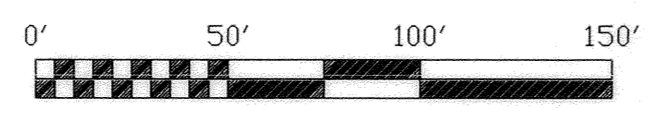


NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.
IRON PINS TO BE SET AT LOT CORNERS.
PROPERTY OWNER: WILLIAM JOHN KRADEL
175 EVANS CITY ROAD
BUTLER, PA 16001
PROPOSED WATER WELLS TO SERVE THESE LOTS ARE TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEMS TO BE BUILT.
REF: LOT 1 OF KRADEL SUBDIVISION, P.B. 303 PG. 11.

N/F R.L. KRADEL
LOT 2 OF P.B. 303 PG. 11
120-3F45-15G
INSTRUMENT # 200801290001882
EAGLE MILL ROAD
AGRICULTURAL



VICINITY MAP Scale: 1" = 2000'

LOT 1 QUALIFIES FOR A 10 ACRE EXEMPTION UNDER ACT 537. SECTION 7 (a)(2) OF THE ACT STATES THAT A PERSON INSTALLING A PERMIT EXEMPT SYSTEM SHALL INDEMNIFY AND HOLD HARMLESS THE COMMONWEALTH, THE LOCAL AGENCY, THE SEWAGE ENFORCEMENT OFFICER SERVING THE MUNICIPALITY IN WHICH THE SYSTEM IS LOCATED AND THE MUNICIPALITY WHERE THE SYSTEM IS LOCATED FROM AND AGAINST DAMAGES TO PROPERTY OR INJURIES TO ANY PERSONS AND OTHER LOSSES, DAMAGES, EXPENSES, CLAIMS, DEMANDS, SUITS AND ACTIONS BY ANY PARTY AGAINST THE COMMONWEALTH, THE LOCAL AGENCY, SEWAGE ENFORCEMENT OFFICER AND THE MUNICIPALITY IN CONNECTION WITH THE MALFUNCTIONING OF ANY ON-LOT SYSTEM INSTALLED UNDER THE PERMIT EXEMPTION PROVISIONS OF THE ACT. THE ACT REQUIRES THAT EVERY CONTRACT FOR THE SALE OF A LOT WHICH IS SERVED BY AN INDIVIDUAL SEWAGE SYSTEM WHICH WAS INSTALLED UNDER THE 10 ACRE PERMIT EXEMPTION PROVISIONS OF THE ACT SHALL CONTAIN A STATEMENT IN THE CONTRACT THAT CLEARLY INDICATES TO THE BUYER THAT SOILS AND SITE TESTING WERE NOT CONDUCTED AND THAT THE OWNER OF THE PROPERTY SERVED BY THE SYSTEM, AT THE TIME OF MALFUNCTION, MAY BE HELD LIABLE FOR ANY CONTAMINATION, POLLUTION, PUBLIC HEALTH HAZARD OR NUISANCES WHICH OCCUR AS THE RESULT OF THE MALFUNCTION OF THE SEWAGE SYSTEM INSTALLED. CONTRACTS NOT MEETING THESE REQUIREMENTS ARE NOT ENFORCEABLE BY THE SELLER AGAINST THE BUYER. THE ACT FURTHER STATES THAT IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER WHO INSTALLED OR CONTRACTED FOR THE INSTALLATION OF A SEWAGE SYSTEM UNDER THE PERMIT EXEMPTION PROVISIONS OF THE ACT OR THE PROPERTY OWNER WHO ACCEPTED RESPONSIBILITY FOR THE SYSTEM UPON PURCHASE OF THE PROPERTY TO CORRECT OR TO HAVE CORRECTED ANY SYSTEM MALFUNCTION WHICH CONTAMINATES SURFACE OR GROUNDWATER OR DISCHARGE TO THE SURFACE OF THE GROUND. MALFUNCTIONS OF SYSTEMS INSTALLED UNDER PROVISIONS OF THE ACT WHICH CONTAMINATES GROUND OR SURFACE WATER OR DISCHARGE TO THE SURFACE OF THE GROUND CONSTITUTES A NUISANCE AND SHALL BE ABATABLE IN A MANNER PROVIDED BY LAW. SUCH REPAIRS MUST BE CONDUCTED IN ACCORDANCE WITH THE DEPARTMENT'S STANDARDS UNDER A PERMIT ISSUED BY THE LOCAL AGENCY.

The Governing Body of the Township of Connoqueenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoqueenessing 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 Governing Body of the Township of Connoqueenessing, Butler County, Pennsylvania, on this 6th day of February, 2013.

ATTEST:
Brenda Dawn
SECRETARY
SEAL:
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 334, Page 1.
Given under my hand and seal this 4th day of March, 2013.
Michele M. Mustello
RECORDER OF DEEDS

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

RECORDED	MAR. 4, 2013
PLAN BOOK	PAGE
334	1

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

IN WITNESS WHEREOF, I hereunto set my hand(s) and seal(s) this 17 day of January, 2013.
ATTEST:
William John Kradel
OWNER
David C. Harkins
NOTARY PUBLIC
My Commission Expires the 04 day of June, A.D., 2014.

The foregoing adoption and dedication is made by William John Kradel with the full understanding and agreement that the approval of the Governing Body of the Township of Connoqueenessing, 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.

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 William John Kradel, 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 17 DAY OF January, 2013.
David C. Harkins, Notary Public
Notary Seal
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries
Reviewed with comments by the Butler County Planning Commission at a meeting held this 13th day of Jan., 2013. Letter to Planning Commission dated 1/17/13.
Butler County Planning Commission
Chairman: Paul J. Harkins
Secretary: Cheryl A. Hughes

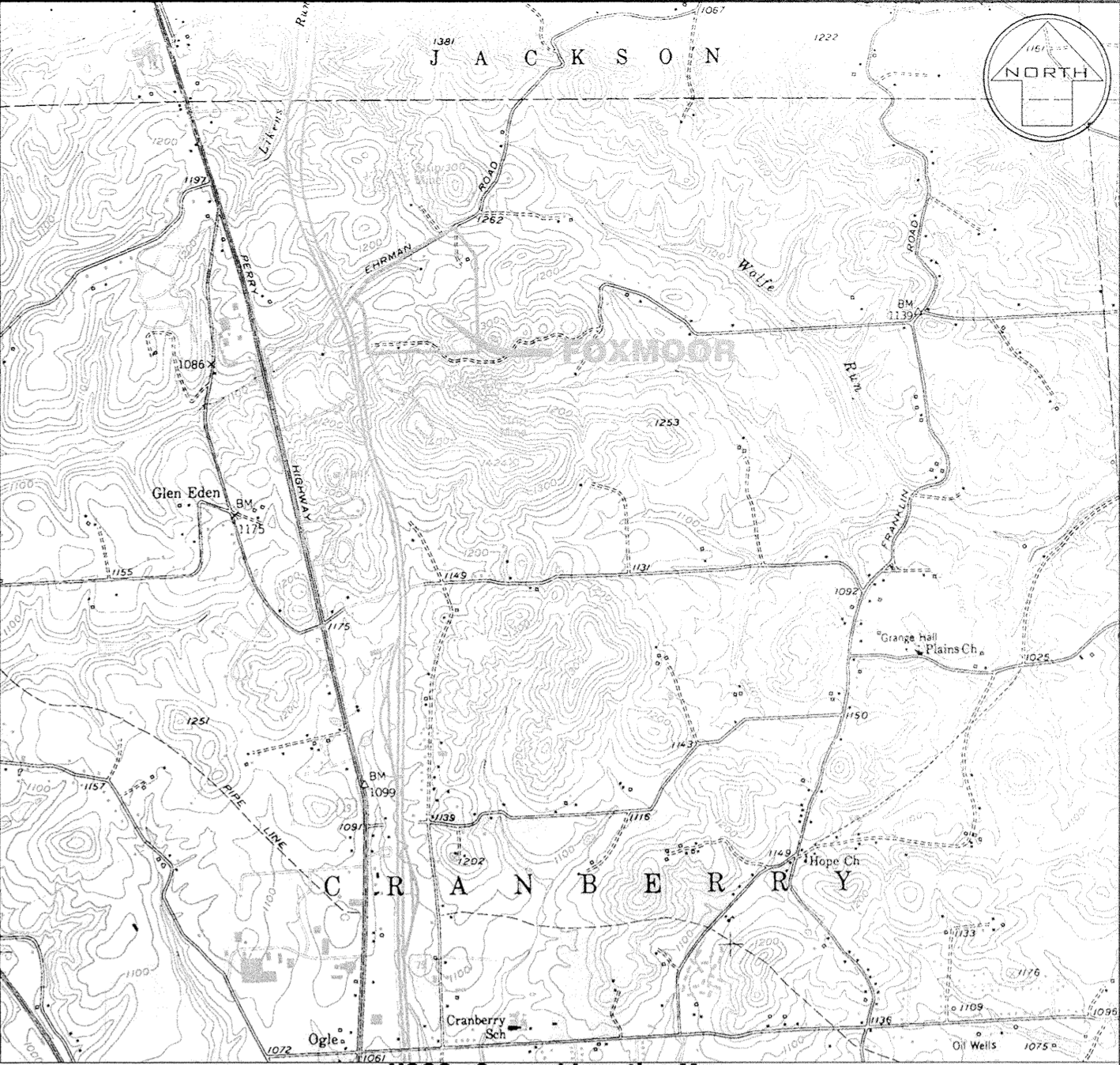
KNOW ALL MEN BY THESE PRESENTS, THAT I, William John Kradel, of the Township of Connoqueenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby accept and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoqueenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon William John Kradel, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17 day of January, A.D., 2013.
ATTEST:
William John Kradel
OWNER

WITNESS My hand and notarial seal this 17 day of January, A.D., 2013.
David C. Harkins
NOTARY PUBLIC
My Commission Expires the 04 day of June, A.D., 2014.
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries
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.
Cheryl A. Hughes
SURVEYOR - REGISTRATION NO. SU-32490-E
January 9, 2013

Reviewed and approved by the Connoqueenessing Township Planning Commission this 22 day of Feb., 2013.
Shirley A. Harkins
SECRETARY
Dorena J. Cox
CHAIRMAN
SEAL:

REVISED: 01/09/13; ENGINEER'S REVIEW COMMENTS			
L J F	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: WILLIAM JOHN KRADEL			
SITUATE: CONNOQUEENESSING TWP., BUTLER CO., PA			
Date 12/18/12	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120-3F45-15C	Db-Pg 906-349	Sheet No.	Service No. 12-126
Address EAGLE MILL ROAD			



ZONING DISTRICT	R-3 MULTIFAMILY RESIDENTIAL
GROSS PROPERTY AREA	45.88 ACRES
R.O.W. DEDICATED	0.20 ACRES (GARVIN ROAD)
NET PROPERTY AREA	45.68 ACRES
TOWNHOME LOT AREA	9.53 ACRES
PHASE I TOWNHOME AREA	1.66 ACRES

NOTE: BASIS OF BEARINGS IS THE CENTERLINE OF EHRMAN ROAD AS ESTABLISHED BY PLANS PREPARED BY DANIEL C. BAKER ASSOCIATES, INC. DATED 6/11/97 AND RECORDED IN RECORD BOOK VOLUME 2785 PAGE 128, FOR THE ACQUISITION OF ADDITIONAL ROAD RIGHT OF WAY AND SLOPE EASEMENT ALONG THE EASTERLY SIDE OF EHRMAN ROAD.

I, Gary A. Sheffler, Sr., a Registered Professional Surveyor, of the Commonwealth of Pennsylvania, do hereby certify that the Foxmoor Townhomes Condominium to which this certification is affixed, accurately contains all information required by Section 3210 of the Pennsylvania Uniform Condominium Act (68 Pa. C.S.A. 3210).

3-5-13
Date Gary A. Sheffler, Sr., P.L.S.
Registration No. 11786-E

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Gary A. Sheffler, Sr., a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania and acknowledged the foregoing certification to be his act and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of march, 2013.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County
in Plan Book Volume 334 Page(s) 2.
GIVEN UNDER MY HAND AND SEAL this 3rd day of march, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jill E. Kennan, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires Oct. 15, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Michele M Mustello
Recorder

Instr: 201303050006633 03/05/2013
 Pages: 1 F: \$45.00 3:11PM
 Michele Mustello T20130005679
 Butler County Recorder FL

**Phase III Declaration Plan
Foxmoor Townhomes
A Condominium**

UNITS 109A, 109B, 109C

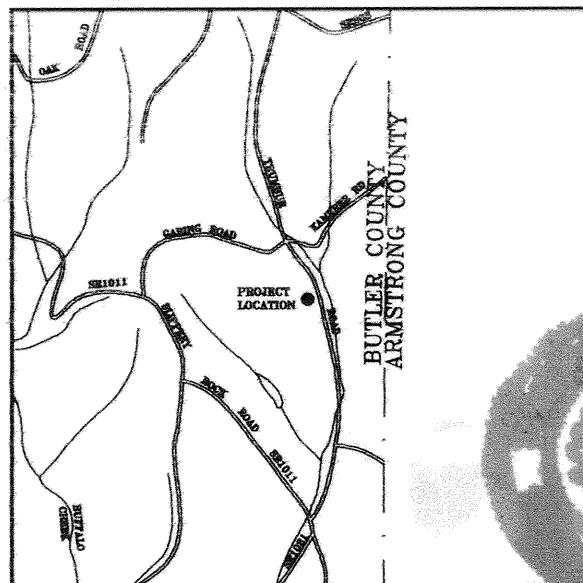
Situate In
Cranberry Township, Butler County
Pennsylvania

Prepared For
Foxmoor Condominium, L.P.

Date: March 5, 2013
Scale: 1"= 80'
CADD#^W: 60072-Condo Dec-Lot 109.dwg

Prepared By
PVE Sheffler
2000 Georgetown Drive, Suite 101
Sewickley, Pennsylvania 15143
724-444-1100

Sheet No.: T-01



LOCATION MAP

1" = 1 MILE

- Set Iron Pin
- Found Iron Pin

Final approval by the Donegal Twp. Planning Commission this 5 day of March, 2013

Chairman Secretary

Final approval by the Donegal Twp. Supervisors this 5 day of March, 2013

Chairman Secretary

Final approval by the Butler County Planning Commission this 20 day of FEB, 2013

Chairman Secretary



MAINTENANCE AND R/W AGREEMENT
THIS AGREEMENT made this 30th day of January 2013 by and between Robert J. & Barbara A. Kriley, hereinafter referred to as seller, and future users of the proposed 50' right of way, hereinafter referred to as purchaser.

WITNESS: WHEREAS the sellers have agreed to convey a right-of-way (ROW) thereto purchasers, situate in Donegal Township, Butler County, PA.

WHEREAS, the parties wish to equitably allocate the duty of maintaining said right-of-way; and

WHEREAS, the Donegal Township has conditioned approval of the said conveyance on the parties' execution of a written agreement to run with the land for the maintenance of said right-of-way.

NOW THEREFORE in consideration of the sum of one and 00/100...(\$1.00) dollar each to the other in hand paid receipt whereof is hereby acknowledged the parties agree as follows:

Seller shall convey a 50' wide right-of-way to the purchaser's property. The right-of-way is more accurately described in a survey map prepared by Harry L. Breski, PLS a copy, which is attached and incorporated by reference in this agreement. Purchaser and Seller shall bear costs equally to maintain and repair the said right-of-way a passable condition.

THIS AGREEMENT, and the covenants herein shall run with, burden and benefit the contiguous lands of the sellers and purchasers, and the heirs, assigns, and successors in interest of both parties.

IN WITNESS WHEREOF, the parties hereto intending to be legally bound have set their hand and seals the day and year first above written.

Witness

Witness

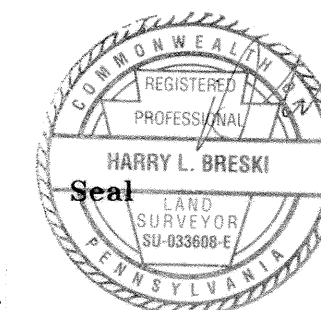
Robert J. Kriley

Barbara A. Kriley

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

Date

Harry L. Breski, PLS
#SU-033608-E



Instr: 201303060006711
Pages: 1 F: \$45.00
Michele Mustello T20130005736
Butler County Recorder FL

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2016

On this the 6th day of March, 2013 before me, the Recorder of Deeds in and for said County of Butler, personally appeared _____, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

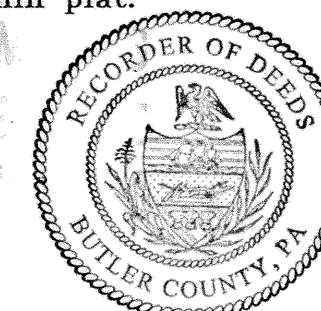
Plan Book 334
page 3

Recorder of Deeds

I, the undersigned BARBARA A. KRILEY (owner) of the Real Estate shown and described here in do hereby certify that I have laid off, platted and subdivided, and hereby lay off, plat, and subdivide said Real Estate in accordance with the within plat.

Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS



On this 14th day of FEBRUARY, 2013 Before me a Notary Public in and for said state and county personally came ROBERT J. KRILEY AND BARBARA A. KRILEY known to be the person whose name is subscribed to the within instrument.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terri L. Ireland, Notary Public
City of Butler, Butler County
My Commission Expires June 1, 2014
Member, Pennsylvania Association of Notaries

OWNER'S MAINTENANCE AGREEMENT

The Purchasers of lots by virtue of this recording agree to share the maintenance of the private 50' right of way.

TOWNSHIP MAINTENANCE AGREEMENT

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



Scale 1" = 200 ft

N/F D.C. FORRINGER
1F-21-5

N/F J. RIZZO
1F-21-12

Robert J. & Barbara A. Kriley
Instrument # 200507290020302

N/F H.H. BRYANT
1F-21-13A

N/F J. FREDRICK'S HRS
1F-21-18

LINE	LENGTH	BEARING
L13	200.33	S07°59'02"E
L14	179.07	S82°26'51"W
L15	97.44	N07°03'12"W
L16	136.85	N07°55'27"W
L17	180.81	S86°43'37"E

N/F B. O'BRIEN HRS
1F-21-19

RECORDED: MAR. 6 2013
PLAN BOOK PAGE
334 3

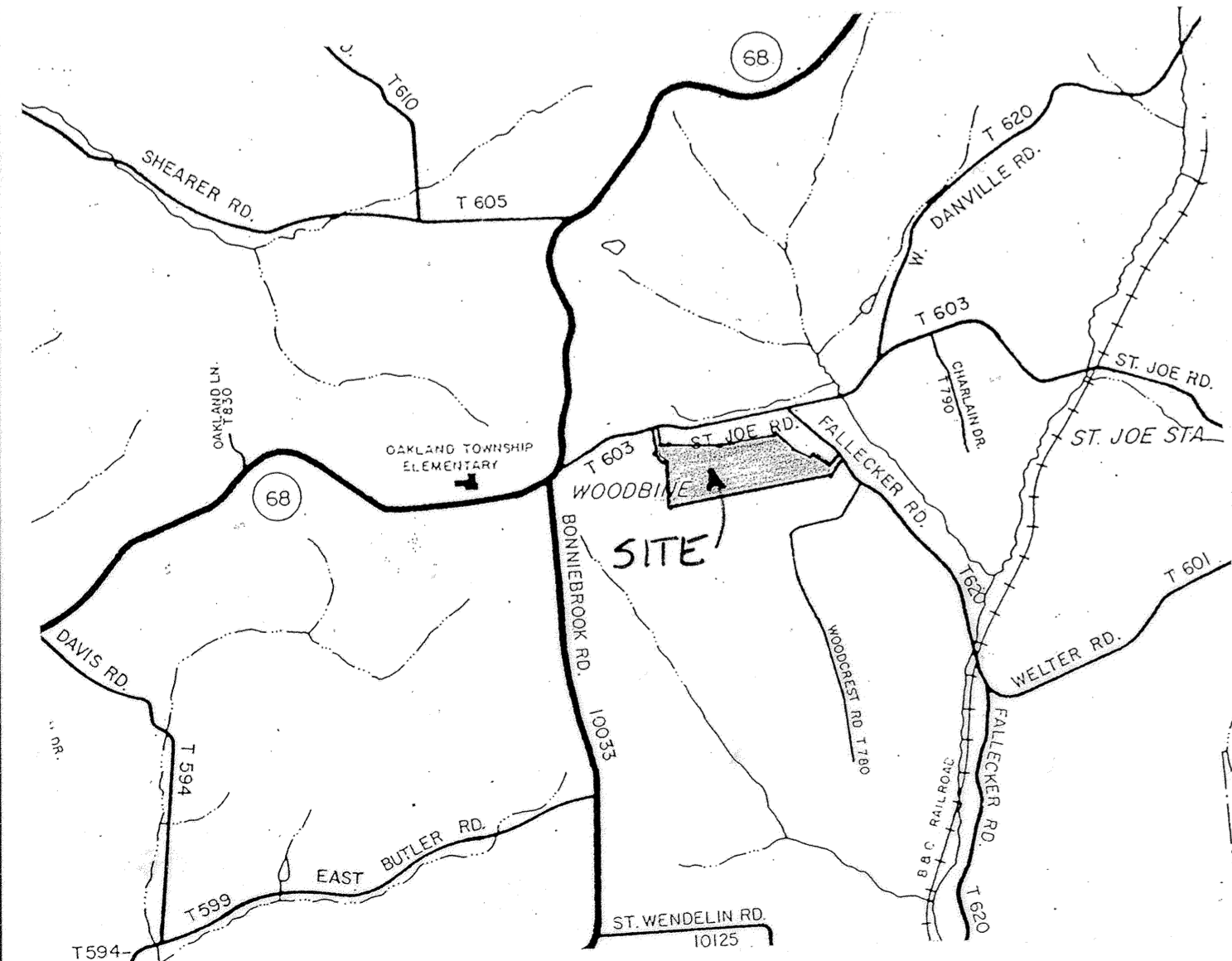
SETBACK LINES
60' FRONT FROM CURB LINE
10' SIDE AND REAR

DRAWN BY: HLB
DATE: 1-22-13
DWG. NO.:
APPROVED BY:
PROJ. NO.:
DWG.:

REVISIONS
House Location 1-21-08
Kriley Plan #2 1-22-13

Kriley Plan #2
Robert J. & Barbara A. Kriley - Owners
Donegal Township
Butler Co., PA

Breski Surveying
Harry L. Breski, PLS
1381 Butler Road
Worthington, PA 16262



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 DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

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

REF: GRAHAM SUBDIVISION "A", P.B. 142 PG. 8
REF: GRAHAM SUBDIVISION "B", P.B. 177 PG. 39



KNOW ALL MEN BY THESE PRESENTS, that we, Kenneth C. and Rose A. Graham, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Kenneth C. and Rose A. Graham, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11th day of January, 2013.

ATTEST:
Notary Public: *Paula J. Riggs* (Seal)
Owner: *Kenneth C. Graham*
Owner: *Rose A. Graham*

COMMONWEALTH OF PENNSYLVANIA:SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of January, 2013.

My Commission expires the 6th day of June, 2015.

SEAL: *Paula J. Riggs* (Seal)
Notary Public: *Paula J. Riggs*
My Commission Expires June 6, 2015
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: January 3, 2013
SEAL: *Cheryl A. Hughes* (Seal)
REG. NO. 81-32490-E

The Board of Supervisors of the Township of Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no 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 services or facilities ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Oakland this 6th day of February, 2013.

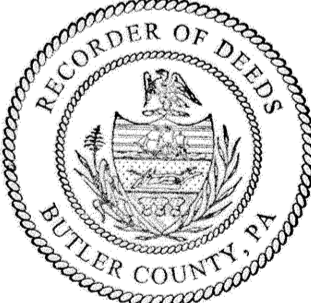
Approved by the Oakland Township Planning Commission this 8th day of February, 2013.

Reviewed by the Butler County Planning Commission this 16th day of JAN, 2013.

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 334 page 4
Given under my hand and seal this 6th day of March, 2013.

SEAL: *Michele M. Mustello* (Seal)
RECORDER: *Michele M. Mustello*

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

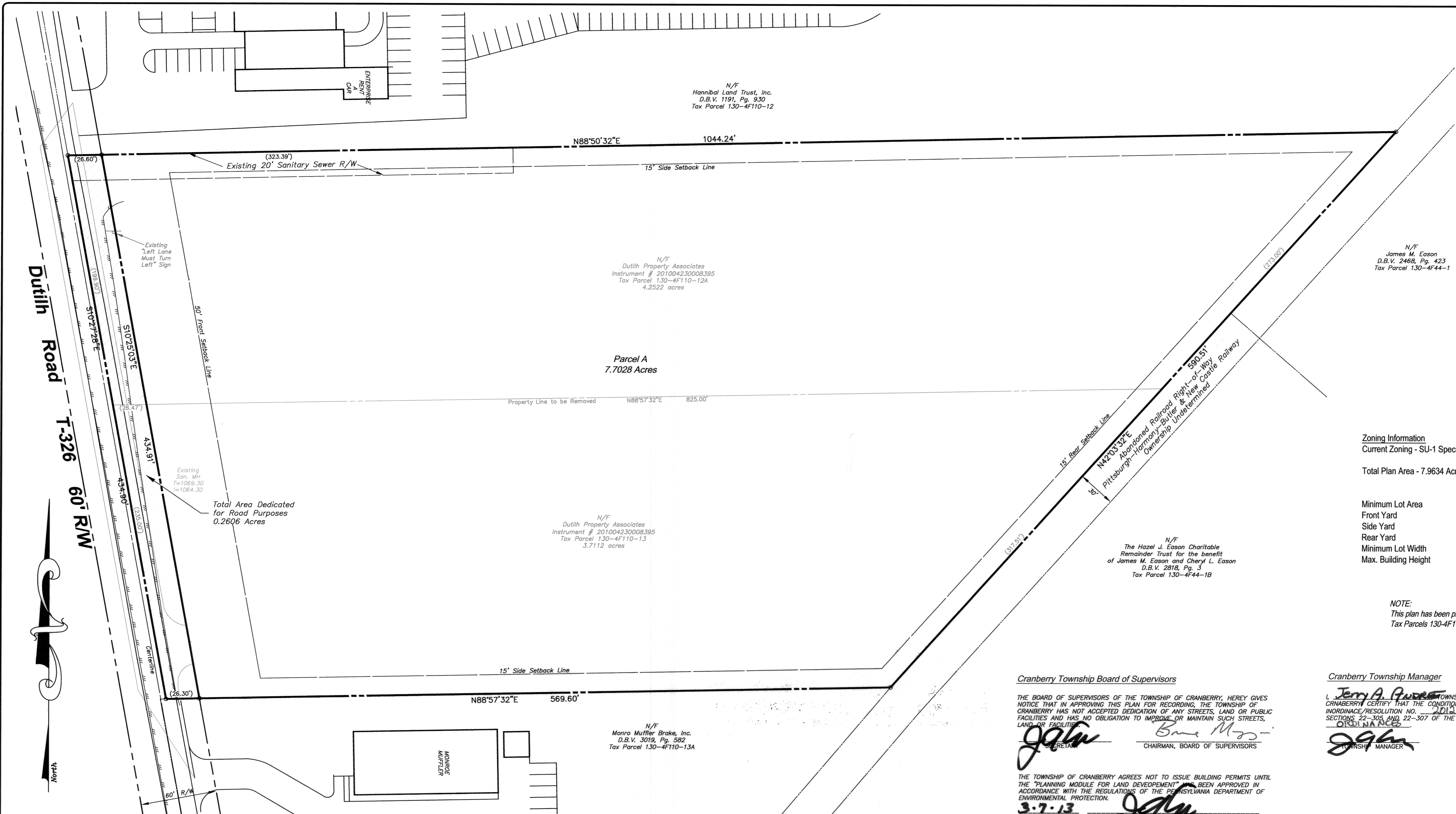


RECORDED	MAR 6 2013
PLAN BOOK	PAGE
334	4



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: KENNETH C. & ROSE A. GRAHAM			
SITUATE: OAKLAND TWP., BUTLER CO., PA			
Date 01/03/13	Scale 1" = 100'	Drawn By BEC	Ckd By GAH
Parcel No. 250-1F147-151, 151A, 151B	Db-Pg	Sheet No.	Service No.
1353-109, 2426-396			12-108



Owners' Adoption - Dutilh Property Associates, L.P.

THE DUTILH PROPERTY ASSOCIATES, L.P., OWNER OF THE LAND SHOWN ON THE DUTILH ROAD OFFICE DEVELOPMENT PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

DUTILH PROPERTY ASSOCIATES, L.P.
[Signature]
ROBERT A. FERREE
MANAGER OF ITS GENERAL PARTNER,
DUTILH PROPERTY, LLC
[Signature]
WITNESS

Acknowledgment of Partnership Adoption and Dedication - Dutilh Property Associates, L.P.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ROBERT A. FERREE, A PARTNER IN THE FIRM OF DUTILH PROPERTY ASSOCIATES, L.P. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF October, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Julie A. Petrucci, Notary Public
Hampton Twp., Allegheny County
My Commission Expires Nov. 8, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
NOTARY PUBLIC

Certification of Title - Dutilh Property Associates, L.P.

WE DUTILH PROPERTY ASSOCIATES, L.P. HEREBY CERTIFY THAT THE TITLE OF DUTILH ROAD OFFICE DEVELOPMENT PLAN IS IN THE NAME OF DUTILH PROPERTY ASSOCIATES, L.P. AND IS RECORDED IN INSTRUMENT # 201004230008395. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature] WITNESS
ROBERT A. FERREE
MANAGER OF ITS GENERAL PARTNER,
DUTILH PROPERTY, LLC
[Signature]

Surveyors Certification

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

OCT. 22, 2012
Date
Mark B. Schmidt Reg. No. - 36950-E

Municipal Engineer's Certification

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

3/12/2013
Date
[Signature] PE 071553
Signature - Registration No.

Cranberry Township Board of Supervisors

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HERBY 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 DEVELOPEMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

3-7-13
Date
[Signature] Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2012-24 ON THE 7th DAY OF March, 2013.

[Signature] SECRETARY
[Signature] CHAIRMAN, BOARD OF SUPERVISORS

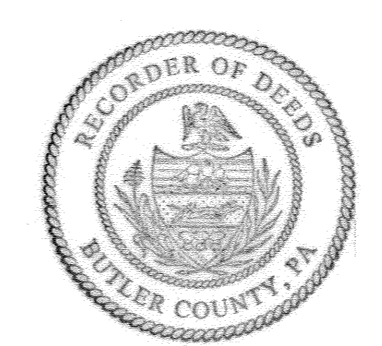
Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF FEB 2012.

[Signature] SECRETARY
[Signature] 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 PAGE GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF March, 2013.



[Signature]
RECORDER OF DEEDS

Cranberry Township Manager

I, *[Signature]*, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2012-24 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

[Signature]
TOWNSHIP MANAGER

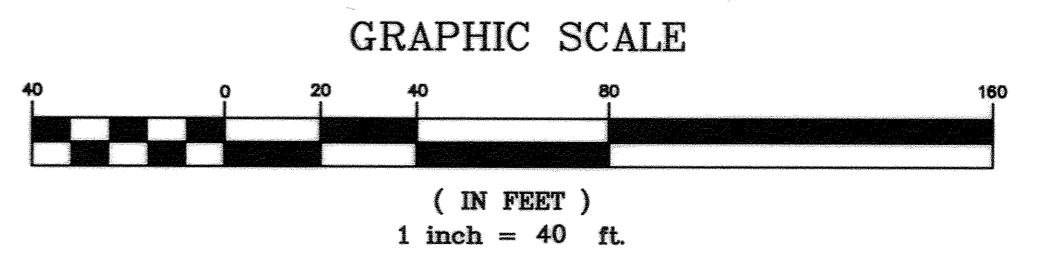
Zoning Information
Current Zoning - SU-1 Special Use District

Total Plan Area - 7.9634 Acres

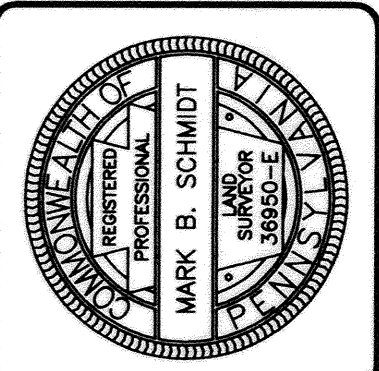
	Required
Minimum Lot Area	1.0 Acres
Front Yard	50'
Side Yard	15'
Rear Yard	15'
Minimum Lot Width	80'
Max. Building Height	50'

NOTE:
This plan has been prepared to consolidate
Tax Parcels 130-4F110-12A and 130-4F110-13.

RECORDED: MAR, 12, 2013	PLAN BOOK	PAGE
334	5	

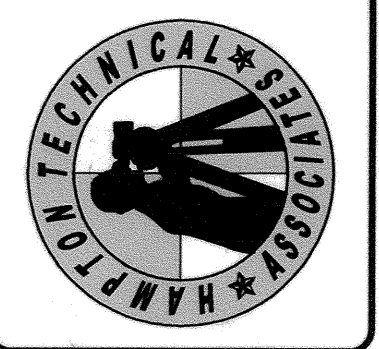


ISSUES & REVISIONS			
NO.	DESCRIPTION	DATE	DR
1	Revised Certifications	8-21-2012	WS



Corporate Office
Etna Technical Center
300 Wilson Street, Suite 201
Pittsburgh, PA 15203
PHONE: (412) 781-9990
FAX: (412) 781-9904
☐ Main Office
223 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

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



DRAWN BY:
CHECKED BY: M.B.S.
APPROVED BY: M.B.S.
CAD FILE:
11-7106 Consolidation Plan

Dutilh Road Office Development
Consolidation Plan
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
DUTILH PROPERTY ASSOCIATES
4848 ROUTE 8, UNIT 2
ALLISON PARK, PA 15101

DATE ISSUED:
12-08-2011
HORIZONTAL SCALE:
1" = 40'
VERTICAL SCALE:
SHEET:
REC.1
HTA PROJECT #:
11-7106-2

Owners' Adoption - Dutlih Property Associates, L.P.

The Dutlih Property Associates, L.P. owner of the land shown on the Dutlih Road Office Development Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

Dutlih Property Associates, L.P.

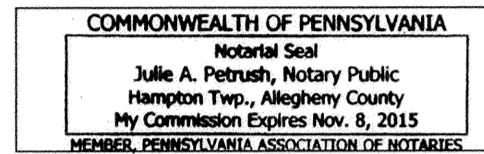
Robert A. Ferree
Manager of its General Partner,
Dutlih Property, LLC

Witnessing

Acknowledgment of Partnership Adoption and Dedication - Dutlih Property Associates, L.P.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Robert A. Ferree, a partner in the firm of Dutlih Property Associates, L.P. and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 10th day of October, 2012.



Notary Public

Certification of Title - Dutlih Property Associates, L.P.

We Dutlih Property Associates, L.P. hereby certify that the title of Dutlih Road Office Development Plan is in the name of Dutlih Property Associates, L.P. and is recorded in instrument # 201004230008395. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness

Robert A. Ferree
Manager of its General Partner,
Dutlih Property, LLC

BMP acknowledgment - Dutlih Property Associates, L.P.

The stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the township.

Dutlih Property Associates, L.P.

Robert A. Ferree
Manager of its General Partner,
Dutlih Property, LLC

Cranberry Township Manager

I, J.A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2012-25 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Secretary

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2012-25 on the 7 day of March, 2013.

Secretary

Chairman, Board of Supervisors

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

Secretary

Chairman, Board of Supervisors

The Township of Cranberry agrees not to issue building permits until the "planning module for land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

23.07.13
Date

Secretary

Cranberry Township Municipal Engineer

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

3/12/13
Date

Signature
Registration # PE071353

Cranberry Township Municipal Engineer

I, Jason Krotz, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

3/12/13
Date

Signature
Registration # PE071353

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.

SEPT. 28, 2012
Date

Mark B. Schmidt
Registration # SU36950-E

Stormwater Engineer Certification

I, Matthew B. Schmidt, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

9-28-12
Date

Matthew B. Schmidt
Registration # PE079144

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of Feb, 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 334, Page(s) 6-7.

Given under my hand and seal this 12th day of March, 2013.

Recorder of Deeds

MUNICIPAL SEWER AND WATER AUTHORITY

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

10/10/2012
Date

Robert A. Ferree
Manager of its General Partner,
Dutlih Property, LLC
Witnessing

Easements approved by the Municipal Sewer and Water Authority of Cranberry Township, Butler County, Pennsylvania, on this day of March, 2013.

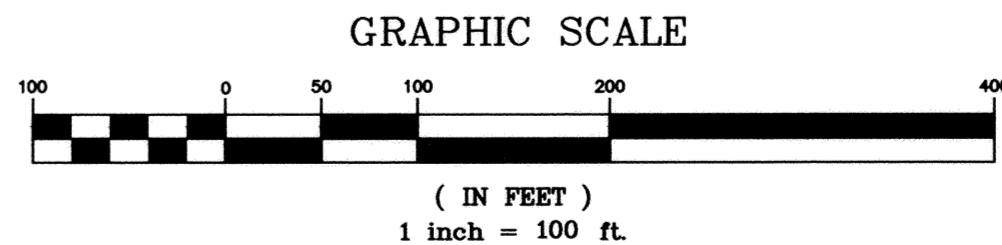
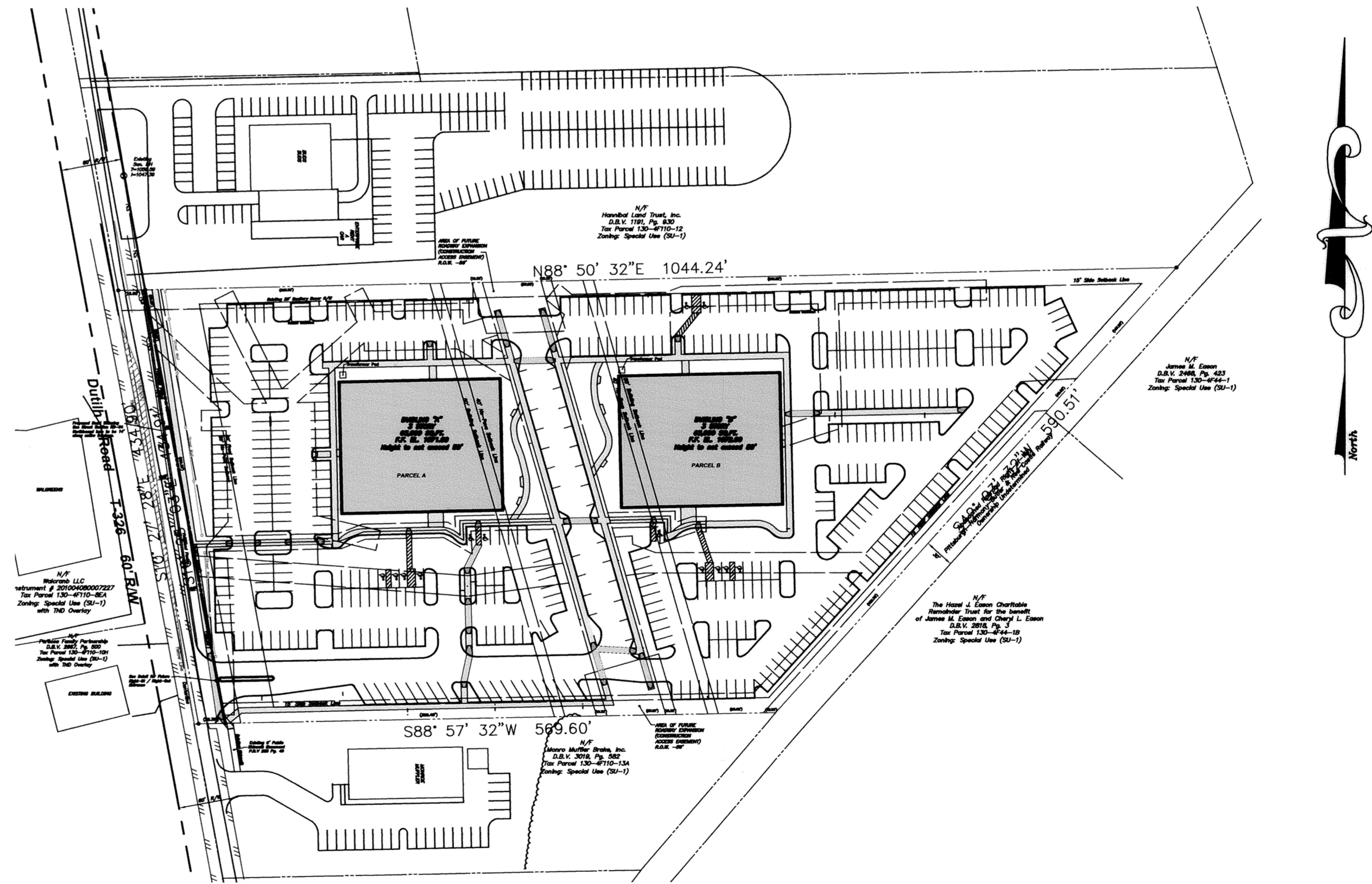
Waivers and Modifications

- Modification to Section 27-408.4 which requires a maximum of 60% impervious surface permitted. Proposing - 73.9% maximum impervious surface. Justification - The applicant is proposing to construct a road that will bi-sect the site that is consistent with the Township's Comprehensive Plan. The new road utilizes space that otherwise could have been used as pervious landscaped area. To justify the increase in impervious area, the applicant is enhancing the streetscape presence along the new road by providing parallel parking, installing street lights, and placing the proposed buildings closer to the road.
- Modification to Section 27-408.7.B(2)(b) which requires a 50' front yard building setback. Proposing - 8' setback from the interior R.O.W. Justification - Reducing the building setback will provide for an enhanced streetscape presence along the new road.
- Modification to Section 27-317.2.A and 27-317.2.B which requires a 50' and 40' no-pave setback. Proposing - A minimum setback of 6' along Dutlih Road and the proposed interior right of way. Justification - Reducing the no-pave setback will allow the applicant to pull the proposed buildings closer to the new interior road which will enhance the streetscape presence. Further enhancement will be provided by the installation of street lights along both sides of the new road as well as a street wall along Dutlih Road.
- Modification to Section 27-317.2.C which requires no pave plantings in the no pave setback from the R.O.W. Proposing - To not provide the no-pave setback plantings along the interior R.O.W. or Dutlih Road. Justification - The applicant has requested for a reduction in the no-pave setback requirement which reduces the area available for no-pave setback plantings along both the new road as well as Dutlih Road. In addition to the required street trees along the new road, the applicant has provided street lights and building foundation plantings on the side of each building facing the interior R.O.W. to enhance the streetscape as well as benches and a pedestrian path. The applicant has also provided a street wall consisting of masonry piers and fencing along Dutlih Road to enhance the streetscape along this corridor.
- Waiver to Chapter 17, RD-22 which requires that Local Commercial Streets with parallel parking required at 66' R.O.W. and 15' wide sidewalk with street trees in grates. Proposing - 56' R.O.W. with 6' sidewalk at the curb and planting street trees outside of the sidewalk. Justification - In Traditional Neighborhood Developments, 15' sidewalks are only required by Code for streets fronting businesses with outdoor dining facilities. The development does not propose any outdoor dining facilities. Furthermore, reducing the required sidewalk to 6' will reduce the amount of impervious surface. Planting trees in grates within a 6 foot sidewalk would significantly inhibit the ability of pedestrians to utilize the sidewalk in a safe, effective manner. Placing the trees on the outside of the sidewalk will still provide the desired effect and maintain an open, uninterrupted pedestrian thoroughfare.

"As per the approved Stormwater Management Plan, the Township shall have right of access to the onsite detention facility for the right of maintenance in the event Dutlih Property Associates, L.P., assigns or heirs do not adequately maintain the facility. Dutlih Property Associates, L.P., assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The afore-mentioned rights granted the Township in no way diminish the responsibility of Dutlih Property Associates, L.P., assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes."

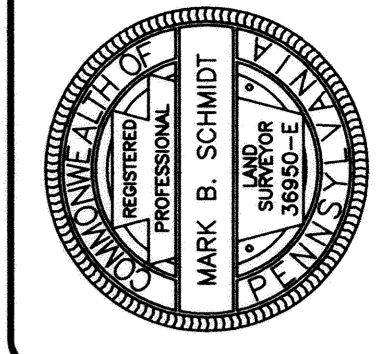
Notes

- All Private Drainage Easements are to Owned by Dutlih Property Associates, L.P. for the Purpose of Operation and Maintenance of the Private Stormwater System.
- Driveway to Dutlih Road to be converted to a right-in, right-out at the time of acceptance of the internal street by the Township.



RECORDED: MAR 12, 2013
PLAN BOOK PAGE
334 6

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	As Per Resolution Plans Cranberry Twp.	5-9-2012	MS	MS



Corporate Office
Ema Technical Center
36 Wilson Street, Suite 201
Pittsburgh, PA 15228
(412) 781-9960
FAX (412) 781-9904

Mar's Office
230 Route 190, Suite B
Vanderbilt, PA 15685
PHONE (724) 625-4644
FAX (724) 625-4649

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

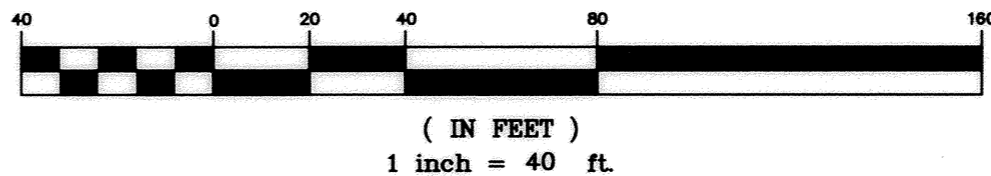


DRAWN BY:
CHECKED BY: M.B.S.
APPROVED BY: M.B.S.
CAD FILE: 11-7106 Const

TITLE
DUTILH ROAD OFFICE DEVELOPMENT
PLAN FOR RECORDING
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CLIENT
DUTILH PROPERTY ASSOCIATES, L.P.
4848 ROUTE 8, UNIT 2
ALLISON PARK, PA 15101

DATE ISSUED: 2-9-2012
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SHEET:
REC.1
HTA PROJECT #: 11-7106-2



RECORDED: MAR. 12, 2013	
PLAN BOOK	PAGE
334	7

	REQUIRED 1.0 ACRES	PROVIDED 1.0 ACRES
MINIMUM LOT AREA		
FRONT YARD SETBACK (DUTILH)	50'	50'
ARTERIAL NO-PAVE SETBACK (DUTILH)	50'	6'
FRONT YARD SETBACK (INTERIOR)	50'	8'
PUBLIC STREETS NO-PAVE SETBACK	40'	6'
SIDE YARD SETBACK	15'	15'
REAR YARD SETBACK	15'	15'
MINIMUM LOT WIDTH	80'	80'
MAX. BUILDING HEIGHT	50'	50'

TOTAL AREA	346,884 SQ. FT.
DEDICATED RIGHT-OF-WAY	11,351 SQ.FT.
DEVELOPED AREA	335,533 SQ.FT.
TOTAL PERVIOUS AREA	88,552 SQ. FT
TOTAL IMPERVIOUS AREA=	246,981 SQ. FT.

BUILDING A - 219 SPACES PROVIDED, (including 11 in R.O.W.)
 REQUIRED PARKING 1 PER 350 SQ.FT. = 180 SPACES
 REQUIRED ACCESSIBLE SPACES = 6
 PROVIDE ACCESSIBLE SPACES = 6

BUILDING B - 238 SPACES PROVIDED (including 12 in R.O.W.)
 REQUIRED PARKING 1 PER 350 SQ.FT. - 180
 REQUIRED ACCESSIBLE SPACES = 7
 PROVIDE ACCESSIBLE SPACES = 7

COMBINED 126,000 SF, 457 PARKING SPACES = 3.63/1000 SF

DATE ISSUED:
2-9-2012

HORIZONTAL SCALE:
1" = 40'

VERTICAL SCALE:

SHEET:
REC.2

HTA PROJECT #:
11-7106-2

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 15 day of FEBRUARY 2013.

Harry K. Humes, Jr.
Owner

Karen Ann Humes
Owner

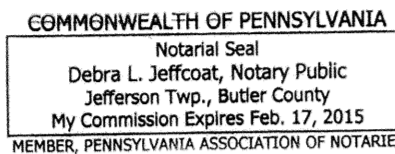
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Harry K., Jr. and Karen Ann Humes and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of FEB 2013.

Debra L. Jeffcoat
Notary Public

Seal & Stamp



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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 15 day of FEBRUARY 2013.

Richard C. Ross
Owner

Agnes B. Ross
Owner

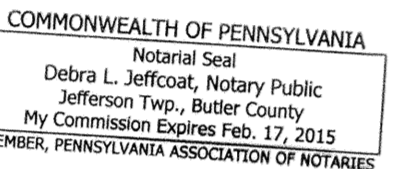
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Richard C. Agnes B. Ross and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of FEB 2013.

Debra L. Jeffcoat
Notary Public

Seal & Stamp



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

15 FEB '13
Date



Stanley D. Graff
L.S. # 36761-E

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

Approved by the Supervisors of the Township of Buffalo this 13th day of FEBRUARY 2013.

Jessie Y. Giblin
Secretary

Seal

John Haven
Chairman

Approved by the Buffalo Township Planning Commission this 1st day of February 2013.

J. O. R. R. R.
Secretary

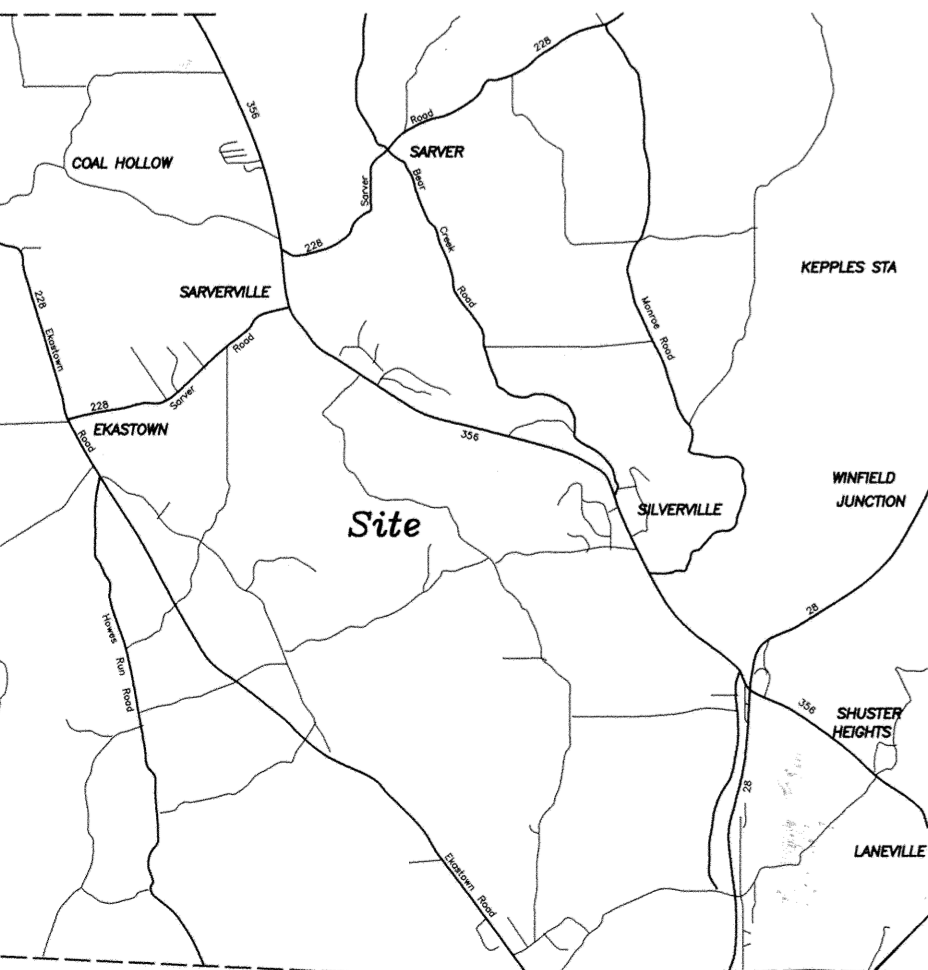
Byron Cordier
Chairman

Reviewed by the Butler County Planning Commission this 28th day of JAN. 2013.

John R. R.
Secretary

Seal

E. W. R.
Chairman



Vicinity Map

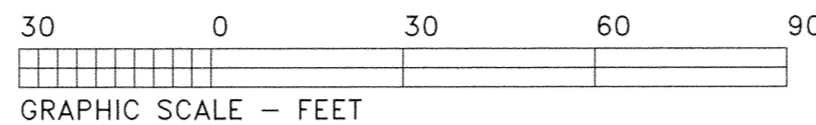
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 334 Page 8.

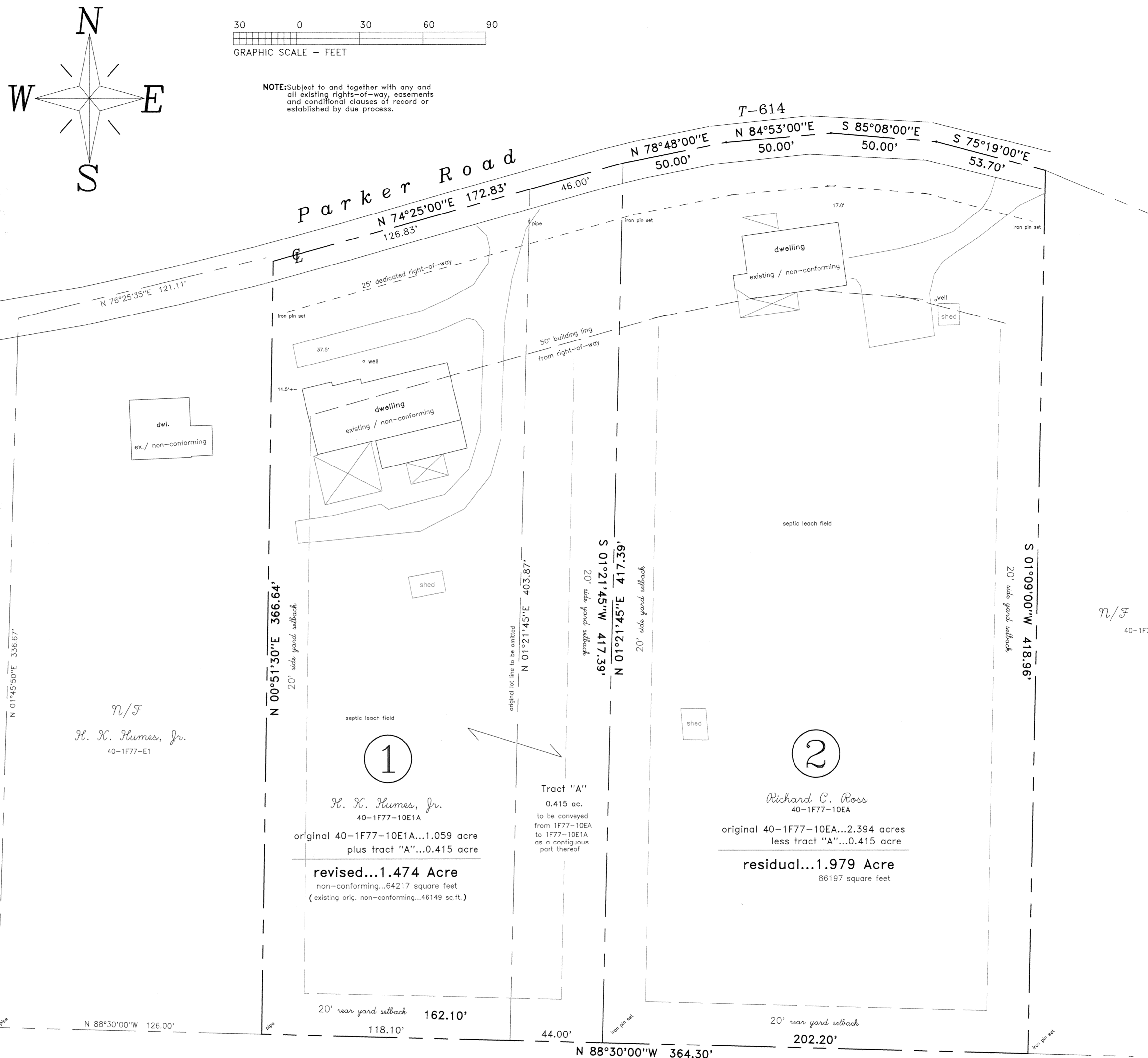
Given under my hand and seal this 12th day of March 2013.

Michele M. Mustello
Recorder

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



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"
0.415 ac.
to be conveyed
from 1F77-10EA
to 1F77-10E1A
as a contiguous
port thereof

original 40-1F77-10E1A...1.059 acre
plus tract "A"...0.415 acre

revised...1.474 Acre
non-conforming...64217 square feet
(existing orig. non-conforming...46149 sq.ft.)

Tract "B"
0.415 ac.
to be conveyed
from 1F77-10EA
to 1F77-10E1A
as a contiguous
port thereof

original 40-1F77-10EA...2.394 acres
less tract "A"...0.415 acre

residual...1.979 Acre
86197 square feet

R. D. Holbein
40-1F77-10C

Zone ...A-1 / Agricultural District
Total ... 3.453 Acres

Humes / Ross Plan

RECORDED <u>MAK</u> <u>12</u> <u>20</u> <u>13</u>	
PLAN BOOK <u>334</u>	PAGE <u>8</u>
SHEET <u> </u> of <u> </u>	

LOT LINE REVISION SURVEY for
PROJECT No: 13006
SITUATE: BUFFALO TOWNSHIP, BUTLER COUNTY, PA
DATE: 1/16/13 REV: 1
DWN By: Sdg CHK By: Sdg
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonsburg, PA 16056
(724) 352-3811 FAX 352-1059

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 09th DAY OF February 2013.

ATTEST:

Darrin J. Nichter WITNESS
Glenn E. Hazlet OWNER
Nancy Hazlet OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED GLENN & NANCY HAZLET 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 09th DAY OF February 2013.
MY COMMISSION EXPIRES THE 06th DAY OF MARCH 2016.

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

REVIEWED BY THE SUMMIT TOWNSHIP PLANNING COMMISSION THIS 12 DAY OF February 2013.

Darrin J. Nichter SECRETARY
Glenn E. Hazlet CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SUMMIT 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 SUMMIT, THIS 16th DAY OF February 2013.

Judy K. Rupp SECRETARY
Will Allen CHAIRMAN, BOARD OF SUPERVISORS
Paul Ray 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.

1/10/13 DATE
REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF DEC 2012.

James M. Shutty SECRETARY
James M. Shutty CHAIRMAN

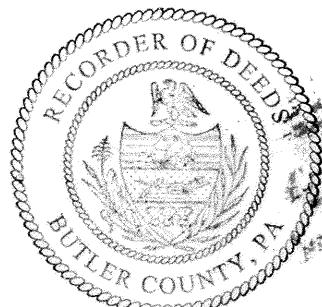
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 334 PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF March 2013.

Michele M. Mustello RECORDER

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



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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 09th DAY OF February 2013.

ATTEST:

Darrin J. Nichter WITNESS
Joseph Vidmar OWNER
Nancy Vidmar OWNER

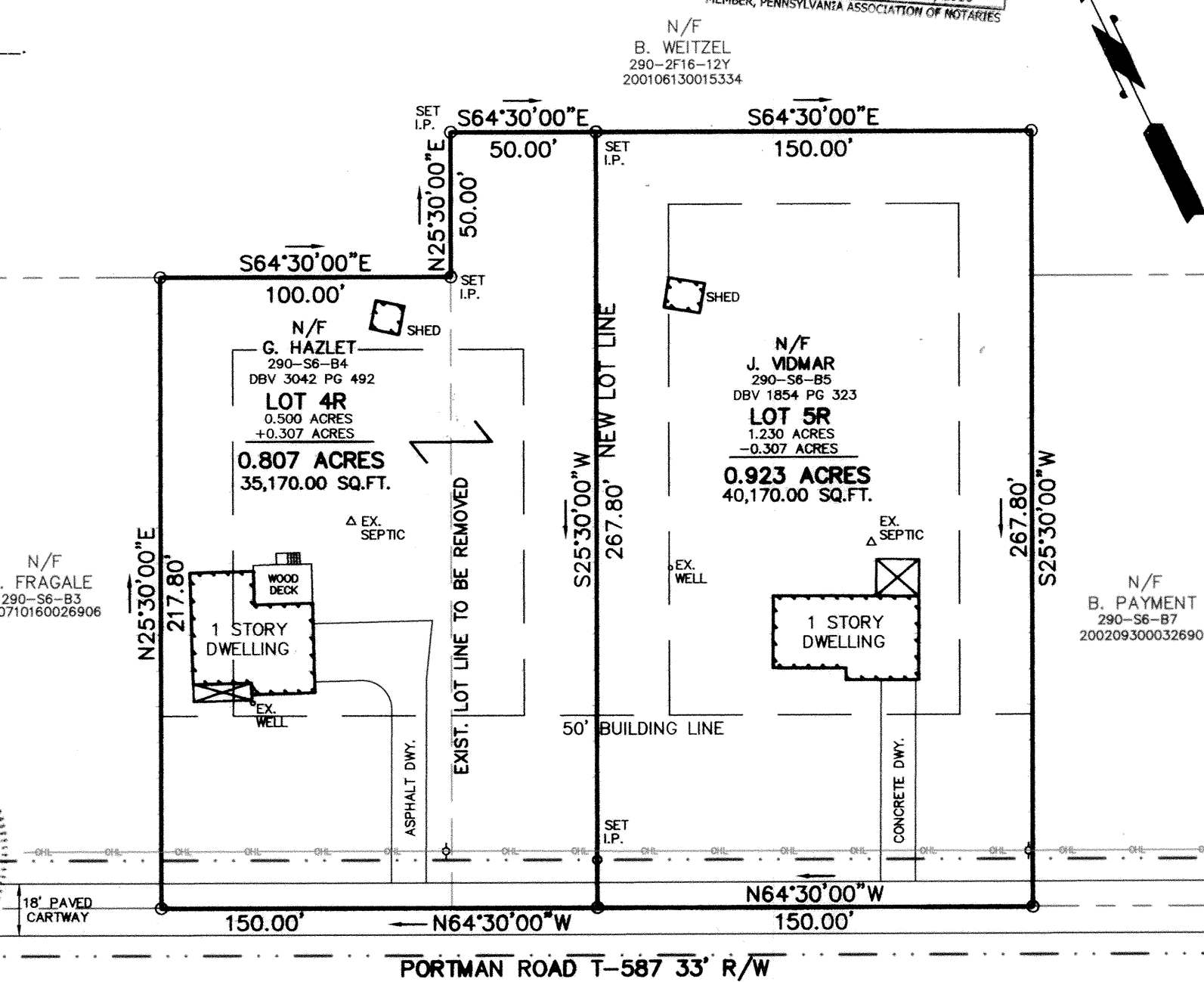
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED JOSEPH & NANCY VIDMAR 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 09th DAY OF February 2013.
MY COMMISSION EXPIRES THE 06th DAY OF MARCH 2016.

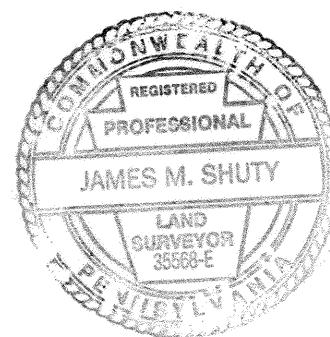
Darrin J. Nichter Notary Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



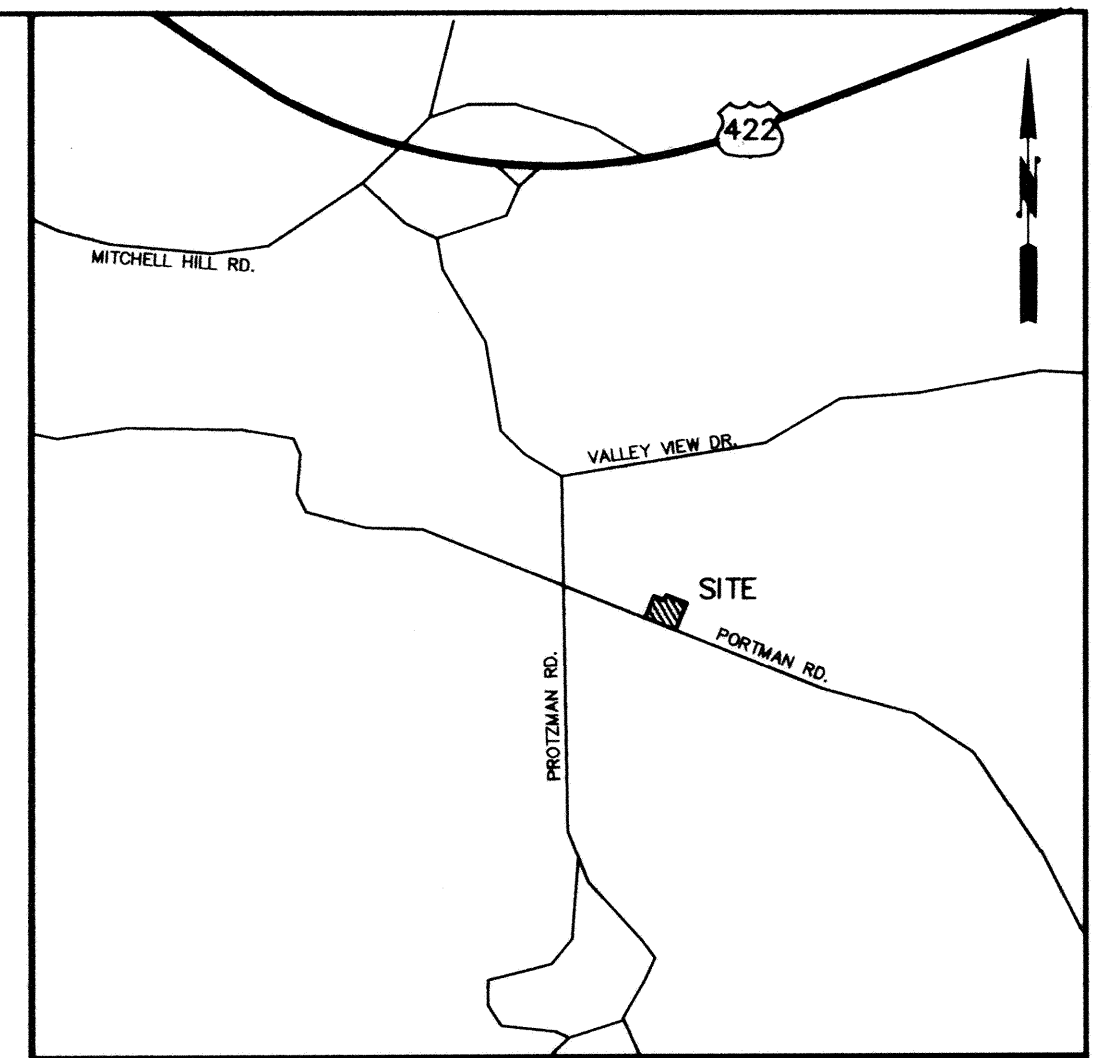
NORTHERN
SURVEYORS AND ASSOCIATES

137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date Oct. 18, 2012
Job No. **2483**

Hazlet Lot Line Revision
Situates in **Summit Township**
Butler County, Pa.
Prepared For **Glenn Hazlet**
Sheet No. 1 of 1

Instr: 201303130007375
Pages: 1 F: \$45.00
Michele Mustello
Butler County Recorder
03/13/2013
T20130006312
NO



LOCATION MAP

NOTE:
PLAN IS A LOT LINE REVISION TO TAX PARCEL
290-S6-B4 AND 290-S6-B5.
0.307 ACRES TO BE CONVEYED FROM 290-S6-B5
TO 290-S6-B4 TO CREATE LOT 4R AS SHOWN ON PLAN.

OWNER:
JOSEPH & NANCY VIDMAR
421 PORTMAN ROAD
BUTLER, PA 16002

OWNER:
GLENN & NANCY HAZLET
415 PORTMAN ROAD
BUTLER, PA 16002
724-283-6848

TAX PARCEL ID 290-S6-B5
DEED REF: DBV 1854 PG 323
PBV 148 PG 32

TAX PARCEL ID 290-S6-B4
DEED REF: DBV 3042 PG 492
PBV 61 PG 11

TOTAL PLAN AREA 1.730 ACRES
75,340.00 SQ.FT.
LOT 4R 0.807 ACRES
LOT 5R 0.923 ACRES

ZONING - R-1
SETBACKS
FRONT 50'
SIDE 25'
REAR 25'

RECORDED: MAR. 13, 2013
PLAN BOOK **334** PAGE **9**

KNOW ALL MEN BY THESE PRESENTS; THAT JAMES H. HUMPHREY, DOES 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, JAMES H. HUMPHREY, 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 JAMES H. HUMPHREY, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 26TH DAY OF August 2012.

ATTEST:
Michele Mustello WITNESS
James H. Humphrey OWNER/EXECUTOR

STATE OF OHIO
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED James H. Humphrey 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 26TH DAY OF August
MY COMMISSION EXPIRES THE 31ST DAY OF August
Dorcas E. Yonker NOTARY PUBLIC, State of Ohio
My Comm. Expires 08-31-2014

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 20th DAY OF December, 2012.

Carol A. Miller SECRETARY
Kent L. Main 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 5th DAY OF February, 2013.

Claire J. Martin SECRETARY
Brian L. McHugh CHAIRMAN, BOARD OF SUPERVISORS
Raymond G. Rader 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.

11/20/12 DATE
REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JAN 2013.

J. H. GRM SECRETARY
F. U. CHAIRMAN

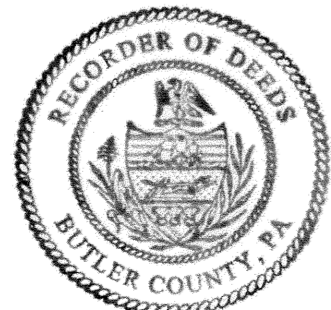
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 334 PAGE 10

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF March 2013.

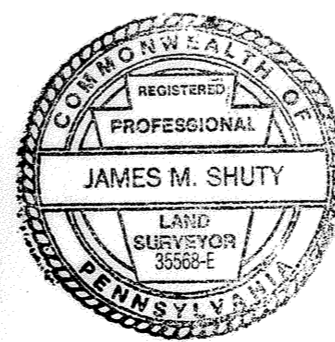
Michele M. Mustello RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2015



(IN FEET)
1 inch = 100 ft.

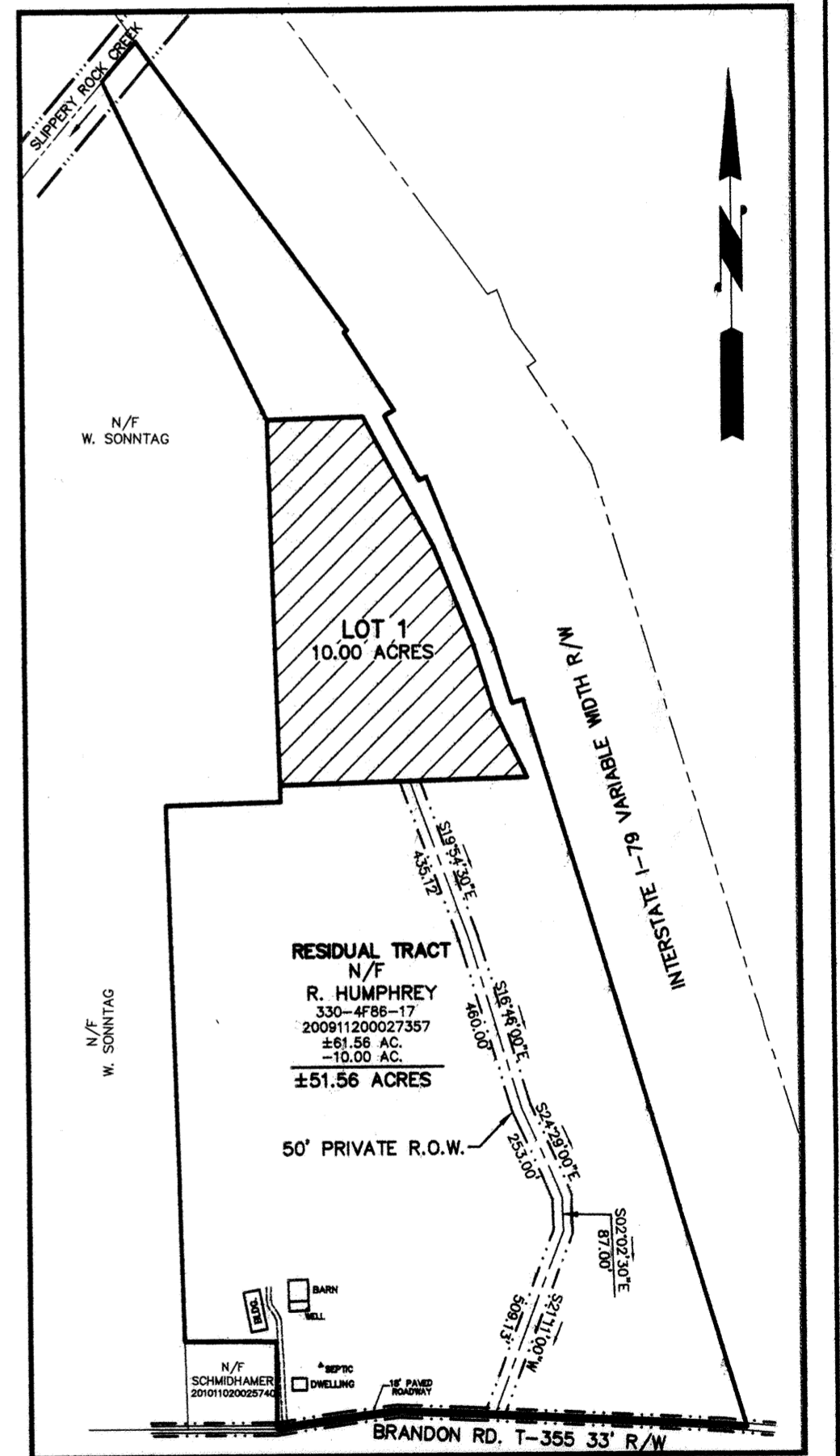
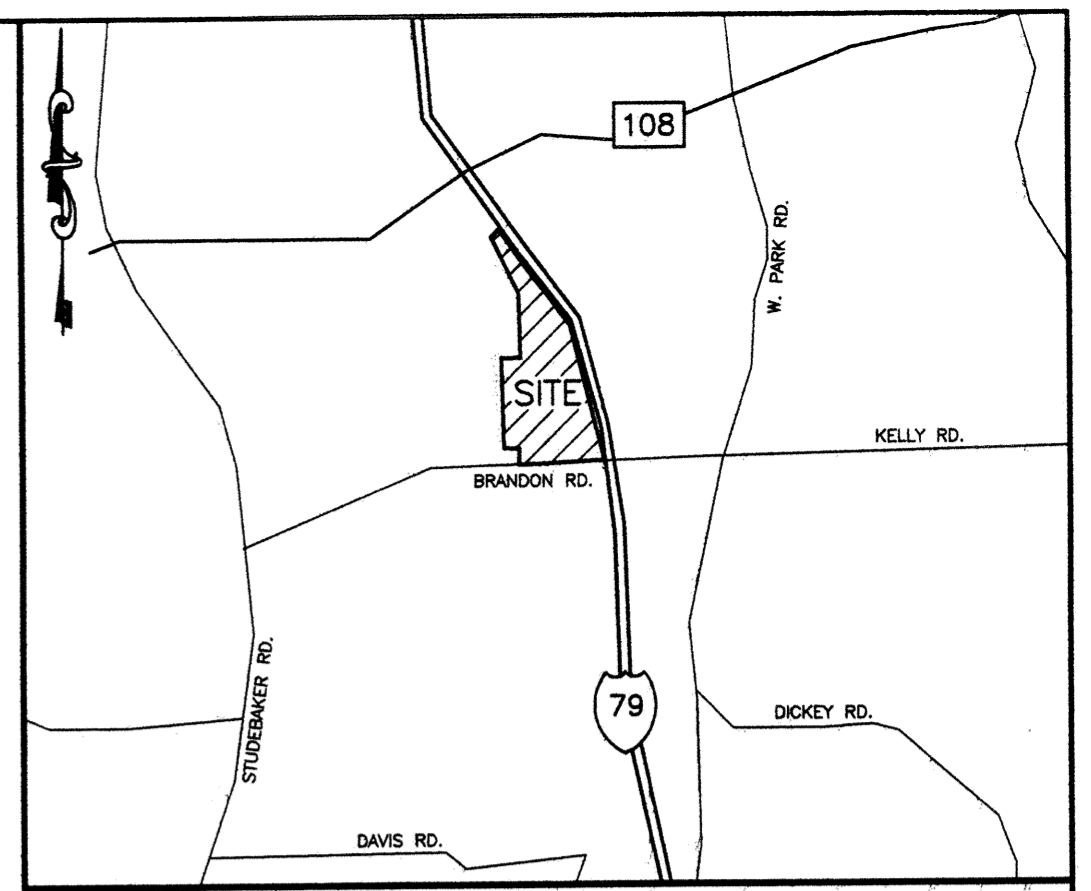
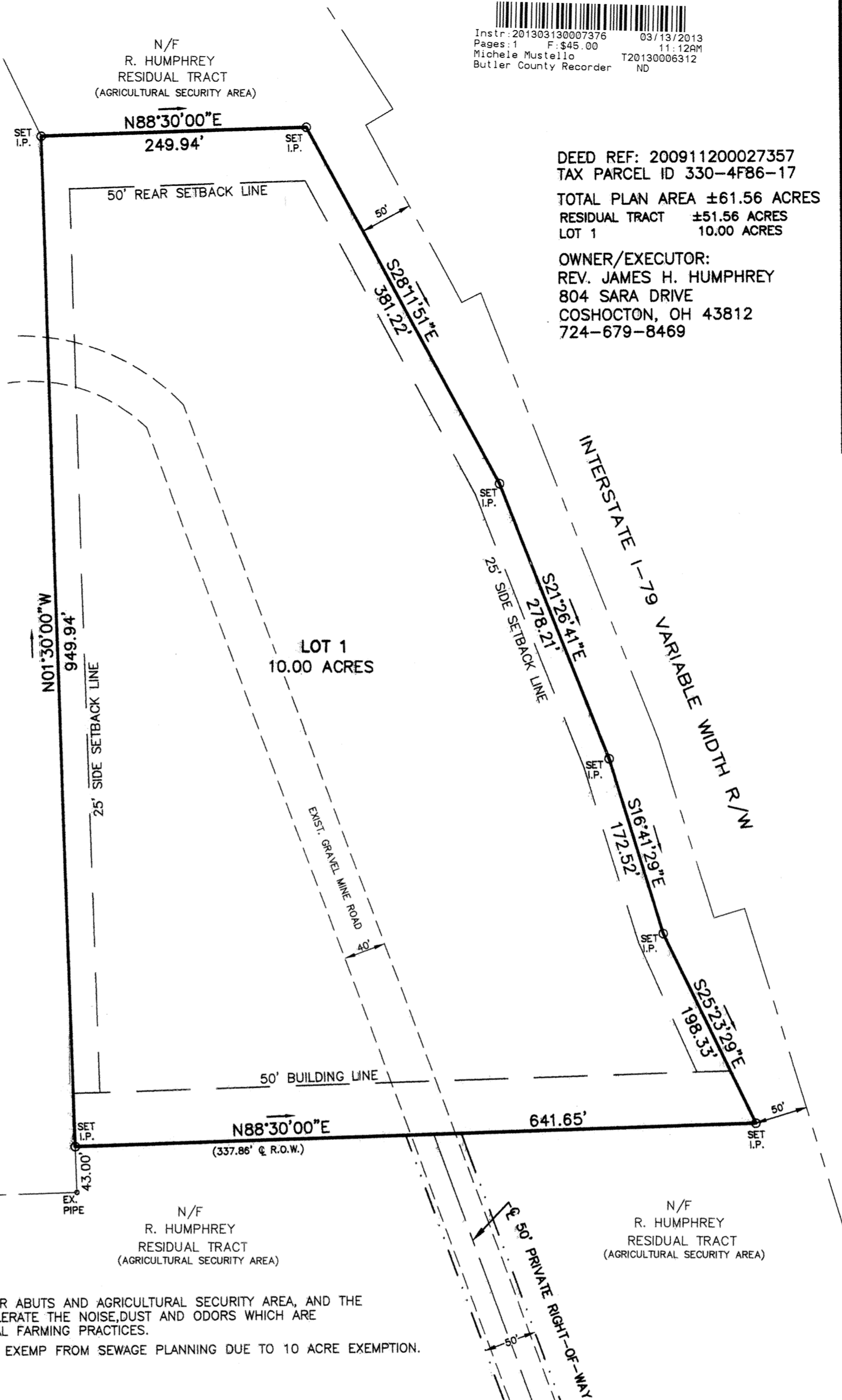
RECORDED: MAR 13, 2013
PLAN BOOK 334 PAGE 10



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

Scale 1" = 100'
Date Sept. 5, 2012
Job No. 2471

Humphrey Subdivision
Situate in Worth Township
Butler County, Pa.
Prepared For Estate of Raymond
Humphrey
Sheet No. 1 of 1



N/F D.J. CLOUSE
N/F R.A. CLOUSE

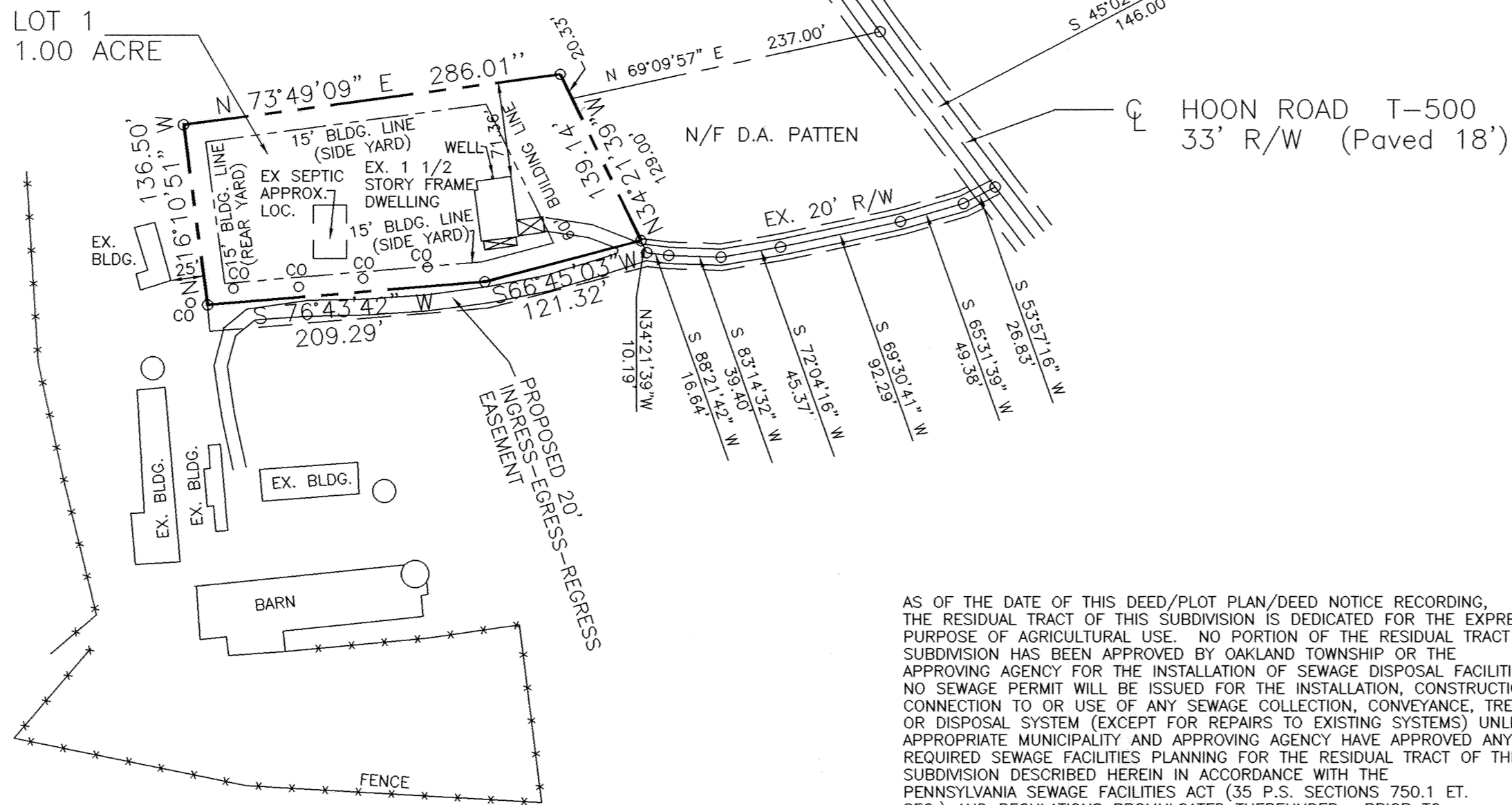
Instr: 20130313007692 03/13/2013
Page: 1 P: 245 00
Michele Mustello
Butler County Recorder
NO

N/F A. MUNSON

N/F COMMONWEALTH OF PA

N/F DARYL D. PATTEN
REMNAANT
EX. 56.23 ACRES +/-
-1.00 ACRE LOT 1
55.23 ACRES +/-
TOTAL AFTER CONVEYANCE

LOT 1
1.00 ACRE



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE 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 OAKLAND TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THE RESIDUAL TRACT SHOULD CONTACT THE APPROPRIATE OFFICIALS OF OAKLAND TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

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

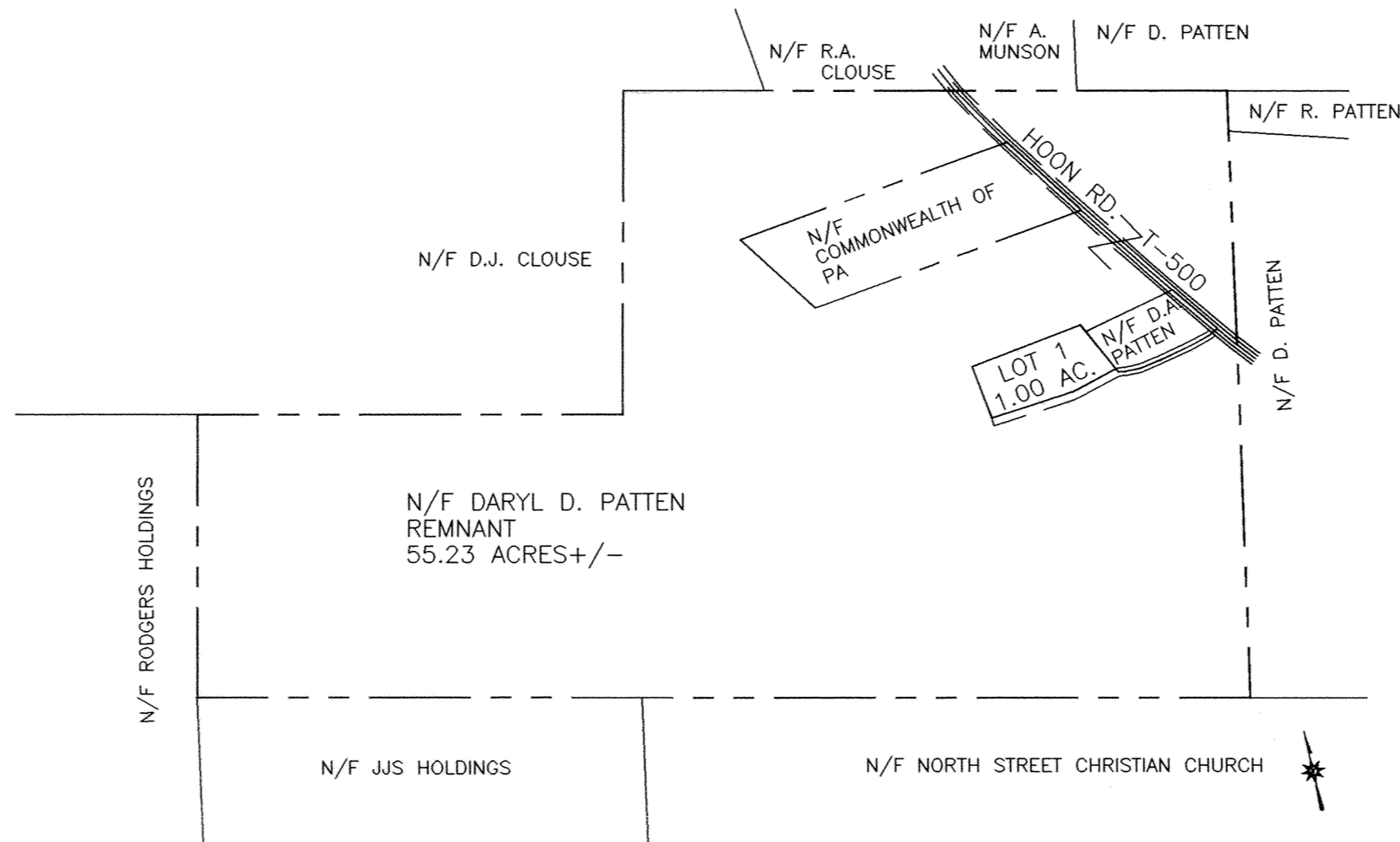
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE 'C' - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

PROPERTY OWNER: DARYL D. PATTEN
208 STIRLING DRIVE
BUTLER, PA 16001

IRON PINS TO BE SET AT NEW LOT CORNERS.

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.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE HOUSE OFF THE FARM ONTO ITS OWN LOT.



KNOW ALL MEN BY THESE PRESENTS, that I, Daryl D. Patten, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Daryl D. Patten, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29TH day of FEBRUARY, 2013.

ATTEST:
Arlene Hoebler Daryl D. Patten
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 Daryl D. Patten, 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 28th day of Feb., 2013.

My Commission expires the 23rd day of Sept, 2013.

SEAL

Arlene Hoebler
NOTARY PUBLIC

NOTARIAL SEAL
ARLENE HOEBLER
Notary Public
GREEN TREE BORO, ALLEGHENY CNTY
My Commission Expires May 23, 2013

I, Cheryl A. Hughes, a Registered Professional Land Surveyor, My Commission Expires May 23, 2013, 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 January 4, 2013 SEAL Cheryl A. Hughes
REG. NO. SU-32490-E

The Board of Supervisors of the Township of Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no 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.

Mark J. Hall Brian J. Zano
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Oakland this 13th day of March, 2013.

Mark J. Hall Brian J. Zano
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Oakland Township Planning Commission this 12th day of February, 2013.

Edward H. King Joe J. Zullo
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 16th day of JAN, 2013.

John J. Zullo F. W. Zullo
SECRETARY CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

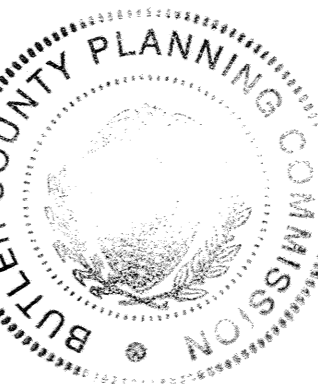
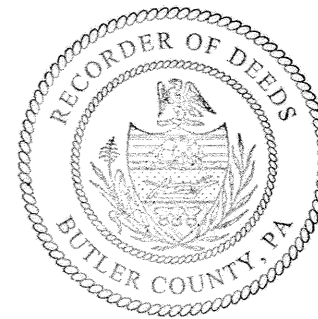
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in

said County in Plan Book Volume 334 page 11

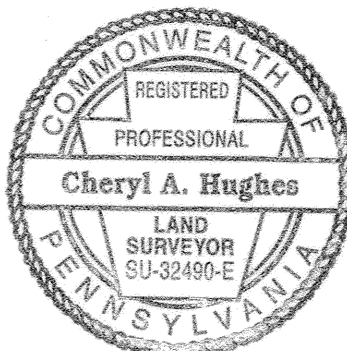
Given under my hand and seal this 13th day of March, 2013.

SEAL Michele M. Mustello
RECORDER

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



RECORDED MAR. 13, 2013
PLAN BOOK 334 PAGE 11



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

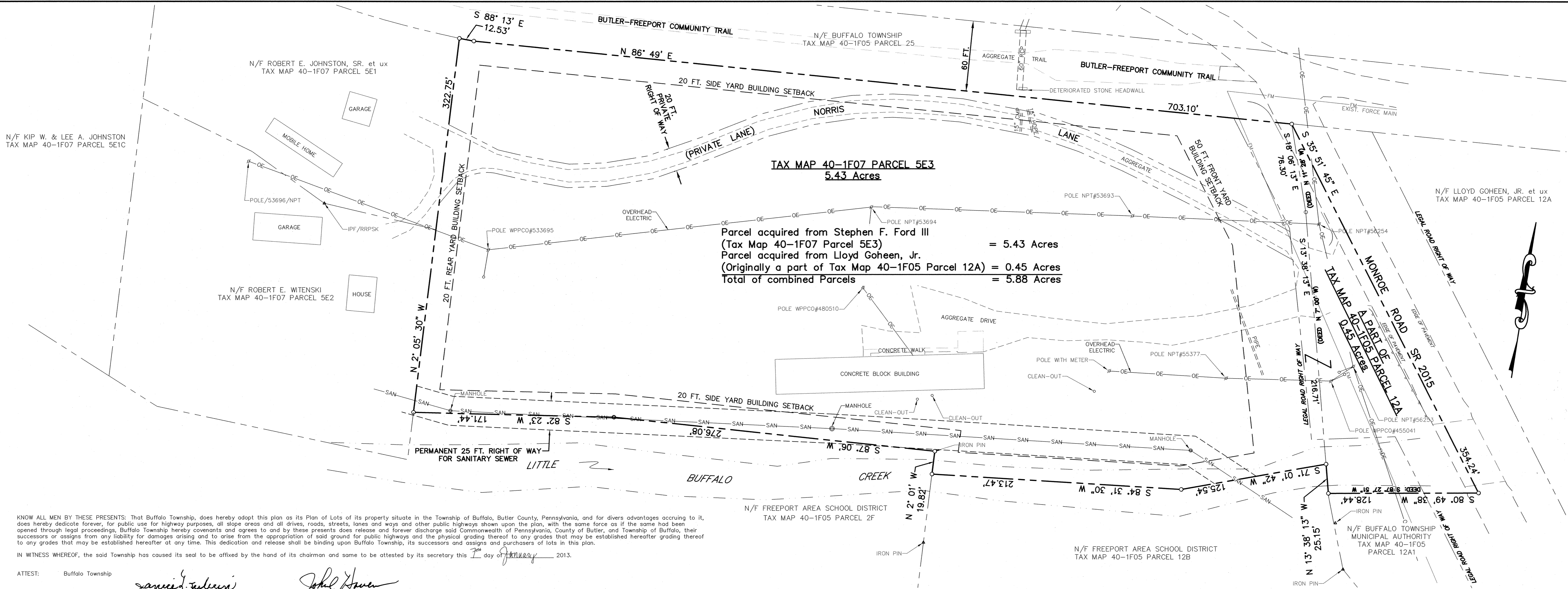
PLAN OF SUBDIVISION
FOR: DARYL D. PATTEN

SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 01/04/13	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 250-2F20-13	Instrument #	200403150007692	Service No. 12-134
Address 243 HOON ROAD			

VICINITY MAP Scale: 1" = 2000'

VICINITY MAP Scale: 1" = 400'



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

IN WITNESS WHEREOF, the said Township has caused its seal to be affixed by the hand of its chairman and same to be attested by its secretary this 7th day of January 2013.

ATTEST: Buffalo Township

Janice J. Jelenik Secretary
John K. Haven Chairman

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared John K. Haven, Chairman of the Board of Supervisors, who being duly sworn, depose and saith that he was personally present at the execution of the adoption, release and dedication and saw the seal of the said Township 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 Township, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Chairman of said Township, 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 to me this day, 7th day of January 2013.

WITNESS MY HAND AND NOTORIAL SEAL this 7th day of January 2013.

Joann E. Gorton Notary Public
Notary Seal
Joann E. Gorton, Notary Public
City of Butler, Butler County
My Commission Expires May 26, 2013
Member: Pennsylvania Association of Notaries

I, Kenneth A. Howard, a Registered Professional Land 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 marker 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 be of the owners or agents.

Kenneth A. Howard 2-12-13
Surveyor 28838-E

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

Approved by the Supervisors of the Township of Buffalo this 7th day of January 2013.

Janice J. Jelenik Secretary
John K. Haven Chairman
John P. R. H. Secretary
John P. R. H. Chairman

Reviewed by the Butler County Planning Commission this 14th day of JAN. 2013.

John P. R. H. Secretary
F. W. J. R. M. Chairman

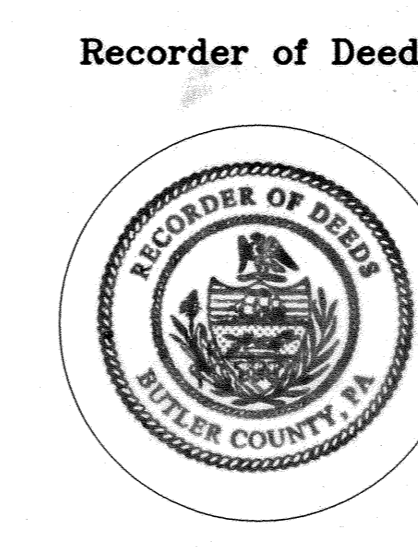
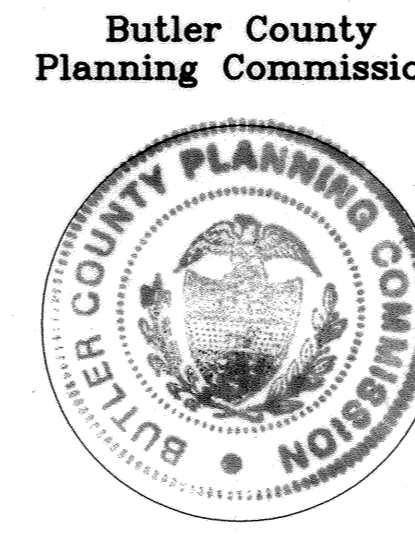
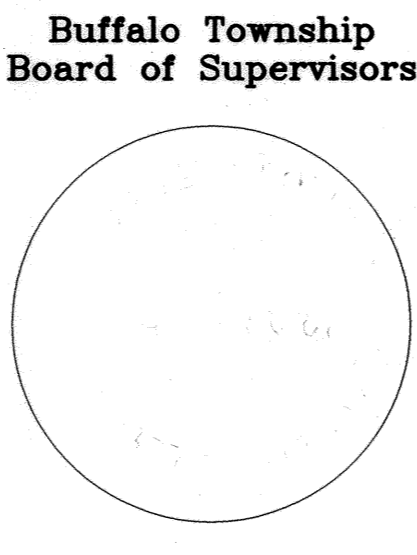
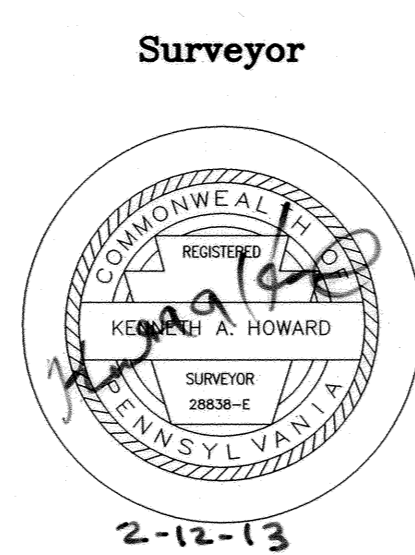
COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County Plan Book Volume 334 Page 12

Given under my hand and seal this 13th day of March 2013

Michelle M. Mustello
Recorder

NICHOLE M. MUSTELLO
2-12-13



REFERENCE DATA:

1. EXISTING FIELD EVIDENCE
2. DEED OF STEPHEN F. FORD, III, RECORDED AS INSTRUMENT 200804300009402 ON APRIL 30, 2008.
3. IDENTIFIED ON TAX MAP 040-1F07 AS PARCEL 5E3.
4. DEED OF LLOYD GOHEEN, JR. et ux., RECORDED AS RECORD BOOK 1488 PAGE 634 ON OCTOBER 3, 1989. 5. ADJOINING DEEDS OF RECORD.
5. DEED OF THE TOWNSHIP OF BUFFALO, RECORDED AS INSTRUMENT 201210180030116 ON OCTOBER 10, 2012.
6. DEED OF THE TOWNSHIP OF BUFFALO, RECORDED AS INSTRUMENT 20121040034729 ON NOVEMBER 27, 2012.

A Highway Occupancy permit, from the Pennsylvania Department of Transportation, shall be required for driveway access to a State Route pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

The property shown is subject to and together with any and all prior rights-of-way, easements and conditional clauses of record or established by due process.

The 20 ft. private right-of-way is solely for the purpose of reasonable ingress and egress to Tax Map Parcel Numbers: 040-1F07-5E1, 040-1F07-5E2, 040-1F07-5E1C, 040-1F07-5E3, and any lots subdivided therefrom, by the owners of the lots and their invitees. Maintenance is shared pro-rata by the landowners. Permitted uses are those that are reasonably compatible with legal usage of the land.

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 421416 0005 C
ZONES A & X

ZONING DESIGNATION C-1 - CONSERVATION DISTRICT
Front Yard 50 Ft.
Side Yard 20 Ft.
Rear Yard 20 Ft.

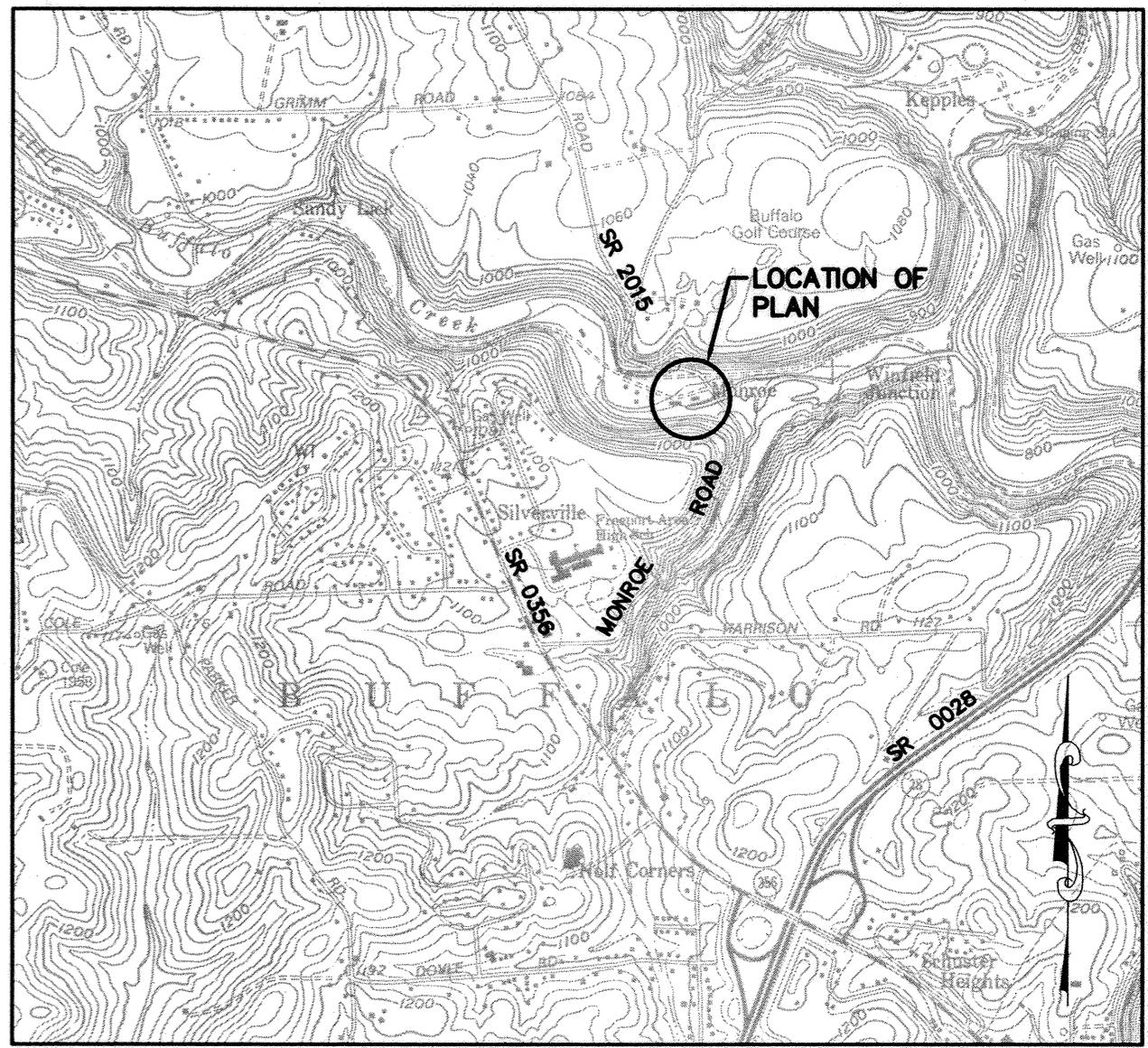
RECORDED: MAR 13, 2013
PLAN BOOK 334 PAGE 12

Instr: 201303100007448
Pages: 1 2: 4194
Platfile: Nustel13
Butler County Recorder
FL

THE MERIDIAN OF THIS PLAN HAS BEEN ADJUSTED TO MATCH THE DEED MERIDIAN OF TAX MAP 40-1F05 PARCEL 12B AS RECORDED AND DESCRIBED IN INSTRUMENT 200005190011204, DATED MAY 10, 2000.

Revised 01-31-13 T.F. Added R/W note.

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Bankson Engineers, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of Bankson Engineers, Inc.



LOCATION PLAN
TAKEN FROM U.S.G.S. FREEPORT, PA. QUADRANGLE
GRAPHIC SCALE

2000 0 1000 2000 4000 6000
(IN FEET)
1 inch = 2000ft.

OREGON CLUB COMMUNITY PARK CONSOLIDATION PLAN
OF
PROPERTIES ACQUIRED FROM STEPHEN FORD III AND LLOYD GOHEEN, JR.
SITUATE IN
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
BUFFALO TOWNSHIP

BANKSON ENGINEERS, INC.
CONSULTING ENGINEERS
HARRISBURG, PA. 17101

SCALE: AS SHOWN
DATE: DEC. 2012
DRAWN BY: T.F.
APPROVED BY: K.A.H.
SHEETS IN SET: 1
DRAWING NUMBER: 1-701-13-1

OWNER'S ADOPTION

By resolution approved on the 26th day of FEB. 2013 46 the Board of Directors of PENNSYLVANIA SERVICES CORPORATION, incorporated in the state of Delaware owner of the land shown on the PROPOSED SITE PLAN FOR BUTLER AUTO AUCTION adopted this plan as its Land development and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(SEAL) PENNSYLVANIA SERVICES CORPORATION

Gen. Coun.

Title of witnessing officer

Signature of witnessing officer

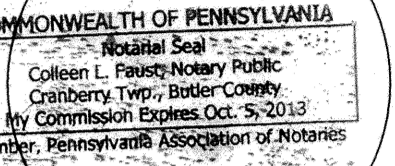
AGM

Title of authorized officer

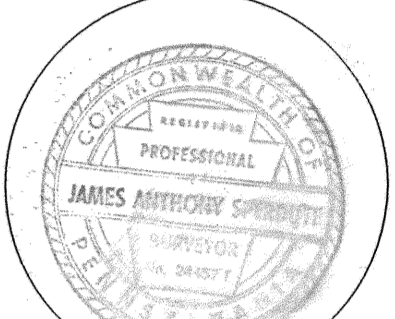
Signature of authorized

Date 2/26/13

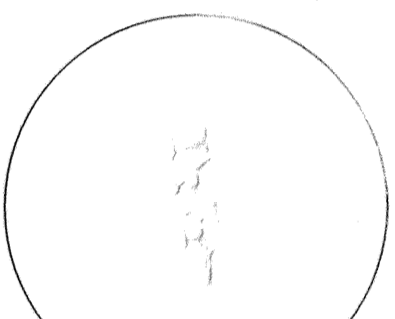
OWNER



NOTARY PUBLIC



REGISTERED SURVEYOR



CRANBERRY TWP BOARD OF SUPERVISORS

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Chris O'Donnell of PENNSYLVANIA SERVICES CORPORATION, who stated that he/she is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 24 day of February 2013

(Seal)

Notary Public

SURVEYOR'S CERTIFICATION

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

Date

2/27/13

James A. Sperdute, PLS #24457-E

(Seal)

MUNICIPAL DECLARATIONS

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

Secretary

Chairman, Board of Supervisors

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

Board of Supervisors.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 200-86

on the 7th day of MARCH 2013

Secretary

Chairman, Board of Supervisors

Township Manager

I, Jerry A. Andree Township Manager of Cranberry Township certify that the conditions for final approval outline in Ordinance/Resolution No. 2013-86 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

Municipal Engineer

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

Date

Registration Number

Signature

TOWNSHIP ENGINEER



BUTLER COUNTY PLANNING COMMISSION

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

Reviewed by the Butler County Planning Commission on this 21st day of Nov. 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 334, Page(s) 13

Given under my hand and seal this 13th day of March 2013

(Seal)

Recorder of Deeds

BUTLER COUNTY RECORDER OF DEEDS

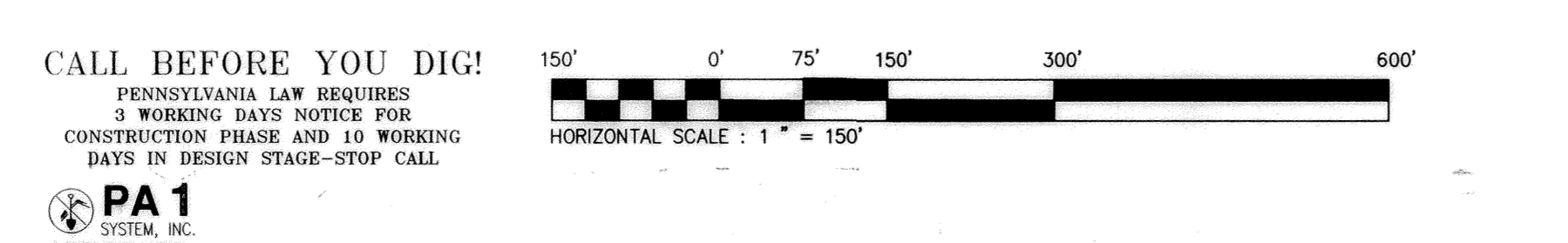
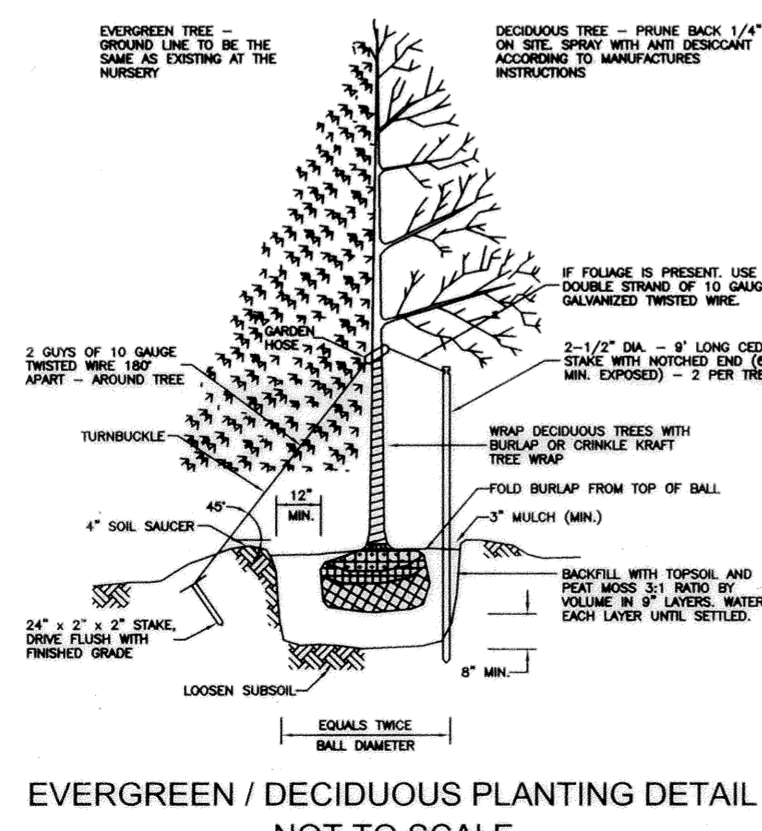
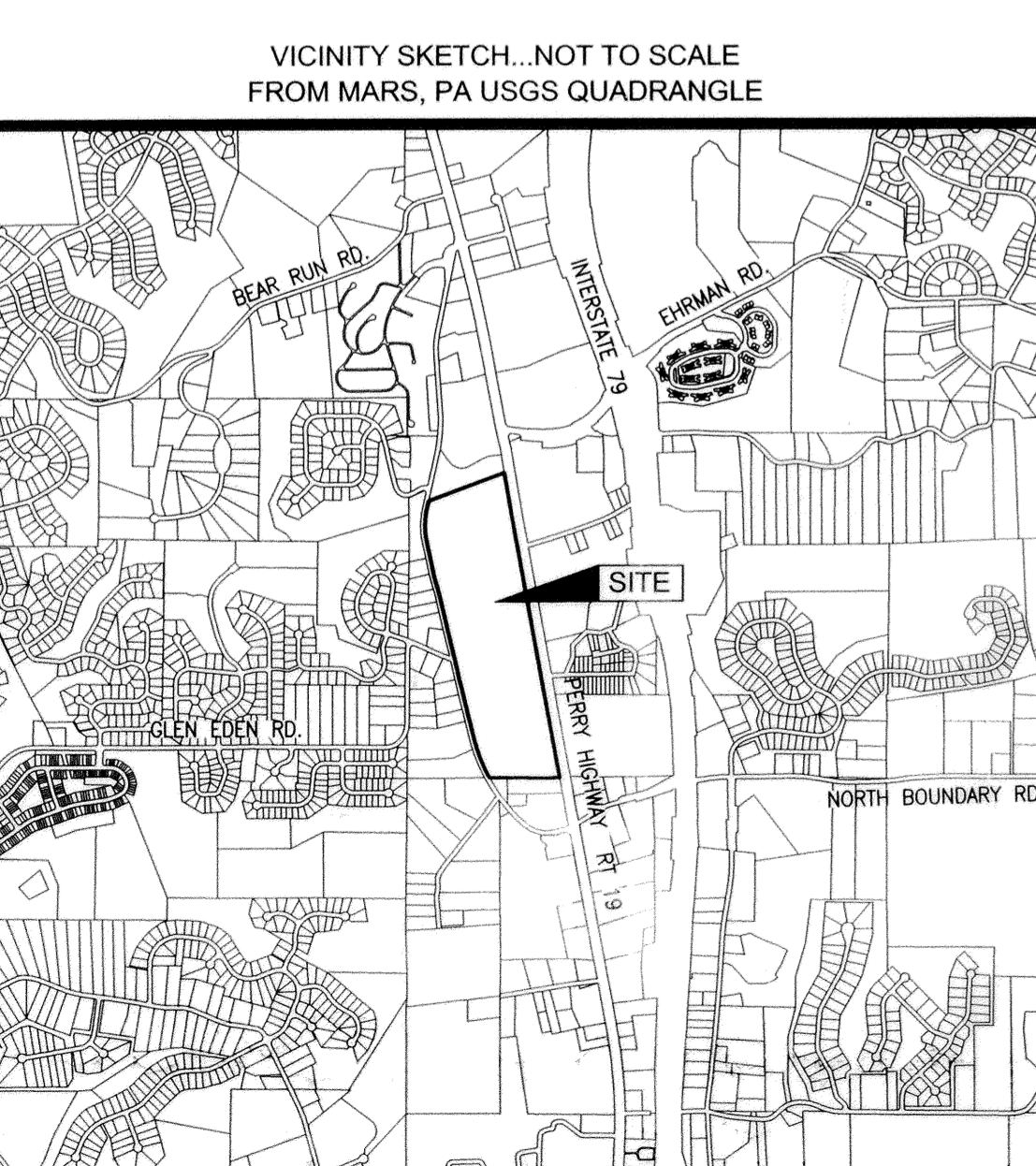
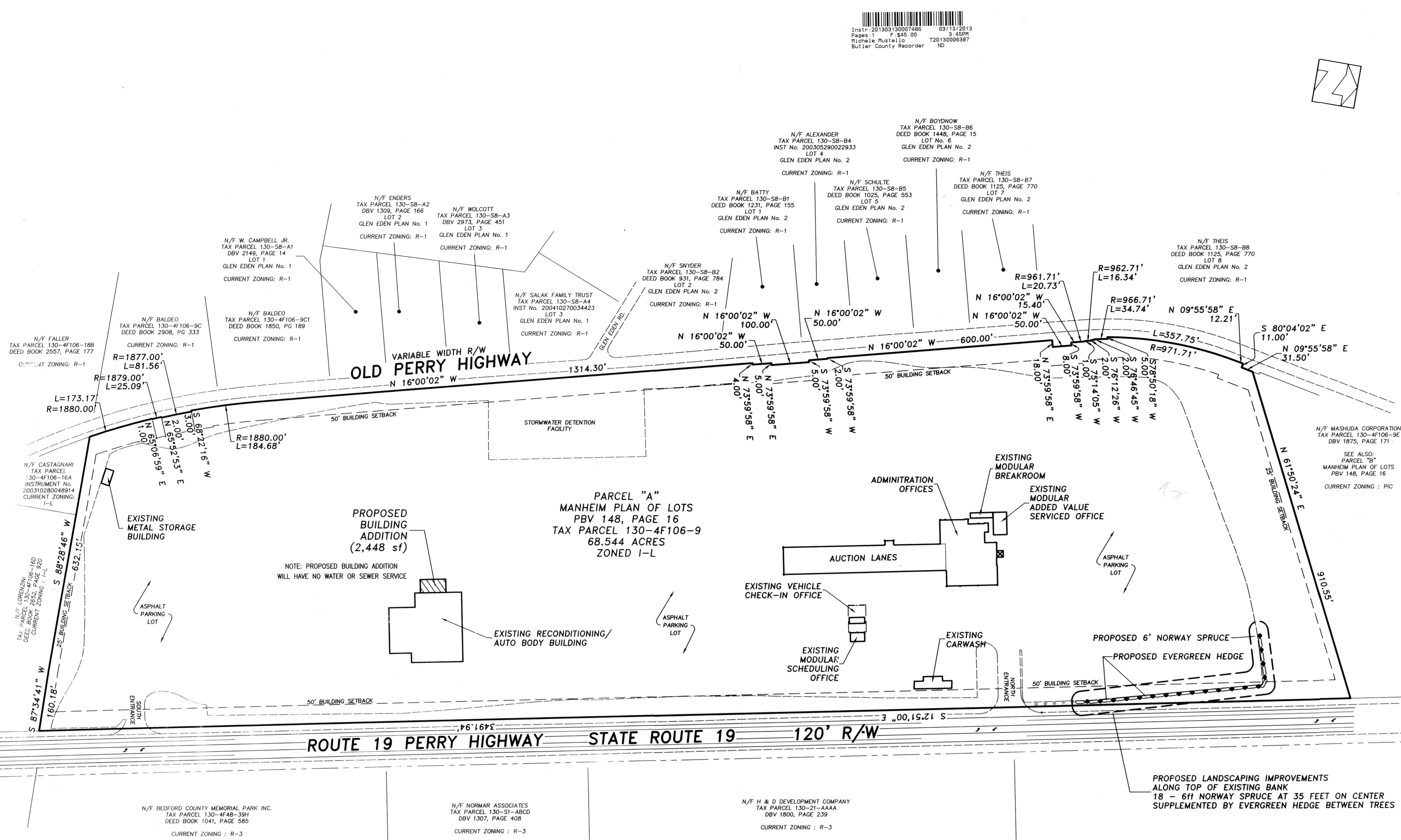
Revisions

Per Township Review JSS 01/31/2013



RC

1



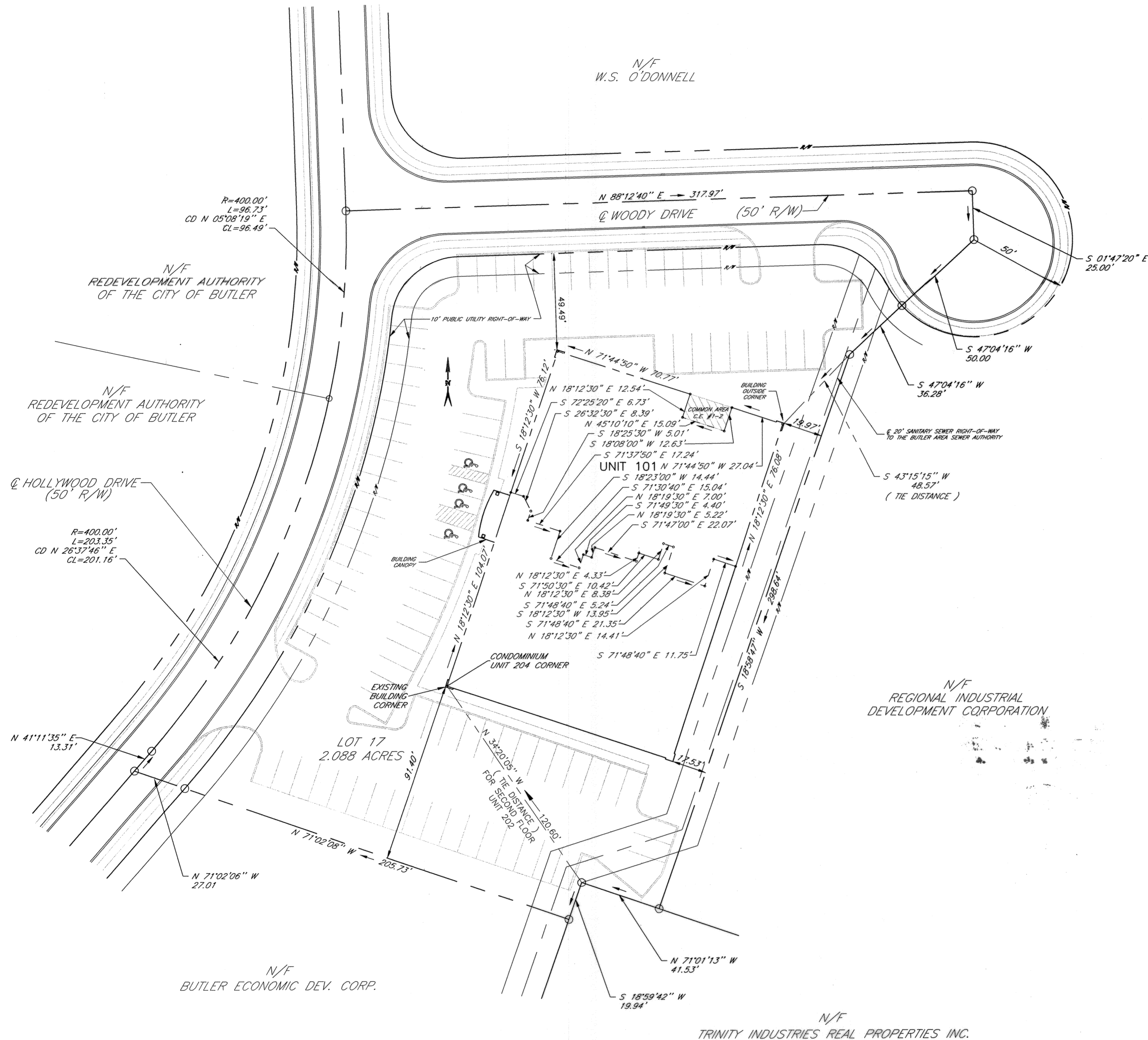
MODIFICATION REQUEST:
MODIFICATION TO SECTION 27-324 WHICH REQUIRES SIDEWALKS, STREET TREES, STREET WALL, AND OTHER AMENITIES AS PART OF THE STREETScape ENHANCEMENT OVERLAY DISTRICT.
DEVELOPER PROPOSES TO NOT INSTALL THE REQUIRED STREET TREES, SIDEWALK, STREET WALL AND OTHER AMENITIES AND IN LIEU OF THEM INSTALL APPROXIMATELY 445 FOOT LONG VEGETATIVE BUFFER NORTH OF THE NORTHERN ENTRANCE CONSISTING OF EVERGREEN TREES AND HEDGES.
JUSTIFICATION: EXISTING TOPOGRAPHY AND INFRASTRUCTURE ALONG THE PROPERTY'S ROUTE 19 FRONTAGE IS IMPRACTICAL FOR THE INSTALLATION OF THE REQUIRED IMPROVEMENTS. FURTHERMORE, THE STREETScape ENHANCEMENTS WOULD NOT MATCH THE CONTEXT OF THE SITE. THE ADDITIONAL LANDSCAPING WILL AIDE IN FURTHER SCREENING THE USE FROM ROUTE 19.
DECISION: CONTINUE THE ROW OF EVERGREEN PLANTINGS FOR 100 FEET ALONG THE GUIDELINE ON THE NORTHERN PROPERTY LINE AS PART OF THE JUSTIFICATION FOR THE SED MODIFICATION.
*THIS PLAN HAS BEEN REVISED TO SHOW THE FINAL CONFIGURATION OF THE PROPOSED LANDSCAPING IMPROVEMENTS AND INCLUDES THE 100 ADDITIONAL FEET OF LANDSCAPING.

ZONING REQUIREMENTS:
ZONING DISTRICT I-L
MINIMUM NET LOT AREA : 1.00 ACRE (43,560 SQ.FT.)
MINIMUM LOT WIDTH : 100.00 FEET
MINIMUM FRONT YARD SETBACK : 50.00 FEET
MINIMUM SIDEYARD SETBACK : 25.00 FEET
MINIMUM REARYARD SETBACK : 50.00 FEET
PREVIOUSLY RECORDED PLANS:
SUBDIVISION PLANS:
MANHEIM PLAN OF LOTS
PLAN BOOK 148, PAGE 16
SITE PLANS:
PLAN BOOK 185, PAGE 23
PLAN BOOK 199, PAGES 10-11
PLAN BOOK 201, PAGE 45
PLAN BOOK 215, PAGE 7
PLAN BOOK 216, PAGE 16
PLAN BOOK 227, PAGES 37-38
PLAN BOOK 233, PAGES 41-42
PLAN BOOK 241, PAGES 88-19
PLAN BOOK 296, PAGES 25-26
THE PURPOSE OF THIS PLAN IS TO PROPOSE AN ADDITION TO THE EXISTING AUTOBODY / RECONDITIONING BUILDING AND TO MAKE LANDSCAPING IMPROVEMENTS ALONG ROUTE 19 AT THE NORTH END OF THE SITE. NO OTHER IMPROVEMENTS ARE PROPOSED.

RECORDED: MAR 13 2013
PLAN BOOK 334
PAGE 13

Owner / Developer
Pennsylvania Services Corp.
21095 Route 19
Cranberry Township, PA 16066
724-452-5555

Proposed Site Plan For:
Manheim Pittsburgh
Cranberry Township, Butler County, Pennsylvania
Date: October 24, 2012 Scale: 1" = 150'
Project No. 1004-1212110



KNOW ALL MEN BY THESE PRESENTS, THAT THE COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, ADOPTS THE FOREGOING AS ITS REVISED PLATS AND PLANS PURSUANT TO SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS TREASURER AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 13 DAY OF March, 2013

William McCarrier
SECRETARY, WILLIAM MCCARRIER

Jerry Andre
PRESIDENT, JERRY ANDRE

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JERRY ANDRE, PRESIDENT OF THE COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, WHO DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THIS SURVEY OF FINAL CONSTRUCTION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THESE REVISED PLATS AND PLANS 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 TREASURER OF SAID CORPORATION, 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 13 DAY OF March, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol D. Howenly, Notary Public
City of Butler, Butler County
My Commission Expires Aug. 11, 2014
Member, Pennsylvania Association of Notaries

Carol D. Howenly
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, RONALD OLSEN, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE REVISED PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, TOGETHER WITH THE REVISED PLANS FOR PULLMAN COMMERCE CENTER CONDOMINIUM FULLY AND ACCURATELY DEPICT ALL EXISTING CONDITIONS REGARDING SAID CONDOMINIUM AND CONTAIN ALL INFORMATION REQUIRED BY SAID CONDOMINIUM AND CONTAIN ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

3-13-13
DATE

Ronald Olsen
REGISTRATION NO. SU-963-A

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

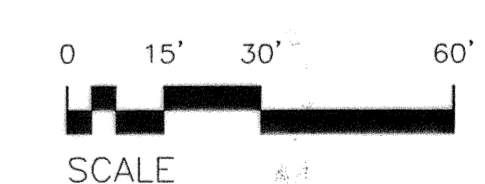
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY ON PLAN BOOK VOLUME 334 PAGE 14

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March, 2013.

Michelle M. Mustello

NOTES:

- 1) SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- 2) DOORS ARE "LIMITED COMMON ELEMENTS".



RECORDED: MARCH 15, 2013
PLAN BOOK PAGE
334 14

NOTE:

LINE LABELS "PARTY WALL" ARE DENOTING CENTERLINE OF THIS LABELED WALL.

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REV.	ISSUED FOR RECORDING	REVISION DESCRIPTION	REV BY	CHK BY	DATE
A	ISSUED FOR RECORDING		CRH	RO	03/13/2013

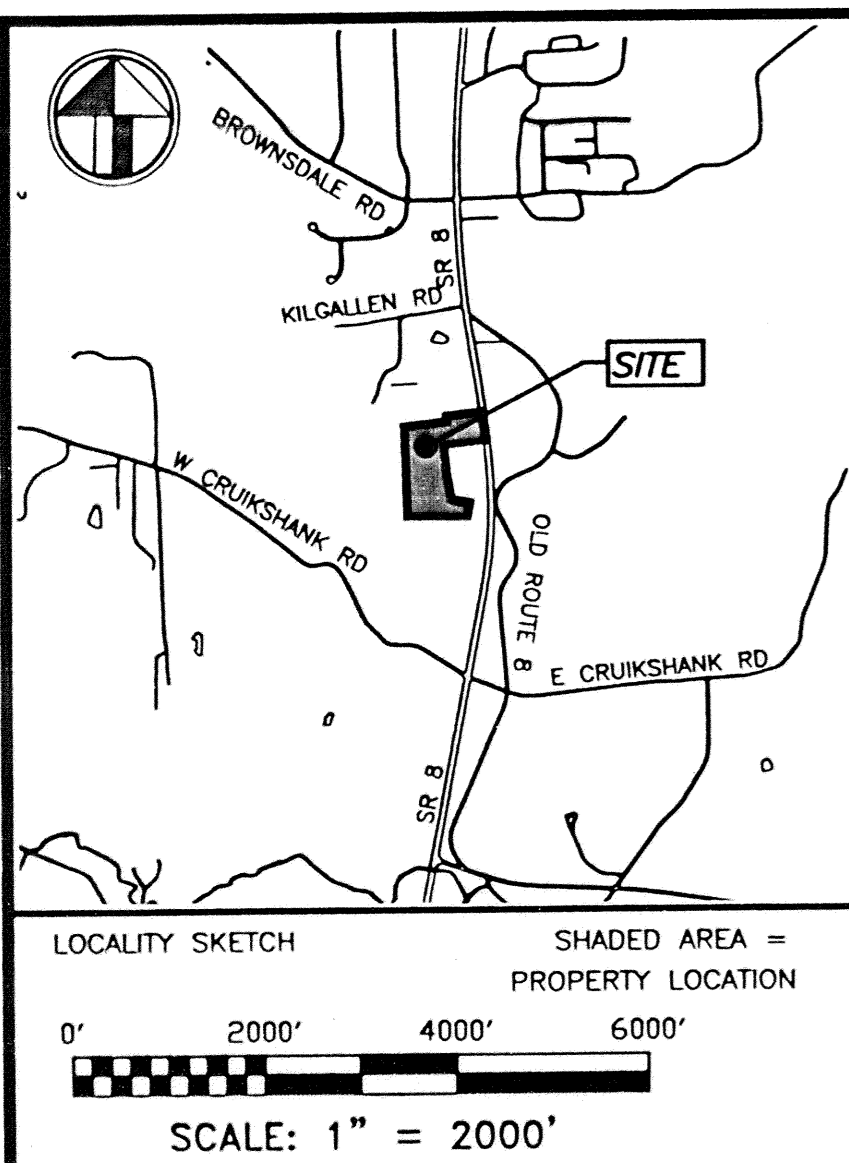
OLSEN & ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-LANDSCAPE ARCHITECTS-GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

COMMUNITY DEVELOPMENT CORP. OF BUTLER CO.
PULLMAN COMMERCE CENTER
CONDOMINIUM CERTIFICATION-1ST FLR-UNIT 101
THIRD WARD, CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

DATE: 11/07/2012
SHEET NO. REV.
C02D A
PROJECT NO. 201208

SCALE 0 30 60
CHKD. BY: RO
DRAWN BY: CRH

Instr: 201303160007868 03/15/2013
Pages: 1 1:845 09 1:14896
Michelle Mustello T20130006669
Butler County Recorder R



NOTES:

- (A) PARCEL A & PARCEL B ARE TO BECOME AN INTEGRAL PART OF LOT 2 AND TAX PARCEL 230-S4-4F2. THE ADJOINING LANDS AS PRESENTLY OWNED BY LINDA R. BURKE AS RECORDED IN INSTRUMENT NO. 20101040025969, SAID PARCEL A & PARCEL B ARE NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOTS.
- (B) THE TOTAL PROPERTIES WERE NOT FIELD SURVEYED AT THIS TIME.
- REF. SURVEY BY: SURVEY-TECH CORPORATION
DWG. NO. 2002-4522
DATED: DECEMBER 6, 2002
- (C) THE SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT PA. ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE, AND DEPTHS. CALL 1-800-242-1776
- (D) 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.
- (E) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

REQUESTED WAIVERS:

1. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ORDINANCE 96, 10/15/2003 CHAPTER 150 - SECTION 150-25.0(9)
- Request a waiver from the required topographic survey on the property due to no additional lots being created at this time.
2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ORDINANCE 96, 10/15/2003 CHAPTER 150 - SECTION 150-25.0(E)
- Request a waiver from the required environmental analysis map on the property due to no additional lots being created at this time.

ZONING REQUIREMENTS:

PRESENT ZONING: AG-A RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA: 43,560 SQUARE FEET

MINIMUM LOT WIDTH: 150 FEET

FRONT YARD DEPTH: 50 FEET FROM FRONT LOT LINE OR 75 FEET FROM STREET CENTER LINE, WHICHEVER IS GREATER

SIDE YARD DEPTH: 25 FEET (PRINCIPAL BUILDING)
10 FEET (ACCESSORY BUILDING)REAR YARD DEPTH: 75 FEET (PRINCIPAL BUILDING)
10 FEET (ACCESSORY BUILDING)

PRESENT ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT

MINIMUM LOT AREA: 43,560 SQUARE FEET

MINIMUM LOT WIDTH: 150 FEET

FRONT YARD DEPTH: 75 FEET FROM FRONT LOT LINE OR 100 FEET FROM STREET CENTER LINE, WHICHEVER IS GREATER

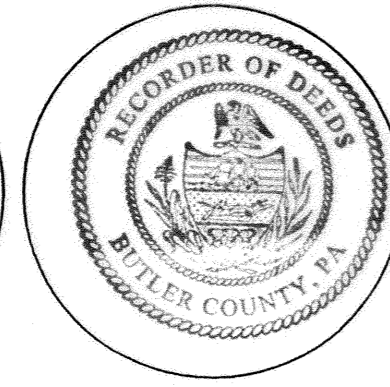
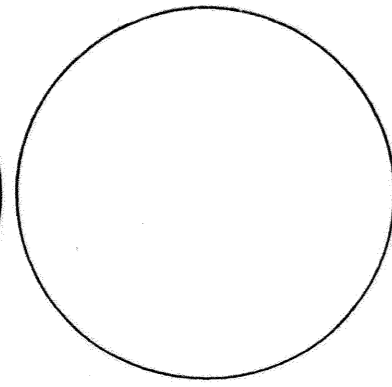
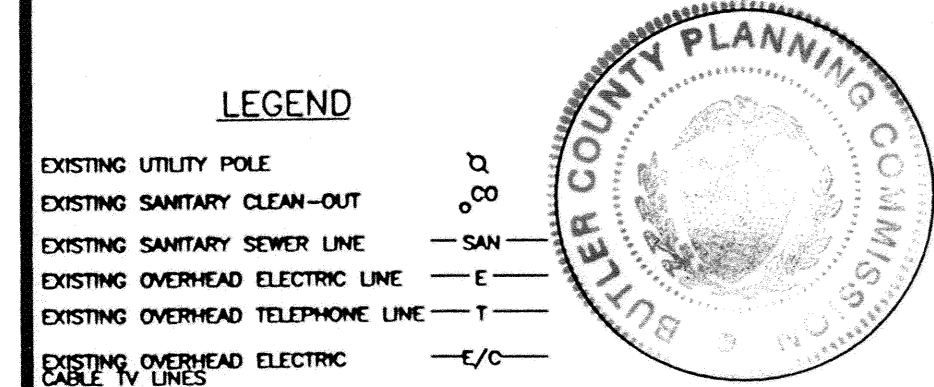
SIDE YARD DEPTH: 40 FEET (ADJOINING AG OR R DISTRICTS)
20 FEET (ALL OTHER DISTRICTS)

REAR YARD DEPTH: 75 FEET

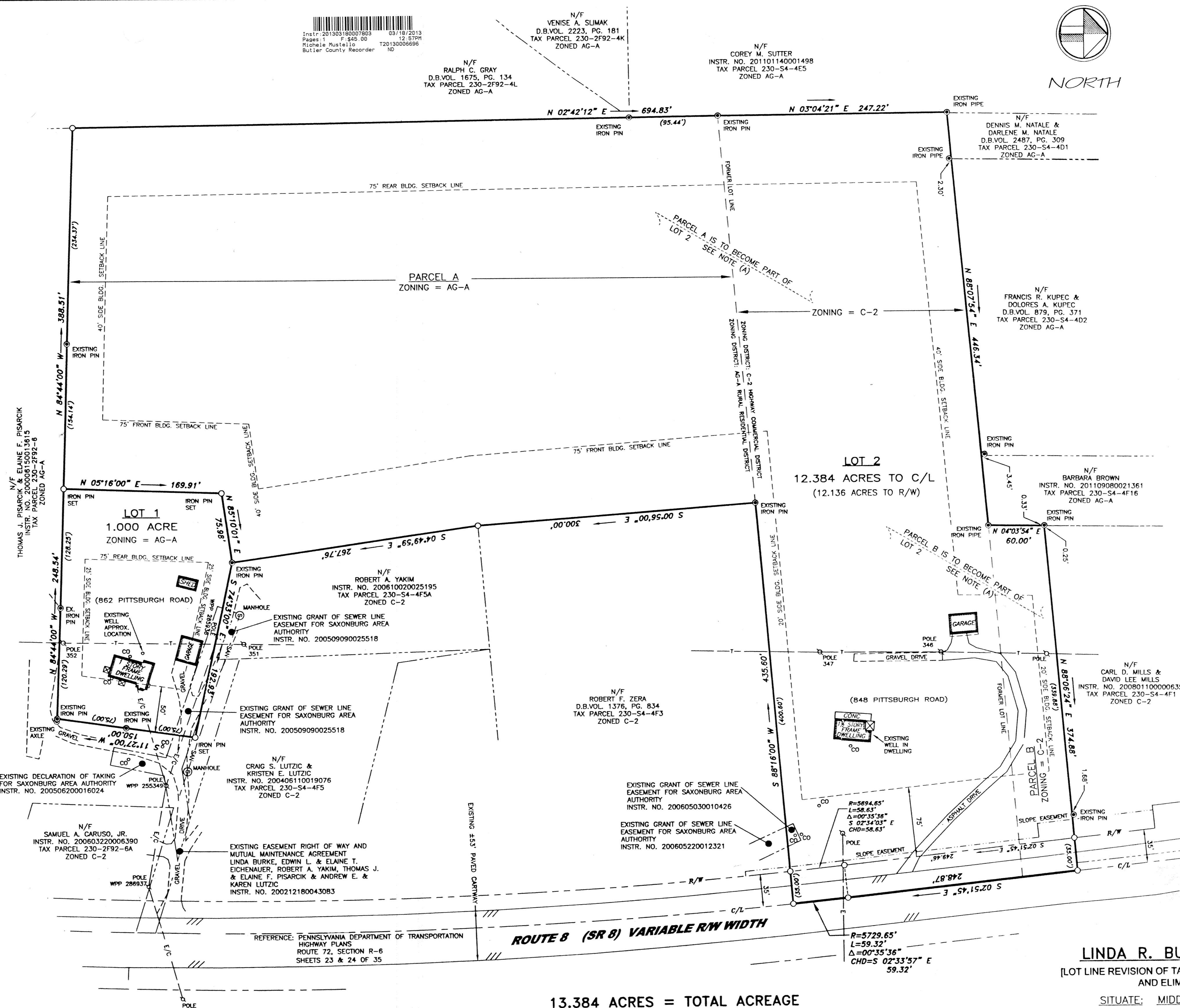
BUTLER COUNTY
PLANNING COMMISSION
SEAL:MIDDLESEX TOWNSHIP
SEAL:BUTLER COUNTY
RECORDER OF DEEDS
SEAL:

LEGEND

- EXISTING UTILITY POLE
EXISTING SANITARY CLEAN-OUT
EXISTING SANITARY SEWER LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD ELECTRIC CABLE TV LINES



THOMAS J. PISARCIO & ELAINE F. PISARCIO
INSTR. NO. 200008150013815
TAX PARCEL 230-S4-4F1B
ZONED AG-A

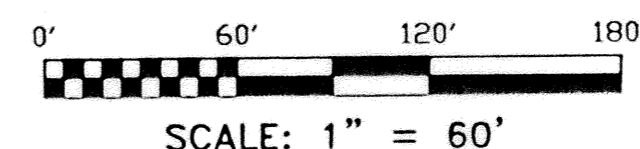
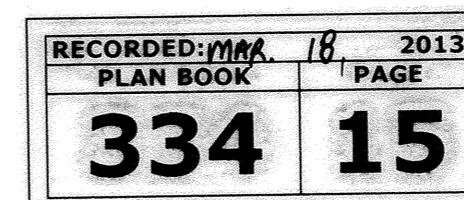


13.384 ACRES = TOTAL ACREAGE

OWNER: LINDA R. BURKE
114 LAUREL LANE
VALENCIA, PA 16059

ZONING: AG-A RURAL RESIDENTIAL DISTRICT
DEED REFERENCE: INSTR. NO. 200212180043081
TAX PARCEL NO.: 230-S4-4F1
USE = RESIDENTIAL

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT
DEED REFERENCE: INSTR. NO. 201011040025969
TAX PARCEL NO.: 230-S4-4F2
230-S4-4F1B
USE = RESIDENTIAL



LINDA R. BURKE LOT LINE REVISION PLAN

[LOT LINE REVISION OF TAX PARCEL NO. 230-S4-4F4 AND TAX PARCEL NO. 230-S4-4F2
AND ELIMINATION OF TAX PARCEL NO. 230-S4-4F1B]

SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

DATE: NOVEMBER 30, 2012

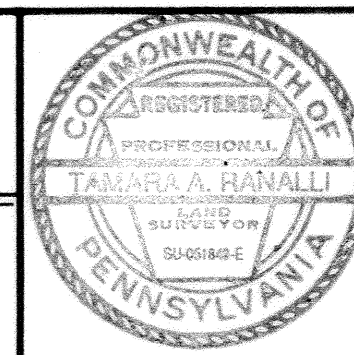
SURVEY TECH & ASSOCIATES, LLC

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, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

REVISIONS: MARCH 1, 2013
REVISE ZONING DISTRICTS

CHARTERED BY: D.F./T.R. DWG. NO: 5270-2012



REGISTRATION NO. SU-051843E

(Subdivision) BURKE 5270-2012 STATE CRO

I, LINDA R. BURKE, OWNER OF THE LAND SHOWN ON THE LINDA R. BURKE LOT LINE REVISION PLAN DO 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.

IN WITNESS WHEREOF, I, HEREUNTO SET MY HAND AND SEAL
THIS 30th DAY OF March, 2013

ATTEST:

Linda R. Burke Kathie E. Pike
LINDA R. BURKE NOTARY PUBLIC

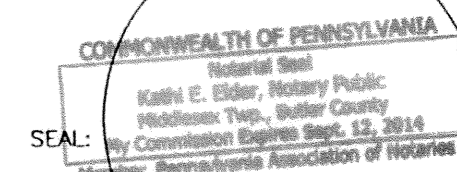
COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LINDA R. BURKE, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HER ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF March, 2013

MY COMMISSION EXPIRES THE 12th DAY OF Sept, 2014

Kathie E. Pike
NOTARY PUBLIC



I, LINDA R. BURKE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LINDA R. BURKE LOT LINE REVISION PLAN IS IN THE NAME OF LINDA R. BURKE AND IS RECORDED IN INSTR. NO. 200212180043081 AND INSTR. NO. 201011040025969.

LINDA R. BURKE WITNESS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF Dec, 2012

John Rusnak E. W. G. R. M.
SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 30th DAY OF March, 2013

John Rusnak E. W. G. R. M.
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.

DATE: 3-7-13 REG. NO. 044823-E SIGNATURE: John Rusnak

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 ACCREDITED DEPARTURES ON ANY STREETS, LANDS, OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS AND OR FACILITIES.

John Rusnak E. W. G. R. M.
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 1-13, EFFECTIVE THE 1st DAY OF March, 2013

John Rusnak E. W. G. R. M.
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 334, PAGE(S) 15

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF March, 2013



OWNER	TAX I.D.#	INSTRUMENT #	LOT #	ACREAGE			
				EXISTING	CONVEYANCE	NEW (to Q)	AREA W/IN R/W
JOHN F. & PATRICIA SEIBEL	230-S1-12B1	201208210023714	LOT 1	7.35 ACRES	LOT 3 2.00 ACRES	5.35 ACRES	0

Instr 201303190007604
Pages: 1 13 \$45.00
Notary Seal
Butler County Recorder 10

We, John F. and Patricia L. Seibel, owners or beneficial owners of the land shown on the John F. and Patricia L. Seibel Plan of Subdivision, 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 and the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17 day of January, 2013

ATTEST:
NOTARY PUBLIC OWNER 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 John F. and Patricia L. Seibel, and acknowledged the foregoing adoption, dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 17 day of January, 2013

My Commission expires the 17 day of April, 2013

SEAL
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Mallory S. Seibel, Notary Public
Middlesex Twp., Butler County
My Commission Expires April 17, 2013
-I- am a member of the Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the John F. and Patricia L. Seibel Plan of Subdivision is in the names of John F. and Patricia L. Seibel and is recorded in Deed Book Volume 2030 Page 260. We further certify that there is no mortgage, lien or other encumbrances against this property.

WITNESS OWNER 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.

DATE January 17, 2013 NAME OF SURVEYOR - SV 32490-E
(SEAL)

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

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 06-2013 this 14 day of MARCH, 2013

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Middlesex this 22nd day of JANUARY, 2013

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 design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

L-28-13 044823 E (SEAL) SIGNATURE

DATE REG. NO.

Reviewed by the Butler County Planning Commission this 19th day of December, 2012

SECRETARY SEAL CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA/SS:
COUNTY OF BUTLER

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 334 Page(s) 16

Given under my hand and seal this 18th day of March, 2013

SEAL

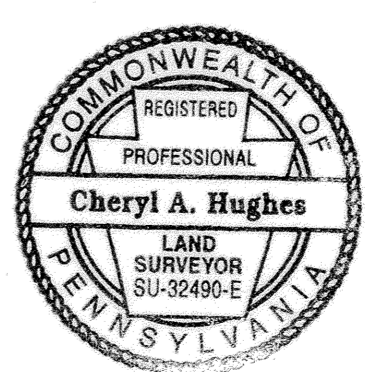
RECORDER OF DEEDS

RECORDER OF DEEDS

REVISED 1/17/2013 ; LOT CONFIGURATION
REVISED 11/30/2012; ENGINEER'S REVIEW COMMENTS

12245

RECORDED MAR. 18, 2013
PLAN BOOK PAGE
334 16



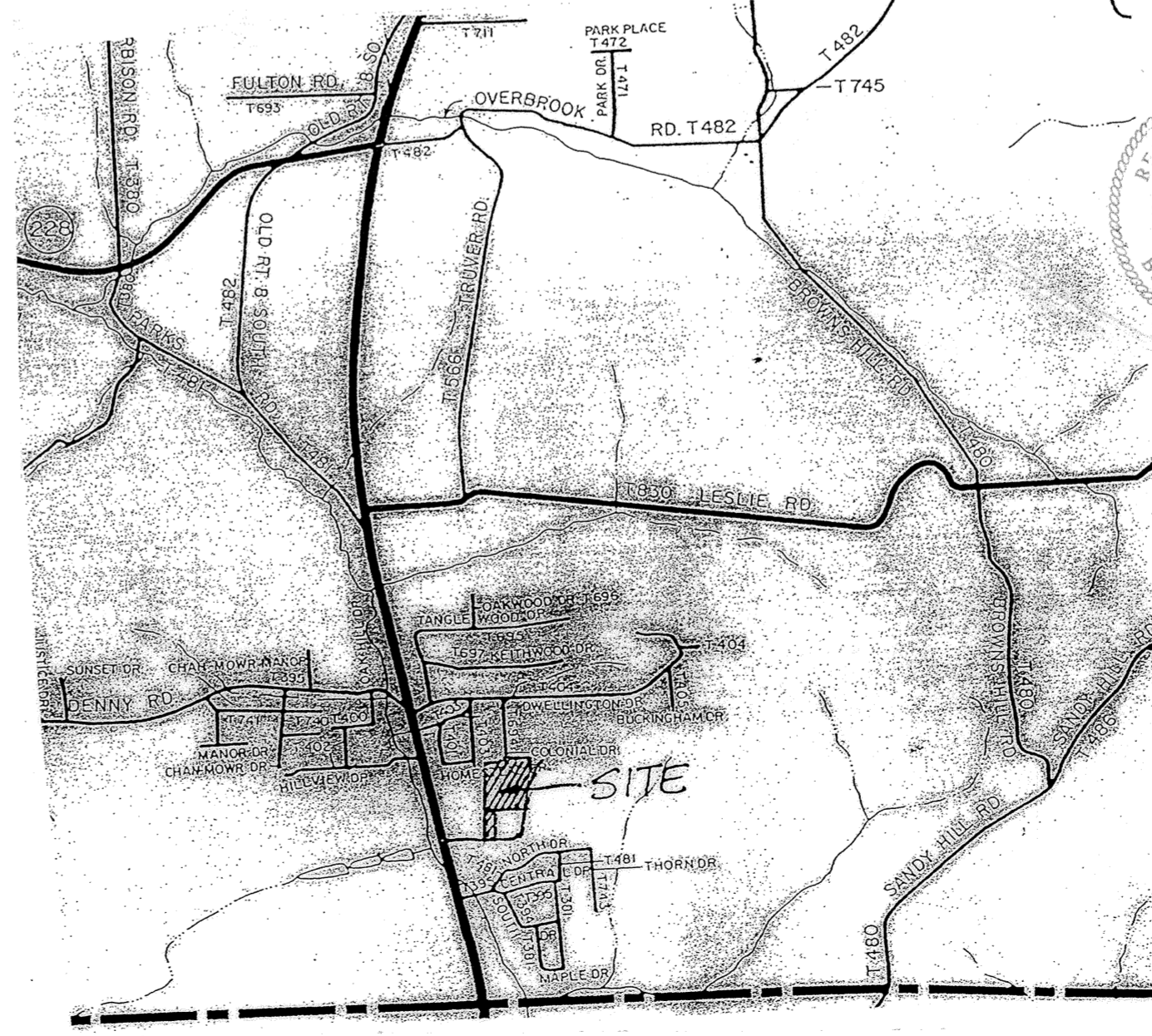
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS. Owner

PLAN OF SUBDIVISION

FOR: JOHN F. & PATRICIA SEIBEL

SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 10/9/12 Scale 1" = 50' Dwn By BEC Ckd By CAH
Parcel No. 230-S1-12B1 Sheet No. Service No.
Address 110 HAMILTON LANE 12-130



VICINITY MAP Scale: 1" = 2000'



EX. LOT 2
P.B. 330 PG. 42
230-2F88-4
N/F KENNETH WYZIKOWSKI &
MARIA SERGEEVNA VIZIKOVSKI
INSTRUMENT #200911100026609
RESIDENTIAL

230-S1-12B6
N/F R.V. RIZZO
INSTRUMENT #
200608110020595
RESIDENTIAL

230-S1-12B3
N/F R.B. MOON
D.B. 1484 PG. 631
RESIDENTIAL

230-S1-12B2
N/F R.D. TATE
INSTRUMENT #
200902270005566
RESIDENTIAL

230-S1-12C2
N/F R.L. HECKERT, JR.
D.B. 632 PG. 211
WOODED RESIDENTIAL

230-S1-12C3
N/F P.C. RITTER
D.B. 1577 PG. 48
RESIDENTIAL

230-S1-12E
N/F A. HABIBI &
A. GHAZNAVI
D.B. 1287 PG. 185
COMMERCIAL

230-S1-12A33
N/F M.E. WILBERT
D.B. 981 PG. 949
RESIDENTIAL

230-S-12C1
N/F WAGON WHEEL ANTIQUES
INSTRUMENT #200203010007282
WOODED COMMERCIAL

230-S2-43E29
N/F S.J. COOPER
INSTRUMENT #
200610300027536
RESIDENTIAL

230-S2-43E28
N/F S.J. COOPER
INSTRUMENT #
200610300027536
RESIDENTIAL

230-S2-43E27
N/F S. CHULICK
INSTRUMENT #200106280017221
RESIDENTIAL

230-S9-CA4
N/F L. DARRAGH
INSTRUMENT #201003290006394
RESIDENTIAL

230-S9-CB5
N/F L.D. LAWVER
INSTRUMENT # 200111150032622
RESIDENTIAL

PER DEED BOOK 1081 PAGE 536, TAX PARCEL
230-2F88-4A HAS THE RIGHT TO USE THE
PRIVATE LANE RUNNING THROUGH ADJOINING
PROPERTIES, TO BE USED IN COMMON WITH
OTHERS LAWFULLY USING THE SAME.

EX. 20' SEWER R/W FOR
SAXONBURG AREA AUTHORITY
INSTRUMENT #20050620001609

N/F JOHN F. &
PATRICIA L. SEIBEL
230-S1-12B1
Inst. # 201208210023714

WEST PENN POWER RIGHT-OF-WAY
PER D.B. 614 PG. 262
WIDTH UNDETERMINED

EX. LOT 1
P.B. 330 PG. 42
7.35 ACRES
-2.00 ACRES LOT 3
REV. LOT 1 = 5.35 ACRES TOTAL
AFTER CONVEYANCE

S 02°38'29" W 47.01'
S 02°38'26" E 50.49'

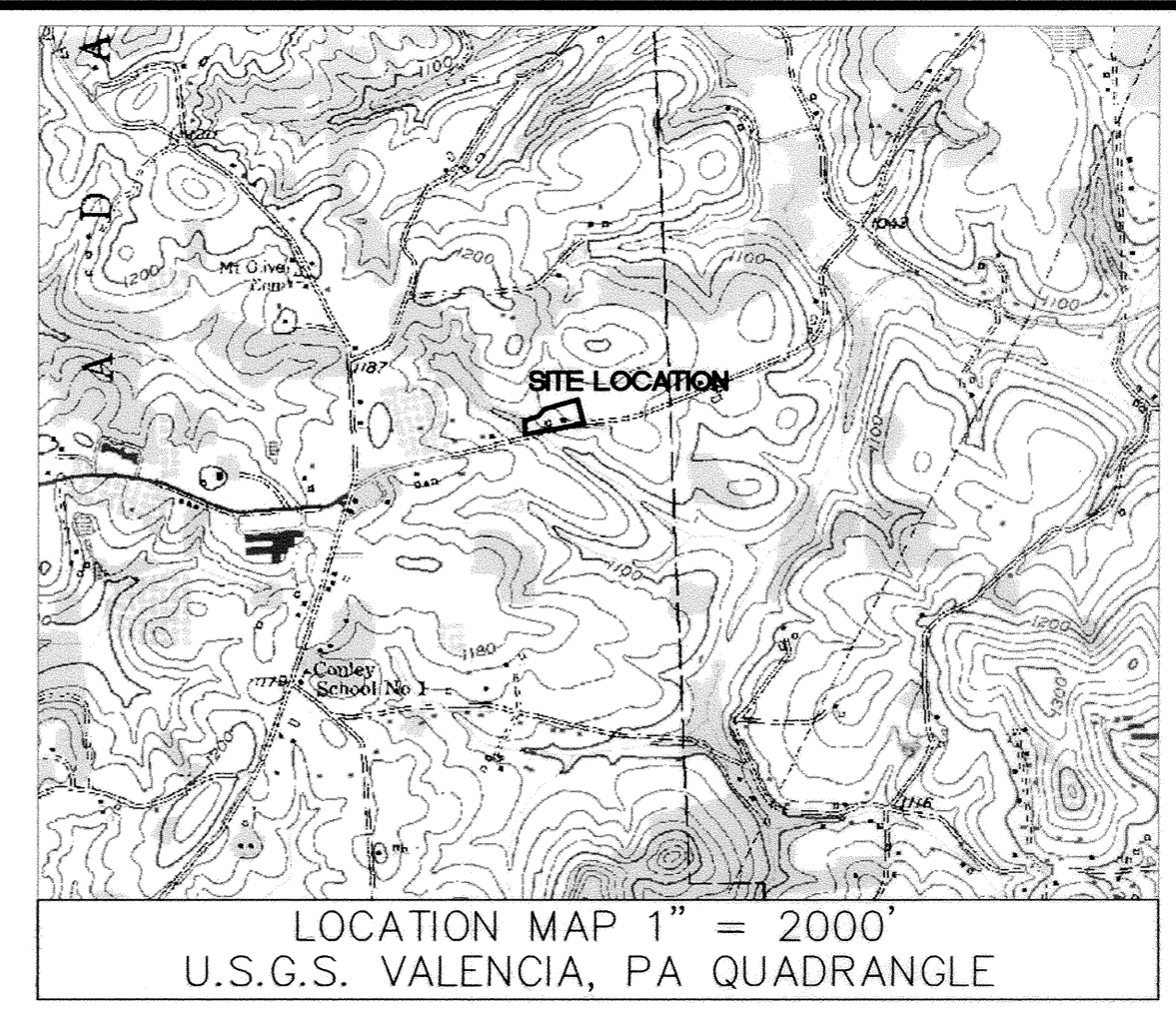
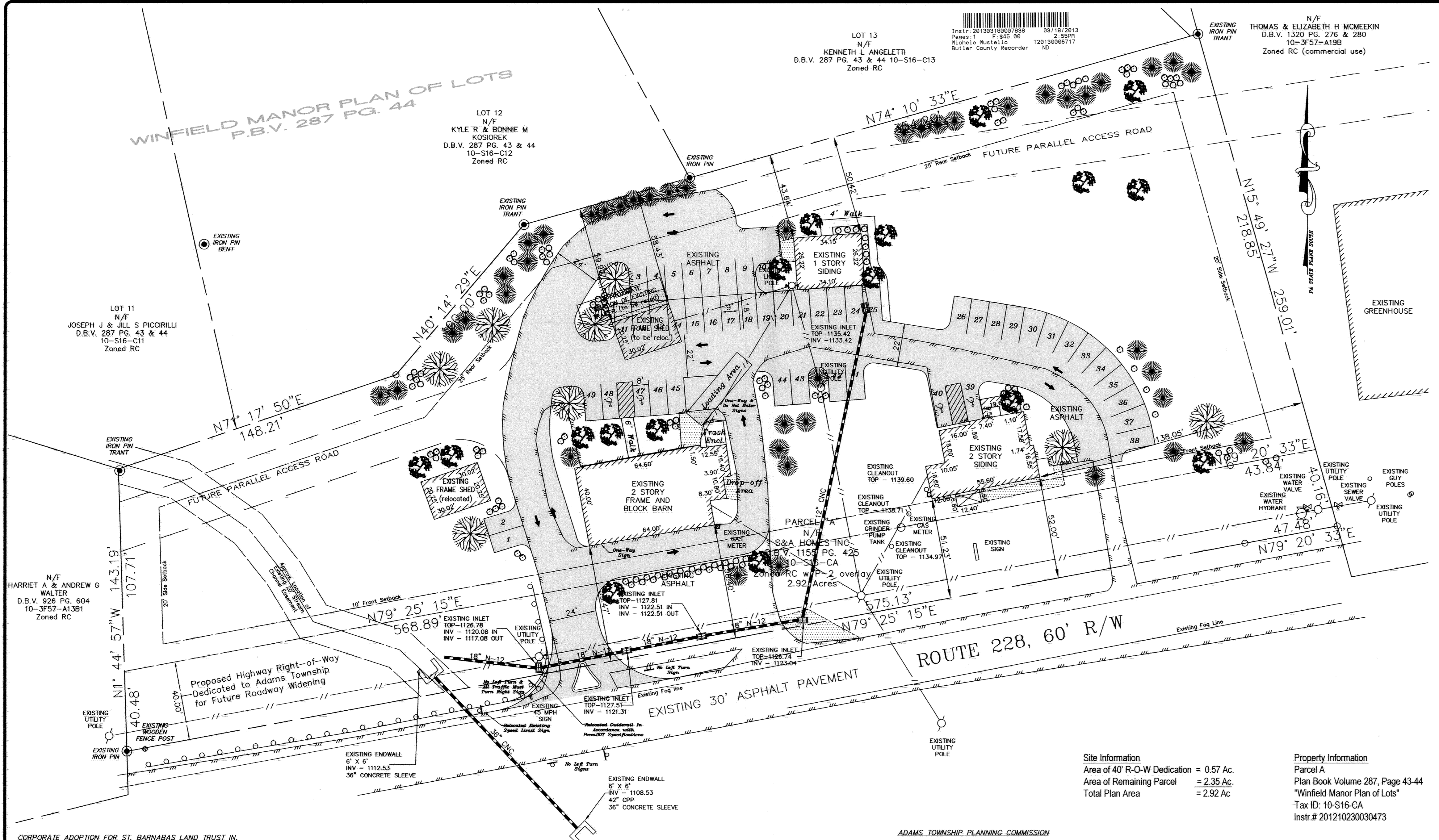
GAS CURB BOX
GAS MARKER

REF: SAXONBURG
AREA AUTHORITY
INSTRUMENT #
200512070035083

EX. 2 STORY
BRICK & FRAME
DWELLING

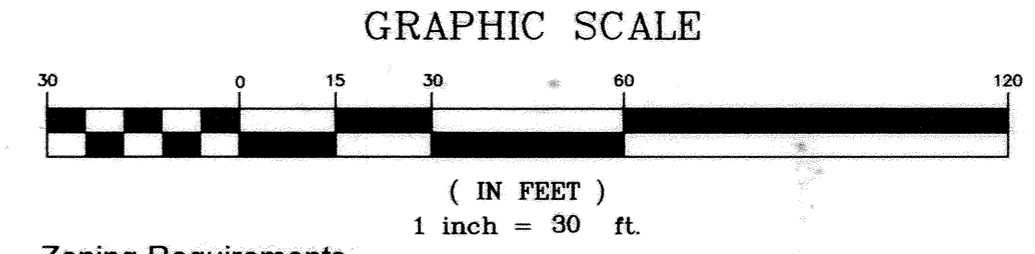
EX. 0.77
ACRE

HAMILTON LANE
33' R/W



EXISTING LEGEND

	FIRE HYDRANT
	SEWER VALVE
	WATER VALVE
	GAS METER
	UTILITY POLE
	LIGHT POLE
	CATCH BASIN
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORMWATER MANHOLE
	WATER WELL
	OVERHEAD ELECTRIC
	STORM LINE
	SANITARY LINE
	FENCING
	CONCRETE



Zoning Requirements

Zone: RC (Rural Conservation District) with P-2 (Preservation Overlay)

Minimum Lot Area:	RC 43,560 Sq. Ft.	P-2 No Minimum
Minimum Lot Width:	150 Ft. at front setback line	No Minimum
Minimum Front Yard Depth:	50 Ft.	10 Ft.
Minimum Side Yard Depth:	20 Ft. (2 required)	20 Ft.
Minimum Rear Yard Depth:	25 Ft.	15 Ft.

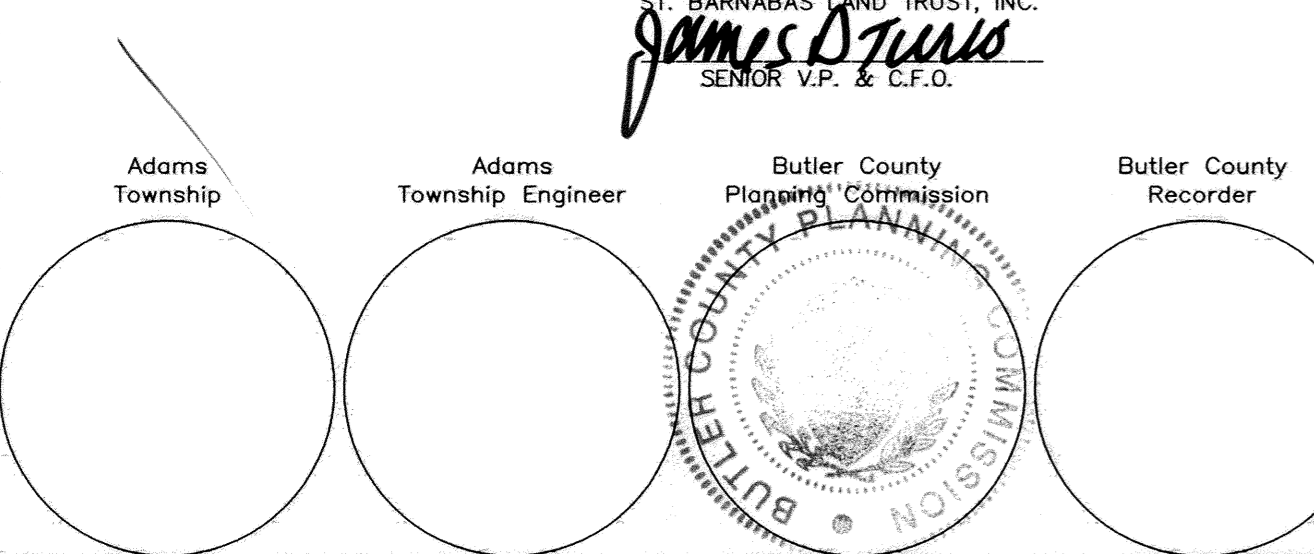
KNOW ALL MEN BY THESE PRESENTS, THAT ST. BARNABAS LAND TRUST INC., A CORPORATION FORMED UNDER THE LAWS OF THE STATE OF PENNSYLVANIA BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN AS ITS LAND DEVELOPMENT OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, 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-WAYS, 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 BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, ST. BARNABAS LAND TRUST INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ST. BARNABAS LAND TRUST INC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS COMPANY SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 26th DAY OF February, 2013.

Belinda D. Wilber
SECRETARY

James S. Tureo
ST. BARNABAS LAND TRUST, INC.
SENIOR V.P. & C.F.O.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY ST. BARNABAS LAND TRUST, INC. 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.



CORPORATION ACKNOWLEDGEMENT FOR ST. BARNABAS LAND TRUST INC.

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

ON THIS 26th DAY OF February, A.D., 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE SENIOR V.P. & C.F.O. OF ST. BARNABAS LAND TRUST INC., A CORPORATION, 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 COMPANY SEAL OF THE SAID LIMITED LIABILITY COMPANY DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID ST. BARNABAS LAND TRUST INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS SENIOR V.P. & C.F.O. OF SAID COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

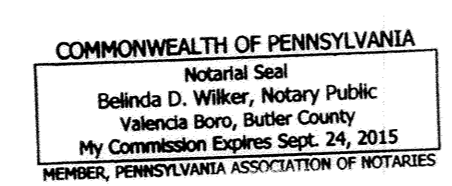
James S. Tureo
SENIOR V.P. & C.F.O.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF February, 2013.

MY COMMISSION EXPIRES THE 24th DAY OF September, 2015.

Belinda D. Wilber
NOTARY PUBLIC



TITLE CLAUSE

ST. BARNABAS LAND TRUST INC., BY ITS SENIOR V.P. & C.F.O., OWNERS OF THE BEAUTIFUL BUYS - A ST. BARNABAS THRIFT SHOPPE DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ST. BARNABAS LAND TRUST INC., AS RECORDED IN INSTRUMENT NUMBER 20120230030473 IN THE BUTLER COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

James S. Tureo
SENIOR V.P. & C.F.O.

ADAMS TOWNSHIP PLANNING COMMISSION

THIS PLAN OF LAND DEVELOPMENT HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6th DAY OF February, 2013.

Belinda D. Wilber
SECRETARY

James S. Tureo
CHAIRMAN

ADAMS TOWNSHIP SUPERVISORS

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

THIS PLAN APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 6th DAY OF February, 2013.

James S. Tureo
CHAIRMAN

Belinda D. Wilber
SECRETARY

James S. Tureo
SUPERVISOR

Belinda D. Wilber
SUPERVISOR

ADAMS TOWNSHIP MUNICIPAL ENGINEER

I, RONALD OLSEN, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF ADAMS, 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 APPROVING AUTHORITY.

MAR 6, 2013 26400E (SEAL) *James S. Tureo*
DATE REG. NO. SIGNATURE

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF JAN., 2013.

James S. Tureo
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

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 334, PAGE(S) 17.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF March, 2013.

Michelle M. Mustello
(SEAL) RECORDER OF DEEDS

SURVEYOR

I, MARK B. SCHMIDT, 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.

Mark B. Schmidt
MARK B. SCHMIDT
DATE FEBRUARY 26, 2013 SU 38950-E
REGISTRATION NO.

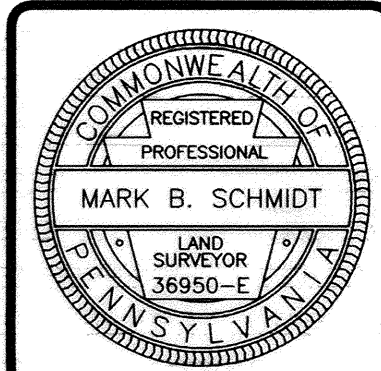
NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. BEARINGS SHOWN ARE ON PENNSYLVANIA STATE PLANE SOUTH COORDINATE SYSTEM.
3. STORMWATER MANAGEMENT WILL NEED TO BE ADDRESSED FOR THE FUTURE PARALLEL ACCESS ROAD WHEN, AND IF, IT IS TO BE CONSTRUCTED.
4. DRIVEWAYS ARE TO BE INSTALLED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS.

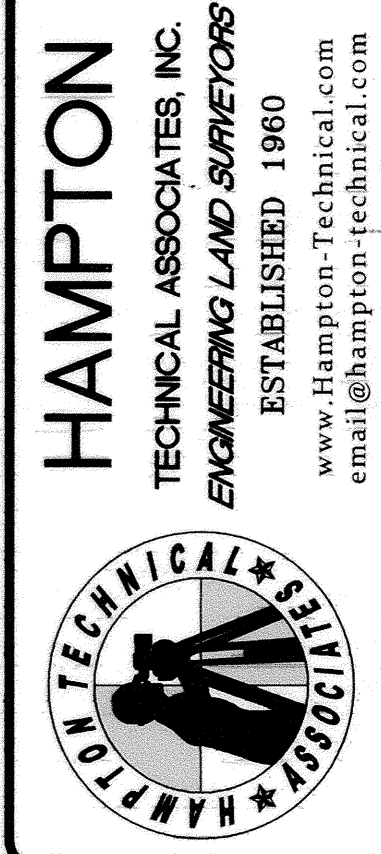
RECORDED: MAR 18, 2013

PLAN BOOK 334 PAGE 17

ISSUES & REVISIONS				
DESCRIPTION		DATE	DR.	CH.
Adams Township Engineers Comments		1-21-13	SRF	SRF
Adams Township Planning Comm. Comments		2-12-13	SRF	SRF
Add Wooster Design for HOP		2-21-13	SRF	SRF



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TECHNICAL ASSOCIATES, INC.
ENGINEERING AND SURVEYING
ESTABLISHED 1960
www.hampton-technical.com
email@hampton-technical.com



DRAWN BY: NJF/SRF
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 12-10281.dwg

Recorded Plan
Beautiful Buys - A St. Barnabas Thrift Shoppe
421 State Route 228 West
Butler County, Pennsylvania
Gibsonia, PA 15044

DATE ISSUED: January 9, 2013
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE:
SHEET: Rec-1
HTA PROJECT #: 12-10281

KNOW ALL MEN BY THESE PRESENTS; THAT ZION BAPTIST CHURCH DOES 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, 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, ZION BAPTIST CHURCH HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF 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 ZION BAPTIST CHURCH OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21ST DAY OF February 21, 2013.

ATTEST:

WITNESS Tara S. Blose Dale R. Wimer
WITNESS OWNER
Holly D. Lindsey
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED Dale R. Wimer and Holly D. Lindsey 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 21ST DAY OF February 2013.
MY COMMISSION EXPIRES THE 25TH DAY OF April 2015.

Tara S. Blose
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tara S. Blose, Notary Public
Portersville Boro, Butler County
My Commission Expires April 25, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 21ST DAY OF FEBRUARY, 2013.

Dale R. Wimer Kenneth J. Moniz
SECRETARY 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, PAVES AND CURES 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 5TH DAY OF MARCH, 2013.

Clare J. Martin Frederick J. Brand
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS
Brian J. Mangel
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.

02-19-13
DATE REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF MARCH, 2013.

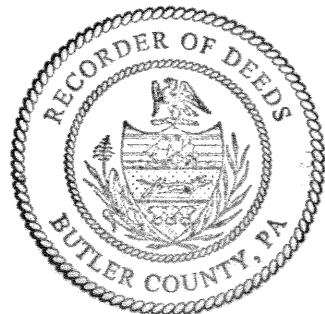
J. M. Shutty E. W. Shutty
SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 334 PAGE 18

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF March, 2013.

Michele M. Mustello
RECORDER



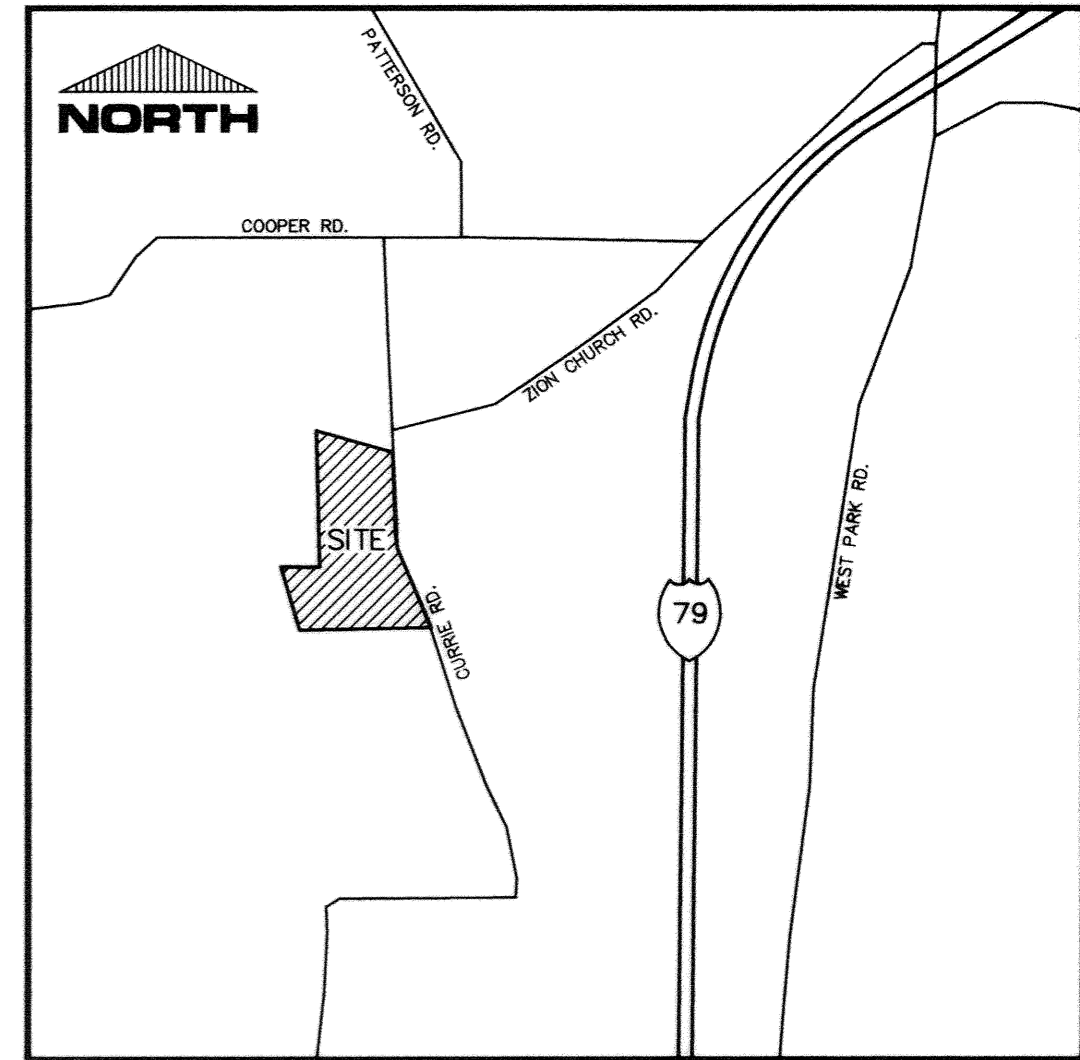
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr: 201303190007913
Pages: 1 F: \$45.00 03/19/2013
Notaries Must file 11:27AM
Butler County Recorder ND 20130006608

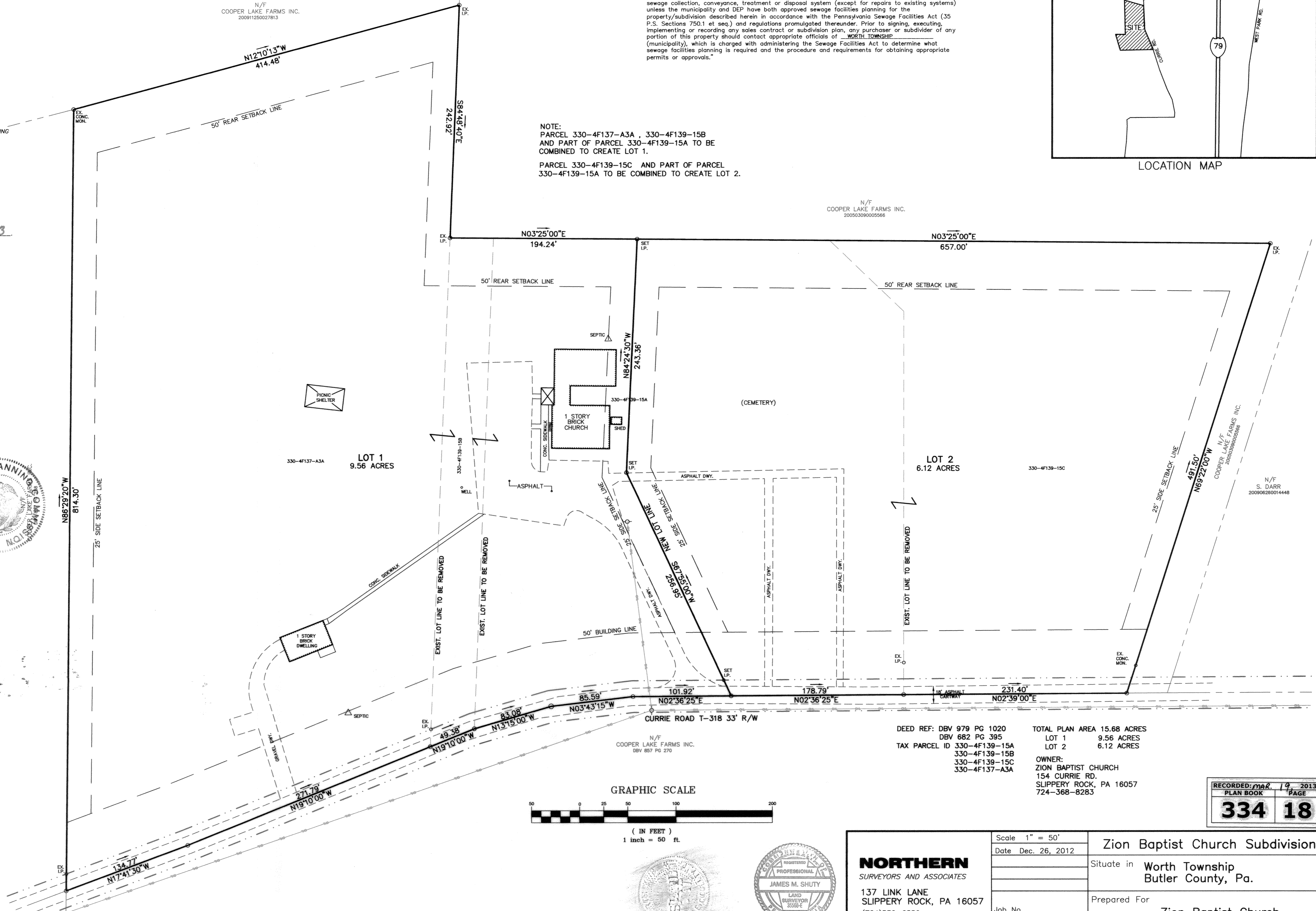
NON-BUILDING WAIVER
LOT 2

"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 CEMETERY use. No portion of LOT 2 property/subdivision has been approved by WORTH TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of this property should contact appropriate officials of WORTH TOWNSHIP (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

NOTE:
PARCEL 330-4F137-A3A, 330-4F139-15B
AND PART OF PARCEL 330-4F139-15A TO BE
COMBINED TO CREATE LOT 1.
PARCEL 330-4F139-15C AND PART OF PARCEL
330-4F139-15A TO BE COMBINED TO CREATE LOT 2.



LOCATION MAP



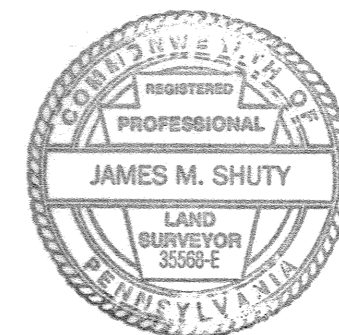
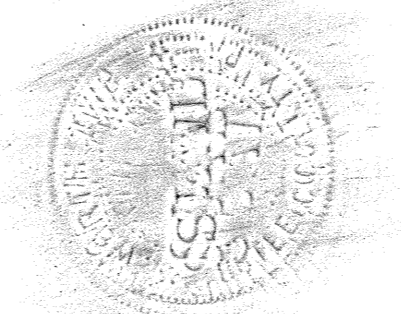
DEED REF: DBV 979 PG 1020
DBV 682 PG 395
TAX PARCEL ID 330-4F139-15A
330-4F139-15B
330-4F139-15C
330-4F137-A3A

TOTAL PLAN AREA 15.68 ACRES
LOT 1 9.56 ACRES
LOT 2 6.12 ACRES
OWNER:
ZION BAPTIST CHURCH
154 CURRIE RD.
SLIPPERY ROCK, PA 16057
724-368-8283

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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


Scale 1" = 50'
Date Dec. 26, 2012
Job No. 2504

Zion Baptist Church Subdivision
Situate in Worth Township
Butler County, Pa.
Prepared For
Zion Baptist Church
Sheet No. 1 of 1

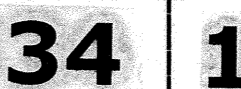
RECORDED: mak 19 2013
PLAN BOOK PAGE
334 18



PLAN C NEW CASTLE ROAD, S.R. 0422
(Paved 32.61') 120' R/W

The seal of the Butler County Planning Commission is circular. It features a central emblem with a landscape scene, including a sun, mountains, and a river. The words "BUTLER COUNTY PLANNING COMMISSION" are inscribed around the perimeter of the seal.

RECORDED <i>MAR. 20, 2013</i>		L S J	<i>Land Surveyors, Inc.</i> 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
PLAN BOOK	PAGE		
334	19		

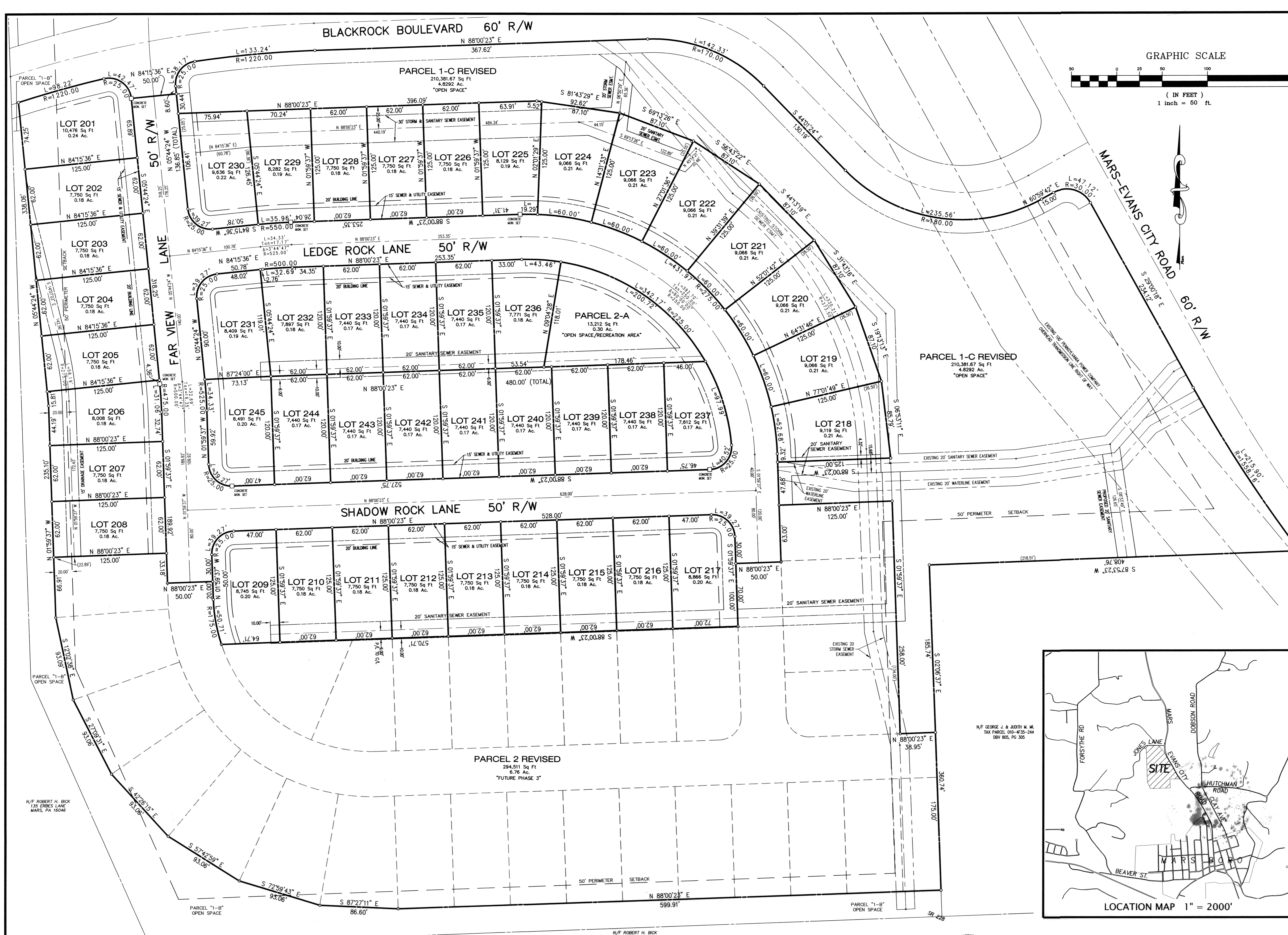


PLAN OF SUBDIVISION

FOR: PETER E. ARMSTRONG, SR., REVOCABLE TRUST

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date	01/24/13	Scale	1" = 50'	Dwn By	BEC	Ckd By	CAH
Parcel No.	170-4F21-9E	Instrument #	201006240013889		Service No.	12-137	
Address							



Know All Men By These Presents that, FAR VIEW FARMS DEVELOPMENT, LLC., a Pennsylvania Limited Partnership does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, FAR VIEW FARMS DEVELOPMENT, LLC., hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FAR VIEW FARMS DEVELOPMENT, LLC., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 15 day of March 2013 A.D.

ATTEST:
Paula K Rouda
NOTARY PUBLIC
My commission expires the 15 day of August 2013 A.D.

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

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

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KALIK, general partner of FAR VIEW FARMS DEVELOPMENT, LLC., 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 follows: MY HAND AND NOTARIAL SEAL this 15 day of August 2013 A.D. **Paula K Rouda**
NOTARY PUBLIC
My Commission Expires the 15 day of August 2013 A.D.

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

Approved by the Planning Commission of the Township of Adams this 9th day of January 2013
Chairman, Planning Commission
Secretary, Planning Commission

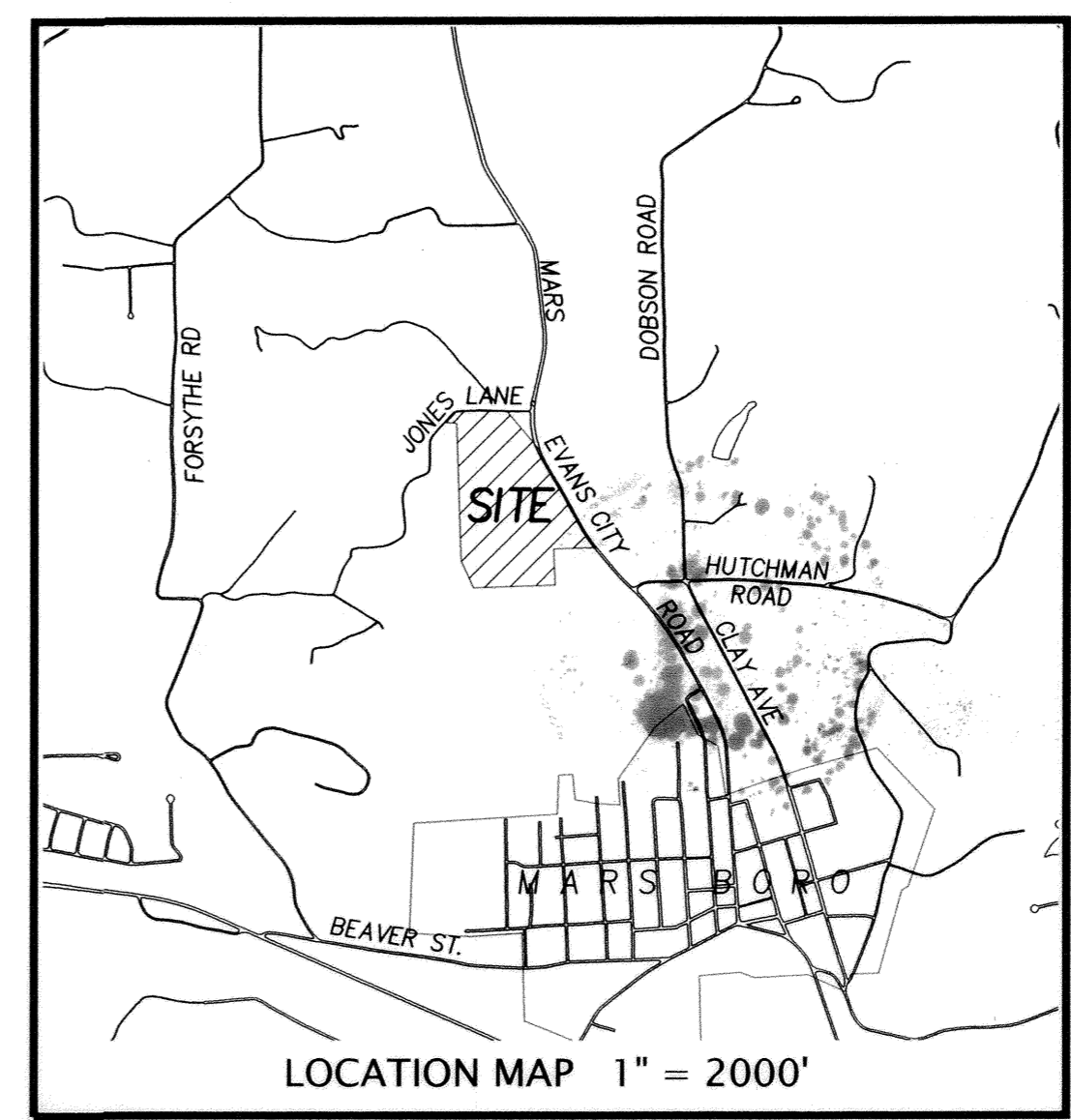
Approved by the Board of Supervisors of the Township of Adams this 25th day of February 2013
James E. Zia
SECRETARY, ADAMS TOWNSHIP SUPERVISORS
Donald E. C. C. C.
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS
James A. Spurdute
ADAMS TOWNSHIP SUPERVISOR

I, James A. Spurdute, PLS Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.
James A. Spurdute
JAMES A. SPURDUTE, R.S. # 24457-E
DATE 3/13/13

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.
MAR 6, 2013
DATE **3/6/13** NEO # **26401E**

Reviewed by the Butler County Planning Commission this 10th day of FEB 2013
Secretary, Butler County Planning Commission
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 334 page 20 Given under my hand and seal this 20th day of March 2013
Michelle M. Mustello
BUTLER COUNTY RECORDER OF DEEDS



PARCEL AREAS:

	SQ.FT.	ACRES
PHASE TWO LOTS:	264,241.2	8.3651
PHASE TWO OPEN SPACE:	13,212.0	0.3000
PHASE TWO STREET AREAS:	100,560.7	2.3086
PARCEL 1-C REVISED (OPEN SPACE)	210,381.7	4.8292
PARCEL 2 REVISED (PHASE 3)	294,511.0	6.7610

DEVELOPMENT TOTALS: 982,906.6 22.5639
*PARCEL 1-C REVISED IS BEING MODIFIED BY CREATION OF VARIOUS EASEMENTS AND HAS NOT CHANGED IN AREA FROM THE ORIGINAL PLAN.

PROPOSED WATER SUPPLY: ADAMS AREA WATER AUTHORITY
PROPOSED SEWAGE DISPOSAL: BREAKNECK CREEK REGIONAL AUTHORITY
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS WITHIN PHASE TWO: 45

LOT REQUIREMENTS:
MINIMUM LOT WIDTH: 60.00 FEET
FRONT BUILDING SETBACK: 20.00 FEET
SIDE BUILDING SETBACK: 8.00 FEET
REAR BUILDING SETBACK: 25.00 FEET

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS.

CURRENT OWNER:
FAR VIEW FARMS DEVELOPMENT, LLC.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

THIS PLAN IS A RE-SUBDIVISION OF PARCEL 2 AND A REVISION OF PARCEL 1-C OF THE AMHERST VILLAGE PLAN OF LOTS - PHASE 1 RECORDED IN PLAN BOOK 327, PAGES 34 & 35

NOTE: ALL STORM SEWERS AND DRAINAGE DEVICES LOCATED OUTSIDE OF THE STREET / HIGHWAY RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME IT IS TRANSFERRED TO THE AMHERST VILLAGE HOMEOWNERS ASSOCIATION. THE TOWNSHIP WILL ASSUME NO RESPONSIBILITY FOR THESE PORTIONS OF THE STORM SEWER SYSTEM.

RECORDED: MAR 20, 2013
PLAN BOOK 334
PAGE 20

Instr: 201001200001012 03/20/2013
Page: 1 F: 345.00 1.030H
Michelle Mustello Butlcr County Recorder FL 120130006829

AMHERST VILLAGE PHASE NUMBER 2 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
FAR VIEW FARMS DEVELOPMENT, LLC.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033
724-432-3101

SPERDUTE
LAND SURVEYING
James A. Spurdute, R.S.
100 Deer Run
Harrisburg, PA 17037
Phone 724-452-4862 Fax 724-452-9357
jaspurdute@comcast.net

REVISIONS
SHEET No.
RC1

SCALE: 1" = 50'
DECEMBER 7, 2012
DWG # 1001-1211908

KNOW ALL MEN BY THESE PRESENTS: That the Abella Enterprises Corporation, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Saxonburg Borough, Butler County, Pennsylvania, and for divers advantages according to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings, Abella Enterprises Corporation hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Borough of Saxonburg, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Abella Enterprises Corporation, 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 some to be attested by its secretary this 13th day of MARCH, 2013.

ATTEST: Abella Enterprises Corporation

Secretary [Signature] President [Signature]

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Carter Tackett, President of the Abella Enterprises Corporation, who being duly sworn, depose and testify 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 said Carter Tackett, President of the said Abella Enterprises Corporation, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sworn and subscribed before me this day of MARCH, 2013.
WITNESS MY HAND AND NOTARIAL SEAL this 13th day of MARCH, 2013.
[Signature]
Notary Public

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 conforms to the laws of the Commonwealth of Pennsylvania relating to the surveying of land.

22ND FEB '13
Date
STANLEY D. GRAFF
PROFESSIONAL SURVEYOR
LAND RECORDS
NO. 30163-E
S. # 30163-E

The Borough Council of the Borough of Saxonburg, Pennsylvania, does hereby give public notice that in approving this plan for recording purposes only, the Borough of Saxonburg does not assume any obligations, legal or otherwise, expressed or implied either to accept said 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 Saxonburg by Resolution, this 6th day of MARCH, 2013.

Secretary [Signature] President [Signature]

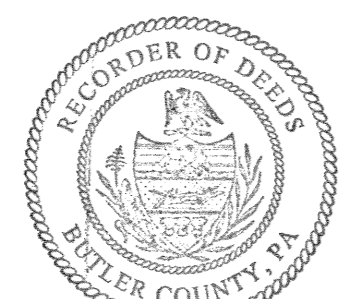
Approved by the Saxonburg Borough Planning Commission this 13th day of February, 2013.

Secretary [Signature] Chairman [Signature]

Reviewed by the Butler County Planning Commission this 20th day of FEB, 2013.

Secretary [Signature] Chairman [Signature]

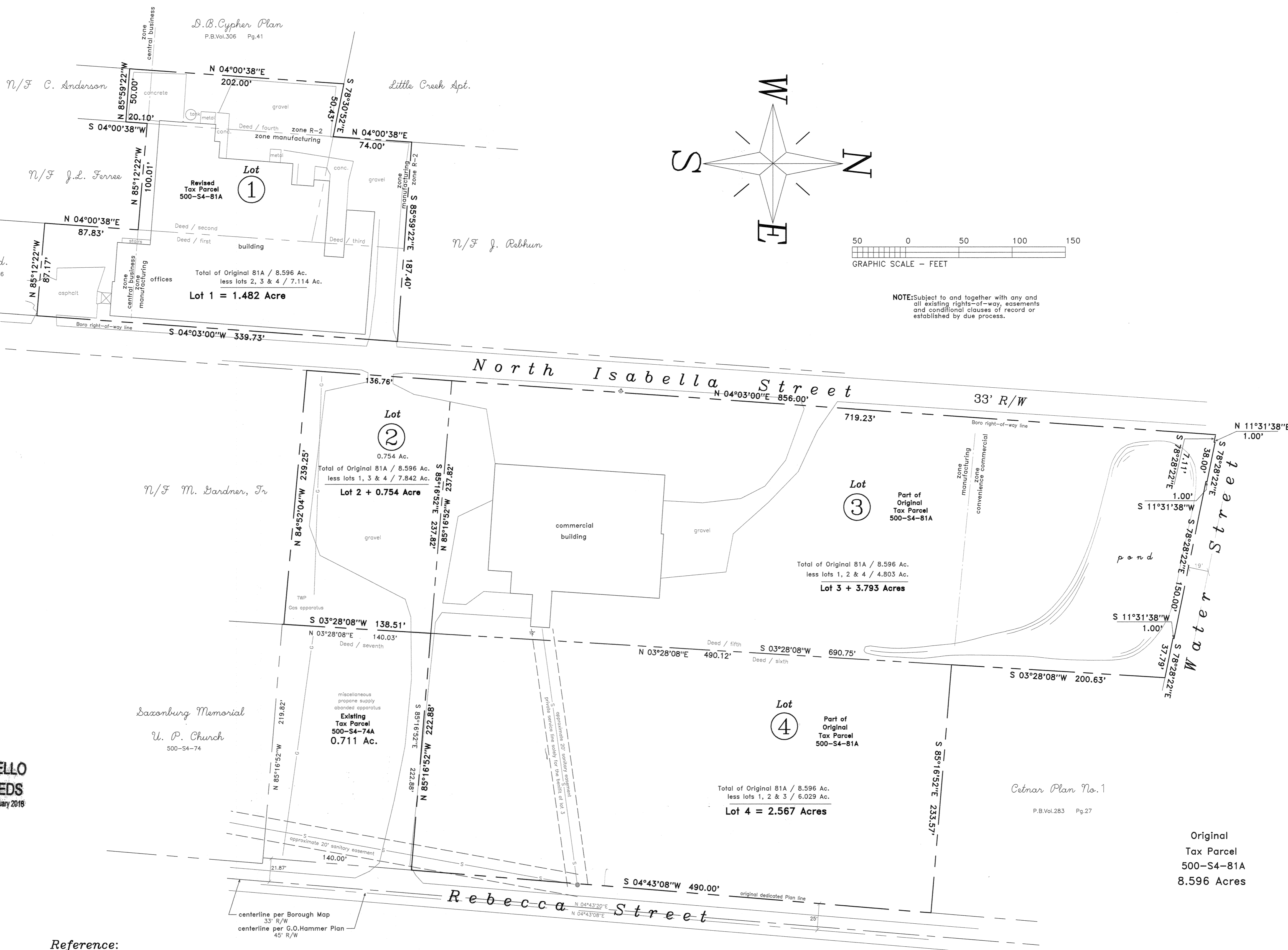
BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's Office
of said County on this 22ND day
of MARCH, A.D. 2013
to Book No. 324-21, Volume
any bond and the said of said Office.



MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018



Vicinity Map



Reference:

1930 Map of Saxonburg

O.G. Hammer Plan of Lots

1978 KME property survey
for Saxonburg Ceramics, Inc.

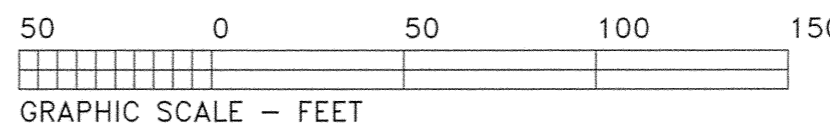
Deed for 500-S4-81A - Abella Enterprises Corp.

Butler County Inst# 200805240014295

C. Tarkett Plan

Original
Tax Parcel
500-S4-81A
8.596 Acres

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



SUBDIVISION SURVEY PROJECT No. 13008 SITUATE: SAXONBURG BOROUGH, BUTLER COUNTY, PA DATE: 1/18/13 REV: 2/22/13

for Abella Enterprises Corp.

S. D. GRAFF Professional Surveying P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056

Co. TAX No: 500-S4-744&81A CHK'd by: SDG

(724) 352-3811 FAX 352-059

RECORDED <u>MAR 22</u> 2013	
PLAN BOOK	PAGE
334	21
SHEET	of

KNOW ALL MEN BY THESE PRESENTS That We, Michael A. and Lisa A. Shoop of the Township of Summit, 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 Summit, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, 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 Summit, we hereby covenant and agree to and by these presents to release and forever discharge the Commonwealth of Pennsylvania, County of Butler, and Township of Summit, their successors and assigns from any liability for damages arising and to arise from any appropriation of 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 20th day of MARCH 2013.

Lisa A. Shoop
Owner

Michael A. Shoop
Owner

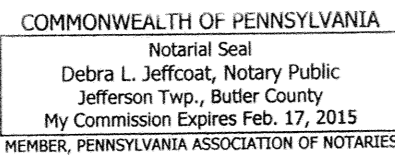
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Michael A. and Lisa A. Shoop 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 20th day of MAR 2013.

Debra L. Jeffcoat
Notary Public

Seal & Stamp



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



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

Approved by the Supervisors of the Township of Summit this 20th day of MARCH 2013.

Julius R. Rupp
Secretary

Seal

William A. Adam
Chairman

Approved by the Summit Township Planning Commission this 20 day of March 2013.

Julius R. Rupp
Secretary

VICE

Jim Curren
Chairman

Reviewed by the Butler County Planning Commission this 26th day of FEB 2013.

Debra L. Jeffcoat
Secretary

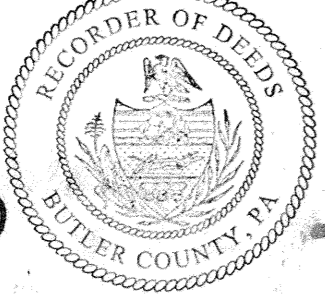
William A. Adam
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

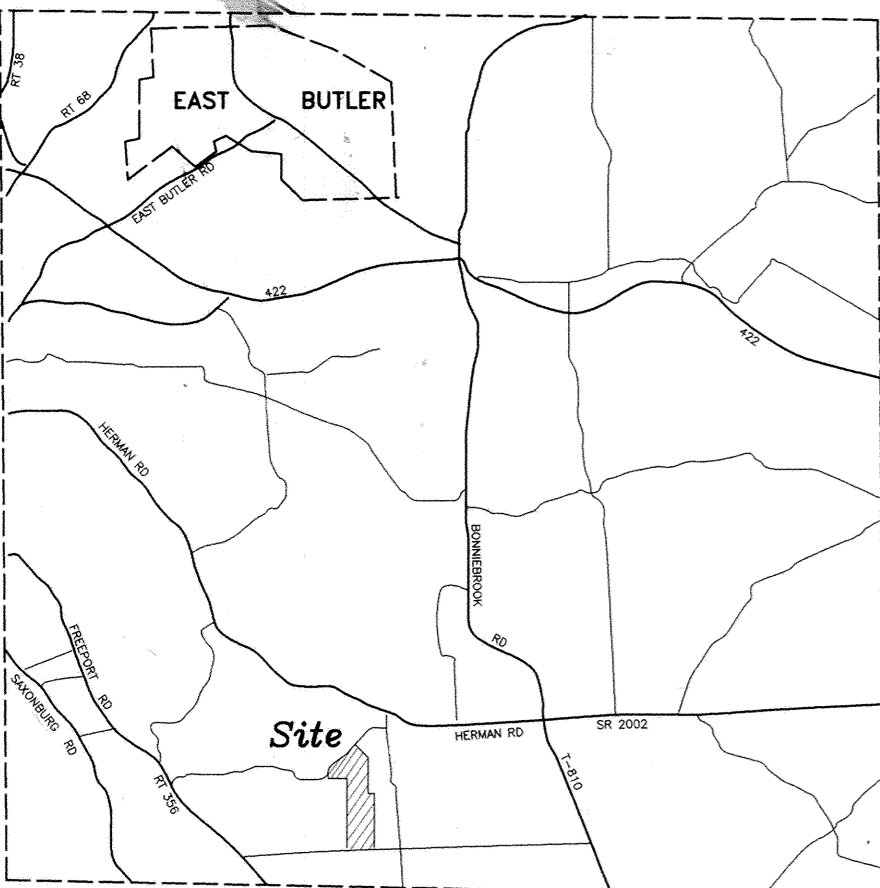
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 334 Page 22.

Given under my hand and seal this 22 day of March 2013.

Michele M. Mustello
Recorder



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



Vicinity Map

KNOW ALL MEN BY THESE PRESENTS: That the Heasley's Nurseries, Inc., a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings; Heasley's Nurseries, Inc. hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Summit, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Heasley's Nurseries, 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 same to be attested by its secretary this 22nd day of MARCH 2013.

ATTEST: Heasley's Nurseries, Inc.

Debra L. Jeffcoat
Secretary

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER

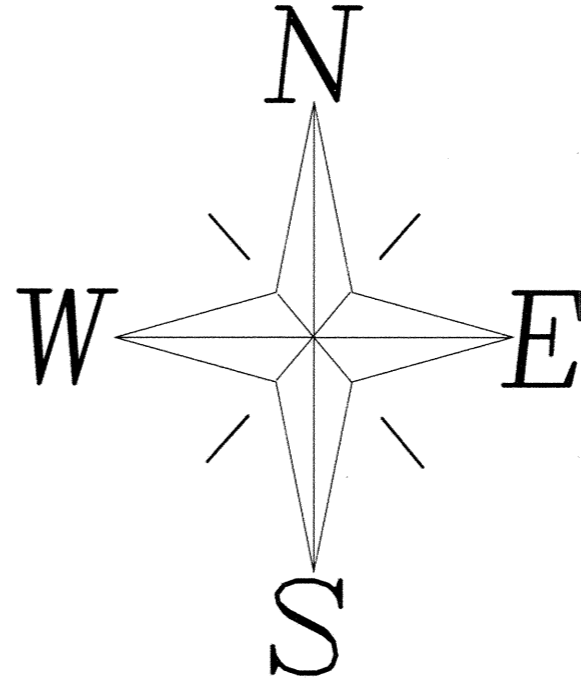
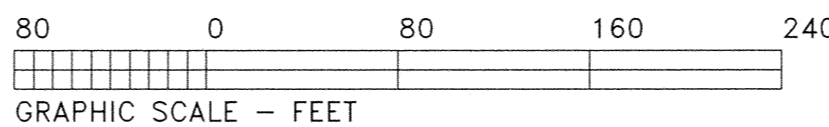
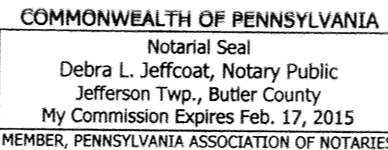
Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared the President of the Heasley's Nurseries, Inc., who being duly sworn, depose and testify that he was personally present at the execution of the adoption, release and dedication and saw the common and 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 Heasley's Nurseries, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of 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.

Louis E. Heasley Jr.
President

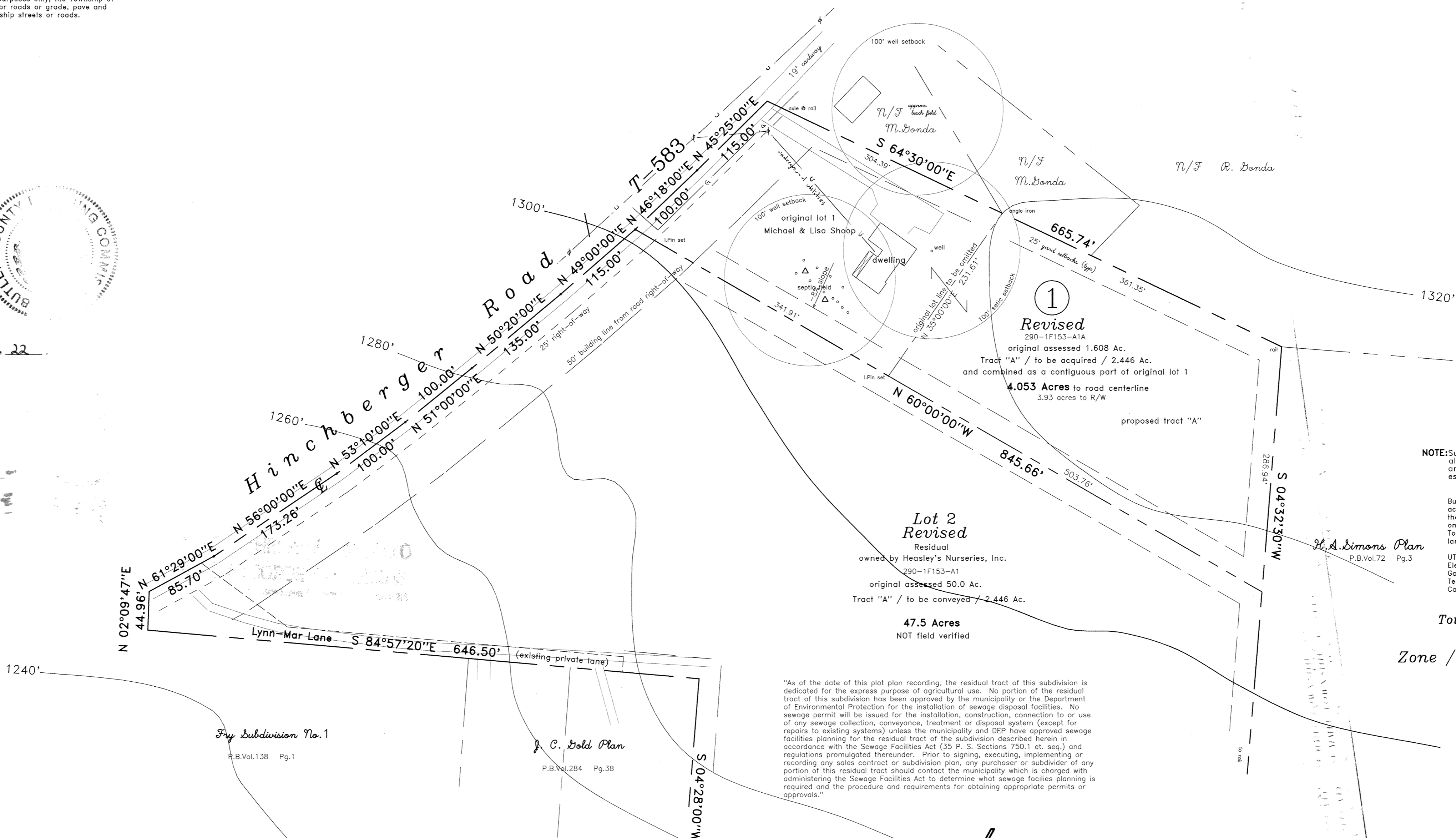
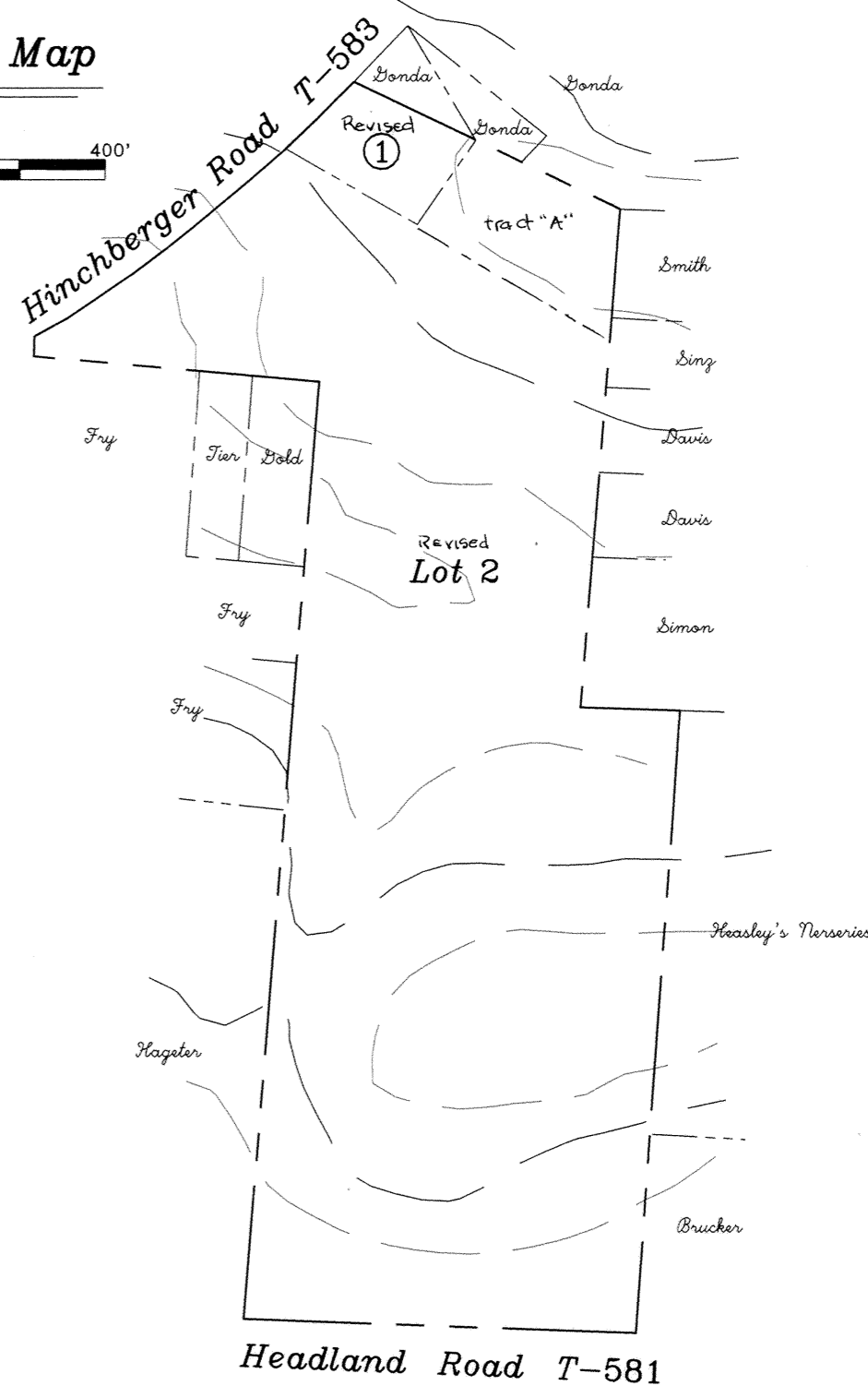
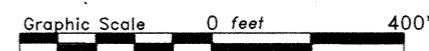
Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of MARCH 2013.

Debra L. Jeffcoat
Notary Public



Location Map



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

Building line and sideyard setbacks are shown in accordance with Summit Township Zoning Ordinance at the time of submission. Any one proposing to construct any of these properties shall consult Summit Township to verify compliance with current zoning and land development requirements.

UTILITIES / existing
Electric, WPPCO, & Central Electric Coop.
Gas, T.W. Phillips Gas & Oil Co.
Telephone, Sprint
Cable, Armstrong Cable

Total assessed / 51.6 Acres

Zone / A-1 Agricultural District

Owners:

Heasley's Nurseries, Inc.
Freepoint Road
Butler, PA 16002

Michael Shoop
208 Hinchberger Rd.
Butler, PA 16002

Heasley / Shoop Plan

being a Lot Line Revision of Lot 1
Heasley's Nurseries Plan
Plan Book Volume 293/42

RECORDED <u>MAR 22</u> 20 <u>13</u>	
PLAN BOOK <u>334</u>	PAGE <u>22</u>
SHEET <u> </u> of <u> </u>	

S. D. GRAFF Professional Surveying

P. O. Box 521 275 Thelma Dr. Saxtonburg, PA 16056

Heasley's Nurseries, Inc.

SUMMIT TOWNSHIP, BUTLER COUNTY, PA

LOT LINE REVISION SURVEY for

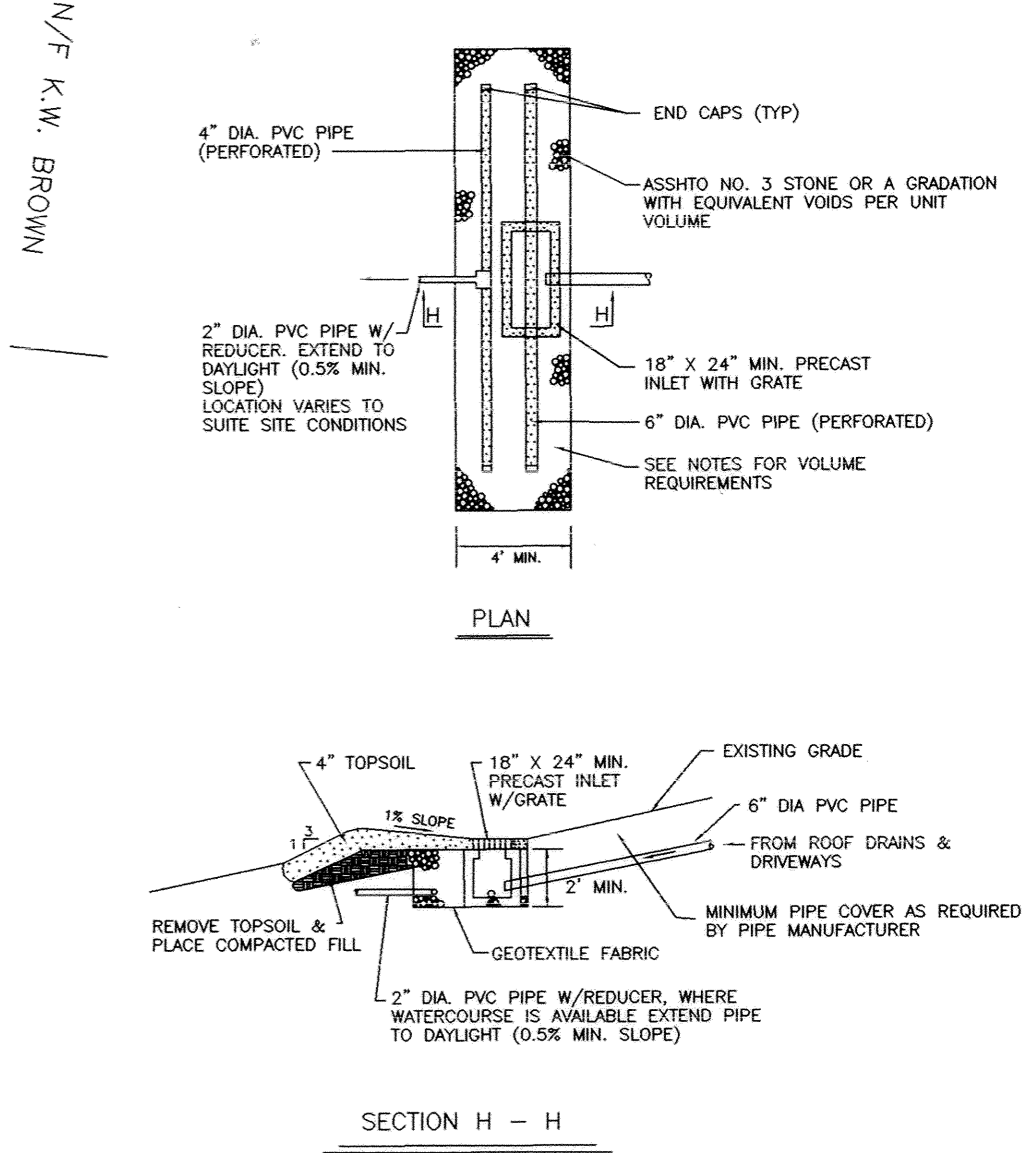
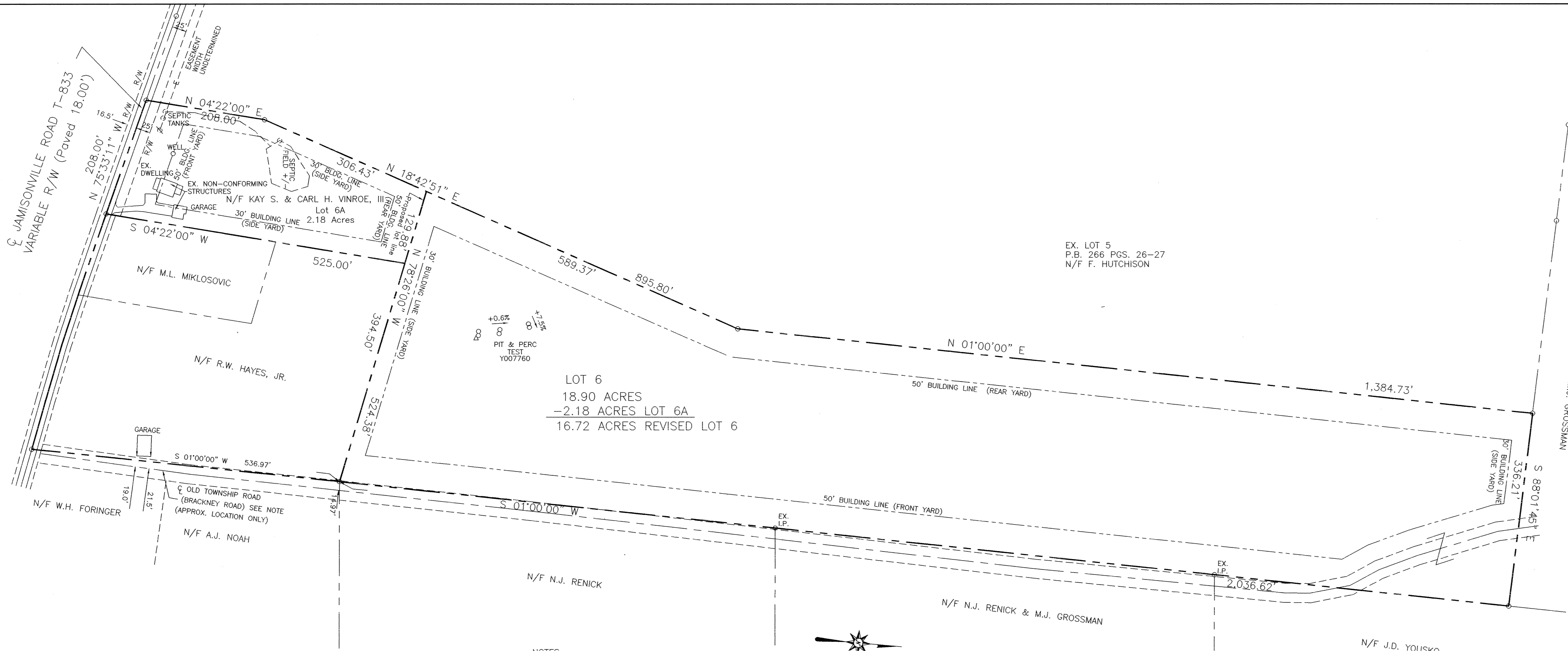
PROJECT No: 13022

SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA

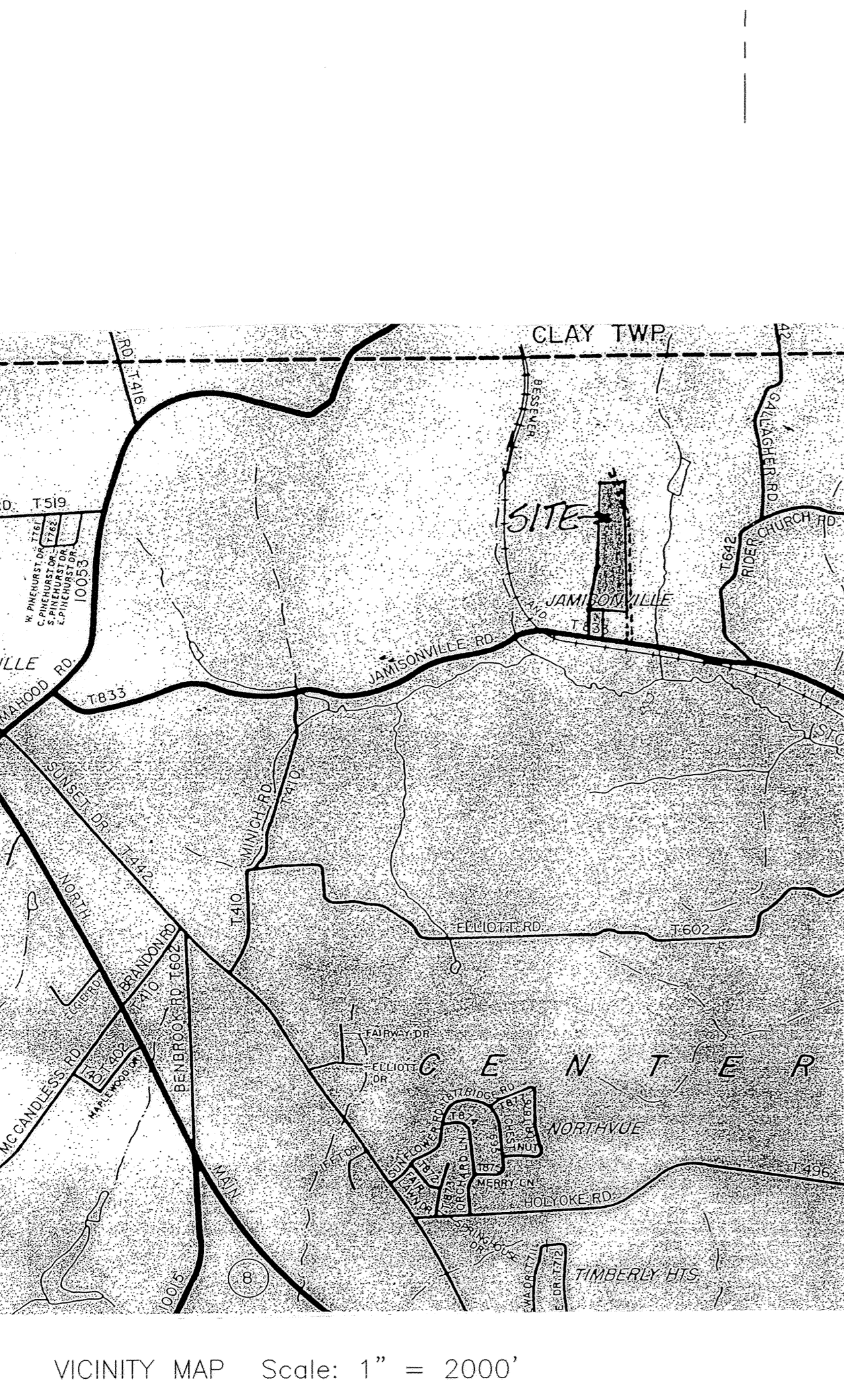
DATE: 2/15/13 REV: 3/19/13 DWR By: Sad

Co. TAX No: 290-1F153-A18A1A

CHK By:



- NOTES:
- 1) AS A CONDITION OF RECEIVING A BUILDING PERMIT FROM THE TOWNSHIP FOR CONSTRUCTION ON LOT DEPICTED ON THIS SUBDIVISION, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN ON-LOT STORM WATER 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 DESIGNATED ACCORDING TO THE FOLLOWING CRITERIA.
 - 3) EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2-INCHES OF WATER COVERING THE 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 AREA, 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 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.
- *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 HOLE.



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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
IRON PINS TO BE SET AT LOT CORNERS.

ZONING: R-1A: SINGLE FAMILY RESIDENTIAL AGRICULTURE W/ OVERLAY DISTRICT SM (SURFACE MINING)
BUILDING REQUIREMENTS:
50' FRONT YARD SETBACK
30' SIDE YARD SETBACK
50' REAR YARD SETBACK
MIN. LOT FRONTAGE: 125'
MIN. LOT AREA: 1 ACRE

TOTAL PLAN AREA: 18.90 ACRES

PROPERTY OWNERS:
KAY S. & CARL H. VINROE, III
250 JAMISONVILLE ROAD
BUTLER, PA 16001

REF: DRAFT OF SAMUEL MILLER FARM BY GEO. PILLOW 06/20/1893, D.B. 135 PG. 493.

REF: LOT 6 IN THE PLAN OF SUBDIVISION FOR OREN W. HUTCHISON, WILLIAM J. HUTCHISON, CARL G. HUTCHISON, FAYE M. HUTCHISON, KAY S. VINROE, NORMA F. KRILEY, DORIS A. O'DONNELL & NEIL H. & JUDITH H. HUTCHISON BY LAND SURVEYORS, INC., 07/13/2003, #03-030, P.B. 266 PAGES 26 & 27.

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

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW BUILDING LOT #6 AND A REMNANT PARCEL LOT 6A.

LOT 6 WILL UTILIZE OLD TOWNSHIP ROAD (BRACKNEY ROAD) FOR ACCESS TO JAMISONVILLE ROAD. REFERENCE TO ORDER COURT DATED JANUARY 20,1931 VACATED BRACKNEY ROAD AS A PUBLIC ROAD BUT REQUIRES THAT SAID ROAD REMAIN OPEN AS A PRIVATE ROAD FOR THE USE AND BENEFIT OF THE OWNERS OF LANDS THROUGH OR ALONG WHICH THE ROAD PASSES PER ROAD DOCKET PROCEEDINGS NO. 6, MARCH TERM 1931, ROAD DOCKET VOLUME 14 PAGE 22.

THE OWNER OF LOT 6, THEIR HEIRS AND ASSIGNS, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OLD TOWNSHIP ROAD, BRACKNEY ROAD, FROM JAMISONVILLE ROAD TO ITS POINT OF ACCESS ON LOT 6 AT THIS TIME. IF THERE IS ANY FUTURE DEVELOPMENT FROM ADJOINING LANDOWNERS OFF OF THIS ROAD, THOSE OWNERS AND THE OWNER OF LOT 6 WILL ESTABLISH A MAINTENANCE AGREEMENT FOR SAID ROAD.

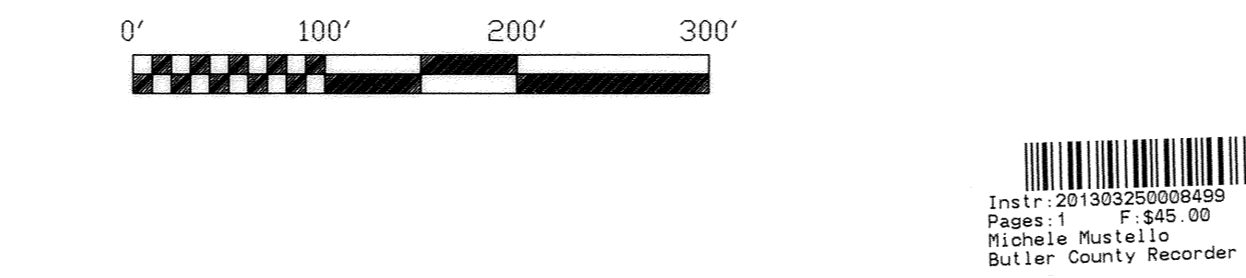
This plot of subdivision has been approved by the Planning Commission of the Township of Center, Butler County, Pennsylvania on this 27th day of February, 2013.
Robert M. Jean SEAL *Carol A. Hughes* SECRETARY
CHAIRMAN

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

This plot of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 13th day of March, 2013.
Ronald E. Elatt SEAL *Cheryl A. Hughes* SECRETARY
CHAIRMAN

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 11th day of FEB, 2013.
F. Elgram SEAL *Cheryl A. Hughes* 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 334 page 23
Given under my hand and seal this 25th day of March, 2013.
SEAL *Michele M. Mustello*
RECORDER
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



KNOW ALL MEN BY THESE PRESENTS, that we, Kay S. and Carl H. Vinroe, III, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse 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 ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Kay S. and Carl H. Vinroe, III, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Kay S. and Carl H. Vinroe, III, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 07 day of March, A.D. 2013.
ATTEST:
Ronald E. Elatt SEAL *Cheryl A. Hughes* SECRETARY
NOTARY PUBLIC OWNER

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

Cheryl A. Hughes (SEAL)
SURVEYOR

COMMONWEALTH OF PENNSYLVANIA)SS:)
COUNTY OF BUTLER)

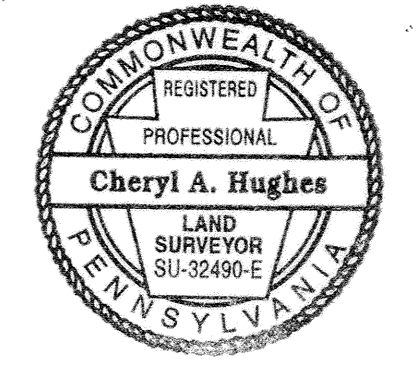
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kay S. and Carl H. Vinroe, III, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 07 day of MARCH, 2013.
My Commission expires the 04 day of June, 2014.
SEAL *David C. Harkins* NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries

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

February 26, 2013 SEAL *Cheryl A. Hughes*
DATE REGISTRATION NUMBER SU-32490-E



RECORDED MAR 25, 2013	
PLAN BOOK	PAGE
334	23
REVISED 2/26/13 ENGINEERS REVIEW	
L	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: KAY S. & CARL H. VINROE, III	
SITUATE: CENTER TWP., BUTLER CO., PA	
Date 02/06/13	Scale 1" = 100'
Down By BEC	Ckd By CAH
Parcel No. 060-2F108-6A	Instrument # 200310080045945
Address 250 JAMISONVILLE ROAD	Service No. 12-122

SLIPPERY ROCK MUNICIPAL AUTHORITY WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT

CONTRACT No. SRMA 11-03 GENERAL CONSTRUCTION
CONTRACT No. SRMA 11-04 PLUMBING CONSTRUCTION
CONTRACT No. SRMA 11-05 HVAC CONSTRUCTION
CONTRACT No. SRMA 11-06 ELECTRICAL CONSTRUCTION

Entitled: 20130007640
Fees: \$45.00
Butler County Recorder
20130007640

RECOMMENDATION OF THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THIS LAND DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVAL RECOMMENDED BY THE
SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 11th DAY OF MARCH, 2013
SUBJECT TO THE PROVISIONS AND/OR CONDITIONS IN THE PLANNING COMMISSION'S LETTER TO
THE BOARD OF SUPERVISORS.

Vernie J. Boggs SECRETARY
Terry J. Dorn CHAIRMAN

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

THIS LAND DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVAL RECOMMENDED BY THE
SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 11th DAY OF MARCH, 2013
SUBJECT TO THE PROVISIONS AND/OR CONDITIONS IN THE PLANNING COMMISSION'S LETTER TO
THE BOARD OF SUPERVISORS.

ATTEST:
Shawn Connell SECRETARY
Garrett Smith VICE CHAIRMAN, BOARD OF SUPERVISORS

CORPORATION (OWNER) ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY
PERSONALLY APPEARED HERBERT ROWLAND & GRUBIC, INC. (NAME AND TITLE OF OFFICER) OF
THE Slippery Rock Municipal Authority (NAME OF CORPORATION), WHO BEING DULY SWORN, DEPOSETH
AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND
DEDICATION AND SAW THE COMMON AND CORPORATE SEAL 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 Slippery Rock Municipal Authority (NAME OF CORPORATION), FOR THE USES AND PURPOSES
THEREIN MENTIONED AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASE, AND
DEDICATION AS CHAIRMAN (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF
THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPARTMENT'S OWN AND
PROPER AND RESPECTIVE HANDWRITING.

CHAIRMAN Herbert Rowland & Grubic, Inc.
(TITLE OF OFFICER)
SWORN AND SUBSCRIBED BEFORE ME THIS DAY, 7th DAY OF February, 2013.
WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF December, 2014.
MY COMMISSION EXPIRES THE 10th DAY OF December, 2014.
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Christanne Gail Kellogg, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Dec. 10, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

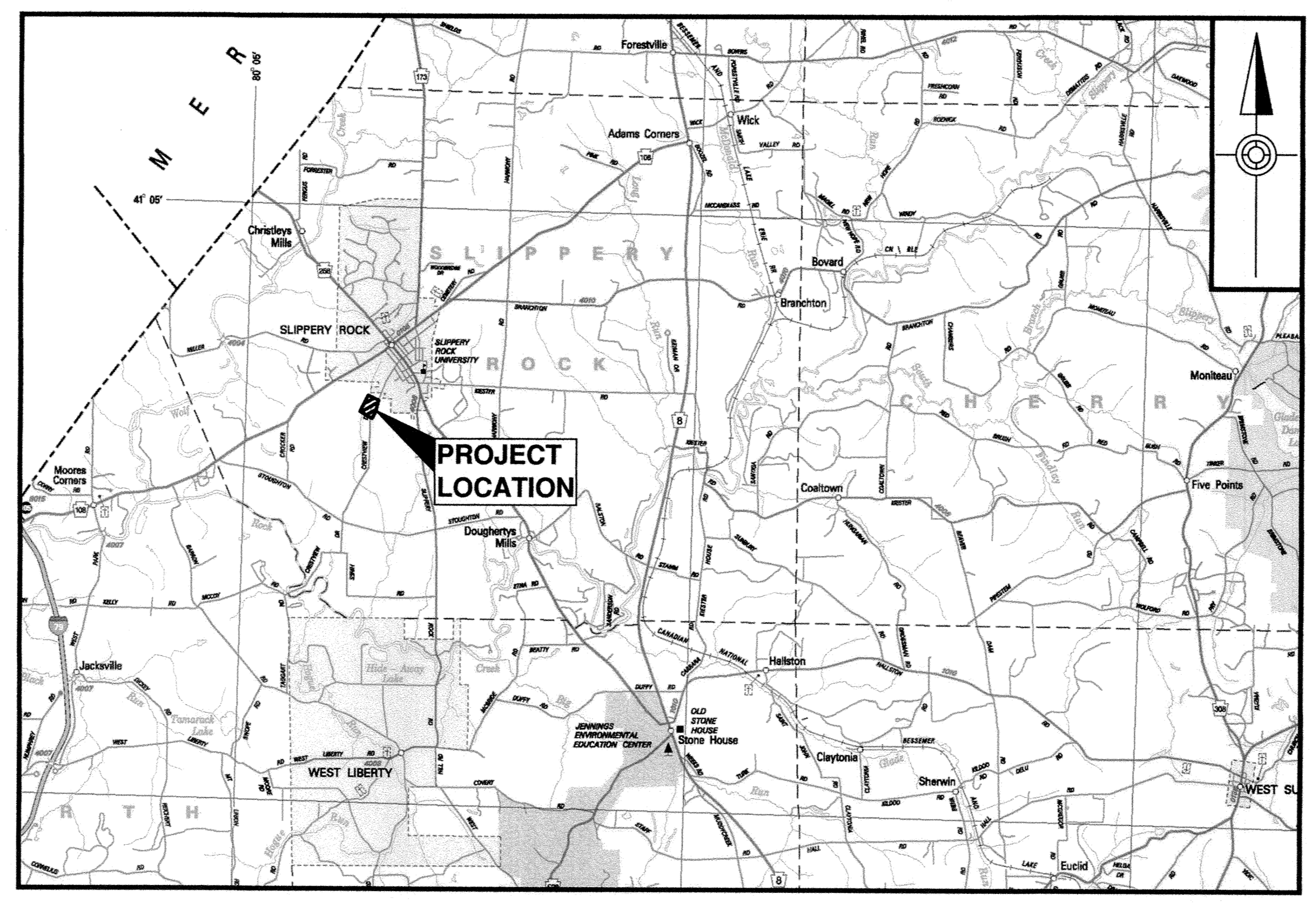
COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF
FEB, 2013
Shawn Connell SECRETARY
Paul J. Dorn CHAIRMAN

PLAN ACCURACY CERTIFICATION

I, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF
PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE,
THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE
ACCURACY REQUIRED BY THE SUBDIVISION/LAND DEVELOPMENT AND ZONING
ORDINANCES OF SLIPPERY ROCK TOWNSHIP.
Daniel E. Dow
DATE: 2-21-2013 SIGNATURE

PROFESSIONAL SEAL
DANIEL E. DOW
ENGINEER
REGISTERED
PENNSYLVANIA



LOCATION MAP
NOT TO SCALE

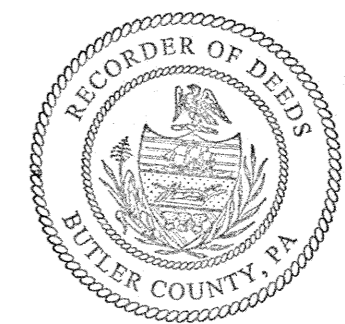
SLIPPERY ROCK MUNICIPAL AUTHORITY
P.O. Box 157
633 Kelly Boulevard
Slippery Rock, PA 16057
(724) 794-6552

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

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RECORDED MA 21 2013
PLAN BOOK 334 PAGE 24

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's Office
of said County on the 11th day
of March, A.D. 2013
to Slippery Rock Municipal Authority
Book No. 20130007640 Whereof
my hand and the seal of said Office.



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

SITE DATA

LOT ZONING CLASSIFICATION: R-1 (LOW DENSITY RESIDENTIAL)		
TAX ASSESSMENT NUMBERS: 280-4F11-1E-0000 INSTR#200609050022921		
280-4F11-1D-0000 DBV 1157-0607		
LOT REQUIREMENTS		
	REQUIRED	PROVIDED
MIN LOT AREA	2 ACRES	7.06 ACRES
MIN LOT WIDTH	200 FT	664 FT (EXISTING)
MIN FRONT YARD	50 FT	105 FT
MIN SIDE YARD	35 FT	20 FT*
MIN REAR YARD	50 FT	20 FT*
MAX HEIGHT	35 FT	18 FT
MAX LOT COVERAGE	15%	0.73%

* A VARIANCE REQUEST TO THE MINIMUM YARD SETBACK REQUIREMENTS WAS SUBMITTED TO THE
ZONING HEARING BOARD ON DECEMBER 10, 2012.
NOTE:
OWNER SHALL PROVIDE ACCESS TO THE TOWNSHIP OF SLIPPERY ROCK
ACROSS THE PROPERTY IN ORDER TO ACCESS AND MAINTAIN STORMWATER
FACILITIES.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
00G-00	COVER SHEET AND DRAWING INDEX
00G-02	GENERAL NOTES
00G-03	GENERAL LEGENDS, SYMBOLOGY & LIST OF ABBREVIATIONS
00C-01	CIVIL - STANDARD DETAILS 1
00C-02	CIVIL - STANDARD DETAILS 2
00C-03	CIVIL - STANDARD DETAILS 3
00C-04	CIVIL - STANDARD DETAILS 4
00C-05	CIVIL - STANDARD DETAILS 5
01X-01	CIVIL - DEMOLITION EXISTING SITE PLAN
01C-01	CIVIL - EXISTING SITE PLAN
01C-02	CIVIL - SITE PLAN
01C-03	CIVIL - SITE PIPING PLAN
01C-04	CIVIL - SITE GRADING AND ROADWAY PLAN
01C-05	SITE STORMWATER MANAGEMENT PLAN
01C-06A	EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 1
01C-06	EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 2
01C-07	EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

OWNER/DEVELOPER
SLIPPERY ROCK MUNICIPAL AUTHORITY
P.O. BOX 157
633 KELLY BOULEVARD
SLIPPERY ROCK, PA 16057
CONTACT: PAUL DICKEY
PHONE: (724) 794-6552

ENGINEER
HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: DAN DOW, P.E.
PHONE: (724) 779-4777
FAX: (724) 779-4711

FINAL LAND DEVELOPMENT PLAN FOR HINES ROAD WATER TREATMENT PLANT PROJECT

SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
AUGUST 2012

Instr: 201303270006806 03/27/2013
Page: 1 of 45 00 1:40PM
Michele Mustello 120130007640
Butler County Recorder PL

RECOMMENDATION OF THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THIS LAND DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVAL RECOMMENDED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 26th DAY OF February, 2013, SUBJECT TO THE PROVISIONS AND/OR CONDITIONS IN THE PLANNING COMMISSION'S LETTER TO THE BOARD OF SUPERVISORS.

Vonnie J. Hogg
SECRETARY

Terry J. Dow
CHAIRMAN

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

THIS LAND DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVAL RECOMMENDED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 26th DAY OF February, 2013, SUBJECT TO THE PROVISIONS AND/OR CONDITIONS IN THE PLANNING COMMISSION'S LETTER TO THE BOARD OF SUPERVISORS.

ATTEST:
Ann Amell
SECRETARY

Terry J. Dow
CHAIRMAN, BOARD OF SUPERVISORS

CORPORATION (OWNER) ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Herbert Rowland & Grubic, Inc. (NAME AND TITLE OF OFFICER) OF THE Slippery Rock Municipal Authority (NAME OF CORPORATION), WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL 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 Slippery Rock Municipal Authority (NAME OF CORPORATION), FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Chairman (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.

Chairman Herbert Rowland & Grubic, Inc.
(TITLE OF OFFICER)
SWORN AND SUBSCRIBED BEFORE ME THIS DAY, 7th DAY OF February, 2013.
WITNESS MY HAND AND NOTARIAL SEAL THIS

MY COMMISSION EXPIRES THE 10th DAY OF December, 2014.

SEAL

Christanne Gail Kellogg
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Christanne Gail Kellogg, Notary Public
Slippery Rock, Butler County
My Commission Expires Dec. 10, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF FEB, 2013.

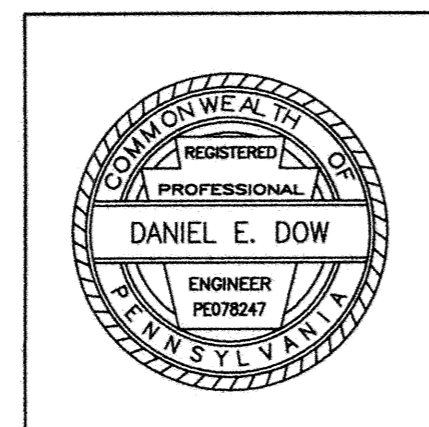
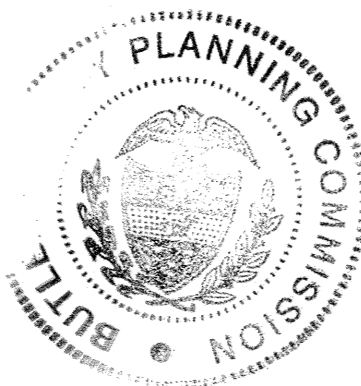
Terry J. Dow
SECRETARY

Terry J. Dow
CHAIRMAN

PLAN ACCURACY CERTIFICATION

I, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION/LAND DEVELOPMENT AND ZONING ORDINANCES OF SLIPPERY ROCK TOWNSHIP.

08-15, 2012
DATE SIGNATURE



SLIPPERY ROCK MUNICIPAL AUTHORITY
P.O. Box 157
633 Kelly Boulevard
Slippery Rock, PA 16057
(724) 794-6552

HRG
Herbert Rowland & Grubic, Inc.
Engineering & Related Services

200 West Kensing Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com



BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's Office
of said County on the 27th day
of March, A.D., 2013
to Plan
Book No. 334 Page 25
My hand and the seal of said Office
Michele M. Mustello

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

SITE DATA

LOT ZONING CLASSIFICATION: RC-1

TAX ASSESSMENT NUMBER: 280-4F68-A4B INSTR#200802150003070

LOT REQUIREMENTS		
	REQUIRED	PROVIDED
MIN LOT AREA	2 ACRES	7.07 ACRES
MIN LOT WIDTH	200 FT	195.7 FT (EXISTING)
MIN FRONT YARD	50 FT	50 FT
MIN SIDE YARD	35 FT	35 FT
MIN REAR YARD	50 FT	50 FT
MAX HEIGHT	45 FT	27.3 FT
MAX LOT COVERAGE	20%	2.46%

NOTE:
OWNER SHALL PROVIDE ACCESS TO THE TOWNSHIP OF SLIPPERY ROCK
ACROSS THE PROPERTY IN ORDER TO ACCESS AND MAINTAIN STORMWATER
FACILITIES.

INDEX OF DRAWINGS

SHEET NO.	TITLE
00C-00	COVER SHEET AND DRAWING INDEX
00C-01	CIVIL - STANDARD DETAILS 1
00C-02	CIVIL - STANDARD DETAILS 2
00C-03	CIVIL - STANDARD DETAILS 3
01C-01	CIVIL - EXISTING CONDITIONS
01C-02	CIVIL - SITE PLAN
01C-03	CIVIL - GRADING AND STORM DRAIN PLAN
01C-04	CIVIL - SITE PIPING PLAN
01C-05	CIVIL - STORM PROFILES
01C-06	CIVIL - PROCESS DRAIN PROFILES
01C-07	CIVIL - PROCESS & SANITARY SEWER PROFILES
01C-08	CIVIL - EROSION AND SEDIMENTATION CONTROL PLAN
01C-09	CIVIL - EROSION AND SEDIMENTATION CONTROL NOTES
01C-10	CIVIL - EROSION AND SEDIMENTATION CONTROL DETAILS
01C-11	CIVIL - EROSION AND SEDIMENTATION CONTROL DETAILS
01C-12	CIVIL - EROSION AND SEDIMENTATION CONTROL DETAILS
01C-13	CIVIL - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
01C-14	CIVIL - POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
01C-15	CIVIL - POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
01C-16	CIVIL - POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

OWNER/DEVELOPER

SLIPPERY ROCK MUNICIPAL AUTHORITY
P.O. BOX 157
633 KELLY BOULEVARD
SLIPPERY ROCK, PA 16057
CONTACT: PAUL DICKEY
PHONE: (724) 794-6552

ENGINEER

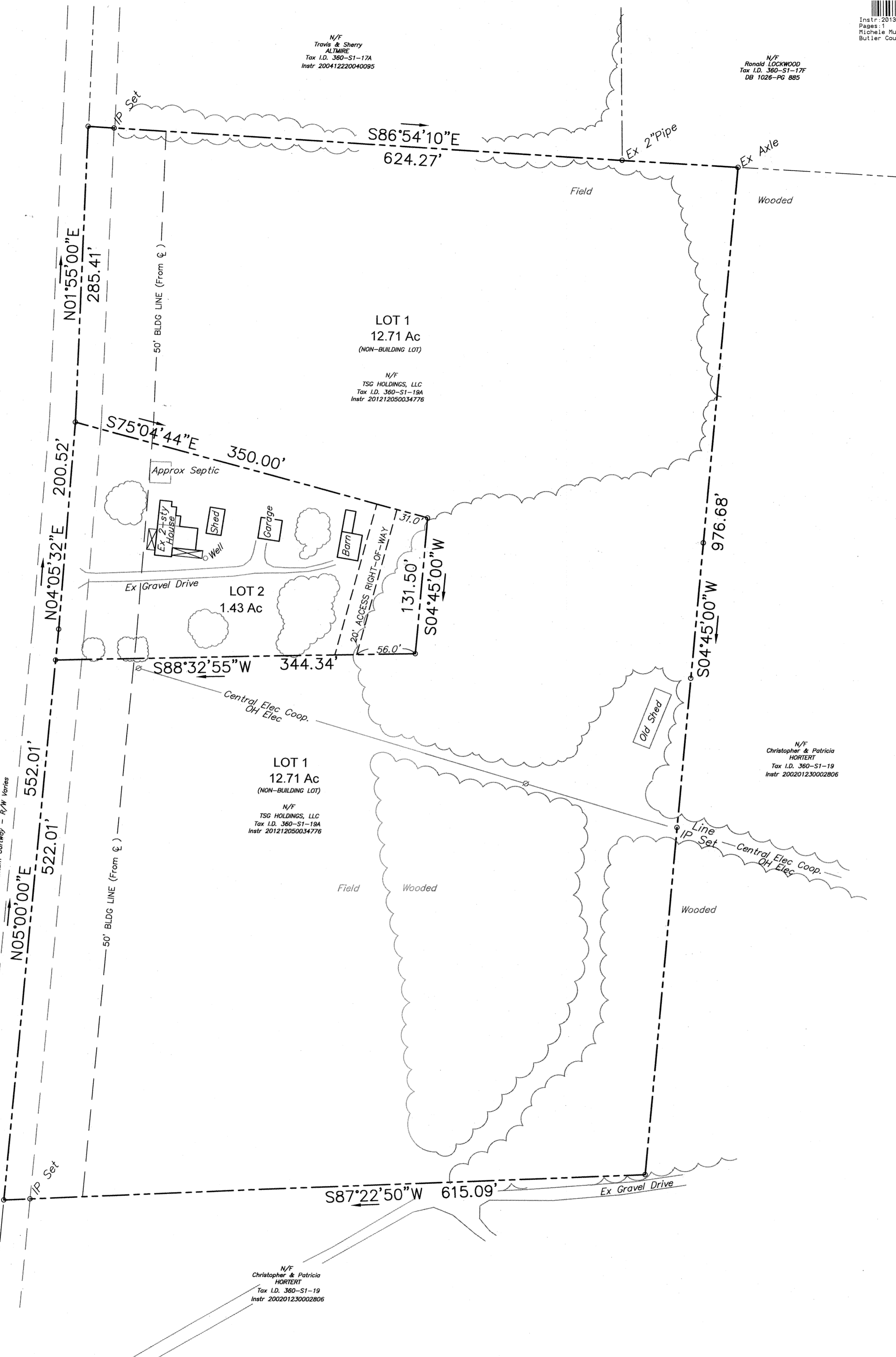
HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: DAN DOW, P.E.
PHONE: (724) 779-4777
FAX: (724) 779-4711

RECORDED: MAX, 27, 2013
PLAN BOOK PAGE
334 25

PROJECT No. R002063.0431

G-00

SR 038 Oneida Valley Road
24' Blum Corridor - 8 1/4' Veritas



Instr. 201303280008981 03/28/2013
Page 1 of 1 F 345.00
Michelle Mustello T20130007716
Butler County Recorder FL

N/F
Ronald LOCKWOOD
Tax ID. 360-SI-17F
DB 1026-PG 885

N/F
Travis & Sherry
ALTMIRE
Tax ID. 360-SI-17A
Instr. 200412220040095

LOT 1
12.71 Ac
(NON-BUILDING LOT)

N/F
TSG HOLDINGS, LLC
Tax ID. 360-SI-19A
Instr. 201212050034779

LOT 1
12.71 Ac
(NON-BUILDING LOT)

N/F
TSG HOLDINGS, LLC
Tax ID. 360-SI-19A
Instr. 201212050034776

N/F
Christopher & Patricia
HORTERT
Tax ID. 360-SI-19
Instr. 200201230002806

N/F
Christopher & Patricia
HORTERT
Tax ID. 360-SI-19
Instr. 200201230002806

KNOW ALL MEN BY THESE PRESENTS, THAT TSG HOLDINGS, LLC, OF THE BOROUGH OF CHERRY VALLEY, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS THEIR PLAN OF LOTS OF THEIR PROPERTY SITUATED IN THE BOROUGH OF CHERRY VALLEY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE BOROUGH OF CHERRY VALLEY.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF CHERRY VALLEY, 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 THE FOREMENTIONED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 8th DAY OF MARCH 2013.

ATTEST: Joanne C. F. Hart
NOTARY PUBLIC OWNER/PRESIDENT RONALD J. SULLIVAN
MY COMMISSION EXPIRES THE 3rd DAY OF July 2016

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) Allegheny

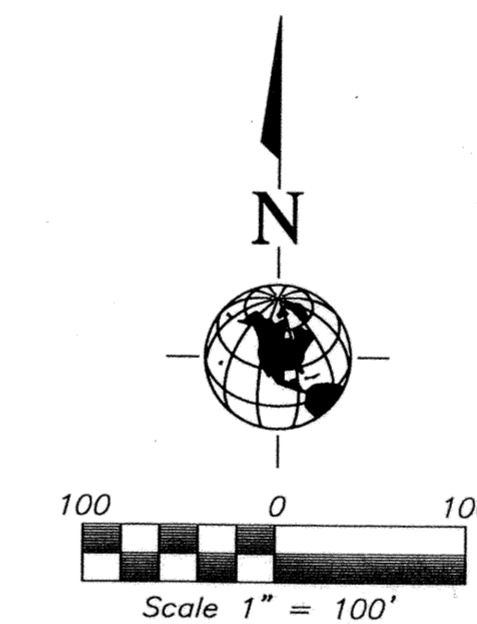
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RONALD J. SULLIVAN AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH, SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF March 2013. OUR COMMISSION EXPIRES THE 3rd DAY OF March 2016.

Joanne C. F. Hart
NOTARY PUBLIC (SIGNATURE) MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, TSG HOLDINGS, LLC, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TSG HOLDINGS, LLC, AS RECORDED AS INSTRUMENT 201212050034776, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Alaina Wette
WITNESS
TSG HOLDINGS, LLC
OWNER/PRESIDENT
RONALD J. SULLIVAN



- NOTES :
1. THIS PLAN PROPOSES SEPARATION OF EXISTING RESIDENTIAL BUILDING AND ITS LOT FROM ITS RESIDUAL LOT.
 2. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
 3. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
 4. THE 20' PRIVATE ACCESS EASEMENT SHOWN HEREON IS FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2, FOR THE PURPOSE OF INGRESS/EGRESS. LOT 1 ASSUMES FULL MAINTENANCE RESPONSIBILITIES.
 5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 NO.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ANY NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. A NEW ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF ANY NEW HIGHWAY OCCUPANCY PERMIT.

NON-BUILDING NOTE
AS OF THE DATE OF THIS PLAN RECORDING, LOT 1, DESCRIBED HEREON SHALL BE DESIGNATED FOR THE PURPOSE OF AGRICULTURE USE. NO PORTION 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 UNLESS THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED SEWAGE FACILITIES PLANNING MODULES IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SEC 7501 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. UPON THE ISSUANCE OF AN APPROVED SEWAGE PERMIT, THIS RESTRICTION SHALL BE NULL AND VOID FOR THAT LOT FOR WHICH THE PERMIT WAS ISSUED TO.

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

James A. Day 03-13-2013
COUNCIL CHAIRMAN (DATE)

APPROVED BY THE COUNCIL OF THE BOROUGH OF CHERRY VALLEY
THIS 13 DAY OF MARCH, 2013.

Earl H. Hoyer 03-13-2013
SECRETARY (SEAL)

APPROVED GRM
RECEIVED/RECORDED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20 DAY OF MARCH, 2013.

John G. R. M. F. G. R. M.
SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 13066 (SEAL)

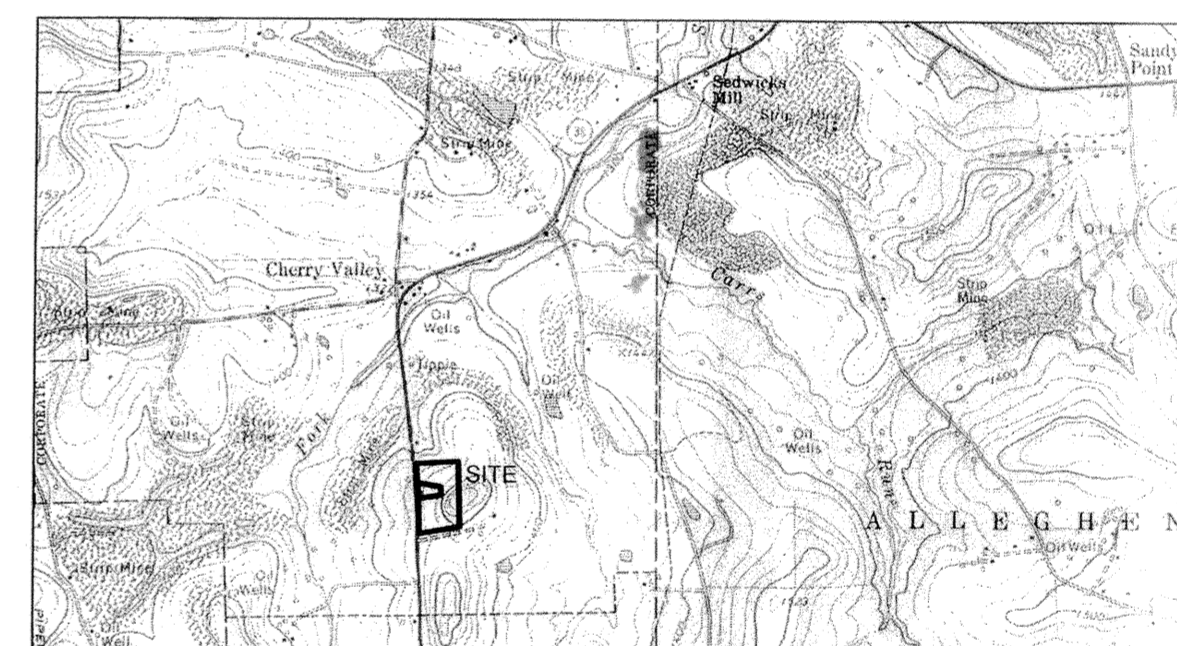
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 304, PAGE 26.
WITNESS OUR HAND AND SEAL THIS 20 DAY OF March, 2013.

Michelle M. Mustello
RECORDER

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

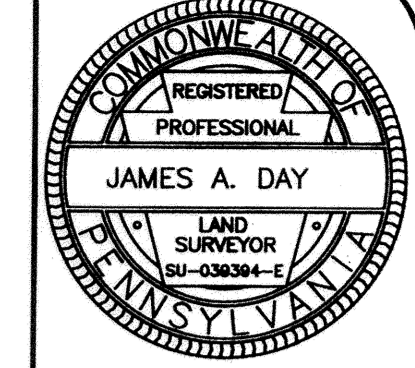
03-01-2013 James A. Day
DATE REGISTRATION NO. SU-030394-E



VICINITY MAP

SUBDIVISION OWNERS:
TSG HOLDINGS, LLC
147 EAST UNITY ROAD
PARKER, PA 16049

RECORDED <u>MAR. 20, 2013</u>	
PLAN BOOK	PAGE
334	26



Situated at:
3234 ONEIDA VALLEY ROAD
BOROUGH OF CHERRY VALLEY
BUTLER COUNTY, PA

SUBDIVISION No.1
TSG HOLDINGS, LLC

JAMES A. DAY, P.E.P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beach Road
Butler, PA 16001
Ph/Fax: 724-283-3287
email: jday@jdaymen.com

DRAWING DATE: 03-13-2013
SCALE: 1" = 60'

CORPORATION ADOPTION

Know all men by these Presents, That Butler County Memorial Park Company, a Corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, and assigns, does hereby adopt this Plan for its property situate in Butler Township and does hereby dedicate forever for public use for highway and utility purposes all drivers, roads, lanes, ways, right-of-way and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

Notary Public
COMMONWEALTH OF PENNSYLVANIA
Robert B. McGinnis, Notary Public
Brentwood Boro, Allegheny County
My Commission Expires April 19, 2014
Member, Pennsylvania Association of Notaries

CORPORATION ACKNOWLEDGMENT

Commonwealth of Pennsylvania) SS:
County of Butler
Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Paul R. Simms, President of the Butler Memorial Park Company, who being duly sworn, depose and say that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Butler Memorial Park Company, for the uses and purposes thereinafter mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation. In attestation of the due execution and said release and dedication is this deponent's own and proper and respective handwriting.

Notary Public
COMMONWEALTH OF PENNSYLVANIA
Robert B. McGinnis, Notary Public
Brentwood Boro, Allegheny County
My Commission Expires April 19, 2014
Member, Pennsylvania Association of Notaries

TITLE CLAUSE

We, Butler County Memorial Park Company owners of a portion of the VA Butler Partners Subdivision and Lot Consolidation, do hereby certify that the title of this property is in the name of Butler County Memorial Park Company as recorded in Deed Book Volume 498 page 49, Recorded of Deeds office. We further certify that there is no mortgage, lien or encumbrance against this property.

CORPORATION ADOPTION

Know all men by these Presents, That VA Butler Partners Company, LLC, a Partnership duly registered under the laws of the State of Delaware, of the Township of Butler, and assigns, does hereby adopt this Plan for its property situate in Butler Township and does hereby dedicate forever for public use for highway and utility purposes all drivers, roads, lanes, ways, right-of-way and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

Notary Public
DIANE M. OLSON, NOTARY PUBLIC
BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES MARCH 10, 2015

CORPORATION ACKNOWLEDGMENT

Commonwealth of Pennsylvania) SS:
County of Butler
Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Samuel E. Calabrese, Manager of VA Butler Partners Holding, LLC, the sole Manager and Member of VA Butler Partners Company, LLC, who being duly sworn, depose and say that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal 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 VA Butler Partners Company, LLC for the uses and purposes thereinafter mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation. In attestation of the due execution and said release and dedication is this deponent's own and proper and respective handwriting.

Notary Public
DIANE M. OLSON, NOTARY PUBLIC
BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES MARCH 10, 2015

TITLE CLAUSE

We, the VA Butler Partners Company, LLC, owners of a portion of the VA Partners Subdivision and Lot Consolidation, do hereby certify that the title of this property is in the name of the VA Butler Partners Company, LLC, as recorded in Deed Book Volume 498 page 49, Recorded of Deeds office. We further certify that there is no mortgage, lien or encumbrance against this property.

BUTLER TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

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 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.

BUTLER TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Butler Township Planning Commission this 30 day of April 2013

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Reviewed by the Butler County Planning Commission this 11th day of March 2013

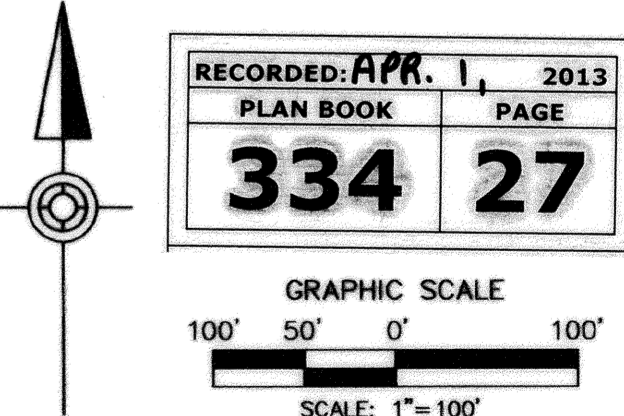
PROOF OF RECORDING

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 334 Page 27-28
Given under my hand and seal this 31 day of April 2013

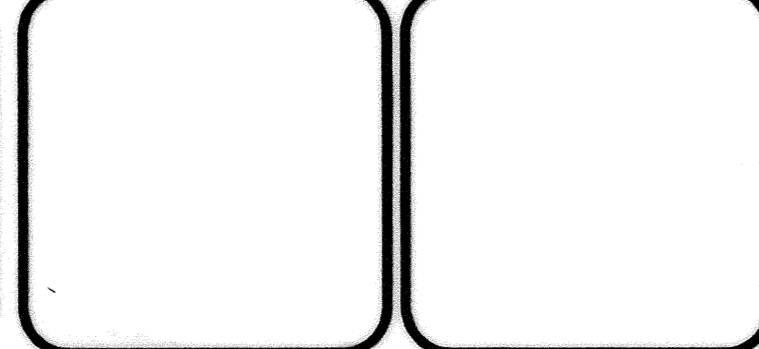
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

CERTIFICATE OF ACCURACY

David W. Archibald, P.L.S. 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 his plan correctly represents the lots, lands, streets and highways as surveyed by others and plotted by me for the owners or agents.



NO.	REVISION	DATE	BY
4	REVISE SIGNATURE BLOCKS	3/8/13	DWA
3	REVISE TITLE CLAUSE	2/26/13	DWA
2	REVISED FOR FINAL APPROVAL BY BOC	10/8/12	JJB
1	SHEET CONSOLIDATION PER TOWNSHIP	8/20/12	JRH



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

VA BUTLER PARTNERS COMPANY, LLC
114 BARRINGTON TOWNE CENTER
SUITE 135
AURORA, OH 44202
216-553-0600

VA. PARTNERS SUBDIVISION AND LOT CONSOLIDATION
FOR
BUTLER TOWNSHIP AND
BUTLER COUNTY MEMORIAL PARK INC.
BUTLER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - GLF
DESIGN- GLF
CADD- JRH
CHECKED-
SCALE- 1" = 100'
DATE- Aug. 17, 2012

DRAWING NO.
2
SHEET NO.
2 OF 2
PROJECT 006308.0425

PURPOSE STATEMENT:

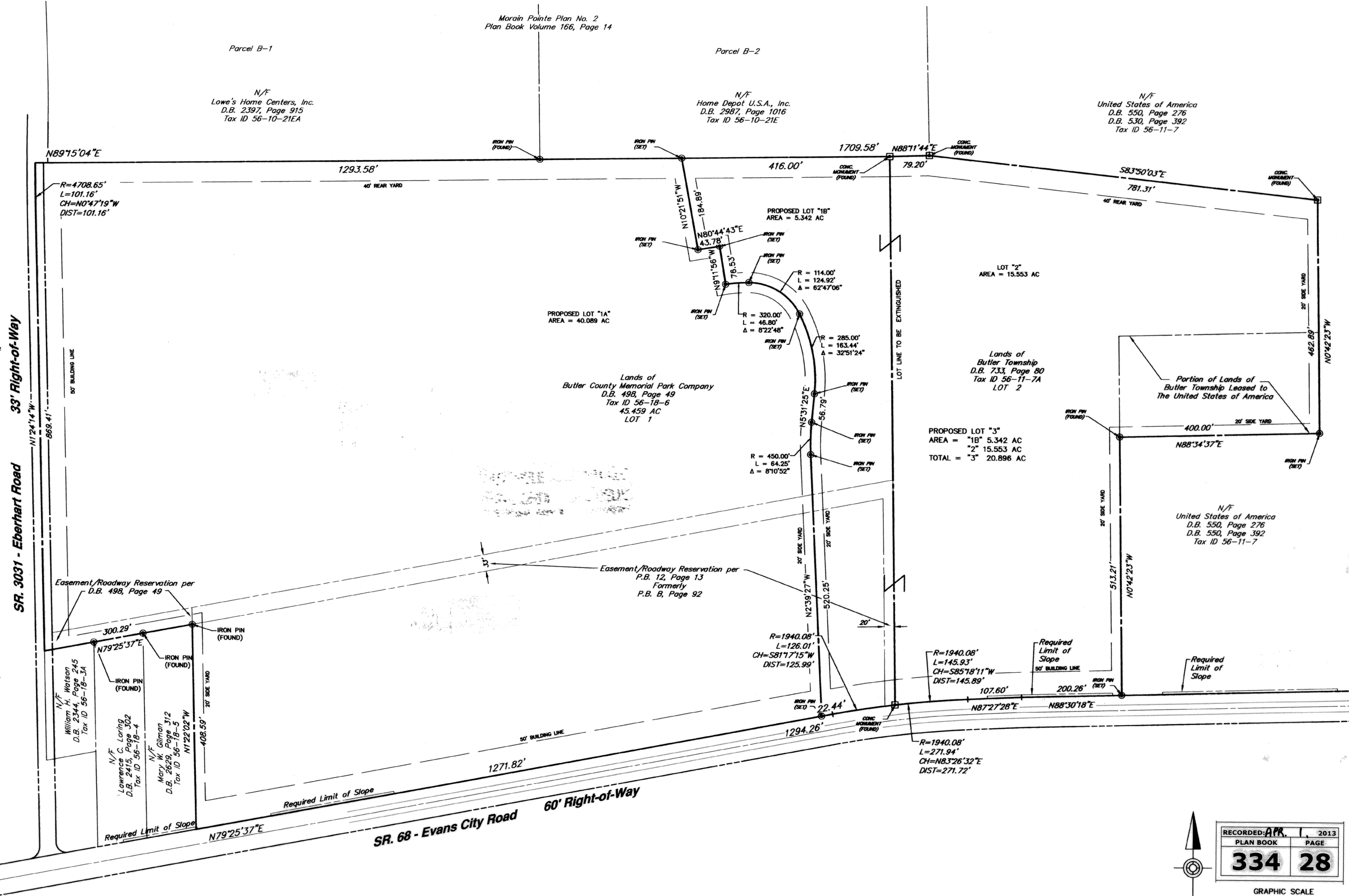
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LANDS OF BUTLER COUNTY MEMORIAL PARK COMPANY (LOT 1) INTO TWO LOTS SHOWN AS 1A AND 1B. LOTS 1B AND 2 WILL BE CONSOLIDATED TO FORM A NEW LOT 3. NEW LOT 1A WILL REMAIN OWNED BY BUTLER COUNTY MEMORIAL PARK COMPANY LOT 2 WILL BE OWNED BY VA. BUTLER PARTNERS COMPANY LLC.

NOTES:

- OWNERS:
BUTLER TOWNSHIP
280 DUFFY ROAD
BUTLER, PA 16001
BUTLER COUNTY MEMORIAL PARK, INC.
380 EVANS CITY ROAD
BUTLER, PA 16001
SOURCE OF TITLE: D.B. 733, PAGE 80
TAX ID 56-11-7A
AREA: 45.4310 ACRES
ZONING: R-1
YARD REQUIREMENTS:
FRONT - 50 FEET
SIDE - 20 FEET
REAR - 40 FEET
MINIMUM LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 85 FEET
- THE BOUNDARY ON THIS PLAN ARE BASED UPON SURVEYS PERFORMED ON THE GROUND BY HERBERT, ROWLAND, & GRUBIC, INC. ("HRG") IN JUNE/JULY 2012.
- HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

LEGEND

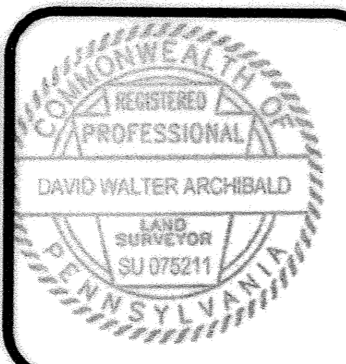
- Angle Iron
- Axle
- Drill Hole
- Hub
- Monument
- Nail
- Iron Pipe
- Iron Pin
- PK Nail
- Rail Road Spike
- Benchmark
- Stone Monument
- Tree Monument



RECORDED: APR 1, 2013
PLAN BOOK PAGE
334 28

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

NO.	REVISION	DATE	BY
4	REVISE SIGNATURE BLOCKS	3/8/13	DWA
3	REVISE TITLE CLAUSE	2/26/13	DWA
2	REVISED FOR FINAL APPROVAL BY BOC	10/8/12	JJB
1	SHEET CONSOLIDATION PER TOWNSHIP	8/20/12	JRH



HRG
Herbert Rowland & Grubic, Inc.
Engineering & Related Services

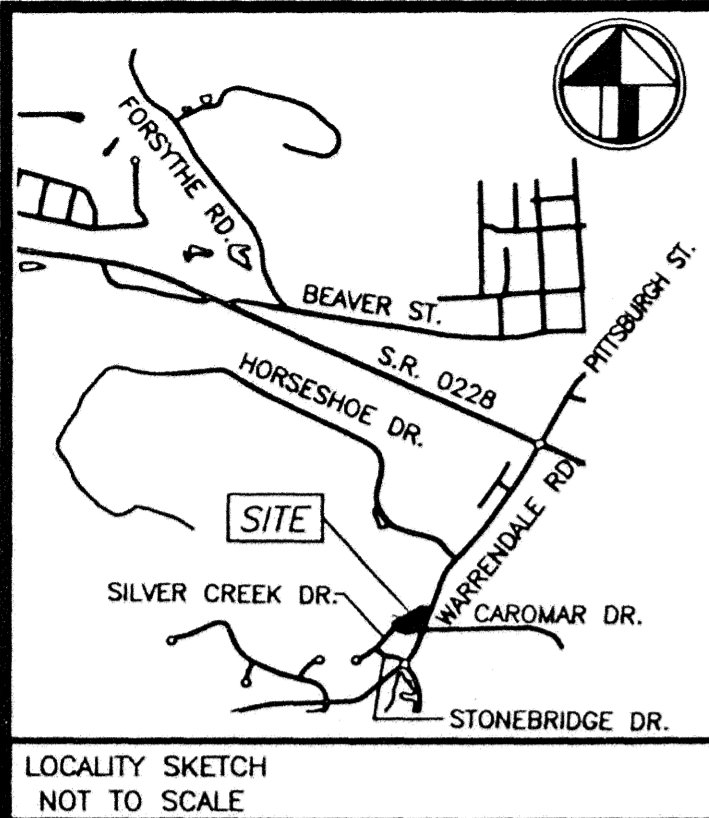
200 West Kensington Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hr@hr-g-inc.com
www.hr-g-inc.com

VA BUTLER PARTNERS COMPANY, LLC
114 BARRINGTON TOWNE CENTER
SUITE 135
AURORA, OH 44202
216-553-0600

VA. PARTNERS SUBDIVISION AND LOT CONSOLIDATION
FOR
BUTLER TOWNSHIP AND
BUTLER COUNTY MEMORIAL PARK INC.
BUTLER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - GLF
DESIGN - GLF
CADD - JRH
CHECKED -
SCALE - 1" = 100'
DATE - Aug. 17, 2012

DRAWING NO.
1
SHEET NO.
1 OF 2
PROJECT 006308.0425



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
ON THIS 10th DAY OF FEB. 2013

ATTEST: [Signature] CHAIRMAN
SEC. [Signature]

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS
THIS 3rd DAY OF MARCH, 2013
ATTEST: [Signature] CHAIRMAN

I, RONALD OLSEN, A REGISTERED PROFESSIONAL
ENGINEER FOR THE TOWNSHIP OF ADAMS, CERTIFY THAT THIS PLAN
MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE
ORDINANCES OF ADAMS TOWNSHIP, EXCEPT AS DEPARTURES HAVE BEEN
AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE: 3-26-13 REG. NO. 26900 SIGNATURE: [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.

RE-APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS
BY RESOLUTION THIS 2nd DAY OF MARCH, 2013

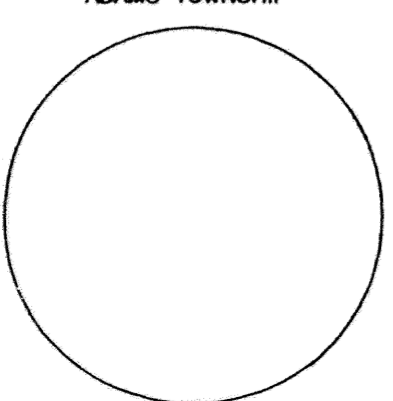
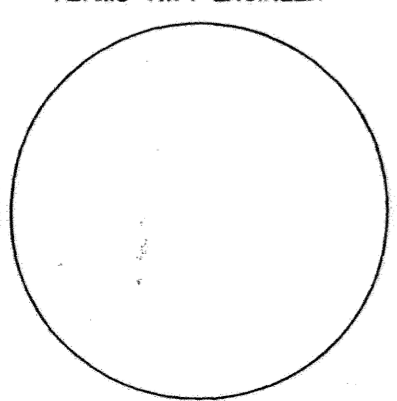
SECRETARY: [Signature] CHAIRMAN: [Signature]
SUPERVISOR: [Signature] SUPERVISOR: [Signature]
SUPERVISOR: [Signature] SUPERVISOR: [Signature]

BUTLER COUNTY
PLANNING COMMISSION
SEAL

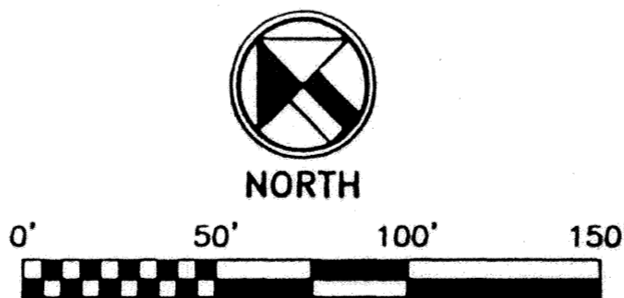
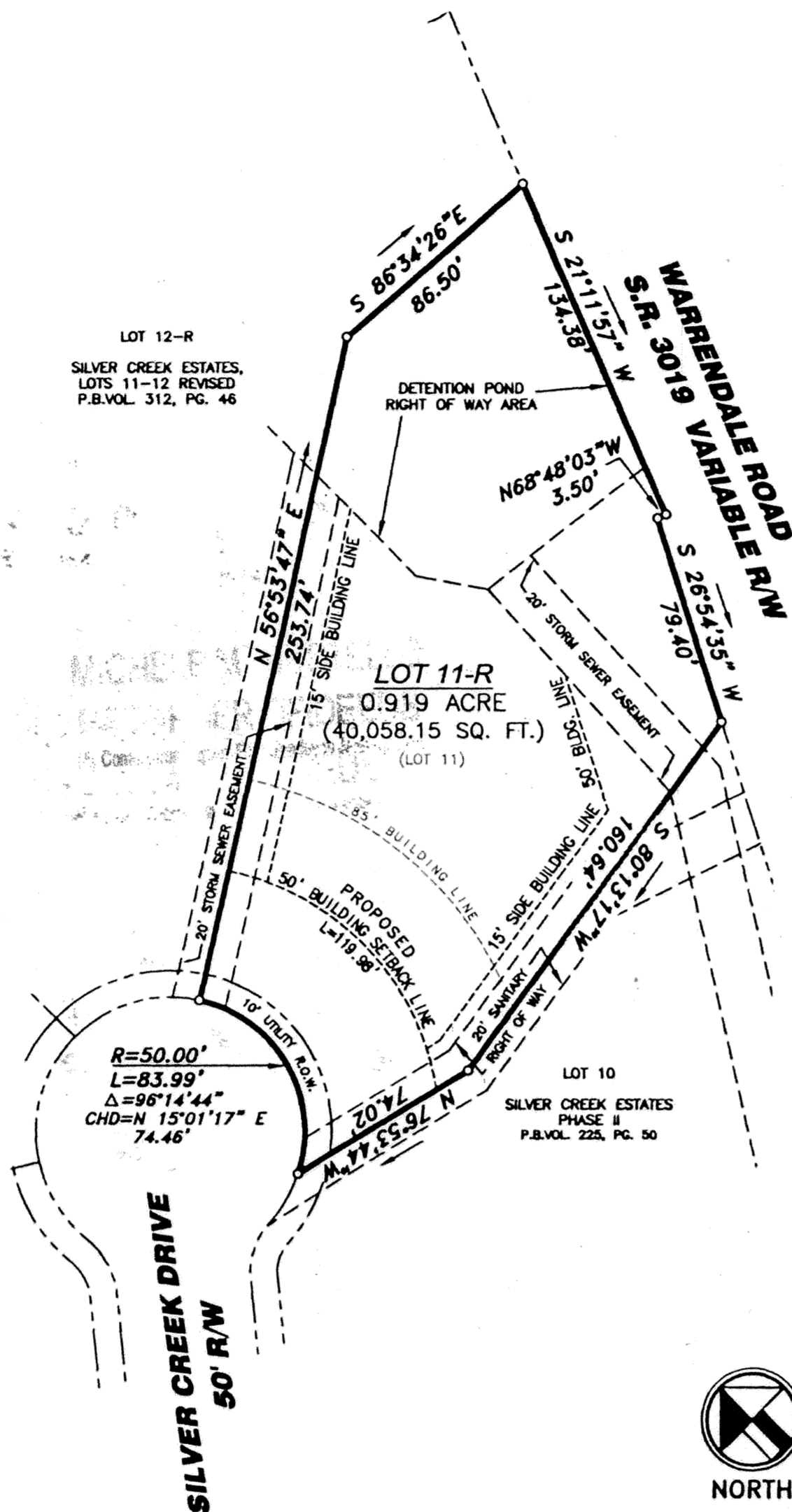
SEAL:
ADAMS TWP. ENGINEER

SEAL:
ADAMS TOWNSHIP

BUTLER COUNTY
RECORDERS SEAL:



Instr: 201304010009193 04/01/2013
Pages: 1 F: \$45.00 4:08PM
Michele Mustello T20130007927
Butler County Recorder ND



0.919 ACRE = TOTAL ACREAGE

OWNERS: EDWARD L. & MARGARET J. VOGEL
121 BRICKYARD ROAD
MARS, PA 16046
ZONING DISTRICT: RAM - RESIDENTIAL AGRICULTURAL
MODERATE DENSITY
DEED REFERENCE: D.B.VOL. 992, PAGE 316
TAX PARCEL NO.: 10-S4-C11

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EDWARD L. & MARGARET J. VOGEL, 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 EDWARD L. & MARGARET J. VOGEL, OUR HEIRS, EXECUTORS,
ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL
THIS 15th DAY OF MARCH, 2013

ATTEST:

[Signature] EDWARD L. VOGEL
[Signature] MARGARET J. VOGEL
[Signature] NOTARY PUBLIC

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CORRECT THE OWNERSHIP
NAMES AND SIGNATURES FOR LOT 11-R OF THE SILVER CREEK
ESTATES, LOTS 11-12 REVISED AS RECORDED IN P.B.VOL. 312,
PG. 46.
- THIS PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.
THIS PLAN WAS PREPARED FROM PRIOR RECORDED PLAN DATA.
SEE REFERENCE PLAN: SILVER CREEK ESTATES,
LOTS 11-12 REVISED (P.B.VOL. 312, PG. 46)
- THE BUILDING LINES ARE SHOWN AS PER PRIOR RECORDED
SILVER CREEK ESTATES, LOTS 11-12 REVISED PLAN
(SEE P.B.VOL. 312, PG. 46)
- THIS PROPERTY IS SUBJECT TO AN EXISTING 20' WATER
LINE EASEMENT FOR THE MUNICIPAL WATER AUTHORITY OF
ADAMS TWP. - SEE D.B.VOL. 3057, PG. 451
- THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS,
RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

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 EDWARD L. & MARGARET J.
VOGEL, 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 18th DAY OF MARCH, 2013

MY COMMISSION EXPIRES THE 20th DAY OF MAY, 2016

[Signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Trudy M. Ludwiczak, Notary Public
Adams Twp., Butler County
My Commission Expires May 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SEAL:

WE, EDWARD L. & MARGARET J. VOGEL, OWNERS OF THE SILVER CREEK ESTATES,
LOT 11 REVISED PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS
IN THE NAME OF EDWARD L. & MARGARET J. VOGEL, AS RECORDED IN DEED BOOK
VOLUME 992, PAGE 316, RECORDER OF DEEDS OFFICE.

[Signature] EDWARD L. VOGEL
[Signature] MARGARET J. VOGEL
[Signature] WITNESS

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 334, PAGE 29

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF APRIL, 2013

RECORDER

[Signature]
MICHELE M. MUSTELLO
RECORDER OF DEEDS

SILVER CREEK ESTATES, LOT 11 REVISED

[CORRECTION PLAN FOR LOT No. 11-R OF SILVER CREEK ESTATES, LOTS 11-12 REVISED
PLAN AS RECORDED IN PBV 312, PG. 46
(CORRECTING OWNERSHIP SIGNATURES)]

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.

DATE: MARCH 15, 2013

SCALE: 1" = 50'

RECORDED: APR. 1, 2013
PLAN BOOK PAGE
334 29

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

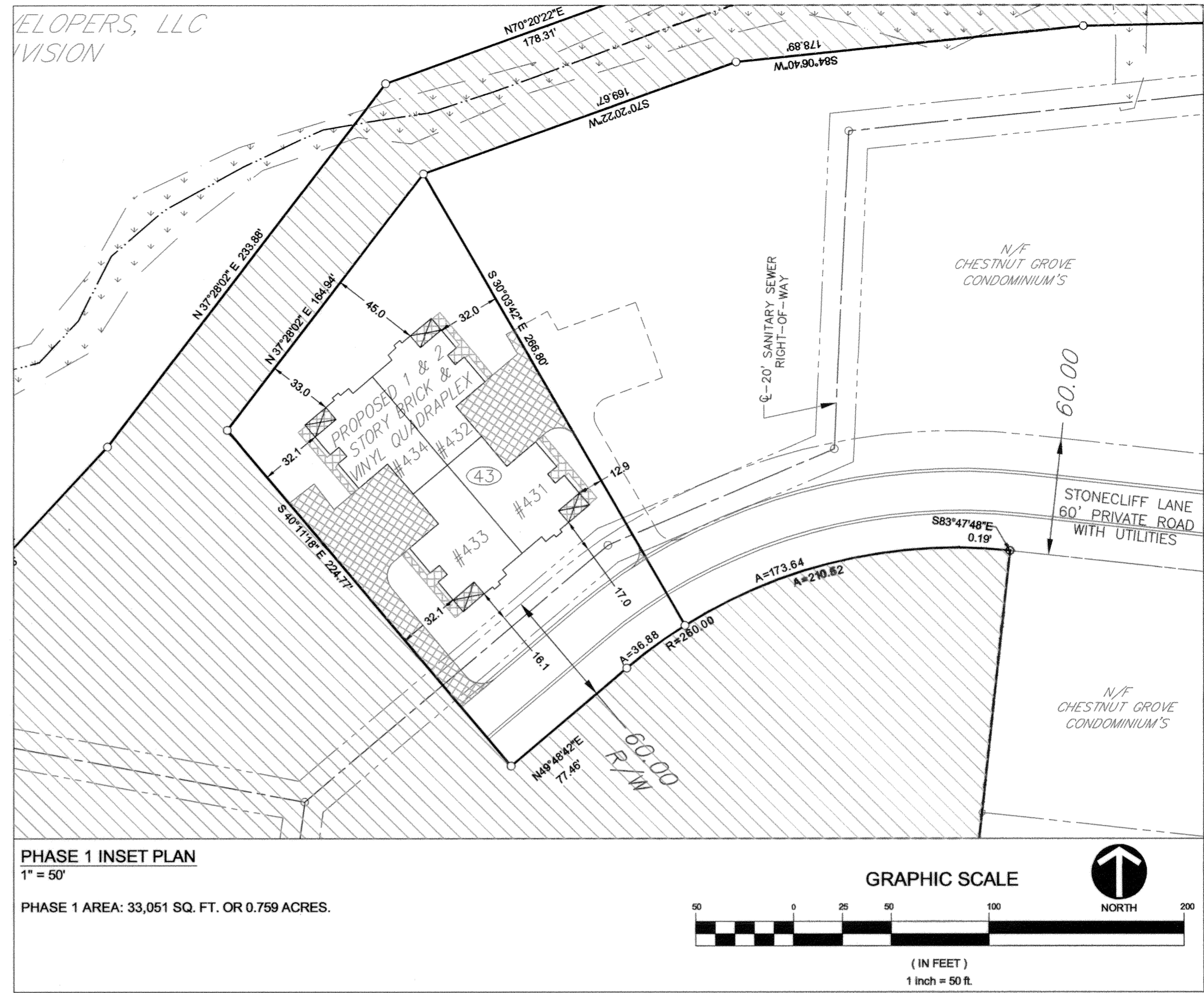
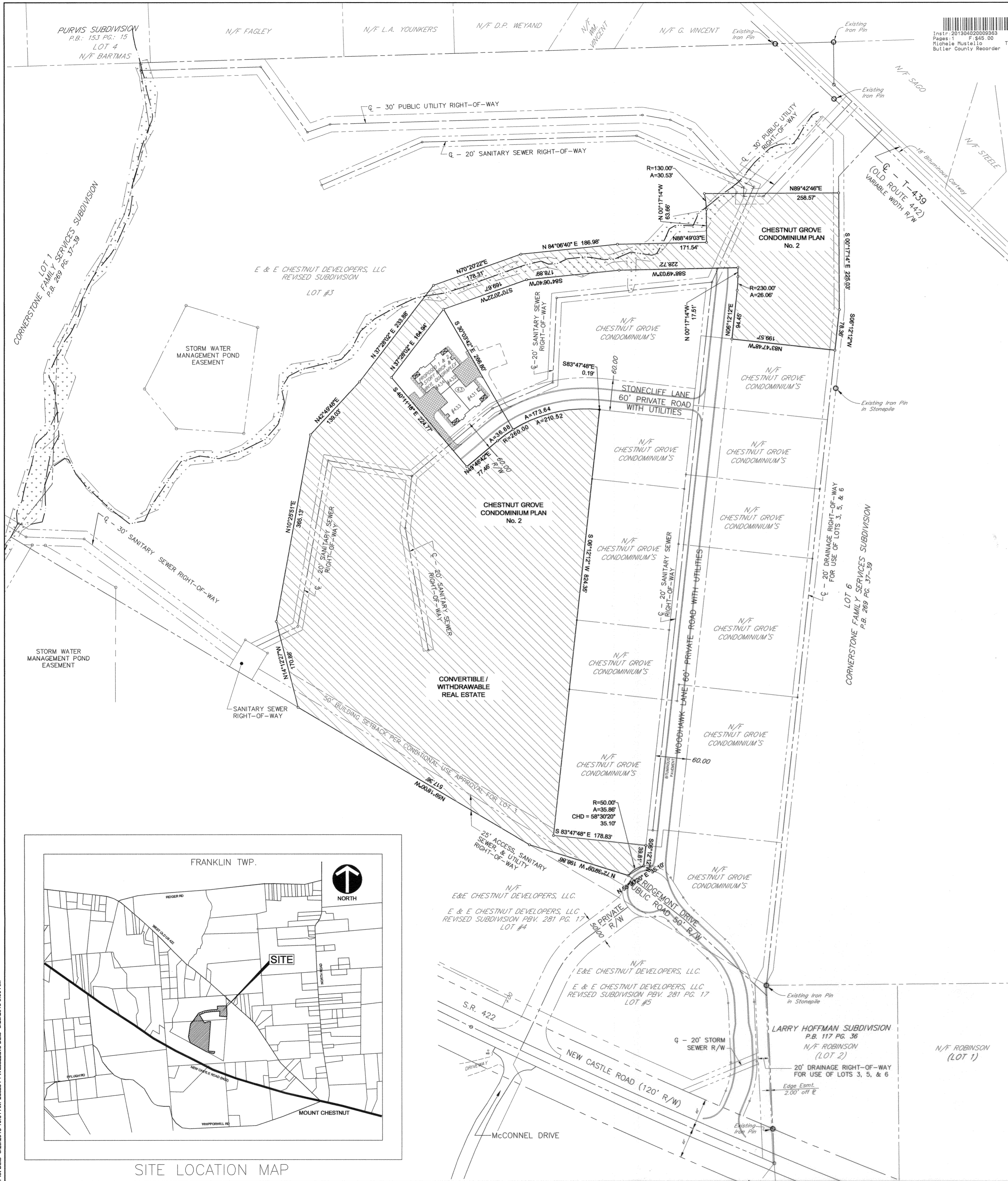
REVISIONS:

DRAWN BY: T.R.
CHECKED BY: T.R.

REGISTRATION NO. SU-051843-E

DWG. NO: 5163-2013-SUB

Path & Elevation: R:\Projects\16004\16004-0008 Chestnut Grove - Condo Plans\Map\16004-0008 Chestnut Grove Plan No. 2.dwg
Plot Date: 3/29/2013 10:01 AM User: P. Mustello
Plot Date: 3/29/2013 10:01 AM User: P. Mustello



KNOW ALL MEN BY THESE PRESENTS, THAT WE, E & E CHESTNUT DEVELOPERS, LLC, A CORPORATION INCORPORATED 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 CORPORATION HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 29 DAY OF March, 2013.

Edward J. Mustello
SECRETARY
Edward J. Mustello
PRESIDENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED E & E DEVELOPERS, INC., WHO DULY SWORN, DEPOSED AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THIS SURVEY AND FINAL CONSTRUCTION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THESE PLATS AND PLANS WERE DULY SIGNED AND SEALED BY AND AS FAR AS 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 SAID CORPORATION, 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 29 DAY OF March, 2013.

Michael Allen Ogin
NOTARY PUBLIC

SURVEYORS CERTIFICATION

I, MICHAEL ALLEN OGIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, TOGETHER WITH THE PLANS FOR THE E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION, AS RECORDED IN PLAN BOOK VOLUME 281, PAGE 17, FULLY AND ACCURATELY DEPICT ALL EXISTING CONDITIONS REGARDING SAID CONDOMINIUM AND CONTAIN ALL INFORMATION REQUIRED BY SECTION 3210(B) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980.

3-29-13
DATE
MICHAEL ALLEN OGIN P.L.S. - SU075228

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

RECORDED IN THE RECORDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 334, PAGE 30.

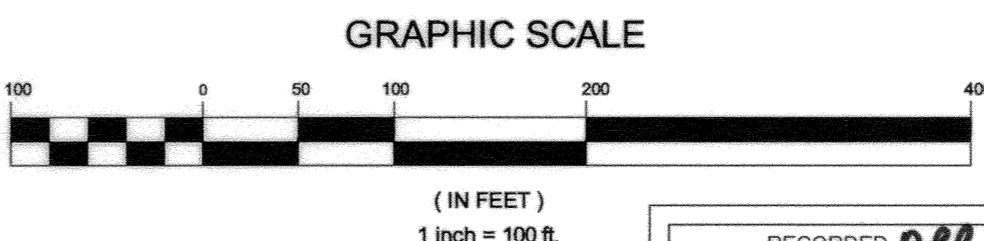
GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF APRIL, 2013.

Michael M. Mustello
RECORDER

NOTES:

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

- DENOTES CONVERTIBLE / WITHDRAWABLE REAL ESTATE
- DENOTES LIMITED COMMON ELEMENTS
- DENOTES UNITS / COMMON ELEMENTS



RECORDED APR 1, 2013
PLAN BOOK 334 PAGE 30

GATEWAY
On Call. On Time. On Target.

CHESTNUT GROVE
CONDOMINIUM PLAN No. 2 - PHASE 1
SITUA TE IN
FRANKLIN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
E & E CHESTNUT DEVELOPERS, LLC
198 SAXONBURG ROAD
BUTLER, PA 16002

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

DATE: T.B.D.
Job Number: C-16404-0008
Dwg No: 402.497

PM: MAO DB: LPW CB: MAO SCALE: AS NOTED

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

CORPORATION ADOPTION

By resolution approved on the 19th day of December, 2012 the Board of Directors of the Regional Industrial Development Corporation of Southwestern Pennsylvania, a Pennsylvania Non-Profit Corporation, owner of the land shown on the Revision No. 3 to Addition No. 9 to Plan No. 3 Thorn Hill Industrial Park adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal)

Regional Industrial Development Corporation of Southwestern Pennsylvania

Carroll B. Brumeli Secretary
Donald F. Smith, Jr. President

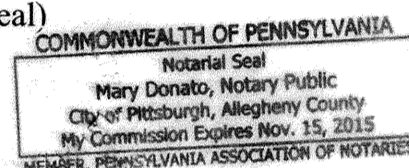
March 19, 2013
Date

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Donald F. Smith, Jr. of the Regional Industrial Development Corporation of Southwestern Pennsylvania, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 19th day of MARCH, 2013

(Seal)



Mary Donato
Notary Public

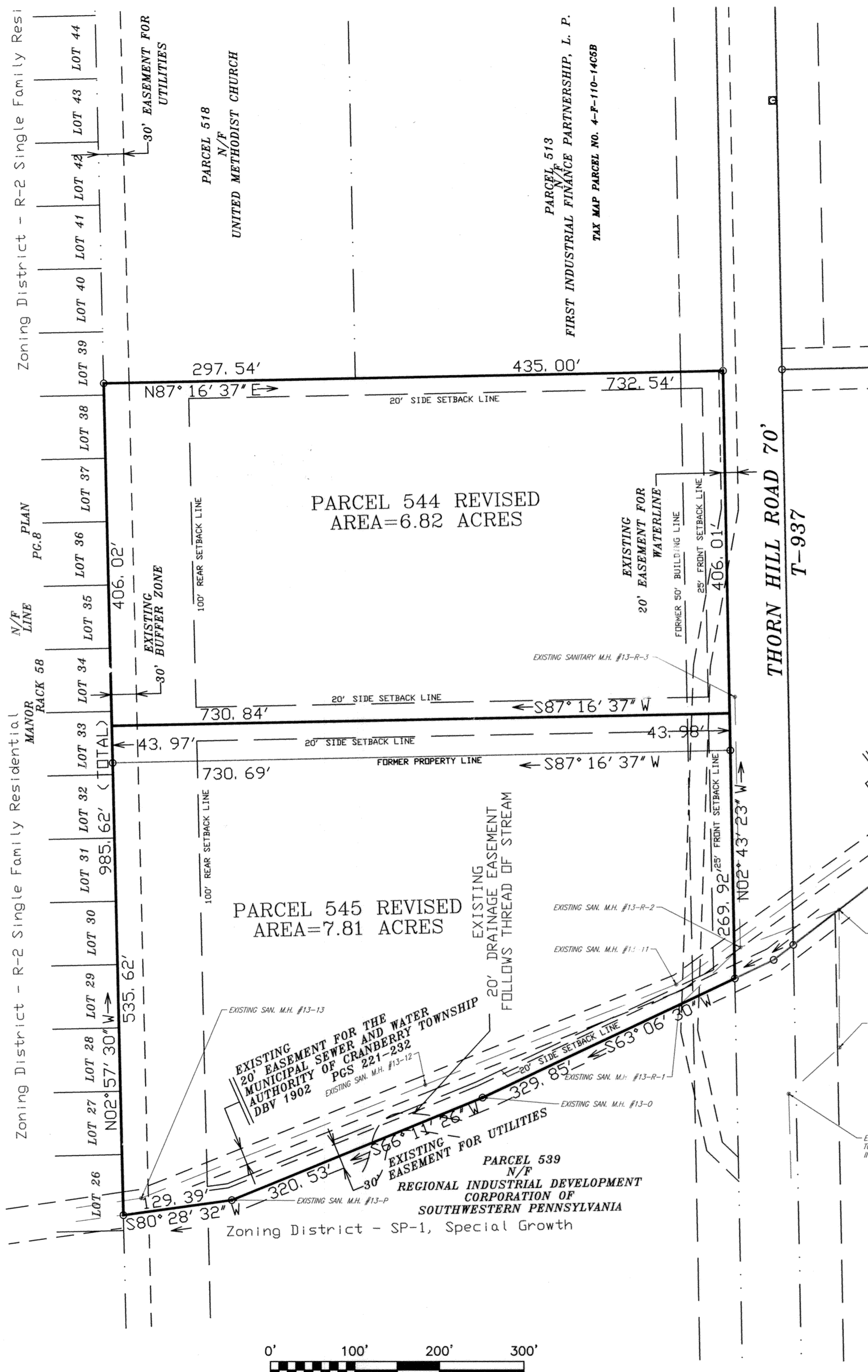
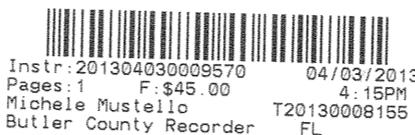
CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)

(I/We) hereby certify that the title to the property contained in the Revision No. 3 to Addition No. 9 to Plan No. 3 Thorn Hill Industrial Park is in the name of Regional Industrial Development Corporation of Southwestern Pennsylvania and is recorded in Deed Book Volume 946, page 774, Deed Book Volume 1114, page 671 and Deed Book Volume 1204, page 686.

Carroll B. Brumeli Witness
Donald F. Smith, Jr. Owner

Pennsylvania Industrial Development Authority, mortgagee of the property contained in the Revision No. 3 to Addition No. 9 to Plan No. 3 Thorn Hill Industrial Park consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Ernest Shaffer, Jr. Assistant Secretary
John M. R. L. Name, Title, and Mortgagee
PIDA Administrator



MUNICIPAL DECLARATION

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

Joseph Duganich Secretary
Bruce M. M... Chairman, Board of Supervisors

SURVEYOR'S CERTIFICATION

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

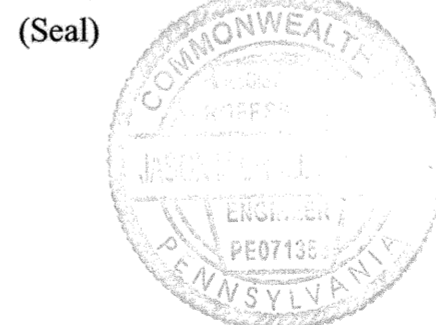
March 18, 2013 Date
Joseph Duganich
JOSEPH DUGANICH
Registration No. 34196-E

(Seal)

TOWNSHIP ENGINEER

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Cranberry, except as departures have been authorized by the appropriate officials of the municipality.

4/3/2013 Date
Joseph Duganich Name
JOSEPH DUGANICH
Registration number



AREA SUMMARY		
PARCEL	EXISTING	REVISED
544	7.558 Acres	6.820 Acres
545	7.078 Acres	7.816 Acres
TOTAL	14.636 Acres	14.636 Acres

General Notes:

- EXISTING LOT 544 IS CURRENTLY TAX PARCEL 130.4F110. 4C
- EXISTING LOT 545 IS CURRENTLY TAX PARCEL 130.4F110.14C24
- ZONING DISTRICT - SP-1, SPECIAL GROWTH

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 19th day of FEB, 2013.

John G. M... Secretary
F. W. L. G. M... Chairman, Butler County Planning Commission

(Seal)

BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution 2013-12, on the 30th day of APRIL, 20 13.

John G. M... Secretary
Bruce M. M... Chairman, Board of Supervisors

(Seal)

TOWNSHIP MANAGER

John A. Anorse, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2013-12 have been met in accordance with Sections 22-305 and 22-307 of Township of Cranberry Code of Ordinances.

John A. Anorse
Township Manager

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 334, Page(s) 31.

Given under my hand and seal this 3rd day of APRIL, 20 13.

(Seal)

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO RECORDER OF DEEDS

(My Commission Expires First Mon In Jan 2016)

SP-1 Special Growth District Requirements	
Lot Area	One Acre Minimum
Building Setbacks	
Adjoining Residential District	10 Feet Minimum
Front	25 Feet Minimum
Side	20 Feet Minimum
Rear	20 Feet Minimum
Steep Slope >40%	15% Maximum
Impervious Surface	70% Maximum

OWNER

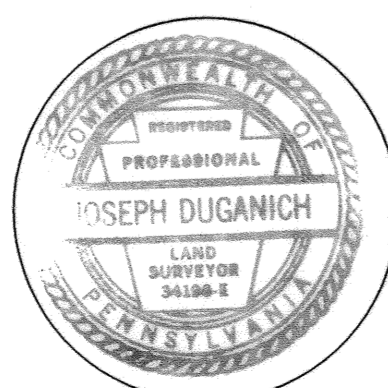
REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA
210 SIXTH AVENUE, SUITE 3620
PITTSBURGH, PA 15222

BEING A LOT LINE RELOCATION BETWEEN PARCEL 544 AND PARCEL 545 IN THE REVISION NO. 3 TO ADDITION NO. 9 TO PLAN NO. 3 THORN HILL INDUSTRIAL PARK RECORDED IN P.B.V. 271 PG. 29

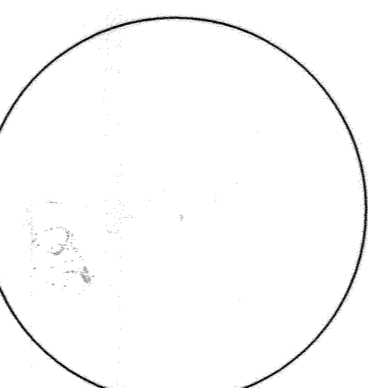
Corporate



Professional Land Surveyor



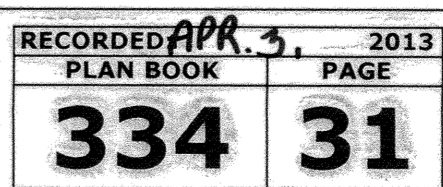
Township Of Cranberry



Butler County Planning Commission



Recorder for Butler County

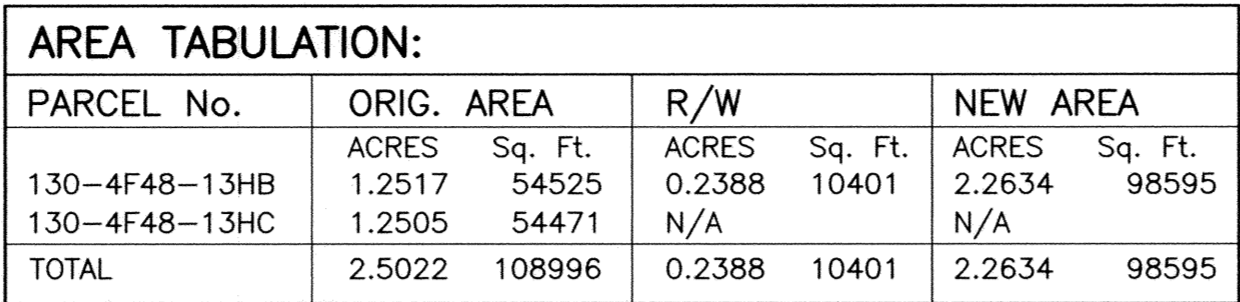


REVISION NO 3
ADDITION NO 9 TO PLAN NO 3
THORN HILL INDUSTRIAL PARK
Situate in BUTLER COUNTY, PENNSYLVANIA

Drawn By: CFF
Scale: 1" = 100'
Drawing No.: 449-11-01
Sheet No.: 1 of 1
Date: FEBRUARY, 2013
Filename: 4431101SUB.DWG

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

No.	Description	By	Checked By	Approved By
1	3/18/2013 REVISION PER CRANBERRY TWP REVIEW LETTER DATED MARCH 1ST, 2013, RECEIVED MARCH 5TH, 2013	CFF	CFF	CFF



KNOW ALL MEN BY THESE PRESENTS, THAT WE, LAWRENCE E. SETZENFAND AND DIANE L. SETZENFAND OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS; DO HEREBY ADOPT THIS AS OUR CONSOLIDATION PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF BUTLER OR THE TOWNSHIP OF CRANBERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY COURSE OF ACTION, CLAIMS OF ACTION, DAMAGES, LOSSES, COSTS, EXPENSES, AND INTEREST, AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS.

Deane L. Setzer and Laura E. Setzer
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA
BUTLER COUNTY

MY COMMISSION EXPIRES THE 7th DAY OF March 2016

NOTARIAL SEAL
JESSICA GEIBEL
Notary Public
ADAMS TWP., BUTLER COUNTY
My Commission Expires Mar 7, 2016

A.	MINIMUM LOT SIZE:	WITH PUBLIC SEWER -	1.25 AC.
B.	MINIMUM LOT WIDTH:		100 FT
C.	MAXIMUM LOT COVERAGE:	15%, INCLUDING ACCESSORY BLDGS	
D.	MINIMUM YARD REQUIREMENTS:		
	MINIMUM FRONT YARD:	50 FT	
	MINIMUM SIDE YARD:	20 FT	PER SIDE
	MINIMUM REAR YARD:	30 FT	
G.	MAXIMUM BUILDING HEIGHT:	35 FT	

WE, LAWRENCE E. SETZENFAND AND DIANE L. SETZENFAND, OWNERS OF THE PROPERTY SHOWN IN THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF LAWRENCE E. SETZENFAND AND DIANE L. SETZENFAND, AND IS RECORDED AT INSTRUMENT NO. 201012210030347, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS James G. Galt OWNER James E. Strengfeld
James E. Strengfeld

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 No. 130-4F48-13HC AND 130-4F48-13HB. CURRENT TITLE OF PROPERTY RECORDED AT INSTR. No. 201012210030347 IN THE NAMES OF LAWRENCE E. SETZENFAND AND DIANE L. SETZENFAND, AND BEING LOTS 302 AND 304 OF THE *SETZENFAND SUBDIVISION* PLAN; OCT. 19, 2010; REC. DEC. 7, 2010, PBV 323, PG 23.

ZONING: R1 - RURAL RESIDENTIAL

FLOODPLAIN: ZONE C - AREAS OF MINIMAL FLOODING.

PURPOSE OF PLAN: TO CONSOLIDATE TWO PARCELS INTO ONE PARCEL.

PROPERTY BEARINGS FROM SETZENFAND SUBDIVISION PLAN, PBV 322, PG 23.

HORIZONTAL CONTROL - PENNSYLVANIA STATE PLANE SOUTH, NAD 83.

VERTICAL CONTROL - NAVD 88.



SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGULAR, MARS, PENNSYLVANIA
7.5 MINUTE SERIES, 1953 (REV 1979)

3	ADDED EASEMENT METES & BOUNDS	3/19/13	BJE	PJN	PJN
2	ADDED EASEMENT TEXT	3/06/13	BJE	PJN	PJN
1	REVISED PER TOWNSHIP COMMENTS	03/01/13	BJE	PJN	PJN
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
R E V I S I O N S					

441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

BEING
TAX PARCEL No. 130-4F48-13HB RECORDED AT INSTR. No. 201012210030347
TAX PARCEL No. 130-4F48-13HC RECORDED AT INSTR. No. 201012210030347
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN BJE	ISSUE DATE 03/19/13	3
CHECKED PJN	PROJECT # 13-012	REV. #
APPROVED PJN	DWG # LC-1	1"=60' SCALE
DATE 02/07/13	SHEET 1 OF 1	

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

ATTEST: *J. A. Chai*
SECRETARY


Bruce Meyer
CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, BY
RESOLUTION No. 2013-11, EFFECTIVE THIS 2ND DAY OF APRIL, 2013

J. A. H. SECRETARY Bruce M. Jones CHAIRMAN

I, JERRY A. ANDRZEJ, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE RESOLUTION NO. 203-11 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

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

DATE 8/3/2013 REGISTRATION No. PE071357 SIGNATURE 

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH
DAY OF FEB, 2013
[Signature] [Signature]
SECRETARY CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

I, PAUL 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 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.

3-29-13
DATE


PAUL J. NEFF REG. No. SU051242
pneff@pedersenx2.com

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }
§

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN
PLAN BOOK VOLUME 334, PAGE(S) 32.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY
OF April, 2013

Michelle M. Mustillo
RECORDER OF DEEDS

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

Instr: 201304030009569 04/03/2013
 Pages: 1 F: \$45.00 4: 14P
 Michele Mustello T201300081
 Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS that We, Burton J. and Patricia L. Roxbury of the Borough of Prospect, 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 Borough of Prospect, County of Butler and State of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Borough of Prospect, their successors and assigns from any liability for damage caused by any grading thereof to any grades hereafter at anytime thereof according to such established grades. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 8TH day of MARCH 2013

Burton J. Roxbury
Owner

Patricia L. Roxbury
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Burton J. and Patricia L. Roxbury and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

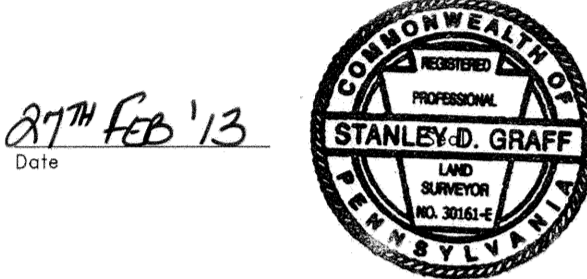
WITNESS MY HAND AND NOTARIAL SEAL this 8TH day of MARCH 2013

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.



[Signature]
L. S. # 30161-11

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

Approved by the Borough Council of the Borough of Prospect by Resolution, this 2ND day of APR 2013

[Signature] Secretary
[Signature] President
[Signature] L. S. # 30161-11

Approved by the Prospect Borough Council, this 1ST day of FEB 2013

Secretary
Chairman

Reviewed by the Butler County Planning Commission this 19TH day of FEB 2013

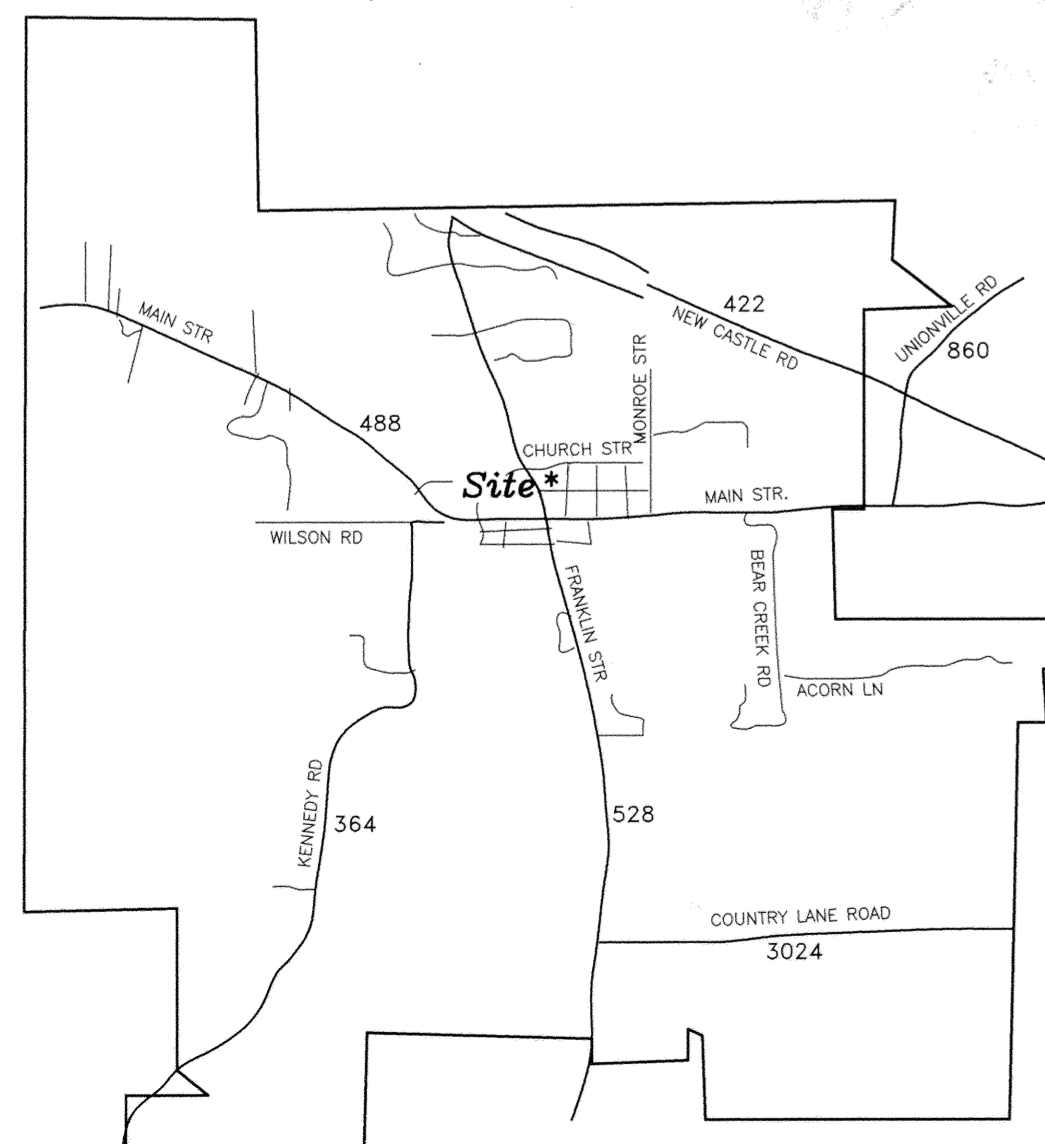
Secretary
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

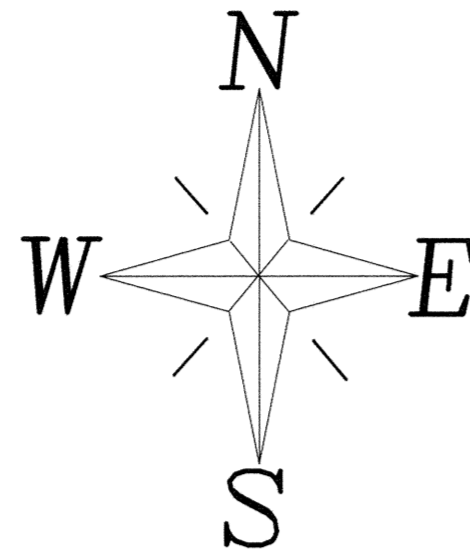
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 334 Page 33

Michele M. Mustello
Recorder

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



Vicinity Map



20 0 20 40 60
GRAPHIC SCALE - FEET

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

Borough Council minutes of April 7, 2003; unopened paper streets of over 21 years will be vacated and revert to the adjacent property owners.

1
490-S5-124

N/F L.J. Schiller

2
490-S5-125

N/F M.E. Monk

3R
490-S5-126

N/F C.A. Henry

4R
490-S5-127

N/F D. Hunter

7
490-S5-123

Burton J. Roxbury
original
0.53 acre

5R
490-S5-121

Burton J. Roxbury
original
0.461 acre
Amended
0.508 Acre

6R
490-S5-122

N/F W.N. Barber

Total
1.039 Acre
45254 sq.ft

Burton Roxbury
117 N. Franklin St.
Prospect, PA

B. J. Roxbury Plan

Plan showing dispersement of vacated alleys adjacent to tax parcels 490-S5-121&123 as depicted on referenced Lot Line Agreement Survey

Reference:

Plan of Borough of Prospect

Plan Book Volume 135/19

Lot Line Agreement Survey

Deed Book Volume 2673/437

LOT LINE REVISION SURVEY for
PROJECT No: 12192
SITUATE: PROSPECT BOROUGH, BUTLER COUNTY, PA
DATE: 10/30/12 REV: 12/17/12 DWN BY: Sdg CHK BY:

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

RECORDED APR 5 2013

PLAN BOOK	PAGE
334	33
SHEET _____ of _____	

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 19th day of March 2013.

Owner Gary R. Miller
Owner Rita A. Miller

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gary R. and Rita A. Miller 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 19th day of March 2013.

Notary Public Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen A. Wahl, Notary Public
Summit Twp., Butler County
My Commission Expires Aug. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Stanley D. Graff, a Registered Professional Surveyor, do hereby certify, to the best of my knowledge, that this plan as shown hereon is based upon actual field survey of the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

15th FEB '13
Date
Seal & Stamp
STANLEY D. GRAFF
PROFESSIONAL SURVEYOR
LAND SURVEYOR
No. 3016-E

The Board of Supervisors of the Township of Summit, hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no 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 sold plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Summit this 5th day of April 2013.

Secretary Judy K. Rupp
Seal
Chairman William A. ...

Approved by the Summit Township Planning Commission this 19 day of March 2013.

Secretary [Signature]
Chairman H. Camul

Reviewed by the Butler County Planning Commission this 21 day of Dec 2012.

Secretary [Signature]
Chairman F. Ullgren

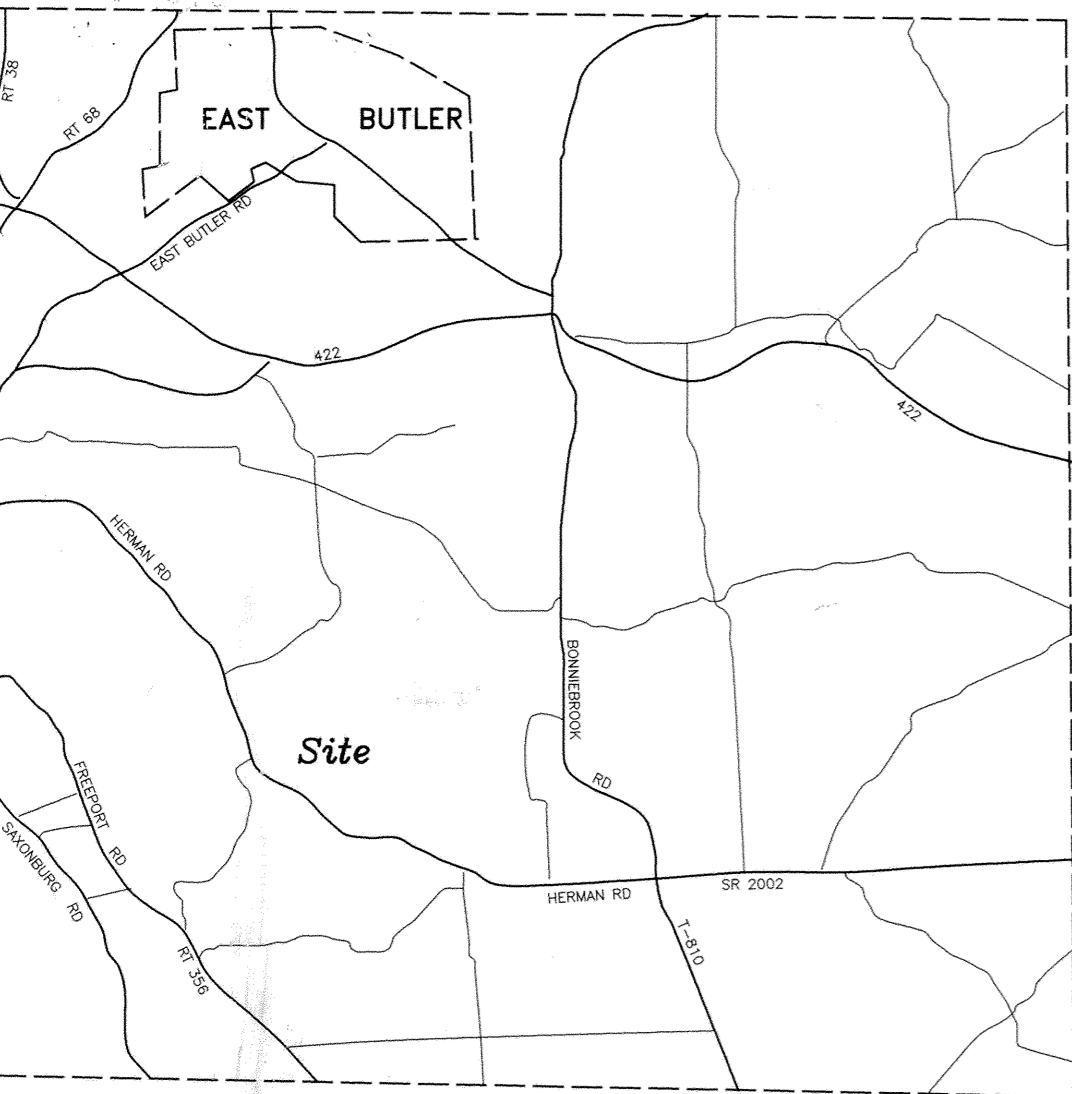
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 334 Page 34.

Given under my hand and seal this 5th day of April 2013.

Nichelle M. Mustello
Recorder

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



Vicinity Map

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 4th day of April 2013.

Owner Gary E. Rishel
Owner Karen Rishel

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 19th day of MARCH 2013.

Owner Janice L. Zubrin
Owner John L. Zubrin

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

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

WITNESS MY HAND AND NOTARIAL SEAL this 4th day of April 2013.

Notary Public Seal & Stamp

NOTARIAL SEAL
Elizabeth M. Rishor, Notary Public
City of Butler, Butler County
My Commission Expires March 23, 2015

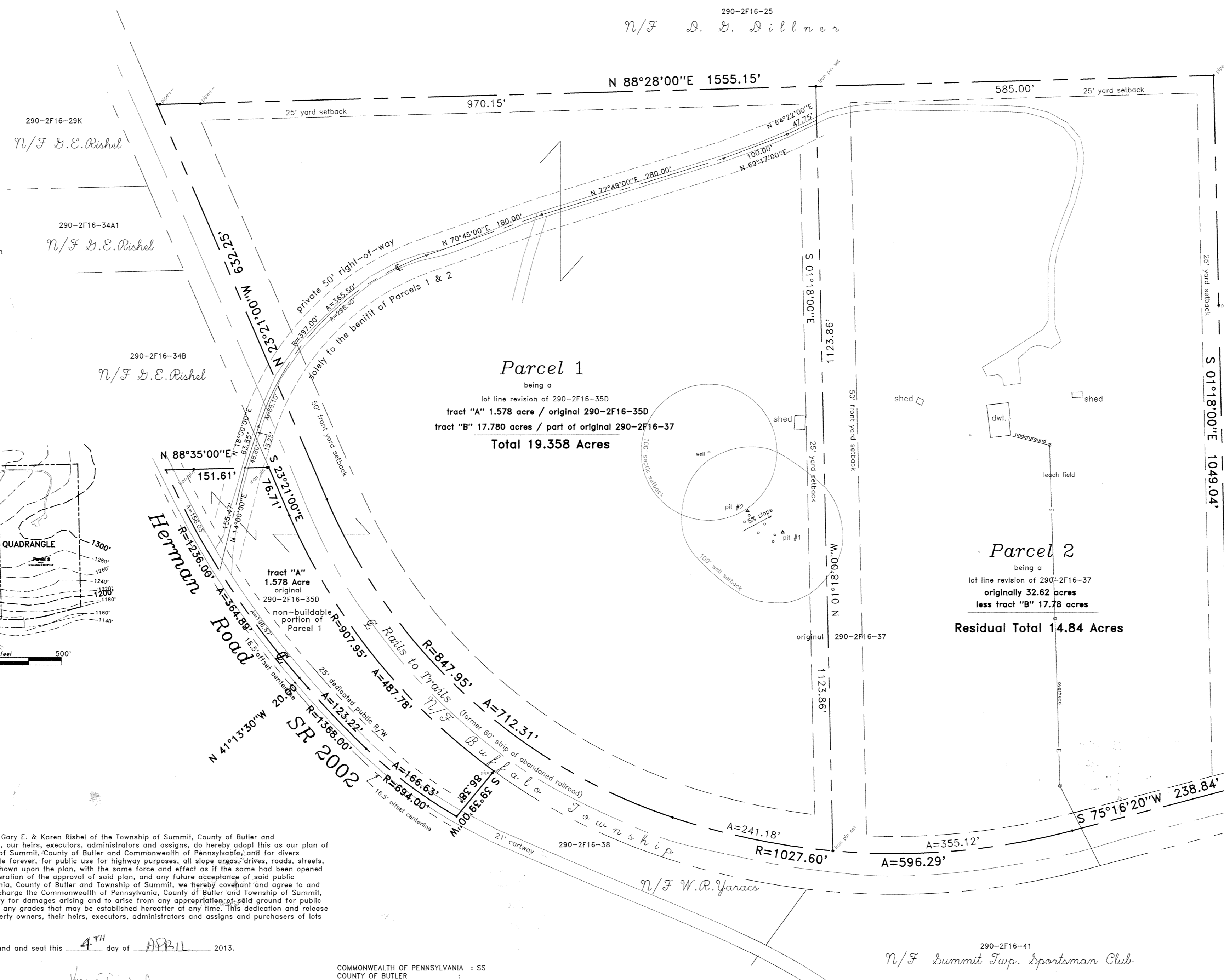
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the Chairman and Secretary of the Township of Buffalo, County of Butler and Commonwealth of PA 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 19th day of MARCH 2013.

Notary Public Seal & Stamp
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janice L. Zubrin, Notary Public
Buffalo Twp., Butler County
My Commission Expires May 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

N/F D. G. Dillner



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

Maintenance Agreement:

Witness, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns agree as follows:
1) The parties hereto hereby acknowledge the existence of a private lane and/or street as shown on hereon plotted plan.
2) The parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane and/or street. The lane and/or street extends from the public highway so as to enable the respective parties to have a safe ingress, egress and egress to their respective properties.
3) The parties further agree that any and all expenses of maintaining and repairing said cartway to the tracts of land of the respective parties hereto are to be proportionate to the length used of agreed to previously among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
4) This agreement and each and every part and/or portion of the same shall insure to the benefit of and be binding upon the respective parties hereto, their respective heirs, successors and assigns.
5) The parties further agree that they will separately maintain their own private driveways on their properties.
6) Summit Township hereby accepts no responsibility for the private lane and/or street set forth within this plan.
7) Future requests by the lot owners to have the private lane and/or street accepted and adopted by the Township as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Township construction standards for a public street.
8) Deeds for each lot shall contain a reference to an executed and recorded agreement obligating the property owners to jointly maintain the said private lane and/or street.

Owner Gary R. Miller
Owner Rita A. Miller

Commonwealth of Pennsylvania: SS
County of Butler:

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Gary R. & Rita A. Miller 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 19th day of March 2013.

Notary Public Seal & Stamp
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen A. Wahl, Notary Public
Summit Twp., Butler County
My Commission Expires Aug. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Zone R-1
Total 34.198 Acres

G. R. Miller Plan

References:

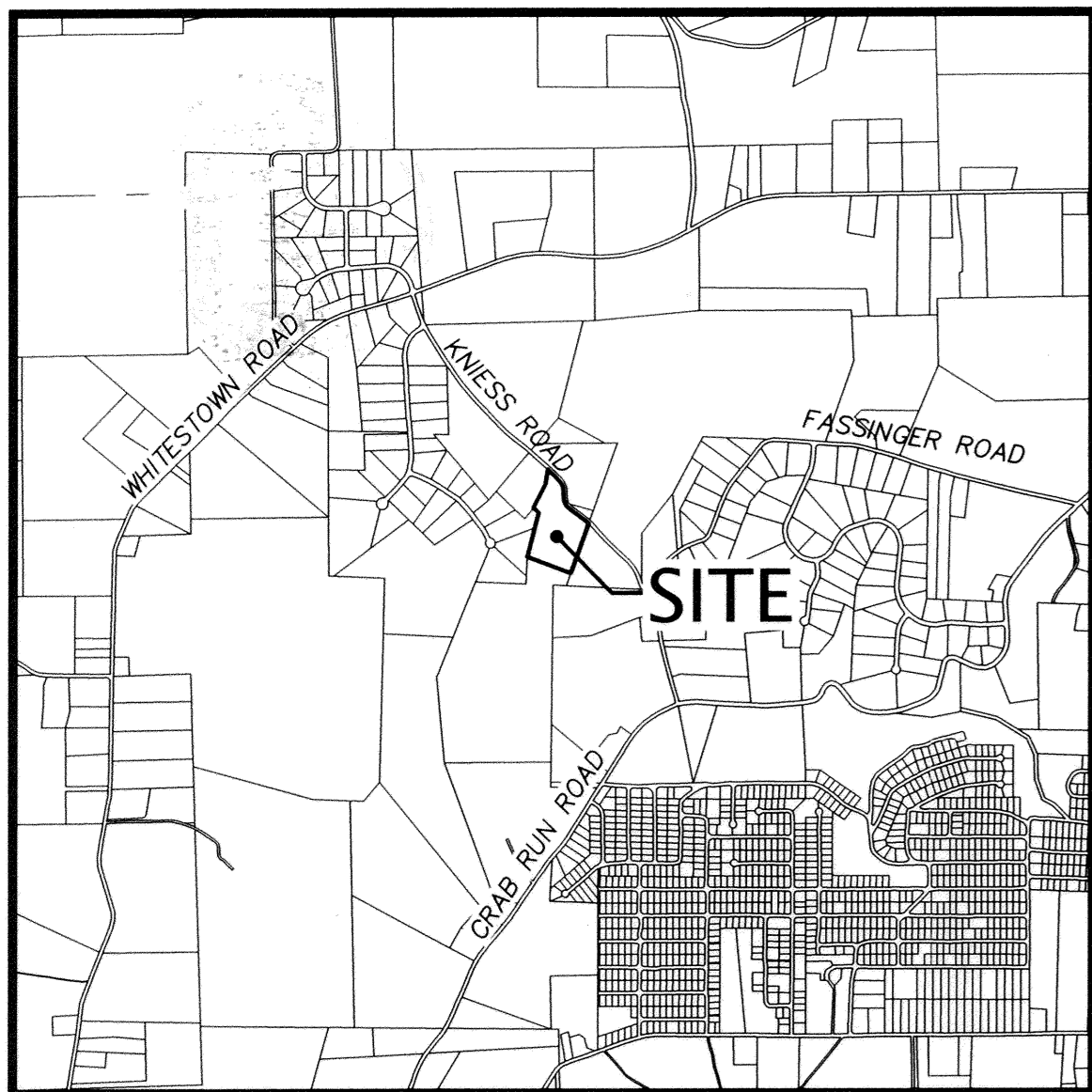
...T.E. McMahan survey for A.D. Bell
...74 Greenough & Greenough survey for Gary R. Miller

revisions 1/28/13...per Township Engineer review

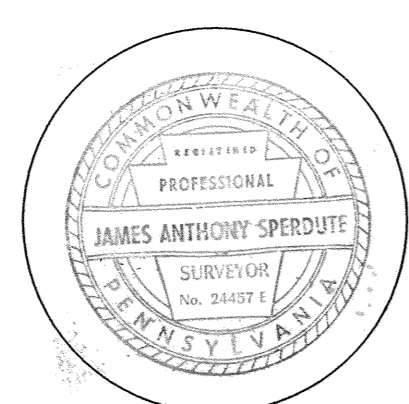
LOT LINE REVISION SURVEY
PROJECT No: 12196

SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/14/12 REV: 1/28/13

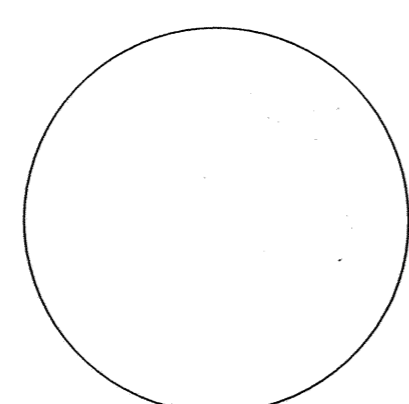
RECORDED <u>APR. 5</u> 2013	
PLAN BOOK	PAGE
334	34
SHEET	of



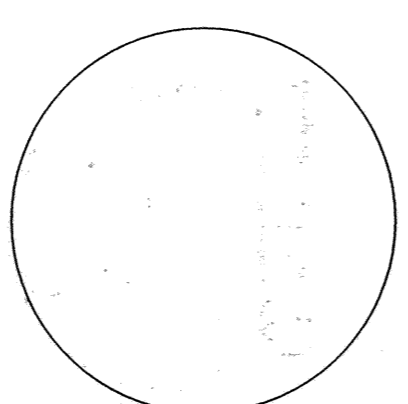
SITE LOCATION MAP 1" = 2000'



SURVEYOR



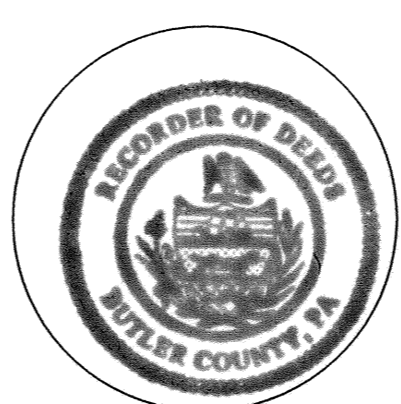
LANCASTER TWP.
PLANNING COMMISSION



LANCASTER TWP.
BOARD OF SUPERVISORS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

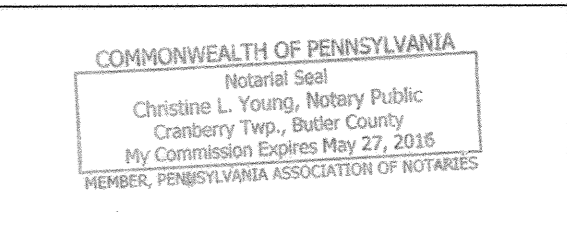
Instrument: 200902180002804
Fees: \$45.00
Notary: Michele Mustello
Butler County Recorder
Date: 04/08/2013
Time: 12:28PM

KNOW ALL MEN BY THESE PRESENTS THAT WE, JASON & KATE E. SATRYAN 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 FORVER 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 JASON & KATE E. SATRYAN, OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

JASON SATRYAN
KATE E. SATRYAN

IN WITNESS WHEREOF, I HEREUNTO SENT MY HAND AND SEAL THIS 15 DAY OF March 2013
MY COMMISSION EXPIRES THE 27 DAY OF May 2016

ATTEST: Christine L. Young
NOTARY PUBLIC



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

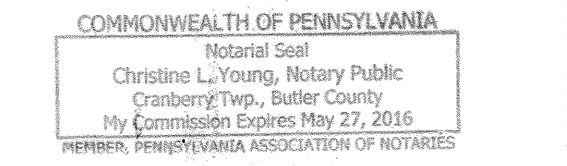
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JASON & KATE E. SATRYAN AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF March 2013

MY COMMISSION EXPIRES THE 27 DAY OF May 2016

(SEAL)

Christine L. Young
NOTARY PUBLIC



WE, JASON & KATE E. SATRYAN, OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF JASON & KATE E. SATRYAN AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 200902180002804.

JASON SATRYAN
KATE E. SATRYAN

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 AGENT.

JAMES A. SPERDUTE, R.S. # 24453-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

James C. Kim
CHAIRPERSON

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 5th DAY OF April 2013
Cindy L. Watson
SECRETARY

James C. Kim
CHAIRPERSON

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 28th DAY OF March 2013

James P. Lopez
CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 26th DAY OF FEB. 2013

James P. Lopez
CHAIRPERSON

James P. Lopez
CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 334 PAGE 35
GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF April 2013

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Mon In Jan 2016

Michele M. Mustello
RECORDER OF DEEDS

JASON & KATE SATRYAN SUBDIVISION PLAN LANCASTER TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
JASON & KATE SATRYAN
156 KNISS ROAD
HARMONY, PA 16037



James A. Spurdute, R.S.
108 Deer Lane
Harmory, PA 16037
724-452-4362 (M)
724-452-8057 (F)
jaspurdute@comcast.net

SCALE: 1" = 60'
FEBRUARY 5, 2013
DWG # 1010-1212099

REVISIONS
3-11-13 per map review

SHEET No.
RC1

RECORDED: APR 8, 2013
PLAN BOOK 334 PAGE 35

GENERAL PLAN NOTES:

PROPERTY OWNERS:
JASON & KATE E. SATRYAN
TAX PARCEL 200-4F56-18E
INST. No. 200902180002804

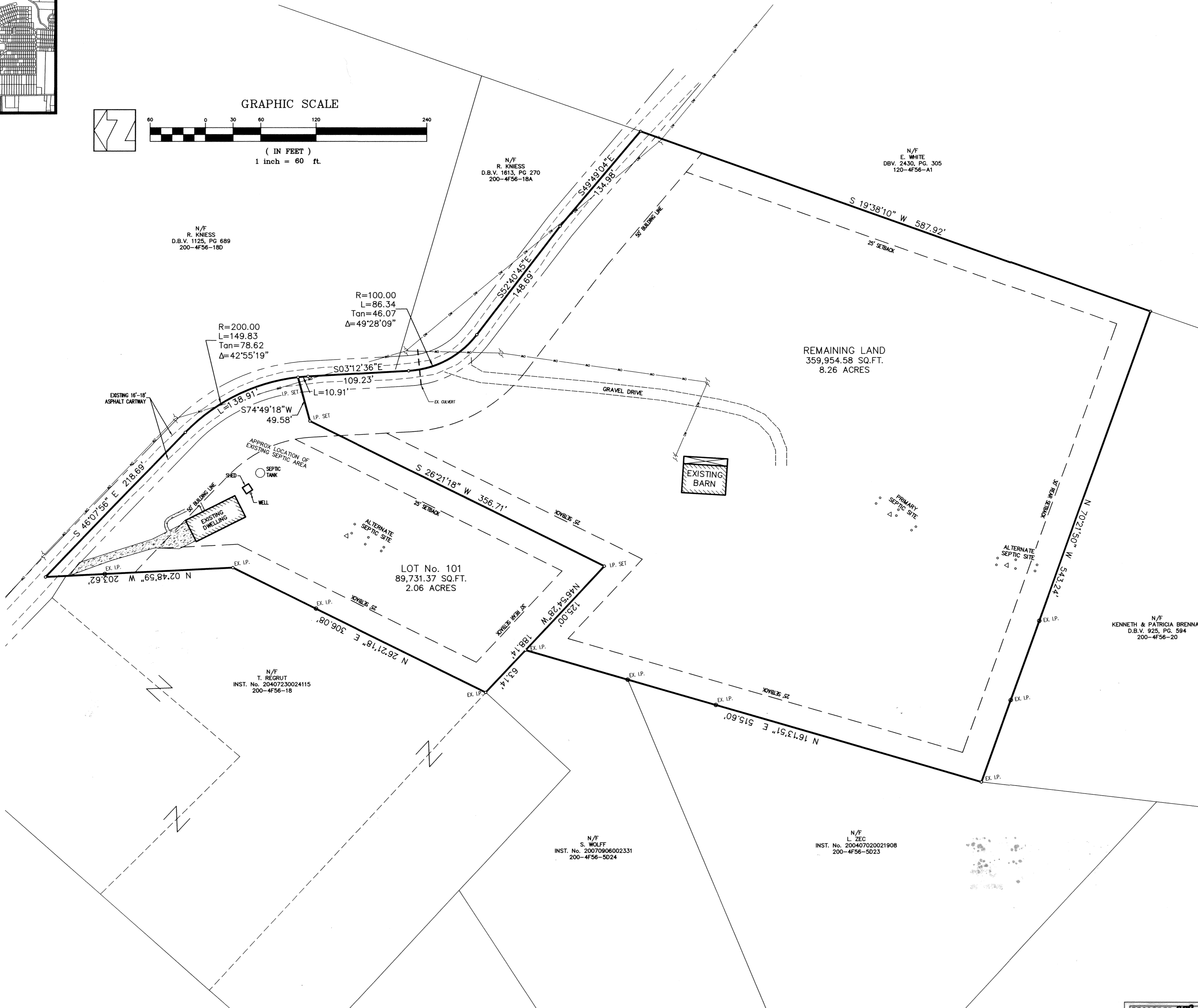
TOTAL PROPERTY : 10.32 ACRES

PROPOSED WATER SOURCE : ON LOT WELL*
*AN ISOLATION DISTANCE OF 100' MINIMUM
FROM ALL SEWAGE TREATMENT SITES
PROPOSED SEWAGE DISPOSAL: ON LOT SYSTEM

CURRENT ZONING :

RURAL RESIDENTIAL (R-1)

MINIMUM LOT AREA: 2.0 ACRES
MINIMUM LOT WIDTH: 150.00 FEET
MINIMUM FRONT SETBACK: 50.00 FEET
MINIMUM REAR SETBACK: 25.00 FEET
MINIMUM SIDE SETBACK: 30.00 FEET



[illegible]

SUBDIVISION DETAIL

25.0'±

295.00'
0.333 Ac
N89°58'46"E±
285.92'

LOT 1
1.829 Ac Original
-0.333 Ac to Lot 3
+0.305Ac from Lot 3
1.801 Ac Total

Approx Septic Field

#127 Ex 1-Sty Residence

S34°41'00"E
46.33'

S26°49'48"E
127.62'

N86°32'25"W
P W

P HereBy Vacated
240.00'
0.305 Ac

N89°58'46"E
230.75'

Garage Garage

Well

IP Set

50.00'

259.11'
885.21'(Total)

S10°43'46"W

LOT 3
18.130 Ac Original
-1.812 Ac to Lot 2
-0.305Ac to Lot 2
+0.333 Ac from Lot 3
16.346 Ac Total
(Non-Building Lot)

Scale: 1"=50'

N

NOTES:

- THIS PLAN PROPOSES A LOT LINE REVISIONS TO AN EXISTING LOT, CREATION OF ONE NEW BUILDING LOT, NEW ACCESS RIGHT-OF-WAYS, AND DOCUMENTING AN EXISTING PRIVATE RIGHT-OF-WAY.
- THE PROPERTIES SHOWN HEREIN ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
- LOTS 1 & 2 HAVE EXISTING ON-LINE SEPTIC AND WELLS.
- 20' WIDE RIGHT-OF-WAY #1 IS FOR THE MUTUAL BENEFIT OF LOT 1, LOT 2 AND THE RODNEY STALKER TRACT TAX MAP PARCEL 3F-16-SOE, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY PURPOSES. LOTS 1 & 2 ASSUMES FULL MAINTENANCE RESPONSIBILITIES FOR NORTH PORTION FRONTING LOT FROM RIGHT-OF-WAY #2. TAX MAP PARCEL 3F-16-SOE ASSUMES FULL MAINTENANCE RESPONSIBILITIES FOR SOUTH PORTION FROM RIGHT-OF-WAY #2.
- 20' WIDE RIGHT-OF-WAY #2 IS FOR THE BENEFIT OF LOT 2 FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY PURPOSES. LOT 2 ASSUMES FULL MAINTENANCE RESPONSIBILITIES FOR RIGHT-OF-WAY #2.
- LOT 3 MAY NOT BE FURTHER SUBDIVIDED UNLESS KIRBY LANE IS DEDICATED AS A PUBLIC ROAD.

KNOW ALL MEN BY THESE PRESENTS, THAT DALE L. & GAYLE Y. STALKER, AND TIMOTHY & KERI SIMON, OF THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN AS THEIR PLAN OF LOTS OF THEIR PROPERTIES SITUATED IN THE TOWNSHIP OF VENANGO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING 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 EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF VENANGO.

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 VENANGO, 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 THE AFFORMENTED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2013.

ATTEST: _____

NOTARY PUBLIC _____ OWNER _____

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

NOTARY PUBLIC _____ OWNER _____

WE, ROONEY L. & EARL K. STALKER, HEREBY CONSENTS TO AND DEDICATES A PERPETUAL RIGHT-OF-WAY, F.R. THIS DEDICATION SHALL BE BINDING UPON THE AFORESAIDED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF TAX MAP PARCEL 3F-16-50E.

IN WITNESS WHEREOF, WE HERUNTO SET OUR HANDS AND SEALS THIS 7th DAY OF March, 2013.

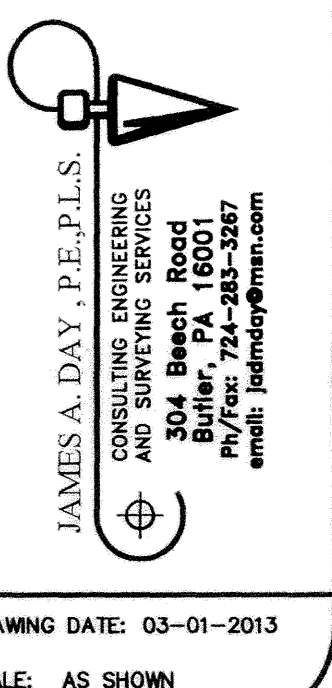
ATTEST: Paula D Campbell Paula D Campbell HEALTHY PENSILVANIA
NOTARY PUBLIC OWNER Carl D. Campbell, Notary Public
Washington Twp., Butler County
Pa. My Comm. Expires June 26,
2015. MEMBER, PENNSYLVANIA ASSOCIATION OF
NOTARIES

Paula D Campbell Paula D Campbell
NOTARY PUBLIC OWNER

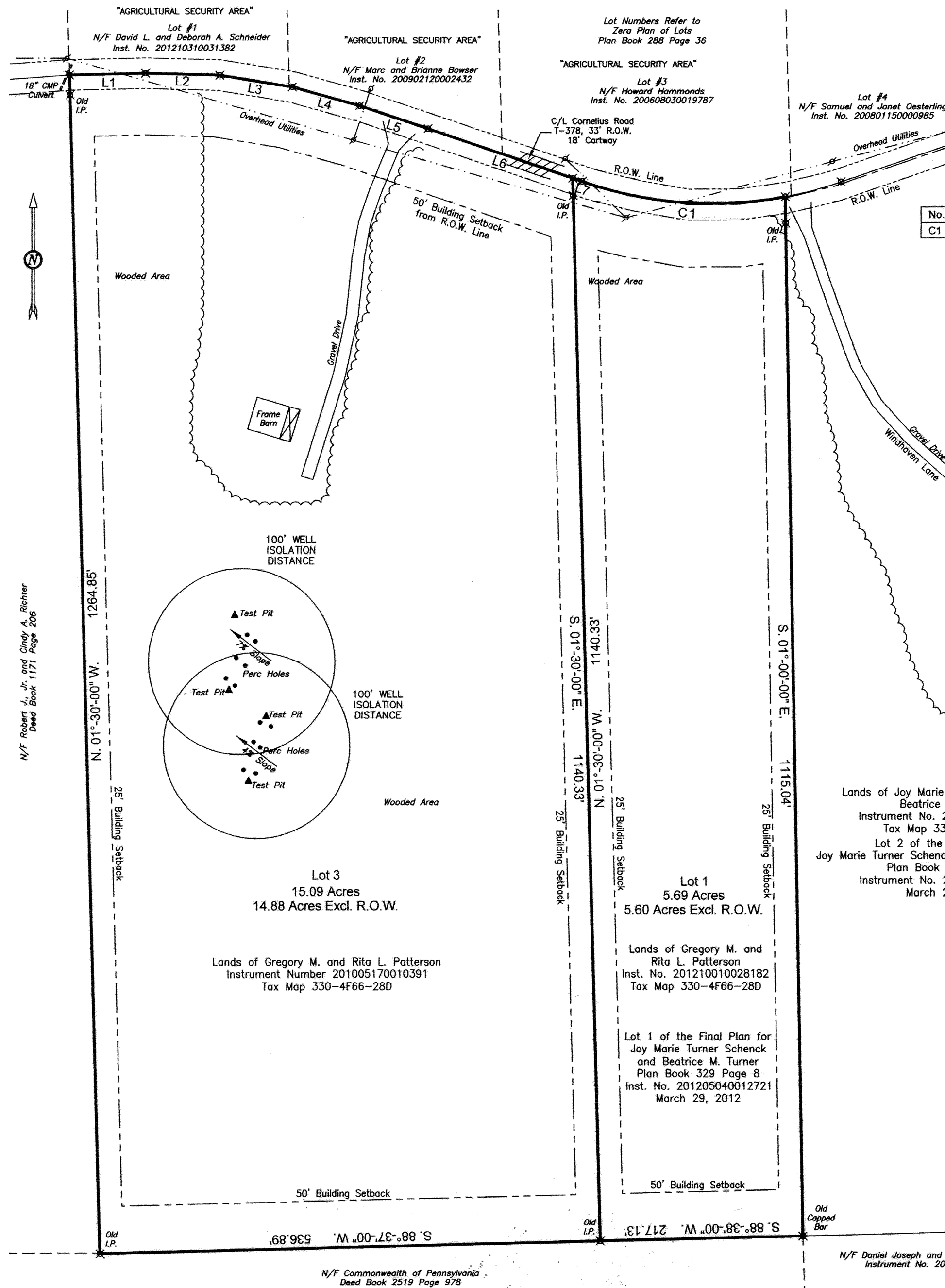
MY COMMISSION EXPIRES THE 26 DAY OF April, 2020

DEPARTMENT OF REVENUE
DIVISION OF TAXATION
NOTARY

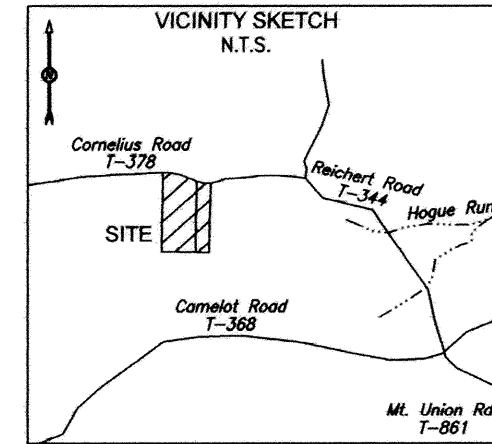
RECORDED APR. 8, 2013	
PLAN BOOK	PAGE
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JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING



No.	DIRECTION	DIST.
L1	N. 88°-42'-13" E.	81.78'
L2	S. 88°-21'-21" E.	79.87'
L3	S. 80°-38'-39" E.	78.65'
L4	S. 74°-18'-14" E.	75.14'
L5	S. 71°-21'-00" E.	77.24'
L6	S. 71°-04'-11" E.	164.15'
L7	N. 70°-45'-00" W.	10.61'



KNOW ALL MEN BY THESE PRESENTS THAT GREGORY M. AND RITA L. PATTERSON 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 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 WORTH, GREGORY M. AND RITA L. PATTERSON HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO 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 GREGORY M. AND RITA L. PATTERSON, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 11 DAY OF March 2013.
GREGORY M. PATTERSON
RITA L. PATTERSON
WITNESSES

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED GREGORY M. PATTERSON - RITA L. PATTERSON, 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 11 DAY OF March 2013.
MY COMMISSION EXPIRES THE 27 DAY OF Dec 14.

Lois Long, Notary Public
New Castle, Lawrence County
My Commission Expires 10/29/14

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 21 DAY OF March 2013.

Frank B. Taylor, Chairman
Hurst J. Menist, Secretary

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 2 DAY OF April 2013.

Shari Vreuty, Secretary
Frank B. Taylor, Chairman, Board of Supervisors

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF March 2013.

John G. R. M., Secretary
Frank B. Taylor, 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 334 PAGE 37.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF April 2013.

Michele M. Mustello, Recorder

I, J. ROSS TAYLOR, 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 PLotted BY ME FOR THE OWNERS AN OR AGENTS.

3/5/13, J. Ross Taylor, No. 26145-E

"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 SILVICULTURE use. No portion (or lot number(s) Lot 1) of this property/subdivision are approved by WORTH TOWNSHIP (Municipality) or Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described 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 TOWNSHIP (Municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Mon In Jan 2016

RECORDED: APR 9, 2013
PLAN BOOK 334 PAGE 37

FINAL PLAN FOR
GREGORY M. AND RITA L. PATTERSON
WORTH TWP. BUTLER CO., PA
SCALE: 1" = 100' DATE: FEBRUARY 27, 2013
FRANK B. TAYLOR ENGINEERING

50' 100' 150' 200' 300' 400'

KNOW ALL MEN BY THESE PRESENTS; THAT DONNA BOY, Cherry JF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING 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, DONNA BOY 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 DONNA BOY OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 3rd DAY OF April 2013.

ATTEST:

WITNESS: [Signature] OWNER: [Signature]

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED DONNA BOY 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 3rd DAY OF April 2013. MY COMMISSION EXPIRES THE 19 DAY OF Jan 2015.

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sally A. Pederzoli, Notary Public Slippery Rock Boro, Butler County My Commission Expires Jan. 19, 2015 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature] NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS; THAT RAYMOND & CHRISTINE MARINO, 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, RAYMOND & CHRISTINE MARINO 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 RAYMOND & CHRISTINE MARINO, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 3rd DAY OF April 2013.

ATTEST:

WITNESS: [Signature] OWNER: [Signature]

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED RAYMOND & CHRISTINE MARINO 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 3rd DAY OF April 2013. MY COMMISSION EXPIRES THE 19 DAY OF Jan 2015.

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sally A. Pederzoli, Notary Public Slippery Rock Boro, Butler County My Commission Expires Jan. 19, 2015 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature] NOTARY PUBLIC

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

4-01-13 DATE [Signature] REG. NO. 35568-E

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 14th DAY OF April 2013.

[Signature] SECRETARY [Signature] CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25th DAY OF MARCH 2013.

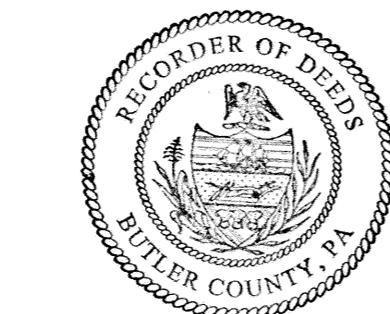
[Signature] SECRETARY [Signature] CHAIRMAN

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 334 PAGE 38

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF April 2013.

[Signature] RECORDER

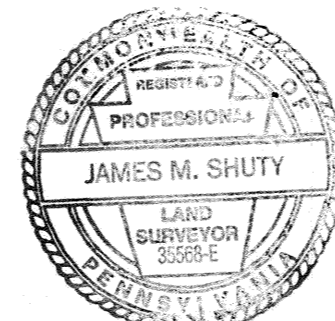


GRAPHIC SCALE

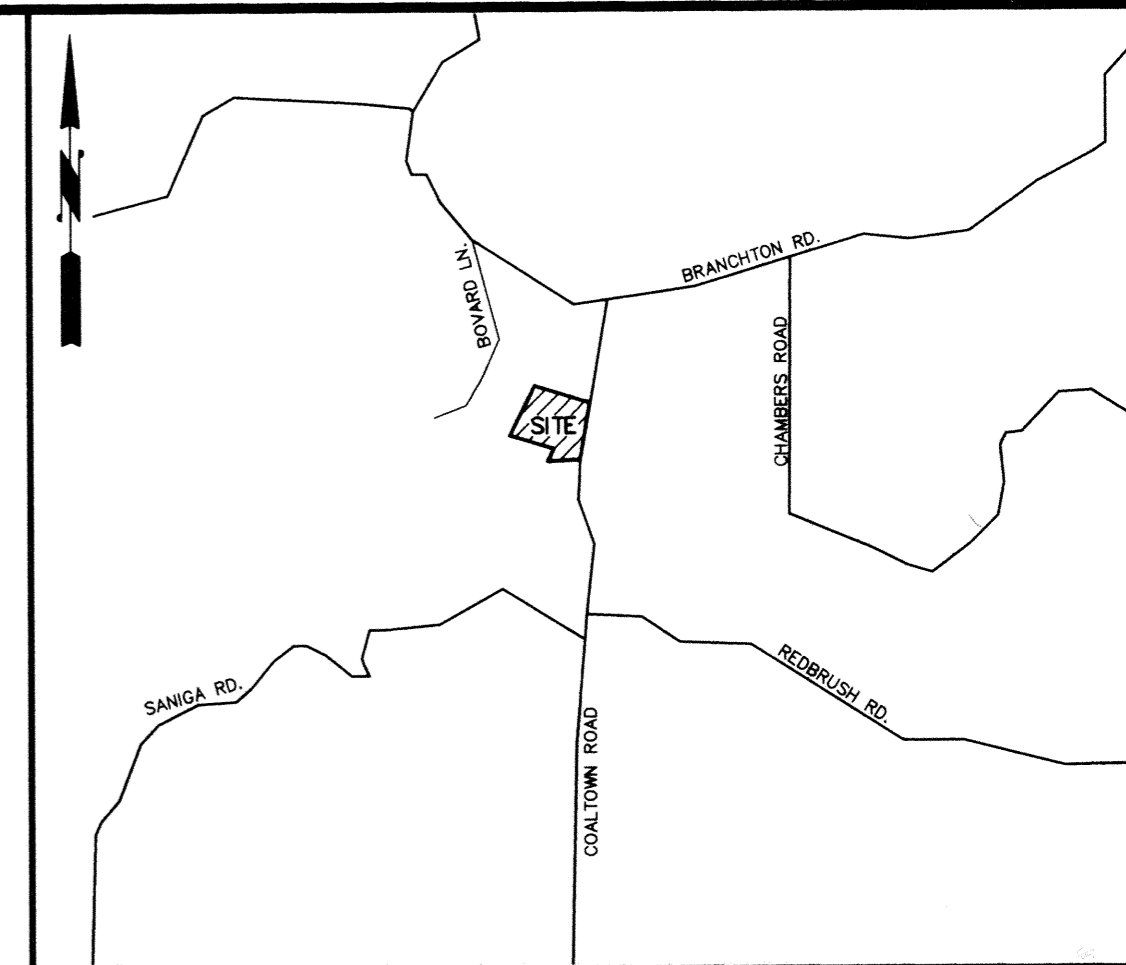


(IN FEET) 1 inch = 50 ft.

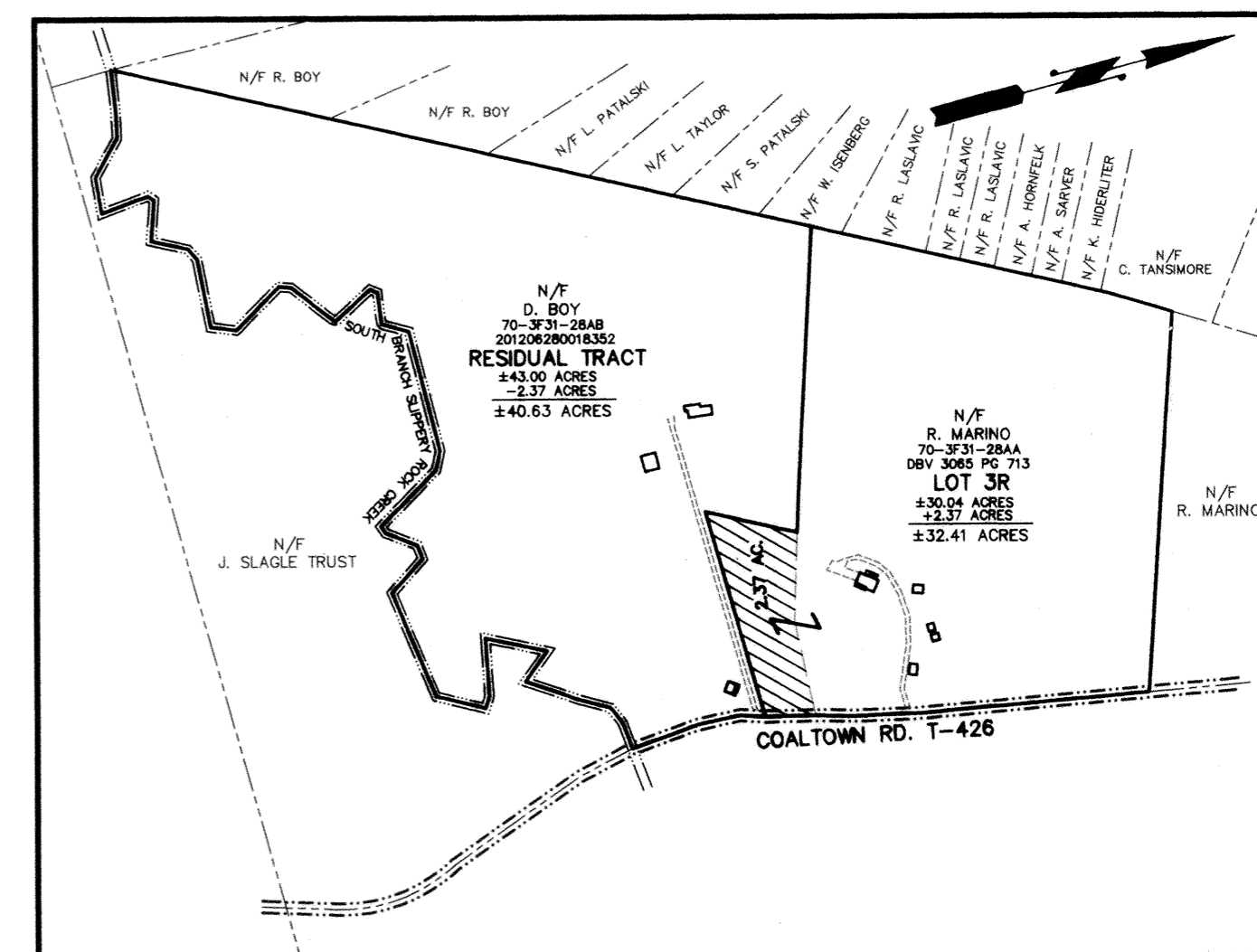
MICHELE M. MUSTELLO RECORDER OF DEEDS My Commission Expires First Monday in January 2016



Instr: 201304100010258 04/10/2013 Pages: 1 F \$45.00 9:40AM Michele Mustello T20130008759 FL Butler County Recorder



LOCATION MAP



RESIDUAL MAP

SCALE: 1" = 500'

OWNER: RAYMOND & CHRISTINE MARINO 246 COALTOWN ROAD BOYERS, PA 16020 724-344-7265

DEED REF: DBV 3065 PG 713 PBV 224 PG 14 TAX PARCEL ID: 70-3F31-28AA

OWNER: DONNA BOY 242 COALTOWN ROAD BOYERS, PA 16020

DEED REF: 201206280018352 TAX PARCEL ID: 70-3F31-28AB

TOTAL PLAN AREA ±73.04 ACRES RESIDUAL TRACT ±40.63 ACRES LOT 3R ±32.41 ACRES

RECORDED: APR 10, 2013 PLAN BOOK 334 PAGE 38

Scale 1" = 50' Date March 20, 2013

Marino Lot Line Revision

Situate in Cherry Township Butler County, Pa.

Job No. 2531

Prepared For Raymond Marino

Sheet No. 1 of 1

NORTHERN SURVEYORS AND ASSOCIATES

137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 20 DAY OF February 2013.

ATTEST:

Dennis A. Grasky
WITNESS

Bryan Whitby
OWNER
Tanya Whitby
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED BRYAN & TANYA WHITBY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 20 DAY OF February 2013
MY COMMISSION EXPIRES THE 30 DAY OF October 2015

Dennis A. Grasky
NOTARY PUBLIC
Notary Seal
Dennis A. Grasky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION THIS 4 DAY OF April 2013.

Lucinda D. Sipko
SECRETARY

Thelma
CHAIRMAN

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

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK, THIS 19th DAY OF MARCH 2013.

Lucinda D. Sipko
SECRETARY

DRM
CHAIRMAN, BOROUGH COUNCIL
PRESIDENT

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.

02-15-13
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28th DAY OF JAN. 2013.

John GRM
SECRETARY

F. W. GRM
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 334 PAGE 39

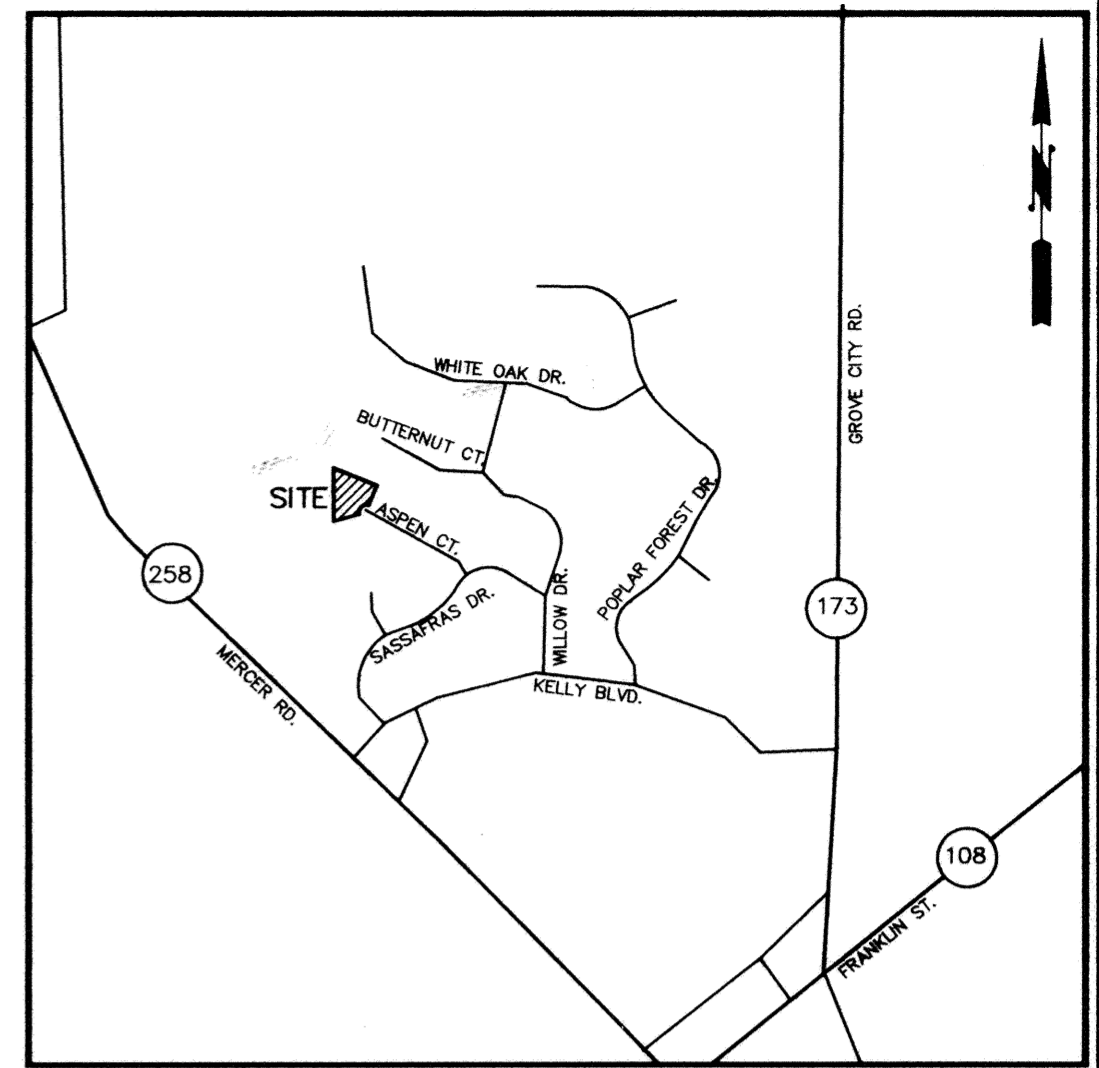
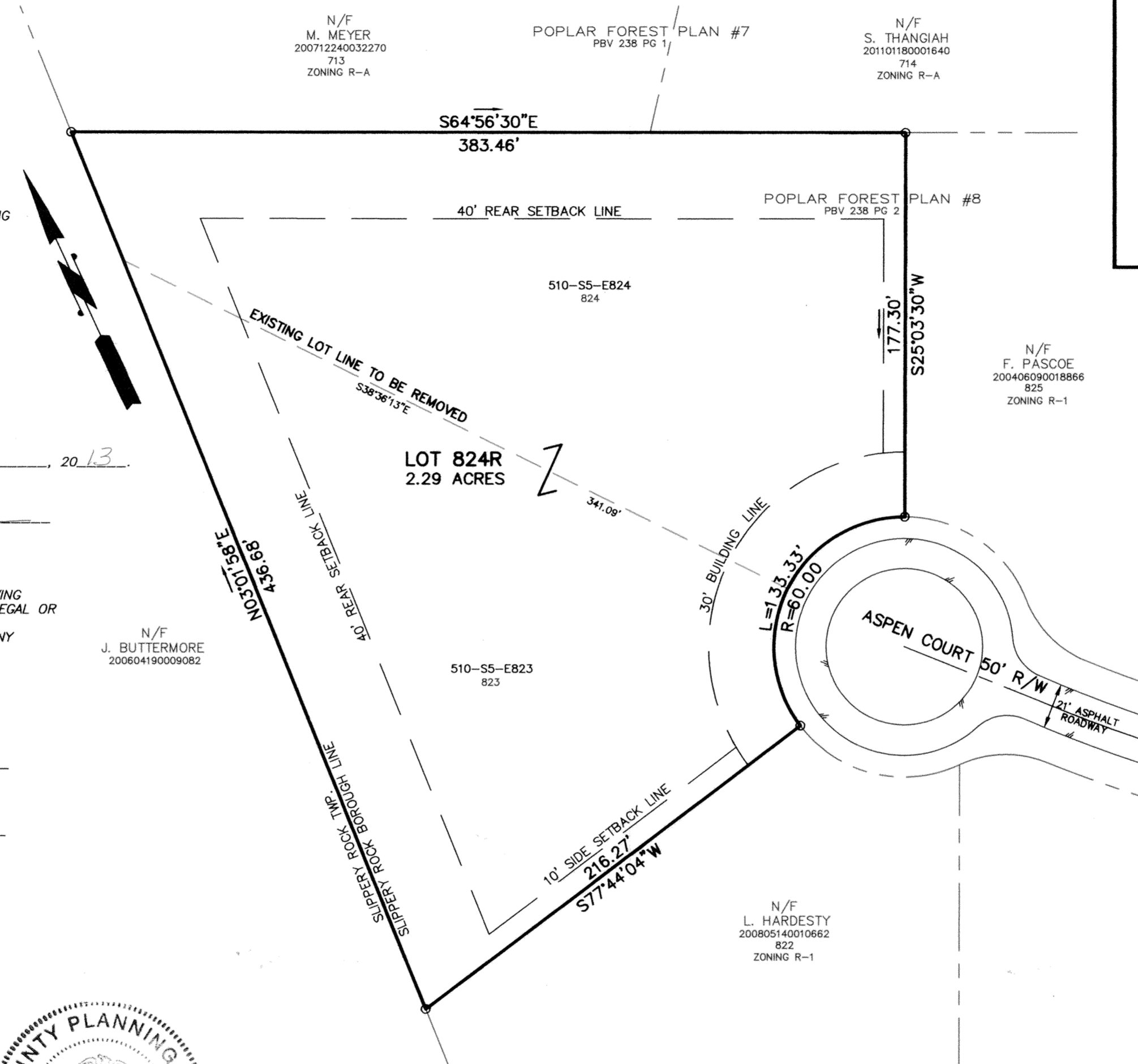
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF APRIL 2013.

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018



Instr: 201304100010258 04/10/2013
Pages: 1 F: \$45.00 9:41AM
Michele Mustello T20130008759
Butler County Recorder FL



LOCATION MAP

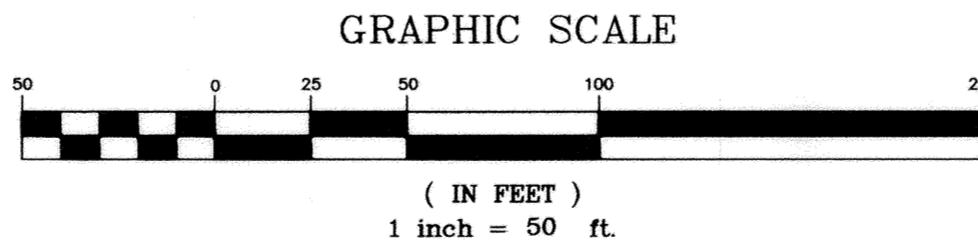
NOTE:
THIS PLAN IS A LOT LINE REVISION TO PARCELS 510-S5-E823 & 510-S5-E824 THEY ARE TO BE COMBINED TO CREATE LOT 824R AS SHOWN ON PLAN.

OWNER:
BRYAN & TANYA WHITBY
103 WILLOW DRIVE
SLIPPERY ROCK, PA 16057
724-406-0604

ZONING - R-1 RESIDENTIAL DIST.
MIN. LOT AREA 11,250 SQ.FT.
MIN. LOT WIDTH 75'
BUILDING SETBACKS
FRONT 30'
SIDE 10'
REAR 40'
MAX. COVERAGE 35%
MAX. HEIGHT 35'

TOTAL PLAN AREA 2.29 ACRES
DEED REF.: 200406090018866
PBV 238 PG 2

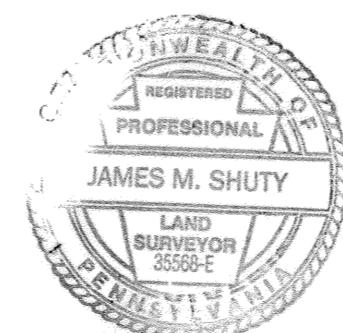
TAX PARCEL: 510-S5-E823
510-S5-E824



RECORDED: APR. 10, 2013
PLAN BOOK 334 PAGE 39

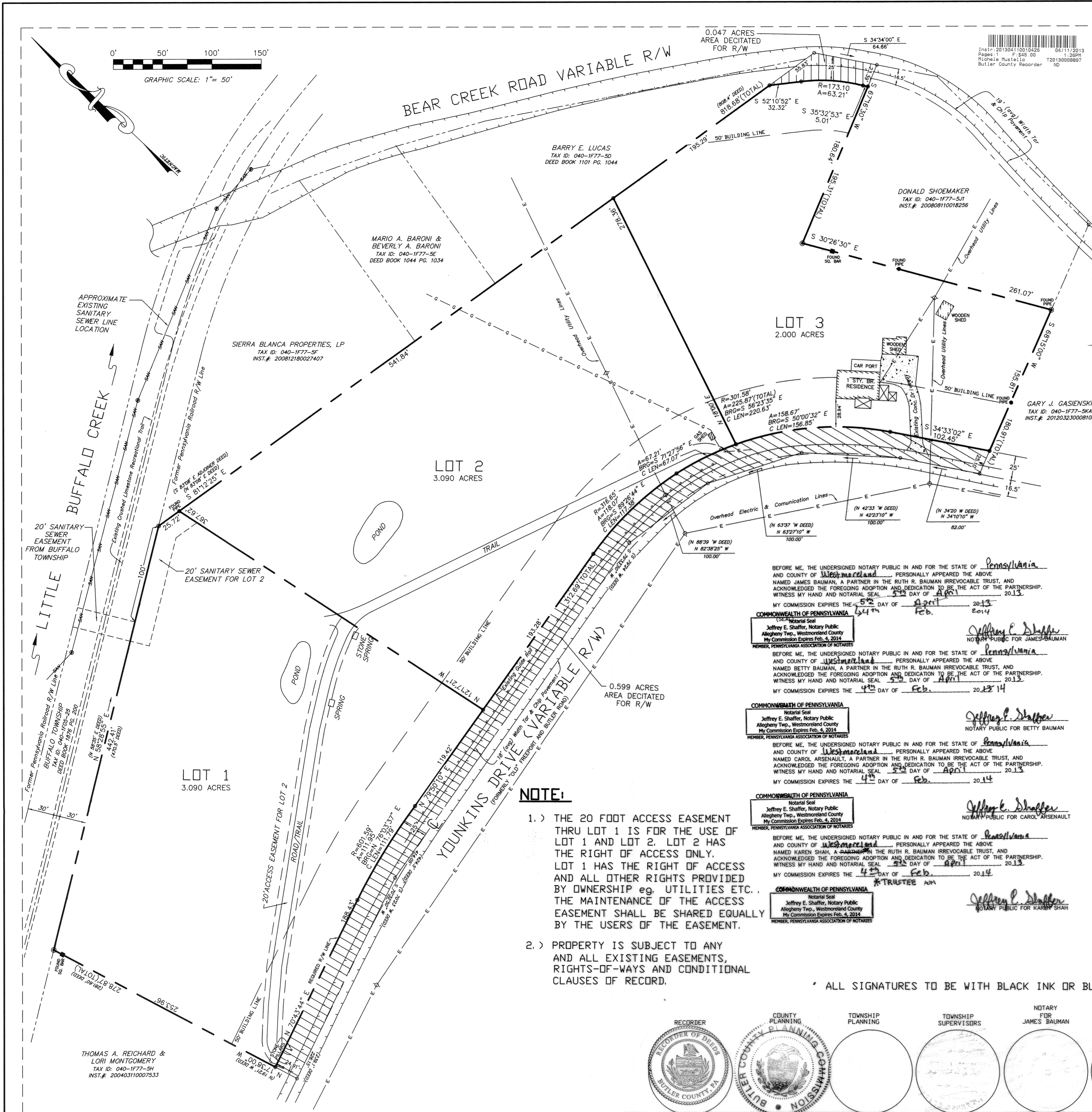
NORTHERN
SURVEYORS AND ASSOCIATES

137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889



1" = 50'
Date Jan. 23, 2013
Job No. 2510

Lot Line Revision
Poplar Forest Lots 823 & 824
Situate in Slippery Rock Borough
Butler County, Pa.
Prepared For Bryan & Tanya Whitby
Sheet No. 1 of 1



KNOW ALL MEN BY THESE PRESENTS, THAT THE RUTH R. BAUMAN IRREVOCABLE TRUST, OWNERS OF THE PROPERTY IN THE BAUMAN ESTATES PLAN, OF THE TOWNSHIP OF BUFFALO, 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 TOWNSHIP OF BUFFALO, 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 THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, 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 RUTH R. BAUMAN IRREVOCABLE TRUST, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN, IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 5th DAY OF April 2013.

Attest: *Jeffrey E. Shaffer* Notary Public
Karen Bauman Shah POA JAMES BAUMAN - TRUSTEE
THIS 5th DAY OF April, 2013.
Attest: *Jeffrey E. Shaffer* Notary Public
Karen Bauman Shah POA BETTY BAUMAN - TRUSTEE
THIS 5th DAY OF April, 2013.
Attest: *Jeffrey E. Shaffer* Notary Public
Karen Bauman Shah POA CAROL ARSENAULT - TRUSTEE
THIS 5th DAY OF April, 2013.
Attest: *Jeffrey E. Shaffer* Notary Public
Karen Bauman Shah KAREN SHAH - TRUSTEE

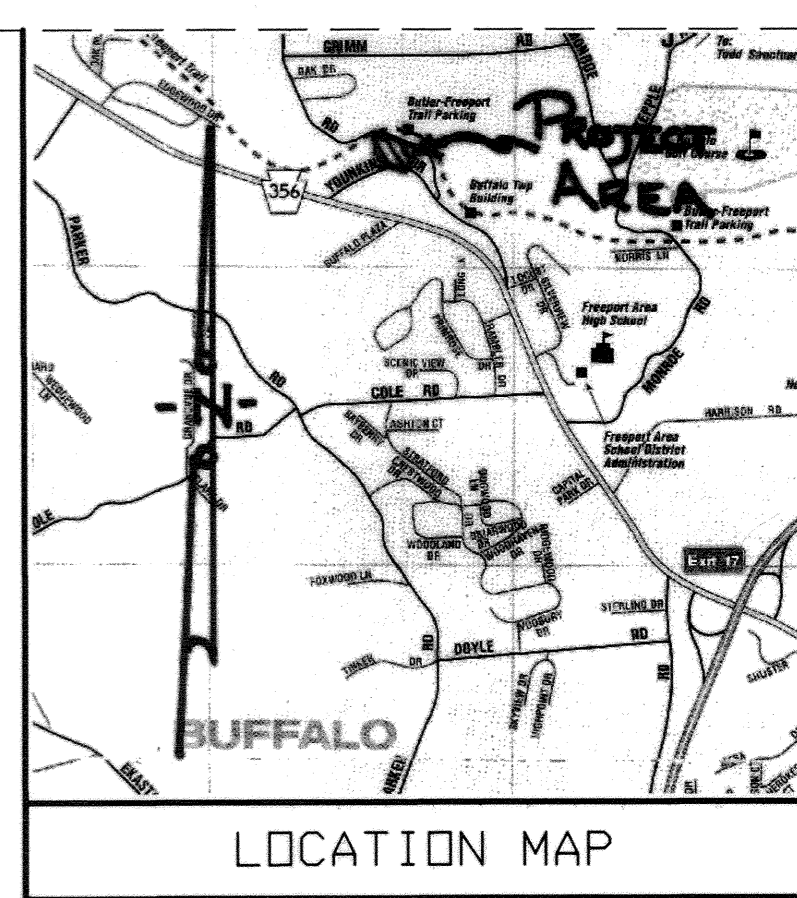
I, ANTHONY J. MALES, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET 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.

2-12-13 DATE REG. NO. 23630-E
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO HEREBY GIVE PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 13th DAY OF February 2013.
James E. Zulawski SECRETARY
John Haven CHAIRPERSON
APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF February 2013.
John R. B... SECRETARY
John R. B... CHAIRPERSON
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF Jan 2013.
John R. B... SECRETARY
F. W. J. M. CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, INSTRUMENT NUMBER 201304110010746, Page 334 of 40
GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF APRIL 2013
(SEAL)

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



FLOODPLAIN INFORMATION
PROPERTY IS IN ZONE "X" (UNSHADED) AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD AS PER FLOOD INSURANCE RATE MAP (FIRM) MAP No. 421416 0005 C, DATED JUL 5, 2001

AVAILABLE UTILITIES
SEWAGE: MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP
ELECTRIC: WEST PENN POWER COMPANY
WATER: BUFFALO TOWNSHIP MUNICIPAL 'WATER' AUTHORITY
GAS: T. W. PHILLIPS NATURAL GAS COMPANY

LOT 1: 3.090 ACRES
LOT 2: 3.090 ACRES
LOT 3: 2.000 ACRES
AREA DEICATED FOR RIGHT-OF-WAY: 0.646 ACRES
TOTAL AREA: 8.826 ACRES

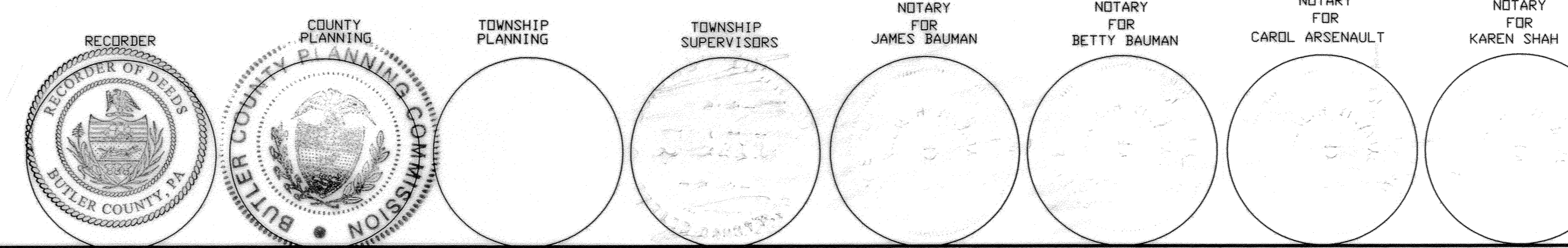
ZONING: C-1 (CONSERVATION DISTRICT)
SETBACK REQUIREMENTS

FRONT YARD: 50' MIN.
REAR YARD: 20' MIN.
SIDE YARD: 20' MIN.
LOT WIDTH: 150' MIN.
LOT AREA: 40,000 SQ. FT.

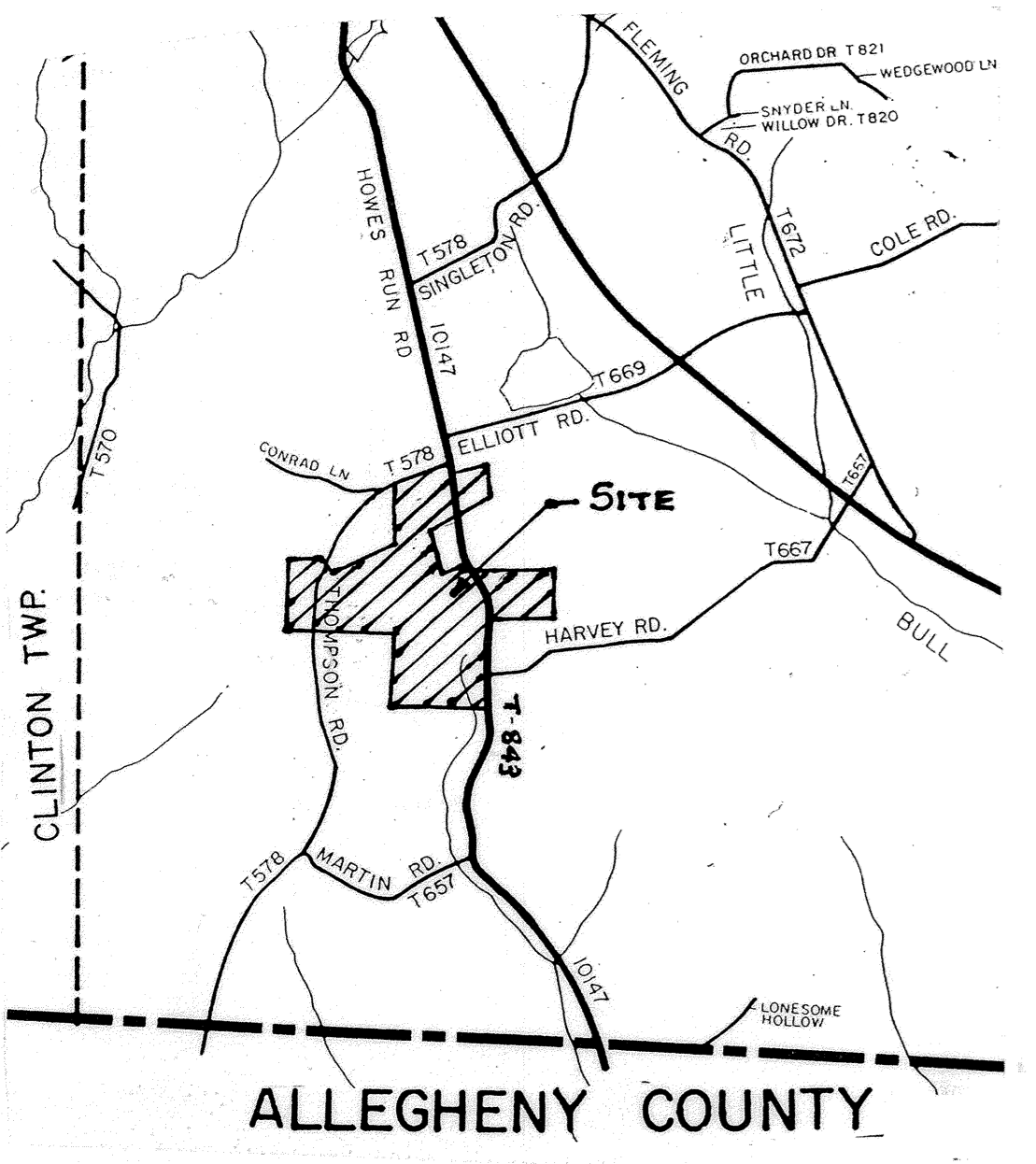
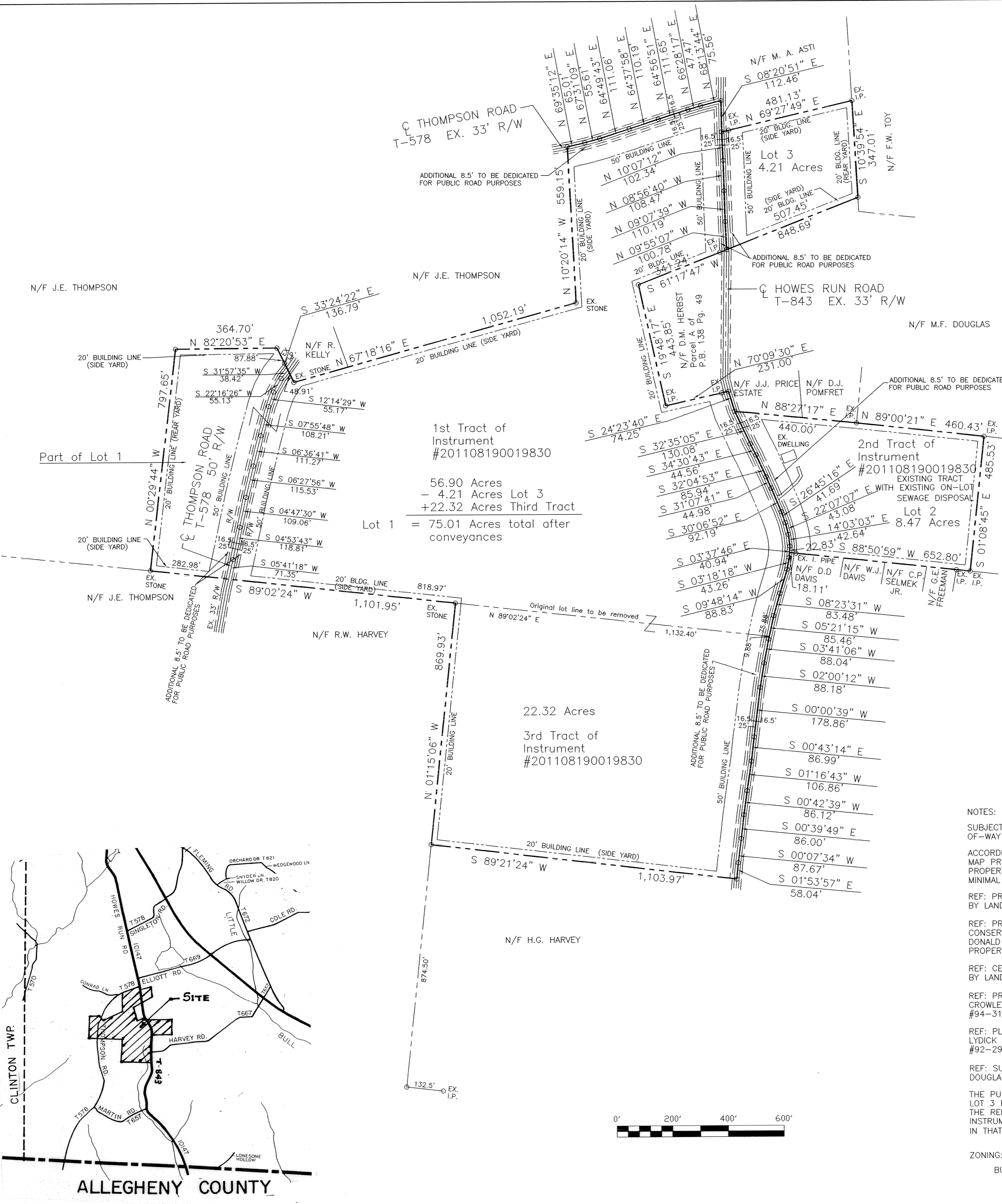
OWNER: RUTH R. BAUMAN IRREVOCABLE TRUST
3141 OLD 41 HIGHWAY
KENNESAW, GA. 30144
INSTRUMENT #200512280036836
TAX MAP #40-1F77-SJ

NOTE:
1.) THE 20 FOOT ACCESS EASEMENT THRU LOT 1 IS FOR THE USE OF LOT 1 AND LOT 2. LOT 2 HAS THE RIGHT OF ACCESS ONLY. LOT 1 HAS THE RIGHT OF ACCESS AND ALL OTHER RIGHTS PROVIDED BY OWNERSHIP eg. UTILITIES ETC. THE MAINTENANCE OF THE ACCESS EASEMENT SHALL BE SHARED EQUALLY BY THE USERS OF THE EASEMENT.
2.) PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RIGHTS-OF-WAYS AND CONDITIONAL CLAUSES OF RECORD.

ALL SIGNATURES TO BE WITH BLACK INK OR BLACK FELT TIP PEN



BAUMAN ESTATES PLAN			
SITUATE IN TOWNSHIP OF BUFFALO, BUTLER CO., PA.			
MADE FOR RUTH R. BAUMAN IRREVOCABLE TRUST			
ALPHA ENGINEERING COMPANY INCORPORATED DESIGNERS-PLANNERS-ENGINEERS-SURVEYORS 2668 LEECHBURG ROAD LOWER BURRELL, PA. 15100-2000			
SCALE: HORIZ: 1" = 50' VERT: 1" = N/A		DATE: DEC. 14/2012	
DRAWN BY: P. D. P.	CHECKED BY: A. J. M.	COMPUTER FILE: BAUMAN_R_BUFF.DWG	DRAWING NUMBER: B-15173
REFERENCES:		REVISIONS:	
		1-22-13 2-12-13	



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.

REF: PROPERTY SURVEY FOR SCOT A. ZARNICK BY LAND SURVEYORS, INC., 06/06/03, #03-062.

REF: PROPERTY SURVEY FOR BUTLER COUNTY CONSERVATION DISTRICT OF JAMES E. THOMPSON, DONALD K. THOMPSON & DAVID K. THOMPSON PROPERTY, BY LAND SURVEYORS, INC., 03/24/98, #98-038

REF: CERTIFICATION SURVEY FOR WILLIAM J. DAVIS BY LAND SURVEYORS, INC., 08/24/94, #94-268.

REF: PROPERTY LINE SURVEY FOR REBECCA S. CROWLEY BY LAND SURVEYORS, INC., 11/07/94, #94-313.

REF: PLAN OF SUBDIVISION FOR GEORGE & DOROTHY LYDICK BY LAND SURVEYORS, INC., 08/11/92, #92-294, P.B. 158 PG. 45.

REF: SUBDIVISION FOR F. MICHAEL & MARIE-PAULE DOUGLAS, P.B. 138 PG. 49

ZONING: AGRICULTURAL

BUILDING REQUIREMENTS:

- MIN. LOT AREA: 80,000 S.F.
- MIN. LOT WIDTH: 150'
- MIN. FRONT YARD: 50'
- MIN. SIDE YARD: 20'
- MIN. REAR YARD: 20'

OWNER: AUDUBON SOCIETY OF WESTERN PENNSYLVANIA
614 DORSEYVILLE ROAD
PITTSBURGH, PA 15238

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 3 FROM THE PARENT TRACT AND COMBINE THE REMNANT OF THE 1ST AND 3RD TRACTS IN INSTRUMENT #201108190019830. THE 2ND TRACT IN THAT INSTRUMENT IS LOT 2 OF THIS PLAN.

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL & SILVICULTURAL USE. THIS WAIVER APPLIES TO LOTS 1 & 3 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY BUFFALO 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 LOTS 1 & 3 SHOULD CONTACT APPROPRIATE OFFICIALS OF BUFFALO 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 we, Audobon Society of Western Pennsylvania, of the Township of Buffalo, 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 Buffalo 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 Buffalo, 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 Buffalo, 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 Audobon Society of Western Pennsylvania, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 10th day of April, 2013

ATTEST:
Dana A. Abate
NOTARY PUBLIC OF PENNSYLVANIA
Dana A. Abate, Notary Public
Fox Chapel Boro, Allegheny County
My Commission Expires May 18, 2014
Member, Pennsylvania Association of Notaries
James A. Bonner, Executive Director
James A. Bonner
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 Audobon Society of Western Pennsylvania 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 10th day of April, 2013

My Commission expires the 18 day of May, 2014

SEAL
Dana A. Abate
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Dana A. Abate, Notary Public
Fox Chapel Boro, Allegheny County
My Commission Expires May 18, 2014
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
March 7, 2013
DATE
Cheryl A. Hughes
SEAL
REG. NO. SU-32490-E

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

Approved by the Supervisors of the Township of Buffalo this 13th day of MARCH, 2013
James A. Zuluaga
SECRETARY
John J. Hane
CHAIRMAN/PRESIDENT

Approved by the Buffalo Township Planning Commission this 6th day of MARCH, 2013
SECRETARY
CHAIRMAN/PRESIDENT

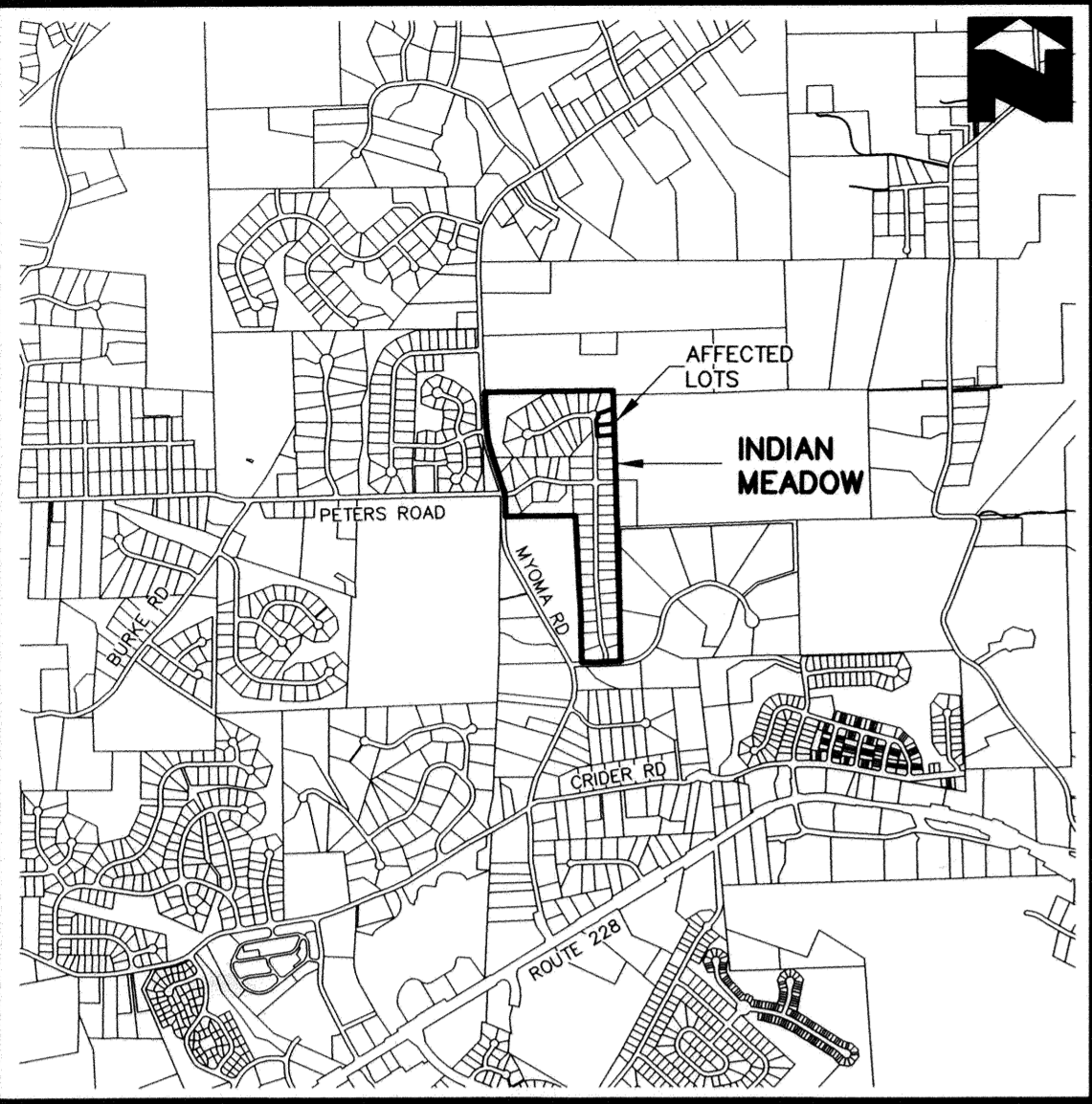
Reviewed by the Butler County Planning Commission this 13th day of MARCH, 2013
SECRETARY
CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

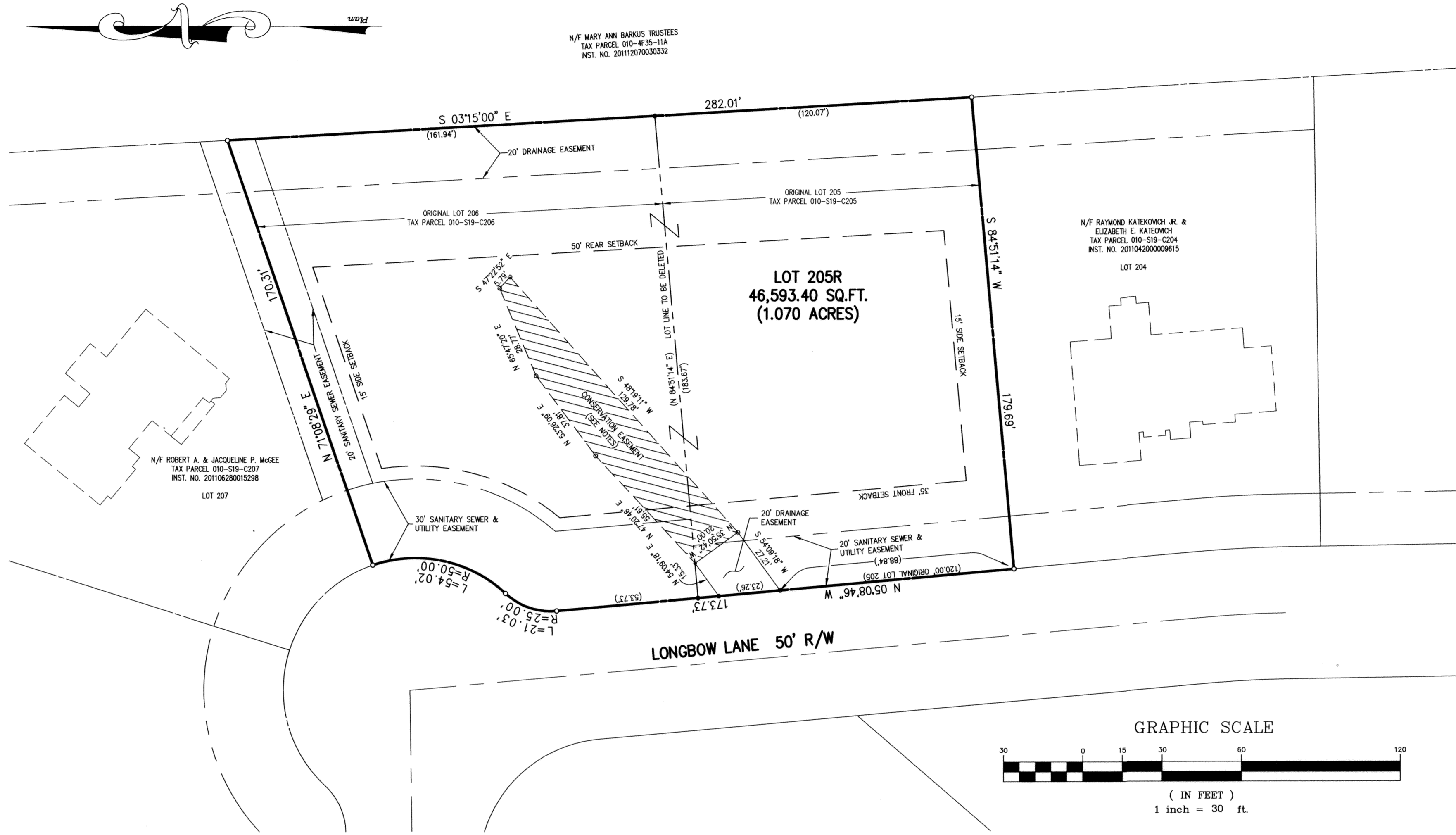
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 334 page 41

Given under my hand and seal this 12th day of April, 2013
SEAL
MICHELE M. MUSTELLO
RECORDER
REVISED 3/7/13 TWP ENGINEER & PLANNING COMMISSION REVIEW

RECORDED APR. 12, 2013	PLAN BOOK 334	PAGE 41	L J J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION				
FOR: AUDUBON SOCIETY OF WESTERN PENNSYLVANIA				
SITUATE: BUFFALO TWP., BUTLER CO., PA				
Date 03/02/12	Scale 1" = 200'	Dwn By BEC	Ckd By CAH	
Parcel No. 040-1F88-A2	Instrument # 201108190019830	Address	Service No. 11-147	



LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

- A) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 205 & 206 OF THE INDIAN MEADOW PRD - PHASE 2 REVISED FINAL SUBDIVISION PLAN INTO ONE CONTIGUOUS PARCEL. NO OTHER REVISIONS ARE BEING PROPOSED BY THE RECORDING OF THIS PLAN.
- B) THE FOLLOWING ACTIVITIES AREA PROHIBITED FROM OCCURRING IN THE CONSERVATION EASEMENT: PLACEMENT OF FILL (EARTHEN, ROCK AND/OR ORGANIC MATERIAL), INSTALLATION OF CULVERTS OR ENCLOSURES, CUTTING OF VEGETATION GREATER THAN 3" IN DIAMETER.
- C) THE AFFECTED LOT(S) CONTAIN FEDERALLY REGULATED WETLANDS. ANY DISTURBANCE OF THESE WETLANDS INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A DEPARTMENT OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE APPROPRIATE ARMY CORPS DISTRICT.

KNOW ALL MEN BY THESE PRESENTS THAT WE, KRAIG, & EMILY URBK, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO SAID PLAN, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS, OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, KRAIG & EMILY URBK, 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 KRAIG & EMILY URBK, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 15 DAY OF March 2013

ATTEST:
KRAIG URBK [Signature] EMILY URBK [Signature]

THE FOREGOING ADOPTION IS MADE BY KRAIG & EMILY URBK, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF KRAIG & EMILY URBK, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201303080006938.

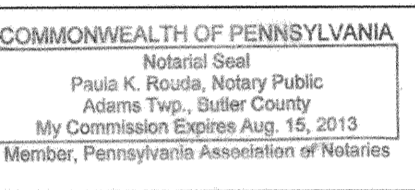
KRAIG URBK [Signature] EMILY URBK [Signature]

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED KRAIG & EMILY URBK, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF March 2013

Paula K. Ronda
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 15 DAY OF August 2013



APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF March, 2013.
CHAIRPERSON, ADAMS TWP. PLANNING

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 25th DAY OF March, 2013.
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR

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

James A. Spurdute
JAMES A. SPERDUTE, R.S. # 24457-E DATE 3/21/13

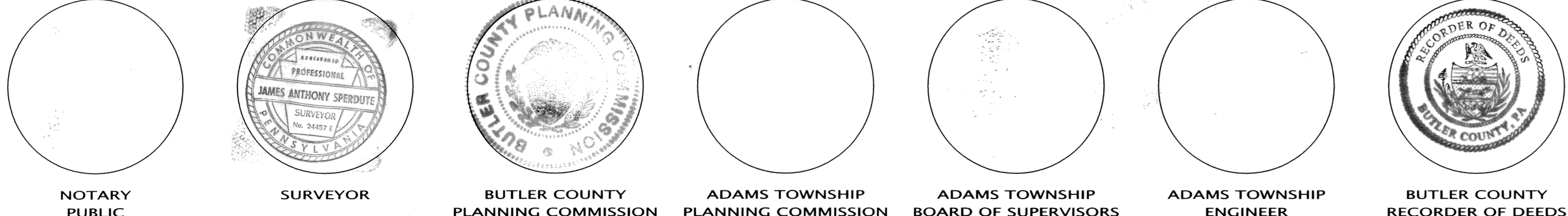
I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

Ronald Olsen DATE 4/3/13 REG. # 264009

Reviewed by the Butler County Planning Commission this 13th day of Sept. 2012.
SECRETARY, BUTLER COUNTY PLANNING COMMISSION CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 334 PAGE 42, GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF April, 2013.
BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires March 28, 2018



RECORDED APR. 12 2013
PLAN BOOK 334 PAGE 42

Inst. 201304120010885 04/12/2013
Pages: 1 F \$45.00 2:17PM
Michele Mustello T20130008955
Butler County Recorder FL

INDIAN MEADOW PRD PHASE 2 - REVISION 2

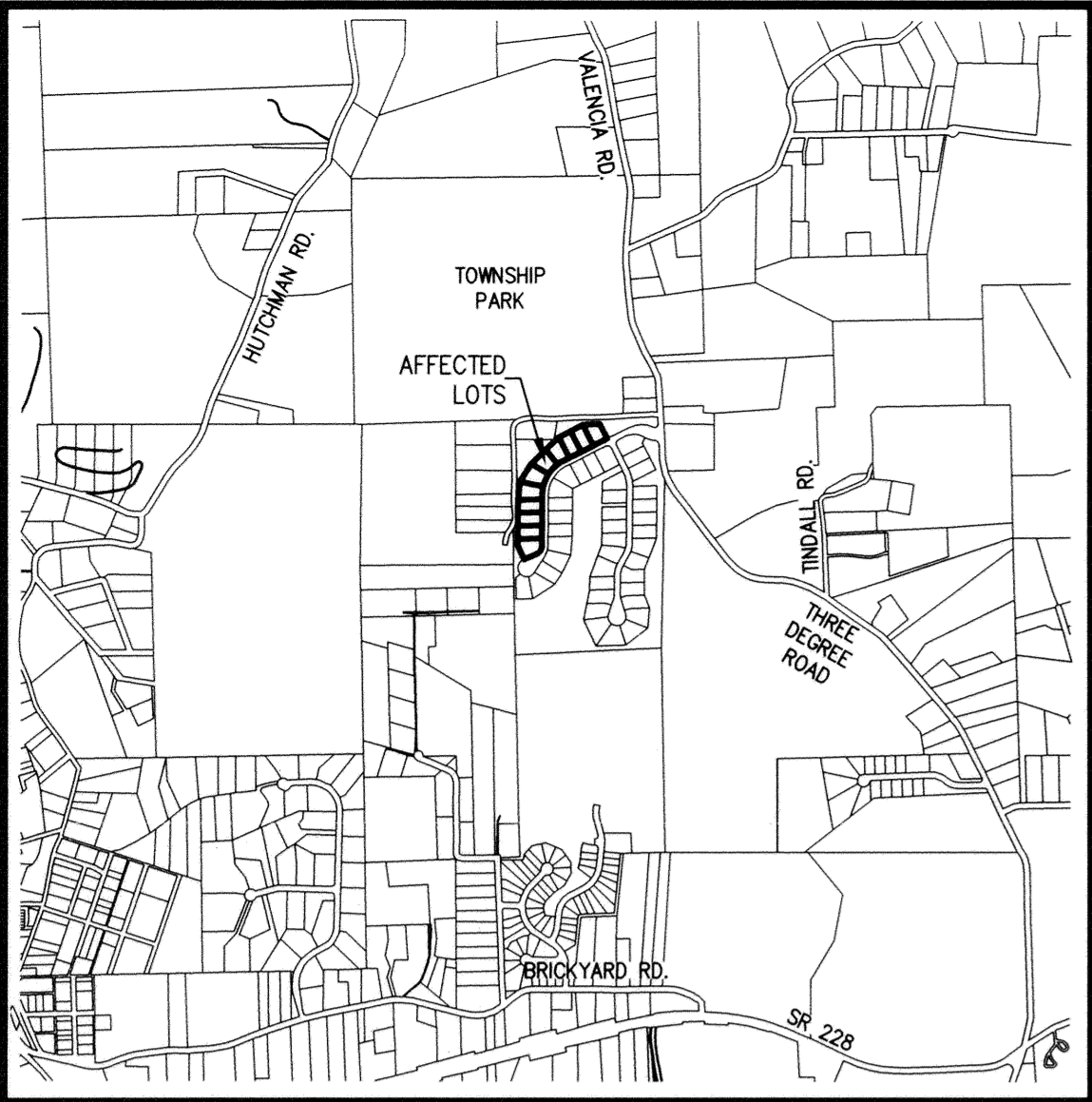
THIS PLAN IS A REVISION TO THE INDIAN MEADOW PRD - PHASE 2
REVISED FINAL SUBDIVISION PLAN
RECORDED IN PLAN BOOK 324, PAGE 23
ADAMS TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
KRAIG & EMILY URBK
717 NORWEGIAN SPRUCE DRIVE
MARS, PA 16046

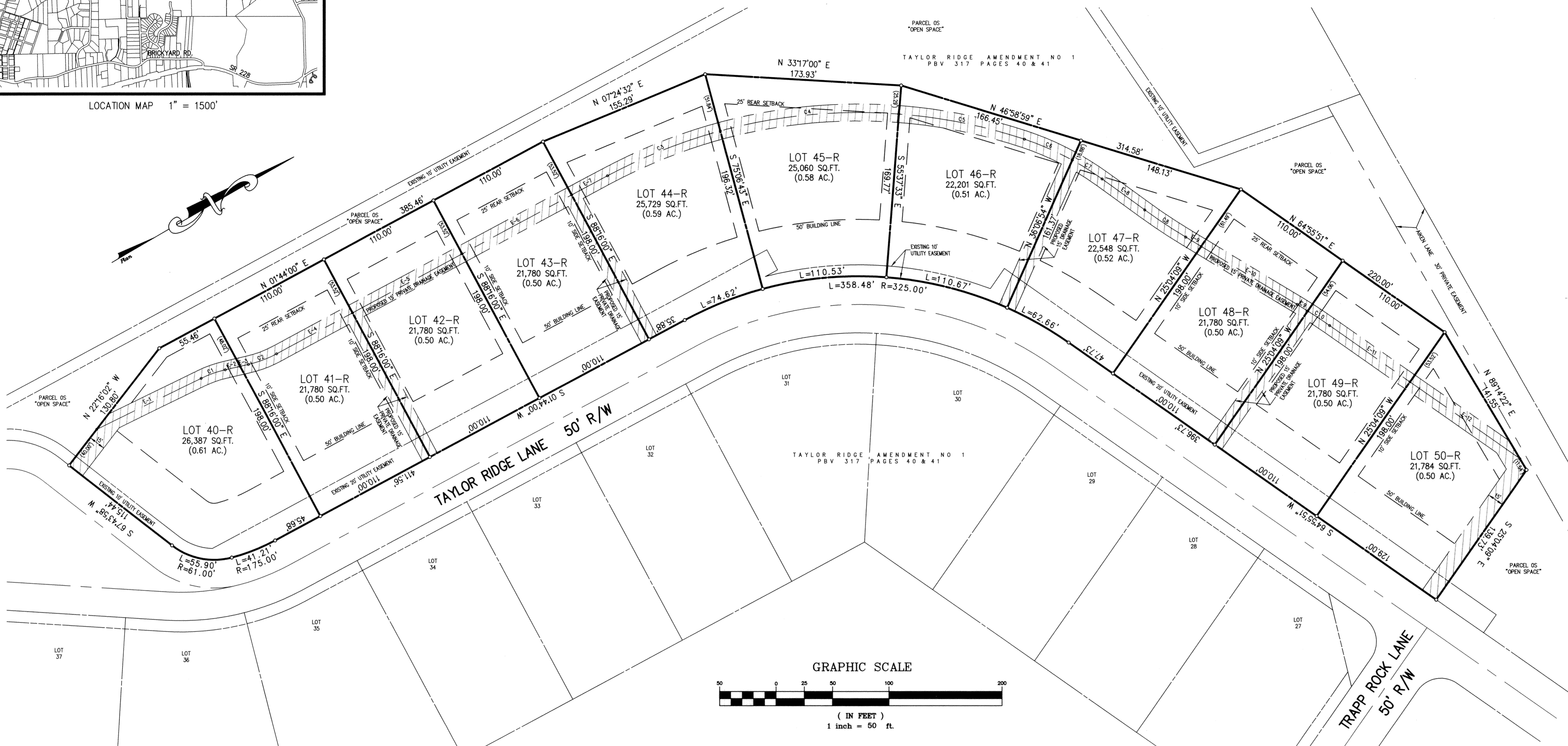


SCALE: 1" = 30'
SEPTEMBER 4, 2012
DWG # 1001-1211989

REVISIONS	SHEET NO.
03/21/2013...CHANGE NAME	RC1



LOCATION MAP 1" = 1500'



EASEMENT CENTERLINE DATA

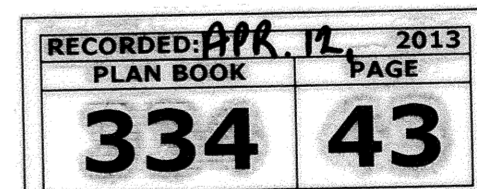
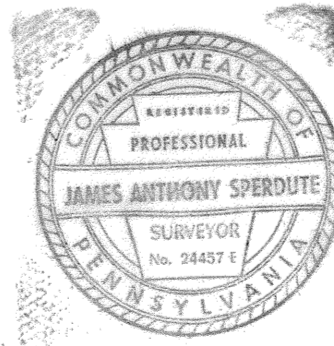
LINE	LENGTH	BEARING
E-1	103.09	N04°00'00"E
E-2	13.51	N17°00'00"E
E-3	7.48	N17°00'00"E
E-4	76.45	N01°44'00"E
E-5	110.00	N01°44'00"E
E-6	110.00	N01°44'00"E
E-7	35.88	N01°44'00"E
E-8	46.57	N66°00'00"E
E-9	15.96	N61°00'00"E
E-10	99.15	N61°00'00"E
E-11	86.81	N64°55'51"E
E-12	118.48	N64°55'51"E

CURVE	LENGTH	RADIUS
C1	22.69	100.00
C2	26.65	100.00
C3	107.79	469.48
C4	159.67	469.48
C5	113.64	469.48
C6	46.22	250.00
C7	31.26	250.00
C8	43.63	500.00
C9	11.10	500.00
C10	23.20	500.00

THE PURPOSE OF THIS PLAN IS TO CREATE A 15' PRIVATE DRAINAGE EASEMENT ALONG THE TOE OF THE EXISTING SLOPE AND ALONG PROPERTY LINES AS SHOWN. NO OTHER CHANGES OR MODIFICATIONS ARE BEING PROPOSED BY THIS PLAN.

DRAINAGE NOTES:

- ANY DRAINAGE FACILITY INSTALLED WITHIN THE PROPOSED EASEMENTS SHOWN SHALL BE APPROVED AND COORDINATED WITH ADAMS TOWNSHIP.
- NO PRIVATE DRAINAGE FACILITY SHALL BE INSTALLED WITHIN TOWNSHIP ROAD RIGHTS OF WAY EXCEPT FOR WHERE CONNECTING INTO THE EXISTING STORM SEWER SYSTEM.
- AN AS-BUILT OF ANY DRAINAGE FACILITY SHALL BE PROVIDED TO ADAMS TOWNSHIP UPON COMPLETION THE INSTALLATION.



CURRENT OWNER:
TAYLOR RIDGE ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TOWNSHIP, PA 16066

THIS PLAN IS A REVISION TO LOTS 40 THROUGH 50 OF THE TAYLOR RIDGE AMENDMENT NO. 1 AS RECORDED IN PLAN BOOK 317, PAGES 40 & 41

LOT REQUIREMENTS:

MINIMUM LOT WIDTH: 110.00 FEET
FRONT BUILDING SETBACK: 50.00 FEET
SIDE BUILDING SETBACK: 10.00 FEET
REAR BUILDING SETBACK: 25.00 FEET

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 26 day of March 2013

ATTEST:
Paula K. Rouds
NOTARY PUBLIC

Member
TAYLOR RIDGE ASSOCIATES
CHRISTOPHER J. KACLIK, MEMBER
PRINTED NAME & TITLE

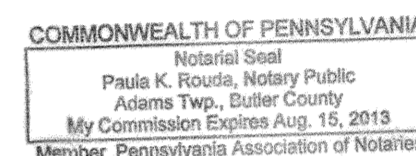
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KACLIK, 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 26 day of March 2013 A.D.

Paula K. Rouds
NOTARY PUBLIC

My Commission Expires the 26 day of March 2013 A.D.



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

Approved by the Board of Supervisors of the Township of Adams this 25th day of March 2013

James A. Spurdute
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Donald C. Rott
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

James A. Spurdute
ADAMS TOWNSHIP SUPERVISOR

Thomas J. Tranter
ADAMS TOWNSHIP SUPERVISOR

John E. Res
ADAMS TOWNSHIP SUPERVISOR

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

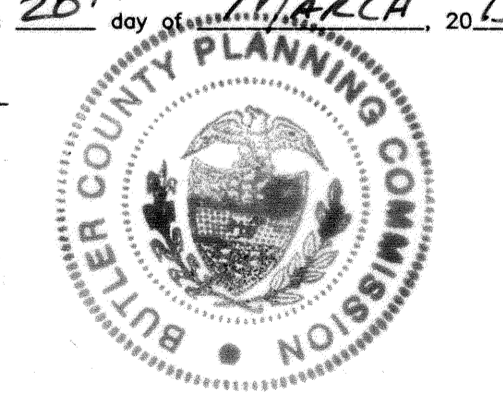
James A. Spurdute
JAMES A. SPURDUTE, R.S. # 24457-E DATE 3/26/13

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

Ronald Olson DATE 4-2-13 REG # 26400 E

Reviewed by the Butler County Planning Commission this 20th day of MARCH 2013

James A. Spurdute
SECRETARY, BUTLER COUNTY PLANNING COMMISSION
James A. Spurdute
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 334, page 43. Given under my hand and seal this 18th day of April 2013

Michele M. Mustello
BUTLER COUNTY RECORDER OF DEEDS



TAYLOR RIDGE AMENDMENT NO. 2 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
TAYLOR RIDGE ASSOCIATES
215 EXECUTIVE DRIVE
CRANBERRY TWP., PA 16066
724-776-2727



James A. Spurdute, R.S.
108 Deer Lane
Hummel, PA 16807
Phone 724-452-4362 Fax 724-452-9357
jaspurdute@comcast.net

REVISIONS
03/26/2013 - ADD NOTE

SHEET No.

RC1

SCALE: 1" = 50'
FEBRUARY 18, 2013
DWG # 1001-1312429

Owners' Adoption

By resolution approved on the 5th day of April, 2012, the Board of Directors of the Park Place Development Associates, LP incorporated in the state of Pennsylvania, owners of the land shown on the Park Place TND - Phase M3 adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Park Place Development Associates, LP

5-14-12
Date

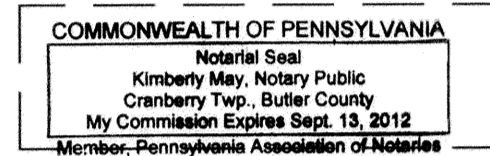
President

Witnessing Officer Title

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald B. Padgett, President of Park Place Development Associates, LP who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 14th day of May, 2012.



Notary Public

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the Park Place TND - Phase M3 Plan of Lots is in the name of Park Place Development Associates, LP, and is recorded in Instrument No. 200409210030758.

Phase M3 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Mortgage Officer Title

Cranberry Township Board of Supervisors

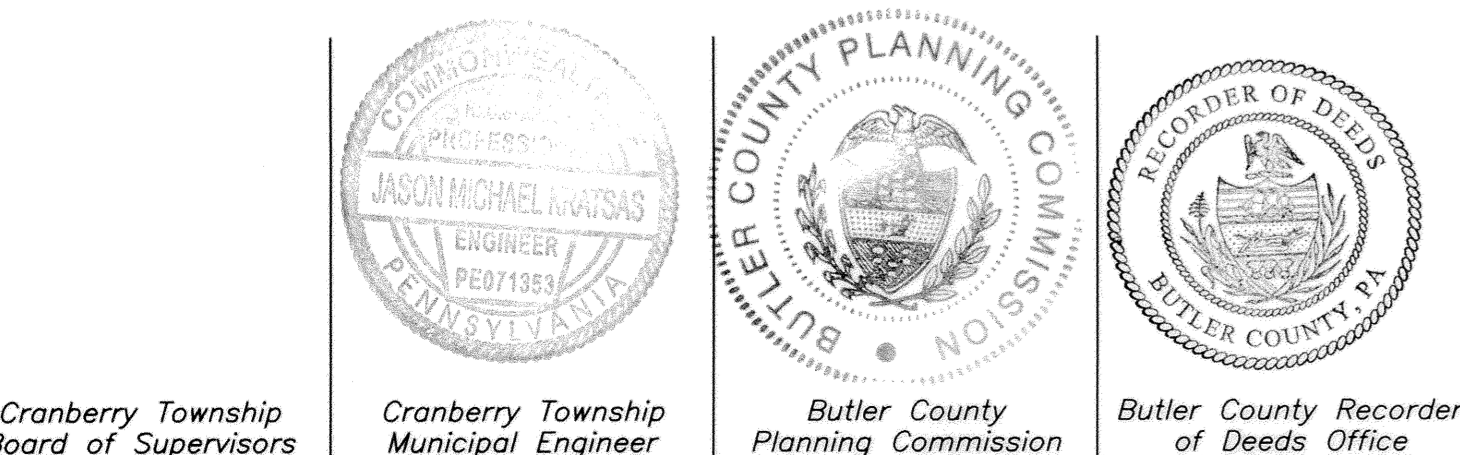
Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2012-02 effective this 10th day of April, 2012.

Secretary Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, JERRY A. ANDREJ, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2012-02 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of 4-5-12.

Township Manager



Cranberry Township Municipal Engineer

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

4/11/2013 Date Signature Registration # PE071353

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.

5/8/2012 Date Mark B. Schmidt Registration # 36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 23rd day of May, 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 334, Page(s) 44-46

Given under my hand and seal this ____ day of ____, 2012.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Mon in Jan 2016

MUNICIPAL SEWER AND WATER AUTHORITY

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

Date President Witnessing Officer - Title

Easements approved by the Municipal Sewer and Water Authority of Cranberry Township, Butler County, Pennsylvania, this ____ day of ____, 2012.

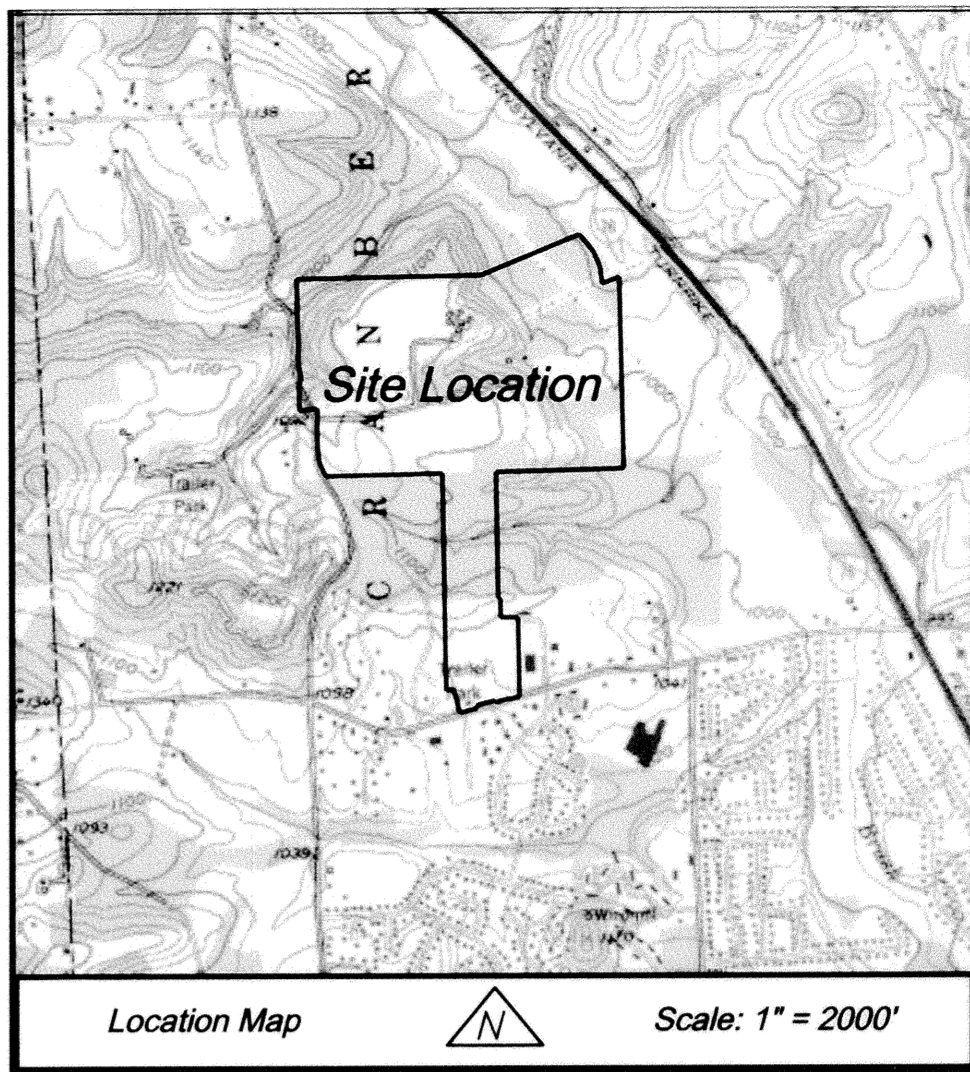
Staff Engineer Registration #

Modifications or Waivers Granted:

- Modification of 50' setback along Rochester Road to allow a minimum setback of 25' from existing 60' ROW and 16' from proposed expanded 80' ROW. (27.505.6.1.2)
- Modification of the no-pave setback along Rochester Road (with respect to on-street and off-street parking) and the no-pave setback landscaping.
- Modification of the 25' riparian buffer no disturbance setback. (27.505.5.0.1)
- Modification of the min/max front setback line for Townhouse, or Row Dwelling (10' min/20' max) to reduce the setback to 0' for Townhouses and Live/Work Units. (27.904.6.D.2)
- Modification of the maximum building height of 3.5 floors or 45' to be a height of 52' and 4.5 floors (not including the chimney measured to the mean of the roof from the average ground level surrounding the building). (27.904.6.F & 27.505.5.H)
- Modification of the small retail parking requirement of 5 spaces per 1,000 square feet of retail space and community center parking requirement of 1 space per 250 square feet. (27.313.14) The developer's proposed parking requirements are 3 spaces per 1,000 square feet for the community center and for the retail.
- Modification from Section 27.904.7.Y.1 to allow use of on-street parking not along the front property line of a lot to meet the minimum parking requirements for uses on that lot.
- Modification to Section 27.904.9.3.2, which requires property proposed for a TND-PRD to be in "single ownership".
- Modification to Section 27.904.5.B.4, which requires urban parks to be in a particular form/configuration and meet the standards of defined urban park types. This includes having a park border at least three streets, having a park in each phase, and having at least three of four park types.
- Modification to add two categories of signs in Park Place TND: (1) Right-of-Way Signs (building tenant identification signs, area markers, light posts w/banner arms or baskets, street signs and regulatory signs) and (2) Signs Outside of the Right-of-Way (park/public space markers, way-finding signs, pedestrian kiosk/way-finding signs and area markers).
- Modification of the passive open space perimeter yard requirement to allow use of the sliding scale and planting options presented in the ordinance. (27.904.5.E.5)
- Modification to provide an alternate street tree spacing of 35' in lieu of the 30' ordinance requirement (27.904.7.2).
- Modification to the stormwater basin landscaping with shade and ornamental trees within detention basins. (22.612.7)
- Modification to reduce the street design standards as shown in PPIC 17-401.3.A for one vertical curve on Alps Avenue (K=27.56).
- Modification to 27.904.6.1 stipulating the maximum number of units in a multi-family building is not to exceed 24 to increase Buildings 15,16,17,18 and 19 to 36 units.
- Modification of 27.904.5.0 stipulating that a community Center shall be developed as part of the first phase of development.
- Modification to ordinance section 7.904.7.D.1 regulation of orientation of garages for the 4 unit buildings on news lane, the single family homes on Shawnee Street facing Shawnee Park, the single family homes on Caledonia Place facing Poe Paddy Park, and the single family homes on Kress Drive facing the Quad Park.
- Modification of 27-904.5.E. (5) a)2) to not be required to construct and install a brick wall adjacent to the n/f Miller property as part of the sliding scale requirements of this section.

Justification:

- To create a destination development and in keeping with the standards of New Urbanism.
- To create a destination development and in keeping with the standards of New Urbanism.
- No setback is required under the Department of Environmental Protection federal guidelines. The imposition of this setback will compromise the site entry design around a steep slope wetlands and man-made water feature.
- This would allow the unit to front on the sidewalk in places like the Village Center as illustrated in the Pattern Book.
- Although none of the mixed-use/multi-family buildings are more than three floors, the highest point of the roof is 52' (not including the chimney. Note that the roof designs vary from flat to steep slope. This is done intentionally, both for aesthetic reasons (to capture the village character) and practical reasons (to hide roof-top mechanical equipment). Buildings 1,2 & 3 around Rochester Green have three floors over retail (the fourth floor, although is 50% underground). Having additional height these buildings allows them to better be seen from Rochester Road and will be advantageous specifically for the retail component.
- Because this is a walkable community, commercial uses will require less parking than the Township standard.
- Some shared parking will be required for the retail spaces and this is in keeping with an urban multi-use environment.
- Park Place Development Associates LP will own or other entities controlled by the partners of Park Place Development Associates LP will own all properties (if there is more than one entity, the partners of the entity will be identical to the partners of PPDA). This ownership structure is necessary for the Developer to acquire financing for the project.
- To allow for a variety in design and diversity of urban park experiences within the development and to provide an urban park favorable for the connection to the Crossings neighborhood.
- To provide a diverse palette of standards to reinforce the unique villages that make up the entire plan.
- Unique site constraints.
- This allows more room for trees of the species specified to mature properly.
- Permit limited landscaping with shade and ornamental trees within detention basins to reinforce the character of the parks within which they are located.
- This curve occurs at a stop condition. Additionally, the curve is adequate for the posted speed (25 mph), it doesn't meet the design speed (30 mph).
- To allow for a variety in building designs and create the appropriate scale in the apartments.
- The modification allows for a larger and more comprehensive Community Center to be constructed. Developer agrees to obtain a building permit for the Community Center with start of the second phase of residential homes. Developer shall receive an occupancy permit for the Community Center prior to the recording of any third phase of development. Staff supports this request if assurances can be in place that guarantee that the Community Center will be constructed in a reasonable time-frame.
- This modification would allow a garage to face a private street that meets street requirements in the case of Mews Lane, and would also allow a garage to face an alley that meets street requirements in the instances that involve single family homes that are adjacent to parks.
- After discussions with the Millers, it was found that a move suitable and long term option and benefit would be to install an earthen berm and a mix of deciduous trees, pine trees and shrubbery as close to the parking area as possible for the length of the Miller property as it is adjacent to the parking area.



Utility Companies and Authorities

Sewage Collection = Cranberry Sewer and Water
Sewage Treatment = Cranberry Sewer and Water
Water Service = Cranberry Sewer and Water
Electric Service = First Energy - Penn Power
Gas Service = Equitable Gas
Telephone Service = North Pittsburgh Telephone Company

Phase M3

Total Number of Parcels = 4 Parcels

Zoning Information

Zoning = PRD - TND
Proposed Use = TND
Min. Lot Size = per Pattern Book
Min. Lot Width = per Pattern Book
Min. Front Setback = per Pattern Book
Min. Rear Setback = per Pattern Book
Min. Sideyard Setback = per Pattern Book
Max. Height = per Pattern Book

Area of Lots, Road R/W & Parcels Phase 1 = 18.613 Acres
Area Dedicated to Cranberry Township = 55.982 Acres
Area of Road R/W & Parcels Phase M1 & M2 = 19.716 Acres
Area of Road R/W & Parcels Phase M3 = 6.987 Acres
Area of Remenant Parcel = 92.395 Acres
Existing Area of Public Road Right of Ways = 1.436 Acres
Total Plan Area = 195.129 Acres

Pennsylvania Department of Transportation Clause

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.

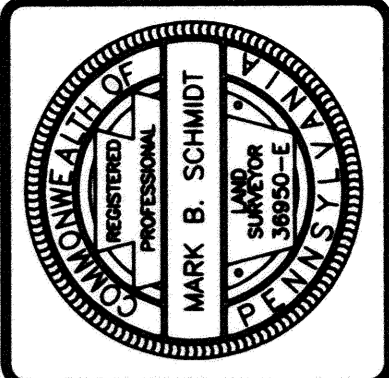
Notes:

- The Property Association will maintain all Lanes/Alleys in this plan.
- All easements and right of ways lable as "Private" or "Common" shall be owned and maintained by the Homewoners and/or Condominium Associations.
- Trash Collection: Will be provided by the Township's contracted hauler. Units with vehicular access at the rear of the lot will be serviced by a side-loaded truck in the private lane. Units with vehicular access at the front of the lot will be serviced by a side-loaded truck on the public street at the curb. On-street parking will not interfere with trash collection. Six-unit buildings will be serviced by a side-loaded truck via common, screened trash collection areas.
- Snow Removal: Public streets and lanes will be plowed by the Township. Private streets and lanes will be plowed by the Homewoners Association.
- Mail Delivery: As per the direction of the US Postal Service, mail will be delivered by vehicle for all units except multi-family apartments, where it can be delivered to a common area within the building lobby. For units with vehicular access at the rear of the lot, delivery will occur via mailboxes on posts located at the edge of pavement. For units with vehicle access from the front, delivery will occur via mailboxes on posts located at the back of curb - on-street parking will not interfere with mail delivery.

"As per the approved Stormwater Management Plan, the Township shall have right of access to the onsite detention facility for the right of maintenance in the event the Owner, assigns or heirs do not adequately maintain the facility. The Owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The afore-mentioned rights granted the Township in no way diminish the responsibility of the Owner, assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes."

RECORDED: APR 12, 2013
PLAN BOOK PAGE
334 44

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CHK.
1	as per Resolution Drawings	4-13-2012	Mal	-



Corporate Office
Rita Technical Center
12012
Pittsburgh, PA 15223
PHONE: (412) 781-9600
FAX: (412) 781-9604

Mail Office
123 Ridge Road, Suite B
Veneto, PA 16069
PHONE: (724) 655-4644
FAX: (724) 655-4646

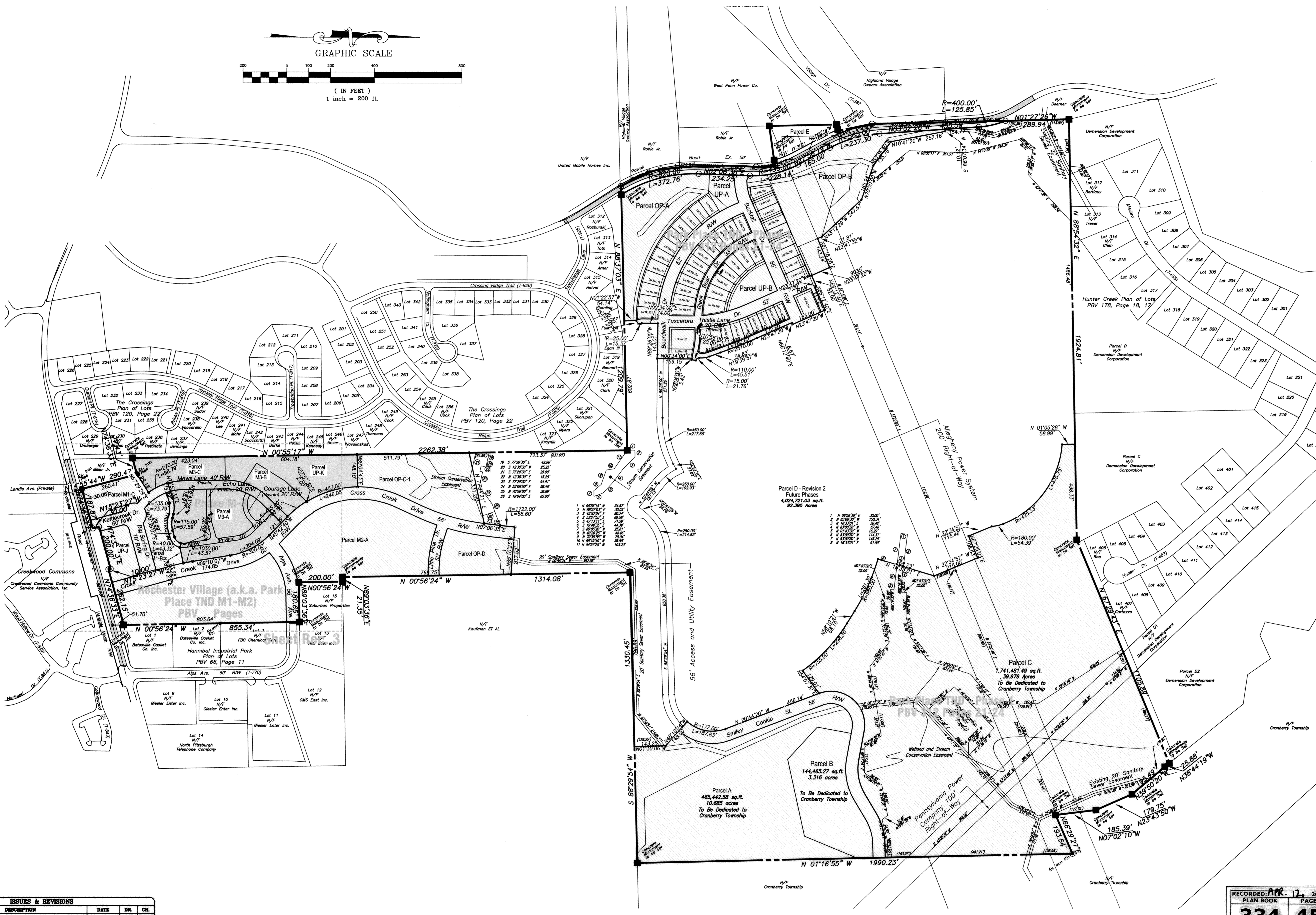
HAMPTON
TECHNICAL ASSOCIATES INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com
email@hampton-technical.com



DRAWN BY: Mal
CHECKED BY: -
APPROVED BY: -
CAD FILE: 5870 Rec M3.dwg

TITLE: Park Place TND - Phase M3
Plan for Recording
Butler County
CLIENT: Cranberry Township, Pennsylvania
Cranberry Township, Pa. 16068
Park Place Development Associates, LP
215 Executive Drive, Suite 300

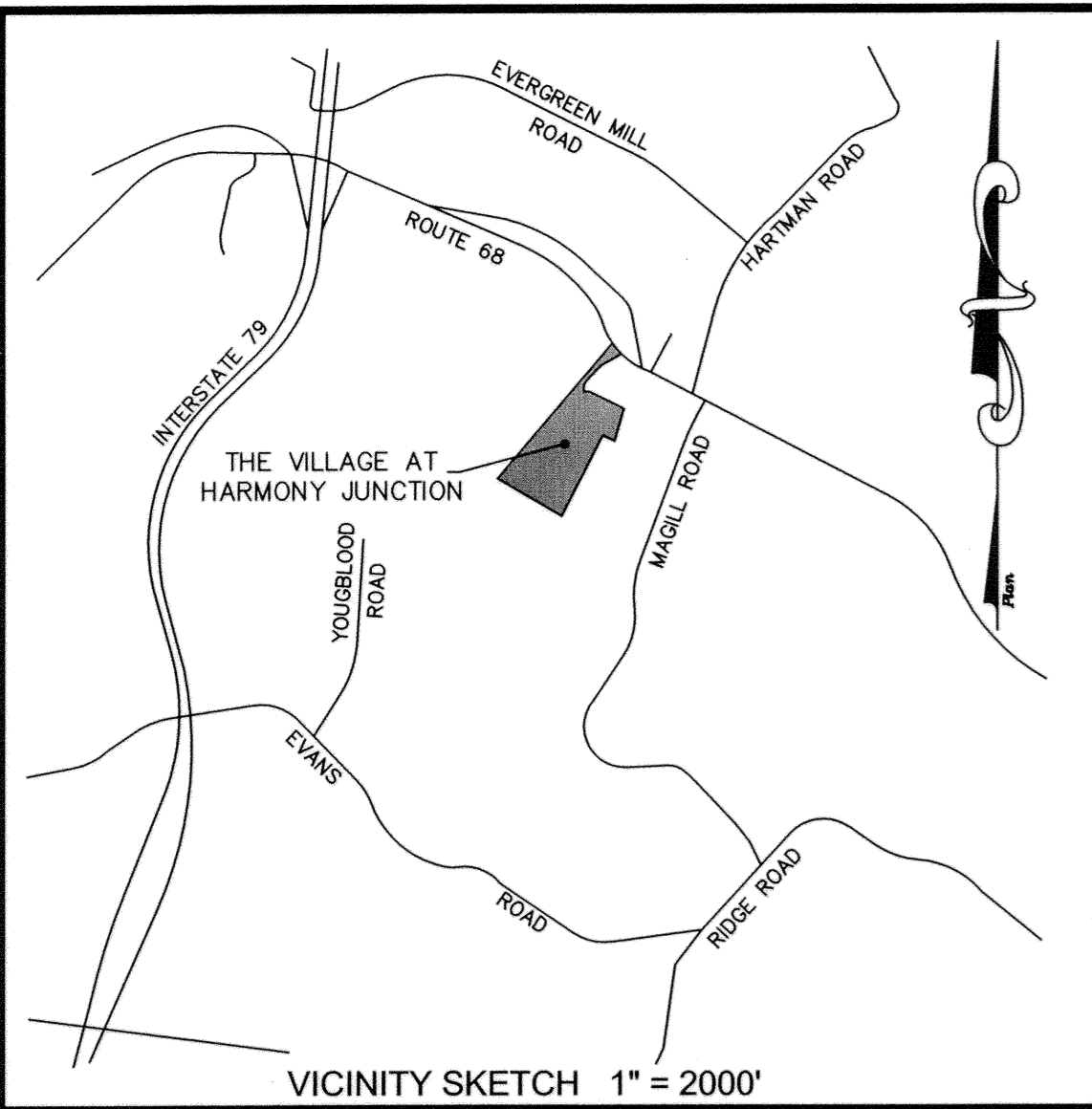
DATE ISSUED: April 3, 2012
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: -
SHEET: -
Rec.1
HTA PROJECT #: 5870-M1M2



RECORDED: APR. 12, 2013	
PLAN BOOK	PAGE
334	45

DATE ISSUED:	April 3, 2012
HORIZONTAL SCALE:	1" = 200'
VERTICAL SCALE:	-
SHEET:	-
Rec.2	
HTA PROJECT #:	5870-M1M2

X:\12-XXXX Jobs\12-5800 Jobs\12-5870 Rec M3\Recorded Plan M3\5870 Rec M3.dwg, Rec.2, 5/8/2012 7:35 AM, Mark Lesnick



General Plan Notes:

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

This plan is a re-subdivision of Lot 11 of The Village at Harmony Junction Plan as recorded in Plan Book 292, Pages 13 - 15

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 11 ownership reference:
Tax Parcel 180-S7-C11
Inst No. 200706070014376

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

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

Current Zoning Requirements - RH - Residential High Density		
	REQUIRED	PROPOSED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.	2,803.13 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	4,031.10 SQ.FT. (Smallest)
Min. Lot width at R/W	22.00'	24.38' (Smallest)
Min. Front Setback	20.00'	20.00'
Min. Rear Setback	20.00'	20.00'
Min. Side Setback (End Unit)	10.00'	10.00'

Unit Areas:		
UNIT 11A	5,795.89 SQ.FT.	0.133 AC.
UNIT 11B	2,803.13 SQ.FT.	0.064 AC.
UNIT 11C	2,803.13 SQ.FT.	0.064 AC.
UNIT 11D	2,803.13 SQ.FT.	0.064 AC.
UNIT 11E	2,803.13 SQ.FT.	0.064 AC.
UNIT 11F	2,803.13 SQ.FT.	0.063 AC.
UNIT 11G	4,031.10 SQ.FT.	0.093 AC.
Total area affected by this plan : 0.546 Acres		
Total number of units created: 7		

Shaded area = 10' Pedestrian Easement

By a resolution approved on the 21ST day of MARCH, 2013, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lot 11 Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SE) Courtland P. Houck VP James A. Spurdute R.S. # 24457-E
Signature and title of officer Signature and title of authorized officer witnessing
3-21-2013
Date

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

Witness my hand and notarial seal this 21ST day of MARCH, 2013. My commission expires the 2ND day of DECEMBER, 2016.

(SEAL) Tracey L. Jeffries Notary Public
Notary Seal
We hereby certify that the title to the property contained in The Village at Harmony Junction Lots 11 Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

Courtland P. Houck VP James A. Spurdute R.S. # 24457-E
Signature and title of officer Signature and title of authorized officer witnessing
3-21-2013
Date

Notary Seal
Tracey L. Jeffries, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
3/20/13
DATE

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

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
4/16/2013
DATE

Township Manager / Secretary Planning Director

Approved by the Planning Director of the Township of Jackson on the 15TH day of April, 2013 pursuant to Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated 4/15/2013. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 16TH day of April, 2013.

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
4/16/2013
DATE

Township Secretary Planning Director

Approved by the Board of Supervisors of Jackson Township on the 15TH day of April, 2013 subject to certain conditions referenced in the Township decision letter dated 4/15/2013.

The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities. Signed and noted as approved this 15TH day of April, 2013.

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
4/16/2013
DATE

Township Secretary Chairman

This plat was delivered to Maronda Homes Inc., by Jackson Township on April 16, 2013.

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
4/16/2013
DATE

Township Secretary/Manager



Reviewed by the Butler County Planning Commission this 1ST day of MARCH, 2013.

James A. Spurdute R.S. # 24457-E
Signature and title of authorized officer witnessing
3/1/2013
DATE

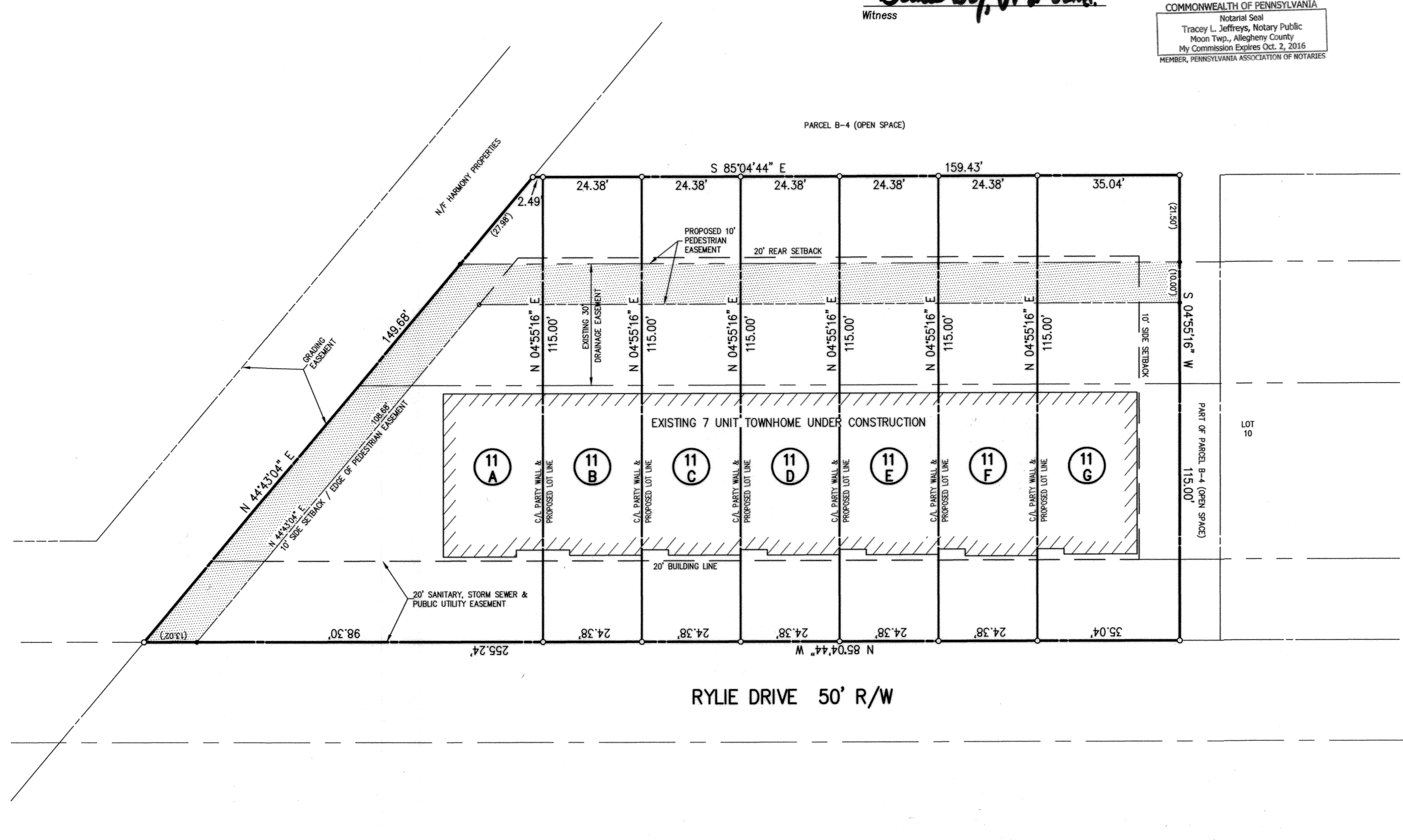
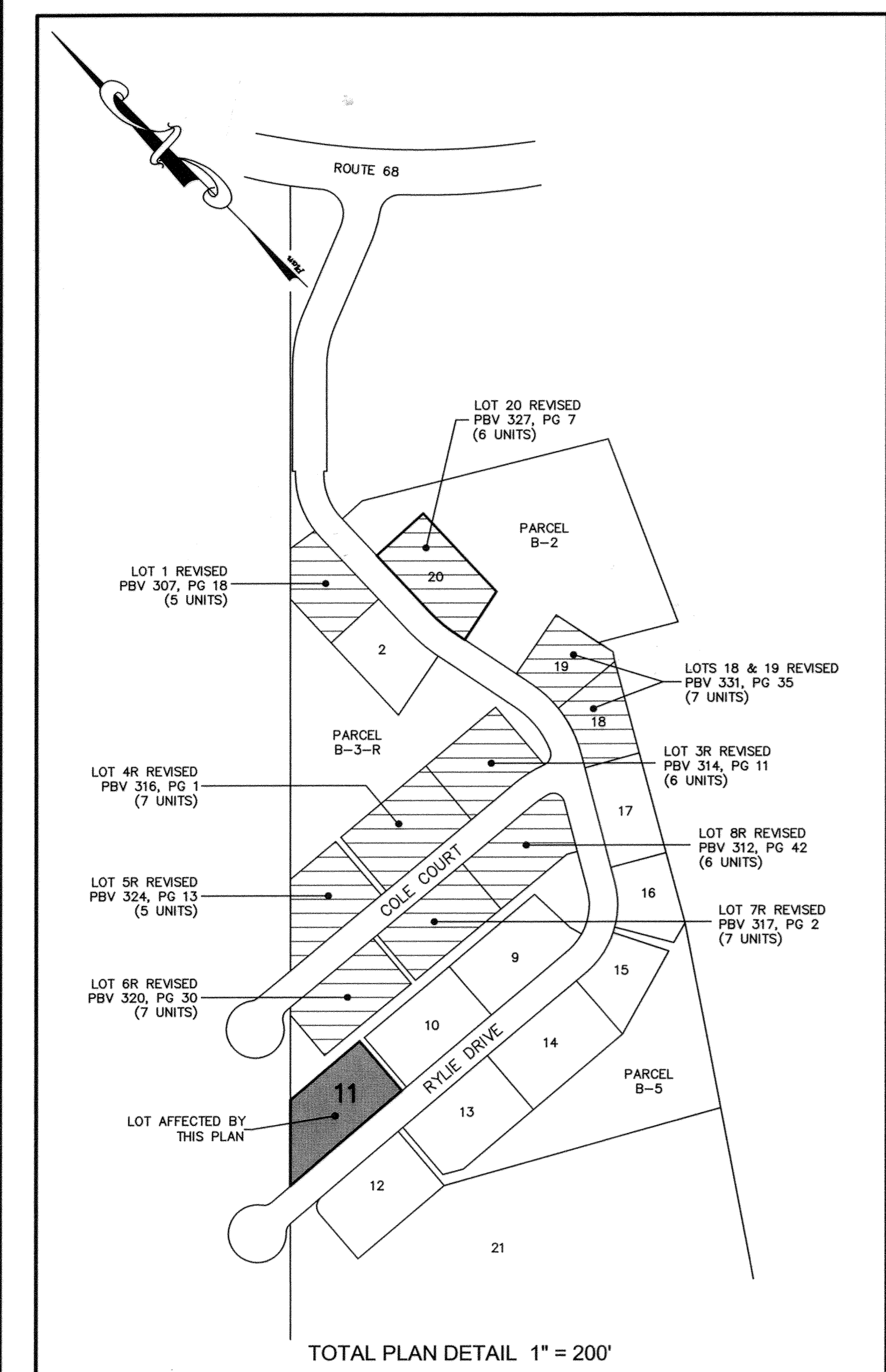
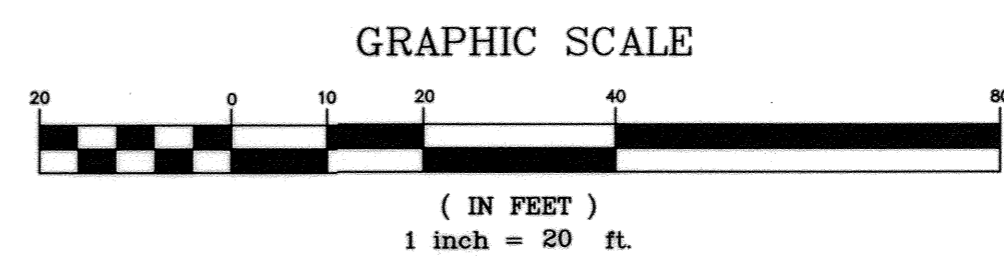
Secretary Chairman

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 334, Page 47. Witness by hand and seal of office this 16TH day of APRIL, A.D. 2013.

Michele M. Mustello Recorder of Deeds
Butler County Recorder of Deeds
My Commission Expires First Monday in January 2016

Michele M. Mustello Recorder of Deeds
Butler County Recorder of Deeds
My Commission Expires First Monday in January 2016

RECORDED: APR 16, 2013
PLAN BOOK 334 PAGE 47



Maronda Homes, Inc.

Notary Public

Surveyor

Jackson Township

Butler County Planning Commission

Butler County Recorder of Deeds

OWNER / DEVELOPER

Maronda Homes

11 TIMBERGLEN DRIVE
IMPERIAL, PA 15126

THE VILLAGE AT HARMONY JUNCTION
LOT 11 REVISED

BEING A RE-SUBDIVISION OF LOT 11 OF THE
VILLAGE AT HARMONY JUNCTION PLAN
RECORDED IN PLAN BOOK 292, PAGES 13 - 15
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE
LAND SURVEYING

JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
724-452-9357 FAX
SL51@zoominternet.net

REVISIONS

SHEET

DRAWING SCALE: 1"=20'

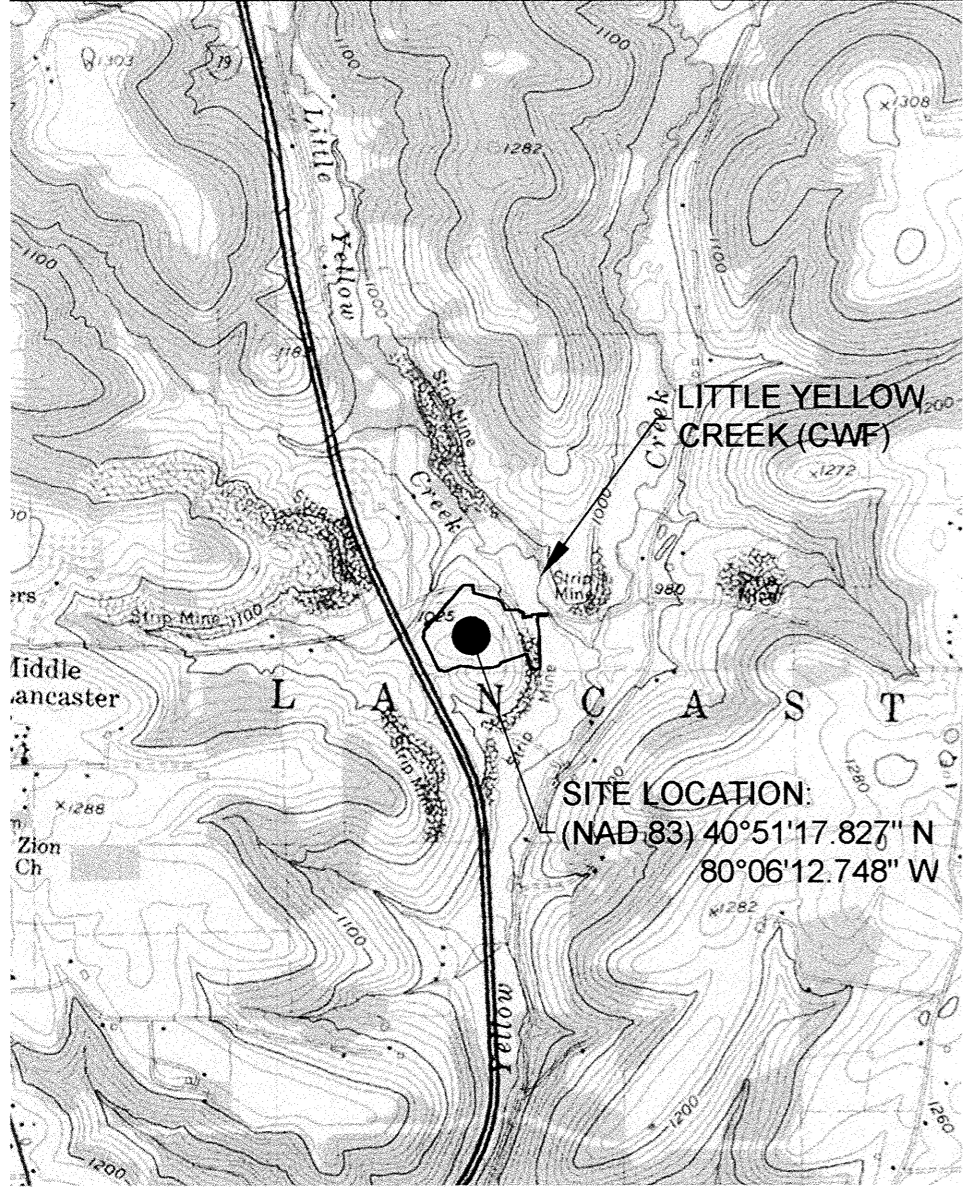
DATE: FEBRUARY 19, 2013

DRAWING NUMBER: 1009-1312444

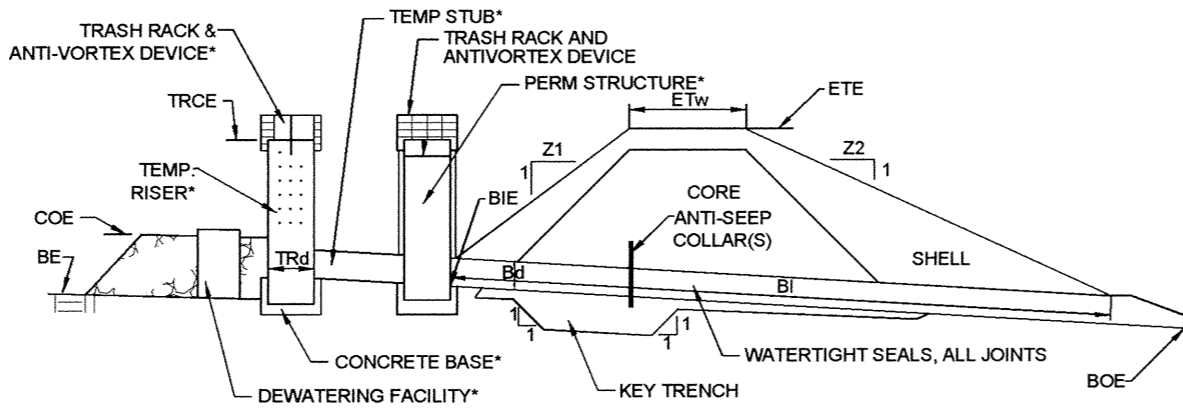
DRAWN BY: JSS

CK'D BY: JAS

1, edited, and published by the Geological Survey



SITE LOCATION MAP
EVANS CITY QUAD
1"=2000'

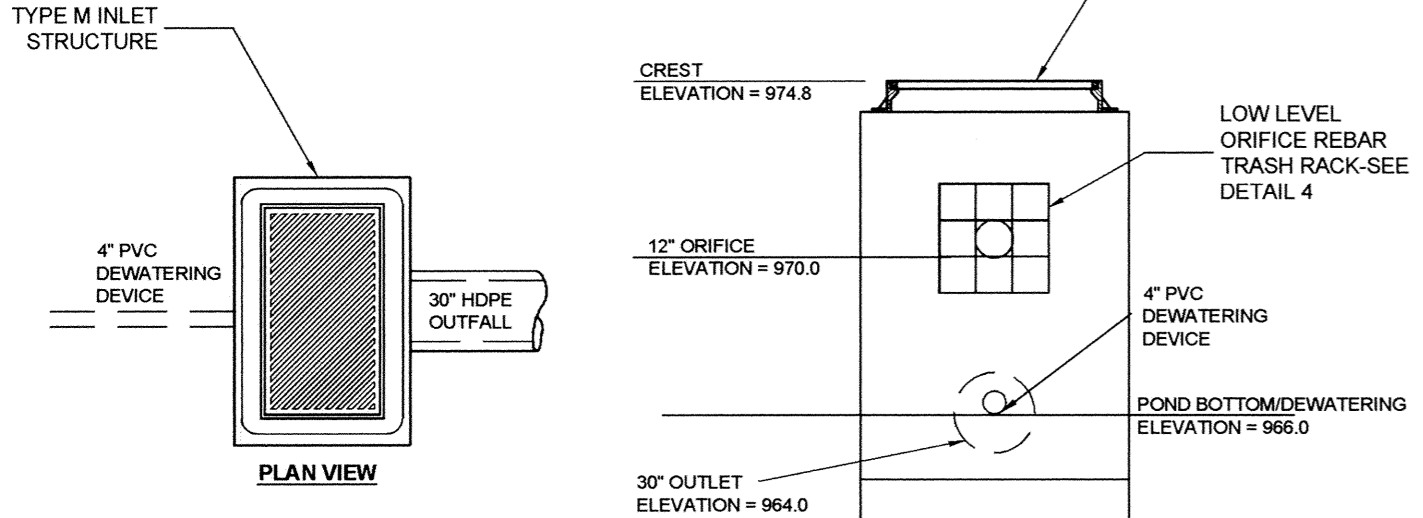


BASIN NO.	Z1 (FT)	Z2 (FT)	DIA TR (IN)	CREST ELEV TR (FT)	MATL	DIA BI (IN)	INLET ELEV BIE (FT)	LENGTH BI (FT)	OUTLET ELEV BOE (FT)	TOP ELEV ETE (FT)	TOP WIDTH ETW (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1	3	3	30	974.8	CMP	30	964	HDPE	116	952.7	978.0	970.3	966.0

NOTES:

- SEE SEDIMENT BASIN TEMPORARY RISER & PERMANENT STRUCTURE, EMERGENCY SPILLWAY, TRASH RACK & ANTI-VORTEX DEVICE, ENERGY DISSIPATER, AND SEDIMENT STORAGE DEWATERING FACILITY DETAILS.
- A CLEANOUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT LEVEL MARKED ON THE STAKE.
- THE PERMANENT RISER STRUCTURE IS TO BE A TYPE M INLET BOX.

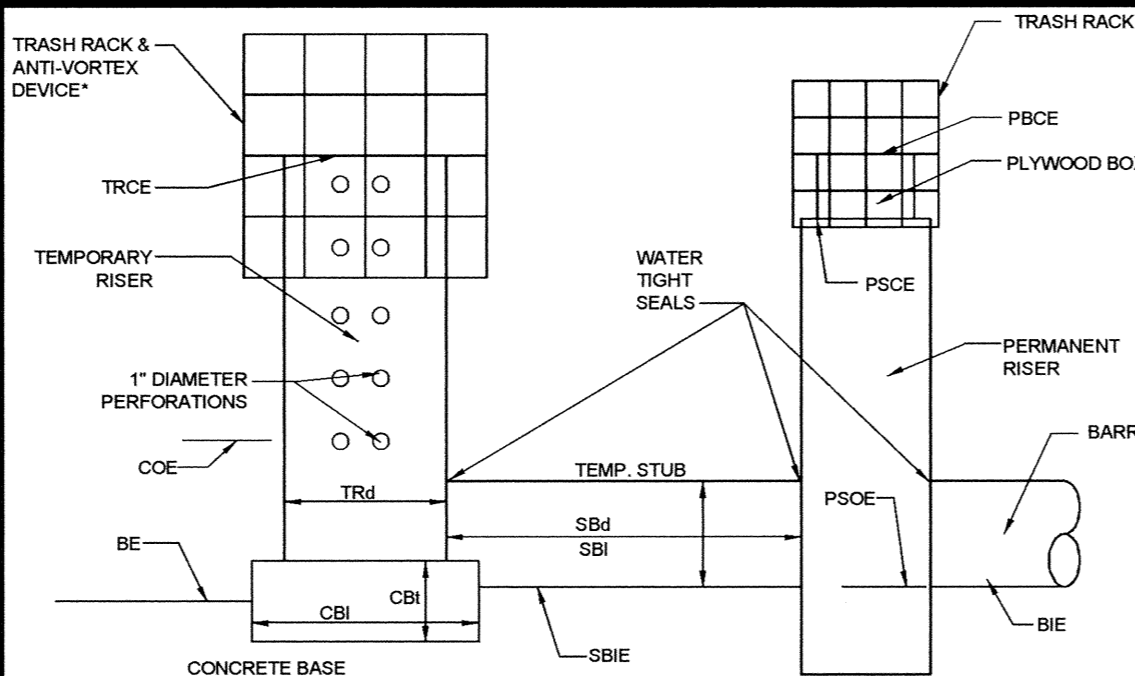
STANDARD CONSTRUCTION DETAIL #5
SEDIMENT BASINS WITH PERMANENT STORM WATER STRUCTURES
311000-00025



NOTES:

- OUTLET PIPE, ORIFICES AND SLOT TO BE SIZED AND ARRANGED ACCORDING TO THE STORM WATER MANAGEMENT REPORT.
- CONSTRUCT INLET IN ACCORDANCE WITH THESE SPECIFICATIONS AND PENN.D.O.T. PUBLICATION 408, SECTION 505, FOR "CAST IN PLACE UNITS" AND SECTION 710.2 FOR "PRECAST CONCRETE UNITS".
- INLET FRAMES AND GRATES TO BE EITHER GRAY, MALLEABLE OR DUCTILE IRON.
- MANHOLE STEPS REQUIRED IN ALL STRUCTURES OVER 5' DEEP.
- THE BOTTOM OF THE DETENTION POND SHALL HAVE POSITIVE SLOPE TO THE OUTLET TO PROVIDE COMPLETE DRAINAGE OF THE BASIN.

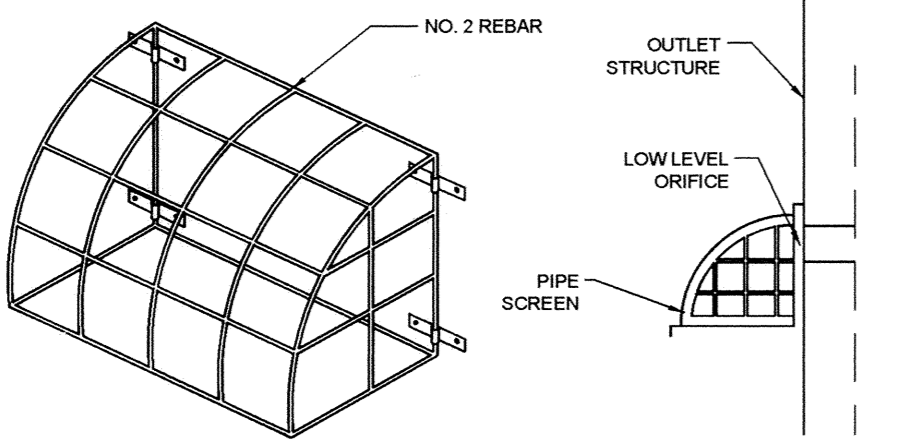
DETENTION BASIN OUTLET STRUCTURE
334100-00021



BASIN NO.	DIA TR (IN)	CREST ELEV TR (FT)	MATL	NO. HOLES PER ROW	VERTICAL SPACING OF ROWS (FT)	LENGTH CBI (IN)	WIDTH CBI (IN)	THICK CBI (IN)	INLET ELEV BIE (FT)
1	30	974.8	CMP	2	(5 ROWS)	36	36	36	964.0

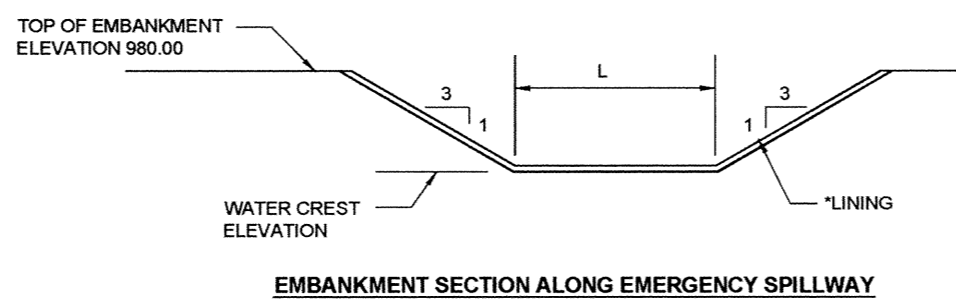
BASIN NO.	DIA SB (IN)	INVERT ELEV SBIE (FT)	MATL	LENGTH SBI (FT)	CREST ELEV PSCE (FT)	OPENING LENGTH PSOW (IN)	OPENING WIDTH PSOW (IN)	OUTLET ELEV PSOE (FT)
1	24	966.0	CMP	5				SEE DETAIL 02

STANDARD CONSTRUCTION DETAIL #6
SEDIMENT BASIN TEMPORARY & PERMANENT RISERS
311000-00026



HEIGHT 18 INCHES
LENGTH 18 INCHES
OPENINGS 2 INCH
FOR MAXIMUM FREE DRAINAGE AREA WITH OPENINGS SIZED TO PREVENT CLOGGING.

LOW LEVEL ORIFICE REBAR TRASH RACK
334100-00028

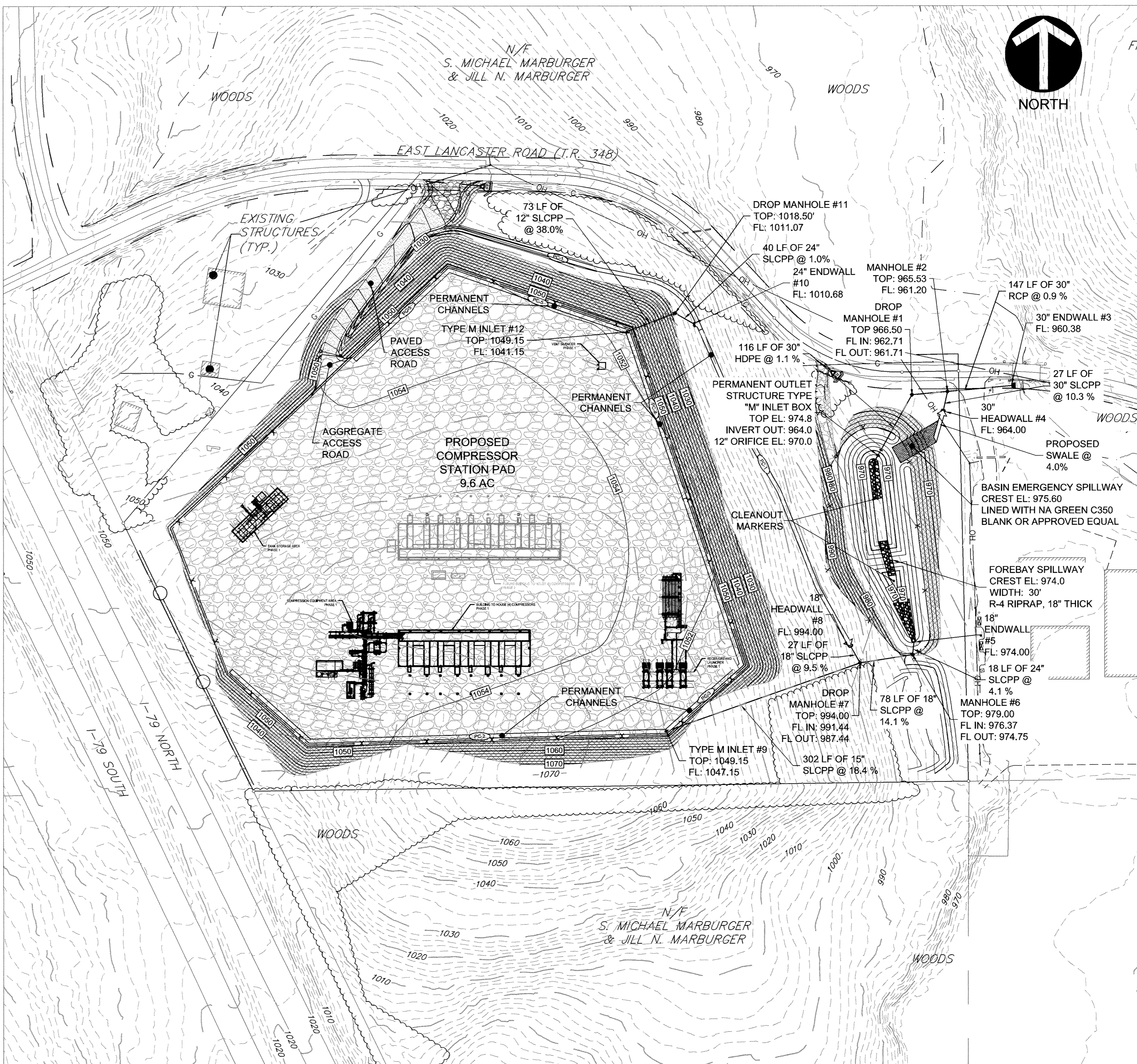


NOTE:

- LINING OF EMERGENCY SPILLWAY TO BE EROSION CONTROL BLANKET C350 AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

POND #1	CREST EL.	LENGTH (L)
	975.60	14'

SPILLWAY
31000-00029



B-06 BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

Danoni C. Khan
Chairman

April 19, 2013

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Mon Jan in Jan 2016

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 334 page 49-51

Given under my hand and seal this 19th day of April 2013

B-07 BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 20th day of March 2013

Recorder

Director

B-02 INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Mark A. Zeigler 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 19th day of April 2013.

My Commission Expires March 13, 2016

Notary Seal

SEAL: Michele Laniar Beard, Notary Public

Cecil Twp., Washington County

My Commission Expires March 13, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

1. Mark A. Zeigler

BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

1. _____, acknowledge that the stormwater

BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

1. _____, acknowledge that the stormwater

BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

RECORDED: April 19, 2013

PLAN BOOK 334

PAGE 49

B-01 INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, That I, Mark A. Zeigler of the Zelenople Borough 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 Lancaster Township, Butler County, Pennsylvania, and for divers 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 any time. This dedication and release shall be binding upon Mark A. Zeigler, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

COMMONWEALTH OF PENNSYLVANIA

Notary Seal

SEAL: Michele Laniar Beard, Notary Public

Cecil Twp., Washington County

My Commission Expires March 13, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

1. Mark A. Zeigler

Management Plan in accordance with the Design Standards and Criteria of the "Lancaster Township Stormwater Management Ordinance."

1. Matthew E. Bagley hereby certify that the Stormwater Management Plan meets all design standards and criteria of the "Lancaster Township Stormwater Management Ordinance."

1. _____, acknowledge that the stormwater

BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

1. _____, acknowledge that the stormwater

BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

RECORDED: April 19, 2013

PLAN BOOK 334

PAGE 49

GRAPHIC SCALE



REVISION RECORD

Date	No	1	2	3	4	5	6	7	8

TRILLITH COMPRESSOR STATION
EAST LANCASTER ROAD (I.R. 348)
LANCASTER TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:

MARKWEST LIBERTY MIDSTREAM AND RESOURCES, L.L.C.
801 TECHNOLOGY DRIVE, SUITE 130
CANONSBURG, PA 15317

RECORDABLE
STORMWATER PLAN

Project Number: 18047-0046
Drawing Scale: 1"=100'
Date Issued: OCT 2012
Index Number: 402420
Drawn By: LEA
Checked By: DMH
Project Manager: MEB

C141

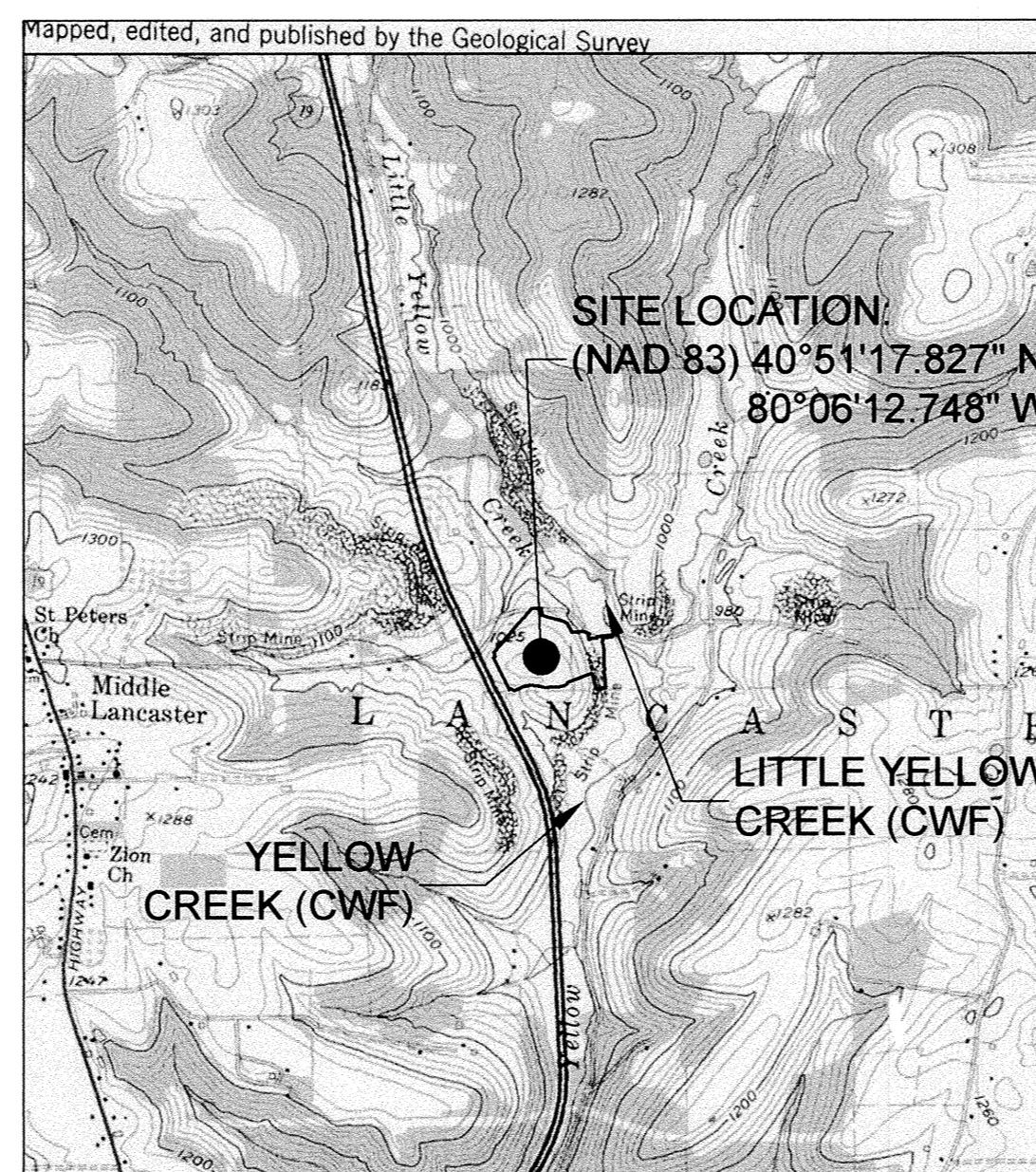
PRELIMINARY AND FINAL MAJOR LAND DEVELOPMENT PLANS FOR: TRILLITH COMPRESSOR STATION

EAST LANCASTER ROAD (T.R. 348)
LANCASTER TOWNSHIP, BUTLER COUNTY, PA

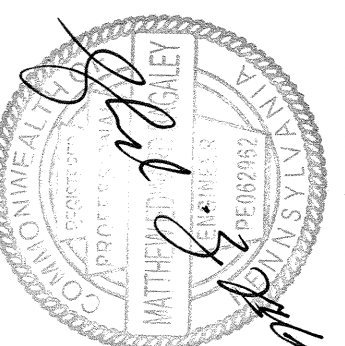
PREPARED FOR:

MARKWEST LIBERTY MIDSTREAM AND
RESOURCES, L.L.C.

601 TECHNOLOGY DRIVE, SUITE 130
CANONSBURG, PA 15317



SITE LOCATION MAP
EVANS CITY QUAD
1"=2000'

[illegible]

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

B-01 INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, That I, Mark A. Zeigler of the Zeilenroop Borough 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, situated in Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing therefrom, to be taken and enjoyed by the said Mark A. Zeigler, his heirs, executors, administrators and assigns, to be taken and enjoyed by 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 consent and agree to and by these presents do hereby assign, transfer, convey and warrant unto the 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 made by the said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster. I, Zeigler, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ^{9th} day of ^{April}, 2013

COMMONWEALTH OF PENNSYLVANIA

ATTEST: **Notarial Seal**
Michele Lanal Beard, Notary Public
Cecil Twp., Washington County
My Commission Expires March 13, 2016

Michele Lanal Beard
Notary Public

Mark A Zeigler
Mark A. Zeigler

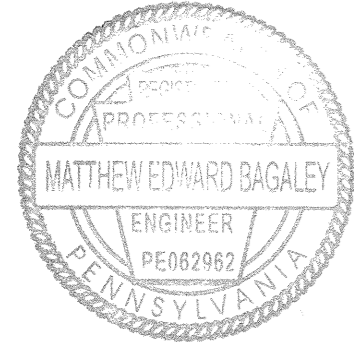
B-06 BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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 P. Watson SEAL Dominic C. Kun
Secretary Chairman

April 19, 2013
Date

"I, MATTHEW E. BAGALEY, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the "Lancaster Township Stormwater Management Ordinance."



Matthew E. Bagaley, P.E.

B-05 TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 18th
day of April, 2013

Secretary _____ SEAL Pamela E. L... Chairman

B-07 BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 20th day of March 2013.

B-09 PROFESSIONAL ENGINEER/LAND SURVEYOR CERTIFICATE

I, MATTHEW E. BAGALEY, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown, that the monuments and markers are shown on the plan 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.

Date APRIL 9, 2013 SEAL PE 062962
Registration Number

I, Mark A Zeigler, acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Michele Lanai Beard, Notary Public
Cecil Twp., Washington County
My Commission Expires March 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Michelle Lami Beard Mark Zugler
Notary Public Landowner

"I, Thomas L. Thompson, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the "Lancaster Township Stormwater Management Ordinance."

Township Engineer

LEGEND		EXISTING		PROPOSED	
TC - TOP OF CURB	—— C ——	CABLE TV	SHRUB	—— BLDG SETBACK LINE	SHRUB
G - GUTTER	——	CONTOUR (MAJOR)	CLEANOUT	CTV CABLE TV	CLEANOUT
TW - TOP OF WALL	-----	CONTOUR (MINOR)	ENDWALL	910 CONTOURS (MAJOR)	ENDWALL
BW - BOTTOM OF WALL	—— D ——	DATA LINE	FIRE HYDRANT	903 CONTOURS (MINOR)	FIRE HYDRANT
TS - TOP OF SLOPE	—— E ——	ELECTRIC LINE	GAS VALVE	—— DAT ——	—— DATA LINE ——
BS - BOTTOM OF SLOPE	—— ETC ——	ELEC-TEL-COM	EASEMENT	——	—— EASEMENT ——
SAN - SANITARY	—— x ——	FENCE LINE	—— ELE ——	——	—— ELECTRIC LINE ——
ST - STORM	—— fm ——	FORCE MAIN	—— ETC ——	——	—— ELEC-TEL-COM ——
MH - MANHOLE	—— G ——	GAS LINE	—— X ——	——	—— FENCE LINE ——
TOP - TOP OF CASTING	—— ———	LOT LINE	—— FM ——	——	—— FORCE MAIN ——
FL - FLOW LINE	—— OH ——	OVERHEAD WIRES	—— GAS ——	——	—— GAS LINE ——
WV - WATER VALVE	—— ———	PROPERTY LINE	—— OHE ——	——	—— OVERHEAD WIRES ——
GV - GAS VALVE	—— ———	RIGHT-OF-WAY	—— ———	——	—— PROPERTY LINE ——
FH - FIRE HYDRANT	—— ———	ROAD CENTERLINE	MARKER	——	—— RIGHT-OF-WAY ——
CO - CLEAN OUT	== == ==	SEWER	METER	——	—— ROAD CENTERLINE ——
STD - STANDARD	—— T ——	TELEPHONE LINE	POLE	—— SAN ——	—— SANITARY LINE ——
PM - PARKING METER	~~~~~	TREE LINE	san	——	—— SANITARY LATERAL ——
MB - MAILBOX	—— W ——	WATER LINE	SIGN	+ 910	—— SPOT ELEVATIONS ——
DS - DOOR SILL			TESTHOLE	STORM SEWER	TESTHOLE
			TREE	—— TEL ——	—— TELEPHONE LINE ——
			VENT	~~~~~	—— TREE LINE ——
			WATER VALVE	—— WL ——	—— WATER LINE ——
			YARD DRAIN	—— wl ——	—— WATER LINE LATERAL ——
					VENT
					WATER VALVE
					YARD DRAIN

LANDOWNERS:

MARK A. ZEIGLER
214 FAIRLAWN BLVD.
ZELIENOPLE, PA 16063

START OF ACCESS ROAD AT EAST LANCASTER ROAD (T.R. 348)
LATITUDE: 40°51'22.794" N LONGITUDE: 80°06'13.356" W

CENTER OF COMPRESSOR PAD
LATITUDE: 40°51'17.827" N LONGITUDE: 80°06'12.748" W

*BASED ON NAD 83 PROJECTIONS

WATERSHED NAME (PA WATER PLAN): SLIPPERY ROCK CREEK
RECEIVING STREAM (USGS BLUE LINE): YELLOW CREEK (CWF),
LITTLE YELLOW CREEK (CWF)
DISTANCE TO NEAREST USGS BLUE LINE STREAM = 0'
NO ANTICIPATED WETLAND IMPACTS

RECORDED: April 19 2013	
PLAN BOOK	PAGE
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TRILLIETH COMPRESSOR STATION
EAST LANCASTER ROAD (T.R. 348)
LANCASTER TOWNSHIP, BUTLER COUNTY, PA

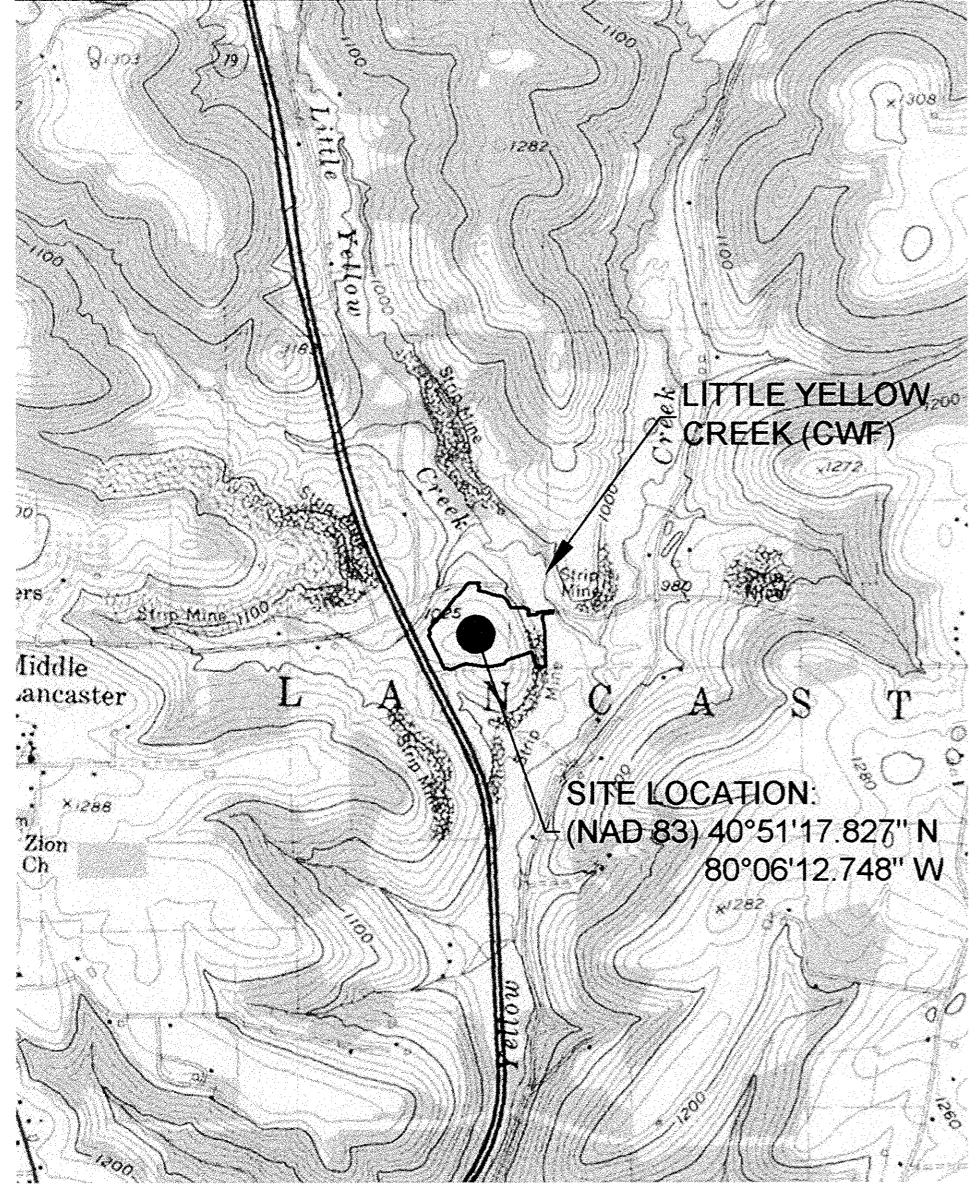
PREPARED FOR:
MARKWEST LIBERTY MIDSTREAM AND RESOURCES, L.L.C.
601 TECHNOLOGY DRIVE, SUITE 130
CANONSBURG, PA 15317

COVER AND INDEX
SHEET

Project Number: 18047-0046
Drawing Scale: N.T.S.
Date Issued: OCT 2012
Index Number: 402420
Drawn By: LEA
Checked By: DMH
Project Manager: MEB

C000

1, edited, and published by the Geological Survey



SITE LOCATION MAP
EVANS CITY QUAD
1"=2000'

NOTES:

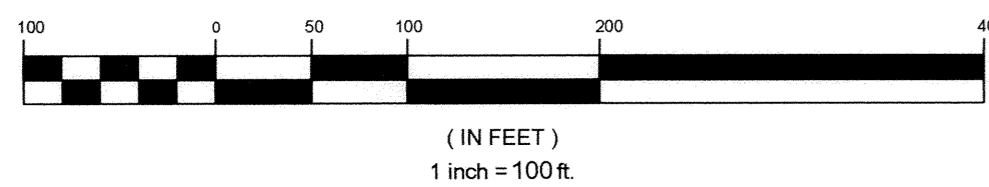
1. THE CONTRACTOR SHALL BE AWARE THAT THE GAS SERVICE LINES HAVE NOT BEEN SHOWN; HOWEVER, THE CONTRACTOR MUST MAKE PROVISIONS FOR CONNECTION TO THE COMPRESSOR STATION SITE IN ACCORDANCE WITH THE OWNERS REQUESTS.
2. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF GATEWAY ENGINEERS, INC. GEOTECHNICAL REPORT AND UNDER THE SUPERVISION OF OWNER'S REPRESENTATIVE.
3. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE PA DEP PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PROPERTY LINES AND LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION FOR REVIEW BY ALL PARTIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXTENDING ALL UTILITY SERVICE LINES AS NECESSARY TO SERVICE THE SITE.
6. THE CONTRACTOR WILL NOT BE PERMITTED TO ENTER EXISTING UTILITY RIGHT OF WAYS WITHOUT PERMISSION/SUPERVISION OF THE UTILITY OWNING THE EASEMENT/RIGHT OF WAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE RIGHT OF WAY, ENVIRONMENTAL FEATURES, AND SITE ARE STAKED PRIOR TO THE START OF CONSTRUCTION TO ENSURE THAT THE E&S CONTROLS ARE INSTALLED AS SHOWN.
8. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND/OR SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
9. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS MAY NEED TO BE TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
10. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
12. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION OR USE OF ALTERNATE EROSION CONTROL METHODS TO THE APPROVED PLANS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
15. PROPOSED ACCESS @ EAST LANCASTER ROAD (T.R. 348)
NAD (83) N 40° 51' 22.794"
W 80° 06' 13.356"
16. UNDERDRAIN SHALL BE 6" PERFORATED POLYETHYLENE PIPE, SMOOTH BORE. PROVIDE POSITIVE DRAINAGE TO POND.
17. ROOF DRAIN SHALL BE 15" SOLID CORRUGATED POLYETHYLENE PIPE, SMOOTH BORE @ 2% MINIMUM SLOPE.
18. EROSION CONTROL BLANKET FOR SLOPE APPLICATIONS SHALL BE NA GREEN S150 OR APPROVED EQUAL.
19. NO WATER OR SANITARY SEWER SERVICE IS REQUIRED FOR THIS SITE.

LANCASTER TOWNSHIP ZONING TABLE REQUIREMENTS: I-1 INDUSTRIAL

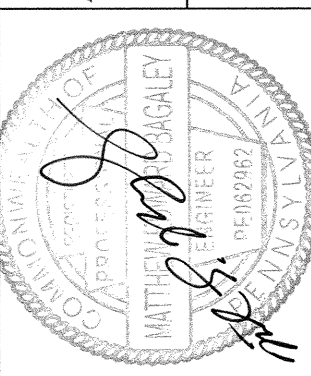
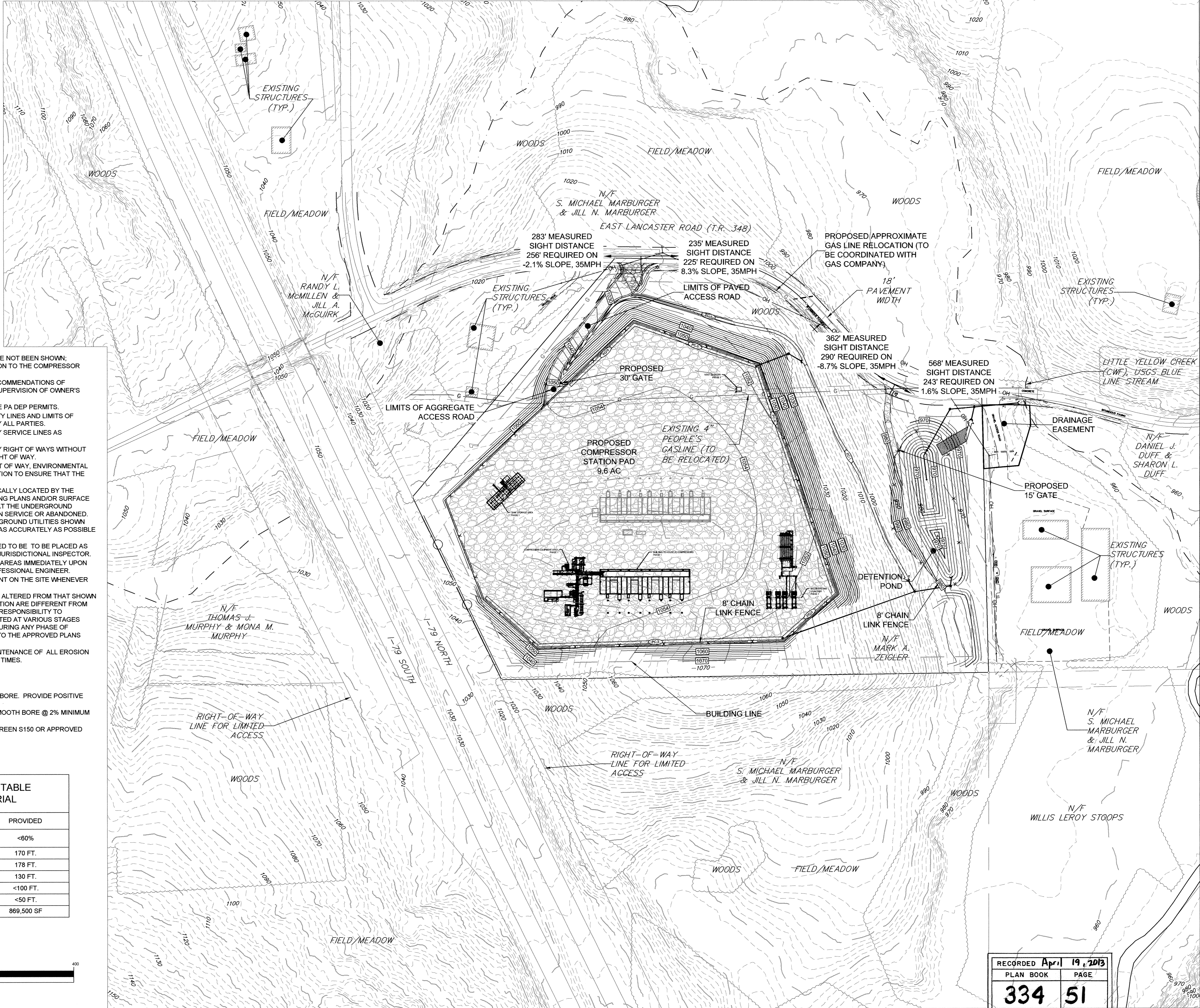
DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	60%	<60%
MINIMUM REAR YARD	35 FT.	170 FT.
MINIMUM SIDE YARD	35 FT.	178 FT.
MINIMUM FRONT YARD	50 FT.	130 FT.
MINIMUM LOT WIDTH	100 FT.	<100 FT.
MAXIMUM HEIGHT	50 FT.	<50 FT.
LOT AREA	40,000 SF	869,500 SF



GRAPHIC SCALE



THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY



REVISION RECORD

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

TRILLITH COMPRESSOR STATION

EAST LANCASTER ROAD (T.R. 348)
LANCASTER TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:

MARKWEST LIBERTY MIDSTREAM AND RESOURCES, L.L.C.
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SITE PLAN

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