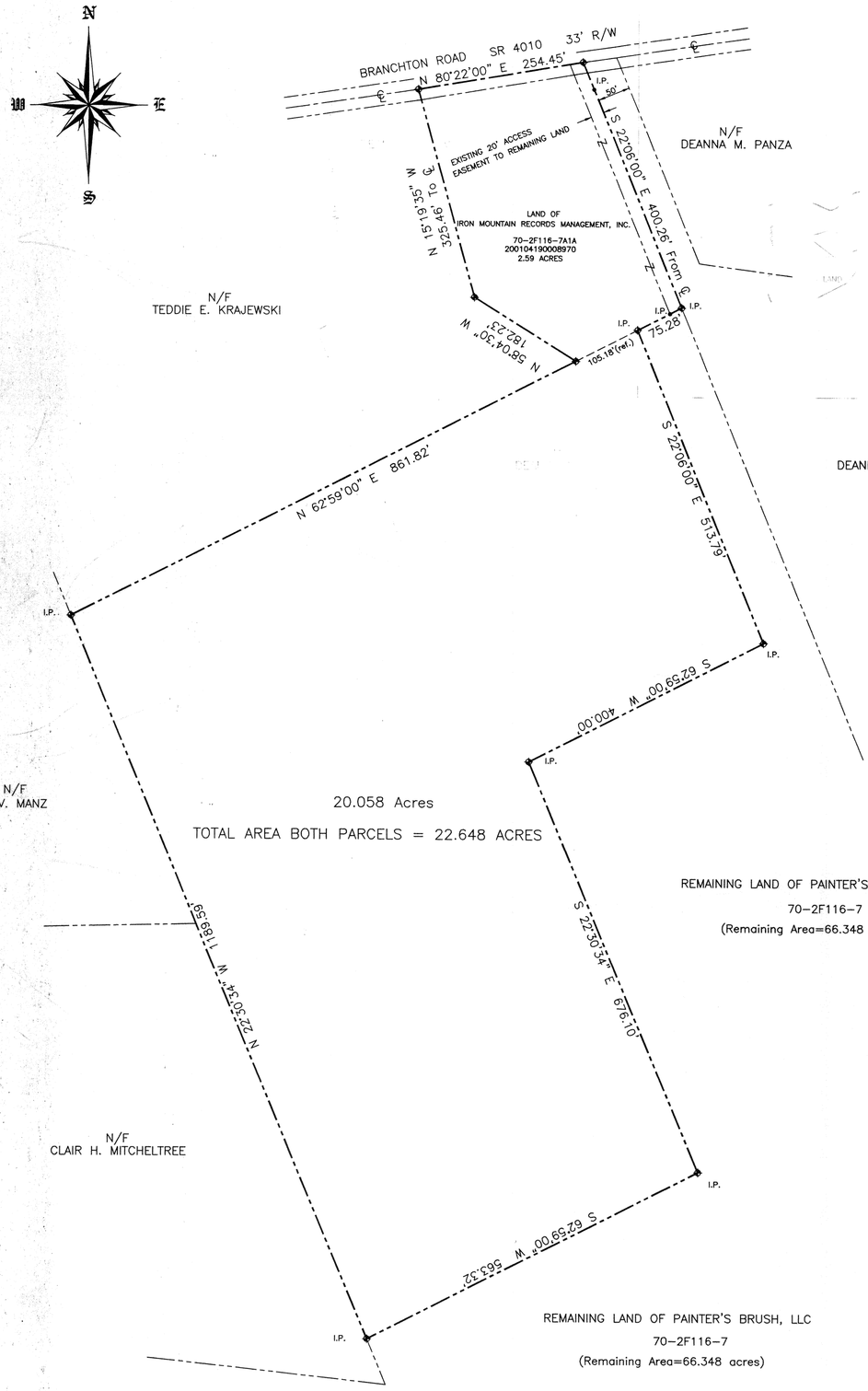
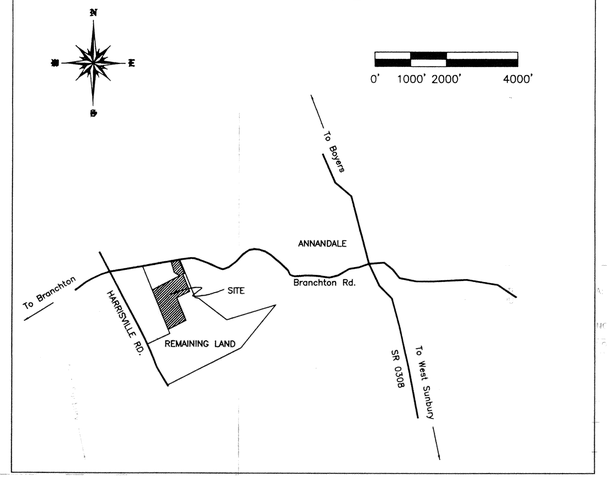


VICINITY SKETCH



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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10TH DAY OF AUGUST, A.D. 20 12.

OWNER: John P. Painter MANAGER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME JAMES P. PAINTER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. MANAGER OF PAINTER'S BRUSH, LLC

WITNESS MY HAND AND NOTARIAL SEAL

THIS 10TH DAY OF AUGUST, 2012

MY COMMISSION EXPIRES THE 24TH DAY OF May A.D., 2016.

NOTARY PUBLIC SIGNATURE Karen D. McClanahan

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen D. McClanahan, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES MAY 24, 2016

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

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

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

8-7-2012
DATE:

BUTLER COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF AUGUST, 20 12.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER 12170 SEAL

SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 332 PAGE 1 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF October, 20 12.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Reviewed and Approved on September 3, 2012

David A Mishler
DAVID MISHLER
VICE-CHAIRMAN
CHERRY TOWNSHIP
BOARD OF SUPERVISORS

Carolyn L. Yeager
CAROLYN YEAGER
SEC/TREASURER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

ZONING DISTRICT:
N/A

SUBDIVIDER:
PAINTER'S BRUSH, LLC
128 W. CUNNINGHAM ST.
BUTLER, PA 16001

TOTAL AREA OF ENTIRE PARCEL: 86.406 ACRES
REMAINING AREA = 66.348 ACRES

TAX NO 70-2F116-7

201205030012363

RECORDED OCT. 10, 2012	
PLAN BOOK	PAGE
332	1

Instr: 201210150029161 10/10/2012
Pages: 1 F: $45.00 10:34AM
Michele Mustello T20120042634
Butler County Recorder FL

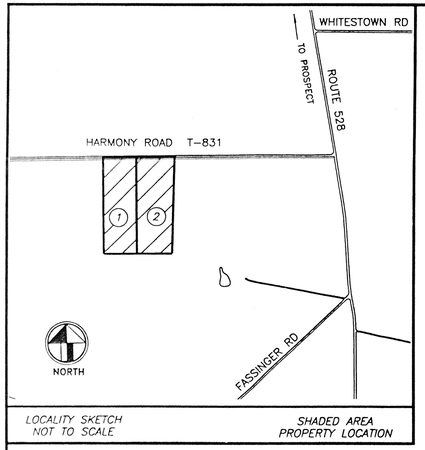
FINAL PLAN
LOT LINE REVISION
IRON MOUNTAIN RECORDS MANGEMENT, INC.

CHERRY TWP. BUTLER CO., PA

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

DATE: 8-2-2012
SCALE: 1"=100'
A1246-2-7

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH NOT TO SCALE

SHADED AREA PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS DATED Sept 4, 2012.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

CONNOQUENESSING TOWNSHIP SEAL

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUENESSING THIS 18 DAY OF Sept, 2012.

SECRETARY

CHAIRMAN

APPROVED BY THE CONNOQUENESSING TOWNSHIP ENGINEER THIS ____ DAY OF_____, 20____.

IF APPLICABLE _____

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

THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSLYVANIA, ON THIS 3 DAY OF October, 2012.

SECRETARY

CHAIRMAN OF BOARD

KNOW ALL MEN BY THESE PRESENTS, THAT I, TRUDY L. LEVERE, OF THE TOWNSHIP OF CONNOQUENESSING, 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 THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, 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, rights-of-way and easements COUNTY OF BUTLER, TOWNSHIP OF CONNOQUENESSING, I TRUDY L. LEVERE, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OATHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON TRUDY L. LEVERE, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I, HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF Sept., 2012.

ATTEST:

NOTARY PUBLIC

TRUDY L. LEVERE

THIS FOREGOING ADOPTION AND DEDICATION IS MADE BY TRUDY L. LEVERE, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SURPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED TRUDY L. LEVERE, 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 27th DAY OF Sept., 2012.

MY COMMISSION EXPIRES THE 27th DAY OF May, 2015.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Helen Ross, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 27, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

I, TRUDY L. LEVERE, OWNER OF THE TRUDY L. LEVERE SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TRUDY L. LEVERE, AS RECORDED IN DEED BOOK VOLUME 995, PAGE 339, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

TRUDY L. LEVERE

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 332, PAGE 2.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October, 2012.

RECORDER

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

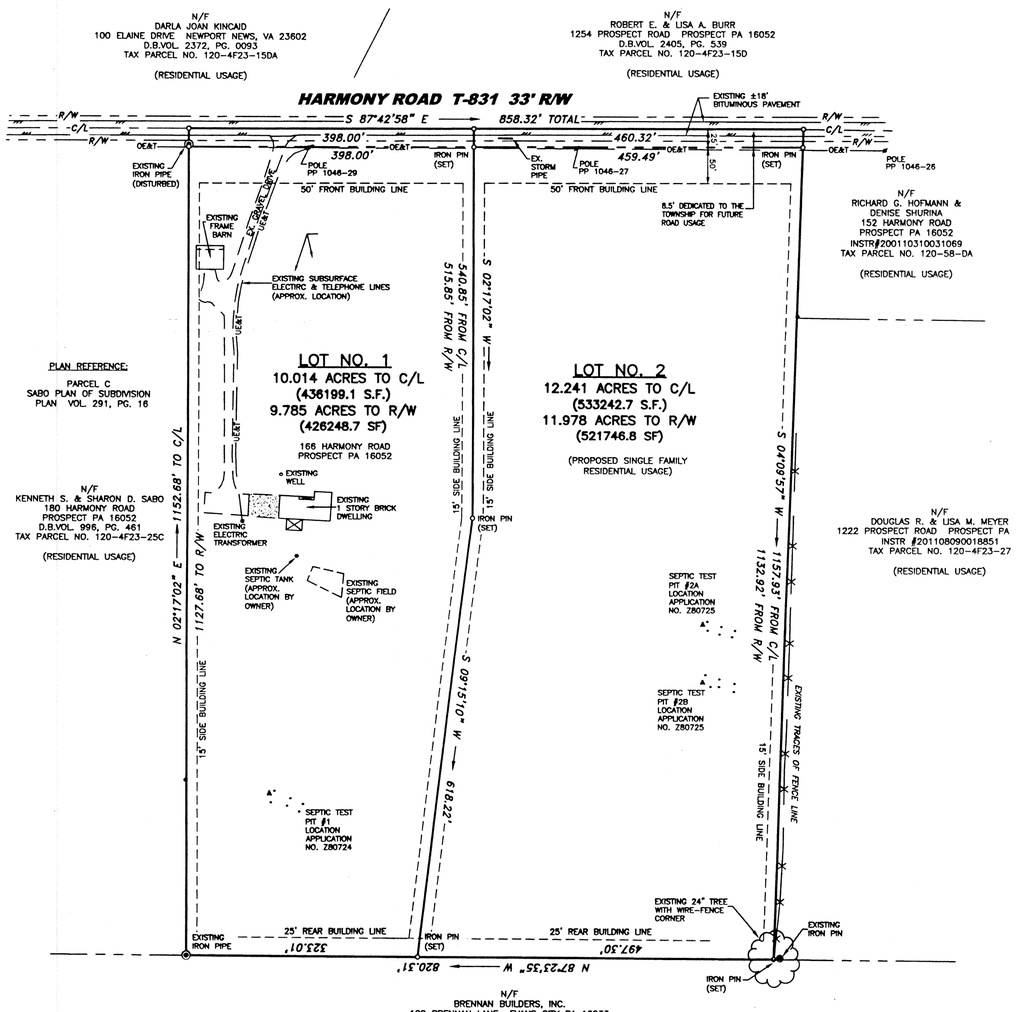
Instr: 201210110029307 10/11/2012
Pages: 1 F:$45.00 8:41am
Michele Mustello T20120042819
Butler County Recorder FL

N/F
DARLA JOAN KINCAID
100 ELAINE DRIVE NEWPORT NEWS, VA 23602
D.B.VOL. 2372, PG. 0093
TAX PARCEL NO. 120-4F23-15DA

(RESIDENTIAL USAGE)

N/F
ROBERT E. & LISA A. BURR
1254 PROSPECT ROAD PROSPECT PA 16052
D.B.VOL. 2405, PG. 539
TAX PARCEL NO. 120-4F23-15D

(RESIDENTIAL USAGE)



N/F
KENNETH S. & SHARON D. SABO
180 HARMONY ROAD
PROSPECT PA 16052
D.B.VOL. 996, PG. 461
TAX PARCEL NO. 120-4F23-25C

(RESIDENTIAL USAGE)

N/F
RICHARD G. HOFMANN & DENISE SHURINA
152 HARMONY ROAD
PROSPECT PA 16052
INSTR#200110310031069
TAX PARCEL NO. 120-58-DA

(RESIDENTIAL USAGE)

N/F
DOUGLAS R. & LISA M. MEYER
1222 PROSPECT ROAD PROSPECT PA 16052
INSTR #201108090018851
TAX PARCEL NO. 120-4F23-27

(RESIDENTIAL USAGE)

N/F
BRENNAN BUILDERS, INC.
120 BRENNAN LANE EVANS CITY PA 16033
INSTR#200502220004305
TAX PARCEL NO. 120-4F23-33A

(RESIDENTIAL USAGE)

NORTH

0' 100' 200' 300'

CONNOQUENESSING TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JULY 14, 1987 AS AMENDED

SINGLE FAMILY DETACHED DWELLINGS (ONE DWELLING UNIT STRUCTURE)

MINIMUM LOT AREA	43,560 SQ. FT. (LOTS UTILIZING EITHER ONSITE SEWAGE OR PRIVATE WATER)
MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	25 FEET

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

22.255 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO ZONING

OWNER: TRUDY L. LEVERE
WADE W. LEVERE (DECEASED)
166 HARMONY ROAD
PROSPECT, PA 16052

DEED REFERENCE : D.B.VOL. 995, PG. 339

TAX PARCEL NO.: 120-4F23-25B

RECORDED OCT. 11, 2012	
PLAN BOOK	PAGE
332	2

TRUDY L. LEVERE SUBDIVISION PLAN

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
DATE: AUGUST 17, 2012 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

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

REGISTRATION NO. SU-051843-E

REVISIONS:

DRAWN BY: T.R.

CHECKED BY: T.R.

DWG. NO: 5251-2012-SUB

G:\Levere-5251-2012\Levere State-5251-2012.dwg - Aug 22, 2012 @ 12:58pm

(Subdivision Plan) LEVERE-STATE.CRD

KNOW ALL MEN BY THESE PRESENTS; THAT RICHARD & CATHERINE BOSCH, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WEST LIBERTY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND WEST LIBERTY BOROUGH, RICHARD & CATHERINE BOSCH, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND WEST LIBERTY BOROUGH, 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 RICHARD & CATHERINE BOSCH, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 13 DAY OF July 20 12.

ATTEST:

Dennis A. Grosky
WITNESS

Richard C. Bosch
OWNER

Catherine M. Bosch
OWNER

P.O.A. Richard C. Bosch

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED RICHARD & CATHERINE BOSCH BY ROBERT C. BOSCH 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 13 DAY OF July 20 12.

MY COMMISSION EXPIRES THE 30 DAY OF Oct. 2015

Dennis A. Grosky
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WEST LIBERTY BOROUGH:

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

APPROVED BY THE WEST LIBERTY BOROUGH COUNCIL THIS 6th DAY OF August 20 12.

SECRETARY

PRESIDENT OF COUNCIL

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

7/9/12
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF July 2012.

Jesse Hines DRY
SECRETARY

Frank Uhl DRY
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

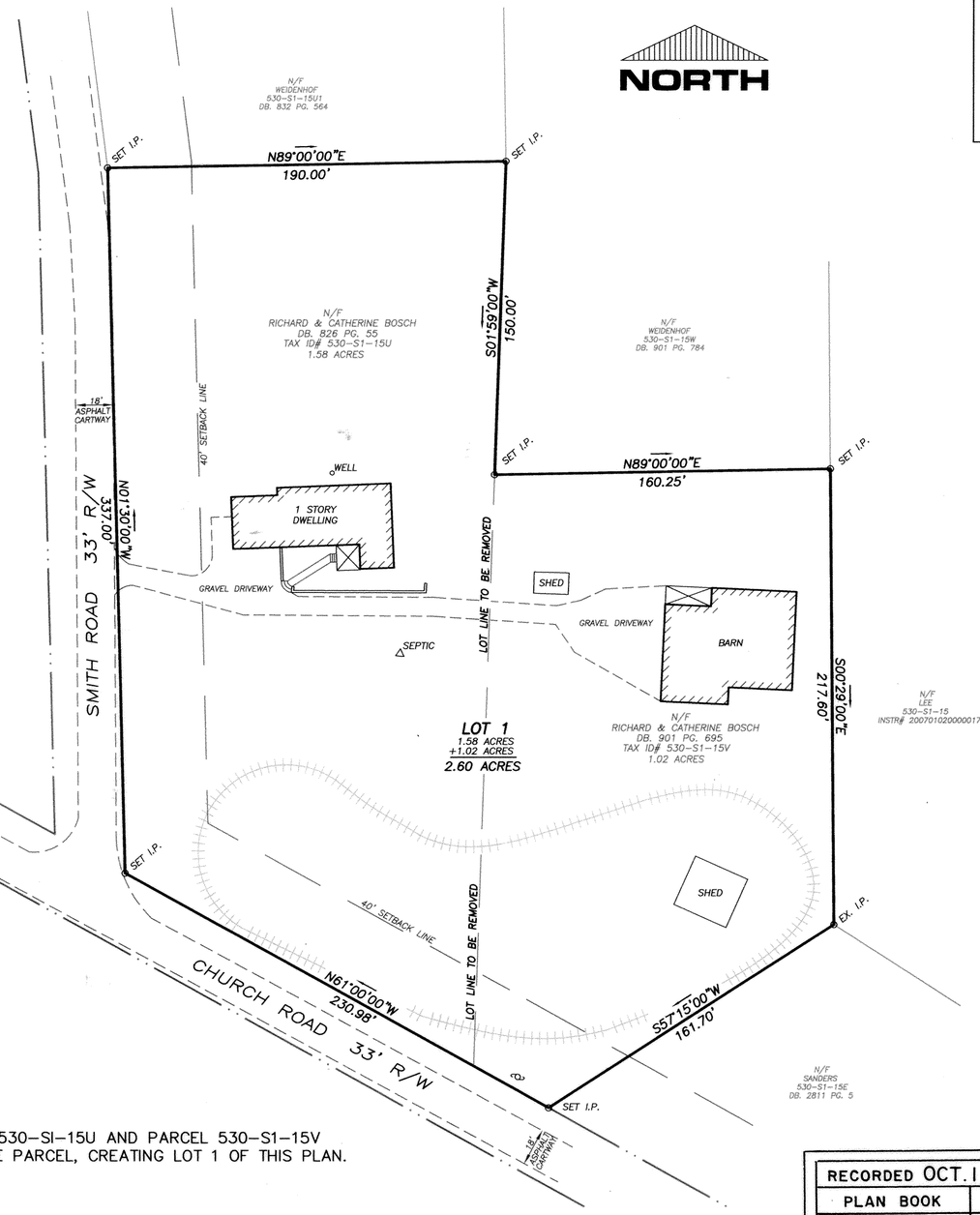
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 332 PAGE 3

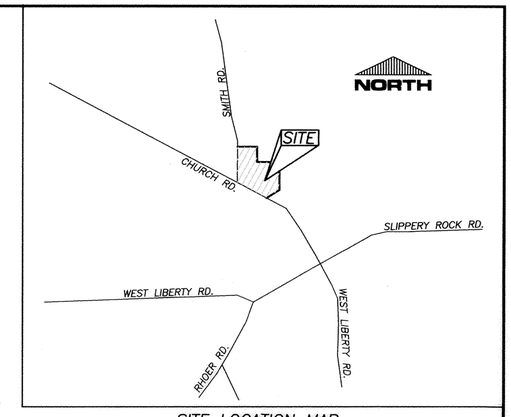
GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October 2012.

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS
BUTLER COUNTY, PA.





SITE LOCATION MAP

NOTE: PARCEL 530-SI-15U AND PARCEL 530-S1-15V TO BECOME ONE PARCEL, CREATING LOT 1 OF THIS PLAN.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
3FF68-E
PENNSYLVANIA

RICHARD & CATHERINE BOSCH
121 CHURCH ROAD
SLIPPERY ROCK, PA 16057
(724)794-8713

RECORDED OCT. 11, 2012	
PLAN BOOK	PAGE
332	3

Instr:201210110029371 10/11/2012
Pages:1 F:$45.00 1:29PM
Michele Mustello T20120042903
Butler County Recorder FL

DEED / TAX REFERENCES
TAX ID's.: 530-S1-15U, 530-S1-15V
DEED BOOKS: 826 PG 55, 901 PG 695

TOTAL PLAN AREA 2.60 ACRES

530-S1-15U	1.58 ACRES
530-S1-15V	1.02 ACRES

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

Scale 1" = 50'
Date JUNE 29, 2012
Job No. 2454

BOSCH LOT LINE REVISION PLAN

Situate in WEST LIBERTY BOROUGH
BUTLER COUNTY, PA

Prepared For
RICHARD & CATHERINE BOSCH

Sheet No. 1 of 1

Instr:201210110029383
Pages:1 $45.00
Michele Mustello
Butler County Recorder
10/11/2012
1:49PM
T20120042911
ND

KNOW ALL MEN BY THESE PRESENTS That We, David R. Irwin and Patricia A. Irwin of the Township of Connoquenessing, 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 Connoquenessing, 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 Connoquenessing, 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 Connoquenessing, 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 6th day of October 2012.

Owner Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came David R. Irwin and Patricia A. Irwin 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 6th day of OCTOBER 2012.

Notary Public Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Bolce, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2286
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

19 Sept. 12
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 31464-E

L. S. #31464-E

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

Approved by the Supervisors of the Township of Connoquenessing this 3 day of OCTOBER 2012.

Secretary Seal Chairman

Approved by the Connoquenessing Township Planning Commission this 19 day of Sept. 2012.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 20TH day of JULY 2012.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 332 Page 4.

Given under my hand and seal this 11th day of October 2012.

Recorder Seal

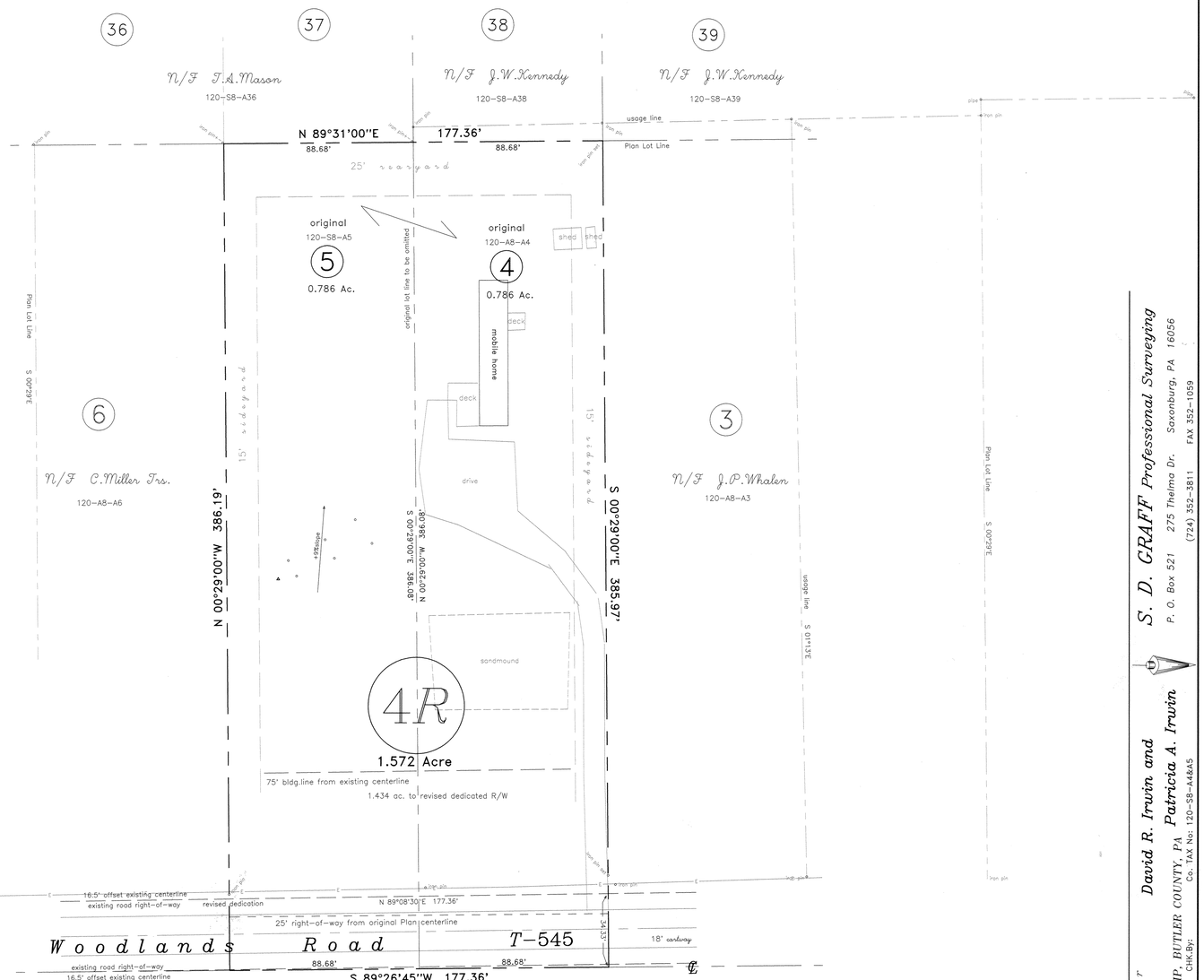
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

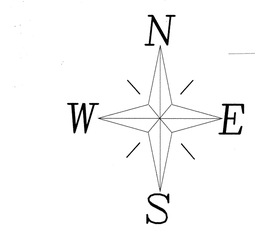
RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



Vicinity Map





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.

D & P Irwin Plan

being a Consolidation of lots 4 & 5
of the
Connoquenessing Manor Plan of Lots
Plan Book Volume 30/49

Owner:

David R. Irwin
343 Woodlands Road
Evans City, PA 16033

724.789.9809

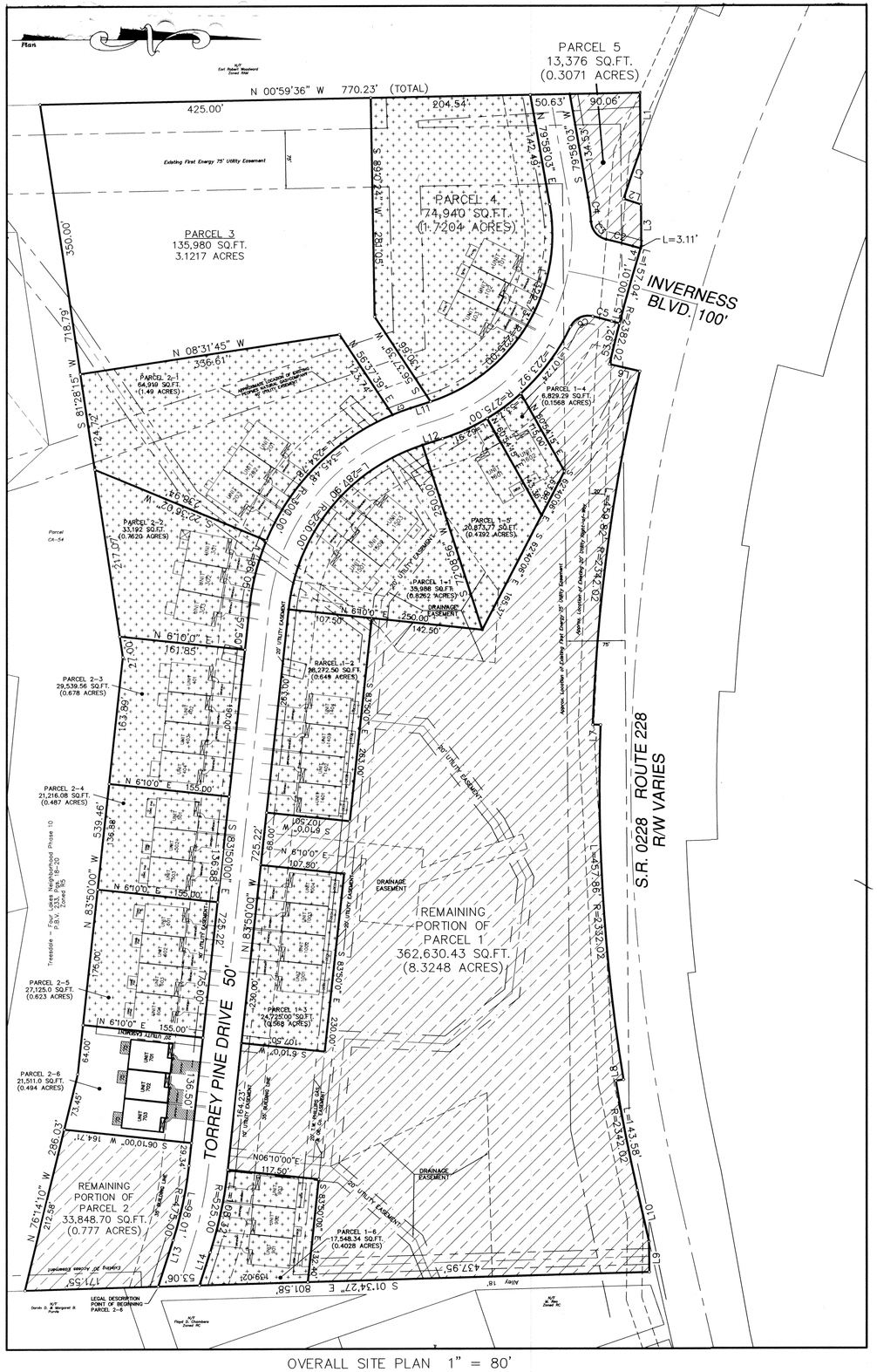
CONSOLIDATION SURVEY for David R. Irwin and Patricia A. Irwin
PROJECT No: 12095
SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA
DATE: 8/20/12 REV:
DWN.By: Sdg CHK.By: Co. TAX No: 120-S8-A4&A5

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

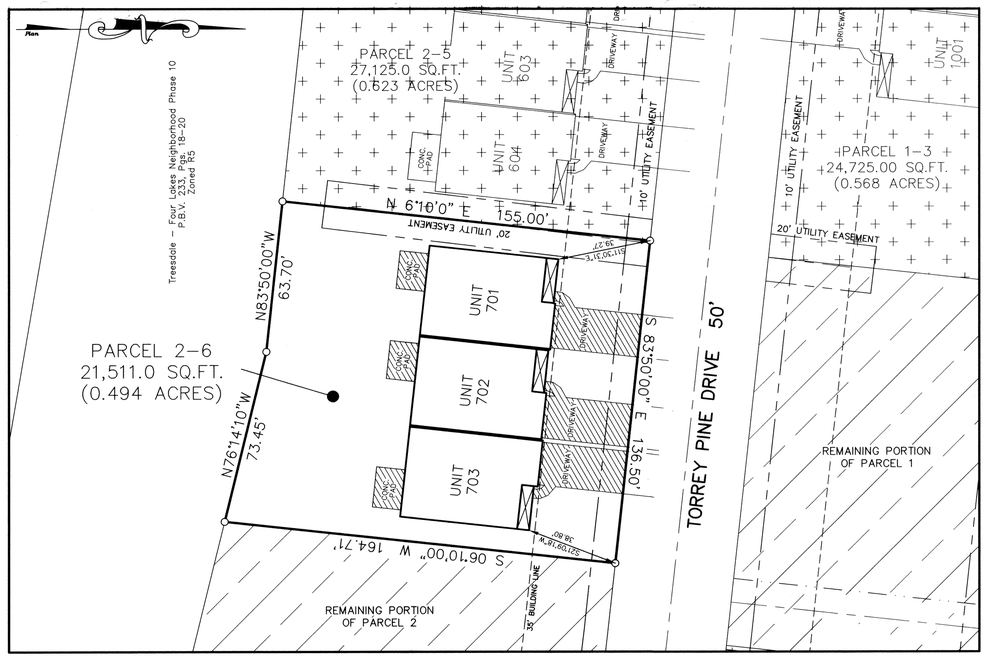
RECORDED OCT. 11, 2012 20___

PLAN BOOK	PAGE
332	4

SHEET ___ of ___



OVERALL SITE PLAN 1" = 80'



SCALE 1"=30'

LEGAL DESCRIPTION OF PARCEL 2-6:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS A PORTION OF PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 2-6 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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

(1) NORTH 72°00'42" WEST A DISTANCE OF 62.28 FEET,
(2) BY A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND AN ARC LENGTH OF 98.01 FEET,
(3) NORTH 83°50'00" WEST A DISTANCE OF 29.34 FEET TO A POINT AT THE TRUE PLACE OF BEGINNING.

THENCE FROM SAID TRUE PLACE OF BEGINNING AND CONTINUING AND THROUGH THE ABOVE REFERENCED PARCEL 2, SOUTH 06°10'00" WEST A DISTANCE OF 167.71 FEET TO A POINT,

THENCE ALONG PARCEL CA-54 OF THE TREESDALE – FOUR LAKES NEIGHBORHOOD PHASE 10 AS RECORDED IN PLAN 233, PAGES 18-20, NORTH 76°14'10" WEST A DISTANCE OF 73.45 FEET TO A POINT,

THENCE CONTINUING ALONG PARCEL CA-54 OF THE TREESDALE – FOUR LAKES NEIGHBORHOOD PHASE 10 AS RECORDED IN PLAN 233, PAGES 18-20, NORTH 83°50'00" WEST A DISTANCE OF 64.00 FEET TO A POINT,

THENCE ALONG PARCEL 2-5 (PREVIOUSLY DEDICATED) NORTH 06°10'00" EAST A DISTANCE OF 155.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE,

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, SOUTH 83°50'00" EAST A DISTANCE OF 136.50 FEET TO A POINT THE TRUE PLACE OF BEGINNING.

SAID PARCEL 2-6 CONTAINS AN AREA OF 21,511.0 SQ.FT. OR 0.494 ACRES AND IS A PORTION OF THE ORIGINAL PARCEL 2 OF THE VILLAGE AT TREESDALE PLAN AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39.

PRIOR PLAN REFERENCES:

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

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

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

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

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

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

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

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 7
PLAN BOOK 324, PAGES 32

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 8
PLAN BOOK 327, PAGES 36

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 9
PLAN BOOK 330, PAGE 4

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 10
PLAN BOOK 330, PAGE 27

THE VILLAGE AT TREESDALE
A Condominium

Denotes Limited Common Area

Denotes Convertable Real Estate

Denotes Previously Recorded Area

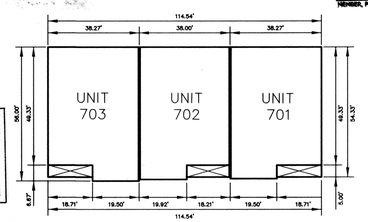
40 0 40 80 120
GRAPHIC SCALE – FEET

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.63	S 89°33'19" W
L2	23.42	S 18°10'37" W
L3	53.62	S 89°33'19" W
L4	10.52	S 15°40'38" W
L5	10.52	S 15°40'38" W
L6	40.00	S 13°10'39" W
L7	10.00	S 1°55'42" W
L8	10.00	N 9°19'15" W
L9	39.09	S 89°33'19" W
L10	67.39	S 77°10'9" W
L11	26.99	N 17°51'4" W
L12	26.99	S 17°51'4" E
L13	62.28	N 72°0'42" W
L14	44.51	S 72°0'42" E

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

RECORDED OCT. 15, 2012
PLAN BOOK 332 PAGE 5

Instr:201210150029086 10/15/2012
Pages:1 F:$45.00 11:44AM
Michele Mustello T20120043342
Butler County Recorder FL



BUILDING No. 700
SCALE: 1"=30'

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

IN WITNESS WHEREOF, The said Pennsylvania Corporation has caused its seal to be affixed by the hand of its President and same to be witnessed this 15 day of OCT, 2012.

Witness — Robert A. Brennan, President

Commonwealth of Pennsylvania
County of Butler > SS:

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

WITNESS my hand and seal this 15 day of Oct, 2012.

NOTARY

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

10/15/12 Date

James A. Sperdute, Registration No. 24457-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER > SS:

Recorded in the Recorder Office for the recording of deeds, plans, etc., in the said County on Plan Book Volume 332 Page 5.

Given under my hand and seal this 15th day of October 2012.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Limited Common Elements: Driveways, Courtyards, and Decks

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisia A. Brennan, Notary Public
Lancaster Twp., Butler County
My Commission Expires June 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

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

Surveyor

RECORDER OF DEEDS
BUTLER COUNTY PA.

Recorder of Deeds

PLAN OF SURVEY PREPARED FOR:

THE VILLAGE AT TREESDALE
A CONDOMINIUM
- PLAN NUMBER 11 -

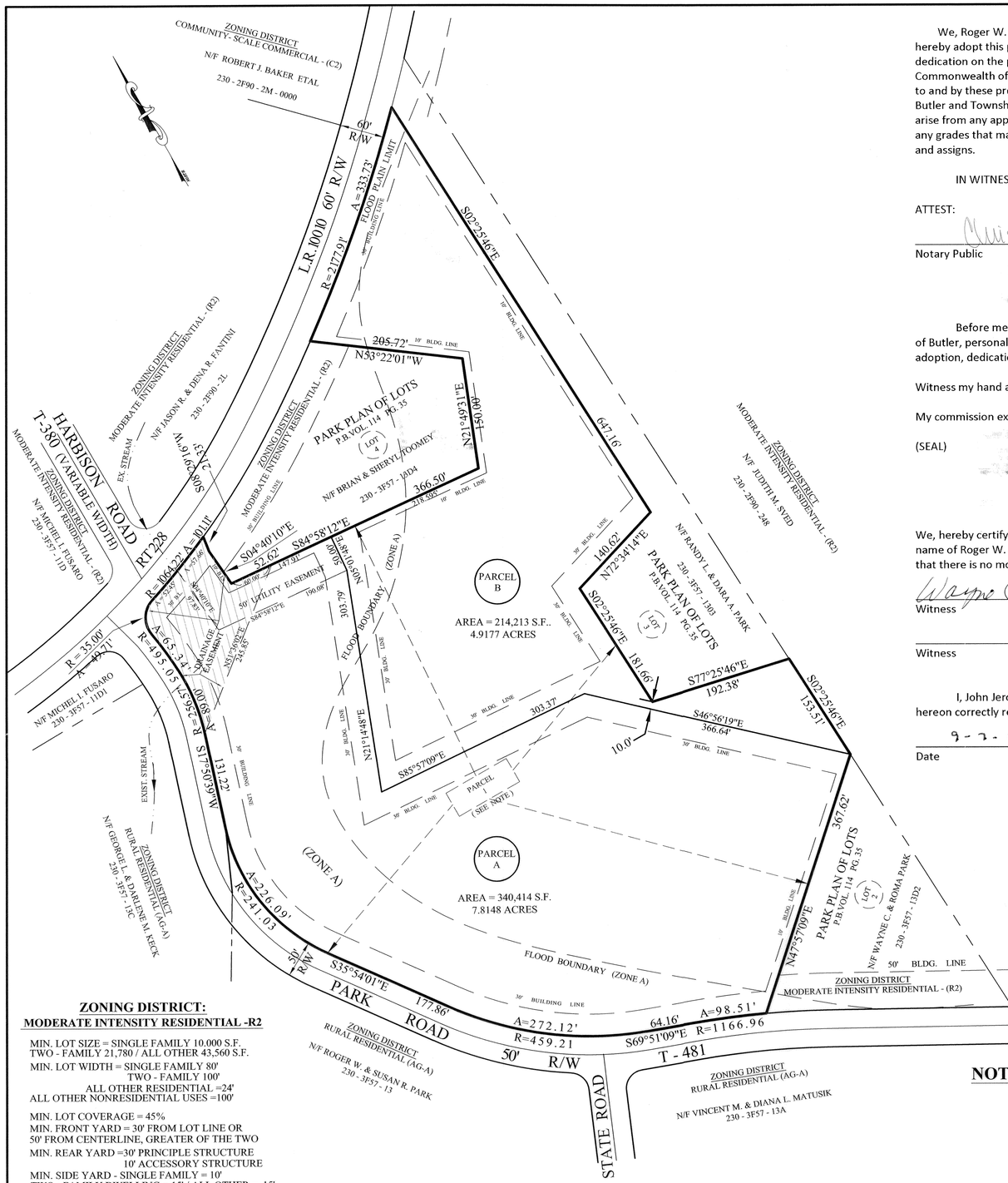
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING

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

DRAWING SCALE: 1"=80'	DATE: JULY 18, 2012		
DRAWING NUMBER: 1001-089281	DRAWN BY:SJS	CK'D BY: JAS	

REVISIONS	SHEET
10\15\12	



EXISTING PARCEL 1 = 12.7325 ACRES
PROPOSED PARCEL A = 7.8148 ACRES
PROPOSED PARCEL B = 4.9177 ACRES
TOTAL PLAN AREA: 554,626 S.F.
12.7325 ACRES

ZONING DISTRICT:
MODERATE INTENSITY RESIDENTIAL -R2

MIN. LOT SIZE = SINGLE FAMILY 10.000 S.F.
TWO - FAMILY 21,780 / ALL OTHER 43,560 S.F.
MIN. LOT WIDTH = SINGLE FAMILY 80'
TWO - FAMILY 100'
ALL OTHER RESIDENTIAL =24'
ALL OTHER NONRESIDENTIAL USES =100'
MIN. LOT COVERAGE = 45%
MIN. FRONT YARD = 30' FROM LOT LINE OR
50' FROM CENTERLINE, GREATER OF THE TWO
MIN. REAR YARD =30' PRINCIPLE STRUCTURE
10' ACCESSORY STRUCTURE
MIN. SIDE YARD - SINGLE FAMILY = 10'
TWO - FAMILY DWELLING = 15' / ALL OTHER = 15'
MAXIMUM HEIGHT =36' OR 3 STORIES
ACCESSORY STRUCTURE - 15' OR 1 STORY

NOTE:
- **THIS PLAN IS A SUBDIVISION OF PARCEL 1 IN THE PARK PLAN OF LOTS AS RECORDED IN P.B.VOL. 144 PAGE 35. NO OTHER IMPROVEMENTS ARE PROPOSED.**
- **WAIVER REQUESTED NOT TO PROVIDE CONTOURS SINCE NO DEVELOPMENT IS PROPOSED.**
- **FLOOD PLAIN LIMITS PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER - 421119 0010 B**

SURVEYOR | TOWNSHIP | BUTLER COUNTY | RECORDER OF DEEDS

Instr:201210220030266 10/22/2012
Pages:1 F:$45.00 1:07PM
Michele Mustello T20120044463
Butler County Recorder FL

GRAPHIC SCALE
-80 0 40' 80' 160' 320'
(IN FEET)
1 inch = 80' ft.

DATE	REVISED BY	REVISION

DATE: JUNE, 2012 | SCALE: 1" = 80'
FILE:
DRAWN BY | CHECKED BY
DRAWING NO. RP-1

PARK PLAN OF LOTS REVISION NO. 1

SITUATE IN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
RANDY L. & DARA A. PARK

GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

We, Roger W. and Susan R. Park owners of the land shown on the Park Plan of Lots - Revision No. 1 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.

IN WITNESS OF WHICH, to this we, set our hand and seal this 18th day of September, 20 12.

ATTEST:

Notary Public

Roger W. Park

Susan R. Park

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Roger W. and Susan R. Park, and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 18th day of September, 20 12.

My commission expires the 7th day of April, 20 15.

(SEAL)

Notary Public

We, hereby certify that the title to the property contained in the Park Plan of Lots- Revision No. 1 is in the name of Roger W. and Susan R. Park and is recorded in deed book volume 2353, Page 678. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Roger W. Park

Witness

Susan R. Park

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

9-7-12
Date

John Jerome Schleicher, P.L.S.
Registration Number: SU-053786-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

As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or Land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system unless the municipality and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) And regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan any purchaser should contact appropriate officials of the municipality, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities is planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 11-2012, effective this 22nd day of OCTOBER, 20 12.

Secretary

Chairman, Board of Supervisors

Reviewed by the Planning Commission of the Township of Middlesex, this 28th day of August, 2012.

Secretary

Chairman, Planning Commission

I, John Rusnak, 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.

9-24-12
Date

Signature
Registration Number: 044828-E

Reviewed by the Butler County Planning Commission on this 27th day of AUG, 2012.

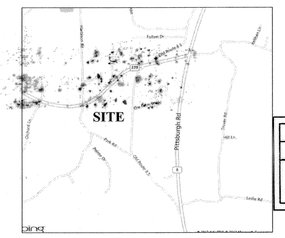
Secretary

Chairman, Butler County Planning Commission

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332, Page(s) 6.

Given under my hand and seal this 22 day of October, 20 12

Recorder of Deeds



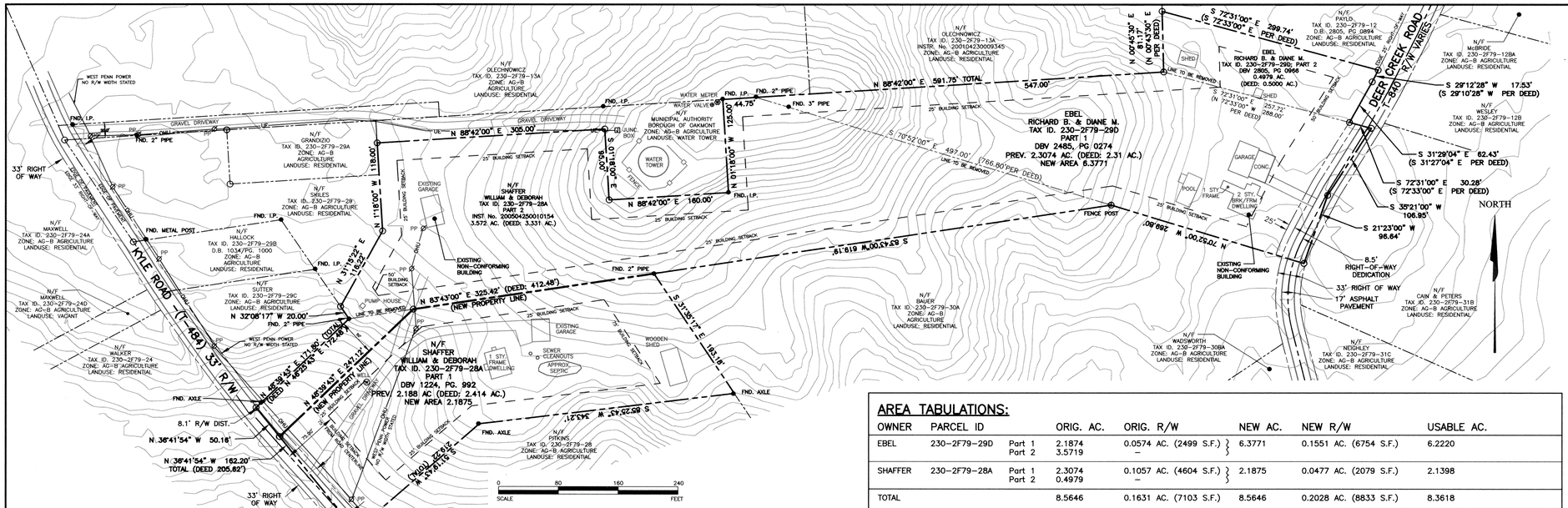
VICINITY MAP
SCALE: 1"=2000'

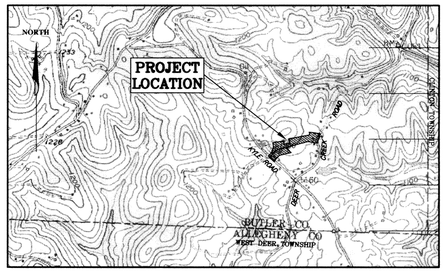
ZONING DISTRICT:
MODERATE INTENSITY RESIDENTIAL - (R2)

RECORDED OCT. 22, 2012	
PLAN BOOK	PAGE
332	6

PARCEL I.D. NO.:
230 - 3F57 - 13D1

OWNER / ADDRESS:
ROGER W. & SUSAN R. PARK
285 PARK ROAD
VALENCIA, PA. 16059





VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA
7.5 MINUTE SERIES, 1950 (PHOTO REV. 1969)

USE A BLACK FELT TIP MARKER FOR SIGNATURES

AREA TABULATIONS:

OWNER	PARCEL ID		ORIG. AC.	ORIG. R/W	NEW AC.	NEW R/W	USABLE AC.
EBEL	230-2F79-29D	Part 1	2.1874	0.0574 AC. (2499 S.F.)	6.3771	0.1551 AC. (6754 S.F.)	6.2220
		Part 2	3.5719	–			
SHAFFER	230-2F79-28A	Part 1	2.3074	0.1057 AC. (4604 S.F.)	2.1875	0.0477 AC. (2079 S.F.)	2.1398
		Part 2	0.4979	–			
TOTAL			8.5646	0.1631 AC. (7103 S.F.)	8.5646	0.2028 AC. (8833 S.F.)	8.3618

ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL John Rusnak, Jr. ENGINEER 044823-E

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

PURPOSE:

TO REVISE THE BOUNDARY BETWEEN TAX PARCEL No. 230-2F79-28A AND TAX PARCEL No. 230-2F79-29D.

NOTES:

ZONING: AG–B: AGRICULTURAL–B

FLOOD PLAIN: ZONE – C: AREAS OF MINIMAL FLOODING

WETLANDS: NONE PER NATIONAL WETLANDS INVENTORY.

THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

CURRENT TITLE OF LANDS IN THE NAMES OF WILLIAM SHAFFER (DECEASED) AND DEBORAH SHAFFER ARE RECORDED AT DBV 1224, PG. 992 AND INST No. 200504250010154.

CURRENT TITLE OF LANDS IN THE NAMES OF RICHARD B. AND DIANE M. EBEL ARE RECORDED AT DBV 2805, PG. 0966 AND DBV 2485, PG 0274.

THE PROPERTIES SHOWN ON THIS PLAN ARE LOCATED ON THE BUTLER COUNTY TAX IDENTIFICATION MAP SHEET 230–2F79–28A AND 230–2F79–29D.

ZONED: (AG–B) AGRICULTURAL DISTRICT AREA AND BULK REGULATIONS

A. MINIMUM LOT SIZE: SINGLE FAMILY DWELLING – 1 ACRE
B. MINIMUM LOT WIDTH: 150 FT
C. MAXIMUM LOT COVERAGE: FARMS 5% ALL OTHERS 20%
D. MINIMUM FRONT YARD–THE GREATER OF: 50 FT FROM FRONT LOT LINE OR 75 FT FROM STREET CENTERLINE
E. MINIMUM REAR YARD: PRINCIPAL STRUCTURE – 75 FT ACCESSORY STRUCTURES – 10 FT
F. MINIMUM SIDE YARD: DWELLINGS – 25 FT EACH SIDE ACCESSORY – 10 FT EACH SIDE
G. SPECIAL YARD REQUIREMENTS:
CORNER LOTS: CORNER LOTS SHALL PROVIDE FRONT YARDS ON EACH STREET FRONTAGE. THE REMAINING 2 YARDS SHALL CONSTITUTE SIDE YARDS.
H. PERMITTED PROJECTIONS INTO REQUIRED YARDS:
THE FOLLOWING SHALL BE PERMITTED TO PROJECT INTO ANY REQUIRED YARD IN ANY ZONING DISTRICT AS FOLLOWS:
• TYPICAL ARCHITECTURAL FEATURES, INCLUDING, BUT NOT LIMITED TO, BAY WINDOWS, WINDOW SILLS, CORNICES AND EAVES, SHALL BE PERMITTED TO PROJECT INTO REQUIRED YARDS NO MORE THAN 18 INCHES.
• DECKS AND PORCHES WHICH DO NOT HAVE ROOFS, WHICH ARE NOT ENCLOSED AND WHICH DO NOT HAVE HABITABLE AREAS UNDERNEATH THEM SHALL BE PERMITTED TO PROJECT INTO REQUIRED FRONT AND SIDE YARDS NO MORE THAN SIX FEET AND INTO THE REQUIRED REAR YARD NO MORE THAN 15 FEET.
• STEPS, OPEN FIRE ESCAPES AND BALCONIES SHALL BE PERMITTED TO PROJECT INTO REQUIRED YARDS NO MORE THAN 36 INCHES.
I. MAXIMUM HEIGHT: ALL PRINCIPAL STRUCTURES – 35 FT IF LESS THAN 2 ACRES ALL ACCESSORY STRUCTURES – 15 FT IF 2 ACRES OR MORE
J. HEIGHT EXCEPTIONS: ANY SUCH STRUCTURE WHICH IS FREESTANDING SHALL NOT BE SUBJECT TO THE HEIGHT LIMITATIONS OF THE ZONING DISTRICT. ANY SUCH STRUCTURE WHICH IS ATTACHED TO A BUILDING SHALL BE PERMITTED TO EXCEED THE HEIGHT LIMITATIONS OF THE ZONING DISTRICT BY NO MORE THAN 15 FEET.

OWNER

TAX ID #230–2F–79–29D
RICHARD B. & DIANE M. EBEL
660 DEER CREEK ROAD
VALENCIA, PA 16059
PHONE: 724–443–7003

OWNER

TAX ID #230–2F–79–28A
WILLIAM AND DEBORAH SHAFFER
213 KYLE ROAD
VALENCIA, PA 16059
PHONE: 724–443–8187

EBEL – OWNERS ADOPTION:

WE, RICHARD B. EBEL AND DIANE M. EBEL, OWNERS OF THE LAND SHOWN ON THE EBEL–SHAFFER LOT LINE REVISION PLAN No.1, 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.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF September, 2012.

ATTEST:

Mary Kay Dods — Richard B. Ebel
NOTARY PUBLIC — OWNER

Diane M. Ebel
OWNER

EBEL – ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA §
BUTLER COUNTY §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED RICHARD B. EBEL AND DIANE M. EBEL AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF September, 2012. MY COMMISSION EXPIRES THE 29th DAY OF March, 2015.

NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Kay Dods, Notary Public
Clinton Twp., Butler County
My Commission Expires March 29, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Mary Kay Dods
NOTARY PUBLIC (SIGNATURE)

EBEL – CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE EBEL–SHAFFER LOT LINE REVISION PLAN No.1 IS IN THE NAMES OF RICHARD B. EBEL AND DIANE M. EBEL AND IS RECORDED IN DEED BOOK VOLUME 2805, PAGE 0966 AND DEED BOOK VOLUME 2485, PAGE 0274. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Deborah Shaffer — Richard B. Ebel
WITNESS — OWNER

Diane M. Ebel
OWNER

SHAFFER – OWNERS ADOPTION:

WE, WILLIAM SHAFFER (DECEASED) AND DEBORAH SHAFFER, OWNERS OF THE LAND SHOWN ON THE EBEL–SHAFFER LOT LINE REVISION PLAN No.1, 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.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF September, 2012.

ATTEST:

Mary Kay Dods — Deborah Shaffer
NOTARY PUBLIC — OWNER

OWNER

SHAFFER – ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA §
BUTLER COUNTY §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM SHAFFER (DECEASED) AND DEBORAH SHAFFER AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF September, 2012. MY COMMISSION EXPIRES THE 29th DAY OF March, 2015.

NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Kay Dods, Notary Public
Clinton Twp., Butler County
My Commission Expires March 29, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Mary Kay Dods
NOTARY PUBLIC (SIGNATURE)

SHAFFER – CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE EBEL–SHAFFER LOT LINE REVISION PLAN No.1 IS IN THE NAMES OF WILLIAM SHAFFER (DECEASED) AND DEBORAH SHAFFER AND IS RECORDED IN DEED BOOK VOLUME 1224, PAGE 0992 AND INSTRUMENT No. 200504250010154. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Richard B. Ebel — Deborah Shaffer
WITNESS — OWNER

OWNER

Instr: 201210220009271 10/22/2012
Pages: 1 $45.00 1:13PM
Michele Mustello T20120044465
Butler County Recorder FL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

MUNICIPAL DECLARATIONS:

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, LANDS, OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 12-09, EFFECTIVE THIS 22nd DAY OF October, 2012.

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 4TH DAY OF April, 2012.

SECRETARY — CHAIRMAN BOARD OF PLANNING COMMISSION

TOWNSHIP ENGINEER:

I, JOHN RUSNAK, 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.

10-11-12 — 044823-E — John Rusnak
DATE — REGISTRATION No. — SIGNATURE

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 30TH DAY OF July, 2012.

SECRETARY — CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

SURVEYORS CERTIFICATION:

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

9-20-12 — Paul J. Neff
DATE — PAUL J. NEFF
REG. No. SU051242 neff@pedersenx2.com

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 332 PAGE(S) 7. GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF October, 2012.

RECORDER OF DEEDS

Recorded: OCT. 22, 2012

PLAN BOOK	PAGE
332	7

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	CORACE PLAN OF SUBDIVISION RECORDED Feb. 19, 1993, PBV 162 PAGE 11	
2	CORACE PLAN RECORDED March 8, 1982, PBV 89, PAGE 40	
3	ESTATE OF MARY QUINN PLAN OF SUBDV. RECORDED Nov. 20, 1997, PBV 207, PG 47	
4	FEMA'S FLOOD INSURANCE RATE MAP #421229–0010–B	
5	NATIONAL WETLANDS INVENTORY, US DEPT. OF INTERIOR, VALENCIA, PA QUADRANGLE, AIR PHOTO 4–1977.	
6	SHOUP ENGINEERING, INC.; CERTIFICATION SURVEY FOR RICHARD B. & DIANE M. EBEL; Oct. 17, 1994.	

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT: RICHARD B. EBEL
660 DEERCREEK ROAD, VALENCIA, PA 16059

PROJECT: EBEL–SHAFFER LOT LINE REVISION PLAN No.1
BEING
TAX PARCEL No. 230–2F79–28A; RECORDED AT DBV 1224, PG 0992 AND INST No. 200504250010154
AND
TAX PARCEL No. 230–2F79–29D; RECORDED AT DBV 2805, PG 0966
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	CHECKED	APPROVED	DATE
BJE	PJN	PJN	06/27/12

ISSUE DATE	REV. #
06/26/12	0

PROJECT #	SCALE
12-042	1"=80'

DWG # LL–1
SHEET 1 OF 1

Instr: 201210220030339 10/22/2012
Pages: 2 F: $80.00 3:49PM
Michele Mustello T20120044504
Butler County Recorder ND

THE COMMONS AT RIDC NORTH

PARCEL 525, COMMONWEALTH DRIVE

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Required Certifications

CW Development L.P., owner of the land shown on The Commons of RIDC North hereby adopts this plan as its land development plan 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.

William E. Hunt — President of Commons at Thorn Hill, G.P., LLC Sole General Partner of CW Development LP.
Signature and title of Authorized Officer

Maria E. Sinclair
Signature of Witness

October 19, 2012
Date

Commonwealth of Pennsylvania
County of Allegheny

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named William E. Hunt President of Commons at Thorn Hill, G.P., LLC General Partner in the firm of CW Development, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal the 19th day of October, 2012.

Jean Ann Furlan
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jean Ann Furlan, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Oct. 28, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

William E Hunt hereby certify that the title to the property contained in the Commons at RIDC North in the name of CW Devel. or Part P and is recorded in deed book volume 13994, page 2012052900535.

Maria E. Sinclair — William E. Hunt
Witness — Owner

_____, mortgagee of the property contained in the _____ consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, Title, and Mortgagee

Every plan for recording must be prepared by or under the supervision of a registered surveyor, who must certify the accuracy of the survey and affix his seal.
I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

10-18-12
Date

MATTHEW C BISSETT
Name of Surveyor

SU-075137
Registration Number

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the provisions of the Pennsylvania Department of Environmental Protection. [Ord. 2005-362]

10-19-2012
Date

Secretary

BOARD OF SUPERVISORS
This statement certifies only that action was taken by the Board of Supervisors granting final approval

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2010-41 on the 4th day of OCTOBER 2012.

Secretary — Chairman, Board of Supervisors

TOWNSHIP MANAGER
I, Jerald A. Mahree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2010-41 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 1/2/2012.

Township Manager

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

Secretary — Chairman, Butler County Planning Commission

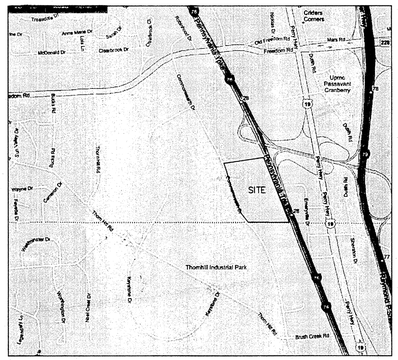
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332, Page(s) 7-9
Given under my hand and seal this 22nd day of OCT, 2012.

Michele M. Mustello
Recorder of Deeds

Approved by the Cranberry Township Engineering Department, effective this 22nd day of October, 2012.

10/22/2012
Date

Township Engineer



VICINITY MAP
NTS

SITE DATA TABLE	
ADDRESS: TOWNSHIP STATE: COUNTY: MAP / PARCEL:	PARCEL 525, COMMONWEALTH DRIVE CRANBERRY PENNSYLVANIA BUTLER MAP 130, PARCEL 4F110.14
EXISTING ZONING:	SP-1 (SPECIAL GROWTH)
TOTAL SITE AREA:	26.72 AC.
SQUARE FOOTAGE OF SITE:	1,163,[illegible]
MINIMUM BUILDING SETBACK LINES: FRONT YARD: SIDE YARD: REAR YARD:	 50' 20' 20'
CLIENT: ADDRESS: PHONE NO.: CONTACT NAME:	THE ELMHURST GROUP ONE BIGELOW SQUARE, SUITE 630 PITTSBURGH, PA 15219 412-281-8731 ANDY GILDERSLEEVE
APPLICANT: ADDRESS: PHONE NO.: FAX NO.: E-MAIL ADDRESS: CONTACT NAME	ATWELL, LLC 30575 BAINBRIDGE RD. SUITE 180 SOLON, OHIO 44139 (440)349-2000 (440)349-2028 bboron@atwell-group.com BILL BORON
BUILDING SQUARE FOOTAGE:	48,400 36,300 OFFICE (75%) 12,100 WAREHOUSE (25%)
BUILDING HEIGHT:	35'-4"
MINIMUM PARKING REQUIREMENT:	1 SPACE / 1,000 SQ.FT. OF GFA 1 SPACE / 350 SQ.FT. OF OFFICE AND SALES SPACE
PARKING PROVIDED:	150 SPACES INCLUDING 6 ADA SPACES
IMPERVIOUS SURFACE CALCULATION:	IMPERVIOUS AREA = 118,120 SQ.FT. or 3.82 AC. SITE AREA = 1,179,395 SQ.FT. OR 27.08 AC. PERCENTAGE OF IMPERVIOUS AREA = 12%
PERVIOUS PARKING LOT CALCULATION:	PARKING LOT AREA = 50,400 SQ.FT. PERVIOUS AREA REQUIRED (10% MIN) = 5,040 SQ.FT. PERVIOUS AREA PROVIDED = 5,112 SQ.FT.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW C. BISSETT — SU-075137 — PENNSYLVANIA
10-18-12

RECORDED OCT. 22, 2012
PLAN BOOK 332 PAGE 8

ATWELL
866.850.4200 | www.atwell-group.com
OFFICES IN NORTH AMERICA AND ASIA
30575 BAINBRIDGE RD. SUITE 180
SOLON, OHIO 44139
440 349 2000

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT: THE ELMHURST GROUP
ONE BIGELOW SQUARE, SUITE 630
PITTSBURGH, PENNSYLVANIA 15219

THE COMMONS AT RIDC NORTH
CONSTRUCTION PLANS

RECORDING PLAN

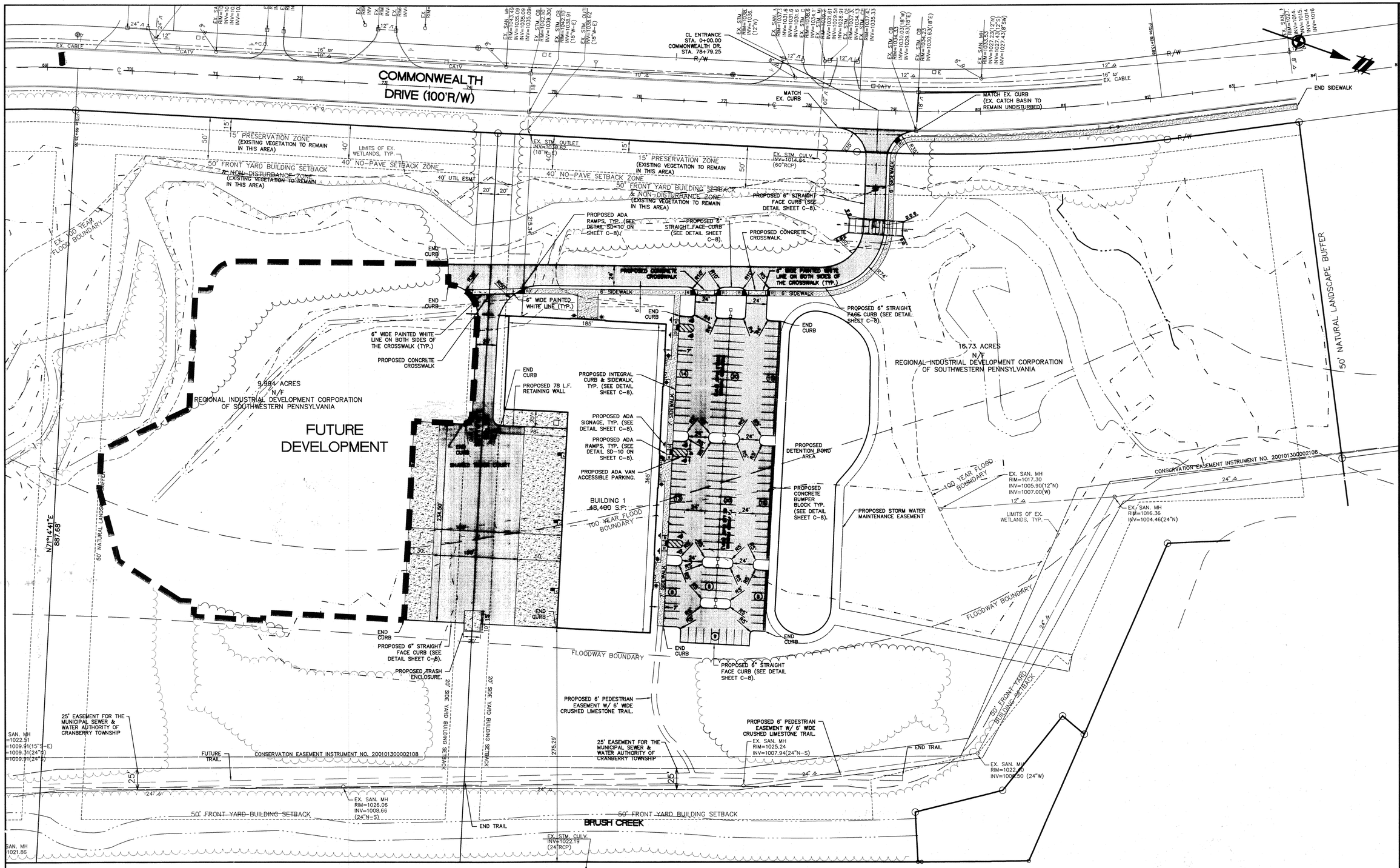
DATE: OCTOBER 11, 2012
REVISIONS

ATWELL

SCALE 0 25 50
1" = 50 FEET

DR.	BPH
CH.	MSC
P.M.	B. BORON
BOOK	--
CAD FILE:	Recording Plan.dwg
JOB	09001523
FILE CODE:	--
SHEET NO.	RP-01

J:\09001523\dwg\Plan Sets\Construction\Recording Plan.dwg, 10/19/2012 2:17:57 PM, dpena



LAYOUT LEGEND

- PROP. CURB AND GUTTER
- PROP. LIGHT POLE
- CENTERLINE OF DITCH OR EDGE OF WATER
- FENCE
- PROPERTY LINE
- CENTERLINE
- EXIST. SIGN
- PROP. SIGN
- SIDEWALK RAMP
- PROP. SINGLE MOUNTED FLOOD LIGHT
- PROP. DOUBLE MOUNTED LIGHT POLE
- PROP. WALL MOUNTED LIGHT FIXTURE
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C-8 FOR TYPICAL CROSS SECTION).
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-8 FOR TYPICAL CROSS SECTION).

NOTES:

1. DIMENSIONS AND RADII ARE GIVEN TO FACE OF CURB UNLESS NOTED OTHERWISE.

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

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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MATTHEW C. BISSETT — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — PE-090137 — 10-18-12

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OFFICES IN NORTH AMERICA AND ASIA
30575 BAINBRIDGE RD. SUITE 180
SOLON, OHIO 44139
440 349 2000

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT: THE ELMHURST GROUP, ONE BOSTON MILL, SUITE 830, PITTSBURGH, PENNSYLVANIA 15219

THE COMMONS AT RIDC NORTH
CONSTRUCTION PLANS

RECORDING PLAN

DATE: OCTOBER 11, 2012

REVISIONS

ATWELL

SCALE 0 25 50
1" = 50 FEET

DR. BPH | CH. MSC
P.M. B. BORON
BOOK --
CAD FILE: Recording Plan 2.dwg
JOB 09001523
FILE CODE: --
SHEET NO. RP-02

RECORDED OCT. 22, 2012	
PLAN BOOK	PAGE
332	9

K:\09001523\dwg\Plan Sets\Construction\Recording Plan 2.dwg, 10/18/2012 2:16:08 PM, dpate

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th

day of August, 2012.

ATTEST: Theresa A. Such — NOTARY PUBLIC; [signature] — OWNER; Janet Maxwell — 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 Thomas R. and Janet Maxwell, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 7th day of August,

2012.

My Commission expires [stamp] June, 2015

SEAL

NOTARY PUBLIC

NOTARIAL SEAL
Theresa A Such, Notary Public
City of Harmony Boro., Butler County
My Commission Expires June 6, 2015

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

DATE July 3, 2012 SEAL Cheryl A Hughes REG. NO. SU-32490-E

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

Approved by the Borough Council of the Borough of Evans City this ________day of AUG 6, 2012.

Nadine L. Drake — SECRETARY; SEAL; Kimberly S. Antrony — CHAIRMAN/PRESIDENT

Approved by the Evans City Borough Planning Commission this ________day of AUG 6, 2012

Deborah E. Coli — SECRETARY; SEAL; [signature] — CHAIRMAN/PRESIDENT

APPROVED JRM ~~Reviewed~~ by the Butler County Planning Commission this 22ND ~~24TH~~ day of JRM ~~JULY~~ OCT, 2012.

[signature] JRM — SECRETARY; SEAL; [signature] JRM — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 332 page 10.

Given under my hand and seal this 23rd day of October,

2012.

SEAL

Michele M Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11

day of August, 2012.

ATTEST: Megan A. Leese — NOTARY PUBLIC; Brad D. Rubinosky — OWNER; Amy L. Rubinosky — 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 Amy L. and Brad D. Rubinosky, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

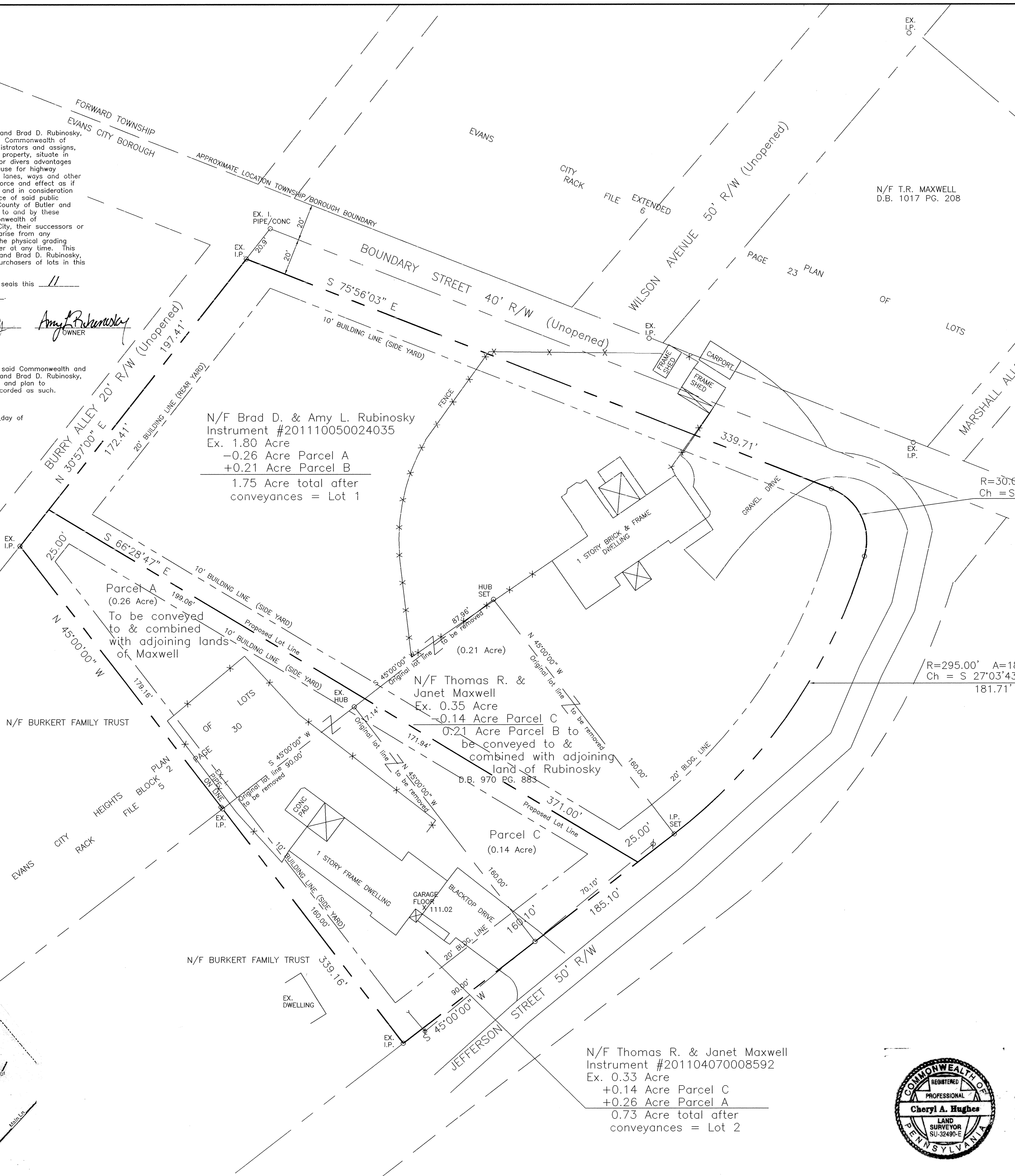
Sworn to and subscribed before me this day.

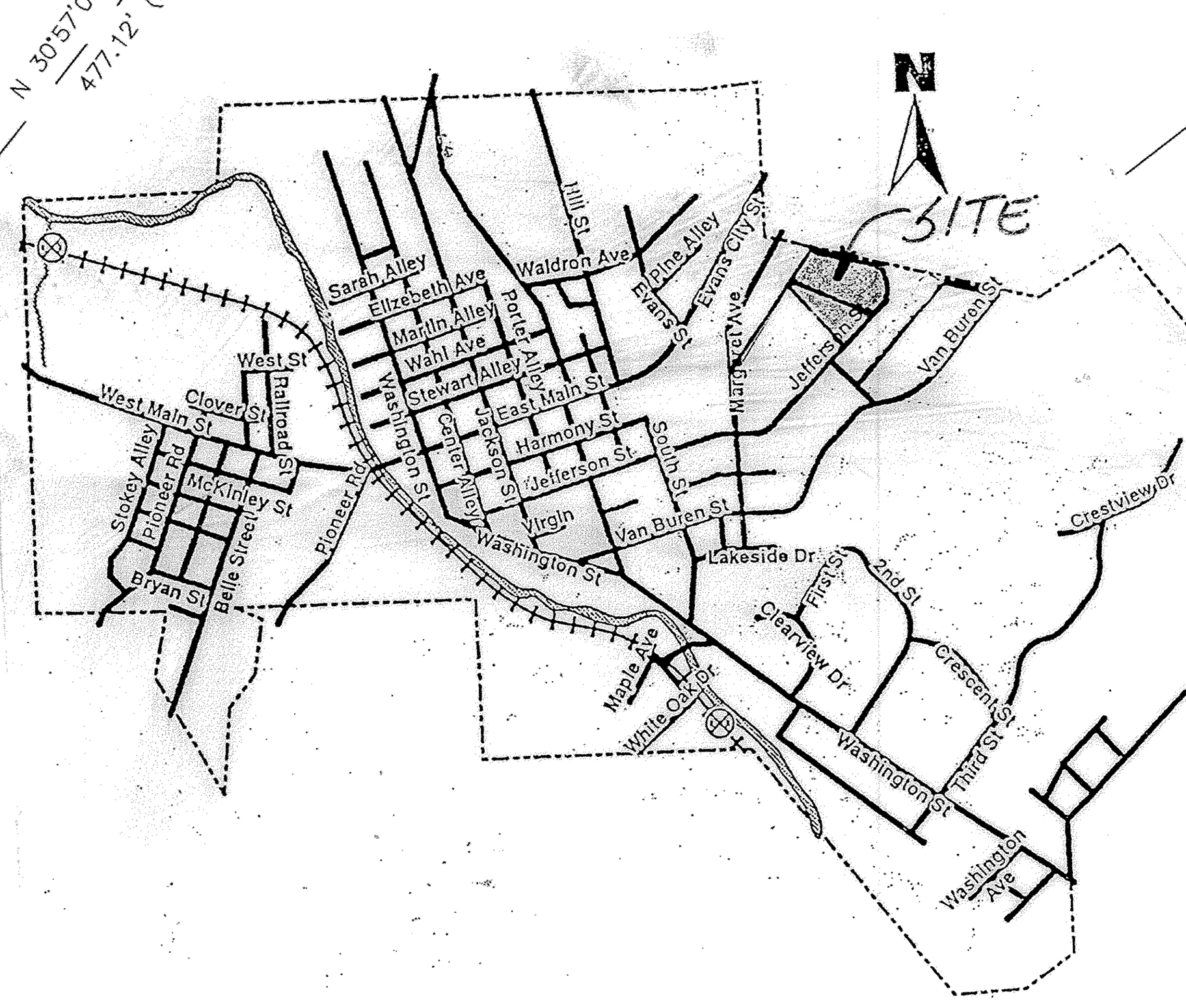
WITNESS MY HAND AND NOTARIAL SEAL this 11 day of August, 2012.

My Commission expires the 25 day of June, 2013.

SEAL
Megan A. Leese
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Megan A. Leese, Notary Public
Cranberry Twp., Butler County
My Commission Expires June 25, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES





VICINITY MAP

NOTES:

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

REF: ANDREW WAHL PLAN OF LOTS, R.F. 6 PG. 23.

REF: LOTS 9A, 9B AND PART OF LOT 9 IN BLOCK 2 OF THE EVANS CITY HEIGHTS PLAN OF LOTS, R.F. 5 PG. 30.

REF: PROPERTY SURVEY FOR THOMAS R. & JANET F. MAXWELL BY LAND SURVEYORS, INC., 04/06/11, #11-014

ZONING: R-1

MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 75'
20' FRONT SETBACK
10' SIDE SETBACK
20' REAR YARD

PROPERTY OWNERS: THOMAS R. & JANET MAXWELL
705 JEFFERSON STREET
EVANS CITY, PA 16033
AMY L. & BRAD D. RUBINOSKY
709 JEFFERSON STREET
EVANS CITY, PA 16033

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS BOROUGH, THESE PROPERTIES LINE IN ZONE X – AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

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

LSI — *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

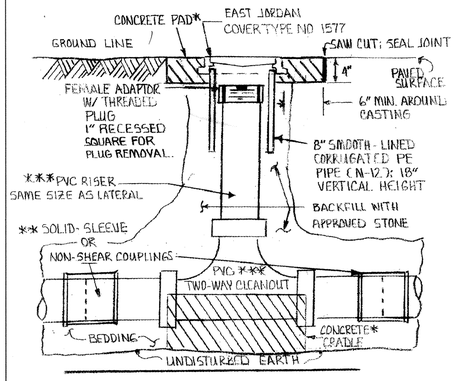
FOR: THOMAS R. & JANET F. MAXWELL
and
AMY L. & BRAD D. RUBINOSKY

SITUATE: EVANS CITY BORO., BUTLER CO., PA

Date 07/03/12	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 400-S2-L9A, L9B, L9C	Instr.# 201110050024035 201104070008592 970-883	Service No. 12-059	
Address 705 & 709 JEFFERSON ST.			

RECORDED OCT. 23, 2012	
PLAN BOOK	PAGE
332	10

Instr:201210230030448 10/23/2012
Pages:1 F:$45.00 10:51AM
Michele Mustello T20120044644
Butler County Recorder FL



* CONCRETE FOR CRADLE AND PAD SHALL BE 4000 PSI CONCRETE.

** WHEN REQUIRED, COUPLINGS SHALL BE SOLID-SLEEVE OR NON-SHEAR COUPLINGS APPROVED BY THE AUTHORITY

*** PVC SHALL BE SDR 35 OR SCHEDULE 40

DRAWING NO. 14

BUTLER AREA SEWER AUTHORITY	
GRAVITY SANITARY SEWER INSPECTION TEE	
SCALE: NONE	DATE: SEPTEMBER, 2006

Instr: 201210230030452
Pages: 1 F:$45.00
Michele Mustello 10/23/2012
Butler County Recorder 12:52PM
T20120044733
ND

We, Edward O. JR. & Beverly A. Wehr, owner of the Lots 1 & 2 as shown below, do hereby certify that the title of this property is in the name of Edward O. JR. & Beverly A. Wehr as recorded in Deed Book 755, Page 26, Recorded of Deeds Office.

Witness

Edward O. JR. Wehr

Beverly A. Wehr

KNOW ALL MEN BY THESE PRESENTS, that we Edward O. JR. & Beverly A. Wehr of the Township of Butler of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Butler Township, and do hereby dedicate forever for public use for highway and utility purposes , all drives, roads, lanes,ways, rights-of-ways and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and right - of-way.

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 24th day of August, 2012

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Edward O. JR. & Beverly A. Wehr and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 24th day of August, 2012.

My Commission expires the 06th day of March, 2016

SEAL

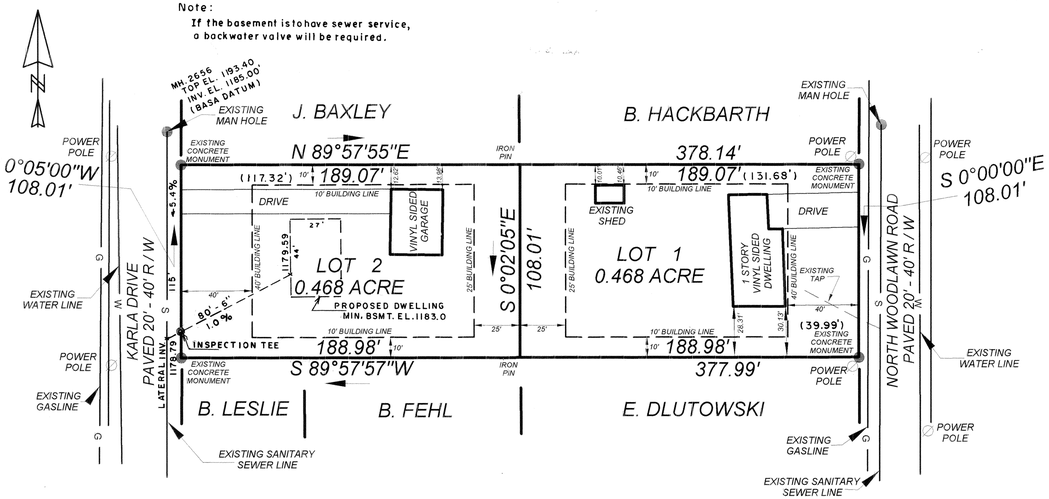
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

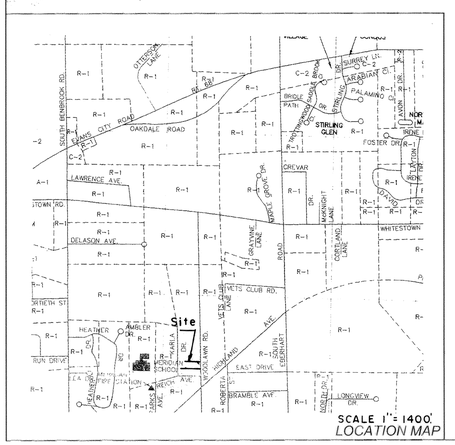
NOTARY PUBLIC

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

Aug 23, 2012 SEALS
DATE — REGISTRATION NO. SU - 073089E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN E. DUSHECK AND SURVEYOR





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.

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

RECORDED OCT. 23, 2012	
PLAN BOOK	PAGE
332	11

0 20' 40' 80' 120'

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

SECRETARY — PRESIDENT

Approved by the Butler Twp., Planning Commission this 2ND day of OCTOBER, 2012.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 30TH day of AUGUST, 2012.

SECRETARY — CHAIRMAN

Approved by the Board of Commissioners of the Township of Butler this 16th day of October, 2012.

Secretary — President of Board

RECORDER OF DEEDS BUTLER COUNTY PA

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 332 Page 11.

Given under my hand and seal this 23rd day of Oct, 2012.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER

OWNER / SUBDIVIDER
EDWARD O. JR. & BEVERLY A. WEHR
107 N. WOODLAWN ROAD
BUTLER, PA. 16001

TOTAL AREA = 0.936 ACRES.

JOHN E. DUSHECK	Date: 6/7/2012	PROPERTY SUBDIVISION
SURVEYOR	Scale: 1" = 40'	FOR: EDWARD O. JR. & BEVERLY A. WEHR
BOX 1755	Dwn. By: SAB	SITUATE: BUTLER TWP., BUTLER CO., PA
BUTLER PA. 16003	Revised: 6/30/2012 (BASA)	
(724) 287-7825	Revised: 10/1/2012 ENGINEERS REVIEW	

KNOW ALL MEN BY THESE PRESENTS; THAT WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 13 DAY OF AUGUST 2012.

ATTEST:

William M. Elliott SR
OWNER

Joanne R. Orr
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ~~BUTLER~~ MERCER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR 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 13 DAY OF AUGUST 2012
MY COMMISSION EXPIRES THE 14 DAY OF JANUARY 2016

Patricia L Rausch
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA L. RAUSCH, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES JANUARY 14, 2016

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 16TH DAY OF AUGUST, 2012.

Carol A. Miller
SECRETARY

Kenneth L Morris
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 22 DAY OF OCTOBER, 2012.

Claire A Martin
SECRETARY

Frederick J Brezel
CHAIRMAN, BOARD OF SUPERVISORS

Brian D McCord
SUPERVISOR

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

08/10/12
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF SEPT 2012

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 332 PAGE 12.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF October 2012.

Michele M Mustello
RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Known all men by these present that WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR, Owner's Name
SCOTT TOWNSHIP, Name of Municipality, Lawrence County, Pennsylvania
For themselves, their heirs, executors, administrators and assigns do hereby adopt this plan of lots of their property situated in SCOTT TOWNSHIP, Name of Municipality
Lawrence County, Pennsylvania and do hereby dedicate the streets, right of ways, and other improvements shown hereon to the public forever.
This 13 day of AUGUST, 2012.

William M. Elliott SR
Owner's Name

Joanne R. Orr
Owner's Name

Before my the subscriber a Notary Public in and for said State and County Personally appeared the above named WILLIAM M. ELLIOTT, SR. & JOANNE R. ORR, Owner's Name, and acknowledged the above to be their own free act and deed.
Witness my hand and seal this 13 day of AUGUST, 2012.
My commission expires JANUARY 14, 2016.

08-13-12
Date

Patricia L Rausch
Notary Public Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA L. RAUSCH, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES JANUARY 14, 2016

I do hereby certify that I have surveyed the above area and prepared the plat shown hereon, that said plat is correct and that all iron pins and monuments are located and installed as shown.

James M Shuty
Surveyor's Signature

8/10/12
Date

Approved by the SCOTT TOWNSHIP, Name of Municipality

9-10-12
Date

Gary L Glenn
Signature

Glendora J Book
Secretary

Approved by the Municipal Planning Commission.

Date

Chairman

Secretary

Approved (Reviewed) by the Lawrence County Planning Commission.

9/10/2012
Date

Gary L Glenn
Chairman

Merle Shaw
Secretary

Commonwealth of Pennsylvania } SS
County of Lawrence }

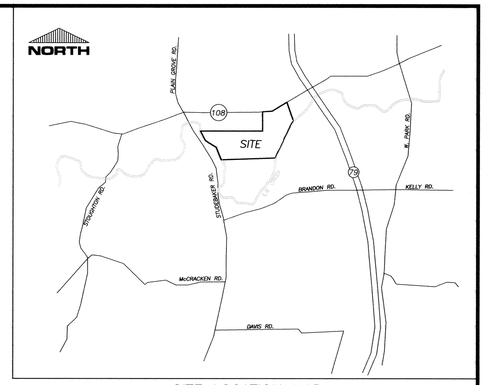
Recorded on this day of , 20 , in the Recorder's Office of said County, in Plat Map Book Volume Page
Witness my hand and the seal of office, the day and year aforesaid.

Recorder

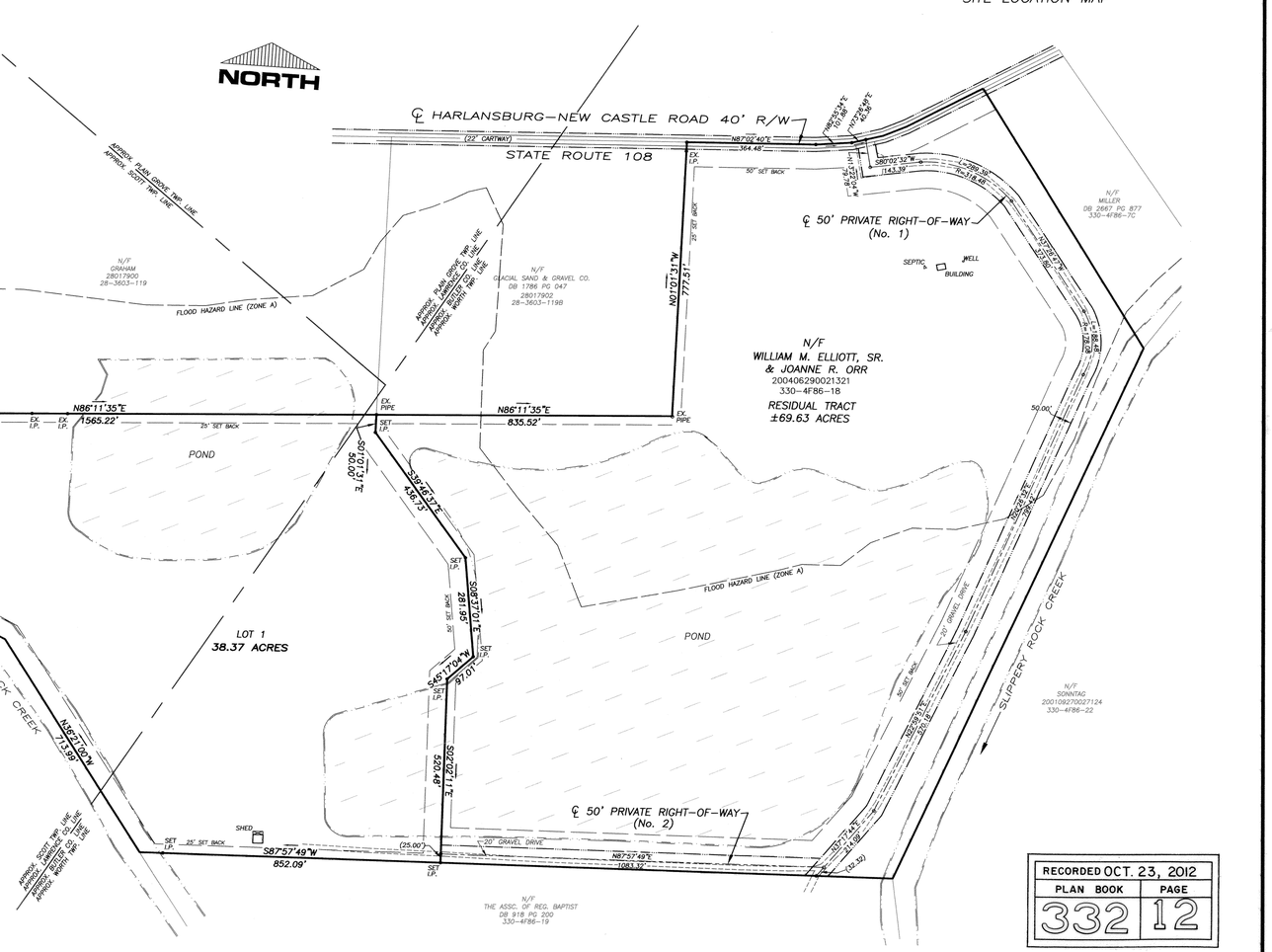
THIS PLAN WILL BE NULL AND VOID UNLESS RECORDED BY .

NON-BUILDING WAIVER
LOT 1

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of LOT 1 property/subdivision has been approved by WORTH & SCOTT TOWNSHIPS (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of WORTH & SCOTT TOWNSHIPS (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



SITE LOCATION MAP



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

TOTAL PLAN AREA	±108 ACRES
TOTAL R.O.W. AREA	4.67 ACRES
TOTAL AREA – R.O.W.	±103.33 ACRES
RESIDUAL TRACT	±69.63 ACRES
ACRES R.O.W.	4.67 ACRES
AREA LESS R.O.W.	±64.96 ACRES
LOT 1	38.37 ACRES
R.O.W. AREA	0.00 ACRES
AREA LESS R.O.W.	38.37 ACRES

FLOOD NOTE

The flood hazard line shown was created from scaled map location and graphic plotting only Lot 1 appears to lie in Zone A. according to the Flood Hazard Boundary Map, Township of Worth, Pennsylvania, Butler County, Community Panel No. 421425 0001 A Effective Date April 18, 1980

RIGHT-OF-WAY AGREEMENT

THE 50' PRIVATE RIGHT OF WAY (No. 1) AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM, PRIVATE RIGHT OF WAY (No. 2) AND TAX PARCEL 330-4F86-19, AS SHOWN ON THIS PLAN.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE RIGHT OF WAY (No. 1), SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF TAX PARCEL 330-4F86-19.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE RIGHT OF WAY (No. 2), SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 1 OF THIS PLAN.

UTILITY COMPANIES:

ALLEGHENY POWER
1310 FAIRMONT AVE.
PO BOX 1392
FAIRMONT, WV 26555

EMBARQ
P.O. BOX 96064
CHARLOTTE, NC 28296

COLUMBIA GAS OF PA.
501 TECHNOLOGY DRIVE
CANNONSBURG, PA 15317

BUTLER COUNTY:

DEED REF: 200406290021321
TAX PARCEL ID 330-4F86-18
TOTAL PLAN AREA ±108 ACRES
LOT 1 38.37 ACRES

BUILDING SETBACKS:
FRONT 50'
SIDE 25'
REAR 50'

OWNERS:

WILLIAM M. ELLIOTT, SR.
107 POPLAR FOREST DR.
SLIPPERY ROCK, PA 16057
724-421-5767

JOANNE R. ORR
CANNERY ROAD
NEW WILMINGTON, PA 16142

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

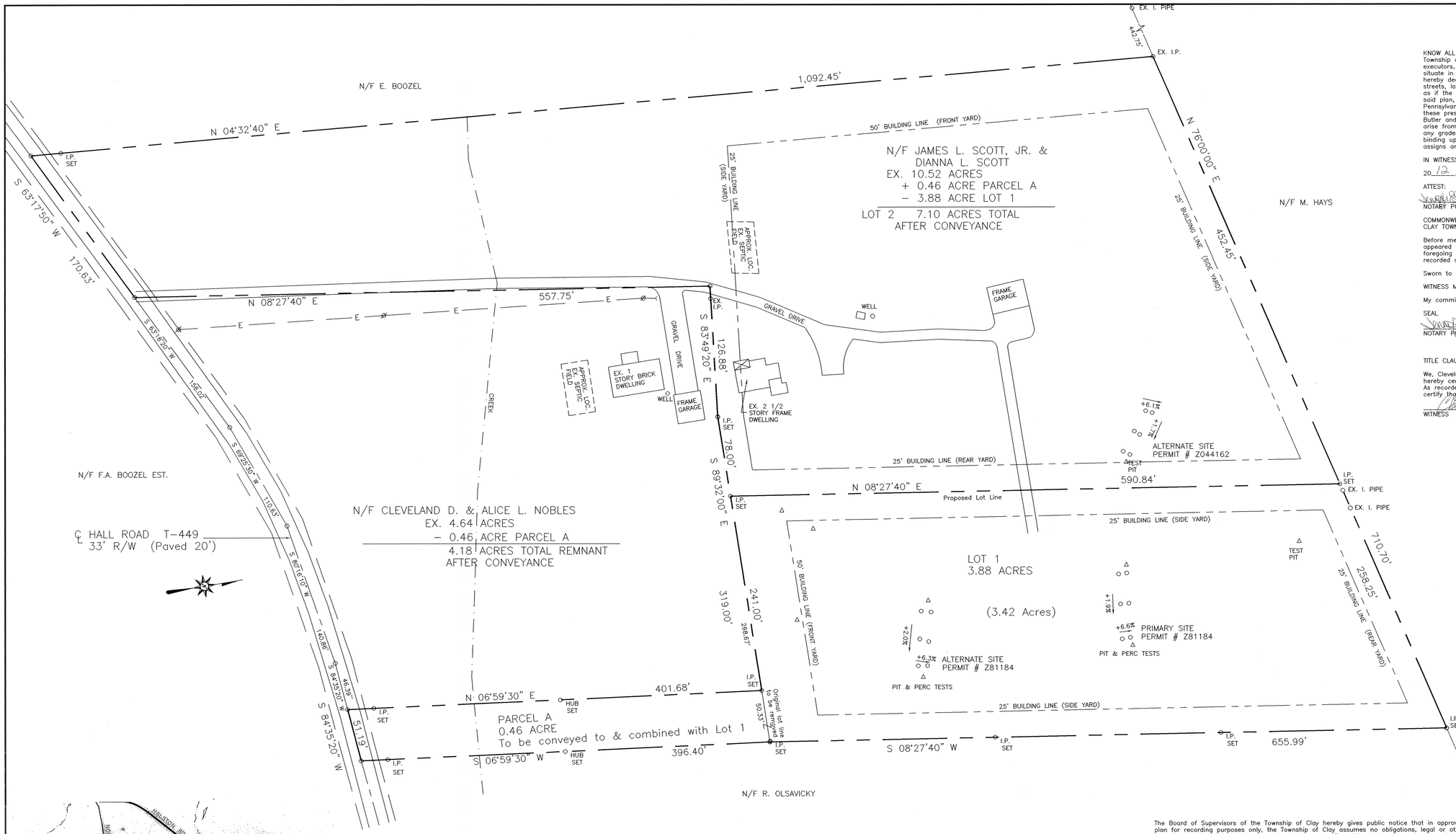
RECORDED OCT. 23, 2012
PLAN BOOK 332
PAGE 12

Instr:201210230030476 10/23/2012
Pages:1 F:$45.00 2:15PM
Michele Mustello T20120044763
Butler County Recorder FL

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

Scale 1" = 200'
Date JULY 26, 2012
Job No. 2463

W. Elliott Subdivision
Situate in WORTH TOWNSHIP; BUTLER COUNTY, PA
SCOTT TOWNSHIP; LAWRENCE COUNTY, PA
Prepared For WILLIAM M. ELLIOTT, SR.
Sheet No. 1 of 1



KNOW ALL MEN BY THESE PRESENTS, That we, Cleveland D. and Alice L. Nobles, of the Township of Butler, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in 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 Cleveland D. and Alice L. Nobles, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 25th day of October, 20 12.

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
CLAY TOWNSHIP]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Cleveland D. and Alice L. Nobles, 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 25th day of October, 20 12.

My commission expires this 30th day of January, 20 14.

SEAL

NOTARY PUBLIC

NOTARIAL SEAL
JENNIFER ELIZABETH STROUP
Notary Public
SLIPPERY ROCK BORO., BUTLER CNTY
My Commission Expires Jan 20, 2014

TITLE CLAUSE (NO MORTGAGE)

We, Cleveland D. and Alice L. Nobles, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Cleveland D. and Alice L. Nobles, As recorded in Deed Book Volume 936 page 654, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNERS

NOTES:

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

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

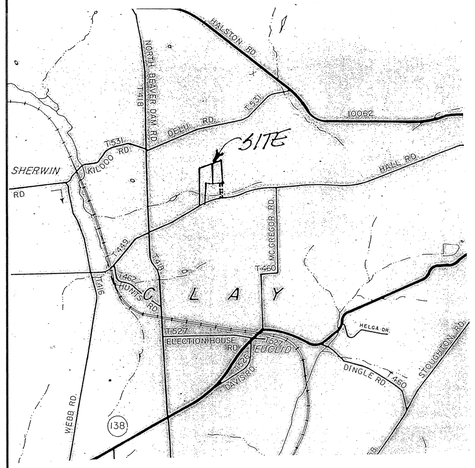
PROPERTY OWNERS: JAMES L. SCOTT, JR., & DIANNA L. SCOTT
533 HALL ROAD
BUTLER, PA 16001

IRON PINS TO BE SET AT LOT CORNERS.

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

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW BUILDING LOT AND A REMNANT PARCEL.

REF: SURVEY FOR GLENN R. BOOZEL BY R.B. SHANNON & ASSOC., INC., 10/1/81, DWG. NO. 81-B174



OWNER'S ADOPTION:

THE GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE WEATHERBURN HEIGHTS P.R.D. PHASE 1B HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Dominic Gigliotti
(GENERAL PARTNER)

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Dominic Gigliotti, 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 SEAL THIS 16th DAY OF October, 2012.

MY COMMISSION EXPIRES THE 15th DAY OF December, 2014

Timothy A. Piper
(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1B PLAN OF LOTS IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND IS RECORDED IN D.B.V. _____, PAGE _____.

Virginia M. Stasi
SIGNATURE OF WITNESS

Dominic Gigliotti
SIGNATURE OF OWNER

NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1B PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Virginia M. Stasi
SIGNATURE OF WITNESS

R.A.K. - VICE PRESIDENT
NAME, TITLE, AND MORTGAGEE

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1B PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Virginia M. Stasi
SIGNATURE OF WITNESS

Wayne M. Mannella V.P.
NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

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

10/16/12 (DATE) Donald P. Trant (NAME OF SURVEYOR)

SU-075022
(REGISTRATION NUMBER)

MUNICIPAL DECLARATIONS:

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)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. _____, EFFECTIVE THIS 30th DAY OF OCTOBER, 2012

(SECRETARY) (CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS 30th DAY OF OCTOBER, 2012.

(SECRETARY) (CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 28th DAY OF August, 2012.

(SECRETARY) (CHAIRMAN, PLANNING COMMISSION)

I, JOHN RUSNAK, 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.

10-20-12 (DATE) 044823-E (REGISTRATION No.) JRusnak (SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF APRIL, 2012

(SECRETARY) JRM (CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION) JRM

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 332, PAGES 14-18.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF October, 2012

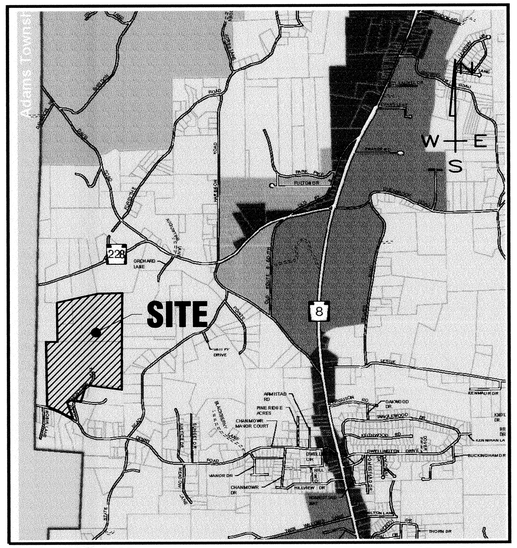
Michele M. Mustello
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr:201210300031235 10/30/2012 11:20AM
Pages:5 F:$205.00 T20120045738
Michele Mustello FL
Butler County Recorder

WEATHERBURN HEIGHTS PRD **24702**



LOCATION MAP **1" = 2000'**

NOTE:

BASED ON CURRENTLY AVAILABLE UTILITY RECORDS PROVIDED BY THE PA ONE-CALL SYSTEM & ON-SITE RECONNAISSANCE, THERE IS NO APPARENT EVIDENCE OF ANY EXISTING GAS OR OIL WELLS ON THE SITE.

AG-A ZONING DISTRICT – RURAL RESIDENTIAL STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS	REQUIRED	PROVIDED
MINIMUM SITE SIZE	20 ACRES	120.533 ACRES
MINIMUM SITE FRONTAGE ALONG PUBLIC STREET R/W	200 FT.	809.82 FT. ALONG DENNY ROAD 1,430.15 FT. ALONG S.R. 228
PRD SITE WITH NATURAL SLOPES OF LESS THAN 25% SHALL BE INCLUDED IN THE FOLLOWING COMPUTATION:		
ZONING DISTRICT / MAXIMUM DENSITY AG-A / 4 UNITS PER ACRE	4/AC. (4x120.20 = 481 UNITS) TENTATIVE	1.547/AC. (190 UNITS/120.200 = 1.547 UNITS/AC.) PROVIDED
PERMITTED USE-SINGLE-FAMILY/TWO FAMILY DWELLINGS/MULTI-FAMILY DWELLINGS	APPROVAL	
MIN. SINGLE-FAMILY LOT SIZE	9,000 Sq.Ft. (0.206 AC.)	9,000 Sq.Ft. (0.206 AC.) MIN.
MIN. LOT WIDTH (AT BUILDING LINE)	75 FT. MIN.	75 FT.
MIN. FRONT YARD	20 FT. MIN.	20 FT.
MIN. SIDE YARD	10 FT. MIN.	10 FT.
MIN. REAR YARD	10 FT. MIN.	10 FT.
PERIMETER SETBACK	50 FT.	50 FT.
BUFFER YARD**	10 FT.	10 FT.

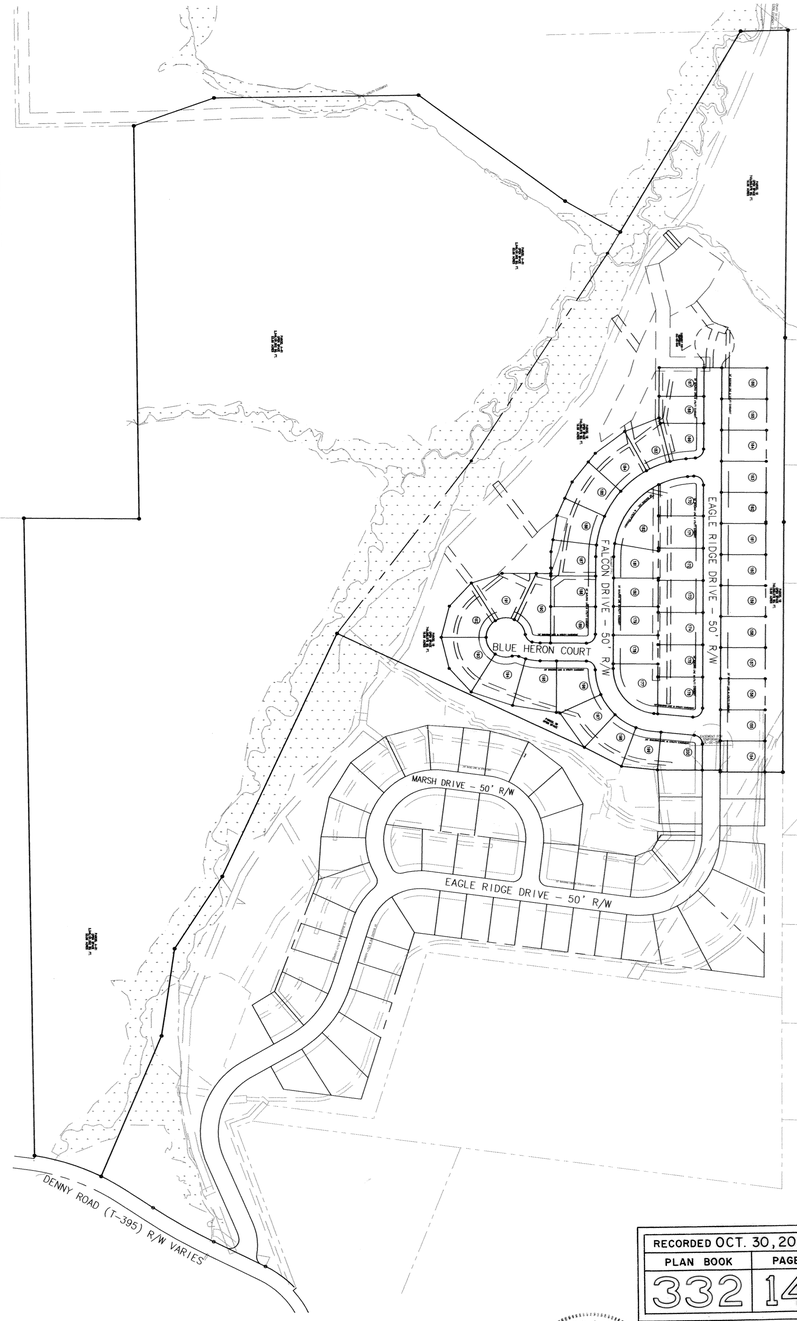
** 10 FT BUFFER YARD "C" PROVIDED ALONG THE PERIMETER OF THE PROPERTY SHALL BE COMPRISED OF A CONTINUOUS, OPAQUE HEDGE OR LINE OF EVERGREEN TREES THAT WILL GROW TOGETHER WHEN MATURE, PLANTED TO ACHIEVE A MINIMUM HEIGHT OF SIX FEET WITHIN THREE YEARS OF PLANTING, AS PER, SECTION 175-140. THIS DOESN'T APPLY TO AREAS WITH ADEQUATE EXISTING BUFFERING/LANDSCAPING.

STREET SHADE TREES SHALL BE PLANTED ON BOTH SIDES OF THE STREET, SPACING INTERVAL OF ONE TREE PER 40 FEET OF STREET, AS PER, SECTION 175-140.

DENSITY CALCULATION		SITE	PHASE IB
LINE NO.	FORMULA	SOLUTION	SOLUTION
1	GROSS PROPERTY AREA DETERMINED BY SURVEY	150.030 AC.	32.673 AC.
2	PROPERTY "REMOVED" FOR COMMERCIAL AREA (PARCEL "B")	29.463 AC.	–
3	AREA IN EXISTING STREETS AND RIGHTS-OF-WAY	0.367 AC.	–
4	SITE AREA: SUBTRACT LINE 2 AND 3 FROM LINE 1	120.200 AC.	32.673 AC.
5	GROSS PROPERTY AREA LOCATED WITHIN SLOPES LESS THAN 25%, SECTION 1015.3 (a).	138.787 AC.	27.375 AC.
6	MAXIMUM PERMITTED SITE DENSITY IN THE ZONING DISTRICT, SECTION 1015.3 (b) 4 UNITS PER ACRE.	481 DU.	131 DU.
7	SINGLE-FAMILY UNITS PROPOSED 186 UNITS	186 DU.	47 DU.
8	SITE AREA PHASE IA 791,548.541 Sq.Ft. (18.171 AC.) SITE AREA PHASE IB 691,602.120 Sq.Ft. (15.877 AC.) SITE AREA PHASE II 1,227,026.688 Sq.Ft. (27.290 AC.) TOTAL DEVELOPED SITE AREA PROPOSED	61.338 AC.	15.877 AC.
9	PROPOSED COMMON OPEN SPACE AREA PROPOSED (%)	59.261 AC. (49.30%)	16.856 AC. (51.59%)
10	MIN. COMMON OPEN SPACE REQUIRED (15% OF TOTAL SITE AREA)	18.030 AC.	4.901 AC.
11	REQUIRED OPEN SPACE, DEVELOPED FOR ACTIVE OR PASSIVE RECREATION AREAS (NOT LESS THAN 50% OF THE COMMON OPEN SPACE AREA), SECTION 1015.6 (c)	9.015 AC.	2.450 AC.
12	ACTIVE OR PASSIVE RECREATION AREA PROPOSED	13.710 AC. (PASSIVE)	4.574 AC. (PASSIVE)

THIS PLAN IS A SUBDIVISION OF PARCEL "A" RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 317, PAGE 30 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY. SUITE 509
PITTSBURGH, PA 15220-3434



REV. NO.	DATE	DESCRIPTION	BY
1	8/07/12	LOT LINE REVS (47 LOTS)	DPT
2	9-6-12	REVISED TEMP. CUL-DE-SAC	DPT

DWG: 24702-PH1B-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 200 ft.
200 0 100 200 400 800

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6080
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1B SUBDIVISION PLAN

DATE: 03-06-2012
PROJECT NO.: 24702

SHEET 1 OF 5

RECORDED OCT. 30, 2012	
PLAN BOOK	PAGE
332	14

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DONALD P. TRANT LAND SURVEYOR SU-075022
Registered Surveyor

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY
Township of Middlesex Planning Commission

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY
Township of Middlesex Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL John Rusnak, Jr. ENGINEER
Township of Middlesex Engineer

BUTLER COUNTY PLANNING COMMISSION
Butler County, Pa. Planning Commission

Butler County, Pa. Recorder of Deeds

MATCH TO SHEET 3

MATCH TO SHEET 2

PARCEL 1A-2

PARCEL 1A-1
OPEN SPACE
WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
P.B.V. 317 PG. 30

STORMWATER DETENTION POND EASEMENT

20' SANITARY SEWER ESMT. AND POND ACCESS ESMT.

20' SANITARY SEWER ESMT.

10' DRAINAGE ESMT.

20' SANITARY SEWER ESMT.

20' STORM SEWER ESMT.

20' BUILDING LINE & UTILITY EASEMENT

10' DRAINAGE ESMT.

20' SANITARY SEWER ESMT.

20' STORM SEWER ESMT.

10' UTILITY EASEMENT

15' RIGHT-OF-WAY
D.B.V. 628; PG. 109

10' UTILITY EASEMENT

20' STORM SEWER ESMT.

EAGLE RIDGE DRIVE - 50' R/W

10' UTILITY EASEMENT

20' STORM SEWER ESMT.

20' SANITARY SEWER ESMT.

STORMWATER DETENTION POND EASEMENT

20' STORM SEWER ESMT.

20' STORM SEWER ESMT.

20' SANITARY SEWER ESMT.

S 25°27'53" W
749.65'

S 33°36'10" W
241.32'

S 08°34'22" W
245.87'

S 23°27'34" W
428.08'

A=195.84'
R=550.00'
CHORD BRG= S 72°28'26" E
CHORD DIST= 195.07'

DENNY ROAD (T-395) - R/W VARIES

1779.91'
S 00°47'08" E

PARCEL A-R1
OPEN SPACE
2,346,151.262 SQ. FT.
53.86 ACRES

PARCEL A
WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
P.B.V. 317 PG. 30

PARCEL 1A-1
OPEN SPACE
WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
P.B.V. 317 PG. 30

N/F D.L. GEYER
DBV 2783, PG. 264
TAX MAP # 3F-57-A20

RECORDED OCT. 30, 2012	
PLAN BOOK	PAGE
332	15

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1 inch = 50 ft.

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

TRANT CORPORATION
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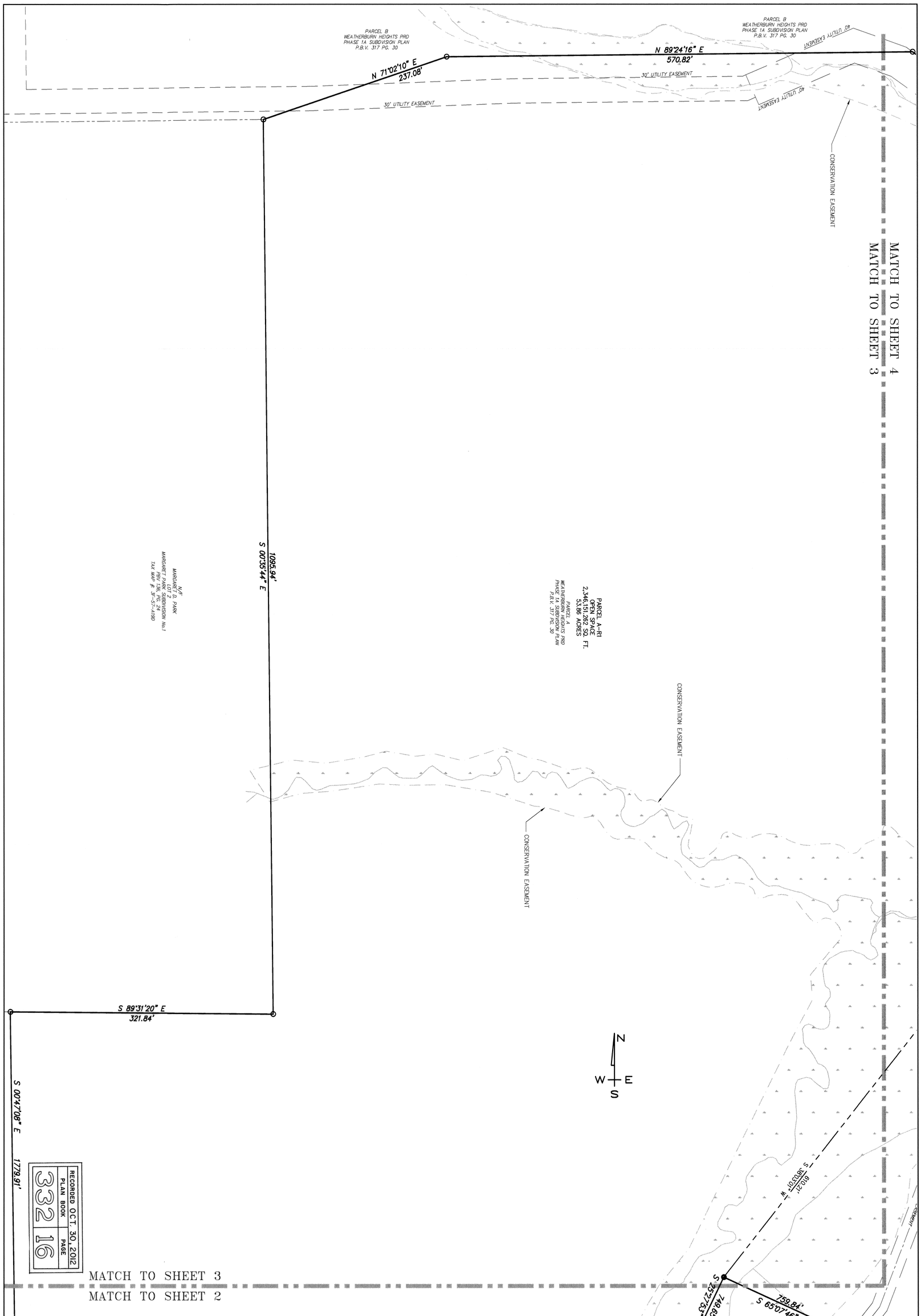
WEATHERBURN HEIGHTS PRD
PHASE 1B SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-06-2012

SHEET 2 OF 5



RECORDED OCT. 30, 2012
PLAN BOOK 332
PAGE 16

SHEET 3 OF 5

WEATHERBURN HEIGHTS PRD
PHASE 1B SUBDIVISION PLAN

PROJECT NO.: 24702 | DATE: 03-06-2012

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GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

DWG: 24702-PHIB-SUBDIVISION
DRAWN BY: DPT
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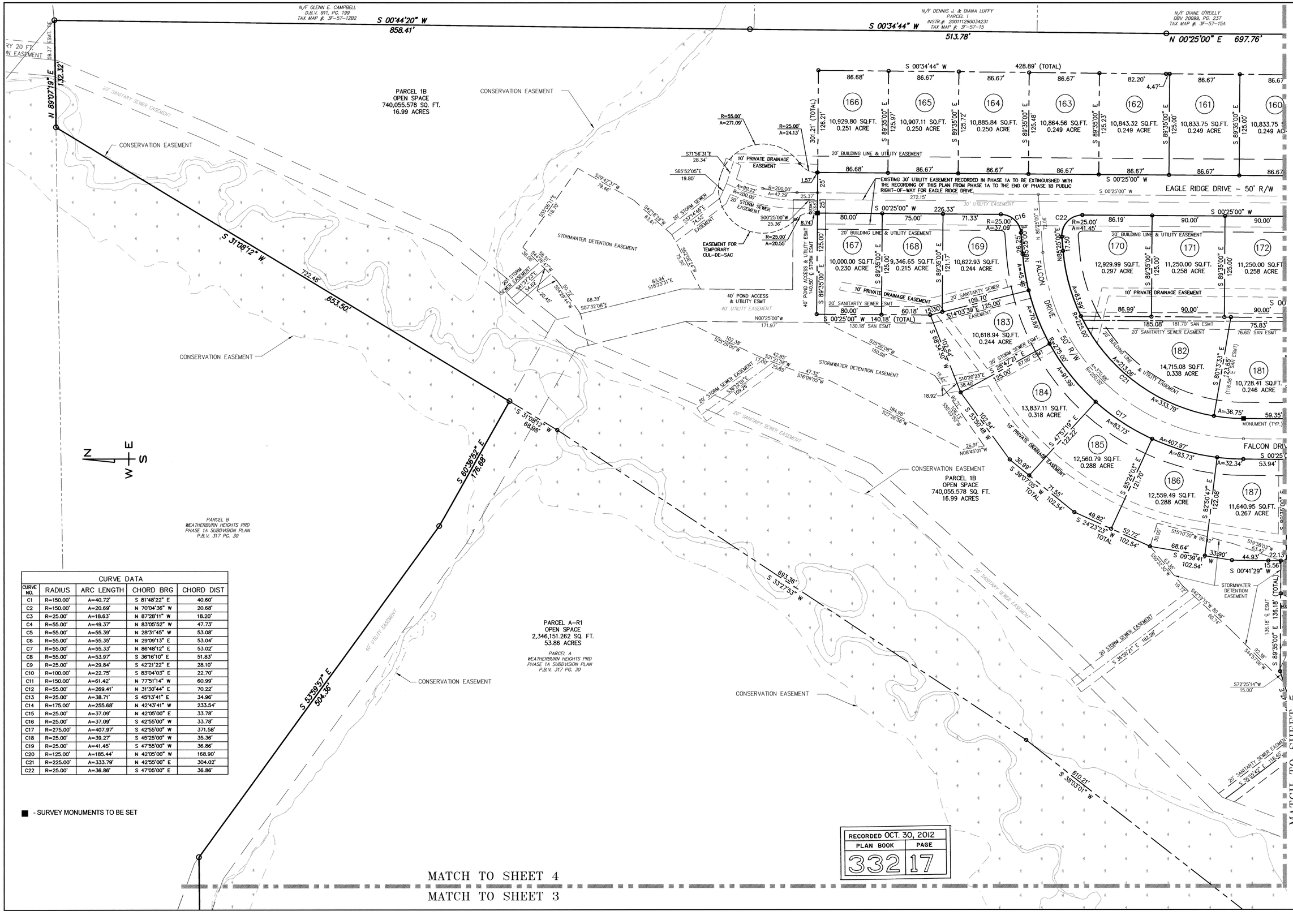

CURVE DATA				
CURVE NO.	RADIUS	ARC LENGTH	CHORD BRG	CHORD DIST
C1	R=150.00'	A=40.72'	S 81°48'22" E	40.60'
C2	R=150.00'	A=20.69'	N 70°04'36" W	20.68'
C3	R=25.00'	A=18.63'	N 87°28'11" W	18.20'
C4	R=55.00'	A=49.37'	N 83°05'52" W	47.73'
C5	R=55.00'	A=55.39'	N 28°31'45" W	53.08'
C6	R=55.00'	A=55.35'	N 29°09'13" E	53.04'
C7	R=55.00'	A=55.33'	N 86°48'12" E	53.02'
C8	R=55.00'	A=53.97'	S 36°16'10" E	51.83'
C9	R=25.00'	A=29.84'	S 42°21'22" E	28.10'
C10	R=100.00'	A=22.75'	S 83°04'03" E	22.70'
C11	R=150.00'	A=61.42'	N 77°51'14" W	60.99'
C12	R=55.00'	A=269.41'	N 31°30'44" E	70.22'
C13	R=25.00'	A=38.71'	S 45°13'41" E	34.96'
C14	R=175.00'	A=255.68'	N 42°43'41" W	233.54'
C15	R=25.00'	A=37.09'	N 42°05'00" E	33.78'
C16	R=25.00'	A=37.09'	S 42°55'00" W	33.78'
C17	R=275.00'	A=407.97'	S 42°55'00" W	371.58'
C18	R=25.00'	A=39.27'	S 45°25'00" W	35.36'
C19	R=25.00'	A=41.45'	S 47°55'00" W	36.86'
C20	R=125.00'	A=185.44'	N 42°05'00" W	168.90'
C21	R=225.00'	A=333.79'	N 42°55'00" E	304.02'
C22	R=25.00'	A=36.86'	S 47°05'00" E	36.86'

■ - SURVEY MONUMENTS TO BE SET

RECORDED OCT. 30, 2012
PLAN BOOK 332 PAGE 17

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GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 50 ft.

TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
PINE CENTER 1129 PERRY HIGHWAY SUITE 206 WEXFORD, PA 15090
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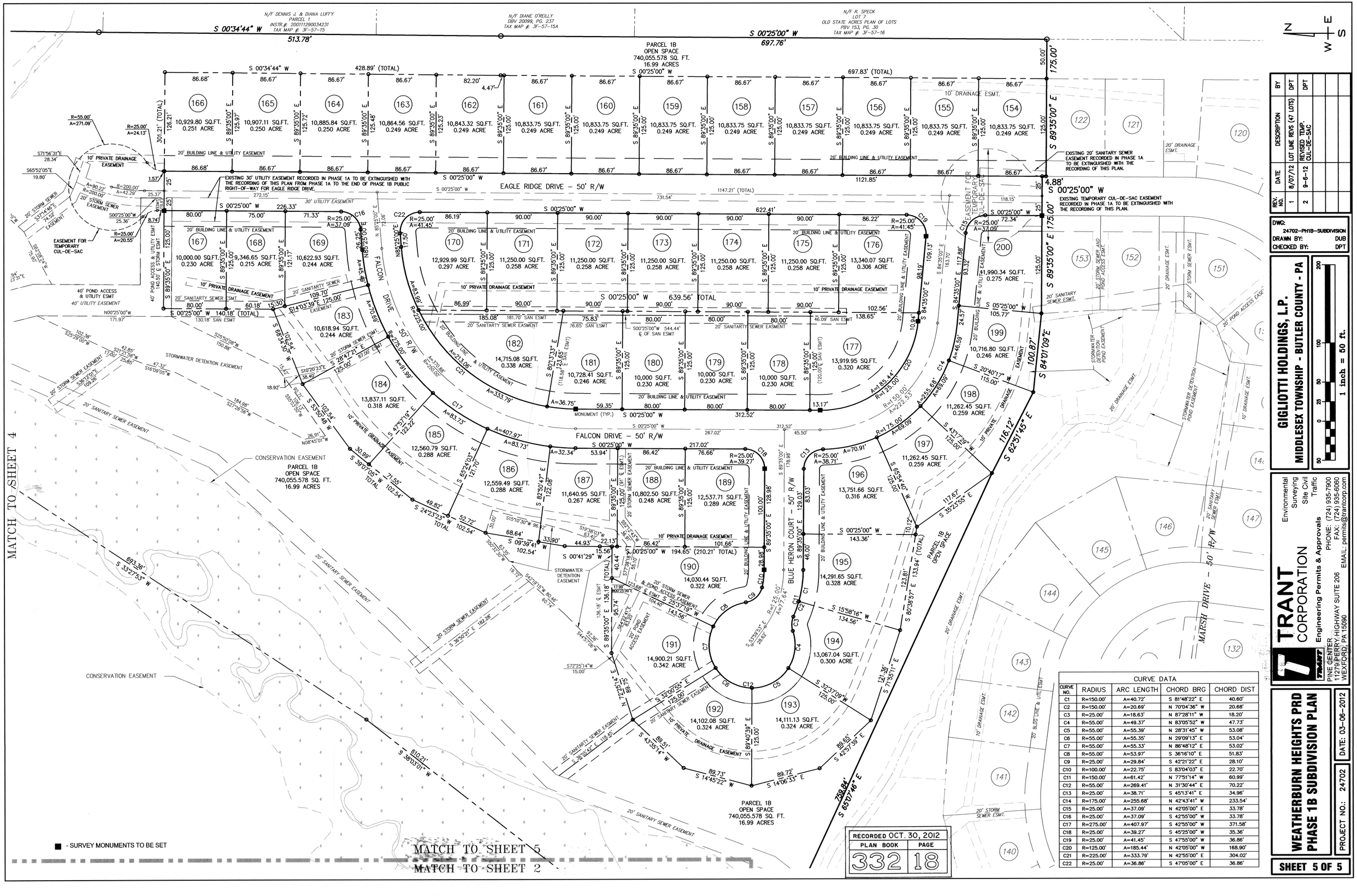
WEATHERBURN HEIGHTS PRD
PHASE 1B SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-06-2012

SHEET 4 OF 5



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C7	R=55.00'	A=55.33'	N 86°48'12" E	53.02'
C8	R=55.00'	A=53.97'	S 36°16'10" E	51.83'
C9	R=25.00'	A=29.84'	S 42°21'22" E	28.10'
C10	R=100.00'	A=22.75'	S 83°04'03" E	22.70'
C11	R=150.00'	A=61.42'	N 77°51'14" W	60.99'
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332	18

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MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 50 ft.

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WEATHERBURN HEIGHTS PRD
PHASE 1B SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-06-2012

SHEET 5 OF 5

NORTH

MARGATE MANOR PLAN NO. 1
PLAN BOOK 62 PG. 17

EXISTING 20' DRAINAGE EASEMENT

EXISTING 50' RIGHT-OF-WAY

EXISTING 20' WATER LINE R/W

Now or Formerly H.E. CHRISTIE

Now or Formerly D. EOZZO

Now or Formerly M. WALSH

Now or Formerly D. MONTGOMERY

Now or Formerly G. METRICK

Now or Formerly F. BERNS

Now or Formerly J. HORTERT

Now or Formerly D. ELLOTT

Now or Formerly M. KRAYNIK

Now or Formerly HUNTINGTON NATIONAL BANK

Now or Formerly V. VOGEL

Now or Formerly T.S. McFARLAND

Now or Formerly HUMPHREYS

Now or Formerly A.G. RIZZOKA

Now or Formerly SAINT ANDREW'S R. C. CHURCH

PARCEL A

LOT 16R
D & D BEBLO INC. LOT LINE REVISION
PLAN BOOK 283 PG. 33

LOT 446R
D & D BEBLO INC. LOT LINE REVISION
PLAN BOOK 283 PG. 33

LOT 444
BLOSSOM RIDGE PHASE IV
PLAN BOOK 279 PG. 7

LOT 222A
BLOSSOM RIDGE PHASE II
PLAN BOOK 290 PG. 26

LOT 103R
BLOSSOM RIDGE
PLAN BOOK 245 PG. 7&8

LOT 342
BLOSSOM RIDGE PHASE III
PLAN BOOK 253 PG. 43

LOT 227
BLOSSOM RIDGE PHASE II
PLAN BOOK 290 PG. 26

LOT 225
BLOSSOM RIDGE PHASE II
PLAN BOOK 290 PG. 26

LOT 101R
BLOSSOM RIDGE
PLAN BOOK 245 PG. 7&8

R-1 ZONE
R-2 ZONE

LOT 228C
49,484 SQ FT
1.136 ACRES

LOT 228B
22,033 SQ FT
0.506 ACRES

LOT 228A
23,952 SQ FT
0.550 ACRES

LOT 221
24,697 SQ FT
0.567 ACRES

LOT 223
21,898 SQ FT
0.503 ACRES

CRAB APPLE DRIVE

BLOSSOM DRIVE (50' RIGHT-OF-WAY)

LAZALEA DRIVE (50' R/W)

S 75°10'33" E 93.41'
48.82'
N 89°18'00" E 149.39'
350.00'
124.89'
S 83°16'16" E 317.67'
N 00°42'00" W 153.00'
N 79°41'19" E 97.39'
N 82°39'26" E 131.17'
S 48°34'15" E 147.64'
S 26°47'03" W 30.58'
S 14°50'00" E 6.79'
S 69°07'20" W 175.77'
N 85°30'05" W 37.16'
N 01°07'00" W 450.00'
313.27'
313.12' TO SANITARY R/W
138.77'
135.68' TO SANITARY R/W
S 72°05'41" W 246.59'
141.71'
479.33'
182.67'
S 21°01'17" E 173.90'
S 26°46'40" E 156.68'
S 26°29'00" E 142.19'
N 86°11'29" W 273.11'
183.69'
89.42'
104.88'
EX IP
20' EXISTING DRAINAGE EASEMENT
N 27°30'45" W 210.13'
N 27°27'32" W 203.55'
N 27°27'32" W 203.55'
N 18°41'53" W 207.69'
S 24°12'59" W 167.28'
S 26°47'03" W 161.57'
S 58°15'30" W 69.15'
60.75'
N 83°06'26" E 67.92'
N 14°50'00" W 151.30'
S 07°24'05" E 194.17'
N 14°50'00" W 60.07'
S 14°50'00" E 9.47'
N 84°13'16" E 85.18'
S 84°13'16" W 16.22'
N 86°06'49" E 115.43'
101.42'
S 80°32'28" W 123.44'
N 80°32'28" E 128.31'
230.38'
102.07'
110.44'
95.33'
284.50'
344.77'
401.66'
198.84'
180.66'
69.15'
60.75'
67.92'
R=175.00'
R=150.00'
L=206.83'
R=125.00'
R=275.00'
L=79.66'
R=11.00' L=10.82'
R=54.00' L=70.14'
R=11.00' L=10.82'
R=31.75' L=54.82'
R=31.75' L=54.82'
R=175.00' L=221.55'
R=31.75' L=54.82'
L=275.90'
L=54.82'
L=54.82'
L=221.55'
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L=54.82'
L=54.82

Instr: 201210300031267
Pages: 1 F $45.00 10/30/2012
Michele Mustello 12:08PM
Butler County Recorder T20120045753
ND

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 3 day of OCTOBER 2012.

Owner Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally come John, Jr. and Kathy Allen and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 3 day of OCT. 2012.

Notary Public Seal & Stamp

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

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

2ND OCT '12 Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 39161-E

P. L. S. Signature

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

Approved by the Supervisors of the Township of Winfield this 25th day of October 2012.

Secretary Chairman

Approved by the Winfield Township Planning Commission this 3rd day of October 2012.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 17TH day of OCT. 2012.

Secretary Seal Chairman

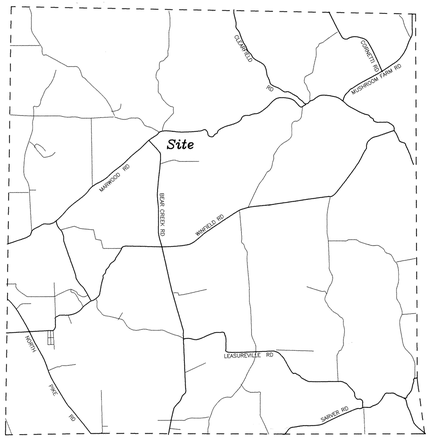
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 332 Page 20.

Given under my hand and seal this 30TH day of OCT 2012.

Recorder Seal

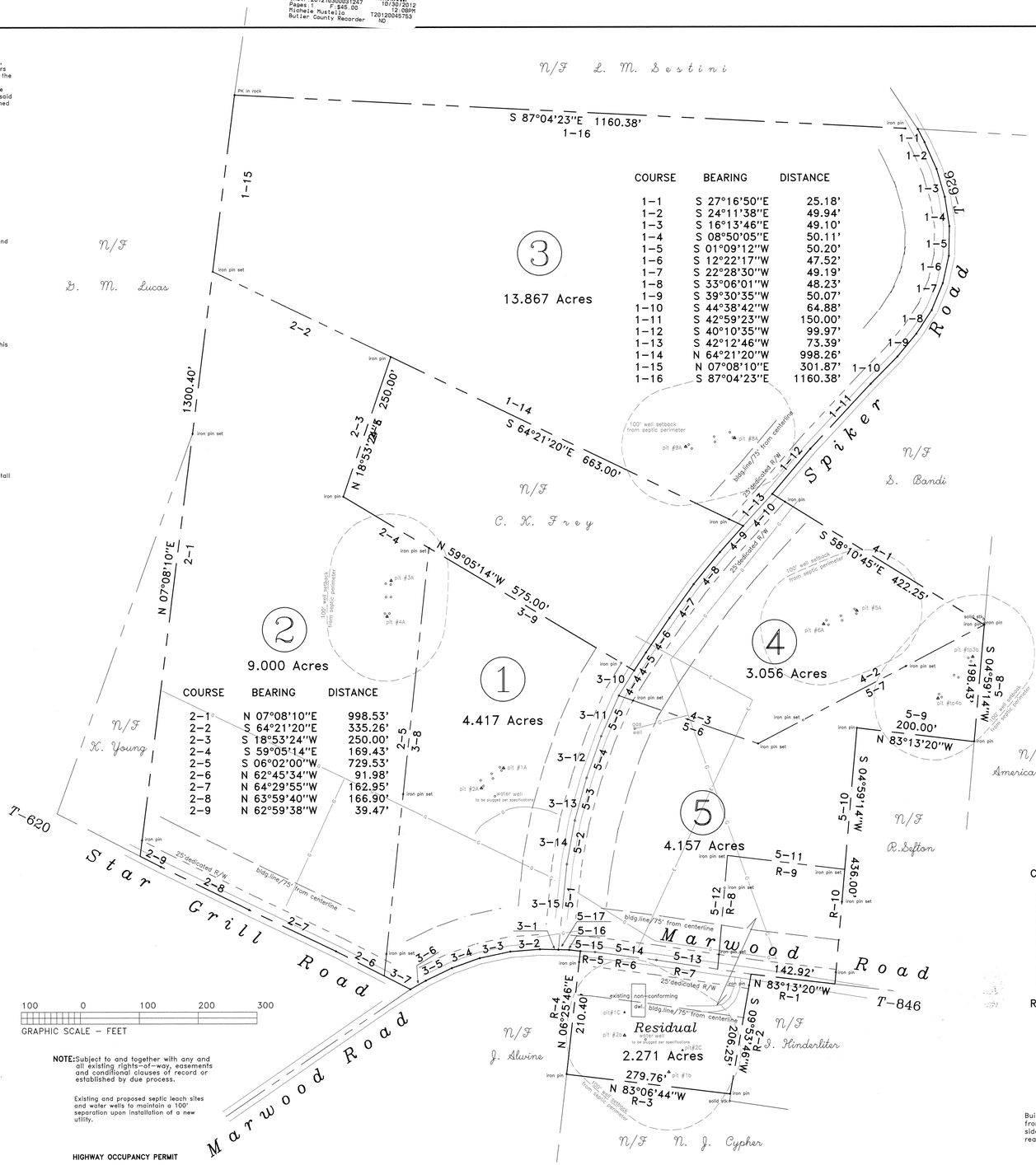
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



Vicinity Map

N
W E
S

Reference:
2007 LSI Survey
for
Beulah Frey Estate



GRAPHIC SCALE – FEET
100 0 100 200 300

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

Existing and proposed septic leach sites and water wells to maintain a 100' separation upon installation of a new utility.

HIGHWAY OCCUPANCY PERMIT

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

Allen's Frey Estate Plan

Lot 3

COURSE	BEARING	DISTANCE
3-1	N 88°54'38"W	31.46'
3-2	S 85°44'20"W	50.11'
3-3	S 78°01'15"W	53.12'
3-4	S 70°28'30"W	50.35'
3-5	S 64°09'23"W	49.15'
3-6	S 60°20'28"W	29.89'
3-7	N 62°45'34"W	50.00'
3-8	N 06°02'00"E	729.53'
3-9	S 59°05'14"E	405.58'
3-10	S 31°36'00"W	50.00'
3-11	S 23°40'00"W	75.00'
3-12	S 19°10'00"W	75.00'
3-13	S 15°35'00"W	75.00'
3-14	S 10°20'00"W	75.00'
3-15	S 05°46'00"W	145.41'

Lot 4

COURSE	BEARING	DISTANCE
4-1	S 58°10'45"E	422.25'
4-2	S 62°21'30"W	432.59'
4-3	N 71°00'00"W	250.01'
4-4	N 31°36'00"E	50.00'
4-5	N 33°18'12"E	36.65'
4-6	N 34°24'30"E	70.90'
4-7	N 35°42'03"E	69.96'
4-8	N 39°18'58"E	70.64'
4-9	N 41°40'48"E	59.46'
4-10	N 42°12'46"E	73.39'

Lot 5

COURSE	BEARING	DISTANCE
5-1	N 05°46'00"E	145.41'
5-2	N 10°20'00"E	75.00'
5-3	N 15°35'00"E	75.00'
5-4	N 19°10'00"E	75.00'
5-5	N 23°40'00"E	75.00'
5-6	S 71°00'00"E	250.01'
5-7	N 62°21'30"E	432.59'
5-8	S 04°59'14"W	198.43'
5-9	N 83°13'20"W	200.00'
5-10	S 04°59'14"W	241.00'
5-11	N 83°13'20"W	200.00'
5-12	S 04°59'14"W	193.22'
5-13	N 81°26'15"W	105.27'
5-14	N 82°30'00"W	104.95'
5-15	N 86°25'00"W	25.00'
5-16	N 83°17'49"W	19.08'
5-17	N 88°54'38"W	18.29'

Residual

COURSE	BEARING	DISTANCE
R-1	N 83°13'20"W	142.92'
R-2	S 09°53'46"W	206.25'
R-3	N 83°06'44"W	279.76'
R-4	N 06°25'46"E	210.40'
R-5	S 86°25'00"E	25.00'
R-6	S 82°30'00"E	104.95'
R-7	S 81°26'15"E	105.27'
R-8	N 04°59'14"E	193.22'
R-9	S 83°13'20"E	200.00'
R-10	S 04°59'14"W	195.00'

Total
36.768 *Acres*

Zone / R-A
Residential-Agricultural

Building setbacks:
front...75' from centerline
side...10'
rear...50'principal structure
...10'accessory

Owner:
John Allen, Jr.
P.O.Box 430
Saxonburg, PA 16056

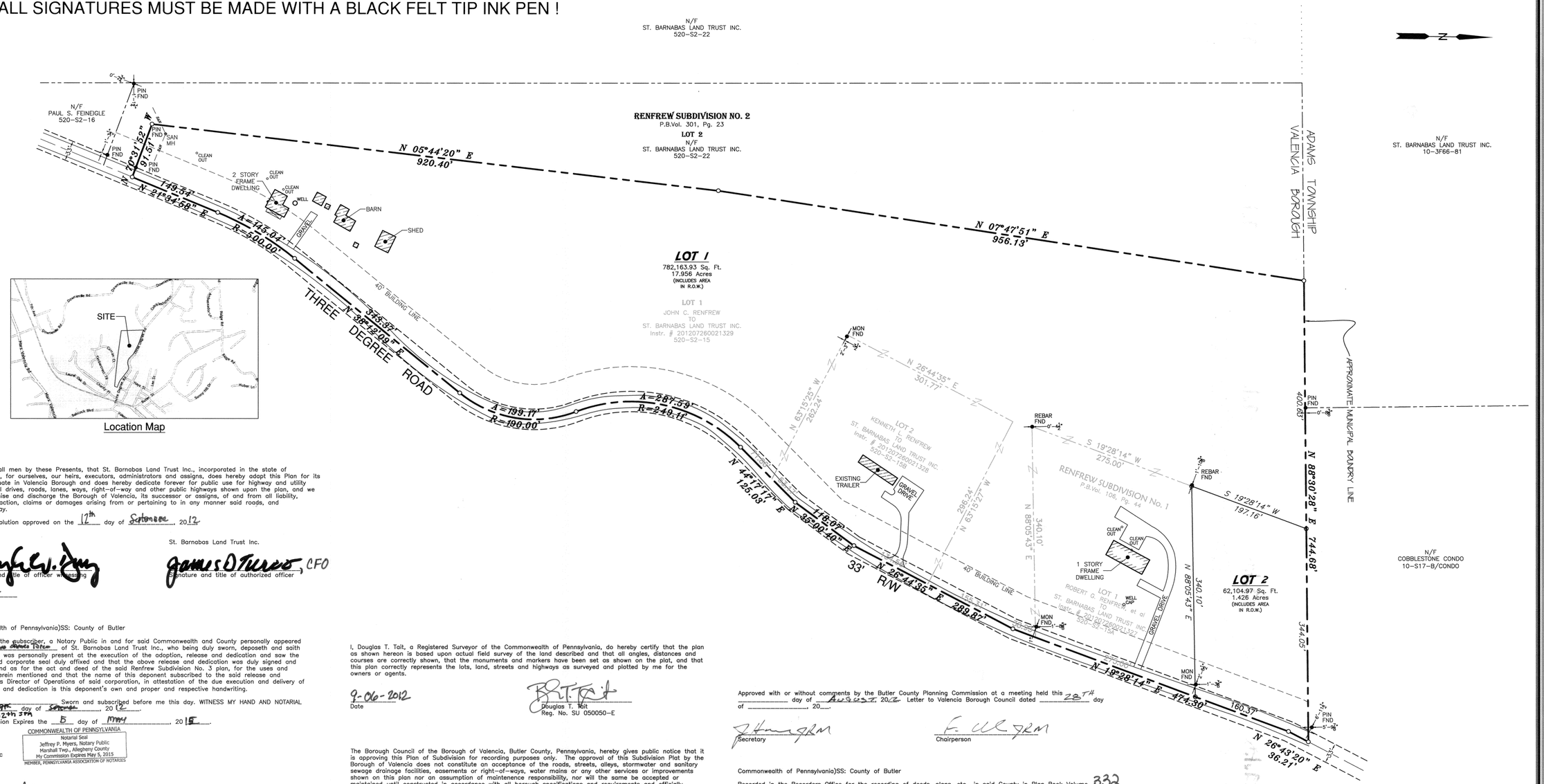
724.352.8148

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

SUBDIVISION SURVEY
for John, Jr. & Kathy Allen
PROJECT No: 11151
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 7/15/12 REV: 8/14/12 DWN.By: Sag CHK.By: Co. TAX No: 320-1F71-15

RECORDED OCT. 30, 2012
PLAN BOOK 332 PAGE 20
SHEET of

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



Know all men by these Presents, that St. Barnabas Land Trust Inc., incorporated in the state of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, does hereby adapt this Plan for its property situate in Valencia Borough 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 Borough of Valencia, 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.

By resolution approved on the 12th day of September, 2012.

St. Barnabas Land Trust Inc.

Douglas T. Tait, Surveyor
Signature and title of officer witnessing

James O Turner, CFO
Signature and title of authorized officer

9/12/12
Date

Commonwealth of Pennsylvania)SS: County of Butler

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Douglas Tait and James Turner of St. Barnabas Land Trust Inc., who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Renfrew Subdivision No. 3 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.

Sworn and subscribed before me this day. WITNESS MY HAND AND NOTARIAL SEAL this 9th day of September, 2012 12th 3PM.

My Commission Expires the 5 day of May, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jeffrey P. Myers, Notary Public
Marshall Twp., Allegheny County
My Commission Expires May 5, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL
Notary Public

I, Jeffrey P. Myers, hereby certify that the title to the property contained in the Renfrew Subdivision No. 3 plan is in the name of St. Barnabas Land Trust Inc. and is recorded in Instr. No. 201207260021327, Instr. No. 201207260021328 and Instr. No. 201207260021329 in the Butler County Recorder of Deeds office.

Witness

Signature and title of authbrized officer

I, Douglas T. 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 plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

9-06-2012
Date

Douglas T. Tait
Reg. No. SU 050050-E

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

This Plat of Subdivision approved by action of the Borough Council of the Borough of Valencia, Butler County, Pennsylvania on this 26th day of October, 2012.

Secretary

Council Chairperson

Approved with or without comments by the Butler County Planning Commission at a meeting held this 28th day of August, 2012. Letter to Valencia Borough Council dated _____ day of _____, 20__.

Secretary

Chairperson

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 332 page 21.

Given under my hand and seal this 1st day of November, 20 12.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Recorder

RECORDED NOV. 1, 2012	
PLAN BOOK	PAGE
332	21

Notes:

1. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3. Not all utilities were located for this survey. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown.

REGISTERED SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

BUTLER CO. RECORDER

TOTAL AREA
844,268.90 Sq. Ft.
19.382 Acres

0' 80' 160' 240'
GRAPHIC SCALE
1" = 80'

Instr:201211010031528 11/01/2012
Pages:3 F:$45.00 11:25PM
Michele Mustello T20120046074
Butler County Recorder PL

RENFREW SUBDIVISION No. 3

BEING A LOT LINE REVISION OF LOTS 1 AND 2 IN THE RENFREW SUBDIVISION No. 1 PLAN & LOT 1 IN THE REFREW SUBDIVISION No. 2 PLAN SITUATE IN

VALENCIA BOROUGH,
BUTLER COUNTY, PA.

MADE FOR

St. BARNABAS HEALTH SYSTEM

Date: July 20, 2012
Scale: 1" = 80'
Drawn By: CRG
Reviewed By: DTT
File Number: 35025
CAD File: 12.0145
Revisions:

Registered Surveyor
Reg. No. SU050050E

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

PRIVATE STREET NOTICE

1. A PRIVATE ROAD/STREET, TO BE KNOWN AS SUNDIAL LANE IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE ROAD/STREET IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEE DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY LANCASTER TOWNSHIP.
2. THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS & REGRESS TO/FROM LOTS 101 & 102 INCLUSIVE.
3. THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOTS 101 & 102 INCLUSIVE.

LOT No. 101
REMAINING LANDS OF
WAYNE J. & SANDRA HENCHAR
INSTRUMENT No. 200504150009287
TAX PARCEL 200-4F129-11B
674,424.45 SQ.FT. or 15.48 ACRES TOTAL

LOT No. 102
92,978.55 SQ.FT.
2.13 ACRES
"104 SUNDIAL LANE"

SUNDIAL LANE PRIVATE R/W
50' RIGHT OF WAY FOR INGRESS, EGRESS & REGRESS

30' RIGHT OF WAY FOR INGRESS, EGRESS & REGRESS
SEE INST. No. 200504150009287
(NOT INCLUDED IN TOTAL AREA)

SCOTT RIDGE ROAD 33' R/W
TWP RD # 381
FORMERLY LR 10097

N/F SIDNEY W. & JOAN E. SCHIEVER
DBV 1004, PAGE 152
TAX PARCEL 200-4F129-11

N/F DAVID I. & VELMA CLELAND
DBV 2415, PAGE 102
PARCEL 2
TAX PARCEL 200-4F129-11BA

N/F DAVID I. & VELMA CLELAND
DBV 2415, PAGE 102
PARCEL 1
TAX PARCEL 200-4F129-11A

N/F JUNE E. & DEAN W. MARSHALL
DBV 965, PAGE 506
TAX PARCEL 200-4F129-15B

EXISTING SINGLE STORY FRAME DWELLING
"105 SUNDIAL LANE"
EXISTING GARAGE
DECK
GRAVEL DRIVEWAY
APPROX. LOCATION OF EXISTING SEPTIC SYSTEM
EX. WELL
EXISTING PIT & PERC TEST SITE

HgF HgD HaB TaB GIC BxD ErB BuC

(DEED CALL = N 88°58'30" E 600.00')
N 89°10'30" E
(DEED CALL = S 00°49'30" E 200.00')
(DEED CALL = N 88°58'30" E 563.44')
N 89°10'30" E
N89°10'30"E 50.00'
N 00°49'30" W 50.00'
N 89°10'30" E 225.00'
(S 89°10'30" W 388.44')
N 55°49'30" E 140.00'
N 00°49'30" W 175.00'
S 89°10'30" W 341.65'
S 00°49'30" E 302.45'
(DEED CALL = S 01°00'00" E 556.56')
(DEED CALL = N 01°01'30" W 756.43')
N 00°49'30" W
(DEED CALL = S 89°59'00" W 116.33')
S 89°11'00" W
N 00°48'50" W 30.00'
(DEED CALL = N 01°00'00" W 30.00')
(DEED CALL = N 88°58'30" E 550.20')
N 89°10'30" E 550.13'
S 89°10'30" W 550.12'
(DEED CALL = S 88°58'30" W 550.20')
S 00°48'00" E 30.00'
(DEED CALL = S 01°00'00" E

DEED POINT OF BEGINNING
EX. I.P.
I.P. SET

50' BUILDING LINE
(150.00')
BUILDING LINE (50' MINIMUM)
30' REAR SETBACK
25' SIDEYARD SETBACK
(DECK)

16.0' 16.5'
OW

PLAN NOTES

PROPERTY OWNERS:
WAYNE J. & SANDRA HENCHAR
123 AMERICAN SCHOOL ROAD
HARMONY, PA 16037

THE BEARING SYSTEM SHOWN ON THIS PLAN IS BASED ON GPS OBSERVATIONS MADE ON FEBRUARY 25, 2005 AND REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH

CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM AND SHOWN AT 5 FOOT INTERVALS.

REFERENCES:

DEED OF DAVID I. CLELAND, EXECUTOR OF THE ESTATE OF RUTH E. CLELAND, a/k/a RUTH DEAN CLELAND TO MATTHEW B. CLELAND AS RECORDED IN INSTRUMENT No. 200405100141912

DEED OF VELDALAND INC. TO DAVID I. & VELMA CLELAND AS RECORDED IN DEED BOOK 2415, PAGE 102

AS A CONDITION TO APPROVING THIS PLAN, NO FURTHER SUBDIVISION OF DEVELOPMENT OF LOTS 101, AND 102, INCLUSIVE, WHICH WILL RESULT IN A NEW BUILDING LOT ACCESSING THE PRIVATE ROAD/STREET, OR EXTENSION OF THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE PERMITTED OR APPROVED UNLESS THE RIGHT-OF-WAY AND PRIVATE ROAD/STREET IS BROUGHT INTO COMPLIANCE WITH ALL THE REQUIREMENTS OF THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED.

TOTAL PROPERTY : 17.618 ACRES

PROPOSED WATER SOURCE : ON LOT WELL

PROPOSED SEWAGE DISPOSAL: ON LOT SYSTEM

CURRENT ZONING :

RURAL RESIDENTIAL (R-1) DISTRICT

RURAL RESIDENTIAL (R-1) DISTRICT REQUIREMENTS:

MINIMUM LOT AREA:	2.00 ACRES
MINIMUM LOT WIDTH:	150 FEET AT BUILDING LINE
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM REAR SETBACK:	30.00 FEET
MINIMUM SIDE SETBACK:	25.00 FEET

SOILS LEGEND:

BuC	Buchanan Loam	8 – 15% Slope
BxD	Buchanan Loam	8 – 25% Slope
ErB	Ernest Silt Loam	3 – 8% Slope
GIC	Gilpin Silt Loam	8 – 15% Slope
HaB	Hazelton Channery Loam	3 – 8% Slope
HgD	Hazelton & Gilpin Soils	8 – 15% Slope
HgF	Hazelton & Gilpin Soils	25 – 70% Slope
TaB	Tilsit Silt Loam	3 – 8% Slope

RECORDED NOV. 2, 2012
PLAN BOOK 332 PAGE 22

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

VICINITY SKETCH
1"=2000'
WEST LANCASTER ROAD
AMERICAN SCHOOL ROAD
SCOTT RIDGE ROAD
BELLES ROAD
CAMP RUN ROAD
LAWRENCE COUNTY
BUTLER COUNTY
SITE

KNOW ALL MEN BY THESE PRESENTS THAT WE, WAYNE J. & SANDRA HENCHAR OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF OUR PROPERTY SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, 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 LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON WAYNE J. & SANDRA HENCHAR, OUR SELF, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT MY HAND AND SEAL THIS 15 DAY OF October, 2012

ATTEST: Sharon L. McCormick, Notary Public — Wayne J. Henchar — Sandra Henchar

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED WAYNE J. & SANDRA HENCHAR AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF October, 2012

MY COMMISSION EXPIRES: 1st Monday of April 2015

(SEAL) NOTARIAL SEAL
Sharon L. McCormick, Notary Public
Harmony Boro, Butler County
My commission expires April 23, 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon L. McCormick, Notary Public
Harmony Boro, Butler County
My commission expires April 23, 2015

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon L. McCormick, Notary Public
Harmony Boro, Butler County
My commission expires April 23, 2015

WE, WAYNE J. & SANDRA HENCHAR, OWNER OF 330 SCOTT RIDGE ROAD, DO HEREBY CERTIFY THAT THERE IS A MORTGAGE HELD BY WASHINGTON FEDERAL SAVINGS BANK AND THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF WAYNE J. & SANDRA HENCHAR RECORDED AT INSTRUMENT NUMBER 200504150009288.

WAYNE J. HENCHAR — SANDRA HENCHAR

I, JAMES A. SPERDUTE, 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 AN 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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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

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

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

Cindy L. Watson, SECRETARY, 10-16-2012 — Dennis C Kerr, CHAIRPERSON, 10-16-2012

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 11 DAY OF September, 2012

SECRETARY — Gary D. Lee, CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 13TH DAY OF SEPT.

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 332 PAGE 22

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF November 2012

(SEAL) Michele M. Mustello — RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr: 201211020031691 11/02/2012
Pages: 1 F:$45.00 1:44PM
Michele Mustello T20120046354
Butler County Recorder FL

PLAN OF SUBDIVISION PREPARED FOR:

WAYNE J. & SANDRA HENCHAR

BEING KNOWN AS
330 SCOTT RIDGE ROAD
TAX PARCEL 200-4F129-11B

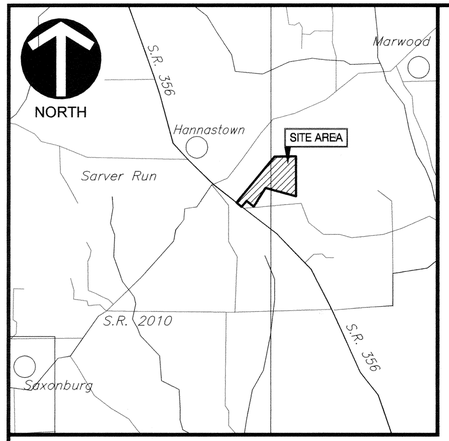
LANCASTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING

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

REVISIONS	SHEET
09/10/2012..per twp review	1
10/09/2012..add pvt. st. notice	of 1

DRAWING SCALE: 1"=50' | DATE: AUGUST 24, 2012
DRAWING NUMBER: 1010-057216 | DRAWN BY: SJS | CK'D BY: JAS



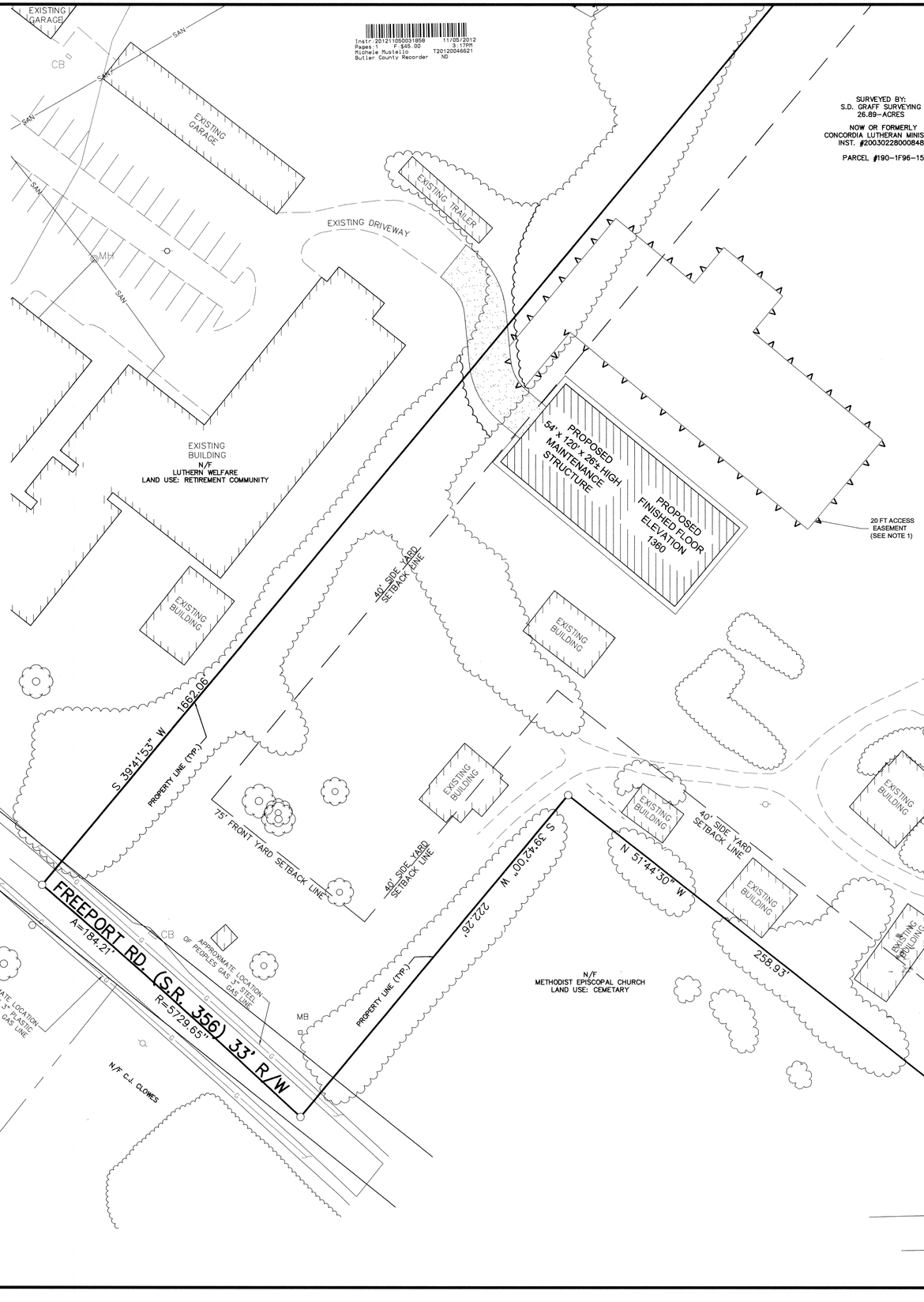
SITE LOCATION MAP
SCALE = 1" = 2000'

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
POCS Serial No. 20113641142

NORTH

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

Instr:201211060031958 11/06/2012
Pages:1 F:$45.00 3:15PM
Michele Mustello T20120046621
Butler County Recorder ND



SURVEYED BY:
S.D. GRAFF SURVEYING
26.89-ACRES

NOW OR FORMERLY
CONCORDIA LUTHERAN MINISTRIES
INST. #200302280008480

PARCEL #190-1F96-15

OWNER'S ADOPTION

I, Keith E. Frndak, President and CEO of Concordia Lutheran Ministries, owner of the land shown on the Concordia Maintenance Building Site Plan for Recording hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, 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 Jefferson, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading Thereof to any grades that may be established. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns..

Attest:

/Keith E. Frndak — Notary Public — 9-7-2012
Keith E. Frndak, President and CEO — Date

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Keith E. Frndak, and acknowledged the foregoing adoption, dedication and plan to be the act of his and desires the same to be recorded as such.

WITNESS My hand and notorial seal this ____ day of _____, 2012.

My commission expires the ____ day of _____ 20__

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen Fowler, Notary Public
Jefferson Twp., Butler County
My Commission Expires Aug. 30, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the Concordia Maintenance Building, Site Plan for Recording is in the name of Concordia Lutheran Ministries and is recorded in instrument number 200302280008480. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Keith E. Frndak, President and CEO — Date

MUNICIPAL DECLARATIONS

The Board of Supervisors of the Township of Jefferson, hereby gives notice that in approving this plan for recording, the Township of Jefferson 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

STORMWATER MANAGEMENT DECLARATIONS

I Thomas J. Swisher, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Jefferson Township Stormwater Management Ordinace.

Thomas J. Swisher — Date 8/10/12

I Keith E. Frndak, owner of the land shown on the Concordia Maintenance Building, Site Plan for Recording hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Jefferson Township.

/Keith E. Frndak — 9-5-12
Keith E. Frndak, President and CEO — Date

I Brandy Kunsman, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Jefferson Township Stormwater Management Ordinace.

Brandy L Kunsman — 10-15-12
Brandy Kunsman, Township Engineer — Date
Reg. No. PE 057648

APPROVAL BY THE JEFFERSON TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Jefferson by Ordinance/Resolution No. ____ effective this 26th day of Oct. 2012

Secretary — Chairman, Board of Supervisors

reference Mar. 13, 2013 Board of Supervisors mtg. minutes

APPROVAL BY THE JEFFERSON TOWNSHIP PLANNING COMMISSION

The Jefferson Township Planning Commission has reviewed and recommends approval of this plan of subdivision on this 26 day of Oct. 2012

Secretary — Chairman, Planning Commission

MUNICIPAL ENGINEER'S CERTIFICATE

I, Brandy Kunsman, a Registered Professional Engineer, the Township Engineer of the Township of Jefferson, 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.

Brandy L Kunsman — 10-15-12
Brandy Kunsman, Township Engineer — Date
Reg. No. PE 057648

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 15TH day of FEB 2012

Secretary — Chairman, Planning Commission

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 332 Page 23
Given under my hand and seal this 5th day of Nov 2012

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

NOTE:
TWENTY FOOT EASEMENT AROUND STORMWATER MANAGEMENT FACILITIES MAY BE ACCESSED VIA THE NEAREST PUBLIC RIGHT-OF-WAY.

SITE DATA:
FRONT SETBACK: 75'
SIDE YARD SETBACK: 40'
REAR YARD SETBACK: 60'

RECORDED NOV. 5, 2012	
PLAN BOOK	PAGE
332	23

Recorder of Deeds

Notary Public

Butler County Planning Commission

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

No	Date	REVISION RECORD
01	- -	
02	- -	
03	- -	
04	- -	
05	- -	
06	- -	
07	- -	
08	- -	

GATEWAY
On Call. On Time. On Target.
Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com
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COMMONWEALTH OF PENNSYLVANIA — JOSEPH A. LUCZYNSKI — REGISTERED LANDSCAPE ARCHITECT

CONCORDIA MAINTENANCE BUILDING
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
PREPARED FOR:
CONCORDIA LUTHERAN MINISTRIES
134 MARWOOD ROAD
CABOT, PA 16023

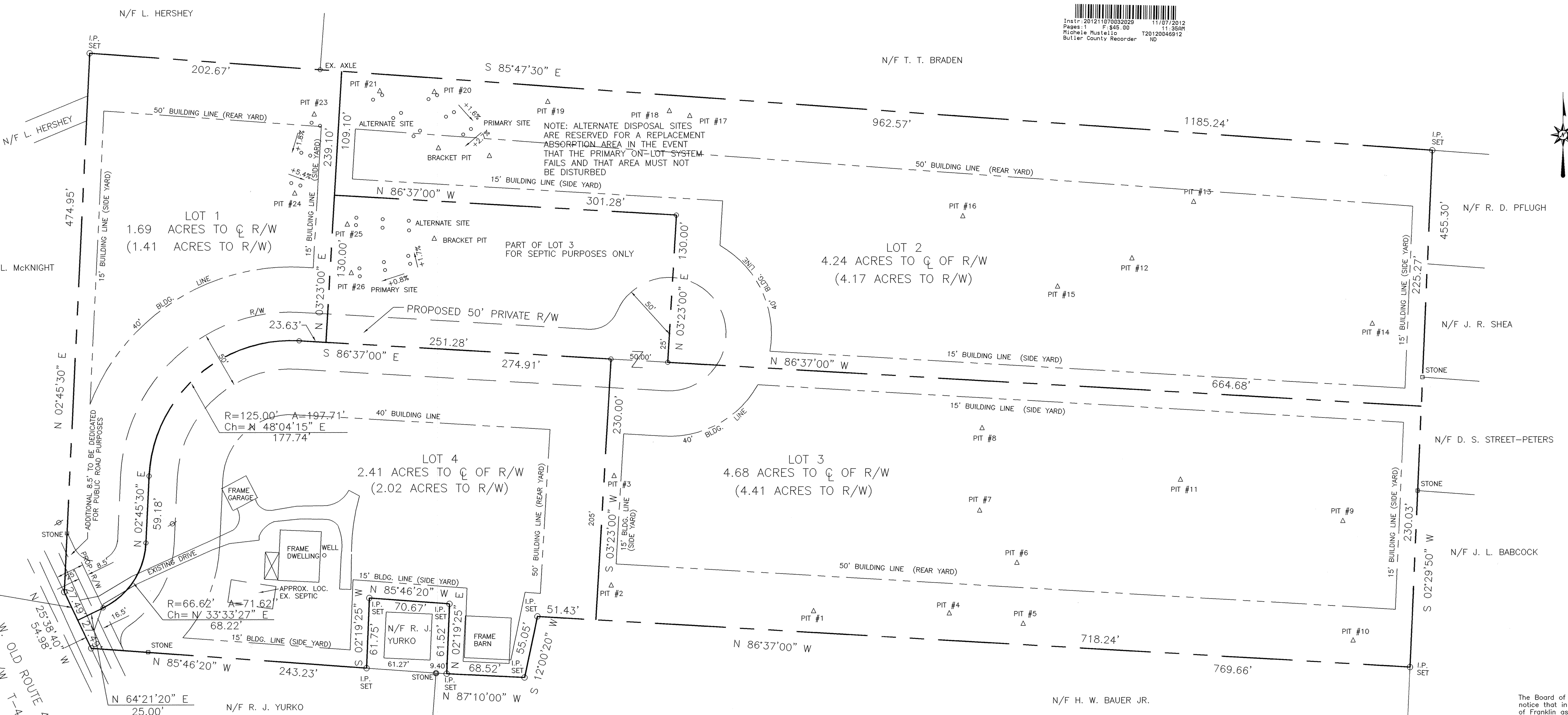
SITE PLAN FOR RECORDING

Project Number: C-16394-0007
Drawing Scale: 1" = 30'
Date Issued: 2012-02-24
Index Number: 402,171
Drawn By: LPW
Checked By: TJS
Project Manager: TJS

C-102

Path & Filename=P:\Projects\16000\16394 - Concordia\16394-0007 Maintenance Building\Dwg\16394-0007_C-100 PLOT PLAN.dwg
Plot Date=8/30/2012 12:25:27 PM Luke Hansen Save Date=8/14/2012 2:23 PM

Instr:201211070032029 11/07/2012
Pages:1 F:$45.00 11:35AM
Michele Mustello T20120046912
Butler County Recorder ND



NOTES:

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

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

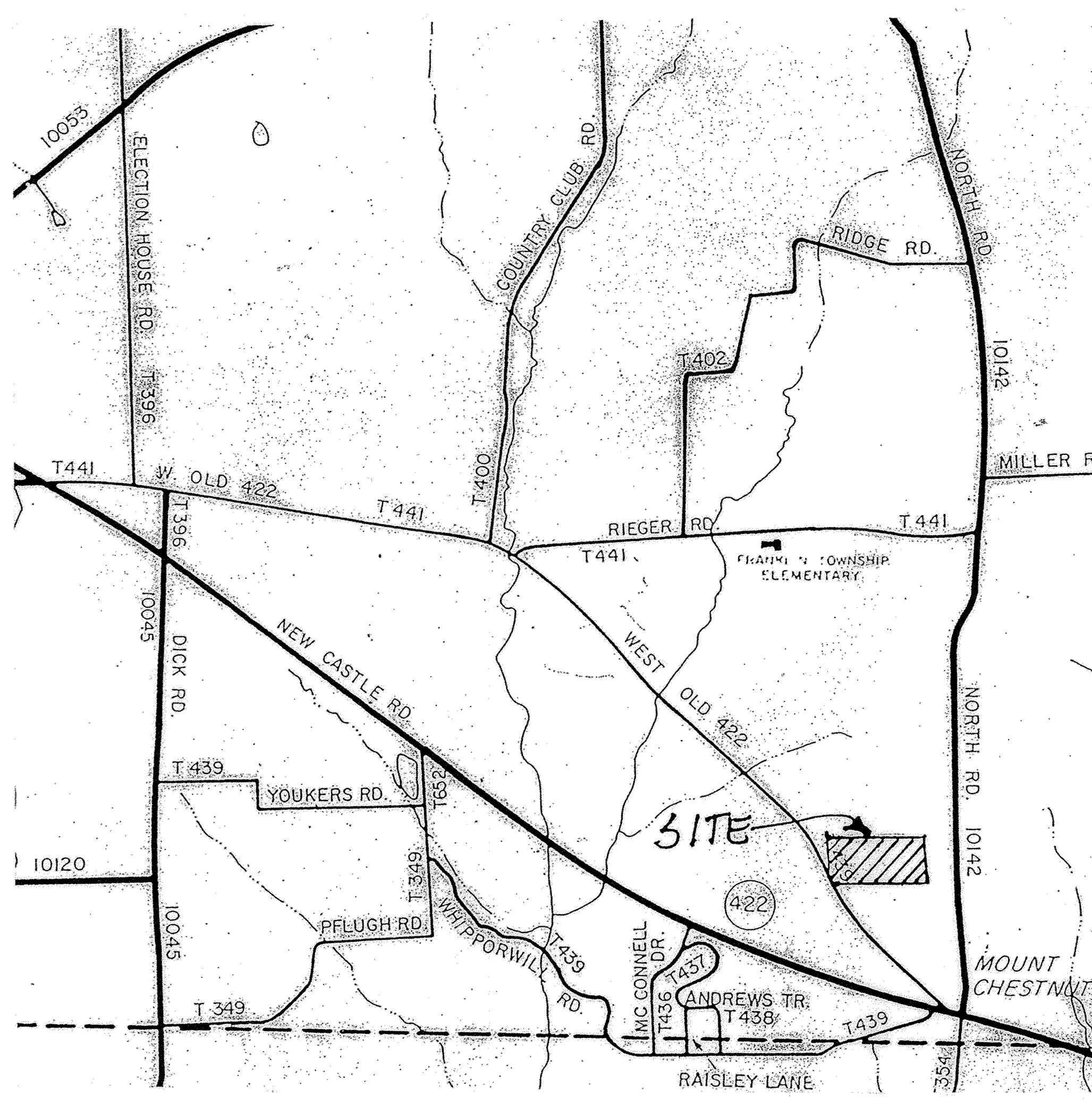
ZONING: R-1
- 100' MINIMUM LOT WIDTH
- 1 ACRE MINIMUM LOT SIZE
- 40' FRONT BUILDING SETBACK
- 15' SIDE BUILDING SETBACK
- 50' REAR BUILDING SETBACK – PRINCIPAL STRUCTURE
- 10' REAR BUILDING SETBACK – ACCESSORY STRUCTURE

PROPERTY OWNERS: C. DEANNA CAWTHORNE
KELLEY CAWTHORNE
732 W. OLD RT. 422
BUTLER, PA 16001

IRON PINS TO BE SET AT LOT CORNERS.

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

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



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that I, C. Deanna Cawthorne, of the Township of Franklin, 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 Franklin 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 Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public 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 C. Deanna Cawthorne my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8
day of Aug, 20 12.

ATTEST: Patricia Saunders — NOTARY PUBLIC
C Deanna Cawthorne — OWNER

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

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 C. Deanna Cawthorne 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 8 day of Aug, 20 12.

My Commission expires the 23 day of Aug, 20 13.

SEAL Patricia Saunders — NOTARY PUBLIC

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

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

August 7, 2012 — DATE SEAL [signature] REG. NO. SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that I, Kelley Cawthorne, of the County of Fairfax, Commonwealth of Virginia, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Franklin 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 Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public 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 Kelley Cawthorne my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10
day of August, 20 12.

ATTEST: [signature] — NOTARY PUBLIC
Kelley Cawthorne — OWNER

COMMONWEALTH OF VIRGINIA)SS:
COUNTY OF Fairfax

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kelley Cawthorne 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 10 day of August, 20 12.

My Commission expires the 30 day of April, 20 15.

SEAL [signature] — NOTARY PUBLIC

CLAIRE A PRIBULKA NOTARY PUBLIC REG # 7511375 MY COMMISSION EXPIRES 4/30/2015 COMMONWEALTH OF VIRGINIA

0' 50' 100' 150'

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

Approved by the Supervisors of the Township of Franklin this 4th day of September, 20 12.

Kathy Raabe-Justeadt — SECRETARY SEAL Herman W. Bauer Jr. — CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 12 day of Aug., 20 12.

Pauline N. Bachman — SECRETARY Harry C Pflugh — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 18TH day of July, 20 12.

[signature] JRM — SECRETARY SEAL [signature] JRM — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 332 page 24.

Given under my hand and seal this 7th day of November, 20 12.

SEAL Michele M Mustello — RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

CLAIRE A PRIBULKA NOTARY PUBLIC REG # 7511375 MY COMMISSION EXPIRES 4/30/2015 COMMONWEALTH OF VIRGINIA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

REVISED 08/07/12; OWNERS ADOPTION
REVISED 08/03/12; PIT NUMBERS AND LOT 1/2 PROPERTY LINE

RECORDED NOV. 7, 2012	
PLAN BOOK	PAGE
332	24

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

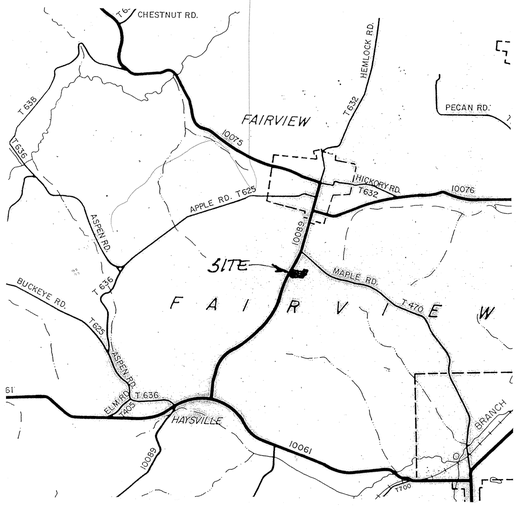
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

PLAN OF SUBDIVISION
FOR: C. DEANNA CAWTHORNE
and
KELLEY CAWTHORNE
SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 06/21/12	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F80-35H	Db-Pg 2856-182	Sheet No.	Service No. 11-094
Address 732 W. OLD RT. 422			

Instr: 201211070032224
Pages: 1 F: $45.00 11/07/2012
Michele Mustello 1:50PM
Butler County Recorder T20120046948
ND





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: PATRICIA LARIMORE
209 HAYSVILLE ROAD
KARNS CITY, PA 16041

WILLIAM UENKING
112 KINGFORD LANE
KARNS CITY, PA 16041

IRON PINS TO BE SET AT LOT CORNERS.

REF: UENKING/CRAWFORD PLAN, P.B. 292 PG. 37.

BOTH LOTS HAVE PUBLIC WATER SERVICE.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, CONVEYING PARCEL A TO ADJOINING LANDS OF LARIMORE.

0' 30' 60' 90'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15
day of October, 20 12.

ATTEST:

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of October, 20 12.

My Commission expires the 15 day of Jan., 20 2016.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joshua D. Snow, Notary Public
Chicora Boro, Butler County
My Commission Expires Jan. 15, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15
day of October, 20 12.

ATTEST:

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Patricia Jean Larimore 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 15 day of October, 20 12.

My Commission expires the 15 day of Jan., 20 16.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joshua D. Snow, Notary Public
Chicora Boro, Butler County
My Commission Expires Jan. 15, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

DATE September 11, 2012 SEAL REG. NO. SU-32490-E

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

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA

Approved by the Supervisors of the Township of Fairview this 5th day of November, 20 12.

SECRETARY SEAL CHAIRMAN/PRESIDENT

~~Approved~~ Reviewed by the Butler County Planning Commission this 12 day of SEPT, 20 12.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 332 page 25.

Given under my hand and seal this 7th day of November, 2012.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED NOV. 7, 2012	
PLAN BOOK	PAGE
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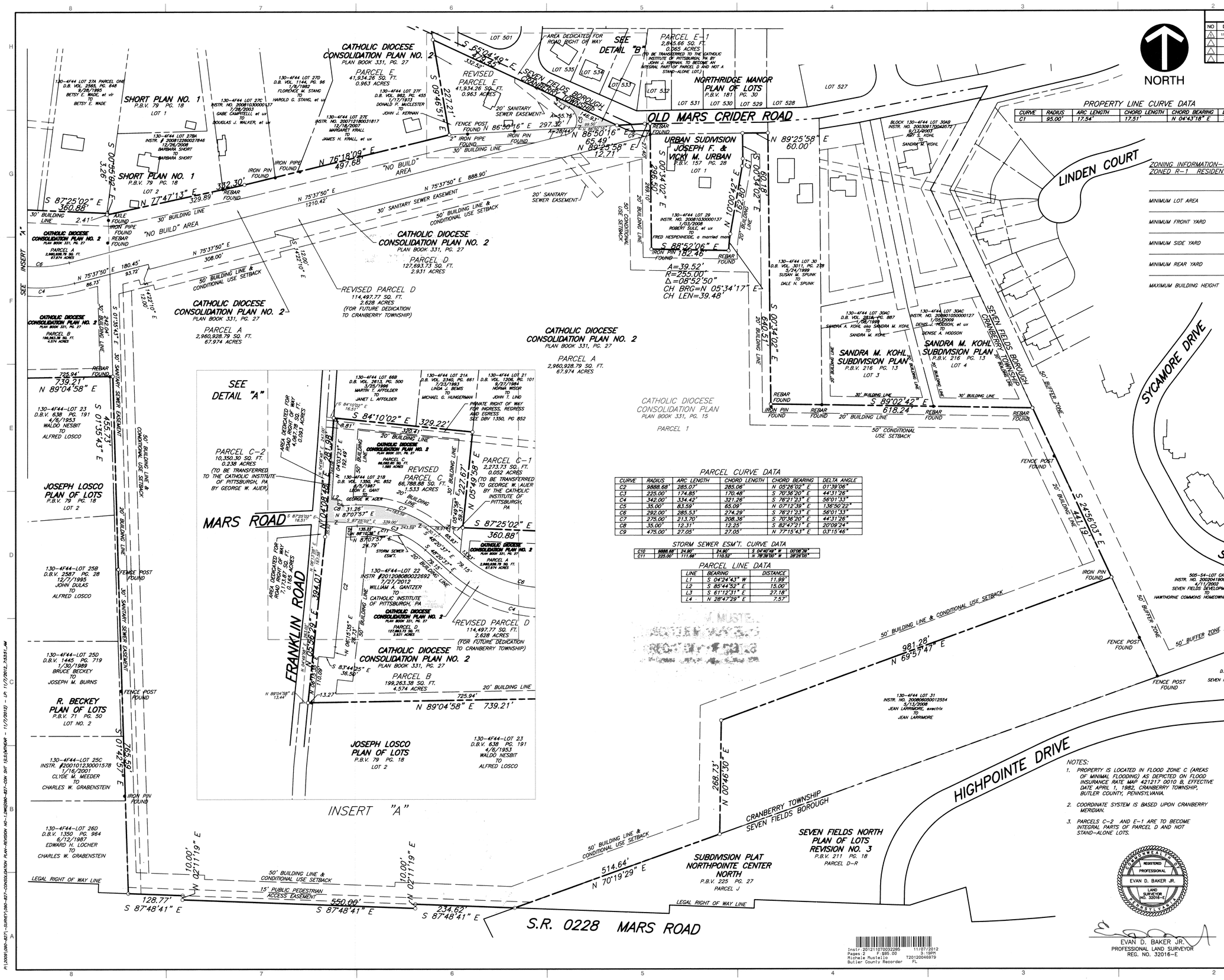
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

L S J

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

LOT LINE REVISION
FOR: PATRICIA JEAN LARIMORE
and
WILLIAM E. UENKING
SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 09/11/12	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 150-S3-A15A		Instrument # 201201100000841	Service No. 12-104
Address 209 HAYSVILLE ROAD			



REVISION RECORD

NO	DATE	DESCRIPTION
1	11/5/2012	REVISIONS PER COPMMENTS

PLAN AREAS

PARCEL A	2,960,928.79 SQ. FT. 67.974 ACRES
PARCEL B	199,263.38 SQ. FT. 4.574 ACRES
REVISED PARCEL C	66,788.88 SQ. FT. 1.533 ACRES
PARCEL C-1	2,273.73 SQ. FT. 0.052 ACRES
PARCEL C-2	10,350.30 SQ. FT. 0.238 ACRES
REVISED PARCEL D	114,497.77 SQ. FT. 2.628 ACRES
REVISED PARCEL E	41,934.26 SQ. FT. 0.963 ACRES
PARCEL E-1	2,845.66 SQ. FT. 0.065 ACRES

NOTE:
THE FINAL TOTAL OF THE GEORGE W. AUER PARCEL(S) (REVISED PARCEL C & PARCEL C-1) 69,062.61 SQ. FT. 1.585 ACRES

THE FINAL TOTAL OF THE JOHN J. KERNAN PARCEL 41,934.26 SQ. FT. 0.963 ACRES

PROPERTY LINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.00'	17.54'	17.51'	N 04°43'18" E	10°34'40"

ZONING INFORMATION–TOWNSHIP OF CRANBERRY ZONED R-1 RESIDENTIAL USE

	R-1
MINIMUM LOT AREA	1.25 ACRES
MINIMUM FRONT YARD	50 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM REAR YARD	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.

PARCEL CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	9888.68'	285.07'	285.06'	N 05°26'02" E	01°39'06"
C3	225.00'	174.85'	170.48'	S 70°36'20" E	44°31'26"
C4	342.00'	334.42'	321.26'	S 76°21'23" E	56°01'33"
C5	35.00'	83.59'	65.09'	N 07°12'39" E	136°50'22"
C6	292.00'	285.53'	274.29'	S 76°21'23" E	56°01'33"
C7	275.00'	213.70'	208.36'	S 70°36'20" E	44°31'26"
C8	35.00'	12.31'	12.25'	S 82°47'21" E	20°09'24"
C9	475.00'	27.05'	27.05'	N 77°15'43" E	03°15'46"

STORM SEWER ESM'T. CURVE DATA

C10	9888.68'	24.90'	24.90'	S 04°40'49" W 00°08'39"
C11	225.00'	111.66'	110.52'	N 78°39'00" W 28°26'05"

PARCEL LINE DATA

LINE	BEARING	DISTANCE
L1	S 04°24'43" W	11.99'
L2	S 85°44'52" E	15.00'
L3	S 61°12'31" E	27.18'
L4	N 28°47'29" E	7.57'

NOTES:
1. PROPERTY IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS DEPICTED ON FLOOD INSURANCE RATE MAP 421217 0010 B, EFFECTIVE DATE APRIL 1, 1982, CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.
2. COORDINATE SYSTEM IS BASED UPON CRANBERRY MERIDIAN.
3. PARCELS C-2 AND E-1 ARE TO BECOME INTEGRAL PARTS OF PARCEL D AND NOT STAND-ALONE LOTS.

LEGEND
○ IRON PIPE (TO BE SET)

SCALE IN FEET
0 100 200

RECORDED NOV. 7, 2012
PLAN BOOK 332 PAGE 26

#12191

CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

REVISION NO. 1 TO THE CATHOLIC DIOCESE CONSOLIDATION PLAN NO. 2

Situate In
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
Made For
CATHOLIC INSTITUTE OF PITTSBURGH, PA

EVAN D. BAKER JR.
PROFESSIONAL LAND SURVEYOR
REG. NO. 32016-E

DATE:	10/12/2012	SCALE:	1"=100'	DRAWING NO.:	CON
DRAWN BY:	MST	CHECKED BY:	JRB		
PROJECT NO:	090-827	APPROVED BY:	EDB	SHEET	1 OF 2

Instr:201211070032285 11/07/2012
Pages:2 F:$85.00 3:19PM
Michele Mustello T20120046979
Butler County Recorder FL

ALL SIGNATURES MUST BE MADE WITH A BLACK INK PEN

REVISION RECORD		
NO	DATE	DESCRIPTION
1	10/25/2012	REVISIONS PER COMMENTS

KNOW ALL MEN BY THESE PRESENTS that the Catholic Institute of Pittsburgh, PA, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Consolidation Plan of its property situate in the Township of Cranberry, Butler County, Pennsylvania, and for diverse 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 proceedings, and in consideration of the approval of said plan, and any future Pennsylvania, County of Butler, and the Township of Cranberry, the Catholic Institute of Pittsburgh, PA, hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and the Township of Cranberry, 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 Catholic Institute of Pittsburgh, PA, 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 present and same to be attested by its secretary this 7th day of November, 2012.

ATTEST: (SEAL) Catholic Institute of Pittsburgh, PA

[signature] Secretary

Ronald P. Lengwin — President

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Very Rev. Ronald P. Lengwin of the Catholic Institute of Pittsburgh, PA, who being duly sworn, deposeth and said that he was personally present at the execution of the adoption, release, and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Catholic Institute of Pittsburgh, PA, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President (Title of Officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

President
Title of Officer

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th day of November, 2012. My Commission expires the 4th day of June, 2014

(SEAL)

Cheryl L. Giardina
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries

We, the Catholic Institute of Pittsburgh, PA, owner of the Revision No. 1 to the Catholic Diocese Consolidation Plan No. 2, do hereby certify that the title of this property is in the name of the Catholic Institute of Pittsburgh, PA, as recorded in Instrument No. 200912300030259, 201002040002478, 201002040002479 and 201208080022692, Recorder of Deeds Office, Butler County. We further certify that there is no mortgage, lien or encumbrance against this property.

[signature] Witness

Ronald P. Lengwin — Owner

I, Evan D. Baker, Jr., 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.

11/7/2012 (SEAL) [signature]
Date
Evan D. Baker, Jr. P.L.S.
Reg. No. 32016-E

A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

We, John J. (dec'd) & Barbara J. Kernan, owners or beneficial owners of the land shown on the Revision No. 1 to the Catholic Diocese Consolidation Plan No. 2, 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 Township of Cranberry. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this 7th day of November, 2012.

ATTEST:

Lisa Anne Engle — Notary Public

Barbara J. Kernan — Signature of Owner(s)

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Barbara J. Kernan, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 7th day of November, 2012.

My commission expires the ______ day of ______, 20____.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lisa Anne Engle, Notary Public
Cranberry Twp., Butler County
My Commission Expires Dec. 13, 2012
Member, Pennsylvania Association of Notaries

Lisa Anne Engle — Notary Public

We hereby certify that the title to the property contained in the Revision No. 1 to the Catholic Diocese Consolidation Plan No. 2 is in the name of John J. & Barbara J. Kernan and is recorded in deed book volume 962, page 455. We further certify that there is no mortgage, lien, or other encumbrance against this property.

[signature] Witness

Barbara J. Kernan — Signature of Owner(s)

We, George W. & Nancy A. Auer, owners or beneficial owners of the land shown on the Revision No. 1 to the Catholic Diocese Consolidation Plan No. 2, 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 Township of Cranberry. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this 7th day of November, 2012.

ATTEST:

Lisa Anne Engle — Notary Public

Nancy A. Auer — Signature of Owner(s)

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named George & Nancy Auer, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 7th day of November, 2012.

My commission expires the ______ day of ______, 20____.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lisa Anne Engle, Notary Public
Cranberry Twp., Butler County
My Commission Expires Dec. 13, 2012
Member, Pennsylvania Association of Notaries

Lisa Anne Engle — Notary Public

(I/we) hereby certify that the title to the property contained in the Revision No. 1 to the Catholic Diocese Consolidation Plan No. 2 is in the name of George W. & Nancy A. Auer and is recorded in deed book volume 1350, page 852.

[signature] Witness

Nancy A. Auer — Owner

Parcel C-2 will be sold to the Catholic Diocese of Pittsburgh and is intended to be owned by the Catholic Diocese as part of the Catholic Diocese Consolidation Plan No. 2 Revision No. 1. Parcel C-1 of the Catholic Diocese Consolidation Plan No. 2 Revision No. 1 will be transferred by the Catholic Institute of Pittsburgh, PA to George W. Auer, Jr. and Nancy A. Auer and will be owned by George W. Auer, Jr. and Nancy A. Auer together with Parcel C. Upon transfer of Parcel C-2 from George W. Auer, Jr. and Nancy A. Auer, the mortgage from JLB Corporation dba Golden Oak Lending shall be released from the property to be owned by the Catholic Diocese of Pittsburgh, PA.

Approved by the Cranberry Township Engineer this 7th day of November, 2012.

11/7/2012 — Date
[signature] — Name
(Seal)
PE071353 — Registration number

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

[signature] Secretary
[signature] Chairman, Board of Supervisors

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulation of the Pennsylvania Department of Environmental Protection. [Ord. 2005-362]

11/7/12 — Date
[signature] Secretary

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2012-58, effective this 7th day of November, 2012.

[signature] Secretary
[signature] Chairman, Board of Supervisors
(Seal)

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2012-58 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 9-10-12.

[signature] Township Manager

Reviewed by the Butler County Planning Commission on this 4th day of September, 2012.

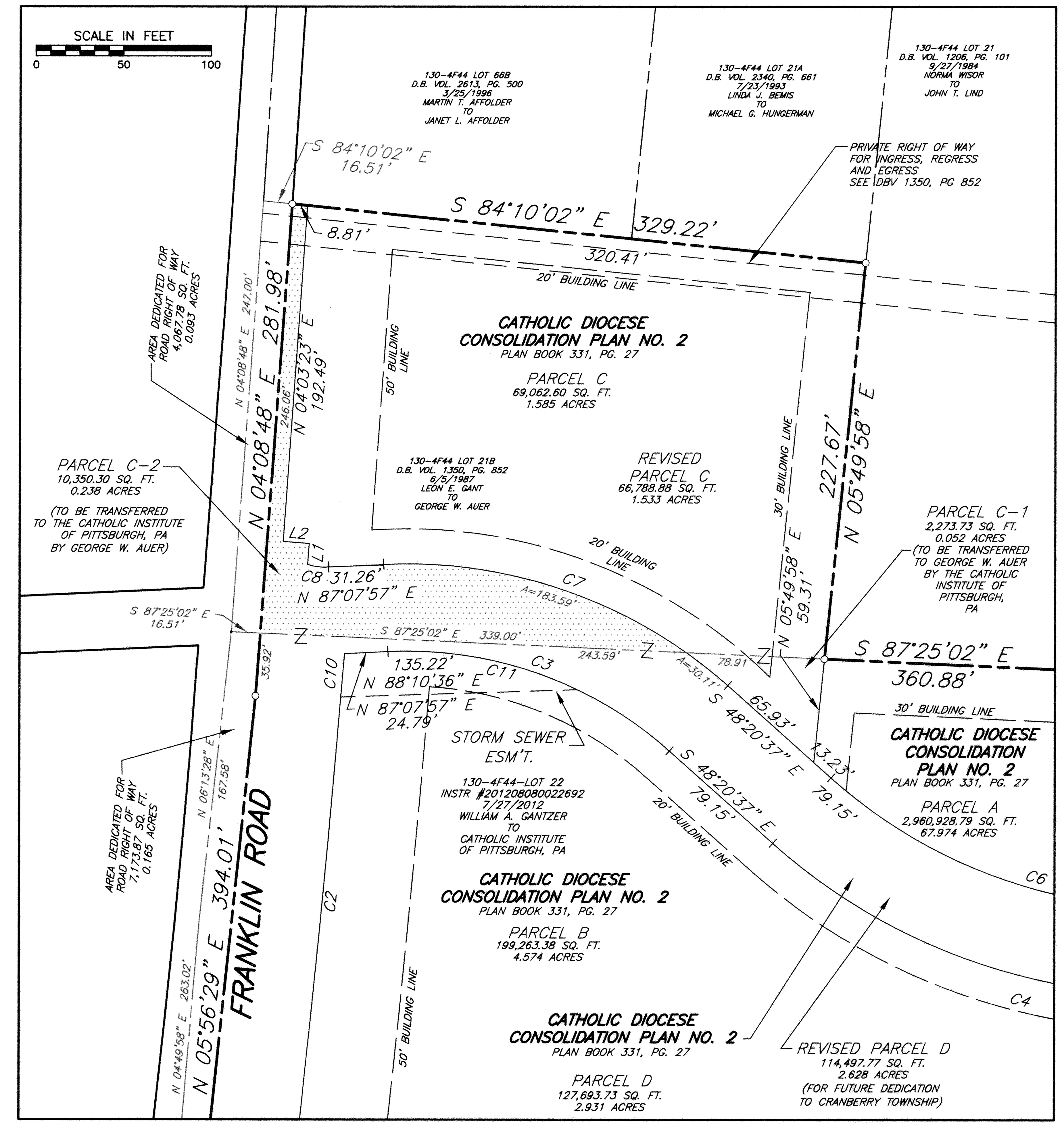
[signature] Secretary
(Seal)
Frank V [signature] — Chairman, Butler County Planning Commission

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332, page(s) 26-27.

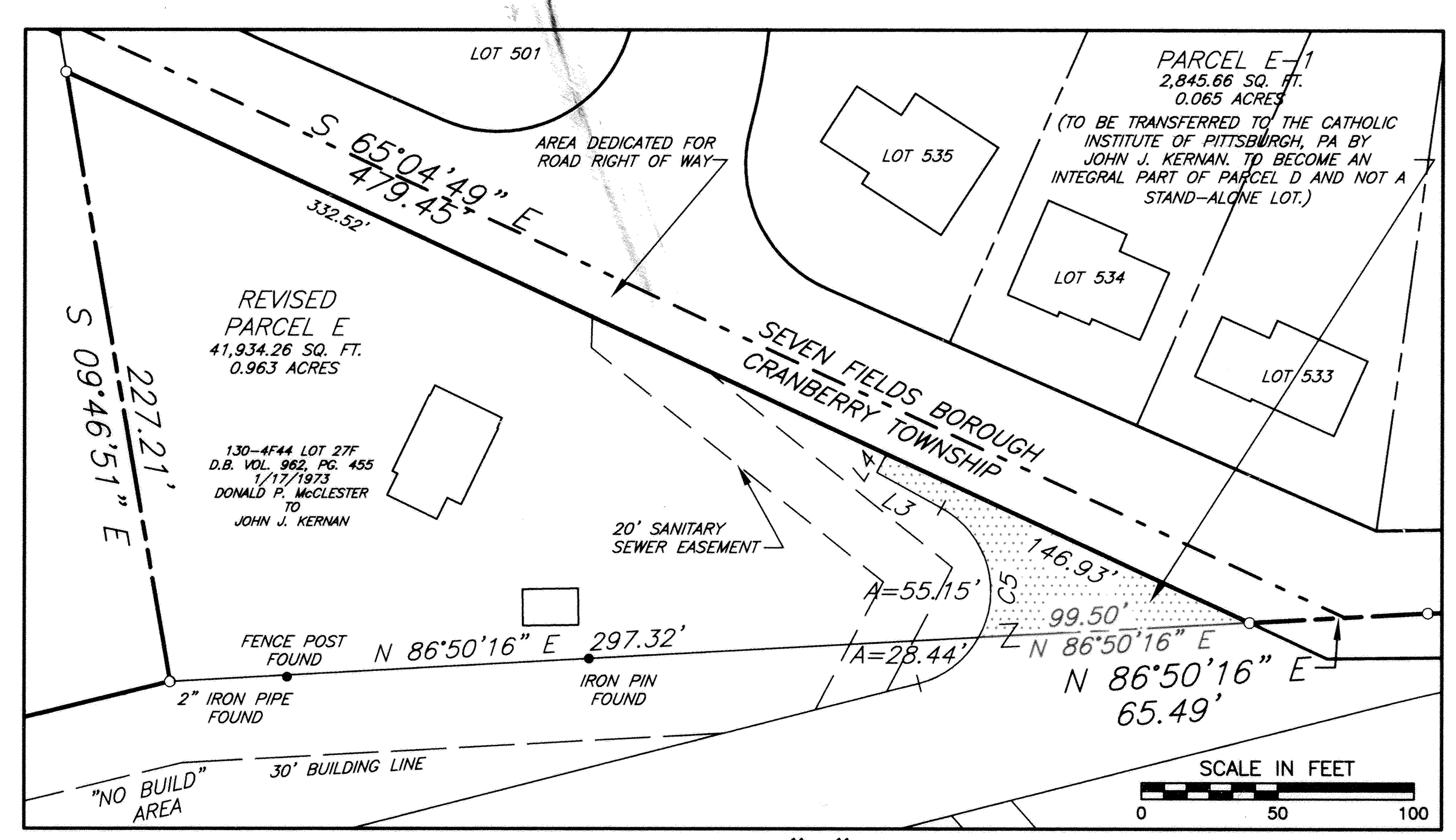
Given under my hand and seal this 7th day of November, 2012.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016
(Seal)

Michele M. Mustello — Recorder of Deeds



DETAIL "A"
SCALE: 1"=50'



DETAIL "B"
SCALE: 1"=50'

NOTARY PUBLIC	LAND SURVEYOR	TOWNSHIP OF CRANBERRY ENGINEER	TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS	BUTLER COUNTY PLANNING COMMISSION	BUTLER COUNTY RECORDER OF DEEDS
	COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL EVAN D. BAKER JR. LAND SURVEYOR NO. 32016-E		SEAL	BUTLER COUNTY PLANNING COMMISSION	RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED NOV. 7, 2012	
PLAN BOOK	PAGE
332	27

#12191

CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

REVISION NO. 1 TO THE CATHOLIC DIOCESE CONSOLIDATION PLAN NO. 2
Situate In
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
Made For
CATHOLIC INSTITUTE OF PITTSBURGH, PA

DATE:	10/12/2012	SCALE:	1"=100'	DRAWING NO.: CON
DRAWN BY:	MST	CHECKED BY:	JRB	
PROJECT NO:	090-827	APPROVED BY:	EDB	SHEET 2 OF 2

P:\2009\090-827\-SURVEY\090-827-CONSOLIDATION PLAN-REVISION NO-1.DWG{090-827-CON SHT 2}LS:(MTHEAR - 11/7/2012) - LP: 11/7/2012_7:54:16_AM

Land Development Plan For
Baxter Mobile Home Park
Center Township, Butler County, Pennsylvania
Manufactured Home Construction
September 2012

OWNER'S ADOPTION CERTIFICATION

BAXTER MOBILE HOME PARK, LLP, A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE LAND DEVELOPMENT PLAN ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND HAS AUTHORIZED AND CERTIFIED THIS PLAN, SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY AGREE TO MAINTAIN FOREVER, ALL PRIVATE STREETS, ROADS, LANES, DRIVES, SEWERS, AND UTILITIES NOT BEING OFFERED FOR DEDICATION AND TO IRREVOCABLY DEDICATE ALL OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CENTER 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 06th DAY OF October, 2012.

Ernest J. Baxter
OWNER'S REPRESENTATIVE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Ernest J Baxter OF THE BAXTER MOBILE HOME PARK, LLP, WHO STATED HE/SHE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION, DEDICATION AND PLAN ON BEHALF OF THE BAXTER MOBILE HOME PARK, LLP.

WITNESS MY HAND AND NOTORIAL SEAL THIS 06th DAY OF October, 2012.

MY COMMISSION EXPIRES THE 06th DAY OF MARCH, 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Diane J. Richter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF PLAN ACCURACY (ENGINEERING REQUIREMENTS)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND DEVELOPMENT ORDINANCE OF CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.

_____, 20____ _____
DATE SIGNATURE

CERTIFICATION OF PLAN ACCURACY (STORMWATER MANAGEMENTS REQUIREMENTS)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND DEVELOPMENT ORDINANCE OF CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.

_____, 20____ _____
DATE SIGNATURE

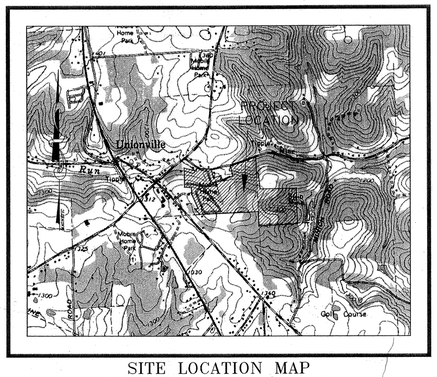
RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 332, PAGE(S) 28-33.
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF November, 2012.

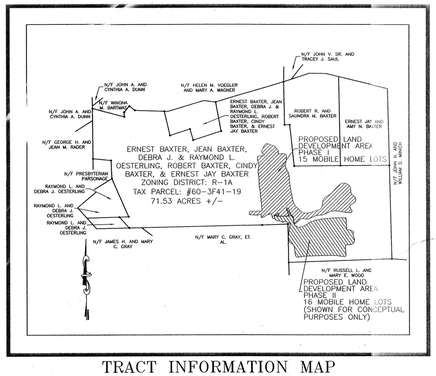
Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

MICHELE M. MUSTELLO
RECORDER OF DEEDS



SITE LOCATION MAP
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
USGS MOUNT CHESTNUT, PA QUADRANGLE
SCALE: 1" = 2,000'



TRACT INFORMATION MAP
SCALE: 1" = 700'

DRAWINGS INCLUDED IN THIS SET	
1201-01	COVER SHEET
1201-02	EXISTING SITE CONDITIONS PLAN
1201-03	PROPOSED SITE AND CONCEPT PLAN
1201-04	PROPOSED UTILITIES PLAN
1201-05	PROPOSED ROAD PROFILES AND DETAILS
1201-06	STANDARD DETAILS

BAXTER MOBILE HOME PARK OWNERS	
ERNEST BAXTER	PARTNER
JEAN BAXTER	PARTNER
DEBRA J. & RAYMOND L. OESTERLING	PARTNER
ROBERT R. BAXTER	PARTNER
CINDY S. CRAWFORD (BAXTER)	PARTNER
ERNEST JAY BAXTER	PARTNER

TOWNSHIP PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE CENTER TOWNSHIP PLANNING COMMISSION ON THIS 25th DAY OF July, 2012.

SECRETARY

CHAIRPERSON, CENTER TOWNSHIP PLANNING COMMISSION

TOWNSHIP SUPERVISOR'S CERTIFICATION

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

APPROVED BY THE CENTER TOWNSHIP SUPERVISORS ON THIS 12th DAY OF September, 2012.

SECRETARY

Ronald E. Flatt
CHAIRPERSON, CENTER TOWNSHIP SUPERVISORS

TOWNSHIP ENGINEER'S CERTIFICATION

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

_____, 20____ _____
DATE SIGNATURE

BUTLER COUNTY PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF July, 2012.

SECRETARY

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL J. CORNETTI
EXPIRES 9/30/2013
PLAN PREPARER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E
STORMWATER MANAGEMENT PREPARER

NOTARY PUBLIC

RECORDER OF DEEDS
BUTLER COUNTY, PA
RECORDER OF DEEDS

CENTER TOWNSHIP

TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

PC

Paul J. Cornetti, P.E.
Consulting Engineering
109 Dutchtown Road, Butler, PA 16002
Phone: 724.333.2028 Fax: 724.285.8882
pcornetti@zoominternet.net

RECORDED NOV. 9, 2012
PLAN BOOK 332 PAGE 28

Instr:201211090032517 11/09/2012
Pages:6 F:$26.00 1:18PM
Michele Mustello T20120047235
Butler County Recorder FL

DATE: 9/2/12
DWG. NO.: 1201-01
REVISED:

N/F JOHN V. SR. AND TRACEY J. SAUL

JAMISONVILLE ROAD T-833
33' R/W (PAVED 18')

N/F HELEN M. VOEGLER AND MARY A. WAGNER

N 77°25'00" E
708.40'

EXISTING OH E-C-T

S 03°59'01" W
439.54'

N/F JOHN A. AND CYNTHIA A. DUNN

N/F WINONA M. BARTMAS

S 46°59'00" E
69.69'

S 83°43'00" E
294.73'

S 70°48'50" E
130.33'

N 44°12'50" E
81.61'

N 01°38'20" E
46.40'

EXISTING UG E-C-T & 10' R/W

EXISTING WATERCOURSE

EXISTING RECREATIONAL AREA/OPEN SPACE A = 2.21 ACRES

N 03°50'00" E
508.70'

N/F GEORGE H. AND JEAN M. RADER

EXISTING UG E-C-T & 10' R/W

NICKEL LANE - PRIVATE (PAVED 28')

EXISTING UG E-C-T & 10' R/W

N 80°24'00" W
182.80'

N 03°49'00" E
182.20'

N/F PRESBYTERIAN PARSONAGE

ERNEST BAXTER, JEAN BAXTER, DEBRA J. & RAYMOND L. OESTERLING, ROBERT BAXTER, CINDY BAXTER, & ERNEST JAY BAXTER
ZONING DISTRICT: R-1A
TAX PARCEL: #60-3541-19
71.53 ACRES +/-

EXISTING OH E-C-T

EXISTING SITE

EXISTING SANITARY SEWER

EXISTING UG E-C-T & 15' R/W

EXISTING UG E-C-T & 10' R/W

S 04°00'00" E
305.28'

REED LANE - PRIVATE (PAVED 16')

S 86°46'00" E
50.94'

ROBERT R. AND SAUNDRA M. BAXTER
10.863 ACRES

ERNEST JAY AND AMY N. BAXTER
9.47 ACRES

S 85°25'45" E
252.87'

N 28°01'45" E
210.35'

S 04°41'10" E
174.26'

N 78°11'00" E
294.13'

BAXTER LANE - PRIVATE (PAVED 18')

EXISTING STORM SEWER

EXISTING WATER

EXISTING SANITARY C.O.

EXISTING WATER B.O.

EXISTING SAN. C.O.

EXISTING SAN. SEWER 4" PVC

EXISTING WATER 4" PVC

EXISTING UG E-C-T & 15' R/W

EXISTING WATER 2" PVC

S 01°14'00" E
419.75'

EXISTING SANITARY SEWER

EXISTING OH E-C-T

EXISTING WATER 2" PVC

ROBERT R. AND SAUNDRA M. BAXTER
10.863 ACRES

ERNEST JAY AND AMY N. BAXTER
9.47 ACRES

S 85°33'39" E
462.73'

S 85°33'39" E
498.48'

JOY LANE - PRIVATE (PAVED 17')

EXISTING UG E-C-T & 15' R/W

EXISTING STORM SEWER

EXISTING SAN. C.O.

EXISTING UG E-C-T & 15' R/W

EXISTING SAN. SEWER 6" PVC

EXISTING SAN. C.O.

EXISTING WATER

EXISTING WATER B.O.

EXISTING RECREATIONAL AREA/OPEN SPACE D = 2.50 ACRES

EXISTING WATERCOURSE

N/F JOHN N. AND WILLIAM D. MINICH

S 20°56'00" W
932.45'

EXISTING UG E-C-T & 10' R/W

EXISTING RECREATIONAL AREA/OPEN SPACE C = 1.11 ACRES

EXISTING UG E-C-T & 15' R/W

JOY LANE - PRIVATE (PAVED 24')

RAY LANE - PRIVATE (PAVED 16')

EXISTING UG E-C-T & 10' R/W

EXISTING UG E-C-T & 15' R/W

EXISTING UG E-C-T & 10' R/W

BAXTER LANE - PRIVATE (PAVED 18')

NICKEL LANE - PRIVATE (PAVED 18')

N 10°30'00" W
162.42'

RAYMOND L. AND DEBRA J. OESTERLING
1.275 ACRES

EXISTING RECREATIONAL AREA/OPEN SPACE B = 0.89 ACRES

EXISTING UG E-C-T & 15' R/W

RAYMOND L. AND DEBRA J. OESTERLING
1.37 ACRES

EXISTING UG E-C-T & 15' R/W

EXISTING UG E-C-T & 15' R/W

EXISTING UG E-C-T & 15' R/W

VIRGINIA LANE - PRIVATE (PAVED 17')

EXISTING WATER

EXISTING SANITARY SEWER

EXISTING UG E-C-T & 15' R/W

EXISTING MONUMENT (CONTROL POINT) EL. = 1399.16

EXISTING MONUMENT (CONTROL POINT) EL. = 1376.04

S 87°24'00" E
93.21'

50' ACCESS R/W

N 30°05'00" W
19.80'

EXISTING PAWC FIRE HYDRANT

RAYMOND L. AND DEBRA J. OESTERLING
0.93 ACRES

EXISTING 8" PAWC WATER LINE, METER PIT AND 20' R/W

N 87°24'00" W
1296.66'

N 88°14'00" W
257.84'

N 87°24'00" W
381.00'

N 88°05'00" W
1051.00'

N/F JAMES H. AND MARY C. GRAY

N/F MARY C. GRAY, ET. AL.

N/F MARY C. GRAY, ET. AL.

N/F RUSSELL L. AND MARY E. WOOD

EXISTING MONUMENT EL. = 1362.02

SUNSET DRIVE
33' R/W (PAVED 21')

MAGNETIC

RECORDED NOV. 9, 2012
PLAN BOOK 33229
PAGE

Rev.	Description	By	Date

REGISTERED PROFESSIONAL
PAUL J. CORNETTI
COMMONWEALTH OF PENNSYLVANIA

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109 Dutchtown Road, Butler, PA 16002
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pcornetti@zoominternet.net

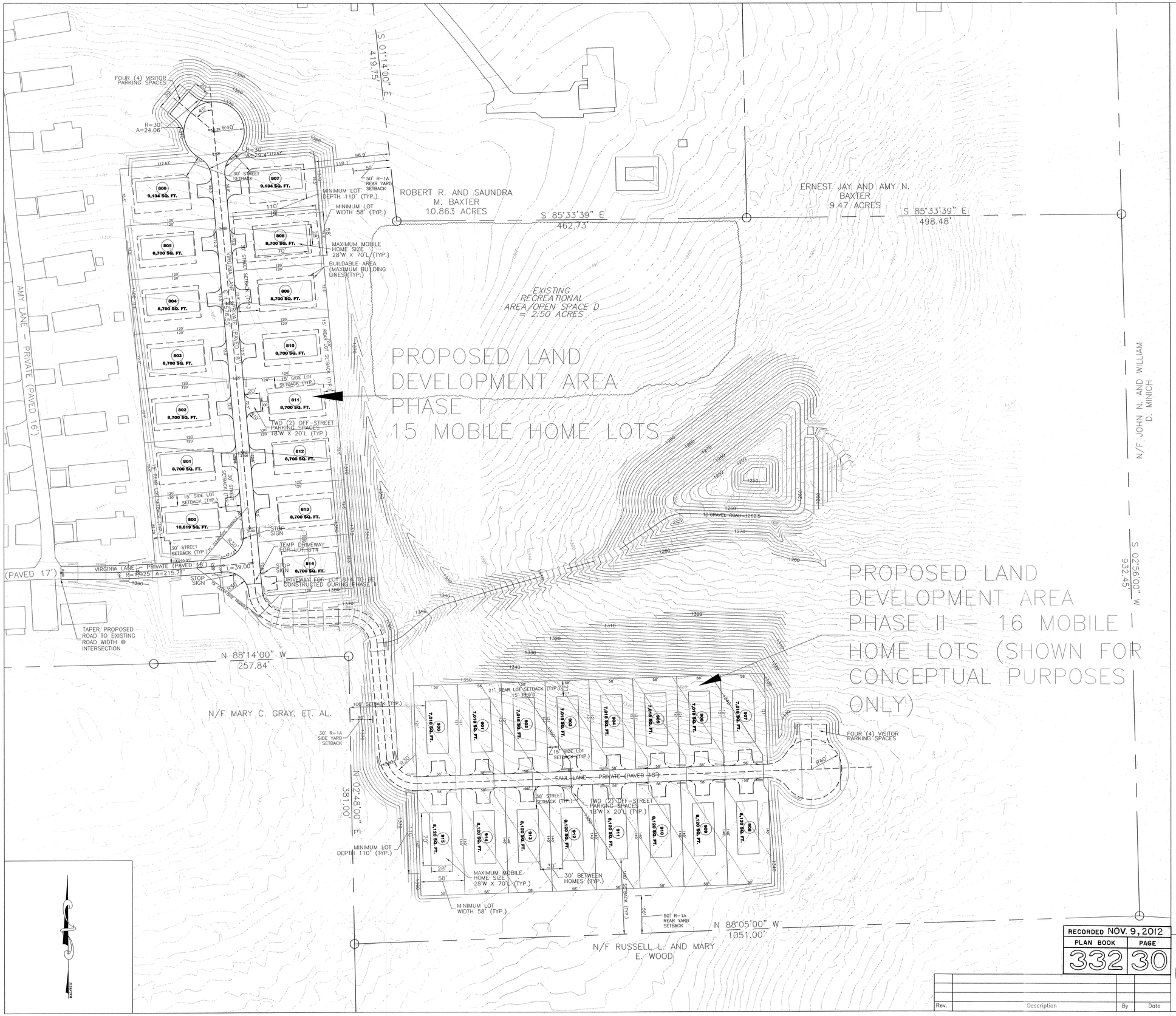
Baxter Mobile Home Park, LLP
457 Jamisonville Road, Butler, PA 16001

Land Develoment Plan
Manufactured Home Construction
Center Township, Butler County, Pennsylvania

Existing Site Conditions Plan

DRN BY: PJC
SCALE: 1"=100'
DATE: 9/2/12
PROJ. NO.: 1201

02



LAND DEVELOPMENT DATA

PROPERTY OWNER AND DEVELOPER	ERNEST BAXTER, JEAN BAXTER, DEBRA J. & RAYMOND L. OESTERLING, ROBERT BAXTER, CINDY BAXTER, & ERNEST JAY BAXTER, DBa BAXTER MOBILE HOME PARK, LLP.
PROPERTY OWNER ADDRESS	457 JAMISONVILLE ROAD BUTLER, PA 16001
PROPERTY TAX PARCEL	#60-3F41-19
SUBDIVISION NAME	NO SUBDIVISION PROPOSED
ZONING DISTRICT	R-1A LOW DENSITY RESIDENTIAL DISTRICT
PERMITTED USE	MANUFACTURED HOMES
METHOD OF WATER SERVICE	BAXTER MOBILE HOME PARK, LLP. (PRIVATE WATER DISTRIBUTION) PENNSYLVANIA AMERICAN WATER COMPANY (SOURCE SUPPLIER)
METHOD OF SEWAGE DISPOSAL	BAXTER MOBILE HOME PARK, LLP. (COLLECTION AND TREATMENT AT PRIVATE STP)
TOTAL PROPERTY AREA	71.53 ACRES +/-
EXISTING HOMES ON PROPERTY	116 MANUFACTURED HOMES
PROPOSED ADDITIONAL HOMES	PHASE I - 15 MANUFACTURED HOMES PHASE II - 16 MANU. HOMES (FUTURE)
TOTAL PROPOSED HOMES	147 MANUFACTURED HOMES
AREA FOR R/W & SWM FACILTIES	3.58 ACRES +/-
PROPERTY NET AREA	67.95 ACRES +/-
OVERALL NET DENSITY	2.16 UNITS/NET ACRE 4.00 UNIT/NET ACRE (MAXIMUM REQUIRED)
RECREATION AREA/OPEN SPACE	6.71 ACRES (AREAS A, B, C & D) 4.29 ACRES (MINIMUM REQUIRED)

ADDITIONAL DATA	REQUIRED	PROPOSED (PHASE I)
MINIMUM LOT AREA	7,000 SQ. FT.	8,700 SQ. FT.
DESIGN HOME SIZE	N/A	28'W X 70'L
MINIMUM LOT WIDTH	58 FEET	72.50 FEET (MIN.)
MINIMUM LOT DEPTH	110 FEET	120 FEET (MIN.)
MINIMUM FRONT YARD	30 FEET	30 FEET (MIN.)
MINIMUM SIDE YARD	15 FEET	15 FEET (MIN.)
MINIMUM REAR YARD	15 FEET	15 FEET (MIN.)

EXISTING FACILITY OWNERS

ARMSTRONG	660 SOUTH BENBROOK ROAD BUTLER, PA 16001 (724) 482-4480
WEST PENN POWER COMPANY	800 CABIN HILL DRIVE GREENSBURG, PA 15601 (800) 686-0021
CENTURYLINK	100 CENTURYLINK DRIVE MONROE, LA 71201 (888) 723-8010

CALL BEFORE YOU DIG

Pennsylvania Law Requires 3 Working Days Notice For Construction Phase and 10 Working Days in Design Phase.

Pennsylvania One Call System, Inc.
Call: 1-800-242-1776

DESIGN ONE CALL SERIAL NUMBER #20120882926

REQUESTED MODIFICATIONS/WAIVERS FROM CENTER TOWNSHIP LAND DEVELOPMENT REQUIREMENTS

1. CHAPTER 14, ARTICLE XI, SECTION 14-1101, PARAGRAPH B.2.: THE MINIMUM WIDTH OF PARK STREETS SHALL BE TWENTY-FOUR FEET (24').

REQUESTED MODIFICATION: PROPOSED PHASE I STREET WIDTHS SHALL BE EIGHTEEN FEET (18').

JUSTIFICATION: THE EXISTING WIDTH OF VIRGINIA LANE IS 17'. PHASE I PROPOSES A CUL-DE-SAC STREET WITH NO POSSIBILITIES OF STREET EXTENSIONS. ADDITIONALLY, THE REDUCED IMPERVIOUS AREA MINIMIZES STORM WATER RUNOFF.

2. CHAPTER 14, ARTICLE XI, SECTION 14-1101, PARAGRAPH C.: ALL MOBILE HOME PARKS SHALL BE PROVIDED WITH A PLANTED BUFFER YARD OF NOT LESS THAN TWENTY-FIVE (25') IN DEPTH.

REQUESTED MODIFICATION: NO NEW PLANTED BUFFER YARD SHALL BE PROVIDED.

JUSTIFICATION: EXISTING VEGETATIVE BUFFER CURRENTLY EXISTS IN EXCESS OF THE REQUIREMENTS OF THIS SECTION.

3. CHAPTER 14, ARTICLE XI, SECTION 14-1101, PARAGRAPH O.: FIRE PROTECTION WHEN A PUBLIC WATER SUPPLY SYSTEM IS AVAILABLE. FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AND SHALL BE INSTALLED AT STREET INTERSECTIONS AND/OR ALONG STREET LINES AS NECESSARY TO PROVIDE FIRE PROTECTION WITHIN A MINIMUM OF SIX HUNDERED FEET (600') SERVICE RADIUS OF ANY MOBILE HOME OR SERVICE BUILDING OR OTHER STRUCTURE IN THE PARK.

REQUESTED MODIFICATION: A DRY FIRE HYDRANT SYSTEM AND WATER STORAGE FACILITIES SHALL BE INSTALLED NEAR THE INTERSECTION OF THE PROPOSED VIRGINIA LANE (EXTENSION) AND SAUL LANE (FUTURE PHASE II ROADWAY).

JUSTIFICATION: THE PROPOSED FIRE PROTECTION FACILITIES WILL PROVIDE ADEQUATE FIRE PROTECTION FOR THE RESIDENTS OF PHASE I AND PHASE II (FUTURE PHASE) AS WELL AS RESIDENTS CURRENTLY RESIDING IN THE PARK. ADDITIONALLY, THE EXISTING FIRE HYDRANT LOCATED AT THE INTERSECTION OF SUNSET DRIVE AND VIRGINIA LANE MAY BE USED FOR FIRE PROTECTION. FOR MORE INFORMATION, PLEASE SEE LAUER CONSULTING'S FIRE PROTECTION REPORT DATED JUNE 27, 2012.

RECORDED NOV. 9, 2012
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Rev.	Description	By	Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. CORNETTI

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457 Jamisonville Road, Butler, PA 16001

Land Develoment Plan
Manufactured Home Construction
Center Township, Butler County, Pennsylvania

Proposed Site and Concept Plan

DRN BY: PJC
SCALE: 1"=60'
DATE: 9/2/12
PROJ. NO.: 1201

03

STORM SEWER STRUCTURE SCHEDULE

ST-1 TYPE M INLET TOP=1372.00 INV=1368.00	ST-5 MANHOLE TOP=1378.00 INV=1365.00	ST-9 PIPE END INV=1260.00	ST-13 PIPE END INV=1256.00
ST-2 TYPE M INLET TOP=1372.00 INV=1367.50	ST-6 PIPE END INV=1364.00	ST-10 PIPE END INV=1356.00	ST-14 PIPE END INV=1260.00
ST-3 TYPE M INLET TOP=1378.00 INV=1366.00	ST-7 PIPE END INV=1326.0	ST-11 OUTLET RISER TOP=T.B.D. INV=1349.00	
ST-4 TYPE M INLET TOP=1378.00 INV=1365.70	ST-8 PIPE END INV=1325.00	ST-12 ENDWALL PADOT TYPE D INV=1245.50	

EXISTING SAN. C.O.
EXISTING STORM SEWER
EXISTING SAN. SEWER 4" PVC
EXISTING WATER 4" PVC
EXISTING SAN. C.O.
EXISTING UG E-C-T & 15' R/W
INSTALL 4"X4"X4" TEE AND THREE 4" GATE VALVES
EXISTING STORM SEWER
EXISTING SAN. C.O.
AMY LANE - PRIVATE (PAVED 16')
EXISTING SAN. C.O.
EXISTING UG E-C-T & 15' R/W
EXISTING SAN. SEWER 6" PVC
EXISTING SAN. C.O.
EXISTING WATER 4" PVC
VIRGINIA LANE - PRIVATE (PAVED 18')
EXISTING SAN. C.O.
EXISTING WATER B.O.
DRY HYDRANT SYSTEM. CONNECT 2" WATER SERVICE TO MAIN LINE. SEE DRAWING 06 FOR DETAIL
EXISTING UG E-C-T & 15' R/W
N 88°14'00" W 257.84'
137.56 LF @ 11.84%
CONNECT INTO EX. SAN. SEWER. TOP EL.=1370.47 INV. EL.=1363.58
REPLACE EX. 2" WITH 4" C-900 WATER LINE
44.8LF 15"øPESIP
ST-1
6" SDR35 140.57 LF@1.48%
92.29 LF@1.48%
CUT EX. 2", INSTALL 4"X4"X4" TEE, TWO 4" GATE VALVES, A 2" REDUCER AND A 2' GATE VALVE
SAN. SEWER. C.O. TOP EL.=1372.31 INV. EL.=1365.66
SAN. SEWER. C.O. TOP EL.=1372.01 INV. EL.=1367.03
EXISTING WATER 2" PVC
S 01°14'00" E 419.75'
EXISTING OH E-C-T
EXISTING WATER 2" PVC
ROBERT R. AND SAUNDRA M. BAXTER 10.863 ACRES
S 85°33'39" E 462.73'
ERNEST JAY AND AMY N. BAXTER 9.47 ACRES
S 85°33'39" E 498.48'
806
807
808
805
804
809
803
810
802
811
801
812
800
813
814
PROPOSED UG E-C-T & 15' R/W
92.5LF 15"øPESIP
141.74 LF @ 4.90%
PROPOSED 4" C-900 WATER LINE
150.00 LF@1.48% 6" SDR35
SAN. SEWER. C.O. TOP EL.=1374.97 INV. EL.=1369.25
PROPOSED 6" PVC SAN. SEWER
150.00 LF@1.48% 6" SDR35
156.16 LF @ 11.26%
PROPOSED 4" C-900 WATER LINE
15.6LF 15"øPESIP
ST-3
ST-4
126.5LF 15"øPESIP
ST-5
47.0LF 15"øPESIP
ST-6
SAN. SEWER. C.O. TOP EL.=1377.97 INV. EL.=1371.47
PROPOSED UG E-C-T & 15' R/W
SHARP CUT-OFF 100W LAMP W/POST (TYP. EACH LOT)
PROPOSED 6" PVC SAN. SEWER
101.8LF @1.48% 6" SDR35
SAN. SEWER. C.O. TOP EL.=1379.16 INV. EL.=1372.97
PROPOSED UG ECT & 15' R/W
PROPOSED UG E-C-T & 15' R/W
60.42 LF @ 1.56%
C.O. END PHASE I SAN. SEWER. TOP EL.=1379.00 INV. EL.=1374.47
PROPOSED 4" C-900 WATER LINE
4"X4"X4" TEE AND THREE 4" GATE VALVES
REMOVE EX. BLOWOFF AND CONNECT NEW WATER LINE
PROPOSED SANITARY FM DISCHARGE (FM TO BE CONSTRUCTED DURING PHASE II)
END CAP AND BLOCK FOR FUTURE USE (PHASE II)
ST-7
87.0LF 15"øPESIP
ST-8
CHANNEL-2
CHANNEL-3
CHANNEL-1
PROPOSED UG E-C-T & 15' R/W (PHASE II)
PROPOSED 4" PVC WATER (PHASE II)
PROPOSED WATER (PHASE II)
PROPOSED UG E-C-T & 15' R/W (PHASE II)
EXISTING RECREATIONAL AREA/OPEN SPACE D = 2.50 ACRES
1254 BERM
102.0LF 15"øRCP
ST-11
ST-12
EXISTING WATERCOURSE
ST-10
ST-9
ST-13
ST-14
10' GRAVEL ROAD=1262.5
TOP OF 10' GRAVEL RD=1262.5
6" SDR35 @ 1.48%
6" SDR35 @ 1.48%
NORTH

Rev.	Description	By	Date

REGISTERED PROFESSIONAL PAUL J. CORNETTI

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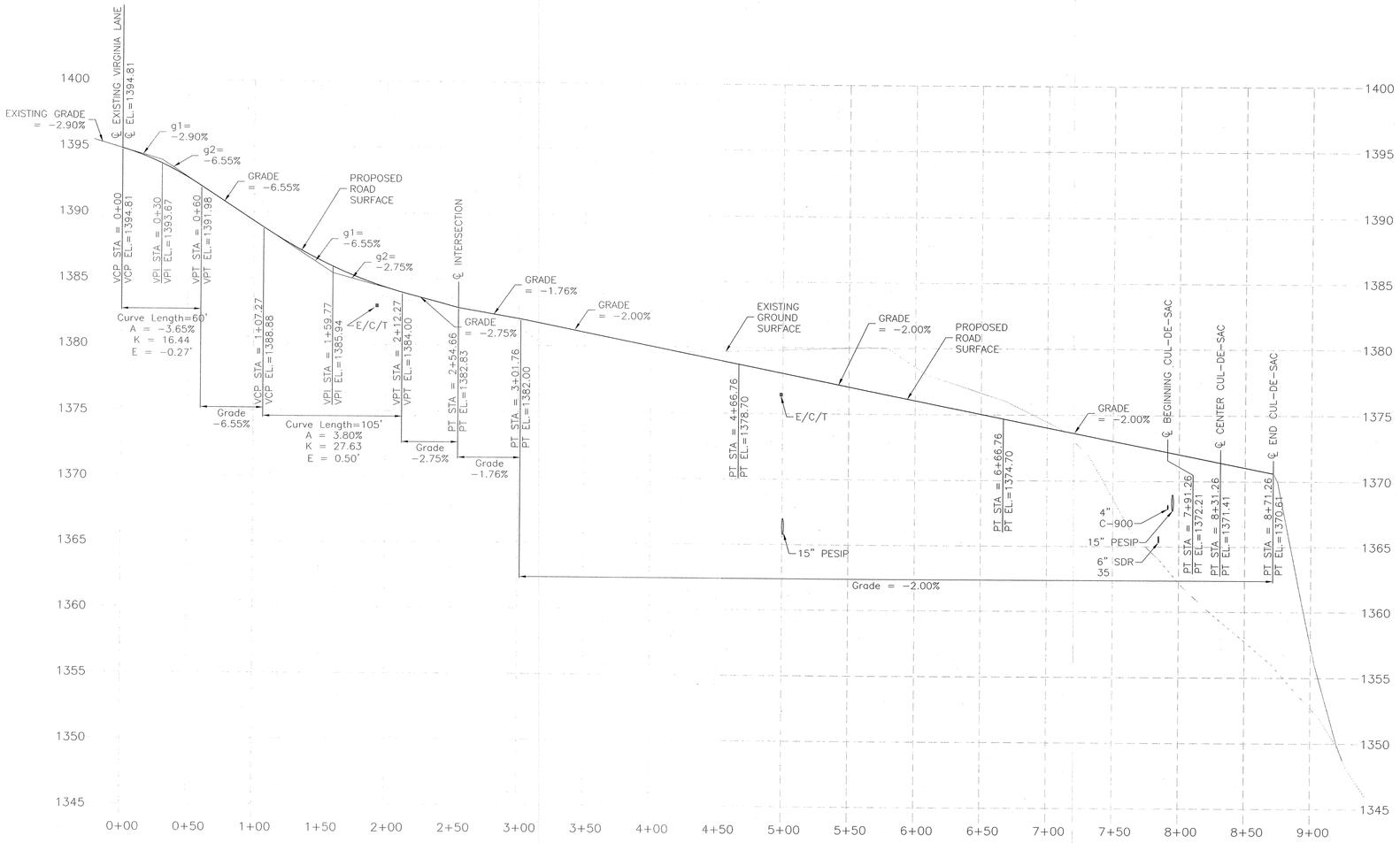
Baxter Mobile Home Park, LLP
457 Jamisonville Road, Butler, PA 16001
Land Develoment Plan
Manufactured Home Construction
Center Township, Butler County, Pennsylvania
Proposed Utilities Plan

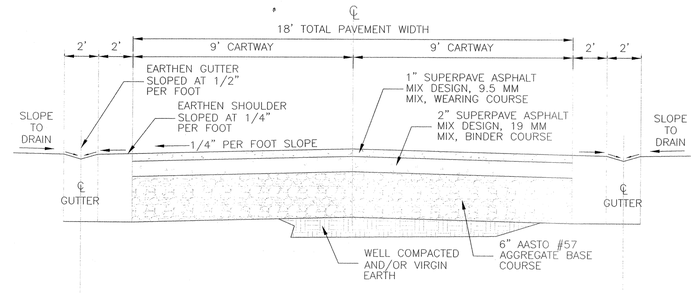
DRN BY: PJC
SCALE: 1"=40'
DATE: 9/2/12
PROJ. NO.: 1201

04



VIRGINIA LANE (EXTENSION) PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

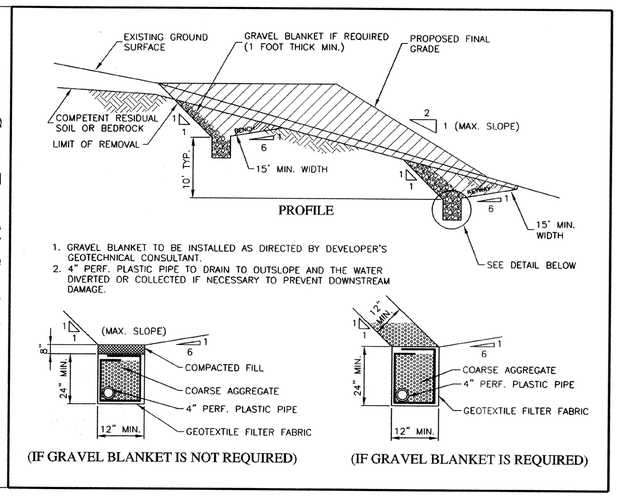


NOTES:
1) WHEN FILLING OPERATIONS ARE REQUIRED, ALL TOPSOIL SHALL BE REMOVED AND THE SURFACE SCARIFIED IN ORDER TO ENSURE A GOOD BOND BETWEEN THE FILLED GROUND AND VIRGIN GROUND.
2) FILLS SHALL BE BUILT UP IN SIX INCH (6") WELL COMPACTED AND CROWNED LIFTS.
3) WHEN CUTTING OPERATIONS ARE REQUIRED, DO NOT OVER EXCAVATE SUBBASE.
4) ALL ROAD CONSTRUCTION SHALL BE PERFORMED BETWEEN MAY 15 AND NOVEMBER 15 DURING SUITABLE WEATHER CONDITIONS.

ROAD SECTION DETAIL

NOT TO SCALE

Center Township Standard Detail
FILL BENCH DETAIL
SD4



FILL BENCH DETAIL

NOT TO SCALE

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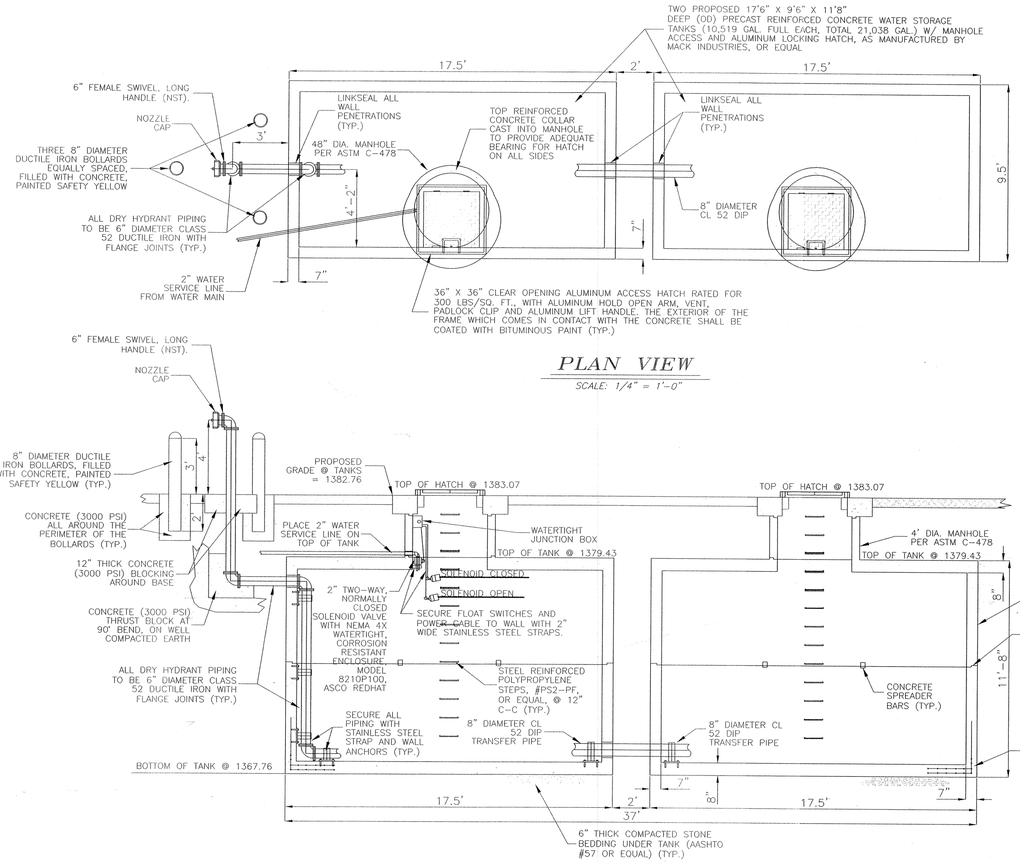
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. CORNETTI

Baxter Mobile Home Park, LLP
457 Jamisonville Road, Butler, PA 16001
Land Develoment Plan
Manufactured Home Construction
Center Township, Butler County, Pennsylvania
Proposed Road Profiles and Details

DRN BY:	PJC
SCALE:	AS NOTED
DATE:	9/2/12
PROJ. NO.:	1201

05



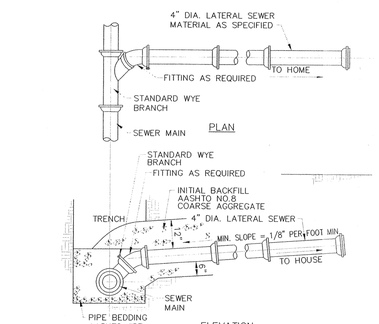
PLAN VIEW

SCALE: 1/4" = 1'-0"

PROFILE VIEW

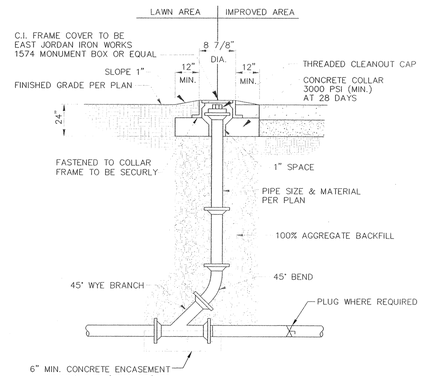
SCALE: 1/4" = 1'-0"

DRY FIRE HYDRANT SYSTEM



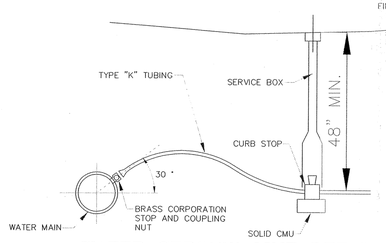
STANDARD LATERAL DETAIL

NOT TO SCALE



LAMP HOLE AND CLEANOUT DETAIL

NOT TO SCALE



WATER SERVICE LINE DETAIL

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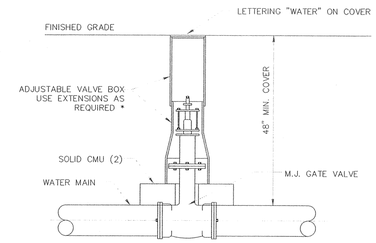
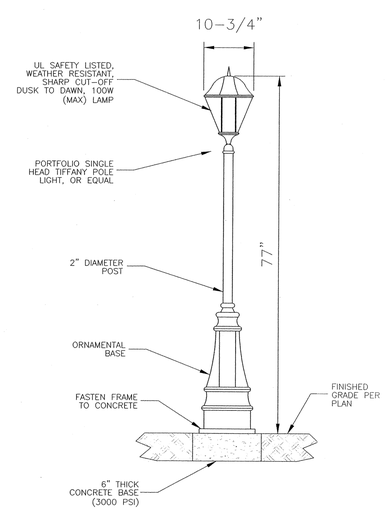


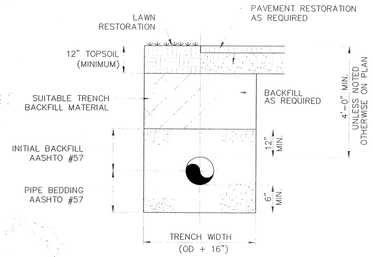
GATE VALVE AND VALVE BOX DETAIL

NOT TO SCALE



LAMP POST DETAIL

NOT TO SCALE



LINE TRENCH DETAIL

NOT TO SCALE

RECORDED NOV. 9. 2012	
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Rev.	Description	By	Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. CORNETTI ENGINEER

Baxter Mobile Home Park, LLP
457 Jamisonville Road, Butler, PA 16001

Land Develoment Plan
Manufactured Home Construction
Center Township, Butler County, Pennsylvania

Standard Details

DRN. BY: PJC	
SCALE: AS NOTED	
DATE: 9/2/12	
PROJ. NO.: 1201	
06	

KNOW ALL MEN BY THESE PRESENTS; THAT ROBERT F. Sr. & ROSEMARY V. SIMMONS, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CHERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CHERRY, ROBERT F. Sr. & ROSEMARY V. SIMMONS, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ROBERT F. Sr. & ROSEMARY V. SIMMONS, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 31st DAY OF October 20 12.

ATTEST:

Robert F. Simmons
OWNER

Rosemary V. Simmons
OWNER

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ROBERT F. Sr. & ROSEMARY V. SIMMONS 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 31st DAY OF October 20 12.

MY COMMISSION EXPIRES THE 06 DAY OF March 2016.

Darrin J. Nichter
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, THIS 7th DAY OF November, 20 12.

Carolyn L. Yeager
SECRETARY

Franklin Fink
CHAIRMAN, BOARD OF SUPERVISORS

Donald Mishler
SUPERVISOR

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

10-26-12
DATE

James M. Shuty
REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22ND DAY OF October 20 12.

Frank Uhl
SECRETARY

Joyce Harris
CHAIRMAN

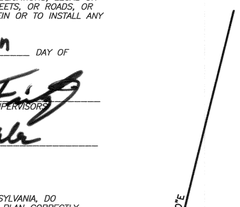
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

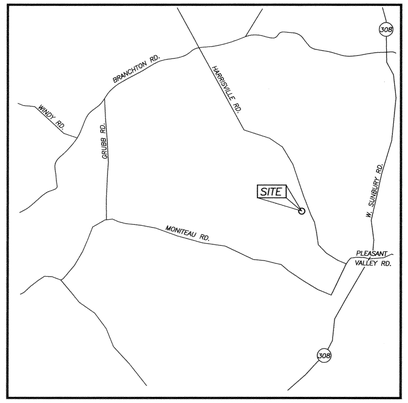
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 332 PAGE 34.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF November 2012.

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



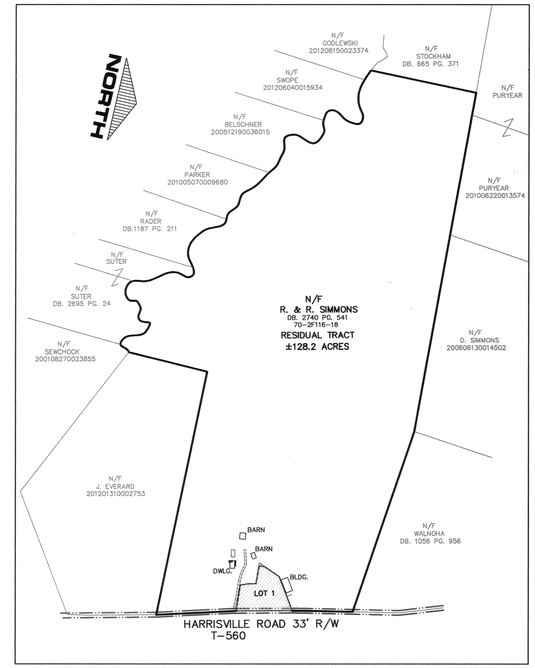


LOCATION MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



RESIDUAL MAP
SCALE: 1"= 500'

DEED REF: 2740 PG. 541
TAX PARCEL ID 70-2F116-18

RESIDUAL TRACT	±128.2 ACRES
LOT 1	1.80 ACRES
TOTAL PLAN AREA	±130 ACRES

OWNER:
ROBERT & ROSEMARY SIMMONS
160 HARRISVILE ROAD
WEST SUNBURY, PA 16061
724-637-2174

RECORDED NOV. 13, 2012	
PLAN BOOK	PAGE
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#12215

Instr:201211130032644
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
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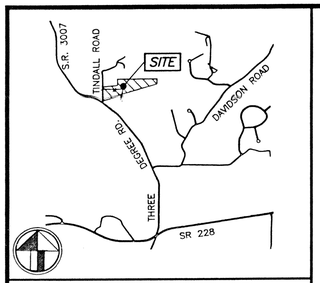
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
35568-E

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

Scale 1" = 50'
Date Oct. 15, 2012
Job No. 2481

R. & R. Simmons Subdivision
Situate in *Cherry Township Butler County, Pa.*
Prepared For *Robert & Rosemary Simmons*
Sheet No. 1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
NOT TO SCALE

SHADED AREA
PROPERTY LOCATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHRISTOPHER P. & JENNIFER M. SCHUELLER 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 PLAN OF LOTS 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 CHRISTOPHER P. & JENNIFER M. SCHUELLER OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HANDS AND SEALS THIS 26 DAY OF Oct, 2012.

ATTEST:

NOTARY PUBLIC

CHRISTOPHER P. SCHUELLER

JENNIFER M. SCHUELLER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER P. & JENNIFER M. SCHUELLER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF Oct, 2012.

MY COMMISSION EXPIRES THE 29 DAY OF May, 2016

NOTARY PUBLIC

NOTARY SEAL
CHRISTOPHER P. &
JENNIFER M. SCHUELLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina A. Kaelin, Notary Public
Cranberry Twp., Butler County
My Commission Expires May 29, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, CHRISTOPHER P. & JENNIFER M. SCHUELLER, OWNERS OF THE JAMES H. ORCHARD LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY IS IN THE NAME OF CHRISTOPHER P. & JENNIFER M. SCHUELLER AS RECORDED IN INSTR. NO. 201210150029586, RECORDER OF DEEDS OFFICE.

WITNESS

CHRISTOPHER P. SCHUELLER

WITNESS

JENNIFER M. SCHUELLER

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 10TH DAY OF AUGUST, 2012

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 5TH DAY OF SEPTEMBER, 2012

SECRETARY

CHAIRMAN

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, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

11/7/12 DATE

21400 E REG. NO.

SIGNATURE

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 24TH DAY OF September, 2012

SECRETARY

CHAIRMAN

SUPERVISOR

SUPERVISOR

ZONING REQUIREMENTS:

PRESENT ZONING:	RC – RURAL CONSERVATION
MINIMUM LOT AREA:	43,560 SQUARE FEET
MINIMUM LOT WIDTH:	150 FEET AT FRONT SETBACK LINE
FRONT YARD DEPTH:	50 FEET
SIDE YARD DEPTH:	20 FEET (2 REQUIRED) – 10 FEET ACCESSORY
REAR YARD DEPTH:	25 FEET – 10 FEET ACCESSORY

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAMES H. ORCHARD & MAUREEN C. ORCHARD, 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 PLAN OF LOTS 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 JAMES H. ORCHARD & MAUREEN C. ORCHARD, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HANDS AND SEALS THIS 19 DAY OF Oct, 2012.

ATTEST:

NOTARY PUBLIC

JAMES H. ORCHARD

MAUREEN C. ORCHARD

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED JAMES H. ORCHARD AND MAUREEN C. ORCHARD, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

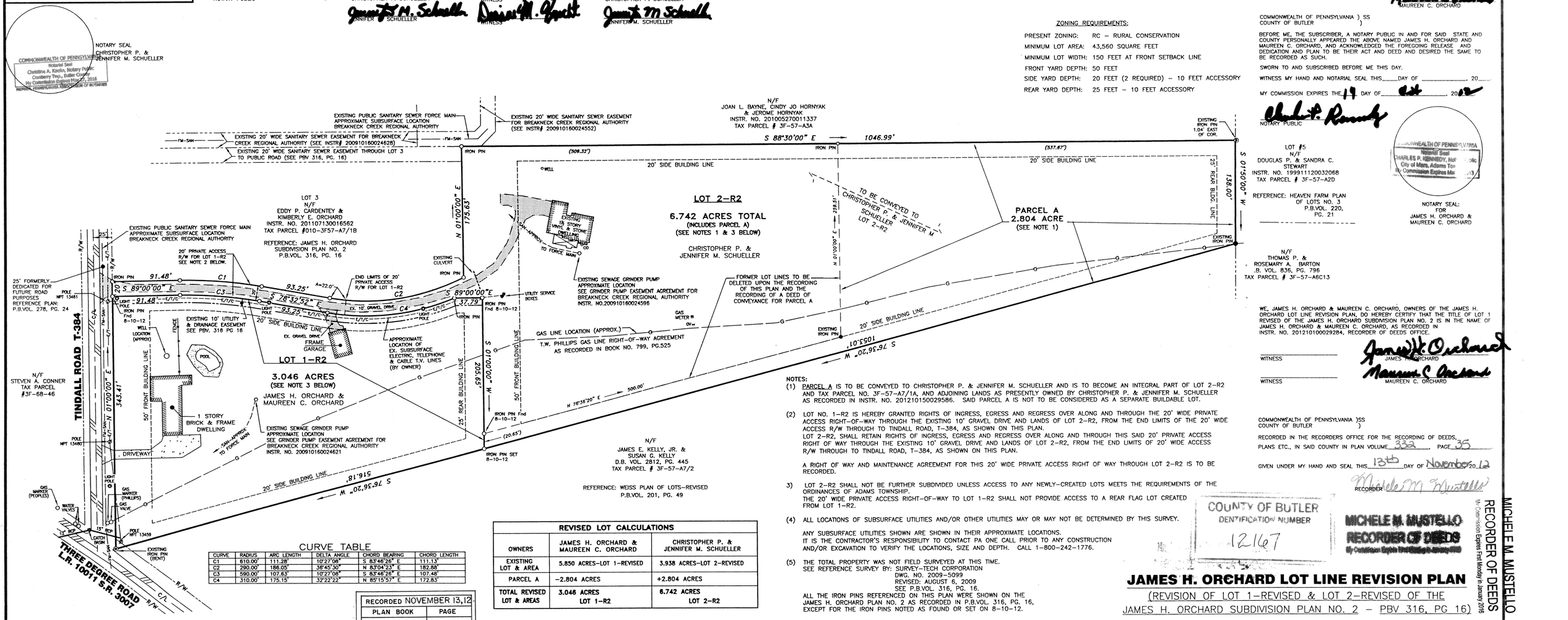
WITNESS MY HAND AND NOTARIAL SEAL THIS____DAY OF _____, 20____

MY COMMISSION EXPIRES THE 19 DAY OF Oct, 2012

NOTARY PUBLIC

NOTARY SEAL:
FOR
JAMES H. ORCHARD &
MAUREEN C. ORCHARD

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
CHARLES P. KENNEDY, Notary Public
City of Mars, Adams Township
My Commission Expires March 13, 2013



N/F
JAMES E. KELLY, JR. &
SUSAN G. KELLY
D.B. VOL. 2812, PG. 445
TAX PARCEL # 3F-57-A7/2

REFERENCE: WEISS PLAN OF LOTS-REVISED
P.B.VOL. 201, PG. 49

N/F
THOMAS P. & ROSEMARY A. BARTON
B. VOL. 836, PG. 796
TAX PARCEL # 3F-57-A6C13

LOT #5
N/F
DOUGLAS P. & SANDRA C. STEWART
INSTR. NO. 199911120032068
TAX PARCEL # 3F-57-A2D

REFERENCE: HEAVEN FARM PLAN OF LOTS NO. 3 P.B.VOL. 220, PG. 21

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	610.00'	111.28'	10°27'08"	S 83°46'26" E	111.13'
C2	290.00'	186.05'	36°45'30"	N 83°04'23" E	182.88'
C3	590.00'	107.63'	10°27'08"	S 83°46'26" E	107.48'
C4	310.00'	175.15'	32°22'22"	N 85°15'57" E	172.83'

REVISED LOT CALCULATIONS		
OWNERS	JAMES H. ORCHARD & MAUREEN C. ORCHARD	CHRISTOPHER P. & JENNIFER M. SCHUELLER
EXISTING LOT & AREA	5.850 ACRES-LOT 1-REVISED	3.938 ACRES-LOT 2-REVISED
PARCEL A	-2.804 ACRES	+2.804 ACRES
TOTAL REVISED LOT & AREAS	3.046 ACRES LOT 1-R2	6.742 ACRES LOT 2-R2

9.788 ACRES = TOTAL ACREAGE

PLAN REFERENCE: JAMES H. ORCHARD SUBDIVISION PLAN NO. 2
P.B.VOL. 316, PG. 16
BY: SURVEY-TECH CORPORATION
DWG. NO. 2009-5099
REVISED: AUGUST 6, 2009

NOTES:

(1) PARCEL A IS TO BE CONVEYED TO CHRISTOPHER P. & JENNIFER M. SCHUELLER AND IS TO BECOME AN INTEGRAL PART OF LOT 2-R2 AND TAX PARCEL NO. 3F-57-A7/1A, AND ADJOINING LANDS AS PRESENTLY OWNED BY CHRISTOPHER P. & JENNIFER M. SCHUELLER AS RECORDED IN INSTR. NO. 201210150029586. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(2) LOT NO. 1-R2 IS HEREBY GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER ALONG AND THROUGH THE 20' WIDE PRIVATE ACCESS RIGHT-OF-WAY THROUGH THE EXISTING 10' GRAVEL DRIVE AND LANDS OF LOT 2-R2, FROM THE END LIMITS OF THE 20' WIDE ACCESS R/W THROUGH TO TINDALL ROAD, T-384, AS SHOWN ON THIS PLAN.
LOT 2-R2, SHALL RETAIN RIGHTS OF INGRESS, EGRESS AND REGRESS OVER ALONG AND THROUGH THIS SAID 20' PRIVATE ACCESS RIGHT OF WAY THROUGH THE EXISTING 10' GRAVEL DRIVE AND LANDS OF LOT 2-R2, FROM THE END LIMITS OF 20' WIDE ACCESS R/W THROUGH TO TINDALL ROAD, T-384, AS SHOWN ON THIS PLAN.

A RIGHT OF WAY AND MAINTENANCE AGREEMENT FOR THIS 20' WIDE PRIVATE ACCESS RIGHT OF WAY THROUGH LOT 2-R2 IS TO BE RECORDED.

(3) LOT 2-R2 SHALL NOT BE FURTHER SUBDIVIDED UNLESS ACCESS TO ANY NEWLY-CREATED LOTS MEETS THE REQUIREMENTS OF THE ORDINANCES OF ADAMS TOWNSHIP.
THE 20' WIDE PRIVATE ACCESS RIGHT-OF-WAY TO LOT 1-R2 SHALL NOT PROVIDE ACCESS TO A REAR FLAG LOT CREATED FROM LOT 1-R2.

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

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

(5) THE TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.
SEE REFERENCE SURVEY BY: SURVEY-TECH CORPORATION
DWG. NO. 2009-5099
REVISED: AUGUST 6, 2009
SEE P.B.VOL. 316, PG. 16.
ALL THE IRON PINS REFERENCED ON THIS PLAN WERE SHOWN ON THE JAMES H. ORCHARD PLAN NO. 2 AS RECORDED IN P.B.VOL. 316, PG. 16, EXCEPT FOR THE IRON PINS NOTED AS FOUND OR SET ON 8-10-12.

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

WE, JAMES H. ORCHARD & MAUREEN C. ORCHARD, OWNERS OF THE JAMES H. ORCHARD LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF LOT 1 REVISED OF THE JAMES H. ORCHARD SUBDIVISION PLAN NO. 2 IS IN THE NAME OF JAMES H. ORCHARD & MAUREEN C. ORCHARD, AS RECORDED IN INSTR. NO. 201210100029284, RECORDER OF DEEDS OFFICE.

WITNESS

JAMES H. ORCHARD

WITNESS

MAUREEN C. ORCHARD

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 332, PAGE 35

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF November 2012

RECORDER

COUNTY OF BUTLER
IDENTIFICATION NUMBER
12167

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDED NOVEMBER 13,12

PLAN BOOK	PAGE
332	35

JAMES H. ORCHARD LOT LINE REVISION PLAN

(REVISION OF LOT 1-REVISED & LOT 2-REVISED OF THE JAMES H. ORCHARD SUBDIVISION PLAN NO. 2 – PBV 316, PG 16)

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 8, 2012 SCALE: 1" = 60'

BUTLER COUNTY PLANNING COMMISSION SEAL:

ADAMS TOWNSHIP SEAL:

ADAMS TOWNSHIP ENGINEER SEAL:

BUTLER COUNTY RECORDER OF DEEDS

OWNERS : JAMES H. ORCHARD & MAUREEN C. ORCHARD
107 TINDALL ROAD
MARS, PA. 16046

DEED REFERENCE: INSTR. NO. 201210100029284

TAX PARCEL NO.: 010-3F57-A7/1

OWNERS : CHRISTOPHER P. & JENNIFER M. SCHUELLER
109 TINDALL ROAD
MARS, PA. 16046

DEED REFERENCE: INSTR. NO. 201210150029586

TAX PARCEL NO.: 010-3F57-A7/1A

Instr:201211130032071 11/13/2012 11:59PM
Pages:1 F:$45.00
Michele Mustello T20120047389
Butler County Recorder PL

NORTH

0' 60' 120' 180'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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.

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

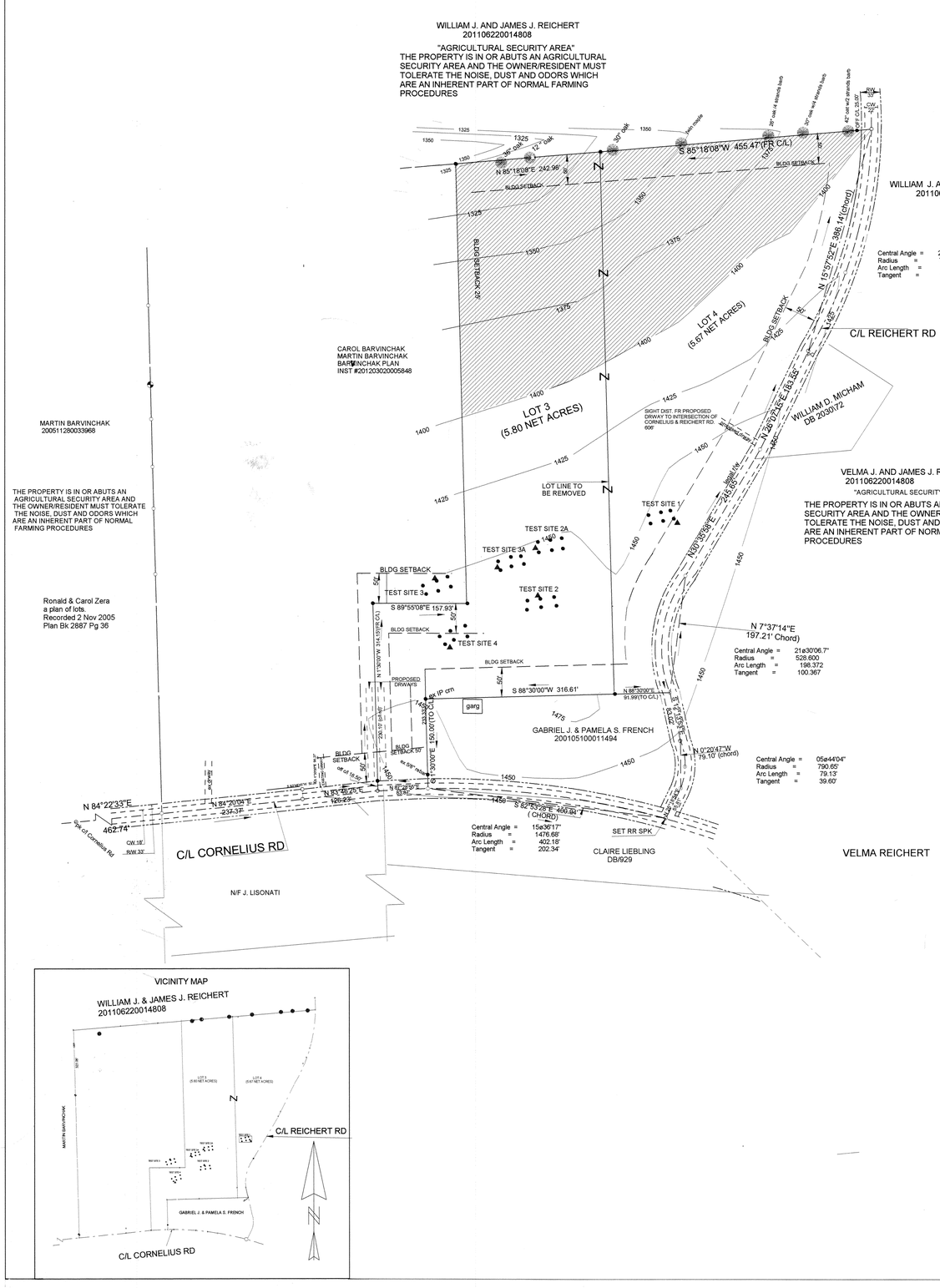
REGISTRATION NO. SU-051843-E

REVISIONS:	REVISED AUG. 21, 2012 ADD GARAGE-EASEMENTS	REVISED AUG. 31, 2012 TWP ENG COMMENTS	REVISED OCT. 18, 2012 REV. OWNERS NAMES/DEEDS	DRAWN BY: DF/T.R.	CHECKED BY: T.R.

DWG. NO: 5259-2012-SUB

G:\ORCHARD-5259-2012\ORCHARD REV 5259-2012_Rev2.dwg – Oct 18, 2012 @ 11:48AM (SD 3) ORCHARD REV 5259-2012.CRD

Instr 201211130032733 11/13/2012
Pages: 1 F: $45.00 1:18PM
Michele Mustello T20120047448
Butler County Recorder ND



NOTES:

"AGRICULTURAL SECURITY AREA"

THE PROPERTY BEING SUBDIVIDED IS IN OR ABUTS AN AGRICULTURALSECURITY AREA AND THE OWNER/RESIDENT MUSTTOLERATE THE NOISE, DUST AND ODORS WHICHARE AN INHERENT PART OF NORMAL FARMING PROCEDURES.

DRIVEWAYS

ALL NEW DRIVEWAYS REQUIRE A CULVERT
SEE ORDINANCE NO 2000-1
SECTION V- PERMIT STANDARDS

Min Diameter: 12"

Min fall 3/4" per foot will be maintained from edge of pavement or cartway to culvert cover.

● = 5/8" REBAR SET UNLESS OTHERWISE NOTED.

= EXISTING CONC MONUMENT W/PIN

SLOPES ARE FROM 6% TO 21%

OWNERS: LOTS 3 & 4
MARK III & LINDA J. LANDY
INST# 201205300015392

ADJOINING:
LOT 3 = 5.80 ACRES
LOT 4 = 5.67 ACRES

LOT 3A = 11.47 ACRES

BM (Elev 1497.00) IS THE TOP OF CONC MONUMENT LOCATED ON WEST P/L OF LOT 1 15.91' OFF C/L OF CORNELIUS RD. THIS ELEVATION USED TO PROFILE C/L CORNELIUS AND REICHERT RD. CONTOURS TAKEN FROM PROSPECT QUAD 7.5 MINUTE SERIES.

= 16% TO 21% UNSUITABLE FOR DEVELOPMENT PER ORDINANCE NO. 2001 A (ART VI 601.4D)

ALL THE PROPOSED LOTS ARE SUBJECT TO THE REQUIREMENTS OF WORTH TWP. WITH REGARD TO CONSTRUCTION, DRIVEWAYS, STORMWATER MANAGEMENT & DRAINAGE ECT. ALL FUTURE LOT OWNERS WILL BE REQUIRED TO AQUIRE TO AQUIRE PERMITS AND APPROVALS AS THEY PERTAIN TO EACH INDIVIDUAL LOT.

THIS PROJECT DOES NOT REQUIRE A FLOOD PLAN OR CONTAIN ANY WETLANDS.

LOTS # 1-4 CONTAIN AREAS OF SLOPE GREATER THAN 16% WHICH ARE DEEMED UNSUITABLE FOR DEVELOPMENT BY WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SECTION 604.1, UNLESS THESE AREAS ARE EXCAVATED TO LESSEN SAID SLOPE.

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENT PROTECTION REQUIRES THAT CERTAIN SETBACKS & ISOLATION DISTANCES ARE REQUIRED FOR ON-LOT SEPTIC SYSTEM/PRIVATE WATER WELLS AND PROPOSED IMPROVEMENTS.

Know all men by these Presents, That Mark III & Linda J. Landy of the Worth Township, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns do hereby adopt this Plan as our Plan of Lots of our property situate in the Township of Worth, Pennsylvania and for divers advantages according to us do hereby dedicated forever, for public use for highway purposes, of diverd, roads, streets lanes and ways and other public highways shown upon this 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 Worth, their successsors or assigns, of and from any liability for danages by any slope required thereof to any grade hereafter at any time established and any slopes required for the support and maintenance of according to such established grades. This dedication and release shall be binding upon Mark III & Linda J, Landy our heirs, executors, administrators and assigns and purchaser's of lots in this plan

In witness Whereof, We hereunto set our hand and seal this 10th day of October 2012

ATTEST:

Notary Public

owner Mark Landy
owner
owner
owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
M. Elize King, Notary Public
Penn Hills Twp., Allegheny County
My Commission Expires Jan. 26, 2013
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF ALLEGHENY.

Before me, the subscriber, Notary Public in and for the Commonwealth and County personally came the above names Mark III & Linda J. Landy and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

Sworn to and subscribed before me this 10th day of October 2012

My commission expires this 28th day of January 2013

Notary Public

Reviewed by Worth Township Planning Commission this 10th day of October 2012

Secretary Chairman

TOWNSHIP PLANNING COMMISSION SEAL

Reviewed by the Butler County Planning Commission this 13th day of Nov 2012.

Secretary Chairman

COUNTY PLANNING COMMISSION SEAL

The Board of Supervisors of Worth Township herebuy give 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 street or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other streets or roads.

Secretary Chairman of Board

Approved by the Board of Supervisors of the Township of Worth by motion 7 day of 11 2012.

Secretary Chairman of Board

TOWNSHIP SUPERVISORS SEAL

I Harry James Hibbard a Registered Surveyor of the Commonwealth of Pennsylvania do hereby certify that this plan correctly represents the lots, lands, streets, alleys and highways as surveyed and plotted by me for the owners as surveyed and plotted by me for the owners or agents.

SU 075167

Registration No.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HARRY J. HIBBARD LAND SURVEYOR No. SU075167

REGISTERED SURVEYOR SEAL

Received in the Records office for the recording of deeds., plans, and etc, in said County in Plan Book 332 page 36 COUNTY OF BUTLER.

Given under my hand and seal 13th day of Nov 2012

Recorder

RECORDERS SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

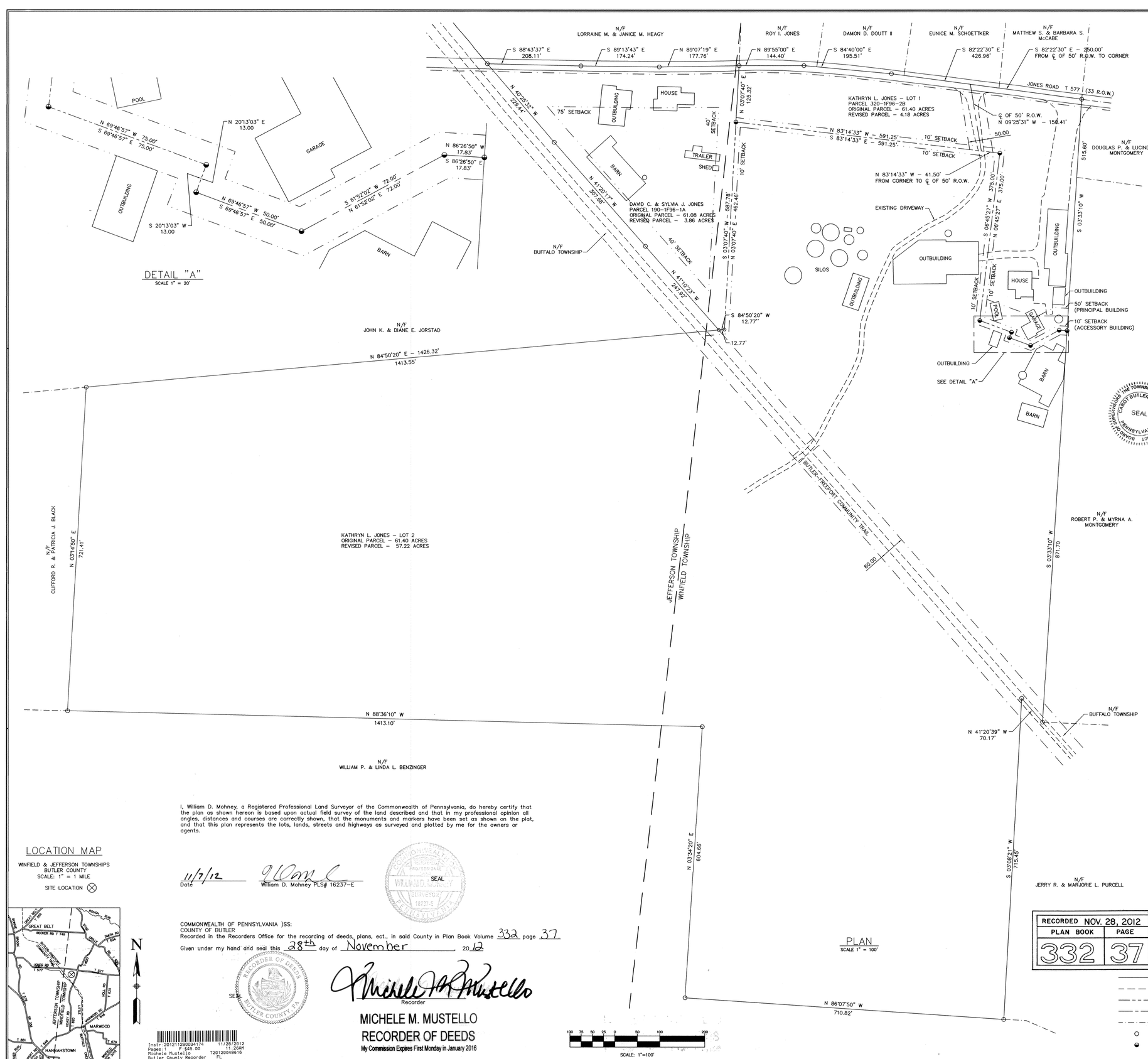
RECORDED NOV. 13, 2012
PLAN BOOK 332 PAGE 36

FINAL PLAN
MARK III & LINDA J. LANDY
CREATING LOT 3A

WORTH TWP. BUTLER CO.,PA
SCALE 1" = 100' 31 AUGUST 2012

HIBBARD LAND SURVEYING , LLC
16 WEBSTER DR
GREENVILLE,PA 16125
(724)813-7698

MARK III & LINDA J. LANDY
524 BEVERLY DR
VERONA, PA 15147
(412) 793-5996



KNOW ALL MEN BY THESE PRESENTS, that we Kathryn L., David C. & Sylvia J. Jones of the Townships of Winfield & Jefferson of the 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 Winfield & Jefferson Townships, 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 Townships of Winfield & Jefferson, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Townships of Winfield & Jefferson, 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 Kathryn L., David C. & Sylvia J. Jones, our heirs, executors, administrators, assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14th day of November, 2012

ATTEST:

Betty L. Strobel
Notary Public

Kathryn L. Jones
Kathryn L. Jones

David C. Jones
David C. Jones

Sylvia J. Jones
Sylvia J. Jones

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 Kathryn L., David C. & Sylvia J. Jones 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 14th day of November, 2012

My Commission expires the 24th day of May, 2013

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

Betty L. Strobel
Notary Public

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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Victoria Schmeder
Secretary

Seal
Vice Chairman, Board of Supervisors

Approved by the Winfield Township Planning Commission this 7th day of November, 2012

Pamela A. Stevens
Secretary

Seal David B. Kennedy

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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Lois J. Fennell
Secretary 11/27/12

Seal Lois J. Fennell
Chairman, Board of Supervisors

Approved by the Jefferson Township Planning Commission this 15 day of Nov, 2012

Kathryn L. Fratsch pro tem
Secretary

Seal Chairmen Evelyn M. Gress

Reviewed by the Butler County Planning Commission this 21ST day of MARCH, 2013

JRM
Secretary

Seal

BUTLER COUNTY PLANNING COMMISSION

MAINTENANCE AGREEMENT

A 50' private right-of-way, is hereby established as shown on this plan, the private right-of-way is not intended as a public road/street, has not been dedicated for public use and has not been accepted as a public road/street by Winfield Township.

The private right-of-way as shown on this plan shall be the exclusive means of vehicular and/or pedestrian entry, egress and regress to/from Kathryn L. Jones - Lot 2 inclusive.

The costs and/or expenses associated with the construction and/or perpetual reconstruction, maintenance, repair, and/or grading of the private road/street shall be the sole responsibility of the owner(s) of Kathryn L. Jones - Lot 2, inclusive and any future lots, on a shared and equal prorated basis.

Owner

LOCATION MAP

WINFIELD & JEFFERSON TOWNSHIPS
BUTLER COUNTY
SCALE: 1" = 1 MILE
SITE LOCATION ⊗

I, William D. Mohney, 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 in my professional opinion all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

11/7/12
Date

William D. Mohney PLS# 16237-E

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM D. MOHNEY
SURVEYOR
16237-E

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
Recorded in the Recorders Office for the recording of deeds, plans, ect., in said County in Plan Book Volume 332 page 37

Given under my hand and seal this 28th day of November, 2012

SEAL
RECORDER OF DEEDS
BUTLER COUNTY, PA

Michele M. Mustello
Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr: 201211280034174 11/28/2012
Pages: 1 F: $45.00 11:26AM
Michele Mustello T20120048616
Butler County Recorder PA

RECORDED NOV. 28, 2012	
PLAN BOOK	PAGE
332	37

LEGEND

- EXISTING PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- PROPOSED LOT BOUNDARIES
- PROPOSED ℄ OF 50' R.O.W.
- PROPOSED SETBACK LINE
- O PROPERTY CORNER
- ◒ SET IRON PIN

PROPERTY SUBDIVISION for KATHRYN L., DAVID C. & SYLVIA J. JONES

COUNTY: BUTLER COUNTY	W.D. Mohney & Associates Hiser Engineering, Inc.
MUNICIPALITY: WINFIELD TOWNSHIP	Jonathon K. Hiser, PE - President; P.O. Box 339, Worthington, PA 16262; Phone: (724) 297-5321; Fax: (724) 297-5462; E-mail: hiserengr@windstream.net
DRAWN BY: cak	CURRENT OWNERS: Kathryn L. Jones, 254 Jones Road, Cabot, PA 16023; David C. & Sylvia J. Jones, 240 Jones Road, Cabot, PA 16023
DATE: DECEMBER 2011	
SCALE: AS NOTED	EXHIBIT: FINAL PLAN; ACAD FILE NAME: JONES

KNOW ALL MEN BY THESE PRESENTS That We, E. D. ELLIOTT and DONNA M. ELLIOTT of the Township of Center, 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 Center, 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 Center, 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 Center, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 12TH day of NOVEMBER 2012.

E.D. Elliott — Owner

Donna M. Elliott — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared E.D. ELLIOTT ans DONNA M. ELLIOTT 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 12TH day of NOVEMBER 2012

Debra L. Jeffcoat — Notary Public — Seal & Stamp

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

Certificate of Title: We hereby certify that the title to the property contained in the E.D. ELLIOTT PLAN NO. 3 is in the name of E. D. ELLIOTT and DONNA M. ELLIOTT. is recorded in Deed Book 1167 Page 912.

Witness — Owner

KNOW ALL MEN BY THESE PRESENTS That I, DAVID W. POTTS of the Township of Center, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of lots of our property, situate in the Township of Center, 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 Center, 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 Center, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13th day of November 2012.

David W. Potts — Owner

N/A — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared DAVID W. POTTS and acknowledged the foregoing release and dedication and plan to be his act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 13th day of November 2012

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certificate of Title: I hereby certify that the title to the property contained in the E.D. ELLIOTT PLAN NO. 3 is in the name of DAVID W. POTTS. and recorded in Instrument Number 201211050031844.

Witness — Owner

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.

9TH Nov '12 — Date

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

P. L. S. No. 30161-E

The Board of Supervisors of the Township of Center, hereby gives public notice that in approving this plan for recording purposes only, the Township of Center 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 Center this 19th day of NOVEMBER 2012.

Secretary — Seal — Chairman

Approved by the Center Township Planning Commission this 24th day of OCTOBER 2012.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 5TH day of OCT 2012.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

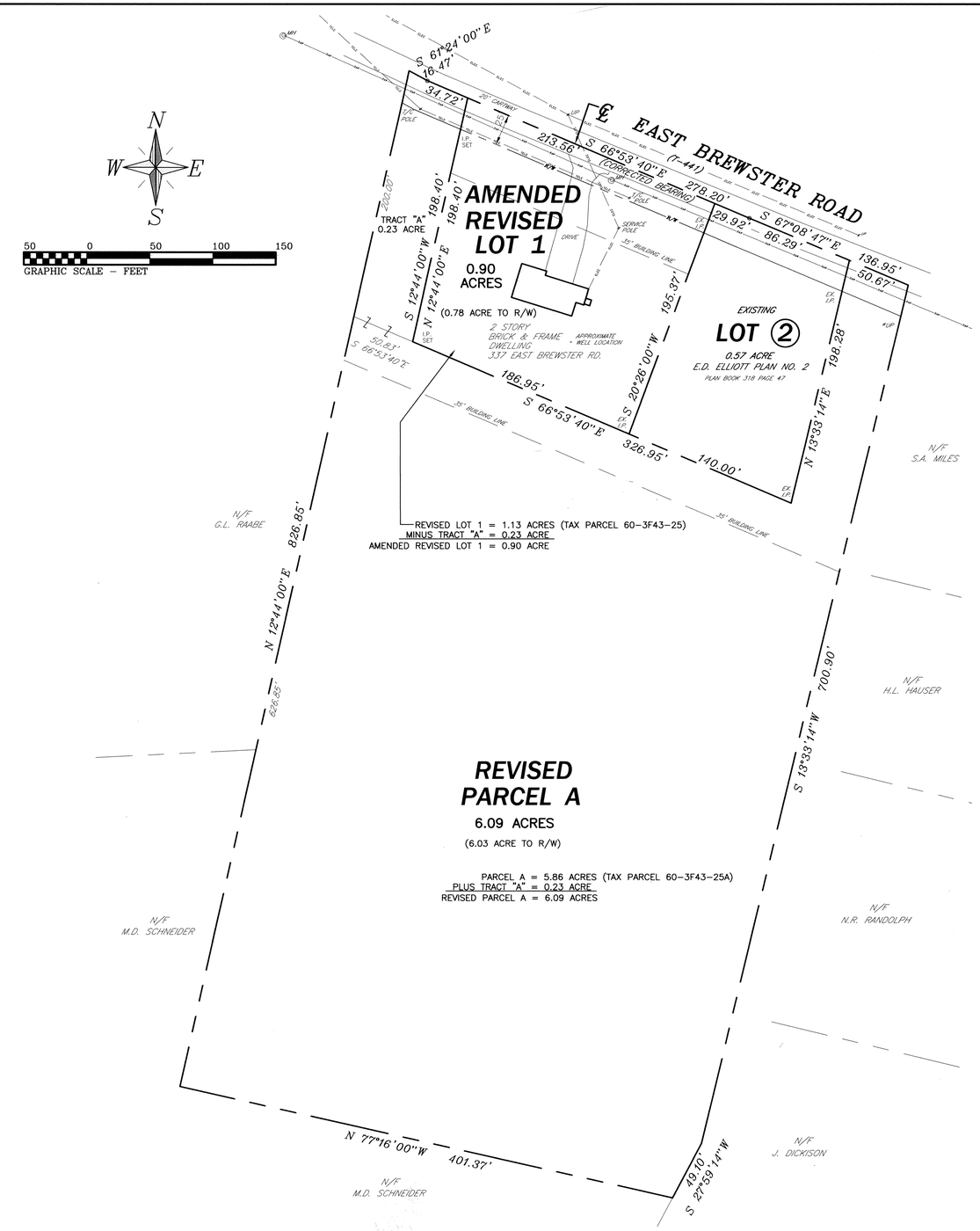
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

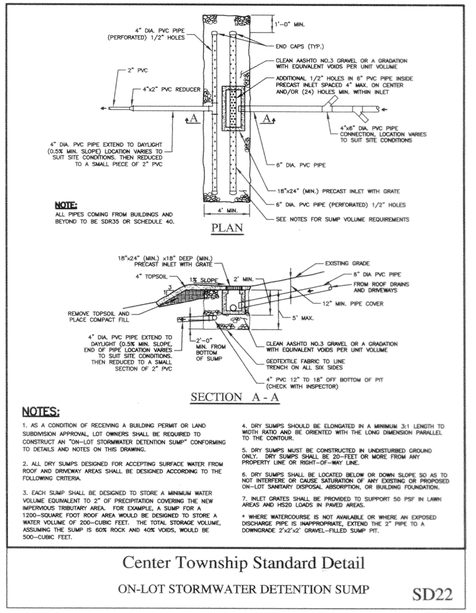
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 332 Page 38 .

Given under my hand and seal this 29th day of November 2012.

Recorder — Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

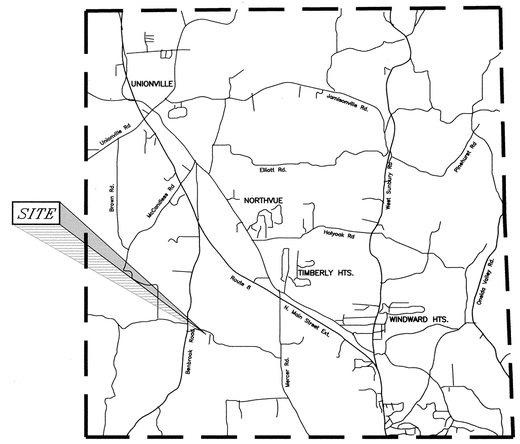




NOTES:

1. AS A CONDITION OF RECEIVING A BUILDING PERMIT OR LAND SUBDIVISION APPROVAL, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORMWATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.
2. ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREAS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING CRITERIA.
3. EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2" OF PRECIPITATION COVERING THE NEW IMPERVIOUS TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1200-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE A WATER VOLUME OF 200-CUBIC FEET. THE TOTAL STORAGE VOLUME, ASSUMING THE SUMP IS 60% ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.
4. DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 3:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.
5. DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20-FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE.
6. DRY SUMPS SHALL BE LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL ABSORPTION, OR BUILDING FOUNDATION.
7. INLET GRATES SHALL BE PROVIDED TO SUPPORT 50 PSF IN LAWN AREAS AND H500 LOADS IN PAVED AREAS.
* WHERE WATERCOURSE IS NOT AVAILABLE OR WHERE AN EXPOSED DISCHARGE PIPE IS INAPPROPRIATE, EXTEND THE 2" PIPE TO A DOWNGRADE 2'x2'x2' GRAVEL-FILLED SUMP PIT.

Center Township Standard Detail
ON-LOT STORMWATER DETENTION SUMP — SD22



Vicinity Map
NOT TO SCALE

E. D. ELLIOTT PLAN NO. 3

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

RECORDER OF DEEDS — BUTLER COUNTY PA.

Being a lot line revision of Parcel A and Revised Lot 1/ E.D. & Donna M. Elliott Plan No. 2/ rack file 318 page 47

NOTES:

1) OWNER: E. D. ELLIOTT AND DONNA M. ELLIOTT
337 EAST BREWSTER ROAD
BUTLER, PA. 16001
PHONE: 724-287-3868

2) SUBJECT PROPERTY ZONING – R-1 SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA = 1/2 ACRE
MAXIMUM BUILDING HEIGHT = 35'
MINIMUM LOT FRONTAGE = 100'
SETBACKS: FRONT 35'
REAR 35'
SIDE 15' (TWO REQUIRED)

Instr:201212050034365 11/29/2012
Pages:1 F:$45.00 2:29PM
Michele Mustello T20120048797
Butler County Recorder FL

RECORDED NOV. 29, 2012
PLAN BOOK 332 PAGE 38
SHEET ____ of ____

LOT LINE REVISION
PROJECT No: 12154
SITUATE: CENTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: 9-7-12 REV: 10-25-12 DWN.By: LJR CHK.By: SDG Co. TAX No: 060-3F43-25 & 25A

for E. D. ELLIOTT & DONNA M. ELLIOTT

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

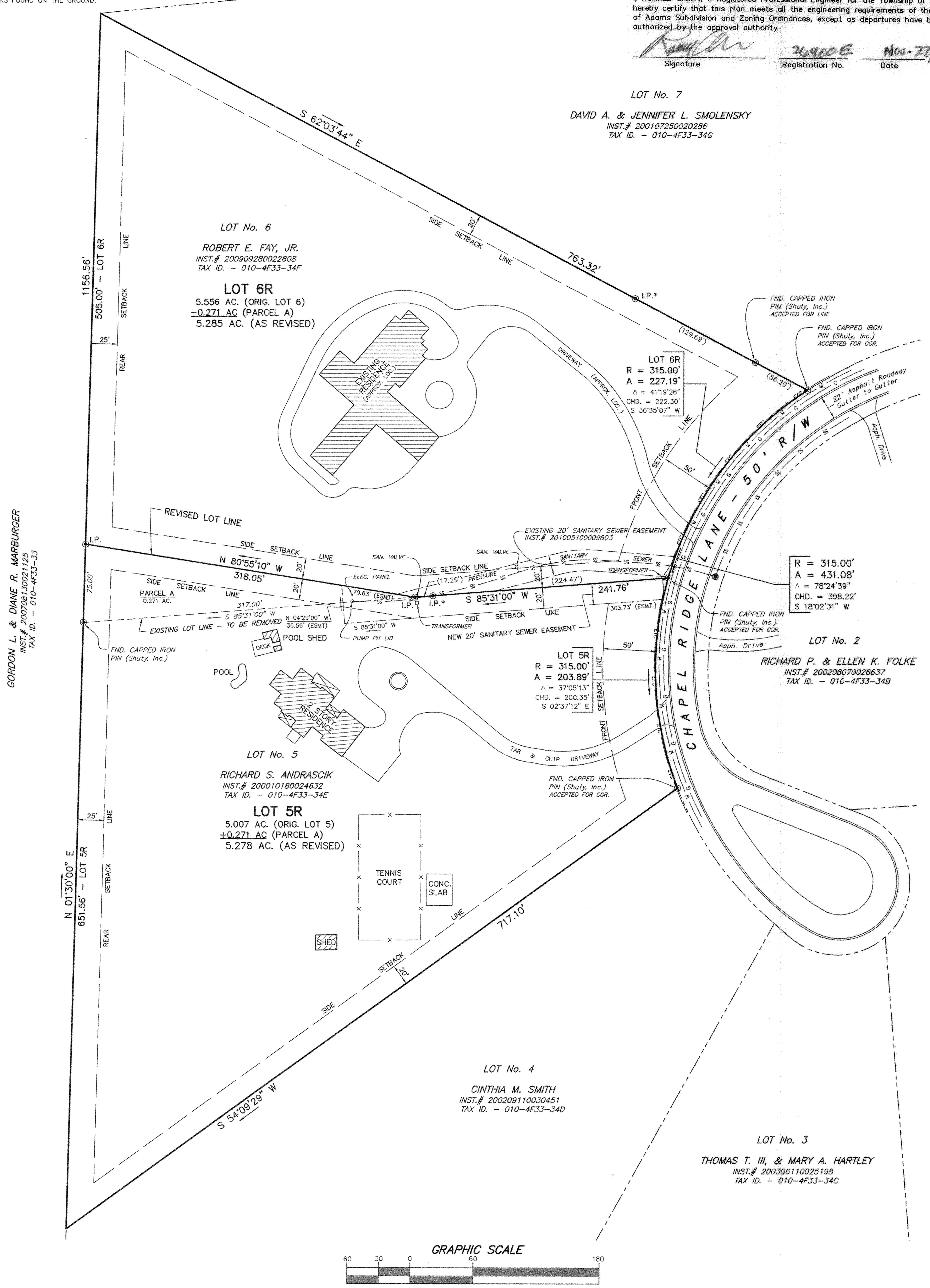
BASIS OF BEARINGS: THE VILLAGE OF CHAPEL RIDGE PLAN OF LOTS; PLAN BOOK 205 PG. 25-26; AS ORIENTED TO ORIGINAL LOT CORNERS FOUND ON THE GROUND.

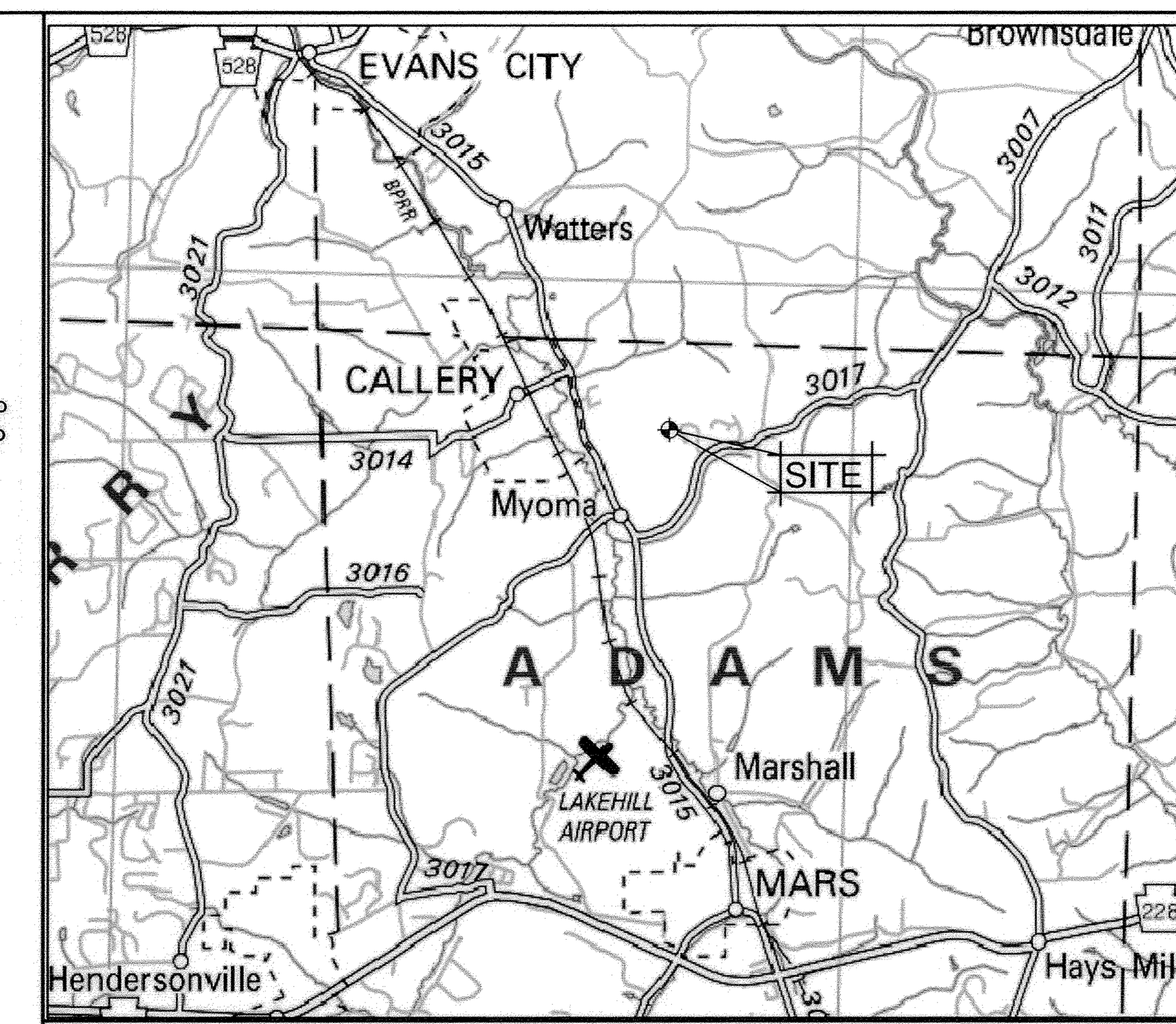
Instr:201212040034763 12/04/2012
Pages:1 F:$45.00 3:27PM
Michele Mustello T20120049190
Butler County Recorder ND

TOWNSHIP ENGINEER'S CERTIFICATION

i, RONALD OLSEN, a Registered Professional Engineer for the Township of Adams, do hereby certify that this plan meets all the engineering requirements of the Township of Adams Subdivision and Zoning Ordinances, except as departures have been authorized by the approval authority.

Signature ______ Registration No. 26400 E Date Nov. 27, 2012





VICINITY MAP
NOT TO SCALE

TITLE CLAUSE - (NO MORTGAGE)

I, ROBERT B. FAY, JR, owner of Lot 6 in the Village of Chapel Ridge Plan, do hereby certify that title to the property is in the name of ROBERT B. FAY, JR, as per deed recorded at Instrument Number 200909280022808 in the office of the Butler County Recorder. I further certify that there is no Mortgage, lien or encumbrance against this property.

Witness ______ ROBERT B. FAY, JR,

TITLE CLAUSE - (MORTGAGE CLAUSE)

I, RICHARD S. ANDRASCIK, owner of Lot 5 in the Village of Chapel Ridge Plan, do hereby certify that title to the property is in the name of RICHARD S. ANDRASCIK as per deed recorded at Instrument Number 200010180024632 in the office of the Butler County Recorder.

Witness ______ RICHARD S. ANDRASCIK

WE, ~~CITIZENS NATIONAL BANK~~ NORTHWEST SAVINGS BANK, Mortgagee of Lot 5 in the Village of Chapel Ridge Plan, do hereby consent to the recording of said plan in the Recorder's office of Butler County, Pennsylvania, and to the dedications and other matters appearing on the plan.

Witness ______ Officer

NOTES:

1.) THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS AND/OR OTHER SUCH MATTERS THAT MAY APPEAR OF PRIOR RECORD.

2.) THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOCATION OF THE LINE DIVIDING LOTS 5 & 6 AS ORIGINALLY PLATTED ON THE VILLAGE OF CHAPEL RIDGE PLAN; PLAN BOOK 205 PGS. 25-26.

3.) THE PROPERTIES DELINEATED HEREON ARE LOCATED IN ZONE X: (AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF ADAMS, BUTLER COUNTY PENNSYLVANIA; COMMUNITY PANEL NUMBER 421415-0001 B, EFFECTIVE DATE APRIL 17, 1989.

4.) THIS PLAN IS PREPARED FOR THE PURPOSE OF FACILITATING THE CONVEYANCE OF A PORTION OF LOT 6, CURRENTLY OWNED BY ROBERT B. FAY, JR. (TAX ID. 010-4F33-34F) TO LOT 5, CURRENTLY OWNED BY RICHARD S. ANDRASCIK (TAX ID. 010-4F33-34E). THE ORIGINAL LOT 5 AND THE CONVEYED PORTION OF LOT 6 SHALL BE COMBINED AND THEREAFTER DESIGNATED AS LOT 5R. THE LAND TO BE CONVEYED IS DESIGNATD HEREON AS PARCEL A.

5.) BOTH LOTS IN THIS PLAN ARE SERVED BY MUNICIPAL WATER AND SEWAGE SYSTEMS.

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

TOTAL AREA FOR RECORDING:
10.563 ACRES

LANDOWNERS:
ROBERT B. FAY, JR.
c/o JOSEPH B. FAY COMPANY
P.O. BOX 66
RUSSELLTON, PA 15076-0066

RICHARD S. ANDRASCIK
1661 CHAPEL RIDGE LANE
MARS, PA 16046

SOURCE OF TITLE:
LOT 6:
DEED FROM WEAVER MASTER BUILDERS, INC. TO ROBERT B. FAY, UNMARRIED, DATED SEPTEMBER 22, 2009; RECORDED AT INSTRUMENT NUMBER 200909280022808.
LOT 5:
DEED FROM MARS LAND ASSOCIATES (A PENNSYLVANIA GENERAL PARTNERSHIP), TO RICHARD S. ANDRASCIK, BY DEED DATED MARCH 17, 2000; RECORDED AT INSTRUMENT NUMBER 200003240006268: AS CORRECTED BY DEED BETWEEN THE SAME PARTIES, DATED OCTOBER 16, 2000; RECORDED AT INSTRUMENT NUMBER 200010180024632.

ZONING DATA:
ZONING DISTRICT RC (RURAL CONSERVATION)
MIN. LOT AREA: 43,560 SQ. FT. (1 ACRE)
MIN. WIDTH: 150 FEET AT FRONT SETBACK LINE
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 25 FEET

LEGEND:

◉ IP	CAPPED 5/8 REBAR SET 10/26/09 BY THE UNDERSIGNED SURVEYOR.
◉ IP*	CAPPED 5/8 REBAR SET 04/09/09 BY THE UNDERSIGNED SURVEYOR.
◎	FOUND PROPERTY MARKER AS INDIVIDUALLY DESCRIBED.
(000.00')	INCREMENTAL DISTANCES ALONG PROPERTY LINE.
—— G ——	EXISTING GAS LINE PER ONE-CALL MARKINGS.
—— SS ——	EXISTING SANITARY SEWER PER ONE CALL MARKINGS.
—— W ——	EXISTING WATER LINE PER ONE-CALL MARKINGS.
—— ETC ——	EXISTING ELECTRIC, & COMMUNICATION LINES PER ONE-CALL MARKINGS.

OWNER'S ADOPTION AND DEDICATION

We, RICHARD S. ANDRASCIK, (owner of Lot 5, Chapel Ridge) and ROBERT B. FAY, JR., (owner of Lot 6, Chapel Ridge),owners of the land shown on this plan, hereby adopt this plan as our Lot Line Revision Plan, and irrevocably dedicate all streets and other property identified on the plan for dedication to the public. Any future acceptance of said public streets or property 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 or 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9 day of Nov, 2012.

ATTEST:

Notary Public ______ RICHARD S. ANDRASCIK

Notary Public ______ ROBERT B. FAY, JR.

COMMONWEALTH OF PENNSYLVANIA
)SS
COUNTY OF BUTLER

Before me, the undersigned Notary Public, in and for the Commonwealth and County, personally appeared the above named RICHARD S. ANDRASCIK, and acknowledged the forgoing adoption, 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 9 day of NOV, 2012.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
)SS
COUNTY OF BUTLER

Before me, the undersigned Notary Public, in and for the Commonwealth and County, personally appeared the above named ROBERT B. FAY, JR., and acknowledged the forgoing adoption, 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 9 day of NOV, 2012.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ADAMS TOWNSHIP ENGINEER

NOTARY PUBLIC

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GREGG H. BOTHELL, a Registered 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 platted by me for the owners or agents. I further certify that all monuments shown hereon actually exist and that their location size and type are correctly shown.

AUGUST 28, 2012
Date

GREGG H. BOTHELL, PLS Reg. # SU-026137-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGG H. BOTHELL LAND SURVEYOR 026137-E

ADAMS TOWNSHIP PLANNING COMMISSION

Reviewed by the Planning Commission of the Township of Adams this 5th day of September, 2012.

Secretary ______ Chairman, Planning Commission

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

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

APPROVED by the Board of Supervisors of the Township of Adams this 24th day of September 2012.

Secretary ______ Chairman, Board of Supervisors

Supervisor ______ Supervisor

Supervisor ______ Supervisor

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 15th day of Aug, 2012.

Secretary ______ Chairman, Butler County Planning

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332 Page(s) 39.

Given under my hand and seal this 4th day of December, 2012.

Recorder of Deeds

[redacted]

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY RECORDER BUTLER COUNTY, PA

RECORDED DEC.4, 2012	
PLAN BOOK	PAGE
332	39

FAY/ANDRASCIK LOT LINE REVISION

BEING A REVISION TO LOTS 5 & 6 AS ORIGINALLY PLATTED ON THE VILLAGE OF CHAPEL RIDGE PLAN; RECORDED AUG. 26, 1997 AT PLAN BOOK VOLUME 205 PGS. 25-26.

FINAL PLAT FOR RECORDING

Situate in
ADAMS TOWNSHIP BUTLER COUNTY
PENNSYLVANIA

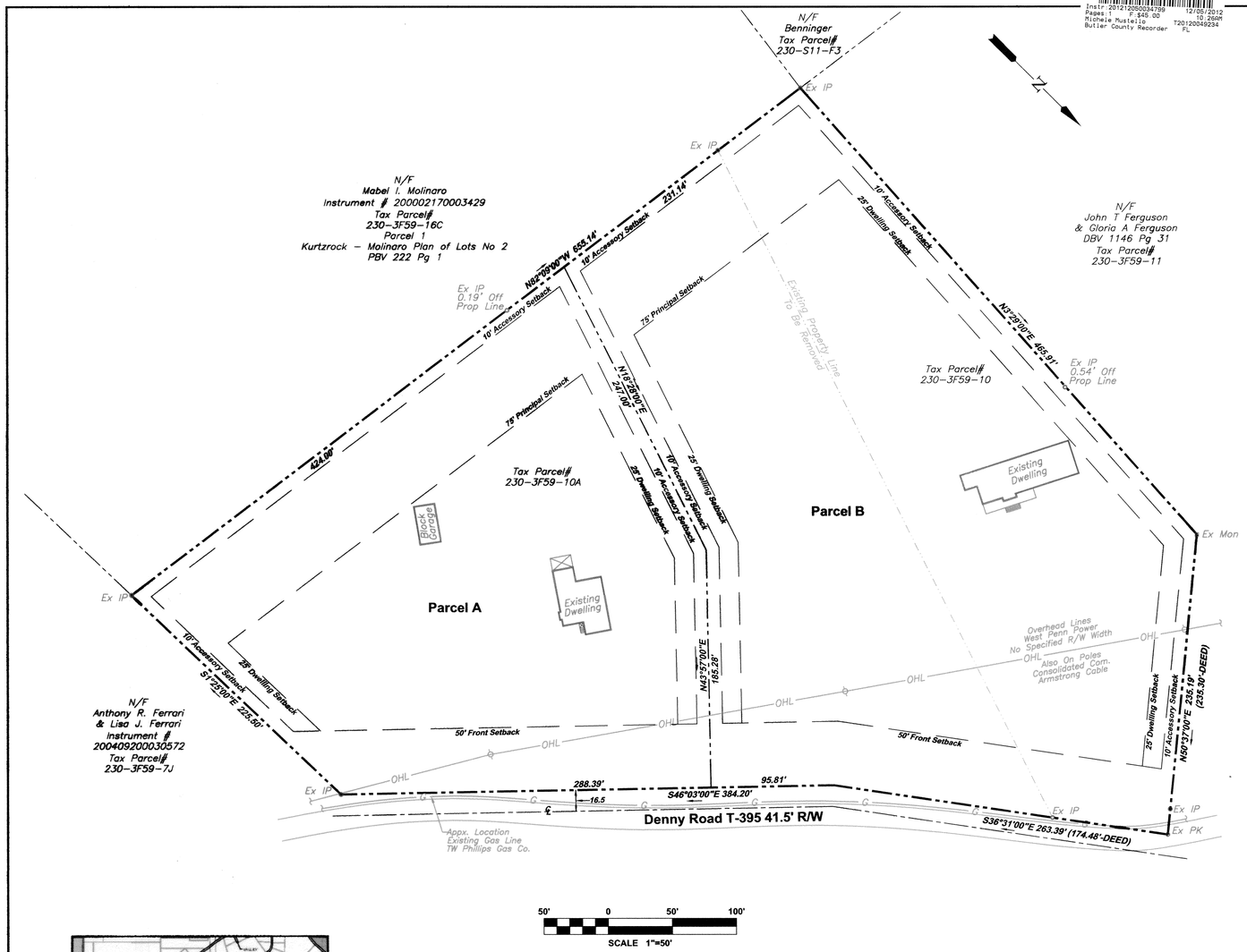
MADE FOR: ROBERT B. FAY, JR. & RICHARD S. ANDRASCIK

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT No.
NOV. 9, 2009	1" = 60'	G.H.B.	G.H.B.	09009

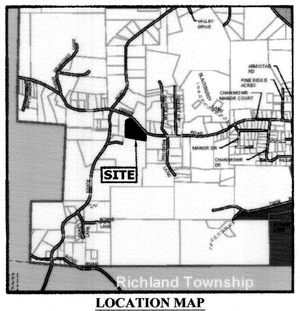
DATE	REVISIONS	BY
09/30/10	ADDED EXISTING AND PROPOSED SANITARY SEWER EASEMENTS.	GHB
05/08/12	ADDED IMPROVEMENTS LOCATED ON LOT 6R.	GHB
08/28/12	REV. PER TWP. ENGINEER'S REVIEW LETTER DATED 8/27/2012.	GHB

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

Instr 201212050034789
Pages: 1 F $45.00 12/05/2012
Michele Mustello 10:26AM
Butler County Recorder FL T20120049234



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



LOCATION MAP
1"=2000'

LAND OWNER INFORMATION

Raymond L. Varga
204 Denny Road
Valencia, Pa 16509
Phone 724-789-7023

Adele Duffy as P.O.A. &
Raymond L. Varga as P.O.A.
For Raymond J. Varga
& Nellie A. Varga
200 Denny Road
Valencia, Pa 16509
Phone 724-789-7023

AREA CHART:

Proposed Areas

Parcel A	115,894.23 sq.ft.	2.66 ac.
Parcel B	172,126.26 sq.ft.	3.95 ac.
TOTAL PROPOSED	288,020.50 sq.ft.	6.61 ac.

ZONING CHART

"AG-A RURAL RESIDENTIAL"

	REQUIRED
Minimum Lot Size	**43,560 sq.ft. S.F. Dwellings**
Minimum Lot Width	**150 ft. S.F. Dwellings**
Minimum Lot Coverage	**20 %**
Minimum Front Yard	**50 ft. from front lot line <or> 75 ft. from street centerline whichever is greater**
Minimum Rear Yard	**75 ft. principal 10 ft. accessory**
Minimum Side Yard	**25 ft. each side for dwellings 10 ft. each side for accessory**
Maximum Height	**35 ft. & 2.5 stories for principal 25 ft. for accessory with 2 or more acres**

REGISTERED PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DONALD R. HOUSLEY, SR. — LAND SURVEYOR 35559-E

TOWNSHIP ENGINEER OF THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — John Rusnak, Jr. — 044823-E

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

Butler BEAVER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS — BUTLER COUNTY PA.

OWNER (Tax Parcel #230-3F59-10)

I, Ryamond L. Varga, owner of the land shown on the Varga Subdivision, 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.

ATTEST:

Notary Public — Raymond L. Varga

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Raymond L. Varga, and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notorial seal this 17th day of November 2012.

My commission expires the 16th day of July, 2014

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Defalle, Notary Public
Cranberry Twp., Butler County
My Commission Expires July 16, 2014

I hereby certify that the title to the property contained in the Varga Subdivision is in the name of Raymond L. Varga and is recorded in instrument #200802270003831 & #200502280004734. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Raymond L. Varga

OWNER (Tax Parcel #230-3F59-10A)

We, Raymond J Varga & Nellie A Varga, owners of the land shown on the Varga Subdivision, 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, 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 my heirs, executors, and assigns.

ATTEST:

Notary Public — Raymond L. Varga as P.O.A. — Adele Duffy as P.O.A.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Raymond L. Varga as P.O.A. & Adele Duffy as P.O.A., and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notorial seal this 17th day of November 2012.

My commission expires the 16th day of July, 2014

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Defalle, Notary Public
Cranberry Twp., Butler County
My Commission Expires July 16, 2014

I hereby certify that the title to the property contained in the Varga Subdivision is in the name of Raymond J. Varga & Nellie A. Varga and is recorded in DBV 674 Page 373. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Raymond L. Varga as P.O.A. — Adele Duffy as P.O.A.

SURVEYOR'S CERTIFICATION

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

November 9, 2012
Date

Donald R. Housley Sr., P.L.S.
Registration Number 35559-E

TOWNSHIP OF MIDDLESEX ENGINEER'S CERTIFICATION

I, JOHN RUSNAK, 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.

11-26-12
Date

Township Engineer
044823-E
Registration Number

TOWNSHIP OF MIDDLESEX

The Board of Supervisors of the Township of Middlesex 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

Reviewed by the Planning Commission of the Township of Middlesex, this 28th day of August 2012.

Secretary — Chairman, Planning Commission

Approved by the Board of Supervisors of the Township of Middlesex, by Resolution No. 417 of 2012 this 21st day of November, 2012.

Secretary — Chairman, Board of Supervisors

REQUIRED COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 4TH day of SEPT., 2012.

Secretary — Chairman, Butler County Planning Commission

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332, Page(s) 40.

Given under my hand and seal this 5 day of December, 2012.

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAT NOTES:

1) Waiver requested of the Township of Middlesex Chapter 150 - Subdivision and Land Development Ordinance; Article IV Application Content Requirements § 150-25(D)(10).

2) As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose by the municipality or the Department of Environmental Protection fo rthe installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system unless the municipality and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials o fthe municipality, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

Revisions	Date	Revisions	Date
		Rev. Per Engr. Com.	9/27

PREPARED BY:
TRIANGLE ENGINEERING & PLANNING SERVICE, INC.
405 McNEILLY ROAD
PITTSBURGH, PA 15205
PHONE 412-551-6013

VARGA SUBDIVISION

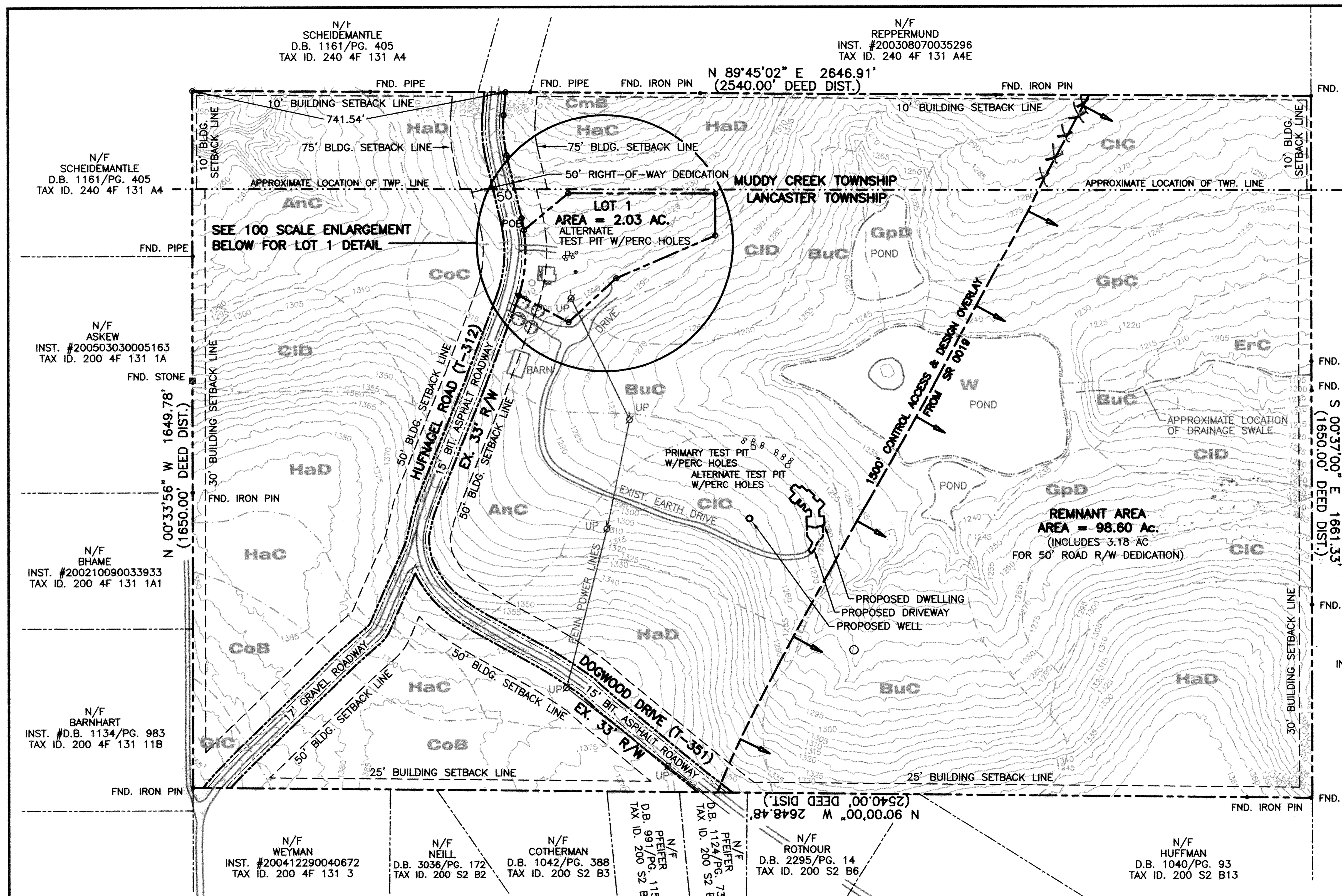
"BEING A SUBDIVISION OF PROPERTY AS DESCRIBED IN DBV 674 PG 375 AND INSTRUMENT # 200502280004454."

MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Scale:	1"=50'
Date:	August 2012
Drawn By:	MKE
Checked By:	DJH
Approved By:	DRH

Order No. 403-01
Drawing No. 3153-RP1
Sheet No. 1

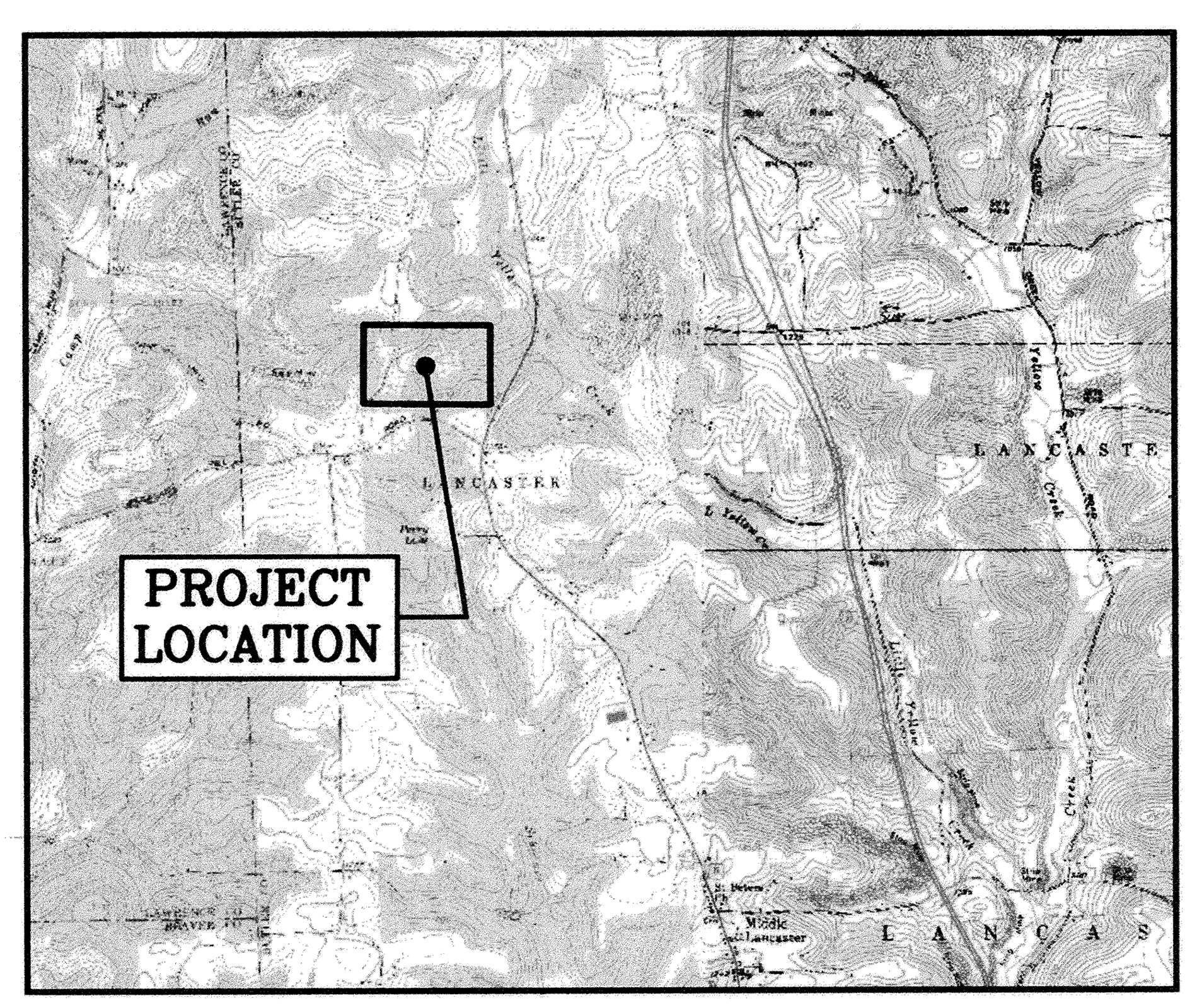
RECORDED DEC. 5, 2012
PLAN BOOK 332 PAGE 40



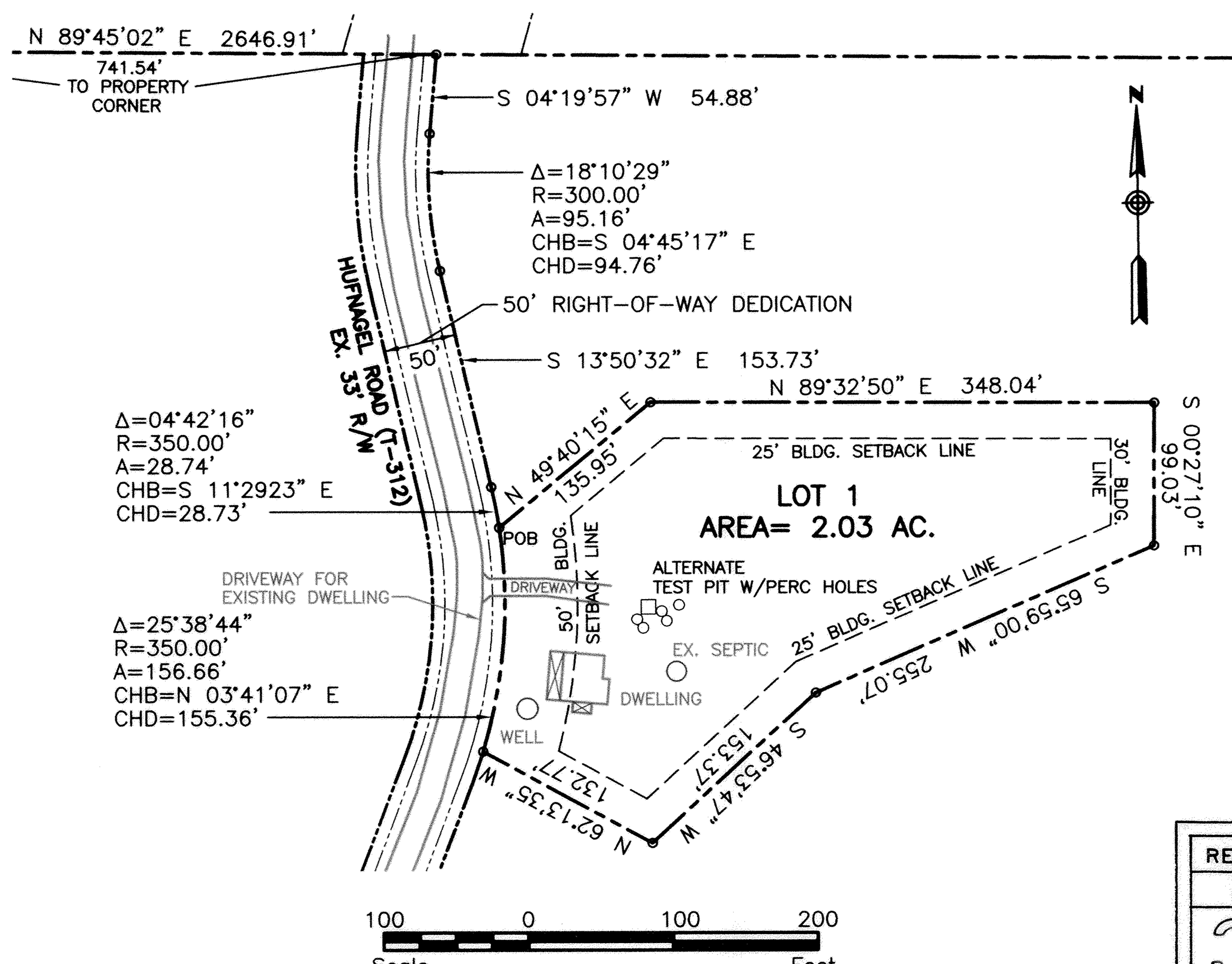
ASKING FOR WAIVER OF SCALE FROM 1"=100' DUE TO SIZE OF PROPERTY

SOILS LEGEND

AnC	Andover loam, 8 to 15% slopes
BuC	Buchanan loam, 8 to 15% slopes
ClC	Cavode silt loam, 8 to 15% slopes
ClD	Cavode silt loam, 15 to 25% slopes
CmB	Clymer loam, 3 to 8% slopes
CoB	Cookport loam, 3 to 8% slopes
CoC	Cookport loam, 8 to 15% slopes
ErC	Ernest silt loam, 8 to 15% slopes
GlC	Gilpin silt loam, 8 to 15% slopes
GpC	Gilpin–Wharton silt loams, 8 to 15% slopes
GpD	Gilpin–Wharton complex, 15 to 25% slopes
HaC	Hazelton channery loam, 8 to 15% slopes
HaD	Hazelton channery loam, 15 to 25% slopes
W	Water



VICINITY MAP
SCALE: 1'=4000'



RECORDED DEC. 10, 2012	
PLAN BOOK	PAGE
332	41

INDIVIDUAL ADOPTION:

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 9th DAY OF November, A.D. 2012

ATTEST: Deborah L. Huffin — NOTARY PUBLIC
William G. Kristan — OWNER
Judith A. Kristan — OWNER

MY COMMISSION EXPIRES THE 10th DAY OF February A.D. 2016

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY WILLIAM G. AND JUDITH A. KRISTAN WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, 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.

William G. Kristan — OWNER
Judith A. Kristan

INDIVIDUAL ACKNOWLEDGEMENT:

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED THE ABOVE NAMED WILLIAM G. AND JUDITH A. KRISTAN 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 9th DAY OF November, 2012

Deborah L. Huffin — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF February 2016

TITLE CLAUSE (NO MORTGAGE):

WE, OWNERS OF THE KRISTAN SUBDIVISION NO. 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WILLIAM G. AND JUDITH A. KRISTAN AS RECORDED IN DEED BOOK VOLUME 2539, PAGE 593, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Deborah L. Huffin — WITNESS
William G. Kristan — OWNER
Judith A. Kristan

NOTES:

THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 200 4F 131 2.

CURRENT TITLE OF PROPERTIES RECORDED AT INSTRUMENT No. D.B. 2539/PG. 593 IN THE NAME OF WILLIAM G. AND JUDITH A. KRISTAN.

OWNER:

WILLIAM KRISTAN
2516 LINDENWOOD DRIVE
WEXFORD, PA 15090
412-913-0803

LOT 1 SITE ADDRESS:

143 HUFNAGEL ROAD
HARMONY, PA 16037

NEW SITE ADDRESS FOR REMNANT:

141 HUFNAGEL ROAD
HARMONY, PA 16037

PURPOSE:

TO DIVIDE PARCEL No. 200 4F 131 2 INTO TWO TAX PARCELS.

APPLICABLE ZONING REQUIREMENTS: LANCASTER

ZONING: R1 — RURAL RESIDENTIAL
SINGLE FAMILY DWELLING
MINIMUM LOT SIZE — 87,120 SQ. FT. (2 ACRES)
MINIMUM LOT WIDTH – 150 FEET
50 FEET ROAD FRONTAGE
SETBACKS (LANCASTER TOWNSHIP)
FRONT 50 FEET ADJACENT TO A PUBLIC ROAD
REAR 30 FEET
SIDE 25 FEET

APPLICABLE ZONING REQUIREMENTS: MUDDY CREEK

SETBACKS (MUDDY CREEK TOWNSHIP)
FRONT 75 FEET ADJACENT TO A PUBLIC ROAD
REAR 10 FEET
SIDE 10 FEET

AREA TABULATIONS:

ORIGINAL:	100.63 ACRES
LOT 1:	2.03 ACRES
REMNANT AREA:	98.60 ACRES
50' R/W DEDICATION:	3.18 ACRES

Instr:201212100035201 12/10/2012
Pages:1 F:$45.00 9:27AM
Michele Mustello T20120049616
Butler County Recorder FL

LANCASTER TOWNSHIP

APPROVAL BY THE TOWNSHIP OF LANCASTER:

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

Cindy L. Watson — SECRETARY OF BOARD OF SUPERVISORS
[signature] — CHAIRMAN OF BOARD OF SUPERVISORS 12-4-12

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 9th DAY OF OCTOBER, 2012.

COMMONWEALTH OF PENNSYLVANIA ON THIS ________ DAY OF ______________, A.D. 20__.

[signature] — SECRETARY
[signature] — CHAIRMAN

MUDDY CREEK TOWNSHIP

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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 SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY THE ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 7th DAY OF November, 2012.

ATTEST:
[signature] — SECRETARY, BOARD OF SUPERVISORS
[signature] — CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6th DAY OF November, 2012.

ATTEST:
[signature] 11/6/2012 — SECRETARY
[signature] 11/6/12 — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT:

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO LANCASTER TOWNSHIP BOARD OF SUPERVISORS DATED 9-24, A.D. 2012.

[signature] JRM — ~~DIRECTOR~~ SEC
[signature] JRM — CHAIRMAN

TOWNSHIP — MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

COUNTY — BUTLER COUNTY PLANNING COMMISSION

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

KNOW ALL MEN BY THESE PRESENTS, THAT, I WILLIAM KRISTAN OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR MY GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THESE SUBDIVISION OF LAND UNTIL SUCH TIME AS I, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS, LANCASTER TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE I FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF LANCASTER FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON WILLIAM KRISTAN, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF NOVEMBER, 2012

Judith A. Kristan
William G. Kristan SEAL — WILLIAM KRISTAN – OWNER

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF November, 2012

Deborah L. Huffin SEAL — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF February 2016.

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

11-6-12 — DATE
Paul J. Neff P.L.S. — PAUL J. NEFF, REG. No. SU051242
pneff@pedersenx2.com

RECORDER — RECORDER OF DEEDS BUTLER COUNTY, PA

ENGINEER

PROOF OF RECORDING:

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 332 PAGE(S) 41.

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF December, A.D. 2012

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Michele M. Mustello — RECORDER OF DEEDS

REFERENCES		
REF. #	DESCRIPTION	SHT. #

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	REVISED ADDRESSES	11/06/12	BJE	PJN	PJN
1	REVISED PER GANNETT FLEMING REVIEW LETTER DATED SEPT. 27, 2012	10/03/12	JAL	PJN	PJN

REVISIONS

PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
WILLIAM KRISTAN
2516 LINDENWOOD DRIVE, WEXFORD, PA 15090

PROJECT
KRISTAN SUBDIVISION No. 1
BEING: TAX PARCEL No. 200 4F 131 2
RECORDED AT: INSTR. D.B. 2539/PG. 593
LANCASTER AND MUDDY CREEK TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

DRAWN	JAL	ISSUE DATE	11/06/12 — REV. # 2
CHECKED	PJN	PROJECT #	12-055 — SCALE 1"=200'
APPROVED	PJN	DWG #	SP-1
DATE	09/20/12	SHEET	1 OF 1



SOILS LEGEND

At	ATKINS SILT LOAM
CIC	CAVODE SILT LOAM, 8–15% SLOPES
WaC	WHARTON SILT LOAM, 8–15% SLOPES

SOILS TAKEN FROM SHEET 11 OF 32 OF THE SOIL SURVEY OF BUTLER COUNTY, PENNSYLVANIA

NOTES:

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

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

PROPERTY OWNERS: BRIAN ANTHONY LASKO
CRYSTAL LYNN LASKO
7038 STATE ROUTE 488
PORTERSVILLE, PA 16051

IRON PINS TO BE SET AT PROPERTY CORNERS.

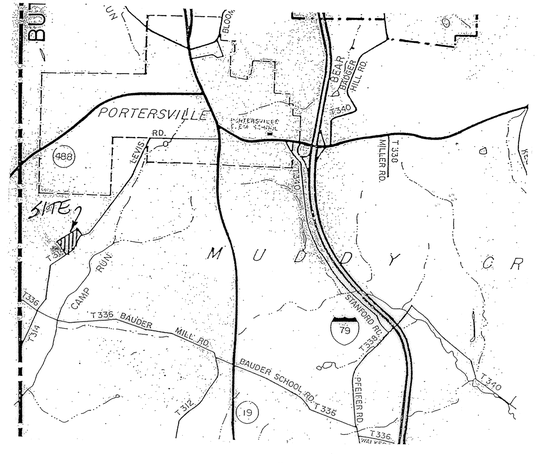
PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

CONTOURS SHOWN BASED ON USGS PORTERSVILLE, PA QUADRANGLE

REF: LOT 1 OF KENNETH W. & YVETTE BURTNER SUBDIVISION, P.B. 192 PG. 26.

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW 3.05 ACRE BUILDING LOT.

Instr:201212100035202 12/10/2012
Pages:1 F:$45.00
Michele Mustello 3:36PM
Butler County Recorder PA T20120049618



VICINITY MAP Scale: 1" = 2000'

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30

day of November, 20 12.

ATTEST:

Darlene A. Dietrich
Notary Public
My Commission expires: Jan 12, 2014

Brian Anthony Lasko
Owner

Crystal Lynn Lasko
Owner

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

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania

on this 4TH day of DECEMBER, 20 12.

ATTEST:

Secretary

12/4/12
CHAIRMAN

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 5TH day of December, 20 12.

ATTEST:

Kelly Livermore
Secretary
Board of Supervisors

Chairman
Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 19TH day of SEPT., 20 12.

Secretary

F. L. Gorm
Chairman

SEAL

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30

day of November, 20 12.

ATTEST:

Darlene A. Dietrich
Notary Public
My Commission Expires: Jan 12, 2014

Brian Anthony Lasko
Owner

Crystal Lynn Lasko
Owner

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

We, Brian Anthony Lasko and Crystal Lynn Lasko, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

Brian Anthony Lasko
Owner

Crystal Lynn Lasko
Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Brian Anthony Lasko and Crystal Lynn Lasko, who being duly sworn according to law, deposes and says that their are the owners of the property shown on this plan, that the plan thereof was made at their direction, that she acknowledges the same to be their act and deed, and that they desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of November, 20 12.

Darlene A. Dietrich
Notary Public

My Commission Expires: Jan 12, 2014
SEAL

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

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

We, Brian Anthony Lasko and Crystal Lynn Lasko, do hereby certify that the title to the property shown hereon is in the names of Brian Anthony Lasko and Crystal Lynn Lasko and is recorded in Instrument Number 201206120016824 and that there is a mortgage on the property held by ROGER D. & JANET SCHREFFLER

WITNESS: Thomas D. McClymonds

OWNER: Brian A Lasko Crystal L Lasko

ROGER D & JANET SCHREFFLER, mortgagee of the property contained in the Brian Anthony Lasko and Crystal Lynn Lasko Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: Thomas D. McClymonds
PRINTED NAME AND TITLE Thomas D. McClymonds

MORTGAGEE: Janet Schreffler

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

SEAL

October 24, 2012
DATE

Cheryl A. Hughes
Cheryl A. Hughes, P.L.S.
Registration No. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats, etc. in said County at Instrument Number 201212100035202 Book 332 Pg 42

Given under my hand and seal this 10th day of December, 20 12.

Michele M. Mustello
Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

REVISED: 10/24/12; SITE DISTANCE
REVISED: 10/01/12; ENGINEER'S COMMENTS

RECORDED DEC. 10, 2012	
PLAN BOOK	PAGE
332	42

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

L S J

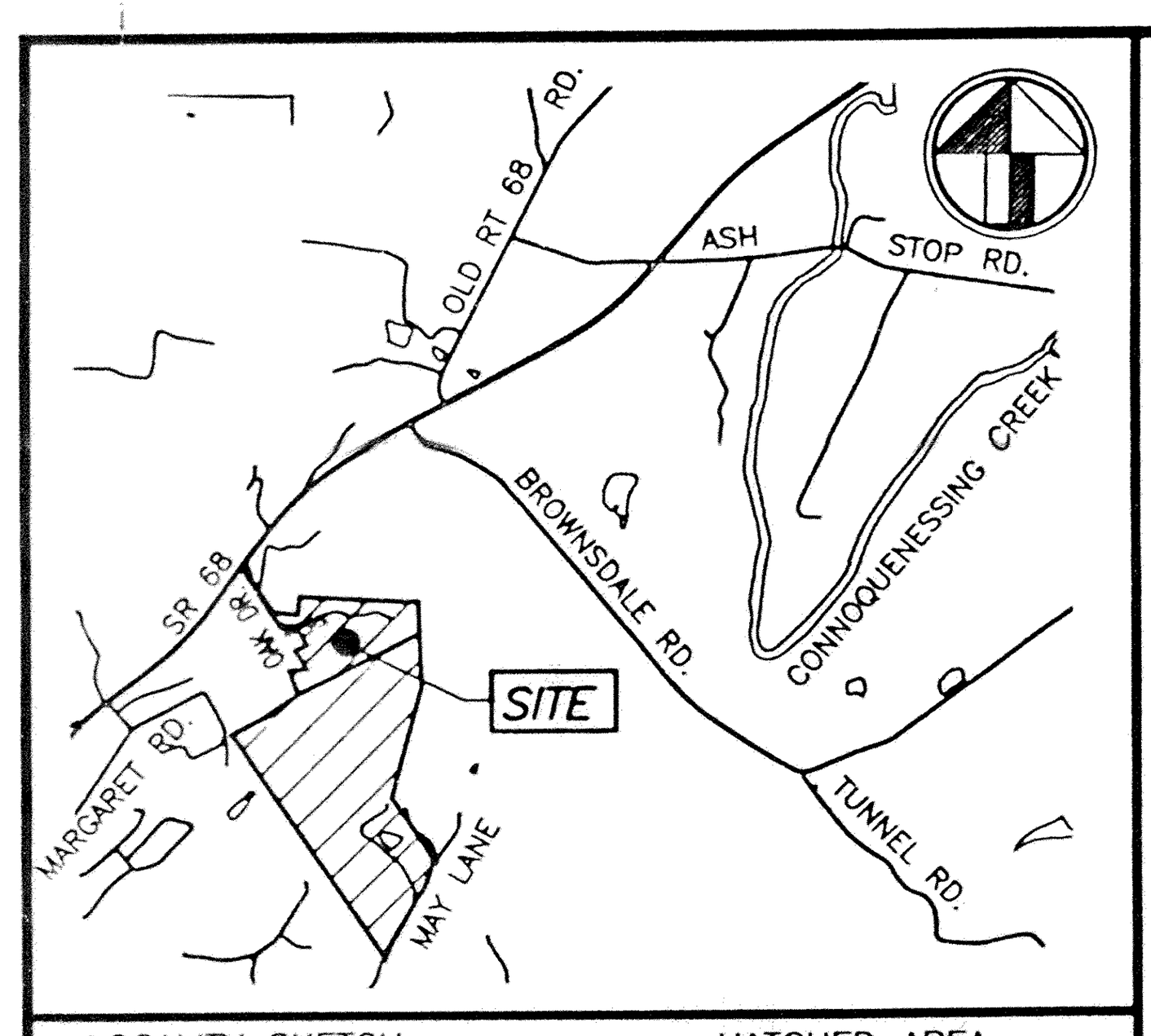
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
FOR: BRIAN ANTHONY LASKO
and
CRYSTAL LYNN LASKO
SITUATE: MUDDY CREEK TWP., BUTLER CO. PA

Date 06/14/12	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F133-1D		Instrument # 201206120016824	Service No. 12-029
Address LEVIS ROAD			

SIGN WITH BLACK FELT TIP PEN ONLY.

Instr:201212110035429 12/11/2012 11:03AM
Pages:1 F:$45.00 T20120049843
Michele Mustello
Butler County Recorder ND



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED OCT 22, 2012

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

FORWARD TOWNSHIP SEAL:

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 23 DAY OF OCT., 2012.

SECRETARY CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 23 DAY OF OCTOBER, 2012.

IF APPLICABLE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO 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 FORWARD THIS 13 DAY OF NOVEMBER, 2012.

SECRETARY PRESIDENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD A. KOEHLER AND MAXINE KOEHLER, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF PROPERTY SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, ANDDO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES WAYS, RIGHTS-OF WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, 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-WAYS.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD 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 FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPETED 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 9 DAY OF November, 2012.

ATTEST:

NOTARY PUBLIC DONALD A. KOEHLER MAXINE KOEHLER

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

SWORN TO SUBSCRIBED BEFORE ME THIS 9 DAY OF November, 2012.

MY COMMISSION EXPIRES THE 15 DAY OF August, 2013.

NOTARY PUBLIC

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

SEAL:

WE, DONALD A. KOEHLER AND MAXINE KOEHLER, OWNERS OF THE KOEHLER SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DONALD A. KOEHLER AND MAXINE KOEHLER, AS RECORDED IN DEED BOOK VOLUME 1452, PAGE 437, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS DONALD A. KOEHLER MAXINE KOEHLER

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 332, PAGE 43.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF Dec, 2012.

SEAL:

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

I, EDWARD R. GAW, JR., OF THE TOWNSHIP OF FORWARD, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS SUBDIVISION PLAN, AS RECORDED IN INSTRUMENT NO. 20031223005608, BEING TAX PARCEL 160-4F31-1B AND FOR MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS MY PROPERTY AND I FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, I, HEREUNTO SET MY HAND AND SEAL THIS 9 DAY OF November, 2012.

ATTEST:

NOTARY PUBLIC EDWARD R. GAW, JR.

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 EDWARD R. GAW, JR. , AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

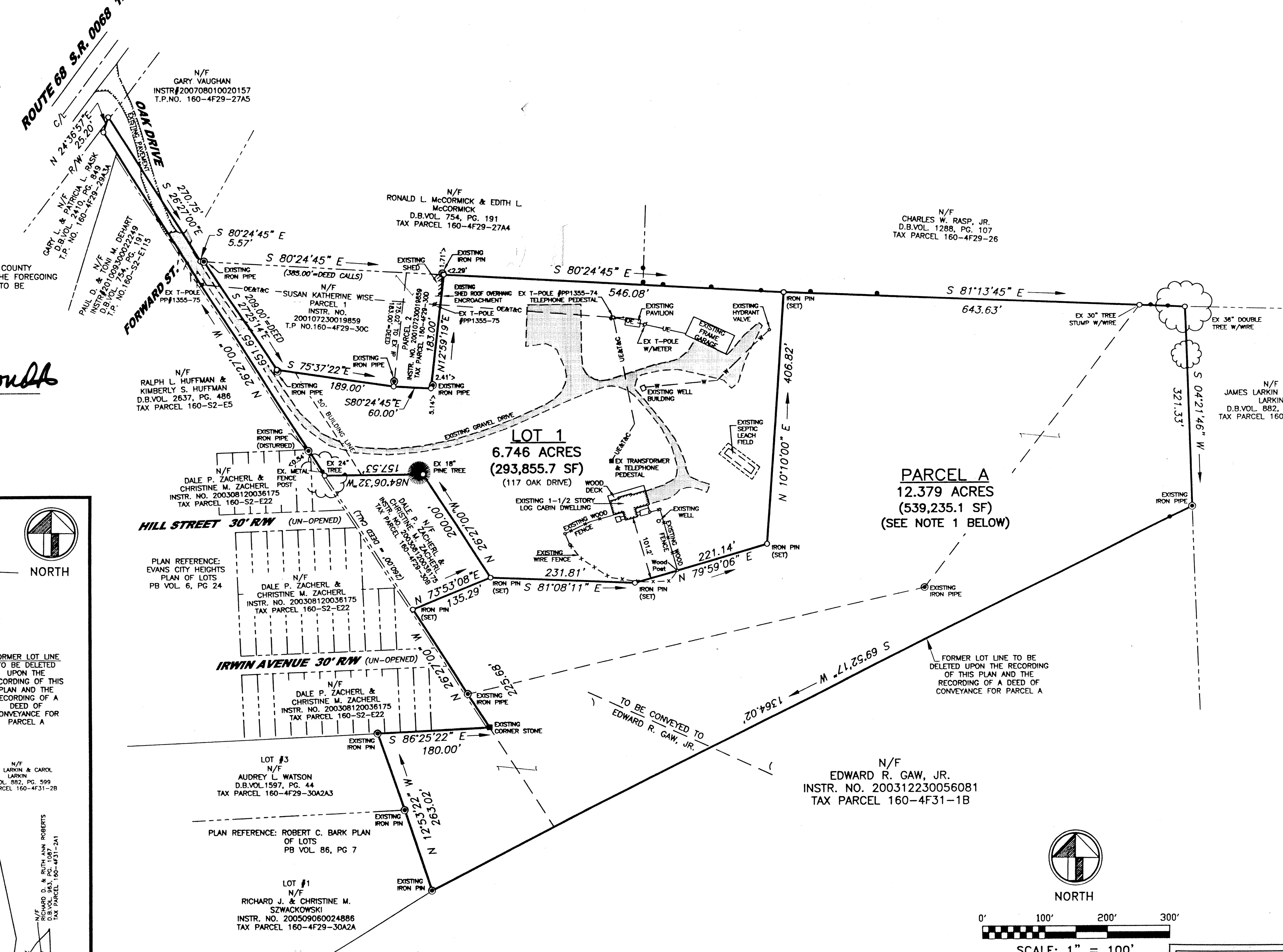
WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF November 2012.

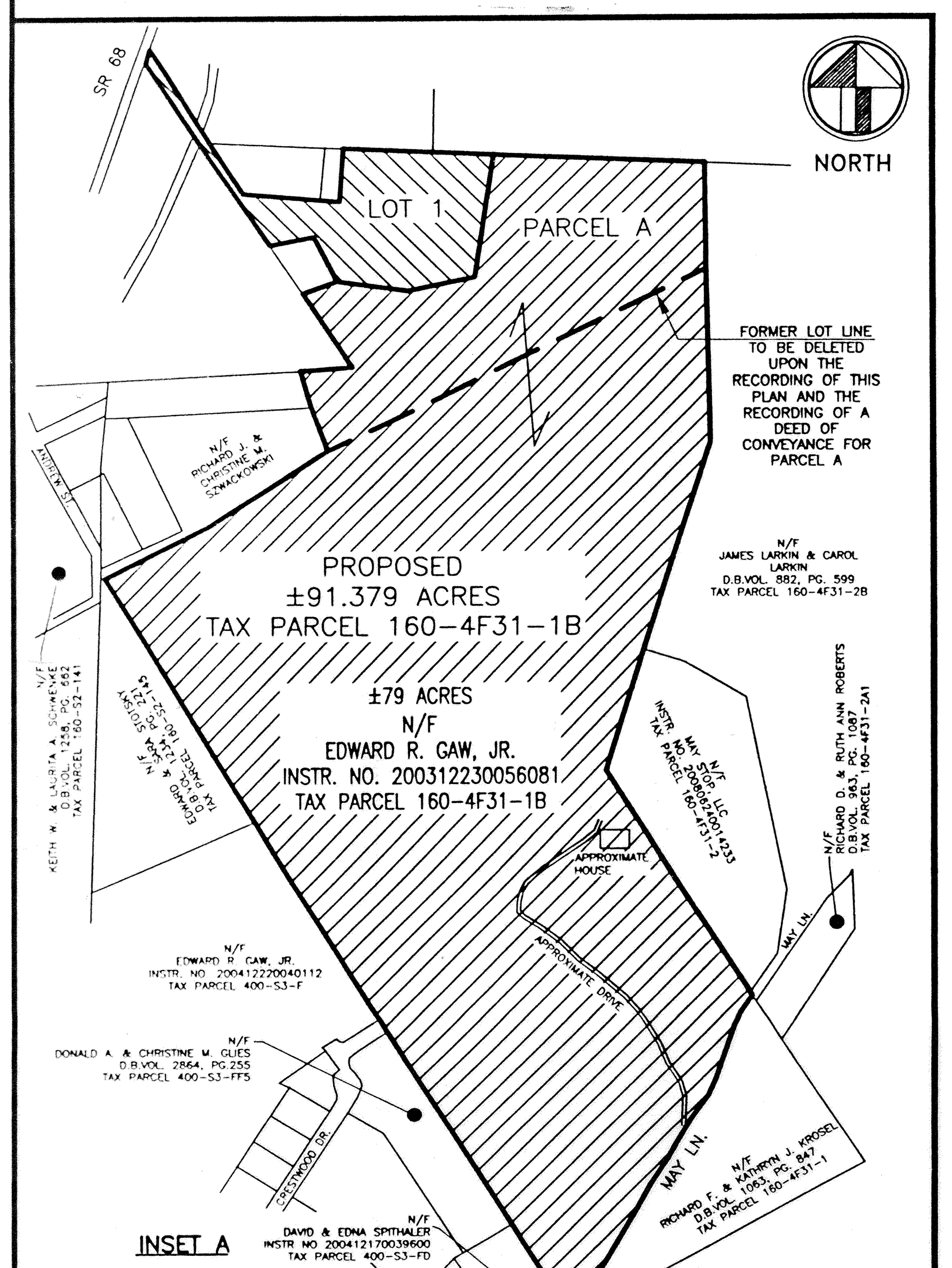
MY COMMISSION EXPIRES THE 15 DAY OF August, 2013.

NOTARY PUBLIC

SEAL:

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





INSET A
VICINITY MAP FOR
TAX PARCEL 160-4F31-1B

SCALE: 1" = ±400'

FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JUNE 20, 2006, AS AMENDED

MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	43,560 SQ. FT. (NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)
MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

19.125 ACRES = TOTAL ACREAGE
ZONING DISTRICT: NO ZONING

PROPERTY ADDRESS: 117 OAK DRIVE
EVANS CITY, PA 16033

OWNERS : DONALD A. KOEHLER & MAXINE KOEHLER
117 OAK DRIVE
EVANS CITY, PA 16033

DEED REFERENCE : D.B.VOL. 1452, PG. 437
TAX PARCEL NO.: 160-4F29-30

PROPERTY ADDRESS: 411 MAY LANE
EVANS CITY, PA 16033

OWNER : EDWARD R. GAW, JR.
PO BOX 407
EVANS CITY, PA 16033

DEED REFERENCE : INSTR# 200312230056081
TAX PARCEL NO.: 160-4F31-1B

NOTES:

(1) PARCEL A IS TO BE CONVEYED TO EDWARD R. GAW, JR. AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F31-1B, THE ADJOINING LANDS AS PRESENTLY OWNED BY EDWARD R. GAW, JR. AS RECORDED IN INSTR. NO. 200312230056081.
SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

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

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

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

RECORDED DEC. 11, 2012	
PLAN BOOK	PAGE
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KOEHLER - GAW LOT LINE REVISION PLAN

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.
DATE: OCTOBER 17, 2012 SCALE: 1" = 100'

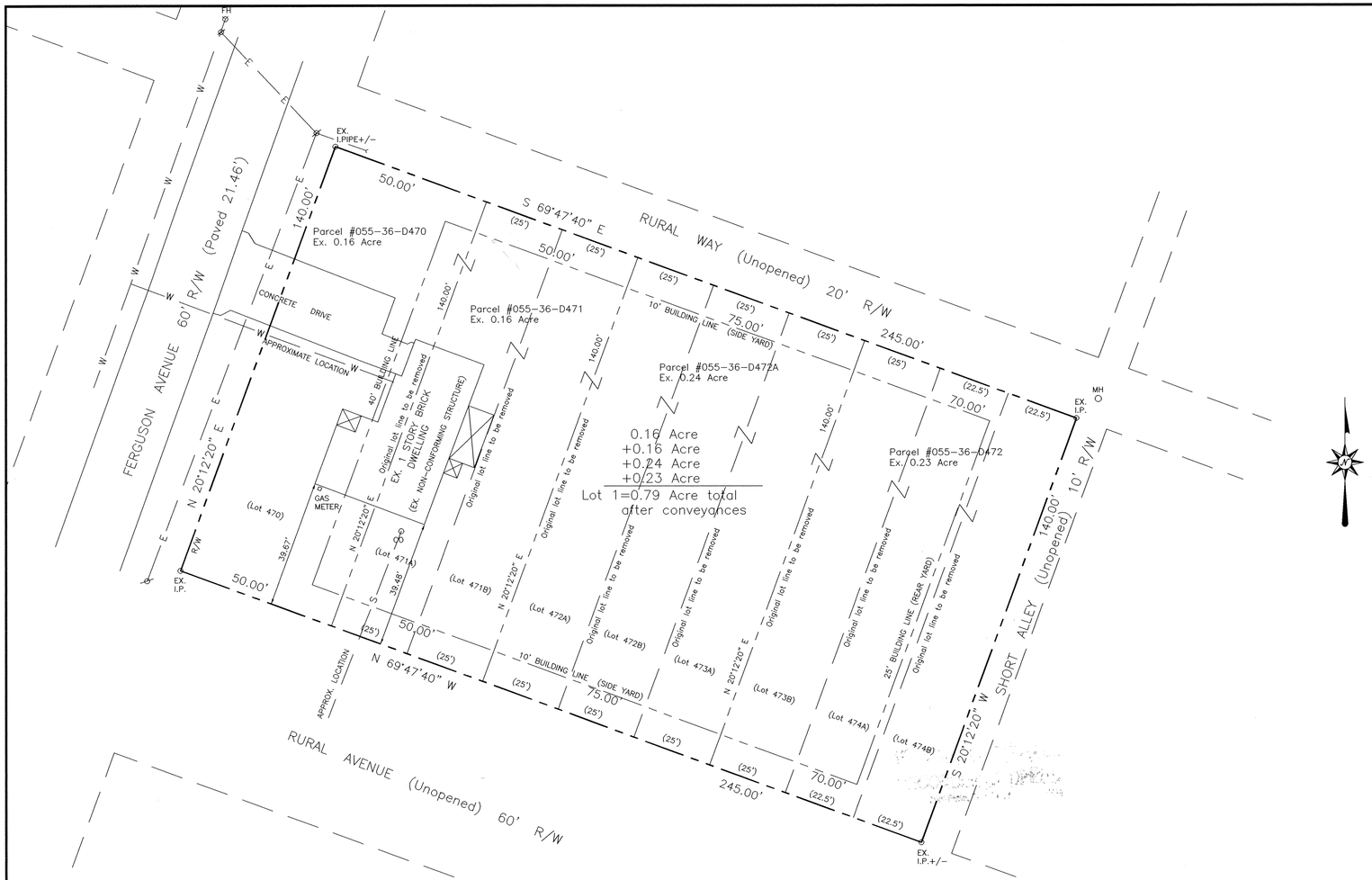
SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

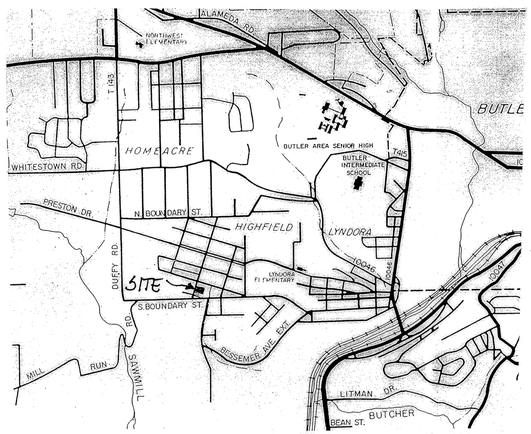
I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS

REGISTRATION NO. SU-051843E

REVISIONS: NOVEMBER 6, 2012 REVISE NOTE 1 | DRAWN BY: DF/TR | CHECKED BY: T.R. | DWG. NO: 5265-2012-SUB SHEET 1 OF 1

G:\Gaw-Koehler-5265-2012\Koehler State-5265-2012.dwg - Nov 09, 2012 @ 11:51am (SUB-PLAN) KOEHLER-STATE 5265-2012.crd





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: JASON L. & DANIELLE L. HUFF
221 FERGUSON AVENUE
BUTLER, PA 16001

ZONING: R-1

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100'

BUILDING SETBACK REQUIREMENTS:

40' FRONT YARD
10' SIDE YARD
25' REAR YARD

THE PURPOSE OF THIS PLAN IS TO REMOVE THE TAX PARCEL AND LOT LINES TO CONSOLIDATE INTO ONE CONTIGUOUS LOT.

LOT IS SERVED BY PUBLIC WATER AND SEWER.

REF: BUTLER HIGHFIELD PLAN OF LOTS, R.F. 4 PG. 27.

0' 20' 40' 60'

Know all men by these Presents, that we, Jason L. and Danielle L. Huff, of owners of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hand and seal this 28 day of September, 2012.

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jason L. and Danielle L. Huff, 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 28 day of September, 2012.

My Commission Expires the 12 day of September, 2014.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Jason L. and Danielle L. Huff, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jason L. and Danielle L. Huff, as recorded in Instrument Number 201102090004003, Recorder of Deeds Office.

WITNESS OWNER OWNER

We, PHH Mortgage Corporation, mortgagee of the property embraced in this plan or subdivision in the names of Jason L. and Danielle L. Huff, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Karen Carr WITNESS Assistant Secretary

MORTGAGEE Assistant Vice President

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

August 29, 2012 DATE SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15TH day of October, 2012

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2ND day of OCTOBER, 2012.

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 30TH day of AUGUST, 2012.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 332 page 44.

Given under my hand and seal this 11th day of December, 2012.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr: 201212110035481 12/11/2012
Pages:1 F:$45.00 3:11PM
Michele Mustello T20120049955
Butler County Recorder PL

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

RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED DEC. 11, 2012	
PLAN BOOK	PAGE
332	44

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: JASON L. & DANIELLE L. HUFF

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/29/12	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel # 055-36-D470, D471, D472A, D472		Instrument # 201102090004003	Service No. 12-100
Address 221 FERGUSON AVENUE			

TOWNSHIP | COUNTY | SURVEYOR | RECORDER | ENGINEER

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

RECORDER OF DEEDS BUTLER COUNTY, PA

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THOMAS S. STETZ AND LINDA STETZ, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR 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 US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, THOMAS S. STETZ AND LINDA STETZ, 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 THOMAS S. STETZ AND LINDA STETZ, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 8 DAY OF September, A.D. 2012.

ATTEST: Megan A. Leese — NOTARY PUBLIC
Thomas S. Stetz — OWNER
Linda Stetz — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Megan A. Leese, Notary Public
Cranberry Twp., Butler County
My Commission Expires June 25, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 25 DAY OF June A.D. 2013.

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

Thomas S. Stetz — OWNER
Linda Stetz

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED THE ABOVE NAMED THOMAS S. STETZ AND LINDA STETZ, 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 8 DAY OF September, 2012.

Megan A. Leese — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 25 DAY OF June, 2013.

NOTARY
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Megan A. Leese, Notary Public
Cranberry Twp., Butler County
My Commission Expires June 25, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE:

WE, THOMAS S. STETZ AND LINDA STETZ, OWNERS OF THE STETZ SUBDIVISION PLAN No. 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF THOMAS S. STETZ AND LINDA STETZ, AS RECORDED AT DBV 1359, PAGE 0147, RECORDER OF DEEDS OFFICE.

Megan A. Leese — WITNESS
Thomas S. Stetz — OWNER
Linda Stetz

I, PNC Bank MORTGAGEE OF THE PROPERTY EMBRACED IN THE STETZ SUBDIVISION PLAN No. 1 DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

~~WITNESS~~ ~~OWNER~~ PJN

STATE OF PA Allegheny County

Denise M. Csokuly — WITNESS
Nicole Rogers / AVP — OWNER / TITLE — 12/5/12 — DATE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Denise M. Csokuly, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Aug. 29, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVAL BY THE TOWNSHIP OF ADAMS:

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 22nd DAY OF October, A.D. 2012.

Janet L. Lukhart — SECRETARY OF BOARD OF SUPERVISORS
Donald C. Aiken — CHAIRMAN OF BOARD OF SUPERVISORS
Thomas J. Franceschina
Linda E. Joos
Edward L. Voggel

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT:

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED MAY 9TH, A.D. 2012.

JRM — ~~DIRECTOR~~
SEC JRM — CHAIRMAN

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

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 8 DAY OF September, 2012

Thomas S. Stetz — Linda Stetz — SEAL
THOMAS S. STETZ AND LINDA STETZ — OWNER

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF September, 2012.

Megan A. Leese — SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 25 DAY OF June 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Megan A. Leese, Notary Public
Cranberry Twp., Butler County
My Commission Expires June 25, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

UTILITY EASEMENTS:

ELECTRIC & PHONE EASEMENT:
NONE FOUND

SANITARY SEWER EASEMENT:
NONE FOUND

GAS LINE EASEMENT:
NONE FOUND

OWNER:

THOMAS W. & LINDA STETZ
121 CAROMAR DRIVE
MARS, PA 16046
724-991-2962

PURPOSE:

- TO DIVIDE PARCEL No. 010-3F66-59/10 INTO TWO TAX PARCELS.

TOWNSHIP ENGINEER'S CERTIFICATION:

APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP THIS 27 DAY OF November, A.D. 2012.

SIGNATURE
26400 E
REGISTRATION No.

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } §
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 332 PAGE(S) 45.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF December, A.D. 2012

Michele M. Mustello — RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

GUARANTEE OF PROVISION OF UTILITIES:

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION, KNOWN AS STETZ SUBDIVISION PLAN No. 1 WILL BE SERVED WITH WATER BY ______.

DATE — OWNER OR DEVELOPER

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION, KNOWN AS STETZ SUBDIVISION PLAN No. 1 WILL BE SERVED WITH PUBLIC SANITARY SEWER FACILITIES BY BREAKNECK CREEK REGIONAL AUTHORITY.

DATE — OWNER OR DEVELOPER

NOTES:

THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

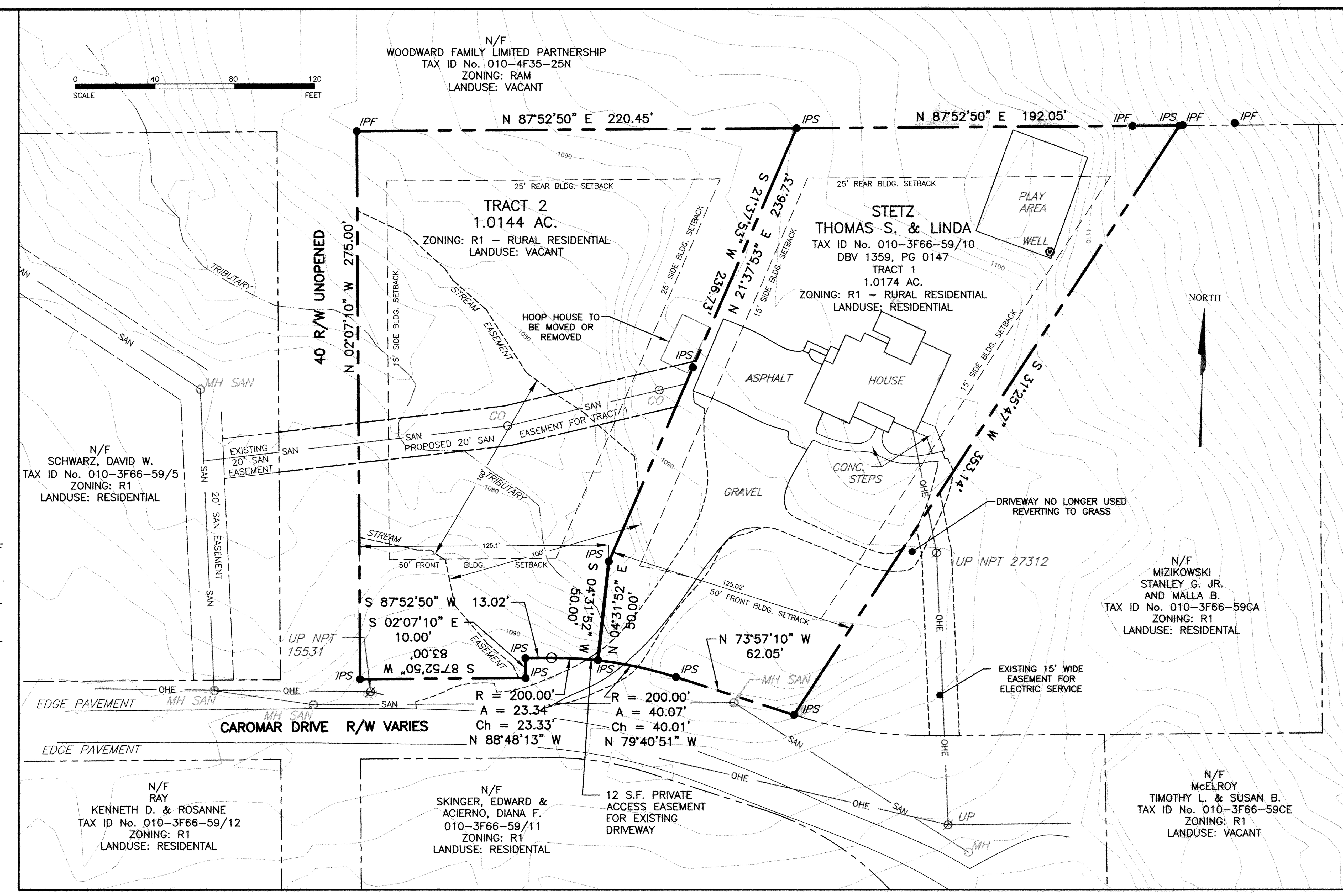
THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 010-3F66-59/10.

CURRENT TITLE OF PROPERTIES RECORDED AT INSTRUMENT No. 200207010022318 IN THE NAME OF THOMAS S. & LINDA STETZ.

FLOOD PLAINS: CURRENT FEMA COMMUNITY PANEL 421415-005B DOES NOT SHOW ANY FLOOD HAZARD WITHIN THE VICINITY OF THIS PROPERTY.

WETLANDS: U.S. FISH & WILDLIFE MAPPING DOES NOT SHOW ANY WETLANDS WITHIN THE VICINITY OF THIS PROPERTY.



PROPERTY PLAN

SCALE: 1'=40'

AREA TABULATIONS

OWNER	TAX ID #	DEED VOL. BOOK PAGE	TRACT. No.	ACREAGE EXISTING	ACREAGE NEW LOTS
THOMAS S. & LINDA STETZ THOMAS S. & LINDA STETZ	010-3F66-59/10 –	1359 / 147 –	TRACT 1 TRACT 2	2.0318 AC. (88505 S.F.) – –	1.0174 AC. (44319 S.F.) 1.0144 AC (44186 S.F.)
		TOTAL		2.0318 AC. (88505 S.F.)	5.9418 AC. (88505 S.F.)

APPLICABLE ZONING REQUIREMENTS:

- ZONING: R1 — RURAL RESIDENTIAL – SINGLE FAMILY DWELLING
- MINIMUM LOT SIZE: 43,560 SQ. FT. (1 ARCE)
- MINIMUM LOT WIDTH: 125 FEET AT BUILDING LINE; 50 FEET ROAD FRONTAGE
- SETBACKS:
  - FRONT 50 FEET FROM RIGHT-OF-WAY LINE
  - REAR 25 FEET
  - SIDE 15 FEET (2 REQUIRED)

RECORDED DEC. 13, 2012

PLAN BOOK	PAGE
332	45

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 3rd DAY OF October, A.D. 2012.

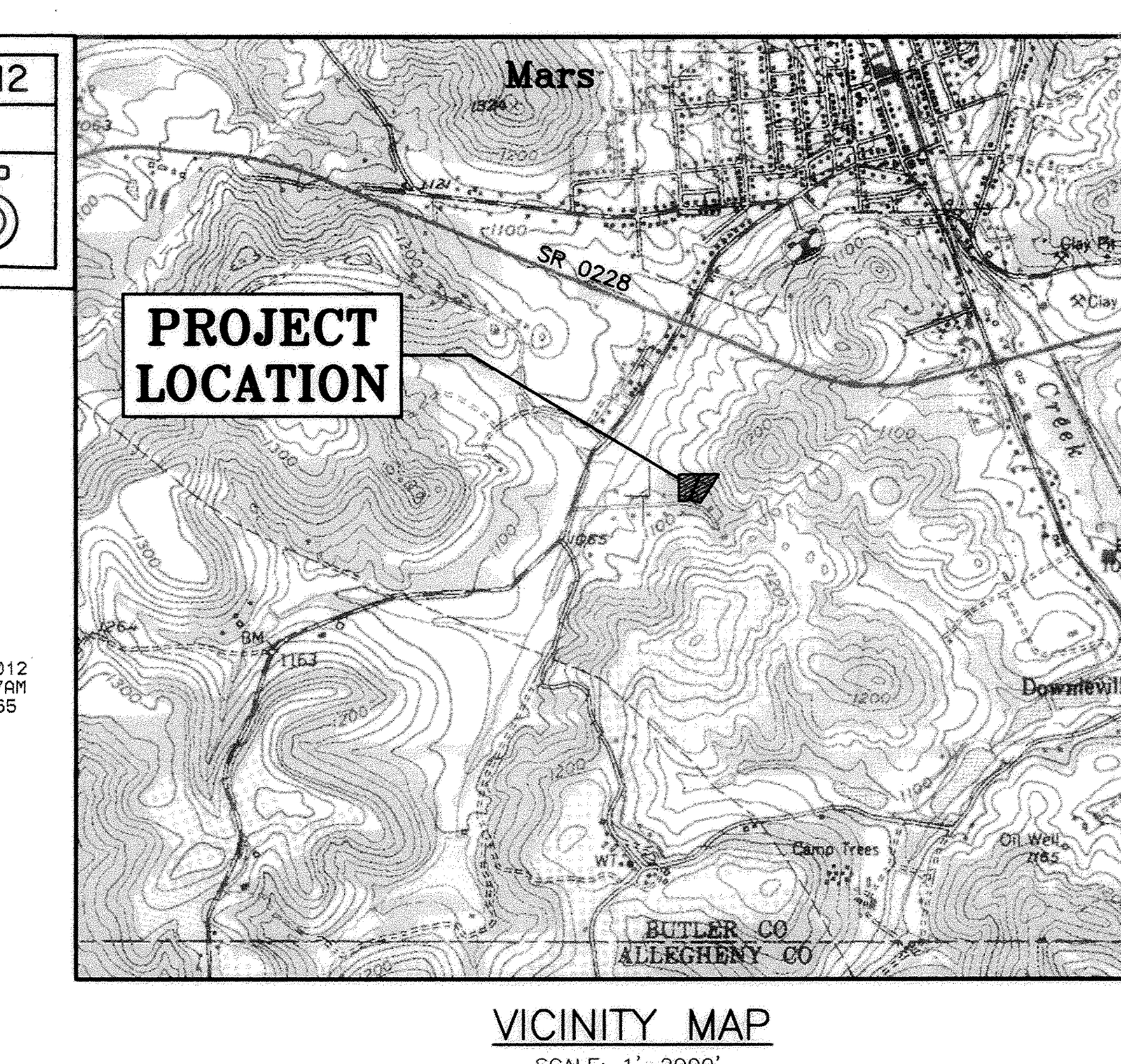
SECRETARY — CHAIRMAN

Instr:201212130035762 12/13/2012
Pages:1 F:$45.00 10:57AM
Michele Mustello T20120050265
Butler County Recorder FL

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

8-24-12 — DATE
Paul J. Neff P.L.S.
PAUL J. NEFF, REG. No. SU051242
pneff@pedersenx2.com



VICINITY MAP

SCALE: 1'=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, MARS, PENNSYLVANIA 7.5 MINUTE SERIES, 1953 (PHOTO REV 1979)

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	[illegible] INC.; SUBDIVISION OF LOT 1; JAN 21, 1992; RECORDED MAY 1, 1992, PBV 154, PG 34.	
2	PEDERSEN & PEDERSEN, INC.; PLAN OF SURVEY OF LOT 2; DEC. 31, 1990.	
3	BREAKNECK CREEK REGIONAL AUTHORITY; *PERMITTING MAP FOR SANITARY SEWER EASEMENT No. 212-R/W 201*; DBV 1855, PG 001.	

REVISIONS

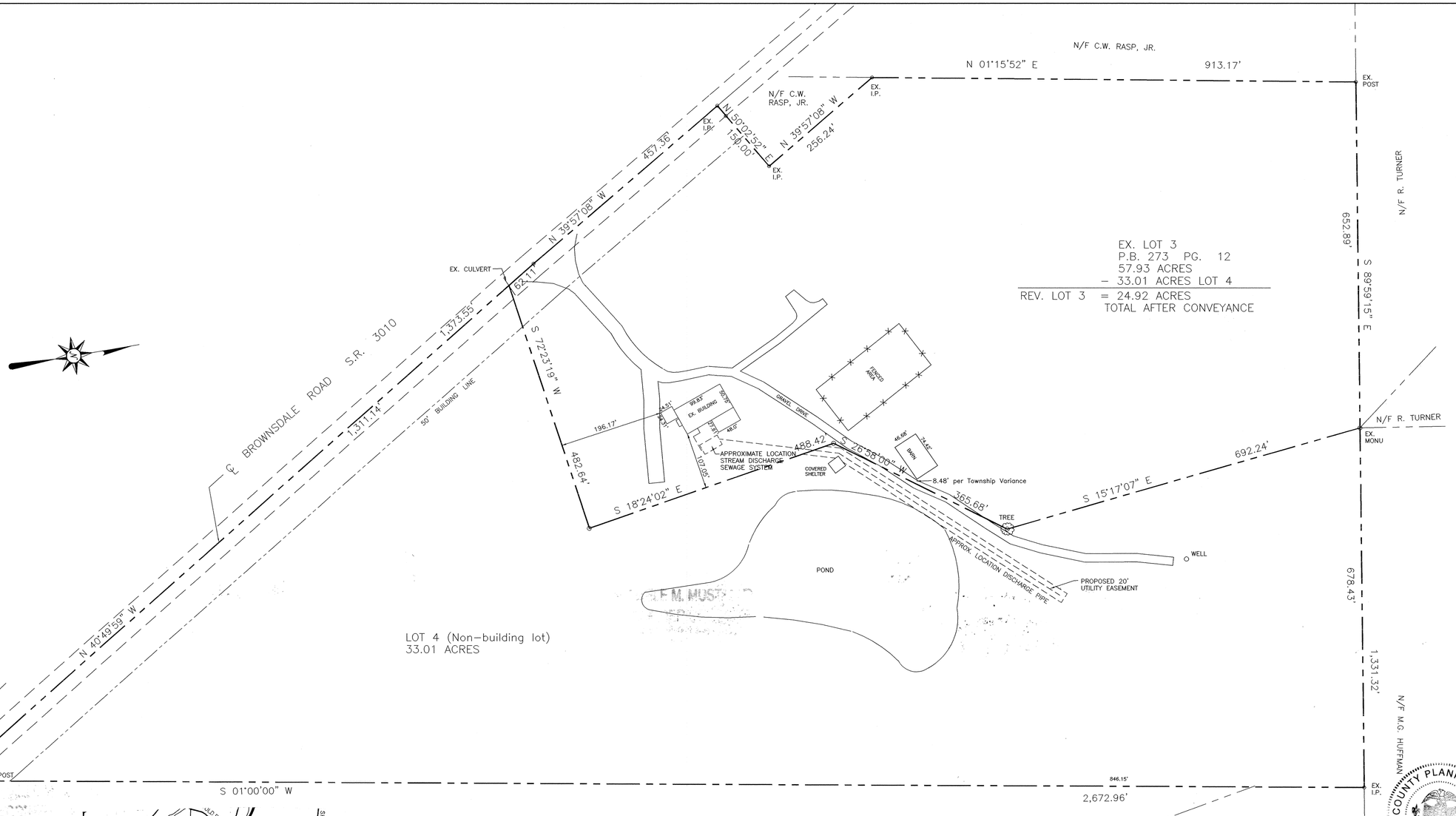
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
6	EDITTED MORTGAGE SIGNATURE LINES	11/30/12	PJN	PJN	PJN
5	REVISED BUILDING SETBACK ALONG EAST SIDE OF NEW PARCEL	08/24/12	BJE	PJN	PJN
4	REVISED BUILDING SETBACK, ADDED STREAM AND ELECTRIC EASEMENTS, ETC.	06/26/12	BJE	PJN	PJN
3	REVISED SEWERLINE	06/15/12	BJE	PJN	PJN
2	REVISED PER TOWNSHIP ENGINEER'S COMMENTS	06/05/12	BJE	PJN	PJN
1	ADDED 2 CLEAN-OUTS, SEWERLIINE AND EASEMENTS	05/25/12	BJE	PJN	PJN

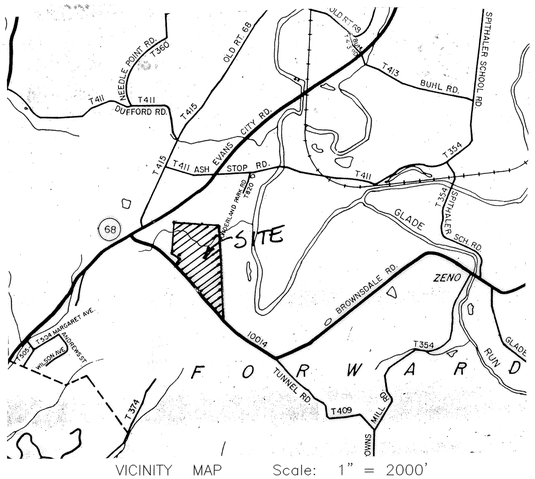
PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
THOMAS S. & LINDA STETZ
121 CAROMAR DR., MARS, PENNSYLVANIA 16046

PROJECT
STETZ SUBDIVISION PLAN No. 1
BEING: TAX PARCEL No. 010-3F66-59/10
RECORDED AT: DBV 1359, PG 147
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	04/05/12
ISSUE DATE	08/24/12
REV. #	5
PROJECT #	12-014
SCALE	1"=40'
DWG #	SP-1
SHEET	1 OF 1





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

REF: LOT 3, HOOVER SUBDIVISION PLAN NO. 2, P.B. 187 PG. 34

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

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4 AS A NON–BUILDING LOT AND REVISE LOT 3. REVISED LOT 3 IS SERVED BY AN ON–LOT STREAM DISCHARGE SYSTEM APPROVED UNDER PERMIT #PA0239101.

REF: CERTIFICATION SURVEY FOR VIC–NOR FARMS, INC., BY LAND SURVEYORS, INC., 04/26/00, SERVICE NO. 00–092.

OWNER: VIC–NOR FARMS, INC.
180 HARMONY STREET
CONNOQUENESSING, PA 16027
C/O DALE SARVER

PROPERTY ADDRESS: 970 BROWNSDALE ROAD

CURRENT LAND USE: COMMERCIAL

REF: PLAN OF SUBDIVISION FOR VIC–NOR FARMS BY LAND SURVEYORS, INC., 03/08/04, 04–022 P.B. 273 PG. 12.

0' 100' 200' 300'

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 4 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FORWARD TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 4 SHOULD CONTACT APPROPRIATE OFFICIALS OF FORWARD 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.

KNOW ALL MEN BY THESE PRESENTS, that Vic–Nor Farms, Inc., a corporation, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its plan of lots of its property situate in the Township of Forward, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown on the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of Forward, Butler County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of Forward, its successors or assigns from any liability for damage arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Vic–Nor Farms, Inc., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and the same to be attested by its secretary this 4TH day of December, A.D., 2012.

ATTEST: VIC–NOR FARMS, INC.

SECRETARY PRESIDENT

The foregoing adoption and dedication is made by Norbert S. Garbisch III (Corporate Officer) with the full understanding and agreement that the approval of the Governing Body of the Township of Forward, 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 the date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
:SS:
COUNTY OF BUTLER:

On this 4 day of December, A.D., 2012, before me, a Notary Public in and for said County and State, personally appeared Norbert S. Garbisch III (Name and Title of Officer) of Vic–Nor Farms, Inc., who being duly sworn deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as the President (Title of Officer) of said corporation, attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Norbert S. Garbisch III (SEAL)
NAME OF OFFICER
President (SEAL)
TITLE OF OFFICER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lesley Smiecinski, Notary Public
Butler Twp., Butler County
My Commission Expires May 5, 2013
Member, Pennsylvania Association of Notaries

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

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of December, 2012.

(SEAL)
NOTARY PUBLIC

My Commission Expires the 8 day of May, A.D., 2013.

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

SURVEYOR 11/28/12 DATE REG. NO. SU–32490–E

Reviewed and approved by the Forward Township Planning Commission this 27 day of NOVEMBER, 2012.

SECRETARY CHAIRMAN

The Board of Supervisors of the Township of Forward, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Forward does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights–of–way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Governing Body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Forward on this 11 day of DECEMBER, 2012.

ATTEST:

SECRETARY CHAIRMAN

Reviewed with comments by the Butler County Planning Commission at the meeting held this 29TH day of Nov. 2012 Letter to Forward Township Board of Supervisors dated 11-29 2012

SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER:

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 332, Page 46.

Given under my hand and seal this 14th day of December, 2012.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
Commission Expires First Monday in January 2016

REVISED 11/28/2012; VARIANCE NOTE

RECORDED DEC. 14, 2012	
PLAN BOOK	PAGE
332	46

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201212140035932 12/14/2012
Pages: 1 F: $45.00 9:29AM
Michele Mustello T20120050435
Butler County Recorder FL

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

L S J

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

PLAN OF SUBDIVISION

FOR: VIC–NOR FARMS, INC.

SITUATE: FORWARD TWP., BUTLER CO., PA

Date 10/22/12	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 16–4F29–25A2B		Instrument # 200005010009521	Service No. 12–117
Address 970 BROWNSDALE ROAD			

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10TH day of DECEMBER 2012.

John J. Snyder
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came John J. Snyder 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 10TH day of DEC. 2012.

Debra L. Jeffcoat
Notary Public — Seal & Stamp

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

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

7 Dec '12
Date

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

P.L.S. # 30161-E

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

Approved by the Supervisors of the Township of Clearfield this 14th day of December 2012.

Secretary — Seal — Chairman

Approved by the Clearfield Township Planning Commission this 10 day of DEC. 2012.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 26TH day of NOV 2012.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

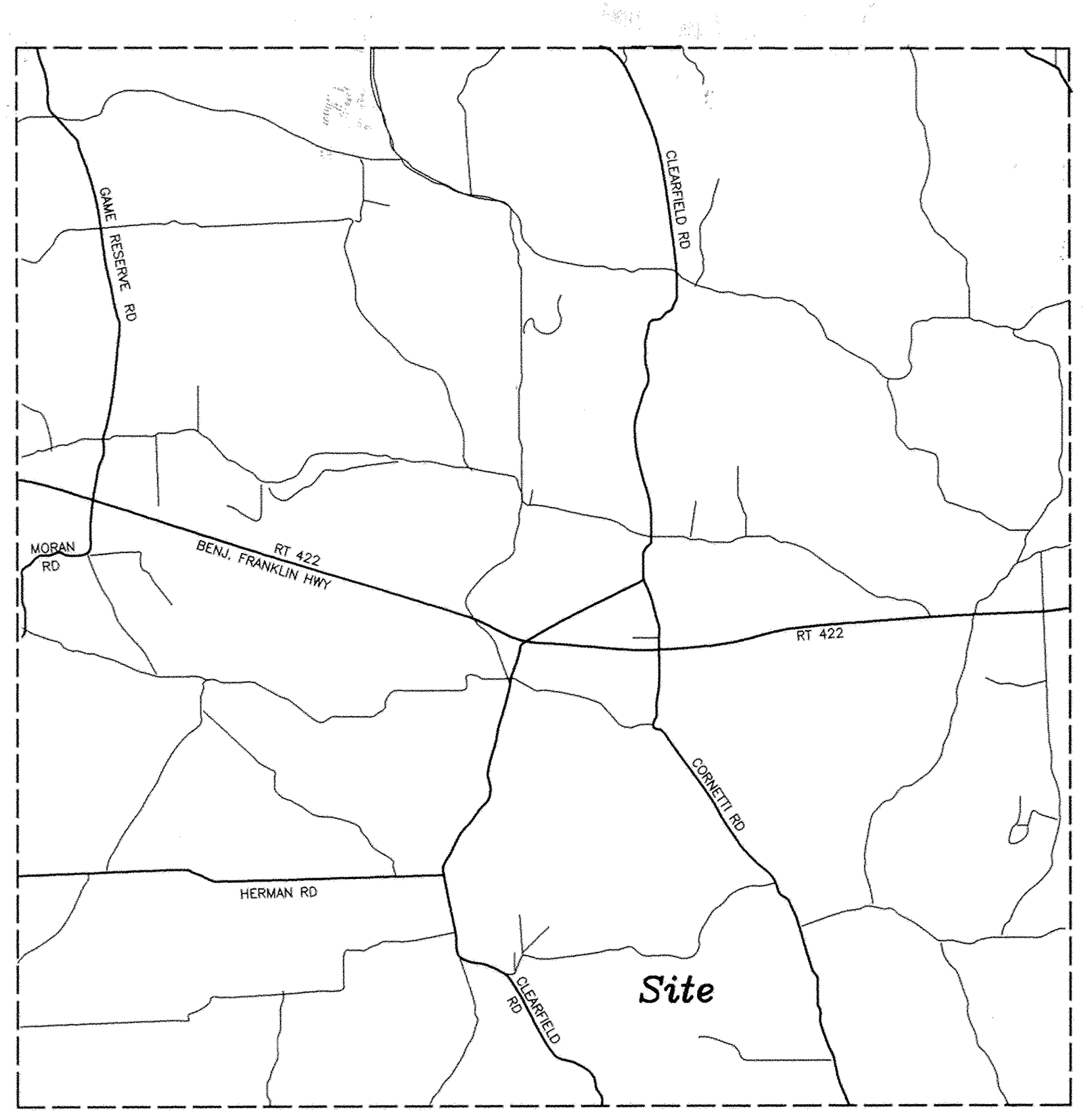
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 332 Page 47.

Given under my hand and seal this 14 day of Dec 2012.

Michele M Mustello
Recorder — Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS — BUTLER COUNTY, PA



Vicinity Map

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10TH day of DECEMBER 2012.

Leo E. Snyder
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Leo E. Snyder 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 10TH day of DEC 2012.

Debra L. Jeffcoat
Notary Public — Seal & Stamp

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10TH day of DECEMBER 2012.

Theresa A. Snyder
Owner

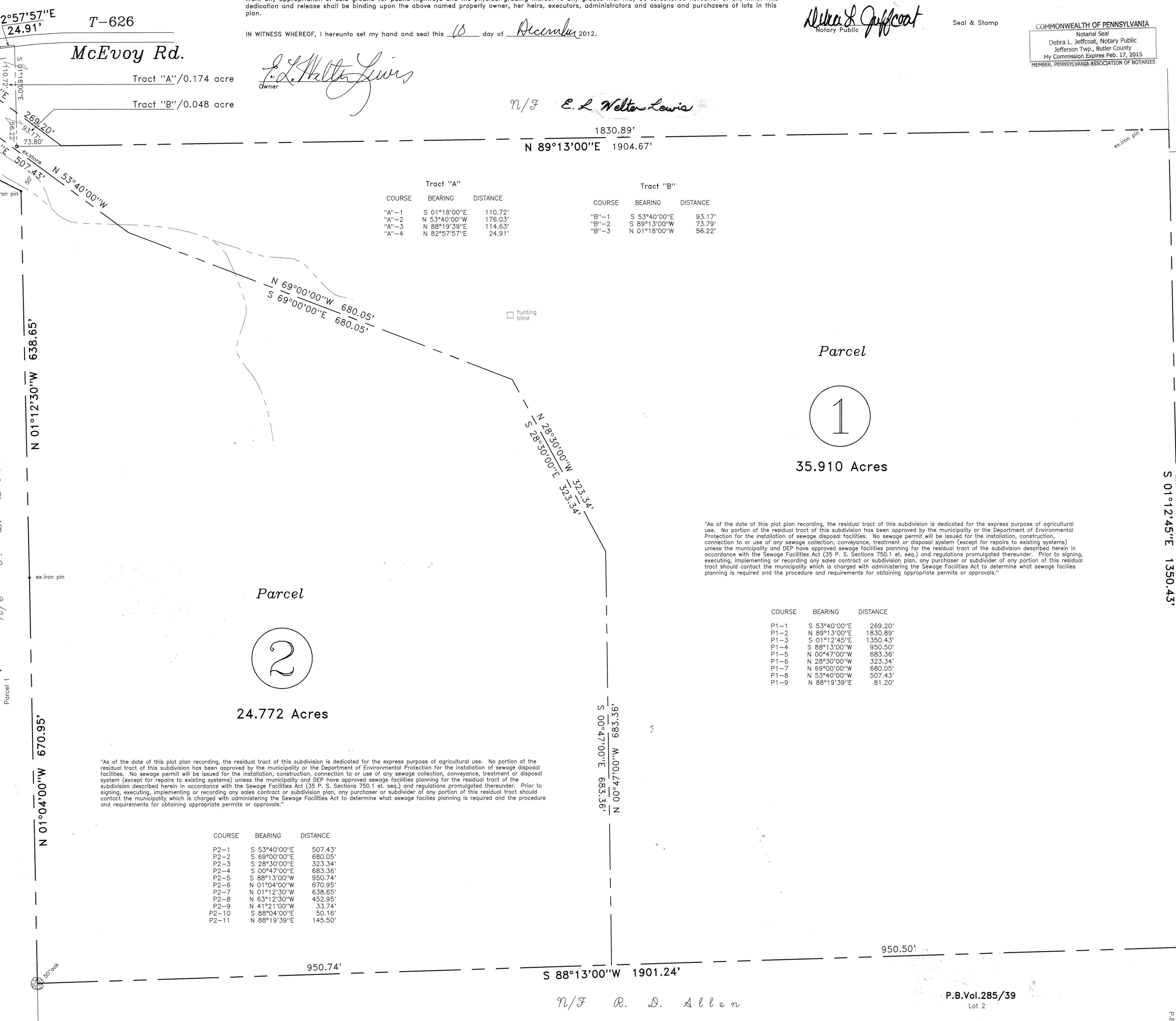
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Theresa A. Snyder and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 10TH day of DEC. 2012.

Debra L. Jeffcoat
Notary Public — Seal & Stamp

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



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"

COURSE	BEARING	DISTANCE
"A"–1	S 01°18'00"E	110.72'
"A"–2	N 53°40'00"W	176.03'
"A"–3	N 88°19'39"E	114.63'
"A"–4	N 82°57'57"E	24.91'

Tract "B"

COURSE	BEARING	DISTANCE
"B"–1	S 53°40'00"E	93.17'
"B"–2	S 89°13'00"W	73.79'
"B"–3	N 01°18'00"W	56.22'

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

COURSE	BEARING	DISTANCE
P1–1	S 53°40'00"E	269.20'
P1–2	N 89°13'00"E	1830.89'
P1–3	S 01°12'45"E	1350.43'
P1–4	S 88°13'00"W	950.50'
P1–5	N 00°47'00"W	683.36'
P1–6	N 28°30'00"W	323.34'
P1–7	N 69°00'00"W	680.05'
P1–8	N 53°40'00"W	507.43'
P1–9	N 88°19'39"E	81.20'

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

COURSE	BEARING	DISTANCE
P2–1	S 53°40'00"E	507.43'
P2–2	S 69°00'00"E	680.05'
P2–3	S 28°30'00"E	323.34'
P2–4	S 00°47'00"E	683.36'
P2–5	S 88°13'00"W	950.74'
P2–6	N 01°04'00"W	670.95'
P2–7	N 01°12'30"W	638.65'
P2–8	N 63°12'30"W	452.95'
P2–9	N 41°21'00"W	33.74'
P2–10	S 88°04'00"E	50.16'
P2–11	N 88°19'39"E	145.50'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10 day of December 2012.

E. L. Welter Lewis
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came E.L.Welter Lewis 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 10 day of DECEMBER 2012.

Debra L. Jeffcoat
Notary Public — Seal & Stamp

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10 day of DECEMBER 2012.

Christopher H. Geibel
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 10 day of DECEMBER 2012.

Debra L. Jeffcoat
Notary Public — Seal & Stamp

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

Instr:201212140036146 12/14/2012
Pages:1 F:$45.00 3:21PM
Michele Mustello T20120050544
Butler County Recorder FL

Snyder Total 60.856 Acres

Snyders' Arreage Plan

SUBDIVISION SURVEY *for* John J. Snyder, Leo E. Snyder, Theresa A. Snyder and Christopher H. Geibel

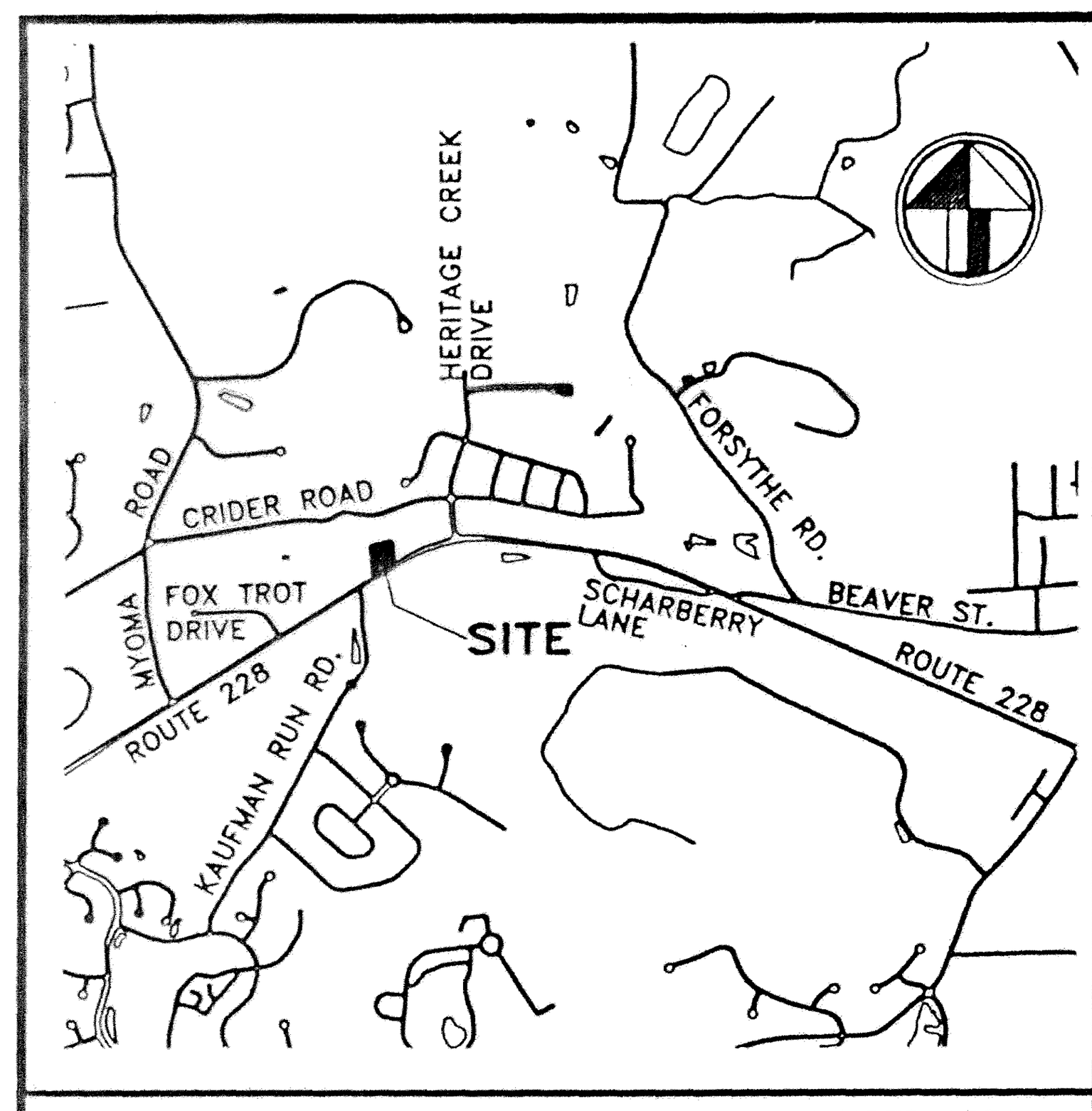
PROJECT No: 12146
SITUATE: CLEARFIELD TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 090-1F13-A3
DATE: 11/22/12 REV: 12/07/12 DWN.By: Sdg CHK.By:

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

RECORDED DEC. 14, 2012
PLAN BOOK	PAGE
332	47

SHEET ____ of ____

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
NOT TO SCALE

SHADED AREA
PROPERTY LOCATION

CALL BEFORE YOU DIG

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

PENNSYLVANIA ON CALL SYSTEM, INC.

1-800-242-1776

PROJECT SITE
SERIAL NO. 20120511328

UTILITY COMPANIES

BREAKNECK CREEK REGIONAL AUTHORITY 1166 MARS - EVANS CITY ROAD PO BOX 1180 MARS, PA. 16046-1180 Attn.: MICHAEL P. DAVIDSON	(724) 625-1699
MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP 690 VALENCIA ROAD P.O. BOX 807 MARS, PA. 16046 Attn.: MATTHEW A. CRANMER	(724) 625-3166
CONSOLIDATED COMMUNICATIONS 4008 GIBSONIA RD. GIBSONIA, PA. 15044 Attn.: VICTOR STROGONOFF	(724) 443-9675
ARMSTRONG UTILITIES INC. 531 PERRY WAY ZELIENOPLE, PA. 16063 Attn.: MIKE CRATTY	(724) 452-5695 EXT. 224
PENNSYLVANIA POWER COMPANY 701 NEW CASTLE STREET ZELIENOPLE, PA. 16063 Attn.: MURRAY WINSLOW	(800) 720-3600 EXT. 3439
T.W. PHILLIPS GAS AND OIL CO. 205 N. MAIN ST. BUTLER, PA 16001 Attn.: MICHAEL DENNY	(800) 222-5101

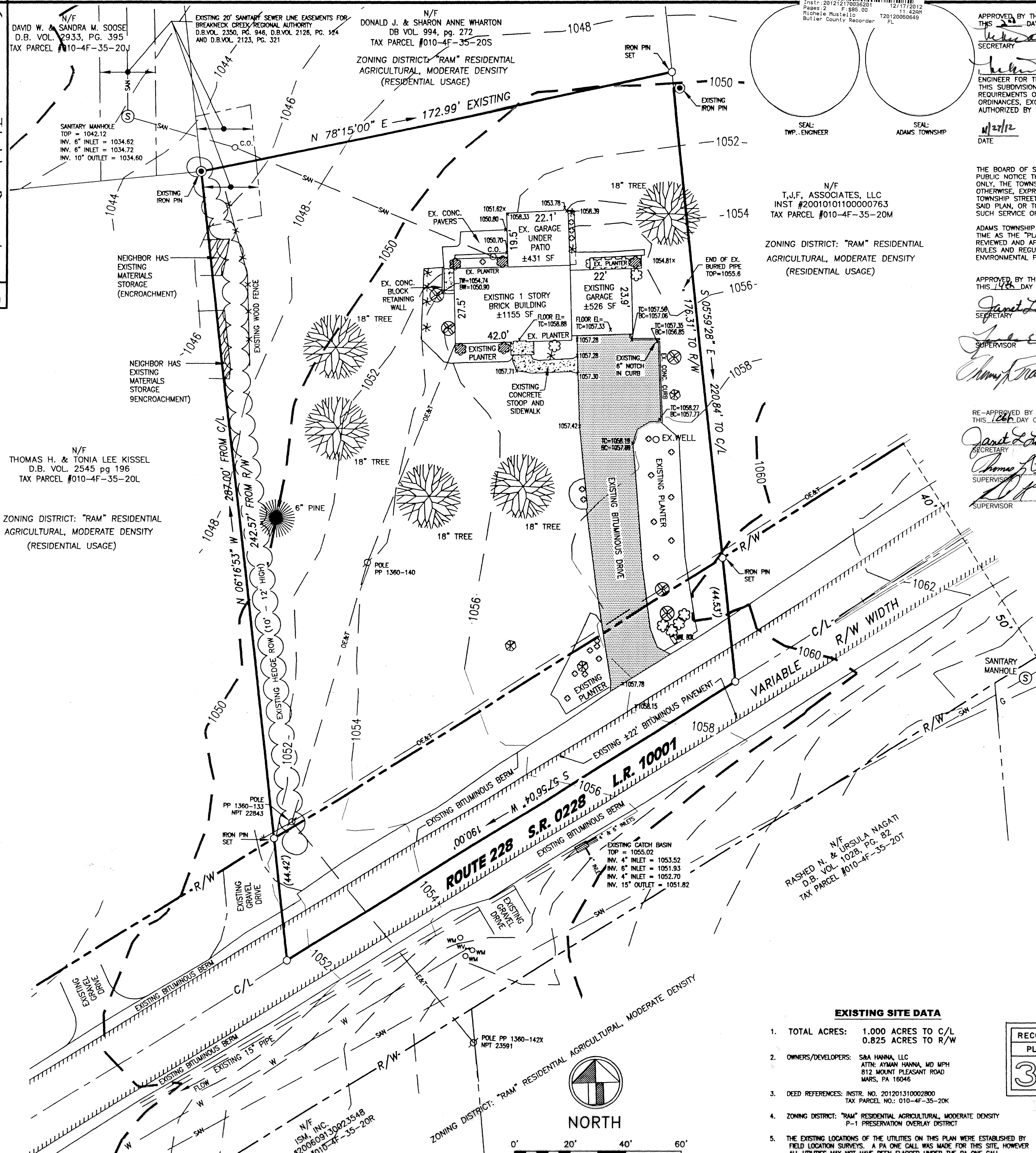
LEGEND

LINES

EXISTING OVERHEAD ELEC. & TELE. LINES	——OE&T——
EXISTING SUB-SURFACE WATER LINE (APPROX. LOCATION)	—— W ——
EXISTING SUBSURFACE GAS LINE (APPROX. LOCATION)	—— G ——
EXISTING SANITARY SEWER LINE	—— SAN ——
EXISTING STORMWATER PIPE	═══
EXISTING GRADE CONTOUR	——1030——

SYMBOLS

EXISTING UTILITY POLE	⌀
EXISTING FIRE HYDRANT	¤FH
EXISTING CATCH BASIN	CB#
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING SANITARY CLEAN-OUT	C.O.
EXISTING WATER VALVE	WV
EXISTING SPOT ELEVATION	×1026.95
EXISTING TOP OF CURB ELEVATION	TC=1056.96
EXISTING BOTTOM OF CURB ELEVATION	BC=1056.92
EXISTING TOP OF WALL ELEVATION	TW=1058
EXISTING BOTTOM OF WALL ELEVATION	BW=1058
EXISTING DECIDUOUS TREE W/TRUNK DIAMETER	18" TREE
EXISTING <= 2' DIA. DECIDUOUS BUSH	
EXISTING 3' - 4' DIA. DECIDUOUS BUSH	
EXISTING >= 5' DIA. DECIDUOUS BUSH	
EXISTING <= 2' DIA. EVERGREEN BUSH	
EXISTING 3' - 4' DIA. EVERGREEN BUSH	
EXISTING >= 5' DIA. EVERGREEN BUSH	
EXISTING 6' - 8' ARBORVITAE	



SCALE: 1" = 20'

ELEVATION DATUM: PENNSYLVANIA STATE PLANE SYSTEM (PA SOUTH)
NAD 1983, NAVD 1988

CONTOUR INTERVAL: 2 FEET

Instr:201212170036201 12/17/2012
Pages:2 F:$85.00 11:42AM
Michele Mustello T20120050649
Butler County Recorder FL

SEAL: TWP. ENGINEER

SEAL: ADAMS TOWNSHIP

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 2nd DAY OF May, 2012.

SECRETARY — CHAIRMAN

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

4/27/12 — 26400 E — [signature]
DATE — REG. NO. — SIGNATURE

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 14th DAY OF May, 2012.

SECRETARY — CHAIRMAN
SUPERVISOR — SUPERVISOR

RE-APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 12th DAY OF December, 2012.

SECRETARY — CHAIRMAN
SUPERVISOR — SUPERVISOR
SUPERVISOR

KNOW ALL MEN BY THESE PRESENTS, THAT S&A HANNA, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, S&A HANNA, LLC 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 S&A HANNA, LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECETARY, THIS 6TH DAY OF November A.D., 2012.

S&A HANNA, LLC

ATTEST:
(SECRETARY) — (PRESIDENT)

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY S&A HANNA, LLC WITH 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, COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

S&A HANNA, LLC
(PRESIDENT)

CORPORATE SEAL:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

ON THIS 6TH DAY OF November A.D., 2012 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Ayman Hanna (NAME OF OFFICER) PRESIDENT OF S&A HANNA, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID S&A HANNA, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF S&A HANNA, LLC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

AYMAN HANNA
(NAME OF OFFICER)
PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF November, 2012.

MY COMMISSION EXPIRES THE 4 DAY OF January A.D., 2015.

NOTARY PUBLIC — NOTARY SEAL:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole R. Bailey, Notary Public
Adams Twp., Butler County
My Commission Expires Jan. 4, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

S&A HANNA, LLC, OWNER OF THE GOOD SAMARITAN PAIN CLINIC SITE DEVELOPMENT PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF S&A HANNA, LLC., AS RECORDED AS INSTRUMENT NO. 201201310002800, RECORDER OF DEEDS OFFICE.

S&A HANNA, LLC.
(SECRETARY) — (PRESIDENT)

I, DAVID EMERICK MORTGAGEE OF THE PROPERTY CONTAINED IN THE PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

ATTEST:
WITNESS — MORTGAGEE

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 18TH DAY OF APRIL 2012

SECRETARY — CHAIRMAN

BUTLER COUNTY SEAL:

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 VOLUME 332, PAGE 48-49

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF Dec., 2012

MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER Michele M Mustello

RECORDERS SEAL:

RECORDER OF DEEDS BUTLER COUNTY, PA.

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 SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS

Tamara O Ranalli P.L.S. — 5-9-12
TAMARA A. RANALLI, P.L.S. — DATE

EXISTING SITE DATA

1. TOTAL ACRES: 1.000 ACRES TO C/L
   0.825 ACRES TO R/W
2. OWNERS/DEVELOPERS: S&A HANNA, LLC
   ATTN: AYMAN HANNA, MD MPH
   812 MOUNT PLEASANT ROAD
   MARS, PA 16046
3. DEED REFERENCES: INSTR. NO. 201201310002800
   TAX PARCEL NO.: 010-4F-35-20K
4. ZONING DISTRICT: "RAM" RESIDENTIAL AGRICULTURAL, MODERATE DENSITY
   P-1 PRESERVATION OVERLAY DISTRICT
5. THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER ALL UTILITIES MAY NOT HAVE BEEN FLAGGED UNDER THE PA ONE CALL. THEREFORE LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN.

   ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776
6.. THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD

RECORDED DEC. 17, 2012	
PLAN BOOK	PAGE
332	48

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

REGISTRATION NO. SU-051843-E

REVISIONS	
11/29/12	ADD REAPPROVE

DRWN: TR — CHK'D.:TR

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

(PROPOSED GOOD SAMARITAN PAIN CLINIC)
EXISTING CONDITIONS PLAN
PREPARED FOR: S&A HANNA, LLC
PROPERTY ADDRESS: 943 ROUTE 228, MARS, PA 16046

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA. — PROJECT NO: 5235-2012-SP
DATE: APRIL 4, 2012 — SHEET: SP-2

GENERAL NOTES:

A1. All Documents, including drawings and specifications furnished by the SHOUP ENGINEERING INC., Engineer and/or the SURVEY TECH & ASSOCIATES, LLC, Surveyor for this project are instruments of his services for use on the specific project. They are not intended or represented to be suitable for reuse by the owner or others on extensions of the project or any other project. Any reuse without specific written verification or adaptation by the Engineer/Surveyor will be at the owner's sole risk and without liability or legal exposure to the Engineer/Surveyor, and the owner shall indemnify and hold harmless the Engineer/Surveyor from all claim, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such verification or adaptation will entitle the Engineer/Surveyor to further compensation at rates agreed upon by the owner and the Engineer/Surveyor.

A2. The SHOUP ENGINEERING INC., Engineer and/or the SURVEY TECH & ASSOCIATES, LLC, Surveyor, for this project has prepared the project's Plans based upon a combination of field surveying, and utility line plan data locations provided by others. All existing subsurface utility locations throughout the project areas, may or may not be depicted upon the plan drawings. The project areas in which new underground facilities and appurtenances are to be constructed under this contract may contain existing underground utilities and structures which are not shown on these plans. The data pertaining to utilities shown on the plans is for general information and guidance only. The exact locations, depth and size of these utilities within the limits of the work shall be determined by the contractor in accordance with standard general procedures. No additional compensation will be made for exploratory work.

A3. The contractor shall exercise extreme care in excavating for all new underground pipe lines and facilities to prevent accidental damage to existing utilities. He shall notify utility companies 72 hours in advance of excavation. He shall protect and support all exposed lines. Restoration of damaged piping, conduits, wiring, cable and any other appurtenances shall be made at not cost to the owner, the Surveyor, or utility companies.

A4. In event of damage to facilities, the contractor shall immediately notify the project inspector and the Engineer/Surveyor, and shall be prepared to make complete restoration to satisfaction of the owner, the Engineer/Surveyor, and the utility companies.

A5. INDEMNITY:
The Contractor shall indemnity and save harmless the SHOUP ENGINEERING INC., Engineer and/or the SURVEY TECH & ASSOCIATES, LLC, the OWNERS, and all related representatives for the above, from and against all losses and all claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against him, by reason of any act or omission of said Contractor, his agents or employees, in the execution of the work or in the guarding of it.

A6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH PENNSYLVANIA ACT 172, AND TO CONTACT THE "ONE-CALL SYSTEM", 72 HOURS PRIOR TO THE START OF CONSTRUCTION AND/OR EXCAVATION.
CALL: 1-800-242-1776

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ON CALL SYSTEM, INC.
1-800-242-1776
PROJECT SITE SERIAL NO. 20120511328

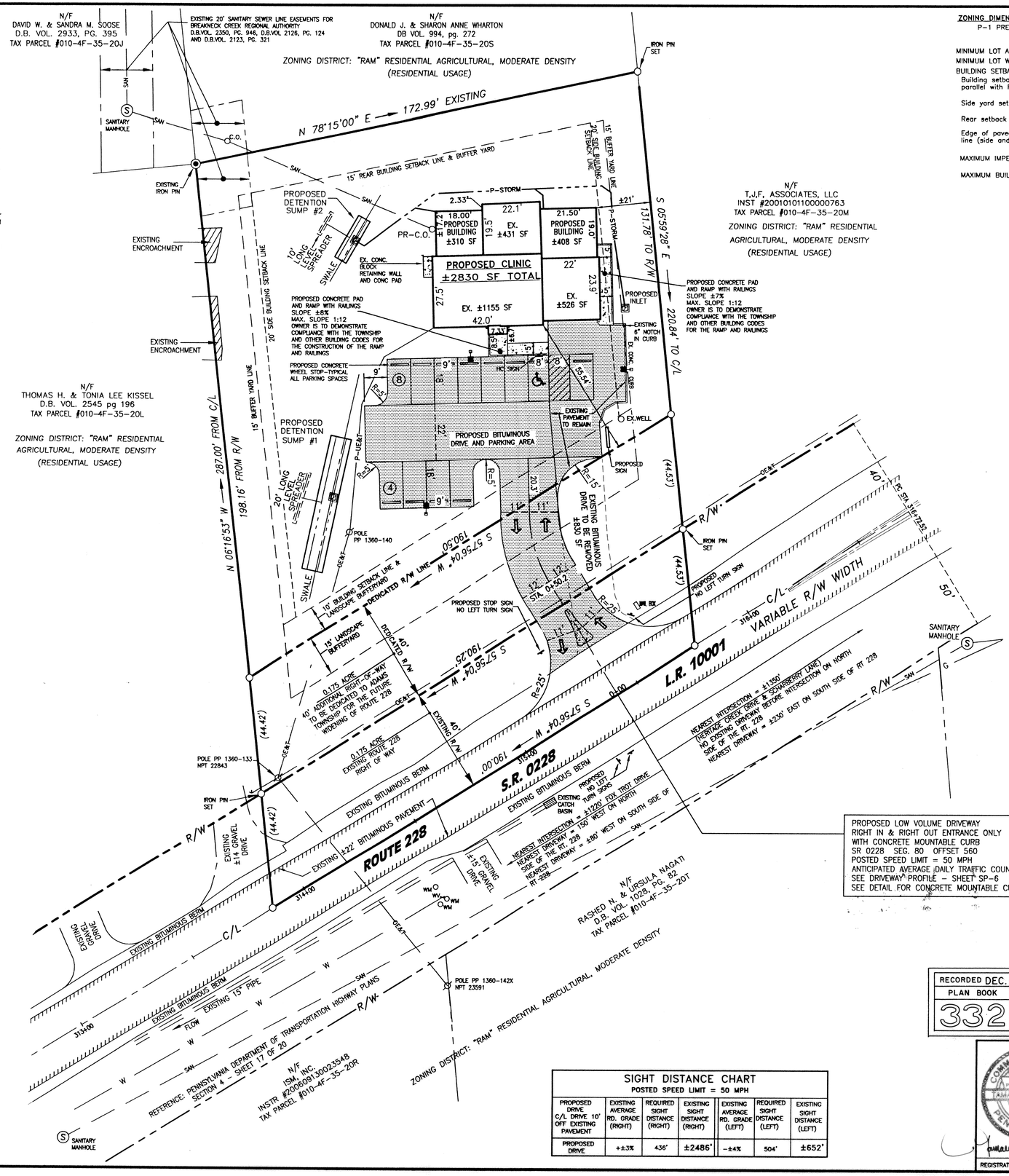
LEGEND

LINES

- EXISTING OVERHEAD ELEC. & TELE. LINES —OE&T—
- EXISTING SUB-SURFACE WATER LINE (APPROX. LOCATION) —W—
- EXISTING SUBSURFACE GAS LINE (APPROX. LOCATION) —G—
- EXISTING SANITARY SEWER LINE —SAN—
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE —P-STORM—

SYMBOLS

- EXISTING UTILITY POLE
- EXISTING CATCH BASIN CB#
- EXISTING SANITARY MANHOLE (S)
- EXISTING SANITARY CLEAN-OUT C.O.
- EXISTING WATER VALVE WV
- PROPOSED SUBSURFACE ELECTRIC & TELEPHONE LINE —P-UE&T—
- PROPOSED LIGHT POLE
- PROPOSED HANDICAPPED SIGN HC SIGN
- EXISTING AND PROPOSED BITUMINOUS SURFACE ON SITE
- CONCRETE SURFACE



SIGHT DISTANCE CHART
POSTED SPEED LIMIT = 50 MPH

PROPOSED DRIVE C/L DRIVE 10' OFF EXISTING PAVEMENT	EXISTING AVERAGE RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED DRIVE	+±3%	436'	±2486'	-±4%	504'	±652'

ZONING DIMENSIONAL STANDARD REQUIREMENTS:
P-1 PRESERVATION OVERLAY DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	0.650 ACRE
MINIMUM LOT WIDTH	NO MINIMUM	190.5'
BUILDING SETBACKS		
Building setback from property line parallel with Route 228 right-of-way	10'	10'
Side yard setback	20'	20'
Rear setback from rear property line	15'	15'
Edge of paved surface to property line (side and rear yards)	15'	15'
MAXIMUM IMPERVIOUS COVERAGE:	60%	29%
MAXIMUM BUILDING HEIGHT	3 Story	Existing 1 Story

EXISTING SITE DATA

1. TOTAL ACRES: 1.000 ACRES TO C/L
   0.825 ACRES TO R/W
2. OWNERS/DEVELOPERS: S&A HANNA, LLC
   ATTN: AYMAN HANNA, MD MPH
   812 MOUNT PLEASANT ROAD
   MARS, PA 16046
3. DEED REFERENCES: INSTR. NO. 201201310002800
   TAX PARCEL NO.: 010-4F-35-20K
4. ZONING DISTRICT: "RAM" RESIDENTIAL AGRICULTURAL, MODERATE DENSITY
   P-1 PRESERVATION OVERLAY DISTRICT
5. THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER ALL UTILITIES MAY NOT HAVE BEEN FLAGGED UNDER THE PA ONE CALL. THEREFORE LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN.
   ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776
6. THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.
7. SEE THE PLANS AND SPECIFICATIONS PREPARED BY SHOUP ENGINEERING INC, FOR THE STORMWATER MANAGEMENT PLAN AND DETAILS AND THE EROSION AND SEDIMENTATION CONTROL PLAN AND DETAILS FOR THIS SITE
   SEE SHEETS STM-1 AND E&S-1

PROPOSED SITE DATA

A. TOTAL ACRES:
1.000 ACRE TO CENTERLINE OF ROUTE 228
0.175 ACRE IN EXISTING ROUTE 228 R/W
0.825 ACRE TO ROUTE 228 RIGHT OF WAY
0.175 ACRE IN R/W TO BE DEDICATED
0.650 ACRE RESIDUAL TO DEDICATED R/W

B. PARKING: TYPICAL AUTOMOBILE PARKING SPACE 9'x18'
VAN ACCESSIBLE HANDICAPPED PARKING SPACE 16'x18'

C. PROPOSED BUILDING USE: PROPOSED PROFESSIONAL MEDICAL OFFICE BUILDING
±2,830 SQ.FT. GROSS FLOOR AREA

4 PARKING SPACES PER EACH 1000 SQUARE FEET OF GROSS FLOOR AREA

2,830 SQ.FT./1000 SQ.FT. X 4 = 11 REQUIRED PARKING SPACES
12 PROVIDED PARKING SPACES
(INCLUDES 1 VAN ACCESSIBLE HANDICAPPED PARKING SPACE)

D. LOT COVERAGE:
MAXIMUM ALLOWED IMPERVIOUS = 60%/0.650 ACRE = ±0.39 ACRE

TOTAL PROPOSED IMPERVIOUS = TOTAL PROPOSED BUILDING = ±2830 SQ. FT.
TOTAL PROPOSED DRIVES, PARKING AND CONCRETE WALKS TO THE DEDICATED R/W = ±5480 SQ. FT.
TOTAL PROPOSED IMPERVIOUS = ±8310 SQ.FT. (±0.19 ACRE)

±0.19 ACRE/0.650 ACRE = ±0.29 %

±3900 SQ. FT. = TOTAL NEW IMPERVIOUS FOR PROPOSED DRIVES, PARKING AND CONCRETE WALKS TO THE DEDICATED R/W
+ ±718 SQ. FT. = PROPOSED BUILDING ADDITIONS
±4618 SQ. FT.
+ ±1130 SQ. FT. = TOTAL NEW IMPERVIOUS FOR PROPOSED DRIVE FROM THE DEDICATED R/W TO THE EXISTING BERM OF ROUTE 228
±5748 SQ. FT.
- ±830 SQ. FT. = REMOVE EXISTING DRIVE PAVEMENT
±4918 SQ. FT. = TOTAL NEW IMPERVIOUS SURFACES

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

F. THE OWNER IS TO AGREE TO AN EASEMENT FROM THE EAST PROPERTY LINE TO THE WEST PROPERTY LINE FOR FUTURE INTER-CONNECTION AND FUTURE ACCESS TO OTHER PROPERTIES.

NORTH
0' 20' 40' 60'
SCALE: 1" = 20'
ELEVATION DATUM: PENNSYLVANIA STATE PLANE SYSTEM (PA SOUTH) NAD 1983, NAVD 1988

RECORDED DEC. 17, 2012	
PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL AMARA A. RANALLI LAND SURVEYOR SU-051843-E

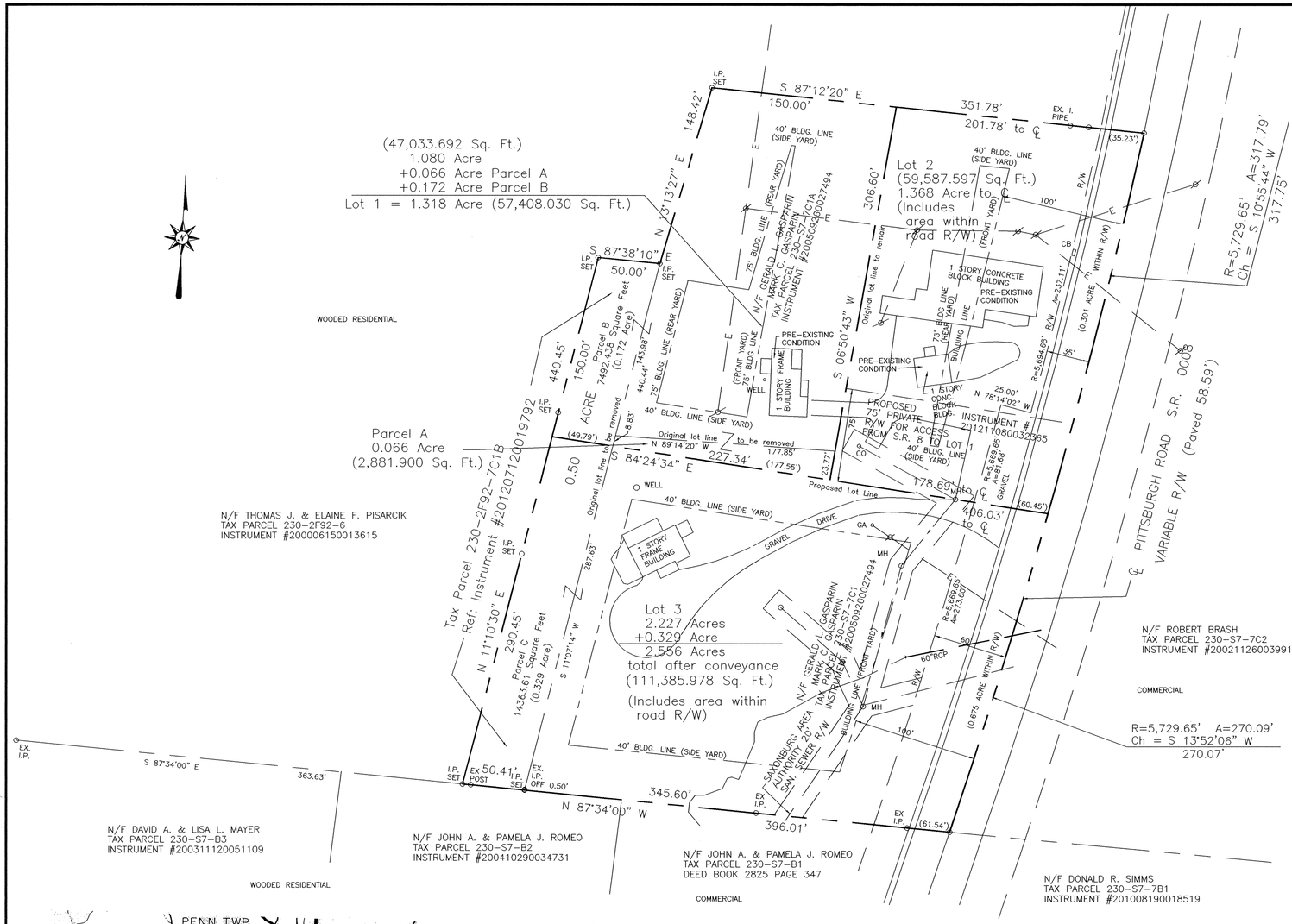
REGISTRATION NO. SU-051843-E DRWN: TR CHK'D: TR

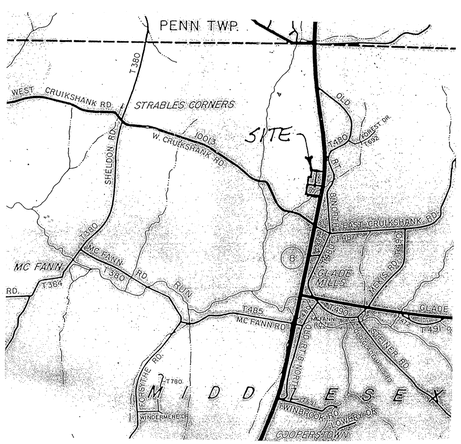
REVISIONS	
4-11-12	ADD STATE RD STATIONS
5-9-12	REV. STATE SIGNS
	TWP. ENG. COMMENTS
	ADD LEVEL SPREADERS

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE — EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

(PROPOSED GOOD SAMARITAN PAIN CLINIC)
PROPOSED SITE PLAN
PREPARED FOR: S & A HANNA, LLC
PROPERTY ADDRESS: 943 ROUTE 228, MARS, PA 16046
SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.
DATE: APRIL 4, 2012
PROJECT NO: 5235-2012-SP
SHEET: SP-3

G:\Miller-HannaPainClinic-5235-2012\5235-2012 Miller-Hanna-SitePlan-Grading-Landscape_Rev2.dwg — Jul 10, 2012 @ 9:14am (EXISTING CONDITIONS) MILLER-PAIN.ctb





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: GERALD L. GASPARIN
MARK C. GASPARIN
880 PITTSBURGH ROAD
BUTLER, PA 16002

ZONED: C-2; HIGHWAY COMMERCIAL

BUILDING REQUIREMENTS:

MINIMUM LOT SIZE:	1 ACRE
MINIMUM LOT WIDTH:	150'
FRONT YARD SETBACK:	75' FROM LOT LINE OR 100' FROM CENTERLINE
REAR YARD SETBACK:	75' PRINCIPAL STRUCTURE 10' ACCESSORY STRUCTURES
SIDE YARD SETBACK:	40' PRINCIPAL STRUCTURE 10' ACCESSORY STRUCTURES

TOTAL PLAN AREA: 5.242 ACRES (228,381.50 SQ. FT.)

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

A WAIVER HAS BEEN REQUESTED TO NOT SHOW EXISTING AND PROPOSED CONTOURS ON THIS PLAN AS REQUIRED PER 150-25.D(10)

PRIVATE DRIVE TO LOT 1 ACROSS LOT 2 WILL BE MAINTAINED JOINTLY BY OWNERS OF LOTS 1 AND 2, THEIR HEIRS, SUCCESSORS AND ASSIGNS. (SEE MAINTENANCE AGREEMENT – INSTRUMENT #201211080032365).

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

OWNER	TAX ID#	INSTRUMENT #	LOT #	ACREAGE			
				EXISTING	CONVEYANCE	NEW (TO ℄)	AREA W/IN R/W
Gerald L. Gasparin Mark C. Gasparin	230-S7-7C1A	200509260027494 Parcel 1	1	1.08 AC.	+Parcel A 0.066 Acre +Parcel B 0.172 Acre	1.318 Ac.	0
Gerald L. Gasparin Mark C. Gasparin	230-S7-7C1	200509260027494 Parcel 2	2	3.661 Ac.	–Parcel A 0.066 Acre –Lot 3 2.227 Acre	1.368 Ac.	0.301 Ac.
Gerald L. Gasparin Mark C. Gasparin	230-S7-7C1B	201207120019792	3	0.501 Ac.	+Lot 3 2.227 Acre –Parcel B 0.172 Acre	2.556 Ac.	0.675 Ac.
TOTAL PLAN AREA				5.242 Ac.		5.242 Ac.	0.976 Ac.

0' 50' 100' 150'

Instr:201212170036267 12/17/2012
Pages:1 F:$45.00 4:17PM
Michele Mustello T20120050749
Butler County Recorder ND

ALL SIGNATURES MUST BE IN BLACK INK

I, Mark C. Gasparin, owner or beneficial owner of the land shown on the Gerald L. Gasparin and Mark C. Gasparin Plan of Subdivision, 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 aid Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for samages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of November, 2012.

ATTEST: Linda L Dawson NOTARY PUBLIC — Mark C Gasparin OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Mark C. Gasparin, and acknowledged the foregoing adoption, 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 28th day of November, 2012.

My Commission expires the 10th day of August, 2014.

SEAL — Linda L Dawson NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (NO MORTGAGE)

I hereby certify that the title to the property contained in the Gerald L. Gasparin and Mark C. Gasparin Plan of Subdivision is in the names of Gerald L. Gasparin and Mark C. Gasparin and is recorded in Instrument Number 200509260027494.
I further certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS — Mark C Gasparin OWNER

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 21-2012 this 14th day of December, 2012.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Middlesex this 14th day of December, 2012.

SECRETARY — CHAIRMAN, Planning Commission

I, JOHN RUSNAK, 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.

12-5-12 DATE — 044823-E REG. NO. — (SEAL) — SIGNATURE

Reviewed by the Butler County Planning Commission this 17th day of Oct, 2012.

SECRETARY — SEAL — CHAIRMAN, BUTLER COUNTY PLANNING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 332 Page(s) 50.

Given under my hand and seal this 17th day of December, 2012.

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS

I, Gerald L. Gasparin, owner or beneficial owner of the land shown on the Gerald L. Gasparin and Mark C. Gasparin Plan of Subdivision, 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 aid Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for samages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of November, 2012.

ATTEST: Linda L Dawson NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Gerald L. Gasparin, and acknowledged the foregoing adoption, 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 28th day of November, 2012.

My Commission expires the 10th day of August, 2014.

SEAL — Linda L Dawson NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (NO MORTGAGE)

I hereby certify that the title to the property contained in the Gerald L. Gasparin and Mark C. Gasparin Plan of Subdivision is in the names of Gerald L. Gasparin and Mark C. Gasparin and is recorded in Instrument Number 200509260027494.
I further certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS — OWNER

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.

November 13, 2012 DATE — Cheryl A Hughes NAME OF SURVEYOR — SU-32490-E

(SEAL)

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

TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — COUNTY OF BUTLER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — John Rusnak, Jr. — 044823-E

BUTLER COUNTY PLANNING COMMISSION

Revised: 11/13/12; Maintenance Agreement Instrument #201211080032365
Revised: 09/19/12; Engineer's comments

RECORDED DEC. 17, 2012	
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Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
FOR: GERALD L. GASPARIN
and
MARK C. GASPARIN
SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 08/03/12	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 230-7-7C1A & 7C1		Instrument # 200509260027494	Service No. 10-131
Address 880 PITTSBURGH ROAD			