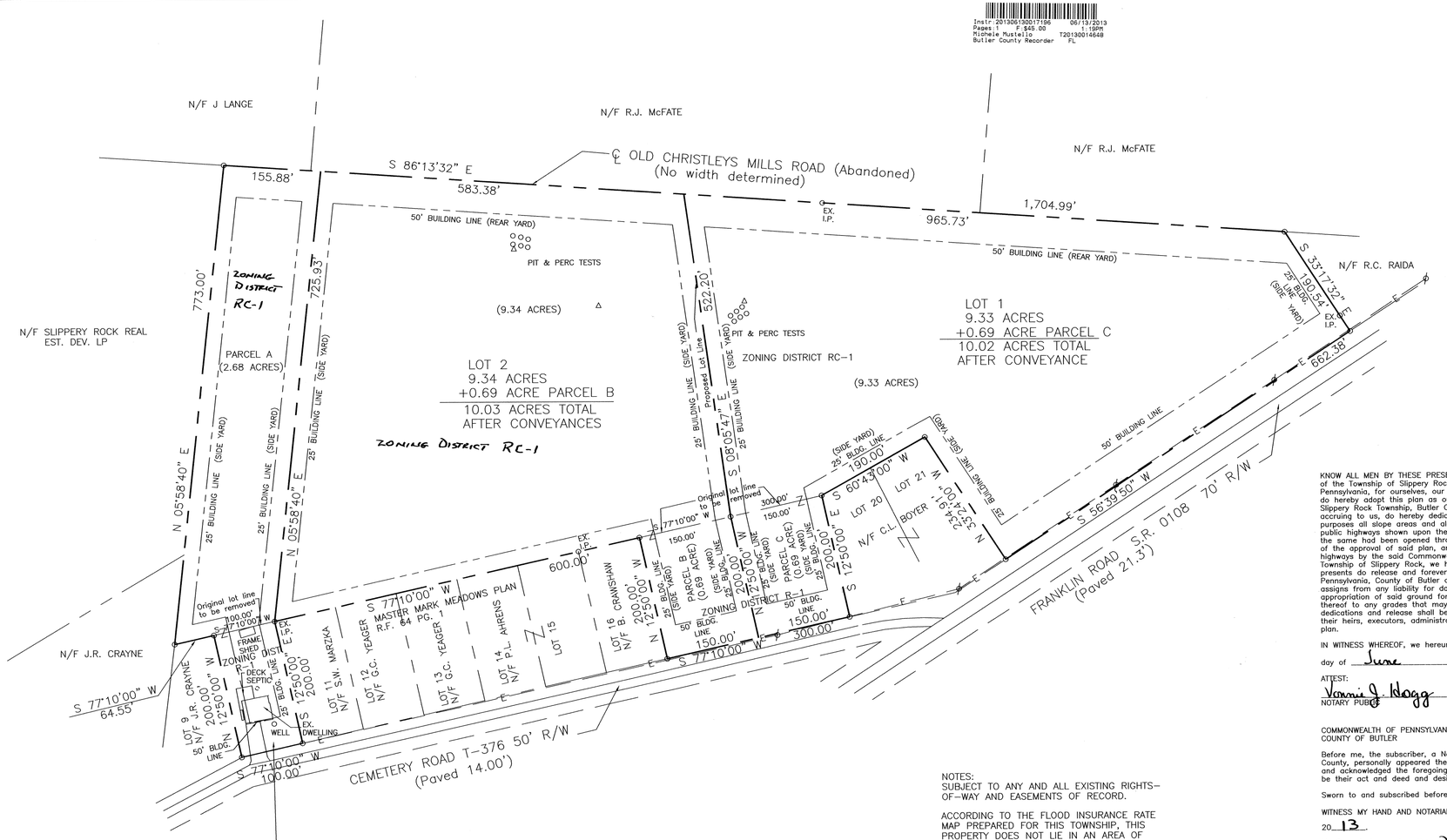
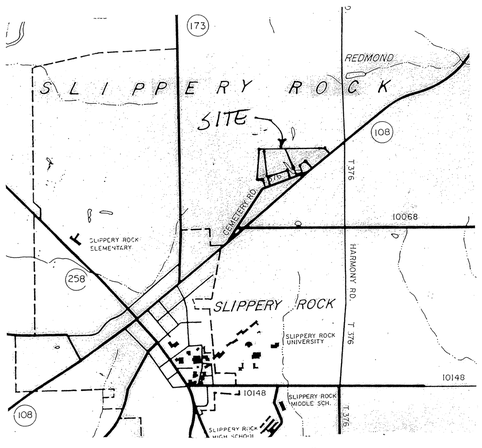
Instr: 201306130017795 06/13/2013
Pages: 1 F:$45.00 1:19PM
Michele Mustello T20130014648
Butler County Recorder FL





VICINITY MAP Scale: 1" = 2000'

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

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

PROPERTY OWNERS: TROPHY HUNTING PROPERTIES, LLC
141 REIBER ROAD
RENFREW, PA 16053

THOMAS H. & NINA M. COOPER
144 CEMETERY ROAD
SLIPPERY ROCK, PA 16057

ZONING DISTRICTS: R-1 & RC-1

DISTRICT R-1: LOW DENSITY RESIDENTIAL
MINIMUM FRONTAGE: 150'
FRONT SETBACK: 50'
SIDE SETBACK: 25'
REAR SETBACK: 50'

DISTRICT RC-1: RURAL CONS.
MINIMUM FRONTAGE: 150'
FRONT SETBACK: 50'
SIDE SETBACK: 25'
REAR SETBACK: 50'

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

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

IRON PINS TO BE SET AT NEW LOT CORNERS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF COOPER AND TO RECONFIGURE THE TWO EXISTING LOTS OWNED BY TROPHY HUNTING PROPERTIES, LLC. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

0' 100' 200' 300'

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12th day of June, 20 13.

ATTEST:
Vonnie J. Hogg NOTARY PUBLIC
Richard D. Swedzinske OWNER
Trophy Hunting Properties L.L.C.

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 Trophy Hunting Properties, LLC, 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 12th day of June, 20 13.

My Commission expires the 26th day of July, 20 15.

SEAL
Vonnie J. Hogg NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12th day of June, 20 13.

ATTEST:
Vonnie J. Hogg NOTARY PUBLIC
Thomas H. Cooper OWNER
Nina M. Cooper OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas H. and Nina M. Cooper, 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 12th day of June, 20 13.

My Commission expires the 26th day of July, 2015.

SEAL
Vonnie J. Hogg NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 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.

June 11, 2013 DATE
SEAL
REG. NO. SU-32490-E

The Board of Supervisors of the Township of Slippery Rock hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets 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.

Vonnie J. Hogg SECRETARY SEAL
CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 12th day of June, 20 13.

Vonnie J. Hogg SECRETARY SEAL
CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 12th day of June, 20 13.

Vonnie J. Hogg SECRETARY SEAL
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 24TH day of MAY, 20 13.

Jesse Hines SECRETARY SEAL
Frank E. Uhl CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 336 page 1.

Given under my hand and seal this 13TH day of JUNE, 20 13.

SEAL
Michele M. Mustello RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

COUNTY OF BUTLER
IDENTIFICATION NUMBER
13104

REVISED 06/11/13; BUILDING LINES: R-1

RECORDED JUNE 13, 2013	
PLAN BOOK	PAGE
336	1

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

L S J

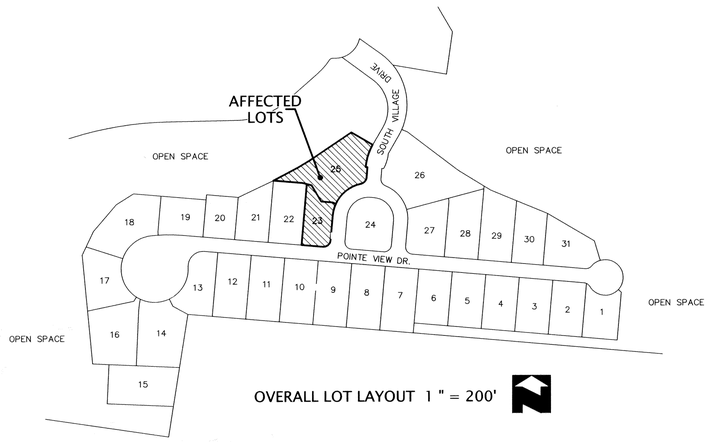
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: TROPHY HUNTING PROPERTIES, LLC
and
THOMAS H. & NINA M. COOPER
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

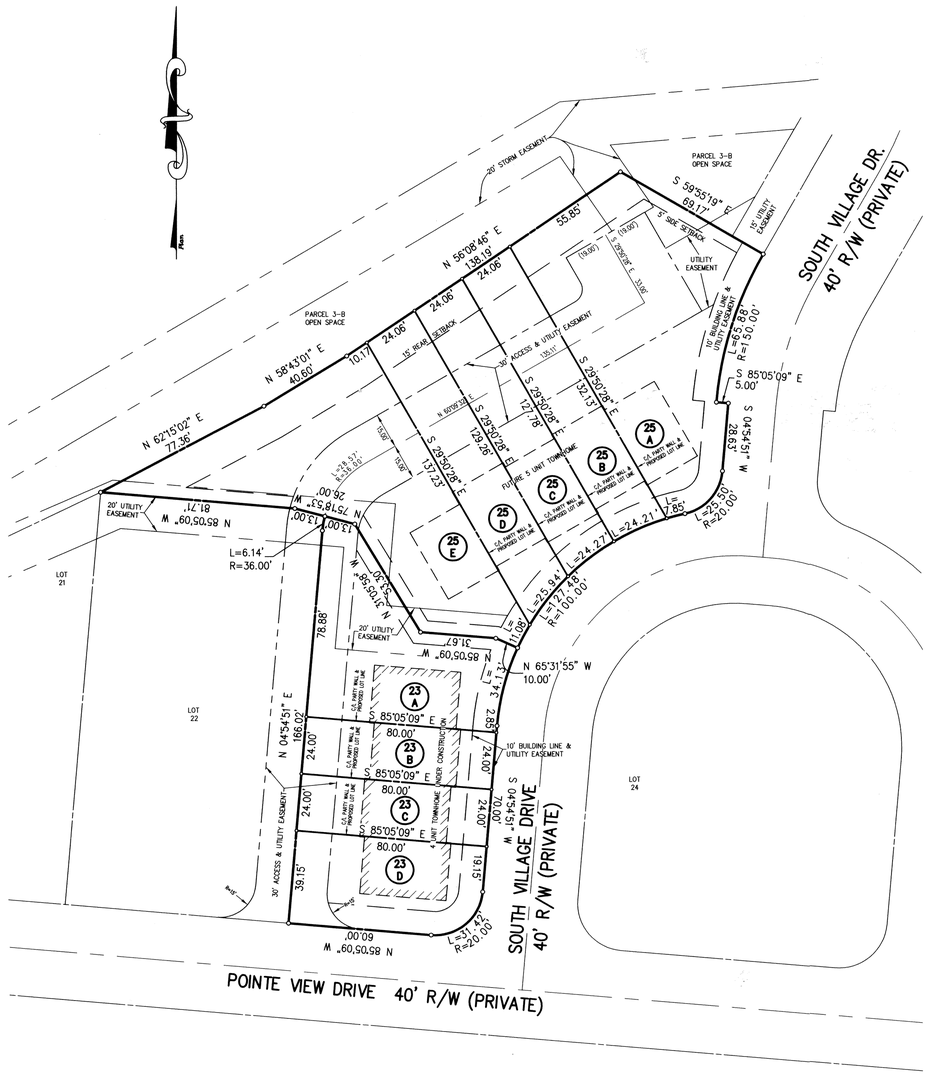
Date 05/23/13	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 280-4F09-16B & 280-S8-B10		Instr. # 201301220002213 DB-Pg 1233-60	Service No. 13-007



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOT AREAS

ORIGINAL LOT 23

23A	4,505.27 SQ.FT.	0.103 ACRES
23B	1,920.00 SQ.FT.	0.044 ACRES
23C	1,920.00 SQ.FT.	0.044 ACRES
23D	3,045.76 SQ.FT.	0.070 ACRES
TOTAL	11,391.03 SQ.FT.	0.261 ACRES

ORIGINAL LOT 25

25A	8,270.01 SQ.FT.	0.190 ACRES
25B	3,107.14 SQ.FT.	0.071 ACRES
25C	3,072.58 SQ.FT.	0.071 ACRES
25D	3,183.44 SQ.FT.	0.073 ACRES
25E	7,929.98 SQ.FT.	0.182 ACRES
TOTAL	*25,563.15 SQ.FT.	0.587 ACRES

*SHOWN AS 25,574.23 SQ.FT. ON ORIGINAL PLAN.

LOT SETBACKS:

10' FRONT SETBACK
5' SIDE SETBACK
15' REAR SETBACK

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOTS 23 & 25 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN.

Instr:201306170017221 06/17/2013
Pages:1 F:$45.00 9:07PM
Michele Mustello T20130014719
Butler County Recorder FL

RECORDED: June 17, 2013

PLAN BOOK	PAGE
336	2

BUILT BY: Ryan Homes

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

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 5 DAY OF June A.D. 20 13

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

Pete Robertson - Vice President

PRINTED NAME & TILE

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, 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 FROM THE DATE OF SAID APPROVAL.

V.P.

PRESIDENT

COMMONWEALTH OF PENNSYLVANIA |
| SS
COUNTY OF BUTLER |

ON THIS 5th DAY OF June A.D. 20 13 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robertson OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

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

Pete Robertson
NAME OF OFFICER
Vice President
TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF June A.D., 20 13

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 13

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.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 10TH DAY OF JUNE 20 13

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

JAMES A. SPERDUTE, R.S. # 34457-E

6/9/13
DATE

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

PRINTED NAME & REGISTRATION NO.

264008

6-5-13
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF MAY A.D. 20 13

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA |
| SS
COUNTY OF BUTLER |

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 336 PAGE 2

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF June A.D., 20 13

BUTLER COUNTY RECORDER OF DEEDS

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

ADAMS POINTE - PRD
AMENDMENT NO. 1
-LOTS 23 & 25-
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

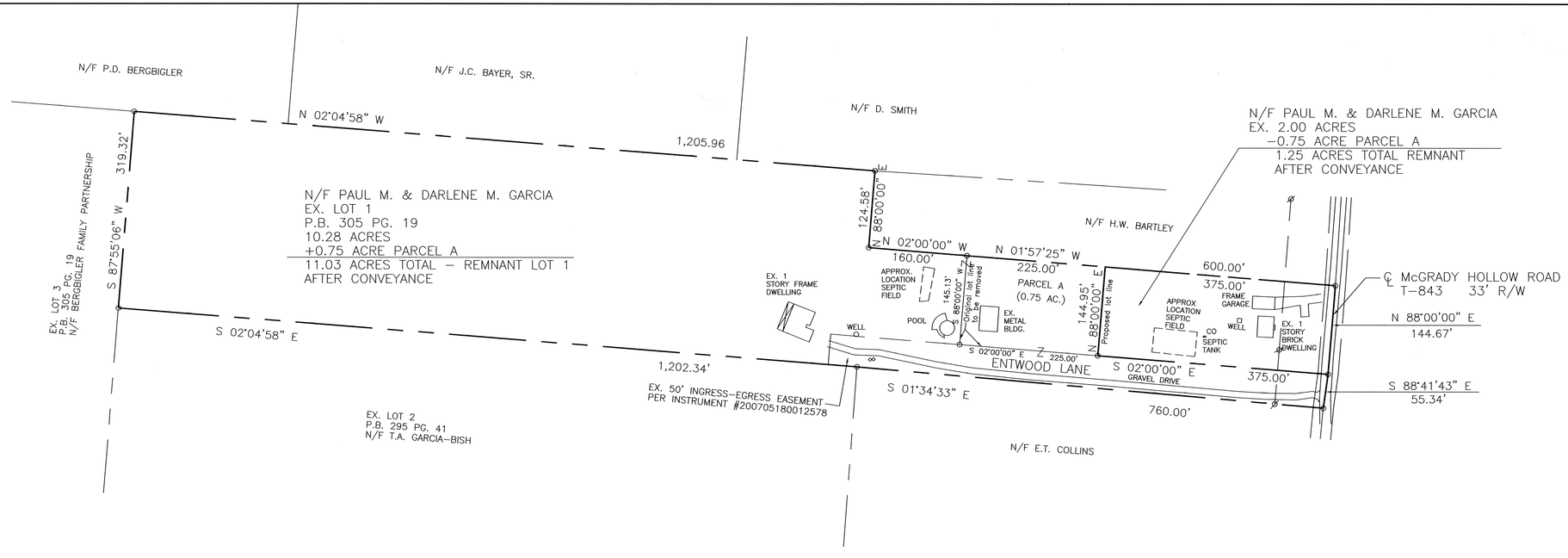
DEVELOPER / PROPERTY OWNER:
NVR
300 BILLMAR DRIVE, SUITE 150
PITTSBURGH, PA 15205

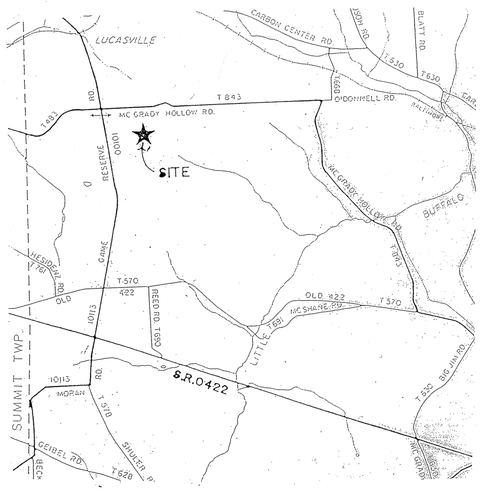
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (h)
724-452-9357 (f)
SLS1@zoominternet.net

REVISIONS

RC1

SCALE: 1 " = 30'
MAY 1, 2013
1001-1312676





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

REF: PLAN OF SUBDIVISION FOR PAUL M. & DARLENE M. GARCIA BY LAND SURVEYORS, INC., 06/09/06, #05–050, P.B. 295 PG. 41.

REF: LOT LINE REVISION FOR PAUL M. & DARLENE M. GARCIA AND LEROY J. & MARY M. BERGBIGLER BY LAND SURVEYORS, INC., 12/03/07, #07–142, P.B. 305 PG. 19.

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

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH ADJOINING LANDS OF GARCIA (LOT 1)

IRON PINS TO BE SET AT NEW LOT CORNERS.

PROPERTY OWNERS: PAUL M. & DARLENE M. GARCIA
105 ENTWOOD LANE
BUTLER, PA 16002

0' 100' 200' 300'

Instr 201305170017319 05/17/2013
Pages:1 F:$45.00 10:22RM
Michele Mustello T20130014749
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that we, Paul M. and Darlene M. Garcia, of the Township of Clearfield, 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 Clearfield 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 Clearfield, 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 Clearfield, 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 Paul M. and Darlene M. Garcia, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 04 day of June, 20 13.

ATTEST:

Paula J. Riggs — NOTARY PUBLIC
OWNER
Darlene M. Garcia — 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 Paul M. and Darlene M. Garcia, 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 04 day of June, 20 13.

My Commission expires the 06 day of June, 20 13.

SEAL

Paula J. Riggs
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2013
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common–Wealth 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.

April 12, 2013 — DATE
SEAL
REG. NO. SU–32490–E

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

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Clearfield this 10th day of June, 20 13.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 3RD day of JUNE, 20 13.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 19TH day of May, 20 13.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 336 page 3.

Given under my hand and seal this 17th day of June, 20 13.

SEAL

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

ADDRESSES: 224 McGRADY HOLLOW ROAD
105 ENTWOOD LANE

RECORDED June 17, 2013	
PLAN BOOK	PAGE
336	3

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

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

LOT LINE REVISION

FOR: PAUL M. & DARLENE M. GARCIA

SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Date 04/12/13	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 090–1F102–B14, B14DA		Instr # 200404300013673, 200801150001008	Service No. 13–021

KNOW ALL MEN BY THESE PRESENTS; that BUTLER SITEWORK ASSOCIATES L.L.C. a corporation duly registered under the laws of the STATE of OHIO TOWNSHIP OF SUMMIT, 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 BUTLER, COUNTY OF BUTLER COMMONWEALTH OF PENNSYLVANIA, and does hereby dedicate forever for public use for highway and utility purposes, all driveways, 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 successors or assigns, of and from any liability, course of action, claims or damages arising from or pertaining to in any manner said roads, and rights of way.

We further agree that said plan is approved by the TOWNSHIP OF BUTLER for "PLANNING PURPOSES ONLY" and that said TOWNSHIP shall not issue and "BUILDING PERMITS" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with BUTLER TOWNSHIP Ordinance No. 252 and all other applicable ordinances have been completed and adopted by said TOWNSHIP or until the TOWNSHIP has approved a bond with sufficient surety to guarantee construction of the same

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th day of April, A.D., 2013

Rebecca J. Horseman
(Notary Public)

BUTLER SITEWORK ASSOCIATES L.L.C.
TITLE OF OFFICER
VICE PRESIDENT

State Ohio
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER Summit

Before me, the subscriber, a Notary Public in and for said STATE and COUNTY, personally appeared Anthony N. Petrone PRESIDENT of BUTLER SITEWORK ASSOCIATES, L.L.C.

who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption release and dedication and saw 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 SITEWORK ASSOCIATES, L.L.C. for the uses and purposes therein mentioned and that the name of this deponant subscribed to the said release and dedication of said corporation, in attestation of the due execution and delivery of said release and dedications the deponents own and proper and respective handwriting.

Rebecca J. Horseman
(Notary Public)

AUTHORIZED REPRESENATIVE
VICE PRESIDENT
TITLE OF OFFICER

SWORN AND SUBSCRIBED BEFORE THIS DAY,

Witness My Hand And Notorial Seal This 30th day of April, A.D., 2013.
My Commission Expires the 28th day of January, A.D., 2014.

NOTARIAL SEAL
Rebecca J. Horseman
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 01/28/2014
NOTARY PUBLIC

I, CHALMERS B. McCOMBS, a PROFESSIONAL LAND SURVEYOR of the COMMONWEALTH OF PENNSYLVANIA, do hereby certify that the plan shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers will be 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.

CHALMERS B. McCOMBS
SU-000856-A

WE, BUTLER SITEWORK ASSOCAITES, L.L.C.
OWNERS OF AMENDED BUTLER CROSSING SUBDIVISION PLAN
do hereby certify that the title of this property is in the name of BUTLER SITEWORK ASSOCAITES, L.L.C.
as recorded at INSTRUMENT# 201108220019912

WITNESS
AUTHORIZED REPRESENATIVE
VICE PRESIDENT
TITLE OF OFFICER

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

SECRETARY
PRESIDENT

I,
Mortgagee of the property embraced in this plan of subdivision do hereby consent to the recording of said plan in the Recorded's Office of Butler County Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS
MORTGAGEE

REVIEWED by the BUTLER COUNTY PLANNING COMMISSION this 17TH day of APRIL 2013.

SECRETARY
CHAIRMAN

APPROVED by the BUTLER TOWNSHIP PLANNING COMMISSION this 2ND day of APRIL 2013.

SECRETARY
CHAIRMAN

APPROVED by the Board of Commissioners of the Township of Butler this 20TH day of MAY 2013.

SECRETARY
PRESIDENT OF BOARD

Approved by the Butler County Conservation District this _____ day of _____ 2013.

CHAIRMAN

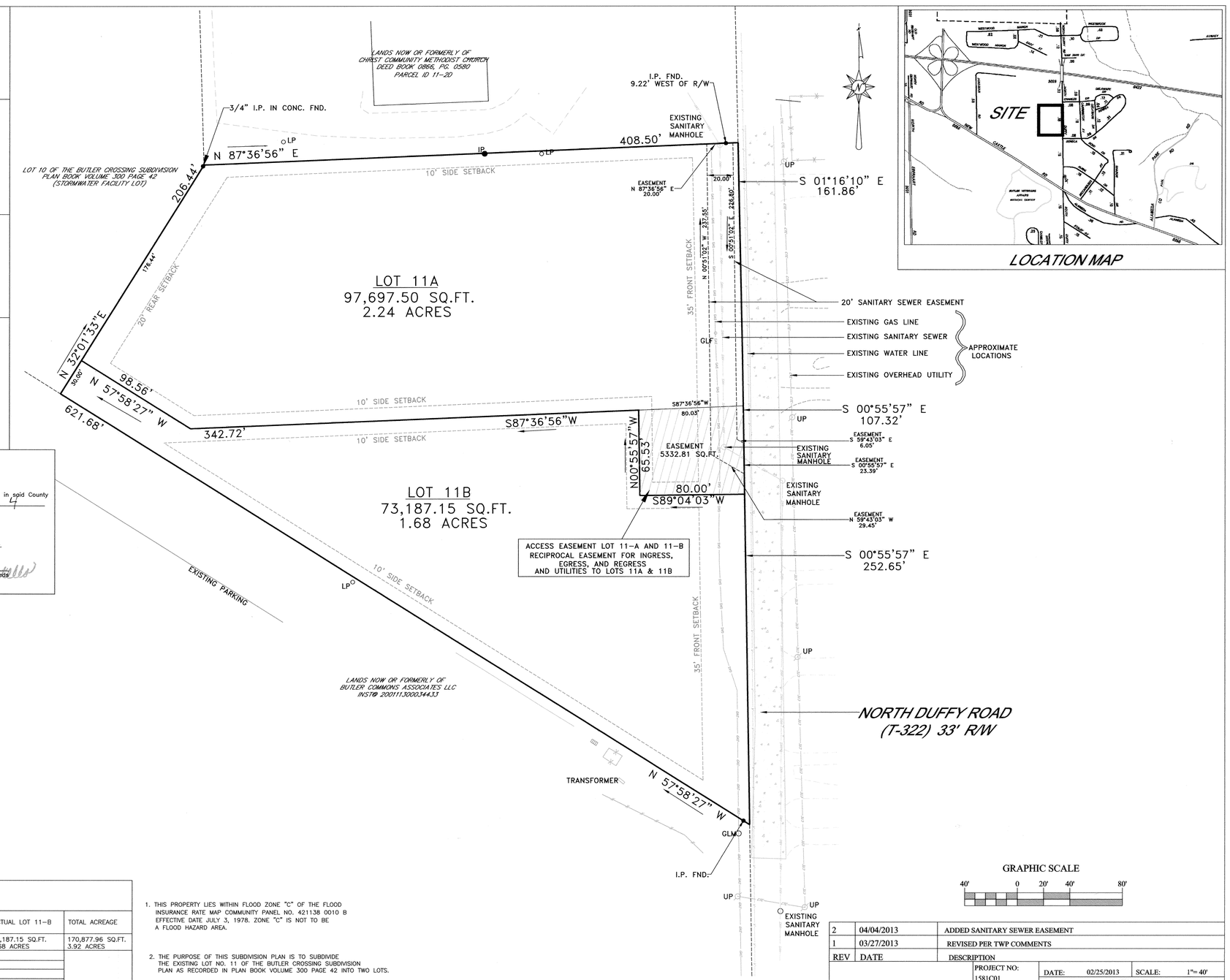
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds,plans, etc. in said County in PLAN BOOK Volume 336 Page 4

Given under my hand and seal this 18th day of June 2013.

Recorder of Deeds

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



HIGHWAY COMMERCIAL C-1 ZONING AND LOT TABLE

AREA AND BULK REQUIREMENTS	REQUIRED	ACTUAL LOT 11-A	ACTUAL LOT 11-B	TOTAL ACREAGE
LOT SIZE	20,000 SQ.FT.	97,697.50 SQ.FT. 2.24 ACRES	73,187.15 SQ.FT. 1.68 ACRES	170,877.96 SQ.FT. 3.92 ACRES
LOT WIDTH MINIMUM	100 FEET			
FRONT SETBACK	35 FEET			
REAR YARDS	20 FEET			
SIDE YARDS	10 FEET			
BUILDING HEIGHT	50 FEET			

1. THIS PROPERTY LIES WITHIN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 421138 0010 B EFFECTIVE DATE JULY 3, 1978. ZONE "C" IS NOT TO BE A FLOOD HAZARD AREA.

2. THE PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE THE EXISTING LOT NO. 11 OF THE BUTLER CROSSING SUBDIVISION PLAN AS RECORDED IN PLAN BOOK VOLUME 300 PAGE 42 INTO TWO LOTS.

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHALMERS B. McCOMBS
LAND SURVEYOR
No. SU-000856-A
PENNSYLVANIA

RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY CONSERVATION DISTRICT

BUTLER COUNTY RECORDED OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr 201306190017886 06/18/2013
Pages:1 F:$45.00 10:19AM
Michele Mustello T20130014949
Butler County Recorder FL

PROPERTY OWNER:

BUTLER SITEWORK ASSOCIATES, L.L.C.
1765 Merriman Road
Akron, OH 44313
INSTRUMENT# 201108220019912
PARCEL 56-11-2K

REV	DATE	DESCRIPTION
2	04/04/2013	ADDED SANITARY SEWER EASEMENT
1	03/27/2013	REVISED PER TWP COMMENTS

RECORDED: June 18, 2013
PLAN BOOK 336 PAGE 4

PROJECT NO: 1581C01
DRAWN BY: KK
CHECKED BY: CM
APPROVED BY: JH

DATE: 02/25/2013 SCALE: 1"= 40'

PROJECT:
AMENDED
BUTLER CROSSING SUBDIVISION
FOR
CEDARWOOD DEVELOPMENT INC.
SITUATE IN
BUTLER TOWNSHIP
BUTLER COUNTY, PA

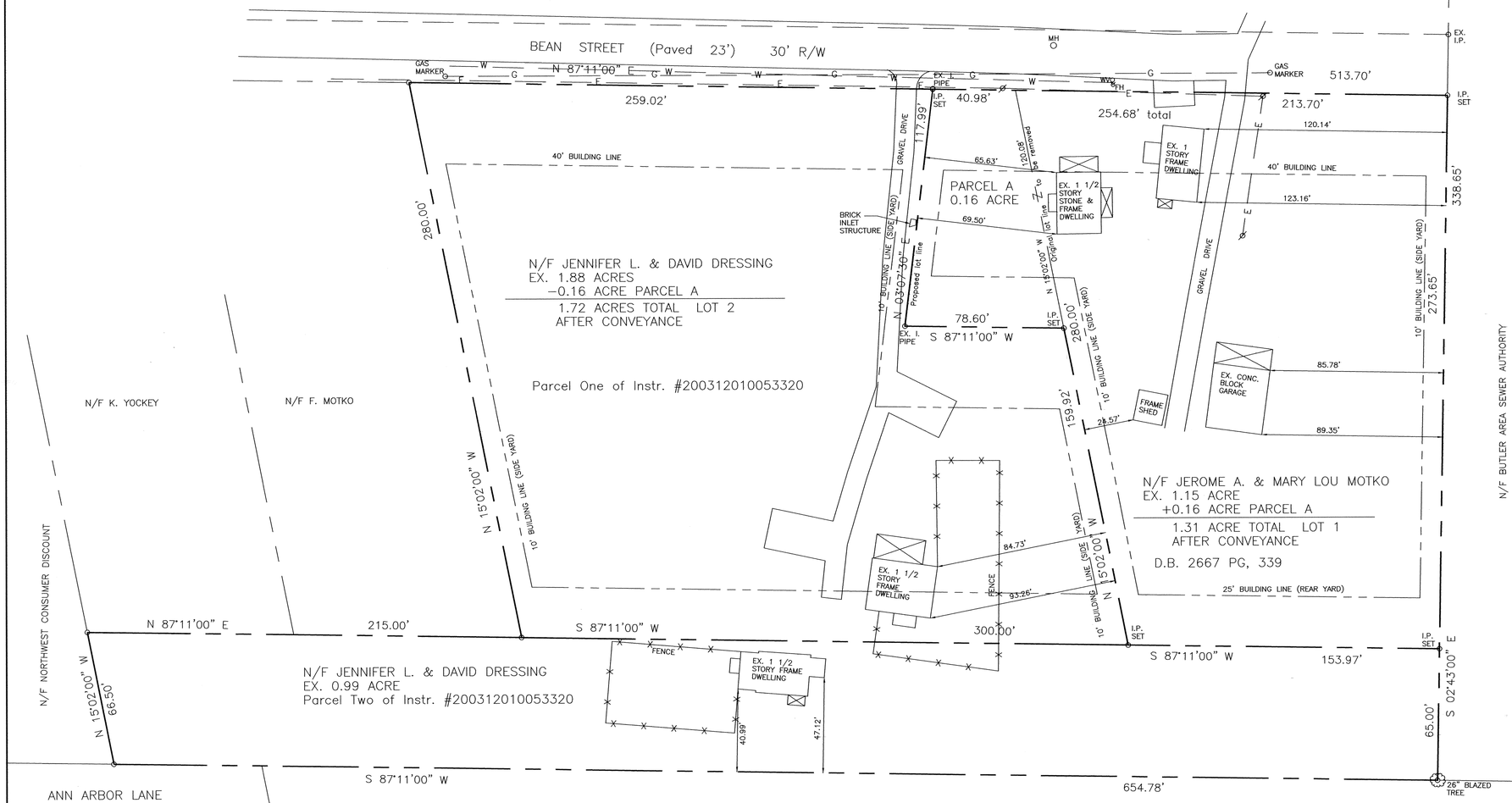
BEING A RESUBDIVISION OF LOT 11 OF THE BUTLER CROSSING SUBDIVISION AS RECORDED IN PLAN BOOK VOLUME 300 PAGE 42

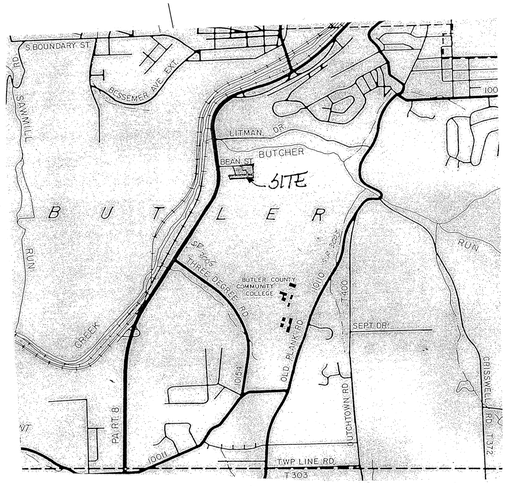
HMT INC. AND ASSOCIATES
130 CECIL STREET
CANONSBURG, PA. 15317
Ph: 724.916.0061
Fx: 724.916.0075
www.HMTandAssociates.com

SHEET 1 OF 1

DRAWING NO.
1581C01-SUB1

\\Mntdomain\mnt work\1581_BANDARU_BUTLER\1581C01-SUB1.3.27.13kplot.dwg





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: JENNIFER & DAVID DRESSING
110 BEAN STREET
BUTLER, PA 16001

JEROME & MARY LOU MOTKO
116 BEAN STREET
BUTLER, PA 16001

ZONING: R-2

BUILDING SETBACK REQUIREMENTS

40' FRONT YARD
10' SIDE YARD
25' REAR YARD

IRON PINS TO BE SET AT LOT CORNERS.

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL A TO ADJOINING LANDS. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

REF: SURVEY FOR S & S DEV. CO. BY GREENOUGH McMAHOM & GREENOUGH INC JAN. 1956.

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

0' 30' 60' 90'

Instr:201306160017591 06/18/2013
Pages:1 F:$45.00 11:24AM
Michele Mustello T20130014892
Butler County Recorder FL

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

August 20, 2012 DATE SEAL SIGNATURE AND REG. NO. (SU-32490-E

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

Approved by the Board of Commissioners of the Township of Butler this 15TH day of April, 20 13.

Theresa Giesler SECRETARY Interim SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this ~~4th~~ 2nd day of April, 20 13.

Ernest R. Castlerling SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 24TH day of AUGUST, 20 12.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Conservation District this _____ day of _____, 20_____.

_____ 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 336 page 5.

Given under my hand and seal this 18th day of June, 20 13.

SEAL Michele M Mustello RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

Know all men by these Presents, that we, Jennifer L. and David Dressing, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 4th day of June, 20 13.

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jennifer L. and David Dressing, 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 4th day of June, 20 13.

My Commission Expires the 17th day of February, 20 14.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marcea J. Shaffer, Notary Public
City of Butler, Butler County
My commission expires February 17, 2014

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Jennifer L. and David Dressing, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jennifer L. and David Dressing, as recorded in Instrument Number 200312010053320, Recorder of Deeds Office.

WITNESS OWNER OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the names of Jennifer L. and David Dressing, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE

Know all men by these Presents, that we, Jerome A. and Mary Lou Motko of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 5th day of June, 20 13.

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Commonwealth of Pennsylvania
NOTARIAL SEAL
ROBERT J. STOCK, NOTARY PUBLIC
BUTLER CITY, BUTLER COUNTY
MY COMMISSION EXPIRES SEPT. 24, 2015

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jerome A. and Mary Lou Motko, 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 5th day of June, 20 13.

My Commission Expires the _____ day of _____

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania
NOTARIAL SEAL
ROBERT J. STOCK, NOTARY PUBLIC
BUTLER CITY, BUTLER COUNTY
MY COMMISSION EXPIRES SEPT. 24, 2015

TITLE CLAUSE (NO MORTGAGE)
We, Jerome A. and Mary Lou Motko, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jerome A. and Mary Lou Motko as recorded in Deed Book Volume 2667 page 339, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS OWNER OWNER

RECORDED June 18, 2013
PLAN BOOK 336 PAGE 5

L S J

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

LOT LINE REVISION
FOR: JENNIFER L. & DAVID DRESSING
and
JEROME A. & MARY LOU MOTKO
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/20/12	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 051-45-24. 23		Db-Pg	Sheet No.	Service No. 12-019
Address 110/116 BEAN STREET			

ALL SIGNATURES MUST BE MADE WITH A BLACK INK PEN

The ECHO Cranberry Associates, L.P., owner of the land shown on the Cranberry Crossroads Plan of Lots hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Signature of Witness

Signature of Owner(s) Thomas Kavet, M.P.

May 24, 2013
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Thomas Kavet, a partner in the firm of ECHO Cranberry Associates, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 24th day of May, 2013.

My commission expires the 17th day of February, 2014.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Natalie A. Colla, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Feb. 17, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

(I/we) hereby certify that the title to the property contained in the name of subdivision is in the name of ECHO Cranberry Associates, L.P. and is recorded in Instrument Number 201103210007112. (I/we) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner Thomas Kavet, M.P.

The Kensa Cranberry Associates, L.P., owner of the land shown on the Cranberry Crossroads Plan of Lots hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Signature of Witness

Signature of Owner(s) Thomas Kavet, M.P.

May 24, 2013
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Thomas Kavet, a partner in the firm of Kensa Cranberry Associates, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 24th day of May, 2013.

My commission expires the 17th day of February, 2014.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Natalie A. Colla, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Feb. 17, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

(I/we) hereby certify that the title to the property contained in the name of subdivision is in the name of Kensa Cranberry Associates, L.P. and is recorded in Instrument Number 201203020005975. (I/we) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner Thomas Kavet, M.P.

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

5/22/2013
Date

James R. Bruggeman, P.L.S.
Reg. No.: SU-051772-E

(Seal)

Approved by the Cranberry Township Engineer this 17th day of June, 2013.

6-17-13
Date

(Seal)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353
PENNSYLVANIA

Name

PE071353
Registration number

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

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 regulation of the Pennsylvania Department of Environmental Protection. [Ord. 2005-362]

6-17-13
Date

Secretary

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2013-18 effective this 14th day of June, 2013.

Secretary

Chairman, Board of Supervisors

(Seal)

I, Jerry Anderson, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2013-18 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

Reviewed by the Butler County Planning Commission on this 11TH day of JAN, 2013.

Secretary

Chairman, Butler County Planning Commission

(Seal)

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 336, page(s) 6-7.

Given under my hand and seal this 18 day of June, 2013.

(Seal)

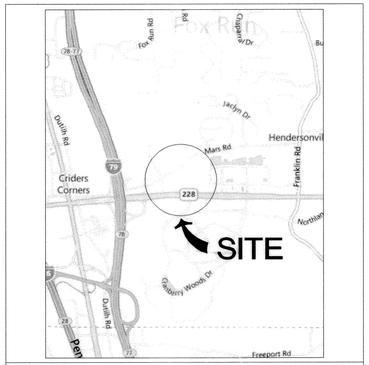
Recorder of Deeds

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

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.

REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2013	REVISED PER COMMENTS
2	3/6/2013	REVISED PER COMMENTS; REVISED PUBLIC ACCESS EASEMENT
3	4/30/2013	ADDED STORM WATER DETENTION FACILITIES; REVISED TITLEBLOCK
4		
5		
6		



SITE LOCATION MAP
SCALE: N.T.S.

NOTARY PUBLIC

LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES R. BRUGGEMAN
LAND SURVEYOR
NO. 51772-E
PENNSYLVANIA

TOWNSHIP OF CRANBERRY ENGINEER

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

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

BEING A SUBDIVISION AND LOT LINE ADJUSTMENT OF LOT 5 OF THE CRANBERRY CROSSROAD PLAN OF LOTS PRELIMINARY/FINAL SUBDIVISION, RECORDED IN P.B.V. 326, PGS. 32-33 AND TAX PARCEL 130.4F44.17B

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

KENSA PLAN OF LOTS PRELIMINARY/FINAL SUBDIVISION

Situate In

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Made For

KENSA CRANBERRY ASSOCIATES, L.P.

RECORDED: June 18, 2013	
PLAN BOOK	PAGE
336	6

DATE:	12/11/2012	SCALE:		DRAWING NO.: SUB-2
DRAWN BY:	CMM	CHECKED BY:	EDB	
PROJECT NO:	101-878	APPROVED BY:	JRB	SHEET 2 OF 2

P:\2010\101-878\-Survey\101-878-SUB-Kensa Subdivision.dwg[SUBDIVISION SHT2] LS:(30/04/2013 - cmccann) - LP: 5/22/2013 2:16 PM

NORTH

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	301.33'	52.59'	52.52'	N 81°23'41" E	09°59'55"
C2	301.33'	82.57'	82.31'	S 84°14'42" W	15°41'58"

N/F
JOHN MILLER, JR.

AREA DEDICATED FOR
ROAD RIGHT OF WAY
518.95 SQ. FT.
0.012 ACRES

N/F
CRANBERRY TOWN CENTER, L.P.

AREA DEDICATED FOR
ROAD RIGHT OF WAY
8,370.28 SQ. FT.
0.192 ACRES

MCELROY ROAD 60'

MARS ROAD
(T-722)

EXISTING R/W

N 60°21'28" E
287.02'

N 60°21'28" E 211.00'

211.69'

DEDICATED ADDITIONAL
RIGHT OF WAY

20' WATERLINE
EASEMENT

TEMP. CONSTRUCTION
EASEMENT

TO WATER &
A=15.00'
R=301.33'
Δ =2°51'11"
CH BRG=S 87°49'14" W
CH LEN=15.00'

S 01°00'14" E
55.46'

34.18'

59.41'

C1

C2

DEDICATED ADDITIONAL
RIGHT OF WAY

DEDICATED ADDITIONAL
RIGHT OF WAY

25'

A=327.07'
R=301.33'
Δ =62°11'21"
CH BRG=S 62°30'41" E
CH LEN=311.25'

CRANBERRY SPRINGS DRIVE
FORMERLY FAIRPORT DRIVE

S 31°25'01" E
214.92'

25' NO PAVEMENT
AND BUILDING LINE

S 28°57'00" E
68.78'

N 61°03'00" E
68.78'

30' BUILDING LINE

20' WATERLINE
EASEMENT

25' NO PAVEMENT
AND BUILDING LINE

FORMER
LOT LINE

20' WATER
EASEMENT

S 01°00'14" E
194.58' (M&M)

S 01°03'14" E
197.21'

S 01°03'14" E
348.79'

A=297.09'
R=301.33'
Δ =56°29'18"
CH BRG=S 59°39'40" E
CH LEN=285.20'

15.07'

26.10'

14.33'

41.17'
N 88°59'45" E

EXISTING 1 STORY
BRICK & STUCCO
BLDG.

PARCEL 1
97,458.87 SQ. FT.
2.237 ACRES

LOT 5R
84,091.40 SQ. FT.
1.930 ACRES

A=78.35'
R=70.00'
Δ =64°08'00"
CH BRG=N 28°59'00" E
CH LEN=74.33'

A=25.93'
R=47.00'
Δ =31°36'33"
CH BRG=S 67°56'35" E
CH LEN=25.60'

A=12.37'
R=97.00'
Δ =7°18'21"
CH BRG=S 87°24'02" E
CH LEN=12.36'

A=5.52'
R=67.00'
Δ =4°43'12"
CH BRG=N 86°35'11" E
CH LEN=5.52'

25' BUILDING LINE

20' SANITARY SEWER
℄ SAN. SEWER
EASEMENT

30' BUILDING LINE

S 83°44'51" E 223.56'

101.16'
N 88°56'47" E

170.21'

N 84°13'35" E 176.96'

N 88°56'47" E 200.35'

℄ SAN. SEWER EASEMENT

20' SANITARY SEWER

APPROX. LIMIT OF
McELROY ROAD VACATION

S 87°01'30" E 87.23'

S 82°40'05" E 83.90'

S 86°36'39" E 159.28'

S 83°44'51" E 249.98'

92.59'

157.39'

71.02'

N 89°21'49" E 79.70'

℄ WATER
EASEMENT

20' WATER
EASEMENT

45' PUBLIC ACCESS
AND CONSTRUCTION
EASEMENT

ADDITIONAL WATERLINE EASEMENT DEDICATED BY
LOT 6 OF THE CRANBERRY CROSSROADS PLAN
OF LOTS PRELIMINARY/FINAL SUBDIVISION,
RECORDED IN P.B.V. 326, PGS. 32-33

MACKENZIE WAY
(PRIVATE ROAD)

40' PUBLIC ACCESS
AND CONSTRUCTION
EASEMENT

EXISTING
1 STORY
BRICK & STUCCO
BLDG.

EXISTING
1 STORY
BRICK & STUCCO
BLDG.

50' BUILDING LINE

NO PAVEMENT
SETBACK

30' BUILDING LINE

30' BUILDING LINE

30' BUILDING LINE

N/F
GARY SIPPEL
130-4F44-17

S 03°05'00" E 382.76'

284.63'

10' LANDSCAPING BUFFER

PARCEL 2
87,801.30 SQ. FT.
2.016 ACRES

SHARED STORM WATER DETENTION FACILITIES
OWNED BY KENSA CRANBERRY ASSOCIATES, L.P.

25' NO PAVEMENT
AND BUILDING LINE

LOT 6
CRANBERRY CROSSROADS
PLAN OF LOTS
PRELIMINARY/FINAL SUBDIVISION
P.B.V. 326, PGS. 32-33

S 01°03'14" E 295.28'
242.49' (M&M)

10' LANDSCAPING BUFFER

50' NO PAVEMENT
AND BUILDING LINE

4.00'
N 86°55'00" E

25.93'

S 03°05'00" E

190.93'
N 84°00'42" E

LEGAL R/W

123.43'
N 89°17'49" E

LEGAL R/W

80'

80'

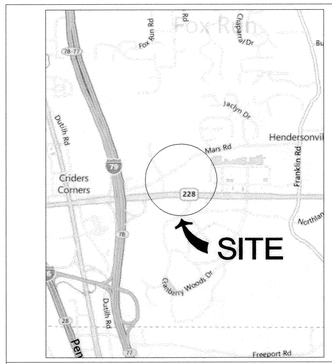
S.R. 228
(FORMERLY L.R. 10001)

N/F
NORTH PITTSBURGH HOTEL LLC
130-4F44-36FB

PARCEL A
100 CRANBERRY
WOODS DRIVE PLAN OF LOTS
P.B.V. 251, PG. 16

REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2013	REVISED PER COMMENTS
2	3/6/2013	REVISED PER COMMENTS; REVISED PUBLIC ACCESS EASEMENT
3	4/30/2013	ADDED STORM WATER DETENTION FACILITIES; REVISED TITLEBLOCK



SITE LOCATION MAP
SCALE: N.T.S.

ZONING INFORMATION – CRANBERRY TOWNSHIP
ZONED C-3

	C-3
MINIMUM FRONT YARD	25 FT.
MINIMUM FRONT YARD FOR S.R. 228	25 FT.
MINIMUM SIDE YARD	30 FT.*
MINIMUM REAR YARD	30 FT.
MINIMUM NO-PAVE SETBACK FOR S.R. 228	25 FT.

* = THE SIDE YARD MAY BE REDUCED TO 0 FEET WHEN THE BUILDING IS LOCATED WITHIN A SHOPPING CENTER AND THE SIDE LOT LINE IS LOCATED ALONG A SHARED COMMON WALL BETWEEN BUILDING USES OR BETWEEN SEPARATE BUILDINGS WHICH DIRECTLY ABUT EACH OTHER.

NOTES:
1. PROPERTY IS LOCATED IN ZONE C-3

TOTAL PLAN AREA
278,240.80 SQ. FT.
6.388 ACRES

SCALE IN FEET
0 50 100

BEING A SUBDIVISION AND LOT LINE ADJUSTMENT OF LOT 5 OF THE CRANBERRY CROSSROAD PLAN OF LOTS PRELIMINARY/FINAL SUBDIVISION, RECORDED IN P.B.V. 326, PGS. 32-33 AND TAX PARCEL 130.4F44.17B

RECORDED: June 18, 2013
PLAN BOOK 336 PAGE 7

Instr 201306180017689
Pages:2 F $85.00
Michele Mustello
Butler County Recorder
06/18/2013
3:21PM
T20130015049
FL

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

KENSA PLAN OF LOTS
PRELIMINARY/FINAL SUBDIVISION
Situate In
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
Made For
KENSA CRANBERRY ASSOCIATES, L.P.

DATE:	12/11/2012	SCALE:	1"=50'	DRAWING NO.: SUB-1
DRAWN BY:	CMM	CHECKED BY:	EDB	
PROJECT NO:	101-878	APPROVED BY:	JRB	SHEET 1 OF 2

P:\2010\101-878\-Survey\101-878-SUB-Kensa Subdivision.dwg(SUBDIVISION SHT1) LS(5/04/2013 - cmccann) - LP: 5/22/2013 2:16 PM

PARTNERSHIP ADOPTION

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

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its ~~secretary~~ Vice President this 16th day of June, 2013

ATTEST: Thomas Karet

~~Secretary~~ (SEAL) Thomas Karet, CEO
Name and Title of Officer

PARTNERSHIP ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Thomas Karet, CEO (Name and title of officer) of Kensa Cranberry Associates, LP who being duly sworn, deposeth and saith that (he, she) was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Limited Partnership for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Chief Executive Officer (title of officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper respective handwriting.

CEO
(Title)

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th day of June 2013

Natalie A. Colla, Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Natalie A. Colla, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Feb. 17, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(SEAL)

TITLE CLAUSE

I, Thomas Karet, owners of the plan, do hereby certify that the title of this property is in the name of Kensa Cranberry Associates, LP as recorded in ~~Deed Book Volume~~ Instrument No. 201305070006518 page ____, Recorder of Deeds Office.

Witness Owner

TOWNSHIP MANAGER

I, Jerry Andrece, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolutiuon No. 2013-19 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of ordinances of 2013.

Township Manager

BOARD OF SUPERVISORS

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

Approved by by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2013-19, on the 14TH day of June, 2013.

Secretary Chairman, Board of Supervisors

(SEAL)

Instr 201305160017889
Pages 2 F: $85.00
Michele Mustello
Butler County Recorder
05/16/2013
3:31PM
T20130015053
PL

BUTLER COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION REVIEW

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

SEC. CHAIR.
Director

(SEAL)

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336, Page 8-9

Given under my hand and seal this 18th day of June, 2013 ~~2011.~~

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

Michele M Mustello
Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

(SEAL)

SURVEYOR'S CERTIFICATION

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

(Signature of Surveyor)

6/6/13
Date

SU-051772-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA Registered Professional Land Surveyor James R. Bruggeman SURVEYOR SU051772E

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

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

(Signature)

6/7/2013
Date

PE 91355
Registration Number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRAISAS ENGINEER PE091355 PENNSYLVANIA

(SEAL)

TOWNSHIP OF CRANBERRY

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

ATTEST:

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

Notary Public Owner

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this ____ day of ____, 2011.

Engineer
Registration Number

TOWNSHIP OF CRANBERRY

As per the approved stormwater management plan, the Township shall have right of access to the onsite detention facility for the right of maintenance, monitoring, and/or sampling, in the event the owner, assigns or heirs do not adequately maintain or monitor the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.

ATTEST:

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

Notary Public Owner

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this ____ day of ____, 2011.

Staff Engineer
Registration Number

OWNER	KENSA CRANBERRY ASSOCIATES, L.P. 701 ALPHA DRIVE PITTSBURGH, PA 15238
DEVELOPER	ECHO CRANBERRY ASSOCIATES, L.P. 701 ALPHA DRIVE PITTSBURGH, PA 15238
REFERENCES (TAX MAP)	130-4F44-17b
TOTAL AREA	4.14 ACRES
ZONING	C-3, REGIONAL COMMERCIAL
USE	COMMUNITY SHOPPING CENTER LARGE LAND DEVELOPMENT RESTAURANT
	CONDITIONAL USE CONDITIONAL USE USE BY RIGHT
UTILITIES	ELECTRIC, TELEPHONE, NATURAL GAS, PUBLIC WATER & PUBLIC SANITARY SEWERS
REFERENCE PLANS	KENSA PLAN OF LOTS (PROPOSED SUBDIVISION, BY CEC, INC.) CRANBERRY CROSSROADS WEST FINAL LAND DEVELOPMENT PLANS (BY ECHO R.E.S., INC.) WETLAND DELINEATION AND REMEDIATION (BY CEC, INC.)
ENGINEER	ECHO REAL ESTATE SERVICES 701 ALPHA DRIVE PITTSBURGH, PA 15238
ARCHITECT	TBD

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PHILIP A. BISHOP ENGINEER No. 040278-E

CRANBERRY CROSSROADS
MODIFICATIONS AND WAIVERS:
1. MODIFICATION TO SECTION 27-324 AND WHICH REQUIRES STREETSCAPE ENHANCEMENT AMENITIES ALONG ROUTE 228, PROPOSING - RELOCATING THE REQUIRED AMENITIES FROM THE ROUTE 228 FRONTAGE TO THE INTERIOR OF THE SITE, JUSTIFICATION - PLACEMENT STREETSCAPE AMENITIES WITHIN THE INTERIOR OF THE SITE, ESPECIALLY ALONG MACKENZIE WAY, IS BOTH CONSISTENT AND IN KEEPING WITH THE DESIGN OF THE ORIGINAL CRANBERRY CROSSROADS DEVELOPMENT TO THE EAST.

RECORDING PLAN NOTE:
1. THIS RECORDING PLAN APPLIES ONLY TO PARCEL 1.

PARKING AREA LANDSCAPING TABULATION
10% MINIMUM REQUIRED - ALL PARCELS

RETAIL
PARKING FIELD AREA.....33,857 SF
LANDSCAPED AREA.....3,710
PERCENT LANDSCAPED.....11.0%

RESTAURANT
PARKING FIELD AREA.....32,804 SF
LANDSCAPED AREA.....3,319
PERCENT LANDSCAPED.....10.1%

PARKING TABULATION (TOTAL)
TOTAL RETAIL GROSS SF.....135,767 SF
TOTAL RETAIL PARKING.....659
TOTAL RETAIL PARKING RATIO.....4.9
REQUIRED PARKING (4.5 PER 1,000 SF).....620
LARGE RETAIL BETWEEN 50,000 SF AND 300,000 SF

PARKING TABULATION (CRANBERRY WEST)
TOTAL RETAIL GROSS SF.....17,606 SF
TOTAL RETAIL PARKING.....156
TOTAL RETAIL PARKING RATIO.....8.9
REQUIRED PARKING (4.5 PER 1,000 SF).....79
LARGE RETAIL BETWEEN 50,000 SF AND 300,000 SF

RETAIL PARKING TABULATION (INDIVIDUAL)
PARCEL #1
SMALL SHOP GROSS SF.....12,106 SF
PROPOSED PARKING.....78
PROPOSED PARKING RATIO.....6.4
PROPOSED ACCESSIBLE STALLS.....4 (1 VAN)
REQUIRED PARKING (1 PER 200 SF).....61
REQUIRED ACCESSIBLE STALLS.....4 (1 VAN)

PARCEL #2
RESTAURANT GROSS SF.....5,500 SF
PROPOSED PARKING.....78
PROPOSED PARKING RATIO.....14.2
PROPOSED ACCESSIBLE STALLS.....4 (1 VAN)
REQUIRED PARKING (1 PER 65 SF).....85
REQUIRED ACCESSIBLE STALLS.....4 (1 VAN)

GREEN SPACE TOTAL:

TOTAL DEVELOPMENT PROPERTY AREA.....4.414 ACRES
TOTAL DEVELOPMENT GREEN SPACE.....2.024 ACRES

TOTAL DEVELOPMENT GREEN SPACE %.....45.9%

ZONING INFORMATION- CRANBERRY TOWNSHIP
ZONED C-3

	REQUIREMENT	PROVIDED	
		5,500 RESTAURANT	12,106 RETAIL
MINIMUM FRONT YARD STREET STATE ROUTE 228	25' 25'		82.9' (CRANBERRY SPRINGS) 210.1' (McELROY ROAD)
MINIMUM SIDE YARD	0' (INTERIOR SIDE YARD) 30'	169.3' (EAST) 108.3' (WEST)	0' (WEST)
MINIMUM REAR YARD	30'	56.1' (NORTH)	114.4' (SOUTH)
MAXIMUM BUILDING HEIGHT	50'	TBD	30'

#	DATE	DESCRIPTION
2	3/7/13	REVISED PER TOWNSHIP COMMENTS
3	4/30/13	REVISED PER TOWNSHIP COMMENTS
4	5/22/13	REVISED PER TOWNSHIP COMMENTS

REVISIONS

ECHO CRANBERRY ASSOCIATES LP
701 ALPHA DRIVE
PITTSBURGH, PENNSYLVANIA 15238
TELEPHONE: (412) 968-1660
FACSIMILE: (412) 967-6141
www.echodevelopers.com
Developing Destinations of Excellence

RECORDING PLAN
CRANBERRY CROSSROADS
WEST DEVELOPMENT
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY JCT
CHECKED BY PAB

RC-01

2/7/13

RECORDED: June 18, 2013
PLAN BOOK 336 PAGE 8

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	301.33'	52.59'	52.52'	N 81°23'41" E	09°59'55"
C2	301.33'	82.57'	82.31'	S 84°14'42" W	15°41'58"

N/F
JOHN MILLER, JR.

N/F
CRANBERRY TOWN CENTER, L.P.

AREA DEDICATED FOR ROAD RIGHT OF WAY
518.95 SQ. FT.
0.012 ACRES

AREA DEDICATED FOR ROAD RIGHT OF WAY
8,370.28 SQ. FT.
0.192 ACRES

EXISTING R/W

MARS ROAD (T-722)

DEDICATED ADDITIONAL RIGHT OF WAY

TO WATER ?
A=15.00'
R=301.33'
Δ =2°51'11"
CH BRG=S 87°49'14" W
CH LEN=15.00'

A=297.09'
R=301.33'
Δ =56°29'18"
CH BRG=S 59°39'40" E
CH LEN=285.20'

N 60°21'28" E 271.00'

211.69'

25' NO PAVEMENT AND BUILDING LINE

EXISTING WETLAND TO REMAIN

CONNECT TO EXISTING 18" CMP

FORMER LOT LINE

20' WATER EASEMENT

PARCEL 1
97,458.87 SQ. FT.
2.237 ACRES

PROPOSED RETAIL
12,105 sf
(151'-4"x80')
FF ELEV.=1093.3
78 STALLS

EXISTING 1 STORY BRICK & STUCCO BLDG.

LOT 5R
84,091.40 SQ. FT.
1.930 ACRES

S 01°03'13" E 348.79'

30' BUILDING LINE

10' LANDSCAPING BUFFER

CRANBERRY SPRINGS DRIVE
FORMERLY FAIRPORT DRIVE

50' BUILDING LINE

NO PAVEMENT SETBACK

A=25.93'
R=47.00'
Δ =31°36'33"
CH BRG=S 67°56'35" E
CH LEN=25.60'

A=12.37'
R=97.00'
Δ =7°18'21"
CH BRG=S 87°24'02" E
CH LEN=12.36'

20' SANITARY SEWER EASEMENT

S 83°44'51" E 223.56'

S 82°37'50" E 87.23'

S 83°44'51" E 249.98'

S 82°40'05" E 63.90'

S 88°38'59" E 159.28'

N 88°56'47" E 101.16'

170.21'

Mackenzie Way
SANITARY SEWER

SAN. SEWER EASEMENT

LIMIT OF VACATION

MCELROY ROAD

CENTERLINE

40' PUBLIC ACCESS AND CONSTRUCTION EASEMENT

RESTAURANT
5,500 SF
78 STALLS

ADDITIONAL WATERLINE EASEMENT DEDICATED BY LOT 6 OF THE CRANBERRY CROSSROADS PLAN OF LOTS PRELIMINARY/FINAL SUBDIVISION, RECORDED IN P.B.V. 326, PGS. 32-33

PARCEL 2
87,804.30 SQ. FT.
2.016 ACRES

284.63'

10' LANDSCAPING BUFFER

233.85' (TO WATER)
243.87' (TO SEWER)

SHARED STORM POND OWNED BY KENSA CRANBERRY ASSOCIATES, L.P.

EXISTING DRY DETENTION BASIN

25' NO PAVEMENT AND BUILDING LINE

LEGAL R/W

MACKENZIE WAY
(PRIVATE ROAD)
40' PUBLIC ACCESS AND CONSTRUCTION EASEMENT

EXISTING 1 STORY BRICK & STUCCO BLDG.

EXISTING 1 STORY BRICK & STUCCO BLDG.

LOT 6

CRANBERRY CROSSROADS
PLAN OF LOTS
PRELIMINARY/FINAL SUBDIVISION
P.B.V. 326, PGS. 32-33

50' NO PAVEMENT AND BUILDING LINE

STATE ROUTE 228

CENTERLINE

LEGEND

1095	EXISTING CONTOUR
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
SAN	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
T	EXISTING UNDERGROUND TELEPHONE LINE
E	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
GAS BOX	STORM MANHOLE
GAS METER	UTILITY MANHOLE
GROUND LIGHT	VALVE BOX
ELECTRIC BOX	MARKER
LIGHT STANDARD	
TRAFFIC POLE	TREE
UTILITY POLE	
WATER BOX	FIRE HYDRANT
WATER METER	SIGN
CATCH BASIN	TEST SITE
SANITARY MANHOLE	

REVISIONS

#	DATE	DESCRIPTION
1	2/7/13	REVISED PER TOWNSHIP COMMENTS
2	3/7/13	REVISED PER TOWNSHIP COMMENTS
3	4/30/13	REVISED PER TOWNSHIP COMMENTS
4	5/22/13	REVISED PER TOWNSHIP COMMENTS

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WEST DEVELOPMENT
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

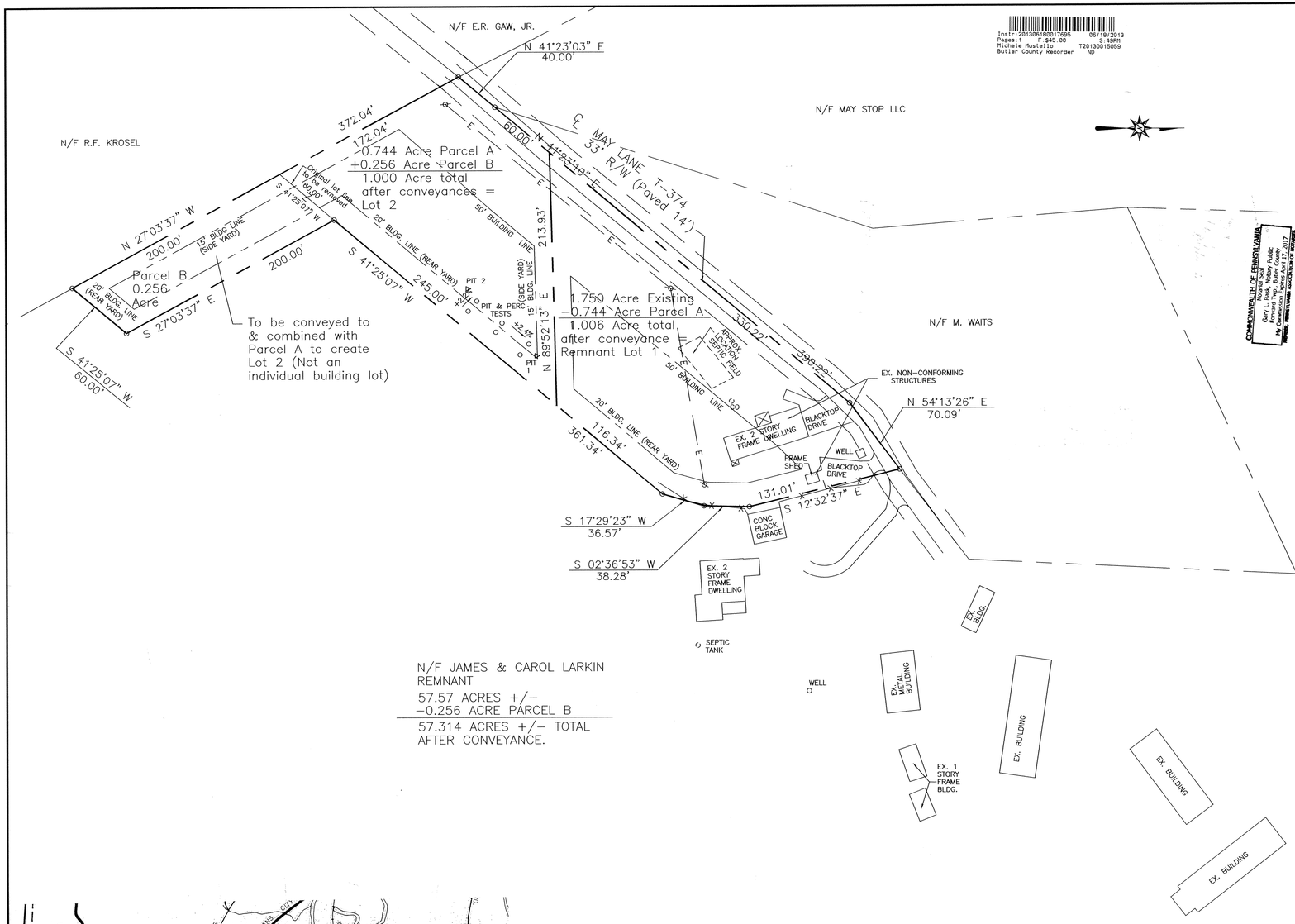
DRAWN BY JCT
CHECKED BY PAB

RECORDED: June 18 2013
PLAN BOOK 336 PAGE 9

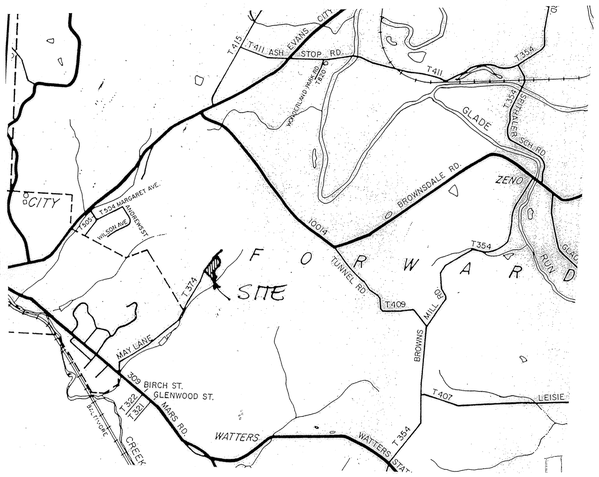
RC-02

2-7-13

SCALE IN FEET
0 30 60

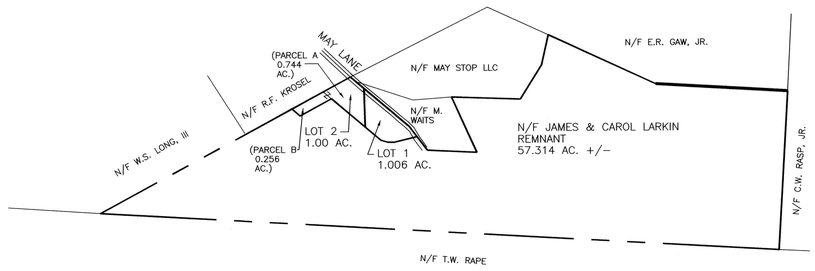


N/F JAMES & CAROL LARKIN
REMNANT
57.57 ACRES +/-
-0.256 ACRE PARCEL B
57.314 ACRES +/- TOTAL
AFTER CONVEYANCE.



VICINITY MAP Scale: 1" = 2000'

0' 50' 100' 150'



LOCATION MAP Scale: 1" = 400'

Instr:201306180017695 06/18/2013
Pages:1 F:$45.00 3:46PM
Michele Mustello T20130015059
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, that I, Ruth Ann Roberts, of the Township of Forward, 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 Forward 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 Forward, 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 Forward, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Ruth Ann Roberts, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14TH day of JUNE, 2013.

ATTEST: Gary L Rask x Ruth ann Roberts

NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Gary L. Rask, Notary Public Forward Twp., Butler County My Commission Expires April 17, 2017 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA(S)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 14 day of JUNE, 2013.

My Commission expires the 17 day of APRIL, 2017

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

PROPERTY OWNERS: JAMES & CAROL LARKIN
442 MAY LANE
EVANS CITY, PA 16033

RUTH ANN ROBERTS
432 MAY LANE
EVANS CITY, PA 16033

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

THE PURPOSE OF THE PLAN IS TO CREATE A NEW BUILDING LOT OUTOF PARCEL A (PART OF ROBERTS PROPERTY) AND PARCEL B (PART OF LARKIN PROPERTY).

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14 day of JUNE, 2013.

ATTEST: Gary L Rask James Larkin Carol Larkin

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Gary L. Rask, Notary Public Forward Twp., Butler County My Commission Expires April 17, 2017 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA(S)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James and Carol Larkin, 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 14 day of JUNE, 2013.

My Commission expires the 17 day of APRIL, 2017.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
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 platted by me for the owners or agents.

DATE April 12, 2013 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Forward this 14 day of May, 2013.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Forward Township Planning Commission this 23rd day of April, 2013.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 22ND day of APRIL, 2013.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 336 page 10.

Given under my hand and seal this 18TH day of JUNE, 2013.

SEAL

RECORDER

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

RECORDER'D June 18, 2013

PLAN BOOK	PAGE
336	10

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

L S J

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

PLAN OF SUBDIVISION
FOR: JAMES & CAROL LARKIN
and
RUTH ANN ROBERTS

SITUATE: FORWARD TWP., BUTLER CO., PA

Date 04/12/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 160-4F31-2A1		Db-Pg 963-1087 882-599	Service No. 12-121
Address MAY LANE			

KNOW ALL MEN BY THESE PRESENTS THAT THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN CLINTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, DRIVES, ROADS, STREETS, RIGHTS-OF-WAYS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLINTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS, OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID AUTHORITY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY HAND OF ITS CHAIRMAN AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 4th DAY OF JUNE, 2013.

SECRETARY SEAL CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)
):SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED, FRED REESE CHAIRMAN OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, 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, REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, 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 AUTHORITY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND HANDWRITING.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Veronica M. Walther, Notary Public
City of Butler, Butler County
My Commission Expires Jan. 5, 2014
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF JUNE, 2013.

I/WE, THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, OWNERS OF THE VICTORY ROAD BUSINESS PARK LOT NO. 6, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER, AS RECORDED IN DEED BOOK VOLUME 2996 PAGE 658, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

ATTEST CHAIRMAN

I/WE, _____, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN, VICTORY ROAD BUSINESS PARK LOT NO. 6, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS MORTGAGEE

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

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
RONALD OLSEN
No. SU-963-A
SURVEYOR
PENNSYLVANIA

5/22/13 (SEAL)
REGISTRATION NO.: SU-963-A

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

SECRETARY SEAL CHAIRMAN OF THE BOARD

KNOW ALL MEN BY THESE PRESENTS THAT THE PENNSYLVANIA AMERICAN WATER COMPANY, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN CLINTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY HAND OF ITS VICE PRESIDENT, AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 23rd DAY OF May, 2013.

Secretary Vice-President

Commonwealth of Pennsylvania)
) ss:
County of Dauphin)

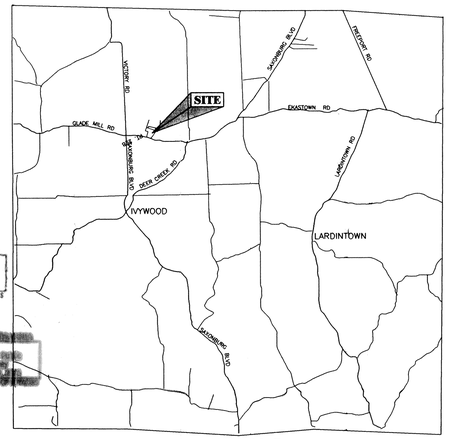
Before me, the subscriber, a notary public in and for said Commonwealth and County, personally appeared David R. Kaufman of the Pennsylvania American Water Company, who being duly sworn, deposeth and saith that was personally present at the execution of the adoption, release and dedication and saw the 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, Pennsylvania American Water Company, for the uses and purposes herein mentioned and that the name of this deponent subscribed to the said release and dedication as Vice President of said Corporation in attestation of the due execution and delivery of said release and dedication is the deponents own and proper and respective handwriting.

Notary Public

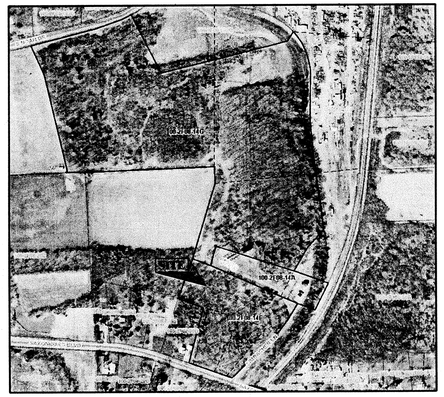
Witness my hand and notarial seal this 23 day of May, 2013.

I/WE, THE PENNSYLVANIA AMERICAN WATER COMPANY, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY INDICATED AS TAX PARCEL 100-2F08-14A IS IN THE NAME OF PENNSYLVANIA AMERICAN WATER COMPANY.

WITNESS VICE PRESIDENT



VICINITY MAP
NOT TO SCALE



LOCATION TAX MAP
NOT TO SCALE

REVIEWED BY THE CLINTON TOWNSHIP PLANNING COMMISSION THIS 4th DAY OF February, 2013.

SECRETARY SEAL CHAIRMAN

APPROVED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS THIS 11th DAY OF February, 2013.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 7TH DAY OF June, 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 336 PAGE 11.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF June, 2013.

RECORDER SEAL

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

RECORDER OF DEEDS
BUTLER COUNTY PA.

NOTE:

1) COVENANTS: RECORDED IN DEED BOOK 3004, PAGES 823 THRU 863 AS AMENDED BY INTRUMENT #200011010025939

2) OWNERS:
REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER
115 E. CUNNINGHAM STREET
BUTLER, PA. 16002
PHONE: (724) 283-0116

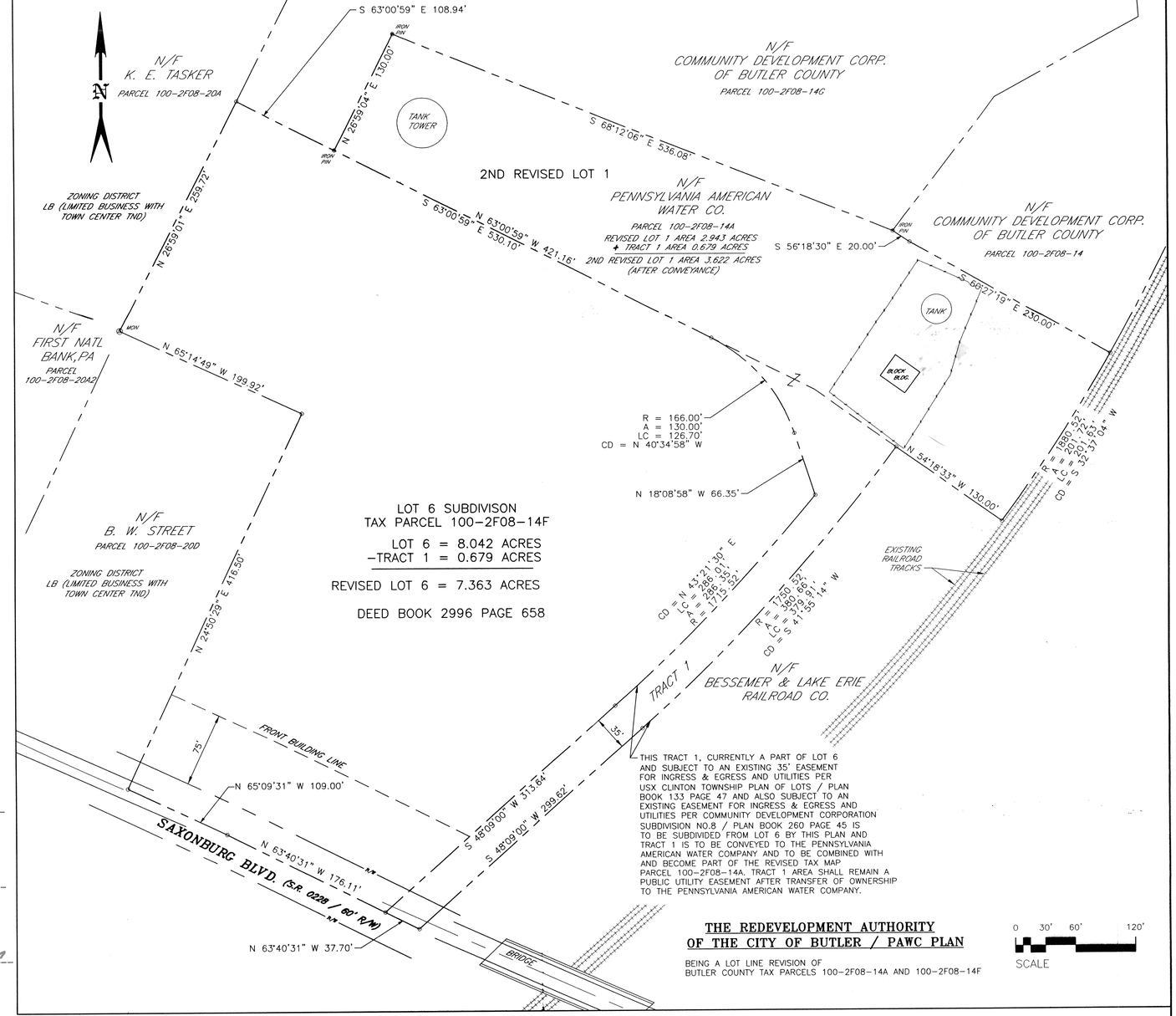
3) THE PENNSYLVANIA AMERICAN WATER COMPANY
800 WEST HERSHEY PARK DRIVE
HERSHEY, PA 17033

4) THIS PLAN OF SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACK REQUIREMENTS PER THE CLINTON TOWNSHIP ZONING ORDINANCE 2009-01 (AS AMENDED):
FRONT SETBACK = 75' FROM THE ROAD RIGHT-OF-WAY
SIDE YARD SETBACK = 25' OR AS NOTED.
REAR YARD SETBACK = 50' OR AS NOTED.

5) THIS PROPERTY IS ZONED (IP) INDUSTRIAL PARK PER THE ABOVE REFERENCED ORDINANCE.

6) 2ND REVISED LOT 1 (REVISED LOT 1) IS A NON-RESIDENTIAL BUILDING-LOT BEING USED FOR PUBLIC UTILITY SERVICE APPARATUS OF THE PENNSYLVANIA AMERICAN WATER COMPANY. ANY OTHER USE WOULD REQUIRE APPROVAL OF CLINTON TOWNSHIP.

Instr 201306200017872 06/20/2013
Pages: 1 F: $49.00 S: 2MR
Michele Mustello T20130015220
Butler County Recorder FL



THIS TRACT 1, CURRENTLY A PART OF LOT 6 AND SUBJECT TO AN EXISTING 35' EASEMENT FOR INGRESS & EGRESS AND UTILITIES PER USX CLINTON TOWNSHIP PLAN OF LOTS / PLAN BOOK 133 PAGE 47 AND ALSO SUBJECT TO AN EXISTING EASEMENT FOR INGRESS & EGRESS AND UTILITIES PER COMMUNITY DEVELOPMENT CORPORATION SUBDIVISION NO.8 / PLAN BOOK 260 PAGE 45 IS TO BE SUBDIVIDED FROM LOT 6 BY THIS PLAN AND TRACT 1 IS TO BE CONVEYED TO THE PENNSYLVANIA AMERICAN WATER COMPANY AND TO BE COMBINED WITH AND BECOME PART OF THE REVISED TAX MAP PARCEL 100-2F08-14A. TRACT 1 AREA SHALL REMAIN A PUBLIC UTILITY EASEMENT AFTER TRANSFER OF OWNERSHIP TO THE PENNSYLVANIA AMERICAN WATER COMPANY.

THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER / PAWC PLAN

BEING A LOT LINE REVISION OF
BUTLER COUNTY TAX PARCELS 100-2F08-14A AND 100-2F08-14F

0 30' 60' 120'
SCALE

REFERENCES:
COMMUNITY DEVELOPMENT CORPORATION
VICTORY ROAD BUSINESS PARK
SUBDIVISION PLANS

1) NO. 3 --- PLAN BOOK 229 PAGE 18
2) NO. 7 --- PLAN BOOK 251 PAGE 25
3) NO. 10 --- PLAN BOOK 270 PAGE 33
4) USX CLINTON TOWNSHIP --- PLAN BOOK 133 PAGE 47
5) CDC/SAA -- PLAN BOOK 299 PAGE 09

RECORDED: June 20, 2013
PLAN BOOK 336 PAGE 11

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
B	REVISE PAWC CERTIFIED LANGUAGE	CRH	RO	05/22/2013
A	PRELIMINARY PROGRESS PRINT TO OWNERS	CRH	RO	01/18/2013

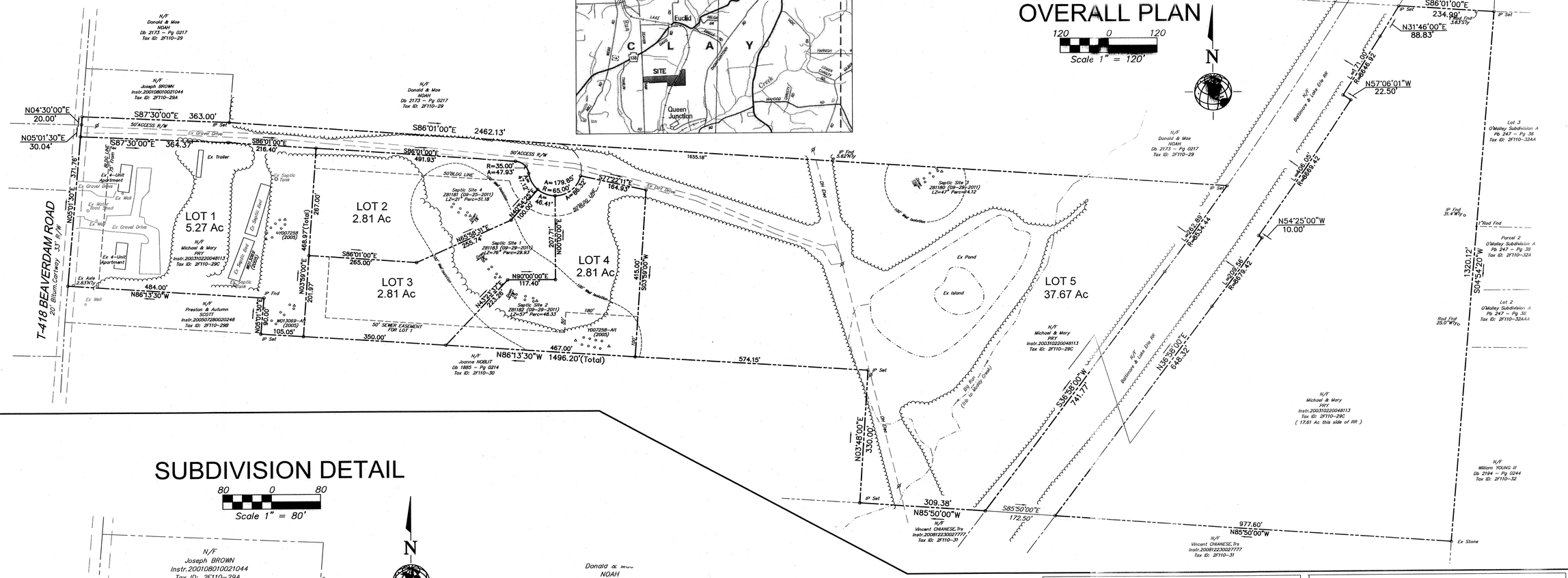
OLSEN & ASSOCIATES, LLC
ENGINEERS•COMMUNITY PLANNERS•SURVEYORS•LANDSCAPE ARCHITECTS•GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY
LOT 6 VICTORY ROAD BUSINESS PARK
PLAN OF SUBDIVISION
CLINTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 12/26/2012
SHEET NO.: C050 REV.: B
SCALE 0 60' 120'
CHKD. BY: RO DRAWN BY: CRH
PROJECT NO. 2012220

OVERALL PLAN

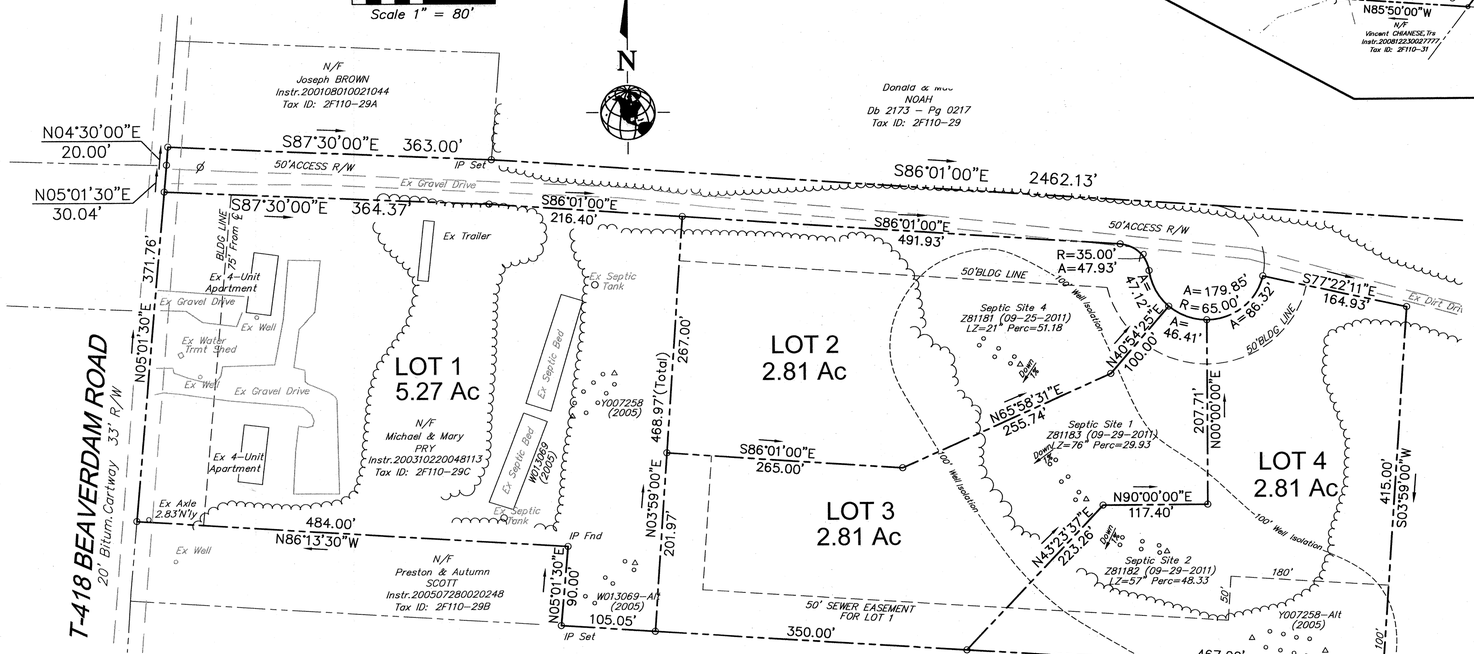
Scale 1" = 120'



VICINITY MAP

SUBDIVISION DETAIL

Scale 1" = 80'



PROPERTY OWNERS:
MICHAEL V. & MARY P. PRY
315 BEAVERDAM ROAD
BUTLER, PA 16001–0144
PH 724–637–3414

NOTES :

1. THIS PLAN PROPOSES 1 MULTIFAMILY LOT AND 4 NEW SINGLE FAMILY BUILDING LOTS.
2. 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.
3. 50' ACCESS RIGHT–OF–WAY IS A PRIVATELY OWNED & MAINTAINED RIGHT–OF WAY BY THE PROPOSED HOMEOWNERS ASSOCIATION FOR THIS PLAN. ALL LOTS SHARE EQUAL MAINTENANCE RESPONSIBILITIES. RIGHT–OF–WAY IS FOR UTILITY & ACCESS PURPOSES.

LOT 1	5.27 Ac
LOT 2	2.81 Ac
LOT 3	2.81 Ac
LOT 4	2.81 Ac
LOT 5	37.67 Ac
51.37 Ac	TOTAL AREA

Instr. 200306200017827 06/20/2013
Pages: 1 F: $45.00 12:24PM
Michele Mustello T20130015277
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL V. & MARY P. PRY, OF THE TOWNSHIP OF CLAY, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS THER PLAN OF LOTS OF THEIR PROPERTIES SITUATED IN THE TOWNSHIP OF CLAY, BUTLER COUNTY, COMMONWEALTH OF 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 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 CLAY.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CLAY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 18th DAY OF June, 2013.

ATTEST: Sally A. Pederzilli — Michael V. Pry
NOTARY PUBLIC — MICHAEL V. PRY (Owner)

MY COMMISSION EXPIRES THE 19th DAY OF January 2015 — Mary P. Pry
NOTARY PUBLIC — MARY-P. PRY (Owner)

MY COMMISSION EXPIRES THE 19th DAY OF January 2015

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

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED MICHAEL V. & MARY P. PRY 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 18th DAY OF June 2013. MY COMMISSION EXPIRES THE 19th DAY OF January 2015

Sally A. Pederzilli
NOTARY PUBLIC (SIGNATURE)

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

WE, MICHAEL V. & MARY P. PRY, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MICHAEL V. & MARY P. PRY, AS RECORDED AS INSTRUMENT 201210150229620, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Sally A. Pederzilli — Michael V. Pry
WITNESS — MICHAEL V. PRY

Sally A. Pederzilli — Mary P. Pry
WITNESS — MARY P. PRY

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.

DATE — REGISTRATION NO. SU–039394–E

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

Donald L. Reardon — 5/30/2013
PRESIDENT — (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY THIS 30 DAY OF May 2013.

SECRETARY — (SEAL)

APPROVED BY THE TOWNSHIP OF CLAY PLANNING COMMISSION THIS 30 DAY OF May 2013.

SECRETARY — Kenneth Welch, CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13th DAY OF May 2013.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 13095 (SEAL)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 336 PAGE 12
GIVEN UNDER OUR HAND AND SEAL THIS 20 DAY OF JUNE 2013.

SEAL — Michele M. Mustello, RECORDER

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

RECORDED June 20, 2013	
PLAN BOOK	PAGE
336	12

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU–039394–E
PENNSYLVANIA

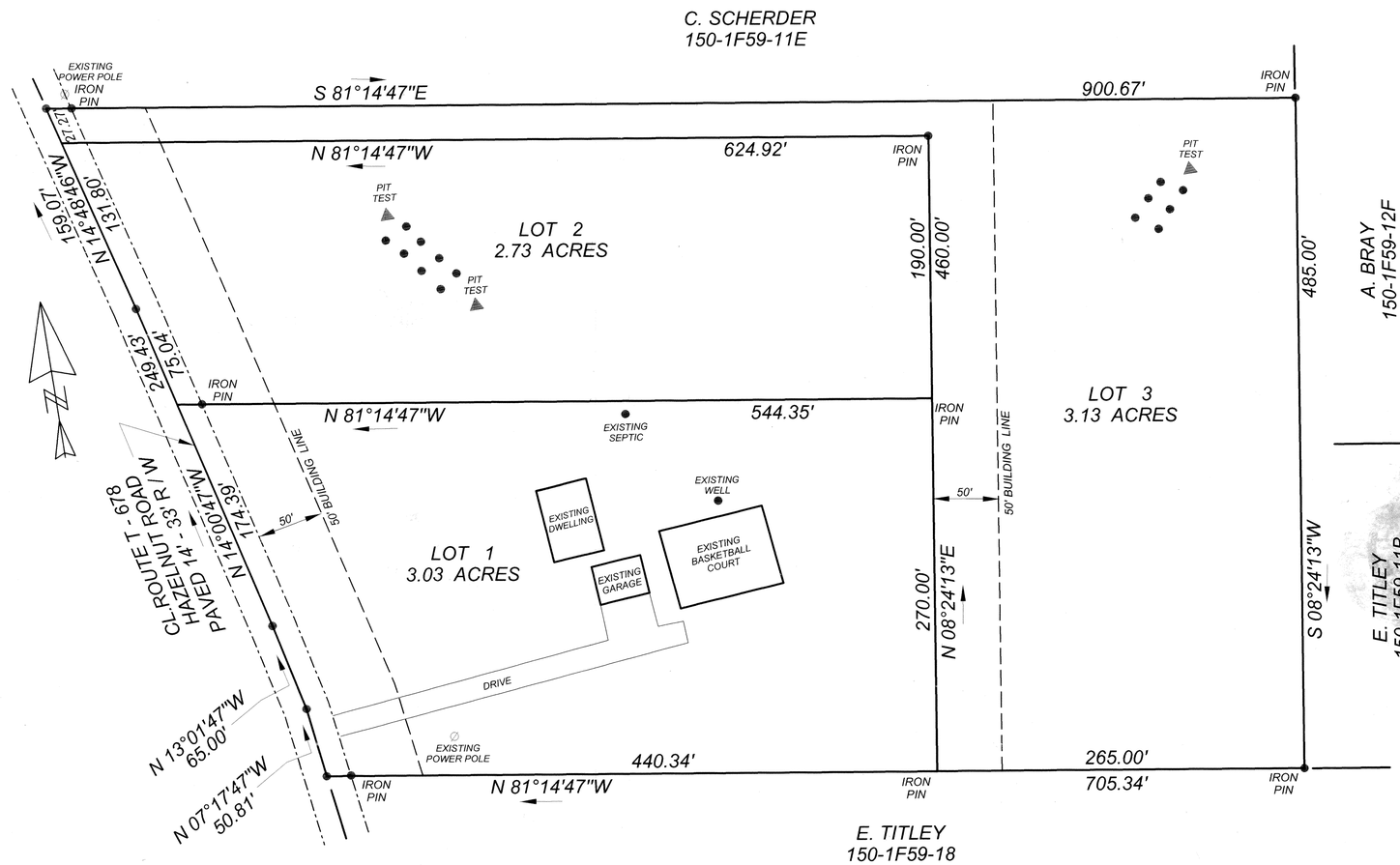
Situated at:
BEAVER DAM ROAD , TOWNSHIP OF CLAY
BUTLER COUNTY, PA

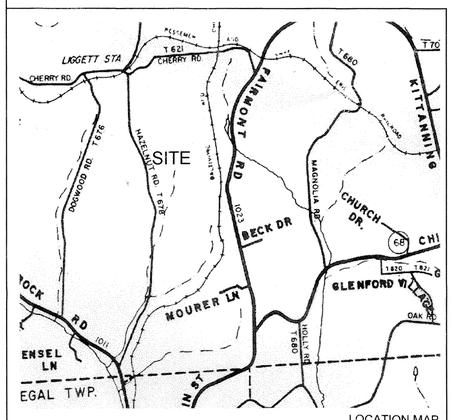
MICHAEL PRY
SUBDIVISION No.1

JAMES A DAY P.E.P.L.S.
Consulting Engineers
Land Surveyors
304 Beech Road
Butler, PA 16001
724–285–5220
email: jadayengr@msn.com

DRAWING DATE: 04–30–2013
SCALE: AS SHOWN

K:\Pry\Pry-subdivision plan.dwg, 5/24/2013 12:43:37 PM





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

NOTICE TO SUBDIVIDERS:

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

Instr 201306210018210 06/21/2013
Pages: 1 F $45.00 1:00PM
Michele Mustello T20130015423
Butler County Recorder FL

0 25' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that Susan J. McConnell of the Township of Fairview 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 Fairview Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview 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 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 Susan J. McConnell our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 06 *day of* June, 2013.

ATTEST:

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Susan J. McConnell 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 06 *day of* June, 2013.

My Commission expires the 04 *day of* June, 2014

SEAL

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

NOTARY PUBLIC

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

June 5, 2013 — SEALS — REGISTRATION NO. SU - 073089E
DATE

Approved by the Fairview Twp., Board of Supervisors this 21 *day of* June, 2013.

SECRETARY — CHAIRMAN

Approved by the Butler County Planning Commission this 7TH *day of* JUNE, 2013.

SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 336 *Page* 13

Given under my hand and seal this 21ST *day of* June, 2013.

SEAL

RECORDER

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

OWNER / SUBDIVIDER
SUSAN J. MCCONNELL
225 HAZELNUT ROAD
CHICORA PA., 16025

TOTAL AREA = 8.89 ACRES

(FINAL PLAN)

RECORDED	JUNE 21, 2013
PLAN BOOK	PAGE
336	13

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16601
(724) 287-7825

Date : 5 / 22 / 2013	
Scale : 1 " = 50'	
Dwn. By : SAB	

PROPERTY SUBDIVISION
FOR: SUSAN J. MCCONNELL
SITUATE: FAIRVIEW TWP., BUTLER CO., PA

KNOW ALL MEN BY THESE PRESENTS That I, Lenore E. Reges of the Township of Summit, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of lots of my property, situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Summit, I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of 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 29TH day of MAY 2013.

Lenore Reges
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 29TH day of MAY 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 by others and plotted by me for the same purposes.

28 MAY '13
Date

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

P. L. S. # 39161-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 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 17th day of June 2013.

Judith R. Rupp
Secretary

Seal

Chairman

Approved by the Summit Township Planning Commission this 11th day of June 2013.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 21ST day of MAY 2013.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING & NOISSIMMOC

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 336 Page 14.

Given under my hand and seal this 24th day of June 2013.

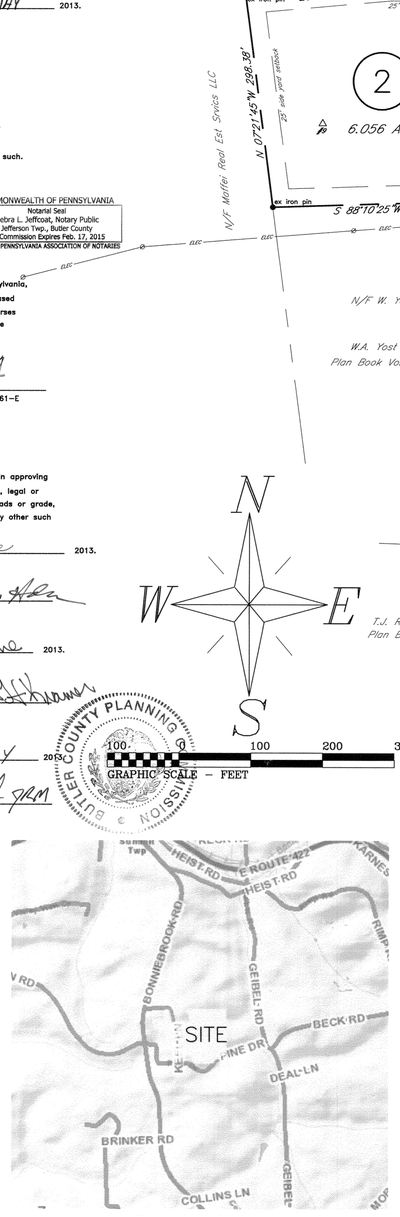
Michele M. Mustello
Recorder

Seal

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

Instr 201306240018308 06/24/2013
Pages:1 F:$45.00 11:28PM
Michele Mustello T20130015522
Butler County Recorder PL



Vicinity Map

T.J. REGES PLAN NO. 3

Being a one lot subdivision of the Residual of T.J. Reges Plan No. 2

MAINTENANCE AGREEMENT NOTE

PRIVATE RIGHTS-OF-WAY SHOWN HEREON ARE FOR THE BENEFIT OF ASSIGNS, HEIRS AND SUCCESSORS OF THE REVISED RESIDUAL, LOT 1 AND LOT 2.

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE 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 PRIVATE STREET. THE LANE AND PRIVATE STREET EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS TO THEIR RESPECTIVE PROPERTIES.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL 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. THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SETFORTH WITHIN THIS PLAN OF LOTS.
7. FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
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 STREET.

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

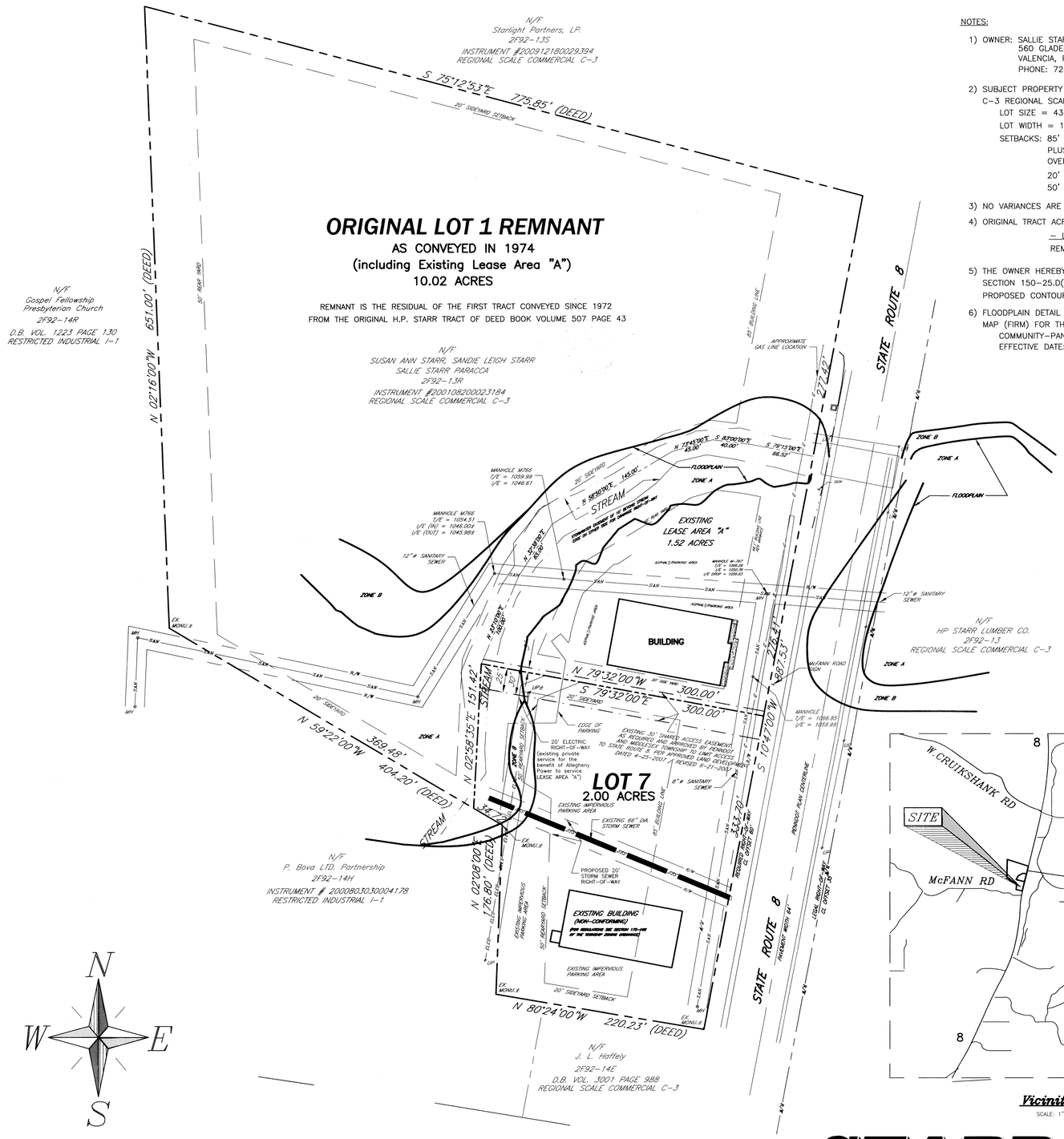
NOTES:

1) OWNER: LENORE E. REGES
628 BONNIEBROOK ROAD
BUTLER, PA 16002
2) PROPERTY USE – RESIDENTIAL / AGRICULTURAL
3) ZONE – AGRICULTURAL
4) ORIGINAL RESIDUAL = 61.973 ACRES
LESS LOT 2 = 6.056
REVISED RESIDUAL = 55.917 ACRES

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

SUBDIVISION SURVEY for Lenore E. Reges
PROJECT No: 13063
SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA
DATE: 5/2/13 REV: 5/29/13 DWN.By: SDG CHK.By: SdG Co. TAX No: 290-1F151-7

RECORDED JUNE 24 2013	
PLAN BOOK	PAGE
336	14
SHEET ____ of ____	



NOTES:

1) OWNER: SALLIE STARR PARACCA, ET AL.
560 GLADEMILL ROAD
VALENCIA, PA. 16059
PHONE: 724-898-2208

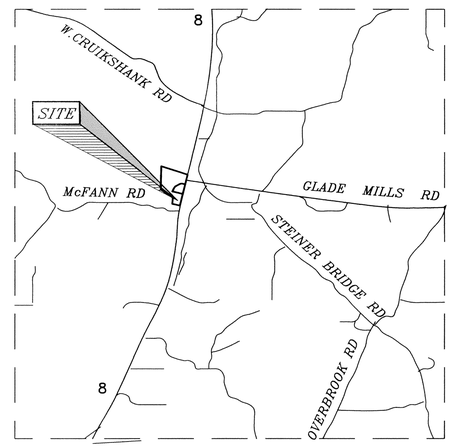
2) SUBJECT PROPERTY ZONING DISTRICT =
C-3 REGIONAL SCALE COMMERCIAL
LOT SIZE = 43,560 SF. (MIN.) 1 ACRE FOR COMMERCIAL DISTRICT
LOT WIDTH = 150'
SETBACKS: 85' FRONT FROM LOT LINE
PLUS 1' EACH BUILDING FOOT
OVER 36 FEET
20' SIDEYARD
50' REARYARD

3) NO VARIANCES ARE BEING REQUESTED WITH THIS APPLICATION

4) ORIGINAL TRACT ACREAGE = 12.02 ACRES
– LOT #7 = 2.00 ACRES
REMNANT = 10.02 ACRES

5) THE OWNER HEREBY REQUESTS A WAIVER TO ORDINANCE SECTION 150-25.D(10) – [PROVIDING EXISTING AND PROPOSED CONTOURS]

6) FLOODPLAIN DETAIL OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF MIDDLESEX
COMMUNITY-PANEL NUMBER: 421229-0003-B
EFFECTIVE DATE: DECEMBER 1, 1983



Vicinity Map
SCALE: 1" = 2000'

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

STARR PLAN

BEING A ONE LOT SUBDIVISION OF THE 7TH LOT CONVEYED SINCE 1972 OF THE ORIGINAL H.P. STARR TRACT (2F92-13)

We, owners of the land shown on the STARR PLAN, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hand this 15 day of May, 2013.

Owner

Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Susan Ann Starr, Sandie Leigh Starr and Sallie Starr Paracca, and acknowledged the foregoing adoption, dedication and plan to be their act and desire the same to be recorded as such.

Witness my hand and Notary seal this 15th day of May, 2013.

My commission expires the 10 day of August, 2014

Notary Public

Seal

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2014
Member, Pennsylvania Association of Notaries

We hereby certify that the title to the property contained in the STARR PLAN is in the names of Susan Ann Starr, Sandie Leigh Starr and Sallie Starr Paracca and is recorded in deed book volume ____, page ____.

Witness

Witness

Witness

Owner

Owner

Owner

We hereby certify that the title to the property contained in the STARR PLAN is in the names of Susan Ann Starr, Sandie Leigh Starr and Sallie Starr Paracca and is recorded in deed book volume ____, page ____. We further certify that there is no mortgage, lien or other encumbrance against this property.

Witness

Witness

Witness

Owner

Owner

Owner

I certify, 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.

22 APRIL '13
Date

Seal

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

Stanley D. Graff

P. L. S. # 30161-E

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

Secretary

Chairman, Board of Supervisors

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 19-2013 effective this 10th day of May, 2013.

Secretary

Chairman, Board of Supervisors

Seal

THE TOWNSHIP OF MIDDLESEX
COMMONWEALTH OF PENNSYLVANIA
BUTLER COUNTY

Reviewed by the Planning Commission of the Township of Middlesex this 23rd day of April, 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 engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

29 APRIL 13
Date

049823E
Reg. No.

Seal

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
John Rusnak, Jr.
ENGINEER
049823-E

Signature

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

Secretary

Seal

Chairman, Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 336 Page(s) 15.

Given under my hand and seal this 26th day of June, 2013.

Seal

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Recorder of Deeds

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

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

SUBDIVISION PLAN for STARR

PROJECT No: 13023

SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

DATE: 2-11-13 REV's: 4-18-13 DWN.By: LJRIII CHK.By: SDG Co. TAX No. 230-2F92-13R

RECORDED: June 26, 2013
PLAN BOOK 336 PAGE 15

Instr: 201306260018646 06/26/2013
Pages: 1 F $45.00 11:17RM
Michele Mustello T20130018615
Butler County Recorder FL

We, owners of the land shown on the Kings' Overbrook Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Middlesea, we hereby covenant and agree to and by these presents do release and forever discharge said successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or poroperty and the physical grading thereof to any grades that may be established. This adoption shall be binding upon our heirs, executors and assigns.

Joseph J. King — Timothy J. King — Peter W. King

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Joseph P. King, Timothy J. King and Peter W. King and acknowledged the foregoing adoppion, dedication and plan to be their act and desired the same to be recorded as such.

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

My commission expires the 10 day of August 2014.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2014
Member, Pennsylvania Association of Notaries

We hereby certify that the title to the property contained in the Kings' Overbrook Plan is in the name Joseph J. King, Timothy J. King and Peter W. King and is recorded in deed book instrument 201103040005910. We futher certify that there is no mortgage, lien or other encumbrance against this property.

Witness — Owner

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

16 APRIL 13 — Date — Seal — L. S. #30161-E

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

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

Secretary — Seal — Chairman

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 9-2013, effective this 20th day of May, 2013.

Secretary — Seal — Chairman

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

Reviewed by the Planning Commission of the Township of Middlesex, 23 day of ~~May~~ APRIL, 2013.

Secretary — Chairman

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.

29 APRIL 13 — 044823-E — Seal — Signature
Date — Reg.No.

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

Reviewed by the Butler County Planning Commission this 17TH day of APRIL 2013.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

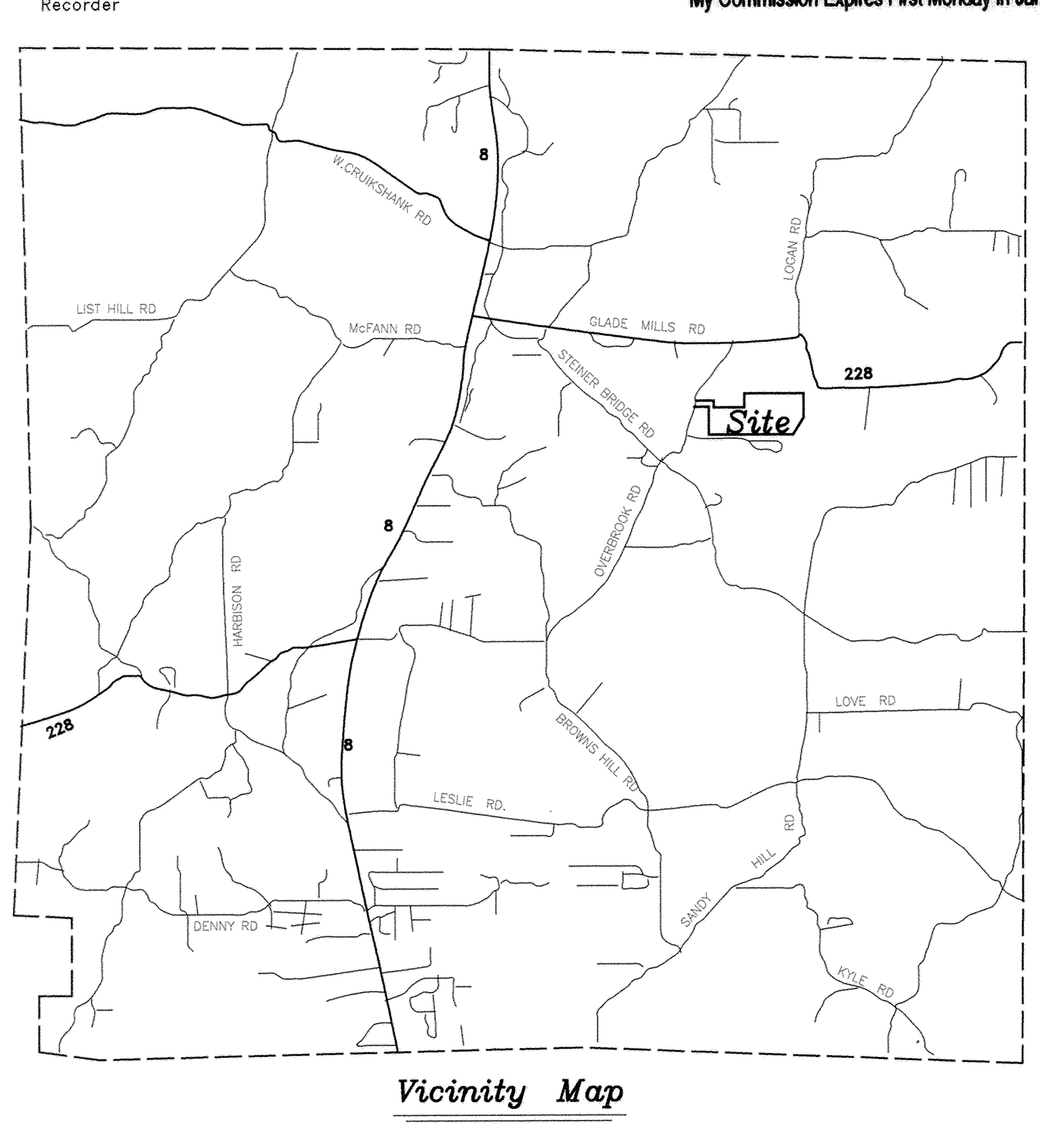
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 16.

Given under my hand and seal this 26th day of June 2013.

Recorder — Seal

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



Vicinity Map

Graphic Scale 0 feet 4500'

Instr:201306260018648 06/26/2013
Pages:1 F:$45.00 11:25AM
Michele Mustello T20130015819
Butler County Recorder FL

Maintenance Agreement

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:

1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties 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 accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or 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 – Middlesex Township hereby accepts no responsibility for the private lane and/or street setforth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by the Middlesex 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 Middlesex 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, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

Owner — Owner — Owner

Commonwealth of Pennsylvania: SS
County of Butler:

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Joseph J. King, Timothy J. King and Peter W. King and acknowledged the forgoing release, dedication and plan to be their act and deed and desire the same to be recorded as such.

Witness my hand and Notarial Seal this 15 day of May 2013.

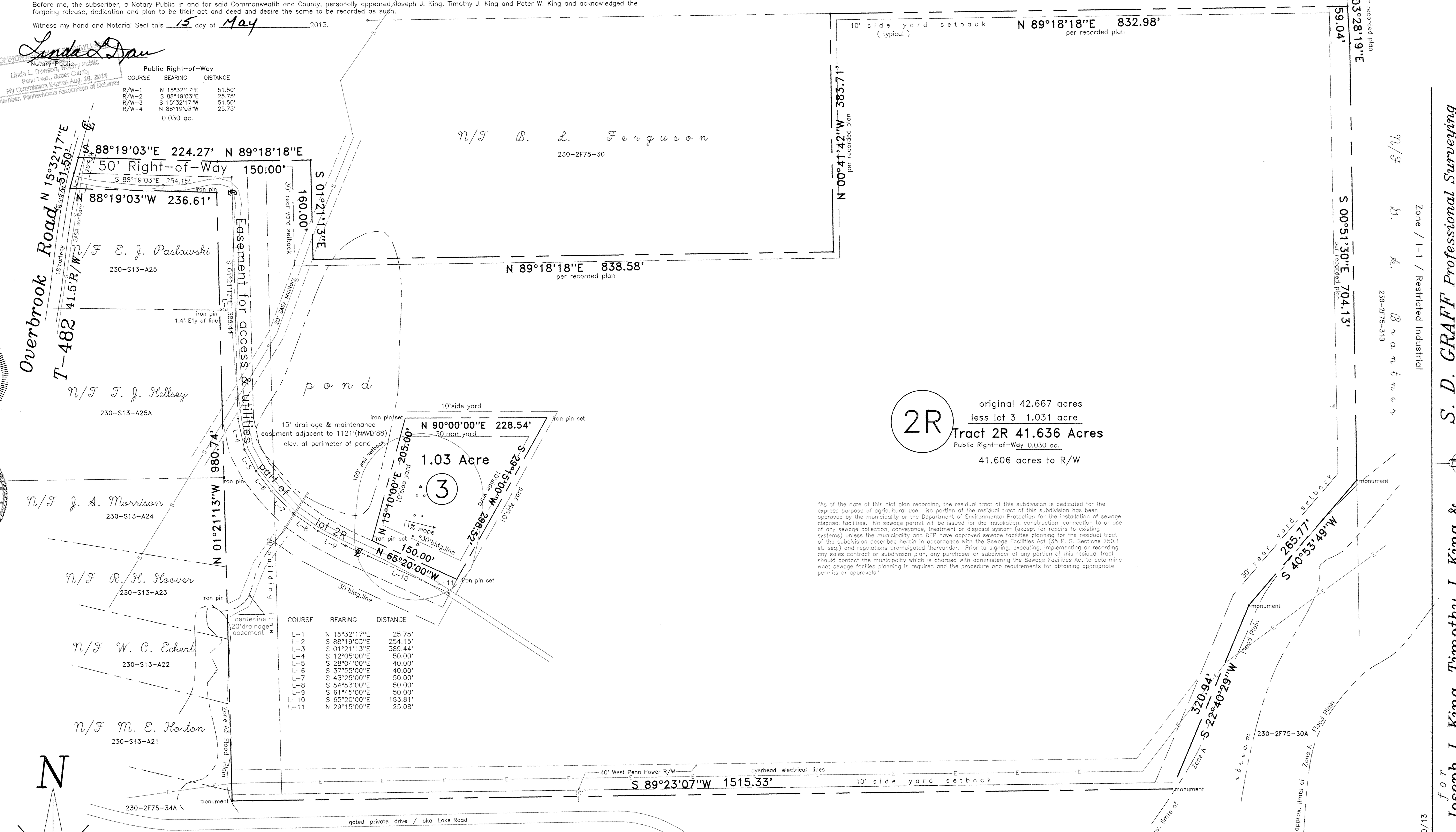
Notary Public

COMMONWEALTH OF PENNSYLVANIA — Notarial Seal — Linda L. Dawson, Notary Public — Penn Twp., Butler County — My Commission Expires Aug. 10, 2014 — Member, Pennsylvania Association of Notaries

Public Right-of-Way

COURSE	BEARING	DISTANCE
R/W-1	N 15°32'17"E	51.50'
R/W-2	S 88°19'03"E	25.75'
R/W-3	S 15°32'17"W	51.50'
R/W-4	N 88°19'03"W	25.75'
		0.030 ac.

R-2 Regulations
A. minimum lot size
  1 Single-family dwelling: 10,000 sq.ft.
  2 Two-family dwelling: 21,780 sq.ft.
  3 All other uses: 43,560 sq.ft.
B. minimum lot width
  1 Single-family dwelling: 80 feet
  2 Two-family dwelling: 100 feet
  3 All other residential uses: 24 feet
  4 All other nonresidential use: 100 feet
C. maximum lot coverage: 45%
D. minimum front yard: 30'from front lot line or 50' from centerline, whichever is greater.
E. minimum rear yard:
  1 Principal structures: 30 feet
  2 All accessory structures: 10 feet
F. minimum side yard:
  1 Single-family dwellings: 10' each side
  2 Two-family dwellings: 15' each side
  3 All other uses: 15' each side
G. maximum height: with exceptions
  1 All principal structures: 36' or three stories
  2 All accessory structures: 15' or one story



COURSE	BEARING	DISTANCE
L-1	N 15°32'17"E	25.75'
L-2	S 88°19'03"E	254.15'
L-3	S 01°21'13"E	389.44'
L-4	S 12°05'00"E	50.00'
L-5	S 28°04'00"E	40.00'
L-6	S 37°55'00"E	40.00'
L-7	S 43°25'00"E	50.00'
L-8	S 54°53'00"E	50.00'
L-9	S 61°45'00"E	50.00'
L-10	S 65°20'00"E	183.81'
L-11	N 29°15'00"E	25.08'

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

100 0 100 200 300
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.

AZIMUTH
Courses shown hereon based on True North azimuth of the Pennsylvania State Plane Cooridinate System.

Kings' Overbrook Plan

being a subdivision of Tract 2
Wilbur & Ethel Pfirrman Plan
Plan Book Volume 137/24

– *Zone* –
Modified Intensity Residential (R–2)

– *Area* –
Total 42.667 Acres

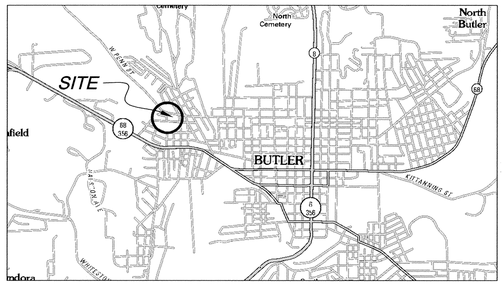
rev.: 4/16/13 per review 4/10/13

SUBDIVISION SURVEY
for Joseph J. King, Timothy J. King & Peter W. King
PROJECT No: 13039
SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/04/13 REV: 4/16/13 DWN.By: Sdg CHK.By: Co. TAX No: 230-2F75-27B

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

RECORDED June 26 2013
PLAN BOOK	PAGE
336	16

SHEET ____ of ____



SITE MAP - 1"=2000"
USGS BUTLER QUADRANGLE 7.5'



NOTE:
- RIGHT-OF-WAY WIDTHS PROVIDED BY BUTLER COUNTY DEPARTMENT OF PUBLIC WORKS.

SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL.

THIS PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 7, 8, 9, AND 10 OF THE AMANDA MORRISON PLAN OF LOTS; D.B.V. 321 PAGE 32 (INSTRUMENT NO. 201305140013969 AND 201305140013969

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE ARC OF BUTLER, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE CITY OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HERBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE CITY OF BUTLER, THE ARC OF BUTLER HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE CITY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ARC OF BUTLER 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 26 DAY OF June, 2013.

John Link
PRESIDENT

ATTEST:

D. Lv
WITNESS

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY THE ARC OF BUTLER WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE CITY OF BUTLER PLANNING AND ZONING COMMISSION, 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.

John Link
PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 26 DAY OF June A.D., 20 13 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED John Link OF THE ARC OF BUTLER WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID THE ARC OF BUTLER FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS _____ OF THE ARC OF BUTLER IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THE DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

John Link
NAME OF OFFICER
John Link Executive Director
TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF June A.D., 2013.

Sherry R. Chestnutt SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sherry R. Chestnutt, Notary Public
City of Butler, Butler County
My Commission Expires March 23, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN PARCEL "A" IS IN THE NAME OF THE ARC OF BUTLER AND IS RECORDED IN INSTRUMENT NUMBER 201305140013969. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRENCE AGAINST THIS PROPERTY.

John Link
OWNER

D. Lv
WITNESS

CITY OF BUTLER - CITY COUNCIL

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 26th DAY OF June, 2013

Margaret D Hoch
MAYOR

CITY CLERK

CITY OF BUTLER PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF BUTLER THIS 25th DAY OF June, 2013.

SECRETARY

CHAIRMAN

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 — DATE: June 20, 2013 — SU 38950-E REGISTRATION NO.

BUTLER COUNTY PLANNING

APPROVED AS REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF JUNE, 2013.

SECRETARY

CHAIRMAN, BUTLER CO. 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 336, PAGE(S) 17.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF June, 2013.

(SEAL) RECORDER OF DEEDS

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

City of Butler

Butler County Planning Commission

Butler County Recorder

RECORDED: JUNE 27 2013
PLAN BOOK 336 PAGE 17

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
1	---	–	–	–

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

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

Corporate Office
Rtna Technical Center
96 Mason Street, Suite 201
Butler, PA 16001
PHONE: (412) 781-9660
FAX (412) 781-5904

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4644
FAX (724) 625-4649

TITLE: CastleRock Consolidation Plan
Plan For Recording - 903 West Penn Street
903 West Penn Street
Butler County, Pennsylvania

CLIENT: Donald Wise - CastleRock Homes, LLC
120 Sassafras Lane
Butler, PA 16002

DRAWN BY: JPC
CHECKED BY: MS
APPROVED BY: –
CAD FILE: 10541.dwg

DATE ISSUED: June 18, 2013
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE:
SHEET: REC.1
HTA PROJECT #: 10541

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF MAY 20 13.

ATTEST:

Dennis A. Grosky
WITNESS

Gary F Christley
OWNER

Sandra K Christley
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED SANDRA K GARY CHRISTLEY 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 22 DAY OF MAY 20 13.
MY COMMISSION EXPIRES THE 30 DAY OF OCT 2015

NOTARY PUBLIC

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 10th DAY OF June, 20 13.

SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 10th DAY OF June, 20 13.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

05-21-13
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF JUNE 20 13.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 336 PAGE 18.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF June 20 13.

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

NON-BUILDING WAIVER
LOT 1R & 3R

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

Instr: 201306270018760 06/27/2013
Pages: 1 F: $45.00 10:19AM
Michele Mustello T20130015911
Butler County Recorder FL

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF MAY 20 13.

ATTEST:

Dennis A. Grosky
WITNESS

Timothy Christley
OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED TIMOTHY CHRISTLEY 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.

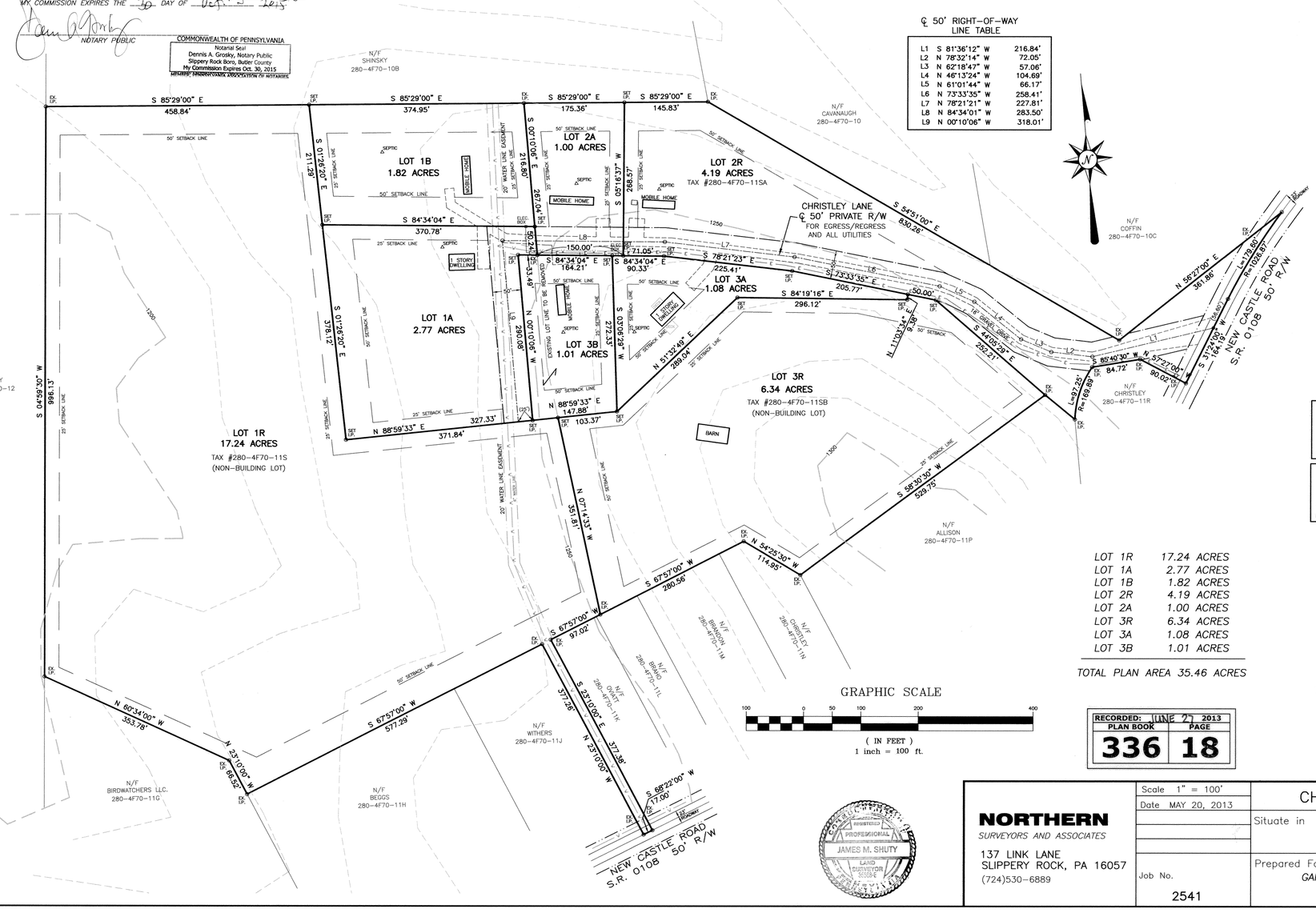
WITNESS MY HAND AND SEAL THIS 22 DAY OF MAY 20 13.
MY COMMISSION EXPIRES THE 30 DAY OF OCT 2015

NOTARY PUBLIC

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

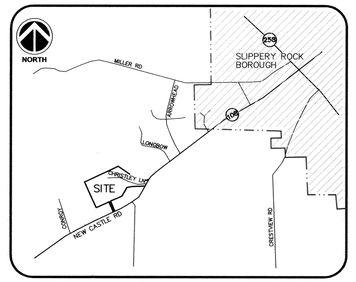
THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1A, 1B, 2R, 2A, 3R, 3A AND 3B, INCLUSIVE.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOTS LISTED ABOVE, INCLUSIVE, ON A SHARED AND EQUAL PRORATED BASIS.



℄ 50' RIGHT-OF-WAY LINE TABLE

L1	S 81°36'12" W	216.84'
L2	N 78°32'14" W	72.05'
L3	N 62°18'47" W	57.06'
L4	N 46°13'24" W	104.69'
L5	N 61°01'44" W	66.17'
L6	N 73°33'35" W	258.41'
L7	N 78°21'21" W	227.81'
L8	N 84°34'01" W	283.50'
L9	N 00°10'06" W	318.01'



VICINITY MAP
NOT TO SCALE

NOTE:
THIS IS A RESUBDIVISION OF RECORDED PLAN 178 PAGE 27.
TAX PARCEL #280-4F70-11SA TO BECOME LOTS 2R & 2A
TAX PARCEL #280-4F70-11SB TO BECOME LOTS 3R & 3A & 3B
TAX PARCEL #280-4F70-11S TO BECOME LOTS 1R & 1A & 1B

0.23 AC. OF PARCEL 280-4F70-11S TO BE JOINED TO PARCEL 280-4F70-11SB TO CREATE LOT 3B.

OWNER:
GARY CHRISTLEY
606 NEW CASTLE RD
SLIPPERY ROCK, PA 16057
(724)794-5755

OWNER:
TIMOTHY CHRISTLEY
109 CHRISTLEY LANE
SLIPPERY ROCK, PA 16057
(724)290-7259

ZONING RC-1
~~(SINGLE FAMILY RESIDENTIAL)~~ C.J.C.
MIN. LOT AREA 1.0 ACRES
MIN. LOT WIDTH 150'
BUILDING SET BACKLINES:
FRONT YARD 50'
SIDE YARD 25'
REAR YARD 50'
MAX. HEIGHT 35'
MAX. COVERAGE 15%

LOT 1R	17.24 ACRES
LOT 1A	2.77 ACRES
LOT 1B	1.82 ACRES
LOT 2R	4.19 ACRES
LOT 2A	1.00 ACRES
LOT 3R	6.34 ACRES
LOT 3A	1.08 ACRES
LOT 3B	1.01 ACRES

TOTAL PLAN AREA 35.46 ACRES

RECORDED: JUNE 27 2013	
PLAN BOOK	PAGE
336	18

TAX PARCEL ID'S: DEED REF:

280-4F70-11S	200310270048908
280-4F70-11SB	200002180003571
280-4F70-11SA	200002180003571

PBV 178 PG 27

PROFESSIONAL REGISTERED JAMES M. SHUTY LAND SURVEYOR 035568-E

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

Scale 1" = 100'
Date MAY 20, 2013
Job No. 2541

CHRISTLEY SUBDIVISION
Situate in Slippery Rock Township Butler County, Pa.
Prepared For GARY CHRISTLEY & TIMOTHY CHRISTLEY
Sheet No. 1 of 1

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 25TH day of JUNE 2013.

Margaret R. Bricker Co Ex — Owner
Sparrow Anne Graper — Owner
Jerry Donald Gaiser — Owner
Deborah A. Graff Co Ex — Owner
William M. Graper — Owner
~~Ruth Ann Gaiser~~ DECEASED — OWNER
Kristin Marie Swartzlander & Carl Lynn Bowser — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Margaret R. Bricker 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 25TH day of JUNE 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.

11TH JUNE '13 — Date — L. S. # 30146

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30146-E PENNSYLVANIA

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

Approved by the Supervisors of the Township of Winfield this 27TH day of JUNE 2013.

Victoria Schmeltz — Secretary — Chairman

TOWNSHIP OF WINFIELD BUTLER COUNTY PENNSYLVANIA SEAL

Approved by the Winfield Township Planning Commission this 5th day of June 2013.

Victoria Schmeltz — Secretary — Acting Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 7TH day of JUNE 2013.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 19.

Given under my hand and seal this 28th day of June 2013.

Michele M. Mustello — Recorder — Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came William M. & Sparrow Anne Graper 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 25TH day of JUNE 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

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personall came Jerry Donald ~~Gaiser~~ DECEASED 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 26TH day of JUNE 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

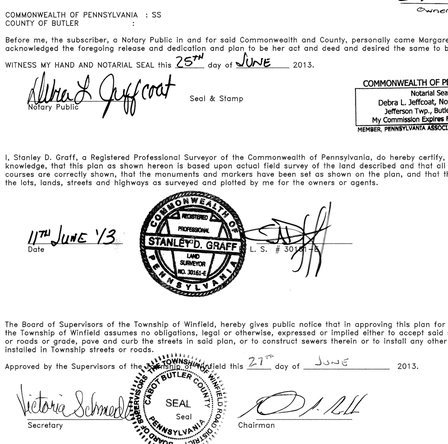
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Kristin Marie Swartzlander & Carl Lynn Bowser and acknowledged the foregoing release and dedication and to be their act and deed and desire the same to be recorded as such.

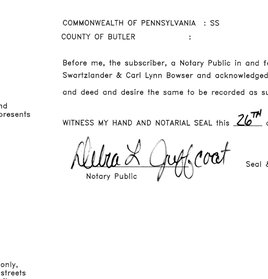
WITNESS MY HAND AND NOTARIAL SEAL this 26TH day of JUNE 2013.

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



Vicinity Map

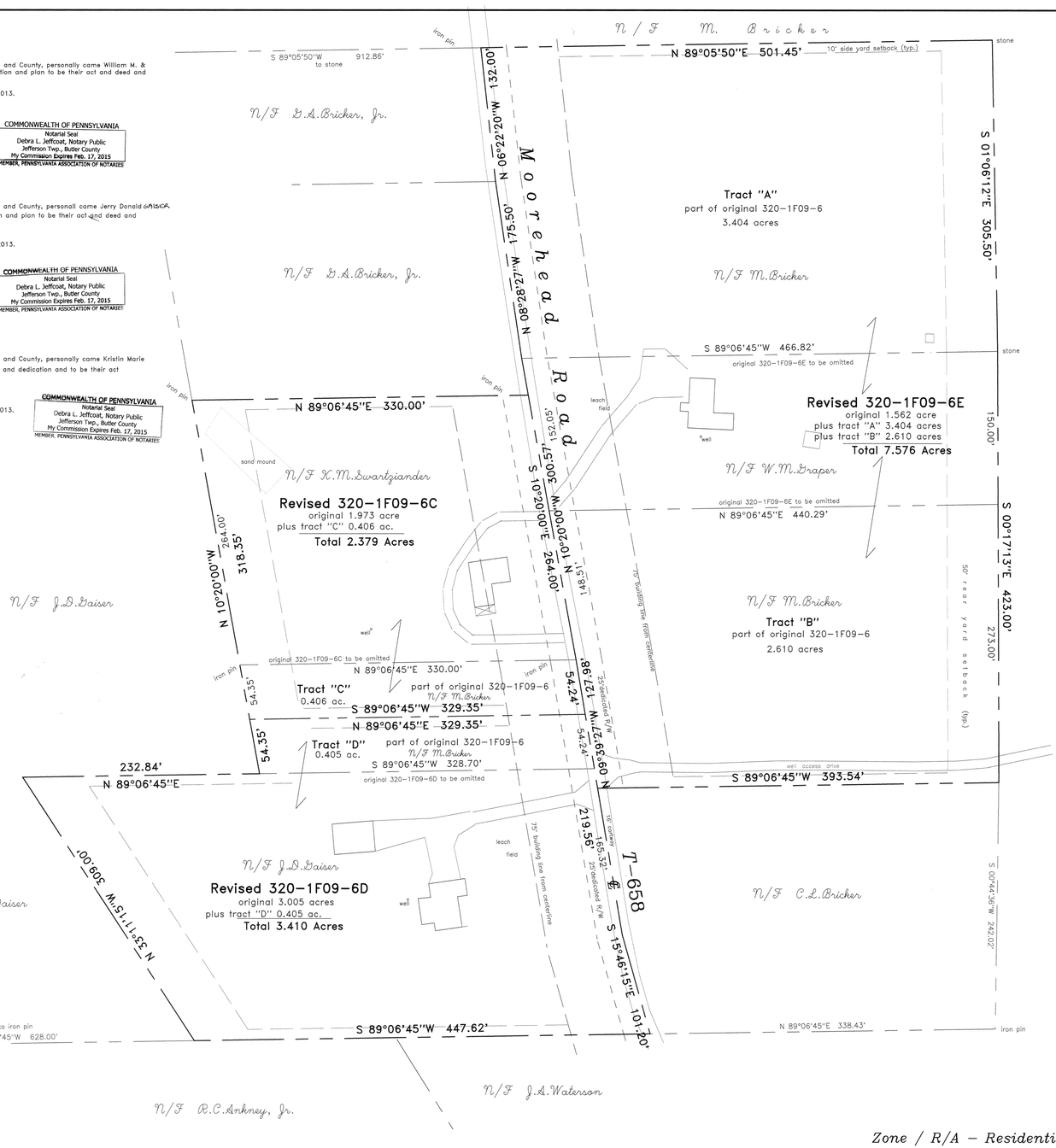


60 0 60 120 180
GRAPHIC SCALE – FEET

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

Courses and distances are shown based on the State Plane Grid System of Pennsylvania

Instr: 201306280018942 06/28/2013
Pages: 1 F: $45.00 10:51PM
Michele Mustello T20130016062
Butler County Recorder FL



Zone / R/A – Residential/Agricultural
Area / 13.365 Acres Total

W.R.Graper Plan

LOT LINE REVISION SURVEY for
William M. & Sparrow Anne Graper
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
PROJECT No: 13071 DATE: 5/20/13 REV: 6/10/13 DWN.By: SAG CHK.By: Co. TAX No: 320-1F09-6.6C-6.6E-6.6E

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

RECORDED JUNE 28 20 13	
PLAN BOOK	PAGE
336	19
SHEET ____ of ____	

BY A RESOLUTION APPROVED ON THE 4th DAY OF June, 2013, THE BOARD OF DIRECTORS OF THE SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THIS RECORDED 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 TOWNSHIP OF BUFFALO. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SARVERS MILL ASSOCIATES, L.P.

Julie Allan
WITNESS

J. C. R.
JAMES C. RUMBAUGH
PRESIDENT, THE MERITAGE GROUP, GENERAL PARTNER

6/4/13
DATE

WE HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THIS PLAN IS IN THE NAME OF SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, AND IS RECORDED BY INSTRUMENT NUMBER 201210240030559, OCTOBER 24, 2012. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Julie Allan
WITNESS

J. C. R.
JAMES C. RUMBAUGH
PRESIDENT, THE MERITAGE GROUP, GENERAL PARTNER

6/4/13
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, AND COUNTY OF Allegheny PERSONALLY APPEARED THE ABOVE NAMED AUTHORIZED OFFICER OF THE SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE LIMITED PARTNERSHIP AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE LIMITED PARTNERSHIP WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE TOWNSHIP OF BUFFALO.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF June, 2013.

MY COMMISSION EXPIRES THE 30th DAY OF December, 2014.

* James C. Rumbaugh

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Uselman, Notary Public
Plum Boro, Allegheny County
My Commission Expires Dec. 30, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Deborah L. Uselman
NOTARY PUBLIC

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

6-5-2013
DATE

SURVEYOR

SU-743-A
REGISTRATION NUMBER

I CERTIFY THAT THIS MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF BUFFALO, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

DATE

ENGINEER

REGISTRATION NUMBER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF BUFFALO 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.

Janice L. Zelenski
SECRETARY

John Haven
CHAIRPERSON

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

4-10-2013
DATE

AUTHORIZED MUNICIPAL OFFICIAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO, THIS 3rd DAY OF April, 2013.

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, BY RESOLUTION, THIS 10TH DAY OF APRIL, 2013.

Janice L. Zelenski
SECRETARY

John Haven
CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JUNE, ~~2013.~~ 2006

SECRETARY

F. W. JRM
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME – 336, PAGES – 20-21.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JUNE, 2013.

Michele M. Mustello
RECORDER

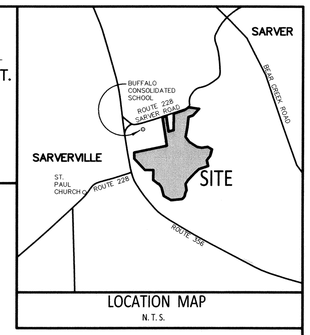
RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

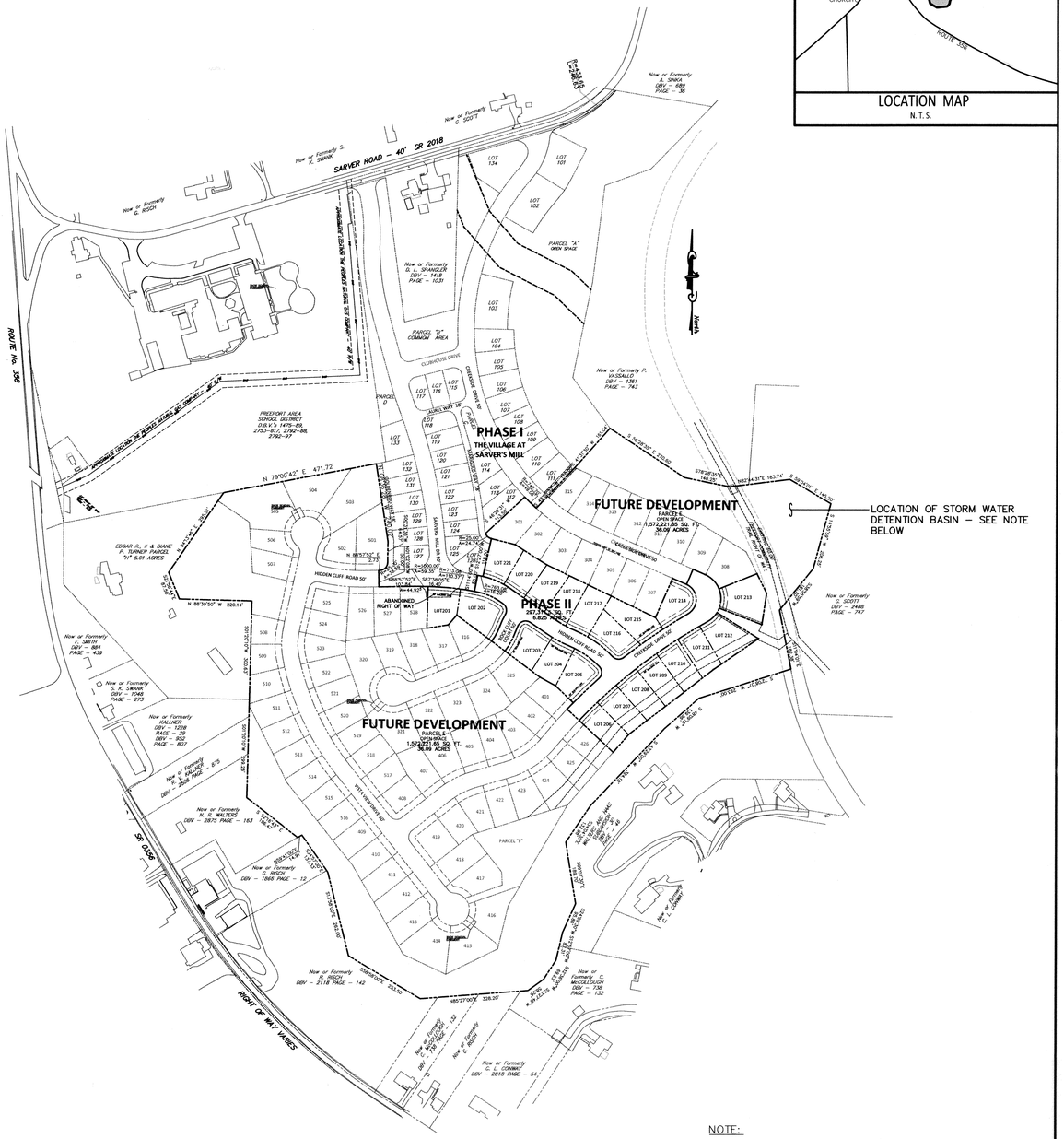
Instr:201306280019021
Pages:2 F:$85.00
Michele Mustello 06/28/2013 3:11PM
Butler County Recorder T20130016136
ND

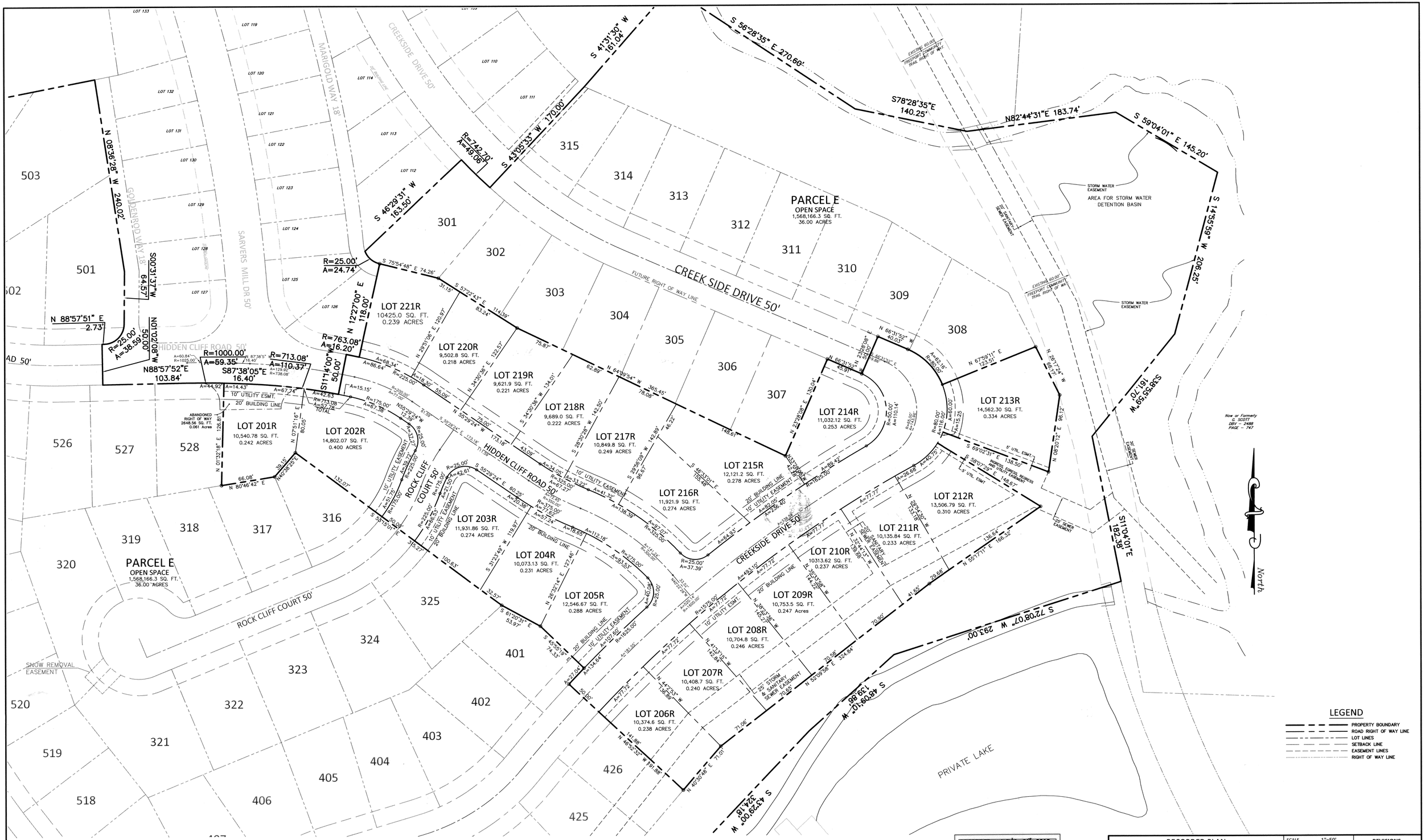
ZONING CLASSIFICATION: R-2
GENERAL RESIDENTIAL

MINIMUM LOT AREA = 40,000 SQ. FT.
MINIMUM LOT WIDTH = 75'
MINIMUM LOT FRONTAGE = 75'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 10'
MINIMUM REAR YARD = 20'



LOCATION MAP
N.T.S.


SARVER ROAD – 40' SR 2018
ROUTE No. 356
PHASE I
THE VILLAGE AT SARVER'S MILL
PHASE II
297,375.00 SQ. FT.
6.825 ACRES
FUTURE DEVELOPMENT
PARCEL E
1,572,221.85 SQ. FT.
36.09 ACRES
FUTURE DEVELOPMENT
PARCEL C
1,573,221.85 SQ. FT.
36.09 ACRES
LOCATION OF STORM WATER DETENTION BASIN – SEE NOTE BELOW
FREEPORT AREA SCHOOL DISTRICT D.B.V.'s 1475-86, 2753-87, 2782-88, 2792-97
HIDDEN CLIFF ROAD 50'
LAUREL WAY 50'
CLUBHOUSE DRIVE
OVERLOOK DRIVE 50'
TERRACE DRIVE 50'
VISTA VIEW DRIVE 50'
RIGHT OF WAY VARIES
PARCEL "A" OPEN SPACE
PARCEL "B" COMMON AREA
PARCEL "D"
PARCEL "F"
Now or Formerly G. BOSCH
Now or Formerly S. K. SIMON
Now or Formerly G. SCOTT
Now or Formerly D. L. SPANGLER DBV – 1418 PAGE – 1031
Now or Formerly P. VASSALLO DBV – 1361 PAGE – 743
Now or Formerly G. SCOTT DBV – 2488 PAGE – 747
Now or Formerly G. C. CONNEY DBV – 2818 PAGE – 34
Now or Formerly G. C. McCULLOUGH DBV – 738 PAGE – 132
Now or Formerly M. WELTERS DBV – 2875 PAGE – 163
Now or Formerly M. WELTERS DBV – 1068 PAGE – 12
Now or Formerly M. WELTERS DBV – 2118 PAGE – 142
Now or Formerly KALLNOR DBV – 1228 PAGE – 29 DBV – 852 PAGE – 807
Now or Formerly KALLNOR DBV – 2038 PAGE – 875
Now or Formerly G. K. SWAN DBV – 1045 PAGE – 273
Now or Formerly G. BOSCH DBV – 884 PAGE – 439
EDGAR R., II & DIANE P. TURNER PARCEL "H" 5.01 ACRES
N 79°00'42" E 471.72'
N 88°39'50" W 330.14'
N 88°57'52" E 330.20'
N 87°39'05" E 330.20'
N 80°27'00" E 328.20'
S 87°39'05" W 330.20'
S 88°57'52" W 330.20'
S 87°39'05" W 330.20'
S 87°39'05" W 330.20'
S 87°39'05


LOT 201R
10,540.78 SQ. FT.
0.242 ACRES
LOT 202R
14,802.07 SQ. FT.
0.400 ACRES
LOT 203R
11,931.86 SQ. FT.
0.274 ACRES
LOT 204R
10,073.13 SQ. FT.
0.231 ACRES
LOT 205R
12,546.67 SQ. FT.
0.288 ACRES
LOT 206R
10,374.6 SQ. FT.
0.238 ACRES
LOT 207R
10,408.7 SQ. FT.
0.240 ACRES
LOT 208R
10,704.8 SQ. FT.
0.246 ACRES
LOT 209R
10,753.5 SQ. FT.
0.247 Acres
LOT 210R
10313.62 SQ. FT.
0.237 ACRES
LOT 211R
10,135.84 SQ. FT.
0.233 ACRES
LOT 212R
13,506.79 SQ. FT.
0.310 ACRES
LOT 213R
14,562.30 SQ. FT.
0.334 ACRES
LOT 214R
11,032.12 SQ. FT.
0.253 ACRES
LOT 215R
12,121.2 SQ. FT.
0.278 ACRES
LOT 216R
11,921.9 SQ. FT.
0.274 ACRES
LOT 217R
10,849.8 SQ. FT.
0.249 ACRES
LOT 218R
9,689.0 SQ. FT.
0.222 ACRES
LOT 219R
9,621.9 SQ. FT.
0.221 ACRES
LOT 220R
9,502.8 SQ. FT.
0.218 ACRES
LOT 221R
10425.0 SQ. FT.
0.239 ACRES
PARCEL E
OPEN SPACE
1,568,166.3 SQ. FT.
36.00 ACRES
AREA FOR STORM WATER DETENTION BASIN
MARIGOLD WAY 18'
GOLDENROD WAY 18'
SARVERS MILL DR 50'
CREEK SIDE DRIVE 50'
HIDDEN CLIFF ROAD 50'
ROCK CLIFF COURT 50'
FUTURE RIGHT OF WAY LINE
EXISTING 60.00' FREEPORT COMMUNITY TRAIL RIGHT OF WAY
20' BUILDING LINE
10' UTILITY EASEMENT
5' UTIL. ESMT.
20' SEWER EASEMENT
STORM WATER EASEMENT
SNOW REMOVAL EASEMENT
ABANDONED RIGHT OF WAY 2648.56 SQ. FT. 0.061 Acres
PRIVATE LAKE
Now or Formerly C. SCOTT DBV – 2486 PAGE – 747
N 08°36'28" W 240.02'
S 41°31'30" W 161.04'
S 56°28'35" E 270.66'
S78°28'35"E 140.25'
N82°44'31"E 183.74'
S 59°04'01" E 145.20'
S 14°55'59" W 206.25'
S 43°05'33" W 170.00'
S 46°29'31" W 163.50'
S 75°54'48" E 74.26'
S 37°22'43" E 83.24'
N 12°27'00" E 118.00'
N 88°57'51" E 2.73'
S00°31'37"W 64.57'
N01°02'09"W 50.00'
N88°57'52"E 103.84'
S87°38'05"E 16.40'
S11°14'00"W 50.00'
N 66°31'52" W 40.03'
N 67°59'11" E 123.51'
N 23°28'08" E 150.04'
N 66°31'52" W 45.01'
N 23°28'08" E 24.00'
N 64°30'54" W 365.45'
N 55°09'24" W 173.18'
N 34°30'36" E 122.57'
N 34°30'36" W 134.01'
N 28°30'28" W 142.89'
S 46°33'01" E 135.48'
N 27°28'08" E 130.04'
S 46°33'01" E 42.39'
N 29°56'09" E 96.87'
N 08°20'12" E 98.12'
S 69°02'31" E 136.50'
S 20°07'29" E 148.67'
S11°04'01"E 182.39'
N 55°17'11" E 166.32'
S 72°08'07" W 293.00'
S 46°09'10" W 139.86'
S 43°29'00" W 324.18'
N 40°30'48" E 71.01'
N 52°09'58" E 324.64'
N 41°37'15" E 142.84'
N 44°22'03" W 136.58'
N 45°52'52" W 191.98'
N 80°46'42" E 66.08'
N 07°51'16" E 80.00'
N 01°32'18" E 126.61'
S 53°51'01" E 50.00'
S 61°20'31" E 53.97'
S 15°55'19" E 4.33'
S 17°21'49" W 119.97'
S 26°32'14" E 127.46'
S 65°29'24" E 173.18'
S 55°29'24" E 71.59'
S 28°30'28" W 142.89'
S 46°33'01" E 135.48'
S 34°30'36" E 122.57'
S 29°51'08" E 120.97'
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S 67°59'11" W 123.51'
S 23°27'24" W 98.12'
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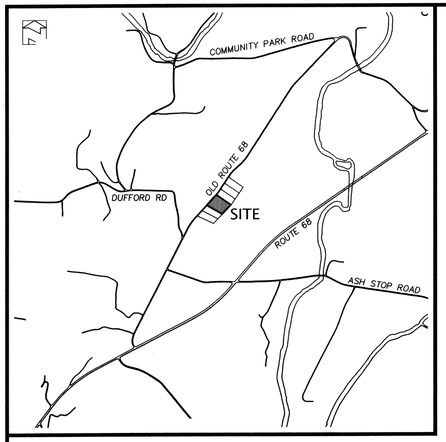
S 69°02'31" E 136.50'
S 20°07'29" E 148.67'
S 29°56'09" W 96.87'
S 46°33'01" E 42.39'
S 28°30'28" E 142.89'
S 34°30'36" E 134.01'
S 34°30'36" W 122.57'
S 64°30'54" E 365.45'
S 55°09'24" E 173.18'
S 29°51'08" W 120.97'
S 75°54'48" W 74.26'
S 37°22'43" W 83.24'
S 12°27'00" W 118.00'
S 23°28'08" E 24.00'
S 66°31'52" W 45.01'
S 23°28'08" E 150.04'
S 66°31'52" W 40.03'
S 67°59'11" E 123.51'
S 23°27'24" E 98.12'
S 08°20'12" W 98.12'
S 69°02'31" W 136.50'
S 20°07'29" W 148.67'
S 29°56'09" E 96.87'
S 46°33'01" W



VICINITY SKETCH
1" = 1500'

Instr 201307210019131 07/01/2013
Pages: 1 F $45.00 11:23AM
Michele Mustello T20130016224
Butler County Recorder ND

SURVEYOR

JAMES ANTHONY SPERDUTE
REGISTERED PROFESSIONAL
LAND SURVEYOR
24457-E
PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

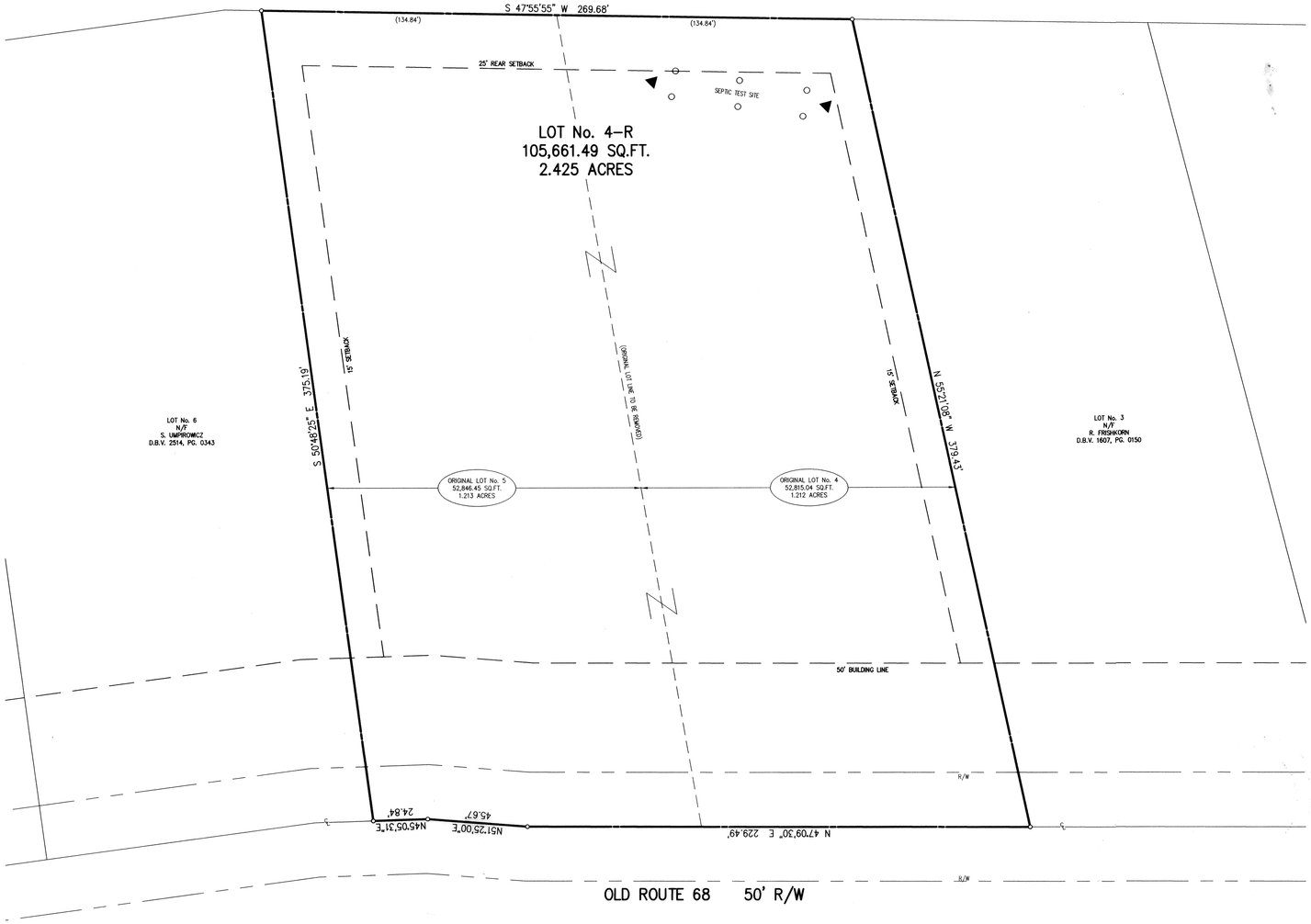
BUTLER COUNTY PLANNING COMMISSION

FORWARD TOWNSHIP PLANNING COMMISSION

FORWARD TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

N/F
WHITE OAK FARM, LLC
INST. No. 201110240025856



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KNOW ALL MEN BY THESE PRESENTS, That (I, we) WILLIAM F. WAHL of the Township of FORWARD, County of BUTLER, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns do hereby adopt this plan as our plan of our property situated FORWARD Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way and other public highways shown upon the plan, and we release, remise and discharge the Township of FORWARD its successors and assigns, of and from all liability courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of way.

We further agree that said plan is approved by the Township of FORWARD for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for any lots be deeded until either all of said roads and improvements in accordance with FORWARD Township Ordinance or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In witness Whereof, We hereunto set our hand and seal this 11th day of June 2013.

WITNESS

WILLIAM F. WAHL

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named WILLIAM F. WAHL and acknowledged the fore going 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 11 day of JUNE 2013.
My Commission expires the 9 day of NOV 2015.
SEAL

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth J. Musthar, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

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

Secretary

Chairman

Approved by the FORWARD Township Board of Supervisors this 11 day of June 2013.

Secretary

Chairman

Approved by the FORWARD Township Planning Commission this 25 day of JUNE 2013.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 11TH day of JUNE 2013 JRM

Secretary JRM

Chairman JRM

I, James A. Sperdute, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon an actual field survey of the land described and that all angles, distances and courses have been correctly 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.

James A. Sperdute, R.S. #24457-E

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, ect. In the County of Butler in Plan Book 336 Page 22.
Given under my hand and seal this 1st day of JULY 2013

Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED: JULY 1 2013	
PLAN BOOK	PAGE
336	22

PROPERTY OWNERS:

WILLIAM F. WAHL
1012 S. WASHINGTON STREET
EVANS CITY, PA 16033

TAX PARCEL 160-S4-C4 & C5
DEED BOOK VOL. 1837, PAGE 323

WHITE OAK FARM PLAN OF LOTS
RACK 124, PAGE 39

TOTAL PROPERTY IN THIS PLAN : 2.425 ACRES

WHITE OAK FARMS PLAN OF LOTS
LOT 4 REVISED
FORWARD TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
WILLIAM F. WAHL

SCALE: 1 " = 30'
JUNE 10, 2013
DWG # 1006-1312816

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
jsurveying@comcast.net

REVISIONS

SHEET No.
RC1

Instr 201307020019361 07/02/2013
Pages 1 F $45.00 11:15AM
Michele Mustello T20130016408
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, That we PHILIP P. & MARGARET G. LOPE of the Township of Lancaster, 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 Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, their successors 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 by binding upon PHILIP P. & MARGARET G. LOPE our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 24 day of June, 20 13

ATTEST:

Deborah L. Kirsch
Notary Public

Philip P. Lope
Owner

Margaret G. Lope
Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Kirsch, Notary Public
Zelienople Boro, Butler County
My Commission Expires Jan. 18, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COUNTY OF BUTLER) COMMONWEALTH OF PENNSYLVANIA

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED PHILIP P. & MARGARET G. LOPE 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 24TH DAY OF June 20 13
MY COMMISSION EXPIRES THE 18TH DAY OF JANUARY 2018

Deborah L. Kirsch
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Kirsch, Notary Public
Zelienople Boro, Butler County
My Commission Expires Jan. 18, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REVEIWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 27TH DAY OF JUNE, 20 13.

Timothy L. Burkhart
SECRETARY

Glen Wach
CHAIRMAN

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 TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, THIS 28TH DAY OF JUNE, 20 13.

Cindy L. Watson
SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

I, JAMES M. SHUTY, 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 plat have been set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

5-13-13 SEAL
Date Reg. No. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF JUNE 20 13.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

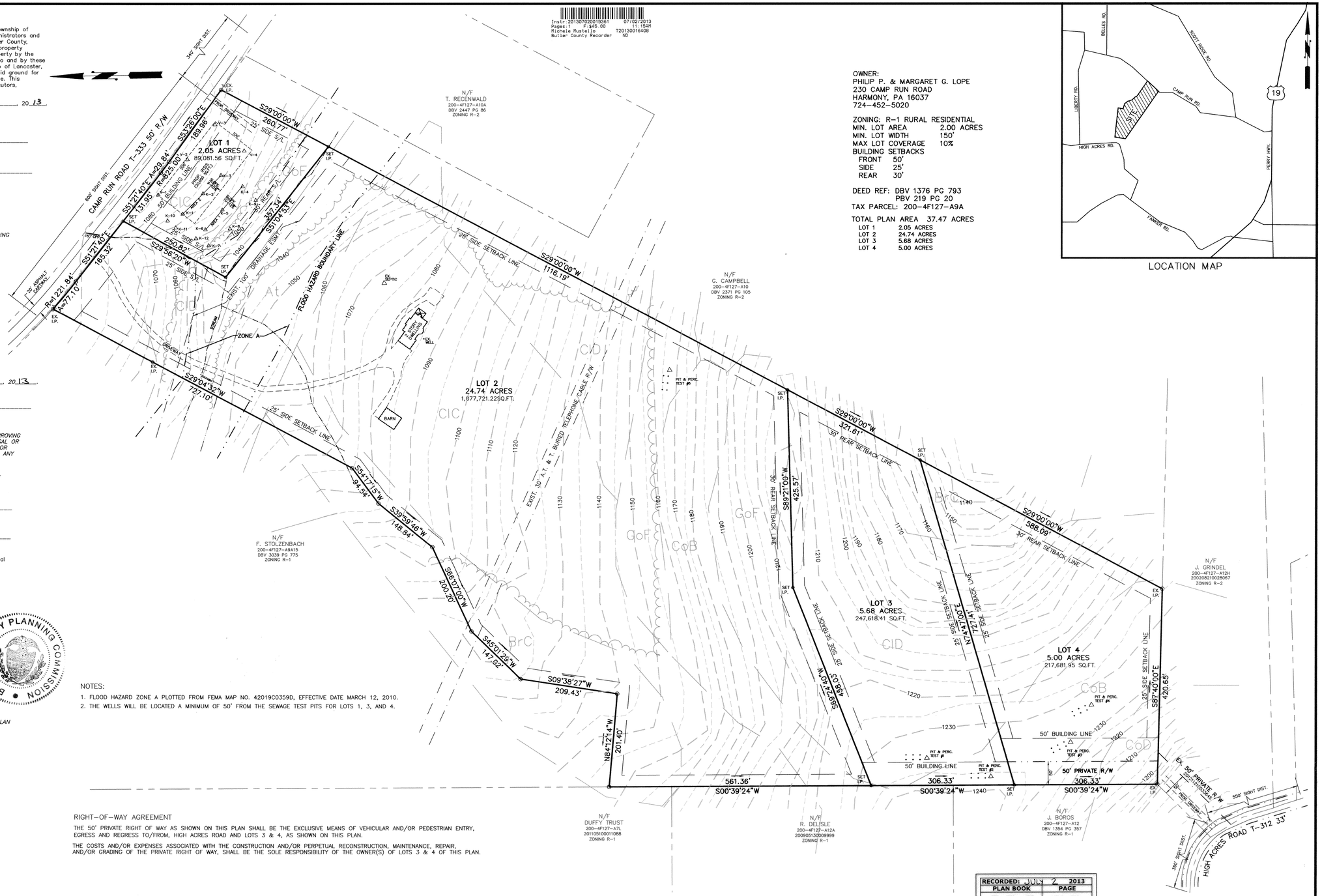
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 336 PAGE 23.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JULY 20 13.

Michele M. Mustello
RECORDER

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



OWNER:
PHILIP P. & MARGARET G. LOPE
230 CAMP RUN ROAD
HARMONY, PA 16037
724-452-5020

ZONING: R-1 RURAL RESIDENTIAL

MIN. LOT AREA	2.00 ACRES
MIN. LOT WIDTH	150'
MAX LOT COVERAGE	10%
BUILDING SETBACKS	
FRONT	50'
SIDE	25'
REAR	30'

DEED REF: DBV 1376 PG 793
PBV 219 PG 20
TAX PARCEL: 200-4F127-A9A

TOTAL PLAN AREA 37.47 ACRES

LOT 1	2.05 ACRES
LOT 2	24.74 ACRES
LOT 3	5.68 ACRES
LOT 4	5.00 ACRES

LOCATION MAP

NOTES:
1. FLOOD HAZARD ZONE A PLOTTED FROM FEMA MAP NO. 42019C0359D, EFFECTIVE DATE MARCH 12, 2010.
2. THE WELLS WILL BE LOCATED A MINIMUM OF 50' FROM THE SEWAGE TEST PITS FOR LOTS 1, 3, AND 4.

RIGHT-OF-WAY AGREEMENT

THE 50' PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM, HIGH ACRES ROAD AND LOTS 3 & 4, AS SHOWN ON THIS PLAN.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOTS 3 & 4 OF THIS PLAN.

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

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

RECORDED: JULY 2 2013
PLAN BOOK 336 PAGE 23

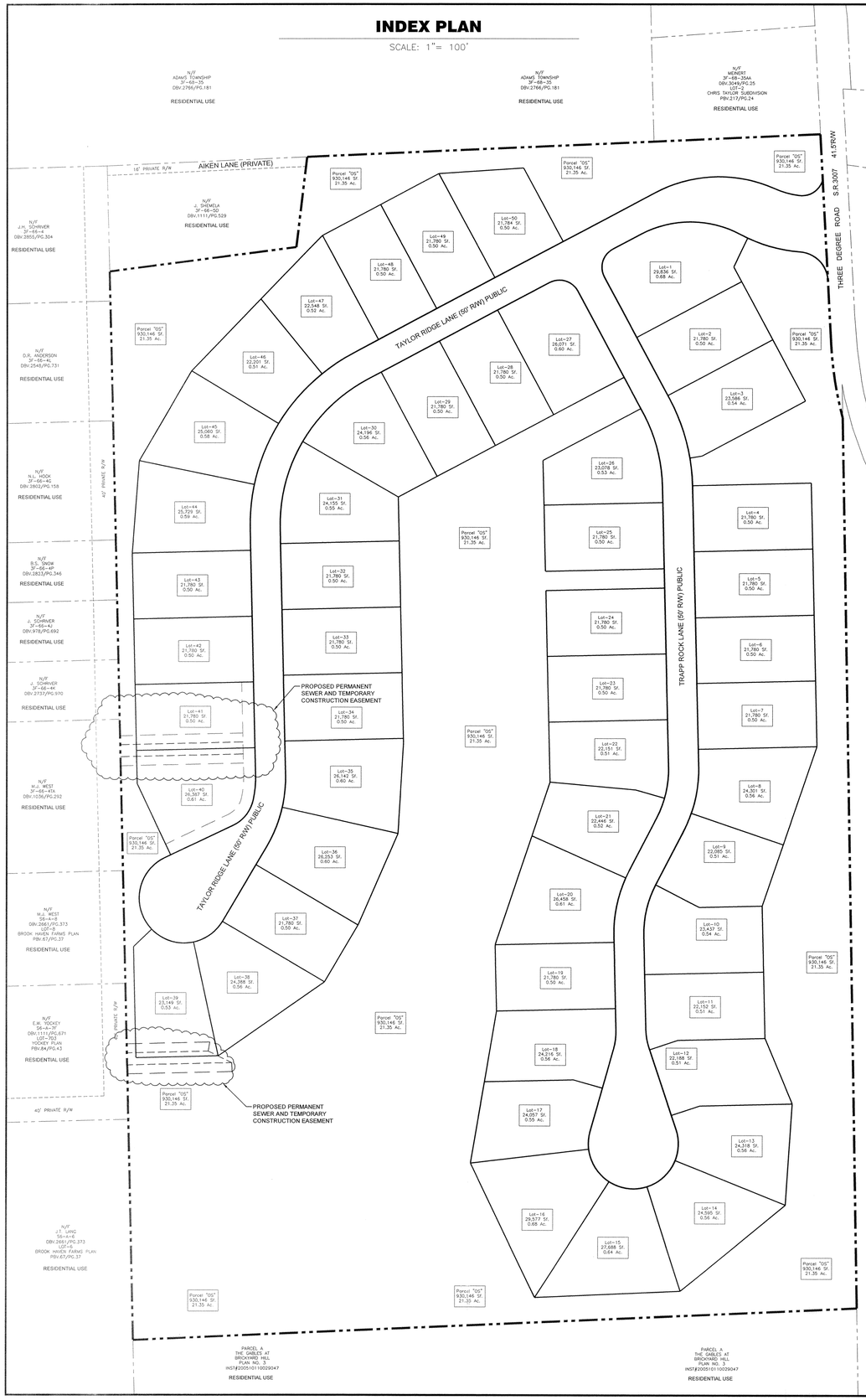
NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 100'
Date March 18, 2013
MAY 10, 2013
Job No. 2529

Lope Subdivision
Situate in Lancaster Township Butler County, Pa.
Prepared For Philip & Margaret Lope
Sheet No. 1 of 1

INDEX PLAN

SCALE: 1"= 100'



Legend

- Existing Property Boundary
- Proposed Lotline/Right of Way
- Lot-xx — Proposed Lot Number

* Recorded Right of Way and Lots shown on Taylor Ridge Plan to be abandoned per this recording

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

OWNER'S ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, that Taylor Ridge Associates, 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 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 and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 13th day of May, 2013.

ATTEST:

Notary Public

(Donald B. Rodgers) - Managing Member.

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 Donald B. Rodgers, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 13th day of May, 2013.

WITNESS MY HAND AND NOTARIAL SEAL this 13th day of May, 2013.

My Commission expires the 16th day of September, 2016.

(SEAL)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 16, 2016
Member, Pennsylvania Association of Notaries

TITLE CLAUSE:

We, Taylor Ridge Associates, owners of Amendment No. 2 to Taylor Ridge Plan, do hereby certify that the title of this property is in the name of Taylor Ridge Associates, as recorded in the Butler County Recorder of Deeds Office as Plan Book Volume 317, Page 40-41.

Witness Owner

MORTGAGE CLAUSE:

We, DOLLAR BANK, FSB, mortgagee of the property embraced in the Amendment No. 1 to Taylor Ridge Plan, do hereby consent to the recording of said plan in the Recorder of Deeds Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Witness Mortgagee

SURVEYOR'S CERTIFICATION:

I, Gary A. Sheffler, 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 or agents.

5-7-13 Date — Gary A. Sheffler - Reg No. 11786-E

MUNICIPAL ENGINEER'S CERTIFICATION:

I, Ronald Olsen, a 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.

6-24-13 Date — Signature of Engineer — 26400E Registration Number

MUNICIPAL STIPULATION & APPROVAL:

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 in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads. Adams Township agrees not to issue building permits until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection. Approved by the Board of Supervisors of the Township of Adams this 2nd day of July, 2013.

Secretary — Chairman, Board of Supervisors

Board of Supervisors — Board of Supervisors

Board of Supervisors — Board of Supervisors

COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

~~Approved~~ by the Butler County Planning Commission this 15TH day of JULY 2009 2013

Secretary — Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

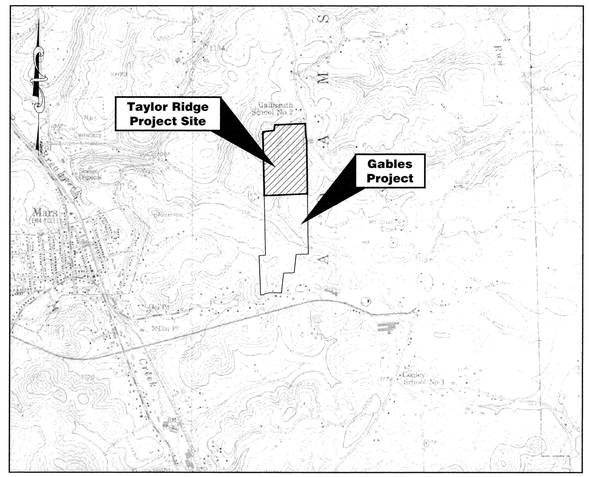
Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Pgs 24-25 and

Given under my hand and seal this ____ day of July 2013.

Recorder

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

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



VICINITY PLAN

SCALE: 1"= 2000'

RECORDED: JULY 2, 2013
PLAN BOOK 336 PAGE 24

Instr:201307020019427 07/02/2013
Pages:2 F:$85.00 2:32PM
Michele Mustello T20130016450
Butler County Recorder FL

BEING AMENDMENT NO. 2 TO AMENDMENT NO. 1 TO TAYLOR RIDGE PLAN OF LOTS RECORDED IN PBV 317, PG 40.

Amendment No. 2 to Taylor Ridge

Situate In

Adams Township, Butler County Pennsylvania

Prepared For

Taylor Ridge Associates

215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
(724) 776-2727

Date: March 21, 2013
Scale: AS SHOWN
CADD# 60077-Amend2-LN1.dwg
Prepared By

PVE Sheffler, LLC
Engineers - Surveyors - Land Planners
Waterfront Corporate Park III
2000 Georgetowne Drive, Suite 101
Sewickley, Pennsylvania 15143
(724) 444-1100

Sheet No. LN1

NOTARY PUBLIC | REGISTERED SURVEYOR | BUTLER COUNTY RECORDER OF DEEDS | BUTLER COUNTY PLANNING COMMISSION | TOWNSHIP OF ADAMS BOARD OF SUPERVISORS | MUNICIPAL ENGINEER | TOWNSHIP OF ADAMS PLANNING COMMISSION

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

BUTLER COUNTY PLANNING COMMISSION

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

Amendment No. 2 to Taylor Ridge

Situate In
Adams Township, Butler County
Pennsylvania

Prepared For
Taylor Ridge Associates
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
(724) 776-2727

Date: March 21, 2013
Scale: AS SHOWN
CADD# 60077-Amend2-LN2.dwg
Prepared By:

PVE Sheffler, LLC
Engineers - Surveyors - Land Planners
Waterfront Corporate Park III
2000 Georgetowne Drive, Suite 101
Sewickley, Pennsylvania 15143
(724) 444-1100

Sheet No. LN2

DATE	REVISIONS	BY
---	---	---

RECORDED: JULY 2, 2013
PLAN BOOK 336 PAGE 25

KNOW ALL MEN BY THESE PRESENTS, that, St. John Lutheran Care Center, of the Borough of Mars, 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 Mars Borough, Butler County, 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-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, rights-of-way and easements by the Borough of Mars, we, St. John Lutheran Care Center, hereby agree to and by these presents do release and forever discharge the Borough of Mars, 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 St. John Lutheran Care Center, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28 day of June, 2013.

ATTEST:

[signature] NOTARY PUBLIC [signature] OWNER

My commission expires the 3 day of August, A.D., 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A GRAYBURN
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 3, 2016

The foregoing adoption and dedication is made by St. John Lutheran Care Center with the full understanding and agreement that the approval of the Borough Council of the Borough of Mars, 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.

[signature] OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named St. John Lutheran Care Center, 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 day.
WITNESS MY HAND AND NOTARIAL SEAL this 28 day of June, 2013.
My Commission Expires the 3 day of August, 2016.

SEAL [signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A GRAYBURN
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 3, 2016

I, Cheryl A. Hughes, 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.

May 17, 2013 SEAL [signature]
DATE REG.NO. SU-32490-E

KNOW ALL MEN BY THESE PRESENTS: That Mars Holdings, Inc., by virtue of a Resolution of its Board of Directors, does hereby adopt this as its Plan of Subdivision of its property situate in the Borough of Mars, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Borough of Mars, Mars Holdings, Inc., hereby covenants and agrees to and by these presents does release and forever discharge the Borough of Mars, 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 Mars Holdings, Inc., it 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 28th day of June, A.D., 2013.

MARS HOLDINGS, INC. (SEAL)

ATTEST:

[signature] (SEAL) [signature]
Secretary President

The foregoing Adoption and Dedication is made by Mars Holdings, Inc., with the full understanding and agreement that the approval of the Borough Council of the Borough of Mars, 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 niney (90) days of date of said approval.

MARS HOLDINGS, INC. (SEAL)

[signature] (SEAL)
President

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

On this 28 day of June, A.D., 2013 before me, a Notary Public in and for said County and Commonwealth, personally appeared David Fenoglietto, President (Name & Title of Officer) of Mars Holdings, Inc., who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly signed and sealed by and as for the act and deed of the said Mars Holdings, Inc., for the uses of and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as President (Title of Officer) of Mars Holdings, Inc., in attestation of the due execution and delivery of said release and dedication of this deponent's own and property and respective handwriting.

David Fenoglietto, President (SEAL)
Name & Title of Officer

Sworn to and subscribed before me the day and date above written.
WITNESS MY HAND AND NOTARIAL SEAL this 28 day of June, A.D., 2013.

[signature] (SEAL)
NOTARY PUBLIC

My Commission Expires the 3 day of August, A.D., 2016.

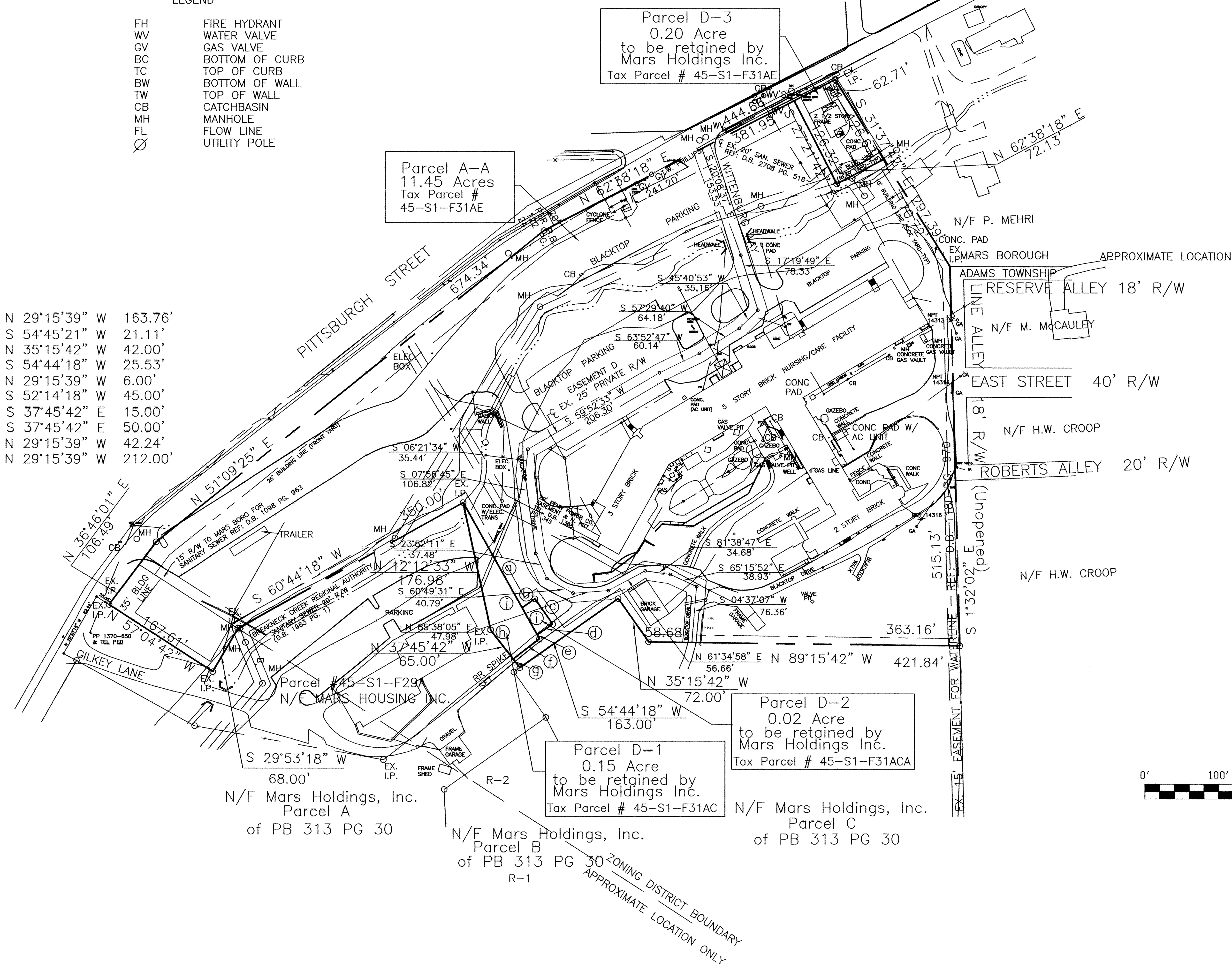
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A GRAYBURN
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 3, 2016

LEGEND

FH	FIRE HYDRANT
WV	WATER VALVE
GV	GAS VALVE
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
CB	CATCHBASIN
MH	MANHOLE
FL	FLOW LINE
Ø	UTILITY POLE

(a)	N 29°15'39" W	163.76'
(b)	S 54°45'21" W	21.11'
(c)	N 35°15'42" W	42.00'
(d)	S 54°44'18" W	25.53'
(e)	N 29°15'39" W	6.00'
(f)	S 52°14'18" W	45.00'
(g)	S 37°45'42" E	15.00'
(h)	S 37°45'42" E	50.00'
(i)	N 29°15'39" W	42.24'
(j)	N 29°15'39" W	212.00'

Instr:201307030019484 07/03/2013
Pages:1 F:$45.00 10:42AM
Michele Mustello T20130016523
Butler County Recorder ND



NOTES:

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

REF: LOT LINE REVISION FOR ST. JOHN LUTHERAN CARE CENTER & MARS HOLDINGS, INC. BY LAND SURVEYORS, INC. , PB 313 PG 30.

REF: SUBDIVISION PLAN FOR ST. JOHN LUTHERAN CARE CENTER BY WRIGHT ENGINEERING, P.B. 122 PG. 24

REF: REVISED SUBDIVISION FOR ST. JOHN LUTHERAN CARE CENTER BY THOMAS F. EASTON, P.B. 238 PG. 9.

REF: SURVEY BY GEORGE R. WRIGHT FOR MARS HOUSING INC., AS REVISED 07/10/95, DRAWING #6/1121-10.

REF: SURVEY BY SHOUP ENGINEERING FOR MARS BOROUGH FOR WATER LINE & TANK, 11/02/03, #5256.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR MARS BOROUGH, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

ZONING (MARS BORO.) R-1 & R-2

R-1: BUILDING SETBACK REQUIREMENTS:
35' FRONT YARD
10' SIDE YARD
10' REAR YARD

R-2: BUILDING SETBACK REQUIREMENTS:
25' FRONT YARD
10' SIDE YARD
10' REAR YARD

PARCEL 450-S1-F31A IS UNDER THE NAME OF ST. JOHN LUTHERAN CARE CENTER.

PARCELS 450-S1-F31AE, F31AC, F31ACA, ARE UNDER THE NAME OF MARS HOLDINGS, INC. THESE PARCELS WERE ELIMINATED BY PB 313 PG 30.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL D OF PB 313 PG 30 OWNED BY ST. JOHN LUTHERAN CARE CENTER AND MARS HOLDINGS, INC., INTO THE FOUR PARCELS AS EXISTED PRIOR TO THAT LOT CONSOLIDATION.

0' 100' 200' 300'

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

[signature] SEAL [signature]
SECRETARY PRESIDENT

Approved by the Borough Council of the Borough of Mars this 24th day of June, 2013.

[signature] SEAL [signature]
SECRETARY PRESIDENT

Approved by the Mars Borough Planning Commission this 27th day of June, 2013.

[signature] SEAL [signature]
SECRETARY CHAIRMAN

APPROVED JRM ~~Reviewed~~ with or without comments by the Butler County Planning Commission. Letter to Mars Borough Council dated June 19th A.D., 2013.

[signature] SEAL [signature]
SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

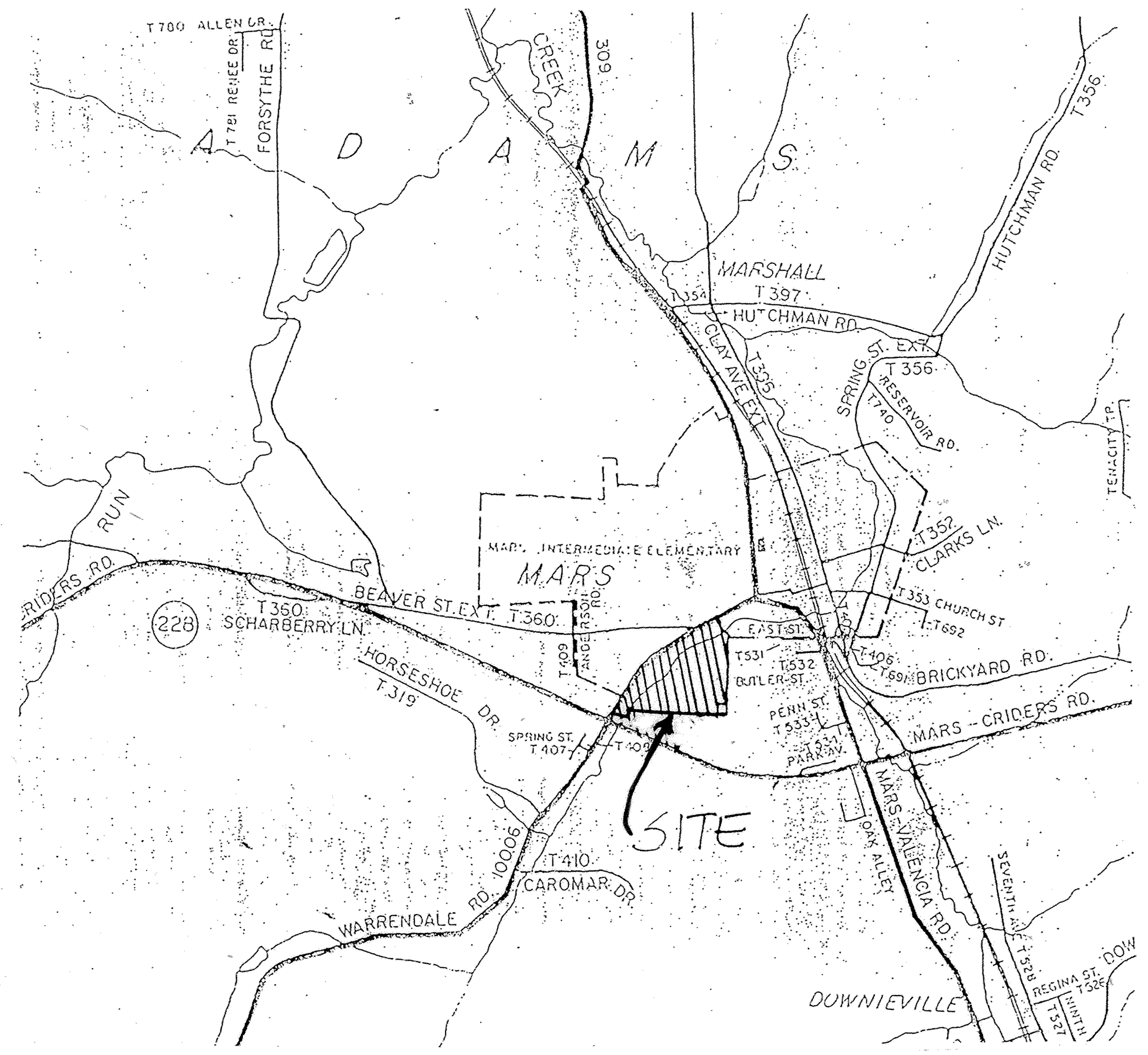
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 336 Page 26.

Given under my hand and seal this 3rd day of July, 2013.

SEAL [signature]
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA



VICINITY MAP Scale: 1" = 2000'

REVISED 5/17/13 REESTABLISH TAX PARCELS 45-S1-F31AC,F31ACA,F31AE

RECORDED July 3, 2013	
PLAN BOOK	PAGE
336	26

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

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

PLAN OF SUBDIVISION
FOR: ST. JOHN LUTHERAN CARE CENTER
and
MARS HOLDINGS INC.

SITUATE: ADAMS TWP. & MARS BORO., BUTLER CO., PA

Date 3/27/13	Scale 1"=100'	Dwn By BEC	Ckd By CAH
Parcel No. 450-S1-F31A		Db-Pg	Sheet No.	Service No. 13-038
Address PITTSBURGH ST.				

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2ND day of JULY 2013.

Lora Cooper Rothen
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Lora Cooper Rothen 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 2ND day of JULY 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 platted by me for the owners or owners.

10TH JUNE '13
Date

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

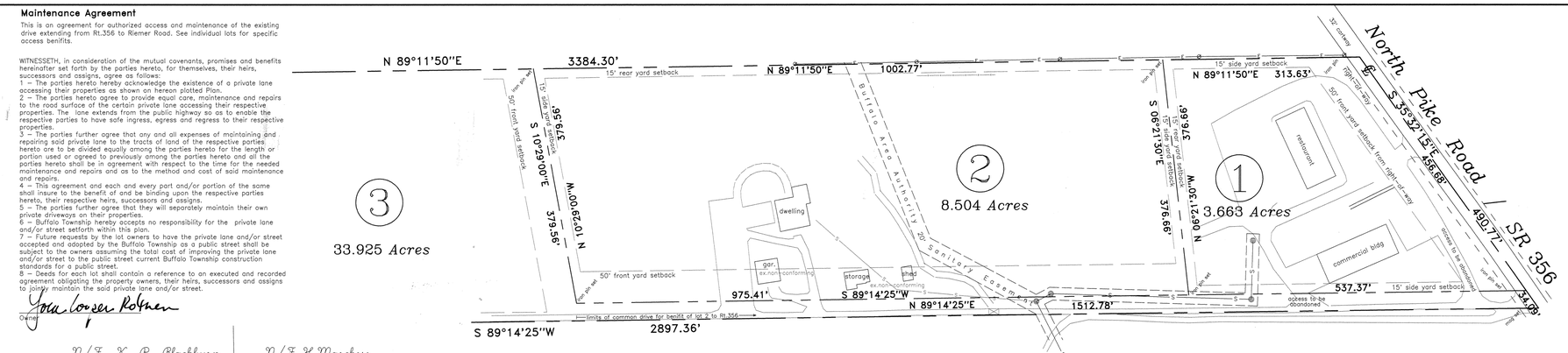
S. D. Graff, P. L. S. # 30161-E

Maintenance Agreement

This is an agreement for authorized access and maintenance of the existing drive extending from Rt.356 to Riemer Road. See individual lots for specific access benifits.

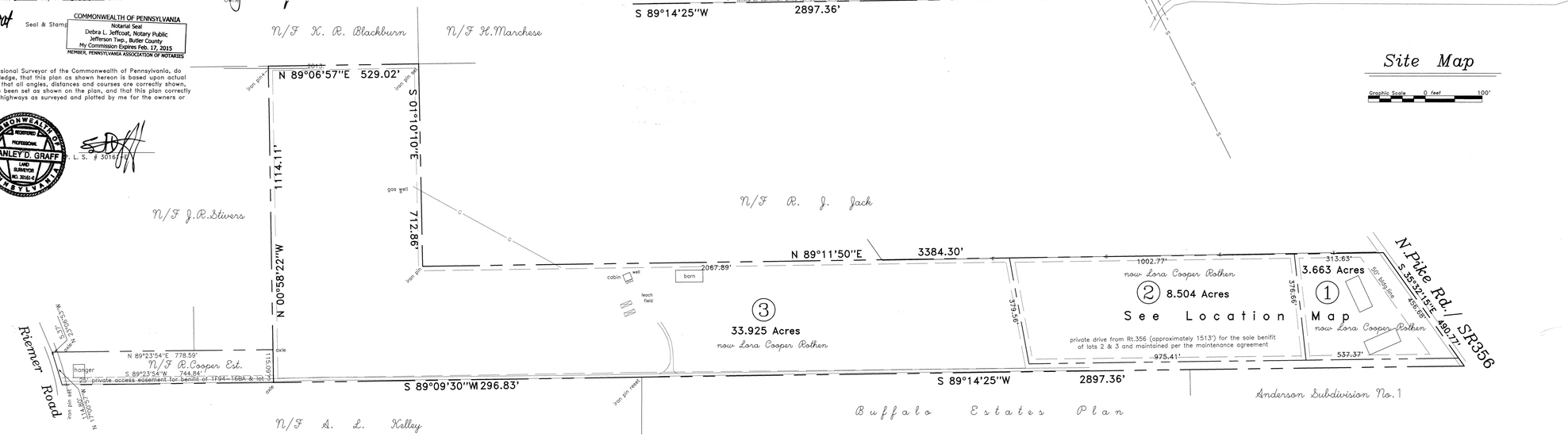
WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties as shown 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 accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or 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 – Buffalo Township hereby accepts no responsibility for the private lane and/or street setforth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by the Buffalo 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 Buffalo 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, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

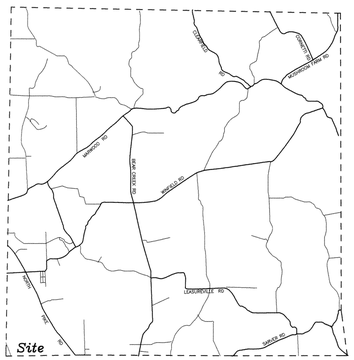
Lora Cooper Rothen
Owner



Site Map

Graphic Scale 0 feet 100'





Vicinity Map

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

Approved by the Supervisors of the Township of Winfield this 27TH day of JUNE 2013.

Victoria Schmader
Secretary

TOWNSHIP OF WINFIELD BUTLER COUNTY PENNSYLVANIA SEAL

Chairman

Approved by the Winfield Township Planning Commission this 5th day of June 2013.

Victoria Schmader
Secretary

Chairman

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

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 27.

Given under my hand and seal this 3rd day of July 2013.

Michele M. Mustello
Recorder

Seal

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

RECORDER OF DEEDS BUTLER COUNTY PA

N
W E
S

200 0 200 400 600
GRAPHIC SCALE – FEET

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

Courses and distances are shown based of the State Plane Grid System of Pennsylvania

Zone / C – Commercial
Total 46.092 Acres

Instr: 201307030019403
Pages: 1 F:$45.00
Michele Mustello
Butler County Recorder
07/03/2013
11:21:00
T20130016539
FL

Lora Cooper Rothen Plan

SUBDIVISION SURVEY
PROJECT No: 13010
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 5/20/13 REV: 6/10/13 DWN.By: Sdg CHK.By:
Co. TAX No: 320-1F94-16

for Lora Cooper Rothen

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

RECORDED JULY 3 2013
PLAN BOOK 336 PAGE 27
SHEET ____ of ____

KNOW ALL MEN BY THESE PRESENTS That We, SHIRLEY ANN HEETER, DAVID HESIDENZ and JEANNE HESIDENZ, TOM GIERALTOWSKI and DIANE GIERALTOWSKI of the Township of Franklin, 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 Franklin, 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 Franklin, 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 Franklin, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 29TH day of JUNE 2013.

Owner Owner

Owner Owner

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

owners: Shirley Ann Heeter, David & Jeanne Hesidenz and Tom & Diane Gieraltowski

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 29TH day of JUNE 2013.

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 by others and plotted by me for the owners or agents.

10 June '13
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30164-E

P. L. S. 30164-E

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

Approved by the Supervisors of the Township of FRANKLIN this 15th day of July 2013.

Secretary Seal Chairman

Approved by the Franklin Township Planning Commission this 11TH day of June 2013.

Secretary Chairman (temporary)

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 14TH day of MAY 2013.

Secretary Seal Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

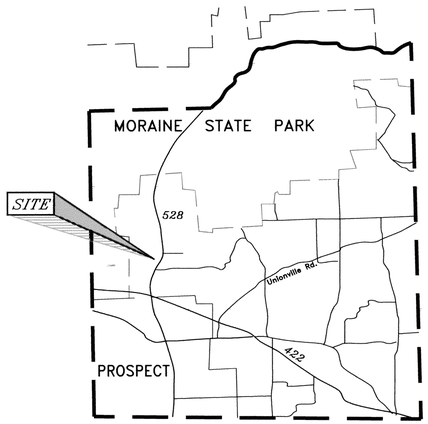
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 28 .

Given under my hand and seal this 3rd day of July 2013.

Recorder Seal

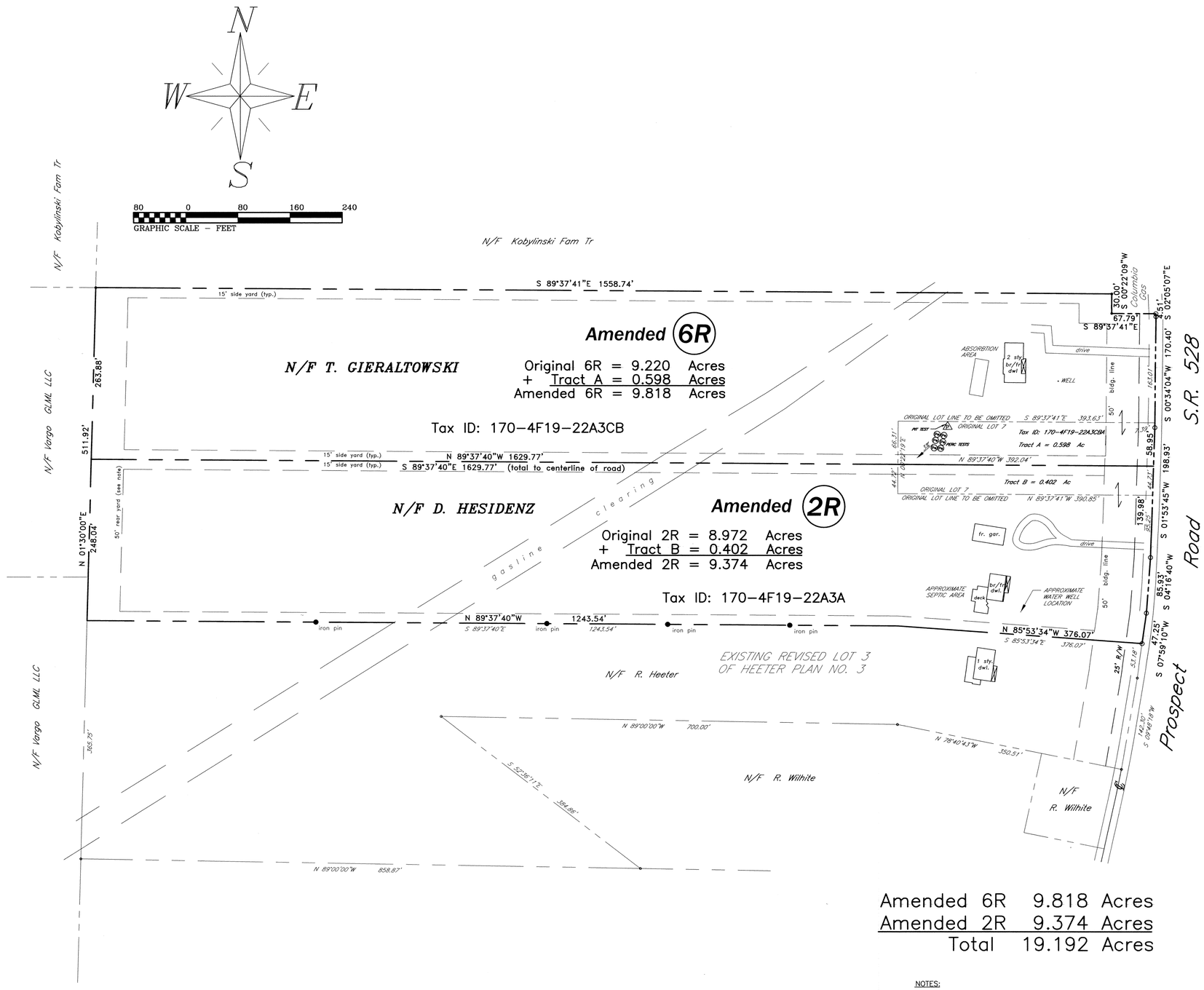
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA



Vicinity Map
NOT TO SCALE

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



Amended 6R 9.818 Acres
Amended 2R 9.374 Acres
Total 19.192 Acres

NOTES:

1) DAVE HESIDENZ
2084 PROSPECT ROAD
PROSPECT, PA 16052
PHONE: 724-865-9731

2) CURRENT ZONING – AGRICULTURE – RESIDENTIAL

3) BUILDING SETBACKS
FRONT – 50' FROM R/W
SIDE – 15'
REAR – 50' (PRINCIPAL STRUCTURE)
10' (ACCESSORY STRUCTURE)

4) TOTAL ACREAGE = 19.192

HEETER PLAN NO. 5

Being a lot consolidation of Lot 7 of Heeter Plan No. 4

Instr: 201307030019494 07/03/2013
Pages: 1 F $45.00 11:22AM
Michele Mustello T20130016539
Butler County Recorder FL

RECORDED JULY 3 2013.

PLAN BOOK	PAGE
336	28

SHEET ____ of ____

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

SUBDIVISION PLAN / LOT LINE REVISION for DAVE HESIDENZ
PROJECT No: 13-056
SITUATE: FRANKLIN TOWNSHIP, BUTLER COUNTY, PA:
DATE: 5/5/13 REV:
DWN.By: SDG CHK.By: Sdg Co. TAX No: 170-4F19-22A3A & 22A3CB & 22A3BA

KNOW ALL MEN BY THESE PRESENTS That we, Michael & Margaret Sinibaldi and Michael & Christine Sinibaldi, Jr and Mark & Kathleen McNaughton of the Township of Franklin, 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 Franklin, 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 Franklin Township, 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 Franklin, 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 10TH day of JUNE 2013.

Owner Owner Owner

Owner Owner Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

owners: Michael & Margaret Sinibaldi, Michael & Christine Sinibaldi, Jr. and Mark & Kathleen McNaughton

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 10TH day of JUNE 2013.

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 by others and plotted by me for the owners or agents.

7TH JUNE 13
Date

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

P. L. S. 30161-E

The Board of Supervisors of the Township of Franklin, hereby gives public notice that in approving this plan for recording purposes only, the Township of Franklin 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 Franklin Township this 1st day of JULY 2013.

Secretary Seal Chairman

Approved by the Township of Franklin Planning Commission this 11th day of June 2013.

Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION

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

Secretary Seal Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

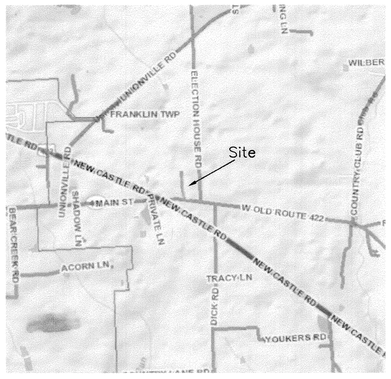
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 29.

Given under my hand and seal this 3rd day of July 2013.

Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY PA



Vicinity Map
1" = 2000'

MAINTENANCE AGREEMENT NOTE

PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES 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 PRIVATE STREET. THE LANE AND PRIVATE STREET EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS TO THEIR RESPECTIVE PROPERTIES.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL 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) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SETFORTH WITHIN THIS PLAN OF LOTS.
7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
8) DEEDS FOR EACH LOT SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN HE SAID PRIVATE STREET.

OWNER OWNER

OWNER OWNER

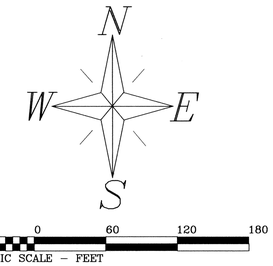
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

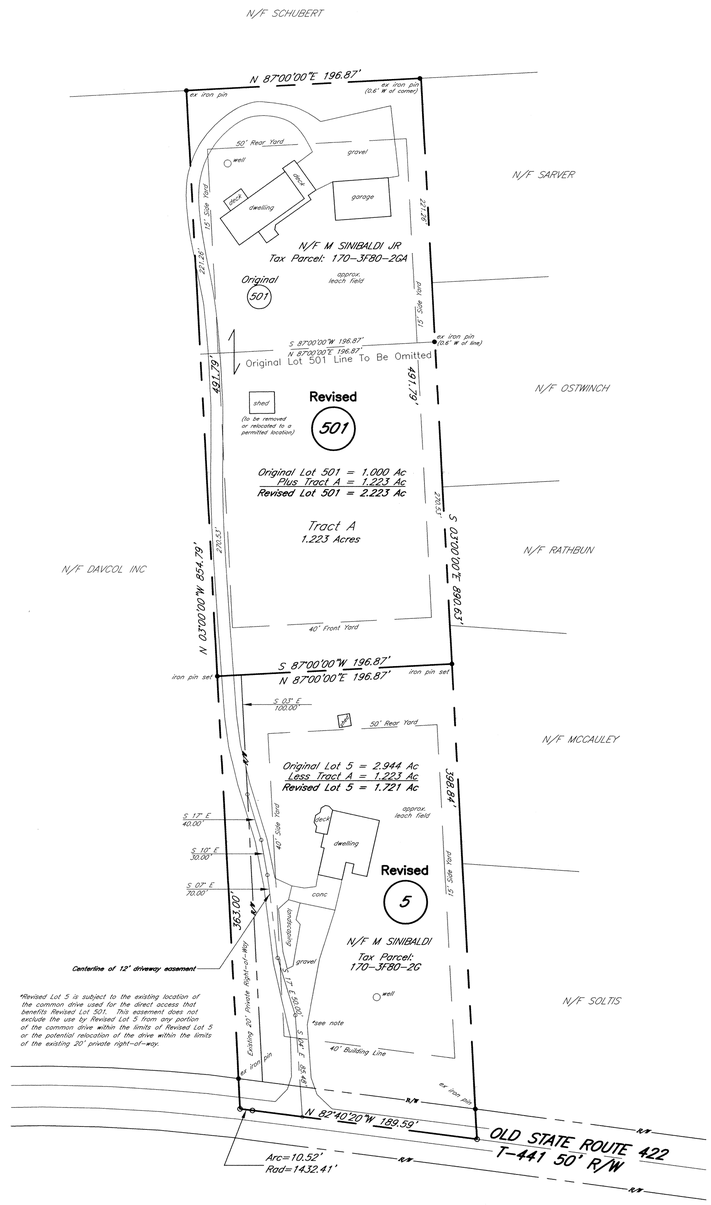
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEAREDAND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL this 10TH day of JUNE 2013.

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





TOTAL 3.944 ACRES

M. SINIBALDI PLAN

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

Being a lot line revision of Lot 501 and Lot 5 of Michael Sinibaldi Sr subdivision recorded in Butler County Plan Book 174 page 28

NOTES:
1) OWNER: MICHAEL & MARGARET SINIBALDI
926 W OLD ROUTE 422
BUTLER, PA 16001
2) ZONING – R-1 RURAL RESIDENTIAL

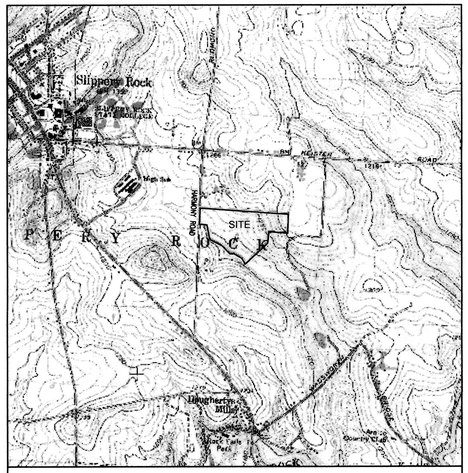
Instr: 201307020019495 07/03/2013
Pages: 1 F $45.00 11:22PM
Michele Mustello T20130016539
Butler County Recorder FL

RECORDED JULY 3 2013
PLAN BOOK 336 PAGE 29
SHEET ____ of ____

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

SUBDIVISION SURVEY for MICHAEL & MARGARET SINIBALDI
PROJECT No: 13-087 SITUATE: FRANKLIN TOWNSHIP, BUTLER COUNTY, PA.
DATE: 5/16/13 REV: 6/7/13 DWN.By: SDG CHK.By: Sdg Co. TAX No: 170-3F80-2G & 2GA

FINAL
LAND DEVELOPMENT PLANS
for
THE GROVE AT SLIPPERY ROCK
145 Harmony Road
Township of Slippery Rock, County Of Butler
Commonwealth Of Pennsylvania
TOWNSHIP FINAL JUNE 10, 2013
REVISION 1 PROGRESS UPDATES JUNE 13, 2013



PORTION OF THE SLIPPERY ROCK, PA U.S.G.S.
SCALE: 1"=2000'

PARKING REQUIREMENTS:
MULTI-FAMILY STUDENT DWELLING UNITS:
1.0 SPACE PER MAX. LEGAL OCCUPANCY PER UNIT, PLUS
1.0 VISITOR SPACE PER EACH FIVE (5) UNITS, AND
1.0 SPACE PER EMPLOYEE OR STAFF ON EACH SHIFT.

DESCRIPTION	REQUIRED	PROVIDED
STUDENT HOUSING	603	644
VISITORS	41	41
EMPLOYEES	0	0
TOTAL	644	685

ZONING DISTRICT – R-2 MULTI-FAMILY RESIDENTIAL AND SUBURBAN DENSITY OVERLAY

	REQUIRED	PROPOSED
Min. Lot Area	One (1) acre	54.07 Acres
Min. Front Yard	35 Feet	35 Feet
Min. Side Yard	25 feet for the first unit plus 3 feet per unit thereafter to a maximum of 60 feet.	60 Feet
Min. Rear Yard	40 feet plus 1 foot per unit thereafter to a maximum of 60 feet.	60 Feet
Max. Building Height	Principal Use – thirty-five (35) feet	35 feet
Max. Dwelling Unit Per Acre	Maximum of four (4) dwelling units per acre.	203 Units
Max. Dwelling Unit Per Building	Eight (8)	Eight (8)
Max. lot Coverage	30 Percent	All buildings – approx. 6.33 percent
Parking Lot Internal Landscaping Total 131, 434.12 sq.ft. Imp.	8% = 10,314.73 sq.ft.	15,409.93 sq.ft.

UTILITY COMPANIES

SLIPPERY ROCK TOWNSHIP
SLIPPERY ROCK MUNICIPAL AUTHORITY
Slippery Rock Township Municipal Building
PO Box 207
Slippery Rock, PA 16057
Phone: (724) 794-2369
Fax: (724) 794-9244

ARMSTRONG CABLE
123 Industrial Drive
Grove City, PA 16127
Contact: Dick Ross, Jr.
Phone: (724) 458-7165 ext 224
Fax: (724) 364-4600

PEOPLES NATURAL GAS COMPANY
5600 Community Center Drive
Gibsonia, PA 15044
Contact: Deborah S. Kushon
Phone: (724) 444-3221

WEST PENN POWER/ALLEGHENY POWER (KP)
1465 Greenville Pike
Clarion, PA 16214
Contact: Brian E. Manville
Phone: (814) 226-0920

CENTURY LINK FORMERLY EMBARQ (TW)
160 Unionville Road

Campus Crest at Slippery Rock, LLC
2100 Rexford Road, Suite 414
Charlotte, North Carolina 28211
Tax Parcel Number 280-S14-A35
Instrument Number 201304230011505

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Serial No. 2011-347-1487
Pennsylvania One Call System Inc.
1-800-242-1776

SCHEDULE OF DRAWINGS

SHEET NUMBER	DESCRIPTION	SCALE	NO. OF PAGES
CS-1	Cover Sheet	N.T.S.	1
EX-1	Existing Conditions Plan / Demolition	1"=100'-0"	1
EX-2	Existing Conditions Plan / Demolition	1"=20'-0"	1
OSP-1	Overall Site Plan	1"=100'-0"	1
SP-1, SP1A AND SP-2	Site Plans/Utility Plans	VARIES	3
ADA-1	ADA Pedestrian Accessibility Route	1"=60'-0"	1
LSP-1	Landscape Plan	1"=50'-0"	1
LP-1 TO LP-2	Lighting Plans	1"=50'-0"	2
VA-1 TO VA-2	Vehicular Access Plan & Profiles	1"=50'-0"	2
AM-1	Amenities Plan	1"=10'-0"	1
PCSM-1 to PCSM-4	Post Construction Stormwater Management Plans (PCSM)/ Grading	1"=100'-0" 1"=40'-0"	4
ESPC-1 TO ESPC-4	Erosion & Sediment Control Plans (ESPC)	1"=100'-0" 1"=40'-0"	4
ESPC-5	Pump Station ESPC	1"=40'-0"	1
SS-1 TO SS-3	Sanitary Sewer Plan & Profiles	1"=60'-0"	3
PS-1	Pump Station Plan	1"=10'-0"	1
FM-1 TO FM-3	Sanitary Forcemain Plan & Profile	Varies	3
PC-1	United Precast Ind., LLC Wetwell Detail	NTS	1
60-2318	Gorman Rupp Pump Station Enclosure	NTS	1
E100	Pump Station Electrical Plan	Varies	1
ST-1 TO ST-7	Storm Sewer Profiles	1"=30'-0"	7
DET-1 TO DET-19	Details	NTS	19

Instr: 201307030019540 07/03/2013
Pages: 2 F: $85.00 2:35PM
Michele Mustello T20130016597
Butler County Recorder FL

RECORDED: JULY 3 2013
PLAN BOOK 336 PAGE 30

NOTES:

1. GEOTECHNICAL INVESTIGATION AND REPORT COMPLETED BY TERRACON CONSULTANTS, INC., DATED SEPTEMBER 21, 2012. FRANK B. TAYLOR ENGINEERING SHALL ASSUME NO RESPONSIBILITY FOR ADDITIONAL WORK REQUIRED DUE TO SUBSURFACE CONDITIONS.

2. PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS AND EASEMENT OF RECORD.

3. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

4. FIELD SURVEY AND PROPERTY BOUNDARY COMPLETED BY FRANK B. TAYLOR ENGINEERING.

5. THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

6. A WETLAND INVESTIGATION WAS COMPLETED BY WALLACE AND PANCHER, INC. IN NOVEMBER 2011. THE WETLAND BOUNDARIES ARE FIELD LOCATED AND VERIFIED BY THE ARMY CORPS OF ENGINEERS.

7. THE PURPOSE OF THIS PLAN IS FOR A MULTI-FAMILY STUDENT HOUSING DEVELOPMENT CONTAINING 203 STUDENT UNITS. EIGHTEEN 2-STORY BUILDINGS ARE PROPOSED HAVING EIGHT UNITS EACH, TOTALING 144 UNITS. EIGHT TOWNHOUSE BUILDINGS ARE PROPOSED, TOTALING 48 UNITS. ONE CLUB HOUSE IS PROPOSED, TOTALING 8 UNITS. ONE MARKETING COTTAGE, TOTALING 3 UNITS.

8. CAMPUS CREST AT SLIPPERY ROCK, LLC IS REQUIRED TO EXTEND THE SIDEWALK OR WALKING TRAIL, WITHIN THE EXISTING 15' EASEMENT THAT PARALLELS HARMONY ROAD FROM THEIR ACCESS ENTRANCE TO THEIR SOUTHERN PROPERTY BOUNDARY, IN THE EVENT THAT SIDEWALKS ARE CONSTRUCTED BY OTHERS ON THE ADJACENT PROPERTY TO THE SOUTH.

OWNERS CERTIFICATION

BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA, COUNTY OF Union, PERSONALLY APPEARED DONALD L. BOBBIT, JR., WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CAMPUS CREST PROPERTIES, LLC, THE MANAGER OF CAMPUS CREST AT SLIPPERY ROCK, LLC, A LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS MANAGER OF THE MANAGER.

Donald L. Bobbitt Jr. - Manager
SIGNATURE AND TITLE

WITNESS MY HAND AND SEAL THIS 1st DAY OF July 2013

Carrie Everhart
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES 4/18/18 DATE

Carrie Everhart
Notary Public
Union County, NC
My Commission Expires April 18, 2018

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SLIPPERY ROCK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 3rd DAY OF July, 20 13.

Vonnie J. Hogg
SECRETARY

Terry J. Dunn
CHAIRMAN

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, BUTLER COUNTY, PENNSYLVANIA ON THIS 3 DAY OF July, 20 13.

Vonnie J. Hogg
SECRETARY

Paul A Dick
CHAIRMAN, BOARD OF SUPERVISORS

SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY AT INSTRUMENT NUMBER 201307030019540 BK 336 PG 30-31

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF July, 20 13.

Michele M Mustello
RECORDER

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

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

7/3/13
DATE

J. Ross Taylor
SURVEYOR'S NAME

No. 26145-E
REGISTRATION NO.

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL J. ROSS TAYLOR LAND SURVEYOR No. 26145-E

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF AUGUST, 20 12.

SEC.

DIRECTOR CHAIR.

BUTLER COUNTY PLANNING COMMISSION

Frank B. Taylor Engineering
149 Taylor Drive
New Castle, PA 16101
(724) 654-6141

DRAWN BY BLK | CHK'D BLK | APP'D BLK | SCALE As Shown | DATE JUNE 10, 2013 | PROJECT NO. 2190

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BRANDY L. KUNSMAN ENGINEER No. PE057648

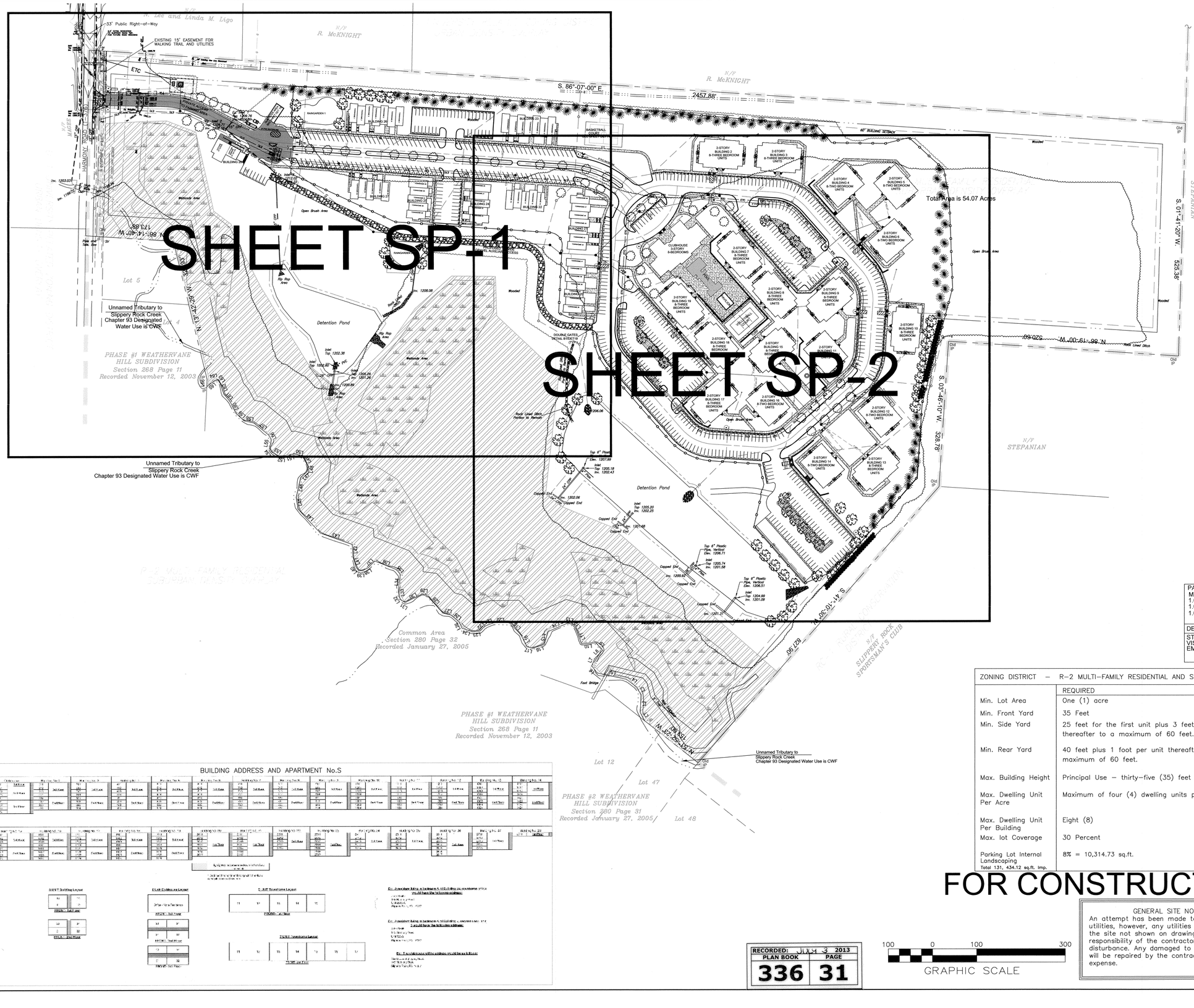
DATE	NO.	REVISIONS:
6.13.13	1	FINAL CONSTRUCTION SET

FINAL LAND DEVELOPMENT PLAN
CAMPUS CREST STUDENT HOUSING
SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Prepared for:
CAMPUS CREST @ SLIPPERY ROCK, LLC
DEVELOPER
2100 REXFORD ROAD, SUITE 414
CHARLOTTE, NC 28211, Phone: 704-496-2500

COVER SHEET

DRAWING NO.
CS-1



LEGEND

- CONSERVATION EASEMENT AREA
- PROPERTY BOUNDARY
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. WATERWAY
- DRAINAGE EASEMENT BOUNDARY
- EX. WETLAND
- EX. WOODLINE
- EX. GRAVEL BOUNDARY
- EX. RIPRAP
- SOIL BOUNDARY
- ZONING DISTRICT BOUNDARY
- EX. RIGHT-OF-WAY
- EX. GAS LINE
- EX. WATERLINE
- EX. ELECTRIC LINE
- EX. STORM DRAIN
- EX. 4" SEWER FORCEMAIN
- EX. FIRE HYDRANT/WATER VALVE
- EX. SANITARY VALVE
- EX. UTILITY POLE
- BUFFER AREA BOUNDARY
- NEW SANITARY LINE
- NEW 6" PVC SANITARY LATERAL
- NEW ELECTRIC, CABLE, PHONE LINE
- NEW WATERLINE
- NEW STORM SEWER LINE
- NEW 4" SANITARY FORCEMAIN
- NEW SANITARY SEWER EASEMENT
- NEW FENCE
- AREA OF HD PAVING

NOTES:

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9. SEE MONUMENT SIGN DETAIL A1/DET2 FOR PLAN VIEW. SEE ARCHITECTURAL PLANS FOR DETAILS AND ELEVATION OF SIGN.

PARKING REQUIREMENTS:
MULTI-FAMILY STUDENT DWELLING UNITS:
1.0 SPACE PER MAX. LEGAL OCCUPANCY PER UNIT, PLUS
1.0 VISITOR SPACE PER EACH FIVE (5) UNITS, AND
1.0 SPACE PER EMPLOYEE OR STAFF ON EACH SHIFT.

DESCRIPTION	REQUIRED	PROVIDED
STUDENT HOUSING	603	644
VISITORS	41	41
EMPLOYEES	0	0
TOTAL	644	685

ZONING DISTRICT – R-2 MULTI-FAMILY RESIDENTIAL AND SUBURBAN DENSITY OVERLAY

	REQUIRED	PROPOSED
Min. Lot Area	One (1) acre	54.07 Acres
Min. Front Yard	35 Feet	35 Feet
Min. Side Yard	25 feet for the first unit plus 3 feet per unit thereafter to a maximum of 60 feet.	60 Feet
Min. Rear Yard	40 feet plus 1 foot per unit thereafter to a maximum of 60 feet.	60 Feet
Max. Building Height	Principal Use – thirty-five (35) feet	35 feet
Max. Dwelling Unit Per Acre	Maximum of four (4) dwelling units per acre.	203 Units
Max. Dwelling Unit Per Building	Eight (8)	Eight (8)
Max. lot Coverage	30 Percent	All buildings – approx. 6.33 percent
Parking Lot Internal Landscaping Total 131, 434.12 sq.ft. Imp.	8% = 10,314.73 sq.ft.	15,409.93 sq.ft.

FOR CONSTRUCTION

GENERAL SITE NOTE:
An attempt has been made to locate existing utilities, however, any utilities encountered at the site not shown on drawings are the responsibility of the contractor to protect from disturbance. Any damaged to existing utilities will be repaired by the contractor at his expense.

RECORDED: JUN 3 2013
PLAN BOOK 336 PAGE 31

100 0 100 300
GRAPHIC SCALE

Campus Crest at Slippery Rock, LLC
2100 Rexford Road, Suite 414
Charlotte, North Carolina 28211
Tax Parcel Number 280-S14-A35
Instrument Number 201304230011505

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Serial No. 2011-347-1487
Pennsylvania One Call System Inc.
1-800-242-1776

FTB
Frank B. Taylor Engineering
149 Taylor Drive
New Castle, PA 16101
(724) 654-6141

DRAWN BY BLK | CHK'D BLK | APPV'D BLK | DATE JUNE 10, 2013 | SCALE 1" = 100' | PROJECT NO. 2190

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BRANDY L. KUNSMAN
ENGINEER
No. PE057648

REVISIONS:

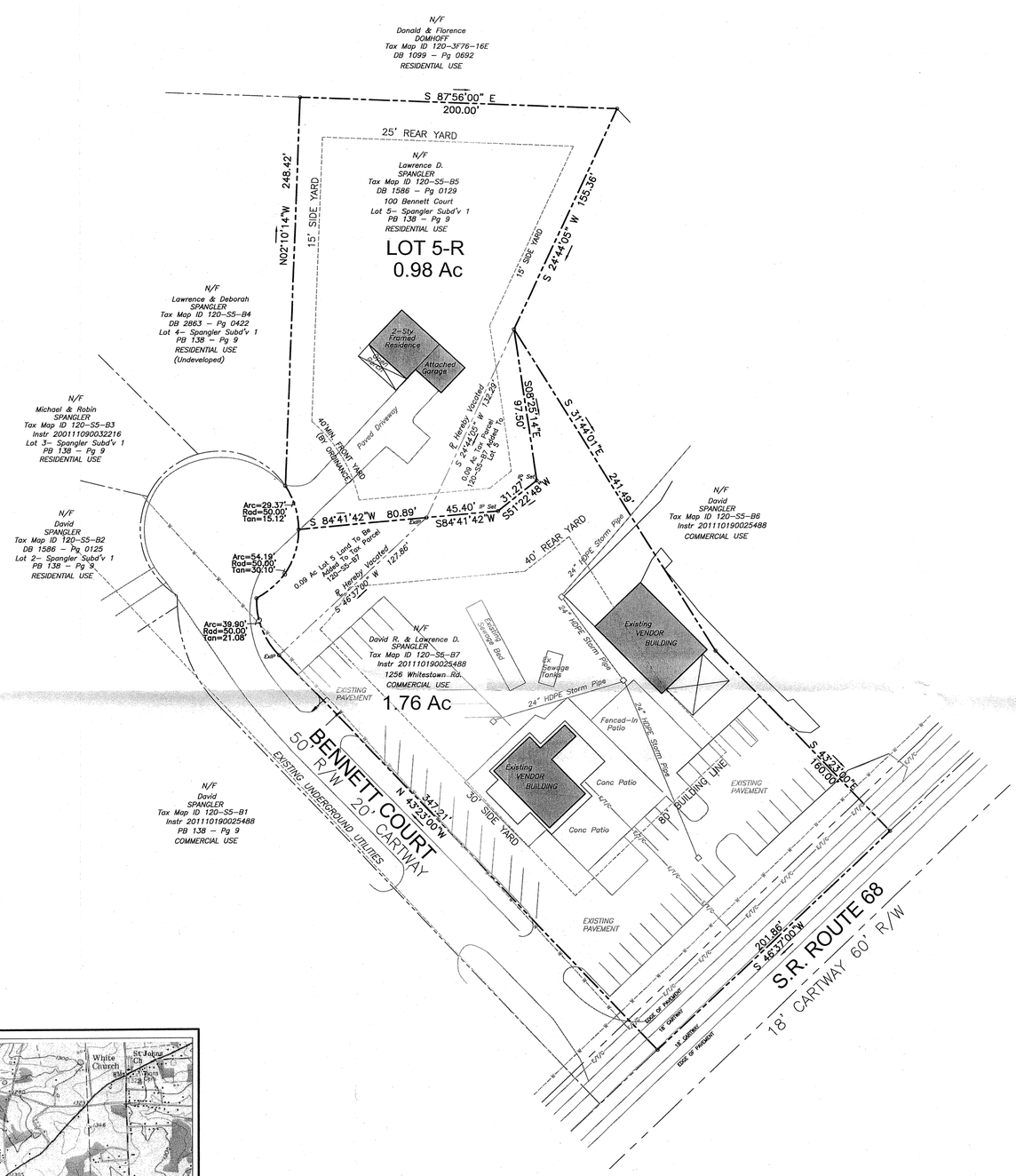
NO.	DATE	
1	6.13.13	FINAL CONSTRUCTION SET

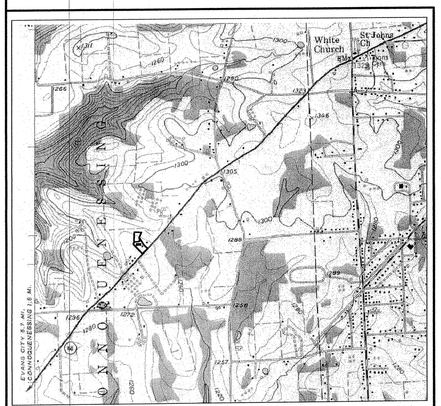
FINAL LAND DEVELOPMENT PLAN
CAMPUS CREST STUDENT HOUSING
SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Prepared for:
CAMPUS CREST @ SLIPPERY ROCK, LLC
DEVELOPER
2100 REXFORD ROAD, SUITE 414
CHARLOTTE, NC 28211, Phone: 704-496-2500

OVERALL SITE PLAN

DRAWING NO.
OSP-1





LOCATION MAP 1" = 2000'

0 40' 80'

NORTH ARROW

MINIMUM SETBACKS: (UNLESS OTHERWISE SHOWN HEREON)

RESIDENTIAL	COMMERCIAL
40' BUILDING LINE	80' BUILDING LINE
25' REAR YARD	45' REAR YARD
15' SIDE YARD	30' SIDE YARD

LOTS ARE SERVICED BY PUBLIC WATER

Instr:201307090019597
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
07/09/2013
T20130016639
FL

LAWRENCE D. SPANGLER

KNOW ALL MEN BY THESE PRESENTS, THAT LAWRENCE D. SPANGLER AND DAVID R. SPANGLER OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS THER PLAN OF LOTS OF THEIR PROPERTIES SITUATED IN THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, COMMONWEALTH OF 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 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 CONNOQUENESSING.

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 CONNOQUENESSING, 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 AFOREMENTIONED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF June, 2013.

ATTEST: Kelley Smeszek

NOTARY PUBLIC

Lawrence D. Spangler

OWNER: LAWRENCE D. SPANGLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lesley Smieszek, Notary Public
Butler Twp., Butler County
My Commission Expires May 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 8th DAY OF May 2017.

Kelley Smeszek

NOTARY PUBLIC

David R. Spangler

OWNER: DAVID R. SPANGLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lesley Smieszek, Notary Public
Butler Twp., Butler County
My Commission Expires May 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 8th DAY OF May 2017.

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 LAWRENCE D. SPANGLER ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF 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 27th DAY OF June 2013. MY COMMISSION EXPIRES THE 8th DAY OF May 2017.

Kelley Smeszek

NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lesley Smieszek, Notary Public
Butler Twp., Butler County
My Commission Expires May 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

I, LAWRENCE D. SPANGLER, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LAWRENCE D. SPANGLER, AS RECORDED IN DEED BOOK 1586, PAGE 0129, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS

Lawrence D. Spangler

LAWRENCE D. SPANGLER

DAVID R. SPANGLER

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 DAVID R. SPANGLER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF 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 27th DAY OF June 2013. MY COMMISSION EXPIRES THE 8th DAY OF May 2017.

Kelley Smeszek

NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lesley Smieszek, Notary Public
Butler Twp., Butler County
My Commission Expires May 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

I, DAVID R. SPANGLER, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DAVID R. SPANGLER, AS RECORDED AS INSTRUMENT 201110190025488, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS

David R. Spangler

DAVID R. SPANGLER

THE SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONNOQUENESSING MARION 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 CONSTRUCTSEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP.

Tom Stumpf

PRESIDENT

6.5.13

(DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING THIS 5th DAY OF June, 2013.

Brenda Davis

SECRETARY

(SEAL)

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUENESSING THIS 5 DAY OF June, 2013.

Sherry Lohmann

SECRETARY

Sandra J. Cox

CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2nd DAY OF May, 2013.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 13089

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 336 PAGE 32

GIVEN UNDER OUR HAND AND SEAL THIS 5th DAY OF July 2012. 2013

MICHELE M. MUSTELLO

RECORDER OF DEEDS

Michele M. Mustello

RECORDER

My Commission Expires First Monday in January 2016

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.

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

07-01-'13

DATE

James A. Day

REGISTRATION NO. SU-039394-E

NOTES :

1. THIS PLAN PROPOSES ONLY LOT LINE REVISIONS TO EXISTING LOTS. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, SETBACKS COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THERECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. THE PROPERTIES SHOWN HEREON HAVE EXISTING ONLOT SEWER TREATMENT SYSTEMS AND PUBLIC WATER. THERE ARE NO NEW ONLOT SEWAGE SYSTEM/S PLANNED BY THIS PLAN.

RECORDER OF DEEDS BUTLER COUNTY, PA

LAND OWNERS

DAVID R. SPANGLER
106 BENNETT COURT
RENFREW, PA 16053

LAWRENCE D. SPANGLER
100 BENNETT COURT
RENFREW, PA 16053

REVISIONS

W. J. McGARVEY, P.E.
172 WOODCREST ROAD
BUTLER, PA 16002 (724) 282-0391

TITLE LOT LINE REVISION PLAN

FOR LAWRENCE & DAVID SPANGLER

SITUATE ROUTE 68
CONNOQUENESSING TOWNSHIP
BUTLER COUNTY, PA

SCALE	1"=40'	DR BY	J.A.D.	DRAWING NO.
DATE:	4/19/13	CK'D BY	W.J.M.	6560-A

RECORDED JULY 5 2013	
PLAN BOOK	PAGE
336	32

KNOW ALL MEN BY THESE PRESENTS That we, Larry and Nancy Ratcliff of the Township of Slippery Rock, 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 Slippery Rock, 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 Slippery Rock, 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 Slippery Rock, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 5 day of June 2013.

Owner

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 5 day of June 2013.

Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosley, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 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 by others and plotted by me for the owners or agents.

5TH JUNE '13
Date

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

P. L. S. # 30161-E

The Board of Supervisors of the Township of Slippery Rock, hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or 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 Slippery Rock this 8th day of July 2013.

Secretary

Seal

Chairman

Approved by the Township of Slippery Rock Planning Commission this 8th day of July 2013.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 5TH day of JUNE 2013.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 33 .

Given under my hand and seal this 9 day of JULY 2013.

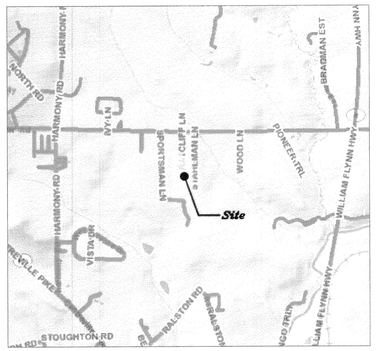
Recorder

Seal

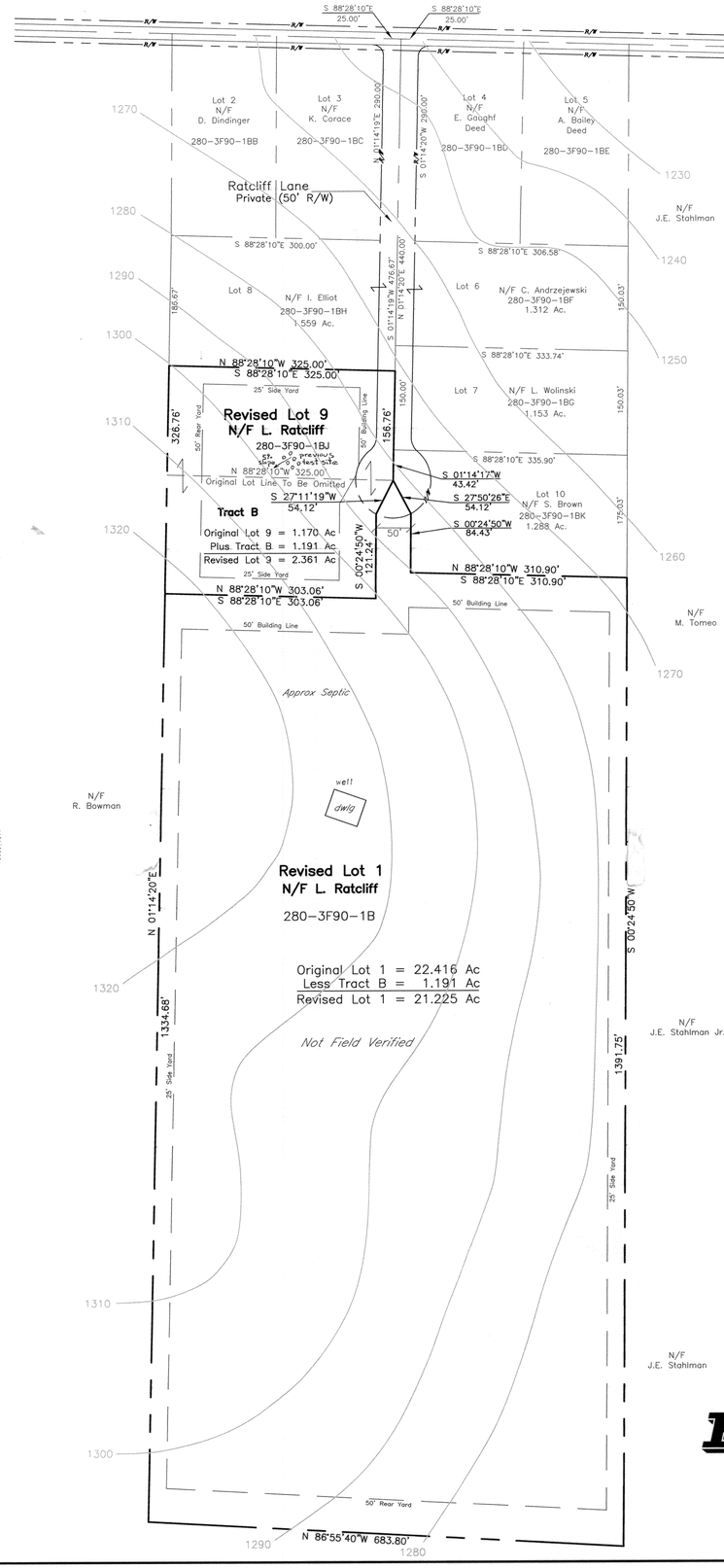
RECORDER OF DEEDS
BUTLER COUNTY, PA

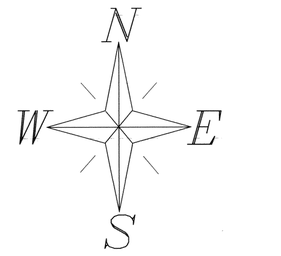
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

REF: Ratcliff Subdivision B – Plan Book 293 Pg 28
Brown Lot Line Revision – Plan Book 326 Pg 44
Ratcliff Subdivision – Plan Book 230 Pg 34



Vicinity Map
Scale = 1":2000'





100 0 100 200 300
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.

NOTE: ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES SHARING EQUALITY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL RIGHT-OF-WAY/ROADWAYS OF THIS PLAN IN GOOD REPAIR. THE USE BY GRANTEES OF SAID RIGHT-OF-WAY/ROADWAYS SHALL BE LIMITED FOR INGRESS, EGRESS, AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL LANDOWNERS, SHOWN ON THIS PLAN AND HAVING INTEREST IN THE RIGHT OF WAY SHOWN.

HIGHWAY OCCUPANCY PERMIT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, No. 428).

NOTES:
1) OWNER: LARRY AND NANCY RATCLIFF
125 RATCLIFF LANE 724.355.0450
SLIPPERY ROCK, PA 16057
2) ZONING DISTRICT R-1
3) NO SURFACE WATERS
4) NO KNOWN WETLANDS
5) NO DESIGNATED OPEN SPACE AREAS
6) NO PRIME AGRICULTURAL LAND
7) TOTAL 23.586 Ac
8) 50' BUILDING LINE
25' SIDE YARD
50' REAR YARD
9) NOT FIELD VERIFIED

RATCLIFF PLAN C

Being a lot line revision of Lot 1 and Lot 9 of the Ratcliff Subdivision B plan recorded in Plan Book 293 Pg 28 and Brown Lot Line Revision recorded in Plan Book 326 Pg 44

Instr: 201307090019991 07/09/2013
Pages: 1 F: $45.00 12:24PM
Michele Mustello T20130017040
Butler County Recorder FL

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

LOT LINE REVISION
PROJECT No: 13-095
SITUATE: SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PA.
DATE: 5/29/13 REV: 6/5/13 DWN.By: SDG CHK.By: Sdg Co. TAX No: 280-3F90-1B & 1BJ

for LARRY & NANCY RATCLIFF

RECORDED July 9 2013
PLAN BOOK 336 PAGE 33
SHEET ____ of ____

KNOW ALL MEN BY THESE PRESENTS That We, Dorothy Jean Burd, Mark & Pamela Bagdon and Mark & Deborah Bramble 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 state 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 19th day of JUNE 2013.

Deborah Bramble
Owner

Mark Bramble
Owner

Leonard J Burd POA
Owner

Mark C Bagdon
Owner

Pam Bagdon
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Dorothy Jean Burd, Mark & Pamela Bagdon and Mark & Deborah Bramble 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 JUNE 2013.

Cynthia J. Ekas
Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cynthia J. Ekas, Notary Public
Buffalo Twp., Butler County
My Commission Expires Sept. 5, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Stanley D. Graff, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, 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.

12 June'13
Date

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

P. L. S. # 30161-E

The Board of Supervisors of the Township of 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 12th day of JUNE 2013.

Janice A. Zelenak
Secretary

Seal

John D. Shaner
Chairman

Approved by the Buffalo Township Planning Commission this 5th day of June 2013.

Secretary

Ryan Lindner
Chairman

Reviewed by the Butler County Planning Commission this 19th day of June 2013.

Secretary

Seal

Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

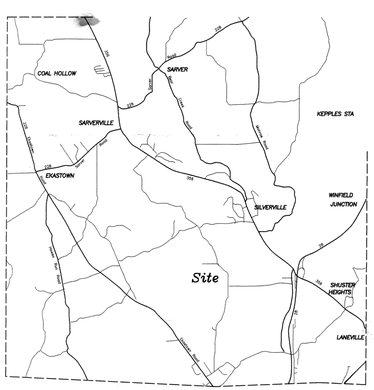
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 34.

Given under my hand and seal this 10th day of July 2013.

Michele M. Mustello
Recorder

Seal

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



Vicinity Map

RECORDER OF DEEDS
BUTLER COUNTY, PA

N

W E

S

100 0 100 200 300
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.

Courses and distances are shown based on the State Plane Grid System of Pennsylvania

N 13°08'45"E
140.96'

N/F Natural Sand Co., Inc.

N 46°58'10"E 1476.82'
20' rear yard setback

1016.21'

N/F Natural Sand Co., Inc.

N 70°46'15"W 571.98' measure

N/F Natural Sand Co., Inc.

W. A. Burd Tract
of 1981 Survey

N 12°59'00"E 739.98' measure

N 70°03'00"W 417.24'

S 27°27'40"W 252.84'

100.00' S 20°30'40"W

140.00' S 20°30'40"W

N 69°29'20"W 241.50'

S 69°24'50"E 310.04'

S 21°21'00"W 499.65'

50' building line from R/W

25' dedicated R/W

18' cartway

W. A. Burd Plan
unrecored

W. A. Burd Plan No.1
Plan Book Vol. 60/17

Residual
44.086 Acres

2
8.136 Acres

S 71°28'30"E 923.75'

S 71°28'30"E 710.09'

460.61'

20' side yard setback typ.

50' bldg.line

20' utility easement

N/F M.L.Bagdon

300.14'

S 22°19'10"W 1100.50'

800.37'

N 22°19'10"E 338.50'

S 22°19'10"W 276.54'

C-1 C-2 C-3 L-1 L-2

40' driveway easement

45' Parker Lane / Present 33' R/W

50' dedicated R/W

COURSE	BEARING	DISTANCE
L-1	S 88°20'50"E	47.67'
L-2	S 05°21'50"E	50.58'

RAD.: 35.00' TAN.: 20.69'
LEN.: 37.37' DELTA: 61°10'25"

C-1 S 52°51'25"W chord 35.62'

RAD.: 103.68' TAN.: 28.94'
LEN.: 56.44' DELTA: 31°11'25"

C-2 S 37°21'09"W chord 55.75'

RAD.: 103.68' TAN.: 28.94'
LEN.: 56.44' DELTA: 31°11'25"

C-3 S 37°21'09"W chord 55.75'

W.A.Burd Tract
of 1960 Survey
N/F M.Bramble

Parker Road / T-614

Zone / A-1 Agricultural District
Area / 52.222 Acres Total

Maintenance Agreement

Pertaining to the common area of Tinker Lane and in the absence of conveying any property rights, encumbrances or restrictions.

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties 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 accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or 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 – Buffalo Township hereby accepts no responsibility for the private lane and/or street setforth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by the Buffalo 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 Buffalo 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, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

Mark Bramble

Deborah Bramble

Leonard J Burd POA
Dorothy Jean Burd

R. Matthew Hanak, II

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 scribers and acknowledged the forgoing release, dedication and plan to be their act and deed and desire the same to be recorded as such.

Witness my hand and Notarial Seal this 19th day of JUNE 2013.

Cynthia J. Ekas
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cynthia J. Ekas, Notary Public
Buffalo Twp., Butler County
My Commission Expires Sept. 5, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Burd Plan No. 4

SUBDIVISION SURVEY for Dorothy Jean Burd

PROJECT No: 13057
SITUATE: BUFFALO TOWNSHIP, BUTLER COUNTY, PA
DATE: 5/12/13 REV: 6/12/13 DWN.By: Sag CHK.By: Co. TAX No: 040-1F05-140

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

RECORDED July 10 2013
PLAN BOOK 336 PAGE 34
SHEET ____ of ____

Instr: 201307100020032 07/10/2013
Pages: 1 F: $45.00 8:47AM
Michele Mustello T20130017129
Butler County Recorder FL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

AREA TAKEN FOR CHANNEL CHANGE SEE KNOX PLAN OF LOTS PBV 164, PG 36

N/F FRANCIS K. & PATRICIA R. McINTYRE TAX PARCEL 010-4F33-28D DBV 2332, PG 198

-LOT 8- KNOX PLAN OF LOTS PBV 164, PG 36

N/F DAVID G. HAGGERTY JR. TAX PARCEL 010-4F33-28DG DBV 2666, PG 1030

-LOT 7- KNOX PLAN OF LOTS PBV 164, PG 36

N/F SAMUEL E. & JANET M. CALDWELL TAX PARCEL 010-4F33-28DF DBV 2564, PG 957

-LOT 6- KNOX PLAN OF LOTS PBV 164, PG 36

N/F DONALD E. & ALMA E. REMER TAX PARCEL 010-3E66-3 DBV 708, PG 68

PARCEL 1-A (OPEN SPACE) 64,271.31 SQ.FT. 1.475 AC (SEE NOTE "B")

PARCEL 1-B (OPEN SPACE) 681,365.68 SQ.FT. 15.642 AC

PARCEL RW-1 59,645.58 SQ.FT. 1.369 AC (SEE NOTE "C")

PARCEL 2 (FUTURE PHASE) 1,243,373.45 SQ.FT. 28.544 AC

LOT 101 22,757.67 SQ.FT. 0.522 AC

LOT 102 21,950.12 SQ.FT. 0.504 AC

LOT 103 27,500.00 SQ.FT. 0.631 AC

LOT 104 27,780.09 SQ.FT. 0.638 AC

LOT 105 22,769.01 SQ.FT. 0.523 AC

LOT 106 22,861.40 SQ.FT. 0.525 AC

LOT 107 25,987.98 SQ.FT. 0.597 AC

LOT 108 29,221.99 SQ.FT. 0.671 AC

LOT 109 23,008.39 SQ.FT. 0.528 AC

LOT 110 21,899.18 SQ.FT. 0.503 AC

LOT 111 27,273.43 SQ.FT. 0.626 AC

LOT 112 34,439.57 SQ.FT. 0.791 AC

LOT 113 24,633.53 SQ.FT. 0.566 AC

LOT 114 22,782.86 SQ.FT. 0.523 AC

LOT 115 25,569.45 SQ.FT. 0.587 AC

LOT 116 23,273.25 SQ.FT. 0.534 AC

LOT 117 23,523.44 SQ.FT. 0.540 AC

LOT 118 27,021.88 SQ.FT. 0.620 AC

LOT 119 21,825.44 SQ.FT. 0.501 AC

LOT 120 22,674.66 SQ.FT. 0.521 AC

LOT 121 21,972.47 SQ.FT. 0.504 AC

LOT 122 21,973.25 SQ.FT. 0.504 AC

LOT 123 34,920.53 SQ.FT. 0.802 AC

LOT 124 28,362.20 SQ.FT. 0.651 AC

OLMA AVENUE 50' R/W

CURTIS COURT 50' R/W

MARS-EVANS CITY ROAD SR 3015 60' R/W

TEMPORARY CUL-DE-SAC EASEMENT TO BE VACATED UPON RECORDING OF PHASE 2

MATCHLINE SEE SHEET RC-1

MATCHLINE SEE SHEET RC-2

MATCHLINE SEE SHEET RC-1

MATCHLINE SEE SHEET RC-3

DEVELOPMENT LOT AREAS:

AREA WITHIN LOTS :	13.914 ACRES
PARCEL 1-A :	1.475 ACRES
PARCEL 1-B :	15.642 ACRES
PARCEL T-1 :	31.476 ACRES
PARCEL RW-1 :	1.369 ACRES
PARCEL 2 :	28.544 ACRES
AREA WITHIN PROPOSED STREETS :	2.321 ACRES
TOTAL AFFECTED AREA :	94.741 ACRES

LOTS BY PHASE :

PHASE 1 (LOTS 101-124)	24 LOTS
PHASE 2 (LOTS 201-236)	36 LOTS
	60 LOTS

PROPOSED DENSITY : 0.633 UNITS / ACRE

PROPOSED OPEN SPACE : 48.593 ACRES OR 51 % (ADDITIONAL OPEN SPACE TO BE DEDICATED IN PHASE 2)

Re-Approved by the Board of Supervisors of the Township of Adams this 22nd day of April 2013

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

THIS PROPERTY IS BEING DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT IN THE R-C RURAL CONSERVATION ZONING DISTRICT.

PROPOSED SETBACKS:

FRONT :	25.00 FEET
SIDE :	10.00 FEET
REAR :	25.00 FEET

Instr: 201307100020159 07/10/2013 3:36PM
Pages: 4 F $165.00
Michele Mustello T20130017238
Butler County Recorder FL

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

SURVEYOR

LOCATION MAP 1" = 2000'

KEY TO PLAN SHEETS 1" = 500'

Know All Men By These Presents that, LESLIE ROAD ASSOCIATES, 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, LESLIE ROAD ASSOCIATES,, 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 LESLIE ROAD ASSOCIATES,, 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 13 day of Feb 2013 A.D.

NOTARY PUBLIC — LESLIE ROAD ASSOCIATES, LLC. MANAGER

My commission expires the 4th day of February 2016 A.D.

The foregoing adoption and dedication is made by LESLIE ROAD ASSOCIATES., 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 — LESLIE ROAD ASSOCIATES, LLC. MANAGER

COMMONWEALTH OF PENNSYLVANIA SS

COUNTY OF BUTLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Regis J. Kowalski, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Feb. 4, 2016
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 Frank R. Zocalites, ~~Manager~~ ~~General Partner~~ of LESLIE ROAD ASSOCIATES., 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 such: WITNESS MY HAND AND NOTARIAL SEAL this 13 day of February 2013 A.D.

NOTARY PUBLIC

My Commission Expires the 4th day of February 2016 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 24th day of September 20 12

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Re-Approved by the Board of Supervisors of the Township of Adams this 28th day of January 20 13

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Approved by the Adam Township Planning Commission this 5th day of September 20 12

CHAIRPERSON, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

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

JAMES A. SPERDUTE, R.S. # 24457-E DATE 3/14/13

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

DATE 4-8-13 REG # 26400E

Reviewed by the Butler County Planning Commission this 19TH day of SEPT 2012

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

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

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 336, page 35-38. Given under my hand and seal this 10th day of July 20 13

BUTLER COUNTY RECORDER OF DEEDS

RECORDED: JULY 10 2013	
PLAN BOOK	PAGE
336	35

KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT - REVISED PHASE 1

BEING A REVISION TO THE KINGSRIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 293, PAGES 35 & 36

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
LESLIE ROAD ASSOICATES, LLC.
375 GOLFSIDE DRIVE
WEXFORD, PA 15090
724-935-5257

SPERDUTE LAND SURVEYING

James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

REVISIONS

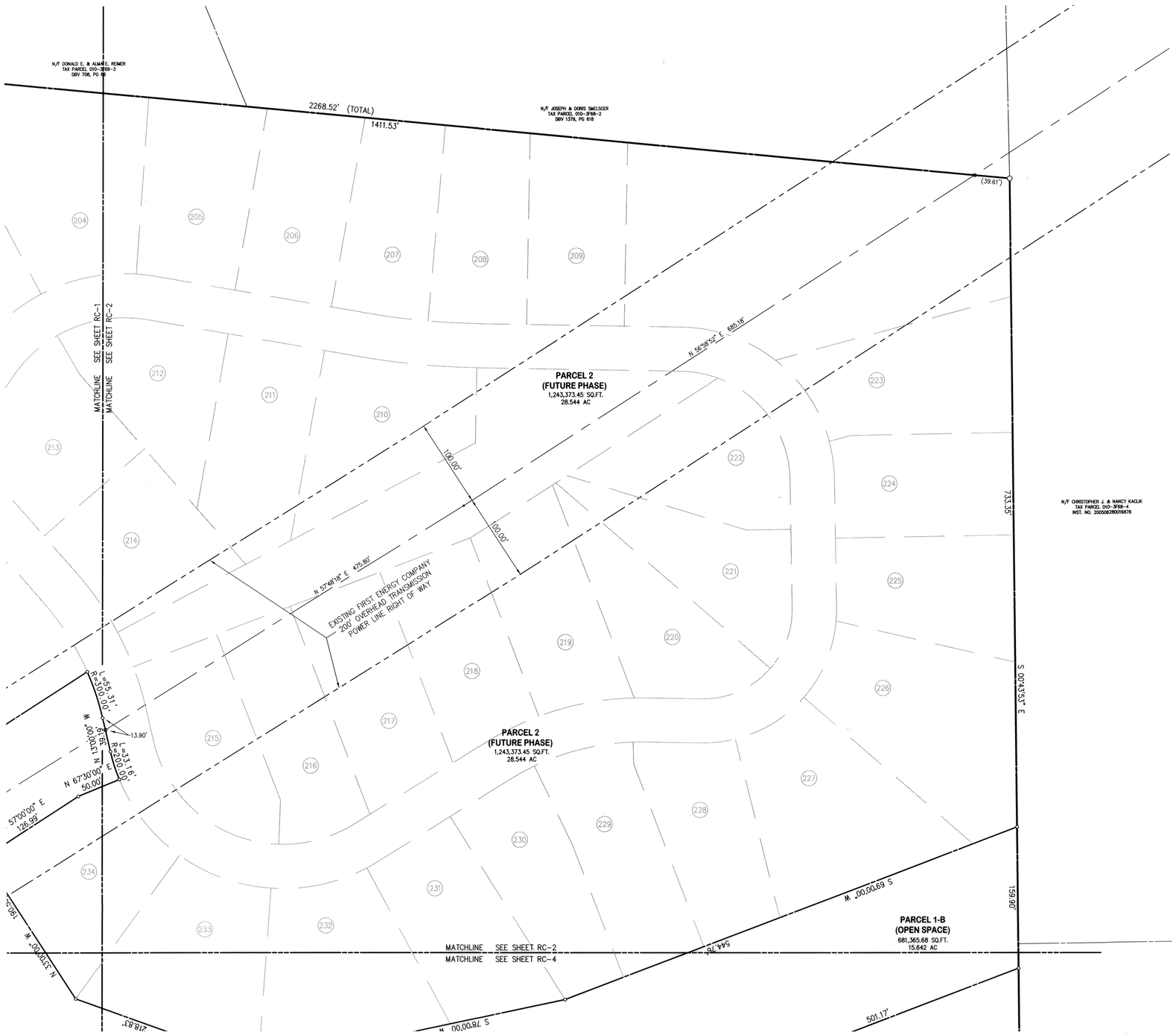
6-6-12...ADD PRIV. EASEMENT TO LOT 104 FOR ROOF DRAIN
7-23-12...PER TOWNSHIP ENGINEER REVIEW
9-06-12...ADDED TEMPORARY CUL-DE-SAC EASEMENT
3-04-13...ADDED RE-APPROVAL CERTIFICATE

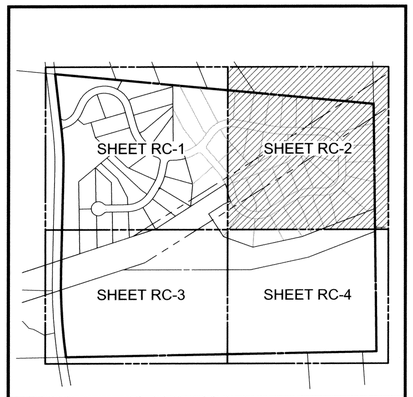
RC1

SCALE: 1 " = 60'

MAY 31, 2012

DWG #1001-1211720





KEY TO PLAN SHEETS 1" = 500'

We FARMERS NATIONAL BANK mortgagee of the property contained within the Kingsridge Planned Residential Development – Revised Phase 1 plan do hereby consent to the recording of said plan and to the dedications and all other matters appearing hereon.

Witness

Signature

BRUCE J. GOODMAN VP

Printed Name & Title

RECORDED: JULY 10 2013	
PLAN BOOK	PAGE
336	36

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT - REVISED PHASE 1

BEING A REVISION TO THE KINGSRIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 293, PAGES 35 & 36

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

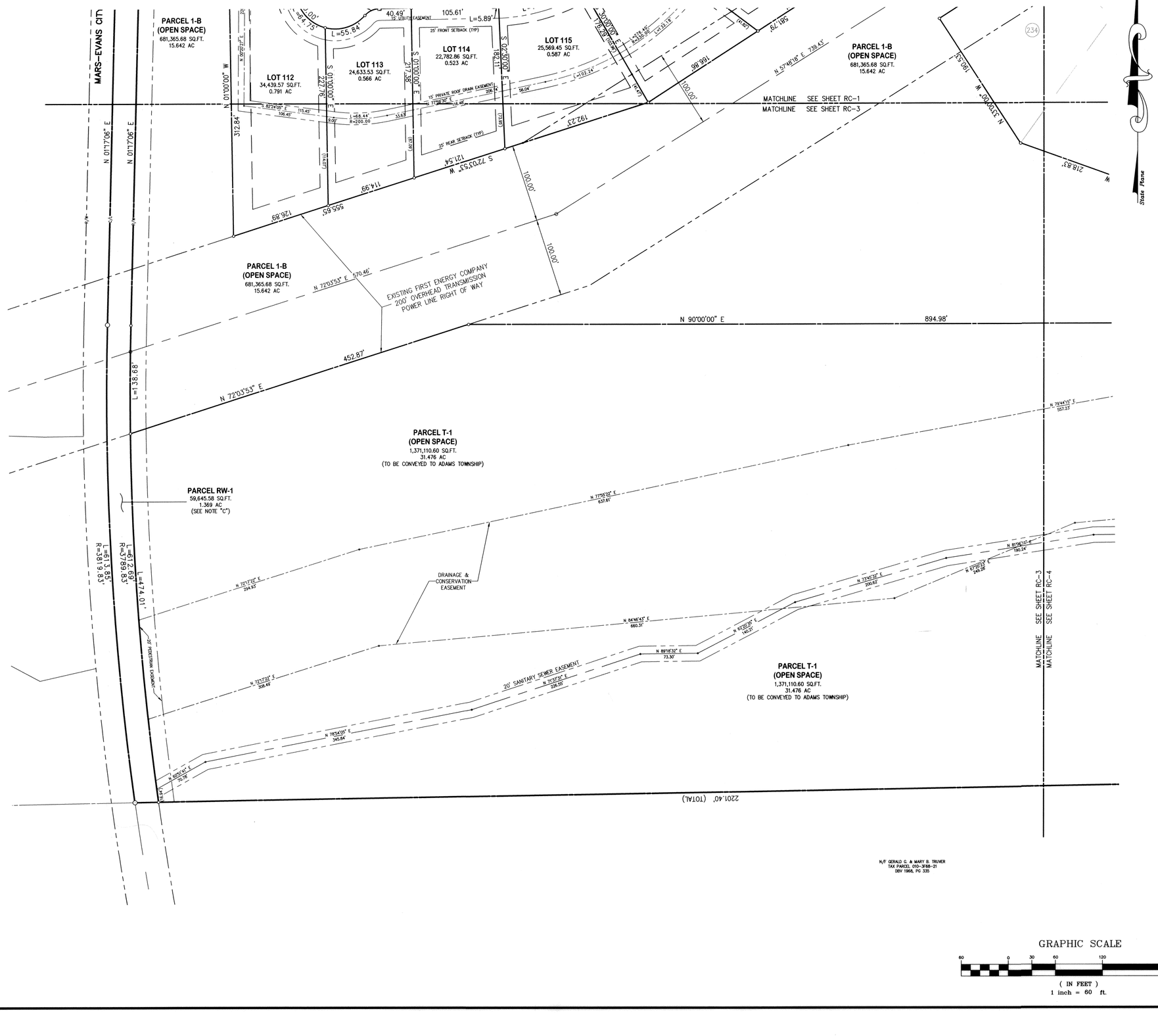
PREPARED FOR:
LESLIE ROAD
ASSOICATES, LLC.
375 GOLFSIDE DRIVE
WEXFORD, PA 15090
724-935-5257

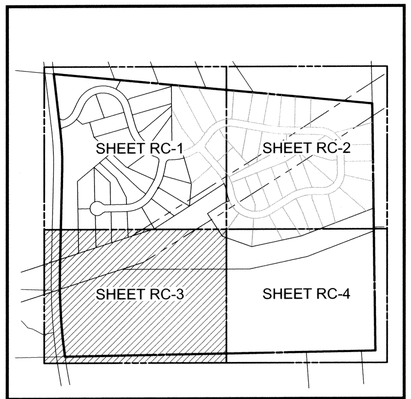
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

REVISIONS
7-23-12...PER TOWNSHIP ENGINEER REVIEW
9-06-12...ADDED TEMPORARY GSL-GE-SAC EASEMENT

RC2

SCALE: 1 " = 60'
MAY 31, 2012
DWG #1001-1211720





KEY TO PLAN SHEETS 1" = 500'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

RECORDED: JULY 10 2013	
PLAN BOOK	PAGE
336	37

KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT - REVISED PHASE 1

BEING A REVISION TO THE KINGSRIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 293, PAGES 35 & 36

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

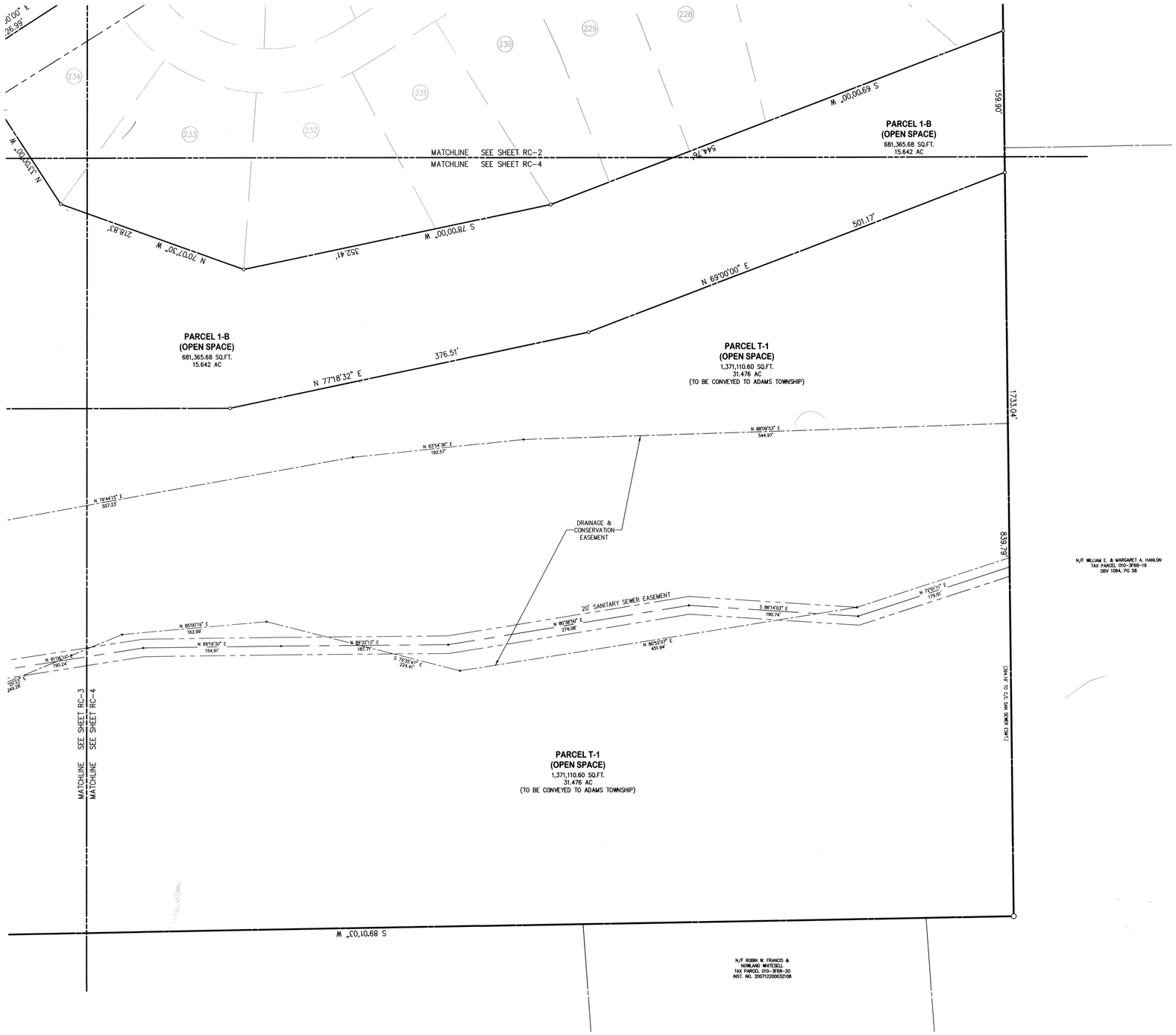
PREPARED FOR:
LESLIE ROAD
ASSOICATES, LLC.
375 GOLFSIDE DRIVE
WEXFORD, PA 15090
724-935-5257

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

REVISIONS
7-23-12...PER TOWNSHIP ENGINEER REVIEW
9-06-12...ADDED TEMPORARY CUL-DE-SAC EASEMENT

RC3

SCALE: 1 " = 60'
MAY 31, 2012
DWG #1001-1211720



RECORDED: JULY 10 2013	
PLAN BOOK	PAGE
336	38

KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT - REVISED PHASE 1

BEING A REVISION TO THE KINGSRIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 293, PAGES 35 & 36

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
LESLIE ROAD ASSOICATES, LLC.
375 GOLFSIDE DRIVE
WEXFORD, PA 15090
724-935-5257

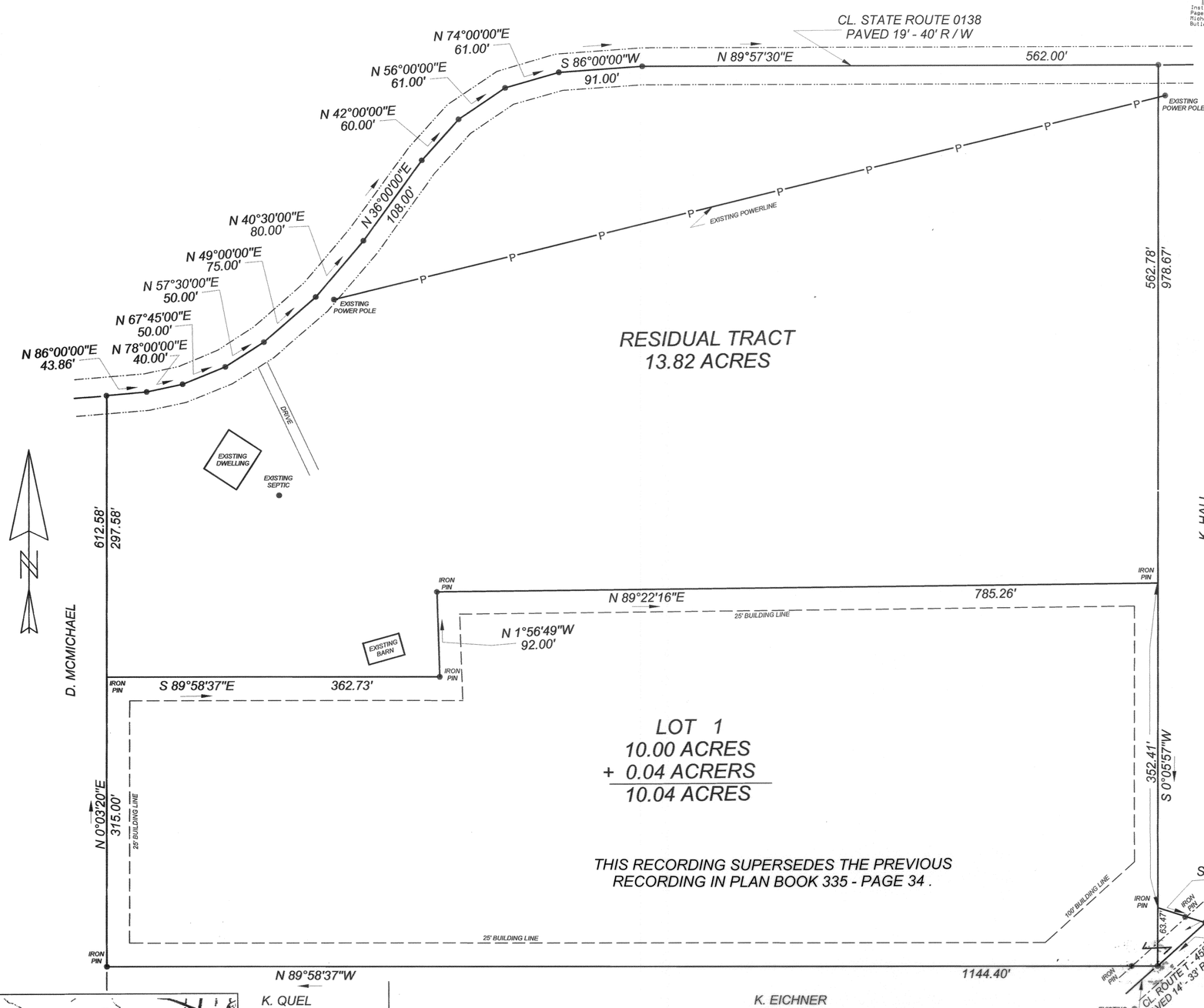
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

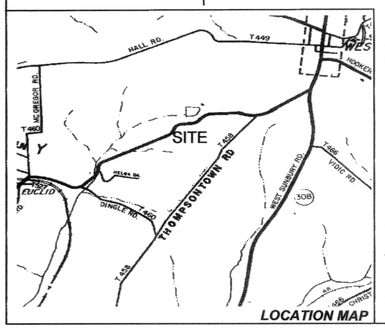
REVISIONS
7-23-12...PER TOWNSHIP ENGINEER REVIEW
9-06-12...ADDED TEMPORARY CUL-DE-SAC EASEMENT

RC4

SCALE: 1 " = 60'
MAY 31, 2012
DWG #1001-1211720

Instr:201307120020373 07/12/2013
Pages: 1 F:$45.00 :SIM
Michele Mustello T20130017402
Butler County Recorder FL





KNOW ALL MEN BY THESE PRESENTS, that Kenneth D. & Judith S. Hall of the twp of Clay of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clay twp, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and 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 Clay twp we hereby covenant and agree to and by thesepresents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and twpof their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Kenneth D. & Judith S. Hall our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 09 day of July, 2013 .

ATTEST:

David C Harkins *Judith S Hall* *Kenneth D. Hall*

NOTARY PUBLIC *OWNER*

K. QUEL

K. EICHNER

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 D. & Judith S. Hall 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 09 day of July, 2013 .

My Commission expires the 04 day of June, ~~200~~ 2014

SEAL

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

David C Harkins
NOTARY PUBLIC

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

SEALS
DATE *REGISTRATION NO. SU - 073089E*

0 30' 60' 120' 180'

KNOW ALL MEN BY THESE PRESENTS, that Charles L. & Marion K. Hall of the twp of Clay of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clay twp, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and 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 Clay twp we hereby covenant and agree to and by thesepresents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and twpof 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 Charles L. & Marion K. Hall our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 09 day of July, 2013 .

ATTEST:

David C Harkins *Marion K Hall* *Charles L Hall*

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 Charles L. & Marion K. Hall 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 09 day of July, 2013 .

My Commission expires the 04 day of June, ~~200~~ 2014

SEAL

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

David C Harkins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR

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

July 3, 2013 *SEALS* *John E. Dusheck*

DATE *REGISTRATION NO. SU - 073089E*

Approved by the Clay Twp., Planning Commission this 3rd day of July, 2013.

Joann Hunter *Norma J Shuck*

SECRETARY *CHAIRMAN*

Approved by the Clay Twp., supervisors this 3rd day of July, 2013.

Joann Hunter *David K Beacham*

SECRETARY *CHAIRMAN*

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 26TH day of APRIL, 2013.

SECRETARY *CHAIRMAN*

RECORDER OF DEEDS BUTLER COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 39 .

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

SEAL

Michele M Mustello

RECORDER

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

OWNER / SUBDIVIDER
CHARLES L. & MARION K. HALL
634 EUCLID ROAD
WEST SUNBURY PA

TOTAL AREA = 23.82 ACRES

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

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

RECORDED JULY 12, 2013	
PLAN BOOK	PAGE
336	39

(FINAL PLAN)

JOHN E. DUSHECK ***SURVEYOR*** *140 LARAY DRIVE* *BUTLER PA. 16001* ***(724) 287-7825***	***Date :*** *4 / 17 / 2013* ***Scale :*** *1 " = 60'* ***Dwn. By :*** *SAB* *REVISED: 6 / 25 / 2013*	***PROPERTY SUBDIVISION*** *FOR: CHARLES L. & MARION K. HALL* *SITUATE: CLAY TWP., BUTLER CO., PA*

Instr:201307120020377 07/12/2013
Pages:2 F:$85.00 2:15PM
Michele Mustello T20130017412
Butler County Recorder FL

Doc Bk Vol 336 Pg 40 Pgs 2
PLN 237 277 Jul 2013

OWNERS ADOPTION AND DEDICATION (SOUTHRIDGE ESTATES PLAN OF LOTS - LOT 14-R)
We, Rick S. and Wendy A. Ferris owners of land shown on the Pine Ridge Commons Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Pine. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we set our hand and seal this 30 *day of* May, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joseph E. Ball, Notary Public
Cranberry Twp., Butler County
My Commission Expires Jan. 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public — Rick S. Ferris (Owner)

Notary Public — Wendy A Ferris (Owner)

ACKNOWLEDGMENT OF NOTARY PUBLIC.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Rick S. and Wendy A. Ferris , and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 30 *day of* MAY, 2013.

My commission expires the 19 *day of* JAN, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joseph E. Ball, Notary Public
Cranberry Twp., Butler County
My Commission Expires Jan. 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND NO MORTGAGE.
We hereby certify that the title to the property contained in the Pine Ridge Commons Plan of Lots is in the name of Rick S. and Wendy A. Ferris and is recorded in Deed Book Volume 12016, Page 449.
We further certify that there is no mortgage, lien, or encumbrance against this property.

Signature of witness — Rick S. Ferris (Owner)

Signature of witness — Wendy A Ferris (Owner)

OWNERS ADOPTION AND DEDICATION (SOUTHRIDGE ESTATES PLAN OF LOTS - LOT 15-R)
We, Karen K. & Joseph G. Sabol owners of land shown on the Pine Ridge Commons Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Pine. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we set our hand and seal this 30 *day of* May, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joseph E. Ball, Notary Public
Cranberry Twp., Butler County
My Commission Expires Jan. 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public — Karen K. Sabol (Owner)

Notary Public — Joseph G. Sabol (Owner)

ACKNOWLEDGMENT OF NOTARY PUBLIC.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Karen K. & Joseph G. Sabol, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 30 *day of* MAY, 2013.

My commission expires the 19 *day of* JAN, 2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joseph E. Ball, Notary Public
Cranberry Twp., Butler County
My Commission Expires Jan. 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

CERTIFICATION OF TITLE AND NO MORTGAGE.
We hereby certify that the title to the property contained in the Pine Ridge Commons Plan of Lots is in the name of Karen K. & Joseph G. Sabol and is recorded in Deed Book Volume 11554, Page 482.
We further certify that there is no mortgage, lien, or encumbrance against this property.

Signature of witness — Karen K. Sabol (Owner)

Signature of witness — Joseph G. Sabol (Owner)

ADAMS TOWNSHIP REAPPROVAL
REAPPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS
THIS 24TH DAY OF June, 2013.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS — MEMBER, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS — MEMBER, BOARD OF SUPERVISORS

PARTNERSHIP ADOPTION AND DEDICATION.
The PINE RIDGE COMMONS, L.P., A Limited Partnership, owner of the land shown on the Pine Ridge Commons Plan hereby adopt this plan as its Plan of Lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Pine Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 3RD *day of* JUNE, 2013.

ATTEST:

Witness — Signature of general partner

ACKNOWLEDGMENT OF NOTARY PUBLIC.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Charles J. Betters, *a partner in the firm of Pine Ridge Commons, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.*

Witness my hand and notarial seal this 3RD *day of* JUNE, 2013.

My commission expires the 30TH *day of* JANUARY, 2016.

Notary Public

NOTARIAL SEAL
LAURA L SAMPSON
Notary Public
CENTER TWP, BEAVER COUNTY
My Commission Expires Jan 30, 2015

CERTIFICATION OF TITLE WITH MORTGAGE.
I / We hereby certify that the title to the property contained in the Pine Ridge Commons Plan of Lots is in the name of PINE RIDGE COMMONS, L.P. and is recorded in D.B.V. 11235, Pg. 517 at the Allegheny Department of Real Estate, and Instrument Number 200202210000629 4 at the Butler County Recorder of Deeds Office.

Signature of witness — Signature of owner

NVR, INC., *mortgagee of the property contained in the Pine Ridge Commons Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.*

Signature of witness — Name, title, and mortgagee — V.P.

SURVEYOR'S CERTIFICATION
I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

5/22/13 *Date* — *Name* — SU-075022 *Registration number*

PINE TOWNSHIP ENGINEER'S CERTIFICATION
I certify that this plan meets all engineering and design requirements of the applicable ordinances of Pine Township, except as departures have been authorized by the appropriate officials of the Township.

7/5/13 *Date* — *Name* — 050419E *Registration number*

PINE TOWNSHIP REVIEW AND APPROVAL STATEMENTS
Reviewed by Planning Commission of Pine Township this 14TH *day of* May, 2007.

Secretary — Chairperson

Approved by the Board of Supervisors of Pine Township, ~~by resolution,~~ this 19TH *day of* NOVEMBER 2007

Signed and noted as approved this 2ND *day of* July, 2013.

Secretary — Chairperson

ALLEGHENY COUNTY REVIEW AND APPROVAL STATEMENT
Reviewed by the Allegheny County Department of Economic Development on this 11TH *day of* July, 2013.

Director, SR Deputy

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 277, *Page(s)* 136.

Given under my hand and seal this 12TH *day of* JULY, 2013.

Manager, Department of Real Estate

RECORDED: JULY 12 2013	
PLAN BOOK	PAGE
336	40

ADAMS TOWNSHIP ENGINEER'S CERTIFICATION
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.*

6-5-13 *Date* — *Signature*

26455 E *Registration No.*

ADAMS TOWNSHIP PLANNING COMMISSION APPROVAL
Approved by the Adams Township Planning Commission this 1ST *day of* AUGUST, 2012.

Secretary — Chairman

ADAMS TOWNSHIP MUNICIPAL APPROVAL
Approved by the Board of Supervisors of the Township of Adams this 27th *day of* August, 2012.

Secretary — Chairman, board of supervisors

Member, board of supervisors — Member, board of supervisors

Member, board of supervisors — Member, board of supervisors

Member, board of supervisors

BUTLER COUNTY PLANNING COMMISSION APPROVAL:
Approved by the Butler County Planning Commission this 8th *day of* August, 2012.

Secretary — Chairman, planning commission

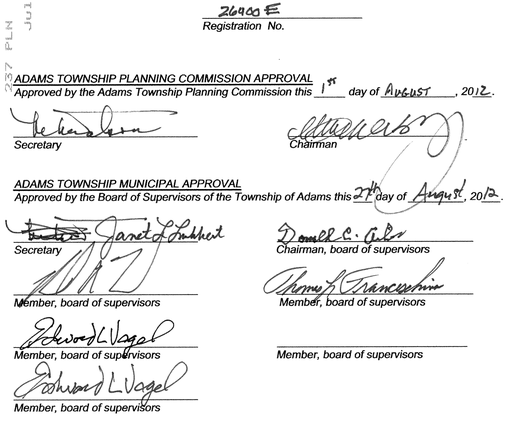
BUTLER COUNTY PROOF OF RECORDING:
Commonwealth of Pennsylvania
County of Butler

Recorded in the recorders office for the recording of deeds, plans, etc., in said county in plan book volume 336, *page* 40-41 *given under my hand and seal this* 12 *day of* July, 2013.

Recorder

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

LOT/PARCEL AREA TABLE		
LOT/PARCEL No.	AREA (SQ. FT.)	AREA (AC.)
LOT 14-R	93,681.267	2.150
LOT 15-R	89,395.874	2.052
PARCEL 1	18,333.375	0.421
PARCEL 2	18,156.985	0.417
PARCEL 4	3,325,794.982	76.350
SITE TOTAL	3545362.483	81.390



LOCATION MAP
SCALE: 1" = 500'

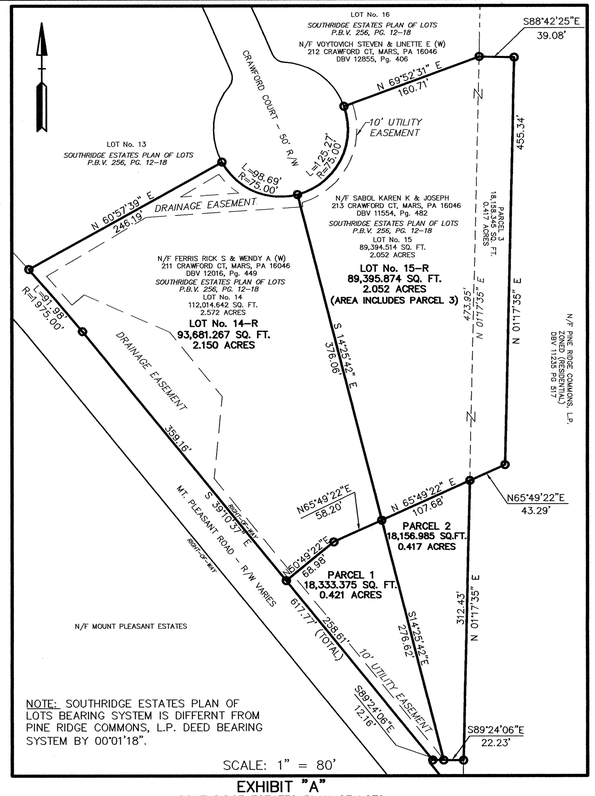


EXHIBIT "A"
SOUTHRIDGE ESTATES PLAN OF LOTS
P.B.V. 256 PG:12-18 LOT 14 & 15

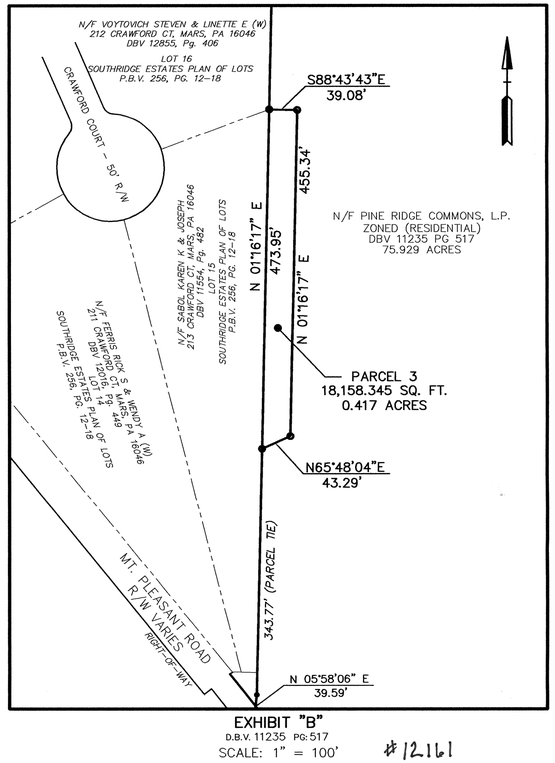


EXHIBIT "B"
D.B.V. 11235 PG:517
SCALE: 1" = 100'

#12161

REV. NO.	DATE	DESCRIPTION	BY
1	4/20/07	TWP. COMMENTS	DUB
2	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
3	6/22/12	SUBDIVISION CERTIFICATIONS	DUB
4	10/30/12	ADDRESS ACDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIV-PR-SWAP
DRAWN BY: RLB
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

SCALE AS NOTED

TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-8060
E-MAIL: permits@trantcorp.com

PINE RIDGE COMMONS PLAN

DATE: 05-04-2006
PROJECT NO.: 24029.12

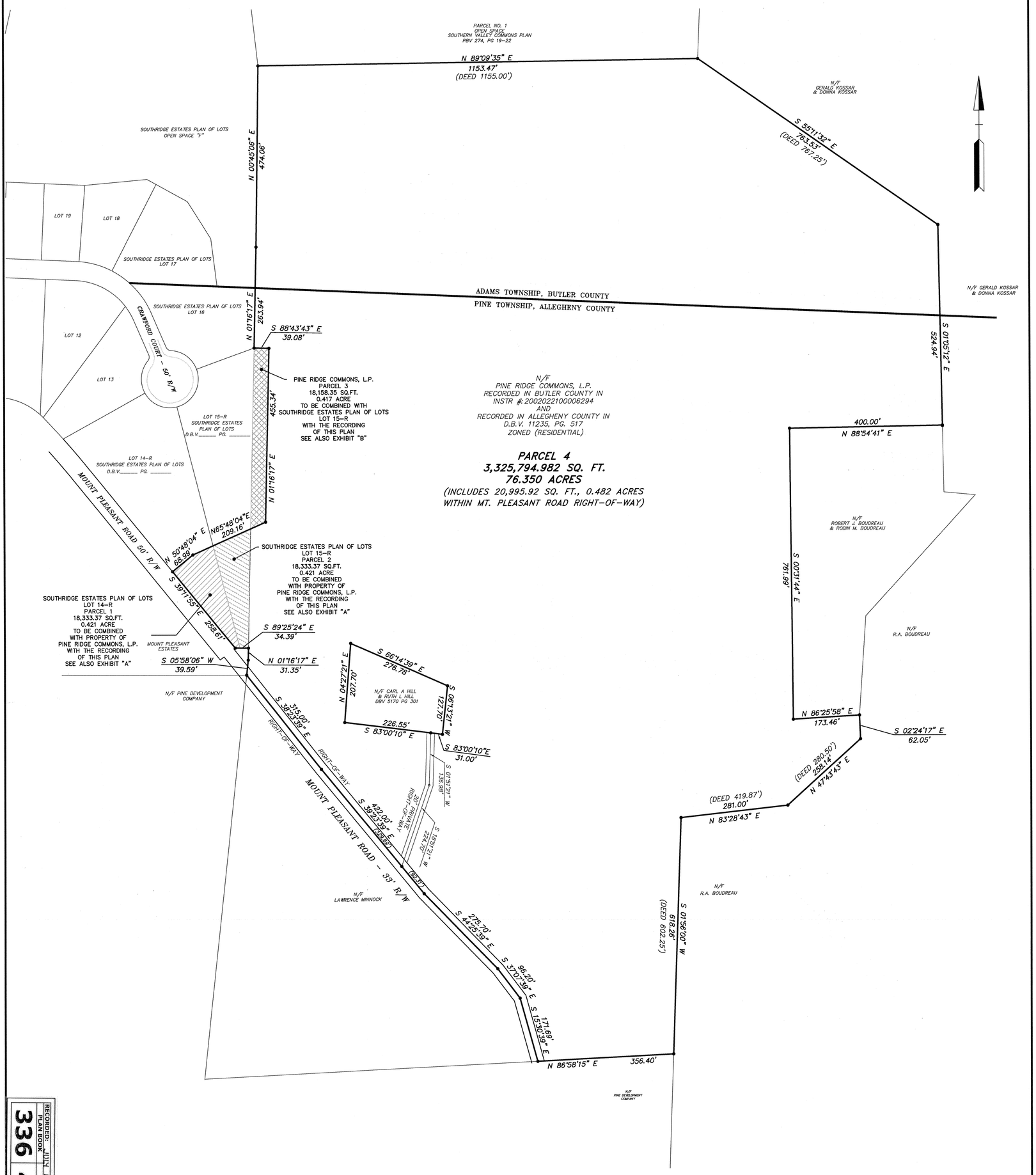
SHEET 1 OF 2

Registered Surveyor — Pine Township Planning Commission — Pine Township Board of Supervisors — Pine Township Engineer — Allegheny County Department of Economic Development — Allegheny County Department of Real Estate — Adams Township Planning Commission — Adams Township Board of Supervisors — Adams Township Engineer — Butler County, Pa. Planning Commission — Butler County Recorder of Deeds

0286-04-224

Plot Date: 7/22/2013, 8:38 AM File Name: H:\24000_PROJECTS\24029\DWG\02-SURVEY\24029-SUBDIV-PR-SWAP.DWG Layout: SUB-1

Plot Date:10/29/2012 2:35 PM File Name:M:\24000 PROJECTS\24029\DWG\02-SURVEY\24029-SUBDIV-PR-SWAP.DWG Layout:SUB-2



RECORDED: JUN 12 2013
PLAN BOOK 336 PAGE 41

SHEET 2 OF 2

PINE RIDGE COMMONS PLAN

PROJECT NO.: 24029.12 | DATE: 05-04-2006

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

SCALE: 1" = 120'

DWG 24029-SUBDIV-PR-SWAP
DRAWN BY: DPT
CHECKED BY: RJB

REV. NO.	DATE	DESCRIPTION	BY
1	4/20/07	TWP. COMMENTS	DUB
2	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
3	6/22/12	SUBDIVISION CERTIFICATIONS	DUB
4	10/30/12	ADDRESS ACDED 10/02/12 COMMENTS	DUB

Instr:201307120020398 07/12/2013
Pages:8 F:$205.00 12:24PM
Michele Mustello T20130017416
Butler County Recorder FL

PARTNERSHIP ADOPTION AND DEDICATION.
The PINE RIDGE COMMONS, L.P., A Limited Partnership, owner of the land shown on the Pleasant Ridge - PRD Plan of Lots hereby adopt this plan as its Plan of Lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Pine Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 19th *day of* November *20* 12.

ATTEST:
Laura L Sampson
Notary Public

Signature of general partner

NOTARIAL SEAL
LAURA L SAMPSON
Notary Public
CENTER TWP., BEAVER COUNTY
My Commission Expires Jan 30, 2016

ACKNOWLEDGMENT OF NOTARY PUBLIC.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Charles J. Betters *a partner in the firm of Pine Ridge Commons, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.*

Witness my hand and notarial seal this 19th *day of* November *20* 12.

My commission expires the 30th *day of* January *20* 12

Laura L Sampson
Notary Public

NOTARIAL SEAL
LAURA L SAMPSON
Notary Public
CENTER TWP., BEAVER COUNTY
My Commission Expires Jan 30, 2016

CERTIFICATION OF TITLE WITH MORTGAGE.
i / We hereby certify that the title to the property contained in the Pine Ridge Commons Plan of Lots is in the name of PINE RIDGE COMMONS, L.P. and is recorded in D.B.V. 11235, Pg. 517 at the Allegheny Department of Real Estate, and Instrument Number 200202210006294 at the Butler County Recorder of Deeds Office.

Signature of witness

Signature of owner

NVR, INC. *, mortgagee of the property contained in the Pleasant Ridge - PRD Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.*

Signature of witness

Peter Robertson - Vice President
Name, title, and mortgagee

SURVEYOR'S CERTIFICATION
I certify that, to the best of my information, knowledge and belief the survey and plan shown here on are correct and accurate to the standards required.

06/03/13
Date

Name
SU-075022
Registration number

PINE TOWNSHIP ENGINEER'S CERTIFICATION
I certify that this plan meets all engineering and design requirements of the applicable ordinances of Pine Township, except as departures have been authorized by the appropriate officials of the Township.

7/5/13
Date

Ken A Ryan
Name
050419E
Registration number

PINE TOWNSHIP MUNICIPAL DECLARATIONS
The Board of Supervisors of the Township of Pine gives notice that, in approving this plan for recording, the Township of Pine 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.

Cheryl N. Fisher
Secretary

Chairperson

The Township of Pine 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.

7/2/13
Date

Authorized Municipal Official

PINE TOWNSHIP REVIEW AND APPROVAL STATEMENTS
Reviewed by Planning Commission of Pine Township this 9TH *day of* July *, 20* 12.

Secretary

Chairperson

Approved by the Board of Supervisors of Pine Township, ~~Pennsylvania~~, this 4TH *day of* SEPTEMBER *20* 12.

Signed and noted as approved this 2ND *day of* July *, 20* 13.

Cheryl N. Fisher
Secretary

Chairperson

ADAMS TOWNSHIP ENGINEER'S CERTIFICATION

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.*

6/5/13
Date

Signature

26400 E
Registration No.

ADAMS TOWNSHIP PLANNING COMMISSION APPROVAL
Approved by the Adams Township Planning Commission this 1ST *day of* AUGUST *, 20* 12.

Secretary

Chairman

ADAMS TOWNSHIP MUNICIPAL APPROVAL
Approved by the Board of Supervisors of the Township of Adams this 2ND *day of* August *, 20* 12.

Secretary

Chairman, board of supervisors

Member, board of supervisors

Member, board of supervisors

Member, board of supervisors

Member, board of supervisors

Member, board of supervisors

BUTLER COUNTY PLANNING COMMISSION APPROVAL:
Approved by the Butler County Planning Commission this 15TH *day of* AUGUST *, 2012.*

Secretary

Chairman, planning commission

BUTLER COUNTY PROOF OF RECORDING:
Commonwealth of Pennsylvania
County of Butler

Recorded in the recorders office for the recording of deeds, plans, etc., in said county in plan book volume 336 *, page* 42-46. *given under my hand and seal this* 12 *day of* July *, 2013*

Recorder

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

ADAMS TOWNSHIP REAPPROVAL
REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 24th DAY OF June, 2013.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS

MEMBER, BOARD OF SUPERVISORS

ALLEGHENY COUNTY REVIEW AND APPROVAL STATEMENT
Reviewed by the Allegheny County Department of Economic Development on this 11th *day of* July *, 20* 13.

Director BY Deputy

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 277 *, Page(s)* 138.

Given under my hand and seal this 12TH *day of* JULY *, 20* 13

Valerie MacDonald Roberts
Manager, Department of Real Estate

LOW PRESSURE SEWER SYSTEM:

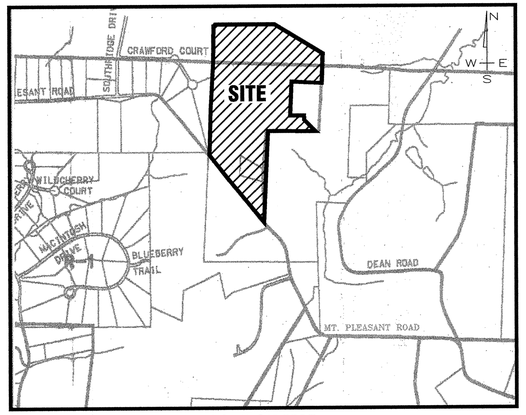
The following lots shall be served by a low pressure sewer system:

Lot 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

Each lot owner shall own and maintain a grinder pump and low pressure lateral connected to the low pressure sewer system.

When any lot is served by a private grinder pump for the sanitary sewer service, it is the property owner's responsibility to maintain the grinder pump and private portion of the sanitary sewer line.

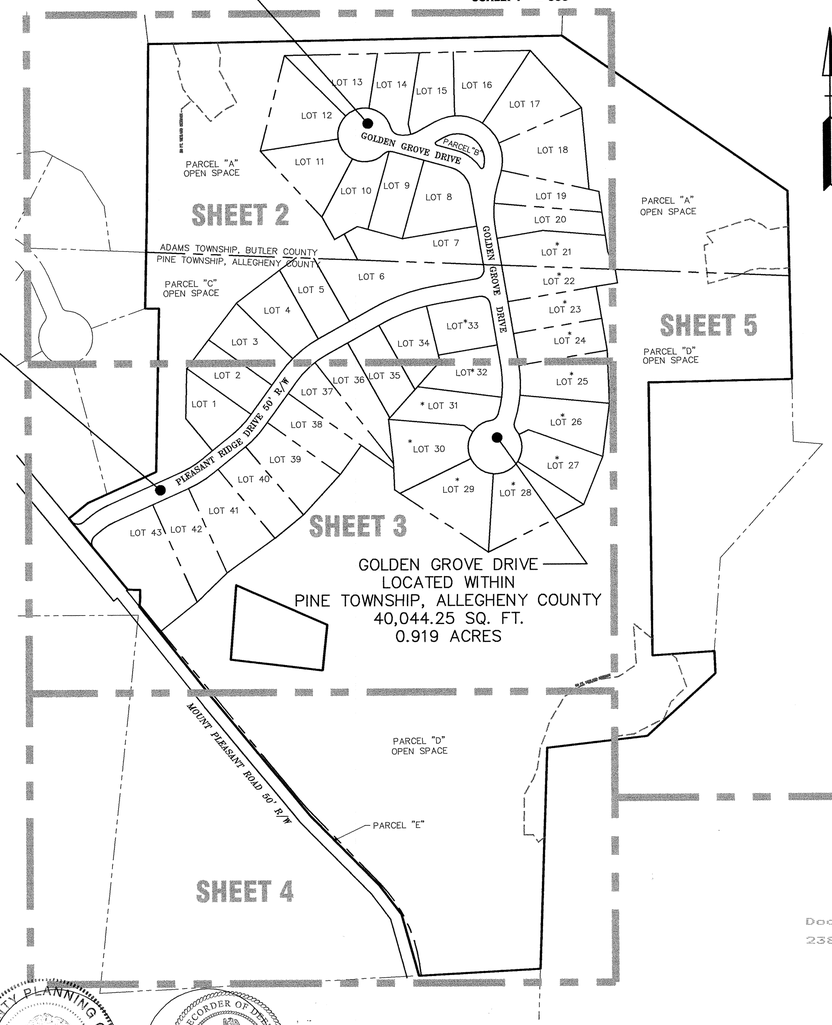
THIS PLAN IS A SUBDIVISION OF PARCEL 4 IN THE PINE RIDGE COMMONS PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 277, PAGE 136 IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, AND IN PLAN BOOK VOLUME 336, PAGE 40-41 IN THE BUTLER COUNTY RECORDERS OFFICE.



LOCATION MAP
SCALE: 1" = 500'

GOLDEN GROVE DRIVE
LOCATED WITHIN
ADAMS TOWNSHIP, BUTLER COUNTY
61,327.99 SQ. FT.
1.407 ACRES

PLEASANT RIDGE DRIVE
68,565.50 SQ. FT.
1.574 ACRES



GOLDEN GROVE DRIVE
LOCATED WITHIN
PINE TOWNSHIP, ALLEGHENY COUNTY
40,044.25 SQ. FT.
0.919 ACRES

LOT AREA TABLE		
LOT NUMBERS	AREA (SQ. FT.)	AREA (AC.)
LOTS 1 THRU 6 AND LOTS 22 THRU 43 LOCATED IN PINE TWP.	771,062.92	17.701
LOTS 7 THRU 21	410,853.60	9.431
SITE RIGHT-OF-WAY TOTAL	1181916.52	27.132

RIGHT-OF-WAY AREA TABLE		
ROAD NAME	AREA (SQ. FT.)	AREA (AC.)
PLEASANT RIDGE DRIVE (PINE TWP.)	68,565.50	1.574
GOLDEN GROVE DRIVE (PINE TWP.)	40,044.25	0.919
GOLDEN GROVE DRIVE (ADAMS TWP.)	61,327.99	1.407
SITE RIGHT-OF-WAY TOTAL	169937.74	3.900

PARCEL AREA TABLE		
PARCEL NUMBER	AREA (SQ. FT.)	AREA (AC.)
A	510,528.74	11.720
B	5,943.89	0.136
C	111,775.34	2.566
D	1,316,152.79	30.214
E	8,735.63	0.200
SITE TOTAL	1953136.39	44.836

TOTAL PLAN AREA: 3,304,990.65 SQ. FT.
75.868 ACRES

SITE MAP
SCALE: 1" = 200'

REV. NO.	DATE	DESCRIPTION	BY
1	6/2/06	TWP. COMMENTS	DUB
2	4/20/07	TWP. COMMENTS	DUB
3	06-22-2007	GRINDER PUMP NOTES	RLB
4	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
5	6/22/12	REV. LOT LINES, LOTS 5,6,7,21 & 22	DUB
6	8/17/12	SAN/UTIL/ESMT REVS FOR CONSTRUCTION	DUB
7	10/30/12	ADDRESS ADDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIVISION.dwg
DRAWN BY: MAM
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

SCALE AS NOTED

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com

PLEASANT RIDGE - PRD
PLAN OF LOTS

PROJECT NO.: 24029
DATE: 04-13-2006
SHEET 1 OF 5

Registered Surveyor
Pine Township Planning Commission
Pine Township Board of Supervisors
Pine Township Engineer
Allegheny County Department of Economic Development
Allegheny County Department of Real Estate
Adams Township Planning Commission
Adams Township Board of Supervisors
Adams Township Engineer
Butler County, Pa. Planning Commission
Butler County Recorder of Deeds

RECORDED: July 12 2013
PLAN BOOK 336 PAGE 42

13-224
0689
12,163

OWNER
PINE RIDGE COMMONS, L.P.
3468 BRODHEAD ROAD
MONOCA, PA 15061

Doc Bk 238 PLN Vol 277 Pg 138 Pgs 5 Jul 12 2013

0286-04-319

Plot Date:10/JAN/2012 7:39 AM File Name:H:\24000_PROJECTS\24029\DWG\24029-SUBDIVISION.DWG Layout:SUB-1

NOTE:
SEE SHEET 5 FOR CURVE TABLE.

* *LOW PRESSURE SEWER SYSTEM:*

The following lots shall be served by a low pressure sewer system:

Lot 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

Each lot owner shall own and maintain a grinder pump and low pressure lateral connected to the low pressure sewer system.

When any lot is served by a private grinder pump for the sanitary sewer service, it is the property owner's responsibility to maintain the grinder pump and private portion of the sanitary sewer line.

REV. NO.	DATE	DESCRIPTION	BY
1	6/2/06	TWP. COMMENTS	DUB
2	4/20/07	TWP. COMMENTS	DUB
3	08-22-2007	GRINDER PUMP NOTES	RLB
4	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
5	6/22/12	REV. LOT LINES, LOTS 5,6,7,21 & 22	DUB
6	8/17/12	SAN/UTIL/ESMT REVS FOR CONSTRUCTION	DUB
7	10/30/12	ADDRESS ADDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIVISION.dwg
DRAWN BY: MAM
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

1 inch = 50 ft.

PLEASANT RIDGE - PRD
PLAN OF LOTS

DATE: 04-13-2006

PROJECT NO.: 24029

SHEET 2 OF 5

TRANT CORPORATION
Engineering Permits & Approvals
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com
Environmental Surveying Site Civil Traffic

RECORDED: JULY 12, 2013
PLAN BOOK 336 PAGE 43

■ – MONUMENTS TO BE SET

PARCEL "A" OPEN SPACE 510,528.74 SQ. FT. 11.720 ACRES

PARCEL "B" 5,943.89 SQ. FT. 0.136 ACRES

PARCEL "C" OPEN SPACE 111,775.34 SQ. FT. 2.566 ACRES

PARCEL "D" OPEN SPACE 1,316,152.79 SQ. FT. 30.214 ACRES

LOT 1 28,010.94 SQ. FT. 0.643 ACRES
LOT 2 21,888.71 SQ. FT. 0.502 ACRES
LOT 3 24,084.65 SQ. FT. 0.553 ACRES
LOT 4 26,098.26 SQ. FT. 0.599 ACRES
LOT 5 22,027.51 SQ. FT. 0.506 ACRES
LOT 6 41,346.04 SQ. FT. 0.949 ACRES
LOT 7 30,226.97 SQ. FT. 0.694 ACRES
LOT 8 29,934.12 SQ. FT. 0.687 ACRES
LOT 9 22,739.49 SQ. FT. 0.522 ACRES
LOT 10 24,060.86 SQ. FT. 0.552 ACRES
LOT 11 28,010.94 SQ. FT. 0.643 ACRES
LOT 12 34,667.68 SQ. FT. 0.796 ACRES
LOT 13 26,565.01 SQ. FT. 0.610 ACRES
LOT 14 22,572.33 SQ. FT. 0.518 ACRES
LOT 15 22,295.68 SQ. FT. 0.512 ACRES
LOT 16 27,943.79 SQ. FT. 0.642 ACRES
LOT 17 33,402.54 SQ. FT. 0.767 ACRES
LOT 18 35,986.61 SQ. FT. 0.826 ACRES
LOT 19 21,845.65 SQ. FT. 0.502 ACRES
LOT 20 21,819.63 SQ. FT. 0.501 ACRES
LOT 21 * 28,782.30 SQ. FT. 0.661 ACRES
LOT 22 * 22,010.80 SQ. FT. 0.505 ACRES
LOT 23 * 22,500.00 SQ. FT. 0.517 ACRES
LOT 24 * 22,597.50 SQ. FT. 0.519 ACRES
LOT 25 * 28,373.74 SQ. FT. 0.651 ACRES
LOT 32 * 23,097.42 SQ. FT. 0.530 ACRES
LOT 33 * 24,122.81 SQ. FT. 0.554 ACRES
LOT 34 21,918.30 SQ. FT. 0.503 ACRES
LOT 35 22,230.08 SQ. FT. 0.510 ACRES
LOT 36 25,039.20 SQ. FT. 0.575 ACRES

GOLDEN GROVE DRIVE 50' R/W
PLEASANT RIDGE DRIVE 50' R/W

Plot Date: 10/29/2012 2:58 PM File Name: M:\24000 PROJECTS\24029\DWG\24029-SUBDIVISION.DWG Layout: SUB-2

LOT 3
24,084.65 SQ. FT.
0.553 ACRES

LOT 2
21,888.71 SQ. FT.
0.502 ACRES

LOT 1
21,818.16 SQ. FT.
0.501 ACRES

PARCEL "C"
OPEN SPACE
111,775.34 SQ. FT.
2.566 ACRES

LOT 35
22,230.08 SQ. FT.
0.510 ACRES

LOT 36
25,039.20 SQ. FT.
0.575 ACRES

LOT 37
22,229.28 SQ. FT.
0.510 ACRES

LOT 38
25,000.00 SQ. FT.
0.574 ACRES

LOT 39
29,962.61 SQ. FT.
0.688 ACRES

LOT 40
25,320.83 SQ. FT.
0.581 ACRES

LOT 41
33,010.21 SQ. FT.
0.758 ACRES

LOT 42
30,800.00 SQ. FT.
0.707 ACRES

LOT 43
52,100.36 SQ. FT.
1.196 ACRES

LOT 30
33,023.75 SQ. FT.
0.758 ACRES

LOT 31
24,398.33 SQ. FT.
0.560 ACRES

LOT 32 *
23,097.42 SQ. FT.
0.530 ACRES

LOT 29
34,853.21 SQ. FT.
0.800 ACRES

LOT 28
34,853.21 SQ. FT.
0.800 ACRES

LOT 27
26,429.15 SQ. FT.
0.607 ACRES

LOT 26
29,928.80 SQ. FT.
0.687 ACRES

LOT 25 *
28,373.74 SQ. FT.
0.651 ACRES

0.519 ACRES

PLEASANT RIDGE DRIVE 50' R/W

GROVE DRIVE

CENTERLINE 20' DETENTION POND ACCESS EASEMENT

DETENTION POND EASEMENT

PARCEL "D"
OPEN SPACE
1,316,152.79 SQ. FT.
30.214 ACRES

PARCEL "E"
TO BE DEDICATED FOR RIGHT-OF-WAY PURPOSES
8,735.63 SQ. FT.
0.200 ACRES

N/F HILL CARL A & RUTH L (WF)
706 MT PLEASANT RD
MARS, PA 16046

N/F SABOL KAREN K & JOSEPH
213 CRAWFORD CT, MARS, PA 16046
DBV 11504, Pg. 482

N/F FERRIS RICK S. & WENDY A (W)
211 CRAWFORD CT, MARS, PA 16046
DBV 12016, Pg. 449

SOUTHRIDGE ESTATES PLAN OF LOTS
P.B.V. 256, Pgs. 12-18
LOT 15
LOT 14

MOUNT PLEASANT ESTATES

MOUNT PLEASANT ROAD - 33' R/W

MOUNT PLEASANT ROAD 50' R/W

IRON PIN TO BE SET

EX. HUB

EX. CONC. MON.

EX. RR SPIKE

EX. I.P. LSSE

SHEET 2
SHEET 3

SHEET 3
SHEET 4

SHEET 3
SHEET 5

* LOW PRESSURE SEWER SYSTEM:

The following lots shall be served by a low pressure sewer system:

Lot 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

Each lot owner shall own and maintain a grinder pump and low pressure lateral connected to the low pressure sewer system.

When any lot is served by a private grinder pump for the sanitary sewer service, it is the property owner's responsibility to maintain the grinder pump and private portion of the sanitary sewer line.

NOTE:
SEE SHEET 5 FOR CURVE TABLE.

RECORDED: JUL 12 2013
PLAN BOOK 336 PAGE 44

■ – MONUMENTS TO BE SET

REV. NO.	DATE	DESCRIPTION	BY
1	6/2/06	TWP. COMMENTS	DUB
2	4/20/07	TWP. COMMENTS	DUB
3	06-22-2007	GRINDER PUMP NOTES	RLB
4	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
5	6/22/12	REV. LOT LINES, LOTS 5,6,7,21 & 22	DUB
6	8/17/12	SAN./UTIL./ESMT REVS FOR CONSTRUCTION	DUB
7	10/30/12	ADDRESS ADDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIVISION.dwg
DRAWN BY: MAM
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

1 inch = 50 ft.

TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com

PLEASANT RIDGE - PRD
PLAN OF LOTS

DATE: 04-13-2006

PROJECT NO.: 24029

SHEET 3 OF 5

Plot Date: 10/29/2012 2:57 PM File Name: N:\24000_PROJECTS\24029\DWG\24029-SUBDIVISION.DWG Layout: SUB-3

REV. NO.	DATE	DESCRIPTION	BY
1	6/2/06	TWP. COMMENTS	DUB
2	4/20/07	TWP. COMMENTS	DUB
3	05-22-2007	GRINDER PUMP NOTES	RLB
4	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
5	6/22/12	REV. LOT LINES, LOTS 5,6,7,21 & 22	DUB
6	8/17/12	SAN/UTIL/ESMT REVS FOR CONSTRUCTION	DUB
7	10/30/12	ADDRESS ADDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIVISION.dwg
DRAWN BY: MAM
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

1 inch = 50 ft.

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WEXFORD, PA 15090
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FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com
Environmental Surveying Site Civil Traffic

PLEASANT RIDGE - PRD
PLAN OF LOTS

PROJECT NO.: 24029 | DATE: 04-13-2006

SHEET 4 OF 5

RECORDED: JULY 12, 2013
PLAN BOOK 336 | PAGE 45

NOTE:
SEE SHEET 5 FOR CURVE TABLE.

Plot Date: 10/29/2012 2:59 PM File Name: N:\24000 PROJECTS\24029\DWG\24029-SUBDIVISION.DWG Layout: SHEET 4

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	25.00'	39.27'	S05°48'05"W	35.36'
C2	175.00'	45.81'	S58°18'04"W	45.68'
C3	325.00'	85.08'	N58°18'04"E	84.84'
C4	325.00'	85.09'	N43°18'04"E	84.84'
C5	275.00'	120.29'	S48°19'57"W	119.33'
C6	475.00'	162.80'	S70°40'57"W	162.01'
C7	25.00'	39.27'	N54°29'55"W	35.36'
C8	275.00'	130.11'	N04°03'19"E	128.90'
C9	25.00'	27.84'	N49°30'41"E	26.42'
C10	75.00'	392.56'	S68°31'59"E	75.12'
C11	25.00'	24.95'	S09°53'00"E	23.93'
C12	325.00'	160.02'	N04°36'25"E	158.41'
C13	275.00'	120.16'	S03°01'07"W	119.20'
C14	125.00'	293.72'	N51°46'43"W	230.66'
C15	75.00'	58.42'	N83°13'17"E	56.95'
C16	25.00'	26.18'	S44°27'51"E	25.00'
C17	75.00'	392.70'	S15°32'09"W	75.00'
C18	25.00'	26.18'	S75°32'09"W	25.00'
C19	75.00'	85.04'	N41°58'53"W	80.56'
C20	25.00'	39.27'	N35°30'05"E	35.36'
C21	525.00'	179.94'	S70°40'57"W	179.06'
C22	325.00'	142.16'	S48°19'56"W	141.03'
C23	275.00'	71.99'	N43°18'04"E	71.79'
C24	275.00'	71.99'	N58°18'04"E	71.79'
C25	225.00'	58.90'	S58°18'04"W	58.74'
C26	25.00'	39.27'	S84°11'55"E	35.36'
C27	125.00'	86.91'	N54°32'45"W	85.17'
C28	5.00'	11.42'	N79°55'10"E	9.10'
C29	75.00'	174.83'	N52°18'48"W	137.85'
C30	5.00'	11.81'	S06°46'43"E	9.25'
C31	475.00'	40.47'	S41°25'54"E	40.46'
C32	410.00'	253.26'	N26°10'34"W	249.26'

REV. NO.	DATE	DESCRIPTION	BY
1	6/2/06	TWP. COMMENTS	DUB
2	4/20/07	TWP. COMMENTS	DUB
3	08-22-2007	GRINDER PUMP NOTES	RLB
4	5/20/09	SUBDIVISION CERTIFICATIONS	DUB
5	6/22/12	REV. LOT LINES, LOTS 5,6,7,21 & 22	DUB
6	8/17/12	SAN/UTIL/ESMT REVS FOR CONSTRUCTION	DUB
7	10/30/12	ADDRESS ADDED 10/02/12 COMMENTS	DUB

DWG: 24029-SUBDIVISION.dwg
DRAWN BY: MAM
CHECKED BY: DPT

ADAMS TOWNSHIP - BUTLER COUNTY - PA
PINE TOWNSHIP - ALLEGHENY COUNTY - PA

1 inch = 50 ft.

LOW PRESSURE SEWER SYSTEM:

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DETENTION POND ACCESS EASEMENT DETAIL

RECORDED: JULY 2 2013	
PLAN BOOK	PAGE
336	46

TRANT CORPORATION
Engineering Permits & Approvals
11279 PERRY HIGHWAY, SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
E-MAIL: permits@trantcorp.com
Environmental Surveying Site Civil Traffic

PLEASANT RIDGE - PRD
PLAN OF LOTS

DATE: 04-13-2006
PROJECT NO.: 24029

SHEET 5 OF 5

Plot Date: 10/29/2012 2:01 PM File Name: N:\24000 Projects\24029\Dwg\24029-SUBDIVISION.DWG Layout: SHEET 5

Instr: 201307160020765
Pages: 1
Michele Mustello
Butler County Recorder
F: $45.00
07/16/2013
3:12PM
T20130017700
FL

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

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

James S. Grassi
Owner

Tamara L. Grassi
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came James S. and Tamara L. Grassi 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 July 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.

8TH July '13
Date

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

L. S. # 30161-E

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

Approved by the Supervisors of the Township of Jefferson this 8th day of July 2013.

Lois J. Fennece Seal
Secretary

Chairman

Approved by the Jefferson Township Planning Commission this 27 day of June 2013.

Secretary

Evelyn M. Gross
Chairman

Reviewed by the Butler County Planning Commission this 26TH day of JUNE 2013.

Secretary Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

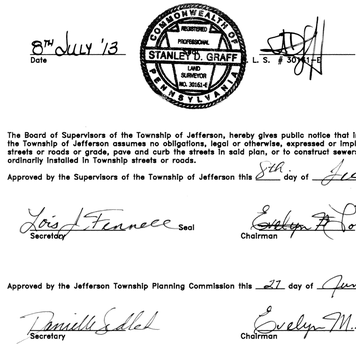
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 336 Page 47.

Given under my hand and seal this 16th day of July 2013.

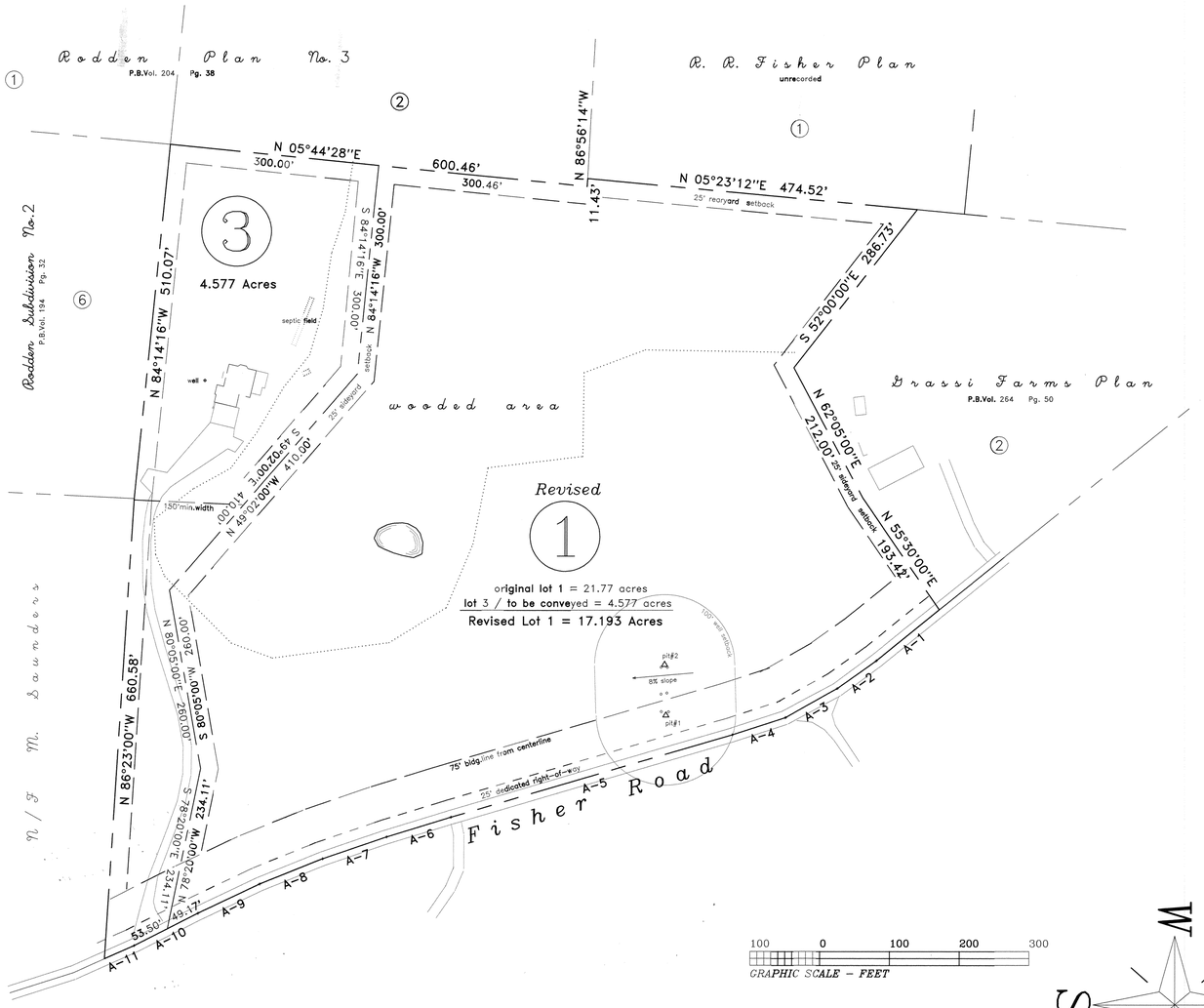
Michele M. Mustello
Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY PA



Vicinity Map



COURSE	BEARING	DISTANCE
A-1	S 38°56'20"E	115.94'
A-2	S 35°30'00"E	68.80'
A-3	S 29°30'00"E	85.00'
A-4	S 18°00'00"E	80.00'
A-5	S 16°18'11"E	420.00'
A-6	S 17°01'03"E	96.59'
A-7	S 18°52'08"E	96.90'
A-8	S 21°59'30"E	97.14'
A-9	S 25°25'26"E	97.92'
A-10	S 26°56'16"E	102.67'
A-11	S 24°17'43"E	46.29'

100 0 100 200 300
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.

W S N E

Grassi Farms Plan No. 2

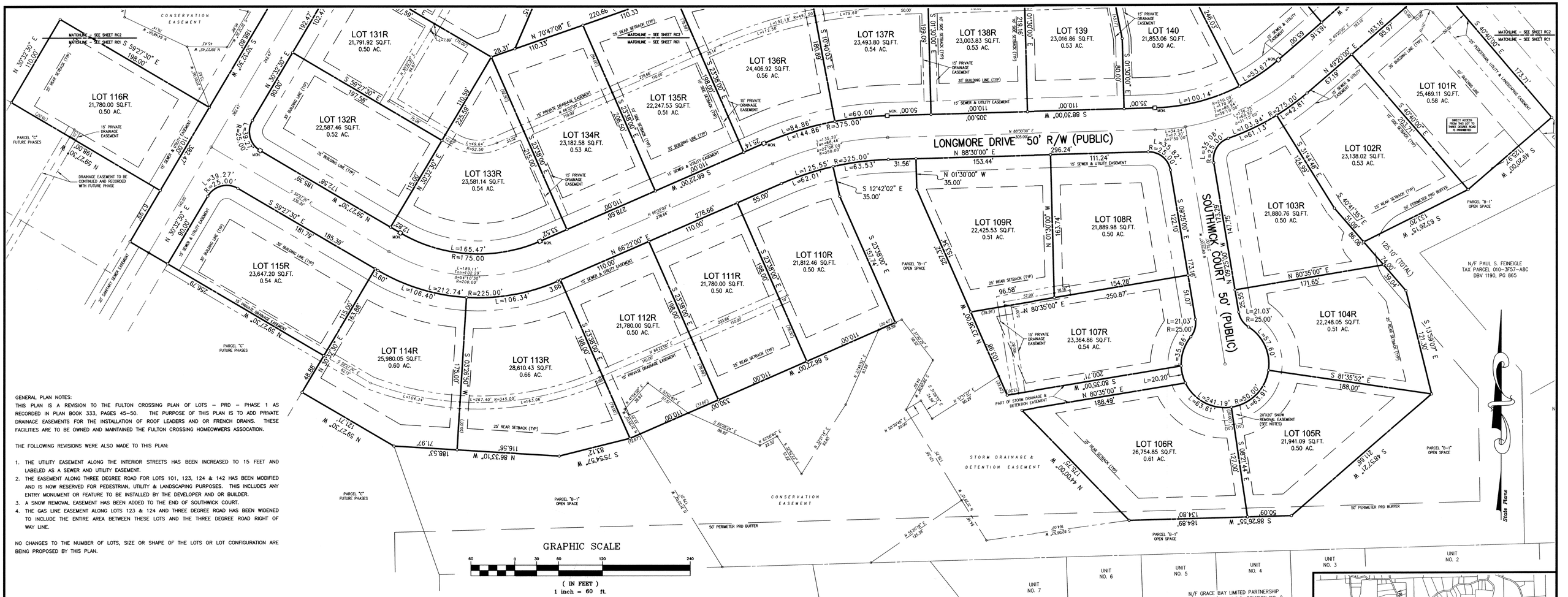
subdivision of
Lot 1
Grassi Farms Plan
Plan Book Volume 264 page 50

SUBDIVISION SURVEY
PROJECT No: 08182
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
DATE: 6/20/13 REV:
DWN.By: Sdg CHK.By:
Co. TAX No: 190-1F155-34E

for James S. & Tamara L. Grassi
P. O. Box 521

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

RECORDED July 16 2013
PLAN BOOK 336 PAGE 47
SHEET of



GENERAL PLAN NOTES:
THIS PLAN IS A REVISION TO THE FULTON CROSSING PLAN OF LOTS – PRD – PHASE 1 AS RECORDED IN PLAN BOOK 333, PAGES 45–50. THE PURPOSE OF THIS PLAN IS TO ADD PRIVATE DRAINAGE EASEMENTS FOR THE INSTALLATION OF ROOF LEADERS AND OR FRENCH DRAINS. THESE FACILITIES ARE TO BE OWNED AND MAINTAINED THE FULTON CROSSING HOMEOWNERS ASSOCATION.

THE FOLLOWING REVISIONS WERE ALSO MADE TO THIS PLAN:

1. THE UTILITY EASEMENT ALONG THE INTERIOR STREETS HAS BEEN INCREASED TO 15 FEET AND LABELED AS A SEWER AND UTILITY EASEMENT.
2. THE EASEMENT ALONG THREE DEGREE ROAD FOR LOTS 101, 123, 124 & 142 HAS BEEN MODIFIED AND IS NOW RESERVED FOR PEDESTRIAN, UTILITY & LANDSCAPING PURPOSES. THIS INCLUDES ANY ENTRY MONUMENT OR FEATURE TO BE INSTALLED BY THE DEVELOPER AND OR BUILDER.
3. A SNOW REMOVAL EASEMENT HAS BEEN ADDED TO THE END OF SOUTHWICK COURT.
4. THE GAS LINE EASEMENT ALONG LOTS 123 & 124 AND THREE DEGREE ROAD HAS BEEN WIDENED TO INCLUDE THE ENTIRE AREA BETWEEN THESE LOTS AND THE THREE DEGREE ROAD RIGHT OF WAY LINE.

NO CHANGES TO THE NUMBER OF LOTS, SIZE OR SHAPE OF THE LOTS OR LOT CONFIGURATION ARE BEING PROPOSED BY THIS PLAN.

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

KNOW ALL MEN BY THESE PRESENTS: THAT FULTON DEVELOPMENT COMPANY, LP. BY FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS 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 PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, FULTON DEVELOPMENT COMPANY, LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FULTON DEVELOPMENT COMPANY, LP 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 4TH DAY OF JUNE, 20 13.

FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED CHRISTOPHER J. KACLIK, PRESIDENT OF FUTURE DEVELOPMENT GROUP, INC. ,GENERAL PARTNER OF FULTON DEVELOPMENT COMPANY, LP WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID FULTON DEVELOPMENT COMPANY, LP 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.

FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 4 DAY OF June 20 13
MY COMMISSION EXPIRES THE 15 DAY OF August 20 13
Paula K Routh
NOTARY PUBLIC

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

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 5TH DAY OF JUNE 20 13
SECRETARY CHAIRPERSON

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 24th DAY OF June 20 13
SECRETARY CHAIRPERSON
SUPERVISOR SUPERVISOR
SUPERVISOR SUPERVISOR

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.
TOWNSHIP ENGINEER 6-5-13 DATE 26900 E REG. NO.

FULTON DEVELOPMENT COMPANY, LP BY FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, OWNERS OF THE FULTON CROSSINGS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF FULTON DEVELOPMENT COMPANY, LP. AS RECORDED IN INSTRUMENT NUMBER 201212180036370 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.
FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

WE, DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY EMBRACED IN FULTON CROSSINGS DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.
MORTGAGEE WITNESS

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 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.
JAMES A. SPERDUTE, RS # 24457-E 6/3/13 DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF MAY, 20 13.
SECRETARY CHAIRPERSON, COUNTY PLANNING COMMISSION

THIS PROPERTY IS BEING DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT IN THE R-C RURAL CONSERVATION ZONING DISTRICT.

PROPOSED SETBACKS:

FRONT :	35.00 FEET
SIDE :	10.00 FEET
REAR :	25.00 FEET

Instr:201307170020866 07/17/2013
Pages:2 2:13PM
$ 195.00
Michele Mustello
Butler County Recorder FL
T20130017824

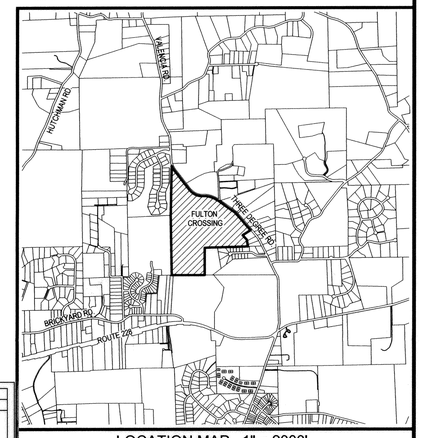
COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

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

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 336 PAGE(S) 48 + 49

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF July 20 13
(SEAL) RECORDER OF DEEDS

RECORDED: JULY 17 2013	
PLAN BOOK	PAGE
336	48



LOCATION MAP 1" = 2000'

SURVEYOR
BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS

FULTON CROSSING PLAN OF LOTS PRD - PHASE 1 REVISED

BEING A REVISION TO LOTS 101 THROUGH 142 OF THE FULTON CROSSING PLAN OF LOTS - PRD - PHASE 1 RECORDED IN PLAN BOOK 333, PAGES 45-50 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
FULTON DEVELOPMENT COMPANY, L.P.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

REVISIONS

RC1

SCALE: 1" = 50'
MAY 7, 2013
DWG #1001-1312626

FULTON CROSSING PLAN OF LOTS
PRD - PHASE 1 REVISED

BEING A REVISION TO LOTS 101 THROUGH 142 OF THE
FULTON CROSSING PLAN OF LOTS - PRD - PHASE 1
RECORDED IN PLAN BOOK 333, PAGES 45-50
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

RECORDED: JUN 17 2013
PLAN BOOK 336 PAGE 49

PREPARED FOR:
FULTON DEVELOPMENT COMPANY, L.P.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)

REVISIONS

RC2

SCALE: 1" = 50'
MAY 7, 2013
DWG #1001-1312626

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

State Plane

THREE DEGREE ROAD (SR 3007)
TINDALL ROAD (T-384)
GABRIEL DRIVE 50' (PUBLIC)
LONGMORE DRIVE 50' R/W (PUBLIC)
SOUTHLAW
THREE DEGREE ROAD SR 3007

LOT 101R
LOT 109R 22,425.53 SQ.FT.
LOT 108R 21,889.98 SQ.FT.
LOT 116R 21,780.00 SQ.FT. 0.50 AC.
LOT 117R 22,407.87 SQ.FT. 0.51 AC.
LOT 118R 23,254.39 SQ.FT. 0.53 AC.
LOT 119R 23,780.21 SQ.FT. 0.55 AC.
LOT 120R 23,860.17 SQ.FT. 0.55 AC.
LOT 121R 23,495.55 SQ.FT. 0.54 AC.
LOT 122R 22,680.53 SQ.FT. 0.52 AC.
LOT 123R 24,234.68 SQ.FT. 0.56 AC.
LOT 124R 21,914.90 SQ.FT. 0.50 AC.
LOT 125R 22,276.49 SQ.FT. 0.51 AC.
LOT 126R 21,970.70 SQ.FT. 0.50 AC.
LOT 127R 22,276.49 SQ.FT. 0.51 AC.
LOT 128R 22,681.18 SQ.FT. 0.52 AC.
LOT 129R 23,185.74 SQ.FT. 0.53 AC.
LOT 130R 24,086.22 SQ.FT. 0.55 AC.
LOT 131R 21,791.92 SQ.FT. 0.50 AC.
LOT 132R 22,587.46 SQ.FT. 0.52 AC.
LOT 133R 23,581.14 SQ.FT. 0.54 AC.
LOT 134R 23,182.58 SQ.FT. 0.53 AC.
LOT 135R 22,247.53 SQ.FT. 0.51 AC.
LOT 136R 24,406.92 SQ.FT. 0.56 AC.
LOT 137R 23,493.80 SQ.FT. 0.54 AC.
LOT 138R 23,003.83 SQ.FT. 0.53 AC.
LOT 139 23,016.86 SQ.FT. 0.53 AC.
LOT 140 21,853.06 SQ.FT. 0.50 AC.
LOT 141 21,940.10 SQ.FT. 0.50 AC.
LOT 142 22,235.16 SQ.FT. 0.51 AC.

PARCEL "A" OPEN SPACE
PARCEL "B-2" OPEN SPACE
PARCEL "C" FUTURE PHASES
CONSERVATION EASEMENT
STORM DRAINAGE & DETENTION EASEMENT
WETLAND EASEMENT
50' PERIMETER PRD BUFFER
20' GAS LINE, PEDESTRIAN & UTILITY EASEMENT
20' PEDESTRIAN, UTILITY & LANDSCAPING EASEMENT
PREVIOUSLY RECORDED 20' PEDESTRIAN EASEMENT
DRAINAGE EASEMENT TO BE CONTINUED AND RECORDED WITH FUTURE PHASE
MATCHLINE – SEE SHEET RC2
MATCHLINE – SEE SHEET RC1

N/F JAMES H. ORCHARD
TAX PARCEL 010-3F57-A7/1
INST. NO. 201005120010147

N/F JAMES E. KELLY JR. & SUSAN G. KELLY
TAX PARCEL 010-3F57-A7/2
DBV 2812, PG 445

N/F DONNA KOSSAR
TAX PARCEL 010-3F57-A7/2A
INST. NO. 200508260023581

N/F ROBERT A. BRILL JR. & DEBORAH BRILL
TAX PARCEL 010-3F57-A7AA
DBV 1245, PG 965

N/F BARBARA A. SCHERER
TAX PARCEL 010-3F57-A7A
INST. NO. 200409030029004

N/F MARK D. & AMY J. PETRO
TAX PARCEL 010-3F57-A7AB
DBV 2443, PG 868

CRANBERRY WOODS APARTMENTS, LLC
CRANBERRY WOODS APARTMENTS
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
FINAL LAND DEVELOPMENT AND CONDITIONAL USE PLAN

Instr:201307170020985 07/17/2013
Pages:4 F $165.00 3:38PM
Michele Mustello T20130017845
Butler County Recorder FL

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/30/2012	REVISED PER TOWNSHIP COMMENTS
2	01/30/2013	REVISED PER TOWNSHIP COMMENTS
3	01/08/2013	PRELIMINARY PRICING
4	05/20/2013	AS PER RESOLUTION

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

CRANBERRY WOODS APARTMENTS, LLC
THE HAVEN AT CRANBERRY WOODS
CRANBERRY WOODS DRIVE
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

TITLE SHEET

DATE: 11/05/2012 | DRAWN BY: EEH
DWG SCALE: AS SHOWN | CHECKED BY: MWT
PROJECT NO: 110-740 | APPROVED BY: MWT*
* SIGNATURE ON FILE

DRAWING NO.: C000

CORPORATION ADOPTION

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

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its Secretary this 20 day of June, 2012.

ATTEST: _____

Secretary (SEAL) Name and Title of Officer: D Benjamin Graves, President

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA State of South Carolina
COUNTY OF BUTLER Spartanburg

Before me, the subscriber, a Notary Public in and for said Commonwealth State and County personally appeared D Benjamin Graves, President (name and title of officer) of Cranberry Woods Apartments, LLC who being duly sworn, deposeth and saith that (he, she) was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Company Partner for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President (title of officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper respective handwriting.

(title) _____

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 day of June 2013

Notary Public for South Carolina

DAWN TURNER KUMAK NOTARY PUBLIC MY COMMISSION EXPIRES 04/09/22 SOUTH CAROLINA

(SEAL)

TITLE CLAUSE

I, JAMES MURRAY-COLEMAN, owners of the plan, do hereby certify that the title of this property is in the name of CRANBERRY WOODS APTS, LLC. as recorded in Deed Book Volume 332 page 9, Recorder of Deeds Office.

Witness _____ Owner _____

TOWNSHIP MANAGER CERTIFICATION

I, Jerry Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ordinance/resolution No. 2013-07 have been met in accordance with sections 2206 and 2207 of the Township of Cranberry Code of Ordinances of 2/7/13.

Township Manager

BOARD OF SUPERVISORS

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

Approved by Resolution Number 2013-07 by the Board of Supervisors of the Township of Cranberry, this 10th day of July, 2013

Township Manager _____ President of Board _____

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 21st day of Nov, 2012.

Secretary _____ Chairman, Butler County Planning Commission _____

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

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

(Signature of Surveyor)

6/28/2013
Date

50-051772-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA Registered Professional Land Surveyor James R. Bruggeman SU-051772-E

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

I, Jason Kratsas a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Land Development Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinances except as noted. Signatures have been authorized by the approval authority.

(Signature)

7/16/2013
Date

PE 071353
Registration Number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353

(SEAL)

TOWNSHIP OF CRANBERRY

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

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of _____, 2012.

Notary Public _____ Owner _____

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this ____ day of _____, 2012.

Staff Engineer
Registration Number

TOWNSHIP OF CRANBERRY

As per the approved stormwater management plan, the Township shall have right of access to the onsite detention facility for the right of maintenance, monitoring, and/or sampling, in the event the owner, assigns or heirs do not adequately maintain or monitor the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of _____, 2012.

Notary Public _____ Owner _____

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this ____ day of _____, 2012.

Staff Engineer
Registration Number

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 336, Page SD-53

Given under my hand and seal this 17 day of July, 2013.

Michele M. Mustello
Recorder of Deeds

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

(SEAL)

RECORDER OF DEEDS BUTLER COUNTY PA

TOWNSHIP OF CRANBERRY STORMWATER CERTIFICATION

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

(SEAL)

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

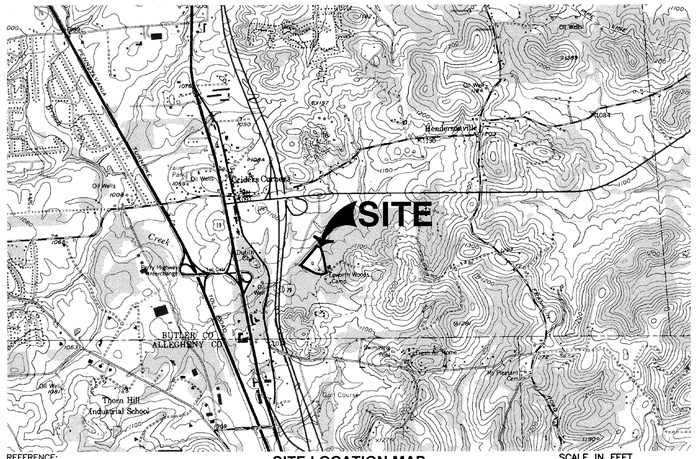
COMMONWEALTH OF REGISTERED PROFESSIONAL ADELE MARIE BEAVES ENGINEER PE060938

6.20.13

Stormwater BMP Note

It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved Stormwater Management Plan, or allow the property to remain in a condition which does not conform to an approved Stormwater Management Plan, unless the Township grants an exception in writing.

Owner _____



REFERENCE:
U.S.G.S. 7.5' TOPOGRAPHIC QUADRANGLE MARS, PENNSYLVANIA, DATED 1953. PHOTOREVISED 1979.

SITE LOCATION MAP
SCALE: 1"=2000'

SCALE IN FEET
0 2000 4000

DRAWING INDEX

DWG NO.	TITLE
*C000	TITLE SHEET
*C001	GENERAL NOTES
C100	EXISTING CONDITIONS & DEMOLITION PLAN
*C200	SITE LAYOUT PLAN
C201	SITE SIGNAGE AND PAVEMENT MARKING PLAN
C202	POCKET PARK LAYOUT
C300	GRADING PLAN
C400	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C401	STORM SEWER PROFILES
C402	STORM SEWER PROFILES
*C500	UTILITY PLAN
C501	SANITARY SEWER PROFILES
C502	WATER LINE PROFILES
C700	LANDSCAPE PLAN
C701	LANDSCAPE NOTES AND DETAILS
C702	LANDSCAPE NOTES AND DETAILS
C800	CONSTRUCTION DETAILS
C801	CONSTRUCTION DETAILS
C802	CONSTRUCTION DETAILS
C803	CONSTRUCTION DETAILS
C804	CONSTRUCTION DETAILS
C805	CONSTRUCTION DETAILS
C806	CONSTRUCTION DETAILS
C807	CONSTRUCTION DETAILS
C900	EROSION & SEDIMENTATION CONTROL PLAN
C901	EROSION & SEDIMENTATION CONTROL NOTES
C902	EROSION & SEDIMENTATION CONTROL DETAILS
C903	EROSION & SEDIMENTATION CONTROL DETAILS
C904	EROSION & SEDIMENTATION CONTROL DETAILS
SP 01.1	FIRE TRUCK CIRCULATION PLAN
SP 01.2	ENLARGED FIRE TRUCK CIRCULATION PLAN
SP 02.1	SCHOOL BUS CIRCULATION PLAN
ES100	SITE LIGHTING PLAN

* DENOTES PLANS TO BE RECORDED

BUILDING INFORMATION

MINIMUM BUILDING HEIGHT: 20' – 2 STORIES
MAXIMUM BUILDING HEIGHT: 75' – 5 STORIES

PROPOSED BUILDING HEIGHT:
49.75' – 4 STORIES W/ BASEMENT

DWELLING UNITS PER GROSS ACRE
ALLOWED: 302 UNITS
PROVIDED: 302 UNITS

REQUIRED MINIMUM TO MAXIMUM COMMERCIAL AREA: 0–100%
PROVIDED COMMERCIAL AREA: 0.3%

SITE PARKING

PROPOSED USE: MULTI–FAMILY DWELLING

REQUIRED
ONE & TWO BEDROOM UNITS = 1.75 SPACES PER UNIT
THREE BEDROOM UNITS = 2 SPACES PER UNIT
COMMERCIAL SPACE = 3.9 SPACES PER 1000 SF

ONE & TWO BEDROOM UNITS–
290 UNITS * 1.75 SPACES PER UNIT = 508 SPACES

THREE BEDROOM UNITS–
12 UNITS * 2 SPACES PER UNIT = 24 SPACES

COMMERCIAL SPACE
2*750*3.9/1000 = 6 SPACES

TOTAL PARKING = 538 SPACES

501–1000 STALLS REQUIRES 2% OF TOTAL PARKING SPACES TO BE ADA ACCESSIBLE

514*.02 =11 ADA PARKING SPACES

25% OF ADA SPACES SHALL BE VAN ACCESSIBLE
11 * .25 = 3 SPACES

PROVIDED
SURFACE PARKING = 441 SPACES
GARAGE PARKING = 73 SPACES

TOTAL PARKING = 514 SPACES (INCLUDING ADA) = 1.70 SP/DU
(TOTAL PROVIDED IS 24 LESS THAN REQUIRED)

ADA PARKING SPACES = 11 (INCLUDING 9 VAN ACCESSIBLE)

YARD SETBACKS

FRONT YARD SETBACK: REQUIRED = 50 FT
PROVIDED = 191 FT

REAR YARD SETBACK: REQUIRED = 25 FT (PERIMETER BUFFER)
PROVIDED = 108 FT

SIDE YARD SETBACK: REQUIRED = 25 FT (PERIMETER BUFFER)
PROVIDED = 97 FT

BUFFER YARD REQUIREMENTS:

10' PERIMETER AROUND ENTIRE SITE & EXISTING ROAD R/W
25' PERIMETER BUFFER

LOT AREA, COVERAGE AND WIDTH

PROVIDED LOT AREA: 17.75 ACRES

MAXIMUM IMPERVIOUS LOT COVERAGE: 14.20 ACRES = 80%
PROVIDED IMPERVIOUS LOT COVERAGE: 7.63 ACRES = 43%

MINIMUM 10% PERVOUS IN PARKING LOTS
PARKING LOT AREA: 199,777 SF
PROVIDED PERVIOUS: 29,735 SF (14.9%)

MINIMUM OPEN SPACE: 1.78 ACRES = 10%
PROVIDED OPEN SPACE: 11 ACRES = 61.7%

GROSS BUILDING AREA:
BUILDING 1000 = 122,594 SF
BUILDING 2000 = 64,164 SF
BUILDING 3000 = 70,234 SF
BUILDING 4000 = 152,220 SF

OWNER

CRANBERRY WOODS APARTMENTS, LLC
US STEEL TOWER
600 GRANT STREET
SUITE 1410
PITTSBURGH PA
CONTACT: JAMES MURRAY–COLEMAN

DEVELOPER

CRANBERRY WOODS APARTMENTS, LLC
US STEEL TOWER
600 GRANT STREET
SUITE 1410
PITTSBURGH PA
CONTACT: JAMES MURRAY–COLEMAN

ARCHITECT

DAVIS ARCHITECTS
1000 MARIETTA ST. NW
SUITE 304
ATLANTA, GA 30318

ZONING INFORMATION

ADDRESS : CRANBERRY WOODS DRIVE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

TAX I.D. NO.: 130.4F44.36FFA

CURRENT ZONING: SP–1 SPECIAL GROWTH DISTRICT WITH COMMUNITY CHARACTER DEVELOPMENT –CORRIDOR (CCD–C) OVERLAY DISTRICT

UTILITY CONTACTS

FIRST ENERGY
701 W. NEW CASTLE STREET
ZELIENOPLE, PA 16063
(724) 453–3439
CONTACT: MURRAY WINSLOW

CRANBERRY SEWER & WATER AUTHORITY
2525 ROCHESTER ROAD
SUITE 700
CRANBERRY TOWNSHIP, PA 16066
(724) 776–4806, x.1183
CONTACT: TIM ZINKHAM
ARMSTRONG CABLE SERVICES
531 PERRY HIGHWAY, P.O. BOX 40
ZELIENOPLE, PA 16063
(724) 452–5213
CONTACT: MIKE CRATTY

CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
(724) 443–9675
CONTACT: VICTOR STROGONOFF

PEOPLES GAS
GIBSONIA, PA 15044
(724) 444–3237
CONTACT: GEORGE HEIL

RECORDED: JULY 17 2013
PLAN BOOK 336 PAGE 50

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT

p:\2011\110-740\~cad\dwg\110740-c000-gentitle_final_64.dwg[C000] 15/7/6/2013 - thompsonj - LP: 18/06/2013

SURVEY GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. ALL WORK WITHIN THE PENNDOT RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE HIGHWAY OCCUPANCY PERMIT.
8. AERIAL TOPOGRAPHIC INFORMATION PROVIDED BY NOR EAST MAPPING, INC., FILENAME: CRANBERRY.DWG, JOB# NEM09061, DATE OF PHOTOGRAPHY: APRIL 25, 2009. CONTOUR INTERVAL 2'.
9. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 110-740-SRV.DWG, DATED 9/20/12.
10. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

DEMOLITION GENERAL NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D-1157 MODIFIED PROCTOR.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
3. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
4. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. UTILITY CONTACTS ARE LISTED ON THE SITE UTILITY PLAN.
5. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
6. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
7. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
8. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
9. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
12. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
13. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
16. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITY.

LAYOUT GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE/BACK OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH CRANBERRY TWP. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

GRADING GENERAL NOTES

1. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY CIVIL & ENVIRONMENTAL CONSULTANTS INC., INC.
2. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
4. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TOA DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM). PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
7. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
8. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

DRAINAGE GENERAL NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.

UTILITY GENERAL NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETCETERA. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
9. THE SITE LIGHTING LAYOUT IS BY OTHERS AND IS FOR COORDINATION PURPOSES ONLY. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. HAS NOT PERFORMED A SITE LIGHTING DESIGN FOR THIS PROJECT AND SUCH SHALL NOT BE INFERRED DUE THE ILLUSTRATION OF FIXTURE DESIGNATIONS AND LOCATIONS SHOWN HEREON. PLEASE REFER TO SEPARATE PLANS BY OTHERS FOR DETAILED FIXTURE AND POLE SPECIFICATIONS, ELECTRICAL LAYOUT AND CONTROL SYSTEM DESIGNS AND ANY OTHER SITE LIGHTING ELEMENTS.

ABBREVIATIONS

TYP	TYPICAL
MIN	MINIMUM
DIA	DIAMETER
N.T.S	NOT TO SCALE
GAL	GALLON
UG	UNDERGROUND
SS	SANITARY SEWER
WTR	WATER
GV	GATE VALVE
FH	FIRE HYDRANT

MODIFICATIONS/WAIVERS

1. MODIFICATION TO SECTION 27-506.12.E(5)(F) WHICH REQUIRES THAT PARKING BE PROVIDED AS REQUIRED BY 27-314 FOR RESIDENTIAL USES AND THAT SHARED PARKING SPACES MAY BE PROVIDED AT A RATE OF 3.9 SPACES PER 1000 SQUARE FEET FOR NON-RESIDENTIAL USES.

PROPOSING – TO REDUCE THE AVERAGE PARKING RATIO FOR RESIDENTIAL USES TO ALLOW FOR FEWER REQUIRED PARKING SPACES. THE NUMBER OF CODE REQUIRED RESIDENTIAL PARKING SPACES IS AS FOLLOWS:

290 UNITS (1&2 BEDROOM) X 1.75 (REQUIRED) =508 SPACES REQUIRED
12 UNITS (3+ BEDROOM) X 2 (REQUIRED) = 24 SPACES REQUIRED
TOTAL NUMBER OF RESIDENTIAL SPACES REQUIRED = 532
AVERAGE PARKING RATIO
FOR ALL RESIDENTIAL UNITS = 532 SPACES/302 UNITS= AVERAGE RATIO OF APPROX. 1.76 SPACES/UNIT
PROPOSED PARKING = 508 RESIDENTIAL SPACES/302 = AVERAGE RATIO OF APPROX. 1.68 SPACES/UNIT, RESULTING IN RATIO REDUCTION OF 0.8 SPACES/UNIT (24 PARKING SPACES) FOR RESIDENTIAL USES

JUSTIFICATION – 514 SPACES ARE BEING PROVIDED FOR A TOTAL OF 446 BEDROOMS WHICH EQUATES TO 1.15 PARKING SPACES PER BEDROOM. THIS RATIO IS 15% HIGHER THAN THE MARKET STANDARD OF 1 SPACE PER BEDROOM.

GRANTED: ____________

2. MODIFICATION TO EXHIBIT B, GENERAL MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES, ITEM 35.6 WHICH REQUIRES THAT NO MORE THAN 10 PARKING SPACES BE LOCATED IN A ROW BETWEEN PLANTING ISLANDS.

PROPOSING – TO INCREASE THE MAXIMUM NUMBER OF PARKING SPACES BETWEEN PARKING ISLANDS TO 13.

JUSTIFICATION – PARKING LOTS HAVE BEEN DESIGNED IN A COURT-LIKE MANNER AND REQUIRED GREEN SPACES THAT HAVE BEEN PROVIDED HAVE BEEN ENLARGED RESULTING IN ALL OFF-STREET PARKING SPACES BEING LOCATED ADJACENT TO A LANDSCAPED AREA AND AN OVERALL OFF-STREET PARKING LOT CONSISTING OF 14.7% PERVIOUS SURFACE, 4.7% MORE THAN WHAT IS REQUIRED BY CODE.

GRANTED: ____________

3. MODIFICATION TO EXHIBIT B, GENERAL MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES, ITEMS 12.9, 34.5, 34.11, 34.22, AND 34.27 WHICH REQUIRES THAT STREETSCAPE FURNITURE, INCLUDING STREET LIGHTS, BENCHES, BIKE RACKS, BUS SHELTERS, AND WASTE RECEPTACLES, BE COLORED WINE RED/BURGUNDY (RAL-3005).

PROPOSING – ALL STREETSCAPE FURNITURE AND LIGHTS BE COLORED BLACK.

JUSTIFICATION – THE PROPOSED COLOR WILL MATCH THE EXISTING DEVELOPMENTS WITHIN CRANBERRY WOODS ALLOWING THE ENTIRE BUSINESS PARK TO HAVE A UNIFORM APPEARANCE.

GRANTED: ____________

RECORDED JULY 17 2013

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PENNSYLVANIA
MICHAEL W. TAKACS
REGISTRATION NUMBER LA001694
REGISTERED LANDSCAPE ARCHITECT

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/30/2012	REVISED PER TOWNSHIP COMMENTS
2	01/03/2013	REVISED PER TOWNSHIP COMMENTS
3	01/08/2013	PRELIMINARY PRICING
4	05/20/2013	AS PER RESOLUTION

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

CRANBERRY WOODS APARTMENTS, LLC
THE HAVEN AT CRANBERRY WOODS
CRANBERRY WOODS DRIVE
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

GENERAL NOTES

DATE:	11/05/2012	DRAWN BY:	EEH
DWG SCALE:	AS SHOWN	CHECKED BY:	MWT
PROJECT NO:			110-740
APPROVED BY:	* SIGNATURE ON FILE		MWT*

DRAWING NO.: C001

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NORTH

6' ASPHALT TRAIL
TEMPORARY CONSTRUCTION EASEMENT
TEMPORARY GRADING EASEMENT
CONNECTION TO EXISTING CRANBERRY WOODS TRAIL SYSTEM
DEPRESSED CURB
REQUIRED SITE DISTANCE= 153'
PROVIDED SITE DISTANCE= 172'
PEDESTRIAN CROSSWALK SITE DISTANCE = 225'
3 C801 STAMPED CONCRETE CROSSWALK (TYP)
50' SETBACK LINE
CRANBERRY WOODS DRIVE (PRIVATE) 60'
10' LANDSCAPE BUFFER
REQUIRED SITE DISTANCE= 142'
PROVIDED SITE DISTANCE= 153'
PEDESTRIAN CROSSWALK SITE DISTANCE = 91'
FUTURE BUS SHELTER LOCATION
1 C801 5.00' CONCRETE SIDEWALK
STAMPED CONCRETE
ENTRANCE SIGN AND WALL
HANDICAP PARKING SPACE 7 C800
CONCRETE CURB (TYP) 2 C801
TYPICAL PARKING SPACE 8 C800
FUTURE CONTINUATION OF CRANBERRY WOODS RECREATIONAL TRAIL BY OTHERS.
2 C801 CONCRETE CURB (TYP)
3 C801 STAMPED CONCRETE CROSSWALK (TYP.)
BUS SHELTER
DEPRESSED CURB
2 C808 SEGMENTAL BLOCK RETAINING WALL
RAISED STAMPED CONCRETE CROSSWALK (TYP.) 8 C801
5' TO 6' SIDEWALK TRANSITION
LANDSCAPE WALL
BLDG 4000
152,220 SF
FIRST FLOOR = 1081.50
GROUND LEVEL =1070.78
6 C800 CONCRETE PAD AND ENCLOSURE FOR COMPACTOR
DROP OFF AREA
6.00' CONCRETE SIDEWALK
5.00' CONCRETE SIDEWALK
75' PERIMETER BUFFER LINE
4 FINAL
20' SETBACK LINE
10' LANDSCAPE BUFFER
6.00' CONCRETE SIDEWALK
DEPRESSED CURB
BLDG 1000
122,594 SF
FIRST FLOOR = 1076.50
GROUND LEVEL =1065.78
POCKET PARK SEE ENLARGEMENT B SHEET C202
LEASING OFFICE
PAINTED CROSSWALK (TYP.)
SWIMMING POOL
GREENWAY CIRCLE
STAGE/SEATING AREA
RAISED STAMPED CONCRETE CROSSWALK (TYP.)
LIVE/WORK SPACE
DEPRESSED CURB
FLUSH CURB
ALTERNATE BITUMINOUS TRAIL CONNECTION
C808 TYPICAL STAIRS
2 C808 SEGMENTAL BLOCK RETAINING WALL
TRAIL ACCESS POINT
DEPRESSED CURB
2 C801 CURB (TYP)
5.00' CONCRETE SIDEWALK
GROUND LEVEL ENTRY
FIRST FLOOR ENTRY
6.00' CONCRETE SIDEWALK
1 C801
2 C808 SEGMENTAL BLOCK RETAINING WALL
FLUSH CURB
15.00' ONE-WAY DRIVE AISLE
POOL CABANA
FIRST FLOOR ENTRY
GROUND LEVEL ENTRY
SEGMENTAL BLOCK RETAINING WALL 2 C808
PAINTED CROSSWALK
10' LANDSCAPE BUFFER
TRAIL ACCESS POINT
50' STREAM BUFFER
DEPRESSED CURB
GROUND LEVEL ENTRY
TOWNHOMES
TOWNHOMES
APPROXIMATE LOCATION OF CRANBERRY WOODS RECREATIONAL TRAIL TO BE FIELD VERIFIED.
PROPOSED NORTH BIORETENTION AREA
STAMPED CONCRETE CROSSWALK (TYP) 5 C801
PAVILION
PROPOSED SOUTH BIORETENTION AREA
50' CRANBERRY TWP. SIDE YARD SETBACK
50' CRANBERRY WOODS SIDE YARD SETBACK
POCKET PARK SEE ENLARGEMENT A SHEET 202.
BLDG 2000
64,164 SF
FIRST FLOOR = 1076.50
GROUND LEVEL =1065.78
DEPRESSED CURB
BLDG 3000
70,234 SF
FIRST FLOOR = 1081.50
GROUND LEVEL =1070.78
6.00' SEGMENTAL BLOCK RETAINING WALL 2 C808
1 C808 TYPICAL STAIRS
2 C800 GUIDE RAIL
PAINTED CROSSWALK (TYP.)
TRAIL ACCESS POINT
DEPRESSED CURB
4 C808 SEGMENTAL BLOCK RETAINING WALL
PATIO (TYP)
25' PERIMETER BUFFER LINE
10' LANDSCAPE BUFFER
50' SETBACK LINE
1 C801 6.00' CONCRETE SIDEWALK
2 C801 CONCRETE CURB (TYP)
6 C800 ASPHALT PAVEMENT
6' WIDE ASPHALT TRAIL TO CONNECT TO CRANBERRY WOODS RECREATIONAL TRAIL
PROPOSED STORMWATER DETENTION BASIN
50' STREAM BUFFER
* LOCATION OF TEMPORARY TENANT RASH COLLECTION FACILITY WITH PHASE NUMBER

MATCHLINE SEE INSET A

FUTURE CONTINUATION OF CRANBERRY WOODS RECREATIONAL TRAIL BY OTHERS.

INSET A
SCALE IN FEET
0 50 100

SCALE IN FEET
0 50 100

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- 870 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING EDGE OF CONCRETE
- EXISTING PAVED ROADWAY
- EXISTING UNPAVED DRIVEWAY
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING GUIDERAIL
- EXISTING TRAIL
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- ST EXISTING STORM SEWER LINE
- W EXISTING WATERLINE
- OH-E EXISTING OVERHEAD ELECTRIC LINE
- OH-T EXISTING TELEPHONE LINE
- EXISTING TREELINE
- EXISTING BUSHES
- EXISTING BUILDING
- EXISTING IRON PIN
- EXISTING MANHOLE
- EXISTING STORM INLET/CATCH BASIN
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING GAS VALVE/METER
- EXISTING WATERLINE VALVE
- EXISTING POST
- EXISTING SIGN
- EXISTING BOLLARD
- 1082.40 EXISTING SPOT ELEVATION
- EXISTING TREE/BUSH
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED GUIDE RAIL
- FIRST FLOOR ENTRY
- GROUND LEVEL ENTRY
- LOCATION OF TEMPORARY TENANT TRASH COLLECTION FACILITY WITH PHASE NUMBER

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL CURBING IS 6" CONCRETE CURB.
3. ACCESSIBLE ROUTES WILL BE PROVIDED BETWEEN PARKING SPACES AND BUILDINGS IN ACCORDANCE WITH ANSI 117.1-2003
4. ON-STREET HANDICAP ACCESSIBLE PARKING SPACES HAVE BEEN DESIGNED TO COMPLY WITH THE STANDARDS OF ANSI 117.1-2003
5. NO ENCROACHMENTS INTO THE 25' PERIMETER SITE BUFFER ARE PROPOSED.

REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2013	REVISED PER TOWNSHIP COMMENTS
2	5/15/2013	REVISED PER TOWNSHIP COMMENTS
3	07/26/2013	PRELIMINARY PRICING
4	09/20/2013	AS PER RESOLUTION

CEC
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CRANBERRY WOODS APARTMENTS, LLC
THE HAVEN AT CRANBERRY WOODS
CRANBERRY WOODS DRIVE
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SITE LAYOUT PLAN

DATE:	11/05/2012
DWG SCALE:	AS SHOWN
PROJECT NO:	110-740
APPROVED BY:	* SIGNATURE ON FILE
DRAWN BY:	EEH
CHECKED BY:	MWT
	MWT*

DRAWING NO.: C200

RECORDED JULY 17 2013

PLAN BOOK	PAGE
336	52

REFERENCE

1. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 110-740-SRV.DWG, DATED 09/20/12.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

ONE CALL SERIAL NO.: 20123190966

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

COMMONWEALTH OF PENNSYLVANIA
MARK E. W. YAKAN
REGISTERED LANDSCAPE ARCHITECT

A:\2011\110-740\~cad\dwg\110740-200.dwg[C200] LS(27.08.2013 - ddamms) - LPL 27/08/2013

NORTH

WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L21	S 62°54'40" W	60.12'
L22	S 17°54'40" W	4.12'

SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
L1	S 03°31'08" W	212.35'
L2	S 04°05'15" E	169.15'
L3	N 86°01'24" E	298.82'
L4	N 38°34'45" E	58.19'
L5	N 01°45'31" W	147.74'
L6	N 04°05'20" W	189.83'
L7	S 85°54'40" W	333.36'
L8	N 63°07'55" W	41.97'
L9	S 33°57'10" W	21.46'
L10	S 74°24'37" W	264.12'

HOT TAP 8" DIP WATER MAIN CONNECT TO EXISTING WATER SERVICE AT CRANBERRY WOODS DRIVE
8" VALVE
45° BEND
20' WATERLINE EASEMENT
E/T/C DUCT BANK
WATER METER VAULT
HYDRANT
45° BEND
8" PVC PRIVATE WATER MAIN
15° BEND
45° BEND
8" TEE
8"x6" TEE
8" VALVE
6" VALVE
HYDRANT
8" PVC VALVE
6" VALVE & 8" TO 6" REDUCER
HYDRANT
8" 90° BEND
15° BEND
8.0° DEFLECTION
22 LF 6" PVC @ 1.00%
42 LF 8" SDR 35 PVC PIPE @ 1.84%
21 LF 6" PVC @ 1.00%
27 LF 6" PVC @ 1.00%
MANHOLE 6
RIM=1065.51
INV IN=1059.95(7)
INV IN=1059.95(BLDG1000)
INV OUT=1059.75(5)
MANHOLE 11
RIM=1070.34
INV IN=1066.72(CABANA)
INV OUT=1065.88(3)
MANHOLE 9
RIM=1070.32
INV IN=1066.06(BLDG4000)
INV OUT=1065.15(8)
½" PVC WATER LINE TO FROST PROOF YARD HYDRANT
8" X 6" TEE
8" VALVE
45° BEND
HYDRANT
22.5° BEND
6" VALVE
7.0° DEFLECTION
FIRE DEPARTMENT CONNECTION
169 LF 8" SDR 35 PVC PIPE @ 0.59%
4" DOMESTIC WATER CONNECTION
4" FIRE SERVICE LINE
33 LF 6" PVC @ 0.50%
8" VALVE
6" VALVE
HYDRANT
16 LF 6" PVC PIPE @ 1.71%
8"x6" TEE
8"x6" TEE
MANHOLE 8
RIM=1070.44
INV IN=1064.37(9)
INV IN=1066.01(BLDG 4000)
INV OUT=1064.17(2)
4" FIRE SERVICE LINE
4" DOMESTIC WATER CONNECTION
4" DOMESTIC WATER CONNECTION
4" FIRE SERVICE LINE
11.25° BEND
MANHOLE 7
RIM=1065.19
INV IN=1061.14(BLDG 1000)
INV OUT=1060.94(6)
HYDRANT
8" PVC VALVE
6" VALVE
FIRE DEPARTMENT CONNECTION
299 LF 8" SDR 35 PVC PIPE @ 0.49%
8" PVC VALVE
333 LF 8" SDR 35 PVC PIPE @ 3.05%
45° BEND
8"x6" TEE
6" VALVE
45° BEND
254 LF 8" SDR 35 PVC PIPE @ 4.47%
HYDRANT
21 LF 6" PVC @ 1.00%
39 LF 6" PVC @ 20.00%
90 LF 8" SDR 35 PVC PIPE @ 0.50%
HYDRANT
8" VALVE
MANHOLE 5
RIM=1064.80
INV IN=1058.29(6)
INV IN=1059.50(BLDG 2000)
INV OUT=1058.09(4)
58 LF 8" SDR 35 PVC PIPE @ 0.55%
148 LF 8" SDR 35 PVC PIPE @ 2.07%
190 LF 8" SDR 35 PVC PIPE @ 0.50%
90° BEND
MANHOLE 4
RIM=1064.35
INV IN=1057.77(5)
INV OUT=1057.57(3)
MANHOLE 3
RIM=1066.72
INV IN=1054.51(4)
INV IN=1054.51(11)
INV OUT=1054.31(2)
MANHOLE 2
RIM=1068.54
INV IN=1053.36(3)
INV IN=1054.00(8)
INV IN=1055.15(BLDG 3000)
INV OUT=1053.16(1)
EX. MANHOLE 1
RIM=1059.32
INV IN=1052.71(2)
INV OUT=1052.0
CORE DRILL AND INSTALL MANHOLE BOOT

CRANBERRY WOODS DRIVE (PRIVATE) 60'
50' SETBACK LINE
20' UTILITY EASEMENT PRIVATE
EXISTING SEWER, WATER & UTILITY RIGHTS OF WAY & EASEMENTS
TREES
50' LANDSCAPE BUFFER
20' GREENWAY MIN. FROM EASEMENT
UNT 2 TO TRIB 34835 TO BRUSH CREEK
UNNAMED TRIBUTARY TO BRUSH CREEK
100 YEAR FLOODLINE DRAINAGE EASEMENT
50' STREAM BUFFER
CREEKVIEW CIRCLE
REF. LINE
MATCHLINE SEE INSET A

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING EDGE OF CONCRETE
- EXISTING PAVED ROADWAY
- EXISTING UNPAVED DRIVEWAY
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING GUIDERAIL
- EXISTING TRAIL
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER LINE
- EXISTING WATERLINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING TREELINE
- EXISTING BUSHES
- EXISTING BUILDING
- EXISTING IRON PIN
- EXISTING MANHOLE
- EXISTING STORM INLET/CATCH BASIN
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING GAS VALVE/METER
- EXISTING WATERLINE VALVE
- EXISTING POST
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING SPOT ELEVATION
- EXISTING TREE/BUSH
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED GUIDE RAIL
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET
- PROPOSED GAS LINE
- PROPOSED ELECTRIC/ TELEPHONE/CABLE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

NOTES:

1. ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.

INSET A
SCALE IN FEET
0 50 100

SCALE IN FEET
0 50 100

REFERENCE

1. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 110-740-SRV.DWG, DATED 09/20/12.

RECORDED JULY 17 2013
PLAN BOOK 336 PAGE 53

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REVISION RECORD

NO	DATE	DESCRIPTION
1	11/05/2012	REVISED PER TOWNSHIP COMMENTS
2	01/03/2013	REVISED PER TOWNSHIP COMMENTS
3	01/30/2013	PRELIMINARY PHOPAG
4	05/20/2013	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
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CRANBERRY WOODS APARTMENTS, LLC
THE HAVEN AT CRANBERRY WOODS
CRANBERRY WOODS DRIVE
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

UTILITY PLAN

DATE:	11/05/2012
DRAWN BY:	EEH
DWG SCALE:	AS SHOWN
CHECKED BY:	MWT
PROJECT NO:	110-740
APPROVED BY:	* SIGNATURE ON FILE
	MWT*

DRAWING NO.: C500

COMMONWEALTH OF PENNSYLVANIA
DANIEL W. TARPEH
REGISTERED LANDSCAPE ARCHITECT

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