier with a minimum height six (6) feet greater than the corresponding elevation along the property line. This shall be a requirement for the frontage of the plan site in all PRD forms.	Due to the topography of the plan the intent of the ordinance is met.	
2	§22-603(B)(2)(a)	Sidewalks shall we provided along both sides of any new public or private street.	The Developer requests a waiver from the installation of sidewalk along the southwestern side of proposed Hill Street and along	

	Ordinance Section	Requirement	Modification or Waiver and Justification	Corresponding Condition Item
			both sides of the proposed Seneca Lane, as shown on the plans. Pedestrian connectivity is achieved through the plan with sidewalks being provided directly in front of residential units and a sidewalk along Metcalf Road.	7.c
3	§27-1110(K)(8)	All units and accessory structures shall be set back a minimum of 75' from the perimeter of the site.	The closet unit is 70' from the perimeter of the site. The developer is concentrating additional buffering and the modification of 5' is de minimis.	
4	§22-602.D(6)	Dead-end streets are prohibited unless designed as cul-de-sac streets.	The modified cul-de-sac is on a private lane, a hammer head is provided and has been reviewed by the Township Engineer.	
5	§22-602.A(7)	Areas shall be reserved for future street usage in conjunction with the development of adjacent tracts and constructed. The section allows for the BOS to waive this requirement.	A 50' ROW will be reserved, and utilities subbed, as shown on the plans, for future connection to the adjacent property.	
6	§22-602(A)(10)(a)	The street on which the subdivision or land development bears frontage shall be improved in accordance with the standards set forth in the SALDO to the full width set forth in the ordinance and the Township Construction Standard Detail.	Modification request is due to the low volume of traffic that will drive past the proposed development, as shown on the plans. The developer proposes additional widening, as shown on the plans, to Metcalf Road to the south of the plans entrance. Additional improvements to Metcalf Road, Zeigler Drive, and Gregg Drive that have greater usage will meet the desired intent of the requirement.	7.c

7.c **Waivers.** As a condition of the waivers granted from the road widening and sidewalk installation as listed in items 2.2 and 2.6 of this decision, the Developer shall install signage and street markings for a bicycle pedestrian lane along Gregg Drive and shall improve the existing crosswalk at Little Creek Road and Gregg Drive in a manner consistent with the Scope of Work attached as Exhibit "2", prepared by the Township Engineer, dated April 4, 2022 and as approved by the Township Engineer. Construction the Scope shall be part of the Schedule of Improvements of the Development Agreement required by 7.1 of this Decision. Alternatively, the Developer may pay a contribution equally proportioned amongst the approved units at the time of and as a condition of building permit issuance for each unit. The total fee shall be based on the cost of the improvements determined by the Township Engineer based on the scope of the attached HRG cost estimate and scope, Exhibit "3", dated April 4, 2022, and may be updated at the time of the execution of the Development Agreement pursuant to Article VII, Section 509(i) of the Pennsylvania Municipalities Planning Code.

PROPOSED PARCEL AREA TABLE		
PARCEL	AREA	AREA
PARCEL TH-1	18,012.2 SQ.FT.	0.41 AC.
PARCEL TH-2	18,620.0 SQ.FT.	0.43 AC.
PARCEL TH-3	18,826.2 SQ.FT.	0.43 AC.
PARCEL TH-4	21,252.9 SQ.FT.	0.49 AC.
PARCEL TH-5	21,227.4 SQ.FT.	0.49 AC.
PARCEL TH-6	14,155.0 SQ.FT.	0.32 AC.
PARCEL TH-7	14,155.0 SQ.FT.	0.32 AC.
PARCEL TH-8	18,291.2 SQ.FT.	0.42 AC.
PARCEL TH-9	15,331.0 SQ.FT.	0.35 AC.
PARCEL TH-10	13,992.0 SQ.FT.	0.32 AC.
PARCEL TH-11	13,992.0 SQ.FT.	0.32 AC.
PARCEL TH-12	13,992.0 SQ.FT.	0.32 AC.
PARCEL TH-13	14,011.7 SQ.FT.	0.32 AC.
PARCEL TH-14	15,501.9 SQ.FT.	0.36 AC.
PARCEL OS1	159,380.2 SQ.FT.	3.66 AC.
PUBLIC RW	67,797.0 SQ.FT.	1.56 AC.

PROPOSED SITE DATA CHART	
ZONING DISTRICT CLASSIFICATION	RESIDENTIAL (R)
OVERLAY DISTRICT	TRANSITIONAL OVERLAY (TO)
PROPOSED LAND USE	V-TND
MINIMUM PERMITTED LOT SIZE	7,200 Sf.
PROPOSED MINIMUM LOT WIDTH	133 FL
MINIMUM REQD. FRONT & REAR YARDS	15 FL(FRONT) / 20 FL (REAR)
MINIMUM REQD. SIDE YARD SETBACK	10 FL EACH SIDE
MAXIMUM PERMITTED BUILDING HEIGHT	40 FL

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WBCA NOTE:
THIS NOTE SERVES TO CLARIFY THAT THE EASEMENT FOR WBCA SHALL BE 12.5 FEET ON EACH SIDE OF SANITARY CENTERLINE AS INSTALLED

PRIVATE LANE RELEASE FOR TOWNSHIP

JACKSON TOWNSHIP SHALL HAVE NO EXPRESS OR POTENTIAL LIABILITY TO MAINTAIN THE PRIVATE LANE SHOWN ON THIS PLAN OR TO ACCEPT DEDICATION OF THIS PRIVATE LANE.

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)

NORTH

OWNER / DEVELOPER:
METCALF MANAGEMENT, LLC
290 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 591-8241

DATE		REVISION
6-30-23		ADD & REVISE LABELS
9-21-23		WBCA REVIEW
10-6-23		TWP. REVIEW
12-4-23		CONSERVATION EASEMENT

DATE: 6-8-2023
SCALE: 1" = 40'
DRAWN BY
CHECKED BY
DRAWING NO. REC2

RECORDING PLAN
SENECA HILLS, P.R.D.
SITUATE IN
JACKSON TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
METCALF MANAGEMENT, LLC

JMS ENGINEERING
135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

Instr: 202312070018399
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
12/7/2023 3:08 PM
T20230014783

N/F OLEY ACRES LTD 320-1F98-13

N/F D. KRASON 320-1F98-12G

N/F D. KRASON 320-1F98-12H

N/F B. DANIELE 320-1F98-12L

N/F B. DANIELE 320-1F98-12

N 89°16'29" E 150.09'

Ex. IPIN

Ex. IPIN

N/F C.A. TAYLOR 320-1F96-1C

part of REVISED REMNANT 56.19 AC ± (assessed and not field verified)

KEASEY RD T-820 33' R/W

bldg

barn

septic tank

DWELLING

REVISED REMNANT 56.19 AC ± (assessed and not field verified)

ORIGINAL V.W. CYPHER 320-1F96-1 59.20 AC ± (assessed)

impoundment area

gas well

gravel drive

TRACT A 3.01 AC to be conveyed as a contiguous part of 320-1F96-6

N 01°02'05" W 865.80'

S 01°02'05" E 878.69'

Ex. PIPE IN CONC.

Ex. PIPE IN CONC.

N/F J. FORESTER 320-1F96-1CB

N/F D. DOUTT 320-1F96-2C

N/F D. DOUTT 320-1F96-2D

N/F E. SCHOETTKER 320-1F96-2

N/F R. SPRENG 320-1F96-2A & 1B

N/F D. MONTGOMERY 320-1F96-1A

N/F MONTGOMERY TRUST 320-1F96-3A

N/F D. MONTGOMERY 320-1F96-3

N/F D. MONTGOMERY 320-1F96-4

JONES ROAD T-577 33' R/W

N/F S. MUCKERHEIDE 320-1F96-5E

N/F A. MUCKERHEIDE 320-1F96-5EA

N/F S. MUCKERHEIDE 320-1F96-5B

A. MUCKERHEIDE N/F 320-1F96-5C

N/F T. SULLIVAN 320-1F96-5A

N/F M. BASTIN 320-1F96-6B

LOT 3 J. SARNOSKY PLAN 2 PB 203 PG 5

N 00°12'53" W 337.03'

N 00°12'53" W 100.00'

N 89°47'07" E 360.00'

S 81°17'35" E 330.99'

S 83°19'00" E 199.00'

101.00'

75' BUILDING LINE FROM EXISTING R/W

DRIVE

N 89°27'55" E 200.00'

N 87°29'08" E 182.35'

S 88°05'51" E 122.43'

DWELLING

SAND MOUND

N/F C. TAYLOR 320-1F96-1CA

Ex. PIPE

Ex. PIPE

Ex. PIPE

Ex. PIPE

N/F T. SULLIVAN 320-1F96-6A

EXPRESS GAS LINE

N 00°12'53" W 785.70'

REVISED 320-1F96-6 36.65 AC

SHEDS

HOLL RD T-625 33' R/W

S 00°21'00" W 959.98'

75' BUILDING LINE FROM EXISTING R/W

ORIGINAL M. TRISTANI 320-1F96-6

S 86°48'13" W 1531.99'

10' SIDE SETBACK

N/F J. TODARO 320-1F96-8A

PARCEL A BOSCHELLE PLAN PB 114 PG 25

N/F M. LANG 320-1F96-9CA

PARCEL C-1 YARNALL PLAN PB 227 PG 49

N/F K. PLUNKARD 320-1F96-9C

PARCEL C-2 YARNALL PLAN PB 227 PG 49

0 160 320 480

OWNER'S CERTIFICATION

WE, MARK TRISTANI, AUDREY TRISTANI AND VIRGIL W. CYPHER, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN WAS MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 1st DAY OF Nov., 2023.

x _____
MARK TRISTANI

x _____
AUDREY TRISTANI

x _____
VIRGIL W. CYPHER

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, MARK TRISTANI, AUDREY TRISTANI AND VIRGIL W. CYPHER, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF NOVEMBER, 2023.

MY COMMISSION EXPIRES THE 1st DAY OF FEBRUARY, 2027

x _____
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED 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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

SEPT 22, 2023
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 30th DAY OF November, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 1st DAY OF Nov., 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF OCT., 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION ★ MOIS

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 414, PAGE(S) 40

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF DECEMBER, 2023.

x _____
RECORDER OF DEEDS

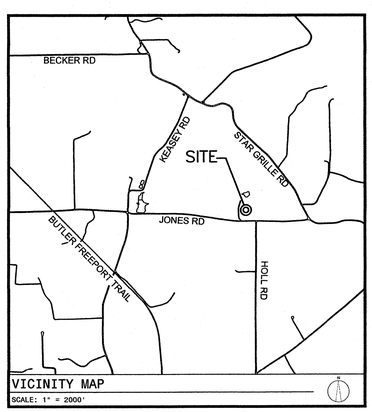
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

PLAN BOOK	PAGE
414	40

RECORDED _____ 20__	
PLAN BOOK	PAGE

SHEET _____ of _____



VICINITY MAP
SCALE: 1" = 2000'

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

WINFIELD TOWNSHIP R/A - RESIDENTIAL/AGRICULTURAL DISTRICT	
Dimension	Requirement
Min. Lot Area	2 ac (w/ on lot water and sewage)
Min. Lot Width	200 feet at building line
Min. Front Yard Depth	75 feet from centerline of street
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet principal (10 feet accessory)

TRISTANI / CYPHER PLAN

Being a lot line revision of Butler County Tax Parcels 320-1F96-1 and 320-1F96-6. Tract A to be conveyed as a contiguous part of 320-1F96-6.

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

TRISTANI / CYPHER PLAN

BEING A

LOT LINE REVISION

FOR

MARK & AUDREY TRISTANI AND VIRGIL CYPHER

SITUATE

WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
9/15/23	SDG	Sdg	1" = 160'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-132	320-1F96-1 & 6	-

KNOW ALL MEN BY THESE PRESENTS, THAT WE JOHN E. & TIFFANY L. EPPINGER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OUR SELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY 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 JOHN E. & TIFFANY L. EPPINGER 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 JOHN E. & TIFFANY L. EPPINGER 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 DAY OF December, 2023.

ATTEST:

Notary Public
MY COMMISION EXPIRES: 1-6-25

Commonwealth of Pennsylvania - Notary Seal
Corinda J. Houk, Notary Public
Lawrence County
My commission expires January 6, 2025
Commission number 1247036
Member, Pennsylvania Association of Notaries

OWNER

OWNER

WE, JOHN E. & TIFFANY L. EPPINGER 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.

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JOHN E. & TIFFANY L. EPPINGER, 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 6 OF December, 2023.

Notary Public

MY COMMISION EXPIRES: 1-6-25
SEAL

Commonwealth of Pennsylvania - Notary Seal
Corinda J. Houk, Notary Public
Lawrence County
My commission expires January 6, 2025
Commission number 1247036

CERTIFICATE OF TITLE - NO MORTGAGES

WE, JOHN E. & TIFFANY L. EPPINGER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF JOHN E. & TIFFANY L. EPPINGER AND ARE RECORDED IN INSTRUMENT NO. 201104190009568
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

OWNER

OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT WE BDK REALTY COMPANY OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OUR SELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HERBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, WE BDK REALTY COMPANY 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 BDK REALTY COMPANY 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 DAY OF December, 2023.

ATTEST:

Notary Public
MY COMMISION EXPIRES: 1-6-25

Commonwealth of Pennsylvania - Notary Seal
Corinda J. Houk, Notary Public
Lawrence County
My commission expires January 6, 2025
Commission number 1247036
Member, Pennsylvania Association of Notaries

OWNER

OWNER

WE, BDK REALTY COMPANY, 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.

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 Michael George Tappe, OF BDK REALTY COMPANY WHOBEING 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 6 OF December, 2023.

Notary Public

MY COMMISION EXPIRES: 1-6-25
SEAL

Commonwealth of Pennsylvania - Notary Seal
Corinda J. Houk, Notary Public
Lawrence County
My commission expires January 6, 2025
Commission number 1247036

CERTIFICATE OF TITLE - MORTGAGE CLAUSE

WE, BDK REALTY COMPANY, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF BDK REALTY COMPANY AND IS RECORDED IN INSTRUMENT NO. 200504280010612. AND THERE IS A MORTGAGE ON THE PROPERTY HELD BY .

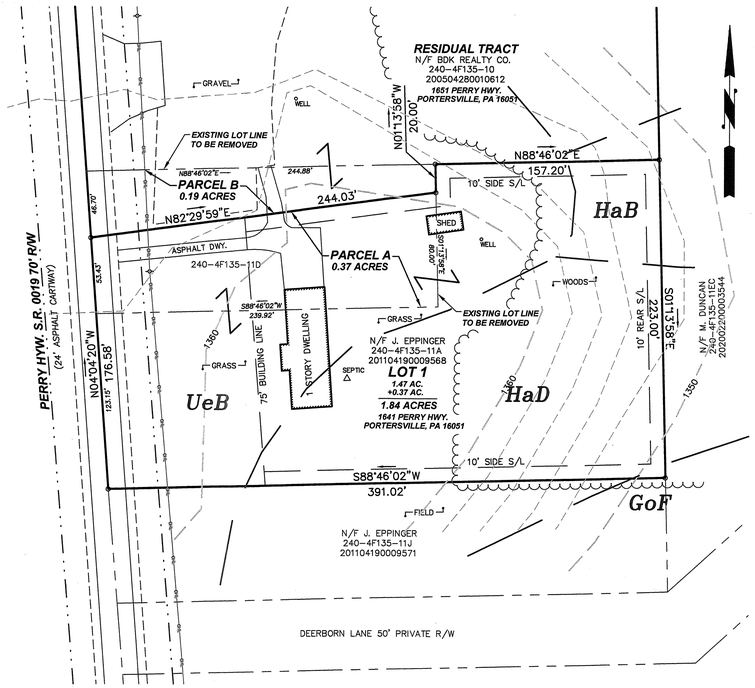
WITNESS

OWNER

EPPINGER/BDK REALTY LOT LINE REVISION, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDCATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

MORTGAGEE
PRINTED NAME:
TITLE:



NOTES:
1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 240-4F135-11D (BDK REALTY) AND BECOME PART OF ADJOINING PARCEL 240-4F135-11A (EPPINGER) TO CREATE LOT 1.
2. PARCEL "B" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 240-4F135-11D (BDK REALTY) AND BECOME PART OF ADJOINING PARCEL 240-4F135-10 (BDK REALTY).
3. SEPTIC SYSTEMS LOCATED ON LOT 1 AND THE RESIDUAL TRACT WERE CONSTRUCTED BEFORE MAY 15, 1972.
4. THE RESIDUAL TRACT WAS NOT SURVEYED AND WAS PLOTTED PER SURVEY OF HARRIS ENGINEERS DATED JANUARY 31, 2005.

I, JEFFREY A. 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

12/1/2023
DATE

JEFFREY A. SHUTY
REG. NO. SU075509

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
PENNSYLVANIA

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 5th DAY OF September, 2023.

ATTEST:
SECRETARY

CHAIRMAN

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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 20 DAY OF Sept, 2023.

ATTEST:
SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF SEPT 2023.

SEC

DIRECTOR CHAIR.

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 202312070018401 BOOK 414 PAGE 41

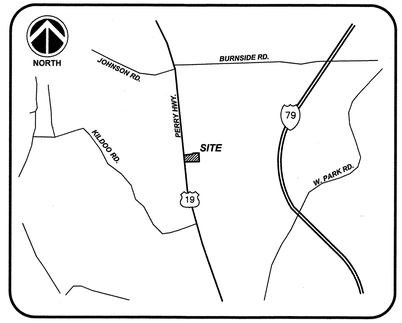
GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF December, A.D. 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

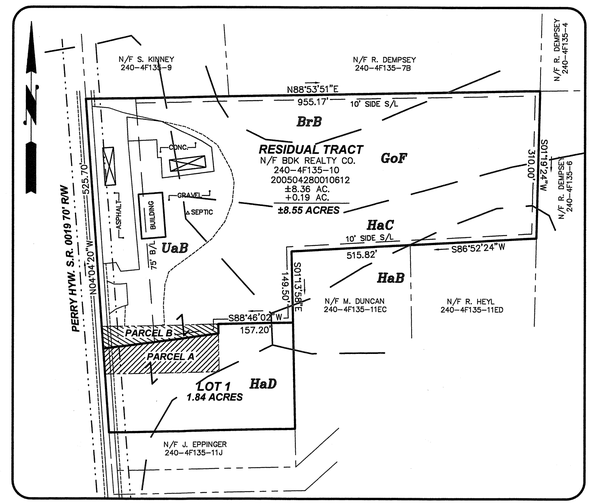
RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA.

Instr: 202312070018401
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
12/7/2023 4:01 PM
T20230014755



VICINITY MAP
1"= 2000'



RESIDUAL MAP
1"= 150'

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

OWNER:
JOHN E. & TIFFANY L. EPPINGER
188 MT. UNION RD.
PORTERSVILLE, PA 16051
724-368-8318
PARCEL ID: 240-4F135-11A
DEED REF: 201104190009568

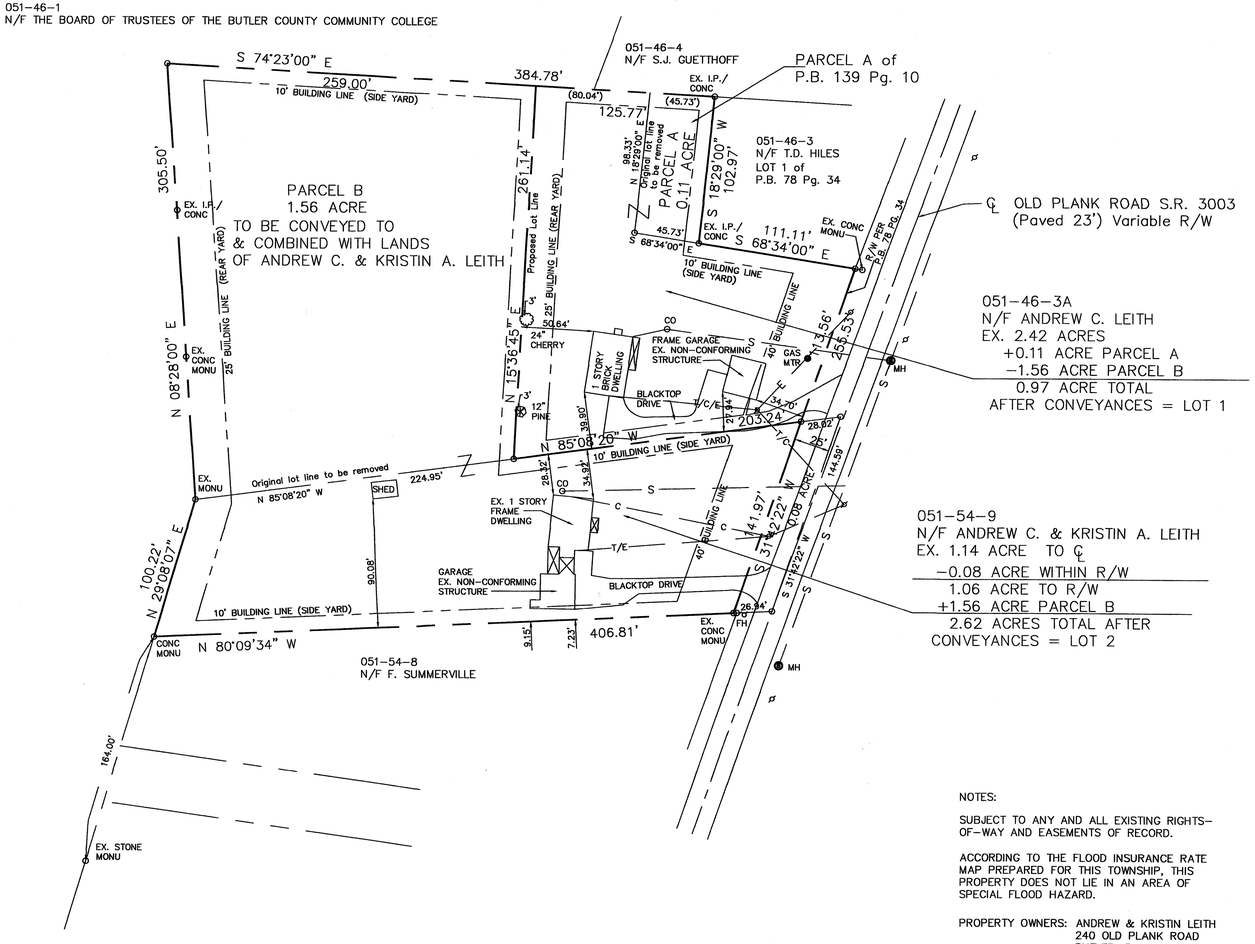
OWNER:
BDK REALTY CO.
511 MONTGOMERY AVE.
NEW CASTLE, PA 16102
PARCEL ID: 240-4F135-10
PARCEL ID: 240-4F135-11D
DEED REF: 200504280010612

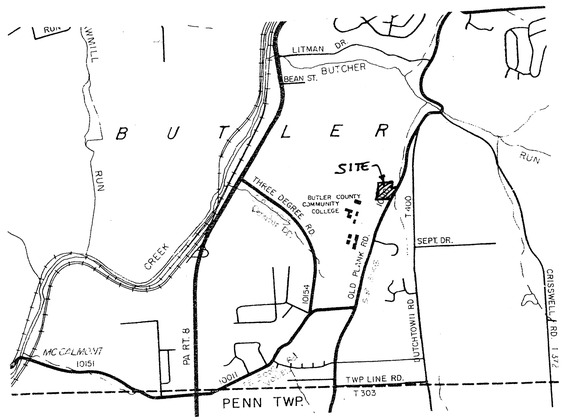
NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 50'
Date July 11, 2023
Job No. 3634

Eppinger/BDK Realty Lot Line Revision
Situate in Muddy Creek Township
Butler County, Pa.
Prepared For John Eppinger

Sheet No. 1 of 1





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPERTY OWNERS: ANDREW & KRISTIN LEITH
240 OLD PLANK ROAD
BUTLER, PA 16002.

ZONING: R-1; SINGLE FAMILY RESIDENTIAL
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 15,000 S.F.
40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
25' REAR YARD SETBACK

REF: FRANCIS A. LEITH SUBDIVISION, P.B. 78 PG. 34

REF: PLAN OF SUBDIVISION FOR ELIZABETH H. LEITH, P.B. 139 PG. 10.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

BOTH LOTS ARE SERVED WITH PUBLIC WATER & SEWER.

0 50 100 150

Instr: 202312080018478
Pgs: 1 F: $45.00 12/8/2023 3:39 PM
Michele Mustello T202308014814
Butler County Recorder PA

Know all men by these Presents, that we, Andrew C. and Kristin A. Leith, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do 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 successors 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 ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 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 hands and seals this 1 day of Dec, 2023

NOTARY PUBLIC — OWNER — Kristin A. Leith OWNER

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

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 Andrew C. and Kristin A. Leith, 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 1 day of Dec, 2023

My Commission Expires the 12 day of Sept, 2026

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)
We, Andrew C. and Kristin A. Leith, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Andrew C. and Kristin A. Leith as recorded in Instrument #200512290037123 and Instrument #201112020029878, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — Kristin A. Leith OWNER

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

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

DATE October 5, 2023 SEAL SIGNATURE AND REG. NO. SU-32490-E

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.

Theresa Gruesler SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 20TH day of November, 2023

Theresa Gruesler SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 7TH day of November 2023

F. Mathews JTH SECRETARY — SEAL — R. Hamilton JTH CHAIRMAN

Reviewed by the Butler County Planning Commission this 18TH day of Oct. 2023

R. Hamilton JRM SECRETARY — SEAL — JRM CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 414 page 42

Given under my hand and seal this 8TH day of DECEMBER, 2023

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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

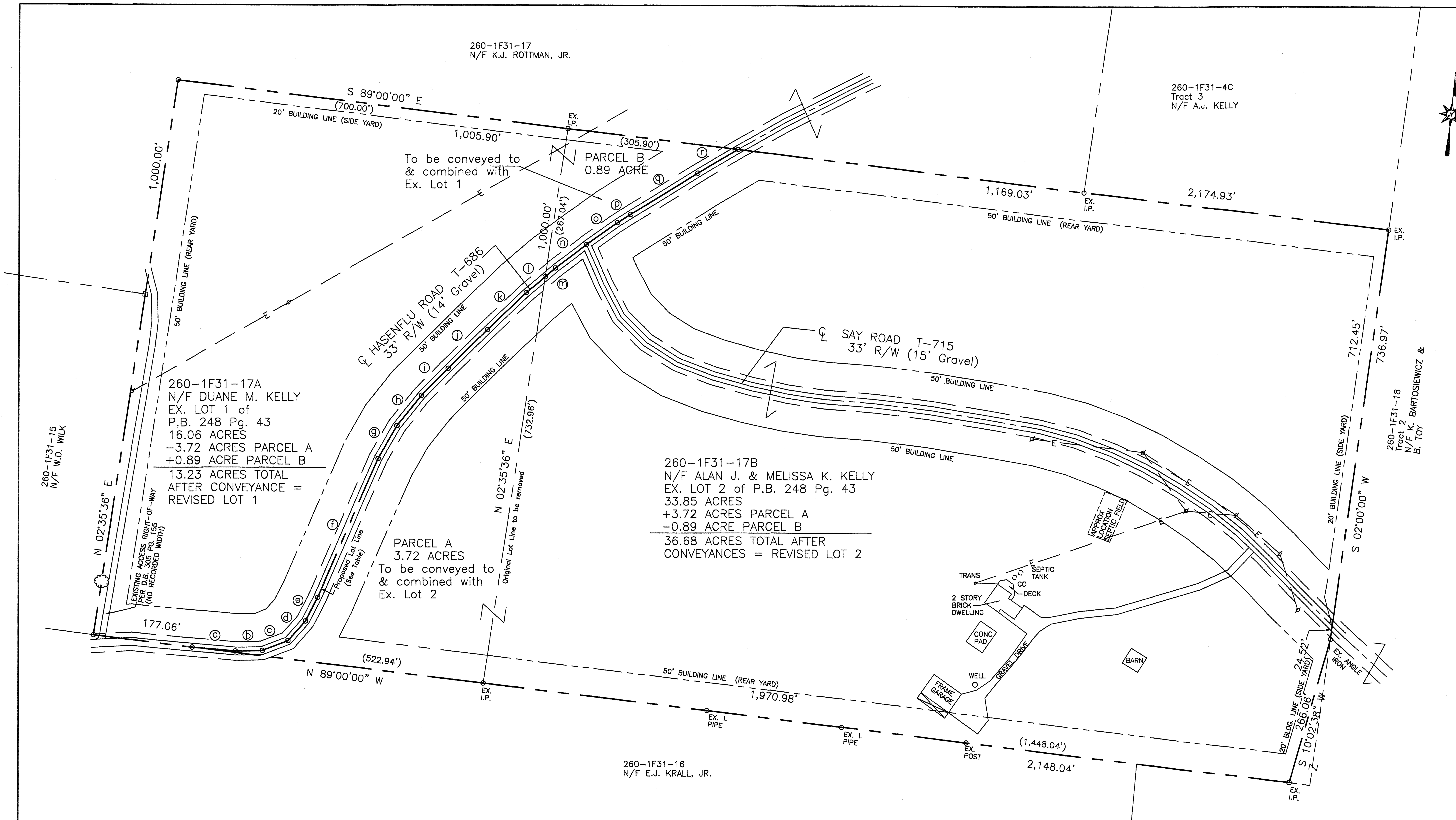
LOT LINE REVISION

FOR: ANDREW C. & KRISTIN A. LEITH

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 10/5/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 051-46-3A, 051-54-9	Inst. # 200512290037123 201112020029878		Service No. 23-119
Address 234/240 OLD PLANK ROAD			

Instr: 202312150018899
Pgs: 1 F: $45.00 12/15/2023 3:42 PM
Michele Mustello T20230015097
Butler County Recorder PA



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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 24th day of November, 2023.

ATTEST: [signature] NOTARY PUBLIC — Duane M Kelly 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 Duane M. Kelly, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 24th day of November, 2023.

My Commission expires the 2nd day of July, 2024.

SEAL [signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Amy S. Manuel, Notary Public
Butler County
My commission expires July 2, 2024
Commission number 1270521
Member, Pennsylvania Association of Notaries

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

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.

October 17, 2023 DATE — SEAL [signature] REG. NO. SU-32490-E

The Board of Supervisors of the Township of Parker hereby gives public notice that in approving this plan for recording purposes only, the Township of Parker 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.

Abby G Walowen SECRETARY — SEAL — James R Allen CHAIRMAN/ PRESIDENT

~~Approved~~ REVIEWED by the Supervisors of the Township of Parker this 7 day of DECEMBER, 2023.

Abby G Walowen SECRETARY — SEAL — James R Allen CHAIRMAN/PRESIDENT

~~Reviewed~~ APPROVED by the Butler County Planning Commission this 15TH day of Nov., 2023.

R. H— PRM SECRETARY — SEAL — [signature] PRM CHAIRMAN/PRESIDENT

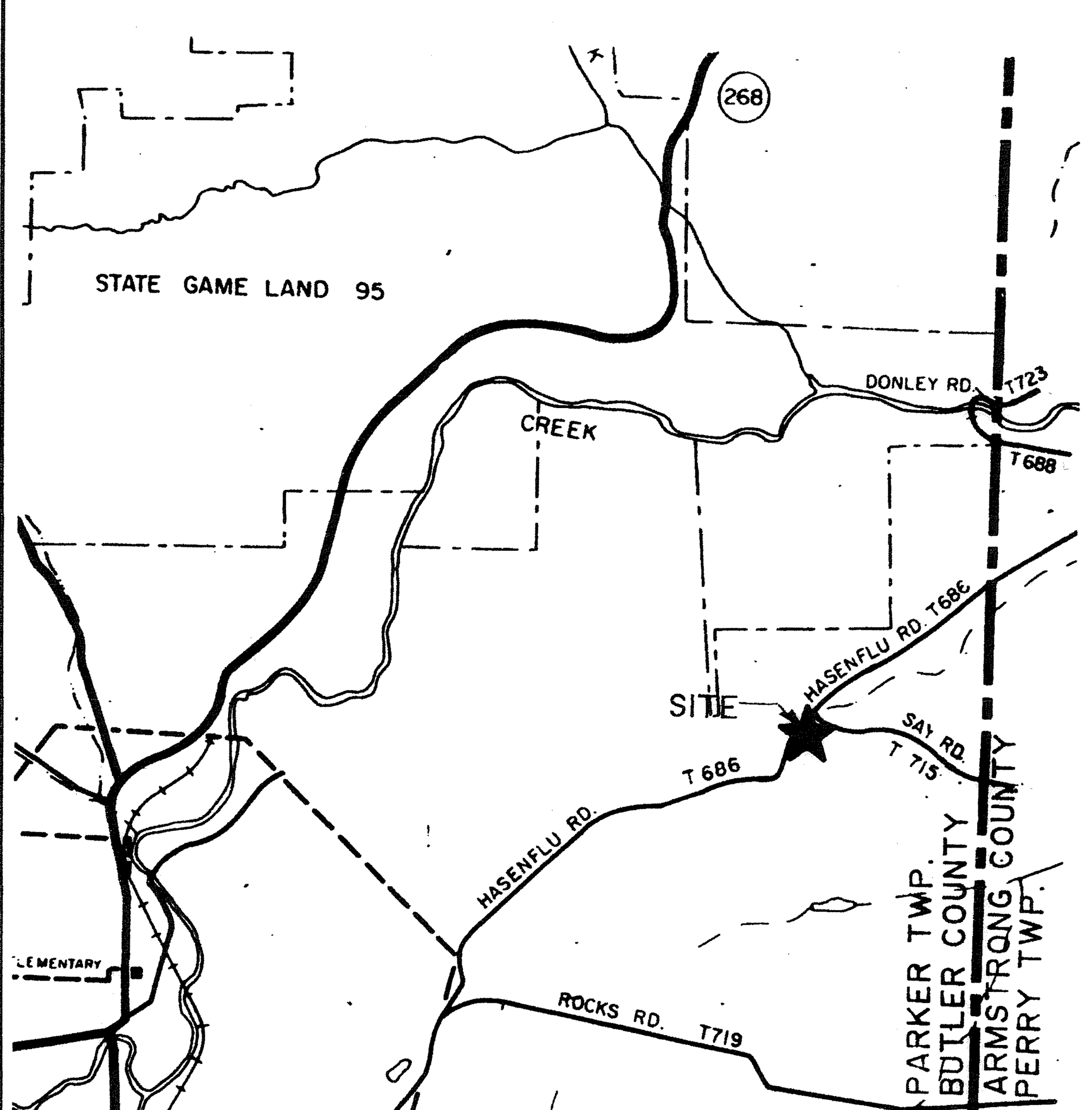
COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 414 page 43.

Given under my hand and seal this 15TH day of DECEMBER, 2023.

SEAL [signature]
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



VICINITY MAP Scale: 1" = 2000'

℄ HASENFLU ROAD DESCRIPTION

ⓐ	N 89°15'11" E	77.30'
ⓑ	N 82°38'51" E	48.39'
ⓒ	N 62°50'02" E	49.08'
ⓓ	N 35°42'30" E	47.15'
ⓔ	N 21°06'22" E	46.97'
ⓕ	N 17°29'17" E	269.89'
ⓖ	N 23°44'24" E	67.43'
ⓗ	N 32°38'05" E	68.96'
ⓘ	N 38°38'55" E	68.12'
ⓙ	N 39°25'13" E	98.22'
ⓚ	N 40°21'24" E	96.28'
ⓛ	N 43°20'52" E	43.60'
ⓜ	N 43°20'52" E	24.00'
ⓝ	N 47°13'56" E	69.06'
ⓞ	N 49°00'26" E	67.37'
ⓟ	N 51°29'21" E	27.99'
ⓠ	N 52°18'17" E	140.27'
ⓡ	N 53°26'33" E	83.43'

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL/SILVICULTURAL USE. THIS WAIVER APPLIES TO REVISED LOT 1 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY PARKER TOWNSHIP 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 THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION 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 REVISED LOT 1 SHOULD CONTACT APPROPRIATE OFFICIALS OF PARKER TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

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

REF: PLAN OF SUBDIVISION FOR MARJORIE L. TOY BY LSI, INC., 12/14/01, 01–208, P.B. 248 PG. 43.

REF: PLAN OF SUBDIVISION FOR MARJORIE L. TOY AND CLARENCE R. & MARY ANNE HASENFLU BY LSI, INC., 02–026, P.B. 251 PG. 7.

REF: PLAN OF SUBDIVISION FOR ALAN J. KELLY AND CLARENCE R. & MARY ANN HASENFLU BY LSI, INC., 04/23/03, 03–040, P.B. 263 PG. 20

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE A SPECIAL FLOOD HAZARD AREA.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO USE HASENFLU ROAD AS THE NEW BOUNDARY BETWEEN LOTS 1 AND 2 OF P.B. 248 PG. 43.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 24th day of November, 2023.

ATTEST: [signature] NOTARY PUBLIC — Alan J. Kelly OWNER — Melissa Kelly 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 Alan J. and Melissa K. Kelly, 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 24th day of November, 2023.

My Commission expires the 2nd day of July, 2024.

SEAL [signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Amy S. Manuel, Notary Public
Butler County
My commission expires July 2, 2024
Commission number 1270521
Member, Pennsylvania Association of Notaries

PLAN BOOK	PAGE
414	**43**

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

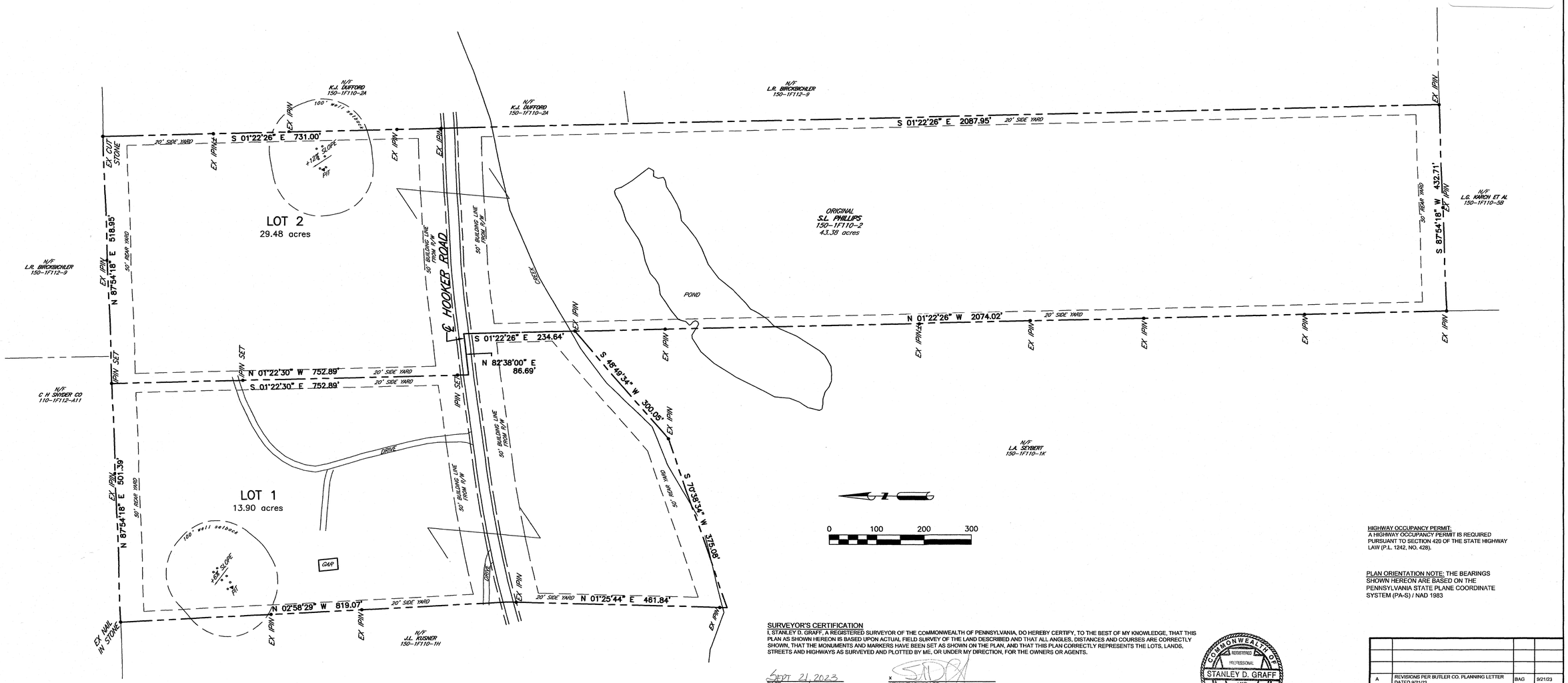
LOT LINE REVISION FINAL PLAN

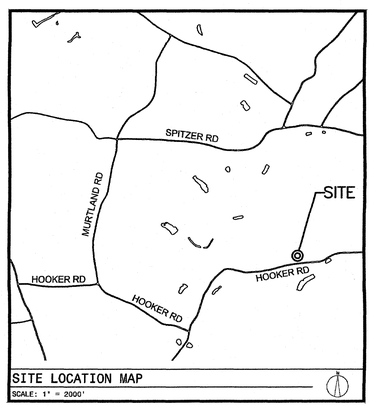
FOR: DUANE M. KELLY
and
ALAN J. & MELISSA K. KELLY

SITUATE: PARKER TWP., BUTLER CO., PA

Date 10/17/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 260–1F31–17A & 17B	Inst. # 200201280003274 201112190031475		Service No. 23–130
Address 101 SAY RD/HASENFLU RD.			

Instr: 202312200019170
Pgs: 1 F: 545.00 12/20/2023 3:16 PM
Michele Mustello T20230019259
Butler County Recorder PA





SITE LOCATION MAP
SCALE: 1" = 2000'

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

OWNER'S CERTIFICATION

WE, SHERRI LYNN & TIMOTHY R. PHILLIPS, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WAS MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 6th DAY OF November, 2023.

x _____ SHERRI LYNN PHILLIPS

x _____ TIMOTHY R. PHILLIPS

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, SHERRI LYNN & TIMOTHY R. PHILLIPS, AND ACKNOWLEDGED THE FOREGOING FINAL 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 6th DAY OF November, 2023.

MY COMMISSION EXPIRES THE 3 DAY OF June 2026

x _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Amanda Rusch, Notary Public
Butler County
My commission expires June 3, 2026
Commission number 1411682

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED 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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

SEPT 21, 2023
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FAIRVIEW ASSUMES NO 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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW THIS 9th DAY OF October, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON
BOARD OF SUPERVISORS

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF Dec, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 414, PAGE(S) 44.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF December, 2023.

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

COMMONWEALTH OF PENNSYLVANIA RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED 20	
PLAN BOOK	PAGE
414	44
SHEET ____ of ____	

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

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER BUTLER CO. PLANNING LETTER DATED 9/21/23	BAG	9/21/23

GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

PHILLIPS PLAN

BEING A

SUBDIVISION

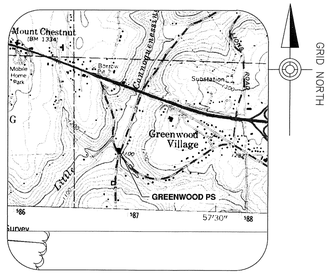
FOR

SHERRI LYNN & TIMOTHY R. PHILLIPS

SITUATE

FAIRVIEW TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/22/2023	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.		REVISION
23-037	150-1F110-2		A



LOCATION MAP

PARENT TRACT
SCALE: 1"=2000'
BUTLER, PA 7.5' MINUTE
USGS QUADRANGLE

AREA TABLE

CURRENT AREA LOT/BLOCK	
NUMBER 056-1-5	1.042 ACRES (45,389 SQ. FT.)
LESS AREA TO BE CONVEYED	0.195 ACRES (8,494 SQ. FT.)
REMAINING LAND 056-1-1	0.847 ACRES (36,895 SQ. FT.)
CURRENT AREA LOT/BLOCK	
NUMBER 056-1-5E	0.449 ACRES (19,558 SQ. FT.)
AREA OF PROPOSED LOT#1	0.195 ACRES (8,494 SQ. FT.)
TOTAL AREA CONSOLIDATED LOT	0.644 ACRES (28,052 SQ. FT.)

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION OF TAX PARCEL 056-1-5 OWNED BY SAM J. ZURZOLO, AND CONVEY THAT PORTION TO BUTLER AREA SEWER AUTHORITY TO CREATE LOT #1.THEN TO CONSOLIDATE LOT #1 WITH THE EXISTING PARCEL 056-1-5E.

NO SITE DEVELOPMENT IS PROPOSED THROUGH THE SUBMISSION OF THIS PLAN.

OWNER

SAM J. ZURZOLO
212 GREENWOOD DRIVE
BUTLER, PA 16001
PHONE: (724) 487-0071

OWNER

BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER, PA 16001
PHONE: (724) 282.7656
CONTACT: DUANE McKEE
EMAIL: dmckee@basapa.org

ZONING DISTRICT R-1

R-1 RESIDENTIAL SINGLE FAMILY
MINIMUM LOT AREA: 1 ACRES (43,560 Sq.Ft.)
MINIMUM LOT WIDTH 100'
MAXIMUM LOT COVERAGE: 30%
MINIMUM SETBACKS:
FRONT-50 Ft.
SIDES-20 Ft.
REAR-40 Ft.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, PAUL L. SAMPLE, A REGISTERED 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 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.

Paul L. Sample
(SURVEYOR'S NAME)

SU075659
(SURVEYOR'S REGISTRATION NO.)

12-11-2023
(DATE)

(SEAL)

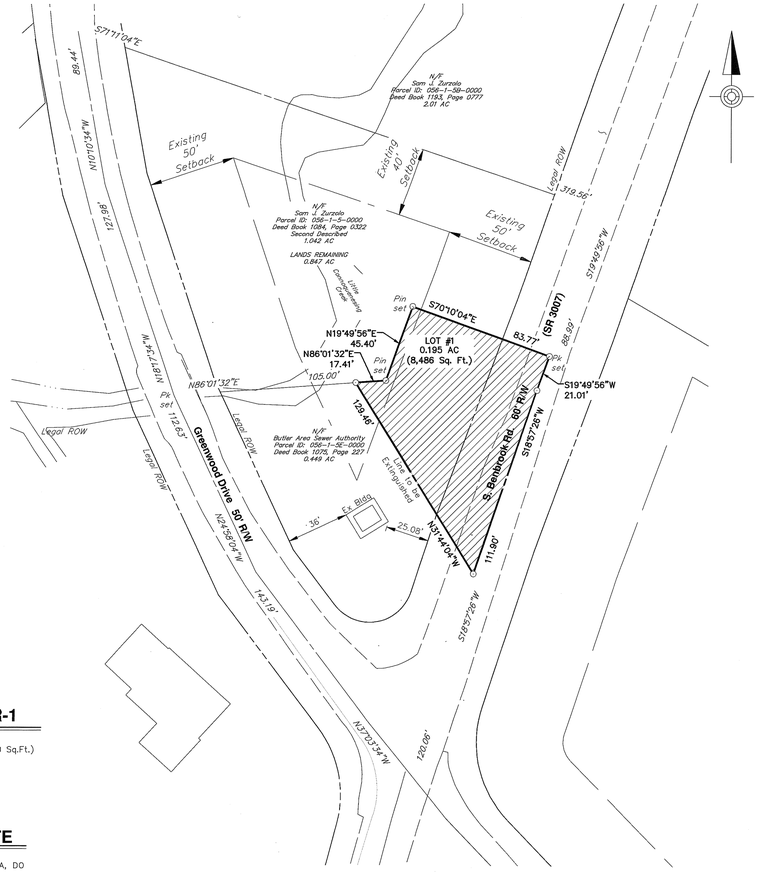
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PAUL LAWRENCE SAMPLE
LAND SURVEYOR
SU075659
PENNSYLVANIA

EXISTING LEGEND

- Iron Pin / Mag PK To Be Set
- Iron Pin
- Property Line
- Legal Right-of-Way Line
- Setback Line
- Existing Easement
- Floodplain
- Existing Stream Line
- Road Centerline
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Guide Rail
- Existing Fence
- Denotes area to be consolidated with the existing parcel

SURVEY NOTES :

1. THIS SUBDIVISION PLAN IS BASED ON FIELD SURVEY PERFORMED BY HERBERT, ROWLAND & GRUBIC, INC. ON JANUARY 4, 2022. INFORMATION COMPILED BY RTK-GPS SURVEY.
2. ALL INFORMATION SHOWN HEREON IS BASED UPON THE PENNSYLVANIA STATE PLANE SOUTH ZONE, 3702, NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP NUMBER 42019C0290D, DATED AUGUST 02, 2018.



PLAN

SCALE: 1" = 40'

40' 20' 0' 40'
SCALE IN FEET

NOTE

ACCESS TO A STATE HIGHWAY SHALL ONLY BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UNDER SECTION 420 OF THE STATE HIGHWAY LAW.

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 20 DAY OF NOVEMBER 2023.
(BUTLER TOWNSHIP)

Theresa Dziak
(SECRETARY)

(PRESIDENT OF THE BOARD)

PROOF OF RECORDING

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID BUTLER COUNTY, IN PLAN BOOK GIVEN UNDER MY HAND

VOLUME 414 PAGE(S) 45 AND SEAL THIS 20th DAY OF December 2023

(RECORDER OF DEEDS)

RECORDER OF DEEDS
BUTLER COUNTY, PA

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT BUTLER AREA SEWER AUTHORITY A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, 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 FORM 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 PURPOSE 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 OF UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURELY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HANDS AND SEALS THIS 8th DAY OF DECEMBER 2023

Virginia Ferderber
(NOTARY PUBLIC)

P. F. Sybert
(OWNER)

CHAIRMAN
(OWNER)

Instr: 202312200019171
Pgs: 1 F: $65.00 12/20/2023 3:26 PM
Michele Mustello T20230015260
Butler County Recorder PA

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY. PERSONALLY APPEARED Paul F. Sybert OF THE BUTLER AREA SEWER AUTHORITY, WHO BEING SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SEAL THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID BUTLER AREA SEWER AUTHORITY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Chairman OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IN THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Chairman
(TITLE OF OFFICER)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF December 2023

MY COMMISSION EXPIRES THE 15th DAY OF September 2026

Virginia Ferderber
NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Virginia Ferderber, Notary Public
Butler County
My commission expires September 15, 2026
Commission number 1285655
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)

I, PAUL F. SYBERT OWNER OF THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BUTLER AREA SEWER AUTHORITY AS RECORDED IN DEED BOOK VOLUME 1075 PAGE 0227, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

P. F. Sybert
OWNER

CHAIRMAN

TITLE CLAUSE (NO MORTGAGE)

I, Sam J. Zurzolo OWNER OF THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SAM J. ZURZOLO AS RECORDED IN DEED BOOK VOLUME 1084 PAGE 0322, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

OWNER

LOCAL AUTHORITY STIPULATION

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, 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.

Theresa Dziak
(SECRETARY)

(PRESIDENT)

(SEAL)

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I SAM J. ZURZOLO, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADAPT THIS PLAN AS MY PLANOF MY PROPERTY SITUATE 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 FORM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF WAY.

I FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSE 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 SURELY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HANDS AND SEALS THIS 12th DAY OF December 2023.

Virginia Ferderber
(NOTARY PUBLIC)

(OWNER)

(OWNER)

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY. PERSONALLY APPEARED THE ABOVE NAMED, Samuel J Zurzolo AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE (HIS, ~~HER, THEIR~~) ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF December 2023
MY COMMISSION EXPIRES THE 15th DAY OF September 2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Virginia Ferderber, Notary Public
Butler County
My commission expires September 15, 2026
Commission number 1285655
Member, Pennsylvania Association of Notaries

Virginia Ferderber
NOTARY PUBLIC

PLAN BOOK	PAGE
414	45

COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF NOV. 2023

R Henshaw JR
(SECRETARY)

(CHAIRMAN)

#23209

BUTLER COUNTY PLANNING COMMISSION

LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 7 DAY OF NOVEMBER 2023

(SECRETARY)

(CHAIRMAN)

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
220 West Kensinger Drive, Suite 100
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

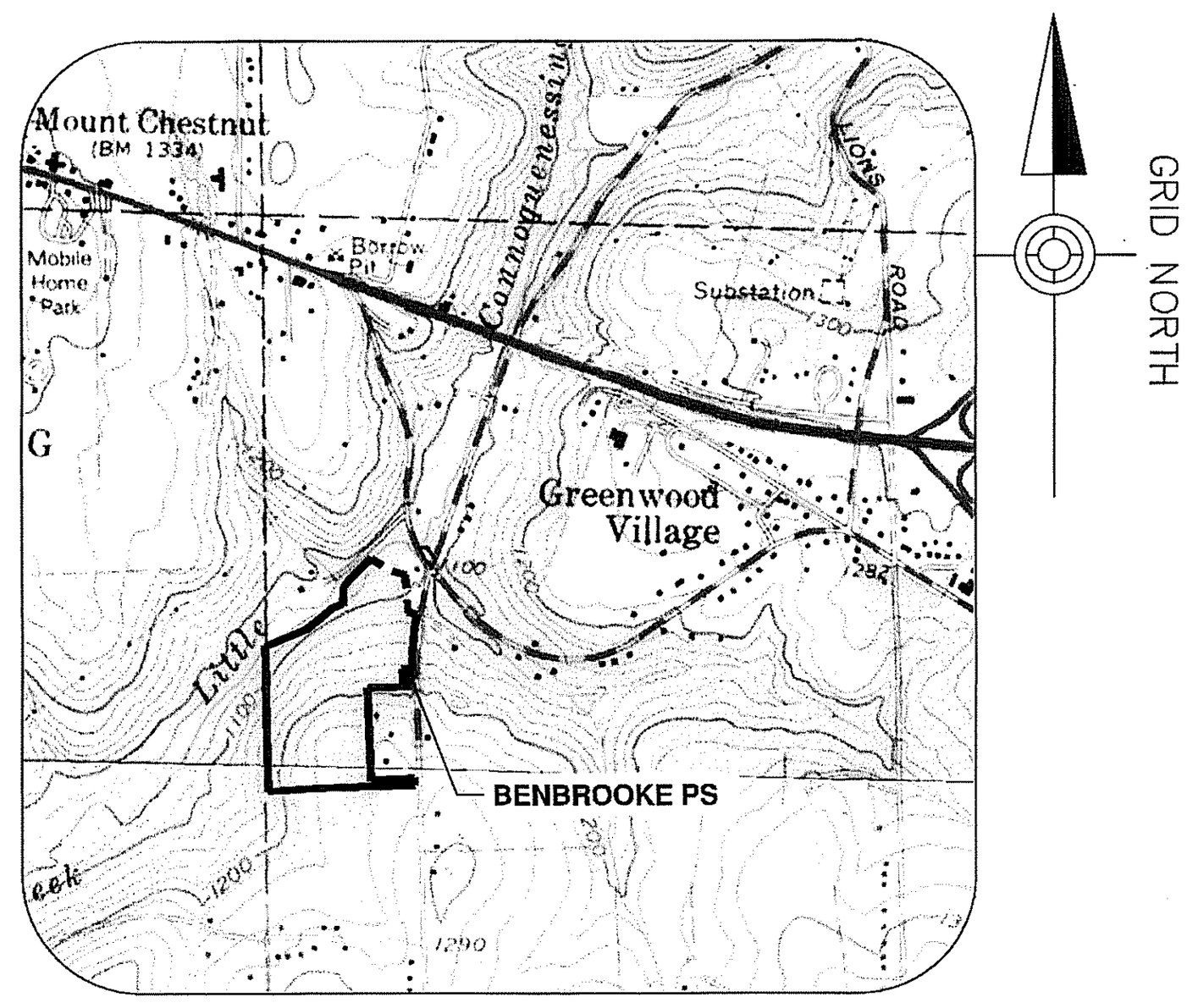
BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER PENNSYLVANIA 16001

MINOR SUBDIVISION / LOT CONSOLIDATION FINAL PLAN
FOR
GREENWOOD PUMP STATION
BUTLER AREA SEWER AUTHORITY
BUTLER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - JDK	
DESIGN-	
CADD- DMH	
CHECKED-REQ	
SCALE- AS SHOWN	
DATE- AUGUST 2023	

DRAWING NO. SD-1
SHEET NO. 1 OF 1
PROJECT R004192.0430

File name: P:\BWV\DWG_DWG\SD\SD1.dwg Modified: Fred GOODWOOD Greenwood PS SD.dwg Layout: LAYERWOOD PS SD Nov 22, 2023-11:38am pmample



LOCATION MAP

PARCEL TRACT
SCALE: 1"=2000'
BUTLER, PA 7.5' MINUTE
USGS QUADRANGLE

AREA TABLE

CURRENT AREA LOT/BLOCK	
NUMBER 056–9–11	33.293 ACRES (1,450,243 SQ. FT.)
LESS AREA TO BE CONVEYED	0.024 ACRES (1,045 SQ. FT.)
REMAINING LAND 056–9–11	33.269 ACRES (1,449,197 SQ. FT.)
CURRENT AREA LOT/BLOCK	
NUMBER 056–9–11C	0.229 ACRES (9,975 SQ. FT.)
AREA OF PROPOSED LOT #1	0.024 ACRES (1,045 SQ. FT.)
TOTAL AREA OF CONSOLIDATED LOT	0.253 ACRES (11,020 SQ. FT.)

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION TAX PARCEL 056–9–11 OWNED BY TRACEY RITENOUR, AND CONVEY THAT PORTION TO BUTLER AREA SEWER AUTHORITY TO CREATE LOT #1. THEN TO CONSOLIDATE LOT #1 WITH THE EXISTING PARCEL 056–9–11C.

NO SITE DEVELOPMENT IS PROPOSED THROUGH THE SUBMISSION OF THIS PLAN.

OWNER

BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER, PA 16001
PHONE: (724) 282.7656
CONTACT: DUANE McKEE
EMAIL: dmckee@basapa.org

OWNER

TRACEY RITENOUR
100 LAUREL OAK LN
BUTLER, PA 16001

ZONING DISTRICT A-1

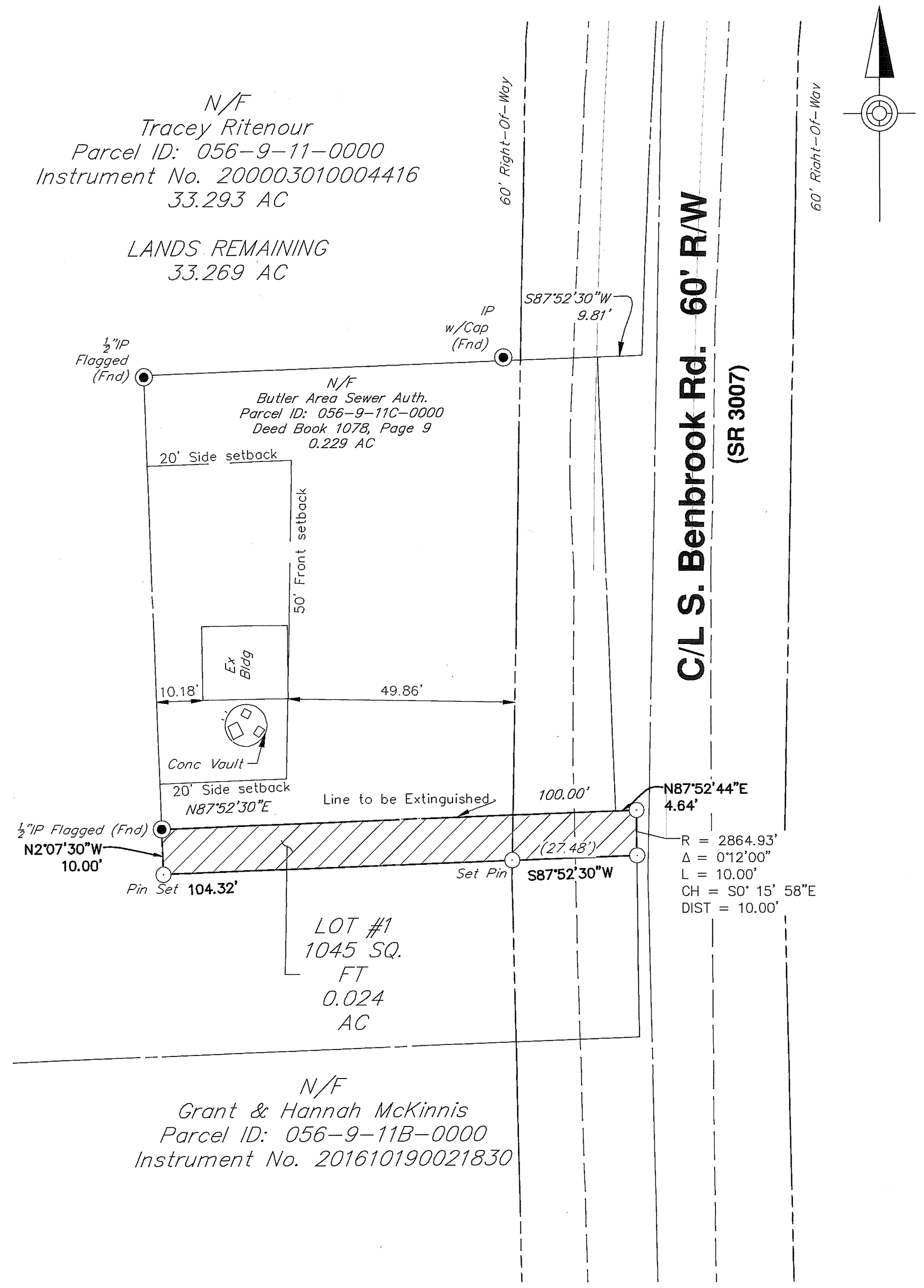
A–1 AGRICULTURE
MINIMUM LOT AREA: 1 ACRES (43,560 Sq.Ft.)
MINIMUM LOT WIDTH 100'
MAXIMUM LOT COVERAGE: 30%
MINIMUM SETBACKS:
FRONT–50 Ft.
SIDES–20 Ft.
REAR–40 Ft.

EXISTING LEGEND

○	Iron Pin / Mag PK To Be Set		Existing Stream Line
◉	Iron Pin		Road Centerline
	Property Line		Existing Edge of Road
	Legal Right–of–Way Line		Existing Edge of Gravel
	Setback Line		Existing Guide Rail
	Existing Easement		Existing Fence
	Floodplain		Denotes area to be consolidated with the existing parcel

HIGHWAY OCCUPANCY PERMIT

IN ACCORDANCE WITH SECTION 252–12 (I)(5)(q) IF REQUIRED A HIGHWAY OCCUPANCY PERMIT WILL BE OBTAINED



PLAN

SCALE: 1" – 40'

40' 20' 0' 40'
SCALE IN FEET

SURVEY NOTES :

1. THIS SUBDIVISION PLAN IS BASED ON FIELD SURVEY PERFORMED BY HERBERT, ROWLAND & GRUBIC, INC. ON JULY 21–22, 2021. INFORMATION COMPILED BY RTK–GPS SURVEY.
2. ALL INFORMATION SHOWN HEREON IS BASED UPON THE PENNSYLVANIA STATE PLANE SOUTH ZONE, 3702, NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP NUMBER 42019C0290D, DATED AUGUST 02, 2018.

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT BUTLER AREA SEWER AUTHORITY A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, 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 FORM 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 PURPOSE 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 OF UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURELY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HANDS AND SEALS THIS 12th DAY OF DECEMBER, 20 23.

Virginia Ferderber (NOTARY PUBLIC) P. F. Sybert CHAIRMAN (OWNER) ________ (OWNER)

Instr: 202312200019172
Pgs: 2 F: $85.00 12/20/2023 3:28 PM
Michele Mustello T20230015261
Butler County Recorder PA

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY. PERSONALLY APPEARED Paul F Sybert OF THE BUTLER AREA SEWER AUTHORITY, WHO BEING SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SEAL THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID BUTLER AREA SEWER AUTHORITY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Chairman, OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IN THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Chairman
(TITLE OF OFFICER)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF December, 20 23.

MY COMMISSION EXPIRES THE 15th DAY OF September, 20 26.

SEAL

Commonwealth of Pennsylvania - Notary Seal
Virginia Ferderber, Notary Public
Butler County
My commission expires September 15, 2026
Commission number 1285655
Member, Pennsylvania Association of Notaries

Virginia Ferderber NOTARY PUBLIC

TITLE CLAUSE CORPORATION (NO MORTGAGE)

WE, BUTLER AREA SEWER AUTHORITY OWNER OF THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE BUTLER AREA SEWER AUTHORITY AS RECORDED IN DEED BOOK 1078 PAGE 0009, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS ________ OWNER ________

[signature] WITNESS P. F. Sybert OWNER CHAIRMAN

LOCAL AUTHORITY STIPULATION

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, 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.

Theresa [signature] (SECRETARY) [signature] (PRESIDENT) (SEAL)

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I TRACEY M. RITENOUR, and ROBB E. RITENOUR OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADAPT THIS PLAN AS MY PLANOF MY PROPERTY SITUATE 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 FORM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS–OF WAY.

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IN WITNESS WHEREOF, I HEREUNTO SET MY HANDS AND SEALS THIS 13th DAY OF December, 20 23.

Virginia Ferderber (NOTARY PUBLIC) Tracey M. Ritenour (OWNER) Robb E Ritenour (OWNER)

INDIVIDUAL ACKNOWLEDGEMENT

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, Tracey M. Ritenour + Robb E. Ritenour, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE (HIS, HER, THEIR) ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF December, 20 23.
MY COMMISSION EXPIRES THE 15th DAY OF September, 20 26.

SEAL

Commonwealth of Pennsylvania - Notary Seal
Virginia Ferderber, Notary Public
Butler County
My commission expires September 15, 2026
Commission number 1285655
Member, Pennsylvania Association of Notaries

Virginia Ferderber NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Virginia Ferderber, Notary Public
Butler County
My commission expires September 15, 2026
Commission number 1285655
Member, Pennsylvania Association of Notaries

PLAN BOOK	PAGE
414	46

TITLE CLAUSE INDIVIDUAL (NO MORTGAGE)

We, TRACEY RITENOUR OWNER OF THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TRACEY RITENOUR AS RECORDED IN INSTRUMENT NO 200003010004416, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS ________ OWNER ________

WITNESS ________ OWNER ________

SHEET 1 OF 2 (NOT VALID WITHOUT SHEET 2)

File name: P:\0041\004192_0430\C3D\Model Files\S004192043O Benbrook PS SD.dwg Layout:BENBROOKE PS SD 1 OF 2 Oct 24, 2023–3:47pm psample

NO.	REVISION	DATE	BY

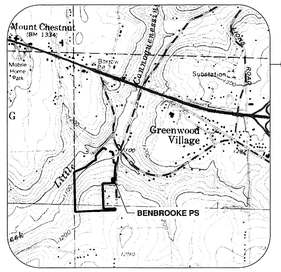
HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
220 West Kensinger Drive, Suite 100
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER PENNSYLVANIA 16001

MINOR SUBDIVISION / LOT CONSOLIDATION FINAL PLAN
FOR
BENBROOK PUMP STATION
BUTLER AREA SEWER AUTHORITY
BUTLER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – JDK
DESIGN–
CADD– DMH
CHECKED–PLS
SCALE– AS SHOWN
DATE– AUGUST 2023

DRAWING NO.
SD-1
SHEET NO.
1 OF 2
PROJECT R004192.0430



LOCATION MAP

PARCEL TRACT
SCALE: 1"=2000'
BUTLER, PA 7.5' MINUTE
USGS QUADRANGLE

SURVEY NOTES :

1. THIS SUBDIVISION PLAN IS BASED ON FIELD SURVEY PERFORMED BY HERBERT, ROWLAND & GRUBIC, INC. ON JULY 21–22, 2021. INFORMATION COMPILED BY RTK–GPS SURVEY.
2. ALL INFORMATION SHOWN HEREON IS BASED UPON THE PENNSYLVANIA STATE PLANE SOUTH ZONE, 3702, NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP NUMBER 42019C0290D, DATED AUGUST 02, 2018.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, PAUL L. SAMPLE, A REGISTERED 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 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.

Paul L. Sample
(SURVEYOR'S NAME)

SU075659
(SURVEYOR'S REGISTRATION NO.)

12-11-2023
(DATE)

(SEAL)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PAUL LAWRENCE SAMPLE — LAND SURVEYOR SU075659

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID BUTLER COUNTY, IN PLAN BOOK GIVEN UNDER MY HAND AND SEAL THIS 414 VOLUME, 46-47 PAGE(S) 20TH DAY OF DECEMBER 20 23

Michele M. Mustello
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 20 DAY OF NOVEMBER, 2023

(BUTLER TOWNSHIP)

Theresa Gusler
(SECRETARY)

(PRESIDENT OF THE BOARD)

(SEAL)

COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF NOV 20 23

R. Henshaw SC
(SECRETARY)

(CHAIRMAN)

#23208

BUTLER COUNTY PLANNING COMMISSION

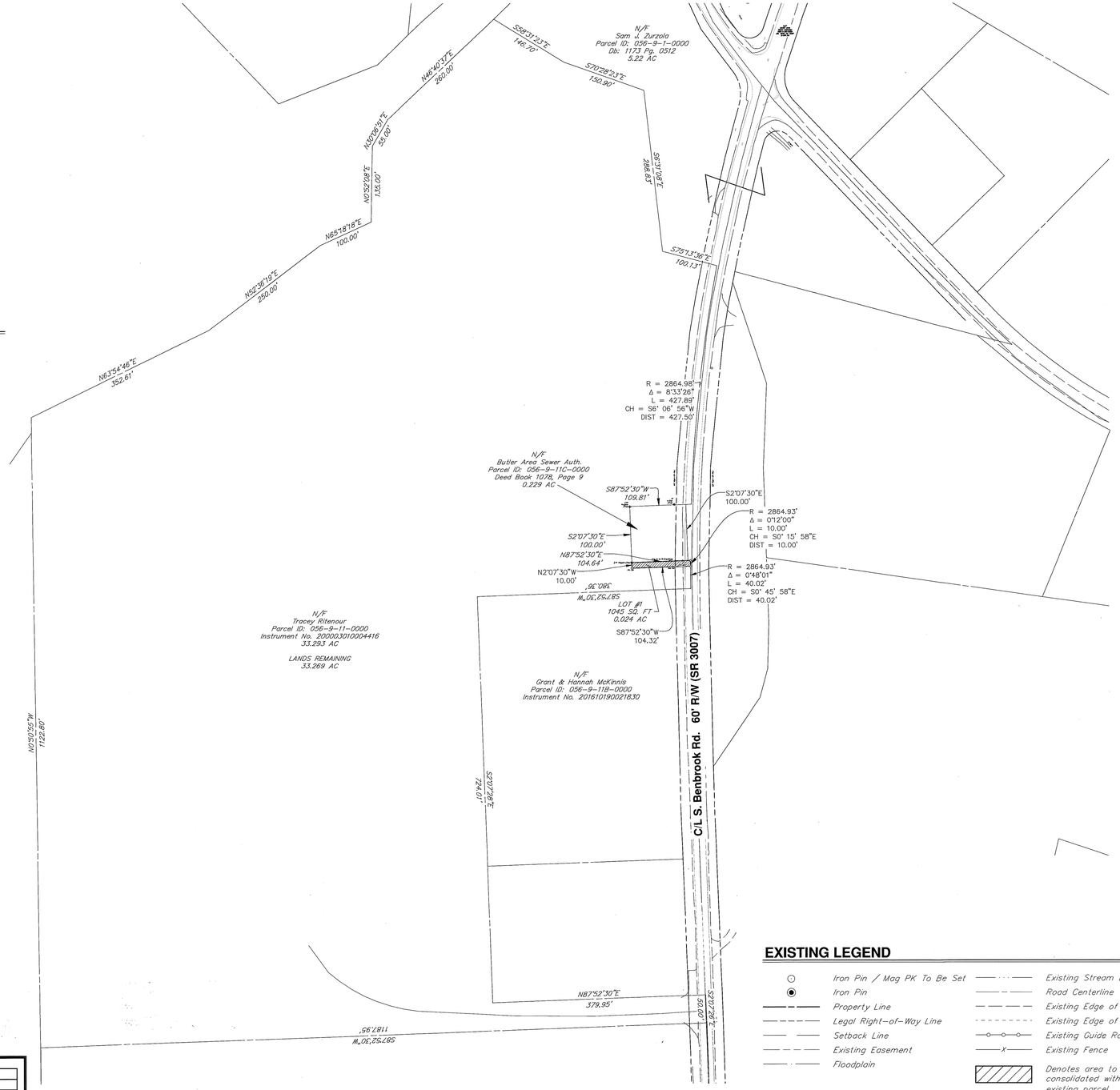
LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 7 DAY OF NOVEMBER, 2023

F. Mahi JEH
(SECRETARY)

P. Hansen JEH
(CHAIRMAN)

PLAN BOOK	PAGE
414	47



EXISTING LEGEND

- Iron Pin / Mag PK To Be Set
- Iron Pin
- Property Line
- Legal Right–of–Way Line
- Setback Line
- Existing Easement
- Floodplain
- Existing Stream Line
- Road Centerline
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Guide Rail
- Existing Fence
- Denotes area to be consolidated with the existing parcel

PLAN
SCALE: 1" – 100'

100' 50' 0' 100'
SCALE IN FEET

SHEET 2 OF 2 (NOT VALID WITHOUT SHEET 1)

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
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BUTLER AREA SEWER AUTHORITY
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BUTLER PENNSYLVANIA 16001

MINOR SUBDIVISION / LOT CONSOLIDATION FINAL PLAN
FOR
BENBROOK PUMP STATION
BUTLER AREA SEWER AUTHORITY
BUTLER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – JDK
DESIGN–
CADD– DMH
CHECKED–PLS
SCALE– AS SHOWN
DATE– AUGUST 2023

DRAWING NO.
SD-1
SHEET NO.
2 OF 2
PROJECT R004192.0430

File name: P:\004\004192_04\SURVEY\Final\SD01\SD01.dwg Plotted: 12/8/2023 8:59:37 AM By: Daniel.Bilbrough Xrefs: Benbrook PS SD.dwg, Layout: SD01 Plotted: 12/8/2023 8:59:37 AM By: Daniel.Bilbrough