

Zoning Requirement

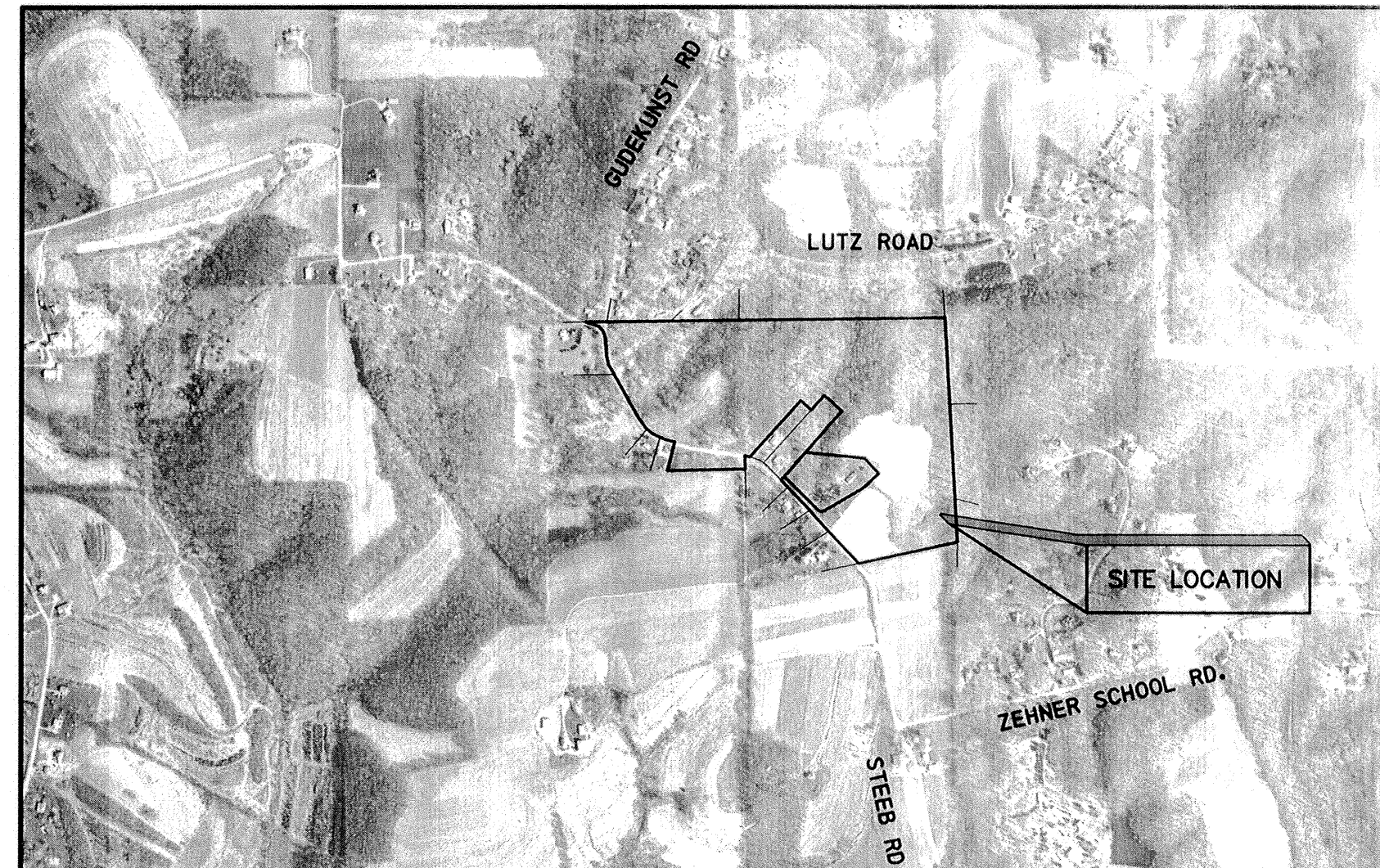
Zoning: RA - Rural Agricultural
Minimum Lot Size: 87,120 Sq. Ft. (2 Acres)
Minimum Lot Width at Street Right-of-Way Line: 100 Ft.
Minimum Lot Width at Front Building Setback Line: 150 Ft.
Minimum Front Yard: 50 Ft.
Minimum Side Yard: 20 Ft. Accessory 10 Ft.
Minimum Rear Yard: 50 Ft. Accessory 10 Ft.
Maximum Lot Coverage: 30%
Maximum Building Height: 30 Ft.

Owner Information

Glade Run Enterprises, LP.
104 Martin Ave.
Ellwood City, Pa 16117
Tax No. 180-4F123-SJ
Instr No. 201102030003361

Surveyor Information

David H. Widmer PLS
Widmer Engineering Inc.
806 Lincoln Place
Beaver Falls Pa 15010
724-847-1696



PROJECT LOCATION MAP
NOT TO SCALE

TOWNSHIP ENGINEER'S CERTIFICATION

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

Date: 5-31-11
Name: Don M. Edmister
Registration Number: PE 040234R

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 8th day of APRIL, 2011.
Township Secretary: J. M. [Signature] Chairperson: C. M. [Signature]

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 325, page(s) 1-2. Given under my hand and seal this 23rd day of June, 2011.

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

SURVEYOR'S 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.

Date: 5-24-11
David H. Widmer PLS
SU-34208-E

OWNER'S ADOPTION AND DEDICATION

The GLADE RUN ENTERPRISES, LP., a Pennsylvania limited partnership, owners of the land shown on the GLADE RUN ESTATES SUBDIVISION No. 1 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 Jackson Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this 23 day of June, 2011.

ATTEST

[Signature]
Notary Public

[Signature]
General Partner
GLADE RUN ENTERPRISES, LP.

ACKNOWLEDGEMENT OF PARTNERSHIP ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named FRANK MUSTELLO a partner in the

(Name of general partner)

firm of GLADE RUN ENTERPRISES, LP., and acknowledge the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 23rd day of June, 2011.

My commission expires the day of , 2011,

Notary Public
PROTHONOTARY OFFICIAL TITLE
COMMISSION EXPIRES FIRST MONDAY IN JAN. 2012

MUNICIPAL PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Jackson this 16th day of April, 2011.
Secretary: [Signature] Chairperson: [Signature]

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

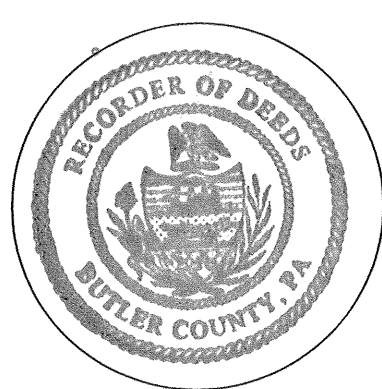
Approved by the Board of Supervisors of the Township of Jackson this 21st day of April, 2011. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary: [Signature] Chairperson: [Signature]

No land development shall occur on the properties that are located within this subdivision until such time as the requirements of 22-613 of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, (related to Steep Slope Areas) have been complied with in a manner acceptable to the Township.

No land development shall occur on the properties that are located within this subdivision until such time as the vegetation and woodland preservation requirements of Chapter 27 of the Code of Ordinances, Zoning as amended, have been complied with in a manner acceptable to the Township.

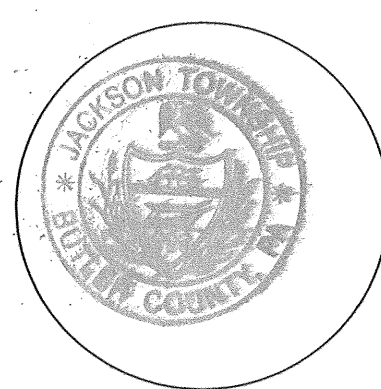
BUTLER CO.
RECORDER OF DEEDS



BUTLER CO.
PLANNING COMMISSION



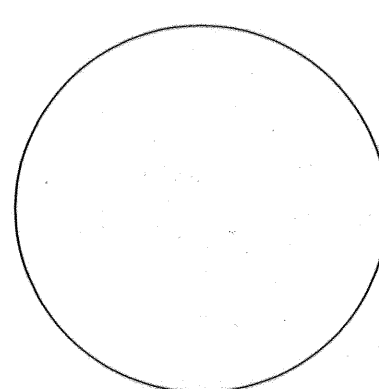
JACKSON TOWNSHIP
BOARD OF SUPERVISORS



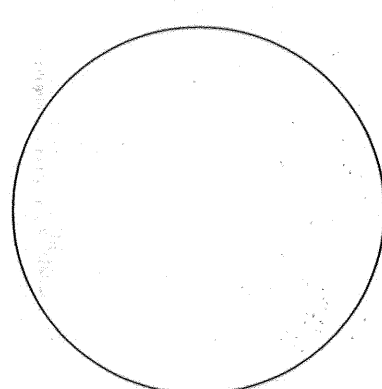
JACKSON TOWNSHIP
PLANNING COMMISSION



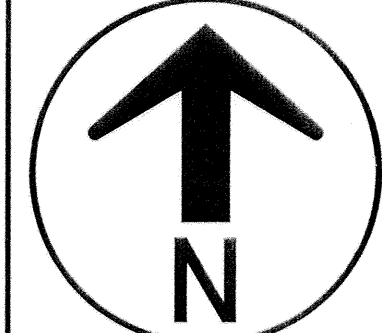
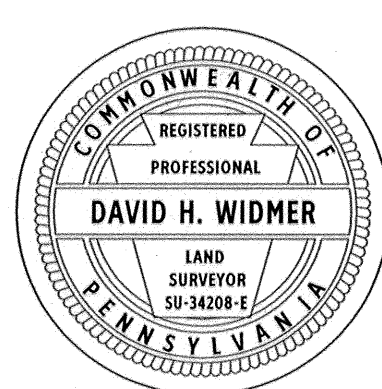
NOTARY PUBLIC



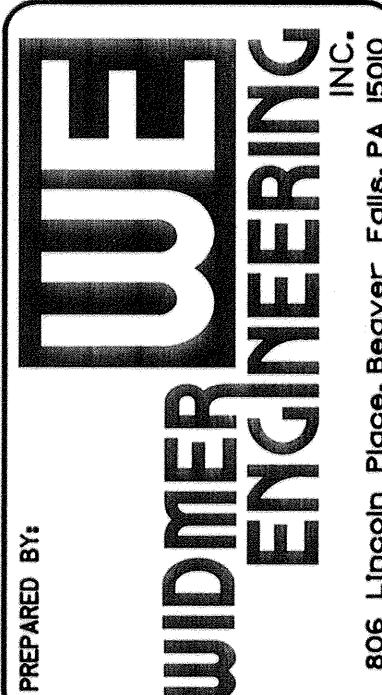
NOTARY PUBLIC



SURVEYOR



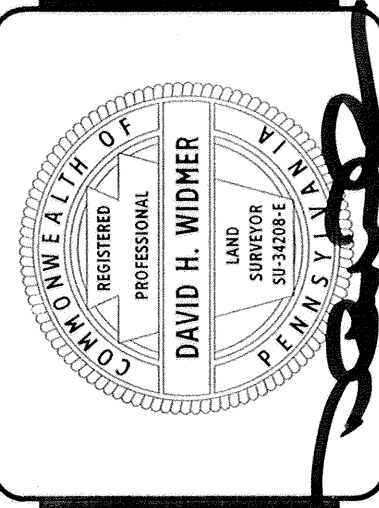
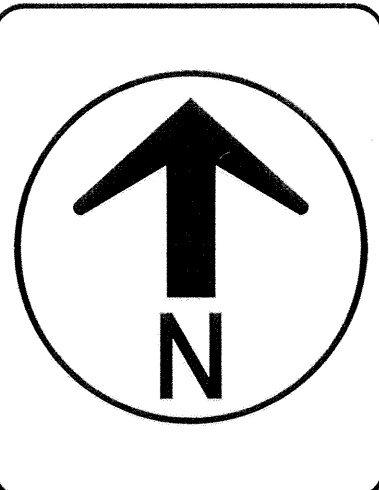
DATE	TYPE	BY	CHK
4/07/11	ADDITIONAL INFORMATION PER REVIEW LETTER BY IRC DATED 4/04/11	DCB	WFH
4/09/11	ADDITIONAL INFORMATION PER REVIEW LETTER BY IRC DATED 4/05/11	DCB	WFH



GLADE RUN ESTATES SUBDIVISION No. 1
PREPARED FOR
GLADE RUN ENTERPRISES, LP.
104 MARTIN AVENUE
ELLWOOD CITY, PA 16117
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PROJECT NO. 11063
FIELD BOOK NO. 305
DRAWN: DCB
CHECKED: DHW
DATE: MARCH 2011
SCALE:

RECORDED JUNE 23 2011
PLAN BOOK 325 PAGE 1
SHEET 1 OF 2



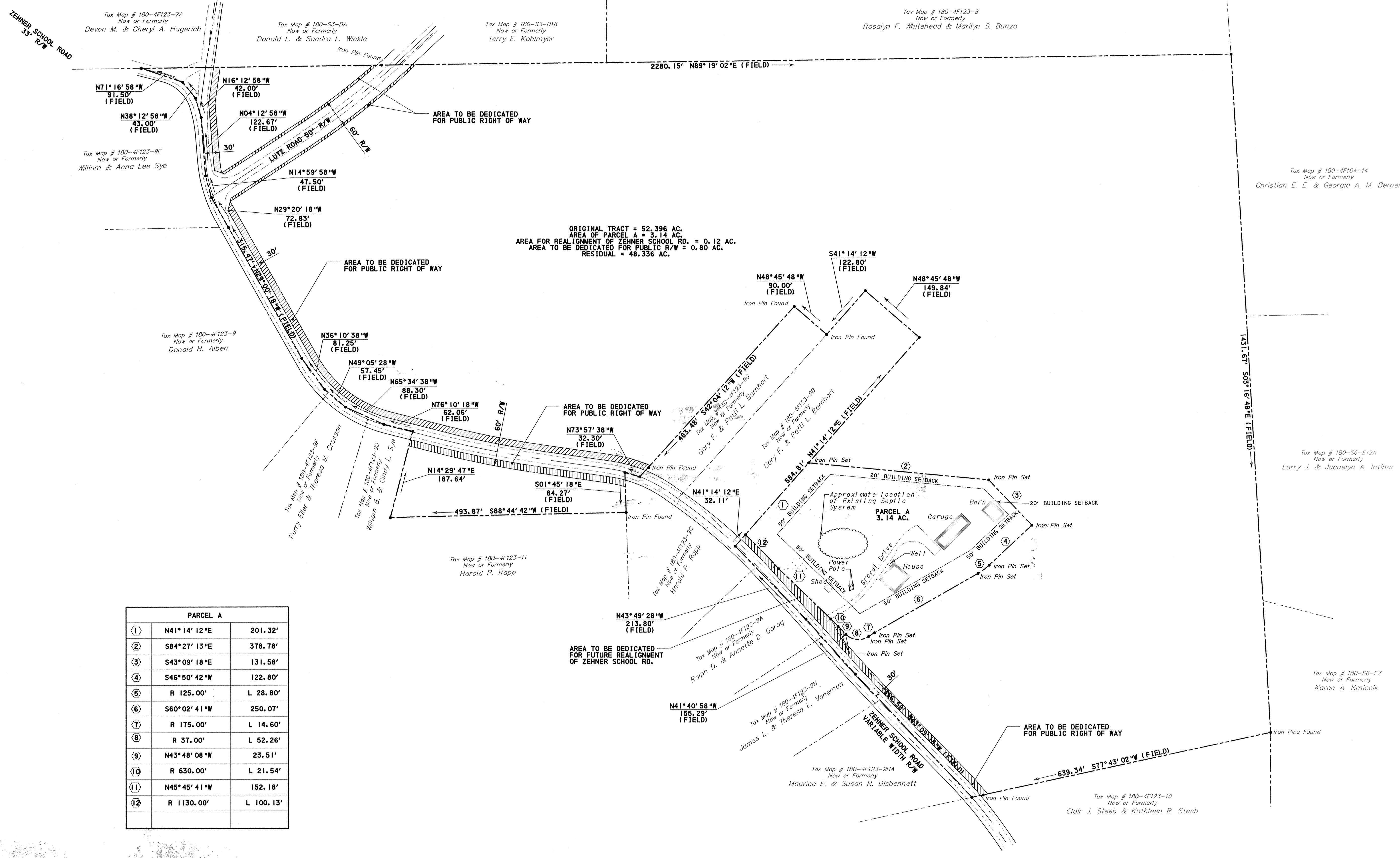
DATE	BY	TYPE	REVISIONS
4/07/11	DCB	WFH	ADDITIONAL INFORMATION PER REVIEW LETTER BY IRC DATED 4/04/11
4/19/11	DCB	WFH	ADDITIONAL INFORMATION PER REVIEW LETTER BY IRC DATED 4/15/11
5/19/11	DCB	WFH	ADDITIONAL INFORMATION PER REVIEW LETTER BY IRC DATED 5/16/11

WE
WIDMER ENGINEERING
INC.
806 Lincoln Place, Beaver Falls, PA 15001

PREPARED FOR:
GLADE RUN ENTERPRISES, LP.
104 MARTIN AVENUE
ELWOOD CITY PA 16117
SITUATE IN:
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

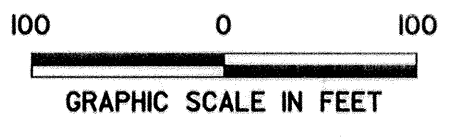
PROJECT NO.	11063
FIELD BOOK NO.	305
DRAWN:	DCB
CHECKED:	DHW
DATE:	MARCH 2011
SCALE:	1" = 100'

RECORDED	JUNE 23, 2011
PLAN BOOK	PAGE
325	2
SHEET	2 OF 2

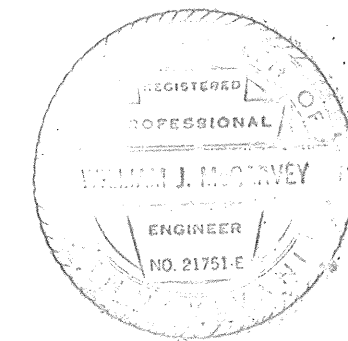


PARCEL A		
①	N41°14'12"E	201.32'
②	S84°27'13"E	378.78'
③	S43°09'18"E	131.58'
④	S46°50'42"W	122.80'
⑤	R 125.00'	L 28.80'
⑥	S60°02'41"W	250.07'
⑦	R 175.00'	L 14.60'
⑧	R 37.00'	L 52.26'
⑨	N43°48'08"W	23.51'
⑩	R 630.00'	L 21.54'
⑪	N45°45'41"W	152.18'
⑫	R 1130.00'	L 100.13'

NOTES:
FIELD BEARINGS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE
REFERENCE GLADE RUN ENTERPRISES PLAN No. 1 - FINAL BY GATEWAY CONSULTING ENGINEERS & SURVEYORS DATED 9-02-02
THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE PARCEL A FROM RESIDUAL TRACT. PREVIOUS SUBDIVISIONS OF THIS PROPERTY WERE APPROVED BUT NEVER RECORDED BY OTHERS. THIS PLAN IS ONLY SUBDIVIDING PARCEL A OFF OF ENTIRE TRACT SO THAT IT CAN BE SOLD OR TRANSFERRED AS A SINGLE LOT SUBDIVISION.



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



SEAL



5/25/11
DATE

W. J. McGarvey
ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that (I or We) FRANK W. & CHARLENE H. VITOUS and DANA & KEVIN HADLEY of the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, for (myself, ourselves), (my, our) heirs, executors, administrators and assigns, do hereby adopt this as (my, our) Plan of Lots of (my, our) property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to (me, us), do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, 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 or Township of Muddy Creek, (I or we) FRANK W. & CHARLENE H. VITOUS and DANA & KEVIN HADLEY 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 (FRANK W. & CHARLENE H. VITOUS and DANA & KEVIN HADLEY) (my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 25th day of June, 2011.

ATTEST:
Gerald P. Rumburg, Notary Public
Franklin Twp., Butler County
My Commission Expires April 26, 2012
Member, Pennsylvania Association of Notaries

Notary Public
My commission expires:
Owner or Owners
Frank W. & Charlene H. Vitous
Dana & Kevin Hadley

I/we, (FRANK W. & CHARLENE H. VITOUS and DANA & KEVIN HADLEY), 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.

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 26th day of May, 2011.

ATTEST:
Kelly Livermore, Secretary
Donna E. Moore, Chairman
Commission member

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that in approving this plan for recording purposes only. The Board of Supervisor 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 23rd day of June, 2011.

ATTEST:
Kelly Livermore, Secretary, Board of Supervisors
Donna E. Moore, Chairman, Board of Supervisors

SEAL

Reviewed with or without comments by the Butler County Planning Commission this 18th day of May, 2011.

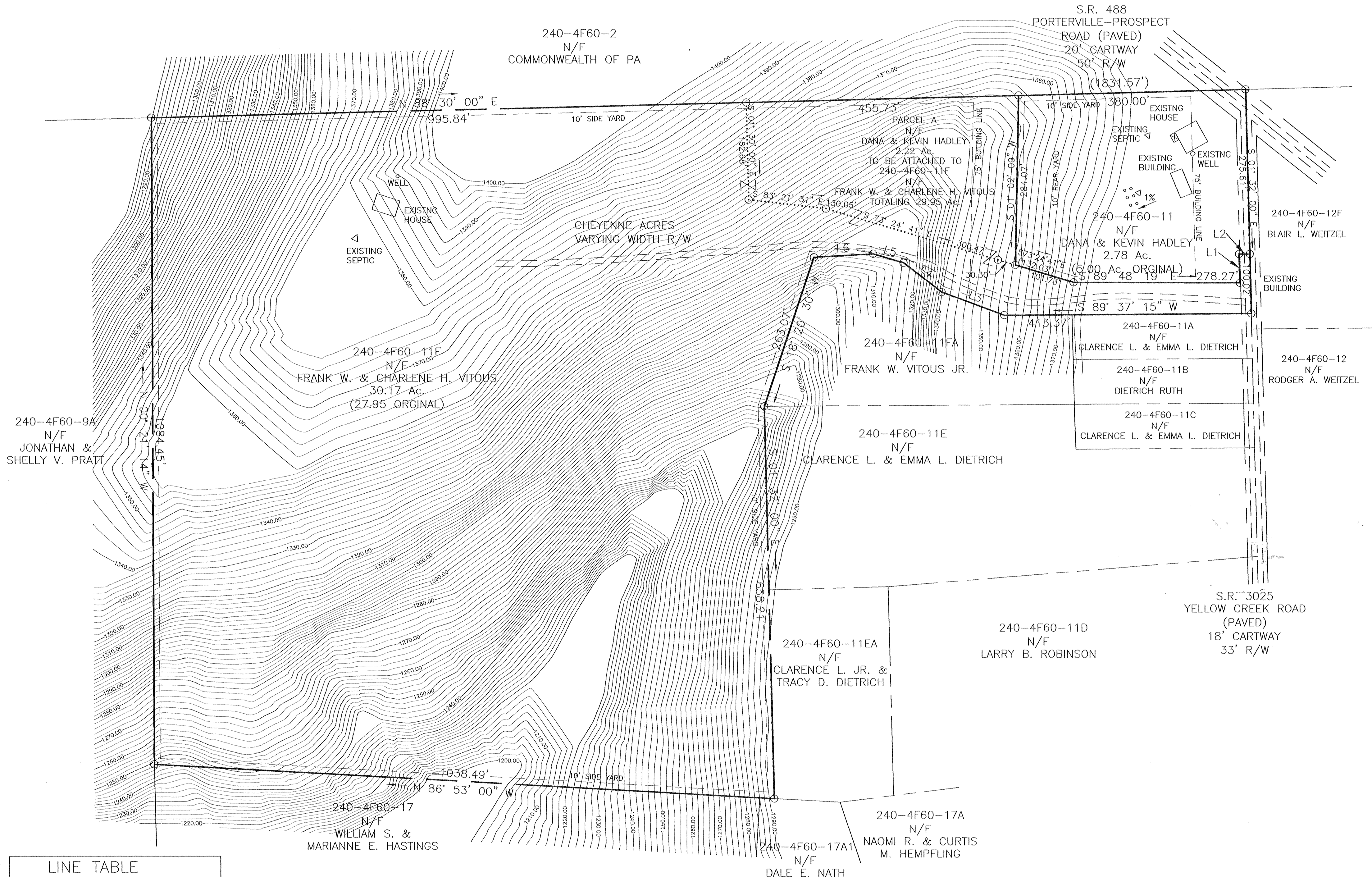
SEAL
Director
Michele M. Mustello

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

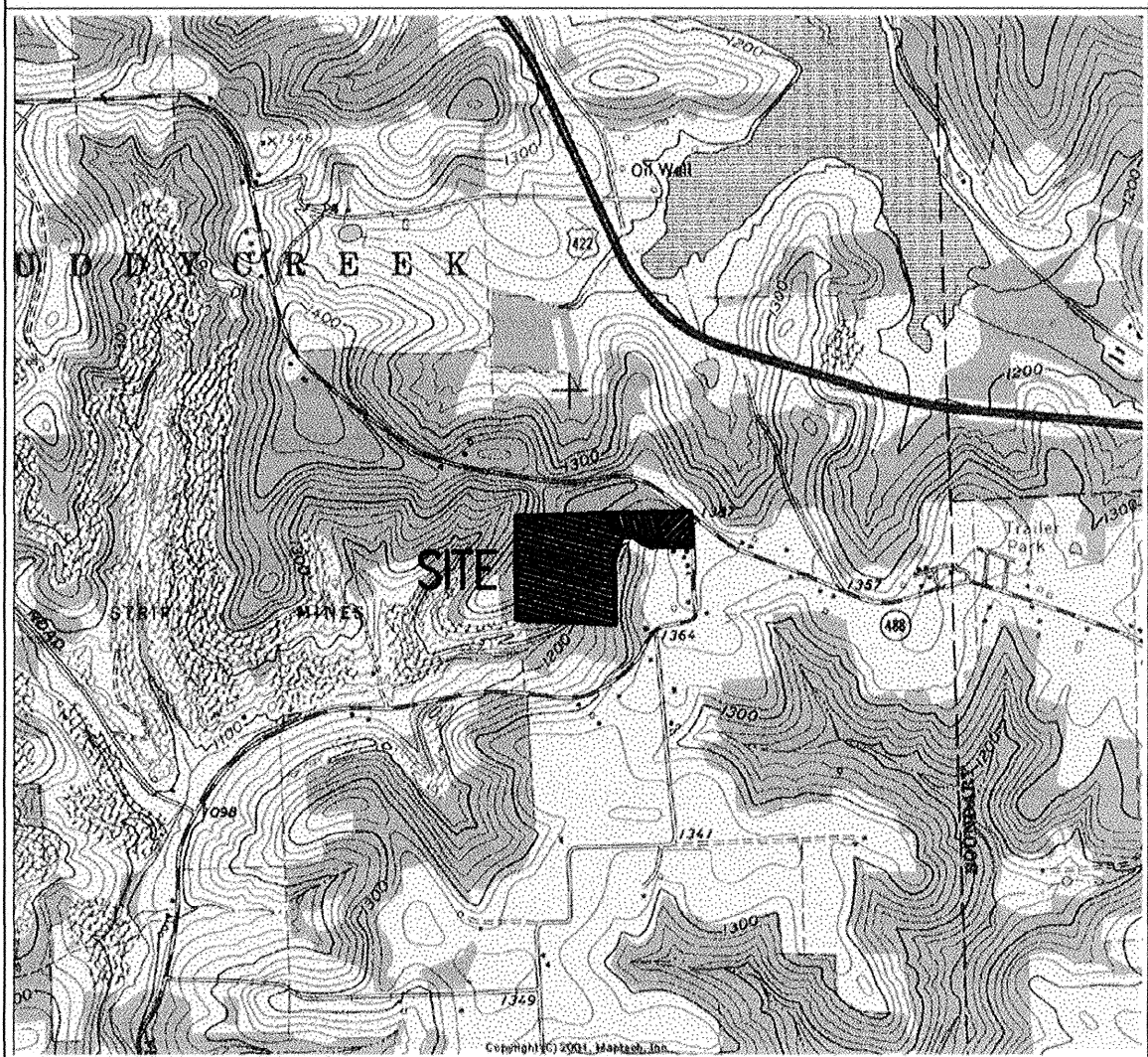
COMMONWEALTH OF PENNSYLVANIA
BUTLER COUNTY
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK VOLUME 325 PAGE 3
GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF June 2011

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

RECORDED JUNE 23 2011
PLAN BOOK 325
PAGE 3

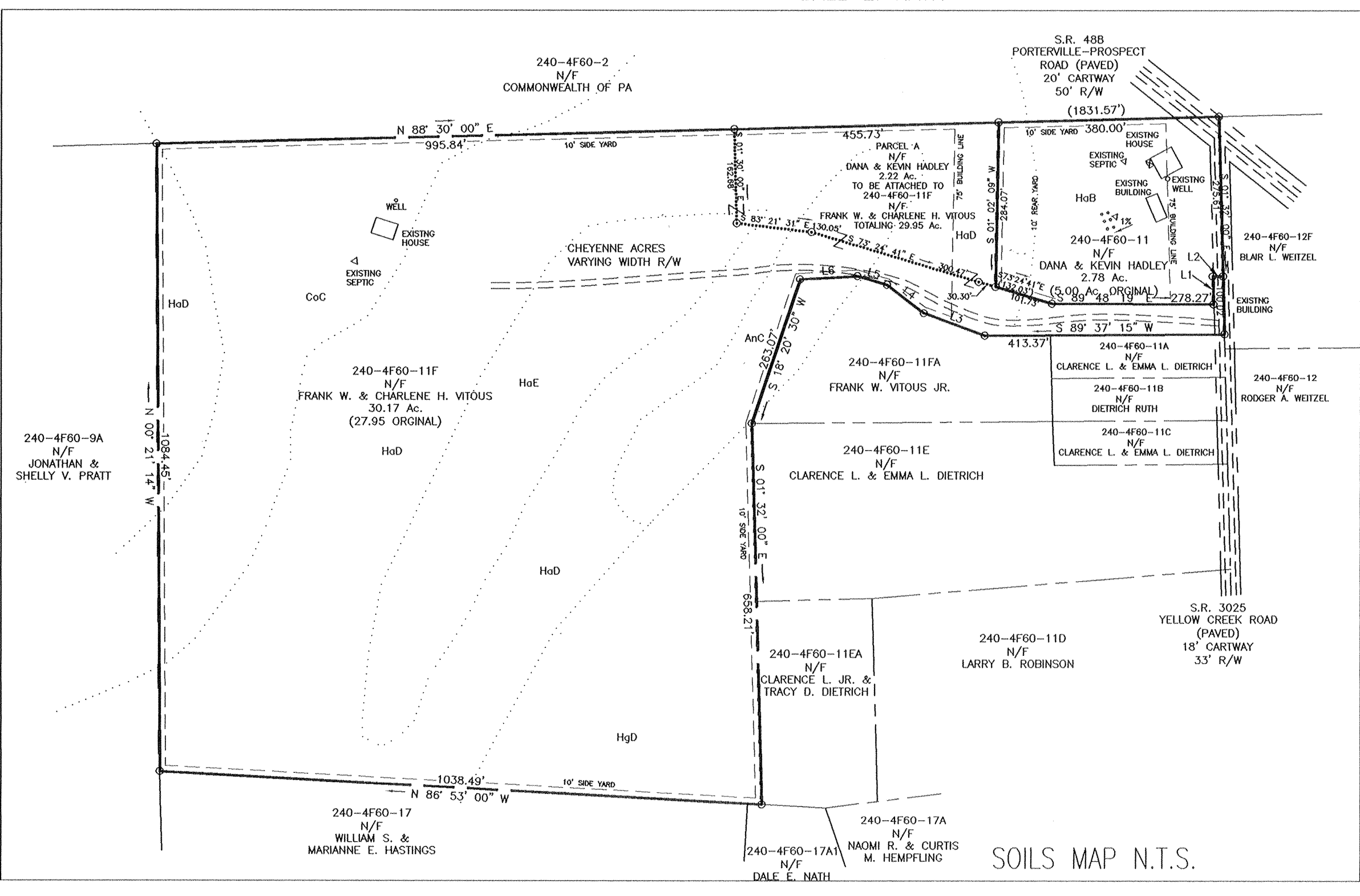


LINE TABLE		
LINE	LENGTH	BEARING
L1	48.35	S01°32'00"E
L2	17.91	S89°37'15"W
L3	111.94	N69°44'55"W
L4	80.38	N52°24'30"W
L5	53.09	N73°24'41"W
L6	99.38	S86°37'00"W

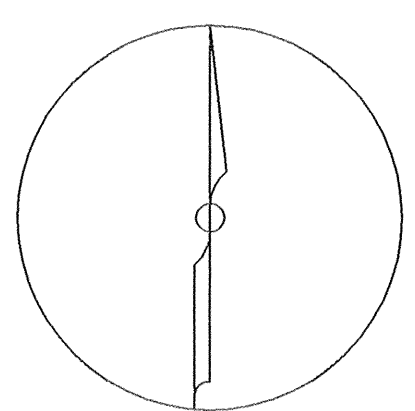


SITE LOCATION

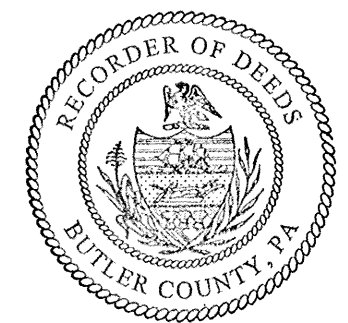
1"=2000'



SOILS MAP N.T.S.



NORTH ARROW



Secondary Septic Permit Number: 281424

PROPERTY OWNER
DANA & KEVIN HADLEY
250 PFLUGH RD
BUTLER, PA 16001

PROPERTY OWNER
FRANK W. & CHARLENE H. VITOUS
115 CHEYENNE ACRES
PORTERSVILLE, PA 16051

0 100' 200'

NOTE:
SUBJECT TO ANY OR ALL
EXISTING RIGHTS OF WAY AND
EASEMENTS ON RECORD.
ZONING: R-1
75' BUILDING LINE
10' SIDE YARD
10' REAR YARD
BOTH LOTS ARE SERVICED BY
EXISTING ONLOT SEPTICS AND
WATER WELLS

REVISIONS		W. J. MCGARVEY, P.E.	
		172 WOODCREST ROAD	BUTLER, PA 16002 (724) 282-0363
		TITLE	LOT LINE REVISION
		FOR	KEVIN & DANA HADLEY
		SITUATE	YELLOW CREEK ROAD MUDDY CREEK TOWNSHIP BUTLER COUNTY, PA
		SCALE	1"=100' OR BY T.A.T.
		DATE	4/26/10
		DRAWING NO.	6667-1

I, ROBERT BURKHART, owner or beneficial owner of the land shown on the R. BURKHART PLAN, 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 Middlesex, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

Robert Burkhart
Owner

Before me, the subscriber, a Notary Public in and for said Commonwealth and County of Butler, personally appeared the above named ROBERT BURKHART, and acknowledged the foregoing adoption, dedication and plan to be his act and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of APRIL 2011.

My commission expires the 17 day of FEBRUARY 2015

Debra L. Jeffcoat
Notary Public

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

CERTIFICATION OF TITLE (NO MORTGAGE)

I hereby certify that the title to the property contained in the R. BURKHART PLAN of Subdivision is in the name of ROBERT BURKHART and is recorded in Instrument number 201012160029841. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Debra L. Jeffcoat
Witness

Robert Burkhart
Owner

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT MORTGAGEE) NA

I hereby certify that the title to the property contained in the R. BURKHART PLAN of Subdivision is in the name of ROBERT BURKHART and is recorded in Instrument no. 201012160029841

Witness _____ Owner _____

Plan of Subdivision consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness _____ Name, Title, and Mortgagee _____

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.

21 Apr '11
Date

Stanley D. Graff
Stanley D. Graff

(Seal)



P. L. S. # 30161-E

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

Stanley D. Graff
Secretary

John Rusnak, Jr.
Chairman, Board of Supervisors

Approved by the Supervisors of the Township of Middlesex by Resolution No. 11 of 2011 effective this 16th day of JUNE 2011.

Stanley D. Graff
Secretary

John Rusnak, Jr.
Chairman, Board of Supervisors

Reviewed by the Middlesex Township Planning Commission this 22nd day of MARCH 2011.

John Rusnak, Jr.
Secretary

John Rusnak, Jr.
Chairman, Planning Commission

I, John Rusnak, Jr., a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision complies with the engineering and design requirements of the Township Subdivision and Zoning Ordinance and that the same have been authorized by the approval authority.

John Rusnak, Jr.
John Rusnak, Jr.
ENGINEER
DATE: 04-11-11
Reg. No. 044823-E

Reviewed by the Butler County Planning Commission this 16th day of MARCH 2011.

John Rusnak, Jr.
Secretary

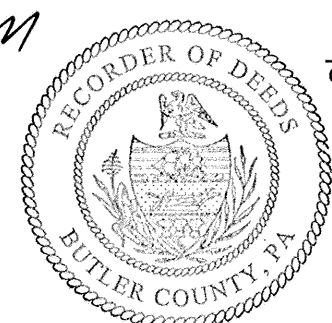
John Rusnak, Jr.
Chairman, Butler County Planning Commission

(Seal)
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 325 Page 4

Given under my hand and seal this 24th day of JUNE 2011.

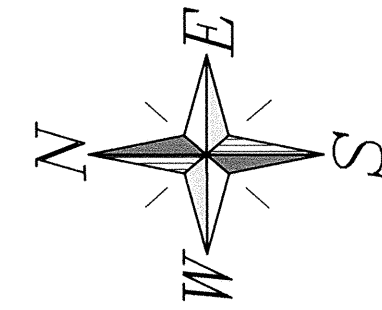
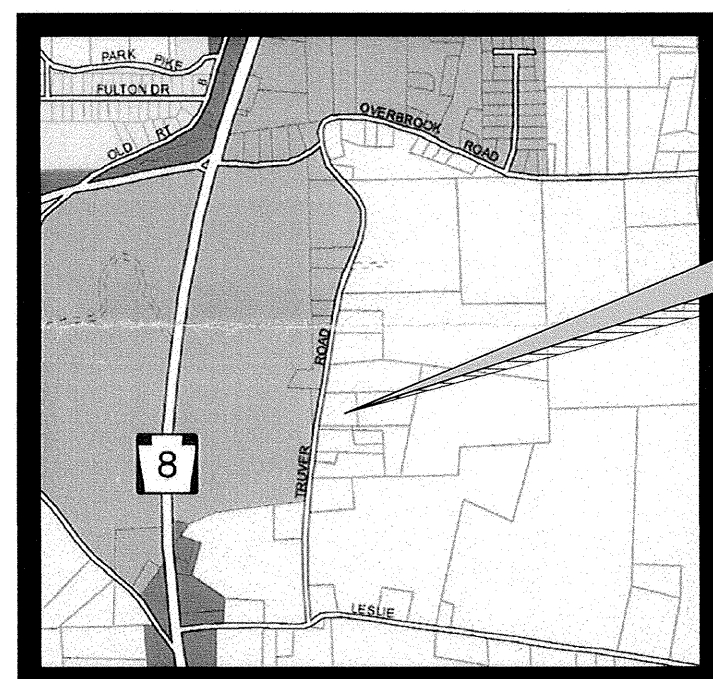
(Seal)



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

Michele M. Mustello
Recorder of Deeds

Vicinity Map
SCALE: 1" = 200'



30 0 30 60 90
GRAPHIC SCALE - FEET

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

NOTES:

- 1) OWNER: ROBERT BURKHART
3403 ROSEBRIAR AVENUE
GLENSHAW, PA. 15116
PHONE: 412-576-4921
- 2) SUBJECT PROPERTY ZONING DISTRICT =
R-1 SUBURBAN RESIDENTIAL DISTRICT
LOT SIZE = 22,000 SF. (MIN.) FOR SINGLE-FAMILY DWELLING
LOT WIDTH = 100'
SETBACKS: 50' FRONT FROM LOT LINE
OR 75' FROM ROAD CENTERLINE,
WHICHEVER IS GREATER
15' SIDEYARD PRINCIPAL STRUCTURE
50' REARYARD PRINCIPAL STRUCTURE
- 3) NO VARIANCES ARE BEING REQUESTED WITH THIS APPLICATION
- 4) ORIGINAL TRACT ACREAGE = 2.97 ACRES
A) LOT #1 = 0.62 ACRE
LOT #1 = 0.01 ACRE OF ROAD RIGHT-OF-WAY
LOT #1 = 0.61 ACRE OF ROAD RIGHT-OF-WAY
B) LOT #2 = 0.57 ACRE
LOT #2 = 0.06 ACRE OF ROAD RIGHT-OF-WAY
LOT #2 = 0.51 ACRE OF ROAD RIGHT-OF-WAY
C) LOT #3 = 0.57 ACRE
LOT #3 = 0.06 ACRE OF ROAD RIGHT-OF-WAY
LOT #3 = 0.51 ACRE OF ROAD RIGHT-OF-WAY
D) LOT #4 = 1.21 ACRES
LOT #4 = 0.04 ACRE OF ROAD RIGHT-OF-WAY
LOT #4 = 1.17 ACRE OF ROAD RIGHT-OF-WAY

- 5) THE OWNER WAS GRANTED A WAIVER TO ORDINANCE SECTION 150-25.D(10) - [PROVIDING EXISTING AND PROPOSED CONTOURS]
- 6) NO ADDITIONAL SANITARY SEWER RIGHT-OF-WAY EXISTS BEYOND THE EXISTING ROAD RIGHT-OF-WAY AS PER HERBERT, ROWLAND & GRUBIC, INC. DRAWING NO. 60 SHEET 140 OF 182 DATED JULY 2005, CURRENT DEED AND VERIFICATION FROM THE SAXONBURG AREA SEWER AUTHORITY.

Eugene Dudzienski Plan
Plan Book Volume 70 Page 37

N/F
M. KEARNY
ZONED R1
(SUBURBAN RESIDENTIAL)

APPROXIMATE EDGE OF EXISTING ROAD RIGHT-OF-WAY
CENTERLINE OF SAXONBURG AREA SEWER LINE

R. BURKHART PLAN

Being a subdivision of
Butler County Tax Parcel 230-2F90-28D

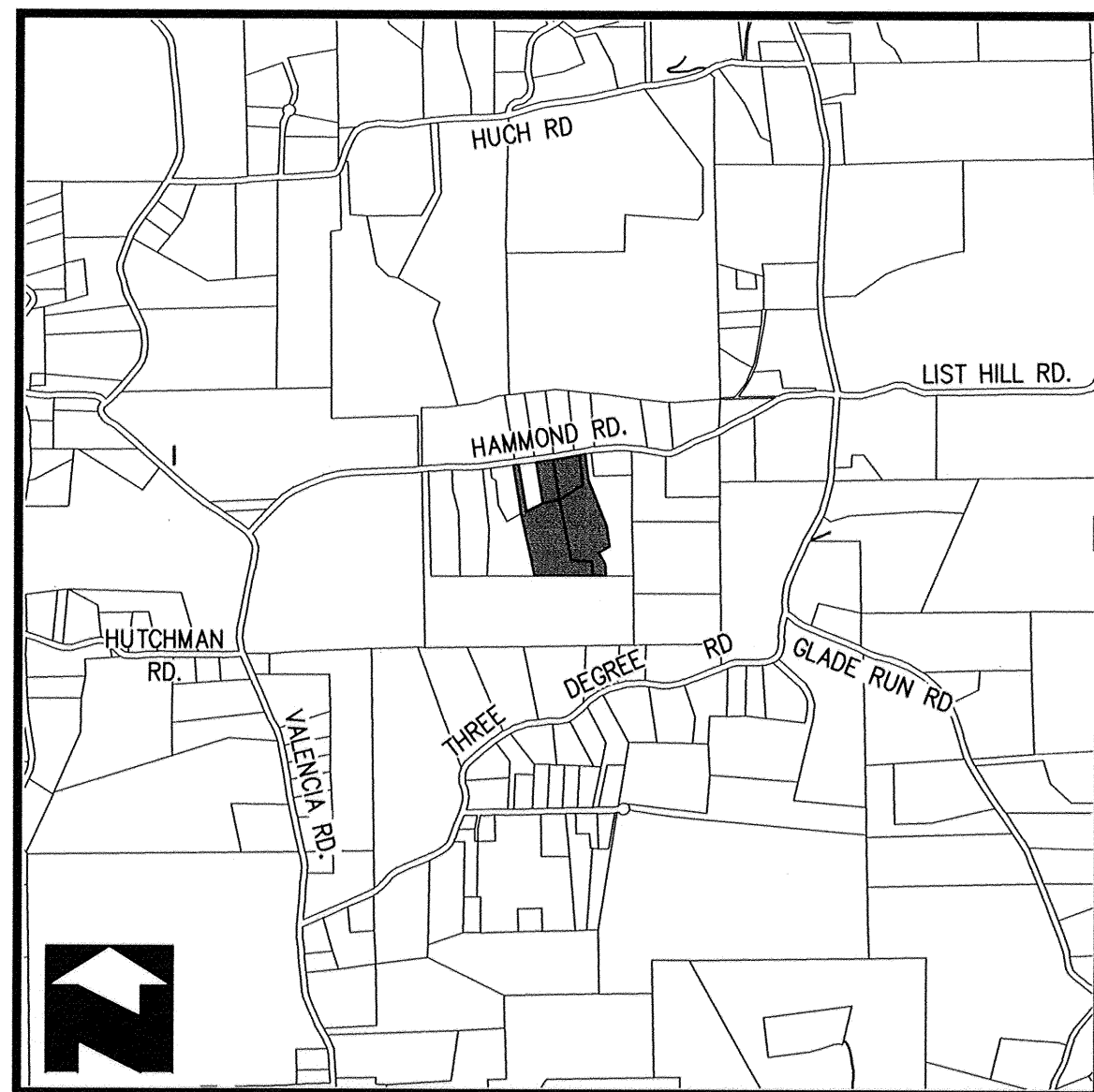
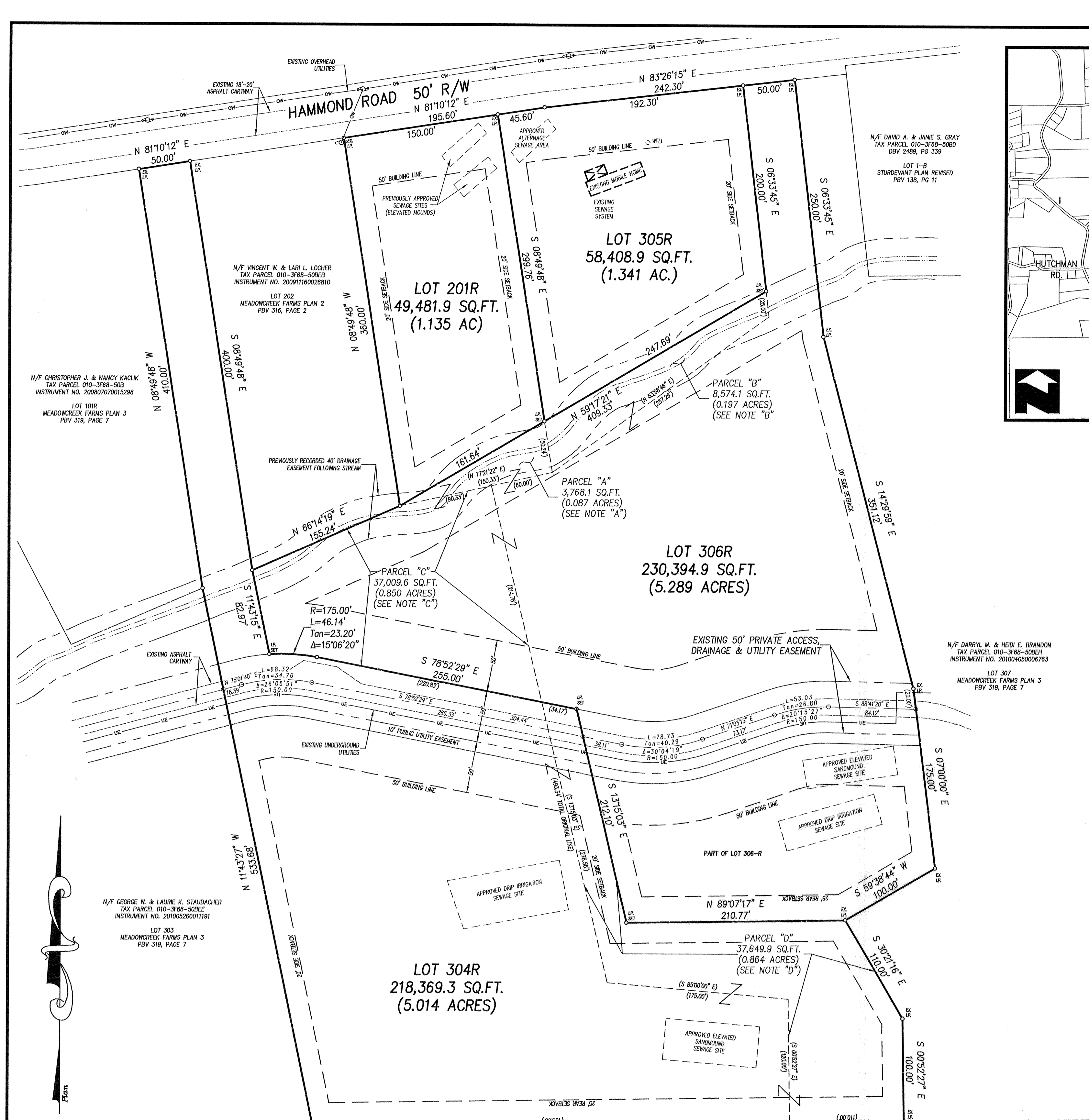
Inst: 201106240014957 06/24/2011
Pages: 1 F 845.00 6.6600
Michele Mustello
Butler County Recorder PL

RECORDED JUNE 24, 2011	
PLAN BOOK	PAGE
325	4
SHEET 4 of 4	

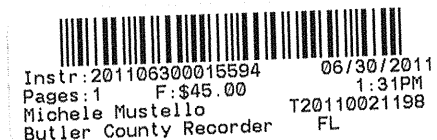
SUBDIVISION PLAN
PROJECT No: 10187
SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.
DATE: 2-9-11
REV: 4-11-11 DWN By: LUR
Co. TAX No: 230-2F90-28D
CHK By: SOG

for
ROBERT BURKHART
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

S. D. GRAFF Professional Surveying



LOCATION MAP 1" = 1500'



Instr: 20110200010094
Pages: 1 F: \$45.00
R: \$10.00
Butler County Recorder
05/30/2011 1:51PM
120110021198 FL

PROPERTY BREAKDOWN:

	LOT 201	LOT 304	LOT 305	LOT 306
ORIGINAL AREA:	53,250 SQ.FT. 1.222 ACRES	217,756 SQ.FT. 5.00 ACRES	66,983 SQ.FT. 1.538 ACRES	218,893 SQ.FT. 5.021 ACRES
PARCEL "A":	-3,768.1 SQ.FT.	0	0	+3,768.1 SQ.FT.
PARCEL "B":	0	-37,009.6 SQ.FT.	-8,741.1 SQ.FT.	+8,741.1 SQ.FT.
PARCEL "C":	0	+37,649.9 SQ.FT.	0	+37,009.6 SQ.FT.
PARCEL "D":	0	0	0	-37,649.9 SQ.FT.
REVISED AREA:	49,481.9 SQ.FT. 1.135 ACRES	218,369.3 SQ.FT. 5.014 ACRES	58,408.9 SQ.FT. 1.341 ACRES	230,394.9 SQ.FT. 5.289 ACRES

GENERAL PLAN NOTES:

- NOTE "A" PARCEL "A", FORMERLY PART OF ORIGINAL LOT 201 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF PROPOSED LOT 306R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- NOTE "B" PARCEL "B", FORMERLY PART OF ORIGINAL LOT 305 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF PROPOSED LOT 306R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- NOTE "C" PARCEL "C", FORMERLY PART OF ORIGINAL LOT 304 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF PROPOSED LOT 306R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- NOTE "D" PARCEL "D", FORMERLY PART OF ORIGINAL LOT 306 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF PROPOSED LOT 305R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- NOTE "E" ALL CONVEYANCES OF LAND BETWEEN DIFFERENT OWNERS MUST BE DONE SO BY DEED.
- NOTE "F" THE PURPOSE OF THIS PLAN IS TO REVISE EXISTING LOT LINES BETWEEN 4 PREVIOUSLY APPROVED LOTS. NO ADDITIONAL BUILDING LOTS ARE PROPOSED BY THIS PLAN.
- NOTE "G" THE EXISTING 50 FOOT PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT SHOWN IS FOR THE EXCLUSIVE USE OF LOTS 304R & 306R AND THE PREVIOUSLY APPROVED LOTS 303 & 307. THIS EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF A PRIVATE ACCESS DRIVE AND PUBLIC UTILITIES SERVING THESE LOTS. NO ADDITIONAL LOTS OR ADJOINING LANDS SHALL BENEFIT FROM THIS EASEMENT.
- NOTE "H" IN THE EVENT THAT ANY OF THE OWNERS OF THE LOTS ENTITLED TO USE OF THE EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT WISH TO NOT USE THE EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT, THAT OWNER WILL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND PERMITTING RELATED TO STREAM CROSSINGS FOR ANY PURPOSE.

ZONING REQUIREMENTS: "RC" RURAL CONSERVATION

MINIMUM LOT AREA:	1.00 ACRE (43,560 SQ.FT.)
MINIMUM LOT WIDTH AT SETBACK:	150.00 FEET
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM SIDE SETBACK:	20.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET

TOTAL AREA AFFECTED BY THIS PLAN : 12.779 ACRES

WATER SUPPLY : ON LOT WELLS
SEWAGE DISPOSAL : ON LOT SYSTEMS (PREVIOUSLY APPROVED)

PROPERTY OWNERS:

LOTS 201, 304 & 305
CHRISTOPHER J. & NANCY KACLIK
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16063

LOT 201 - TAX PARCEL 010-3F68-50BEA
LOT 304 - TAX PARCEL 010-3F68-50BEF
LOT 305 - TAX PARCEL 010-3F68-50BE

LOT 306
ARTHUR SAMUEL ANDERSON &
KATIE ANN ANDERSON
121 BROOKHAVEN BOULEVARD
MARS, PA 16046

LOT 306 - TAX PARCEL 010-3F68-50BEC

RECORDED JUN. 30, 2011	
PLAN BOOK	PAGE
325	5

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

IN WITNESS WHEREOF, I, hereto set my hand and seal this 27 day of May, 2011

ATTEST:
CHRISTOPHER J. KACLIK

NANCY KACLIK

The foregoing adoption is made by CHRISTOPHER J. & NANCY KACLIK with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County within ninety (90) days of said approval.

CHRISTOPHER J. KACLIK

NANCY KACLIK

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 27 day of May, 2011

Notary Public

My commission expires the 15 day of Aug, 2013

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

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 23rd day of May, 2011

Donna R. Rouda

CHAIRMAN, BOARD OF SUPERVISORS

James E. Zee

SUPERVISOR

James E. Zee

SUPERVISOR

APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 4th day of May, 2011

James E. Zee

CHAIRMAN, ADAMS TOWNSHIP PLANNING COMMISSION

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

James A. Spurdute, R.S. # 2447-E

DATE: 5/11/11

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

DATE: 6-1-11

REG. NO. 24900 E

Township Engineer Signature

Reviewed by the Butler County Planning Commission this 14th day of April, 2011

James E. Zee

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

James E. Zee

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 325, page 5

Given under my hand and seal this 30 day of June, 2011

Michele M. Mustello

BUTLER COUNTY RECORDER OF DEEDS

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

MEADOW CREEK FARMS

REVISION NO. 1

BEING A REVISION TO LOT 202 OF THE MEADOW CREEK FARMS PLAN 2 & LOTS 304, 305 & 306 OF THE MEADOW CREEK FARMS PLAN 3

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
CHRIS & NANCY KACLIK
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033



James A. Spurdute, R.S.
108 Deer Lane
Harrisburg, PA 17103
Phone 724-452-4362 Fax 724-452-9357
jaspurdute@comcast.net

SCALE: 1" = 60'
APRIL 4, 2011
DWG # 1001-1110766

REVISIONS

DATE/2011-06-10

BY

REVISIONS

DATE/2011-06-10

BY

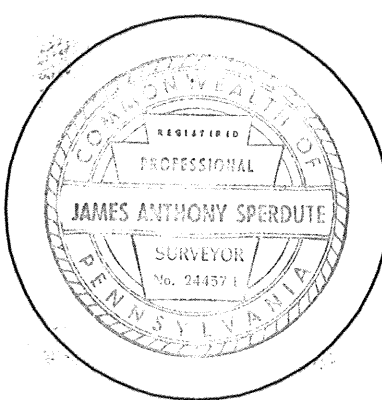
REVISIONS

DATE/2011-06-10

BY

SHEET NO.

RC1

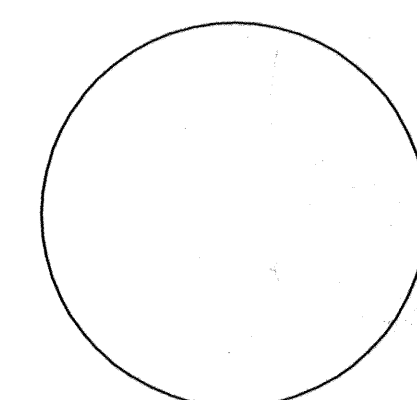


SURVEYOR

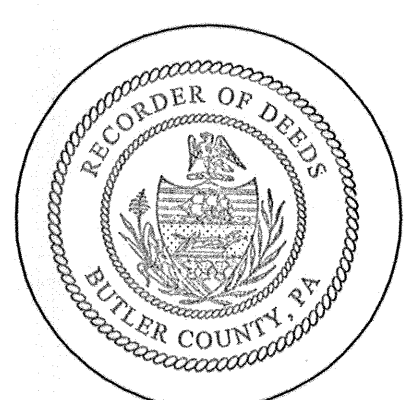
ADAMS TOWNSHIP
ENGINEER



BUTLER COUNTY
PLANNING COMMISSION



ADAMS TOWNSHIP
BOARD OF SUPERVISORS



BUTLER COUNTY
RECORDER OF DEEDS

SUBDIVISION-KIMBALL 2010.plt tlf: 040080F1

415 Moon Clinton Road
Coraopolis, Pa. 15108

phone (412) 262-5400
fax (412) 262-3036
email pitrgn@kimballcorp.com
web site www.lrkimball.com

CONSULTANTS:

PROJECT NAME:

**VICTORY PARK -
PLAN NO. 3
CONSOLIDATION PLAN**

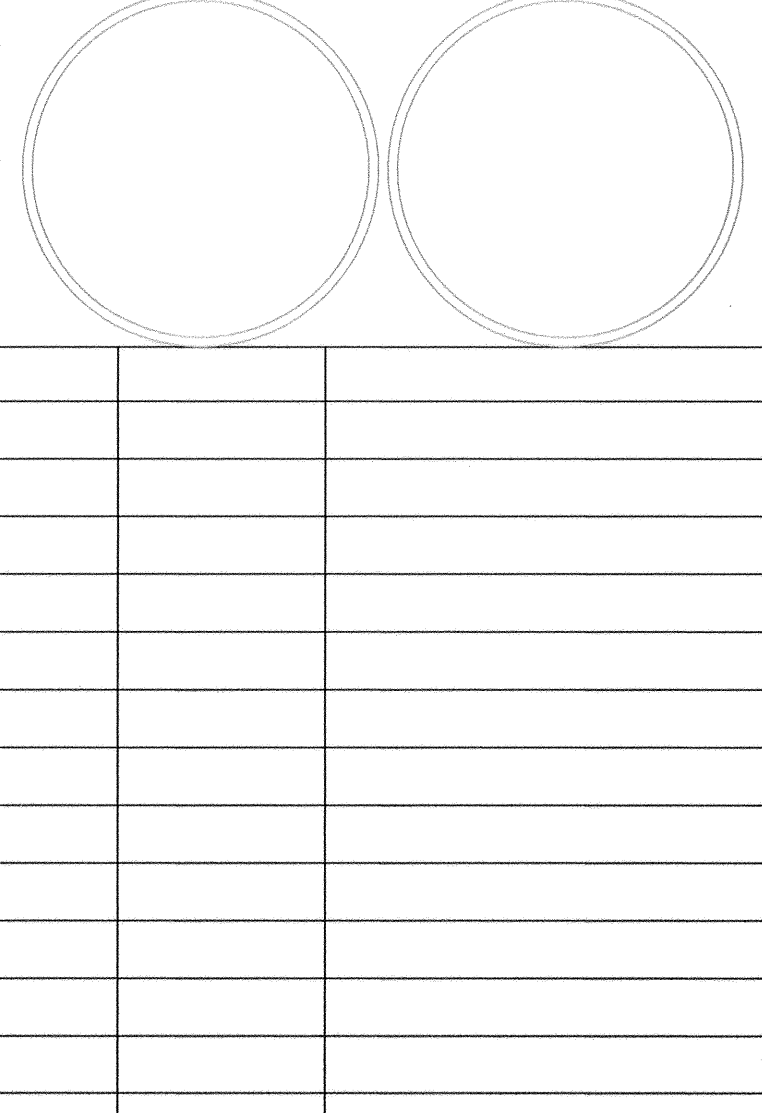
Cranberry Township
Butler County, PA

OWNER:

#1 VICTORY FAMILY CHURCH OF
OF NORTH PITTSBURGH

FORMERLY KNOWN AS
VICTORY CHRISTIAN FELLOWSHIP
OF NORTH PITTSBURGH

#2 MCGOWEN EQUITY PARTNERS III, L.P.



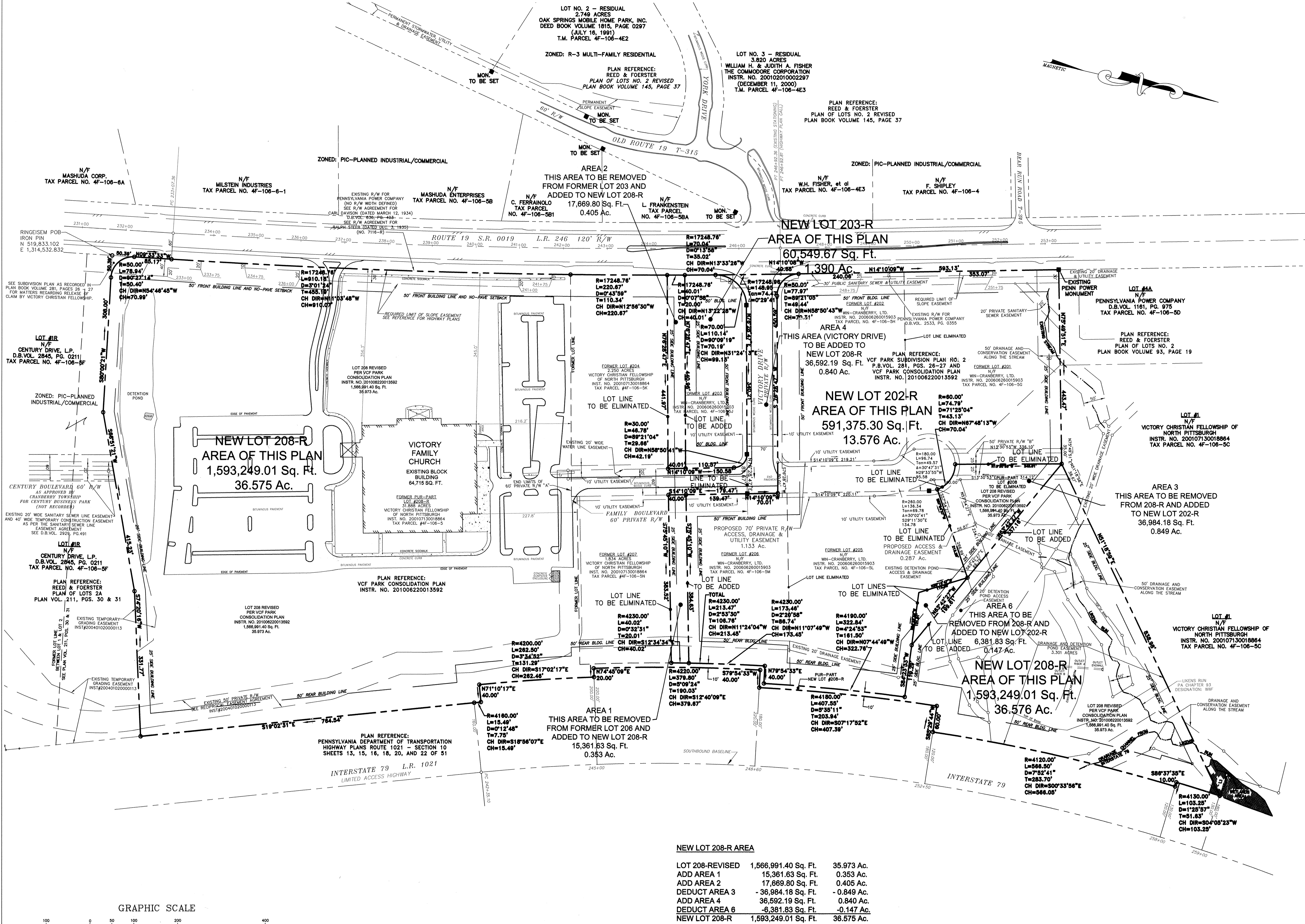
REV.	DATE	DESCRIPTION
ISSUE:	1/5/11	
PROJECT NO:	09-1300-0563	
SCALE:	1" = 100'	
DRAWN BY:	MPC	
CHECKED BY:	MJC	

© L. R. Kimball

SHEET TITLE

**A REVISED
CONSOLIDATION
SUBDIVISION**

2 of 2



NEW LOT 208-R AREA

LOT 208-REVISED	1,566,991.40 Sq. Ft.	35.973 Ac.
ADD AREA 1	15,361.63 Sq. Ft.	0.353 Ac.
ADD AREA 2	17,669.80 Sq. Ft.	0.405 Ac.
DEDUCT AREA 3	- 36,984.18 Sq. Ft.	- 0.849 Ac.
ADD AREA 4	36,592.19 Sq. Ft.	0.840 Ac.
DEDUCT AREA 6	- 6,381.83 Sq. Ft.	- 0.147 Ac.
NEW LOT 208-R	1,593,249.01 Sq. Ft.	36.575 Ac.

RECORDED JUL. 1, 2011	
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325	7

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

PARTNERSHIP ADOPTION

THE MCGOWEN EQUITY PARTNERS III, L.P., OF THE LAND SHOWN ON THE CAR SENSE LAND DEVELOPMENT PROPERTY HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

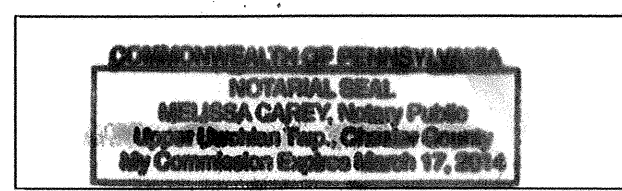
By: *Richard J. Meers*
SIGNATURES OF WITNESS

DATE: April 22, 2011

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Richard J. Meers OF MCGOWEN EQUITY PARTNERS III, L.P., WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION, DEDICATION AND PLAN ON BEHALF OF THE PARTNERSHIP AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE PARTNERSHIP WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF April, 2011.



Melissa Carey
NOTARY PUBLIC

MUNICIPAL ENGINEER

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

DATE: 5/23/11
TOWNSHIP ENGINEER

SURVEYOR'S CERTIFICATION

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

DATE: 4/20/11
MICHAEL J. CANNONI, 36934-E
REG. NO.

MUNICIPAL APPROVALS

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

SECRETARY: *Jah*
CHAIRMAN, BOARD OF SUPERVISORS: *Richard M. Heller*

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2011-15 EFFECTIVE THIS 20th DAY OF MAY, 2011.

SECRETARY: *Jah*
CHAIRMAN, BOARD OF SUPERVISORS: *Richard M. Heller*

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY, THIS 19th DAY OF February, 2011.

SECRETARY: *Thomas J. Owen*
CHAIRMAN: *James A. Collette*

COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF MAY, 2011.

SECRETARY: *John J. Ryan*
CHAIRMAN, PLANNING COMMISSION: *E. AL Ryan*

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 325, PAGE(S) 8.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF JULY, 2011.

Michele M. Mustello

SITE PLAN DATA:

1. ZONING DISTRICT: PIC PLANNED INDUSTRIAL COMMERCIAL DISTRICT

2. TOTAL ACREAGE: LOT 202-R 13.577 ACRES
LOT 203-R 1.390 ACRES

3. PROPOSED USE:

CAR SENSE:
VEHICLE SALES, RENTAL & SERVICE - CONDITIONAL USE
AUTO REPAIR - CONDITIONAL USE
LARGE RETAIL - CONDITIONAL USE
PARKING FACILITY - CONDITIONAL USE
LARGE LAND DEVELOPMENT - CONDITIONAL USE
NEIGHBORHOOD SHOPPING CENTER & LARGE RETAIL - CONDITIONAL USE

4. PROPOSED BUILDINGS:

1. CAR SENSE: VEHICLE SALES, RENTAL & SERVICE: 23,760 SQ.FT.

5. A 20' UTILITY EASEMENT SHALL BE PROVIDED FOR ALL UTILITIES.

6. ALL UTILITIES TO BE UNDERGROUND.

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

8. THE PLANS ARE TO BE IN COMPLIANCE WITH ANSI A117.1-2003 ACCESSIBLE ROUTE FOR HANDICAPPED PARKING SPACES.

9. ALL CROSSWALKS ARE TO BE CONCRETE STAMPED BRICKING WITH RED COLORING.

10. ALL PEDESTRIAN ACCESS RAMPS SHALL MEET CURRENT ADA STANDARDS. THIS SHALL INCLUDE THE USES OF A DETECTABLE WARNING SYSTEM.

11. RECEPTACLES OR COMPACTORS FOR TRASH, REFUSE, RECYCLABLES AND THE LIKE WILL NOT BE ACCESSED FOR PICK-UP DELIVERY, OR REMOVAL BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.

12. ALL STREETS, SIDEWALKS, AND EASEMENTS WILL MATCH UP WITH THE CENTURY DEVELOPMENT.

13. THERE ARE NO BUILDING MOUNTED LIGHTING. ONLY SECURITY & SAFETY PER CODE LIGHT FIXTURES.

14. THIS BUILDING IS TO BE SPRINKLERED.

YARD REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	14.986 ACRES
MINIMUM FRONT YARD	50 FEET	85 FEET
MINIMUM SIDE YARD	25 FEET	25 FEET
MINIMUM REAR YARD	50 FEET	283 FEET
MINIMUM PERVIOUS AREA	40% OR 20.6 ACRES	(48%) 7.22 ACRES
MINIMUM BITUMINOUS PAVEMENT SETBACK	50 FEET FRONT 10 FEET SIDE	50 FEET FRONT 10 FEET SIDE
MINIMUM INTERNAL GREENSPACE	10%	10%

PARKING:

1. AUTOMOTIVE SALES

1 SPACE PER EACH 700 SQ.FT. OF GFA, PLUS 1 PER 400 SQUARE FEET OF OFFICE, SALES AND OTHER SPACE TO BE USED BY CUSTOMERS AND SALES STAFF.

23,760 GFA = 23,760/700/GFA = 34 SPACES

2,681 SQ.FT. OF OFFICE = 7 SPACES

PARKING REQUIRED: 41 SPACES (REQUIRED 2 HANDICAP ACCESSIBLE SPACES)

PARKING PROPOSED: 51 SPACES (REQUIRED 3 HANDICAP ACCESSIBLE SPACES)

R=17248.76'
L=70.04'
D=0'13'58"
T=35.02'
CH DIR=N13'33'26"W
CH=70.04'

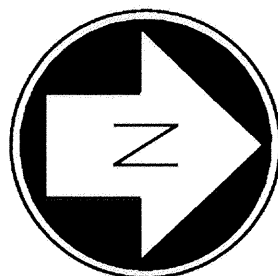
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L=110.14'
D=90'09'19"
T=70.19'
CH DIR=N31'24'13"E
CH=99.13'

R=30.00'
L=46.78'
D=89'21'04"
T=29.66'
CH DIR=N58'50'41"W
CH=42.19'

R=50.00'
L=77.97'
D=89'21'05"
T=49.44'
CH DIR=N58'50'43"W
CH=70.31'

LOT 202-R
13.576 ACRES

LOT 203-R
1.390 ACRES



SCALE: 1" = 60'
0 30' 60' 120'

RECORDED JUL. 1, 2011
PLAN BOOK PAGE
325 8

RECORDING SITE PLAN
CAR SENSE - 2011 SUBMITAL
CRANBERRY TOWNSHIP, BUTLER COUNTY PA

RECORDING SITE PLAN

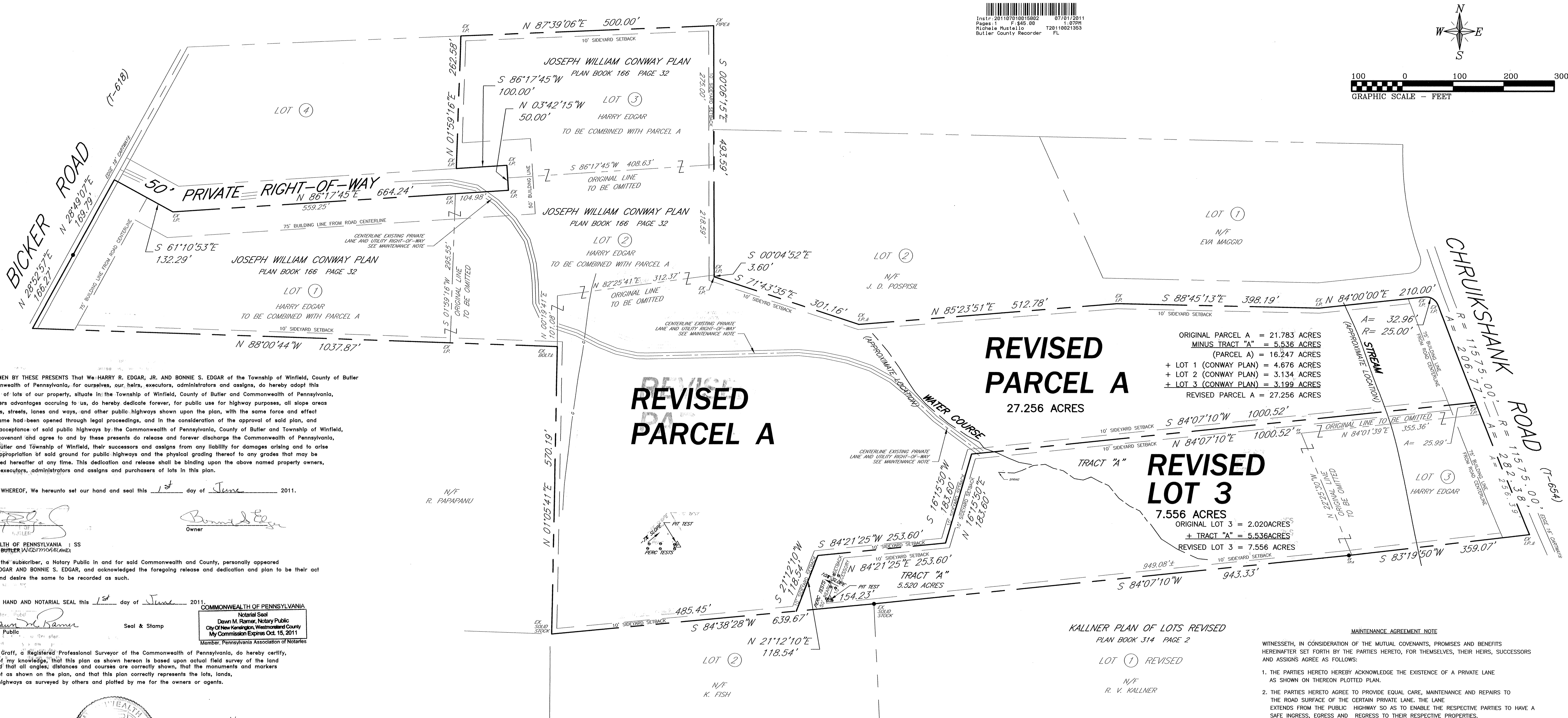
SCALE: 1" = 60' - 0"
ISSUE DATE: JANUARY 5, 2011
JOB NO. 2009-059

Victor-Wetzel
Associates
Landscapes Architects

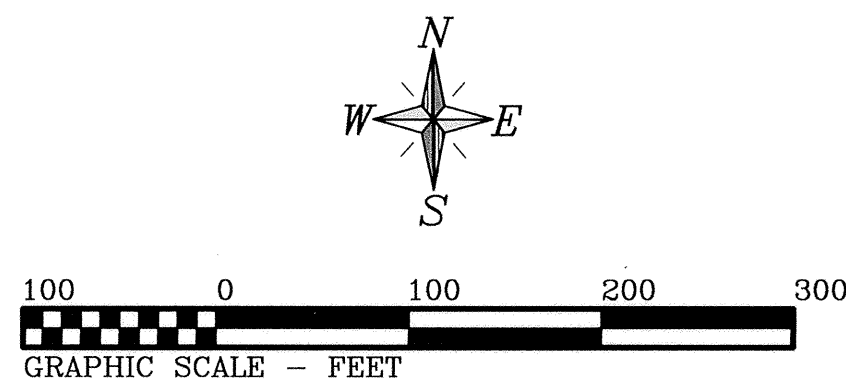
533 Locust Place
2nd Floor
Scranton, PA 18510
Office: (412) 741-2590
Fax: (412) 741-5506
E-mail: victor@victorwetzel.com

P.M. DATE
D.B. DATE
C.B.

CAR SENSE INC.
21 POTTSTOWN PIKE
UNIONDALE, PA 19480



Inst: 201107010015802
Pages: 1 F: \$45.00
R: Michele Mustello
Butler County Recorder
07/01/2011
T20110621503
FL



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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 1st day of June 2011.

Owner: HARRY R. EDGAR, JR. and BONNIE S. EDGAR
Owner: HARRY R. EDGAR, JR. and BONNIE S. EDGAR

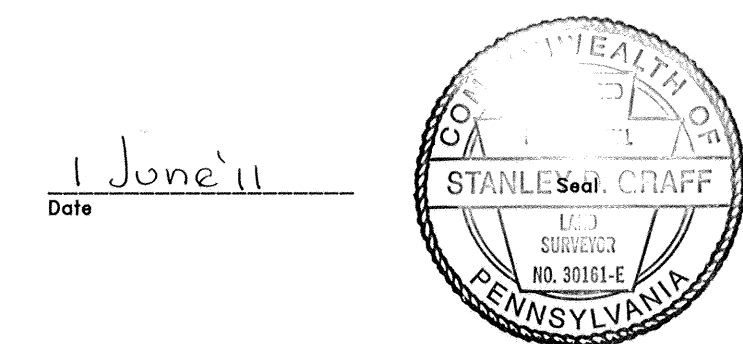
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared HARRY R. EDGAR AND BONNIE S. EDGAR, and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of June 2011.

Notary Seal: Dawn M. Ramey, Notary Public
City of New Kensington, Westmoreland County
My Commission Expires Oct. 15, 2011
Member, Pennsylvania Association of Notaries

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



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 thereon or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Winfield this 30th day of June 2011.

Secretary: Victoria Schneider
Chairman: [Signature]

Approved by the Winfield Township Planning Commission this 1st day of June 2011.

Secretary: [Signature]
Chairman: [Signature]

Reviewed by the Butler County Planning Commission this 7th day of June 2011.

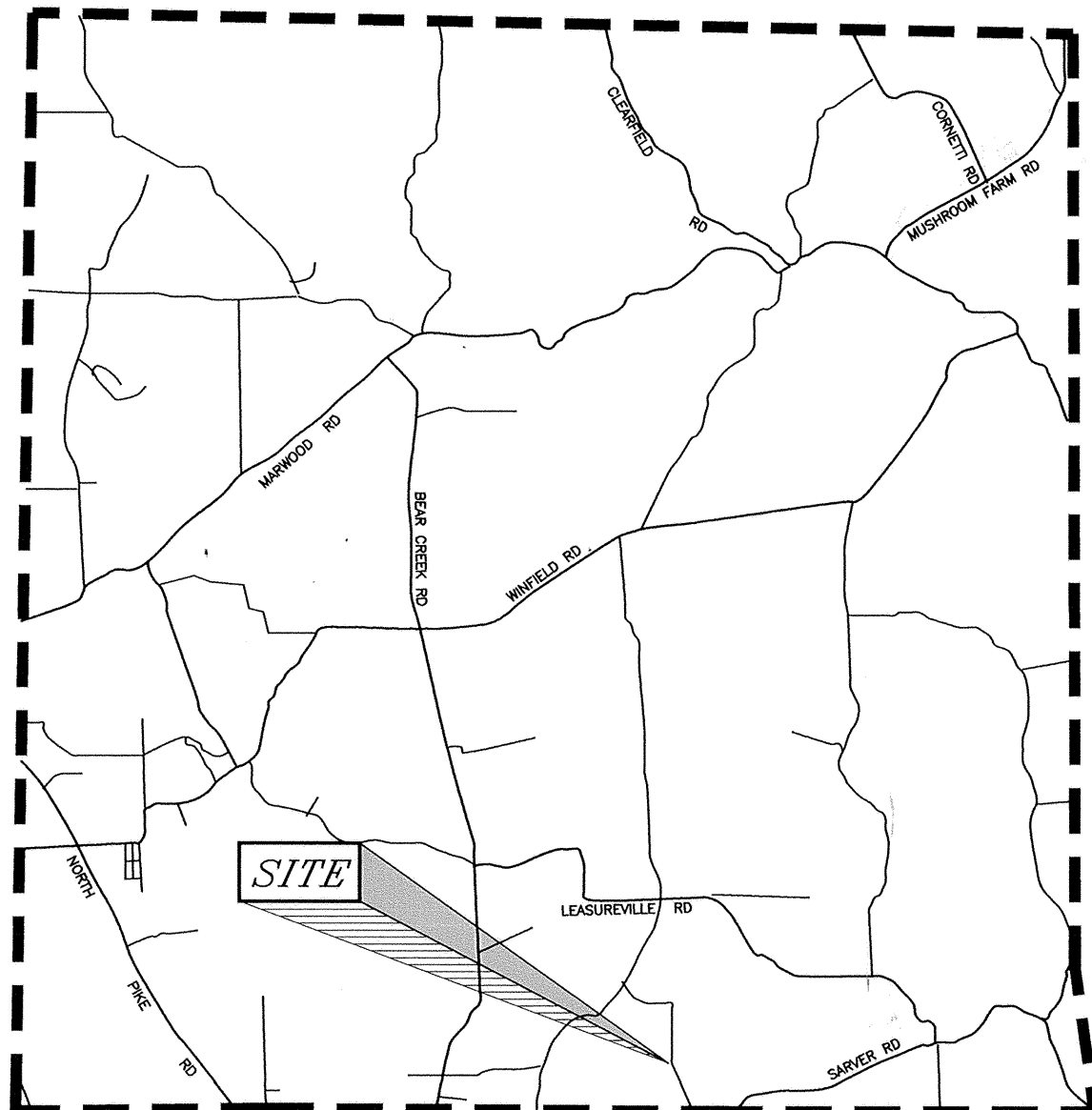
Secretary: [Signature]
Chairman: [Signature]

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 325 Page 9

Given under my hand and seal this 1st day of July 2011.

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



Vicinity Map
NOT TO SCALE

REFERENCE:

KINGSMILL PLAN OF LOTS
PLAN BOOK 253 PAGE 12

JOSEPH WILLIAM CONWAY PLAN OF LOTS
PLAN BOOK 166 PAGE 32

KALLNER PLAN OF LOTS REVISED
PLAN BOOK 314 PAGE 2

H. EDGAR PLAN

Being a lot line revision of
Parcel A and Lot 3/ Kingsmill Plan / rack file 253 page 12
Lots 1, 2 & 3 / Joseph William Conway / rack file 166 page 32

ORIGINAL PARCEL A = 21.783 ACRES
MINUS TRACT "A" = 5.536 ACRES
(PARCEL A) = 16.247 ACRES
+ LOT 1 (CONWAY PLAN) = 4.676 ACRES
+ LOT 2 (CONWAY PLAN) = 3.134 ACRES
+ LOT 3 (CONWAY PLAN) = 3.199 ACRES
REVISED PARCEL A = 27.256 ACRES

REVISED
LOT 3
7.556 ACRES
ORIGINAL LOT 3 = 2.020 ACRES
+ TRACT "A" = 5.536 ACRES
REVISED LOT 3 = 7.556 ACRES

KALLNER PLAN OF LOTS REVISED
PLAN BOOK 314 PAGE 2

LOT 1 REVISED

N/F
R. V. KALLNER

MAINTENANCE AGREEMENT NOTE

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

- THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE AS SHOWN ON THEREON PLOTTED PLAN.
- THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE. THE LANE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS TO THEIR RESPECTIVE PROPERTIES.
- THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALE BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
- THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES HERETO, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
- THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
- THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
- FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
- DEEDS FOR EACH LOT SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE.

NOTES:

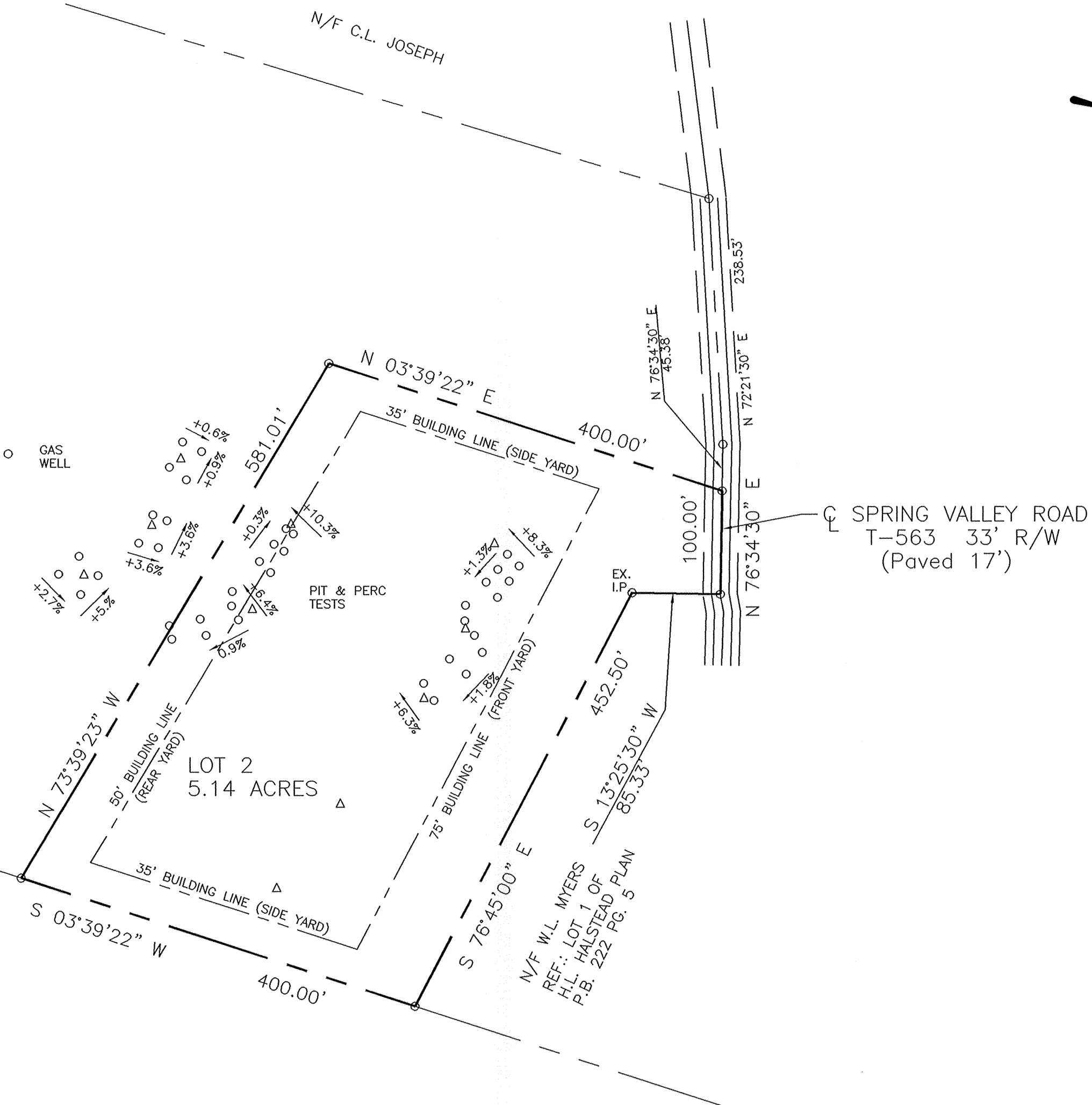
- OWNER: HARRY R. EDGAR, JR. AND BONNIE S. EDGAR
440 LAING ROAD
LOWER BURRELL, PA. 15068
724-448-5269
- SUBJECT PROPERTY ZONING - RESIDENTIAL/AGRICULTURAL
- SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

RECORDED JUL	2011
PLAN BOOK	PAGE
325	9
SHEET of	

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

LOT LINE REVISION PLAN
PROJECT No: 09089
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA.
DATE: 7-14-09 REV: [Signature]
HARRY R. AND BONNIE S. EDGAR
DWN BY: LJR Co. TAX No: 320-1F75-15CB

N/F HOWARD L. & NANCY S. HALSTEAD
REMNANT
121.88 ACRES +/-
- 5.14 ACRES LOT 1
116.74 ACRES +/- TOTAL
AFTER CONVEYANCE



NOTES:

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

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

ZONING DISTRICT: AGRICULTURAL CONSERVATION

BUILDING REQUIREMENTS:

MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH: 200'
FRONT SETBACK: 75'
SIDE SETBACK: 35'
REAR SETBACK: 50'

PROPERTY OWNERS: HOWARD & NANCY HALSTEAD
134 GLADE MILL ROAD
SAXONBURG, PA 16056

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

Know All Men By These Presents, that we, Howard L. and Nancy S. Halstead, County of
Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators
and assigns, do hereby adopt this as our plan of lots of our property, situate
in the Township of Clinton, County of Butler and State of Pennsylvania, and
do hereby dedicate forever, for public use for highway and utility purposes,
all drives, roads, lanes, rights-of-way, ways, and other public highways shown
upon the plan, and we hereby release and forever discharge the Township of
Clinton, its successors or assigns, from any liability, courses of actions, claims
or damages arising from or pertaining to in any manner said roads and rights-
of-way. This dedication and release shall be binding upon the above named
property owners, their heirs, executors, administrators and assigns and
purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16 day
of June, 2011.

Howard L. Halstead Nancy S. Halstead
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA:

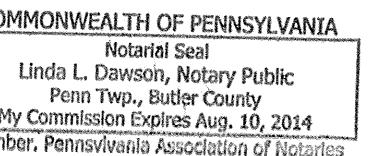
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said State and County,
personally came Howard L. and Nancy S. Halstead and acknowledged the foregoing release and
dedication and plan to be their act and deed and desired the same to be
recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of
June, 2011.

My Commission expires the 10 day of August, 2014.

Linda L. Dan
NOTARY PUBLIC



TITLE CLAUSE (NO MORTGAGE)
We, Howard L. and Nancy S. Halstead, owners of the property shown in this plan of subdivision, do
hereby certify that the title of this property is in the names of Howard L. and Nancy S. Halstead
as recorded in Instrument Number 200503010004838, Recorder of Deeds Office. I further
certify that there is no mortgage, lien or encumbrance against the property.

Linda L. Dan Howard L. Halstead
WITNESS OWNER

Nancy S. Halstead
OWNER

I, Cheryl A. Hughes, a Registered Professional 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 plan, and that this plan correctly
represents the lots, lands, streets and highways as surveyed and plotted by
me for the owners or agents.

SEAL Cheryl A. Hughes
SIGNATURE OF SURVEYOR
SU-32490-E
REGISTRATION NUMBER

The Board of Supervisors of the Township of Clinton 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.

Margaret Nelson Cheryl A. Hughes
SECRETARY CHAIRMAN OF BOARD

Reviewed by the Clinton Township Planning Commission this 16th day of

June, 2011
Margaret Nelson Cheryl A. Hughes
SECRETARY CHAIRMAN

Approved by the Clinton Township Board of Supervisors this 17th day of

June, 2011
Margaret Nelson Cheryl A. Hughes
SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 30th day of

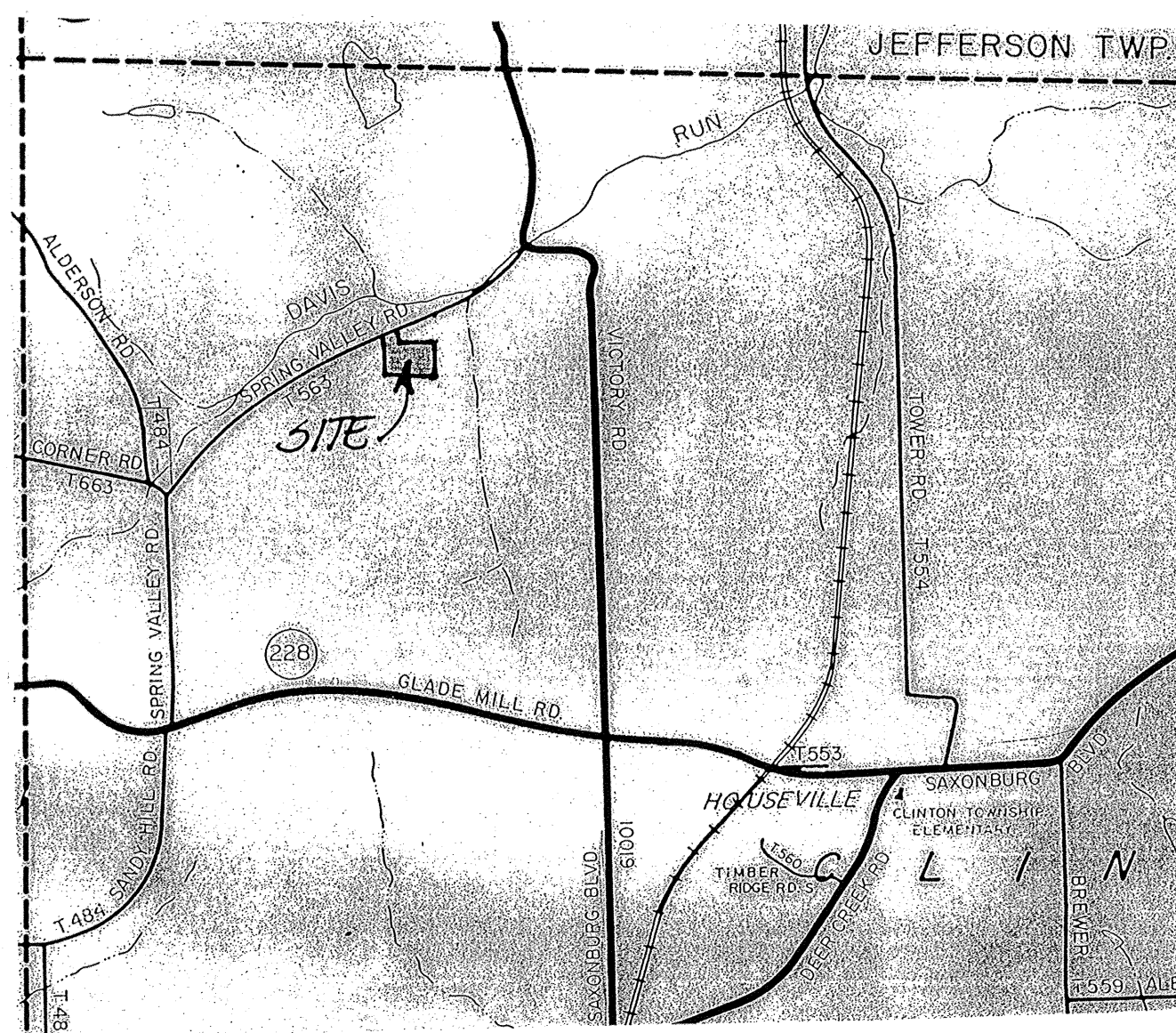
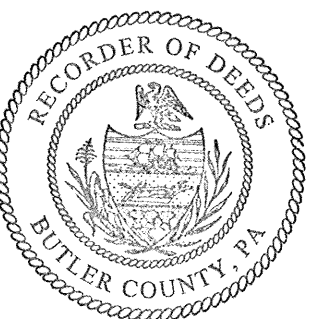
JUNE, 2011
Cheryl A. Hughes F. C. L. Dan
SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA:

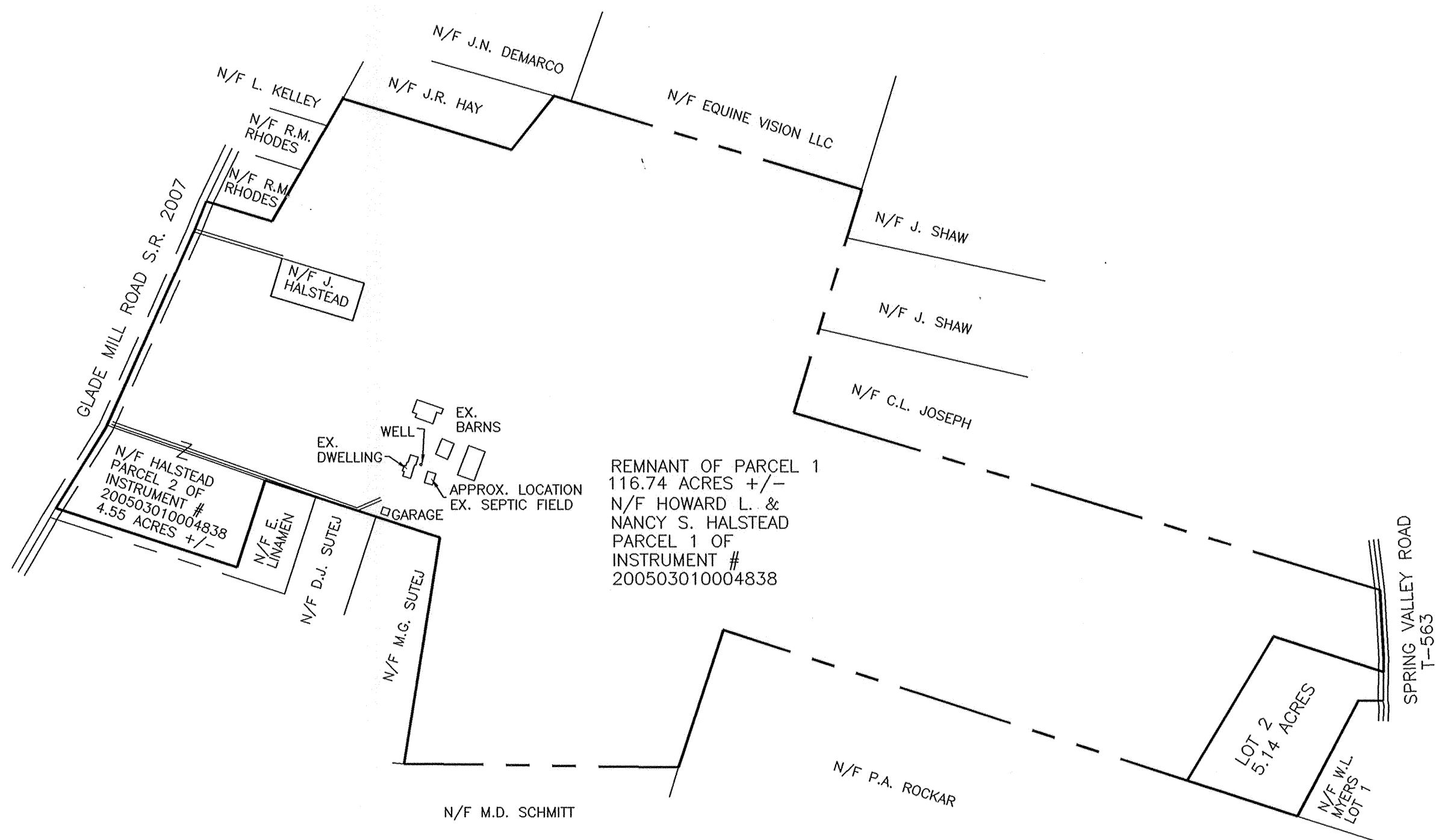
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in
said County in Plan Book Volume 325 page 10 Given under my
hand and seal this 6th day of July, 2011.

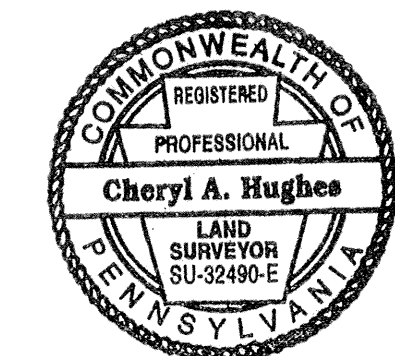
Michele M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012



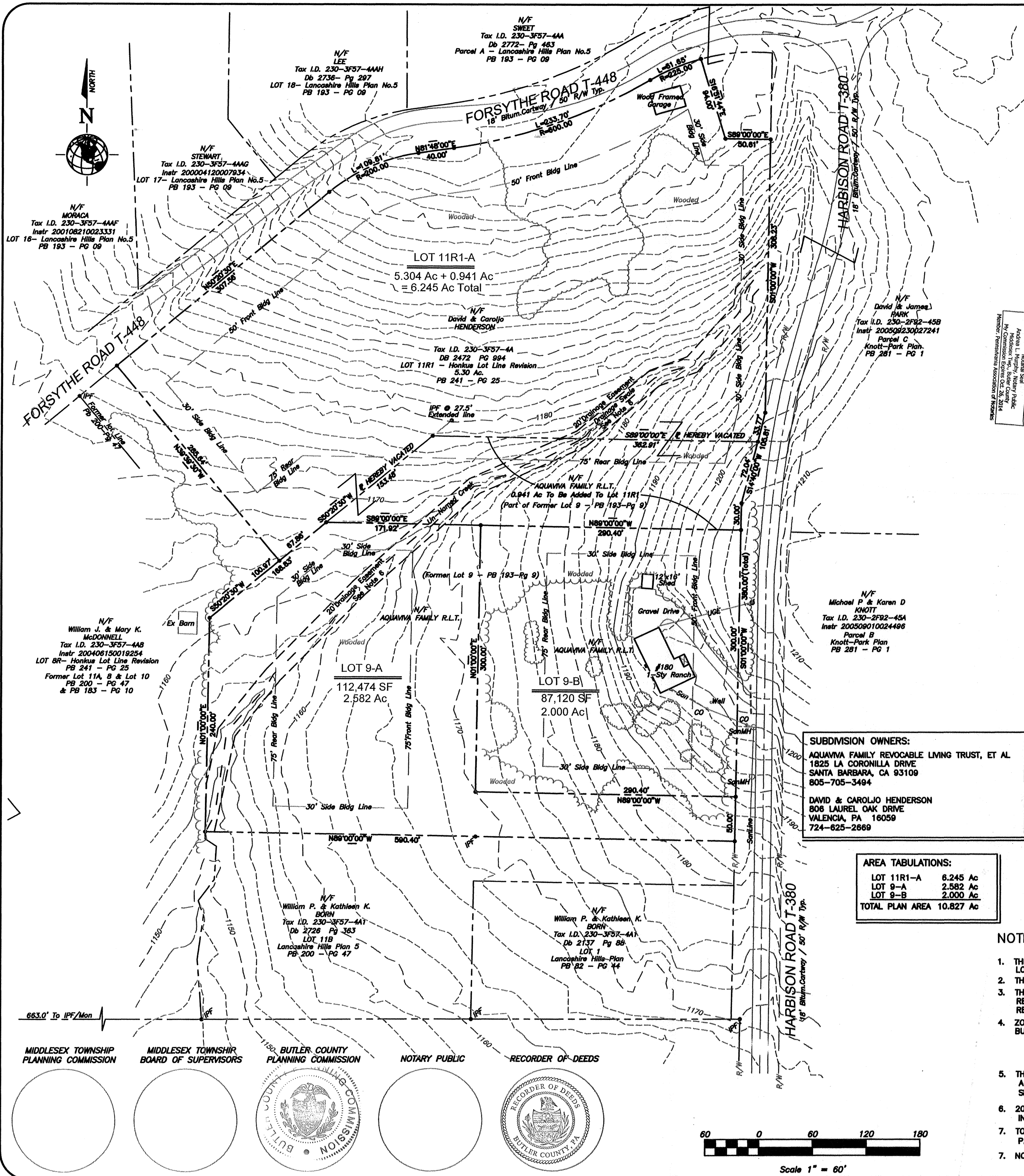
VICINITY MAP SCALE: 1" = 2000'



LOCATION MAP SCALE: 1" = 400'



RECORDED JUL. 5, 2011	L	Land Surveyors, Inc.
PLAN BOOK	S	523 North Main Street
PAGE	J	P.O. Box 1061
325		Butler, PA 16003-1061
10		(724) 287-6865
		Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION		
H.L. HALSTEAD PLAN NO. 3		
FOR HOWARD L. & NANCY S. HALSTEAD		
SITUATE: CLINTON TWP., BUTLER CO., PA		
Date 05/24/11	Scale 1" = 100'	Dwn By BEC
Parcel No. 100-2F08-17A	Instrument #	Service No.
Address SPRING VALLEY ROAD	200503010004838	11-037



WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THIS PLAN OF SUBDIVISION AND LOT LINE REVISION IS IN THE NAME OF AQUAVIVA FAMILY REVOCABLE LIVING TRUST, ET AL., AND IS RECORDED AS INSTRUMENT 2007041000317, BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS William C. Fry TRUSTEE FOR ESTATE (TROY TAYLOR)

AQUAVIVA FAMILY REVOCABLE LIVING TRUST, ET AL., OWNERS OF THE LAND SHOWN ON THIS PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. 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 FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS 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.

ATTEST: John M. Mustello NOTARY PUBLIC TRUSTEE FOR ESTATE (TROY TAYLOR)

STATE OF PA BUTLER CO
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN BUTLER PA, PERSONALLY APPEARED THE TRUSTEE FOR THE AQUAVIVA FAMILY REVOCABLE LIVING TRUST, ET AL., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF June, 2011.

MY COMMISSION EXPIRES THE 21 DAY OF Oct, 2014.

NOTARY PUBLIC (SIGNATURE) John M. Mustello COMMONWEALTH OF PENNSYLVANIA Notarial Seal, Andrea L. Murphy, Notary Public, Middlesex Twp., Butler County, My Commission Expires Oct. 26, 2014, Member, Pennsylvania Association of Notaries

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THIS PLAN OF SUBDIVISION AND LOT LINE REVISION IS IN THE NAME OF DAVID & CAROLJO HENDERSON, AND IS RECORDED AS INSTRUMENT 200509010024468, BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS William C. Fry TRUSTEE FOR ESTATE (TROY TAYLOR) DAVID HENDERSON

WITNESS Caroljo Henderson CAROLJO HENDERSON

DAVID AND CAROLJO HENDERSON, OWNERS OF THE LAND SHOWN ON THIS PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. 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 FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS 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.

ATTEST: John M. Mustello NOTARY PUBLIC DAVID HENDERSON

NOTARY PUBLIC (SIGNATURE) Caroljo Henderson CAROLJO HENDERSON

STATE OF PA BUTLER COUNTY
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN BUTLER PA, PERSONALLY APPEARED DAVID AND CAROLJO HENDERSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF June, 2011.

MY COMMISSION EXPIRES THE 21 DAY OF Oct, 2014.

NOTARY PUBLIC (SIGNATURE) John M. Mustello COMMONWEALTH OF PENNSYLVANIA Notarial Seal, Andrea L. Murphy, Notary Public, Middlesex Twp., Butler County, My Commission Expires Oct. 26, 2014, Member, Pennsylvania Association of Notaries

- NOTES :
- THIS PLAN PROPOSES SEPARATION OF EXISTING RESIDENTIAL BUILDING AND ITS LOT FROM ITS RESIDUAL LOT, AND A LOT LINE ADJUSTMENT TO ADD LAND TO NEIGHBOR.
 - THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
 - THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
 - ZONING: AGA (RURAL RESIDENTIAL) BUILDING SETBACK REQUIREMENTS:
FRONT = 50' FROM R/W
SIDE = 30' (PRINCIPLE STRUCTURE), 10' (ACCESSORY STRUCTURE)
REAR = 75' (PRINCIPLE STRUCTURE), 10' (ACCESSORY STRUCTURE)
 - THE LOT 9A & LOT 9B PROPERTIES ARE SERVED BY PUBLIC SEWER, PROVIDED BY AUTHORITY. WATER SERVICE IS PRIVATE, ON-LOT WELL. LOT 11-R1(A) HAS APPROVED ONLOT SEWAGE TESTING (PER PB 193-PG 9), AND WILL REQUIRE ON-LOT WATER WELL SERVICE.
 - 20' WIDE DRAINAGE EASEMENT, CENTERED OVER EXISTING THREAD OF STREAM, IS DYNAMIC IN NATURE, AND SHOWN HEREON GRAPHICALLY AS APPROXIMATE LOCATION.
 - TOPOGRAPHICAL INFORMATION SHOWN HEREON IS APPROXIMATE, ACQUIRED FROM LIDAR, PASDI PANEL 51001350, DATED 2008, AND ON NAVD88 DATUM.
 - NO OBSERVED WETLANDS, NOR ANY OBSERVED ON NATIONAL WETLAND INVENTORY MAP.

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

SECRETARY John M. Mustello CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 13 OF 2011, EFFECTIVE THIS 5th DAY OF July, 2011.

SECRETARY John M. Mustello CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 24th DAY OF MAY, 2011.

SECRETARY John M. Mustello CHAIRMAN, PLANNING COMMISSION

I, JAMES A. DAY, 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.

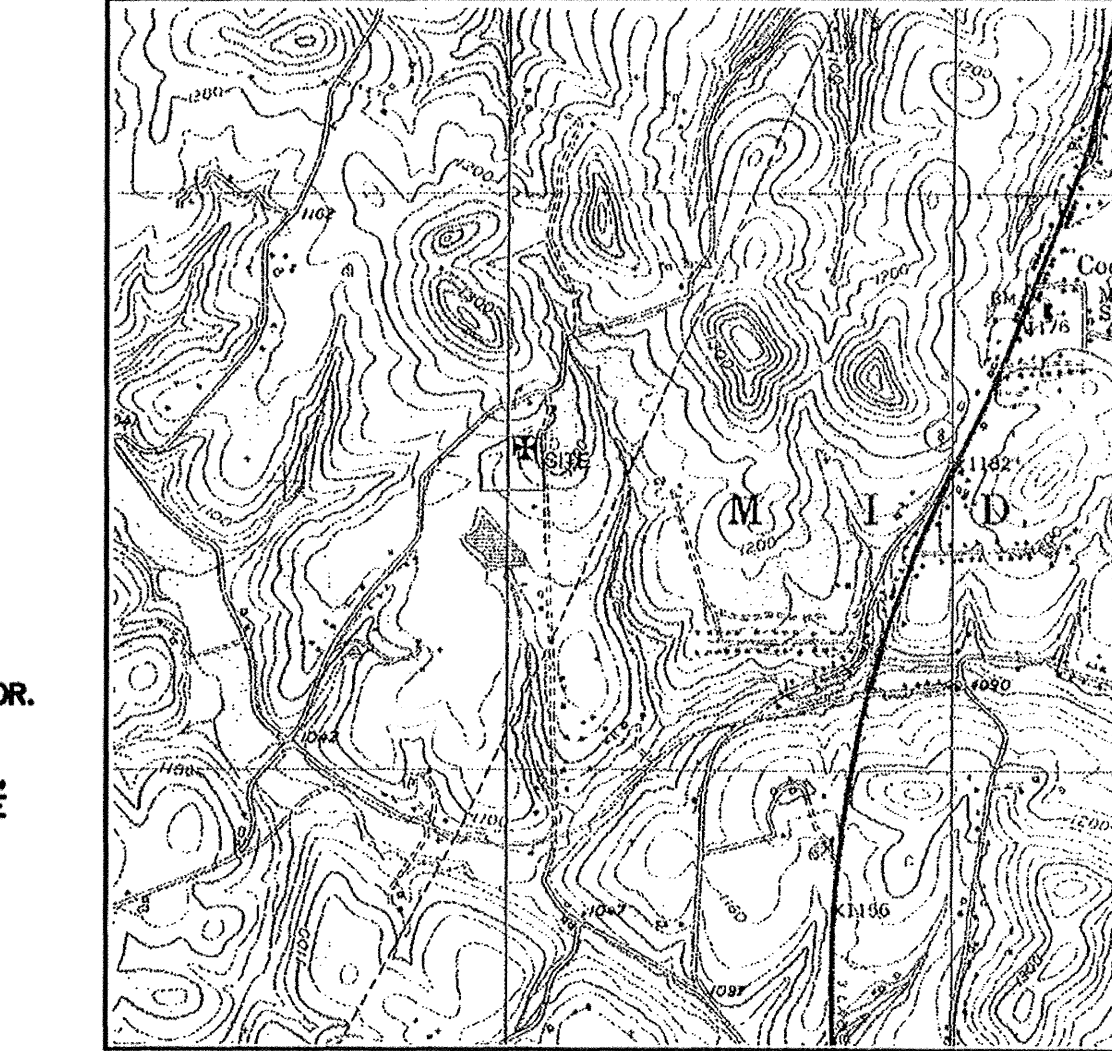
DATE 6-17-11 REGISTRATION NUMBER 44823-E SIGNATURE James A. Day

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26 DAY OF June, 2011.

SECRETARY John M. Mustello CHAIRMAN John M. Mustello

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 1047 (SEAL)

LETTER TO THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS DATED: 6-26-11



VICINITY MAP
1"=2000'

RECORDED JULY 7, 2011
PLAN BOOK 325 PAGE 11

Inst: 20110707001615 07/07/2011
Pages: 2 P. \$45.00 2.23pgs
Butler County Recorder T20110022017 FL

James A. Day
Professional Engineer
No. 000001
Butler County, PA

Prepared For:
AQUAVIVA FAMILY REVOCABLE LIVING TRUST

Situated at:
180 HARBISON ROAD, MIDDLESEX TOWNSHIP
BUTLER COUNTY, PA

RE-DIVISION OF LOT 9
LANCASHIRE HILLS PLAN No. 5

AND

LOT LINE REVISION OF LOT 11-R1
HONKUS PLAN

James A. Day, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beach Road
Plymouth, PA 15007
Phone: 724-835-8800
Email: jday@jdayeng.com

DRAWING DATE: 05-04-2011
SCALE: 1" = 60'

Site Data Chart	
ZONING DISTRICT CLASSIFICATION	R-1 RESIDENTIAL
TOTAL PROPERTY AREA	799,753 SF. (18.36 Ac.)
PROPOSED LOTS / PARCELS	15 LOTS / 2 PARCELS
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
TOTAL AREA IN LOTS	406,748 SF. (9.35 Ac.)
PARCEL A AREA	281,612 SF. (6.46 Ac.)
PARCEL B AREA	31,731 SF. (0.73 Ac.)
AREA IN PUBLIC STREETS	79,662 SF. (1.83 Ac.)
PRD FRONT YARD SETBACK	30 Ft.
PRD SIDE YARD SETBACK	7.5 Ft.
PRD REAR YARD SETBACK	20 Ft.
DENSITY	0.82 Du./Ac.
OPEN SPACE	7.18 Ac.
% OPEN SPACE	39%
BUILDING STRUCTURE HEIGHT	35 Ft. Maximum

GENERAL NOTES:

- All driveways shall be paved and all street trees shall be planted within six months of occupancy of each residential lot.
- This plan consist of fifteen (15) single family residential lots. No additional density shall be permitted.

LOT NO. 1
ZAPPALA PLAN OF LOTS
PBV/PG 296/10
ZONED: R-1

PARCEL A
281,612 SF.
6.46 Ac.

LOT-108
31,529 SF.
0.72 Ac.

LOT-107
27,451 SF.
0.63 Ac.

LOT-106
22,415 SF.
0.51 Ac.

LOT-105
22,366 SF.
0.51 Ac.

LOT-104
27,887 SF.
0.64 Ac.

LOT-103
41,717 SF.
0.96 Ac.

LOT-102
32,874 SF.
0.75 Ac.

LOT-101
22,813 SF.
0.52 Ac.

LOT-110
24,283 SF.
0.56 Ac.

LOT-109
26,932 SF.
0.62 Ac.

LOT-111
28,176 SF.
0.65 Ac.

LOT-112
21,832 SF.
0.50 Ac.

LOT-113
25,315 SF.
0.58 Ac.

LOT-114
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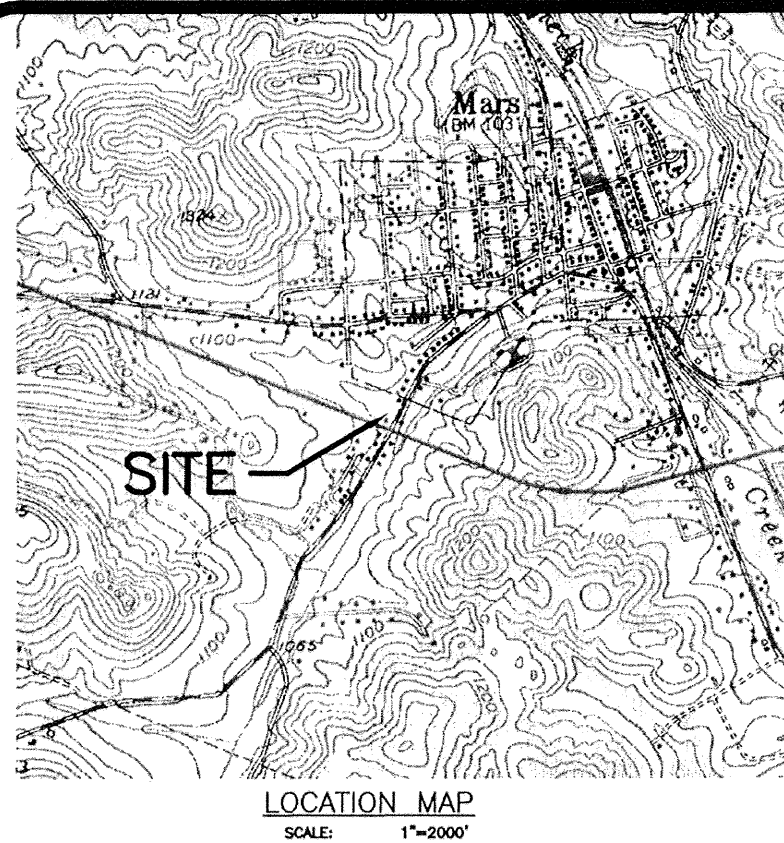
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LEGEND

STEEL LIGHT POST

TREE

SIGNS

POWER POLE

WATER VALVE

GAS VALVE

MANHOLE

FIRE HYDRANT

STORM SEWER

SANITARY SEWER

GAS LINES

WATER LINES

OVERHEAD POWER LINES

PROPERTY LINES

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

GENERAL NOTES

1. THE PURPOSE OF THE ADAMS TOWNSHIP CVS CONSOLIDATION PLAN IS TO CONSOLIDATE THREE TRACTS OF LAND INTO ONE. PENNSYLVANIA CVS PHARMACY, LLC HAS PURCHASED THE VARIOUS TRACTS OF LAND FROM VARIOUS INDIVIDUALS.
2. NO FLOODPLAIN EXISTS ON THIS SITE. REFER TO FLOOD INSURANCE SURVEY MAP #421415 0005 B.
3. THERE WAS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY AND STREAM CHANNEL FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE AFOREMENTIONED RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS TO A STATE HIGHWAY.

DEDICATION

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 31st DAY OF May, 2011.

ATTEST:

Michael K. Luker ASSISTANT SECRETARY
Toni A. Motta ASSISTANT SECRETARY

PENNSYLVANIA CVS PHARMACY, L.L.C.

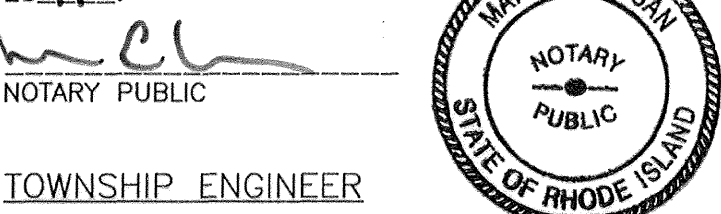
THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PENNSYLVANIA CVS PHARMACY, L.L.C., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

Michael K. Luker ASSISTANT SECRETARY
Toni A. Motta ASSISTANT SECRETARY

PENNSYLVANIA CVS PHARMACY, L.L.C.

COMMONWEALTH OF RHODE ISLAND
COUNTY OF PROVIDENCE:

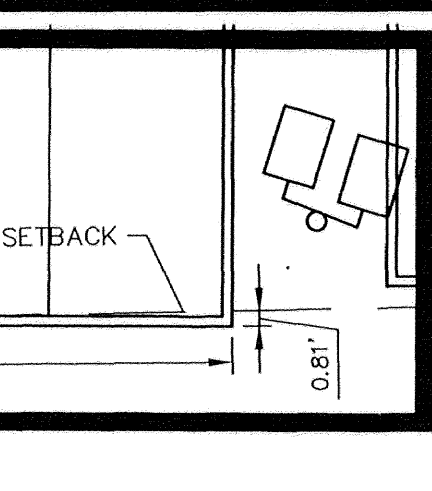
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED *Assistant Secretary* (NAME AND TITLE OF OFFICER OF, PENNSYLVANIA CVS PHARMACY, L.L.C., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH. WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF May, 2011.



TOWNSHIP ENGINEER

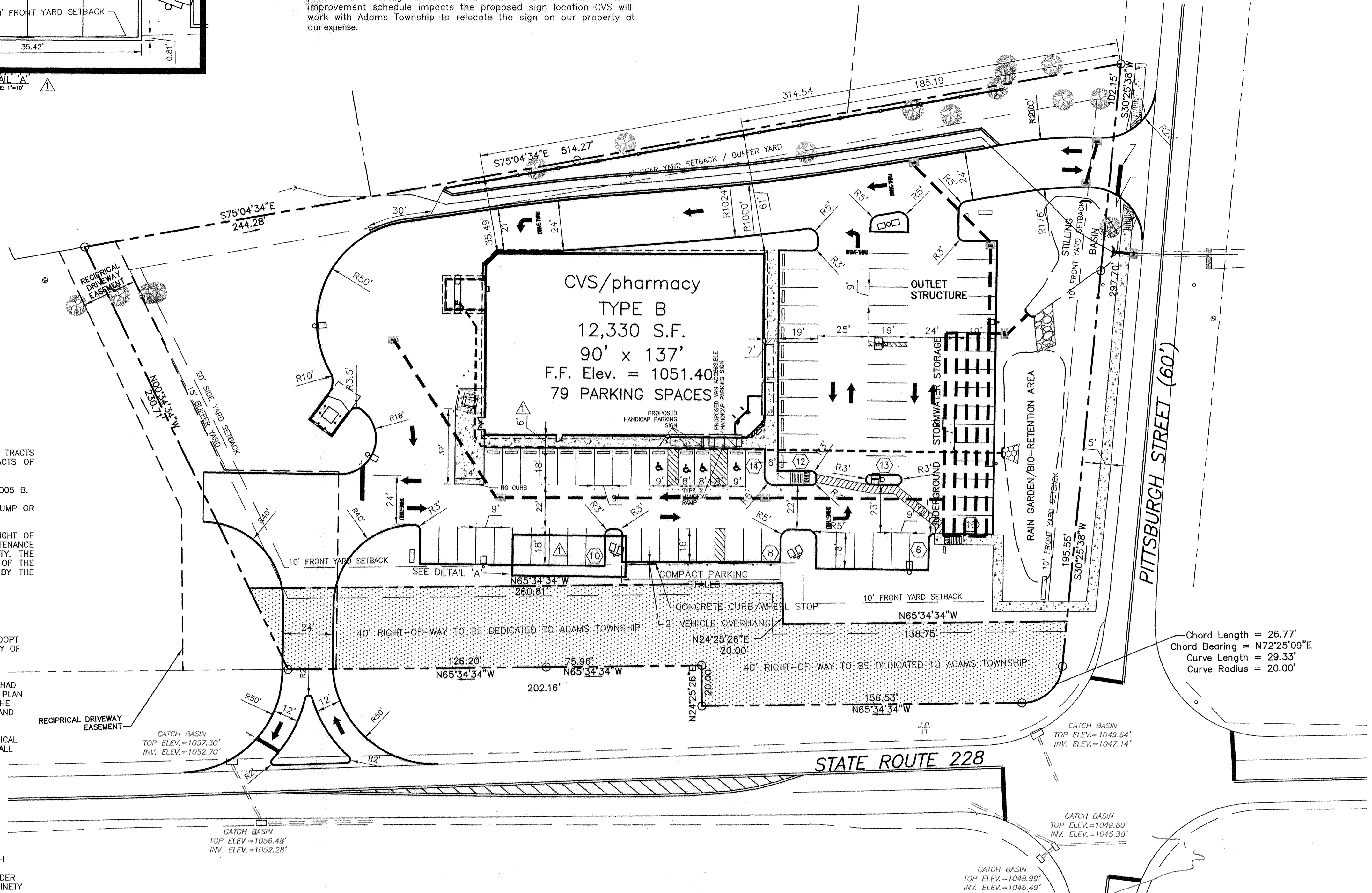
I, *Ronald Olsen* A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SITE PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

Ronald Olsen 26400 E
SIGNATURE REGISTRATION NO.



Note:
Our code compliant freestanding business sign will be placed parallel to Pittsburgh Street at this time. When the future SR228 improvement schedule impacts the proposed sign location CVS will work with Adams Township to relocate the sign on our property at our expense.

Instr: 201107120016539 07/12/2011
Pages: 1 F 345 00 2 3070
Michele Mustello
Butler County Recorder
FL



BOARD OF SUPERVISORS

THESE PROPOSED IMPROVEMENTS APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 2nd DAY OF June, 2011.

ATTEST:
Janet L. Luker (SECRETARY OF BOARD OF SUPERVISORS)

Donald C. Adams (CHAIRMAN OF BOARD OF SUPERVISORS)

TOWNSHIP PLANNING COMMISSION

THIS SITE PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 16th DAY OF June, 2011.

ATTEST:
Michael K. Luker (SECRETARY)
Edward L. Vogel CHAIRMAN

SURVEYOR

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

Dennis J. Dull 4-28-11
DENNIS J. DULL DATE

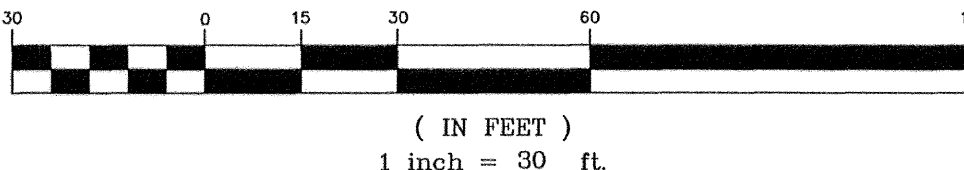
BUTLER COUNTY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION. June 16, 2011
Ed L. Vogel SEAL
CHAIRMAN SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 325 PAGE 14 GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF July, 2011
Michele M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012



GRAPHIC SCALE



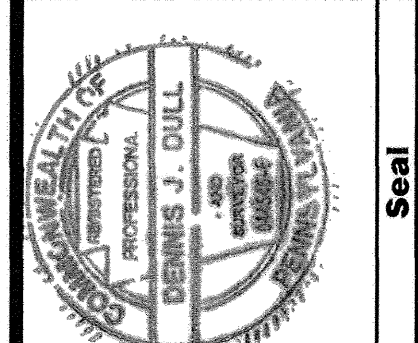
Design# 20090990850
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

RECORDED JUL. 12, 2011	
PLAN BOOK	PAGE
325	14

Revised Date:
03/31/11

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

Scales: 1"=30'
Dates: 04/20/10
Drawn By: GCH
Checked By: DGH
Project No.: 0480-07-716-195
File No.: 0348



Approved By:
Approved By:
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used or copied in any manner without the
written permission of The EADS Group, Inc.

THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
11045 PARKER DRIVE
NORTH HUNTINGDON, PA 15642
ALTOONA, PA
CLARK, PA
SOMERSET, PA
GUMMERLAND, MD
Phone: 412-754-0801
Fax: 412-754-0860
www.eadsgroup.com

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

Drawing No.
SITE-1

N/F
DONALD J. BERGBIGLER
090-1F15-20D

N/F
DONALD J. BERGBIGLER JR.
090-1F15-34

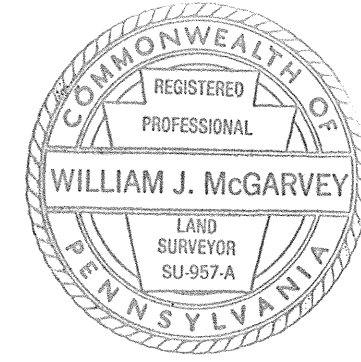
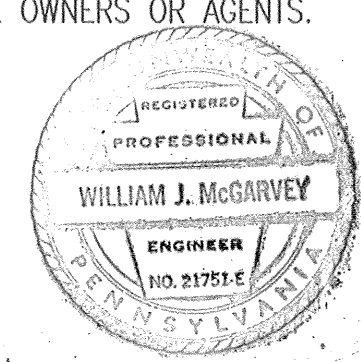
Instr: 201107130010000 07/13/2011
Page: 1 of 1 P. 545.00 9:26AM
Michele Mustello
Butler County Recorder

N/F
RONALD D. CYPHER ET. AL.
090-1F69-17

LOT 2
N/F
FREDERICK C. GEIBEL
44.68 Ac.

N/F
ROY D. ALLEN
090-1F13-A2C

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



SEAL

6/24/11
DATE

William J. McGarvey
ENGINEER / SURVEYOR

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

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

Frederick C. Geibel
OWNER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME FREDERICK C. GEIBEL AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTORIAL SEAL THIS 24 DAY OF June , 2011

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 8TH DAY OF JULY , 2011

John J. Gorm SECRETARY
F. Ul CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 05 DAY OF July , 2011

Donald E. Lohr SECRETARY
Philip J. Hay CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS DAY OF August , 2011

Donna Paulish SECRETARY
Thomas E. Geibel CHAIRMAN

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

Donna Paulish SECRETARY
Thomas E. Geibel CHAIRMAN

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

COMMONWEALTH OF PENNSYLVANIA
BUTLER COUNTY

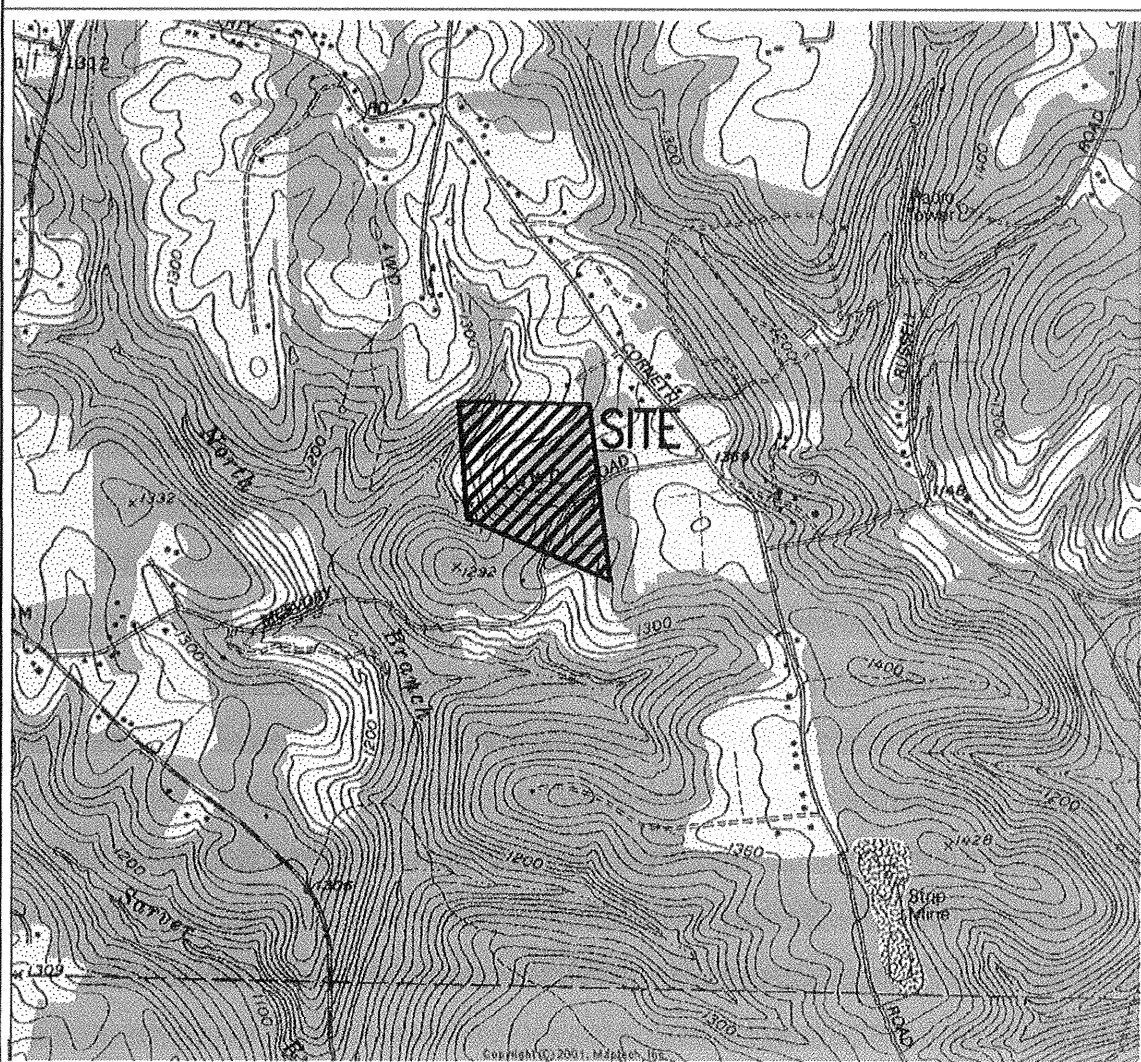
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK 345 VOLUME PAGE 15
GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF July , 2011

Michele M. Mustello

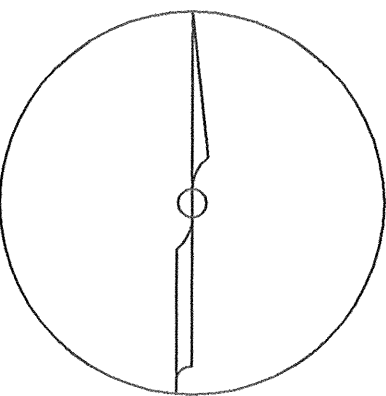
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in Jan 2012

RECORDED JUL. 13, 2011
PLAN BOOK PAGE
325 15



LOCATION MAP 1" = 2000'



NORTH ARROW

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

REF:
INSTRUMENT NUMBER
200402130004642

NOTE:
40' BUILDING LINE
20' SIDE YARD
20' REAR YARD

LOT2
"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CLEARFIELD TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP) FOR THE INSTALLATION OF SEWAGE FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM(EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES Act.(35 P.S. SECTIONS 750.1 et. seq.) AND REGULATIONS PROMULGATED THERE UNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CLEARFIELD TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING OS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

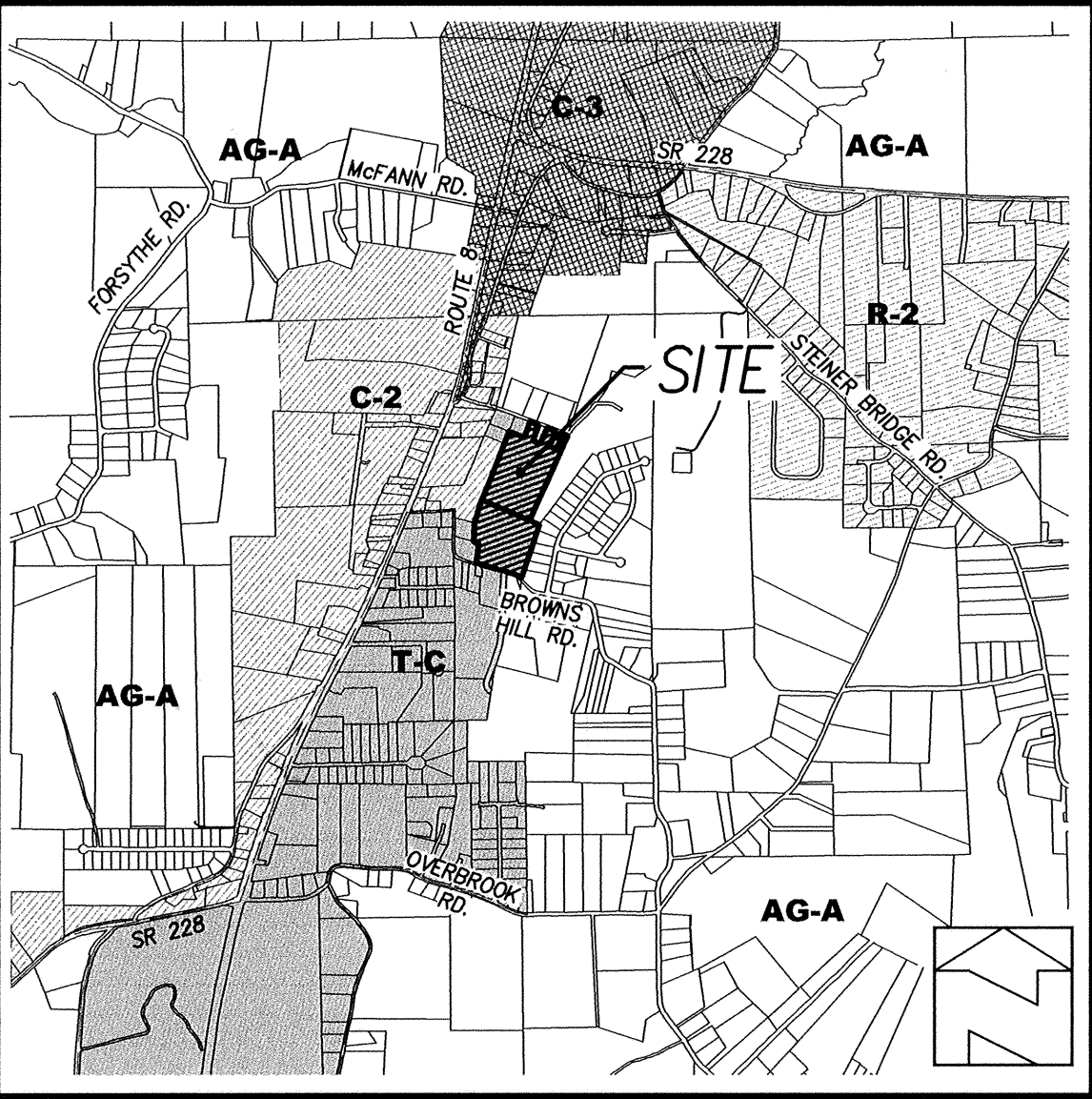
0 100' 200'

REVISIONS	
LANDERS SURVEYING	
607 CHESTNUT STREET EXT.	
ST. PETERSBURG, PA 16054 (724) 282-0363	
TITLE	GEIBEL SUBDIVISION
FOR	FREDERICK GEIBEL
SITUATE	121 McEVoy CLEARFIELD TOWNSHIP BUTLER COUNTY, PA
SCALE	1"=100'
DATE	06/24/11
DR BY	T.A.T.
CHKD BY	M.R.L.
DRAWING NO.	7022-1

AREA AND BULK REGULATIONS

- A. Minimum lot size: one acre (43,560 square feet).
 B. Minimum lot width: 150 feet.
 C. Maximum lot coverage: 30%.
 D. Minimum front yard: 75 feet from front lot line or 100 feet from street center line, whichever is greater.
 E. Minimum rear yard: 75 feet.
 F. Minimum side yard:
 (1) Adjoining AG or R District: 40 feet.
 (2) All others: 20 feet each side.
 G. Minimum distance between buildings: 20 feet (where there is more than one building on a lot)
 H. Special yard requirements: See § 175-142.
 I. Permitted projections into required yards: See § 175-143.
 J. Maximum height:
 (1) All principal structures: 45 feet and three stories.
 (2) All accessory structures: 20 feet and one story.
 K. Height exceptions: See § 175-144.

LOT AREAS		
LOT	ORIGINAL	NEW
7B1	1.73 Ac.	2.30 Ac.
7B3	0.57 Ac.	LOT TO BE DISSOLVED



LOCATION MAP 1" = 2000'

LOT SUMMARY:	SQUARE FEET	ACREAGE
PARCEL 34	550,078.92 SQ.FT.	12.628 ACRES
PARCEL 37B	417,776.65 SQ.FT.	9.591 ACRES
TOTAL PROPERTY*	967,855.57 SQ.FT.	22.219 ACRES
*INCLUDES AREA WITHIN ROAD RIGHT OF WAY		

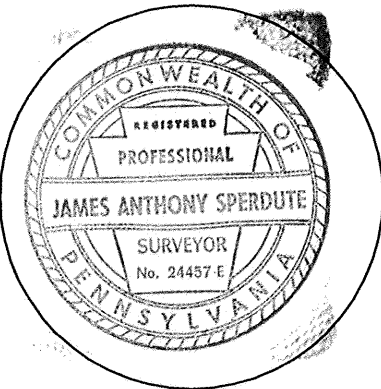
ZONING REQUIREMENTS : T-C TOWN CENTER DISTRICT

MINIMUM LOT AREA:	8,000 SQ.FT.
MINIMUM LOT WIDTH:	80.00 FEET
MINIMUM FRONT SETBACK:	1. 35 FEET FROM A FRONT LOT LINE ADJACENT TO AN ARTERIAL STREET 2. 20 FEET FROM A FRONT LOT LINE ADJACENT TO ALL OTHER ROAD RIGHTS OF WAY 3. NO DOUBLE FRONTAGE LOTS PERMITTED
MAXIMUM FRONT SETBACK:	85 FEET FROM A FRONT LOT LINE ADJACENT TO ANY ROAD RIGHT OF WAY
MINIMUM REAR SETBACK:	20.00 FEET FOR PRINCIPAL STRUCTURES / 5 FEET ACCESSORY STRUCTURES
MINIMUM SIDE SETBACK:	15.00 FEET ADJOINING AG or R ZONING DISTRICTS 10.00 FEET FOR ALL OTHER DISTRICTS
MAXIMUM LOT COVERAGE:	75%

SURVEY NOTES:

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS

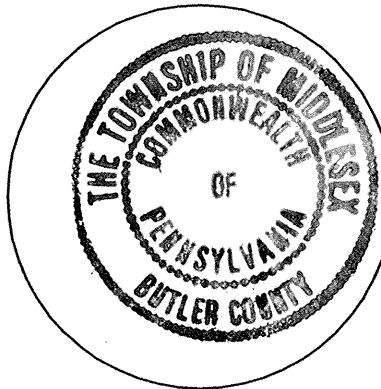
EXISTING WATER SUPPLY :	ON LOT WELLS
EXISTING SEWAGE DISPOSAL:	SAXONBURG AREA AUTHORITY PUBLIC SEWER



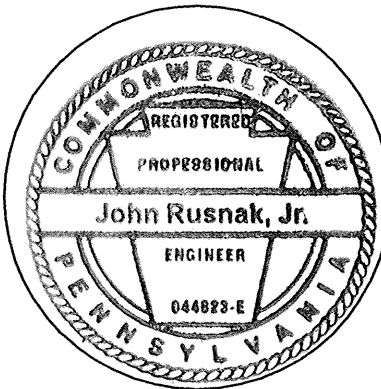
SURVEYOR



MIDDLESEX TWP.
PLANNING COMMISSION



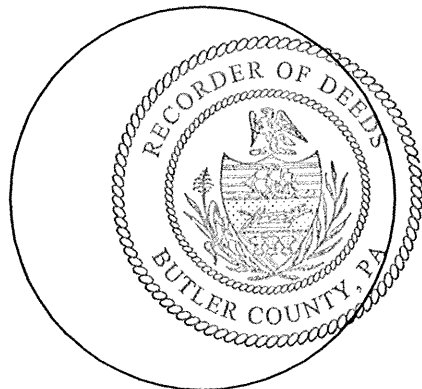
MIDDLESEX TWP.
BOARD OF SUPERVISORS



MIDDLESEX TWP.
ENGINEER



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY RECORDER

Instr: 201107180010071 07/18/2011
Pages: 2 F 495.00 11:13AM
Michele Mustello T20110023311
Butler County Recorder FL

I, MIKE SPRENG CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS, OWNERS OF THE LAND SHOWN ON THE MIDDLESEX TOWNSHIP CONSOLIDATION PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

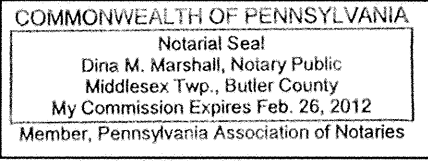
Mike Spreng
CHAIRMAN, BOARD OF SUPERVISORS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER PERSONALLY APPEARED THE ABOVE NAMED MIKE SPRENG CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HER ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF July 2011.

MY COMMISSION EXPIRES THE 26th DAY OF February 2012

Dina M. Marshall
NOTARY PUBLIC



I, MIKE SPRENG CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MIDDLESEX TOWNSHIP CONSOLIDATION PLAN IS IN THE NAME OF MIDDLESEX TOWNSHIP AND IS RECORDED IN DEED BOOK VOLUME 784, PAGE 549 AND DEED BOOK 1085, PAGE 69. I FURTHER CERTIFY THAT THEIR IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John Rusnak
WITNESS

Mike Spreng
CHAIRMAN, BOARD OF SUPERVISORS

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

John Rusnak
SECRETARY

Mike Spreng
CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 9 of 2011 THIS 12th DAY OF July 2011

John Rusnak
SECRETARY

Mike Spreng
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 22nd DAY OF March 2011

John Rusnak
SECRETARY

John T. Tarkenton
CHAIRMAN, PLANNING COMMISSION

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

John Rusnak 044892-E
NAME & REGISTRATION NO.

04-21-11
DATE

I, JAMES A. SPURDUTE, R.S. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

James A. Spurdute
JAMES A. SPURDUTE, R.S. # 24457-E

4-11-2011
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF APRIL 2011

John Rusnak
SECRETARY

John T. Tarkenton
CHAIRMAN, PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 325 PAGE(S) 12-18

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF July 2011.

(SEAL)

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

Michele M Mustello
RECORDER OF DEEDS

PROPERTY OWNERS:
MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
133 BROWNS HILL ROAD
VALENCIA, PA 16059
724-898-3571

PROPERTY OWNERSHIP REFERENCE:
TAX PARCEL 230-2F92-34
DEED BOOK 784, PAGE 549
12.628 ACRES (BY SURVEY)

TAX PARCEL 230-2F92-37B
DEED BOOK 784, PAGE 549
9.591 ACRES (BY SURVEY)

THE PURPOSE OF THIS PLAN IS TO COMBINE THE ABOVE REFERENCED TAX PARCELS INTO ONE CONTIGUOUS PARCEL.

RECORDED JUL. 18, 2011
PLAN BOOK
325
PAGE
17

MIDDLESEX TOWNSHIP CONSOLIDATION PLAN

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
MIDDLESEX TOWNSHIP
133 BROWNS HILL ROAD
VALENCIA, PA 16059

SCALE: 1" = 60'
FEBRUARY 9, 2011
DWG # 1012-109820



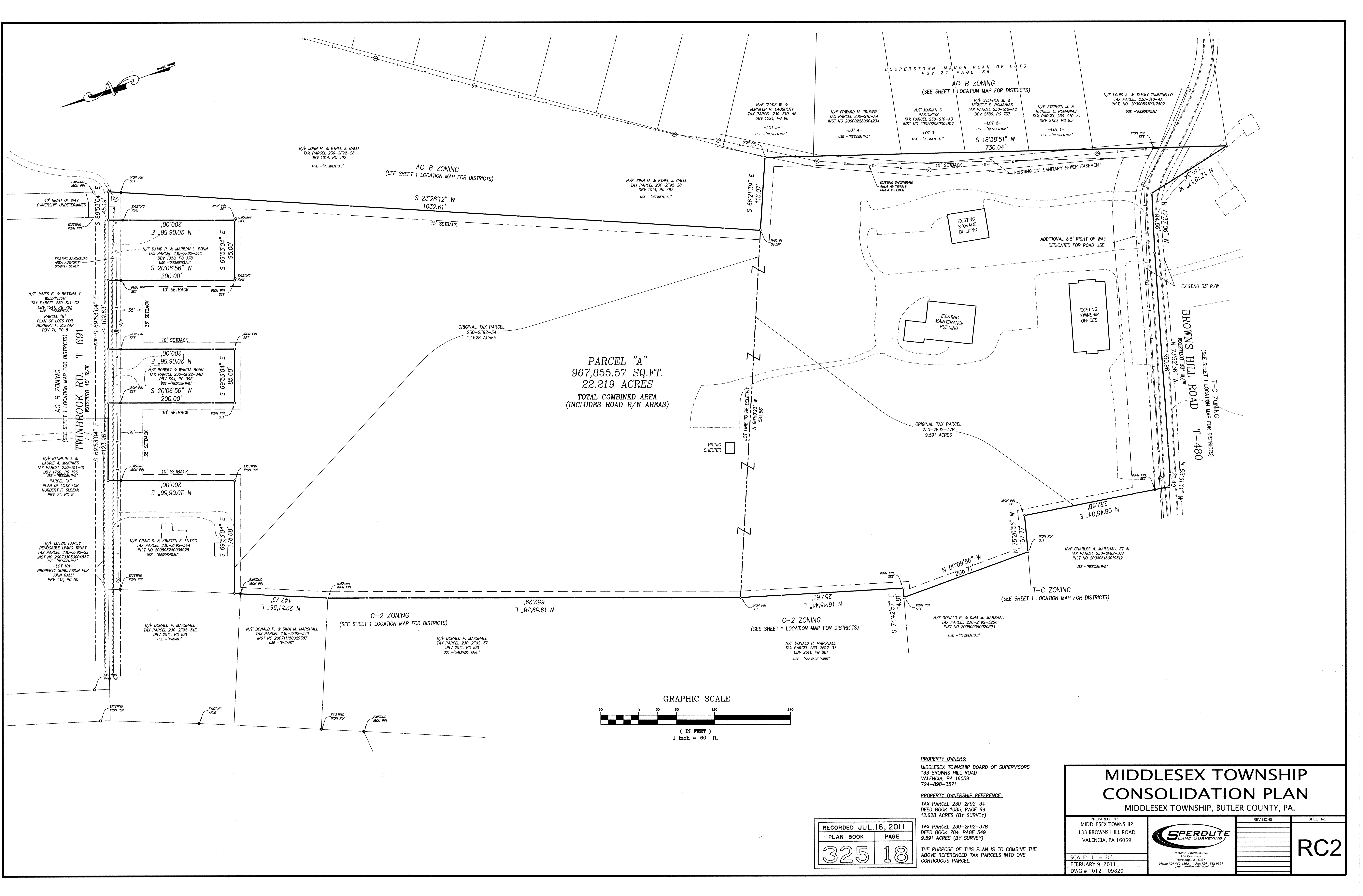
James A. Spurdute, R.S.
100 Deer Lane
Harrisburg, PA 17037
Phone 724-624-6362 Fax 724-432-9357
jaspurdute@comcast.net

REVISIONS

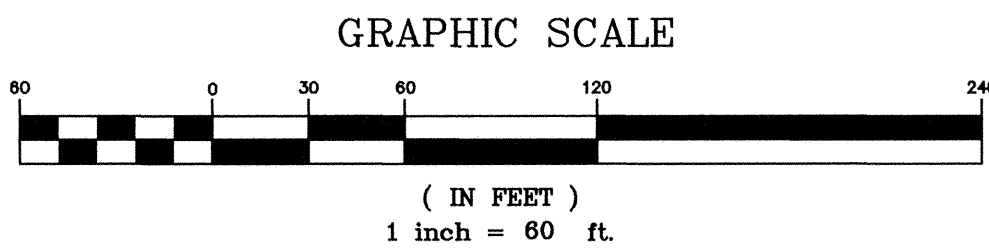
SHEET No.

RC1

ALL SIGNATURES MUST BE IN BLACK INK!



PARCEL "A"
967,855.57 SQ.FT.
22.219 ACRES
TOTAL COMBINED AREA
(INCLUDES ROAD R/W AREAS)



PROPERTY OWNERS:
MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
133 BROWNS HILL ROAD
VALENCIA, PA 16059
724-898-3571

PROPERTY OWNERSHIP REFERENCE:
TAX PARCEL 230-2F92-34
DEED BOOK 1085, PAGE 69
12.628 ACRES (BY SURVEY)

TAX PARCEL 230-2F92-37B
DEED BOOK 784, PAGE 549
9.591 ACRES (BY SURVEY)

THE PURPOSE OF THIS PLAN IS TO COMBINE THE
ABOVE REFERENCED TAX PARCELS INTO ONE
CONTIGUOUS PARCEL.

RECORDED JUL 18, 2011	
PLAN BOOK	PAGE
325	18

MIDDLESEX TOWNSHIP
CONSOLIDATION PLAN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
MIDDLESEX TOWNSHIP
133 BROWNS HILL ROAD
VALENCIA, PA 16059

SCALE: 1" = 60'
FEBRUARY 9, 2011
DWG # 1012-109820



REVISIONS

SHEET No.
RC2

I, MICHAEL J. KEARNEY, owner or beneficial owner of the land shown on the M. KEARNEY PLAN, 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 Middlesex, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

Owner
State of PA County of Butler:
Before me, the undersigned, a Notary Public In and for said Commonwealth and County of Butler, personally appeared the above named MICHAEL J. KEARNEY, and acknowledged the foregoing adoption, dedication and plan to be his act and desired the same to be recorded as such.
WITNESS MY HAND AND NOTARIAL SEAL this 26 day of April 2011.
My commission expires the 17 day of FEBRUARY 2015.

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

CERTIFICATION OF TITLE (NO MORTGAGE)
I hereby certify that the title to the property contained in the M. KEARNEY Plan of Subdivision is in the name of MICHAEL J. KEARNEY and is recorded in Instrument number 200812030026526. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness
Owner

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT MORTGAGE)
I hereby certify that the title to the property contained in the M. KEARNEY Plan of Subdivision is in the name of MICHAEL J. KEARNEY and is recorded in Instrument no. 200812030026526.

Witness
Owner

Mortgagee of the property contained in the M. KEARNEY Plan of Subdivision consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness
Name, Title, and Mortgagee

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

APRIL 21, 2011
Date
Stanley D. Graff

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

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

Secretary
Chairman Board of Supervisors

Approved by the Supervisors of the Township of Middlesex by Resolution No. 12 of 2011, effective this 15th day of April 2011.

Secretary
Chairman Board of Supervisors

Reviewed by the Middlesex Township Planning Commission on this 24th day of May 2011.

Secretary
Chairman, Planning Commission

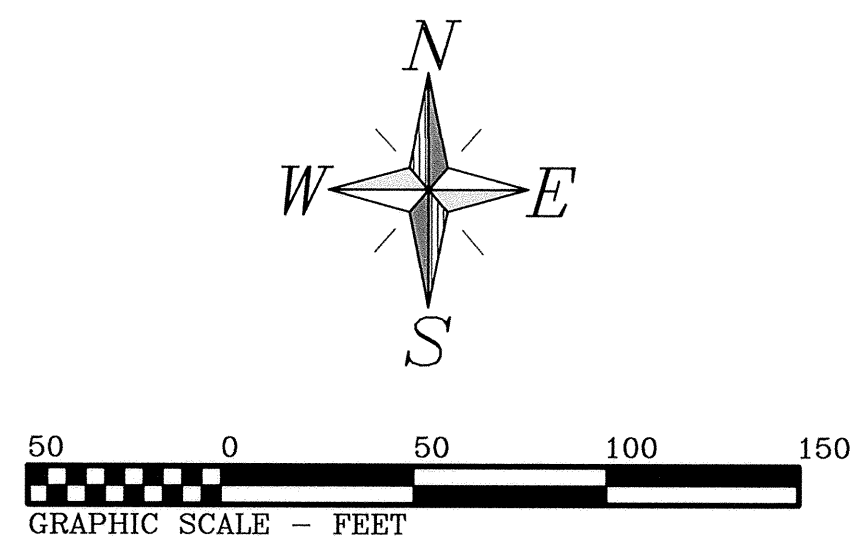
John Rusnak, Jr.
a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance and that the signatures have been authorized by the approval authority.

5-31-11 044823-E
Date Reg. No.

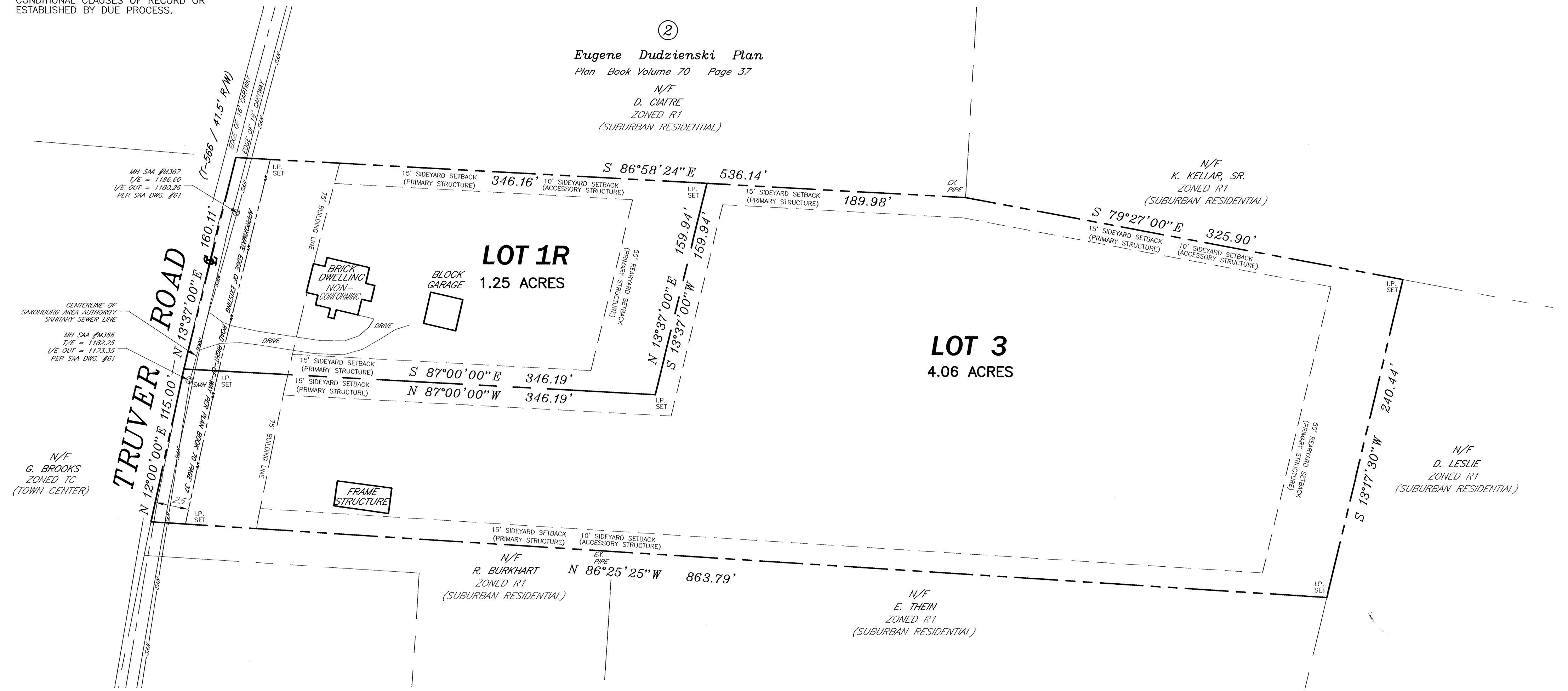
Reviewed by the Butler County Planning Commission this 13th day of April 2011.

Secretary
Chairman, Butler County Planning Commission

(Seal)
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 325 Page 19
Given under my hand and seal this 19 day of July 2011.
MICHAEL M. MUSTELLO
Recorder of Deeds
My Commission Expires First Monday in Jan 2012



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

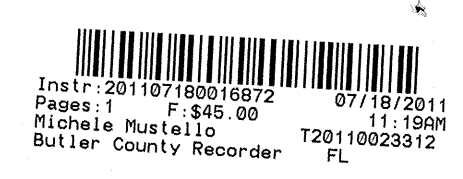


Vicinity Map
SCALE: 1" = 2000'

M. KEARNEY PLAN

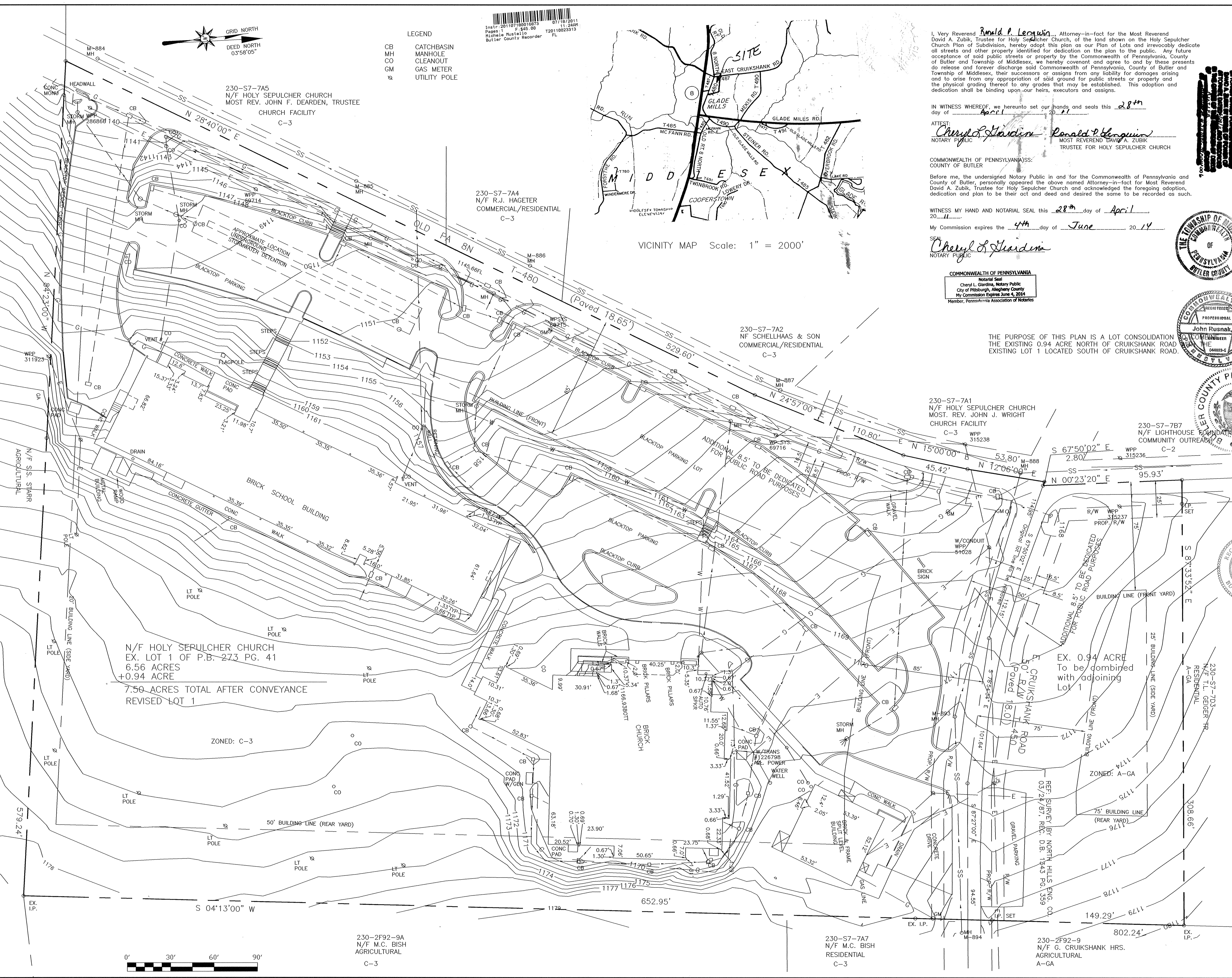
Being a subdivision of Lot 1 of the Eugene Dudzienski Plan
of Subdivision / Plan Book 70 Page 37

- NOTES:
- OWNER: MICHAEL J. KEARNEY
149 TRUVER ROAD
VALENCIA, PA. 15059
PHONE: 412-992-6156
 - SUBJECT PROPERTY ZONING DISTRICT = R-1 SUBURBAN RESIDENTIAL DISTRICT
LOT SIZE = 22,000 SF. (MIN.) FOR SINGLE-FAMILY DWELLING
LOT WIDTH = 100'
SETBACKS: 50' FRONT FROM LOT LINE
OR 75' FROM ROAD CENTERLINE, WHICHEVER IS GREATER
15' SIDEYARD PRINCIPAL STRUCTURE
50' REARYARD PRINCIPAL STRUCTURE
 - NO VARIANCES ARE BEING REQUESTED WITH THIS APPLICATION
 - ORIGINAL TRACT ACREAGE = 5.31 ACRES
A) LOT #1R = 1.25 ACRES
LOT #1R = 0.09 ACRE OF ROAD RIGHT-OF-WAY
LOT #1R = 1.16 ACRES TO ROAD RIGHT-OF-WAY
B) LOT #3 = 4.06 ACRES
LOT #3 = 0.06 ACRE OF ROAD RIGHT-OF-WAY
LOT #3 = 4.00 ACRES TO ROAD RIGHT-OF-WAY
 - THE OWNER WAS GRANTED A WAIVER TO ORDINANCE SECTION 150-25.D(10) - [PROVIDING EXISTING AND PROPOSED CONTOURS]
 - NO ADDITIONAL SANITARY SEWER RIGHT-OF-WAY EXISTS BEYOND THE EXISTING ROAD RIGHT-OF-WAY AS PER HERBERT, ROWLAND & GRUBIC, INC. DRAWING NO. 61 SHEET 143 OF 182 DATED JULY 2005, CURRENT DEED AND VERIFICATION FROM THE SAXONBURG AREA SEWER AUTHORITY.



RECORDED JUL 18 2011	PLAN BOOK	PAGE
325	19	
SHEET	of	

SUBDIVISION PLAN
PROJECT No: 11030
SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.
DATE: 3-28-11 REV: 4-11-11 DWN BY: LJP CHK BY: SDG Co. TAX No: 230-2590-28
MICHAEL J. KEARNEY
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059
S. D. GRAFF Professional Surveying



CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the Holy Sepulcher Church Plan of Subdivision is in the name of Holy Sepulcher Church and is recorded in Deed Book Volume 671 page 498, Deed Book 666 page 50 and Deed Book 1343 page 357. We further certify that there is no mortgage, lien or other encumbrance against this property.

Cheryl L. Gardin *Ronald P. Benguin*
WITNESS TRUSTEE

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.

DATE *September 8, 2010* CHERYL A. HUGHES SU-32490-E
(SEAL)

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 of public facilities and has no obligation to improve or maintain such streets and/or facilities.

John Rusnak
CHAIRMAN, BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Middlesex by

Resolution No. *11 of 2010* this *5th* day of *July*, 20*10*

John Rusnak
CHAIRMAN, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Middlesex this

24th day of *August*, 20*10*

John Rusnak
CHAIRMAN, Planning Commission

John Rusnak
a Registered Professional Engineer,
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 *5-19-11* REG. NO. *044823-E* (SEAL) *John Rusnak*
SIGNATURE

Approved by the Butler County Planning Commission this *21* day of *2010*

John Rusnak SEAL *F. Uyan*
CHAIRMAN, BUTLER COUNTY PLANNING

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume *325* Page(s) *20*

Given under my hand and seal this *18* day of *July*, 20*11*

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

NOTES:

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

REF: PLAN OF SUBDIVISION FOR HOLY SEPULCHER BY LAND SURVEYORS, INC., RECORDED 06/09/04, P.B. 273 PG. 41, SERVICE NO. 03-049.

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

ZONING: A-GA & C-3

ZONING DISTRICT REQUIREMENTS:

A-GA

FRONT YARD: 50' FROM FRONT LOT LINE OR 75' FROM CENTERLINE, WHICHEVER IS GREATER

REAR YARD: 75'

SIDE YARD: 25'

C-3

FRONT YARD: 85'

REAR YARD: 50'

SIDE YARD: 20'

TOTAL PLAN AREA: 7.50 ACRES

PROPERTY OWNER: HOLY SEPULCHER CHURCH
1304 EAST CRUIKSHANK ROAD
BUTLER, PA 16002

REVISED 09/08/10; PLAN PURPOSE: NOTE
REVISED 08/25/10; R-0-W DEDICATION
REVISED 05/07/10; ENGINEER'S COMMENTS

RECORDED JUL 18, 2011	
PLAN BOOK	PAGE
325	20

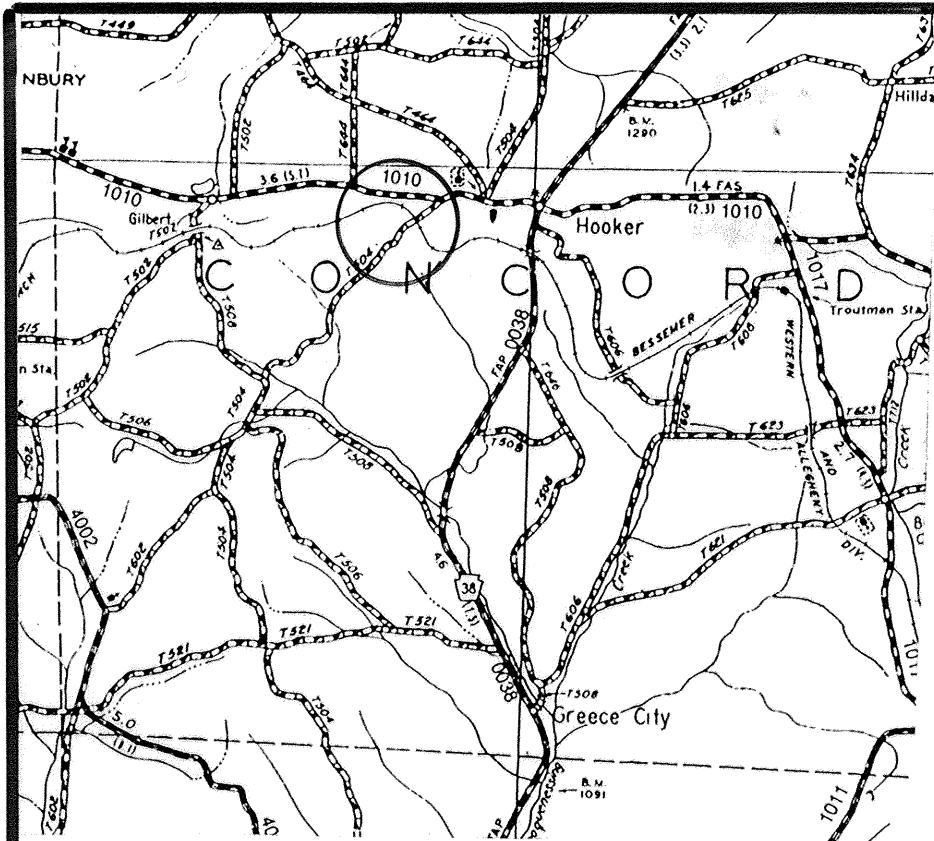
L *S* *J* Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: HOLY SEPULCHER CHURCH

SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 03/31/10	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 230-S7-7/1 & 703A	Db-Pg	671-498	Service No.
Address 1304 E. CRUIKSHANK RD.	1343-357	666-50	10-014



LOCATION MAP
1" = 2000'

504.1.12.6 MUNICIPAL SUPERVISORS APPROVAL

Reviewed and approved (or Reviewed with comments) by the Supervisors of this 6th day of JULY, 2011.

Matthew Stoop
(Secretary)

W. David Hylton
(Chairman)

SEAL

504.1.12.7 MUNICIPAL PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of _____ this _____ day of _____, 20____.

(Secretary)

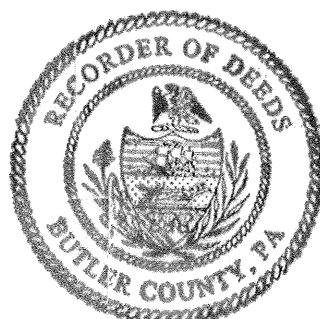
(Chairman)

SEAL

COMMONWEALTH OF PENNSYLVANIA }
County of Butler: } SS:

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 325 Page(s) 21 and/or instrument number. 1912
Given under my hand and seal this 19th day of JULY, 2011.

MICHELE M. MUSTELLO
Recorder of Deeds
My Commission Expires First Monday in Jan 2012



504.1.12.8 CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:

That **STEWART & STEWART** by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property, situated in the **CONCORD** Township, 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 **CONCORD** Township, County of **BUTLER**, **STEWART & STEWART** hereby covenants and agrees to and by these presents do release and forever discharge the **CONCORD** Township, **BUTLER** 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 **STEWART & STEWART** its successors and assigns and purchasers of lots in this plan.

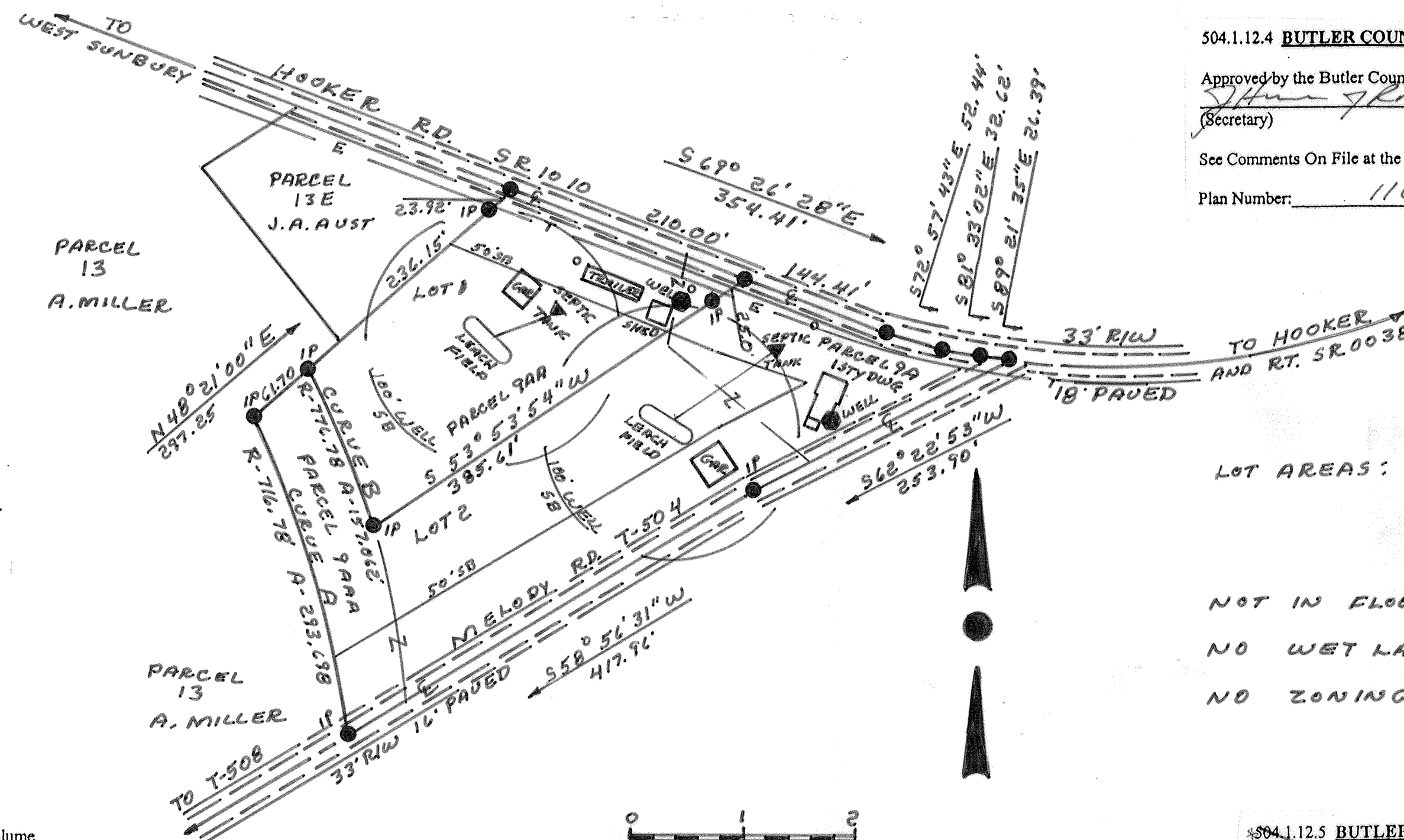
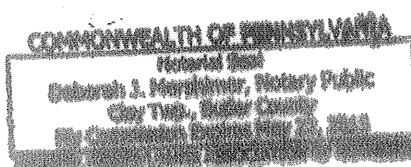
IN WITNESS WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same attested by the Secretary, this 28 day of JUNE, A.D. 2011.

Secretary

President

(SEAL)

(SEAL)



CURVE A
R- 716.78'
D- 7°59'37"
CH- 291.648'
A- 23°28'36"
A- 293.698'
T- 148.939'
SEG- 2920.724'
CHORD BEARING
N15°48'51"W

CURVE B
R- 776.78'
D- 7°22'34"
CH- 156.795'
A- 11°35'06"
A- 157.062'
T- 78.800'
SEG- 414.810'
CHORD BEARING
N22°55'26"W

NOTE: DEED REF.

PARCEL 9A 200001200001356
PARCEL 9AA 1219/910
PARCEL 9AAA 200306180006558

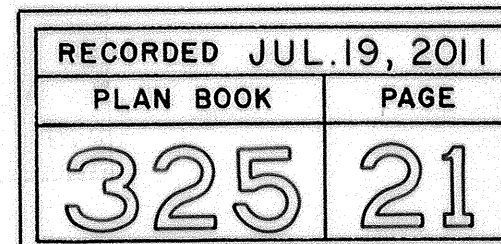
504.1.12.3 PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, **CARL L. WAUGAMAN P.E., P.L.S.**, 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.

CARL L. WAUGAMAN P.E., P.L.S.
Civil Engineer & Professional Land Surveyor
P.O. BOX 69 / WORTHINGTON, PA. 16262-0069
PE025343E SU000471A
724-297-5303

SEAL

(Date) 6-28-11



COMMONWEALTH OF PENNSYLVANIA:
County of Butler:

Before me, the subscriber, a Notary Public in and for said State and County, Personally came MARK STEWART and acknowledged the foregoing release and dedication and plan to be (her/his/their) act and deed and desired the same to be recorded as such.

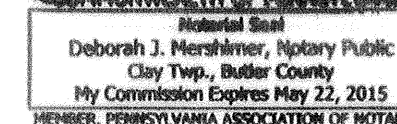
WITNESS MY HAND AND NOTARY SEAL

This 28th day of JUNE, 2011

My commission expires the 22 day of MAY, A.D., 2015

Notary Public signature Deborah J. Mersheimer

SEAL



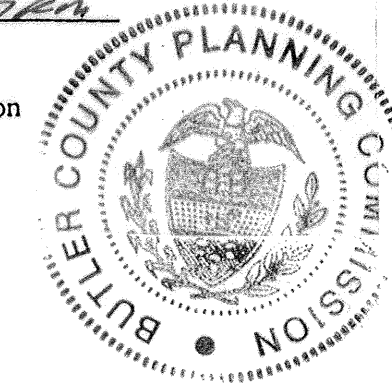
504.1.12.4 BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 29th day of JUNE, 2011.

(Secretary) John J. Ryan (Chairman) E. J. Ryan

See Comments On File at the Butler County Planning Commission

Plan Number: 11092 SEAL



LOT AREAS: LOT 1 50,899.331^{sq} = 1.1685 AC.

LOT 2 93,867.615^{sq} = 2.1549 AC.

NOT IN FLOOD PLAIN
NO WET LANDS
NO ZONING

504.1.12.5 BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Butler County Planning Commission this _____ day of _____, 20____.

(Secretary) _____ (Chairman) _____

See Comments On File at the Butler County Planning Commission

Plan Number: _____ SEAL



STEWART PLAN	
STEWART AND STEWART INC.	
MARK STEWART PRES.	
CONCORD TWP.	BUTLER CO. PA.
DBU. PG. SEE NOTE	MAP: 2F26 - 9A, 9AA, 9AA
PROPERTY SURVEYS • SUBDIVISIONS • MINING • HYDRAULIC SEWAGE DESIGN • DER PERMIT PREP.	
CARL L. WAUGAMAN P.E., P.L.S. Civil Engineer & Professional Land Surveyor P.O. BOX 69 / WORTHINGTON, PA. 16262-0069	
DATE: 6-28-11	SCALE: 1" = 100'
REV.	REV.

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 18 day of July 2011.

Robert G. Critchlow
Owner

Deborah R. Critchlow
Owner

Duane A. Close
Owner

Kimberly A. Close
Owner

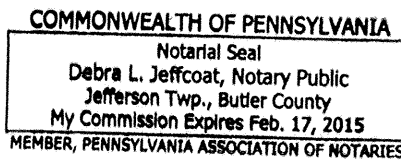
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Robert G. & Deborah R. Critchlow and Duane A. & Kimberly A. Close and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 18 day of July 2011.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

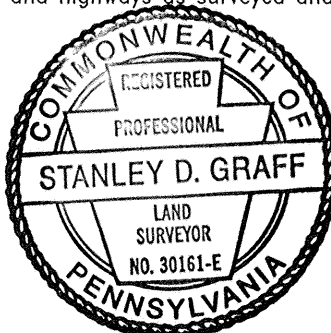


I, Stanley D. Graff, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the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

7 June '11
Date

Seal

P. L. S. 100-012
Seal



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

Approved by the Supervisors of the Township of Jefferson this 14th day of July 2011.

Louis J. Fennell
Secretary

Seal

Louis J. Fennell
Chairman

Approved by the Jefferson Township Planning Commission this 23 day of June 2011.

Deborah M. Sallat
Secretary

Seal

Evelyn M. Gross
Chairman

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

Deborah M. Sallat
Secretary

Seal

Frank Uhl
Chairman



COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

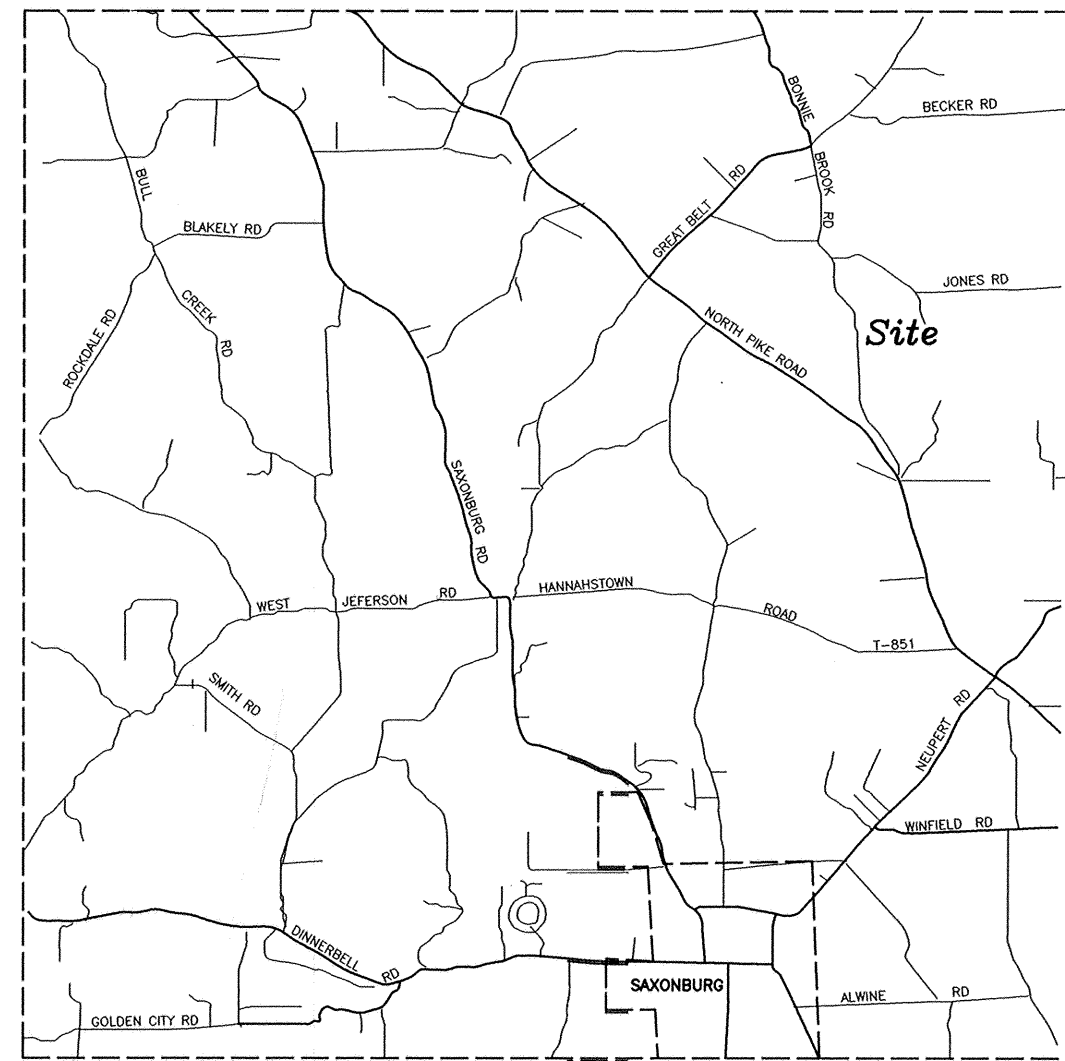
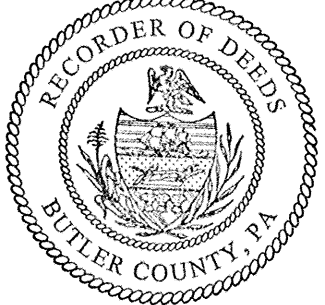
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 325 Page 22.

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

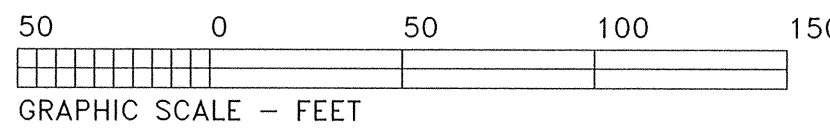
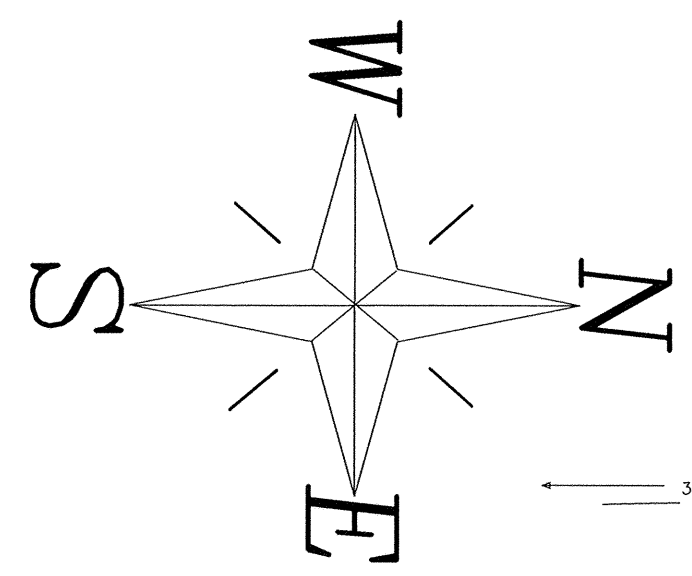
Michele M. Mustello
Recorder

Seal

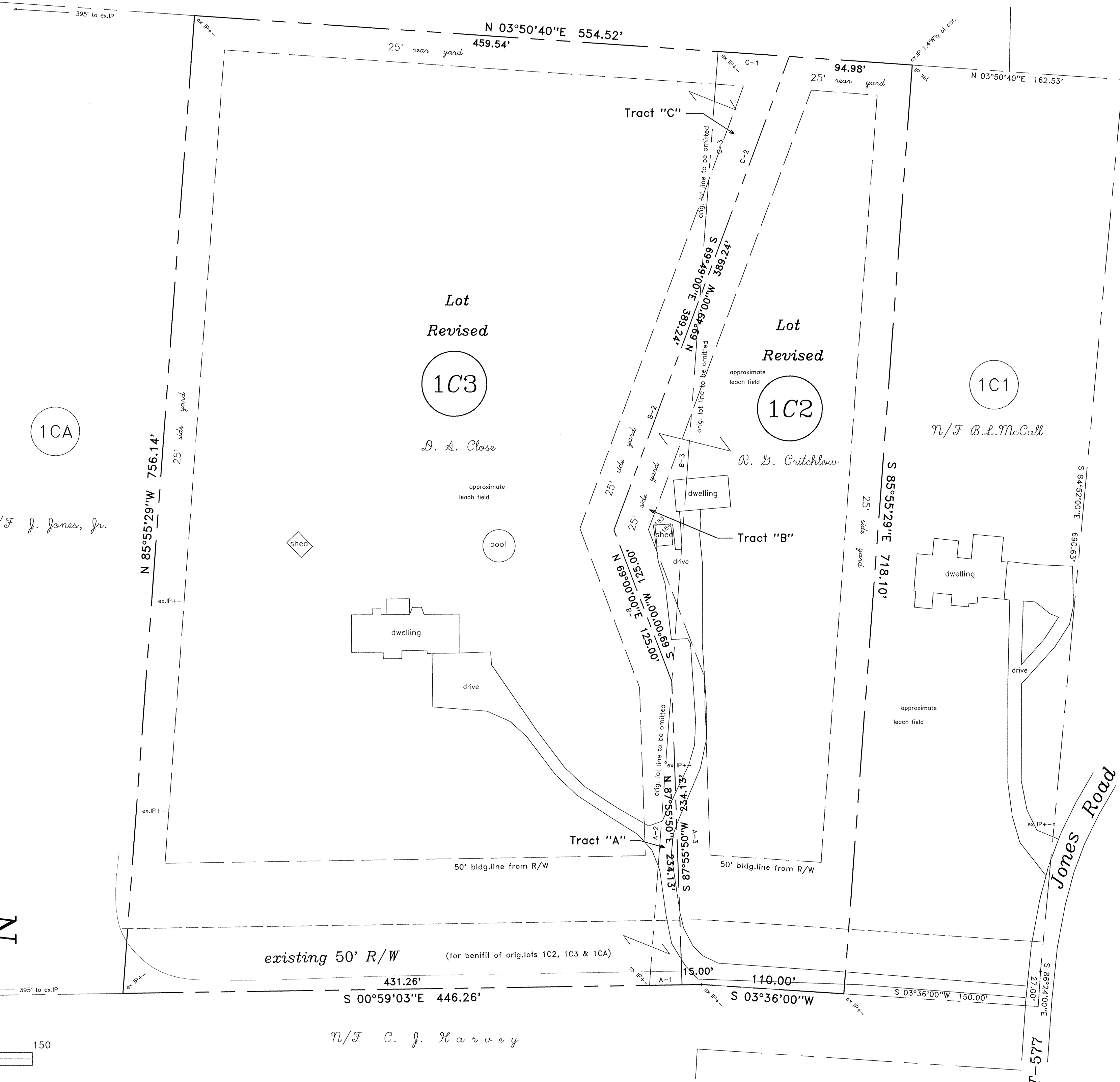
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012



Vicinity Map



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



Tract "A"		
to be conveyed to original "1C3"		
COURSE	BEARING	DISTANCE
A-1	S 00°59'03"E	25.16'
A-2	N 85°55'29"W	235.00'
A-3	N 87°55'50"E	234.13'
0.0676 Ac.		

Tract "B"		
to be conveyed to original "1C2"		
COURSE	BEARING	DISTANCE
B-1	S 69°00'00"W	125.00'
B-2	N 69°49'00"E	190.94'
B-3	S 85°55'29"E	296.66'
0.1804 Ac.		

Tract "C"		
to be conveyed to original "1C3"		
COURSE	BEARING	DISTANCE
C-1	N 03°50'40"E	55.02'
C-2	S 69°49'00"E	198.30'
C-3	N 85°55'29"W	190.29'
0.1202 Ac.		

Revised Lot 1C2		
COURSE	BEARING	DISTANCE
1C2-1	S 03°36'00"W	110.00'
1C2-2	S 00°59'03"E	15.00'
1C2-3	S 87°55'50"W	234.13'
1C2-4	S 69°00'00"W	125.00'
1C2-5	N 69°49'00"E	389.24'
1C2-6	N 03°50'40"E	94.98'
1C2-7	S 85°55'29"E	718.10'
2.4680 Acres (originally 2.475 ac.)		

Revised Lot 1C3		
COURSE	BEARING	DISTANCE
1C3-1	N 85°55'29"W	756.14'
1C3-2	N 03°50'40"E	459.54'
1C3-3	S 69°49'00"E	389.24'
1C3-4	N 69°00'00"E	125.00'
1C3-5	N 87°55'50"E	234.13'
1C3-6	S 00°59'03"E	431.26'
6.8705 Acres (originally 6.831 ac.-measure) 6.264 ac.-plan (erroneous)		

R. G. Critchlow Plan

being a Lot Line Revision of
Lots 1C2 & 1C3
Robert C. & Eleanor M. Critchow Subdivision
Plan Book Volume 132/11

#11083

RECORDED JUL. 19, 2011	PLAN BOOK	PAGE
325	22	
SHEET 1 of 1		

LOT LINE REVISION SURVEY for
PROJECT No: 11048
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
DATE: 5/19/11 REV: DWN By: Sdg CHK By: Sdg
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352-3811 FAX 352-1059

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

ADAMS TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 27th DAY OF June, 2011.

Janet L. Luthardt
SECRETARY

Donald G. Altier
CHAIRMAN

Edward L. Voge
SUPERVISOR

Thomas J. Francischina
SUPERVISOR

[Signature]
SUPERVISOR

[Signature]
SUPERVISOR

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

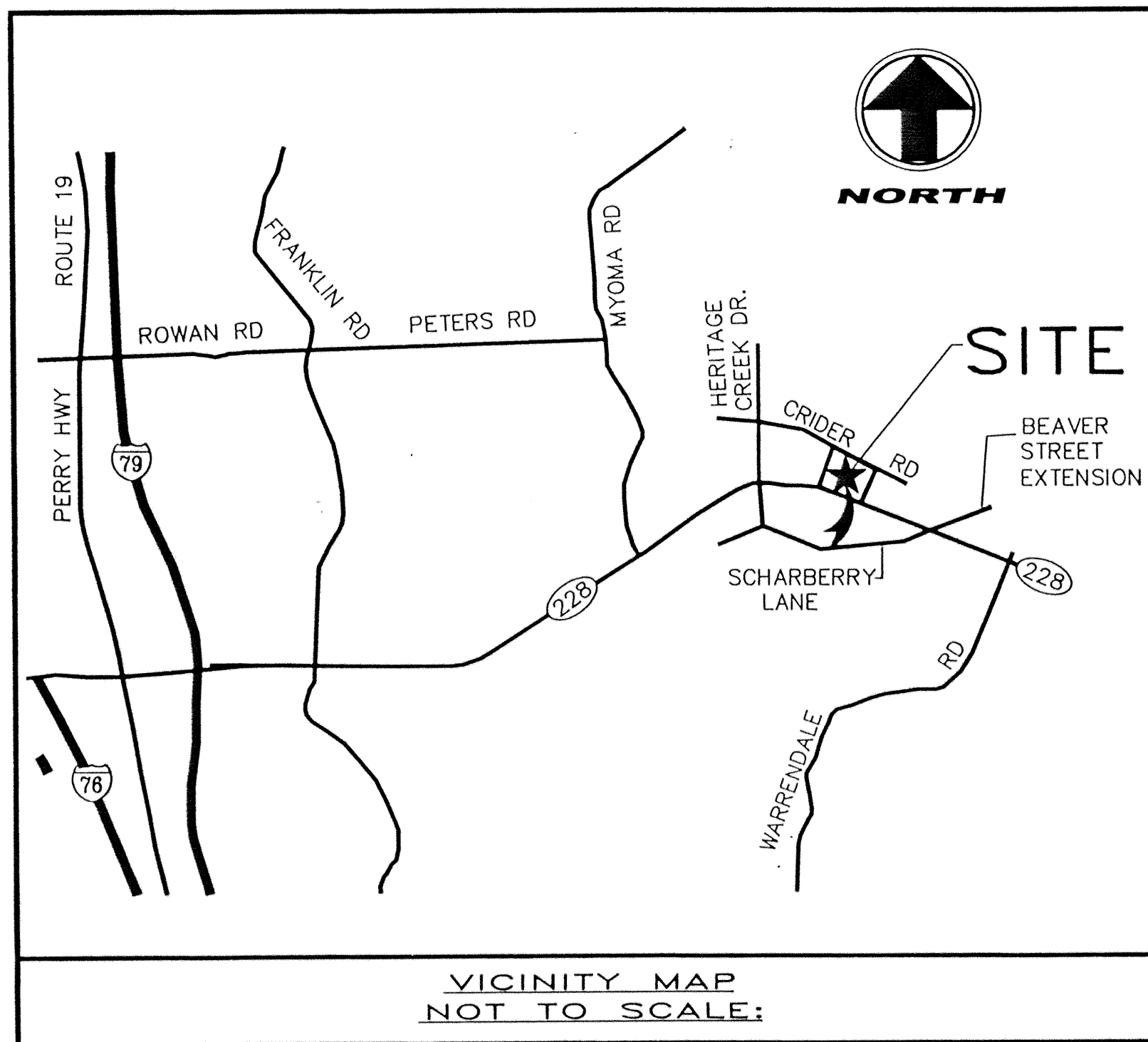
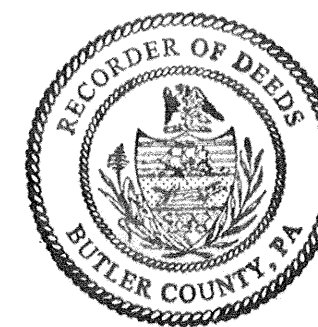
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS,
PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 325, PAGE 23-24

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF July, 2011.

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

RECORDER

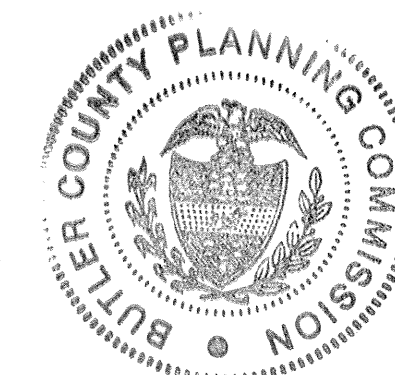
Michele M Mustello



REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 20th DAY OF July, 2011.

[Signature]
SECRETARY

[Signature]
CHAIRMAN



KNOW ALL MEN BY THESE PRESENTS, THAT WE, HAWRANKO & SCHERDER, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR DEVELOPMENT PLAN OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO 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 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON HAWRANKO & SCHERDER, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

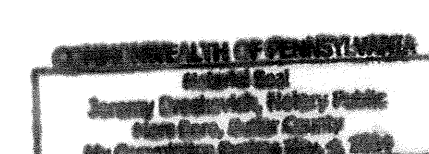
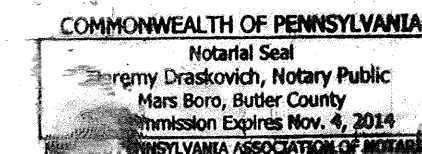
IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL
THIS 5 DAY OF July, 2011.

ATTEST:

HAWRANKO & SCHERDER, L.P.,
MAGNOLIA FIELDS, INC, GENERAL PARTNER

[Signature]
NOTARY PUBLIC

[Signature]
BOBBIE LEE HAWRANKO, PRESIDENT, MAGNOLIA FIELDS, INC.,



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED BOBBIE LEE HAWRANKO, PRESIDENT OF MAGNOLIA FIELDS, INC., GENERAL PARTNER OF HAWRANKO & SCHERDER, L.P., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5 DAY OF July, 2011.

MY COMMISSION EXPIRES THE 4 DAY OF November, 2014.

[Signature]
NOTARY PUBLIC

SEAL:



WE, HAWRANKO & SCHERDER, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, OWNERS OF THE NORTH POINTE DENTAL ASSOCIATES, PC, SITE DEVELOPMENT PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HAWRANKO & SCHERDER, L.P., AS RECORDED IN INSTRUMENT NUMBER 200011070026489, RECORDER OF DEEDS OFFICE.

ATTEST:

HAWRANKO & SCHERDER, L.P.,
MAGNOLIA FIELDS, INC, GENERAL PARTNER

[Signature]
WITNESS

[Signature]
BOBBIE LEE HAWRANKO, PRESIDENT, MAGNOLIA FIELDS, INC.,

I/WE, David Graf - Citrus Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE NORTH POINTE DENTAL ASSOCIATES, PC, SITE DEVELOPMENT PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

ATTEST:

[Signature]
WITNESS

[Signature]
MORTGAGEE

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

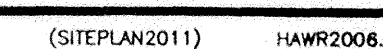
Tamara A. Ranalli P.L.S.
TAMARA A. RANALLI, P.L.S.
REGISTRATION NO. SU-051843-E

6-29-11
DATE

RECORDED JULY 22, 2011	
PLAN BOOK	PAGE
325	23

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	REVISIONS	SURVEY TECH & ASSOCIATES, LLC ENGINEERING LAND SURVEYS 308 SENECA LANE - EVANS CITY, PA. 16033 PHONE (724) 432-3007 FAX: (724) 432-3012
SITE DEVELOPMENT DEDICATION SHEET PREPARED FOR: DR. BOBBIE HAWRANKO & ROB HAWRANKO NORTH POINTE DENTAL ASSOCIATES, PC. PROPERTY ADDRESS: 7031 CRIDER ROAD, MARS PA 16046 SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA. PROJECT NO: 5207-2011-SP DATE: JUNE 29, 2011 SHEET: 2 OF 2		



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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 29th day of June, 2011.

Jeanne L. Roenigk
Owner
Michael E. & Hope Roenigk
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Jeanne L. Roenigk and Michael E. & Hope Roenigk and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of June, 2011.

Susan M. Roenigk
Seal & Stamp
Notary Public
My Commission Expires Feb. 18, 2012

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



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

Approved by the Supervisors of the Township of Buffalo this 17th day of July, 2011.

Janeen E. Zulawski
Secretary
John L. Roenigk
Chairman

Approved by the Buffalo Township Planning Commission this 6 day of July, 2011.

Earl C. Hettrich
Secretary
Bryan Cordier
Chairman

Reviewed by the Butler County Planning Commission this 17th day of June, 2011.

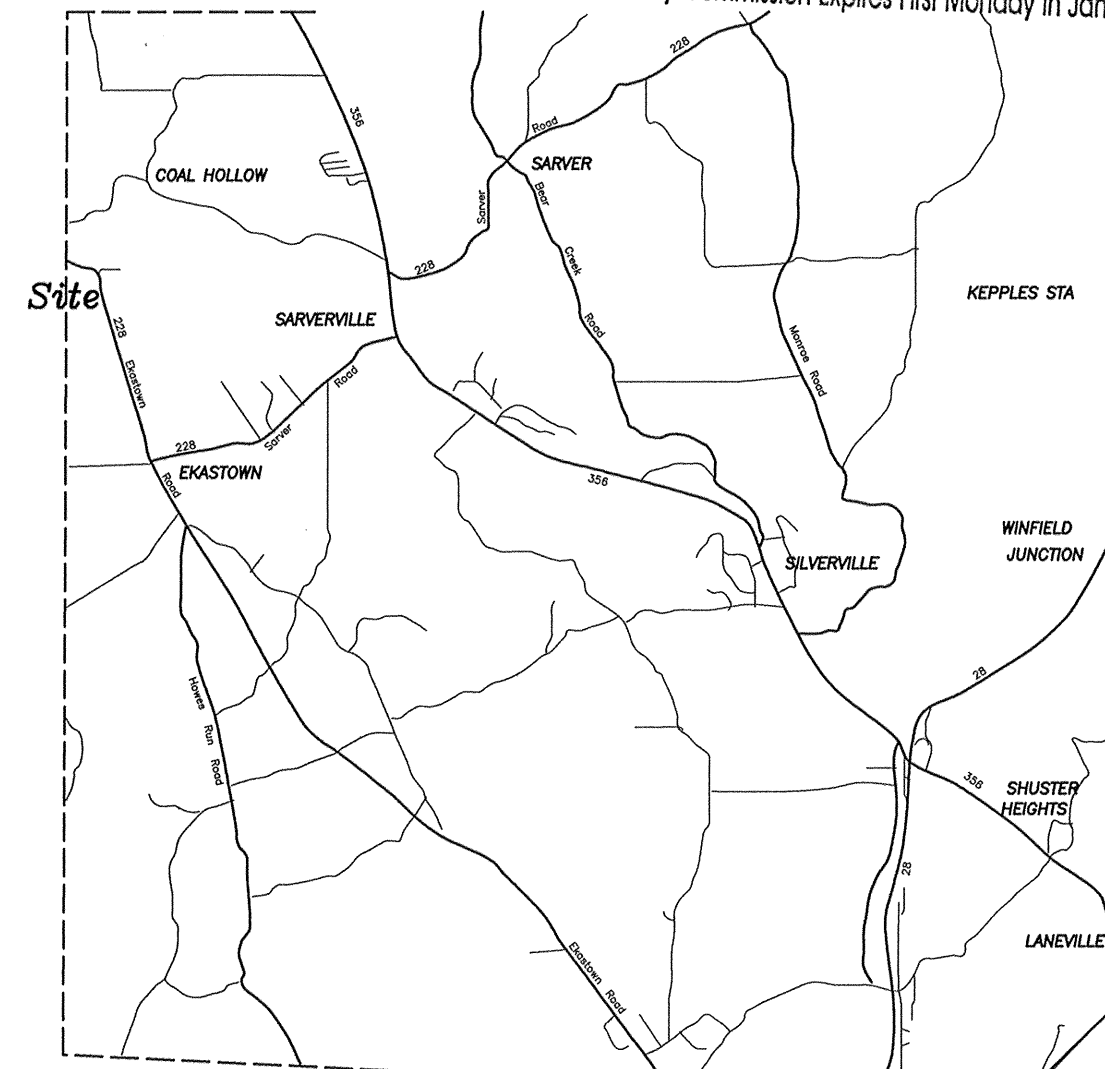
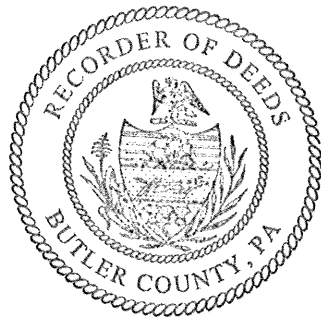
John H. Gern
Secretary
E. W. Gern
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

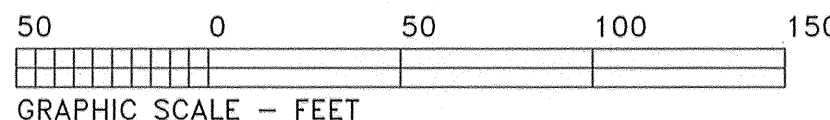
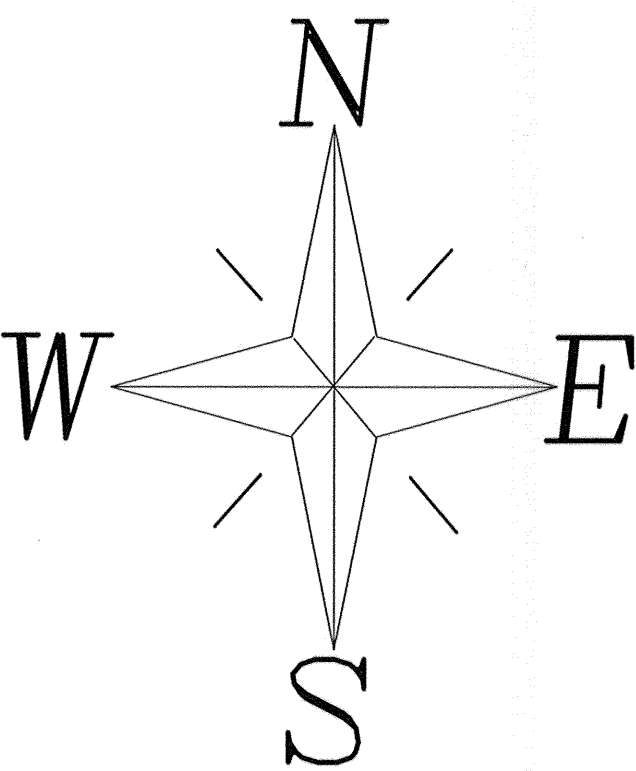
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 325 Page 25.

Given under my hand and seal this 28th day of July, 2011.

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



Vicinity Map



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

Common Access Area for benefit of lots 1 & 2 for ingress, egress and regress. To be maintained by owners of lot 2.

This plan addresses only property that exist southerly of the highway as described in the deeds of recorder.

J. L. Roenigk Plan

being a lot line revision of
A14A and A14FA
and a consolidation of the residual of
A14B, A14C and A14F

	COURSE	BEARING	DISTANCE
Tract "A"	A-1	N 71°35'00"W	230.27'
	A-2	N 39°08'00"E	46.06'
	A-3	S 71°35'00"E	190.00'
	A-4	S 10°40'45"E	49.31'
Tract "B"	B-1	N 71°35'00"W	106.21'
	B-2	N 20°43'30"E	173.80'
	B-3	S 11°19'20"E	200.00'

Tracts "A" & "B" are to be conveyed as a contiguous part of the original parcel A14FA

Zone: Agricultural
A-2 Access Management Overlay Zone
Total 7.87 Acres

RECORDED JUL 28, 2011	PLAN BOOK PAGE
325	25
SHEET of	

LOT LINE REVISION SURVEY for
PROJECT No: 11056
SITUATE: BUFFALO TOWNSHIP, BUTLER CO., PA
DATE: 6/16/11
CHK-BY: Sug
DWN-BY: Sug
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxenburg, PA 16056
(724) 352-3811 FAX 352-1059

KNOW ALL MEN BY THESE PRESENTS, that the Grenci Est. Louis E. Grenci POA of the City of Butler of the County of Butler, Commonwealth of Pennsylvania, for himself, his heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in City of Butler, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and the City of Butler, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler their successors or assigns from any liability for damages arising and to arise from 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 Grenci Est. Louis E. Grenci POA his heirs , executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 22ND day of JULY, 2011 .

ATTEST:

Michael J. Zima Jr. Louis E. Grenci POA
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 Grenci Est. Louis E. Grenci POA and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 22ND day of JULY, 2011 .

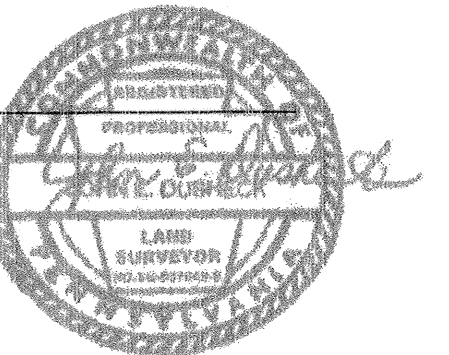
My Commission expires the 28TH day of SEPTEMBER, 2013

SEAL
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael J. Zima Jr., Notary Public
Butler Twp., Butler County
My Commission Expires Sept. 28, 2013
Member, Pennsylvania Association of Notaries

Michael J. Zima Jr.
NOTARY PUBLIC

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

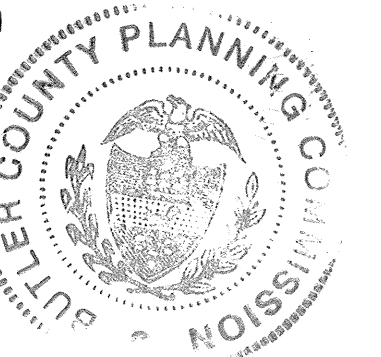
7/20/2011 DATE SEALS
REGISTRATION NO. SU - 073089E



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.

Michael J. Zima Jr. Manuel D. Stroh
CITY CLERK MAYOR
Approved by the City of Butler Planning Commission this 29th day of July, 2011
James J. Souch Joseph M. Homan
Secretary Chairman

Approved by the Butler County Planning Commission this 3rd day of August, 2011.
P. Joseph Ferguson L. Allen
SECRETARY CHAIRMAN



NOTICE TO SUBDIVIDERS:

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

OWNER / SUBDIVIDER
GRENCI ESTATE
LOUIS E. GRENCI SR. POA
119 BELLESHIRE DRIVE
BUTLER, PA. 16001
724-287-5897

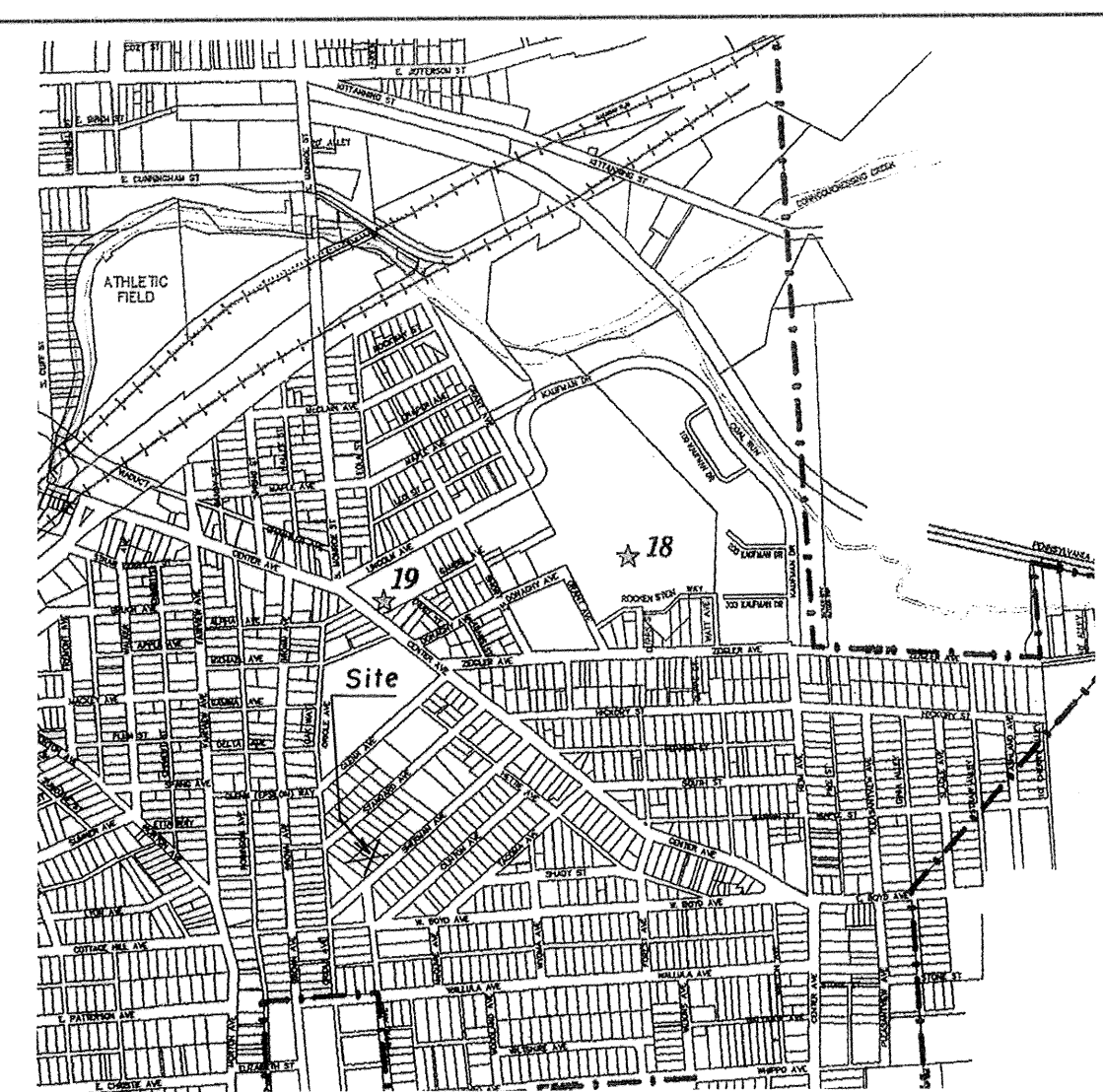
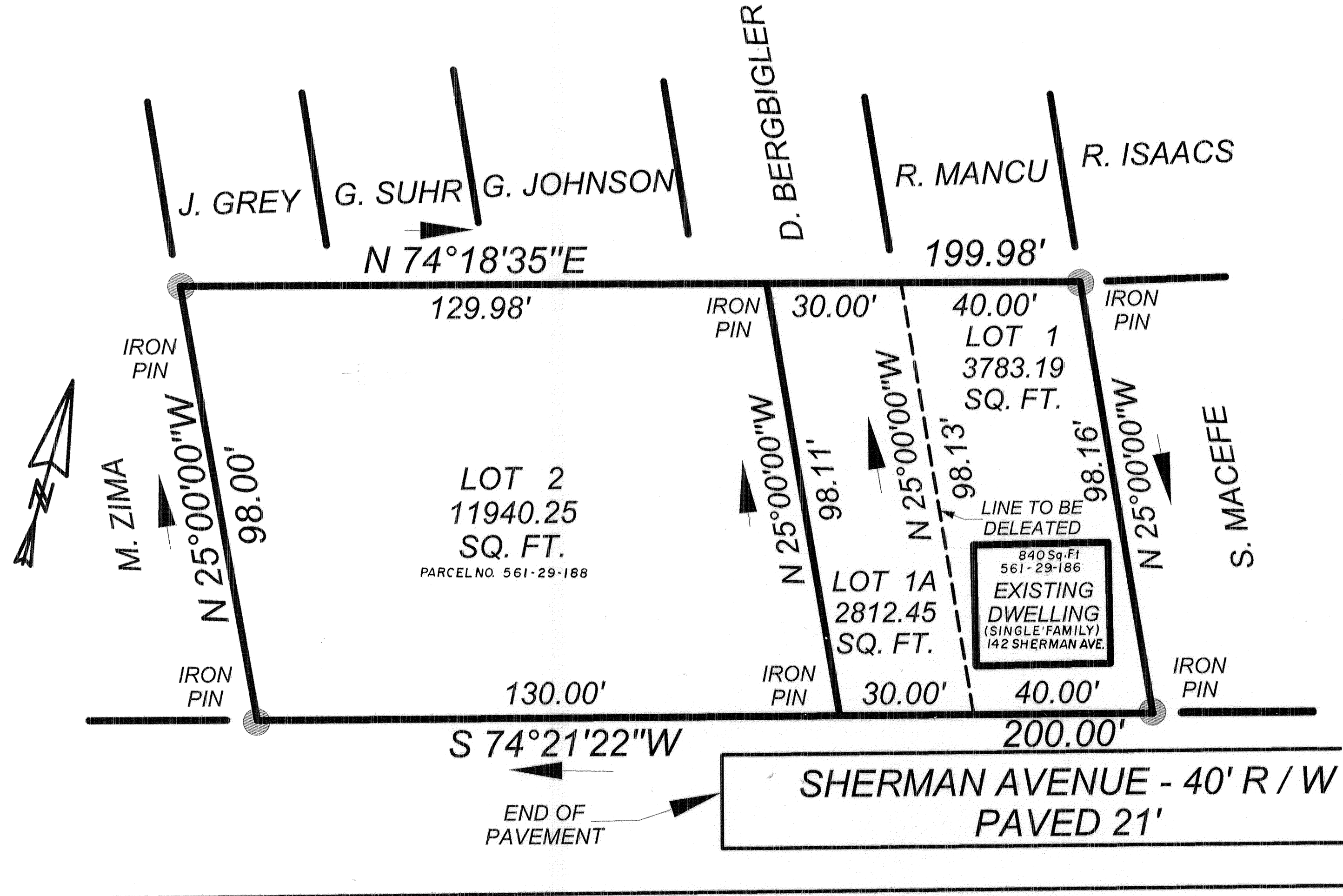
Instr: 201108030018022 08/03/2011
Pages: 1 P: 545 00
Michele Mustello 720110025573
Butler County Recorder FL

RECORDED AUG. 3, 2011
PLAN BOOK PAGE
325 26

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

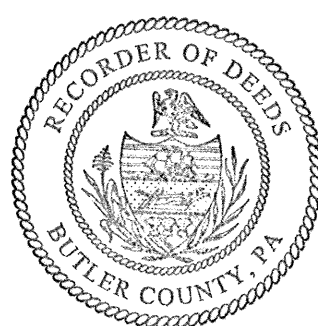
Date: 7/13/2011
Scale: 1" = 20'
Dwn. By: SAB
REVISED: 7/26/2011

PROPERTY SUBDIVISION
FOR: GRENCI EST. LOUIS E. GRENCI SR. POA
142 SHERMAN AVE.
SITUATE: CITY OF BUTLER, BUTLER CO., PA.



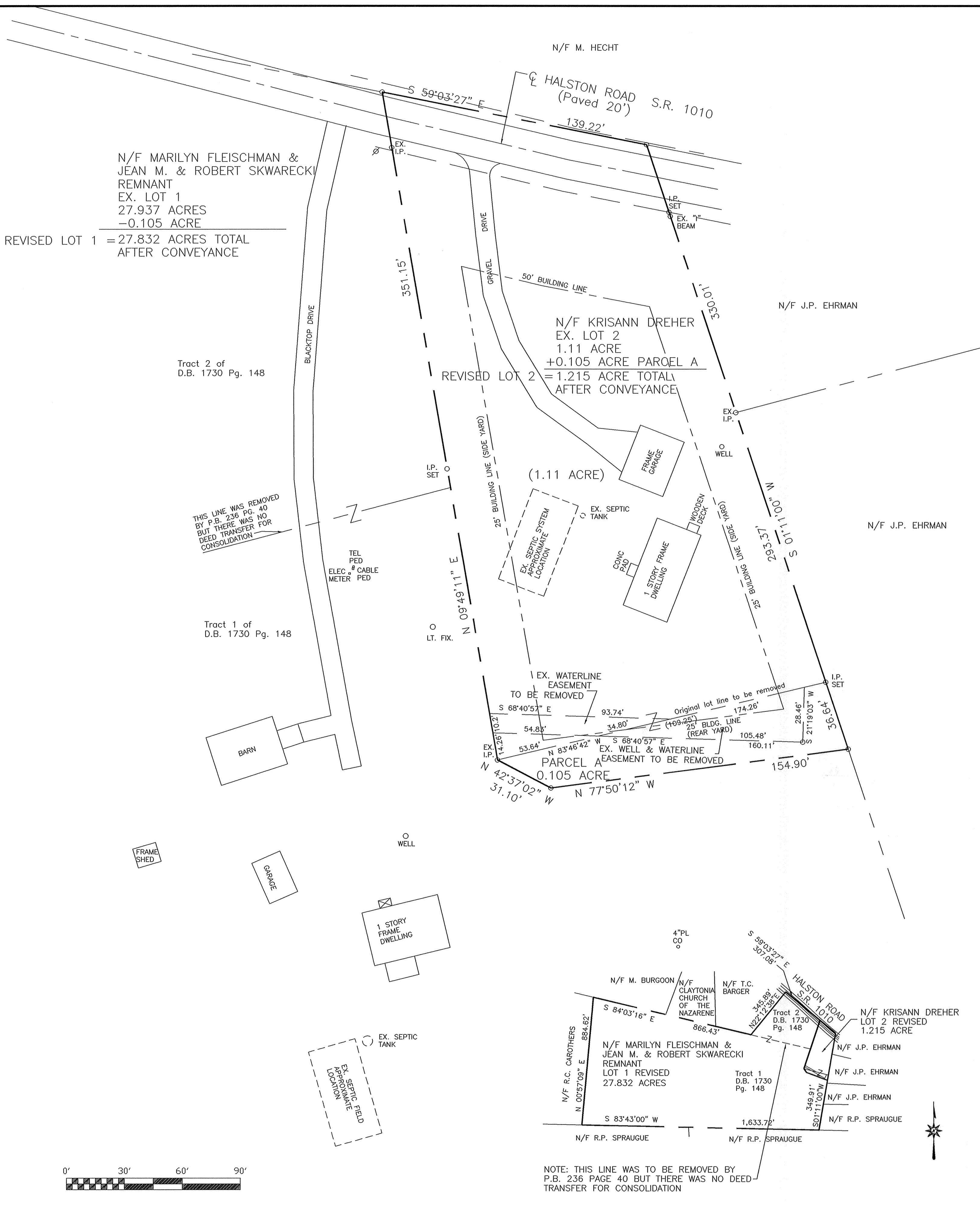
Recorded this 3rd day of August, 2011.
Plan book 325 page 26.

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

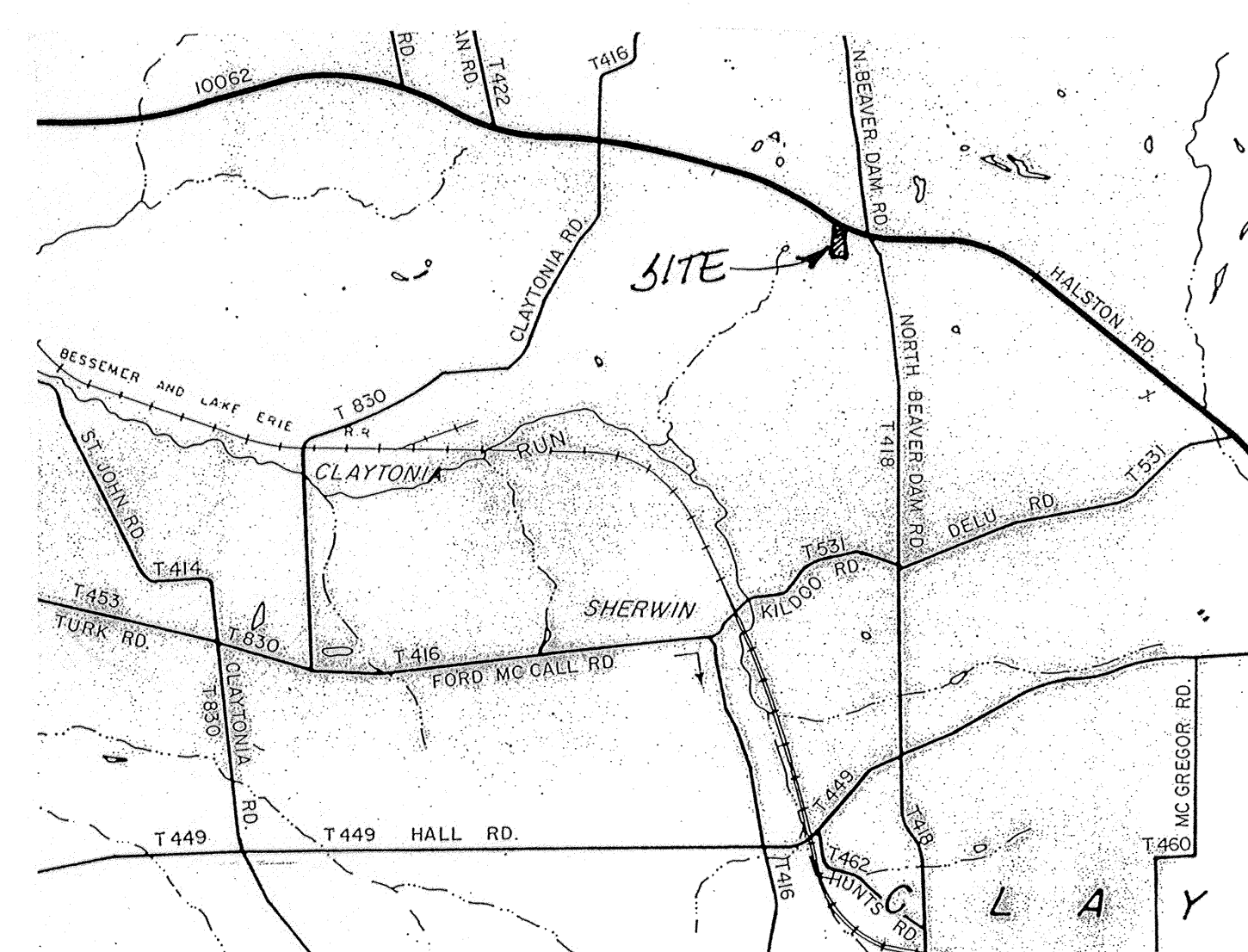


- NOTES:
- 1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
 - 2). ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF BUTLER, THIS PROPERTY LIES IN ZONE C - AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
 - 3). LOT 1 AND 1A , ARE TO BE COMBINED INTO ONE LEGAL DESCRIPTION AND CALLED LOT 1R AND RECORDED AS SUCH.
 - 4). LOT 1R - 6545.64 SQ. FT.

WARD - I
ZONED R - 2
PARCEL # 561-29-186 &
561-29-188
0 10' 20' 40' 60'



LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, That I, Krisann Dreher, of the Township of Clay, 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 Clay 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 Clay, 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 Clay, 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 Krisann Dreher, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th day of July 2011.

ATTEST: *Nancy Defalle* NOTARY PUBLIC

OWNER: *Krisann Dreher*

COMMONWEALTH OF PENNSYLVANIA JSS: CLAY TOWNSHIP - Butler County

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Krisann Dreher, and acknowledged the foregoing release and dedications and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day of July 2011.

My commission expires this 16th day of July 2014.

SEAL: *Nancy Defalle* NOTARY PUBLIC

TITLE CLAUSE (MORTGAGE CLAUSE)

I, Krisann Dreher, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Krisann Dreher, as recorded in Instrument #201007200016039, Recorder of Deeds Office.

WITNESS: *Krisann Dreher* OWNER

I/we, _____ mortgagee of the property embraced in this plan of subdivision in the name of Krisann Dreher, do hereby consent to the recording of said plan in the Recorder's Office and covenants appearing hereon.

WITNESS: _____ MORTGAGEE

NOTES:

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

REF: LOT #2, MARILYN FLEISCHMAN LOT LINE REVISION, P.B. 236 PG. 40.

NO FLOOD INFORMATION AVAILABLE

PROPERTY OWNERS: KRISANN DREHER
562 HALSTON ROAD
WEST SUNBURY, PA 16061

MARILYN FLEISCHMAN
JEAN M. & ROBERT SKWARECKI
560 HALSTON ROAD
WEST SUNBURY, PA 16061

TOTAL PLAN AREA: 1.215 ACRE

IRON PINS TO BE SET AT NEW LOT CORNERS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

KNOW ALL MEN BY THESE PRESENTS, That we, Jean M. and Robert Skwarecki and Marilyn Fleischman, of the Township of Clay, 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 Clay 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 Clay, 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 Clay, 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 Jean M. and Robert Skwarecki and Marilyn Fleischman, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th day of July 2011.

ATTEST: *Nancy Defalle* NOTARY PUBLIC

OWNER: *Jeann Druke* CHAIRMAN

OWNER: *Marilyn Fleischman* SECRETARY

OWNER: *Robert Skwarecki* SECRETARY

COMMONWEALTH OF PENNSYLVANIA JSS: CLAY TOWNSHIP - Butler County

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Jean M. and Robert Skwarecki and Marilyn Fleischman, and acknowledged the foregoing release and dedications 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 26th day of July 2011.

My commission expires this 16th day of July 2014.

SEAL: *Nancy Defalle* NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)

We, Jean M. and Robert Skwarecki and Marilyn Fleischman, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jean M. and Robert Skwarecki, and Marilyn Fleischman, as recorded in Deed Book Volume 1730 page 148, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: *Jeann Druke* OWNER

WITNESS: *Marilyn Fleischman* OWNER

WITNESS: *Robert Skwarecki* OWNER

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

DATE: July 22, 2011

SIGNATURE OF LAND SURVEYOR: *Cheryl A. Hughes*

REGISTRATION NUMBER: SU-32490-E

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 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.

Approval by the Board of Supervisors of the Township of Clay this 28th day of July 2011.

SECRETARY: *Jeann Druke* SEAL: *David L. Brashers* CHAIRMAN

Reviewed by the Clay Township Planning Commission this 28th day of July 2011.

SECRETARY: *Andrew Dulyga* SEAL: *Norman Keltz* CHAIRMAN

Reviewed by the Butler County Planning Commission this 27th day of July 2011.

SECRETARY: *Steve JRM* SEAL: *F. W. JRM* CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA JSS: COUNTY OF BUTLER

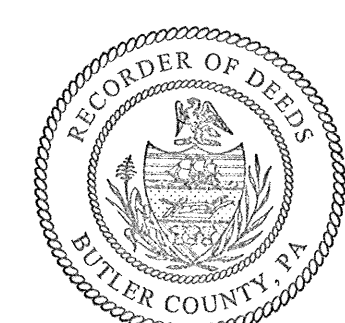
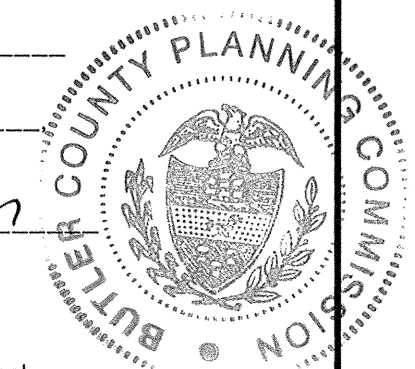
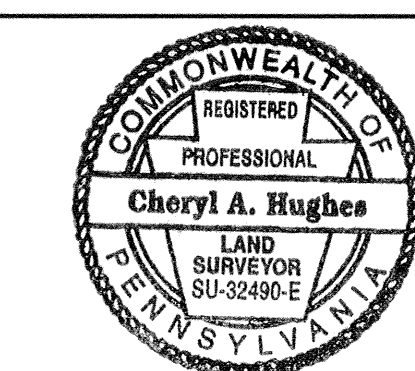
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 325 page 27

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

SEAL: *Michele M. Mustello* RECORDER

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

RECORDED AUG. 4, 2011	L	Land Surveyors, Inc.
PLAN BOOK	Y	523 North Main Street
PAGE	g	P.O. Box 1061
325		Butler, PA 16003-1061
27		(724) 287-6865
		Cheryl A. Hughes, PLS Owner
LOT LINE REVISION (1 LOT - 1.215 ACRE)		
FOR: KRISANN DREHER, MARILYN FLEISCHMAN, JEAN M. & ROBERT SKWARECKI		
SITUATE: CLAY TWP., BUTLER CO., PA		
Date 07/22/11	Scale 1" = 30'	Dwn By BEC
Parcel No. 080-2F112-1B, 15	Instru. #	Ckd By CAH
Address 562 HALSTON ROAD	201007200016039	DB-PG Service No.
	1730-148	11-057



Instr: 201007200016039 08/04/2011
Pages: 2 of 2
Michele Mustello
Butler County Recorder

KNOW ALL MEN BY THESE PRESENTS: THAT N. LEE & LINDA M. LIGO & ON BEHALF OF ROCK CITY LTD., DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, N. LEE & LINDA M. LIGO & ON BEHALF OF ROCK CITY LTD., 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 N. LEE & LINDA M. LIGO & ON BEHALF OF ROCK CITY LTD. OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 8th DAY OF August, 2011

ATTEST:

Dennis A. Grody
WITNESS

N. LEE LIGO
LINDA M. LIGO

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED N. LEE LIGO & LINDA M. LIGO 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 8th DAY OF August, 2011
MY COMMISSION EXPIRES THE 30th DAY OF Oct, 2011

Dennis A. Grody
NOTARY PUBLIC

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 04th DAY OF August, 2011

Vonnie J. Hoge
SECRETARY

Tony Lan
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 04th DAY OF August, 2011

Spencer Ansell
SECRETARY

Paul P. De
CHAIRMAN, BOARD OF SUPERVISORS

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

8-8-11
DATE
8-8-11

REG. NO. 35866-B
James M. Shuty
LAND SURVEYOR

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF DEC, 2010

John G. R. M.
SECRETARY

E. W. G. R. M.
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 325 PAGE 29

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF August, 2011

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in Jan 2012

HEIGHT REQUIREMENTS FOR 30 NEW SINGLE OCCUPANCY APARTMENT UNITS

(3) STORY BUILDING HEIGHT
26'-0" TO SOFFIT
38'-6" TO RIDGE
HEIGHT IS LESS THAN THE 45' MAXIMUM PER THE ZONING ORDINANCE.

ACREAGE REQUIREMENTS

ZONING- U-1(URBAN DENSITY OVERLAY AREA)(TABLE 307.2) = 18 UNITS PER ACRE
25 EXISTING APARTMENTS APPROVED APRIL 27, 2010
30 NEW SINGLE OCCUPANCY APARTMENT UNITS
55 TOTAL UNITS = 3.06 ACRES

EXISTING PARKING

PARKING FOR (37) EXISTING BEDS IN (25) EXISTING APARTMENTS HAD BEEN APPROVED UNDER SITE PLAN APPROVAL DATED MARCH 26, 2010 AND REVISION DATED APRIL 27, 2010.

PARKING REQUIREMENTS
(SEC. 408.B(3) PG. 27-62)

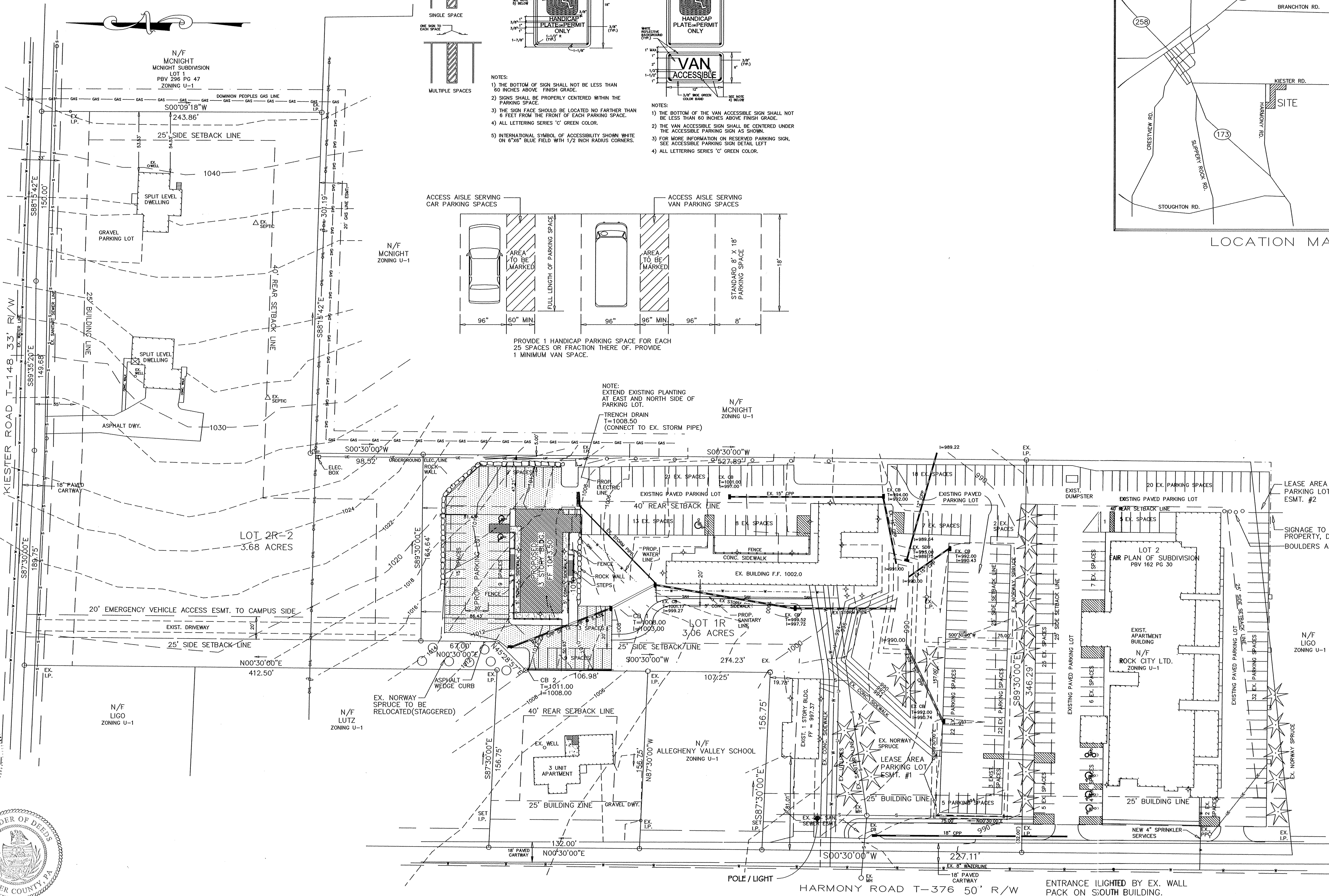
30 NEW SINGLE OCCUPANCY APARTMENTS = 30 SPACES
1 VISITOR SPACE PER 5 APTS. = 6 SPACES
1 SPACE PER EMPLOYEE PER SHIFT = 1 SPACE
TOTAL REQUIRED SPACES = 37 SPACES
1 HANDICAP SPACE PER 25 SPACES = 1 H.C. SPACE
+ 1 VAN H.C. SPACE
TOTAL PROVIDED PARKING SPACES = 46 SPACES
STANDARD PARKING SPACES SHALL BE 8' X 18'

TAX ID.: 280-4F11-10E
TAX ID.: 280-4F11-10F
PLAN REF: PBV 301, PG. 35
PLAN REF: PBV 280, PG. 26
DEED REF: 200502280004739
DEED REF: 2001122200030398

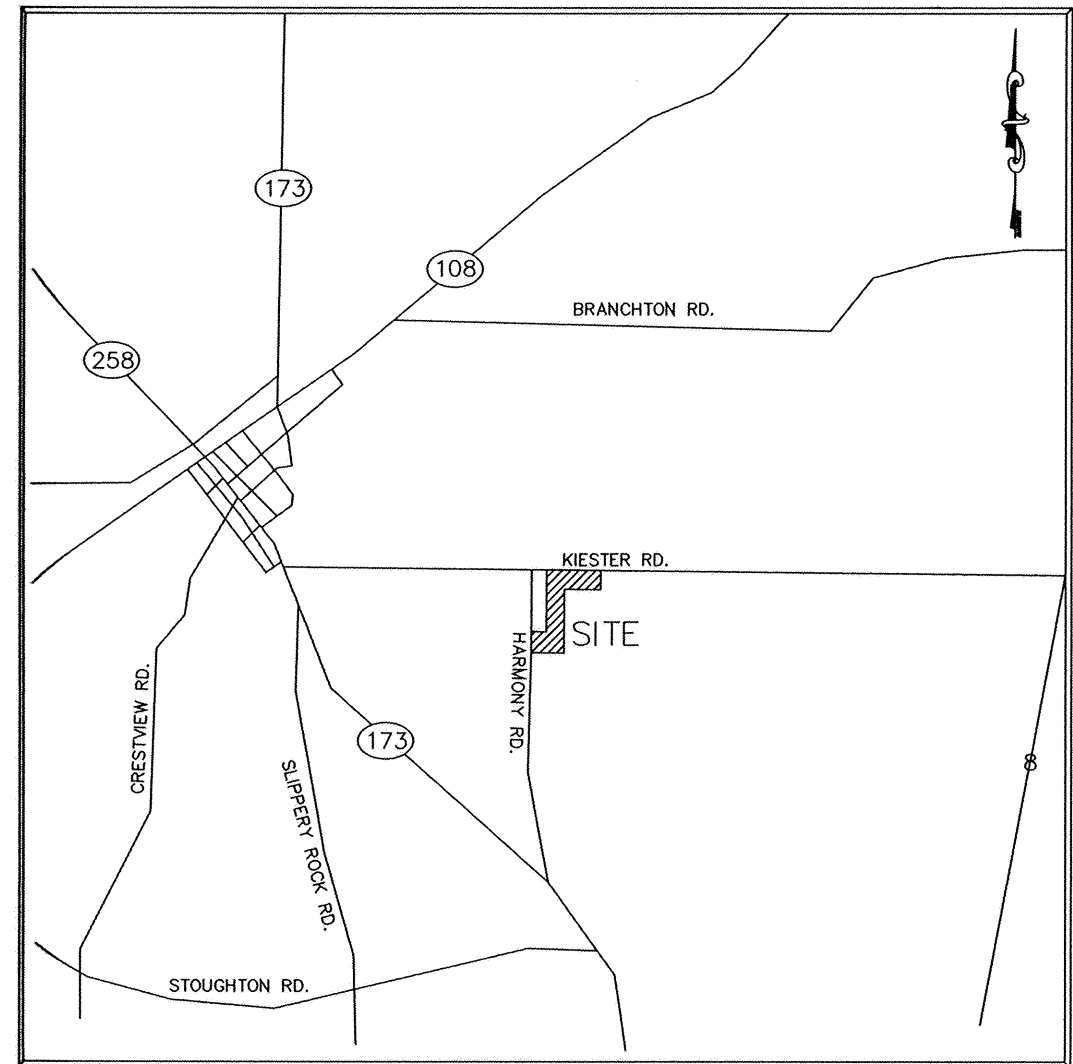
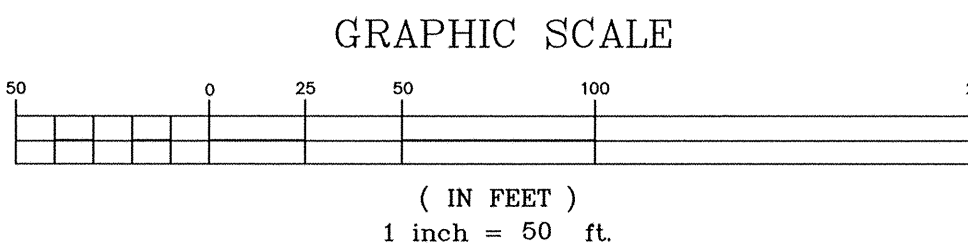
TOTAL PLAN AREA 6.74 ACRES
LOT 1R 3.06 ACRES
LOT 2R-2 3.68 ACRES

ZONING U-1
(URBAN DENSITY OVERLAY DIST.)
MIN. LOT AREA 1.0 ACRE
MIN. LOT WIDTH 100'
BUILDING SET BACKLINES:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 40'
MAX. HEIGHT 45'
MAX. COVERAGE 30%

OWNER:
ROCK CITY LTD.
262 GROVE CITY RD.
SLIPPERY ROCK, PA 16057
(724)794-2380



NOTES:
AT BUILDING INDICATES 400W METAL HALIDE WALL PACK.



LOCATION MAP

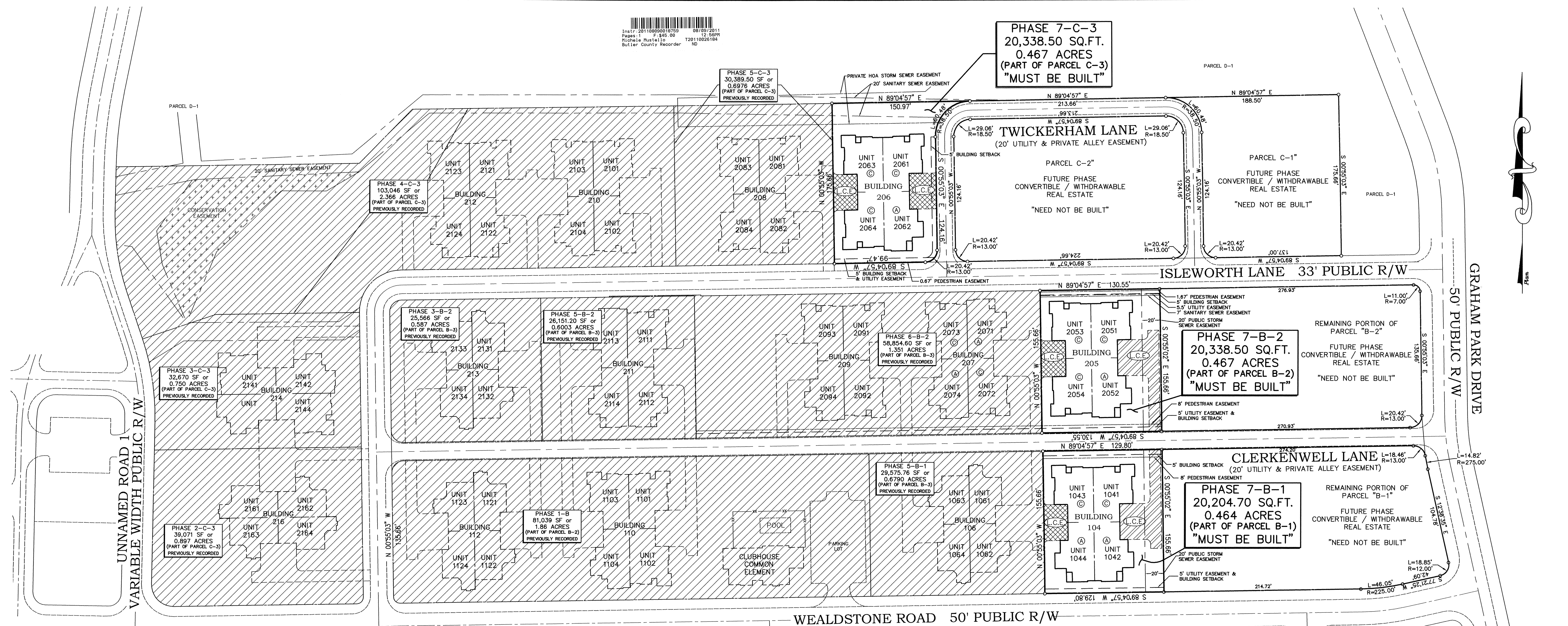
RECORDED AUG. 9, 2011
PLAN BOOK PAGE
325 29

AS BUILT SITE PLAN - 8-5-11
AS BUILT SITE PLAN REV. - 8-8-11

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

Scale 1" = 50'	Site Plan No. 2 - Campus Side
Date NOV. 23, 2010	Situate in Slippery Rock Township
DEC. 9, 2010	Butler County, Pa.
DEC. 21, 2010	
Job No. 2.332	Prepared For Rock City Ltd.
	Sheet No. 1 of 1

10/10/2011 10:59:10
12:56PM
Butler County Recorder
NO



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

Date: 8/9/11 By: James A. Spurdute
James A. Spurdute, Surveyor Reg. No. 24457-E

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER

On the 9 day of August, 2011, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared James A. Spurdute, 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.

Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jessica L. Litchner, Notary Public
City of New Castle, Lawrence County
My Commission Expires May 5, 2015

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in County in Plan Book 325 Pages 30

Given under my hand and seal this 9th day of August, 2011

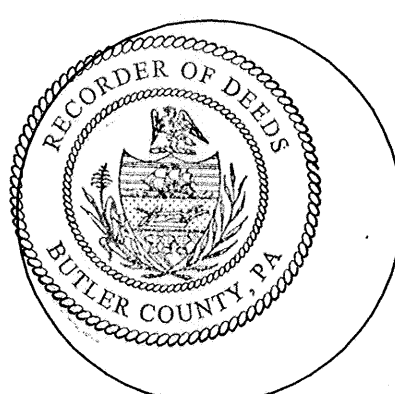
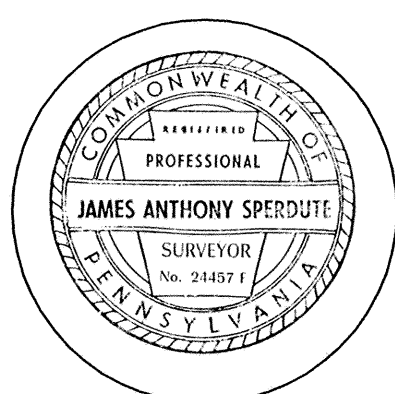
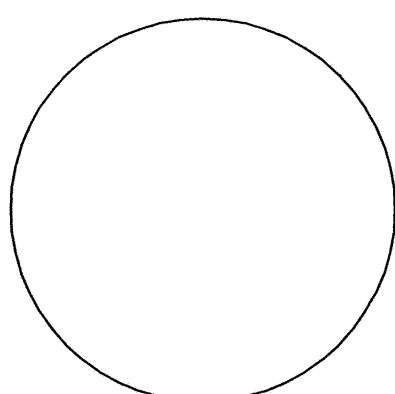
Michele M. Mustello
Recorder of Deeds

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

- LEGEND
- PREVIOUSLY RECORDED AREAS
 - LIMITED COMMON ELEMENTS (COMPLETED)
 - LIMITED COMMON ELEMENTS (NOT COMPLETED) MUST BE BUILT
 - Ⓐ ABBEY STYLE UNIT
 - Ⓒ CANTERBURY STYLE UNIT
 - Ⓓ CHATEAU STYLE UNIT
 - Ⓥ VILLA STYLE UNIT

NOTES:

1. EASEMENTS AND SETBACK RESTRICTIONS HAVE ONLY BEEN SHOWN ON THE PARCELS BEING DECLARED. REFER TO THE RECORDING PLAN FOR ADDITIONAL EASEMENTS, SETBACKS & RESTRICTIONS AFFECTING FUTURE PHASES.



NOTARY
PUBLIC

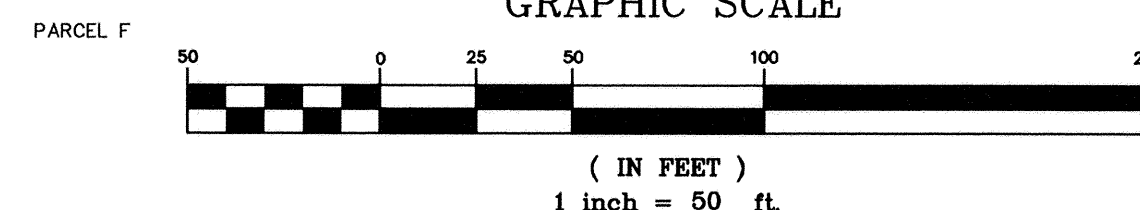
SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS

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

REMAINING PORTION OF PARCEL "A"	0.000 SQ.FT. or 0.000 ACRES
REMAINING PORTION OF PARCEL "B-1"	46,094.54 SQ.FT. or 1.058 ACRES
REMAINING PORTION OF PARCEL "B-2"	44,150.24 SQ.FT. or 1.014 ACRES
PARCEL "C-1"	26,631 SQ.FT. or 0.611 ACRES
PARCEL "C-2"	38,799 SQ.FT. or 0.891 ACRES
REMAINING PORTION OF PARCEL "C-3"	0.000 SQ.FT. or 0.000 ACRES
TOTAL	155,674.78 SQ.FT. or 3.574 ACRES

Reference: Bellevue Park Plan No. 1
Plan Book 305, Pages 46 - 60
Bellevue Park Plan No. 1 - Revised
Plan Book 309, Pages 42 - 49
Villas at Islesworth Condominium Plan 1
Plan Book 310, Pages 5-12
Villas at Islesworth Condominium Plan 2
Plan Book 313, Page 35
Villas at Islesworth Condominium Plan 3
Plan Book 316, Page 11
Villas at Islesworth Condominium Plan 4
Plan Book 319, Page 2
Villas at Islesworth Condominium Plan 5
Plan Book 321, Page 25
Villas at Islesworth Condominium Plan 6
Plan Book 323, Page 34
Bellevue Park Plan Phase 1 Revision 2
Plan Book _____, Page _____



"PLATS & PLANS"

VILLAS AT ISLESWORTH
CONDOMINIUM PLAN 7
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

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

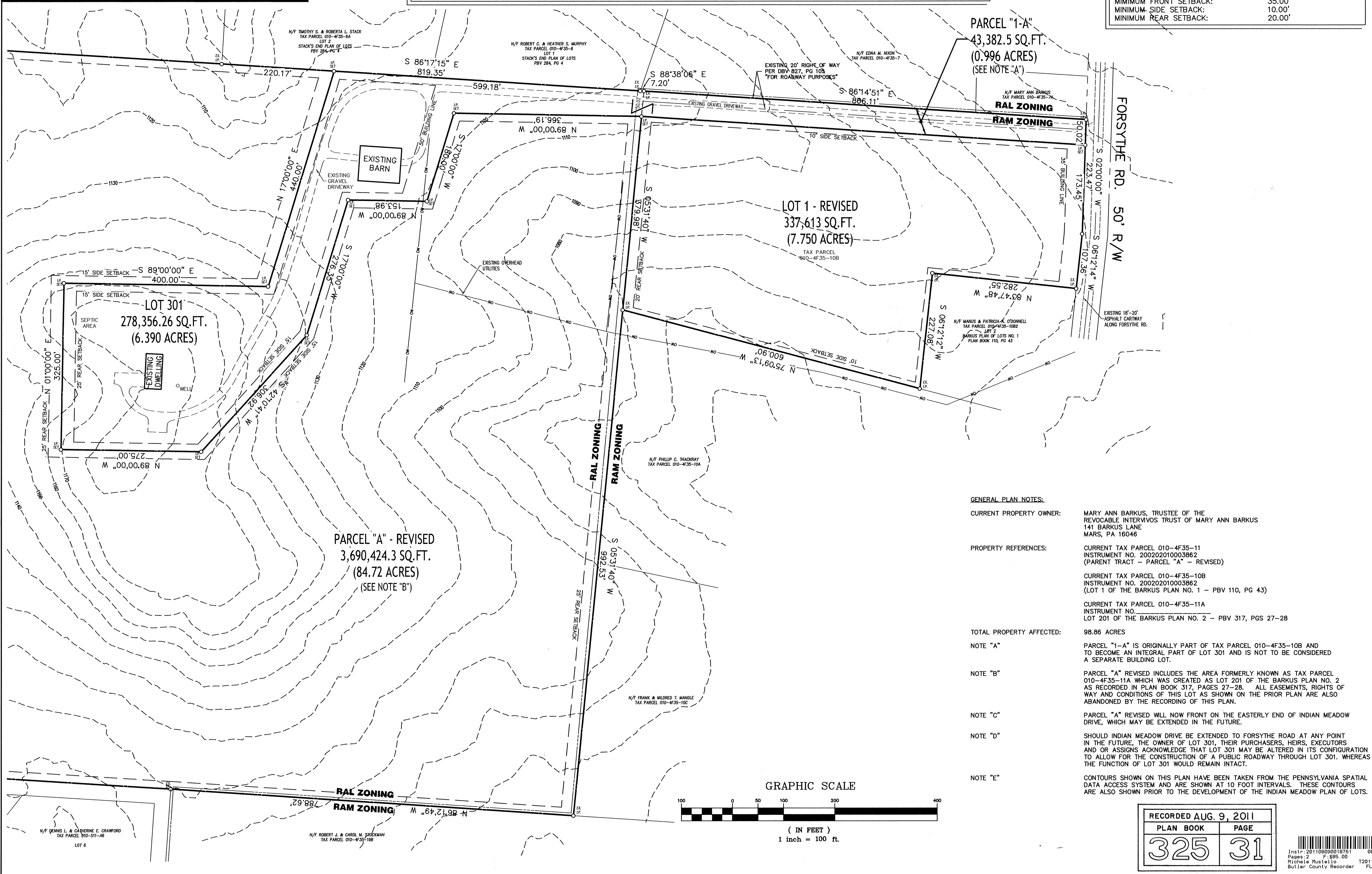
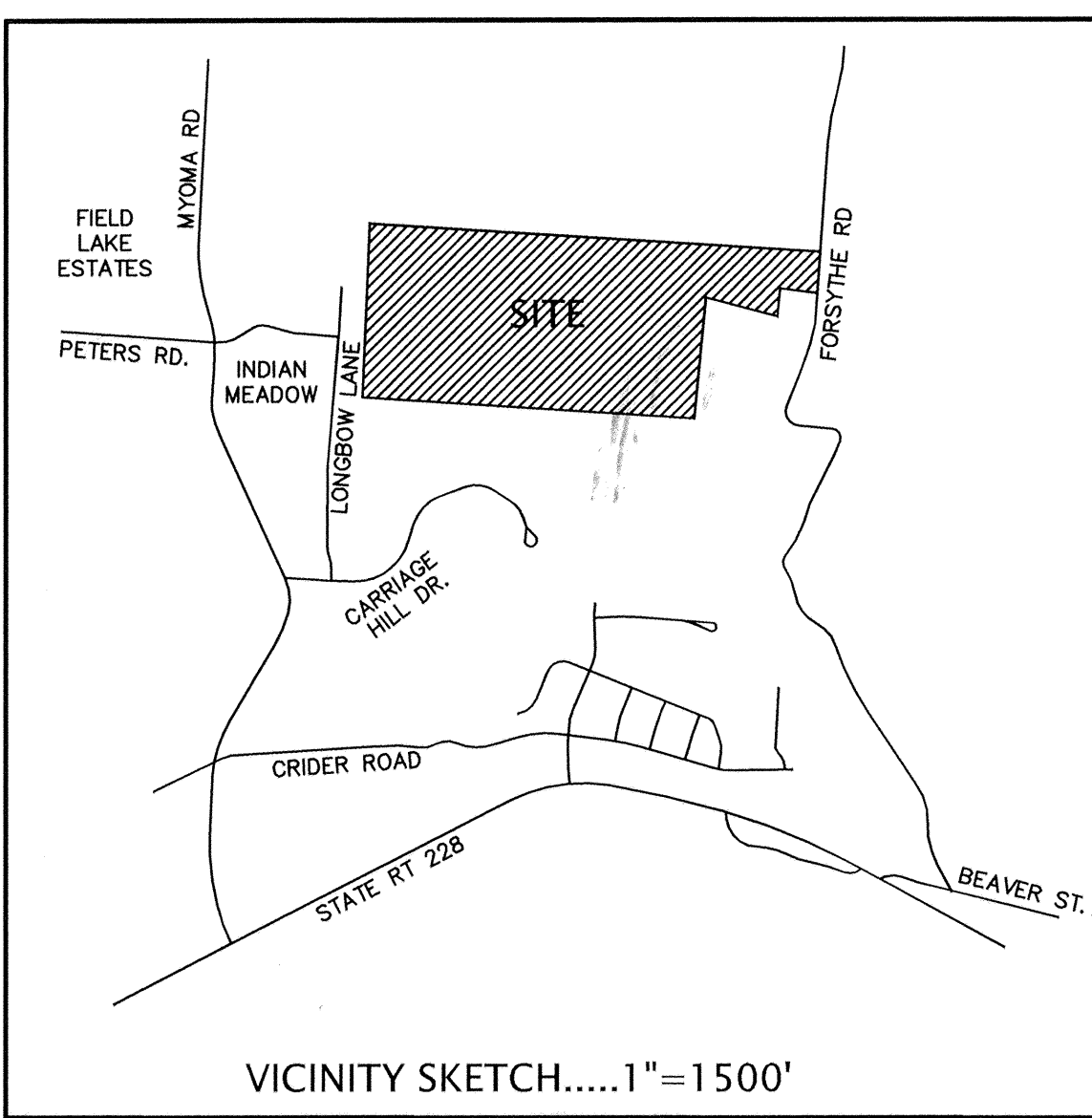
SPERDUTE
LAND SURVEYING

SCALE: 1" = 50'
AUGUST 2, 2011
PROJECT NO. 1004-1110992

REVISIONS

SHEET NO.

1



PROPERTY AREAS:	PARCEL A - REVISED (PARENT TRACT) TAX PARCEL 010-4F35-11	LOT 1 - REVISED (VACANT LOT) TAX PARCEL 010-4F35-10B	LOT 201 (VACANT LOT) TAX PARCEL 010-4F35-11A	LOT 301 (PROPOSED)
ORIGINAL ACREAGE:	3,814,329.9 SQ.FT. (87.565 ACRES)	380,995.5 SQ.FT. (8.746 ACRES)	111,068.15 SQ.FT. (2.550 ACRES)	0.00 SQ.FT. (0.00 ACRES)
PROPOSED LOT 301:	- 234,973.75 SQ.FT. (5.394 ACRES)	- 43,382.5 SQ.FT. (0.996 ACRES)	-	278,356.26 SQ.FT. (6.390 ACRES)
ELIMINATION OF LOT 201:	+ 111,068.15 SQ.FT. (2.550 ACRES)	-	-111,068.15 SQ.FT. (2.550 ACRES)	0.00 SQ.FT. (0.00 ACRES)
TOTALS:	3,690,424.3 SQ.FT. (84.720 ACRES)	337,616 SQ.FT. (7.750 ACRES)	0.00 SQ.FT. 0.00 ACRES	0.00 SQ.FT. 0.00 ACRES

CURRENT ZONING : "RAL" RESIDENTIAL AG - LOW DENSITY	
"RC" MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA:	43,560 SQ.FT. (1 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	100.00'
MINIMUM FRONT SETBACK:	50.00'
MINIMUM SIDE SETBACK:	15.00'
MINIMUM REAR SETBACK:	25.00'

CURRENT ZONING : "RAM" RESIDENTIAL AG - MEDIUM DENSITY	
"RC" MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA:	32,670 SQ.FT.(3/4 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	90.00'
MINIMUM FRONT SETBACK:	35.00'
MINIMUM SIDE SETBACK:	10.00'
MINIMUM REAR SETBACK:	20.00'

Know All Men By These Presents that, I, Mary Ann Barkus Trustee under the Revocable Intervivos Trust of Mary Ann Barkus of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, my executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, I, Mary Ann Barkus, hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Mary Ann Barkus, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Mary Ann Barkus do set my hands and seals this 11th day of June, 2011 A.D.

ATTEST:
Notary Public
Mary Ann Barkus, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula Shanon, Notary Public
Corrytown Twp., Butler County
My Commission Expires Aug. 6, 2019

My commission expires the 8 day of August, 2011 A.D.

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

Mary Ann Barkus, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Mary Ann Barkus, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of June, 2011 A.D.

Paula Shanon, Notary Public
Corrytown Twp., Butler County
My Commission Expires Aug. 6, 2019

My Commission Expires the 8 day of August, 2011 A.D.

I, Mary Ann Barkus Trustee under the Revocable Intervivos Trust of Mary Ann Barkus, do hereby certify that the title to the property shown hereon is in the name of Mary Ann Barkus Trustee under the Revocable Intervivos Trust of Mary Ann Barkus as recorded in the Butler County Recorder of Deeds Office at instrument numbers 200202010003861 &

Mary Ann Barkus, TRUSTEE

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

Approved by the Adams Township Planning Commission this 4 day of May, 2011.

SECRETARY, ADAMS TWP. PLANNING COMM. CHAIRPERSON, ADAMS TWP. PLANNING COMM.

Approved by the Board of Supervisors of the Township of Adams this 23rd day of May, 2011.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

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

James A. Spurdute, PLS # 24457-E DATE 5/10/11

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

Ronald Olson DATE 7/6/11 REG # 26400 E

Reviewed by the Butler County Planning Commission this 14th day of APRIL 2011.

SECRETARY, BUTLER COUNTY PLANNING COMMISSION CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

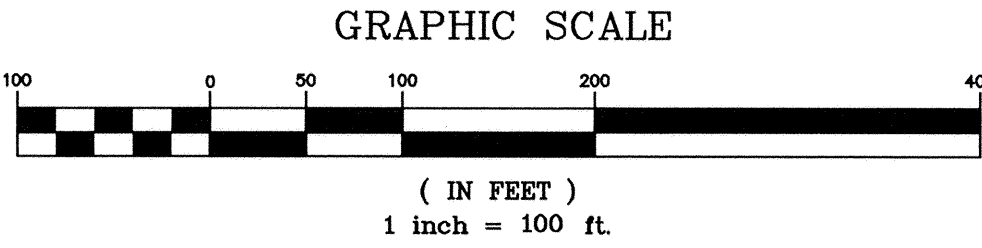
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 325, page 31-32.

Given under my hand and seal this 9th day of August, 2011.

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

BARKUS PLAN NO. 3		REVISIONS	
ADAMS TOWNSHIP, BUTLER COUNTY, PA.		02/10/11 PER REVIEW	
PREPARED FOR: MARY ANN BARKUS 141 BARKUS LANE MARS, PA 16046	SCALE: 1" = 100'	SEAL	SHEET NO.
RECORDED AUG. 9, 2011 PLAN BOOK 325 PAGE 31	APRIL 4, 2011 DWG # 1001-1110750	SPERDUTE LAND SURVEYING James A. Spurdute, PLS 180 Deer Lane Harrisburg, PA 17107 Phone 724-432-8900 Fax 724-432-9357 jaspurdute@comcast.net	RC1



LOT 301
278,356.26 SQ.FT.
(6.390 ACRES)

PARCEL "A" - REVISED
3,690,424.3 SQ.FT.
(84.72 ACRES)
(SEE NOTE "B")

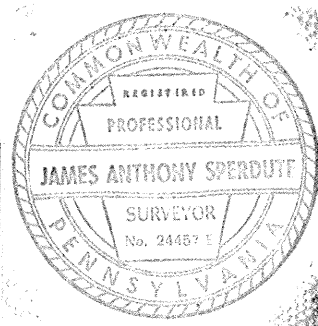
ADAMS TOWNSHIP, BUTLER COUNTY, PA.

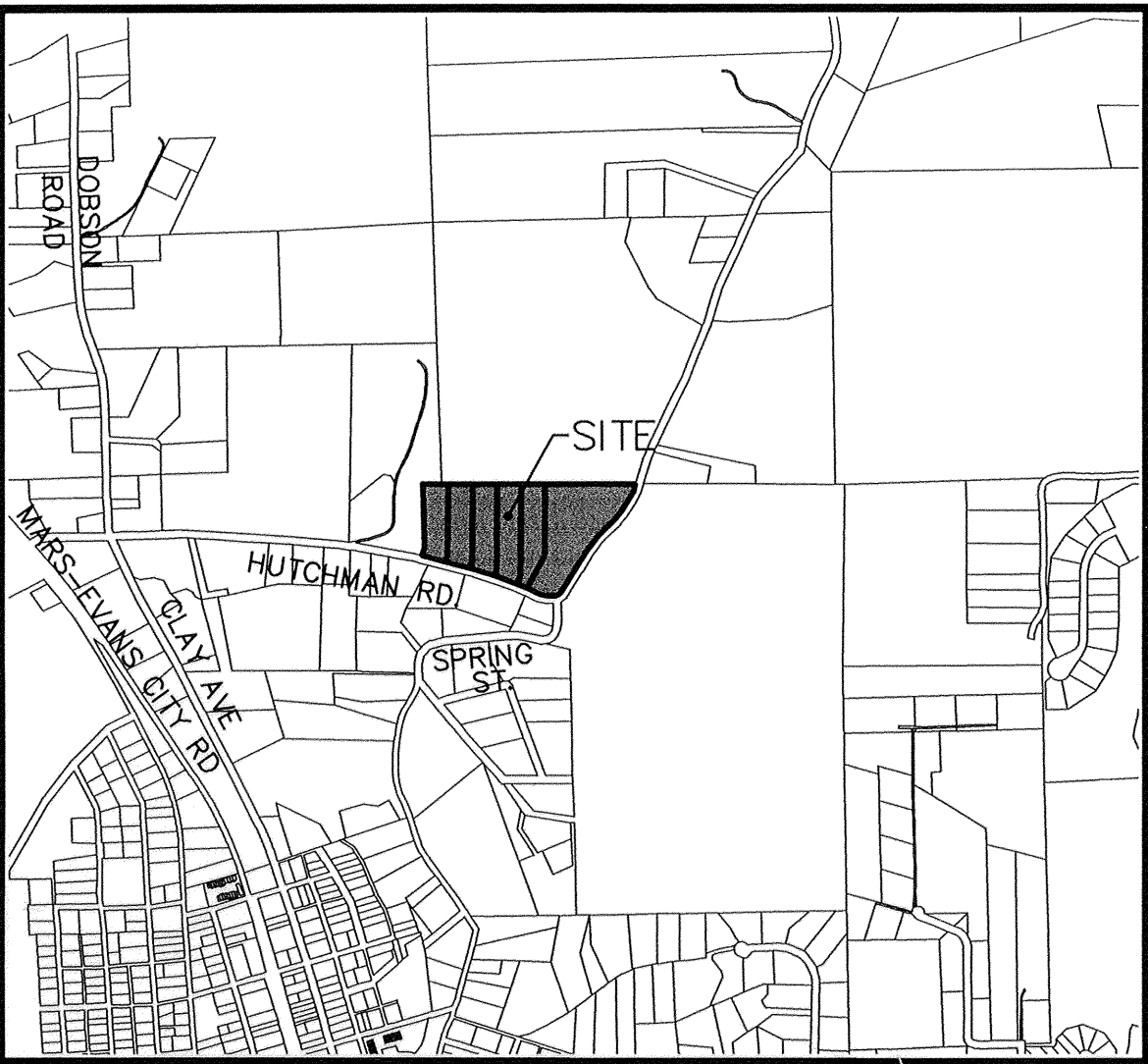


James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-935
pasurvey@comcast.net

RC2

325	32
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VICINITY SKETCH 1" = 1200'

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

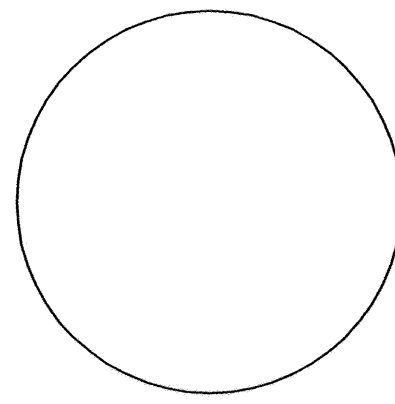
NOTARY
PUBLIC



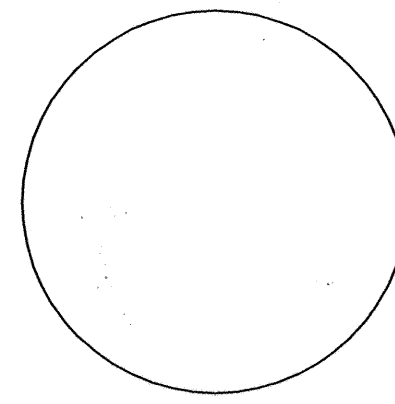
SURVEYOR



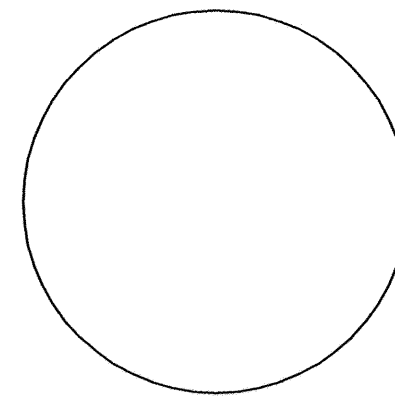
BUTLER COUNTY
PLANNING COMMISSION



ADAMS TOWNSHIP
PLANNING COMMISSION



ADAMS TOWNSHIP
BOARD OF SUPERVISORS



ADAMS TOWNSHIP
ENGINEER



BUTLER COUNTY
RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Know All Men By These Presents that, I, Brian W. & Robin R. Kennedy, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for myself, my executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, I, Brian W. & Robin R. Kennedy, hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Brian W. & Robin R. Kennedy, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Brian W. & Robin R. Kennedy do set my hands and seals this 30 day of June, 2011 A.D.

ATTEST:
Charles W. Kennedy, Notary Public
BRIAN W. KENNEDY
ROBIN R. KENNEDY

My commission expires the 30 day of June, 2011 A.D.

The foregoing adoption and dedication is made by Brian W. & Robin R. Kennedy with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within 90 (ninety) days of the date of approval.

Brian W. Kennedy
Robin R. Kennedy

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)
Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Brian W. & Robin R. Kennedy, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of June, 2011 A.D.

Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 10 day of June, 2015 A.D.

We, Brian W. & Robin R. Kennedy, do hereby certify that the title to the property shown hereon is in the name of Brian W. & Robin R. Kennedy as recorded in the Butler County Recorder of Deeds Office in Deed Book 2969, Page 604.

Brian W. Kennedy
Robin R. Kennedy

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

James A. Spurdute, PLS
Donnell W. Gibbs
Chairman, Adams Township Supervisors
James A. Spurdute, PLS
Donnell W. Gibbs
Adams Township Supervisor

Approved by the Board of Supervisors of the Township of Adams this 23rd day of May, 2011

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

Secretary, Adams Twp. Planning Comm.
Chairperson, Adams Twp. Planning Comm.

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

JAMES A. SPURDUTE, PLS # 24457-E
DATE 5/10/11

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

Ronald Olsen
DATE 5-8-11 REG # 26400 E

Revised by the Butler County Planning Commission this 19th day of APRIL, 2011

Secretary, Butler County Planning Commission
Chairman, Butler County Planning Commission

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)
Recorded in the Recorder's Office for the recording of deeds, plans, etc in said County in Plan Book Volume 325, page 33

Given under my hand and seal this 9th day of August, 2011

Michele M. Mustello
Recorder of Deeds

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

08/09/2011
1:02PM
F: \$45.00
Butler County Recorder
FL

KENNEDY PLAN OF LOT CONSOLIDATION

BEING A REVISION TO LOTS 101 THROUGH 106 OF THE
BRIAN W. & ROBIN R. KENNEDY PLAN OF LOTS AS RECORDED
IN PLAN BOOK 311, PAGES 15 & 16
ADAMS TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
BRIAN & ROBIN KENNEDY
109 KENNEDY DRIVE
MARS, PA 16046

SCALE: 1" = 60'
APRIL 4, 2011
DWG # 1001-1110768



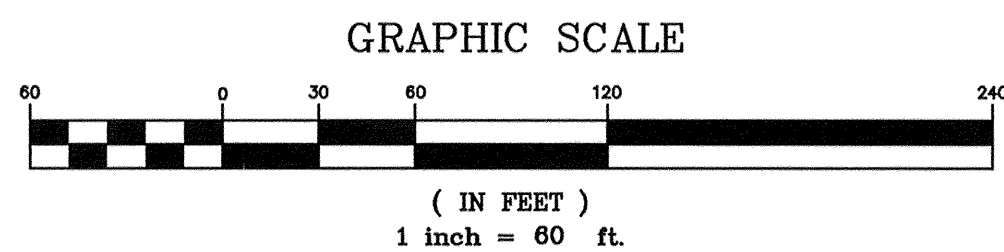
James A. Spurdute, PLS
100 Duff Lane
Harrisburg, PA 17103
Phone 717-452-4362 Fax 717-452-9357
jaspurdute@gmail.com

REVISIONS

SHEET No.

RC1

LINE	LENGTH	BEARING
L-1	18.24	N14°09'55"E
L-2	127.40	N86°40'33"E
L-3	20.19	N86°49'33"E
L-4	49.57	N86°01'30"E
L-5	90.46	S72°21'55"E
L-6	6.55	S75°21'58"E
L-7	162.21	S79°44'55"E
L-8	28.77	S79°44'55"E
L-9	106.02	S88°42'20"E
L-10	21.09	N84°21'29"E
L-11	62.01	N84°21'29"E
L-12	45.03	N70°13'20"E
L-13	58.81	N56°38'45"E
L-14	25.76	N56°04'28"E
L-15	310.29	N27°36'58"E
L-16	140.90	N20°52'53"E
L-17	337.22	N38°58'53"E
L-18	74.87	N40°53'18"E



N/T ADAMS TOWNSHIP ROAD DEPARTMENT
TAX PARCEL 010-3F68-28

GENERAL PLAN NOTES:
CURRENT PROPERTY OWNER:
BRIAN W. & ROBIN R. KENNEDY
DEED REFERENCE: 2969 PG 604
TAX PARCELS 010-3F68-34A THROUGH 010-3F68-34F

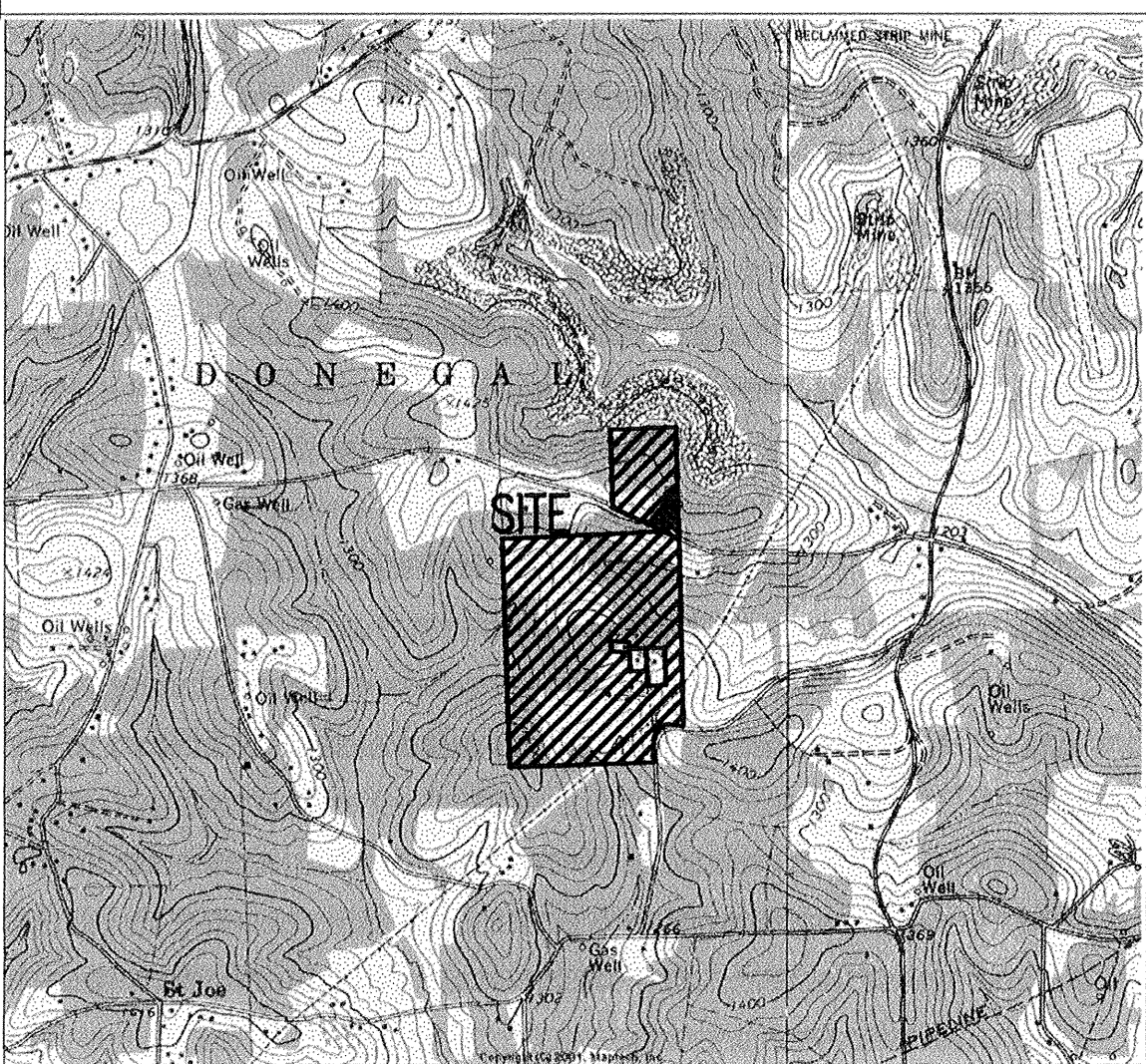
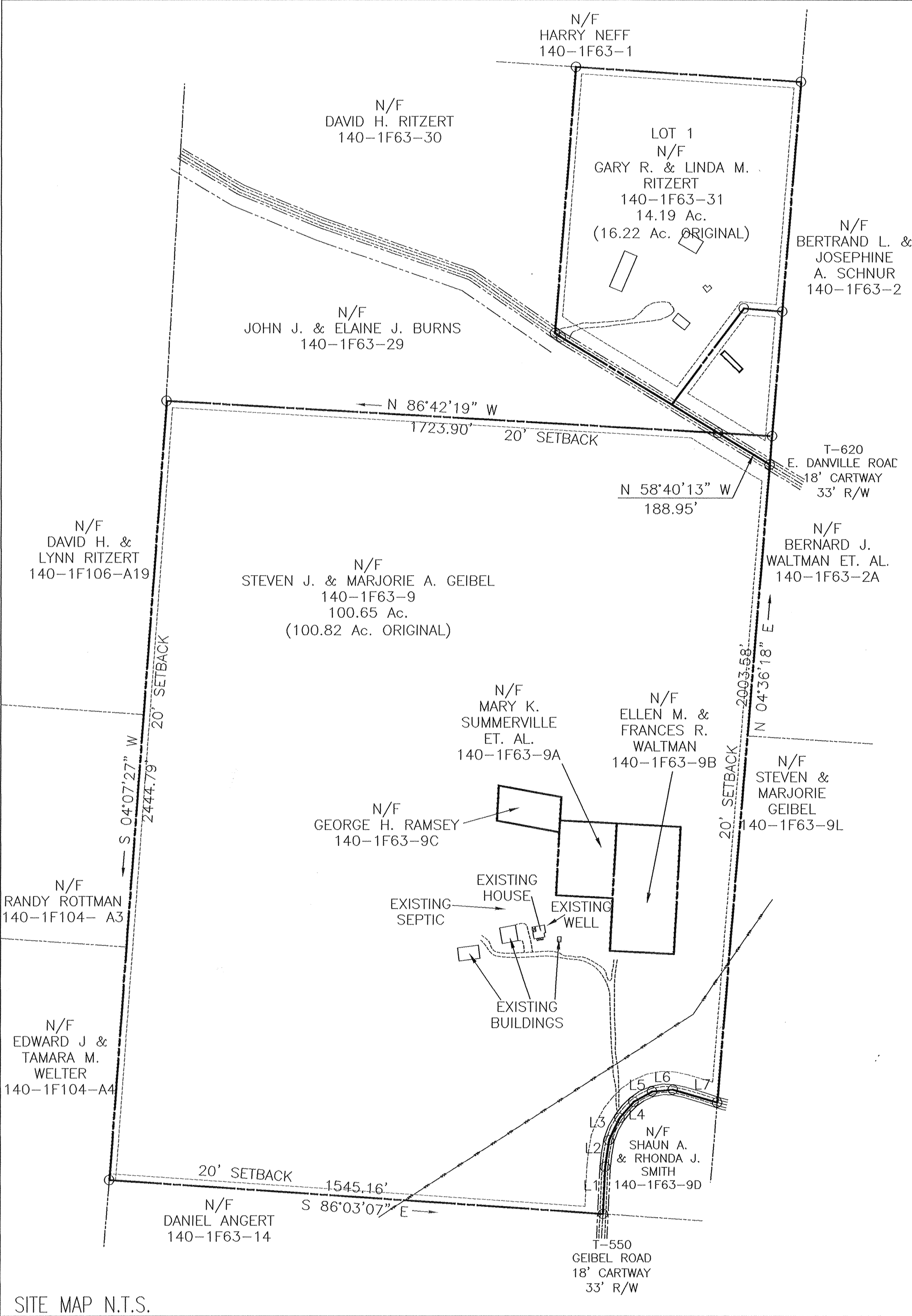
PLAN REFERENCES:
THE KENNEDY PLAN
PBV 107, PAGE 23
BRIAN W. & ROBIN R. KENNEDY PLAN OF LOTS
PLAN BOOK 311, PAGES 15 & 16

TOTAL AREA WITHIN THIS PLAN: 14.98 ACRES
PROPOSED SEWAGE: PUBLIC
PROPOSED WATER: PRIVATE WELLS

NOTE: THE HUTCHMAN ROAD RIGHT OF WAY AREA WAS PREVIOUSLY
DEDICATED AS PART OF PRIOR PLANS

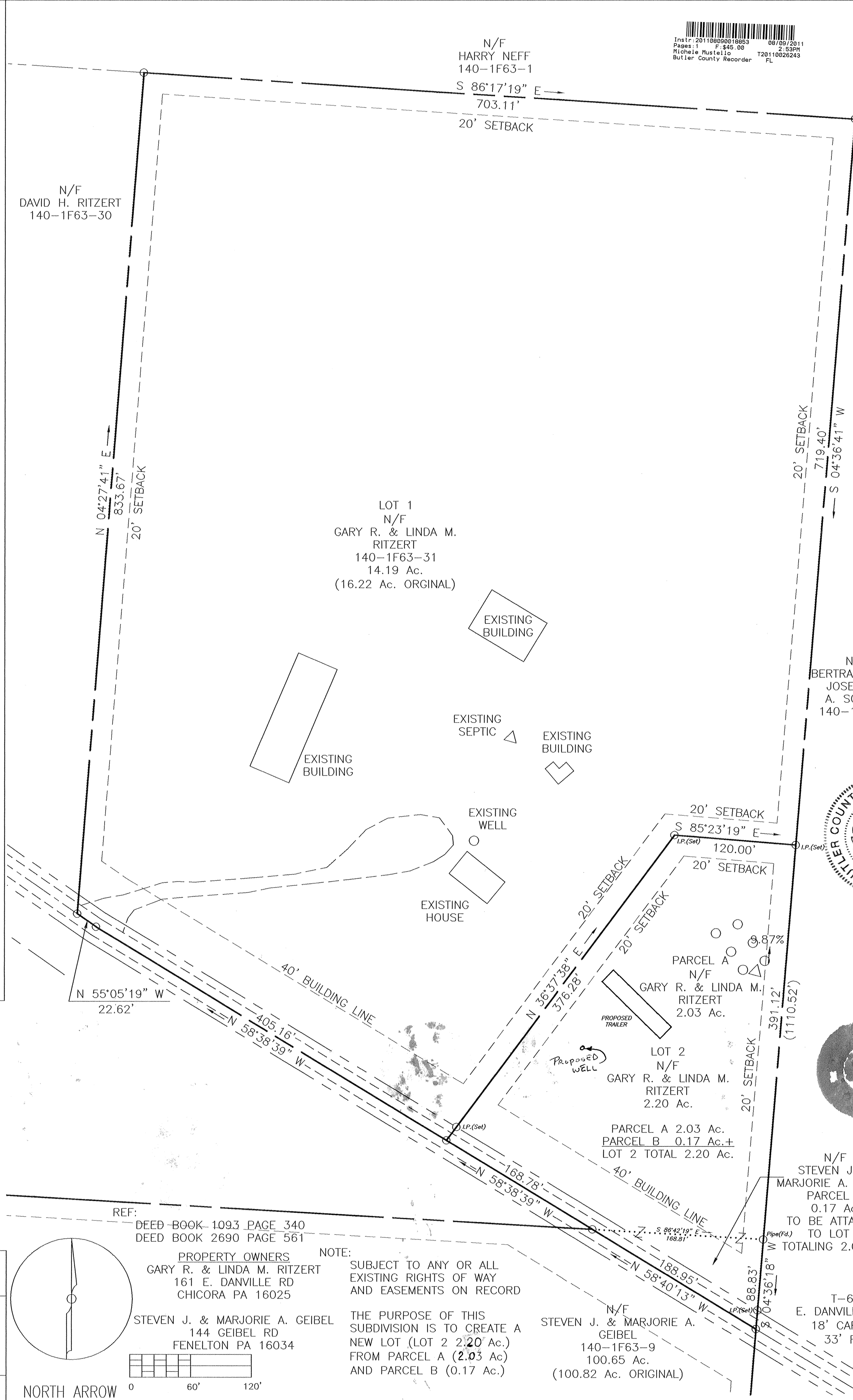
RECORDED AUG. 9, 2011
PLAN BOOK 325
PAGE 33

CURRENT ZONING: "RC" RURAL CONSERVATION
"RC" MINIMUM LOT REQUIREMENTS
MINIMUM LOT AREA: 43,560 SQ.FT. (1 ACRE)
MINIMUM LOT WIDTH AT SETBACK: 150.00'
MINIMUM FRONT SETBACK: 50.00'
MINIMUM SIDE SETBACK: 20.00'
MINIMUM REAR SETBACK: 25.00'



LINE TABLE		
LINE	LENGTH	BEARING
L1	148.09	S02°29'50"W
L2	84.94	S08°14'30"W
L3	76.55	S25°08'27"W
L4	67.59	S40°58'41"W
L5	65.79	S60°16'21"W
L6	64.86	S85°19'10"W
L7	144.28	S73°58'03"E

REVISIONS		W. J. McGARVEY, P.E.	
		172 WOODCREST ROAD BUTLER, PA 16002 (724) 282-0363	
		TITLE RITZERT SUBDIVISION	
		FOR GARY R. & LINDA M. RITZERT	
		SITUATE 161 E. DANVILLE RD DONEGAL TOWNSHIP BUTLER COUNTY, PA	
		SCALE 1"=60' OR BY T.A.T. DRAWING NO. 6784-1	
		DATE: 4-17-97 OK'D BY W.J.M.	



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

5/23/11
DATE
ENGINEER / SURVEYOR

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

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 26 DAY OF MAY, 2011

GARY R. RITZERT
OWNER
LINDA M. RITZERT
OWNER
BERTRAND L. & JOSEPHINE A. SCHNUR
140-1F63-2
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME GARY R. & LINDA M. RITZERT AND STEVEN J. & MARJORIE A. GEIBEL AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME WITNESS MY HAND AND NOTORIAL SEAL THIS 26 DAY OF May, 2011

JOAN H. McGARVEY, Notary Public
Butler Twp., Butler County
My Commission Expires Sept. 6, 2014
Member, Pennsylvania Association of Notaries

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF DONEGAL THIS 31 DAY OF MAY, 2011

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

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY PLAN BOOK 325 VOLUME PAGE 34
GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF AUG, 2011
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

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

Know all men by these Presents, that Bon Aire Land Company II, LLC, a PA ltd. liability company, By: Union Real Estate Company of Pgh., its Manager under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, does hereby 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, ways, right-of-way and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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 hand and seal this 8th day of August, 2011.

Jan Levinson
Notary Public

Jan Levinson
By: Union Real Estate Company of Pgh.

Commonwealth of Pennsylvania)SS: County of Butler Allegheny

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Jan Levinson of the Bon Aire Land Company II, LLC, By: Union Real Estate Company of Pgh., who being duly sworn, depose and say that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Bon Aire Land Company Plan, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Director of Operations of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Jan Levinson Sworn and subscribed before me this day. WITNESS MY HAND AND NOTARIAL SEAL this 8th day of August, 2011.

My Commission Expires the 14th day of November, 2013.

SEAL
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Pamela S. Taylor, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 16, 2013
Member, Pennsylvania Association of Notaries

I hereby certify that the title to the property contained in the Bon Aire Land Company Plan is in the name of Bon Aire Land Company II, LLC, By: Union Real Estate Company of Pgh., and is recorded as instrument number 200305010018160, and instrument number 200010250025252. I further certify that there is no mortgage, lien or other encumbrance against this property.

Lee A. Tait
Witness

Jan Levinson
Owner/President

I, Lee A. Tait, 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 plan, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

Lee A. Tait
Date 7-28-2011
Lee A. Tait
Reg. No. SU 055571-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, expresses or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service originally installed in Township streets roads.

Thomas Donaldson
Secretary

Joseph of Hayschell
President

Approved by the Board of Commissioners of the Township of Butler this day of 18th July, 2011.

Thomas Donaldson
Secretary

Joseph of Hayschell
President of Board

Approved by the Butler Township Planning Commission this day of 5th July, 2011.

Ernest R. Castorino
Secretary

Jan Levinson
Vice-Chairman

Reviewed by the Butler County Planning Commission this 6th day of June, 2011.

John G. R. M.
Secretary

F. M. G. R. M.
Chairman

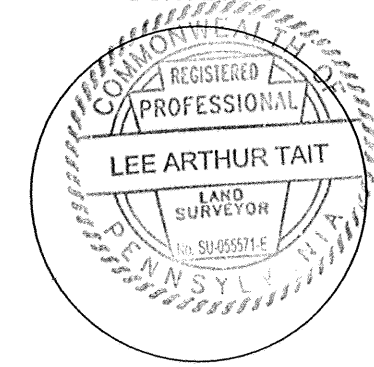
Commonwealth of Pennsylvania)SS: County of Butler

Recorded in the Records Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 325 page 35. Given under my hand and seal this 9th day of August, 2011.

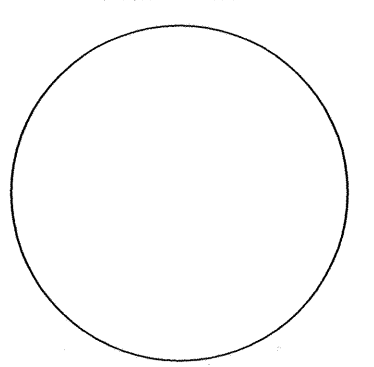
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

Michele M. Mustello
Recorder

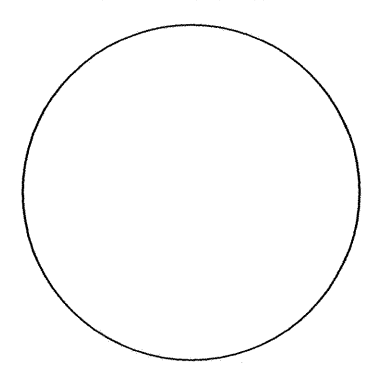
REGISTERED
SURVEYOR



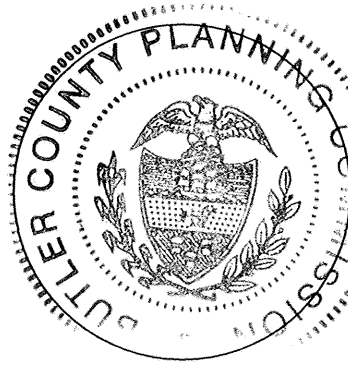
TWP. PLANNING
COMMISSION



TWP. BOARD OF
COMMISSIONERS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER CO.
RECORDER



Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

CALL: 1-800-242-1776
SERIAL #20110100304

Note: Not all utility companies have responded to PA One Call at time of this survey.

OWNER:

BON AIRE LAND COMPANY II, LLC
By: UNION REAL ESTATE COMPANY OF PGH
429 FORBES AVENUE, SUITE 1500
PITTSBURGH, PA 15219

THE BON AIRE LAND COMPANY PLAN
(BEING A CONSOLIDATION OF TAX PARCELS 53-7-1, 53-7-2, AND PART OF 53-7-C21)

SITUATE IN
BUTLER TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR

BON AIRE LAND COMPANY II, LLC

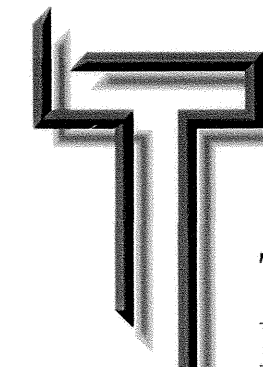
Date: June 6, 2011
Scale: 1" = 50'
Drawn By: MAR
Reviewed By: LAT
File Number: 32448
CAD File: 11.0098
Revisions: 7-5-2011
(PER ENG. REV.)

RECORDED AUG. 9, 2011

PLAN BOOK PAGE

325 35

Registered Surveyor
Reg. No. SU055571E

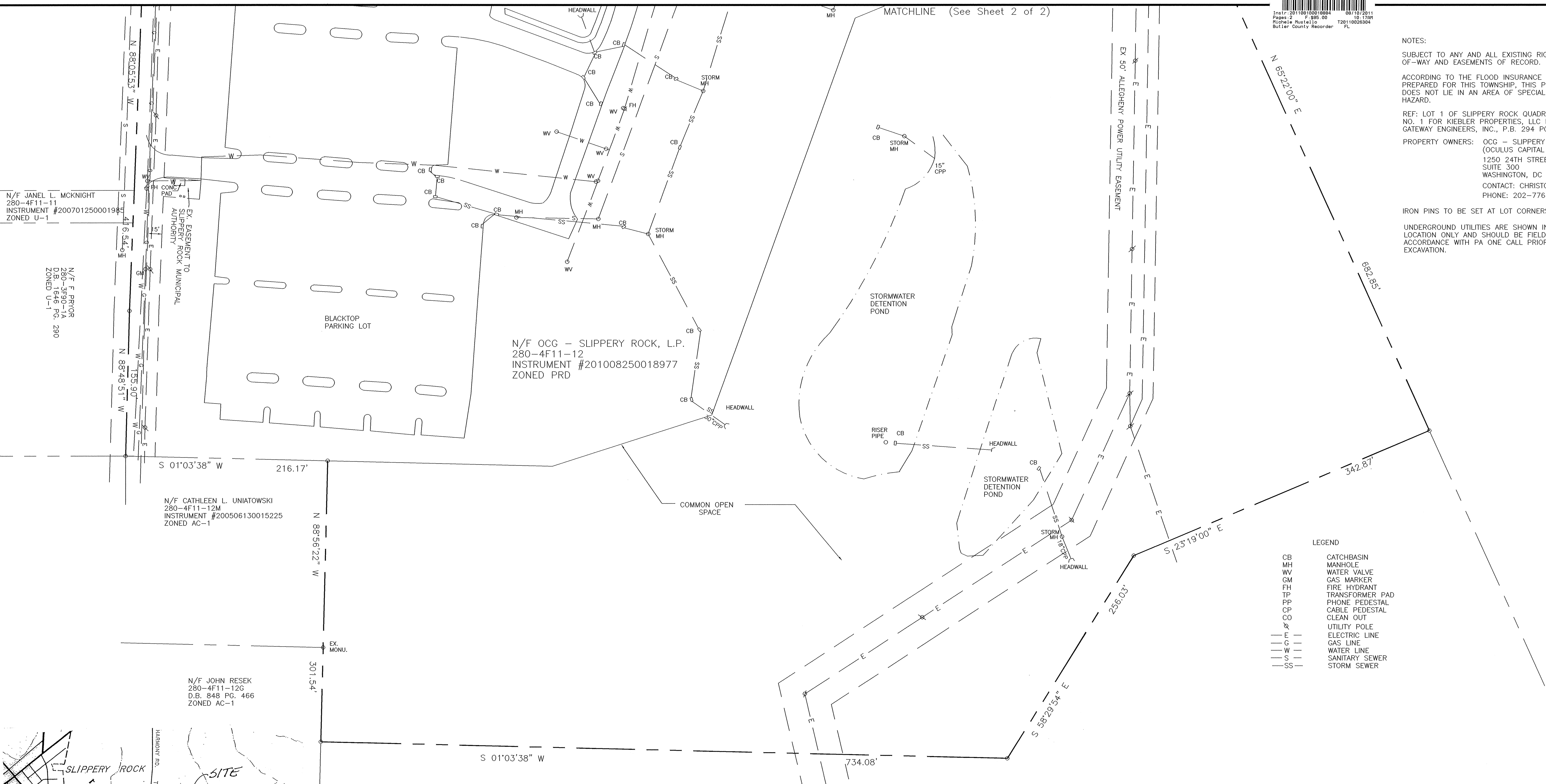


TAIT
ENGINEERING, INC.

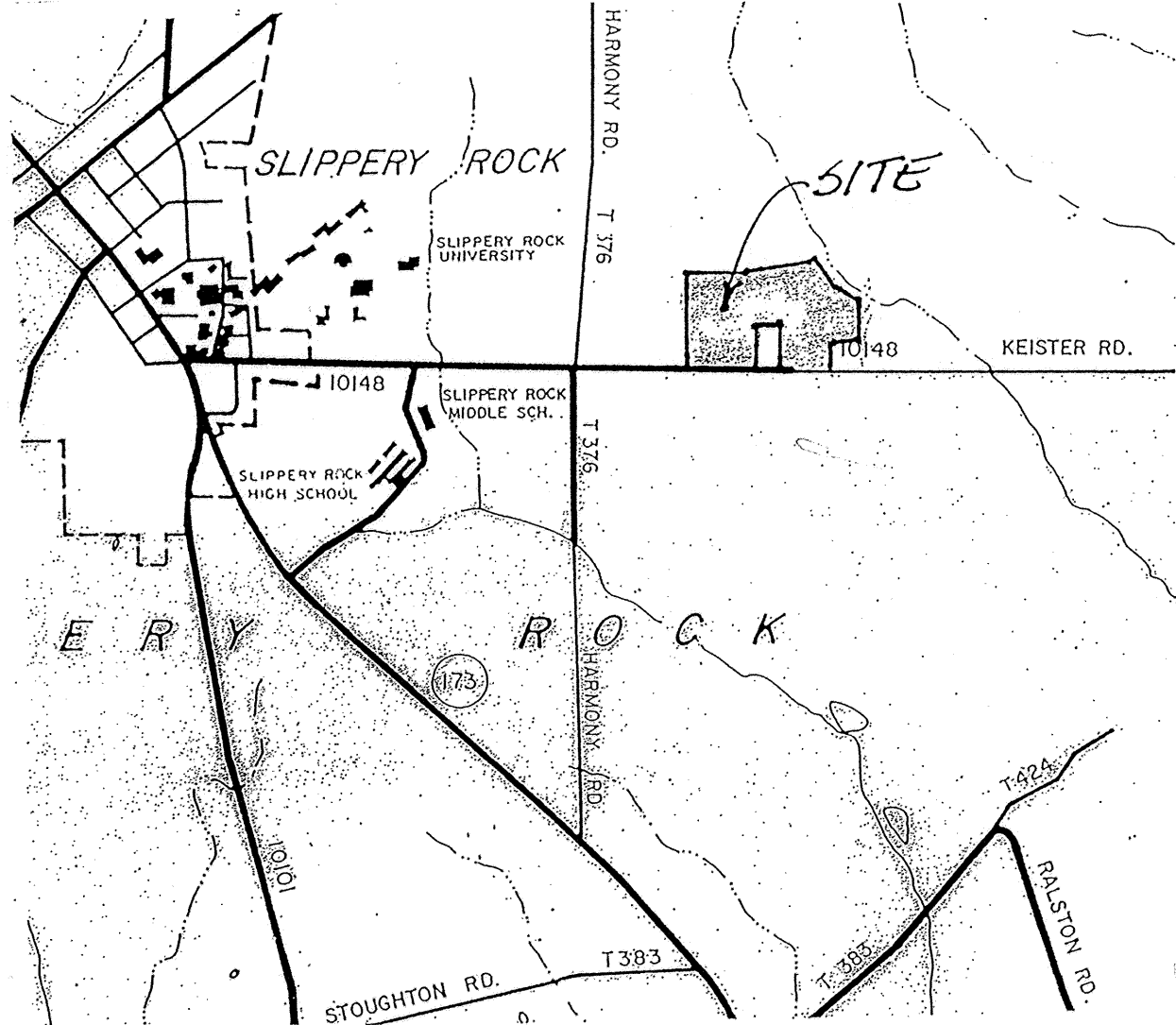
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

Inst: 201109100016884 08/10/2011
Pages: 2 F: 885.00 18: 17m
Nichele Mustello
Butler County Recorder FL

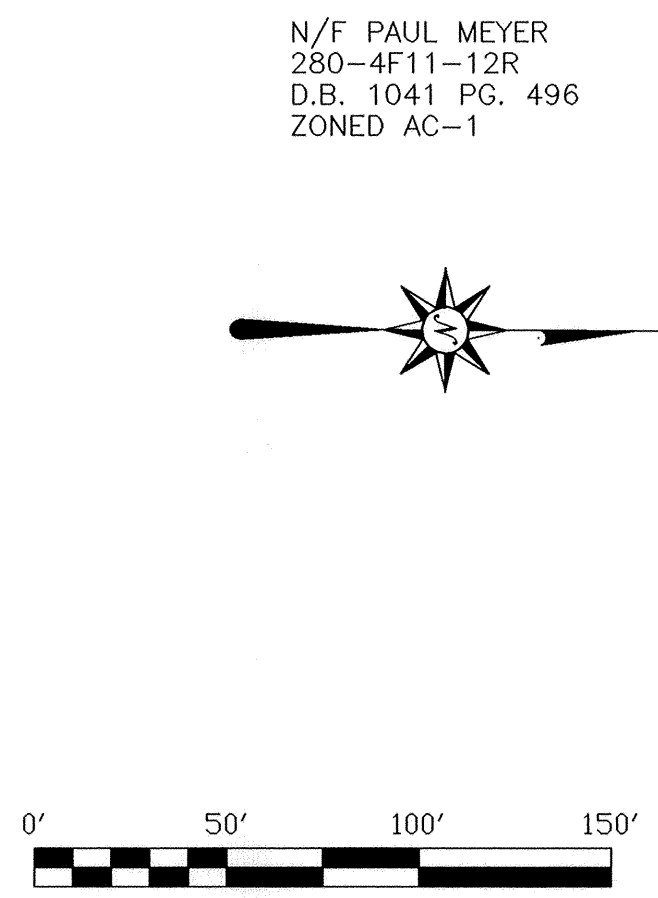
NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-
OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP
PREPARED FOR THIS TOWNSHIP, THIS PROPERTY
DOES NOT LIE IN AN AREA OF SPECIAL FLOOD
HAZARD.
REF: LOT 1 OF SLIPPERY ROCK QUADRANGLE PLAN
NO. 1 FOR KIEBLER PROPERTIES, LLC BY THE
GATEWAY ENGINEERS, INC., P.B. 294 PG. 48.
PROPERTY OWNERS: OCG - SLIPPERY ROCK, L.P.
(OCULUS CAPITAL GROUP)
1250 24TH STREET NW
SUITE 300
WASHINGTON, DC 20037
CONTACT: CHRISTOPHER FEELEY
PHONE: 202-776-7759
IRON PINS TO BE SET AT LOT CORNERS.
UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE
LOCATION ONLY AND SHOULD BE FIELD VERIFIED IN
ACCORDANCE WITH PA ONE CALL PRIOR TO ANY
EXCAVATION.



- LEGEND
- CB CATCHBASIN
 - MH MANHOLE
 - WV WATER VALVE
 - GM GAS MARKER
 - FH FIRE HYDRANT
 - TP TRANSFORMER PAD
 - PP PHONE PEDESTAL
 - CP CABLE PEDESTAL
 - CO CLEAN OUT
 - Ø UTILITY POLE
 - E- ELECTRIC LINE
 - G- GAS LINE
 - W- WATER LINE
 - S- SANITARY SEWER
 - SS- STORM SEWER



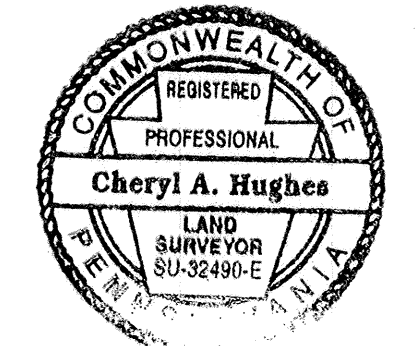
VICINITY MAP Scale: 1" = 2000'



THE WITHIN FILING REPRESENTS A PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPROVED UNDER THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE AND CONSISTENT WITH ARTICLE VII OF THE PENNSYLVANIA MUNICIPAL PLANNING CODE. ALL USE AND DEVELOPMENT OF THE PROPERTY IS GOVERNED BY THE APPROVED PRD PLAN AS APPROVED BY THE TOWNSHIP ON AUGUST 24, 2006 AND RE-APPROVED ON JULY 30, 2011, KNOWN AS "SR QUADRANGLE DEVELOPMENT PLAN #1A" AND ALL FINDINGS OF FACT APPLICABLE THERETO THE SUBSTANCE OF WHICH ARE INCORPORATED HEREIN BY REFERENCE. THE APPROVED PRD IS BINDING ON ALL CURRENT OWNERS AND THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS. MODIFICATION OF THE APPROVED PLAN IS PROHIBITED UNLESS IN ACCORDANCE WITH ARTICLE VII OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND SECTION 309 OF THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE. THE OWNERS AGREE THAT SHOULD ANY LOT BE TRANSFERRED TO SEPARATE OWNERSHIP, THE OWNERS AGREE THAT THEY WILL BE BOUND BY THE TERMS OF THE HOMEOWNERS ASSOCIATION OR SIMILAR INSTRUMENT APPLICABLE TO THE WITHIN PROPERTY AND RECORDED ON EVEN DATE HEREWITH TO ENSURE MAINTENANCE OF PUBLIC OR PRIVATE IMPROVEMENTS AND OPEN SPACE AVAILABILITY IN PERPETUITY. SAID ASSOCIATION SHALL BE IN ACCORDANCE WITH SECTION 309 OF THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE. ALL EASEMENTS, RIGHTS OF WAY AND OBLIGATIONS SHOWN ON THIS PRD PLAN SHALL RUN WITH THE LAND AND BE BINDING ON ALL CURRENT OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS.

REVISED: 08/02/2011; PRD PLAN
REVISED: 07/08/11; UTILITIES, NOTES
REVISED: 06/01/11; PRD NOTE

RECORDED AUG. 10, 2011	
PLAN BOOK	PAGE
325	36

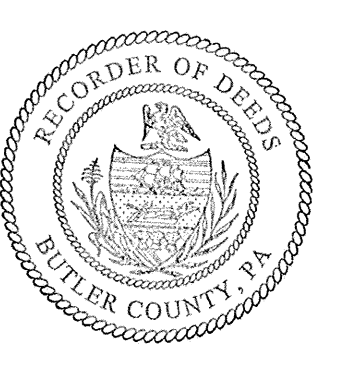
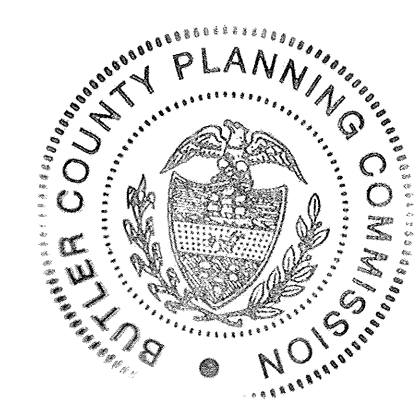
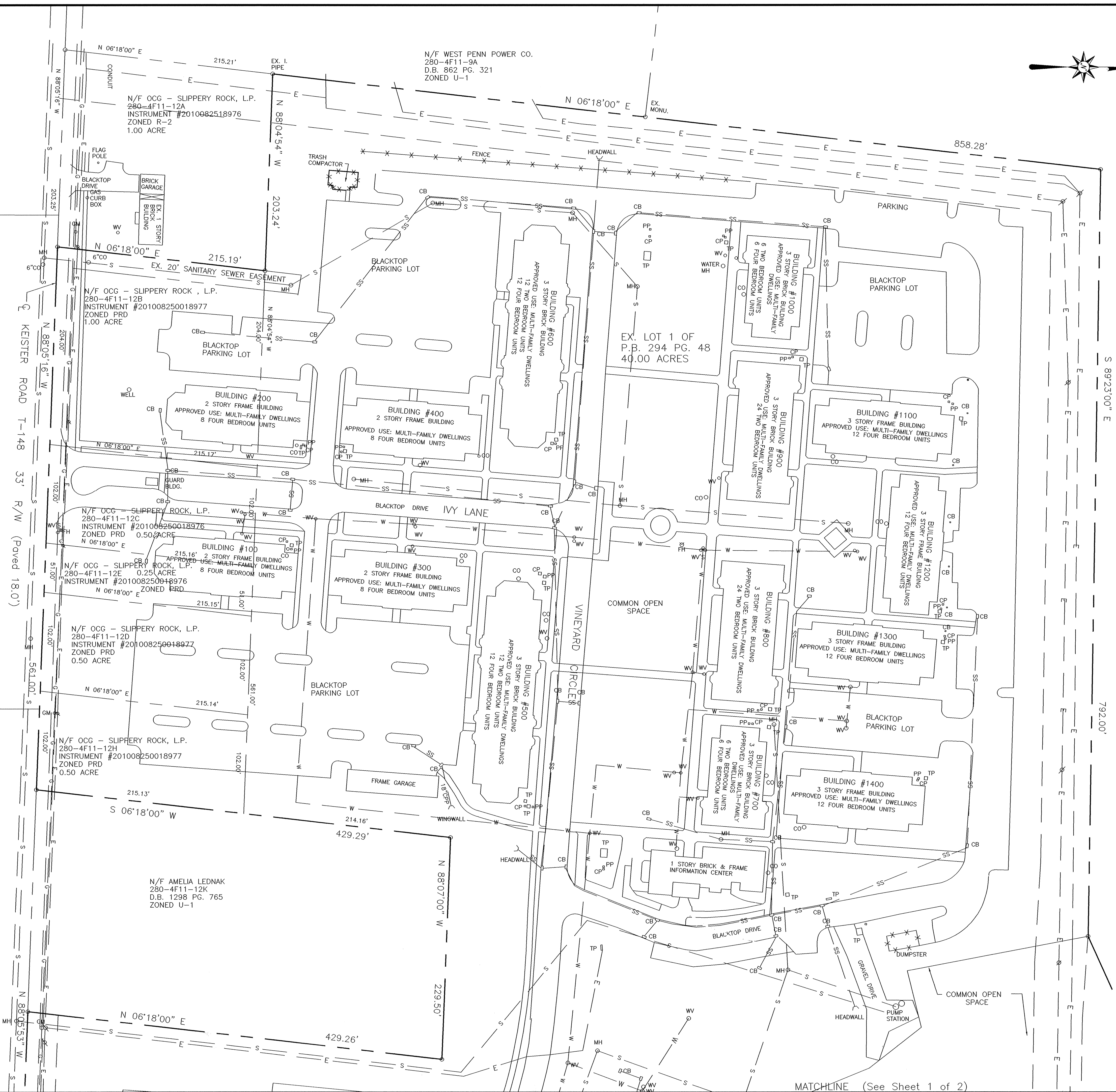


L J J		Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner			
PLANNED RESIDENTIAL DEVELOPMENT					
FOR: OCG - SLIPPERY ROCK, L.P.					
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA					
Date 05/27/11	Scale 1" = 50'	Dwn By BEC	Ckd By CAH		
Parcel No. 280-4F11-12	Instrument # 201008250018977	Service No. 11-026			
Address KEISTER ROAD					

N/F JANEL L. MCKNIGHT
280-4F11-11
INSTRUMENT #200701250001985
ZONED U-1

N/F S.R. BAPTIST CHURCH
280-4F11-10
INSTRUMENT #20061020028023
ZONED U-1

N/F M. BRYAN
280-4F11-12
INSTRUMENT #201102040003594
ZONED U-1



KNOW ALL MEN BY THESE PRESENTS, that we, OGC - Slippery Rock, L.P., 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 dedication and release shall be binding upon OGC - Slippery Rock, L.P., our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3rd day of August, 2011.
ATTEST: [Signature]
NOTARY PUBLIC OWNER OWNER
COMMONWEALTH OF PENNSYLVANIA)SS: CHRISTOPHER J. FEELY, PRINCIPAL AND OWNER OF
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day 3rd day of August, 2011.
WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of August, 2011.

My Commission expires the 30 day of October, 2011.
SEAL [Signature]
NOTARY PUBLIC

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

DATE August 27, 2011 SEAL [Signature] REG. NO. SU-32409-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 or roads or grade, pave and curbs the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SEAL [Signature] SECRETARY Paul P. Duh CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 25th day of August, 2011.
SEAL [Signature] SECRETARY Paul P. Duh CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 25th day of August, 2011.
SEAL [Signature] SECRETARY Paul P. Duh CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 20th day of August, 2011.
SEAL [Signature] SECRETARY F. L. G. R. M. CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS: [Signature]
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 325 page 36-37.

Given under my hand and seal this 10 day of August, 2011.
SEAL [Signature]

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

REVISED: 08/02/2011; PRD PLAN
REVISED: 07/08/11; UTILITIES, NOTES
REVISED: 06/01/11; PRD NOTE

Sheet 2 of 2

RECORDED AUG. 10, 2011	L
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Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 19003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLANNED RESIDENTIAL DEVELOPMENT
FOR: OGC - SLIPPERY ROCK, L.P.

SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA	
Date 05/27/11 Scale 1" = 50'	Dwn By BEC Ckd By CAH
Parcel No. 280-4F11-12	Instrument # 201008250018977
Address KEISTER ROAD	Service No. 11-026

Instr: 20110810001897
Pages: 2 F: 385 00
Nichele Mustello
Butler County Recorder
08/10/2011
10:23AM
T20110825001897
FL

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP
PREPARED FOR THIS TOWNSHIP, THIS PROPERTY
DOES NOT LIE IN AN AREA OF SPECIAL FLOOD
HAZARD.

REF: LOT 1 OF SLIPPERY ROCK QUADRANGLE PLAN
NO. 1 FOR KIEBLER PROPERTIES, LLC BY THE
GATEWAY ENGINEERS, INC., P.B. 294 PG. 48.

PROPERTY OWNERS: OCG - SLIPPERY ROCK, L.P.
(OCULUS CAPITAL GROUP)
1250 24TH STREET NW
SUITE 300
WASHINGTON, DC 20037
CONTACT: CHRISTOPHER FEELEY
PHONE: 202-776-7759

IRON PINS TO BE SET AT LOT CORNERS.

LOT 1 REVISED AND LOT 2 ARE SUBJECT TO EXISTING
PARKING INGRESS/EGREES, UTILITY AND STORMWATER
RIGHTS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION
TO COMBINE 5 LOTS ON KEISTER ROAD WITH LOT 1
AND CREATE LOT 2 FOR FINANCING PURPOSES.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE
LOCATION ONLY AND SHOULD BE FIELD VERIFIED IN
ACCORDANCE WITH PA ONE CALL PRIOR TO ANY
EXCAVATION.

BUILDINGS, PARKING AREAS AND DRIVES ON LOT 1
COMPRISE 8.34 ACRES.

MATCHLINE (See Sheet 2 of 2)

LOT 2
22.65 ACRES

N/F OCG - SLIPPERY ROCK, L.P.
280-4F11-12
INSTRUMENT #201008250018977
ZONED PRD

N/F CATHLEEN L. UNIATOWSKI
280-4F11-12M
INSTRUMENT #200506130015225
ZONED AC-1

N/F JOHN RESEK
280-4F11-12G
D.B. 848 PG. 466
ZONED AC-1

N/F PAUL MEYER
280-4F11-12R
D.B. 1041 PG. 496
ZONED AC-1

THE OWNERS OF EACH PARCEL SHOWN IN THIS SUBDIVISION PLAN FOR AND
ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS
AN EASEMENT FOR THE RIGHT OF PASSAGE OVER AND ACCESS THROUGH ALL
ROADS, DRIVEWAYS, OR RIGHTS OF WAY SHOWN ON THE PLAN OR THE PLANNED
RESIDENTIAL DEVELOPMENT (PRD) APPROVED UNDER THE SLIPPERY ROCK
TOWNSHIP ZONING ORDINANCE FOR THE SUBJECT PROPERTY KNOWN AS "SR
QUADRANGLE DEVELOPMENT PLAN #1A" AS APPROVED BY THE TOWNSHIP ON
AUGUST 24, 2006 AND RE-APPROVED ON JULY 26, 2011 AND RECORDED ON
EVEN DATE HERewith AND ALL FINDINGS OF FACT APPLICABLE THERETO THE
SUBSTANCE OF WHICH ARE INCORPORATED HEREIN BY REFERENCE. THE OWNER
OF EACH PARCEL ALSO GRANTS TO ALL OTHER PARCELS THE RIGHT TO USE THE
EXISTING PRD, AND SHALL NOT ALTER THE "GREEN SPACE" SHOWN ON THE
PLANS WITHOUT THE APPROVAL OF SLIPPERY ROCK TOWNSHIP.

ALL USE AND DEVELOPMENT OF THE PROPERTY IS GOVERNED BY THE APPROVED
PRD PLAN. THE APPROVED PRD IS BINDING ON ALL CURRENT OWNERS AND
THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS. MODIFICATION OF THE
APPROVED PLAN IS PROHIBITED UNLESS IN ACCORDANCE WITH ARTICLE VII OF
THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND SECTION 309 OF THE
SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE.

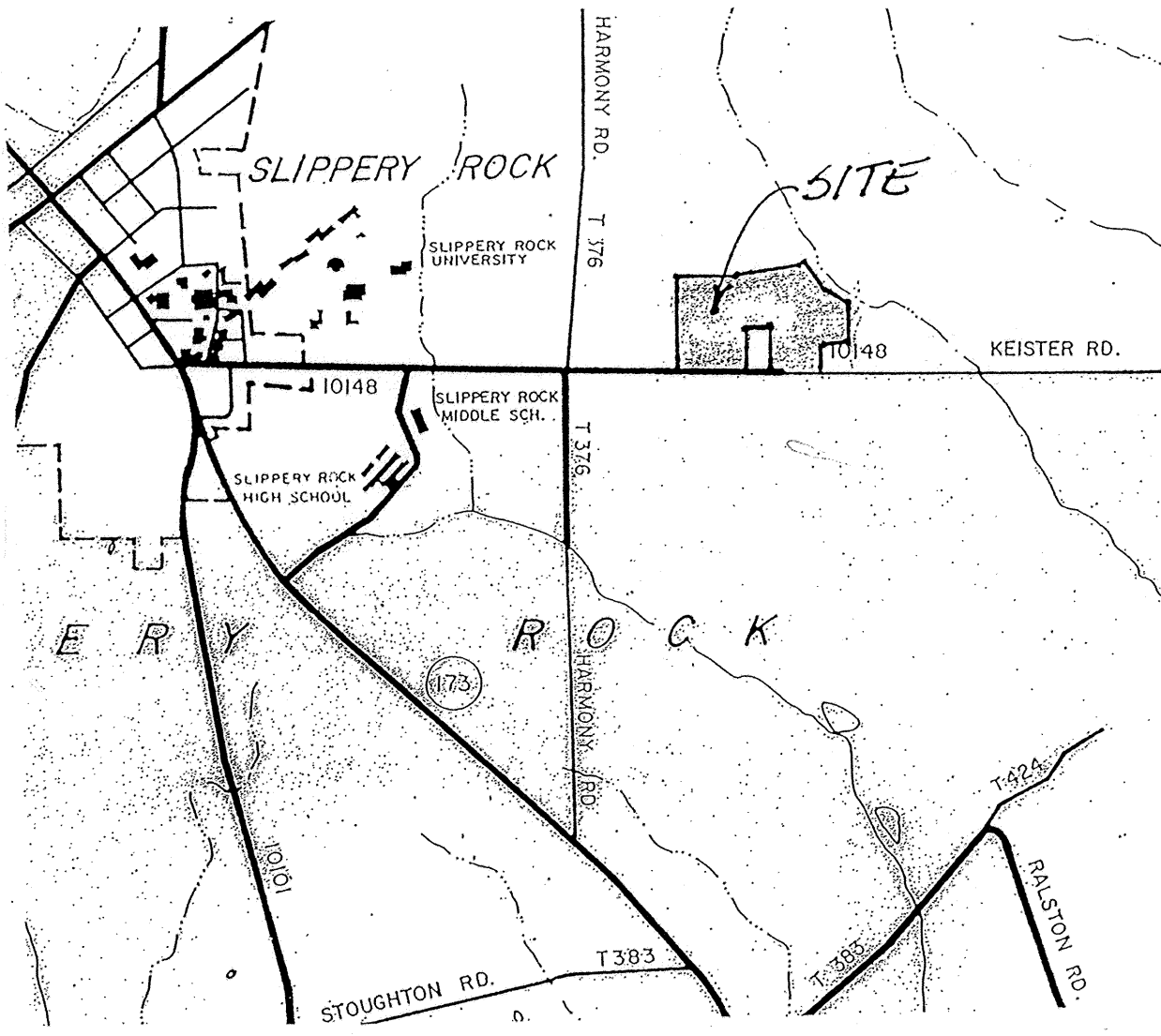
THE OWNERS AGREE THAT SHOULD ANY LOT BE TRANSFERRED TO SEPARATE
OWNERSHIP, THE OWNERS AGREE THAT THEY WILL BE BOUND BY THE TERMS
OF THE HOMEOWNERS ASSOCIATION OR SIMILAR INSTRUMENT APPLICABLE TO THE
WITHIN PROPERTY AND RECORDED ON EVEN DATE HERewith TO ENSURE
MAINTENANCE OF PUBLIC OR PRIVATE IMPROVEMENTS AND OPEN SPACE
AVAILABILITY IN PERPETUITY. SAID ASSOCIATION SHALL BE IN ACCORDANCE
WITH SECTION 309 OF THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE.
ALL EASEMENTS, RIGHTS OF WAY AND OBLIGATIONS SHOWN ON THIS PRD PLAN
SHALL RUN WITH THE LAND AND BE BINDING ON ALL CURRENT OWNERS, THEIR
HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS.

LEGEND

CB CATCHBASIN
MH MANHOLE
WV WATER VALVE
GM GAS MARKER
FH FIRE HYDRANT
TP TRANSFORMER PAD
PP PHONE PEDESTAL
CP CABLE PEDESTAL
CO CLEAN OUT
Ø UTILITY POLE
E ELECTRIC LINE
G GAS LINE
W WATER LINE
S SANITARY SEWER
SS STORM SEWER



0' 50' 100' 150'



VICINITY MAP Scale: 1" = 2000'

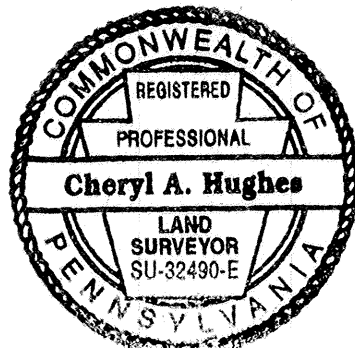
REVISED: 08/02/2011; PRD LANGUAGE

REVISED: 07/08/11; UTILITIES, NOTES

REVISED: 06/01/11; PRD NOTE

Sheet 1 of 2

RECORDED AUG. 10, 2011	
PLAN BOOK	PAGE
325	38



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: OCG - SLIPPERY ROCK, L.P.

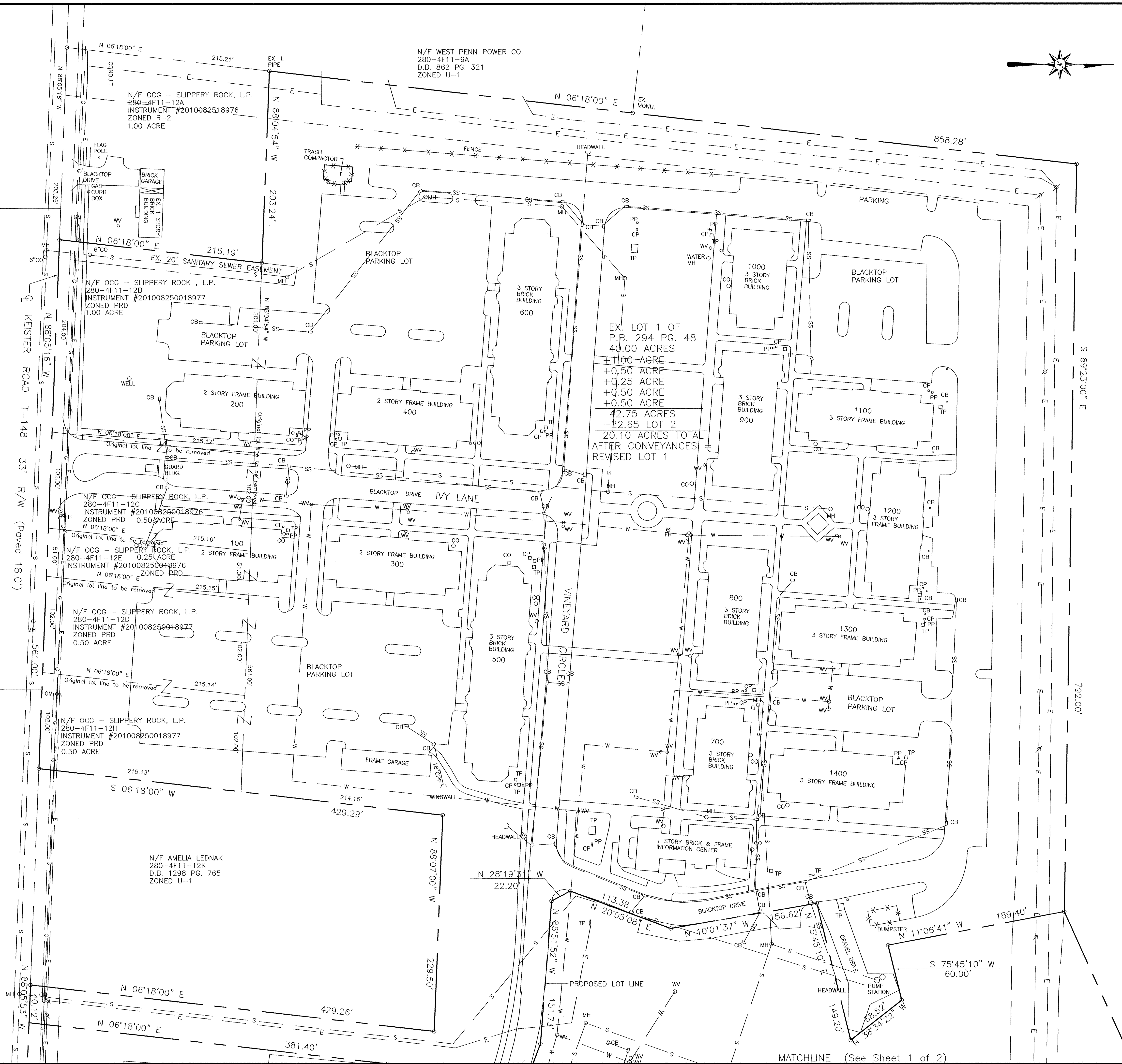
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

Date 05/27/11	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 280-4F11-12	Instrument #	Service No.	
Address KEISTER ROAD	201008250018977	11-026	

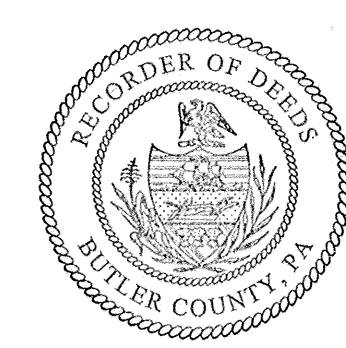
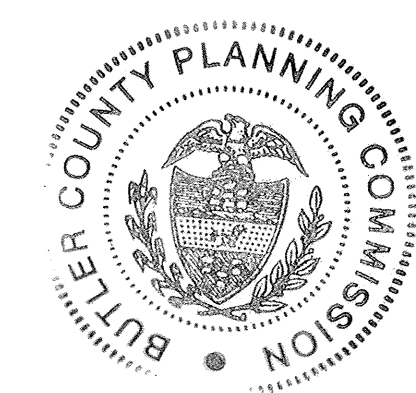
N/F JANEL L. MCKNIGHT
280-4F11-12A
INSTRUMENT #2010082518976
ZONED R-2
1.00 ACRE

N/F S.R. BAPTIST CHURCH
280-4F11-11D
INSTRUMENT #20061102028023
ZONED U-1

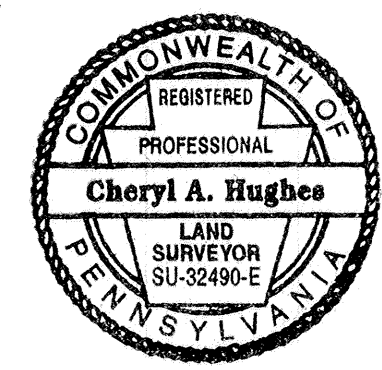
N/F M. BRYAN
280-4F11-11C
INSTRUMENT #20110204003594
ZONED U-1



N/F GENERAL STATE AUTHORITY
280-4F11-9
INSTRUMENT #20061102028023
ZONED E-1



RECORDED AUG. 10, 2011	PLAN BOOK	PAGE
325	39	



KNOW ALL MEN BY THESE PRESENTS, that we, OCG - Slippery Rock, L.P., 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 dedication and release shall be binding upon OCG - Slippery Rock, L.P., 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 August, 2011.

ATTEST: [Signature] NOTARY PUBLIC [Signature] OWNER [Signature] 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 OCG - Slippery Rock, L.P., and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, 30th day of August, 2011. WITNESS MY HAND AND NOTARIAL SEAL this 30th day of August, 2011.

My Commission expires the 30th day of October, 2011.

[Signature] NOTARY PUBLIC

Cheryl A. Hughes, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan shows the boundaries of the property shown hereon as surveyed and plotted by me for the owners or agents.

August 2, 2011 DATE [Signature] SEAL 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 or roads 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.

[Signature] SECRETARY [Signature] CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 25th day of August, 2011.

[Signature] SECRETARY [Signature] CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 25th day of August, 2011.

[Signature] SECRETARY [Signature] CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 9th day of August, 2011.

[Signature] SECRETARY [Signature] 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 325 page 39-40.

Given under my hand and seal this 10th day of August, 2011.

SEAL [Signature] RECORDER

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

REVISOR: 08/02/2011; PRD LANGUAGE REVISOR: 07/08/11; UTILITIES, NOTES REVISOR: 06/01/11; PRD NOTE

Sheet 2 of 2

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: OCG - SLIPPERY ROCK, L.P.

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

Date 05/27/11 Scale 1" = 50' Dwn By BEC Ckd By CAH

Parcel No. 280-4F11-12 Instrument # 201008250018977 Service No. 11-026

Address KEISTER ROAD

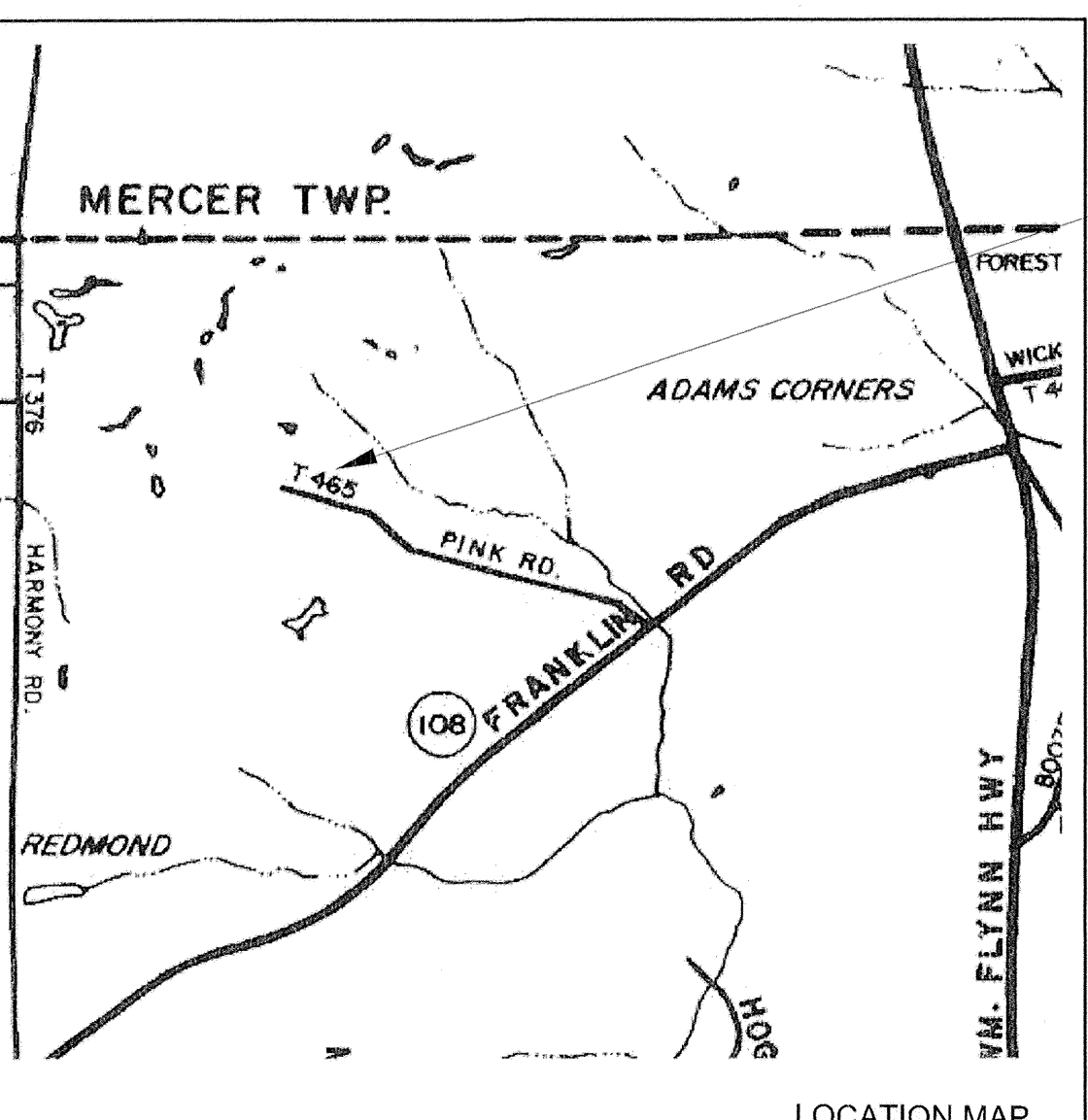
**NON BUILDING WAIVER
LOT 1 AND JOHN PINK JR.**

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND BE DEDICATED FOR THE EXPRESS PURPOSE OF OPEN LAND USE. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SLIPPERY ROCK TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP) FOR THE INSTALLATION OF SEWAGE FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM(EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES ACT.(35 P.S. SECTIONS 750.1 et. seq.) AND REGULATIONS PROMULGATED THERE UNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SLIPPERY ROCK 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."

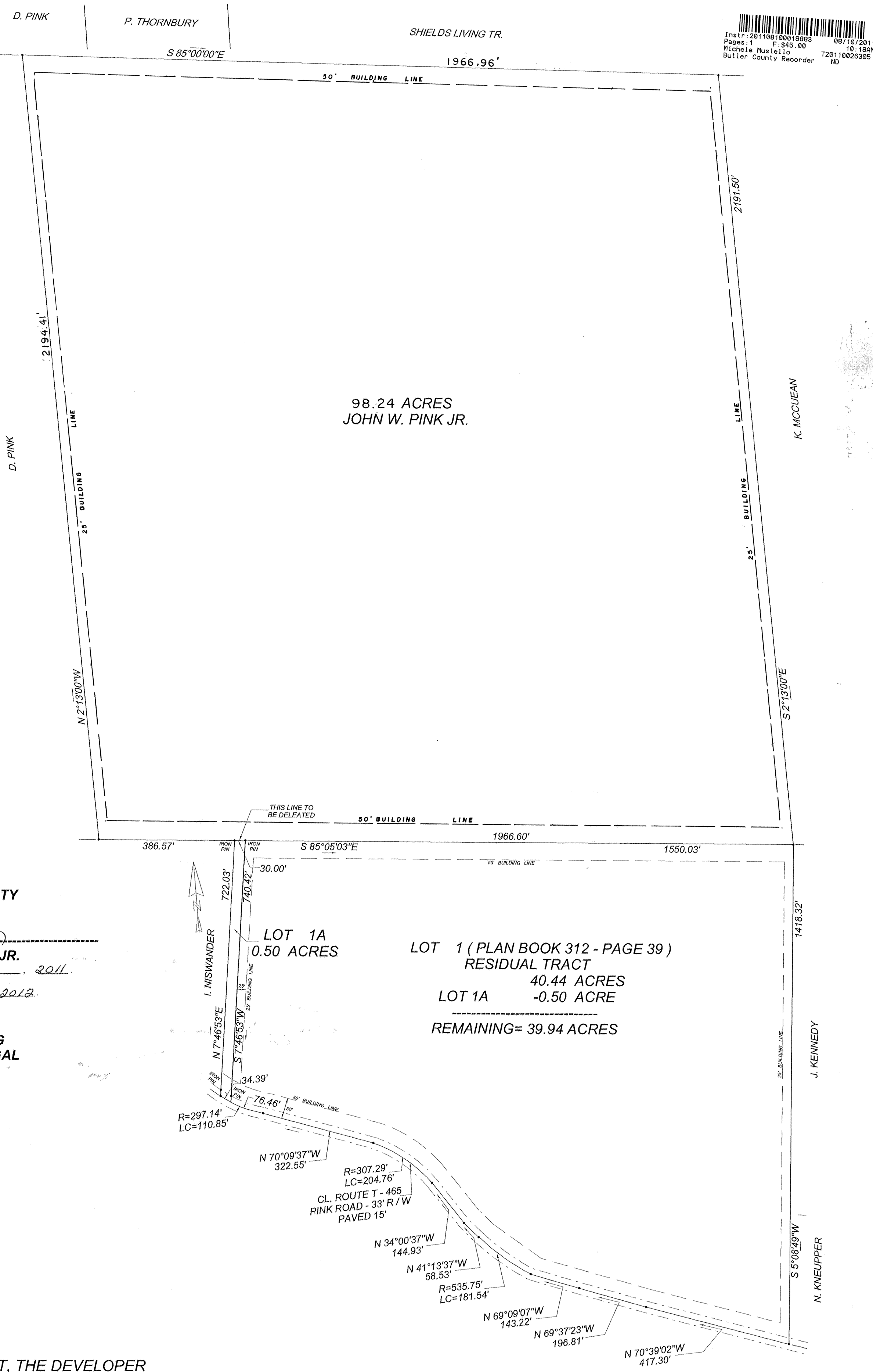
RESIDUAL TRACT 39.94 ACRES
LOT 1A - TO BE CONVEYED 0.50 ACRE
JOHN PINK JR. 98.24 ACRES
TOTAL PLAN AREA 138.68 ACRES

ZONING RC1
MIN. LOT AREA 1 ACRE
MIN. LOT WIDTH 150'
FRONT YARD 50'
SIDE YARD 25'
REAR YARD 50'

PARCEL NO. 280-3F94-A10F
INST. NO. 200902050003048



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



ACREAGE TABLE			
LOT	ACRES	R / W ACREAGE	ACRES LESS R / W
LOT 1	39.94	0.66	39.28
LOT 1A	0.50	0.01	0.49
PINK	98.24	N / A	

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

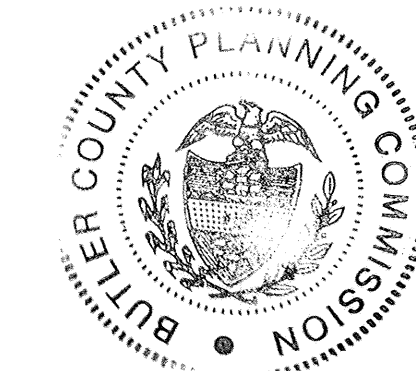
IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 13th day of May, 2011.

ATTEST:
Linda S. Aiken, Notary Public
Calvin J. Hogg, Owner
Calvin J. Hogg, Owner

STATE OF IDAHO
COUNTY OF IDAHO
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Calvin J. Hogg et., al 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 13th day of May, 2011.
My Commission expires the 31st day of January, 2004.
Linda S. Aiken, Notary Public
State of Idaho

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

5-9-2011
DATE
SEALS
REGISTRATION NO. SU - 037089E

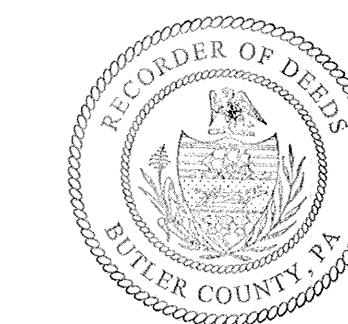


Reviewed by the Butler County Planning Commission this 21st day of JUNE, 2011.
John E. Dusheck, Secretary
F. W. JRM, Chairman

See Comments On File at the Butler County Planning Commission
Plan Number: 11089
SEAL

Reviewed by the Slippery Rock Township Planning Commission this 8th day of August, 2011.
Vonnie G. Hogg, Secretary
Charles A. Hogg, Chairman

Approved by the Supervisors of Slippery Rock Township
this 8th day of August, 2011.
Ann O'Neill, Secretary
John W. Knepper, VICE (Chairman)



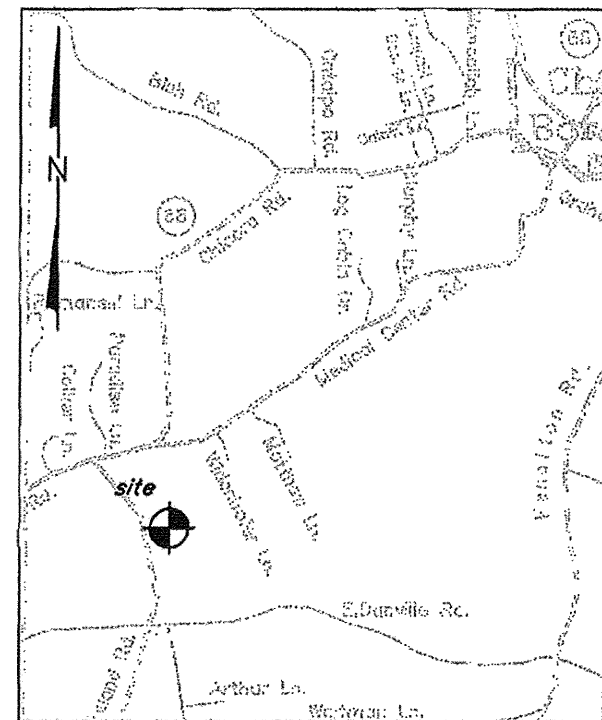
OWNER/SUBDIVIDER
CALVIN CALVAN HOGG
PINK ROAD
SLIPPERY ROCK PA., 16057
Ph. 208-983-8345

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)
Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 325 Page 40
Given under my hand and seal this 10th day of August, 2011.
MICHELE M. MUSTELLO, Recorder
My Commission Expires First Monday in January 2012

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

(FINAL PLAN)

JOHN E. DUSHECK SURVEYOR 140 LARAY DRIVE BUTLER PA. 16001 (724) 287-7825	Date: 4/19/2011 Scale: 1" = 200' Dwn. By: SAB REVISED: 8/2/2011 ENG. REVIEW	PROPERTY SUBDIVISION FOR: CALVIN J. HOGG SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA
--	---	--



LOCATION MAP

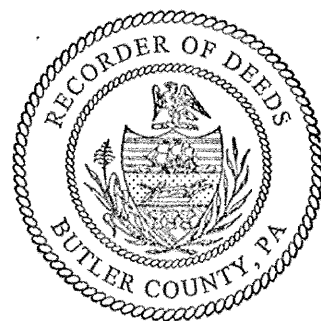
RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____ day of _____, 20____, before me, the Recorder of Deeds in and for said County of Butler, personally appeared _____, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

Recorder of Deeds

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office
of said County on the _____ day
of August A.D. 2011
to _____
Plan Book No. 325 Page 41
my hand and the seal of said Office
RECORDED

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

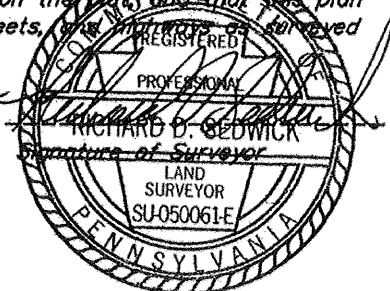


Certification by Professional Land Surveyor

I, Richard D. Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown. That the monuments and markers have been set as shown on the plan. That this plan correctly represents the lots, land, streets, etc., as surveyed by me for the owner.

7/5/11
DATE

SEAL



I, the undersigned, WILLIAM J. SIMMONS, (owner) of the Real Estate shown and described, here in do hereby certify that I have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

William J. Simmons
Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

on this 9th day of August, 2011 Before me a Notary Public

in and for said state and county personally came

William J. Simmons known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.

Notary Seal
John C. Rusch, Notary Public
Donegal Twp., Butler County
My Commission Expires June 16, 2015

Final approval by the Donegal Twp. Planning Commission

this _____ day of _____, 20____

Secretary

Chairman

Final approval by the Donegal Twp. Supervisors

this 26th day of July, 2011

Secretary Chairman

Final approval by the Butler County Planning Commission

this 18th day of July, 2011

Secretary Chairman

PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ETC., IF ANY THAT MAY APPEAR, EITHER RECORDED OR UNRECORDED.

NOTE:

A HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED FOR ANY NEW DRIVEWAYS, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

NOTE:
BUILDING SETBACKS ARE:
FRONT 60'
SIDE & REAR 10'

1F-106-A9D
N.J. MILLER

IRON PIN (FOUND)

Instr: 201108110019008 08/11/2011
Pages: 1 F: \$45.00 11:29AM
Michele Mustello T20110026525
Butler County Recorder FL

TO S.R. 68

GAMELAND ROAD
18' MACADAM
33' R/W

IRON PIN (FOUND)
32.25' OFFSET

N87°27'30"E

235.09'

S101°00'E

APPROXIMATE EXISTING SEPTIC
SYSTEM LOCATION

EXISTING DRIVEWAY

LOT #1
1.00 acres

PROPOSED MOBILE HOME

BUILDING SETBACK LINES

235.09'

S87°27'30"W

EXISTING GARAGE

METAL FENCE POST (FOUND)

IRON PIN (FOUND)
15.31' OFFSET

1F-106-A15D
CHARLES ALDINGER

METAL FENCE POST (FOUND)

APPROXIMATE LOCATION
EXISTING HOUSE

RECORDED AUG. 11, 2011

PLAN BOOK PAGE

325 41

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DRAWN BY:
R.D.S.
CHECKED BY:
D.R.D.
SCALE:
1"=60'
DATE:
JUNE 2011
DRAWING NO:
1F-106-A15T

SUBDIVISION PLAN

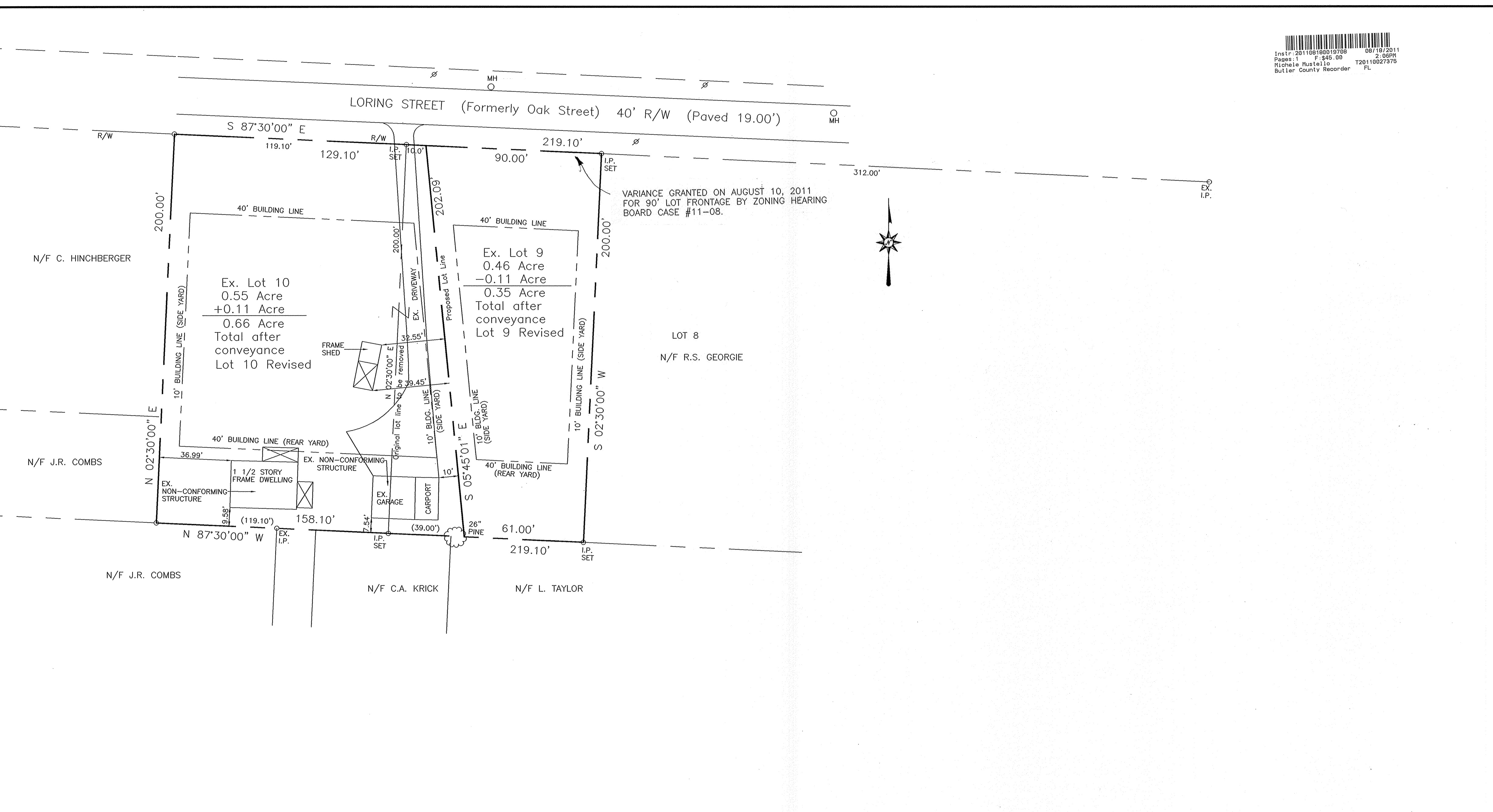
MADE FOR

WILLIAM J. SIMMONS

DONEGAL TWP.

BUTLER CO.

R.D.SEDWICK 326 CONERTY RD. CHICORA, PA. 724-445-2186



CONQUENESSING TW

PK PT CB

DAKDALE CR

10045

10035

ESSEX RD TO 16

WRITESTOWN RD

PRESTON RD

MERIDIAN HIGH SCHOOL

T 300

BUTTERCUP RD 323

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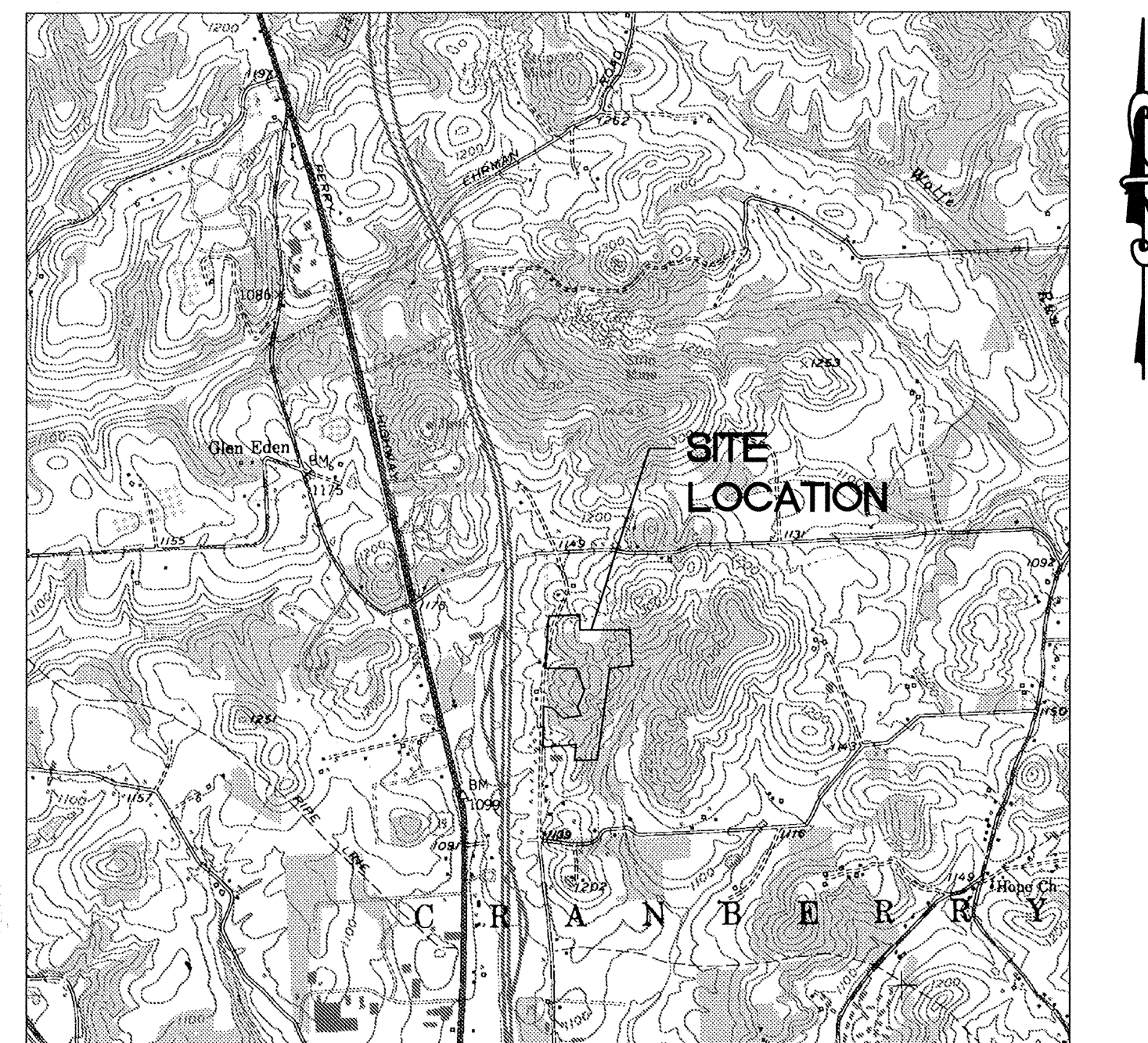
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Parcel No. 054-33-14 & 15		Db-Pg 942-139	Sheet No. 11-041
Address LORING STREET			

Instr: 201108220020011 08/22/2011
 Pages: 2 F: \$85.00 3:26PM
 Michele Mustello T20110027702
 Butler County Recorder NO

A CDI Company

phone (814) 472-7700
fax (814) 472-7712
email ebgrgn@lrkimball.com
web site www.lrkimball.com

C0.00	COVER SHEET	C6.00	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN — STAGE I
C0.01	GENERAL NOTES AND LEGENDS	C6.01	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE I
C0.02	EXISTING CONDITIONS PLAN	C6.02	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE I
C1.00	OVERALL SITE PLAN	C6.03	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE I
C1.01	SITE PLAN	C6.04	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN — STAGE II
C1.02	SITE PLAN	C6.05	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE II
C1.03	SITE PLAN	C6.06	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE II
C1.04	SIGNING, PAVEMENT MARKING AND STAKEOUT PLAN	C6.07	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE II
C1.05	SIGNING, PAVEMENT MARKING AND STAKEOUT PLAN	C6.08	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN — STAGE III
C1.06	SIGNING, PAVEMENT MARKING AND STAKEOUT PLAN	C6.09	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE III
C1.07	MARSHALL ROAD IMPROVEMENTS/EROSION & SEDIMENTATION CONTROL PLAN	C6.10	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE III
C2.00	OVERALL GRADING PLAN PHASE I	C6.11	EROSION AND SEDIMENTATION CONTROL PLAN — STAGE III
C2.01	GRADING PLAN PHASE I	C7.00	EROSION AND SEDIMENTATION CONTROL DETAILS
C2.02	GRADING PLAN PHASE I	C7.01	EROSION AND SEDIMENTATION CONTROL DETAILS
C2.03	GRADING PLAN PHASE I	C7.02	EROSION AND SEDIMENTATION CONTROL DETAILS
C2.04	OVERALL GRADING PLAN PHASE II	C7.03	EROSION AND SEDIMENTATION CONTROL DETAILS
C2.05	GRADING PLAN PHASE II	C8.00	OVERALL PLANTING PLAN
C2.06	GRADING PLAN PHASE II	C8.01	PLANTING PLAN
C2.07	GRADING PLAN PHASE II	C8.02	PLANTING PLAN
C3.00	OVERALL UTILITY PLAN	C8.03	PLANTING PLAN
C3.01	UTILITY PLAN	C8.04	PLANTING PLAN ENLARGEMENT
C3.02	UTILITY PLAN	C8.05	PLANTING DETAILS
C3.03	UTILITY PLAN	C9.00	STORMWATER PROFILES
C4.00	SITE DETAILS	C9.01	STORMWATER PROFILES
C4.01	SITE DETAILS	C9.02	STORMWATER PROFILES
C4.02	SITE DETAILS	C9.04	SANITARY SEWER PROFILES
C4.03	SITE DETAILS	C9.05	WATERLINE PROFILES
C5.00	UTILITY DETAILS	C9.06	WATERLINE PROFILES
C5.01	UTILITY DETAILS	C9.07	MARSHALL ROAD STORM PROFILES
C5.02	UTILITY DETAILS	C10.00	OVERALL SITE LIGHTING PLAN
C5.03	UTILITY DETAILS	C10.01	SITE LIGHTING PLAN
C5.04	UTILITY DETAILS	C10.02	SITE LIGHTING PLAN
C5.05	UTILITY DETAILS	C10.03	SITE LIGHTING PLAN
C5.06	STORMWATER MANAGEMENT DETAILS	C11.00	ROADWAY PROFILES
		C11.01	ROADWAY PROFILES



LOCATION MAP
SCALE: 1"=2000'

I, Jason P. Adams, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this _____ plan meets all the engineering and design requirements of the Township Land Development/Subdivision and Zoning Ordinances except as departures have been authorized by the approval authority.

8/4/2011 REG. NO. (SEAL) [Signature]
DATE REG. NO. SIGNATURE

Signature of witness Shane Zeb
Date 7/21/11

Signature of owner(s) Shane Zeb

Lisa Fox
 Signature of witness
 7/21/11
 Date

Martha Kallenty
 Signature of owner(s)
 Pastor
 Grace Community Church

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah Eileen Rice, Notary Public
L(Seal)Twp., Butler County
My Commission Expires June 30, 2014
Member, Pennsylvania Association of Notaries

D. D. D.
Notary Public

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
GREGORY L. SCHROCK
054840-E

RECORDED AUG. 22, 201	
PLAN BOOK	PAGE
325	45

Date August 1, 2011


Municipal Secretary

Secretary _____
Chairman, Board of Supervisors _____

Secretary _____ Chairman, Planning
Advisory Commission _____

Chairman, Butler County Planning

 Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
 My Commission Expires First Monday in Jan 2011

COVER SHEET

CO.00

K:\EBG PROJ\10-0240\ICE\CAD\DWG\PLOTS\10-0240 C0.00 COVER.DWG

615 West Highland Ave.
Ebensburg, Pa. 15931

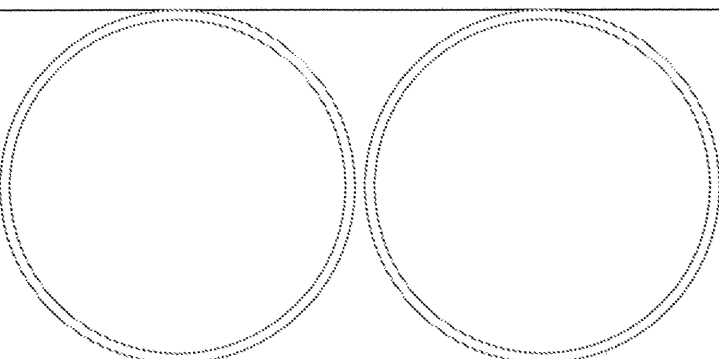
phone (814) 472-7700
fax (814) 472-7712
email ebgrgn@lrkimball.com
web site www.lrkimball.com

CONSULTANTS:

PROJECT NAME:

**GRACE
COMMUNITY
CHURCH**

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA
OWNER:



6	6/15/2011	TWP. REVIEW COMMENTS
5	6/1/2011	REV. SANITARY SEWER
4	5/26/2011	REV. PER BCCD
3	5/20/2011	GRADING CHANGES
2	5/8/2011	TWP. REVIEW COMMENTS
1	3/10/2011	TWP. REVIEW COMMENTS
REV.	DATE	DESCRIPTION

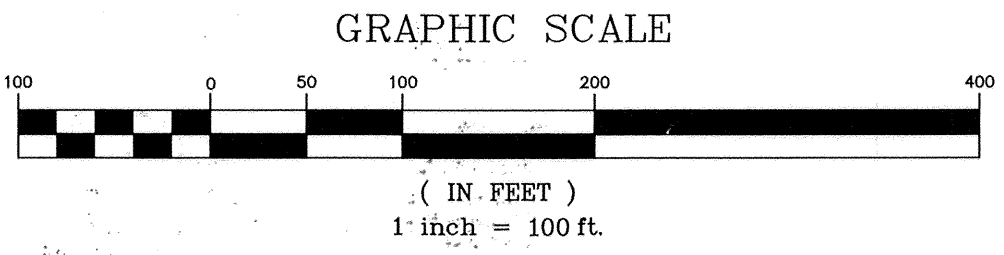
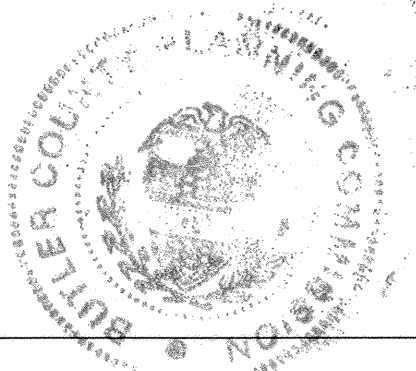
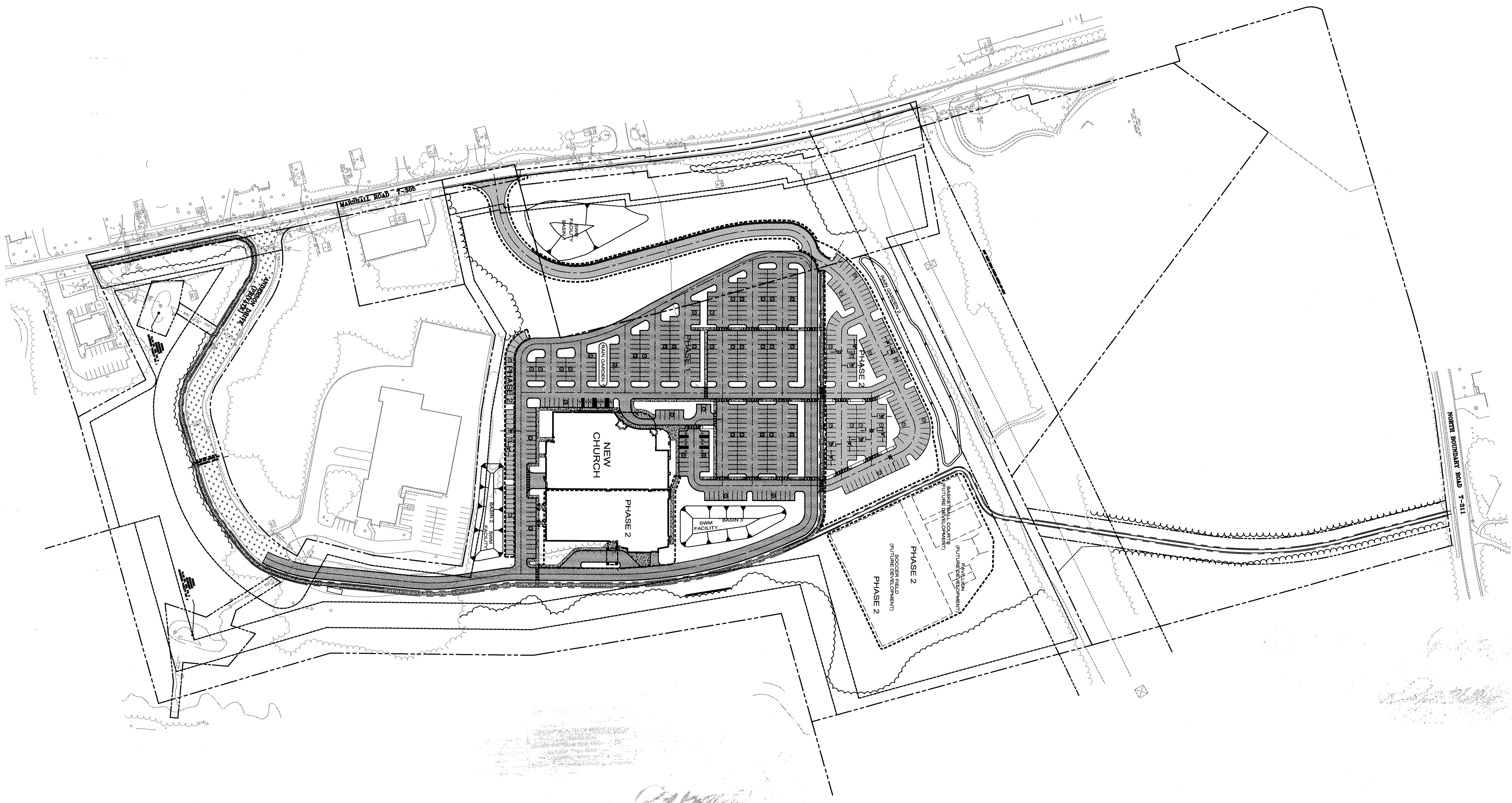
ISSUE: 2/8/2011
PROJECT NO: 10-1300-0240
SCALE: 1"=100'
DRAWN BY: ICB/SLN
CHECKED BY: RAM

© L.R. KIMBALL

SHEET TITLE

**OVERALL
SITE PLAN**

C1.00



RECORDED AUG. 22, 2011	
PLAN BOOK	PAGE
325	46

615 West Highland Ave.
Ebensburg, Pa. 15931

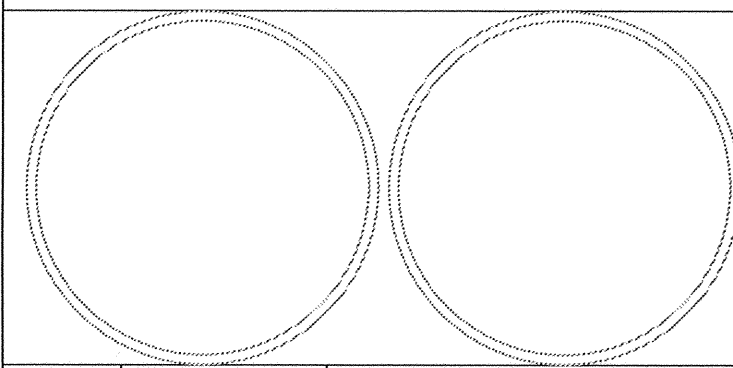
phone (814) 472-7700
fax (814) 472-7712
email ebgrgn@lrkimball.com
web site www.lrkimball.com

CONSULTANTS:

PROJECT NAME:

**GRACE
COMMUNITY
CHURCH**

**CRANBERRY TOWNSHIP
BUTLER COUNTY, PA**
OWNER:



REV.	DATE	DESCRIPTION
ISSUE:	2/8/2011	
PROJECT NO:	10-1300-0240	
SCALE:	1"=50'	
DRAWN BY:	JAW	
CHECKED BY:	MJC	

© L.R. KIMBALL

SHEET TITLE

**LOT
CONSOLIDATION
PLAN**

2 of 3

N/F
AMERICAN TRANSMISSION SERVICES, INC.
TAX ID NO. 130-4F48-40
INSTRUMENT NO. 201001150001051
AND 200909220022422 (QUITCLAIM DEED)
PLAN BK. 275, PG. 44
LOT NO. 1

N/F
AMERICAN TRANSMISSION SERVICES, INC.
TAX ID NO. 130-4F48-40G
INSTRUMENT NO. 201001150001052
AND 200606270015969
PLAN BK. 275, PG. 44
LOT NO. 2

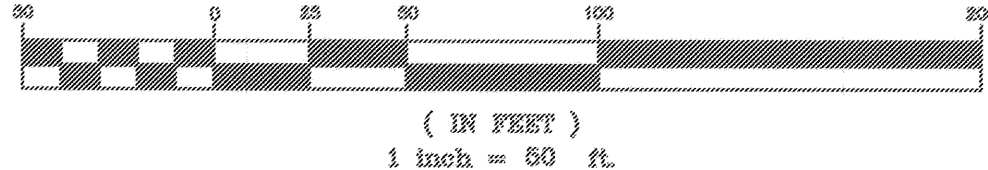
N/F
GRACE COMMUNITY CHURCH
OF CRANBERRY, PA
P/O TAX ID NO. 130-4F48-43A
INSTRUMENT NO. 201012090029083
PARCEL 2
PLAN BK. 266, PG. 2
PARCEL B
417,267 SQ. FT.
9.58 ACRES

N/F
GRACE COMMUNITY CHURCH
OF CRANBERRY, PA
TAX ID NO. 130-4F48-40A
INSTRUMENT NO. 201012090029083
PARCEL 3
PLAN BK. 282, PG. 35
PURPART FIRST TRACT
191,290 SQ. FT. 4.39 ACRES

N/F
GRACE COMMUNITY CHURCH
OF CRANBERRY, PA
P/O TAX ID NO. 130-4F48-43A
INSTRUMENT NO. 201012090029083
PARCEL 1
PLAN BK. 243, PG. 37
LOT NO. 2-R
663,319 SQ. FT.
15.23 ACRES

N/F
PRESERVE HOMEOWNERS ASSOCIATION
C/O COMMUNITY MANAGEMENT GROUP
TAX ID NO. 130-S34-AA-0000
INSTRUMENT NO. 200601200001484
DBV. 2788, PG. 737
PLAN BK. 243, PG. 30
LOT "OS"

GRAPHIC SCALE



RECORDED AUG. 22, 2011
PLAN BOOK PAGE
325 48

MATCHLINE 3 of 3

CONCRETE
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N/F
DAROCO INC
TAX ID NO.
130-4F48-40BA-0000
INSTRUMENT NO.
200406150019218

S0015'32"E 563.72' (STATE PLANE)
S0149'50"E 563.72' (PLAN BK. 266, PG. 2)

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615 West Highland Ave.
Ebensburg, Pa. 15931

phone (814) 472-7700
fax (814) 472-7712
email ebgrgn@lrkimball.com
web site www.lrkimball.com

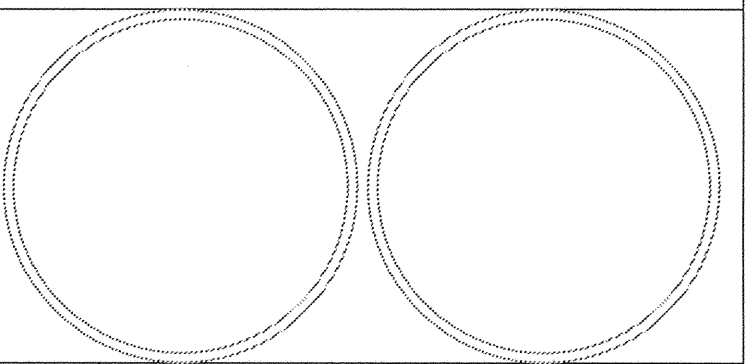
CONSULTANTS:

PROJECT NAME:

GRACE COMMUNITY CHURCH

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA
OWNER:

N/F
PRESERVE HOMEOWNERS ASSOCIATION
C/O COMMUNITY MANAGEMENT GROUP
TAX ID NO. 130-S34-AA-0000
INSTRUMENT NO. 200601200001484
DBV. 2788, PG. 737
PLAN BK. 243, PG. 30
LOT "OS"



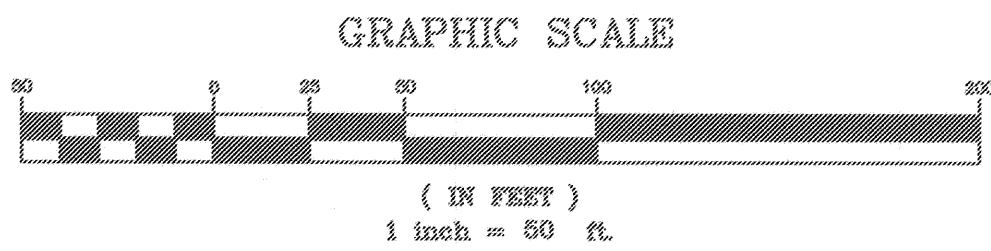
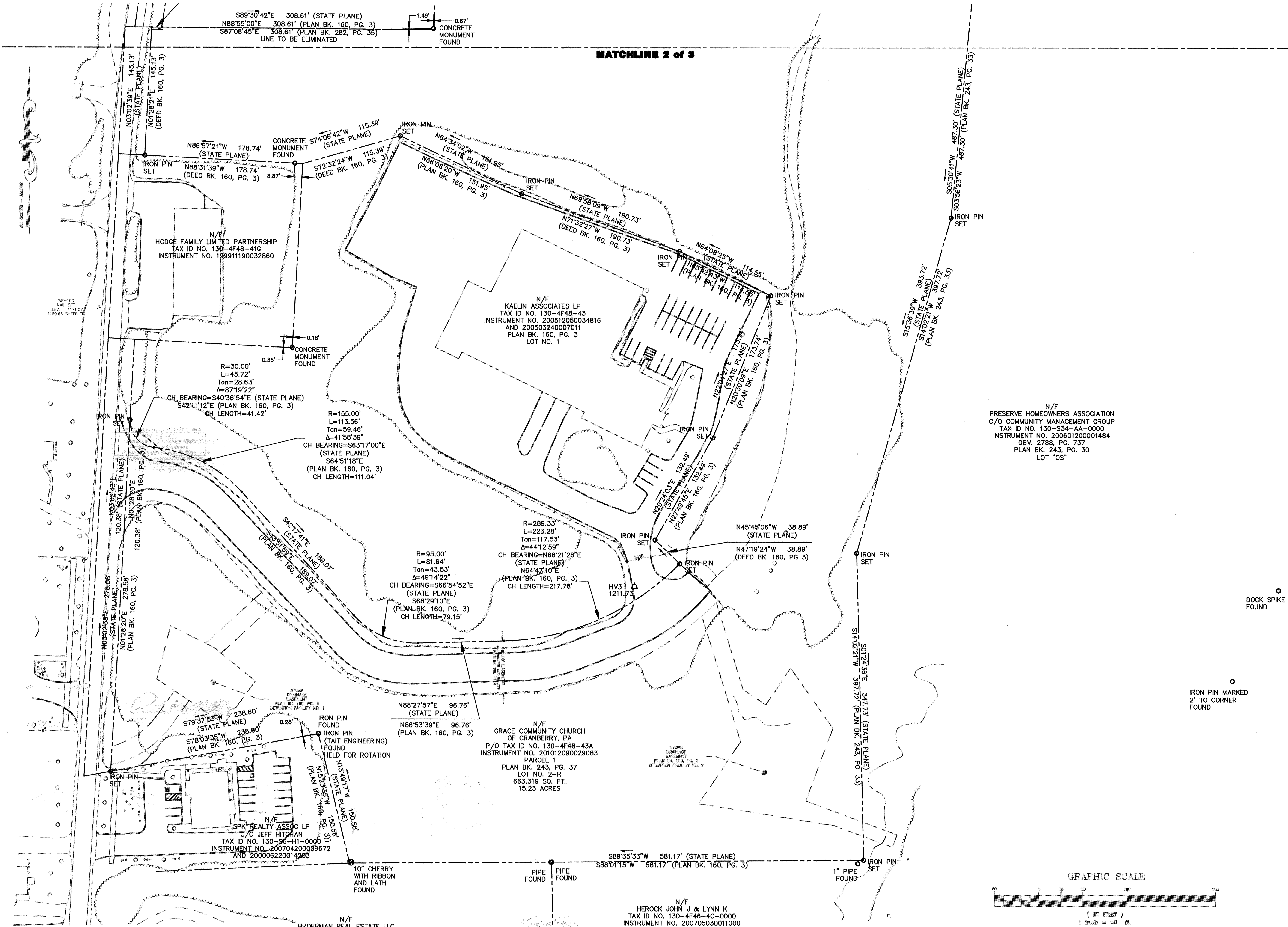
REV.	DATE	DESCRIPTION
ISSUE:	2/8/2011	
PROJECT NO:	10-1300-0240	
SCALE:	1"=50'	
DRAWN BY:	JAW	
CHECKED BY:	MJC	

© L.R. KIMBALL

SHEET TITLE

LOT CONSOLIDATION PLAN

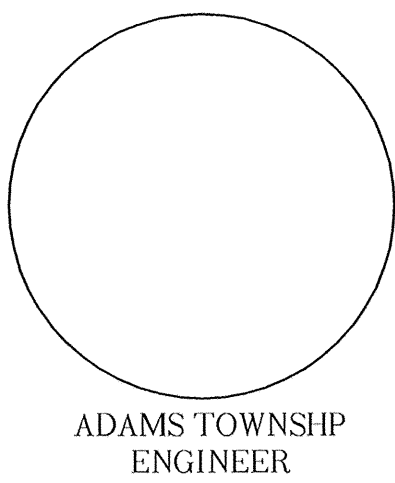
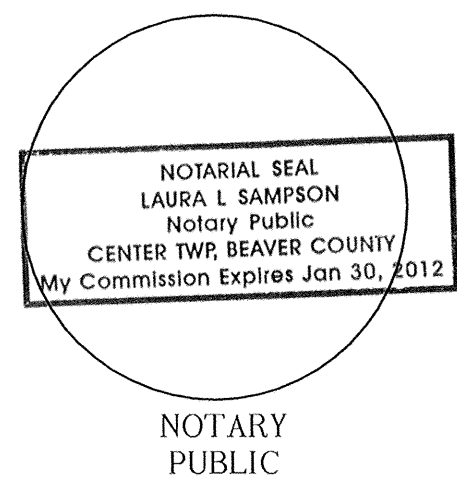
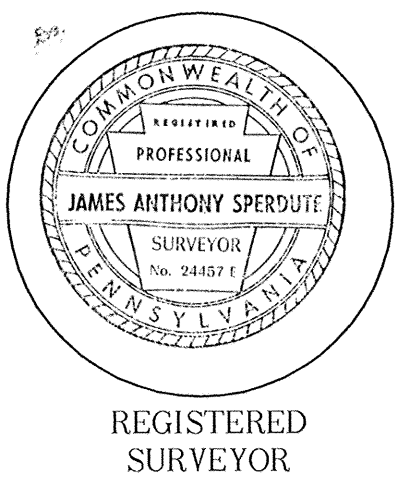
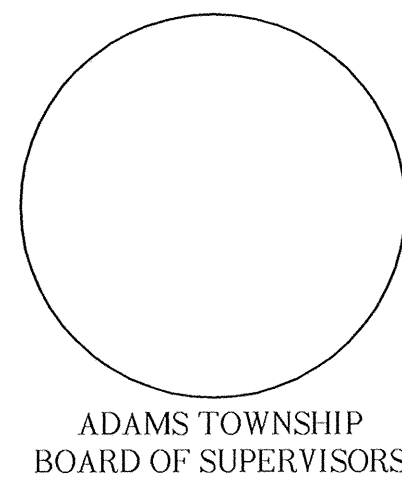
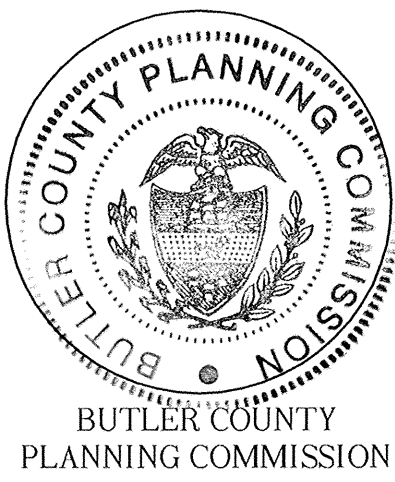
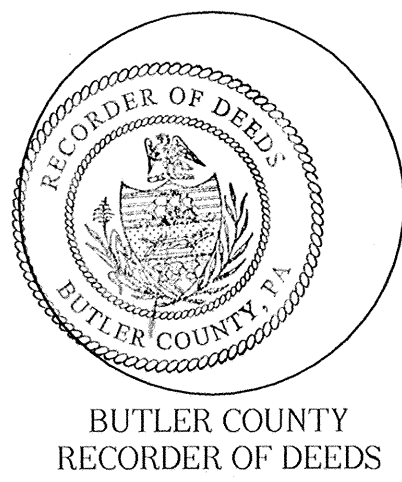
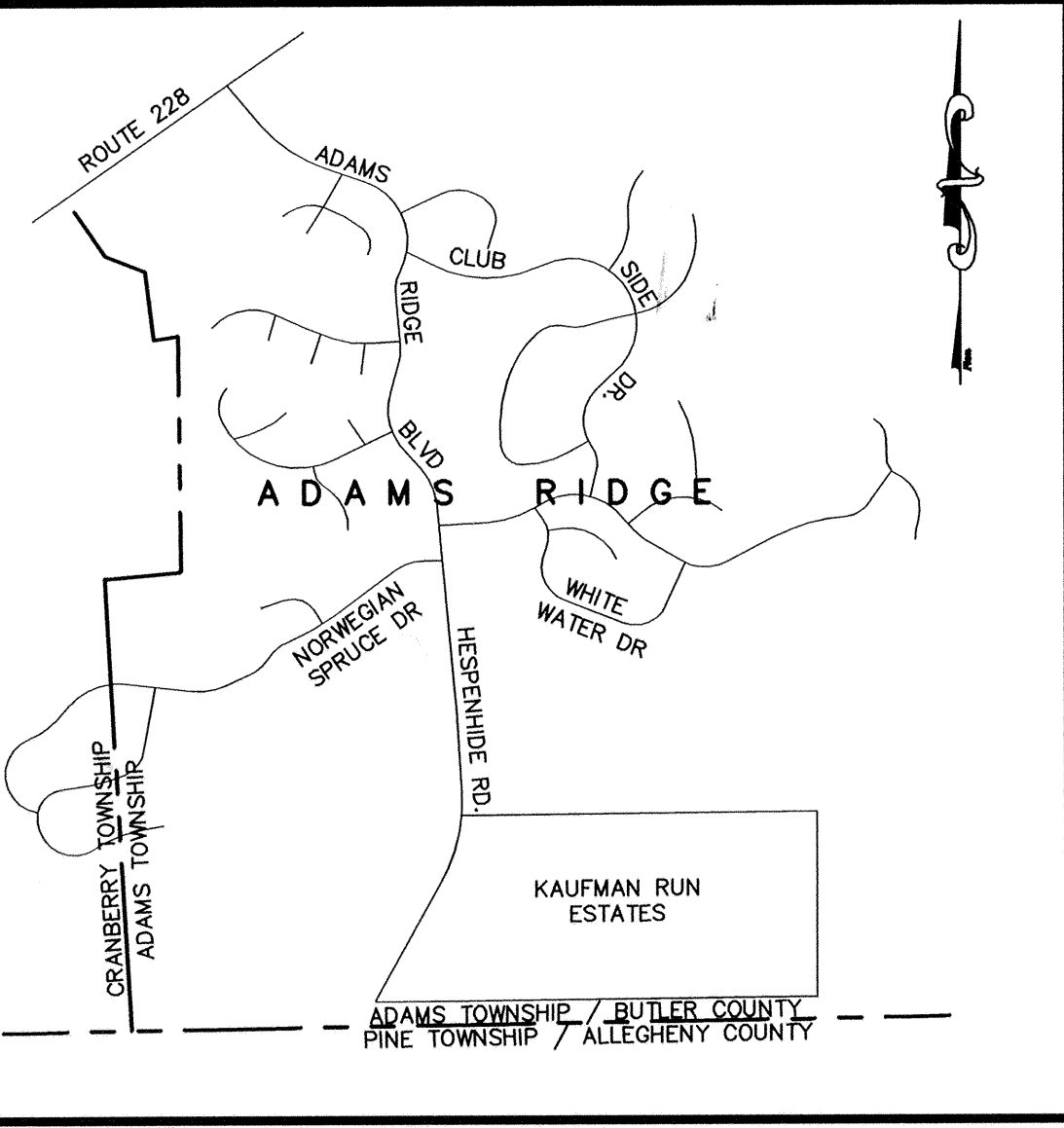
3 of 3



RECORDED AUG. 22, 2011	
PLAN BOOK	PAGE
325	49

XXXX PROJ 110-1300-0240 GRACE CHURCH BASE SURVEYING/MAINT. LOT CONSOLIDATION SURVEYING

xxx.plt xrefs: xxx, xxx, xxx



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

James A Spurdute DATE 7/12/11
JAMES A. SPERDUTE, R.S. # 24857-E

I, RONALD OUSEN A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

Ronald Ousen DATE 8-22-11 REG.
NO. 26100 E
TOWNSHIP ENGINEER SIGNATURE

REVIEWED APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF JULY, 2011.

John J. Ryan SECRETARY, BUTLER COUNTY PLANNING COMMISSION
F. M. ... 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 PLAIN BOOK VOLUME 325, PAGE 50

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF August, 2011

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

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

KNOW ALL MEN BY THESE PRESENTS, THAT NVR, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OR A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDING (AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER PURPOSES) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS OR UNITS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED IT'S CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 1st DAY OF August, 2011

ATTEST:
Peter J. Robertson AUTHORIZED SIGNATURE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~Butler~~ Allegheny

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED PETER ROBERTSON OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEVELOPMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Peter J. P.
SIGNATURE OF OFFICER

SWORN TO SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF August, 2011

MY COMMISSION EXPIRES THE 31st DAY OF JULY, 2013

Mary L. McCann
NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, THAT THE BAYBERRY NORTH ASSOCIATES, L.P., A LIMITED PARTNERSHIP INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OR A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDING (AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER PURPOSES) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THE BAYBERRY NORTH ASSOCIATES, L.P., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE BAYBERRY NORTH ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS OR UNITS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED IT'S CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 12th DAY OF August, 2011

ATTEST:
Manassah S. ... SIGNATURE OF GENERAL PARTNER
WITNESS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BEAVER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED CHARLES J. BETTERS OF THE BAYBERRY NORTH ASSOCIATES, L.P. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID PARTNERSHIP DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID BAYBERRY NORTH ASSOCIATES, L.P. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEVELOPMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF C.J. BETTERS REAL ESTATE CORP., GENERAL PARTNER OF SAID PARTNERSHIP, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Charles J. Betters
SIGNATURE OF OFFICER

SWORN TO SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF August, 2011

MY COMMISSION EXPIRES THE 30th DAY OF January, 2012

Laura L. Sampson
NOTARY PUBLIC

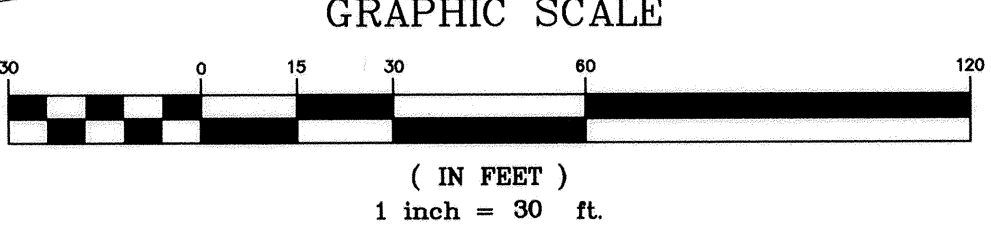
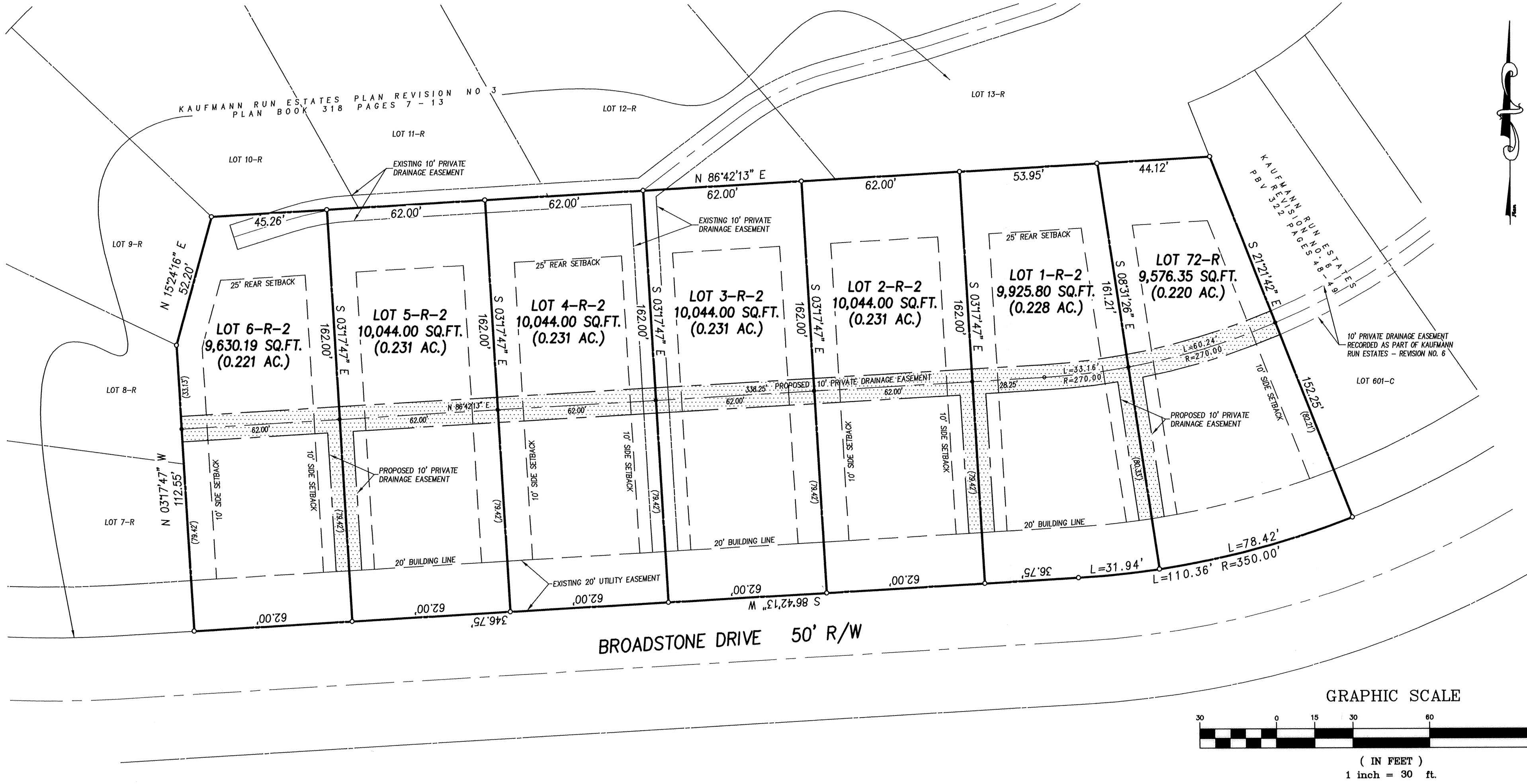
NOTARIAL SEAL
LAURA L. SAMPSON
Notary Public
CENTER TWP, BEAVER COUNTY
My Commission Expires Jan 30, 2012

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 27th DAY OF June, 2011

Donald C. ... CHAIRMAN, BOARD OF SUPERVISORS
James L. ... SECRETARY, BOARD OF SUPERVISORS
James E. ... SUPERVISOR
Thomas J. ... SUPERVISOR
Edward L. ... SUPERVISOR

NOTE:
THE PURPOSE OF THIS PLAN IS TO CREATE A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 1-R THROUGH 6 -R & LOT 72 OF A PREVIOUSLY APPROVED SUBDIVISION.
NO ADDITIONAL BUILDING LOTS OR UNITS ARE BEING PROPOSED BY THE RECORDING OF THIS PLAN.



BUILDER / OWNER
NVR, INC.
300 BILMAR DRIVE
SUITE 250
PITTSBURGH, PA 15205

OWNER OF LOTS
1, 4 & 72

DEVELOPER / OWNER
BAYBERRY NORTH ASSOCIATES
3468 BROADHEAD ROAD
MONACA, PA 15061

OWNER OF LOTS
1, 2, 3 & 6

KAUFMANN RUN ESTATES
REVISION NO. 7

BEING A REVISION TO
LOTS 1-R through 6-R & 72 OF THE
KAUFMANN RUN ESTATES
REVISION NO. 3
RECORDED IN PBV 318 PAGES 7 - 13

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWING SCALE: 1"=30'
DRAWING NUMBER: 1001-1110844

DATE: MAY 18, 2011
DRAWN BY: JSS
CK'D BY: JAS

REVISIONS

SHEET

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4382
724-452-9357 FAX
pasurvey@zbzoom.net