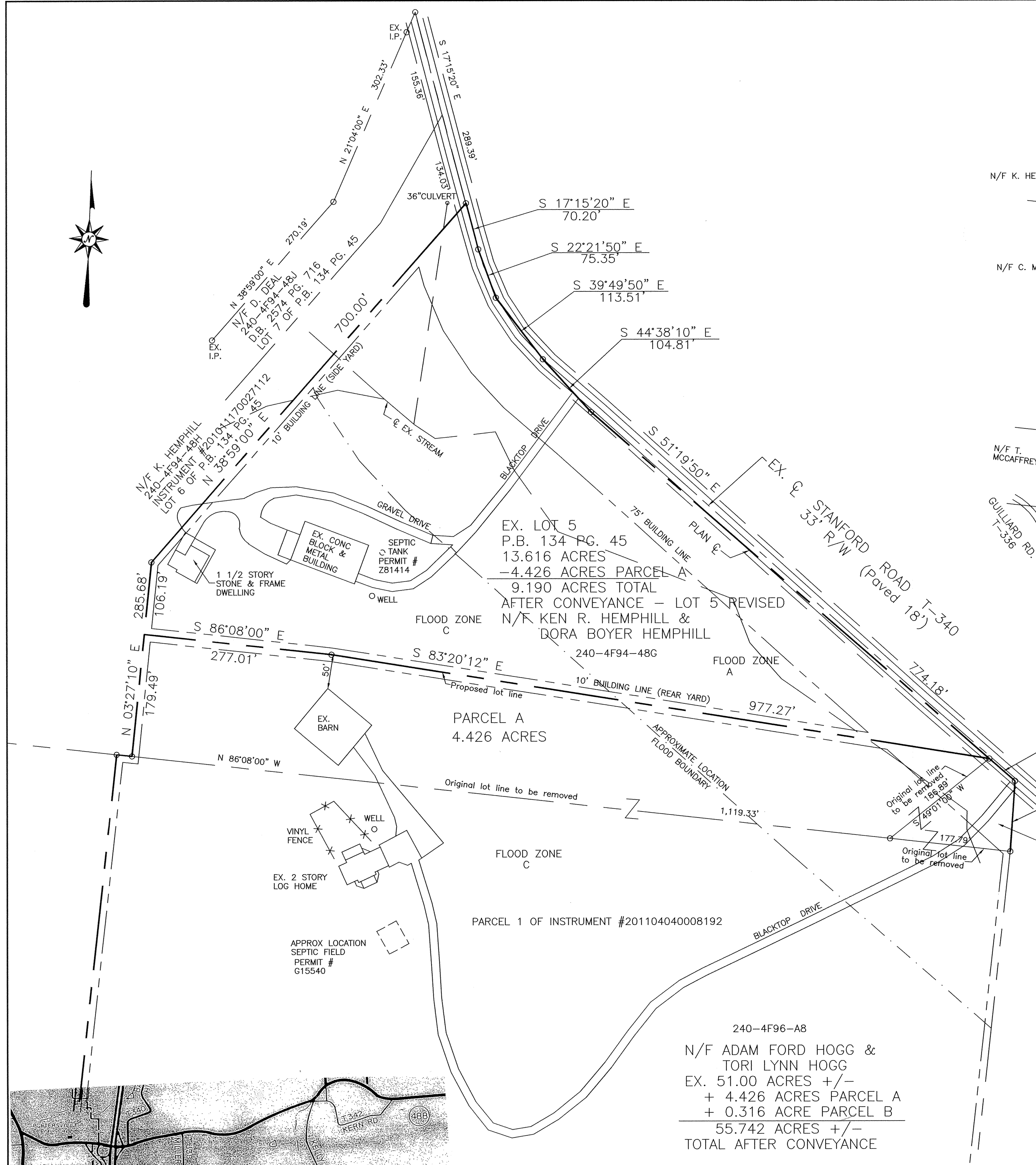
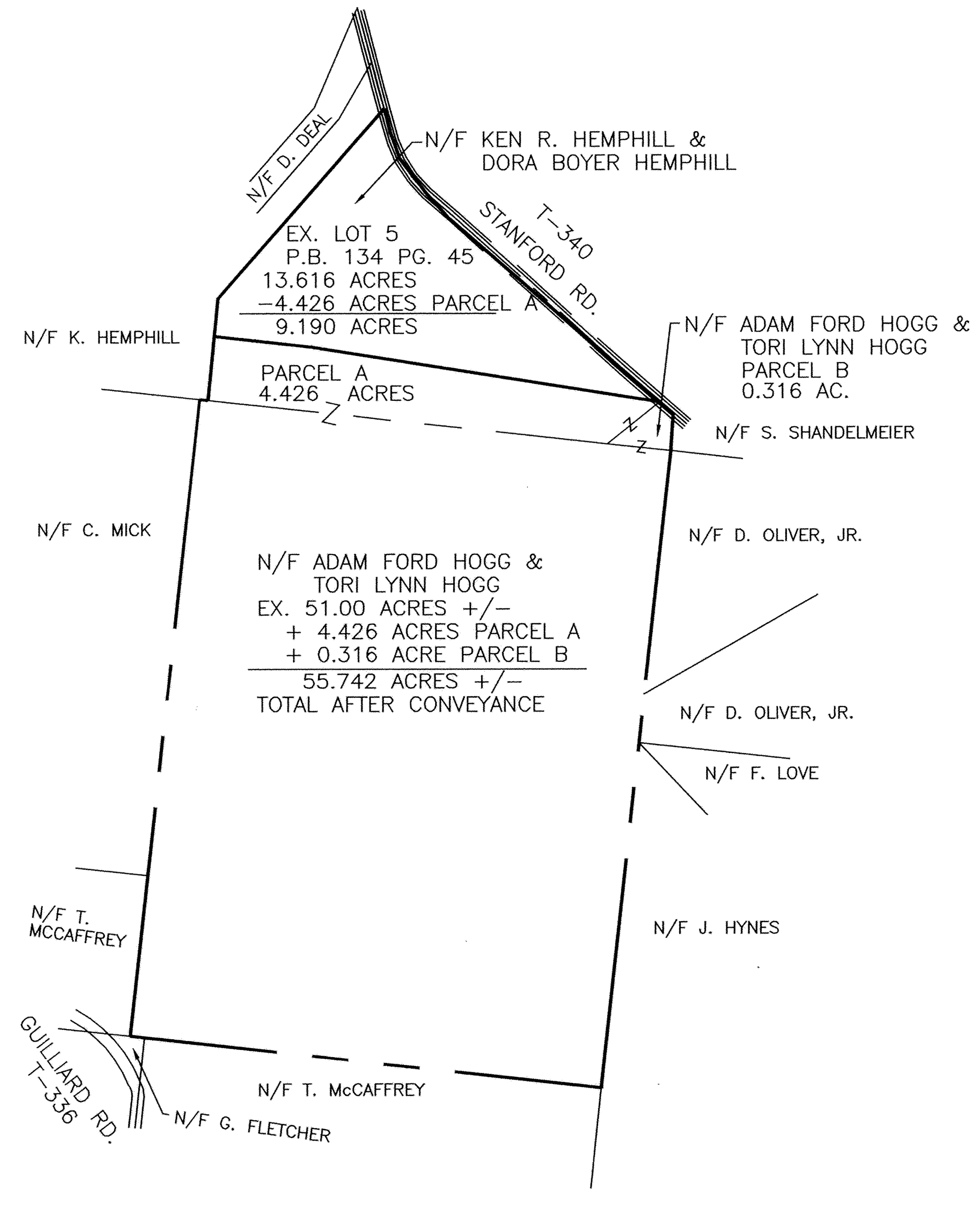
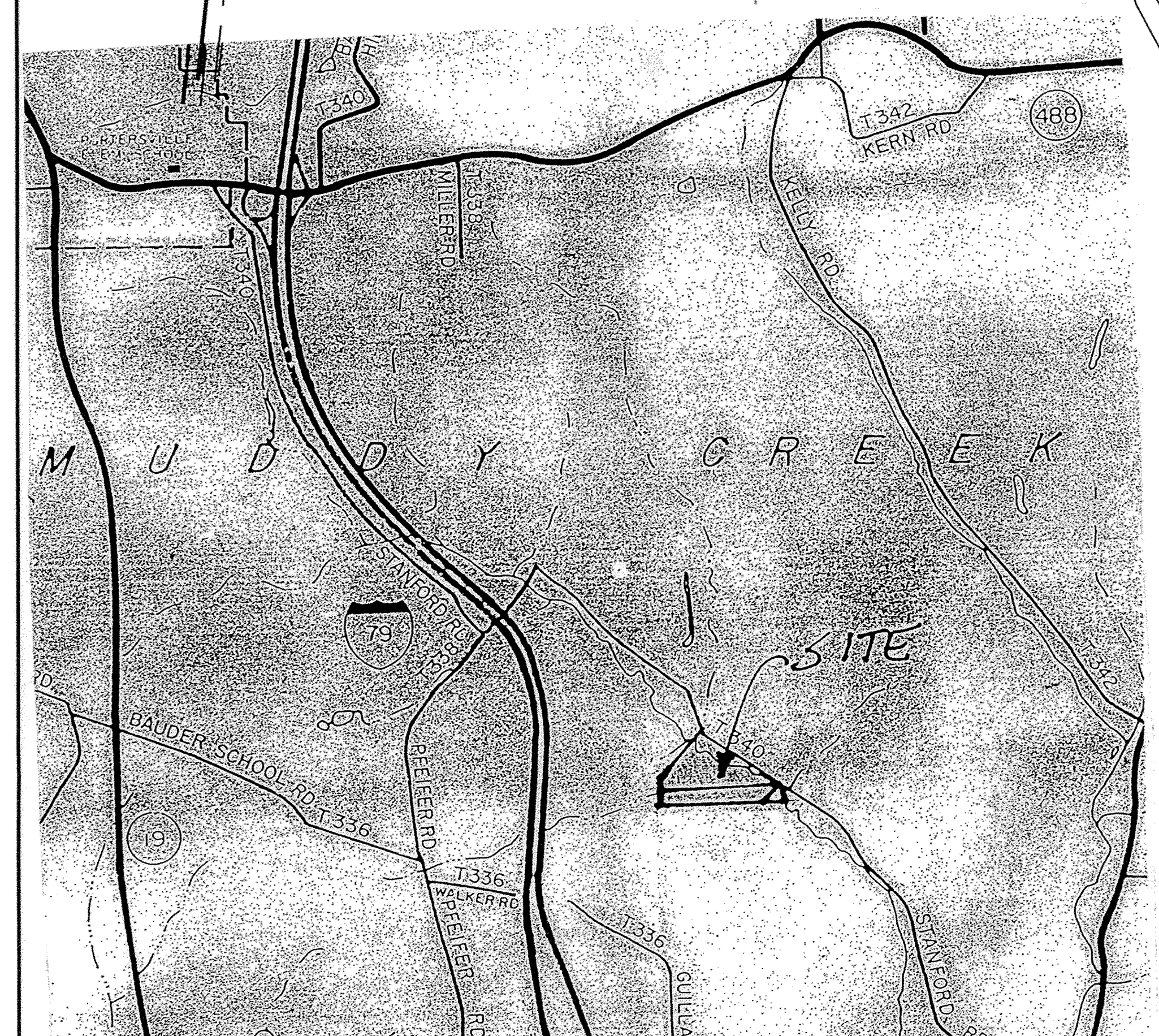




LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1" = 2000'

0' 100' 200' 300'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & C:

ZONE A: AREAS OF 100 FLOOD; BASE FLOOD ELEVATIONS & FLOOD HAZARD FACTORS NOT DETERMINED

ZONE C: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

REF: LOT 5 OF GREEN HAVENS SUBDIVISION PLAN, RECORDED IN P.B. 134 PG. 45.

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH ADJOINING LANDS OF HOGG.

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

BUTLER COUNTY PLANNING COMMISSION

Instr:201310040028926 10/04/2013
Pages:1 F:$45.00 1:24PM
Michele Mustello T20130024575
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that we, Adam Ford Hogg and Tori Lynn Hogg, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, we, Adam Ford Hogg and Tori Lynn Hogg, hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Adam Ford Hogg and Tori Lynn Hogg, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 09 day of September, 2013.

ATTEST:

Darlene A Dietrich — Notary Public
My Commission Expires: Jan 12, 2014

Adam Ford Hogg — Owner
Tori Lynn Hogg — Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

We, Adam Ford Hogg and Tori Lynn Hogg, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

Adam Ford Hogg — Owner
Tori Lynn Hogg — Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Adam Ford Hogg and Tori Lynn Hogg, who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that the plan thereof was made at their direction, that she acknowledges the same to be their act and deed, and that they desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 09 day of September, 2013.

Darlene A Dietrich — Notary Public

My Commission Expires: Jan 12, 2014
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

We, Adam Ford Hogg and Tori Lynn Hogg, do hereby certify that the title to the property shown hereon is in the names of Adam Ford Hogg and Tori Lynn Hogg and is recorded in Instrument Number 201104040008192 and that there is a mortgage on the property held by WesBanco (Fidelity).

Darlene A Dietrich — WITNESS:

Adam Ford Hogg — OWNER:
Tori Lynn Hogg — OWNER

Wesbanco (Fidelity), mortgagee of the property contained in the Adam Ford Hogg and Tori Lynn Hogg Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: Lisa M Werner

MORTGAGEE: Lisa M. Werner, A.V.P.
PRINTED NAME AND TITLE

KNOW ALL MEN BY THESE PRESENTS, that we, Adam Ford Hogg and Tori Lynn Hogg, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16 day of September, 2013.

ATTEST:

Darlene A Dietrich — Notary Public
My Commission expires: 01/12/2014

Adam Ford Hogg — Owner
Tori Lynn Hogg — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 3rd day of September, 2013.

ATTEST:

Kelly Livermore — Secretary
Ken ... — CHAIRMAN

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 2nd day of October, 2013.

ATTEST:

Kelly Livermore — Secretary, Board of Supervisors
Chairman, Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 4TH day of SEPT, 2013.

Secretary — JRM
Chairman — JRM
SEAL

KNOW ALL MEN BY THESE PRESENTS, that we, Ken R. Hemphill and Dora Boyer Hemphill, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, we, Ken R. Hemphill and Dora Boyer Hemphill, hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Ken R. Hemphill and Dora Boyer Hemphill, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of September, 2013.

ATTEST:

Darlene A Dietrich — Notary Public
My Commission Expires: 01/12/2014

Ken R Hemphill — Owner
Dora Boyer Hemphill — Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

We, Ken R. Hemphill and Dora Boyer Hemphill, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

Ken R Hemphill — Owner
Dora Boyer Hemphill — Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Ken R. Hemphill and Dora Boyer Hemphill, who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that the plan thereof was made at their direction, that they acknowledges the same to be their act and deed, and that she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of September, 2013.

Darlene A Dietrich — Notary Public

My Commission Expires: 01/12/2014
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE – NO MORTGAGE CLAUSE

We, Ken R. Hemphill and Dora Boyer Hemphill, do hereby certify that the title to the property shown hereon is in the names of Ken R. Hemphill and Dora Boyer Hemphill and is recorded in Instrument Number 201011170027112. We further certify that there is no mortgage, lien or other emcumbrance against this property.

Darlene A Dietrich — WITNESS:

Ken R Hemphill — OWNER:
Dora Boyer Hemphill — OWNER

KNOW ALL MEN BY THESE PRESENTS, that we, Ken R. Hemphill and Dora Boyer Hemphill, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of September, 2013.

ATTEST:

Darlene A Dietrich — Notary Public
My Commission expires: 01/12/2014

Ken R Hemphill — Owner
Dora Boyer Hemphill — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2014
Member, Pennsylvania Association of Notaries

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

SEAL

September 3, 2013 — DATE

Cheryl A. Hughes, P.L.S.
Registration No. SU-32490-E

RECORDER OF DEEDS BUTLER COUNTY, PA

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

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats, etc. in said County at Plan Book 338 page 1.

Given under my hand and seal this 4th day of October, 2013.

Michele M Mustello — Recorder

REVISED 09/03/13; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION

FOR: KEN R. HEMPHILL & DORA BOYER HEMPHILL
and
ADAM FORD HOGG & TORI LYNN HOGG

SITUATE: MUDDY CREEK TWP., BUTLER CO., PA

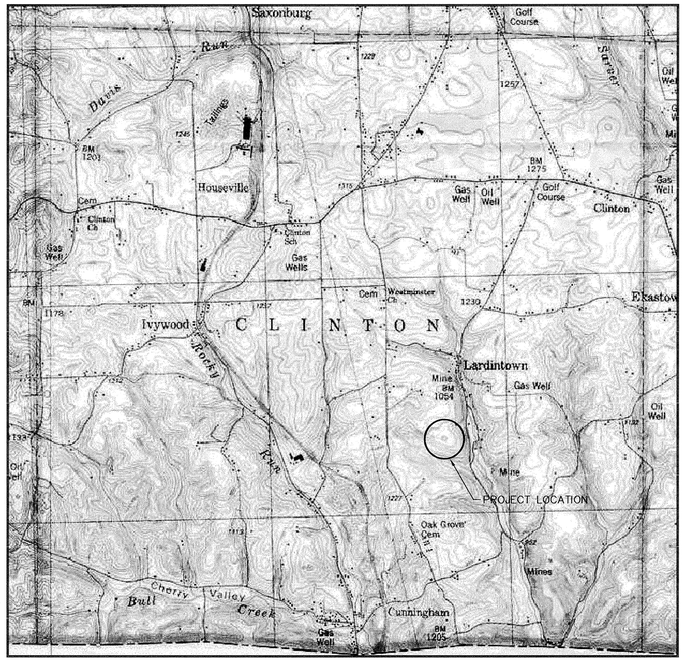
RECORDED 10/4/13	
PLAN BOOK	PAGE
338	1

Date 07/16/13	Scale 1" = 100' Dwn By BEC	Ckd By CAH	
Parcel No. 240-4F94-48G, 48N, 4F96-A8	Instru# 201011170027112 201104040008192		Service No. 13-071
Address 356 STANFORD RD.			

Instr:201310090029306 10/09/2013
Pages:9 F:$365.00 12:29PM
Michele Mustello T20130024955
Butler County Recorder FL

LAND DEVELOPMENT PLAN
LARDINTOWN ROAD
SUPERIOR APPALACHIAN PIPELINE, LLC
CLINTON COMPRESSOR STATION

CLINTON TOWNSHIP
BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA



NTS

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:

That the GREENSPACE LAND INC. a corporation duly registered under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan 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, right-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 act on, claims or damages arising from or pertaining to in any manner said roads and right-of-ways. This dedication and release shall be binding upon GREENSPACE LAND, 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 hand of its president and the same to be attested by its secretary this 2nd day of OCTOBER, 2013

J.M. Acr — President
J.M. Acr — Secretary

SEAL

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:

: ss.

County of Butler :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared JOHN M. ACKER JR. PRESIDENT of the GREENSPACE LAND INC. 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 GREENSPACE LAND INC. for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as PRESIDENT of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Donna J. Edmiston
Signature, Title of Officer

WITNESS MY HAND AND NOTARIAL SEAL

this 2ND day of OCTOBER 2013

My commission expires

the 30th day of DEC. 2013 Donna J. Edmiston
Notary Public

Notarial Seal
Donna J. Edmiston, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 30, 2013

DEVELOPER ACKNOWLEDGEMENT STATEMENT

"I/WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

K.D. Magnar

SUPERIOR APPALACHIAN PIPELINE, LLC
KENNETH D. MAGNAR V.P. PROJECT DEVELOPMENT

SCHEDULE OF DRAWINGS

DRAWING NUMBER	DRAWING TITLE
1	TITLE SHEET
2	EXISTING SITE CONDITIONS
3	PROPOSED SITE PLAN
4	EROSION & SEDIMENTATION CONTROL PLAN
5-6	ACCESS ROAD PLAN/PROFILE
7-8	DETAILS
9	LANDSCAPING PLAN

SURVEYOR'S CERTIFICATION

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

SEAL

Thomas C. Smit PLS
Signature of Surveyor

SV-020659-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — THOMAS C. SMIT — LAND SURVEYOR SU-020659-E

LOCAL AUTHORITY STIPULATION

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

SEAL

Margaret A. Acker
Secretary

Mary Zacherl
Chairman of the Board

CLINTON TOWNSHIP PLANNING COMMISSION APPROVAL

Reviewed by the Clinton Township Planning Commission this

16th day of May, 2013

Secretary (SEAL) Chairman

CLINTON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Clinton Township Board of Supervisors this

17th day of September 2013

Margaret A. Acker (SEAL) Mary Zacherl
Secretary Chairman

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this

17TH day of JULY 2013

Secretary (SEAL) Chairman

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING (required)

COMMONWEALTH OF PENNSYLVANIA:

: ss.

County of Butler :

Recorded in the Recorder Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 338 pages 2-10.

Given under my hand and seal this 9th day of OCTOBER 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

I, Daniel P. Wallace, a duly registered professional engineer in the Commonwealth of Pennsylvania, hereby certify that the stormwater management plan meets all design standards and criteria of the Clinton Township Stormwater Management Ordinance.

DANIEL P. WALLACE, P.E.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Daniel P. Wallace — ENGINEER — 059123-E

RECORDED: 10/9/13	
PLAN BOOK	PAGE
338	2

DEVELOPER:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317
DEED REFERENCES: _____

ENGINEER:
WALLACE & PANCHER, INC.
1085 S. HERMITAGE RD.
HERMITAGE, PA, 16148
PHONE: (724)-981-0155

WPI — WALLACE & PANCHER, INC.

WALLACE & PANCHER, INC.
1085 S. Hermitage Rd
Hermitage, PA 16148
Phone: (724) 981-0155 Engineering and Environmental Professionals www.wallacepancher.com

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

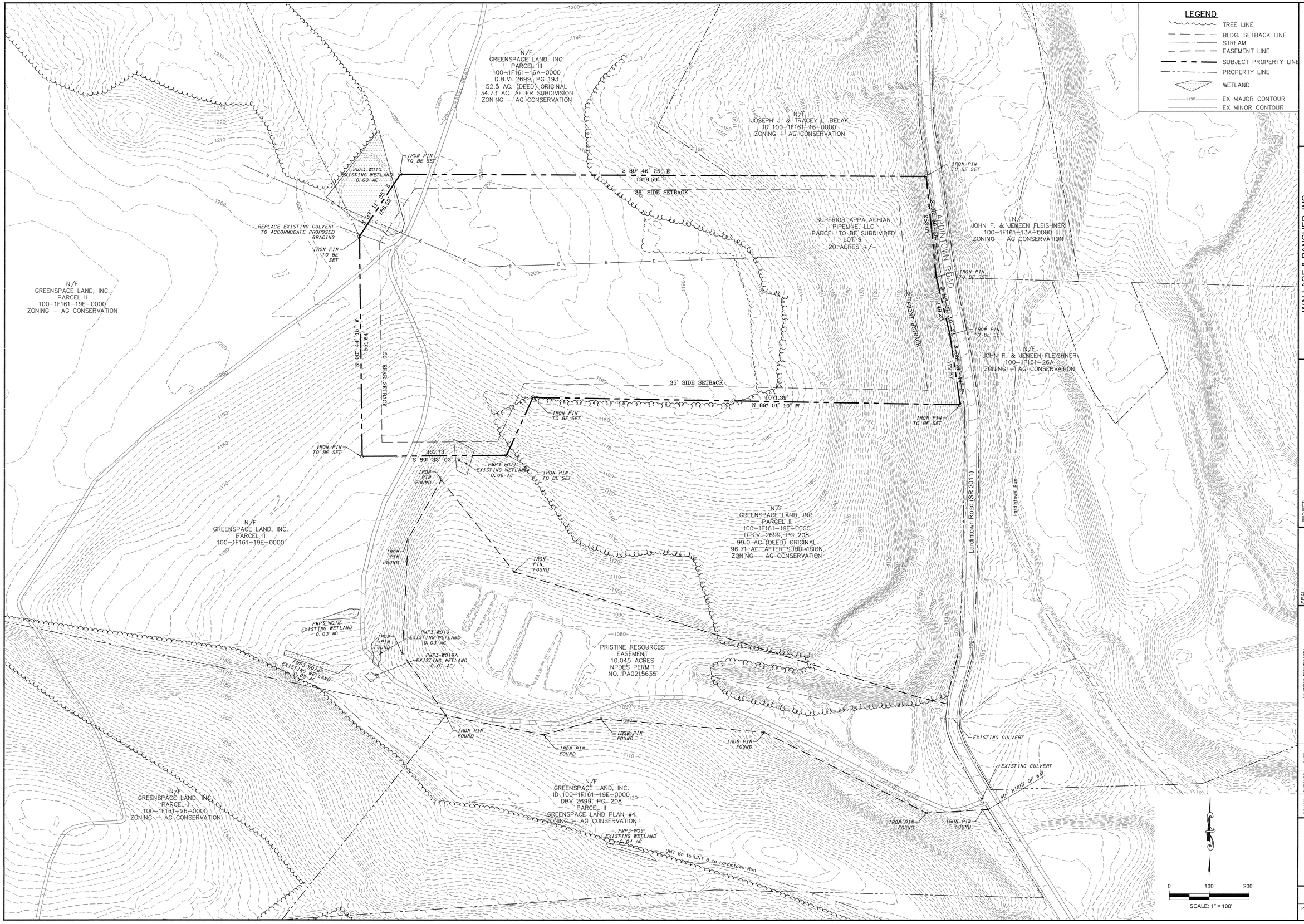
SEAL:

REVISION INFORMATION:

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13
JWD	DPW	8/19/13

TITLE SHEET

DATE 4/22/13
PROJ. NO. 20384
SHEET NO. 1



WPI
WALLACE & PANCHER, INC.

WALLACE & PANCHER, INC.
1085 S. Hermitage Rd.
Hermitage, PA 16148
Phone: (724) 981-0155
Engineering and Environmental Professionals
www.wallacepancher.com

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

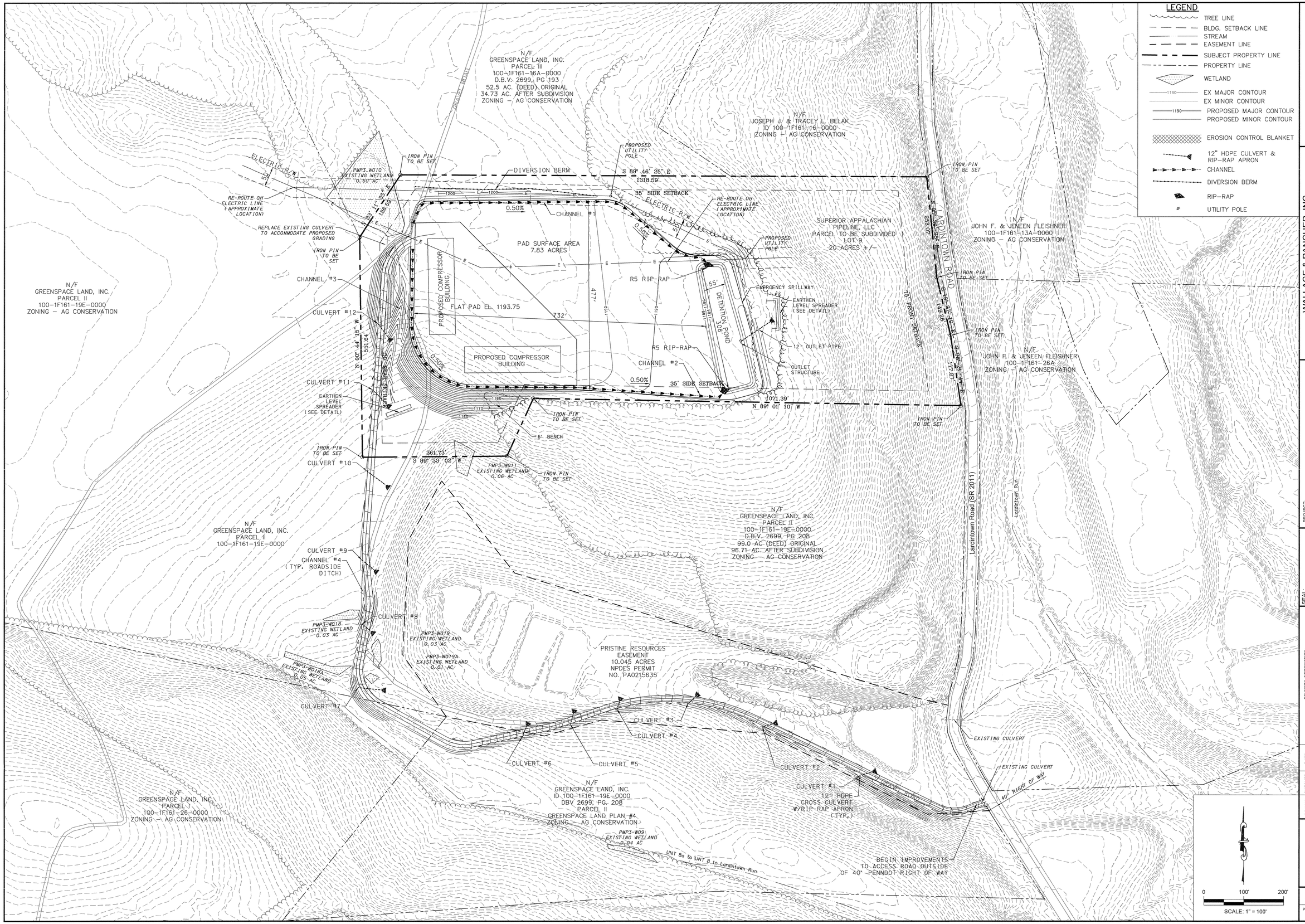
REVISION INFORMATION:

RECORDED: 10/7/13
PLAN BOOK 338 PAGE 3

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13

EXISTING SITE CONDITIONS

DATE	SHEET NO.
4/22/13	2
PROJ. NO. 20384	



WALLACE & PANCHER, INC.
1085 S. Hermitage Rd.
Hermitage, PA 16148
Phone: (724) 981-0155
Engineering and Environmental Professionals
www.wallacepancher.com

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

REVISION INFORMATION:

RECORDED: 6/19/13 PLAN BOOK PAGE 338 4

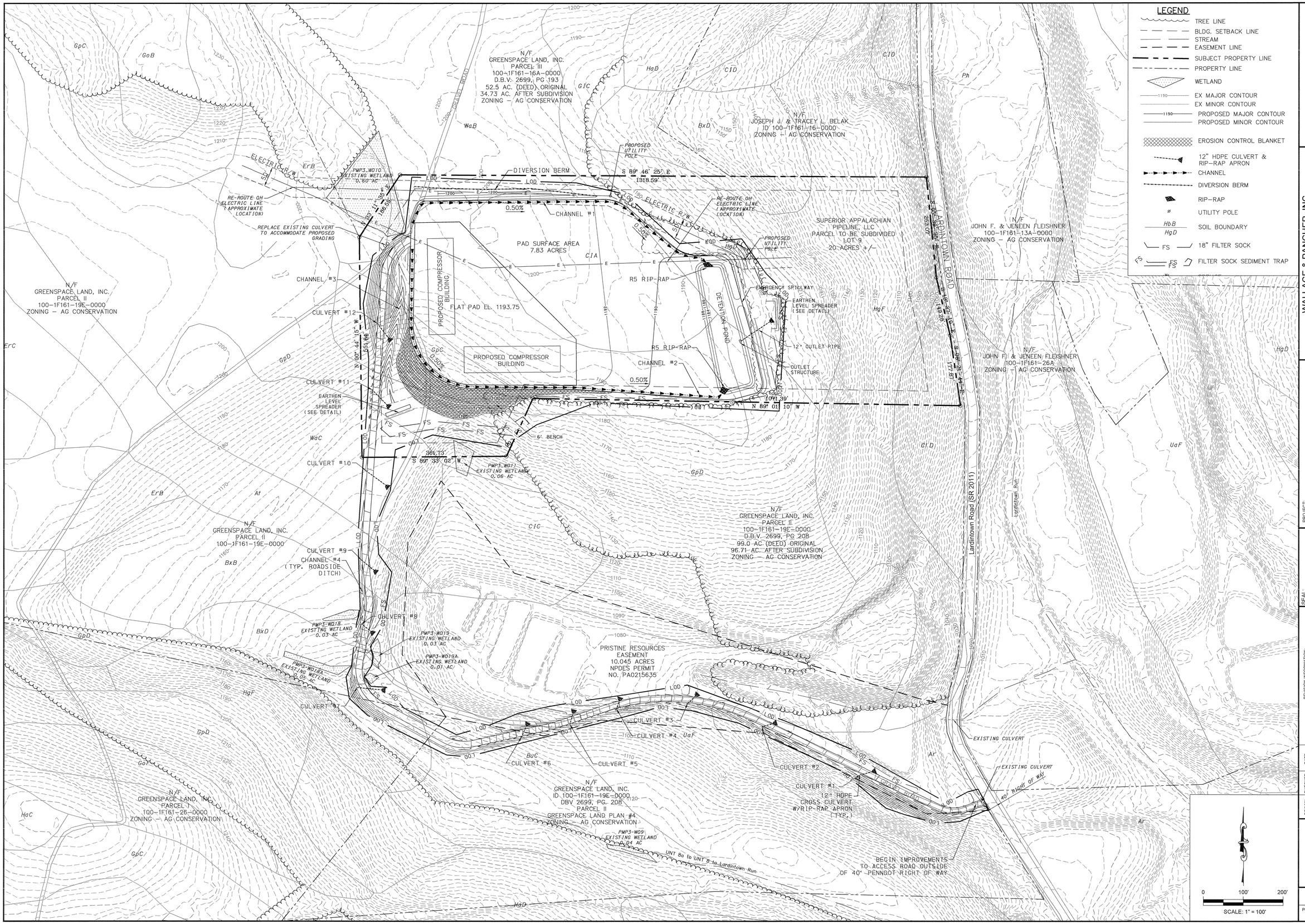
DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13
JWD	DPW	5/10/13

PROPOSED SITE PLAN

DATE 4/22/13

PROJ. NO. 20384

SHEET NO. 3



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1085 S. Hermitage Rd.
Hermitage, PA 16148
Phone: (724) 981-0155
Engineering and Environmental Professionals
www.wallacepancher.com

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

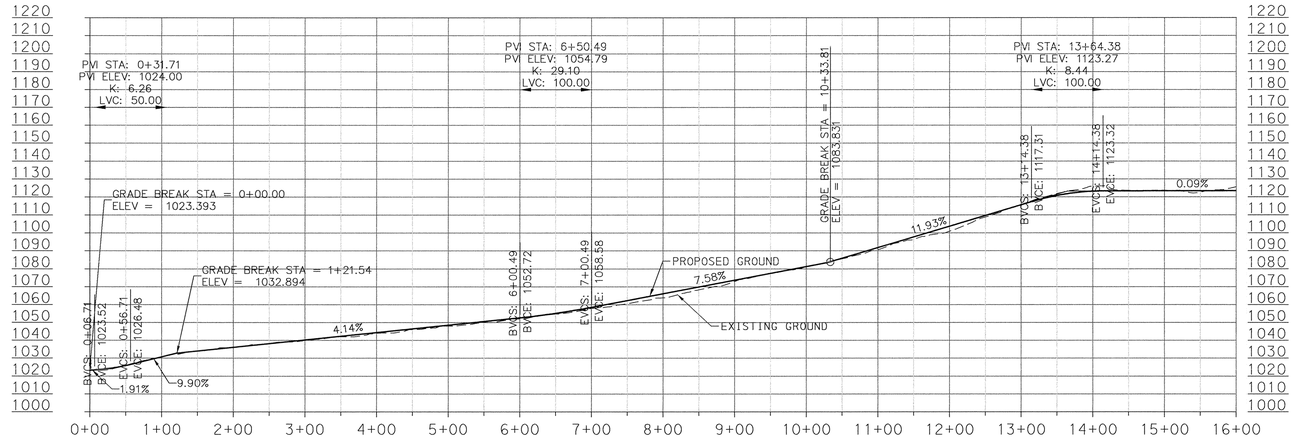
REVISION INFORMATION:

RECORDED: 10/6/13
PLAN BOOK 338 PAGE 5

DRAWN:	CHECKED:	DATE:
JVD	DPW	4/22/13

EROSION AND SEDIMENTATION CONTROL PLAN

DATE 4/22/13
PROJ. NO. 20384
SHEET NO. 4



Curve Table: Alignments			
Curve #	Delta	Radius	Length
C1	47°	90	73.9
C2	44.6°	500	389.2
C3	6.3°	200	21.8
C4	41.1°	100	71.8

PROFILE SCALE

VERTICAL SCALE
0 40 80

HORIZONTAL SCALE
0 100 200



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PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

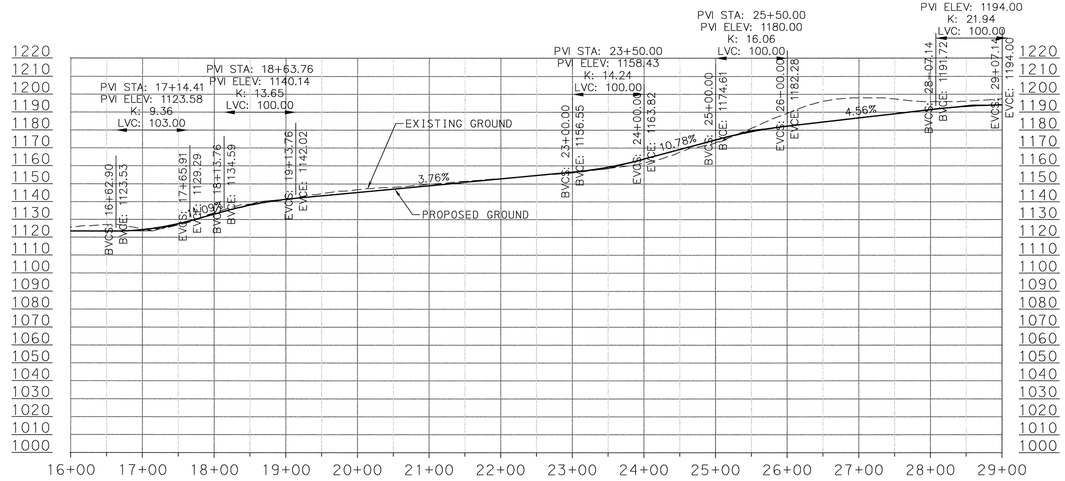
REVISION INFORMATION:

RECORDED: 4/9/13
PLAN BOOK PAGE
338 6

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13

ACCESS ROAD
PLAN/PROFILE

DATE	SHEET NO.
4/22/13	5
PROJ. NO. 20384	



Curve Table: Alignments			
Curve #	Delta	Radius	Length
C5	71.8°	100	125.3
C6	16.6°	150	43.5
C7	10.2°	500	89.0
C8	76.7°	110.4	147.8

PROFILE SCALE

VERTICAL SCALE
0 40 80

HORIZONTAL SCALE
0 100 200

RECORDED: 10/9/13	
PLAN BOOK	PAGE
338	7



WALLACE & PANCHER, INC.
1085 S. Hermitage Rd.
Hermitage, PA 16148
Phone: (724)981-4155
Engineering and Environmental Professionals
www.wallacepancher.com

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

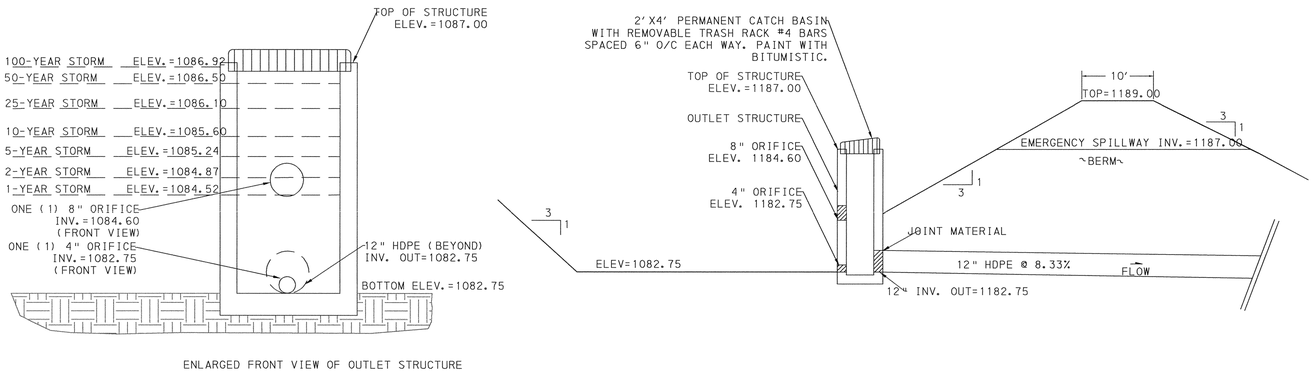
SEAL:

REVISION INFORMATION:

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13

ACCESS ROAD
PLAN/PROFILE

DATE	SHEET NO.
4/22/13	6
PROJ. NO. 20384	



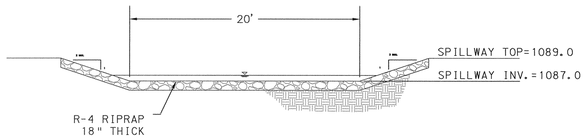
ENLARGED FRONT VIEW OF OUTLET STRUCTURE

DETAIL — DETENTION BASIN WITH OUTLET STRUCTURE

N.T.S.

NOTES:

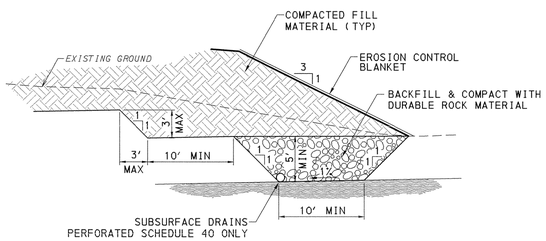
1. ALL FILL MATERIAL FOR POND EMBANKMENT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH OR STONES AND COMPACTED TO 95% OF STANDARD PROCTOR AND PLACED AT 8" LIFTS (MAX) OVER ENTIRE LENGTH OF FILL AREA. THE FILL SHALL BE CLAY MATERIAL.
2. LOW FLOW CHANNEL TO BE AT A 0.5' DEPTH AT ITS BEGINNING AND A 1.0' DEPTH IN THE LOCATION OF THE OUTLET STRUCTURE.



DETAIL — EMERGENCY SPILLWAY SECTION VIEW- ROCK LINED

N.T.S.

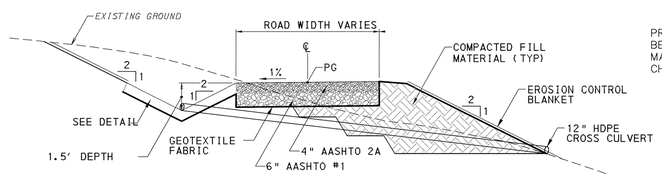
Culvert #	Ditch Slope	Inv In	Inv Out	Elevation Drop	Length	Culvert Slope	Diameter	Drainage Area
1	0.0414	1040.19	1040	2.28	32.5	0.58%	12"	2.59
2	0.0758	1052.09	1052.01	0.96	30.61	0.26%	12"	1.12
3	0.0758	1065.83	1064.07	21.12	28.39	6.20%	12"	0.88
4	0.1193	1079.77	1079.11	7.92	22.82	2.89%	12"	0.86
5	0.1193	1092.69	1088.03	55.92	30.78	15.14%	12"	0.56
6	0.1193	1107.65	1102.63	60.24	32.01	15.68%	12"	0.74
7	0.1109	1122.82	1122.17	7.8	61.7	1.05%	12"	0.25
8	0.0376	1136.72	1133.29	41.16	31.45	10.91%	12"	0.27
9	0.0376	1144.98	1144.51	5.64	42.66	1.10%	12"	0.49
10	0.1078	1153.08	1152.64	5.28	60.85	0.72%	12"	0.63
11	0.1078	1166.25	1159.91	76.08	54.11	11.72%	12"	0.39
12	0.0456	1181.58	1180	18.96	47.65	3.32%	12"	0.26



DETAIL — TOE KEY

N.T.S.

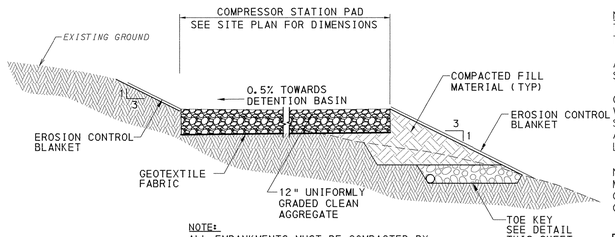
NOTE:
1. OUTLET DRAINS WILL BE PLACED NO LESS THAN 50' CENTER TO CENTER.
2. OUTLET DRAINS CONNECT TO THE SUBSURFACE DRAIN AND DIRECT WATER OUT OF THE TOE KEY



NOTE:
ALL EMBANKMENTS MUST BE COMPACTED BY SHEEPSFOOT OR PAD ROLLER. THE LOOSE LIFT THICKNESS MUST BE EIGHT INCHES OR LESS AND THE MAXIMUM PARTICLE SIZE IS SIX INCHES. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NON-MOVEMENT IS REQUIRED. (COMPACTION TO 95% PROCTOR IS RECOMMENDED).

IN-SLOPED ACCESS ROAD DETAIL (TYP)

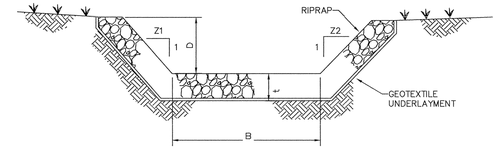
NTS



NOTE:
ALL EMBANKMENTS MUST BE COMPACTED BY SHEEPSFOOT OR PAD ROLLER. THE LOOSE LIFT THICKNESS MUST BE EIGHT INCHES OR LESS AND THE MAXIMUM PARTICLE SIZE IS SIX INCHES. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NON-MOVEMENT IS REQUIRED. (COMPACTION TO 95% PROCTOR IS RECOMMENDED).

DETAIL — COMPRESSOR STATION PAD

N.T.S.



CHANNEL CROSS-SECTION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	Z1 (FT)	Z2 (FT)	RIPRAP GRADATION (R-...)	RIPRAP DEPTH t (IN)
3	2	2	2	2	R3	12
4	1	1.5	2	2	R3	12

NOTES:

CHANNEL DIMENSIONS ARE FOR THE COMPLETED CHANNEL AFTER ROCK PLACEMENT. CHANNEL MUST BE OVER-EXCAVATED A SUFFICIENT AMOUNT TO ALLOW FOR THE VOLUME OF ROCK PLACED WITHIN THE CHANNEL WHILE PROVIDING THE SPECIFIED FINISHED DIMENSIONS.

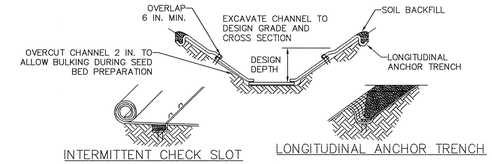
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE.

DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

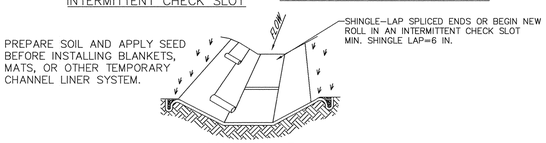
THE MINIMUM ROCK THICKNESS (t) SHALL BE 1.5 TIMES THE MAX ROCK SIZE.

DETAIL — RIP-RAP CHANNEL

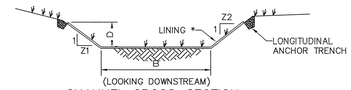
N.T.S.



INTERMITTENT CHECK SLOT — LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	Z1 (FT)	Z2 (FT)	LINING
1	2	2	2	2	VEGETATION
2	2	2	2	2	VEGETATION

NOTES:
THIS DETAIL IS BASED ON PADEP'S STANDARD CONSTRUCTION DETAIL #6-1 IN THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL, DATED MARCH 2012.

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

DETAIL — VEGETATED CHANNEL

N.T.S.

RECORDED: 10/9/13
PLAN BOOK 338 PAGE 8

WPI
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PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

REVISION INFORMATION:

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13

DETAILS

DATE 4/22/13
PROJ. NO. 20384
SHEET NO. 7

EROSION & SEDIMENT CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED, AND DATED BY THE REVIEW AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICTTO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC., SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE COUNTY CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS DOCUMENT.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLANS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATIONS(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE THE BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCK PILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL VEHICLES AND EQUIPMENT MUST USE THE DESIGNATED ENTRANCE AS THE SOLE MEANS OF SITE INGRESS/EGRESS.
14. UNTIL THE SITE IS STABILIZED, ALL E&S BMP's MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL E&S BMP's AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S BMP's FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP's, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMP's WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMP's SHALL BE DISPOSED OF IN THE STOCKPILE OR SPREAD IN A WELL GRASSED AREA AT LEAST 50' UPSTREAM FROM WATERCOURSE.
18. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3-5 INCHES 6-12 INCHES ON COMPACTED SOILS-PRIOR TO THE PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD (SEE PENNDOT STANDARDS AND 408 SPECIFICATIONS).
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THE PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
28. E&S BMP's SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR PADEP.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP's.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY E&S BMP's MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP's SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION AND FILE A NOTICE OF TERMINATION.

MAINTENANCE PROGRAM:

1. THE CONTRACTOR WILL OBSERVE THE FOLLOWING MAINTENANCE PROCEDURES DURING THE ENTIRE PERIOD OF CONSTRUCTION.
2. A VISUAL SITE INSPECTION REPORT SHALL BE COMPLETED WEEKLY AND AFTER RAIN EVENTS.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND DISPOSAL OF ALL E&S FACILITIES.

COMPOST FILTER SOCK AND/OR FILTER FABRIC FENCE:

1. THE FILTER FABRIC FENCE INSTALLATION WILL BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
2. ACCUMULATED SEDIMENTS WILL BE REMOVED WHEN DEPOSITS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE FENCE.
3. MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE OR FILTER SOCK DUE TO WEATHERING WILL BE ADHERED TO.
4. ROCK FILTER OUTLETS SHOULD BE INSTALLED ALONG THE FILTER FABRIC FENCE OR FILTER SOCK AT POINTS OF FREQUENT FAILURES.

ROCK CONSTRUCTION ENTRANCE:

1. MAINTAIN THE STRUCTURE'S THICKNESS TO THE SPECIFIED DIMENSION BY ADDING ROCK. MAINTAIN A STOCKPILE OF ROCK MATERIAL ON SITE FOR THIS PURPOSE.
2. REMOVE ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS AT THE END OF EACH CONSTRUCTION DAY. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.

RECYCLING AND DISPOSAL OF CONSTRUCTION WASTE:

1. RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
2. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
3. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENT AGENCY CURRENT REGULATIONS.
4. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB SITE. DUST SHALL BE HELD TO A MINIMUM DURING CONSTRUCTION.
5. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH AND DEBRIS.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL

1. REVIEW THE PLANS AND DETAILS FOR THE PROPER PROCEDURES AND METHODS FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
2. STAKE OUT LIMIT OF DISTURBANCE.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.
4. INSTALL ALL FILTER SOCK PER PLAN.
5. INSTALL ACCESS ROAD AND STABILIZE ROAD BED WITH AGGREGATE BASE. SEED AND MULCH ALL AREAS DISTURBED DURING ACCESS ROAD INSTALLATION WITH PERMANENT SEEDING. INSTALL EROSION CONTROL BLANKET ON 2:1 SLOPES.
6. BEGIN MASS GRADING OF THE WELL PAD.
7. AS PAD GRADING IS FINALZED, APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS. INSTALL EROSION CONTROL BLANKET ON 3:1 SLOPES.
8. AS TEMPORARY STOCKPILES REACH FINAL HEIGHT, PLACE TEMPORARY SEEDING AND EROSION CONTROL BLANKETS.
9. STABILIZE PAD WITH AGGREGATE BASE.
10. SEED AND MULCH ALL DISTURBED AREAS.
11. MAINTAIN EROSION CONTROL BMPs.

DEFINITIONS

ENVIRONMENTAL DUE DILIGENCE

INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE OF HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

SOIL LIMITATIONS CONSIDERATIONS

ALL BMP'S HAVE BEEN DESIGNED WITH THE PROPER CONSTRUCTION TECHNIQUES TO TAKE ADVANTAGE OF THE EXISTING SOIL TYPES, INFILTRATION RATES, AND GENERAL SITE CONDITIONS.

CLEAN FILL MATERIAL

UNCONTAMINATED, NONWATER-SOLUBLE, NON-DECOMPOSABLE INERT SOLID MATERIAL. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

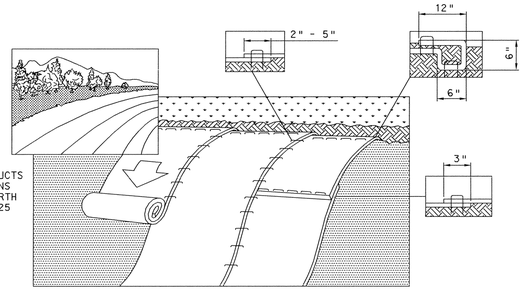
TEMPORARY SEED MIXTURE

TYPE:	ODOT #7 TEMPORARY EROSION CONTROL MIXTURE
APPLICATION RATE:	2.02 LB PER 1,000 SQ FT
FERTILIZER TYPE:	N/A
FERTILIZER APPL. RATE:	N/A
LIMING RATE:	N/A
MULCH TYPE:	HAY OR STRAW
MULCH RATE:	3.0 T/AC
RATE OF ANCHOR MATERIAL APPL.:	PER ODOT SPEC.
SEEDING SEASON DATES:	

PERMANENT SEED MIXTURE

TYPE:	ODOT #4A NATIVE GRASS MIXTURE
APPLICATION RATE:	0.07 LB PER 1,000 SQ FT
FERTILIZER TYPE:	10-20-10 (DRY)
FERTILIZER APPL. RATE:	20 LB PER 1,000 SQ FT
LIMING RATE:	92 LB PER 1,000 SQ FT (AG-GROUND 90+)
MULCH TYPE:	HAY OR STRAW
MULCH RATE:	3.0 T/AC
RATE OF ANCHOR MATERIAL APPL.:	PER ODOT SPEC.
SEEDING SEASON DATES:	

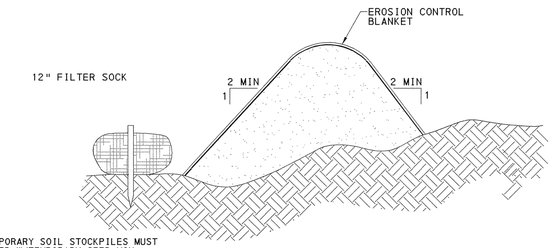
NOTE:
THE NEED FOR FERTILIZER APPLICATION SHALL BE DETERMINED BY THE CONTRACTOR.



NORTH AMERICAN GREEN S150 (OR EQUIVALENT) EROSION CONTROL PRODUCTS GUARANTEED SOLUTIONS 14649 HIGHWAY 41 NORTH EVANSVILLE, IN 47725 800-772-2040 WWW.NAGREEN.COM

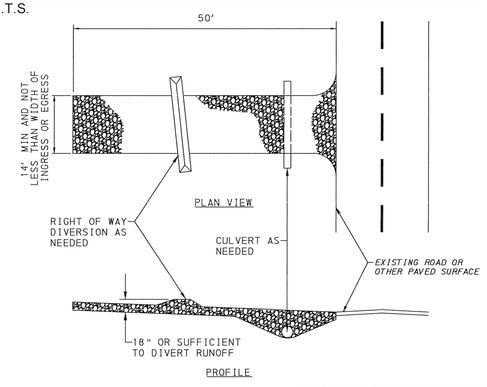
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (RECP), INCLUDING AND NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP BACK OVER SEED AND COMPACTED SOIL. SECURE RECP OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP.
3. ROLL THE RECP (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECP TYPE.
5. CONSECUTIVE RECP SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP WIDTH.
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTH GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP.

DETAIL — EROSION CONTROL BLANKET SLOPE INSTALLATION
N.T.S.

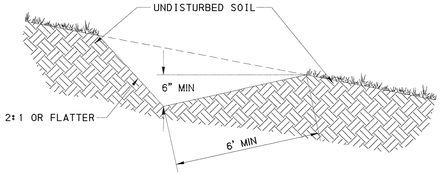


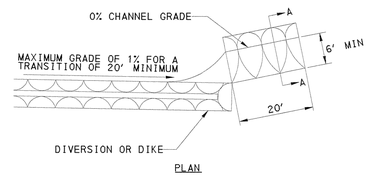
ALL TEMPORARY SOIL STOCKPILES MUST BE SEEDED W/TEMPORARY SEED MIX.

DETAIL — TEMPORARY SOIL STOCKPILE
N.T.S.

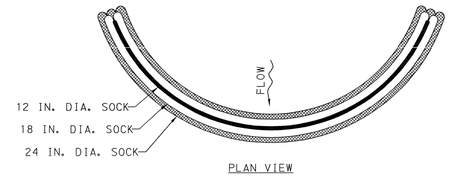


DETAIL — CONSTRUCTION ENTRANCE
N.T.S.

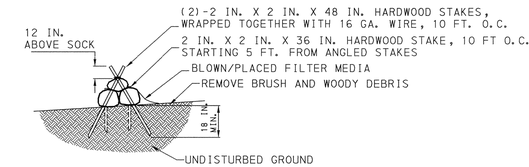




DETAIL — EARTHEN LEVEL SPREADER
N.T.S.



PLAN VIEW



STAKING DETAIL

DESIGN NOTES:

1. COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.
2. MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
3. SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.
4. SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.
5. ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

NOTES:
THIS DETAIL IS BASED ON PADEP'S STANDARD CONSTRUCTION DETAIL #3-11 IN THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL, DATED MARCH 2012.

SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN ABOVE. MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVATED SUMP 12" DEEP EXTENDING 1 TO 3 FEET UPSLOPE OF THE SOCKS ALONG THE LOWER SIDE OF THE TRAP.

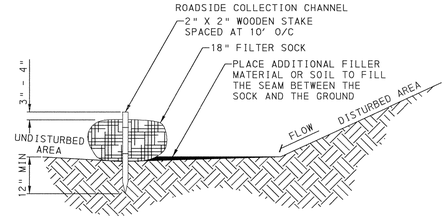
COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETTLEMENT.)

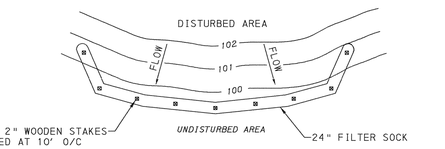
THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES. SINCE COMPOST SOCKS ARE "FLOW-THROUGH," NO SPILLWAY IS REQUIRED.

COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE SOCKS.

PHOTODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR.

DETAIL — COMPOST SOCK SEDIMENT TRAP
N.T.S.





DETAIL — 18" FILTER SOCK DETAIL
N.T.S.

RECORDED: 10/9/13
PLAN BOOK 338 PAGE 9

WALLACE & PANCHER, INC.
1085 S. Hermitage Rd.
Hermitage, PA 16148
Phone: (724) 981-0155
www.wallacepancher.com
Engineering and Environmental Professionals

PREPARED FOR:
SUPERIOR APPALACHIAN PIPELINE, LLC
1000 TOWN CENTER WAY, SUITE 120
CANONSBURG, PA 15317

PROJECT:
CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

REVISION INFORMATION:

DRAWN:	CHECKED:	DATE:
JWD	DPW	4/22/13

DETAILS

DATE 4/22/13
PROJ. NO. 20384
SHEET NO. 8

GREENSPACE LAND, INC.
PARCEL III
100-1F161-16A-0000
D.B.V. 2699, PG 193
52.5 AC. (DEED) ORIGINAL
34.73 AC. AFTER SUBDIVISION
ZONING - AG CONSERVATION

N/F
JOSEPH J. & TRACEY L. BELAK
ID 100-1F161-16-0000
ZONING - AG CONSERVATION

96 SPRUCE

PMP3_W010
EXISTING WETLAND
0.60 AC

ELECTRIC R/W

0.50%

PAD SURFACE AREA
7.83 ACRES

SUPERIOR APPALACHIAN
PIPELINE, LLC
PARCEL TO BE SUBDIVIDED

LOT 9
20 ACRES +/-

20 SPRUCE

PROPOSED COMPRESSOR
BUILDING

FLAT PAD EL. 1193.75

64 SPRUCE

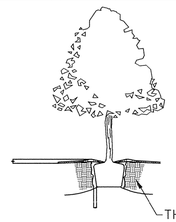
PROPOSED COMPRESSOR
BUILDING

N/F

LEGEND

- TREE LINE
- BLDG. SETBACK LINE
- STREAM
- EASEMENT LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- WETLAND
- 1190 EX MAJOR CONTOUR
- EX MINOR CONTOUR
- 1190 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EROSION CONTROL BLANKET
- 12" HDPE CULVERT & RIP-RAP APRON
- CHANNEL
- DIVERSION BERM
- RIP-RAP
- UTILITY POLE
- SPRUCE

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



THOROUGHLY TAMPED
AMENDED BACKFILL AT
SAME LEVEL OF
EXISTING GROUND OR
SLIGHTLY HIGHER

PLANTING SCHEME

O X O X
X O X O
O X O X

X NORWAY OR OTHER SPRUCE
O OPEN SPACE

TREES ARE SPACED AT 15' CENTER TO CENTER (TYP).

PLANT WHEN SOIL AND CLIMACTIC CONDITIONS ARE FAVORABLE, ACCORDING TO THE FOLLOWING SCHEDULE:

ALL TREES AND SHRUBS: OCTOBER 15 TO NOVEMBER 30
AND APRIL 1 TO MAY 15, OR AS DIRECTED.

LANDSCAPING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
180	PICEA spp.	SPRUCE	6' HEIGHT

PLANTING PLAN - SPECIES AND NOTES

TREES -
NORWAY OR OTHER SPRUCE
NOTE - ALL TREES TO BE BALLED AND BURLAPPED MIN. 6' HEIGHT TREES WILL BE SPACED 15' O.C.

NOTE - PLANTING TO CONSIST OF A TRIPLE ROW OF NORWAY OR OTHER SPRUCES PLANTED AT OBLIQUE LINES TO ONE ANOTHER SO THAT A CONTINUOUS SCREEN IS PROVIDED. ALL TREES SHALL BE A MINIMUM OF SIX (6) FEET AT THE TIME OF PLANTING. TREES WHICH DIE SHALL BE REPLACED WITHIN SIX (6) MONTHS.

DETAIL — TREE PLANTING DETAIL
N.T.S.

RECORDED: 10/9/13

PLAN BOOK	PAGE
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WPI
WALLACE & PANCHER, INC.

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CLINTON COMPRESSOR STATION
LAND DEVELOPMENT PLAN

SEAL:

REVISION INFORMATION:	DATE:	CHECKED:	DRAWN:
	4/22/13	DPW	JWD
	5/10/13	DPW	JWD

LANDSCAPING PLAN

DATE 5/10/2013
PROJ. NO. 20384
SHEET NO. 9

KNOW ALL MEN BY THESE PRESENTS; THAT ALLEGHENY MINERAL CORPORATION, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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, ALLEGHENY MINERAL CORPORATION, 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 ALLEGHENY MINERAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 1st DAY OF October 2013.

ATTEST:

Mark A Snyder
SECRETARY

PRESIDENT

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, DENNIS C. SNYDER, PRESIDENT OF ALLEGHENY MINERAL CORPORATION, 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 AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 1st DAY OF October 2013.
MY COMMISSION EXPIRES THE 22nd DAY OF March 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEFFREY A. MILLER, NOTARY PUBLIC
EAST FRANKLIN TWP., ARMSTRONG COUNTY
MY COMMISSION EXPIRES MARCH 22, 2016

NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 7th DAY OF October, 2013.

Vonnie J. Hogg
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 7th DAY OF October, 2013.

Vonnie J. Hogg
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.

09-20-13
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3 DAY OF SEPT 2013.

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 338 PAGE 11.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October 2013.

Michele M Mustello
RECORDER

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

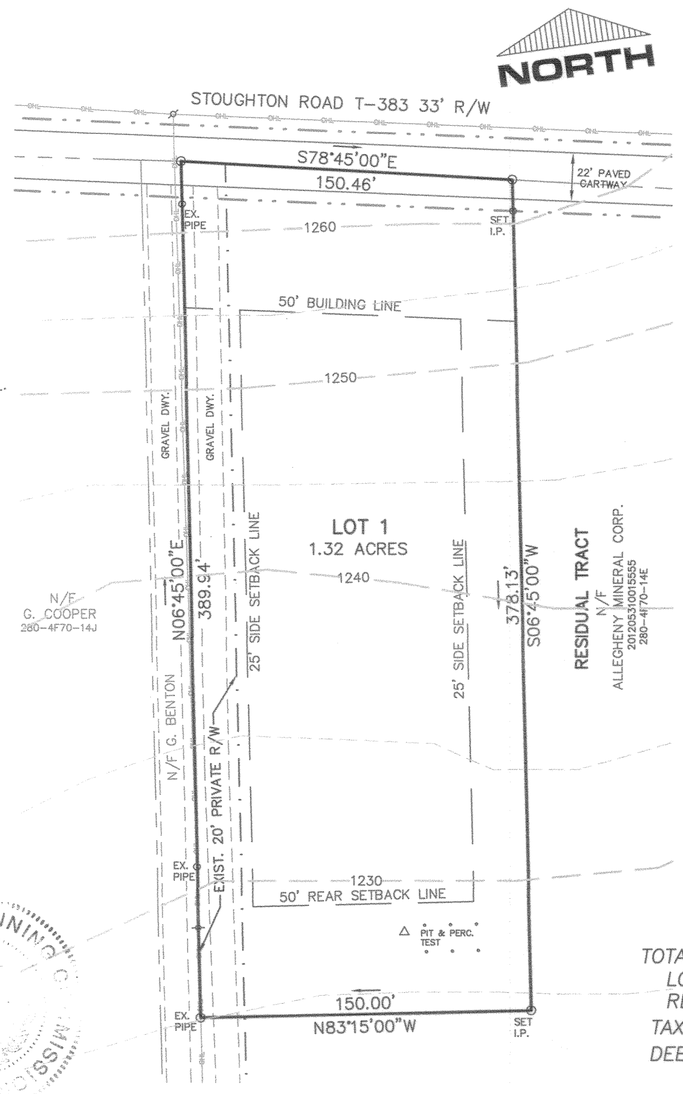
RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201310110029541 10/11/2013
Pages:1 F:$45.00 10:02AM
Michele Mustello T20130025132
Butler County Recorder FL

PRIVATE RIGHT OF WAY

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING THE RIGHTS OF WAYS DESIGNATED IN THIS PLAN IN GOOD REPAIR. THE USE BY GRANTEES OF SAID RIGHT OF WAYS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS, AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL LANDOWNERS SHOWN IN THIS PLAN AND HAVING INTEREST IN THE RIGHT OF WAYS SHOWN.

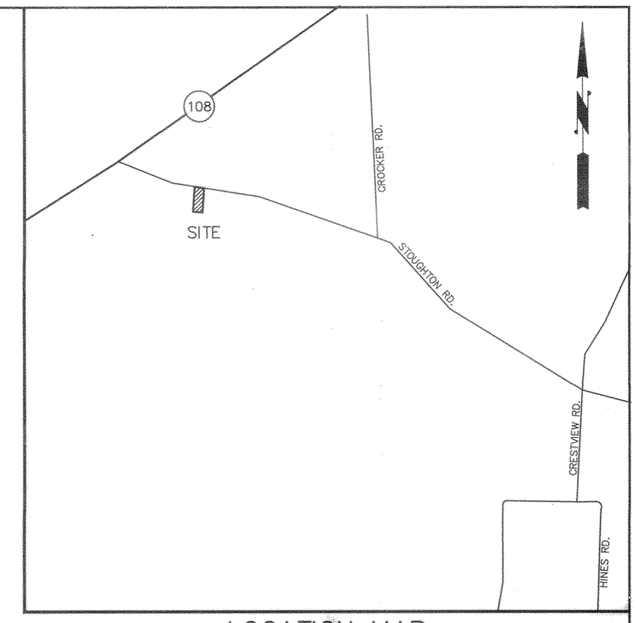
NOTE:
FOR THE PURPOSE OF SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE THE 20 FOOT PRIVATE RIGHT OF WAY IS CONSIDERED AN ACCESS EASEMENT AND NOT A RIGHT OF WAY.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

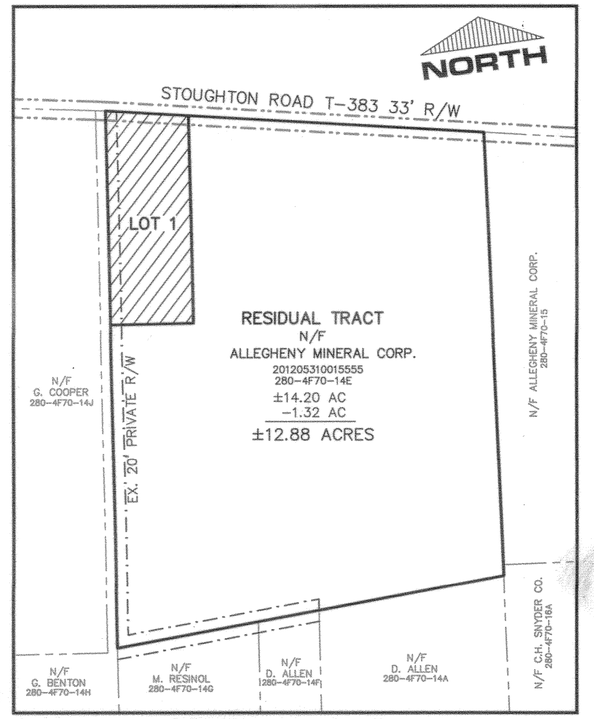


LOCATION MAP

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

OWNER:
ALLEGHENY MINERAL CORPORATION
P.O. BOX 1022
ONE GLADE PARK EAST
KITTANNING, PA 16201
(724)548-8108

TOTAL PLAN AREA ±14.20 ACRES
LOT 1 1.32 ACRES
RESIDUAL TRACT ±12.88 ACRES
TAX PARCEL ID: 280-4F70-14E
DEED REF: 201205310015555



RESIDUAL MAP
SCALE: 1" = 200'

RECORDED: 10/11/13

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

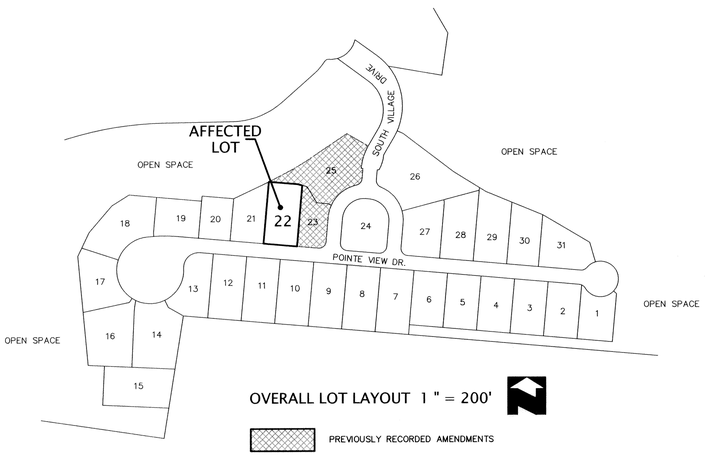
NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date July 26, 2013
Job No. 2566

Allegheny Mineral – Emery Subdivision
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For
Alan Emery
Sheet No. 1 of 1

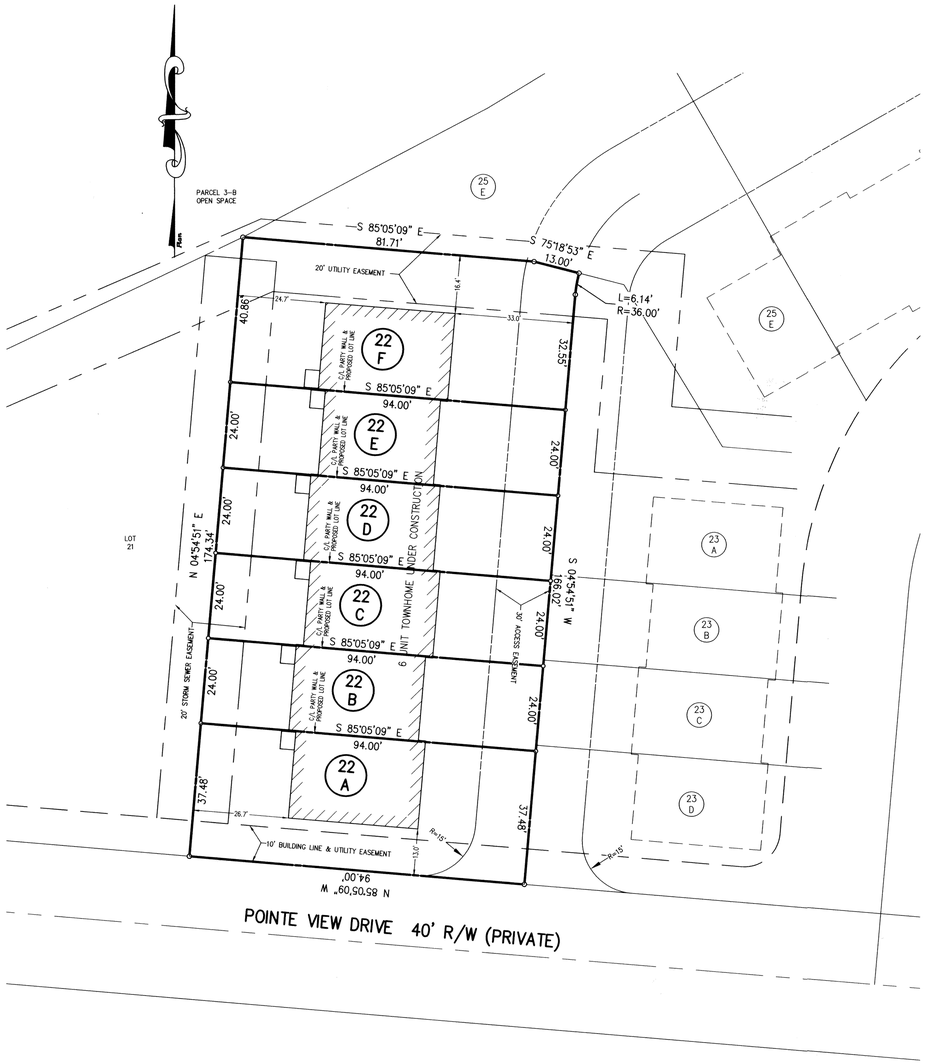


LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOT AREAS

ORIGINAL LOT 22

22A	3,523.12 SQ.FT.	0.08 ACRES
22B	2,256.00 SQ.FT.	0.05 ACRES
22C	2,256.00 SQ.FT.	0.05 ACRES
22D	2,256.00 SQ.FT.	0.05 ACRES
22E	2,256.00 SQ.FT.	0.05 ACRES
22F	3,829.12 SQ.FT.	0.09 ACRES
TOTAL	16,376.24 SQ.FT.	0.38 ACRES

LOT SETBACKS:

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

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 23rd DAY OF September A.D. 2013

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 |
COUNTY OF ~~BUTLER~~ ALLEGHENY | SS
|

ON THIS 23 DAY OF September A.D. 2013 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 VP 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, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NAME OF OFFICER

Pete Robertson - Vice President
TITLE OF OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF September A.D., 2013

Mary L. McCann
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 2017

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 23rd DAY OF September 2013

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

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 9/5/13

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

PRINTED NAME & REGISTRATION NO. 24405-E | DATE 10-2-13

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF Aug. A.D. 20 13

SECRETARY, BUTLER COUNTY PLANNING COMMISSION | CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA |
COUNTY OF BUTLER | SS
|

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 338 PAGE 12

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF October A.D., 20 13

BUTLER COUNTY RECORDER OF DEEDS

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

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS
BUTLER COUNTY PA.

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 22 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.

RECORDED:
PLAN BOOK	PAGE
338	12

Instr:201310180030150 10/18/2013
Pages:1 F:$45.00 10:08PM
Michele Mustello T20130025607
Butler County Recorder FL

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

BUILT BY:
Ryan Homes

ADAMS POINTE - PRD
AMENDMENT NO. 2
LOT 22
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

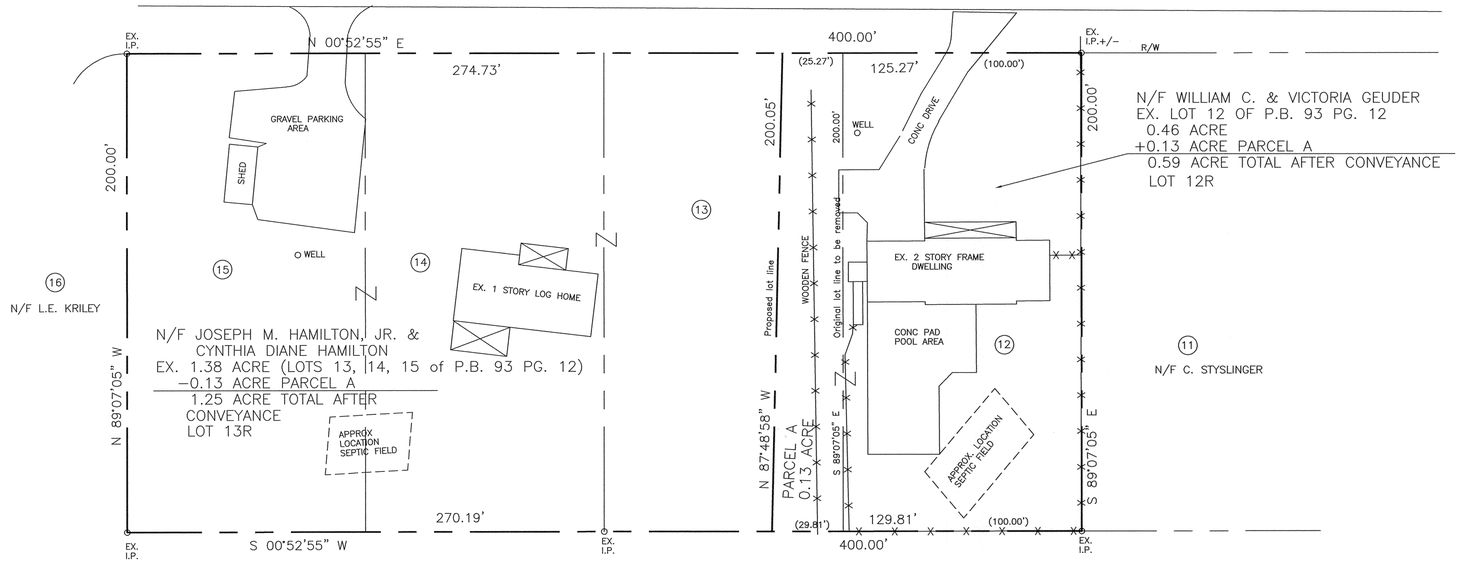
DEVELOPER / PROPERTY OWNER:
NVR
300 BILLMAR DRIVE, SUITE 150
PITTSBURGH, PA 15205

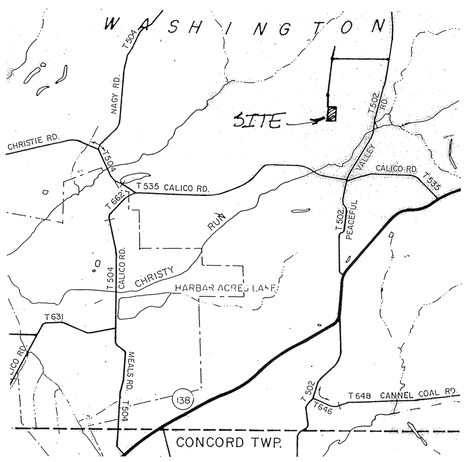
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
724-452-4362 (V)
724-452-9357 (F)
SLS1@zoominternet.net

REVISIONS

RC1

SCALE: 1 " = 20'
SEPTEMBER 5, 2013
1001-1313081





VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, William C. and Victoria Geuder, of the Township of Washington, 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 Washington 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 Washington, 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 Washington, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon William C. and Victoria Geuder, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 5th day of August, 2013.

ATTEST: William A. Minich NOTARY PUBLIC — William Geuder OWNER — Victoria Geuder OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named William C. and Victoria Geuder, 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 5TH day of AUGUST, 2013.

My Commission expires the 2ND day of FEBRUARY, 2014.

SEAL

William A. Minich NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa A. Minich, Notary Public
Paint Twp., Clarion County
My Commission Expires Feb. 22, 2014
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph M. Hamilton, Jr., and Cynthia Diane Hamilton, of the Township of Washington, 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 Washington 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 Washington, 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 Washington, 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 Joseph H. Hamilton, Jr., and Cynthia Diane Hamilton, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of September, 2013.

ATTEST: Paula J. Riggs NOTARY PUBLIC — C. Diane Hamilton OWNER — Joseph M. Hamilton, Jr. 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 Joseph M. Hamilton, Jr., and Cynthia Diane Hamilton, 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 4th day of September, 2013.

My Commission expires the 6th day of June, 2017.

SEAL

Paula J. Riggs NOTARIAL SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 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 plotted by me for the owners or agents.

DATE July 29, 2013 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Washington hereby gives public notice that in approving this plan for recording purposes only, the Township of Washington 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 Washington this 2nd day of October, 2013.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 21ST day of AUGUST, 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 338 page 13.

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

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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: WILLIAM C. & VICTORIA GEUDER
351 MAPLEWOOD ROAD
WEST SUNBURY, PA 16061

JOSEPH M. HAMILTON, JR. &
CYNTHIA DIANE HAMILTON
355 MAPLEWOOD ROAD
WEST SUNBURY, PA 16061

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

IRON PINS TO BE SET AT LOT CORNERS.

REF: PLAN OF SUBDIVISION FOR FRANCIS LAZOR BY OLSEN ZARNICK & SEYBERT, INC., 02/07/83, #81-258, P.B. 93 PG. 12.

0' 30' 60' 90'

Instr:201310190030284 10/18/2013
Pages:1 F:$45.00 4:07PM
Michele Mustello T20130025696
Butler County Recorder FL

RECORDED	
PLAN BOOK	PAGE
338	13

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: WILLIAM C. & VICTORIA GEUDER
and
JOSEPH M. HAMILTON, JR. & CYNTHIA DIANE HAMILTON

SITUATE; WASHINGTON TWP., BUTLER CO., PA

Date 07/29/13	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 310-S5-A12 & A13		Instr# 201304040009617 200701030000136	Service No. 13-086
Address			

Instr: 201310210030313 10/21/2013
Pages: 1 F: $45.00 10:57PM
Michele Mustello T20130025733
Butler County Recorder FL

OSCAR R. McCALL, ET UX. & ET AL. MAXINE G. McCALL, TAX MAP NO. 2-IF-122-007 DB. 1664 PG. 129

EDSON H. MARRISON JR. ET UX. TAX MAP NO. 2-IF-122-008A DB. 2508 PG. 879

ROBERT SMITH ET UX. & SHEILA SMITH ET AL. TAX MAP NO. 2-IF-122-011 DB. 2520 PG. 588

GENERAL NOTE:
INFORMATION FOR THIS SURVEY WAS BASED ON PREVIOUS SUBDIVISIONS AND SURVEYS, DEEDS, AND TAX ASSESSMENT RECORDS AS RECORDED IN THE BUTLER COUNTY COURTHOUSE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	9.48'	9.13'	N 57°07'12" W	54°18'53"
C2	50.00'	36.89'	36.06'	N 51°05'53" W	42°16'16"
C3	50.00'	78.12'	70.41'	S 63°00'27" W	89°31'04"
C4	50.00'	52.36'	50.00'	S 11°45'05" E	60°00'00"
C5	50.00'	61.87'	58.00'	S 77°12'07" E	70°54'04"
C6	50.00'	22.64'	22.44'	N 54°22'40" E	25°56'22"
C7	10.00'	9.48'	9.13'	N 68°33'56" E	54°18'53"
C8	15.00'	20.07'	18.61'	N 01°06'54" E	76°39'27"
C9	50.00'	69.77'	64.24'	N 02°45'31" E	79°56'42"
C10	50.00'	58.24'	55.00'	N 76°05'53" E	66°44'02"
C11	190.00'	56.81'	56.59'	S 59°07'17" E	17°07'49"

LINE	BEARING	DISTANCE
L1	N 56°30'50" W	271.83'
L2	N 29°55'45" E	142.00'
L3	N 54°29'48" E	70.70'
L4	N 75°02'29" E	77.92'
L5	N 89°24'26" E	132.46'
L6	S 81°40'50" E	130.31'

LEGEND

— Revised Lot sizes

— Parcel to be added to lot

PHASE V

PROPOSED LOTS FOR PHASE V ARE: LOTS 15, 37, 38, 39, 40, 41, 42, 43, 44, 55, 20, 21 & 22.

S.J. SHULTZ TAX MAP NO. 2-IF-122-006

R.C. ANDERSON TAX MAP NO. 2-IF-122 SI-A25 | 2-IF-122 SI-A23

J.E. HANKEY TAX MAP NO. 2-IF-122 SI-A17

EDNA M. KASMOCH TAX MAP NO. 2-IF-122 SI-A15 | 2-IF-122 SI-A13

R.R. MELENSKY TAX MAP NO. 2-IF-122 SI-A9

D. HOUSER TAX MAP NO. 2-IF-122 SI-A1A

TO S.R.0038

SQUAW VALLEY WOODLANDS SECTION I

ARROWHEAD ROAD

D. LARIMORE TAX MAP NO. 2-IF-122 SI-A22

S. BRYNN TAX MAP NO. 2-IF-122 SI-A25

DENNIS P. LARIMORE TAX MAP NO. 2-IF-122 SI-A24

MARK A. CAMPBELL, AL. TAX MAP NO. 2-IF-122 SI-A20 | 2-IF-122 SI-A18 | 2-IF-122 SI-A16

F. OBERLANDER TAX MAP NO. 2-IF-122 SI-A14 | 2-IF-122 SI-A12

J.A. DICARLO TAX MAP NO. 2-IF-122 SI-A10 | 2-IF-122 SI-A8

JOS. V. HOLLER, JR. TAX MAP NO. 2-IF-122-SI-A3

JRJ ENTER TAX MAP NO. 2-IF-122 SI-A1

SQUAW VALLEY WOODLANDS SECTION II

C. BILINSKY TAX MAP NO. 2-IF-122 SI-A29

DAVID C. PAGE TAX MAP NO. 2-IF-122 SI-A27

SAMUEL J. RUSSOTTO TAX MAP NO. 2-IF-122 SI-A30

2-IF-122 SI-A28

ROBERT J. & LAVERNE B. JOHNSTON TAX MAP NO. 2-IF-122 SI-A32 | 2-IF-122 SI-A31

MOHICAN LANE

50' R/W

25' SETBACK

Lot 17 78756.4 Sq. Feet 1.81 Acres

DRIVE

HOUSE

GARAGE

GATE

PHASE IV Lot 16 47737.2 SQ. FT. 1.10 ACRES

Lot 18 50156.015 1.151

Lot 15 21329.7 SQ. FT. 0.49 ACRES

Lot 14 32098.1 SQ. FT. 0.74 ACRES

Lot 13 43872.584 1.007

Lot 12 49200.103 1.129

Lot 11 37845.2 SQ. FT. 0.87 ACRES

Lot 10

Lot 9

Lot 8

Lot 7

Lot 5

Lot 20 49436.6 Sq. Feet 1.13 Acres

Lot 21 47264.8 SQ. FT. 1.09 ACRES

Lot 22 39793.5 SQ. FT. 0.91 ACRES

Lot 19 50000.000 1.148

Lot 55 22713.3 SQ. FT. 0.52 ACRES

Lot 44 21431.6 Sq. Feet 0.49 Acres

Lot 43 21633.7 SQ. FT. 0.50 ACRES

Lot 42 18222.2 SQ. FT. 0.42 ACRES

Lot 41 24750.0 SQ. FT. 0.57 ACRES

Lot 40 27787.5 SQ. FT. 0.64 ACRES

Lot 39 24037.5 SQ. FT. 0.55 ACRES

Lot 38 23206.5 SQ. FT. 0.53 ACRES

Lot 37 30462.0 SQ. FT. 0.70 ACRES

Lot 36 27677.1 Sq. Feet 0.64 Acres

Lot 35 23224.4 SQ. FT. 0.53 ACRES

Lot 34 23224.4 SQ. FT. 0.53 ACRES

Lot 33 23224.4 SQ. FT. 0.53 ACRES

Lot 32 26583.6 SQ. FT. 0.61 ACRES

Lot 31 26583.6 SQ. FT. 0.61 ACRES

Lot 30 25256.2 SQ. FT. 0.58 ACRES

Lot 29 22904.6 SQ. FT. 0.53 ACRES

Lot 28 20748.218 0.476

Lot 27 20273.749 0.465

Lot 26 20125.000 0.462

Lot 25 20125.000 0.462

Lot 24 20125.000 0.462

Lot 23 20125.000 0.462

Lot 4

Lot 3

Lot 2

Lot 1

PROPOSED ROAD A

PROPOSED ROAD B

EX. GRAVEL ROAD

SENECA LANE

JOHNSTON LANE ROAD

SHAWNEE LANE

50' EASEMENT

10' UTILITY EASEMENT

EX. CABIN

WATER WELL

EX. WATER WELL

WETLANDS

EDGE OF WATER

LAKE

PHASE II
LOT 12, 13, 18, 19, 23-28
TOTAL PHASE II AREA
7.224 ACRES

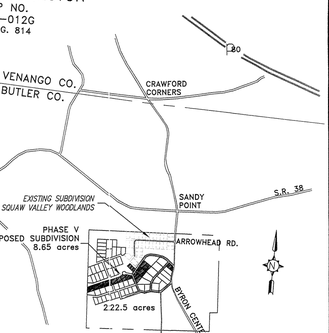
EXISTING APPROVED SEWAGE SYSTEM W.W.T.P. SITE

ROBERT J. & LAVERNE B. JOHNSTON TAX MAP NO. 2-IF-122-012 DB. 796 PG. 296

ROBERT J. & LAVERNE B. JOHNSTON TAX MAP NO. 2-IF-122-012G DB. 1040 PG. 814

LOCATION MAP

SCALE 1" = 1 mile ±



VICINITY SKETCH

SCALE 1" = 2000'

THIS PLAN HAS AN EXISTING SEWAGE SYSTEM IN OPERATION. EACH LOT HAS WILL HAVE ITS OWN WATER WELL.

MINOR SUBDIVISION

MAIN ENTRANCE

SUBDIVISION NOTES:

1. ALL ROADS IS THIS SUBDIVISION ARE PRIVATE AND THE MAINTENANCE OF THEM IS THE RESPONSIBILITY OF THE SQUAW VALLEY WOODLANDS PROPERTY OWNERS ASSOCIATION.
2. INFORMATION FOR THIS SURVEY WAS BASED ON PREVIOUS SUBDIVISIONS AND SURVEYS, DEEDS, AND TAX ASSESSMENT RECORDS AS RECORDED IN THE BUTLER COUNTY COURT HOUSE.
3. FIELD SURVEY DATA PROVIDED BY FOX & FOX, INC. SURVEY DATED 3-10-98.
4. FOX & FOX SURVEY ONLY THE NORTHWEST PORTION OF THE JOHNSTON TRACT THEY DID NOT SURVEY THE ENTIRE TRACT OF APPROXIMATELY 293 ACRES. PHOTOGRAMMETRIC SERVICES PROVIDED BY AEROCON. PHOTOGRAPHY DATED JULY 9, 1997.
5. THE LAKE SERVES AS THE RETENTION POND FOR THE PROPOSED SITE. ALL RUNOFF TRAVELS TO THE LAKE.
6. NO UNDERGROUND UTILITIES. OVERHEAD POWER BY CENTRAL ELECTRIC
7. THIS SUBDIVISION IS A RECREATIONAL PLAN. SEASONAL DWELLERS OCCUPY THESE LOTS.
8. 911 ROAD NAMES

RECORDED:
PLAN BOOK 338 PAGE 14

INDIVIDUAL ACKNOWLEDGMENT

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 Robert L. Johnston, and acknowledged the foregoing release and dedication and plan to be (his, her, their) act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, Laverne B. Johnston

WITNESS MY HAND AND NOTARIES SEAL this 25th day of September 20 13

My Commission Expires the 7th day of December 20 14

COMMONWEALTH OF PENNSYLVANIA
SEAL Notarial Seal Mary Ann Haas, Notary Public Allegheny Twp., Butler County My Commission Expires Dec. 7, 2014 Member, Pennsylvania Association of Notaries

Mary Ann Haas Notary Public

SURVEYOR'S CERTIFICATION

I, Ronald L. Fox, 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 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.

12-4-08 Date SEAL Signature & Registration Number 35729-E

TOWNSHIP APPROVAL

Approved by the Board of Supervisors of the Township of Allegheny this 14 day of October 2013

Ken Rump Secretary SEAL Chris Dunn President of Board

LOCAL AUTHORITY STIPULATION

The Board of Supervisors of the Township of Allegheny hereby gives public notice that in approving this plan for recording purposes only, the Township of Allegheny 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.

Ken Rump Secretary SEAL Chris Dunn President

COUNTY APPROVAL

Reviewed and Approved by the Butler County Planning Commission this 5th day of AUG 2013

Thomas J. Kelly Secretary SEAL Ed Wagner Chairman

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in plan Book Volume 338 page 14

Given under my hand and seal this 21 day of October 20 13

SEAL Michele M. Mustello

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

RECORDER OF DEEDS BUTLER COUNTY PA

BUTLER COUNTY PLANNING COMMISSION

LEGEND

- SET 5/8" IRON REBAR
- FOUND IRON PIPE

0' 100' 200' 300'
Scale 1" = 100'

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REVISIONS

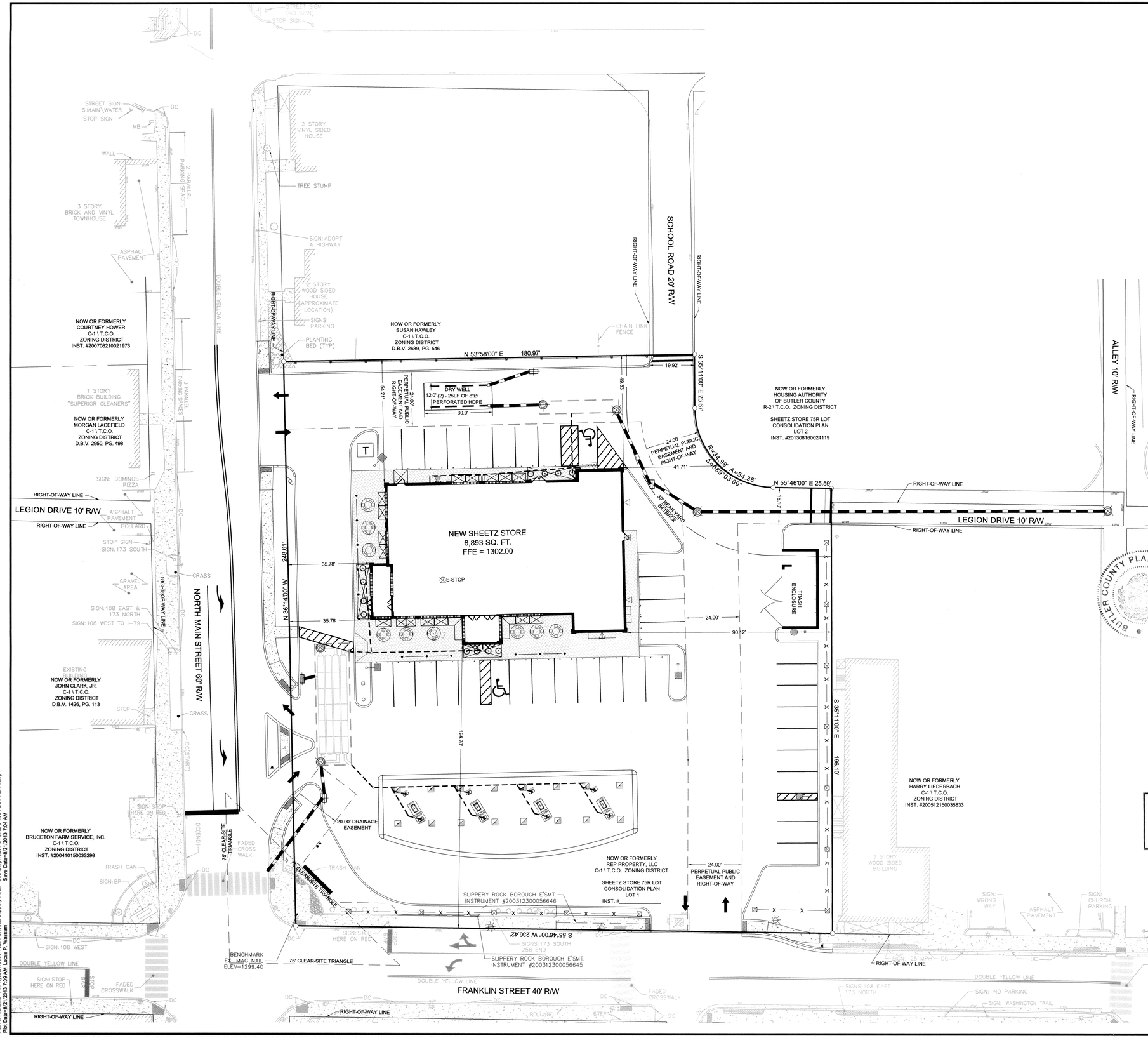
NO.	DATE	BY	DESCRIPTION
1	6-98	RCB	FINAL PHASE I
2	8-01	RLF	FINAL PHASE II
3	5-02	RSJ	FINAL PHASE III
5	11-04	RSJ	FINAL PHASE IV
6	12-08	RIF	FINAL PHASE V
7	07-13	RIF	REVISE TWO LOTS

FOX and FOX, INC.
58 TIMBER BRIDGE ROAD, SUITE 20
Clarion, Pennsylvania 16214
Phone: 814-745-2861 Fax: 814-745-2248
email: ronaldfox@foxandfoxinc.us
web: www.foxandfoxinc.us

REVISED SUBDIVISION OF LOT 17, 20, 36 & 44
FOR
SQUAW VALLEY WOODLANDS
ALLEGHENY TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

SEAL

BY: RLF
CHK:
DATE: 7-11-13
SCALE HORZ.: 1" = 100'
VERT.:
FILE: SQUAW VALLEY WOODLANDS
JOB NO.: 641413
SHEET: 1 OF 1



OWNER'S ADOPTION

I, G. Robert Sheetz, a representative of REP Property, LLC, owner of the land shown on the Sheetz Store 75R hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Borough of Slippery Rock, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Slippery Rock, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading Thereof to any grades that may be established. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns..

Attest: G. Robert Sheetz

~~NOTARY PUBLIC~~

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~BUTLER~~ BLAIR

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named G Robert Sheetz, and acknowledged the foregoing adoption, dedication and plan to be the act of his and desires the same to be recorded as such.

WITNESS My hand and notorial seal this 3rd day of September 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer D. Schranke, Notary Public
City of Altoona, Blair County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Jennifer D Schranke
Notary Public

CERTIFICATION OF TITLE

I, G. Robert Sheetz, managing member of REP Property, LLC, owner of a portion of the land shown on the Sheetz Store 75R Lot Consolidation plan, do hereby certify that the title of this property is in the name of REP Property, LLC, as recorded in instrument numbers 201210290031018, 201210050034872, 201210050034874, 201210050034875, 201210050034876, 201210050034877, 201303110007086, and 201308160024119 in the Recorder of Deeds office. I further certify that there is no mortgage, lien or encumbrance against this property.

G. Robert Sheetz

G. ROBERT SHEETZ, MANAGING MEMBER OF REP PROPERTY, LLC

STORMWATER MANAGEMENT DECLARATIONS

I, Pat Cooper, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Borough of Slippery Rock's Stormwater Management Ordinance.

Pat Cooper — Date 8-21-13

I, G. Robert Sheetz, a representative of REP Property, LLC, owner of the land shown on the Sheetz Store 75R, Site Plan for Recording, hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Slippery Rock Borough.

Owner — Date 9-3-13

I John Rusnak, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Borough of Slippery Rock's Stormwater Management Ordinance.

John Rusnak — Date 10-21-13

APPROVAL BY THE SLIPPERY ROCK BOROUGH COUNCIL

Approved by the Slippery Rock Borough Council by ~~Ordinance/Resolution No.~~ APPLICATIONS 159+160 effective this 15th day of OCTOBER 2013.

Secretary — Chairman, Borough Council

MUNICIPAL ENGINEER'S CERTIFICATE

I, John Rusnak, a Registered Professional Engineer, the Township Engineer of the Borough of Slippery Rock, do hereby certify that this plan meets all the engineering and design requirements of the Borough of Slippery Rock's Ordinances except as departures have been authorized by the approval authority.

9-17-13 — 044823-E — SIGNATURE

DATE — REG. NO.

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 21ST day of MARCH 2012

Secretary — Chairman, Planning Commission

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 338 Page 15

Given under my hand and seal this 22nd day of October 2013

RECORDER OF DEEDS

SITE PLAN FOR RECORDING NOTES:

1. RECORD DRAWINGS SHALL BE PROVIDED TO SLIPPERY ROCK BOROUGH PRIOR TO OCCUPANCY OR THE RELEASE OF THE SURETY BOND.
2. ALL CONSOLIDATED PROPERTIES MEET THE REQUIREMENTS OF SECTION 308.B OF THE SLIPPERY ROCK BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE No. 307.

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

RECORDER OF DEEDS — BUTLER COUNTY, PA.

RECORDED:	
PLAN BOOK	PAGE
338	15

Instr:201312220030495 10/22/2013 11:16AM
Pages:1 F:$45.00
Michele Mustello T20130026922
Butler County Recorder FL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
POCS Serial No. 20111372719

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

No	Date	Description
01	-	ISSUED FOR CONSTRUCTION
02	2012-10-31	REVISED PER CONDITIONAL APPROVAL LETTER DATED 2012-09-14
03	-	-
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

REVISION RECORD

GATEWAY
On Call. On Time. On Target.
Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PATRICK T. COOPER — ENGINEER — 042416-E

SHEETZ STORE 75R

SLIPPERY ROCK BOROUGH
BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR:
SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602

SITE PLAN FOR RECORDING

Project Number: C-18201-0001
Drawing Scale: 1" = 20'
Date Issued: 2012-02-17
Index Number: 402,157
Drawn By: LPW \ JGAR
Checked By: PTC
Project Manager: PTC

C-103

Path & Filename: R:\Projects\18000\18201 Sheetz, Slippery Rock - C3D\Dwg\18201 STORE C-100 PLOT PLAN.dwg
Plot Date: 9/3/2013 7:59 AM Lucas B. Watson

OWNERS ADOPTION

WE, UNDERSIGNED OWNERS OF A PORTION OF THE LAND SHOWN ON THE SHEETZ STORE 75R LOT CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS LOT CONSOLIDATION PLAN AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO SLIPPERY ROCK BOROUGH, BUTLER COUNTY, PENNSYLVANIA. 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 September, 2013

G. Robert Sheetz — 9-3-13
REP PROPERTY, LLC — WITNESS — DATE

Jerry O'Malley — Karen Duckett — 8-22-13
HOUSING AUTHORITY OF BUTLER COUNTY — WITNESS — DATE

ACKNOWLEDGMENTS - Commonwealth of Pennsylvania; County of Blair

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED G. ROBERT SHEETZ, MANAGING MEMBER OF THE ABOVE NAMED REP PROPERTY, LLC AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF September, 2013

NOTARY PUBLIC Jennifer D Schramke

MY COMMISSION EXPIRES THE 7th DAY OF April A.D., 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer D. Schramke, Notary Public
City of Altoona, Blair County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED A REPRESENTATIVE OF THE ABOVE NAMED HOUSING AUTHORITY OF BUTLER COUNTY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THE AUTHORITIES' ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF August, 2013

NOTARY PUBLIC April D Mottern

MY COMMISSION EXPIRES THE 15th DAY OF April, A.D., 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
April D. Mottern, Notary Public
City of Butler, Butler County
My Commission Expires April 15, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

I, G. ROBERT SHEETZ, MANAGING MEMBER OF REP PROPERTY, LLC, OWNER OF A PORTION OF THE LAND SHOWN ON THE SHEETZ STORE 75R LOT CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF REP PROPERTY, LLC, AS RECORDED IN INSTRUMENT NUMBERS 201210290031018, 201212050034872, 201212050034874, 201212050034875, 201212050034876, 201212050034877, 201303110007086, AND 201308160024119 IN THE RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

G. Robert Sheetz

G. ROBERT SHEETZ, MANAGING MEMBER OF REP PROPERTY, LLC

I, Jerry O'Malley, EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF BUTLER COUNTY, OWNER OF A PORTION OF THE LAND SHOWN ON THE SHEETZ STORE 75R LOT CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME THE HOUSING AUTHORITY OF BUTLER COUNTY, AS RECORDED IN DEED BOOK VOLUME 1518, PAGE 257 IN THE RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Jerry O'Malley

EXECUTIVE DIRECTOR, HOUSING AUTHORITY OF BUTLER COUNTY

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 22 DAY OF OCT 2013

SECRETARY — 10/22/13 DATE

CHAIRMAN PLANNING COMMISSION — 10/22/13 DATE

APPROVAL BY THE SLIPPERY BOROUGH PLANNING COMMISSION

THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS LOT CONSOLIDATION PLAN ON THIS 10TH DAY OF OCTOBER, 2013

SECRETARY — 10-18-13 DATE

CHAIRMAN PLANNING COMMISSION — 10/11/13 DATE

APPROVAL BY THE SLIPPERY BOROUGH COUNCIL

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

APPROVED BY THE SLIPPERY ROCK BOROUGH COUNCIL THIS 4TH DAY OF SEPTEMBER, 2012

SECRETARY — 10-18-13 DATE

CHAIRMAN BOROUGH COUNCIL — 10-18-13 DATE

AND CONDITIONALLY APPROVED UPON THE ACQUISITION OF THE PROPERTY FROM THE BUTLER COUNTY HOUSING AUTHORITY ON AUGUST 9TH, 2013.

SURVEYOR'S CERTIFICATE

I, KEVIN P. HANNEGAN, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARD REQUIRED.

K. P. H.

KEVIN P. HANNEGAN, P.L.S.
REG. NO SU-048536-E

AUGUST 21, 2013
DATE

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 338 PAGE 16
GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF October, 20 13

Michele M. Mustello

RECORDER OF DEEDS — DATE

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

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTARY PUBLIC

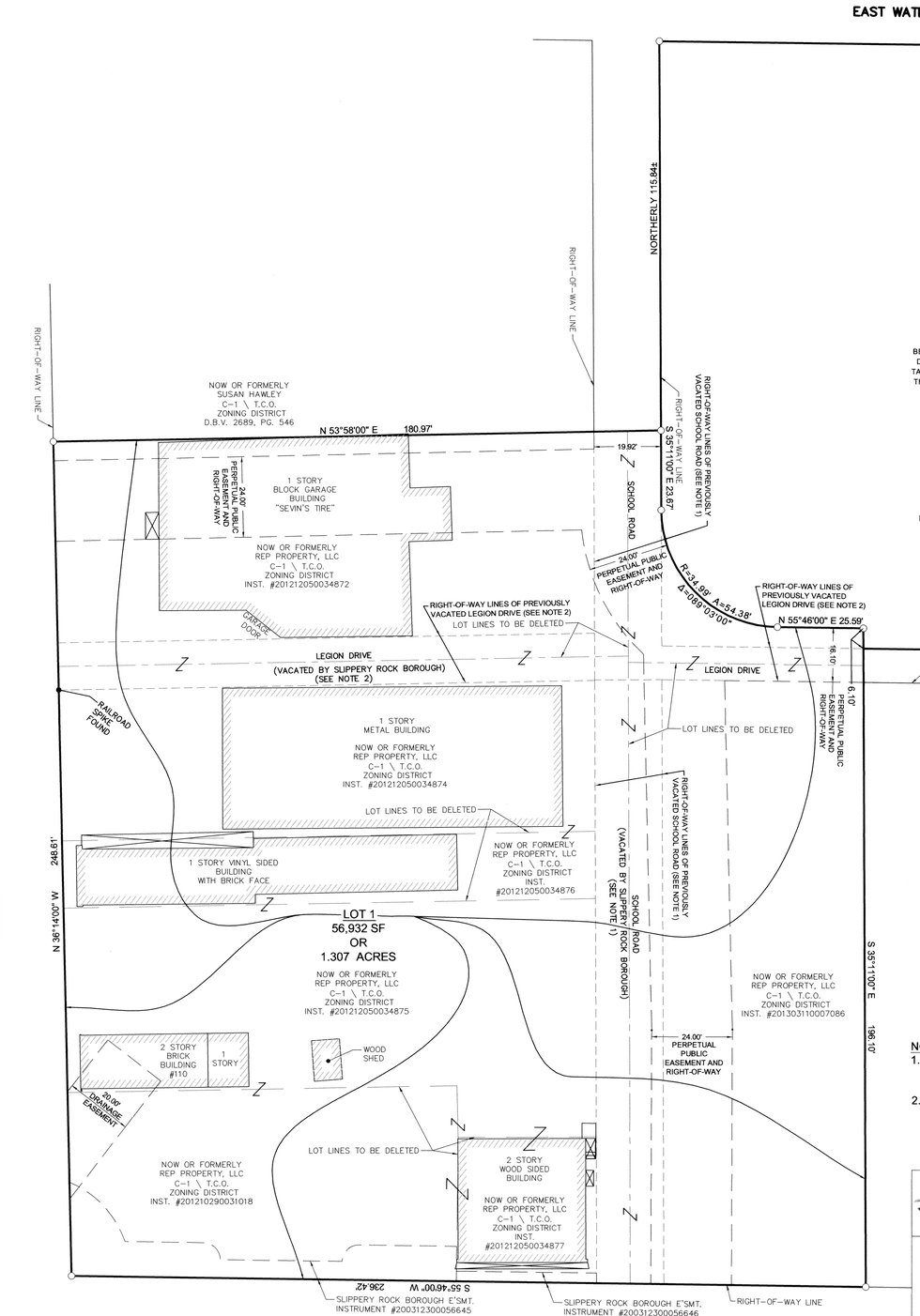
BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

SURVEYOR

SLIPPERY ROCK BOROUGH COUNCIL

SLIPPERY ROCK BOROUGH COUNCIL



NOTES:

1. SLIPPERY ROCK BOROUGH ORDINANCE No. 668 ENACTED JUNE 5, 2012 IN ORDER TO VACATE A PORTION OF SCHOOL ROAD.
2. SLIPPERY ROCK BOROUGH ORDINANCE No. 669 ENACTED JUNE 5, 2012 IN ORDER TO VACATE A PORTION OF LEGION DRIVE.

TOTAL AREA FOR RECORDING = 88,713± SF OR 2.037± ACRES

RECORDED:
PLAN BOOK 338 PAGE 16

Instr:201310220030497 10/22/2013 11:17AM
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder T20130025822 FL

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Phone (412) 921-4030 - Fax (412) 921-9960
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SHEETZ STORE 75R
LOT CONSOLIDATION PLAN

SITUATE IN
SLIPPERY ROCK BOROUGH
BUTLER COUNTY
MADE FOR

REP PROPERTY, LLC

PM: PTC DB: LPW CB:
SCALE: 1" = 20'
Date: 2013-01-15
Job Number: C-18201-0001
Dwg No: 402.209

Path & Filename:R:\Projects\18000\18201 Sheetz, Slippery Rock - C3D\Dwg\18201 Lot Consolidation Plans.dwg
Plot Date=10/21/2013 7:09 AM Login P: PlassardSteve Date=10/22/2013 11:39 AM

Instr:201310220030844 10/22/2013
Pages: 2 $45.00 2:12PM
Michele Mustello T20130029859
Butler County Recorder PL

KNOW ALL MEN BY THESE PRESENTS That I, John M. Jardien, Trustee of THE JOHN M. JARDIEN LIVING TRUST of the Township of Slippery Rock, 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 Slippery Rock, 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 Slippery Rock, 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 Slipery 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 established hereafter at any time. This dedication and release shall be binding upon the above named property owner, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21ST day of OCTOBER 2013.

John M. Jardien, Trustee of the John M Jardien Living Trust

Owner: John M. Jardien
8601 Chesterton Drive
Poland, Ohio 44514
tele:330.610.1662

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came John M. Jardien and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 21ST day of OCTOBER 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 agents.

17 Oct '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 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 22 day of October 2013.

Secretary Seal V. Chairman

Approved by the Slippery Rock Township Planning Commission this 22 day of October 2013.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 30TH day of SEPT 2013.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

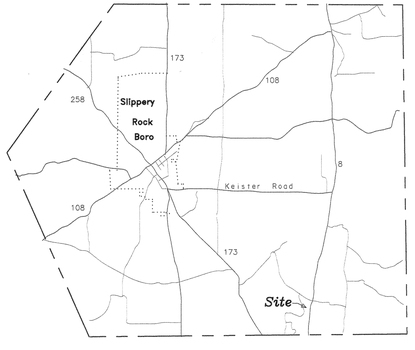
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 338 Page 17.

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

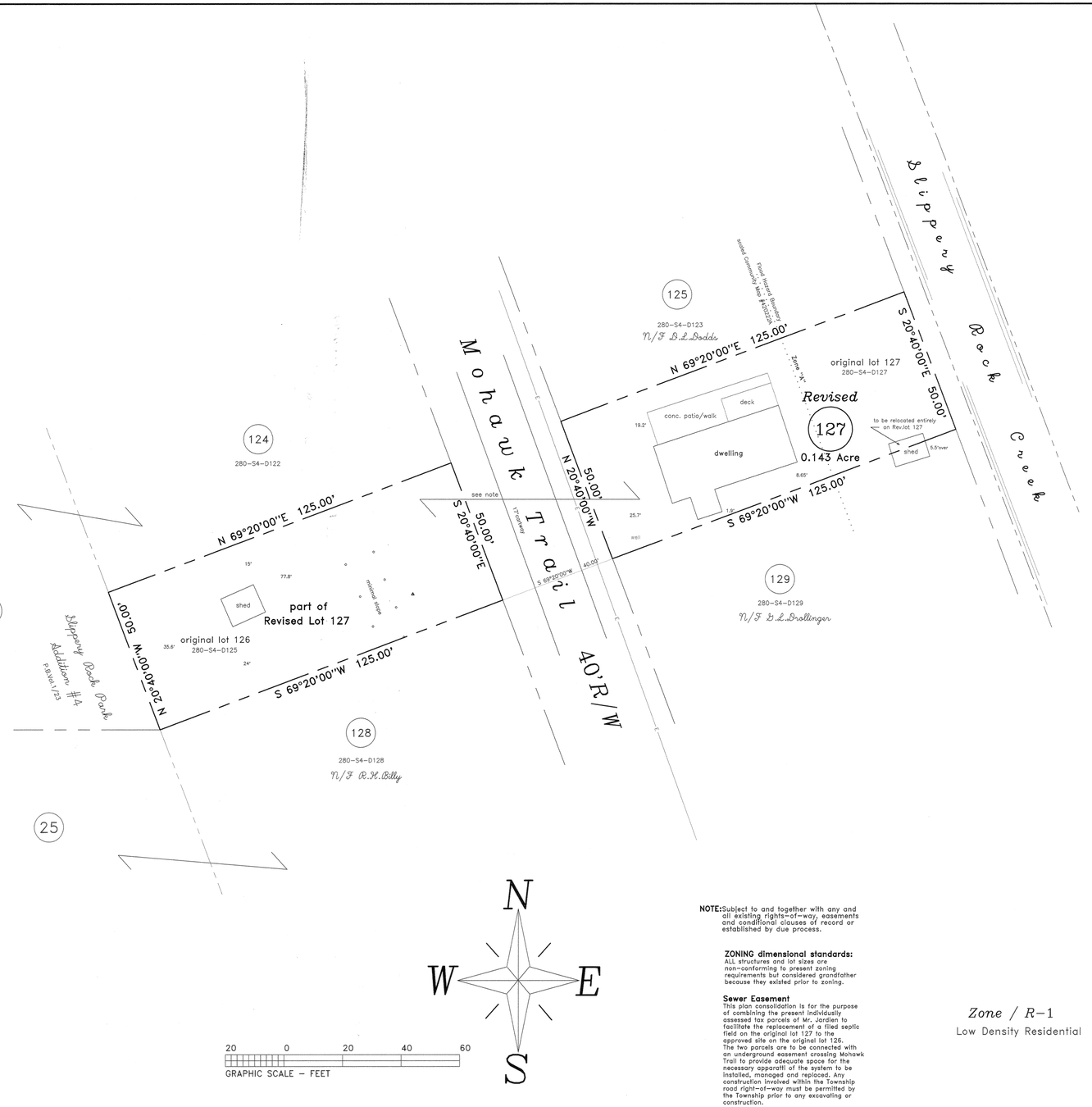
Recorder Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA



Vicinity Map



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

ZONING dimensional standards:
ALL structures and lot sizes are non-conforming to present zoning requirements but considered grandfather because they existed prior to zoning.

Sewer Easement
This plan consolidation is for the purpose of combining the present individually assessed tax parcels of Mr. Jardien to facilitate the replacement of a filed septic field on the original lot 127 to the approved site on the original lot 126. The two parcels are to be connected with an underground easement crossing Mohawk Trail to provide adequate space for the necessary apparatti of the system to be installed, managed and replaced. Any construction involved within the Township road right-of-way must be permitted by the Township prior to any excavating or construction.

Zone / R-1
Low Density Residential

J. Jardien Plan

being a Consolidation Plan of
Lots 126 & 127 of the
Slippery Rock Park Subdivision
Plan Book Volume 5/16

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

CONSOLIDATION SURVEY for John M. Jardien
PROJECT No: 13152
SITUATE: SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PA
DATE: 9/23/13 REV: 10/17/13 DWN.By: Sdg CHK.By: Co. TAX No: 280-S4-D126&D127

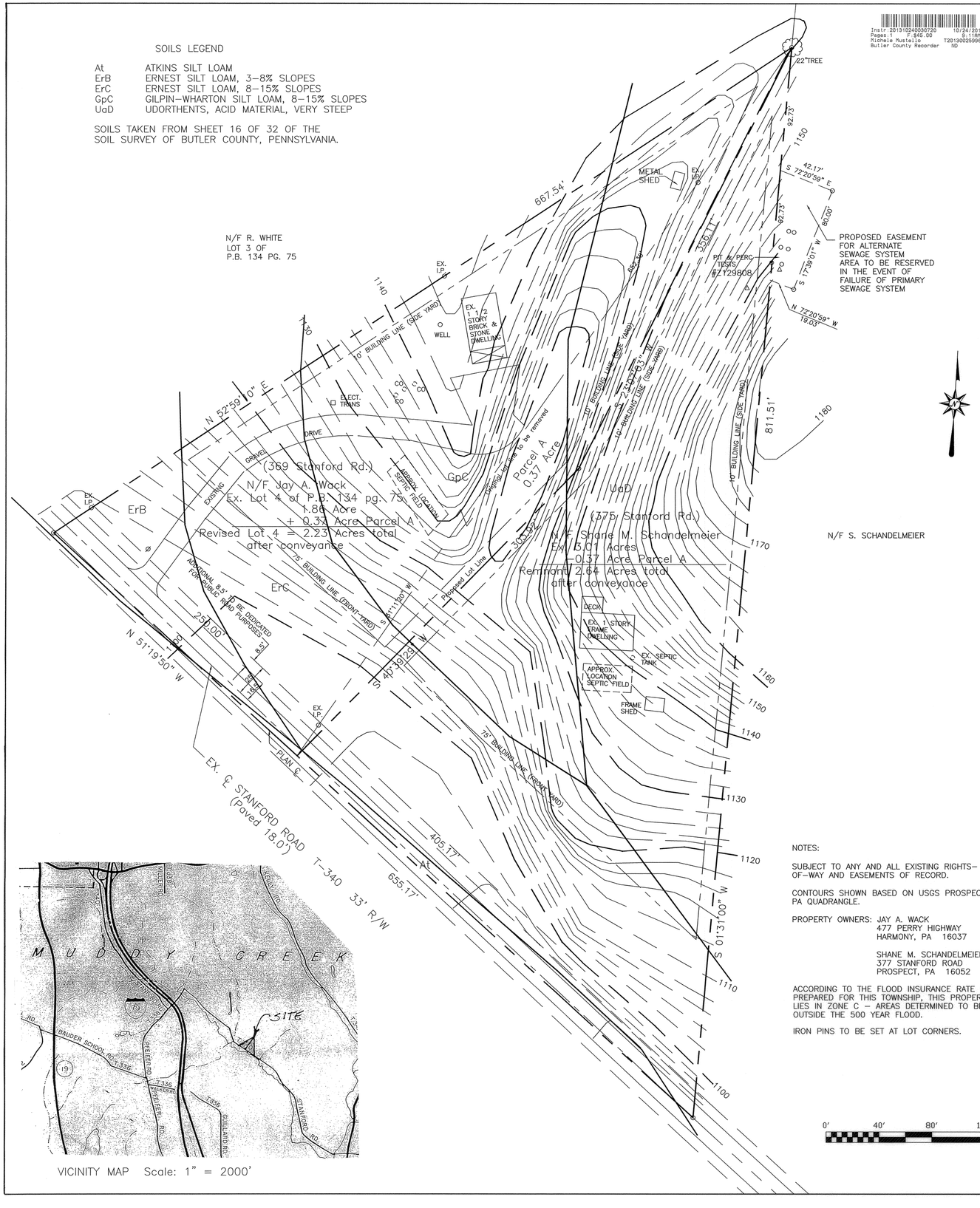
RECORDED 10/22 2013	
PLAN BOOK	PAGE
338	17
SHEET ____ of ____	

Instr 200910240030720 10/24/2013
Pages: 1 F-$45.00 8:11PM
Michele Mustello T20130025996
Butler County Recorder ND

SOILS LEGEND

At	ATKINS SILT LOAM
ErB	ERNEST SILT LOAM, 3–8% SLOPES
ErC	ERNEST SILT LOAM, 8–15% SLOPES
GpC	GILPIN–WHARTON SILT LOAM, 8–15% SLOPES
UaD	UDORTHENTS, ACID MATERIAL, VERY STEEP

SOILS TAKEN FROM SHEET 16 OF 32 OF THE SOIL SURVEY OF BUTLER COUNTY, PENNSYLVANIA.



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

CONTOURS SHOWN BASED ON USGS PROSPECT, PA QUADRANGLE.

PROPERTY OWNERS: JAY A. WACK
477 PERRY HIGHWAY
HARMONY, PA 16037

SHANE M. SCHANDELMEIER
377 STANFORD ROAD
PROSPECT, PA 16052

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

IRON PINS TO BE SET AT LOT CORNERS.

0′ 40′ 80′ 120′

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

SEAL

May 2, 2013
DATE

Cheryl A. Hughes, P.L.S.
Registration No. SU–32490–E

KNOW ALL MEN BY THESE PRESENTS, that I, Shane M. Schandelmeier, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as I, my heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon my heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th

day of SEPTEMBER, 20 13.

ATTEST:

Elaine M Pietrocello
Notary Public
My Commission expires: 5-3-14

Shane M Schandelmeier
Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Jay A. Wack, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, I, Jay A. Wack, hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Jay A. Wack, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th

day of SEPTEMBER, 20 13.

ATTEST:

Elaine M Pietrocello
Notary Public
My Commission Expires:

Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

I, Jay A. Wack, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of SEPTEMBER, 20 13.

Elaine M Pietrocello
Notary Public

My Commission Expires: 5-3-14
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE – NO MORTGAGE CLAUSE

I, Jay A. Wack, do hereby certify that the title to the property shown hereon is in the name of Jay A. Wack and is recorded in Instrument #200810090022923. I further certify that there is no mortgage, lien, or other encumbrance against this property.

WITNESS: Elaine M Pietrocello

OWNER:

KNOW ALL MEN BY THESE PRESENTS, that I, Jay A. Wack, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as I, my heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon my heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th

day of SEPTEMBER, 20 13.

ATTEST:

Elaine M Pietrocello
Notary Public
My Commission expires: 5-3-14

Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

M. SMS

KNOW ALL MEN BY THESE PRESENTS, that I, Shane M. Schandelmeier, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, I, Shane M. Schandelmeier, hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Shane M. Schandelmeier, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th

day of SEPTEMBER, 20 13.

ATTEST:

Elaine M Pietrocello
Notary Public
My Commission Expires:

Shane M Schandelmeier
Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

I, Shane M. Schandelmeier, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

Shane M Schandelmeier
Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of SEPTEMBER, 20 13.

Elaine M Pietrocello
Notary Public

My Commission Expires:
SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine M. Pietrocello, Notary Public
Pine Twp., Allegheny County
My Commission Expires May 3, 2014
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE – NO MORTGAGE CLAUSE

I, Shane M. Schandelmeier, do hereby certify that the title to the property shown hereon is in the name of Shane M. Schandelmeier and is recorded in Instrument #200801110000796. I futher certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS: Elaine M Pietrocello

OWNER: Shane M Schandelmeier

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 3rd day of September, 20 13.

ATTEST:

Kelly Jivermore
Secretary

Jon Fox
CHAIRMAN

James J Jones

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 10th day of October, 20 13.

ATTEST:

Kelly Jivermore
Secretary
Board of Supervisors

Chairman
Board of Supervisors

MUDDY CREEK TOWNSHIP BOARD OF SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

Reviewed with or without comments by the Butler County Planning Commission this 3 day of May, 20 13.

Secretary

Chairman

SEAL

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc. in said County at Plan Book 338 page 18.

Given under my hand and seal this 24th day of OCTOBER, 20 13.

Michele M. Mustello
Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

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

REVISED: 05/02/13; ENGINEER'S REVIEW COMMENTS

RECORDED 10/24/13	
PLAN BOOK	PAGE
338	18

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: JAY A. WACK
and
SHANE M. SCHANDELMEIER

SITUATE: MUDDY CREEK TWP., BUTLER CO., PA

Date 04/04/13	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 240–4F94–48F & 48P		Instr. # 200810090022923 200801110000795	Service No. 12–154
Address			

KNOW ALL MEN BY THESE PRESENTS, THAT THAT WE, THOMAS A. & PENNY L. WIPPENBECK, OF THE TOWNSHIP OF PENN, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOT LINE REVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF PENN, 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 PENN.

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF OAKLAND, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. 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 14th DAY OF October, 2013.

ATTEST: Carolyn R. Paulsen — NOTARY PUBLIC

Thomas A. Wippenbeck — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carolyn R. Paulsen, Notary Public
Penn Twp., Butler County
My Commission Expires May 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 14th DAY OF October 2015.

Carolyn R. Paulsen — NOTARY PUBLIC

Penny L. Wippenbeck — OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carolyn R. Paulsen, Notary Public
Penn Twp., Butler County
My Commission Expires May 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 23rd DAY OF October May 2015.

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 A. & PENNY L. WIPPENBECK 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 14th DAY OF October, 2013. OUR COMMISSION EXPIRES THE 23rd DAY OF May 2015.

Carolyn R. Paulsen — NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carolyn R. Paulsen, Notary Public
Penn Twp., Butler County
My Commission Expires May 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

WE, THOMAS A. & PENNY L. WIPPENBECK, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THOMAS A. & PENNY L. WIPPENBECK, AS RECORDED AS INSTRUMENT 200812240027804, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Carolyn R. Paulsen — WITNESS

Thomas A. Wippenbeck — OWNER

Carolyn R. Paulsen — WITNESS

Penny L. Wippenbeck — OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE ROCKDALE LAKES, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY A VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF PENN, 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 PENN. 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 PENN, 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 ROCKDALE LAKES, INC., ITS SUCCESSORS, 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 7th DAY OF October, 2013.

ATTEST: Robert C — SECRETARY

Linda M Cunningham — PRESIDENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED Linda M. Cunningham OF THE ROCKDALE LAKES, INC., WHO BEING DULY SWORN, DEPOSETH AND SAITH HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ROCKDALE LAKES, INC. FOR THE USES AND PURPOSES HEREIN MENTIONED AND THAT THE NAME OF THIS DESPONENT 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 THE DESPONENT'S OWN, PROPER AND RESPECTIVE HANDWRITING.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF October, 2013. MY COMMISSION EXPIRES THE 23rd DAY OF May 2015.

Carolyn R. Paulsen — NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carolyn R. Paulsen, Notary Public
Penn Twp., Butler County
My Commission Expires May 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

I, LINDA CUNNINGHAM, REPRESENTING ROCKDALE LAKES, INC., OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN OF SUBDIVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ROCKDALE LAKES, INC, AS RECORDED AT DEEDBOOK 2859, PAGES 759 & 763, RECORDER OF DEEDS OFFICE.

WITNESS — OWNER

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

PRESIDENT — 10-31-13 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 31 DAY OF October, 2013.

Linda D Zaffuto (SEAL) — SECRETARY

PRESIDENT OF BOARD

APPROVED BY THE PENN TOWNSHIP PLANNING COMMISSION THIS 7th DAY OF October, 2013.

SECRETARY — CHAIRMAN

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26TH DAY OF SEPT., 2013.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: #13198

BUTLER COUNTY PLANNING COMMISSION (SEAL)

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 338, PAGE 19-20

GIVEN UNDER OUR HAND AND SEAL THIS 28 DAY OF OCTOBER ~~2008~~. 2013

(SEAL) — RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
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.

09-11-2013 — DATE

James A. Day — REGISTRATION NO. SU-039394-E

PROPERTY OWNER:
ROCKDALE LAKES, INC
c/o LINDA CUNNINGHAM
PRESIDENT
636 DODDS ROAD
BUTLER, PA 16002
Ph: 724-352-4998

PROPERTY OWNER:
THOMAS A. & PENNY L. WIPPENBECK
235 ROBINSON RUN ROAD
BUTLER, PA 16002
Ph: 724-524-1526

Instr: 201310220031122 10/28/2013
Pages: 2 F: $85.00 11:38PM
Michele Mustello T20130028228
Butler County Recorder FL

SHEET 1/2

RECORDED 10/28/13	
PLAN BOOK	PAGE
338	19

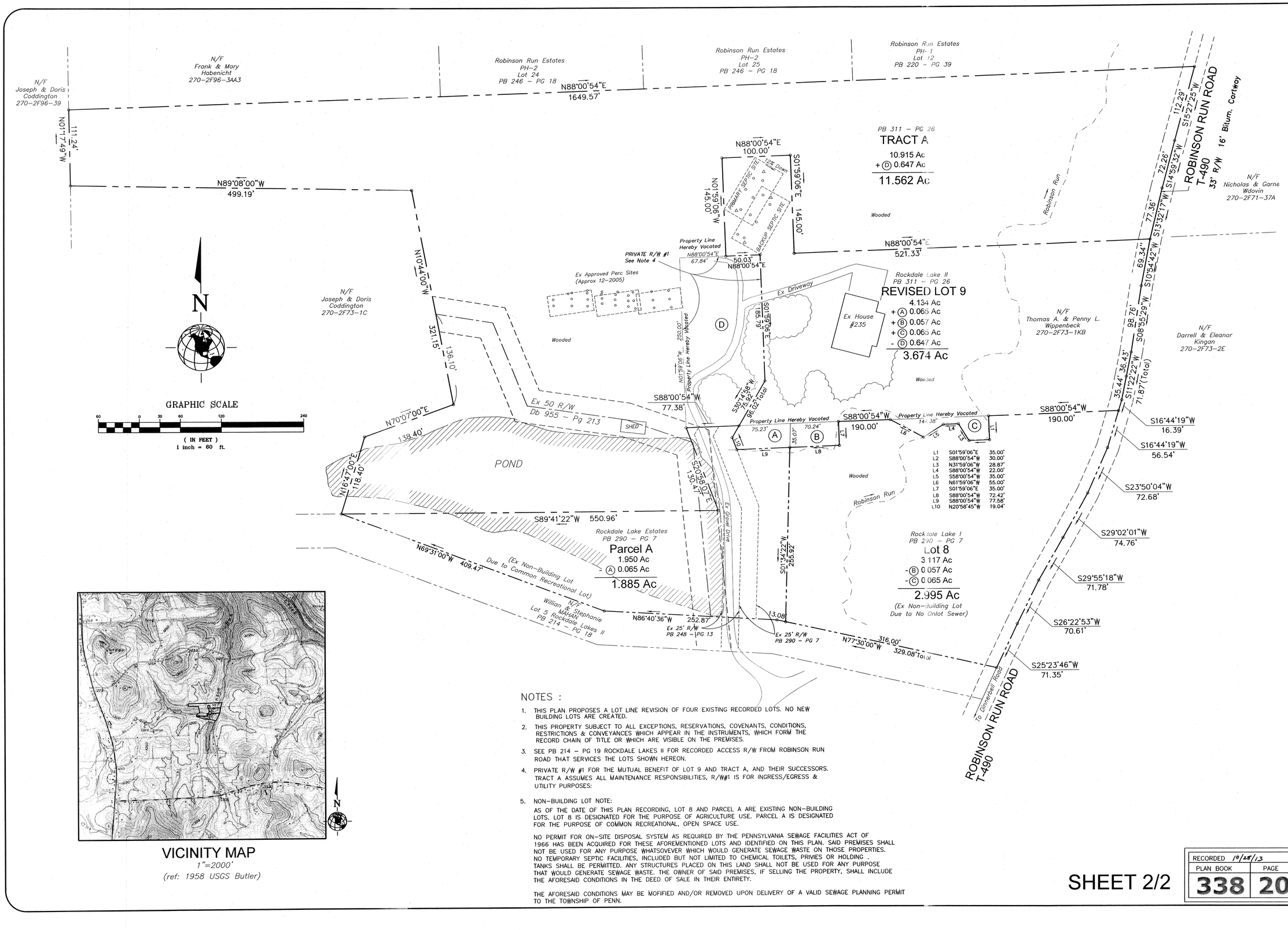
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
SURVEYOR
SU-039394-E

PREPARED FOR
ROCKDALE LAKES, INC
SITUATED IN
PennTownship, Butler Co., PA

ROCKDALE LAKES
PROPERTY LINE REVISIONS

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beach Road
Butler, PA 16001
Ph/Fax: 724-285-3287
email: jamesday@msn.com

DRAWING DATE: 09-11-2013



VICINITY MAP
1"=2000'
(ref: 1958 USGS Butler)

NOTES :

1. THIS PLAN PROPOSES A LOT LINE REVISION OF FOUR EXISTING RECORDED LOTS. NO NEW BUILDING LOTS ARE CREATED.
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. SEE PB 214 – PG 19 ROCKDALE LAKES II FOR RECORDED ACCESS R/W FROM ROBINSON RUN ROAD THAT SERVICES THE LOTS SHOWN HEREON.
4. PRIVATE R/W #1 FOR THE MUTUAL BENEFIT OF LOT 9 AND TRACT A, AND THEIR SUCCESSORS. TRACT A ASSUMES ALL MAINTENANCE RESPONSIBILITIES, R/W#1 IS FOR INGRESS/EGRESS & UTILITY PURPOSES:
5. NON-BUILDING LOT NOTE:
   AS OF THE DATE OF THIS PLAN RECORDING, LOT 8 AND PARCEL A ARE EXISTING NON-BUILDING LOTS. LOT 8 IS DESIGNATED FOR THE PURPOSE OF AGRICULTURE USE. PARCEL A IS DESIGNATED FOR THE PURPOSE OF COMMON RECREATIONAL, OPEN SPACE USE.

   NO PERMIT FOR ON-SITE DISPOSAL SYSTEM AS REQUIRED BY THE PENNSYLVANIA SEWAGE FACILITIES ACT OF 1966 HAS BEEN ACQUIRED FOR THESE AFOREMENTIONED LOTS AND IDENTIFIED ON THIS PLAN. SAID PREMISES SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WHICH WOULD GENERATE SEWAGE WASTE ON THOSE PROPERTIES. NO TEMPORARY SEPTIC FACILITIES, INCLUDED BUT NOT LIMITED TO CHEMICAL TOILETS, PRIVIES OR HOLDING TANKS SHALL BE PERMITTED. ANY STRUCTURES PLACED ON THIS LAND SHALL NOT BE USED FOR ANY PURPOSE THAT WOULD GENERATE SEWAGE WASTE. THE OWNER OF SAID PREMISES, IF SELLING THE PROPERTY, SHALL INCLUDE THE AFORESAID CONDITIONS IN THE DEED OF SALE IN THEIR ENTIRETY.

   THE AFORESAID CONDITIONS MAY BE MOFIFIED AND/OR REMOVED UPON DELIVERY OF A VALID SEWAGE PLANNING PERMIT TO THE TOWNSHIP OF PENN.

SHEET 2/2

RECORDED 10/25/13	
PLAN BOOK	PAGE
338	20

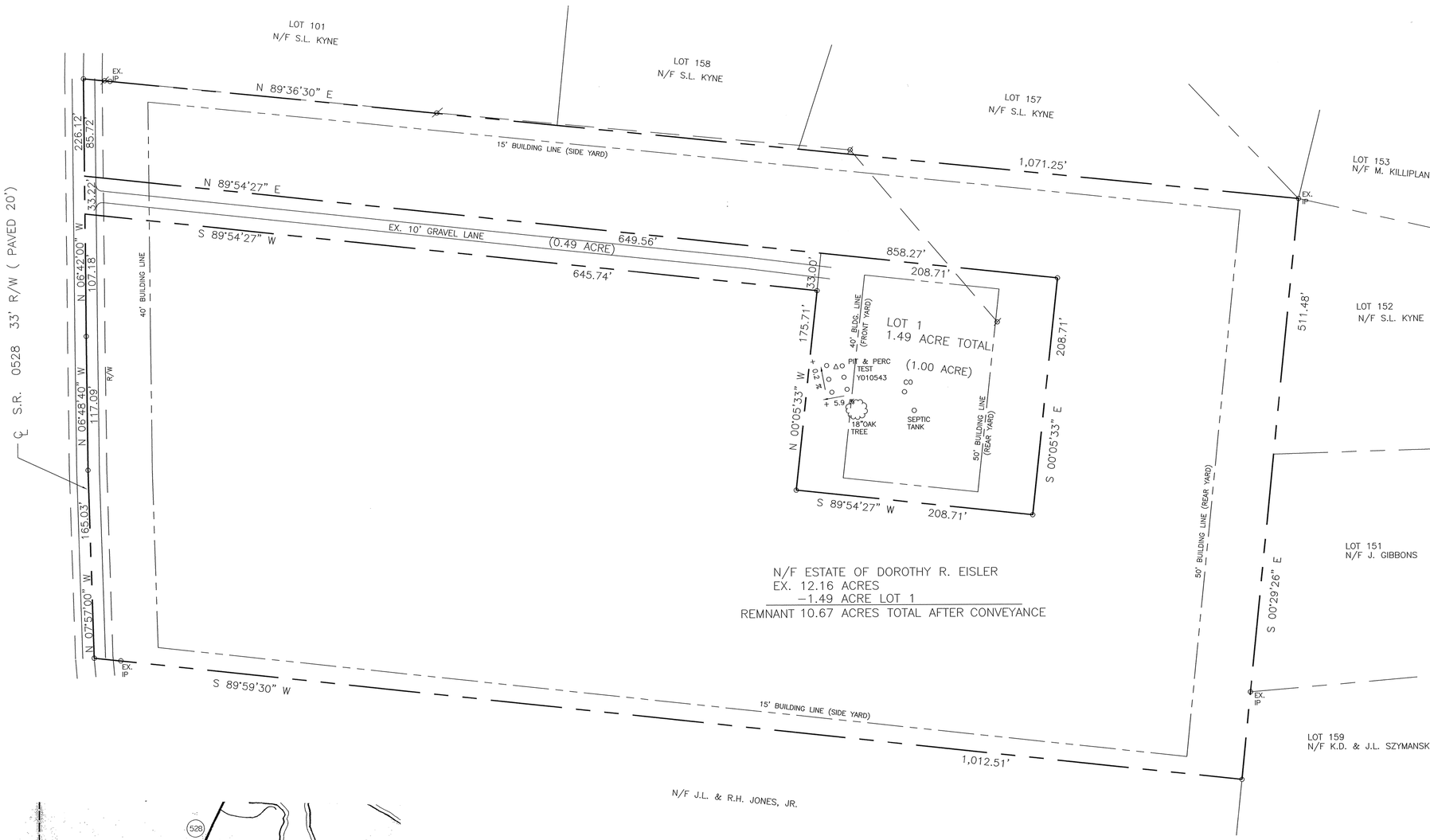
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. DAY LAND SURVEYOR SU-038944-E

PREPARED FOR
ROCKDALE LAKES, INC
SITUATED IN
PennTownship, Butler Co., PA

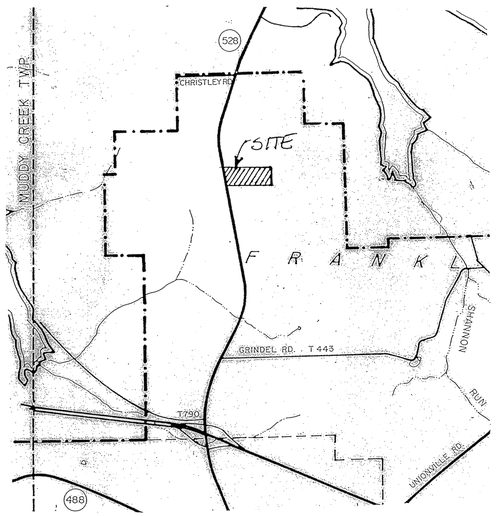
ROCKDALE LAKES
PROPERTY LINE REVISIONS

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING & SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-285-5267
email: jdaysvc@atlantic.com

DRAWING DATE: 09-11-2013
SCALE: 1"=60'



N/F ESTATE OF DOROTHY R. EISLER
EX. 12.16 ACRES
–1.49 ACRE LOT 1
REMNANT 10.67 ACRES TOTAL AFTER CONVEYANCE



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

REF: ACORN WOODS, P.B. 242 PG. 17.

ZONING: R–2 SEASONAL RESIDENTIAL

BUILDING REQUIREMENTS:

MIN. LOT AREA: 43,560 SQ. FT.
MIN. LOT WIDTH: 100'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 50'

IRON PINS TO BE SET AT NEW LOT CORNERS.

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

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

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

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

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

0′ 50′ 100′ 150′

KNOW ALL MEN BY THESE PRESENTS, that, I, Susan Gonsalves, Executor of the Estate of Dorothy R. Eisler, of the Township of Franklin, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Franklin Township, Butler County, Pennsylvania, and for divers advantages accruing to 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 Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Susan Gonsalves, Executor of the Estate of Dorothy R. Eisler, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6th day of September, 20 13.

ATTEST: Yvonne M Neely NOTARY PUBLIC — Sherry L. Kyne POA EXECUTOR

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Yvonne M. Neely, Notary Public
Franklin Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Inst #201310230031108

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER * Sherry L. Kyne as POA for Susan B. Gonsalves

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Susan Gonsalves, Executor of the Estate of Dorothy R. Eisler, 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 6th day of September 20 13.

My Commission expires the Octo 9th day of October, 20 16.

SEAL Yvonne M Neely NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Yvonne M. Neely, Notary Public
Franklin Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

DATE August 28, 2013 SEAL REG. NO. SU–32496–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 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 Herman W Bauer Jr. CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 7th day of October, 20 13.

SECRETARY SEAL Herman W Bauer Jr. CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 10 day of Sept., 20 13.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 30TH day of AUGUST, 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 338 page 21.

Given under my hand and seal this 28TH day of OCTOBER, 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

REVISED 08/28/13; NON–BUILDING WAIVER FOR REMNANT

RECORDED 10/28/13	
PLAN BOOK	PAGE
338	21

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32496-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: ESTATE OF DOROTHY R. EISLER

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 08/26/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 170–4F19–13A		Db–Pg 752–136	Sheet No.	Service No. 13–024
Address			

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 08 day of August, A.D. 2013.

ATTEST: _____ _____
NOTARY PUBLIC OWNER

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

_____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwendolyn C. Kriley, Notary Public
Center Twp., Butler County
My Commission Expires April 25, 2016
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, persoanlly appeared the above named Guy Samuel Isacco who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 08 day of August, 2013.

My Commission expires the 25 day of April, 2016.

SEAL

NOTARY PUBLIC

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

July 17, 2013 SEAL _____
DATE REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 24th day of July, 2013.

_____ SEAL _____
CHAIRMAN SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 21ST day of October, 2013.

_____ SEAL _____
CHAIRMAN SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 19TH day of JUNE, 2013.

_____ SEAL _____
CHAIRMAN SECRETARY

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 338 page 22-23.

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

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 08 day of August, A.D. 2013.

ATTEST: _____ _____
NOTARY PUBLIC OWNER

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

_____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwendolyn C. Kriley, Notary Public
Center Twp., Butler County
My Commission Expires April 25, 2016
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, persoanlly appeared the above named Patricia A. Isacco who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 08 day of August, 2013.

My Commission expires the 25 day of April, 2016.

SEAL

NOTARY PUBLIC

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 08 day of August, A.D. 2013.

ATTEST: _____ _____
NOTARY PUBLIC OWNER

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

_____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwendolyn C. Kriley, Notary Public
Center Twp., Butler County
My Commission Expires April 25, 2016
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, persoanlly appeared the above named Ronald Andrew Isacco who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 08 day of August, 2013.

My Commission expires the 25 day of April, 2016.

SEAL

NOTARY PUBLIC

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 08 day of August, A.D. 2013.

ATTEST: _____ David Nelson Isacco
NOTARY PUBLIC OWNER

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

David Nelson Isacco (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwendolyn C. Kriley, Notary Public
Center Twp., Butler County
My Commission Expires April 25, 2016
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, persoanlly appeared the above named David Nelson Isacco who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 08 day of August, 2013.

My Commission expires the 25 day of April, 2016.

SEAL

NOTARY PUBLIC

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 08 day of August, A.D. 2013.

ATTEST: _____ Alice C. Isacco
NOTARY PUBLIC OWNER

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

Alice C. Isacco (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwendolyn C. Kriley, Notary Public
Center Twp., Butler County
My Commission Expires April 25, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

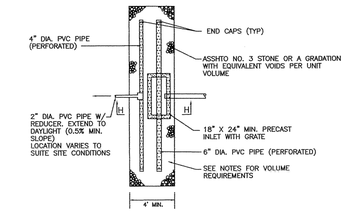
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, persoanlly appeared the above named Alice C. Isacco who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 08 day of August, 2013.

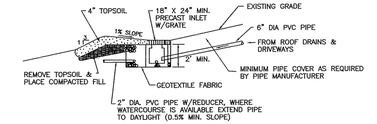
My Commission expires the 25 day of April, 2016.

SEAL

NOTARY PUBLIC



PLAN



SECTION H – H

NOTES:

1) AS A CONDITION OF RECEIVING A BUILDING PERMIT FROM THE TOWNSHIP FOR CONSTRUCTION ON LOT DEPICTED ON THIS SUBDIVISION. LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORM WATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.
2) ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREAS SHALL BE DESIGNATED ACCORDING TO THE FOLLOWING CRITERIA.
3) EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2-INCHES OF WATER COVERING THE TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1200-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE A WATER VOLUME OF 200-CUBIC FEET. THE TOTAL STORAGE AREA, ASSUMING THE SUMP IS 60% ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.
4) DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 3:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.
5) DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20 FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE.
6) DRY SUMPS SHALL LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL, ABSORPTION, OR BUILDING FOUNDATION.

*WHERE WATERCOURSE IS NOT AVAILABLE OR WHERE AN EXPOSED DISCHARGE PIPE IS INAPPROPRIATE, EXTEND THE 2" PIPE TO A DOWNGRADE 2'X2'X2' GRAVEL FILLED SUMP HOLE.

REVISED 07/17/2013; ENGINEER'S REVIEW COMMENTS

RECORDED 10/28/13	
PLAN BOOK	PAGE
338	22

Instr:201310280031201 10/28/2013
Pages:2 F:$85.00 4:12PM
Michele Mustello T20130026282
Butler County Recorder FL

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

L S J

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

PLAN OF SUBDIVISION

FOR: PATRICIA A. ISACCO, GUY SAMUEL ISACCO, RONALD ANDREW ISACCO, DAVID NELSON ISACCO & ALICE C. ISACCO

SITUATE: CENTER TWP., BUTLER CO., PA

Date 06/11/13	Scale 1" = 200'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F61-31J, 34B & 34BC		Db-Pg 2954-5	Sheet No. 2 of 2	Service No. 13-010

N/F S.W. BELL
N/F R.R WEBBER & D.C. TAYLOR
N/F R.C. MICHAEL
N/F A.J. CAMMISA
N/F M.E. PHILLIPS
N/F C.E. HEATH
N/F D.K. KILDOO
N/F K.L. WIGTON
N/F K.J. CORNIBE
N/F S.E. GELLES & T. CAPURASO
N/F L.R. BLAIN
N/F J. ISACCO
EX. LOT 1
P.B. 326 PGS. 4–5
EX. LOT 2
P.B. 326 PGS. 4–5
N/F J. ISACCO
N/F L.V. YOUNG
N/F L.V. YOUNG
N/F R.E. COUGHENOUR
N/F R.P. MAY
N/F R.P. MAY

S 87°47'22" E
1,611.30'
S 86°54'02" E
880.24'
S 87°27'16" E
481.75'
N 03°16'04" E
206.65'
2,084.84'
1,204.61'
R=1,305.77' A=285.06'
Ch= S 50°11'41" E
284.50'
S 43°56'26" E
23.62'
N 50°53'38" E
15.00'
R=1,610.74' A=135.91'
Ch= S 41°31'24" E
135.87'
R=1,625.74' A=563.20'
Ch= S 29°10'54" E
560.39'
R=3094.42' A=146.40'
Ch= N 15°59'23" E
146.39'
N 14°38'04" E
361.73'
WEST SUNBURY ROAD
S.R. 0308 60' R/W
(Paved 21.17')
N 14°55'45" E
89.59'
R=1,249.70' A=32.17'
Ch= N 15°40'00" E
32.17'
S 01°26'10" W
29.00'
S 61°25'37" E
306.35'
N 88°33'50" W
460.00'
S 84°37'06" W
608.60'
N 05°22'54" W
25.00'
N 58°05'58" W
42.12'
N 89°05'32" W
274.60'
N 10°54'22" E
100.00'
N 01°26'10" E
785.00'
S 88°33'50" E
250.00'
N 01°26'10" E
430.18'
N 88°33'50" W
1,171.54'
N 02°49'05" E
265.03'
N 86°45'58" W
765.44'
N 03°14'02" E
539.00'
N 86°45'58" W
443.46'
S 29°47'46" W
1,142.56'
S 86°45'58" E
60.00'
N 03°16'04" E
975.60'
N 79°05'38" W
1,296.65'
S 86°45'58" E
1,366.55'
N 79°05'38" W
1,300.00'
S 86°45'58" E
1,258.60'
N 86°45'58" W
2,170.84'
N 86°45'58" W
1,212.96'
S 15°52'40" E
740.10'
S 71°11'20" W
624.30'
S 18°48'40" E
116.00'
S 71°11'20" W
209.50'
S 29°47'46" W
1,352.06'
S 29°47'46" W
326.99'
N 03°14'02" E
447.52'

LOT A
46.68 ACRES
LOT B
46.68 ACRES
LOT C
46.67 ACRES
LOT D
46.68 ACRES

(Parcel 2 of D.B. 2954 Pg. 5
54.91 Acres)
(Parcel 1 of D.B. 2954 Pg. 5
101.94 Acres)
(Part of
Parcel 1 of D.B. 2954 Pg. 5
29.86 Acres
P.B. 111 Pg. 44)

EASEMENT AREA RESERVED FOR FUTURE STORMWATER MANAGEMENT
℄ PROP. 50' PRIVATE ROAD FOR INGRESS, EGRESS & UTILITY PURPOSES
PROPOSED CUL-DE-SAC
PROPOSED CUL-DE-SAC
℄ EX. 50' PRIVATE ROAD FOR INGRESS, EGRESS & UTILITY PURPOSES
PROPOSED ADDITIONAL R/W FOR PRIVATE ROAD
PROPOSED 18' GRAVEL CARTWAY
EX. 42.12' LIMIT OF EXISTING 50' PRIVATE ROAD
Original lot line to be removed
Original lot line to be removed
Original lot line to be removed
Original lot line to be removed

30' BUILDING LINE (SIDE YARD)
50' BUILDING LINE (REAR YARD)
50' BUILDING LINE (FRONT YARD)
50' BUILDING LINE (FRONT YARD)
50' BUILDING LINE (REAR YARD)
50' BLDG. LINE (REAR YARD)
50' BLDG. LINE (FRONT YARD)
30' BUILDING LINE (SIDE YARD)
30' BUILDING LINE (SIDE YARD)
30' BUILDING LINE (FRONT YARD)
30' BUILDING LINE (SIDE YARD)
30' BUILDING LINE (REAR YARD)
30' BLDG. LINE (REAR YARD)
30' BLDG. LINE (SIDE YARD)
30' BLDG. LINE (FRONT YARD)
50' BUILDING LINE (REAR YARD)

℄ RAILROAD TRACKS BESSEMER & LAKE ERIE RAILROAD CO.
20"TREE
18"TREE W/WIRE
28"TREE W/WIRE
EX. STONE
EX. STONE
EX. I. PIPE
I.P. SET
EX. I.P.
EX. TOWER
GAS MARKER
GAS MARKER
GAS MARKER
GAS MARKER
EX. I. PIPE
EX. I. PIPE
EX. CARTWAY
EX. CARTWAY
EX. 80' BUILDING LINE
EX. 80' BUILDING LINE
EX. 80' BUILDING LINE

Instr:201310290031350 10/29/2013
Pages:1 F:$45.00 3:04PM
Michele Mustello T20130026382
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That we, Violet DeMatteis and Angela DeMatteis of the City of Butler, 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 City of Butler, 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 City of Butler, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and City of Butler, 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 11TH day of SEPTEMBER 2013.

Violet DeMatteis
Owner

Angela DeMatteis
Owner

NA
Owner

NA
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Violet DeMatteis and Angela DeMatteis 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 11TH day of SEP 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 platted by me for the owners or agents.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30151-E
PENNSYLVANIA

11TH Sep '13
Date

P. L. S. #30151-E

The 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 Council of the City of Butler this 28th day of OCTOBER 2013.

Margaret D. Stark
Mayor

Seal

City Clerk

Approved by the City of Butler Planning Commission this 25th day of October 2013.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 11TH day of SEPT 2013.

APPROVED
BUTLER COUNTY PLANNING COMMISSION

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 338 Page 24.

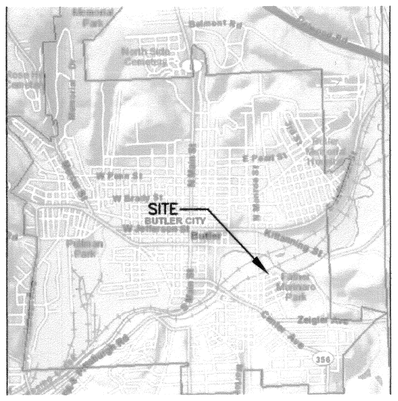
Given under my hand and seal this 29th day of October 2013.

Michele M. Mustello
Recorder

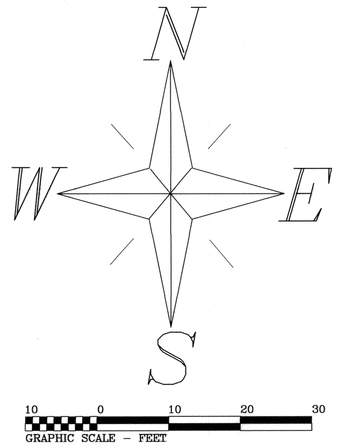
Seal

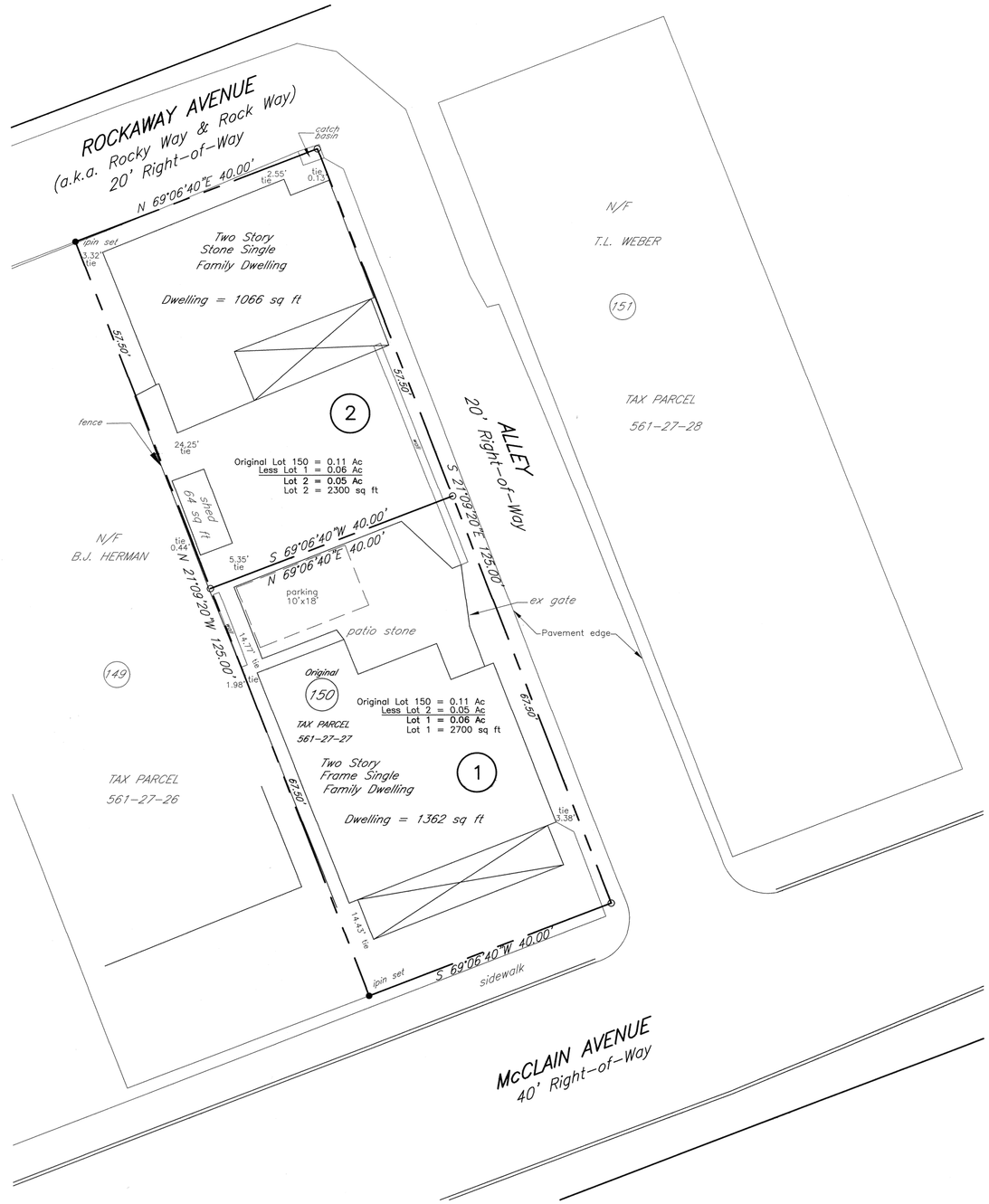
RECORDER OF DEEDS
BUTLER COUNTY, PA.

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



Vicinity Map
NOT TO SCALE





DEMATTEIS PLAN

Being a subdivision of Lot 150 in the late William S. Boyd's plan plan of Springdale, of record in Deed Book 199, page 499.

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

1) OWNER: VIOLET DeMATTEIS AND ANGELA DeMATTEIS
223 McCLAIN AVENUE
BUTLER, PA 16001

2) ZONE: R-2

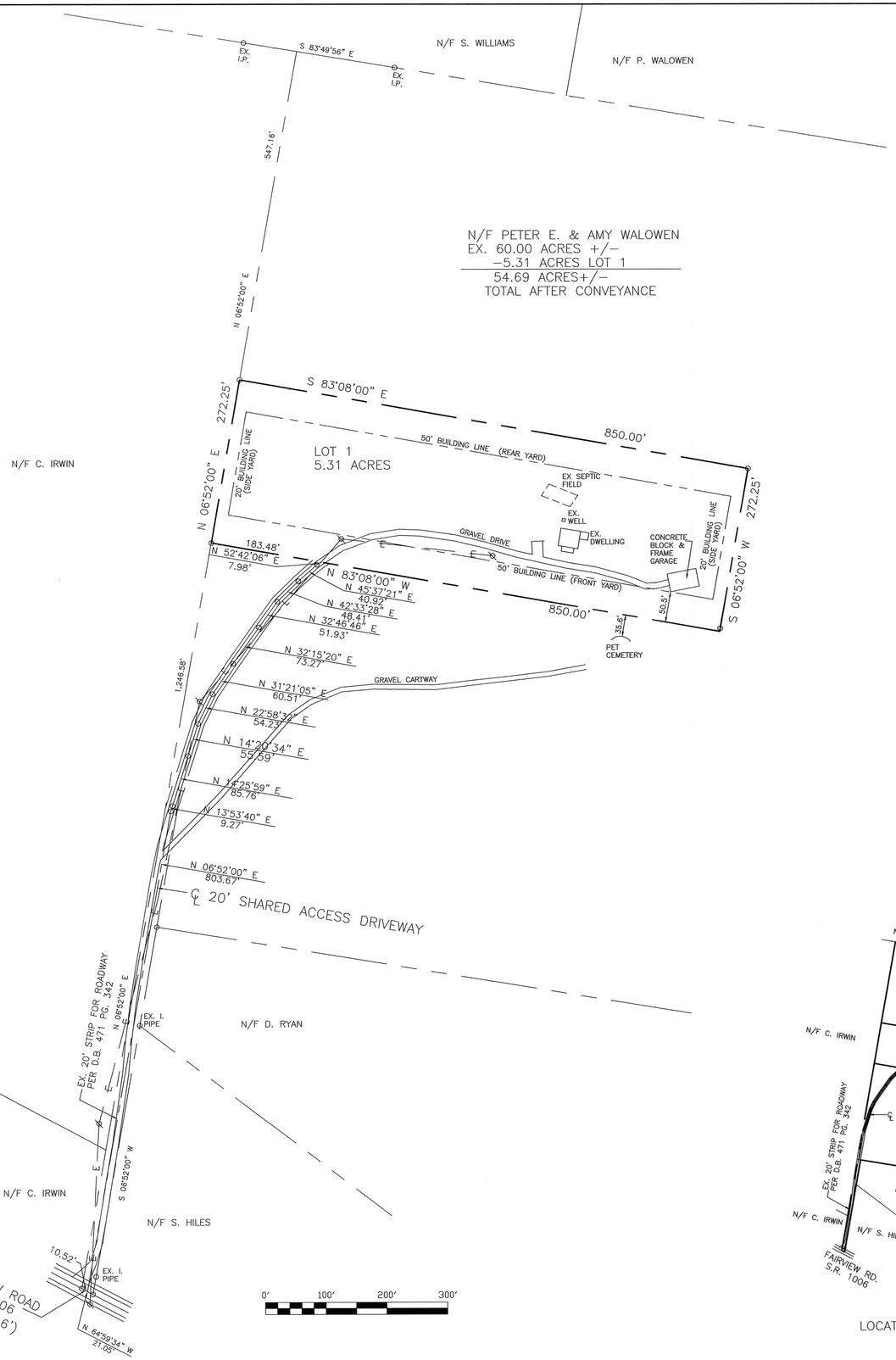
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

SUBDIVISION SURVEY for DEMATTEIS
PROJECT No: 13-038
SITUATE: BUTLER CITY, BUTLER COUNTY, PA.
DATE: 5/15/13 REV: 9/11/13 DWN.By: SDG CHK.By: Sdg Co. TAX No: 561-27-27

RECORDED Oct 29 2013

PLAN BOOK	PAGE
338	24

SHEET ____ of ____



Instr:201310300031353 10/30/2013
Pages:1 F:$45.00 9:34PM
Michele Mustello T20130026405
Butler County Recorder ND

NOTES:

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

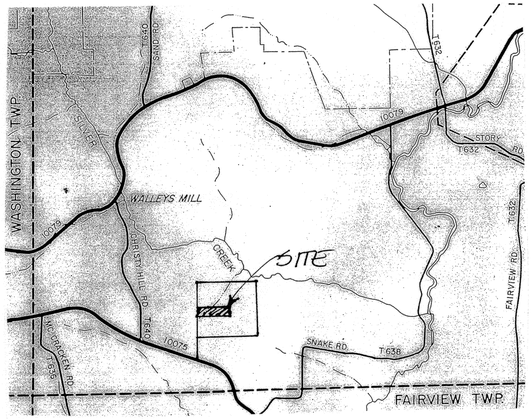
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPERTY OWNERS: PETER E. & AMY WALOWEN
327 FAIRVIEW ROAD
PETROLIA, PA 16050

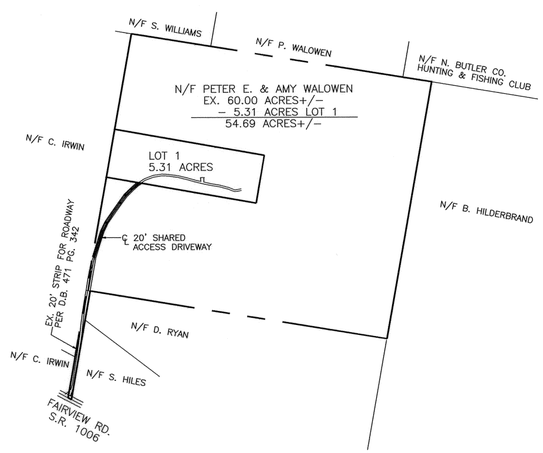
IRON PINS TO BE SET AT NEW LOT CORNERS.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1 FOR MORTGAGE PURPOSES.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE OWNERS OF LOT 1 AND REMNANT, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE OWNERS OF LOT 1 AND REMNANT, THEIRS HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

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

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

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

ATTEST:
Carol D King — Peter E Walowen — Amy B Walowen
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 Peter E. and Amy Walowen, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of September 2013.

My Commission expires the 19th day of November, 2015.

SEAL
Carol D King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 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.

September 6, 2013 DATE — SEAL — Cheryl A. Hughes REG. NO. SU-32490-E

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

Vicki Stanis SECRETARY — SEAL — Jeanne Mauch CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Parker this 3RD day of OCTOBER, 2013.

Vicki Stanis SECRETARY — SEAL — Jeanne Mauch CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 18TH day of SEPT, 2013.

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 338 page 25.

Given under my hand and seal this 30th day of October, 2013.

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

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

RECORDED 10/30/13	
PLAN BOOK	PAGE
338	25

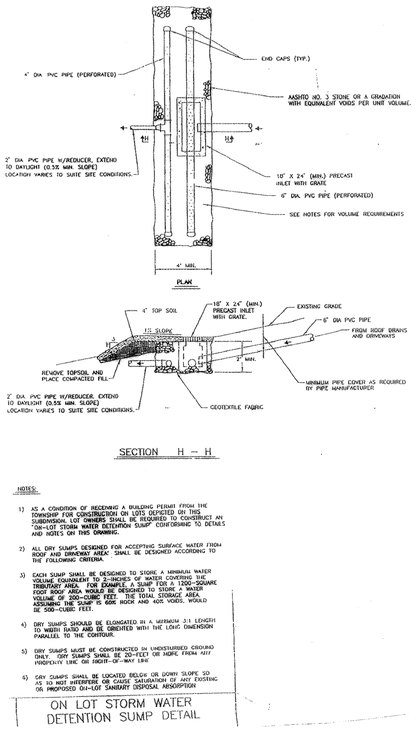
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: PETER E. & AMY WALOWEN

SITUATE: PARKER TWP., BUTLER CO., PA

Date 09/06/13	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 260-1F55-1		Instrument # 200411120036028	Service No. 13-068
Address 327 FAIRVIEW ROAD			



SECTION H – H

NOTES:

1) AS A CONDITION OF RECEIVING A BUILDING PERMIT FROM THE TOWNSHIP FOR CONSTRUCTION ON LOTS DEPICTED ON THIS SUBDIVISION, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORM WATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.

2) ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREA SHALL BE DESIGNED ACCORDING TO THE FOLLOWING CRITERIA.

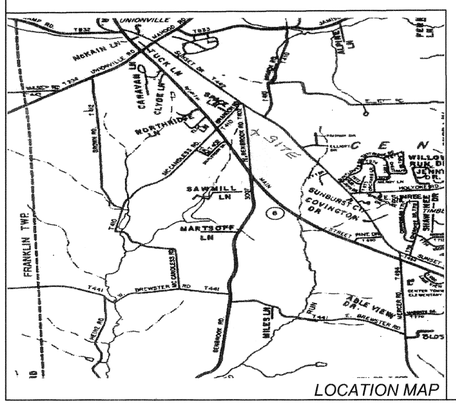
3) EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2-INCHES OF WATER COVERING THE TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1000-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE 167 CUBIC FEET VOLUME OF STORAGE. FOR THE TOTAL STORAGE AREA, CONSIDERING 30% VOIDS IN ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.

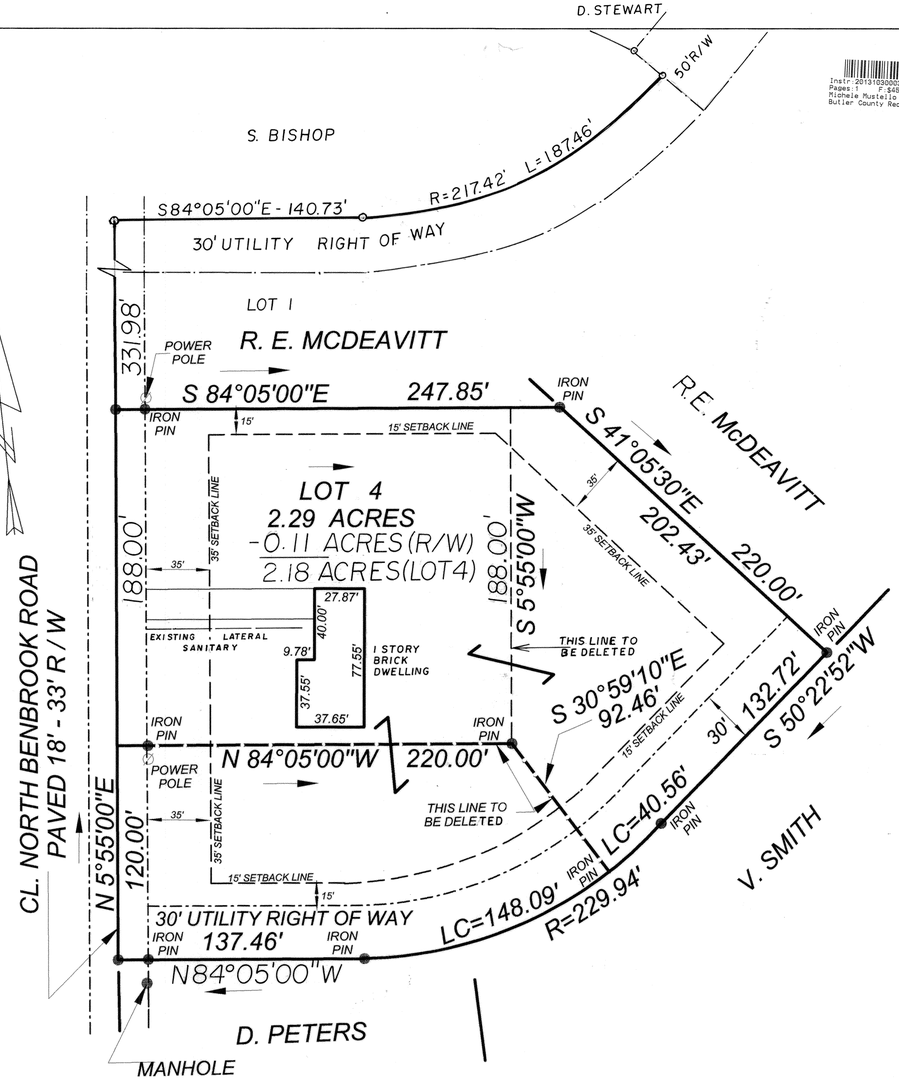
4) DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 2:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.

5) DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20-FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE

6) DRY SUMPS SHALL BE LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL ABSORPTION

ON LOT STORM WATER DETENTION SUMP DETAIL





Instr: 201310300031387
Pages: 1 F: $45.00 10:51PM
Michele Mustello 10/30/2013
Butler County Recorder T20130026421
ND

KNOW ALL MEN BY THESE PRESENTS, that Ronald E. McDeavitt of the twp of Center 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 Center 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 Center 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 Ronald E. McDeavitt our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 13th day of September, 2013.

ATTEST:

Ronald E. McDeavitt

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 Ronald E. McDeavitt 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 September, 2013.

My Commission expires the 05th day of March, 2016

SEAL

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

NOTARY PUBLIC

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

9/12/2013 *SEALS*
DATE *REGISTRATION NO. SU - 073089E*

JOHN E. DUSHECK
REGISTERED
PROFESSIONAL
LAND
SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

Reviewed by the Center Twp., Planning Commission this 25th day of September, 2013.

Cheryl Schaefer — Robert M. Sloan
SECRETARY *CHAIRMAN*

Approved by the Center Twp., supervisors this 9th day of October, 2013.

Ronald E. Platt
SECRETARY *CHAIRMAN*

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 8th day of Oct., 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 338 Page 26.

Given under my hand and seal this 30th day of October, 2013.

SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

Michele M. Mustello
RECORDER

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

NOTICE TO SUBDIVIDERS:

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

OWNER / SUBDIVIDER
RONALD E. MCDEAVITT
7714 VALLEY VIEW AVE.
HARRISBURG PA. 17112
717-657-7679

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

ZONED R1

0 20' 40' 80' 120'

TOTAL AREA = 2.29 ACRES *(FINAL PLAN)*

RECORDED 10/30/13	
PLAN BOOK	PAGE
338	26

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

Date : 9/12/2013	**PROPERTY SUBDIVISION**
Scale : 1"= 40'	FOR: RONALD E. MCDEAVITT
Dwn. By : SAB	SITUATE: CENTER TWP., BUTLER CO., PA
REVISED: 9/29/2019	

Instr 201310300031413
Pages: 1
F $45.00
Michele Mustello
Butler County Recorder
10/30/2013
12:33PM
T20130028446
ND

TOWNSHIP | COUNTY | SURVEYOR | RECORDER

COUNTY: BUTLER COUNTY PLANNING COMMISSION

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

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE TERILEA MORETTI AND ROBERT W. GRAHAM, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY, SITUATE IN FORWARD TOWNSHIP, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY COURSES OF ACTION, CLAIMS OR DAMAGES ARISING 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 LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OF UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 8th DAY OF July, A.D. 2013.

ATTEST:

Kathi L. Elder — NOTARY PUBLIC

Terilea Moretti — OWNER

Robert W. Graham — OWNER

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA } §:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED TERILEA MORETTI AND ROBERT W. GRAHAM AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July, 2013.

MY COMMISSION EXPIRES THE 12th DAY OF September, 2014.

Kathi E. Elder — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2014
Member, Pennsylvania Association of Notaries

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT I JOHN J. BECKER, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF MY PROPERTY, SITUATE IN FORWARD TOWNSHIP, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY COURSES OF ACTION, CLAIMS OR DAMAGES ARISING 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 LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OF UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 8th DAY OF July, A.D. 2013.

ATTEST:

Kathi E. Elder — NOTARY PUBLIC

John J. Becker — OWNER

OWNER

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA } §:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED JOHN J. BECKER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July, 2013.

MY COMMISSION EXPIRES THE 12th DAY OF September, 2014.

Kathi E. Elder — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2014
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE):

WE, TERILEA MORETTI AND ROBERT W. GRAHAM OWNERS OF THE MORETTI – BECKER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF TERILEA MORETTI AND ROBERT W. GRAHAM AS RECORDED AT INSTRUMENT No. 201204090009470, RECORDER OF DEEDS OFFICE.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Terilea Moretti — OWNER

Robert W. Graham — OWNER

TITLE CLAUSE (NO MORTGAGE):

I, JOHN J. BECKER OWNER OF THE MORETTI – BECKER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN J. BECKER AS RECORDED IN DEED BOOK VOLUME 2828 PAGE 0615, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

John J. Becker — OWNER

OWNER

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, PAUL J. NEFF, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLANS SHOWN HEREIN ARE BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT IN MY PROFESSIONAL OPINION ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAT AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

6-25-13 — DATE

Paul J. Neff — PAUL J. NEFF, REG. No. SU051242
pneff@pedersenx2.com

COUNTY PLANNING COMMISSION REVIEW:

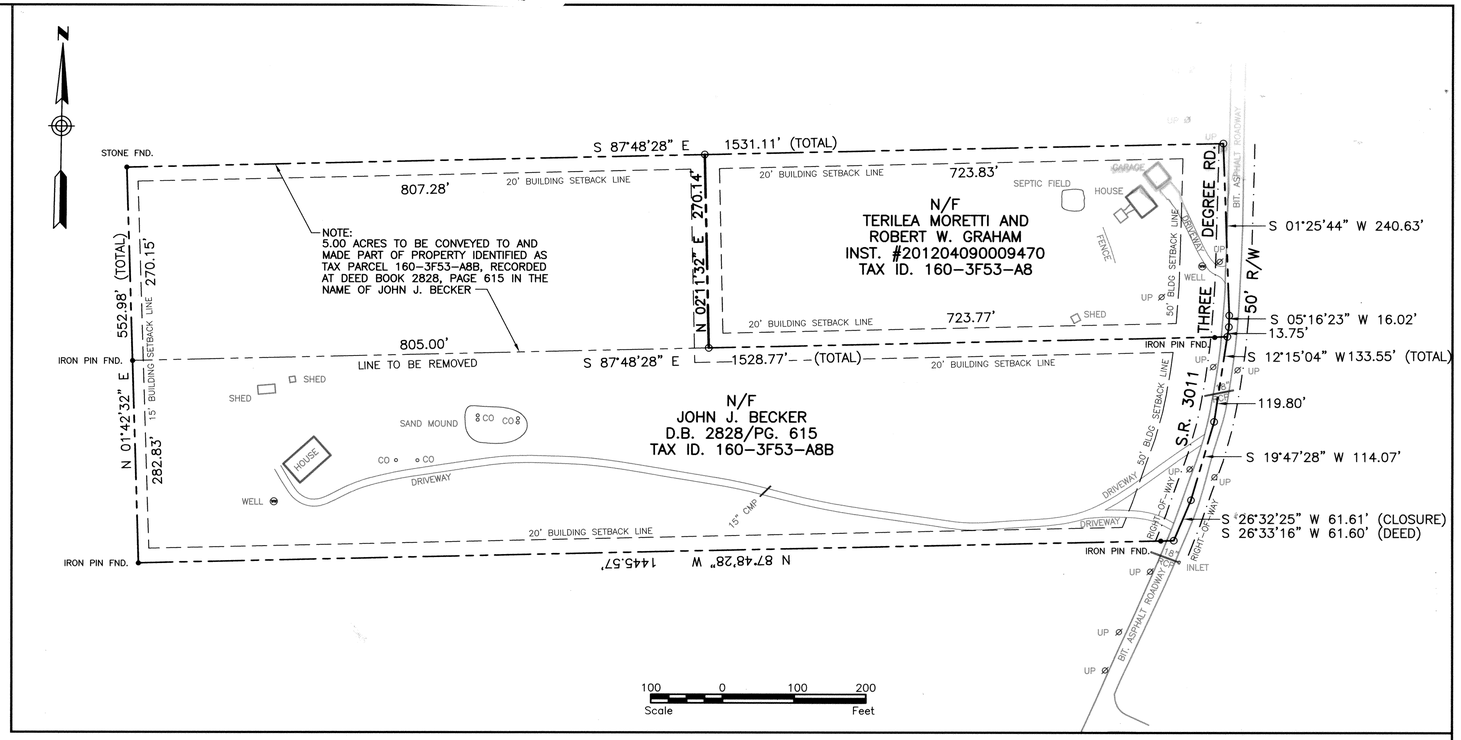
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF June, 2013.

SECRETARY — CHAIRMAN

COUNTY CONSERVATION DISTRICT APPROVAL:

APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT THIS _____, DAY OF _____ 20____.

CHAIRMAN



TOWNSHIP OF FORWARD PUBLIC NOTICE:

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 ANDY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY — PRESIDENT

APPROVAL BY THE TOWNSHIP OF FORWARD:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 13 DAY OF August, 2013.

SECRETARY — CHAIRMAN OF THE BOARD

TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE FORWARD TOWNSHIP PLANNING COMMISSION THIS 23rd DAY OF July, A.D. 2013.

SECRETARY — CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN PLAN BOOK VOLUME 338 PAGE(S) 27.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF OCTOBER, A.D. 2013.

RECORDER OF DEEDS — BUTLER COUNTY, PA.

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

RECORDER OF DEEDS

AREAS:

PARCEL	ORIG. ACREAGE	NEW ACREAGE
160–3F53–A8	9.4986	4.4993
160–3F53–A8B	9.7067	14.7060
TOTAL	19.2053	19.2053

NOTES:

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

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

CURRENT TITLE OF PROPERTY IN THE NAME OF TERILEA MORETTI AND ROBERT W. GRAHAM, BUTLER COUNTY TAX MAP No. 160–3F53–A8, IS RECORDED AT INSTRUMENT No. 201204090009470.

CURRENT TITLE OF PROPERTY IN THE NAME OF JOHN J. BECKER, BUTLER COUNTY TAX MAP No. 160–3F53–A8B, IS RECORDED AT DBV 2828, PG 0615.

PURPOSE:

TO CONVEY 5 ACRES OF PROPERTY FROM PARCEL 160–3F53–A8, MORETTI, ET AL, TO PARCEL 160–3F53–A8B, JOHN J. BECKER.

APPLICABLE MUNICIPAL REQUIREMENTS:

ZONING:	NONE
MINIMUM LOT SIZE:	1 ACRE FOR EACH DWELLING UNIT
MINIMUM LOT WIDTH:	100 FEET AT BUILDING LINE
SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET
REAR:	15 FEET

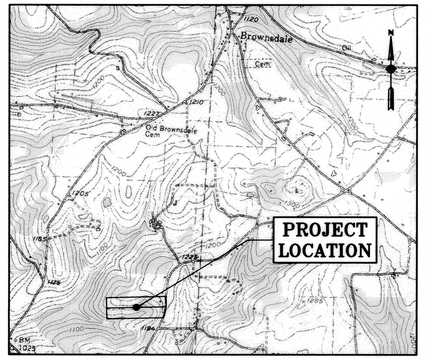
OWNERS:

TERILEA MORETTI AND ROBERT W. GRAHAM
1080 THREE DEGREE ROAD
BUTLER, PA 16001
PHONE 724–355–8044

JOHN J. BECKER
250 ROYAL OAK ROAD
BUTLER, PA 16001
724–355–7364

RECORDED: 10/30/13

PLAN BOOK	PAGE
338	27



VICINITY MAP
SCALE: 1"=2000'
SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, BUTLER, PENNSYLVANIA 7.5 MINUTE SERIES 1958, REV 1969, (PHOTO REV 1977)

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	HAMPTON TECHNICAL ASSOCIATES, INC.; *GARDY SUBDIVISION, THREE DEGREE ROAD*, JUNE 23, 2006; RECORDED SEPT. 14, 2006 PBV 295, PG 40.	
2	W. J. McGARVEY, PE; *WILCOX SUBDIVISION No. 2*; JULY 29, 1991; RECORDED SEPT. 13, 1991, PBV 148, PG 50.	

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	REMOVED ENGINEERS CERTIFICATION.	06/11/13	BJE	PJN	PJN
1	ADDED SEPTIC INFO PER COMMENTS.	06/11/13	BJE	PJN	PJN

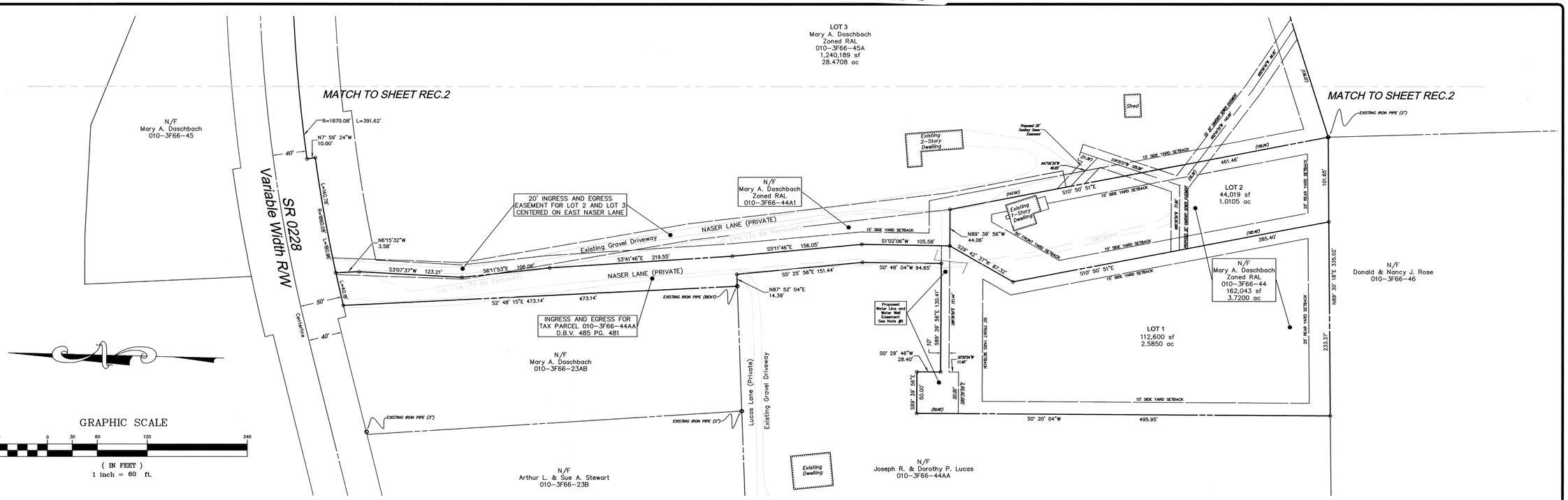
PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT: TERILEA MORETTI
1080 THREE DEGREE ROAD, BUTLER, PENNSYLVANIA 16001

PROJECT: MORETTI – BECKER LOT LINE REVISION PLAN
BEING: TAX PARCEL No. 160–3F53–A8
RECORDED AT: INST. #201204090009470
AND
BEING: TAX PARCEL No. 160–3F53–A8B
RECORDED AT: DBV 2828, PG 615
FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	JAL
CHECKED	PJN
APPROVED	PJN
DATE	05/28/13
ISSUE DATE	06/26/13
REV. #	2
PROJECT #	13–027
SCALE	1"=100'
DWG #	LL–1
SHEET	1 OF 1

Instr 201310300031432
Pages: 2
Michele Mustello
Butler County Recorder
F: $85.00
10/30/2013
2:13PM
T20130026464
ND


MATCH TO SHEET REC.2
MATCH TO SHEET REC.2
N/F
Mary A. Daschbach
010-3F66-45
SR 0228
Variable Width R/W
Centerline
R=1870.08'
L=391.62'
N7° 59' 24"W
10.00'
40'
50'
40'
L=430.78'
R=2892.08'
L=430.36'
L=459.58'
N6°15'32"W
3.58'
S3°07'37"W 123.21'
S6°11'53"E 106.06'
S3°41'46"E 219.55'
S52° 48' 15"E 473.14'
473.14'
20' INGRESS AND EGRESS
EASEMENT FOR LOT 2 AND LOT 3
CENTERED ON EAST NASER LANE
NASER LANE (PRIVATE)
Existing Gravel Driveway
(Lot Line To Be Removed)
NASER LANE (PRIVATE)
(Lot Line To Be Removed)
N/F
Mary A. Daschbach
Zoned RAL
010-3F66-44A1
INGRESS AND EGRESS FOR
TAX PARCEL 010-3F66-44AA
D.B.V. 485 PG. 481
N/F
Mary A. Daschbach
010-3F66-23AB
EXISTING IRON PIPE (BENT)
N87° 52' 04"E
14.39'
S55° 25' 56"E 151.44'
S1°02'06"W 105.58'
S5°11'46"E 156.05'
S0° 48' 04"W 94.65'
Existing
2-Story
Dwelling
Proposed 20'
Sanitary Sewer
Easement
Shed
Existing
1-Story
Dwelling
Proposed Water Line and
Water Well (Drilled)
See Note 8
Lucas Lane (Private)
Existing Gravel Driveway
EXISTING IRON PIPE (3")
EXISTING IRON PIPE (2")
EXISTING IRON PIPE (3")
N/F
Arthur L. & Sue A. Stewart
010-3F66-23B
Existing
Dwelling
N/F
Joseph R. & Dorothy P. Lucas
010-3F66-44AA
LOT 3
Mary A. Daschbach
Zoned RAL
010-3F66-45A
1,240,189 sf
28.4708 ac
LOT 2
44,019 sf
1.0105 ac
LOT 1
112,600 sf
2.5850 ac
N/F
Mary A. Daschbach
Zoned RAL
010-3F66-44
162,043 sf
3.7200 ac
N/F
Donald & Nancy J. Rose
010-3F66-46
N89° 39' 56"W
44.06'
S10° 50' 51"E
S20° 45' 37"W 97.32'
S10° 50' 51"E
461.46'
385.40'
101.65'
N89° 30' 18"E 335.02'
233.37'
S0° 20' 04"W
495.95'
S0° 29' 46"W
28.40'
S89° 39' 56"E
50.00'
S89° 39' 56"E 130.41'
10'
15' SIDE YARD SETBACK
30' FRONT YARD SETBACK
25' REAR YARD SETBACK
(N/F)
(S/F)
(N/F)
(S/F)
(N/F)
(S/F)
(S&U)
(N&U)
(N&U)
(S&U)
(N&U)
(S&U)
(N&U)
(S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

RECORDED: 10/30/13
PLAN BOOK 338 PAGE 29

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

Corporate Office
Main Technical Center
355 Mansfield Ave., Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX (412) 781-5904

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX (724) 625-4549

www.Hampton-Technical.com
email@hampton-technical.com

N/F
Mars Area School
010-3F66-5BA

EXISTING IRON PIPE (3")

S2° 07' 21"E 351.00'

15' SIDE YARD SETBACK

EXISTING IRON PIPE

S65° 41' 31"E 129.85'

N/F
Mars Home for the Youth
010-3F66-5B

EXISTING IRON PIPE

EXISTING IRON PIPE

S1° 38' 56"E 300.29'

15' SIDE YARD SETBACK

ATTRIBUTABLE LOCATION
12.26' SANITARY SEWER EASEMENT

Lot No. 47
010-S15-A47

25' REAR YARD SETBACK

JOHN QUINCY ADAMS ESTATES

Lot No. 46
010-S15-A46

GRAVEL PARKING AREA

Lot No. 45
010-S15-A45

P.B.V. 222 PG. 21

Lot No. 44
010-S15-A44

Lot No. 43
010-S15-A43

Lot No. 39
010-S15-A39

Existing Structure

Shed

Shed

SR 0228
Variable Width R/W

R=870.08' L=40.29'

N10° 00' 29"E
20.00'

R=850.08' L=193.72'

60'

40'

S4° 00' 31"W
20.00'

30' FRONT YARD SETBACK

R=870.08' L=391.62'

N7° 59' 24"W
10.00'

40'

LOT 3
Mary A. Daschbach
Zoned RAL
010-3F66-45A
1,240,189 sf
28.4708 ac

MATCH TO SHEET REC.1

MATCH TO SHEET REC.1

N/F
Mary A. Daschbach
010-3F66-45

Existing 2-Story Dwelling

Shed

Proposed 20' Sanitary Sewer Easement

N67°36'39"E 46.81'

(71.30')

S39°57'E 108.56'

15' SIDE YARD SETBACK

S39°57'E 466.46'

(466.00')

461.46'

15' RE-GRADE SPEC. EASEMENT

40' R/W

(N39°57'W)

EXISTING IRON PIPE (3")

SETBACK

15'

DRAWN BY: JPC

CHECKED BY: MS

APPROVED BY:

CAD FILE: 10843 Rec.dwg

TITLE
Hooten Plan of Lots
Plan for Recording
Adams Township
Butler County, Pennsylvania

CLIENT
Mary Hooten
121 Naser Lane
Mars, PA 16046

DATE ISSUED: September 25, 2013

HORIZONTAL SCALE: 1"=60'

VERTICAL SCALE: –

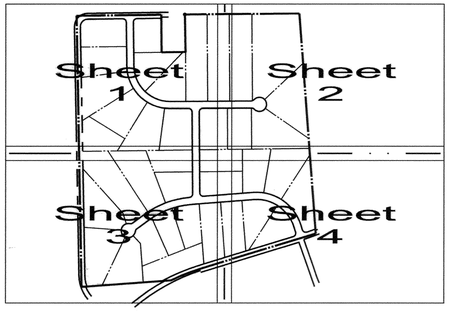
SHEET: 2 of 2
REC.2

HTA PROJECT #: 10843

Instr:201310300031452 10/30/2013
Pages:13 F:$525.00 3:56PM
Michele Mustello T20130026492
Butler County Recorder ND

RECORDED: 10/30/13	
PLAN BOOK	PAGE
338	30





NOTES:

1. All construction to comply with Lancaster Township requirements.
2. All roof leaders and driveways to be connected to proposed storm sewers unless On-Lot sumps are designed or otherwise noted.
3. No wells found on site.
4. Elevations based on GPS survey datum PA South state plane coordinate system.
5. An easement will be required in the event the existing overhead utility will not be relocated within the road right-of-way.
6. All waterlines crossing sanitary or storm sewers shall comply with PaDEP standards.
7. All driveways are required to have proper site distance.
8. Lots exceeding 1.83 acres may not be re-subdivided.
9. Lot PS-1 is to have the sanitary sewer pump building and cannot have a dwelling placed on it.
10. Stone Church Road is to be widened to provide a minimum 12 foot cartway from centerline of the existing roadway. The widened section shall be constructed in accordance with the Township standards.

Plantations 1	
Owner ~ Developer : Brennan Builders, Inc.	
Number of Lots	36 Lots
Minimum Lot Size	0.9329 ac.
Maximum Lot Size	4.0121 ac.
Total Site Acerage	64.0660 ac.
Total Lineal Feet of New Roadway	3501.30 feet

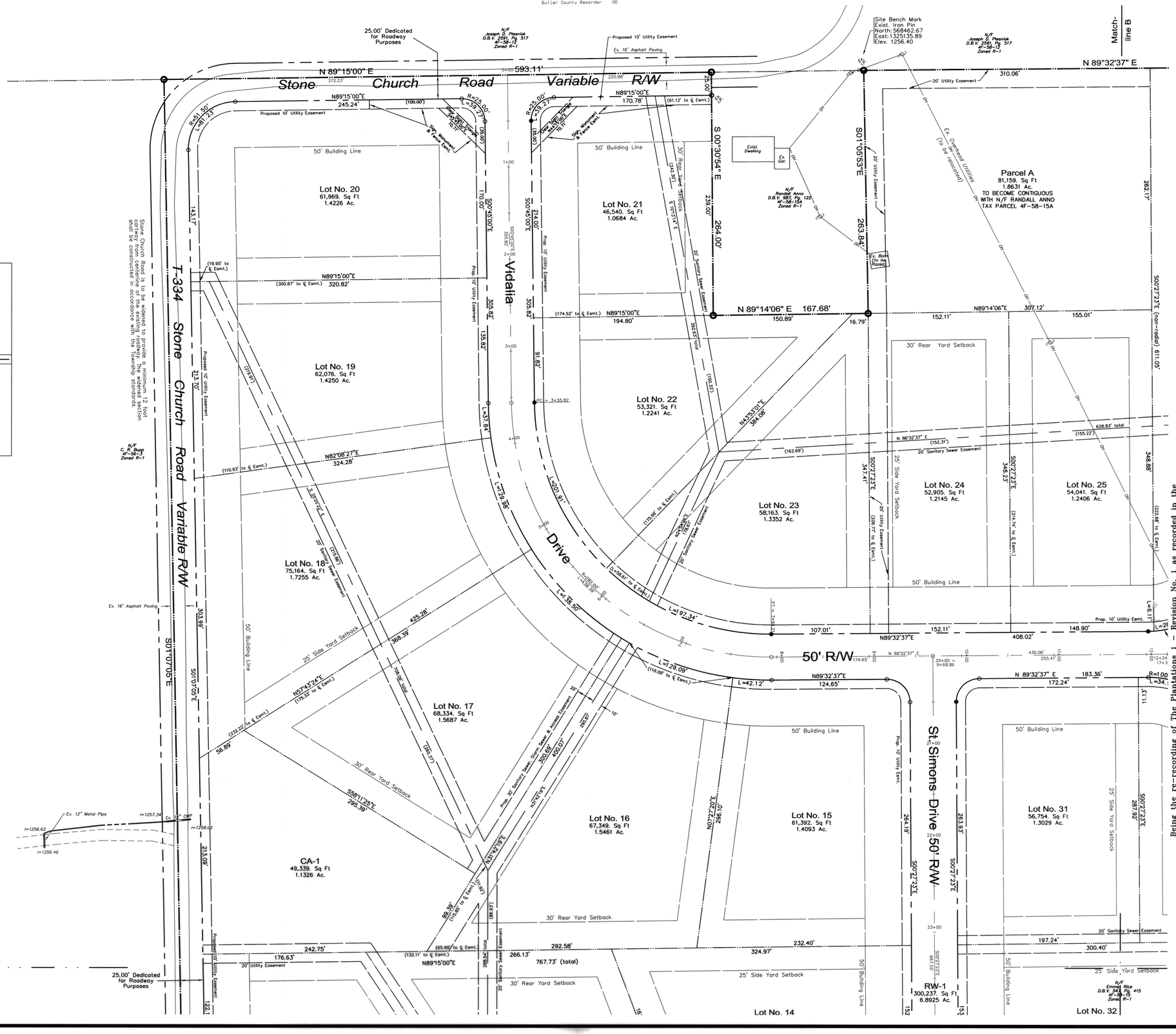
Site Data	
R-1 Zoning Requirements	
Minimum Lot Size	40,000 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



Being the re-recording of The Plantations 1 - Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in P.B.V. 305, Pages 8-12.

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

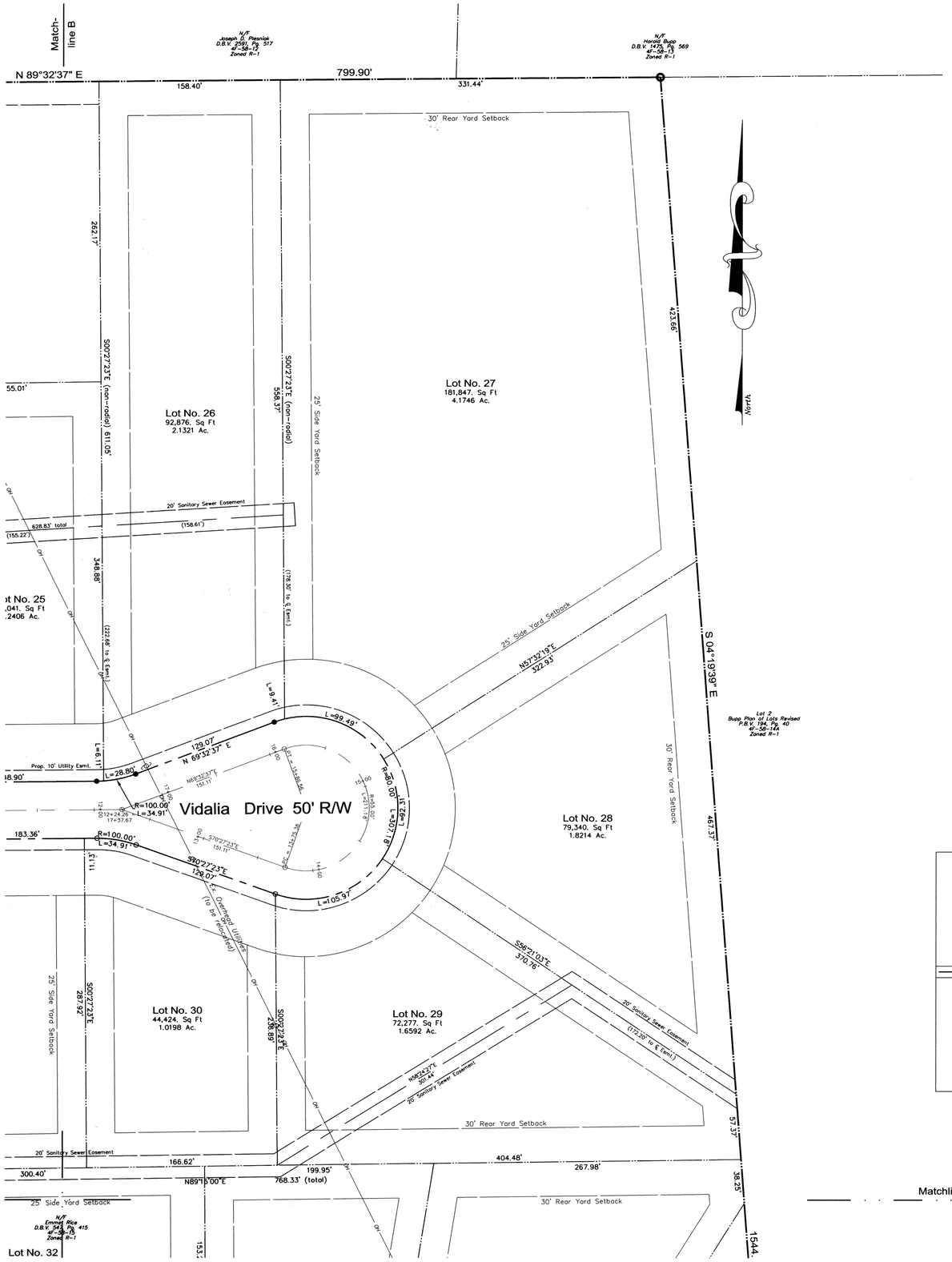
☒ Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

☐ Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE: (412) 781-9860
FAX: (412) 781-5904

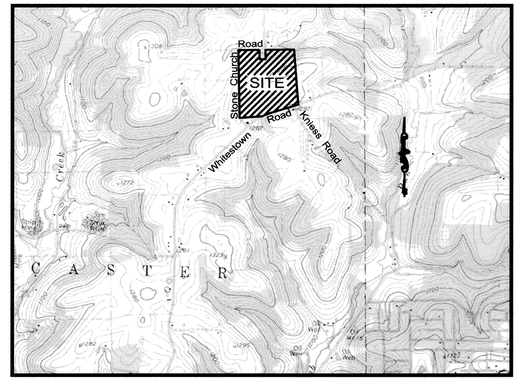
DATE	REVISION	INITIAL
Aug. 27, 2013	Engineers Comments	SRF

CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 - Revision No. 2 Recorded Plan
LOCATION: Lancaster Township Butler County, Pennsylvania

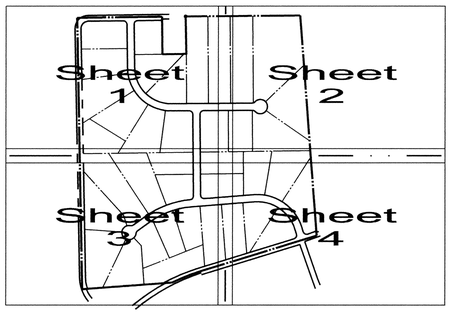
DATE:	Aug. 2, 2013
SCALE:	1" = 50'
DRAWN BY:	SRF
CHECKED BY:	MBS
FILE NAME:	6315
SHEET:	Rec-1
PROJECT #:	6315



Matchline C



Location Map
Scale: 1" = 2000'



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Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Plantations 1	
Owner ~ Developer : Brennan Builders, Inc.	
Number of Lots	36 Lots
Minimum Lot Size	0.9329 ac.
Maximum Lot Size	4.0121 ac.
Total Site Acerage	64.0660 ac.
Total Lineal Feet of New Roadway	3501.30 feet

Site Data	
R-1 Zoning Requirements	
Minimum Lot Size	40,000 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

Being the re-recording of The Plantations 1 – Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in P.B.V. 305, Pages 8-12.

RECORDED: 10/30/13
PLAN BOOK 338 PAGE 31

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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www.Hampton-Technical.com

☐ Corporate Office
Etna Technical Center
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PHONE (412) 781-9880
FAX (412) 781-5904

☒ Mers. Office
P.O. Box 976
Mers, PA 16046
PHONE (724) 625-4544
FAX (724) 625-4549

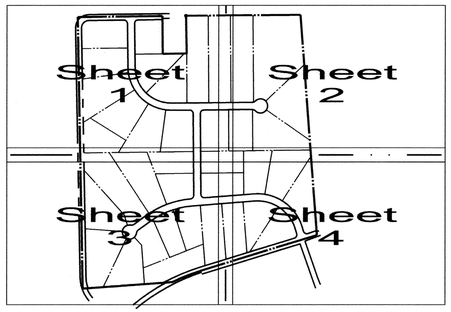
MARK B. SCHMIDT
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

DATE	REVISION	INITIAL
Aug. 27, 2013	Engineers Comments	SRF

CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 – Revision No. 2
Recorded Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Aug. 2, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-2
PROJECT #: 6315

Matchline A



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Stone Church Road is to be widened to provide a minimum 12 foot cartway from centerline of the existing roadway. The widened section shall be constructed in accordance with the Township standards.

Plantations 1	
Owner ~ Developer : Brennan Builders, Inc.	
Number of Lots	36 Lots
Minimum Lot Size	0.9329 ac.
Maximum Lot Size	4.0121 ac.
Total Site Acerage	64.0680 ac.
Total Lineal Feet of New Roadway	3501.30 feet

Site Data	
R-1 Zoning Requirements	
Minimum Lot Size	40,000 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RECORDED: 10/30/13	
PLAN BOOK	PAGE
338	32

Being the re-recording of The Plantations 1 – Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in P.B.V. 305, Pages 8-12.

HAMPTON
TECHNICAL ASSOCIATES, INC. ESTABLISHED 1960
ENGINEERING LAND SURVEYORS
Mars Office
P.O. Box 976
Mars, PA 16046
PHONE (724) 625-4644
FAX (724) 625-4649
Corporate Office
Elna Technical Center
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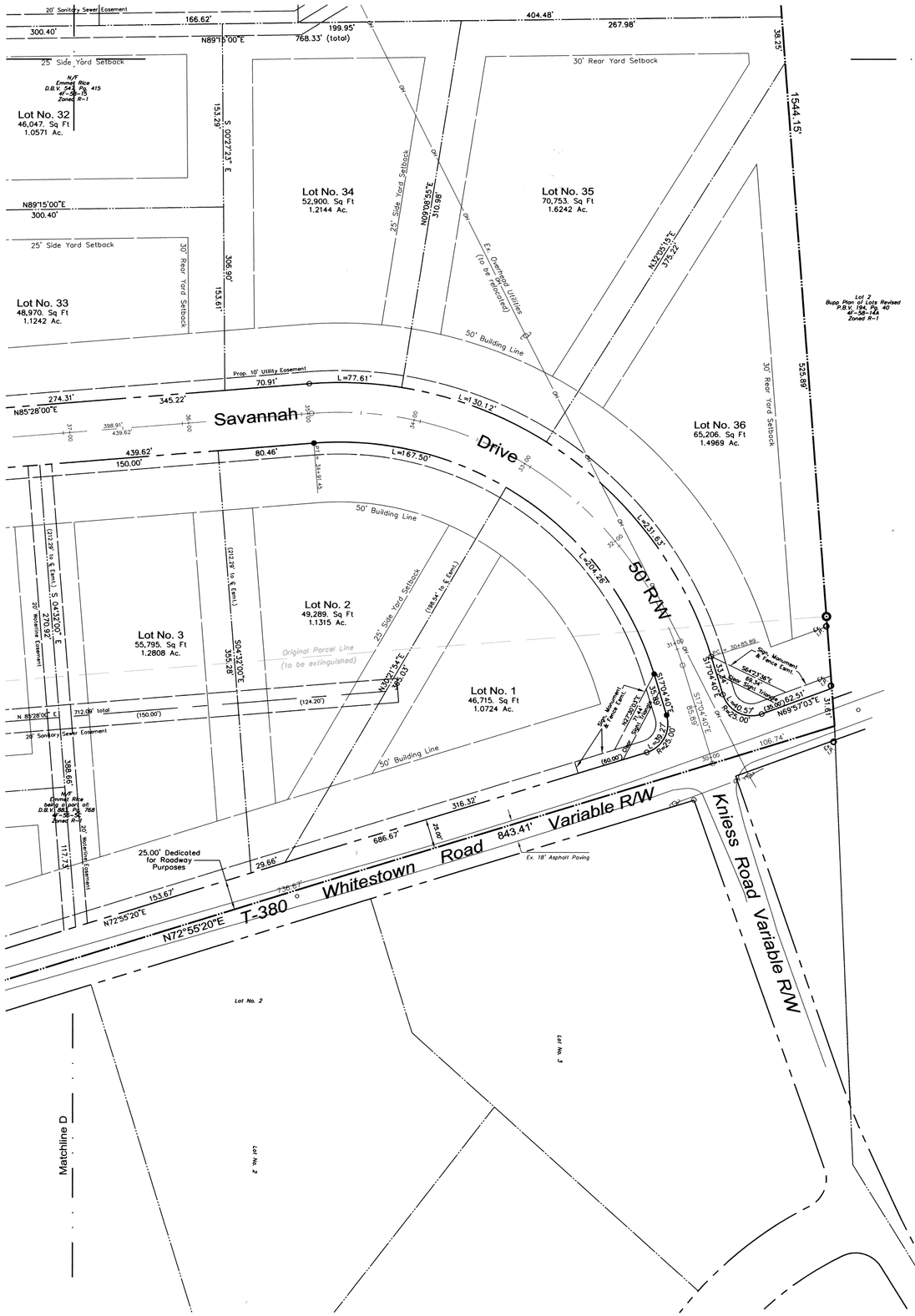
PHONE (412) 781-9660
FAX (412) 781-5904
www.Hampton-Technical.com

DATE	REVISION	INITIAL
Aug. 27, 2013	Engineers Comments	SRF

CLIENT: Brennan Builders, Inc.
The Plantations 1 – Revision No. 2
PLAN: Recorded Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Aug. 2, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-3
PROJECT #: 6315



Surveyor

Notary

Lancaster Township

Butler County

Butler Co. Recorder

B-01 OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS: That, We Brennan Plantations 1, LP 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 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 Brennan Plantations 1, LP our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 21ST day of OCTOBER, 2013

ATTEST:

Brennan Plantations 1, LP
a Pennsylvania Limited Partnership

Notary

By: Brennan Investments, LLC
General Partner
a Pennsylvania Ltd Liability Co.,
Robert A., Brennan, Managing Member

B-02 INDIVIDUAL ACKNOWLEDGMENT

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 Robert A. Brennan 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 and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL, this 21 day of October, 2013

My Commission Expires the 17 day of June, 2016

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tricia A. Brennan, Notary Public
Lancaster Twp., Butler County
My Commission Expires June 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

8.06 TITLE CLAUSE – MORTGAGE CLAUSE

We, Brennan Plantations 1, LP, owners of the Plantations 1 – Revision No. 2 do hereby certify that the title of this property is in the name of Brennan Plantations 1, LP., as recorded in ~~Deed Book Volume~~ ~~page~~ Recorder of Deeds Office. INST # 200709060023362

Brennan Plantations 1, LP
a Pennsylvania Limited Partnership

Witness

Owner

MORTGAGEE CLAUSE

We, ESB Bank, mortgagee of the property embraced in The Plantations 1 – Revision No. 2, 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.

V.P.

Mortgagee

Witness

B-10 PROPERTY OWNERS CONSENT

I, (or We) The following owners of land within or adjacent to this plan of lots, do hereby agree to the recording of this plan insofar as its affects our properties. I, (or We) further agree to the dedications, acknowledgments and covenants appearing hereon.

Brennan Plantations 1, LP
a Pennsylvania Limited Partnership

Witness

Owner

B-06 BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

Cindy K. Watson
Secretary

SEAL

Chairman

Oct. 21, 2013
Date

B-05 TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 8TH day of August, 2013

Secretary

SEAL

Chairman

B-07 BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed with comments by the Butler County Planning Commission this 30TH day of August, 2013

Secretary

Chairman

See Comments On File at the Butler County Planning Commission
Plan Number: 13182

B-08 PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUTLER

Recorder

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

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 338 page 30-42

Given under my hand and seal this 30TH day of October 2013

Michele M. Mustello
Recorder

B-09 LAND SURVEYOR CERTIFICATE

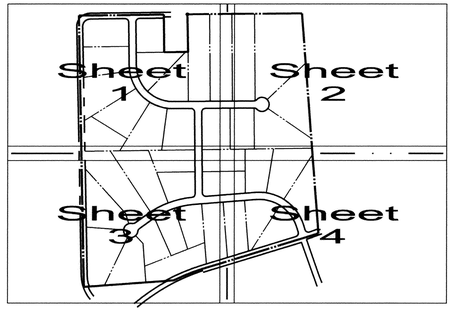
I, Mark B. Schmidt, a Registered Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown, that the monuments and markers are shown on the plat 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

OCTOBER 18, 2013
Date

Mark B. Schmidt
SU-38950-E

RECORDED: 10/30/13	
PLAN BOOK	PAGE
338	33

Being the re-recording of The Plantations 1 – Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in P.B.V. 305, Pages 8–12.



NOTES:
1. All construction to comply with Lancaster Township requirements.
2. All roof leaders and driveways to be connected to proposed storm sewers unless On-Lot sumps are designed or otherwise noted.
3. No wells found on site.
4. Elevations based on GPS survey datum PA South state plane coordinate system.
5. An easement will be required in the event the existing overhead utility will not be relocated within the road right-of-way.
6. All waterlines crossing sanitary or storm sewers shall comply with PaDEP standards.
7. All driveways are required to have proper site distance.
8. Lots exceeding 1.83 acres may not be re-subdivided.
9. Lot PS-1 is to have the sanitary sewer pump building and cannot have a dwelling placed on it.
10. Stone Church Road is to be widened to provide a minimum 12 foot cartway from centerline of the existing roadway. The widened section shall be constructed in accordance with the Township standards.

Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
13182

Plantations 1
Owner ~ Developer : Brennan Builders, Inc.

Number of Lots	36 Lots
Minimum Lot Size	0.9329 ac.
Maximum Lot Size	4.0121 ac.
Total Site Acerage	64.0660 ac.
Total Lineal Feet of New Roadway	3501.30 feet

Site Data
R-1 Zoning Requirements

Minimum Lot Size	40,000 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

DATE	REVISION	INITIAL
Aug. 27, 2013	Engineers Comments	SRF

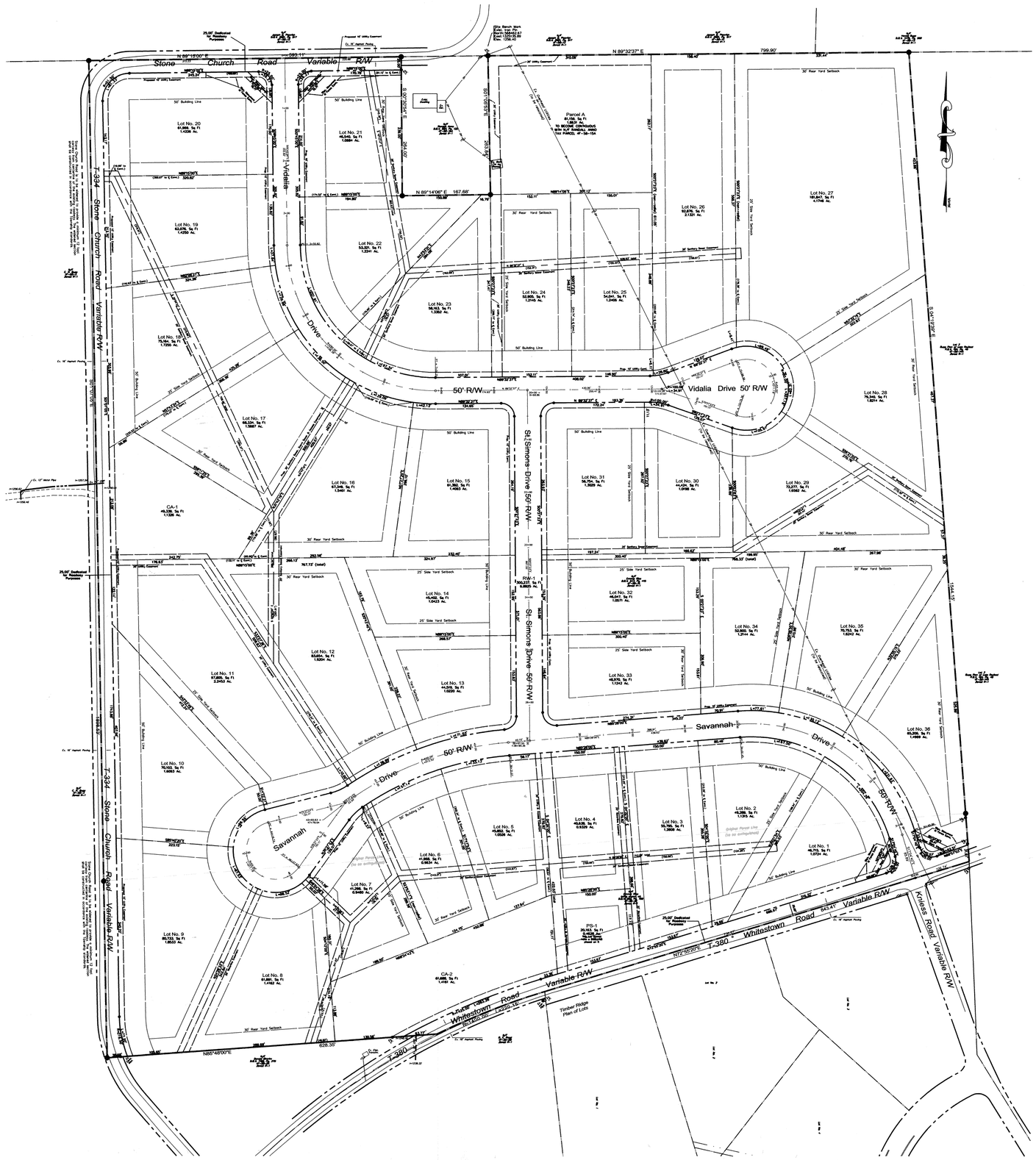
HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com

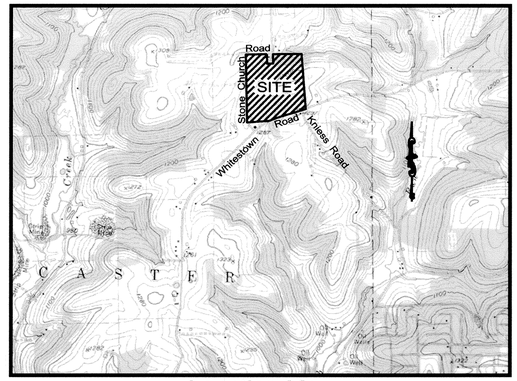
☐ Corporate Office
Eleven Talbot Center
355 Wilkins Street, #201
Pittsburgh, PA. 15223
PHONE: (412) 781-9860
FAX: (412) 781-5904

☒ Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 – Revision No. 2
Recorded Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Aug. 2, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-4
PROJECT #: 6315





Location Map
Scale: 1" = 2000'

Being the re-recording of The Plantations 1 – Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in P.B.V. 305, Pages 8–12.

RECORDED: 10/30/13
PLAN BOOK 338 PAGE 34

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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Mars, PA 16046
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☐ Corporate Office
Elm Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904
www.Hampton-Technical.com

PROFESSIONAL ENGINEER — MARK B. SCHMIDT — LAND SURVEYOR

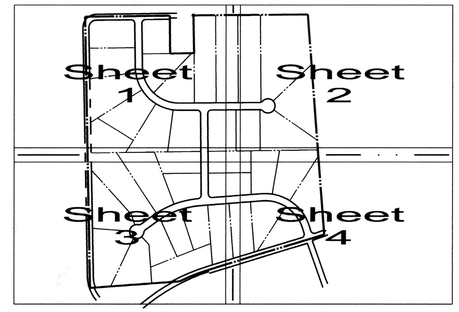
DATE	REVISION	INITIAL
Aug. 27, 2013	Engineers Comments	SRF

CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 – Revision No. 2
Recorded Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Aug. 2, 2013
SCALE: 1" = 100'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-5
PROJECT #: 6315

RECORDED: 10/30/13

PLAN BOOK	PAGE
338	35



NOTES:
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Legend

- Existing 2' Contours
- Existing 10' Contours
- Proposed 2' Contours
- Proposed 10' Contours
- Treeline
- Fenceline
- Storm Sewer
- Sanitary Sewer

Plantations 1

Owner ~ Developer : Brennan Builders, Inc.

Number of Lots	36 Lots
Minimum Lot Size	0.9329 ac.
Maximum Lot Size	4.0121 ac.
Total Site Acreage	64.0660 ac.
Total Lineal Feet of New Roadway	3501.30 feet

Site Data

R-1 Zoning Requirements

Minimum Lot Size	40,000 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

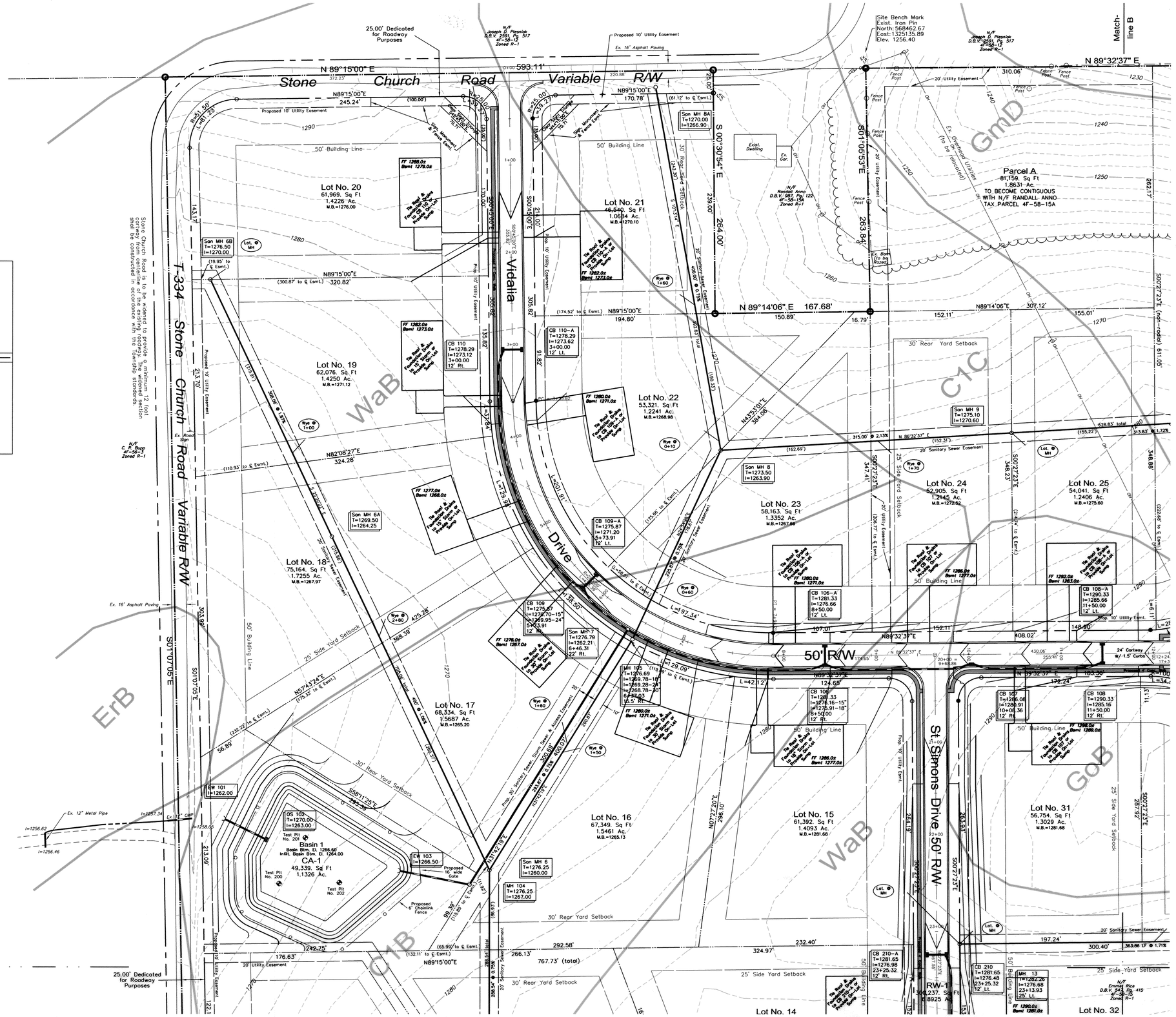
Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Matchline A



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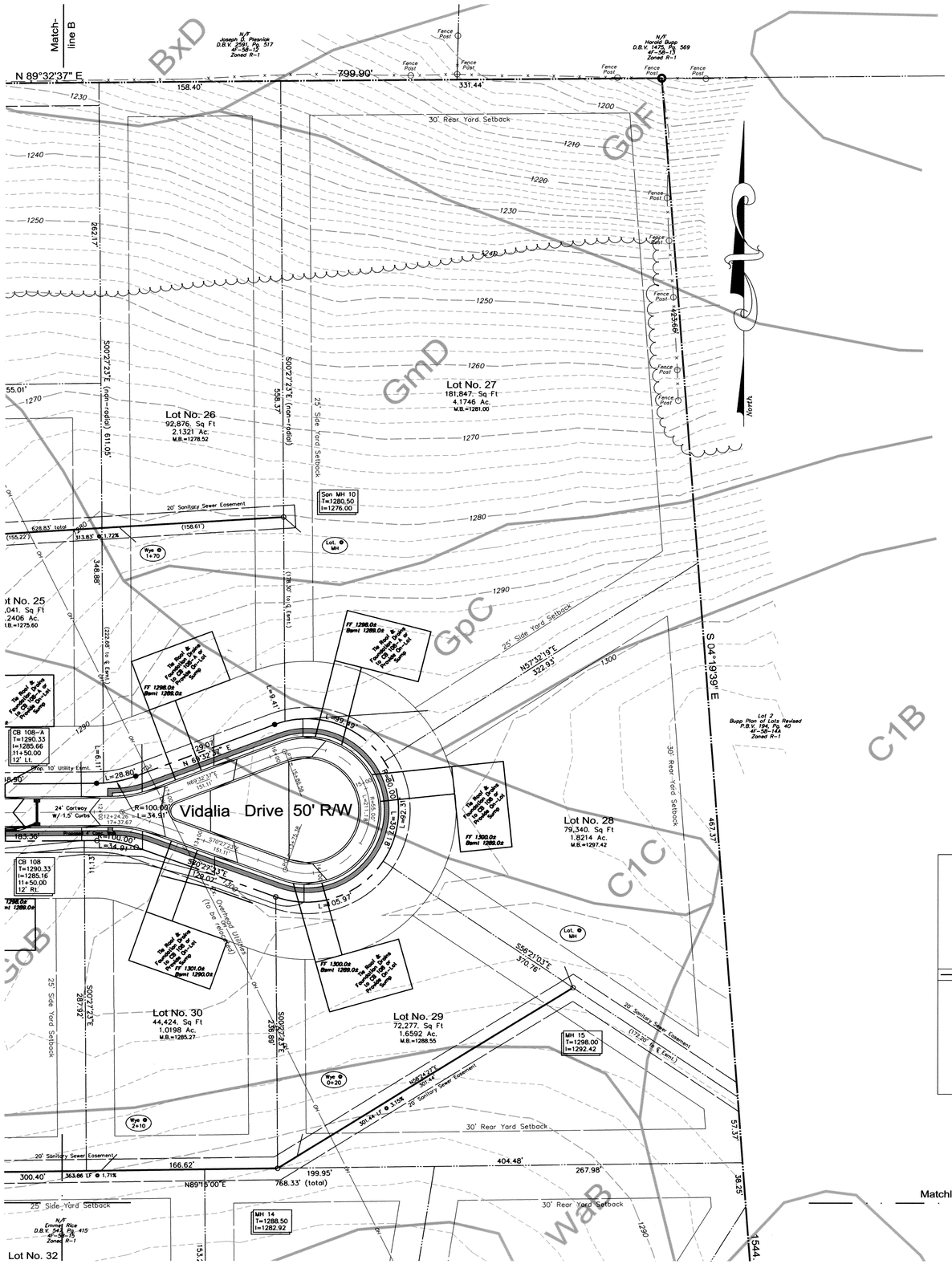
www.Hampton-Technical.com

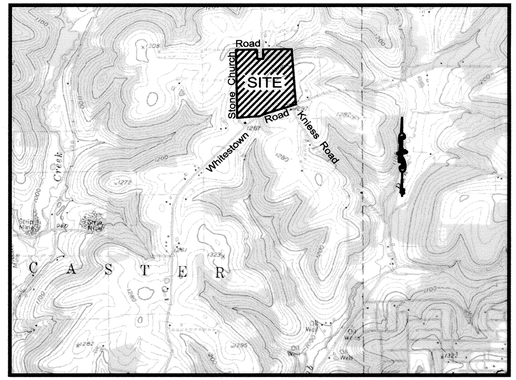
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MATTHEW R. SCHMIDT

INITIAL	REVISION	DATE
	Engineers Comments	Oct. 3, 2013

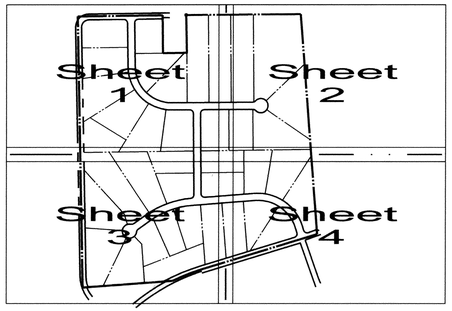
CLIENT: Brennan Builders, Inc.
The Plantations 1 – Revision No. 2
PLAN: Recorded Stormwater Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Sept. 27, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: 1 of 5
Rec-SWM 1
PROJECT #: 6315





Location Map
Scale: 1" = 2000'



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Owner - Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

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

Legend

Existing 2' Contours
Existing 10' Contours
Proposed 2' Contours
Proposed 10' Contours
Treeline
Fenceline
Storm Sewer
Sanitary Sewer

Plantations 1
Owner - Developer : Brennan Builders, Inc.

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Maximum Lot Size	4.0121 ac.
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Total Lineal Feet of New Roadway	3501.30 feet

Site Data
R-1 Zoning Requirements

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Minimum Rear Yard Setback	30 feet

RECORDED: 10/10/13
PLAN BOOK 338 PAGE 36

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MATTHEW B. BOH ENGINEER No. PE059141

DATE	REVISION	INITIAL
Oct. 3, 2013	Engineers Comments	SRF

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
Corporate Office
Evans City, PA 16033
35 Wilson Street, #201
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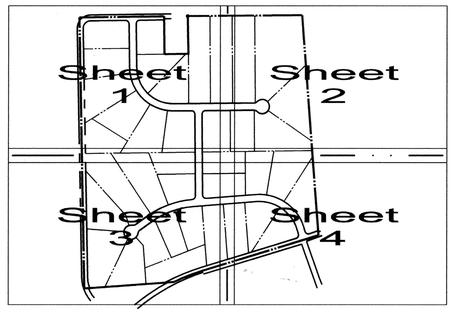
FAX: (412) 781-5904
Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 - Revision No. 2 Recorded Stormwater Plan
LOCATION: Lancaster Township Butler County, Pennsylvania

DATE: Sept. 27, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: 2 of 5
Rec-SWM 2
PROJECT #: 6315

Matchline A



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- Proposed 10' Contours
- Treeline
- Fenceline
- Storm Sewer
- Sanitary Sewer

Plantations 1	
Owner ~ Developer : Brennan Builders, Inc.	
Number of Lots	36 Lots
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Site Data	
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Owner ~ Developer
Brennan Builders, Inc.
120 Brennan Lane
Evans City, PA 16033

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RECORDED:	
PLAN BOOK	PAGE
338	37

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
Mars Office
P.O. Box 976
Mars, PA 16046
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ESTABLISHED 1960
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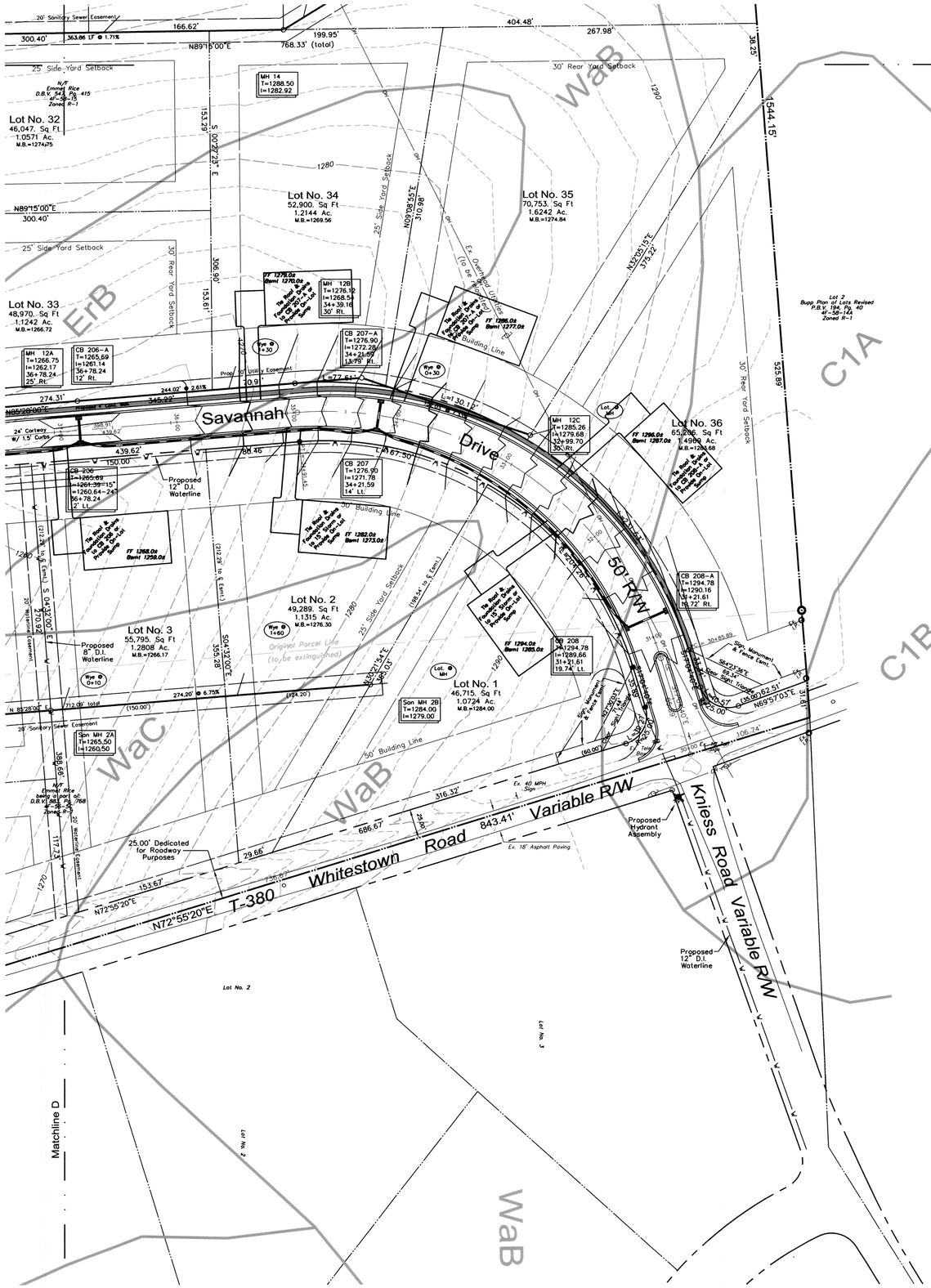
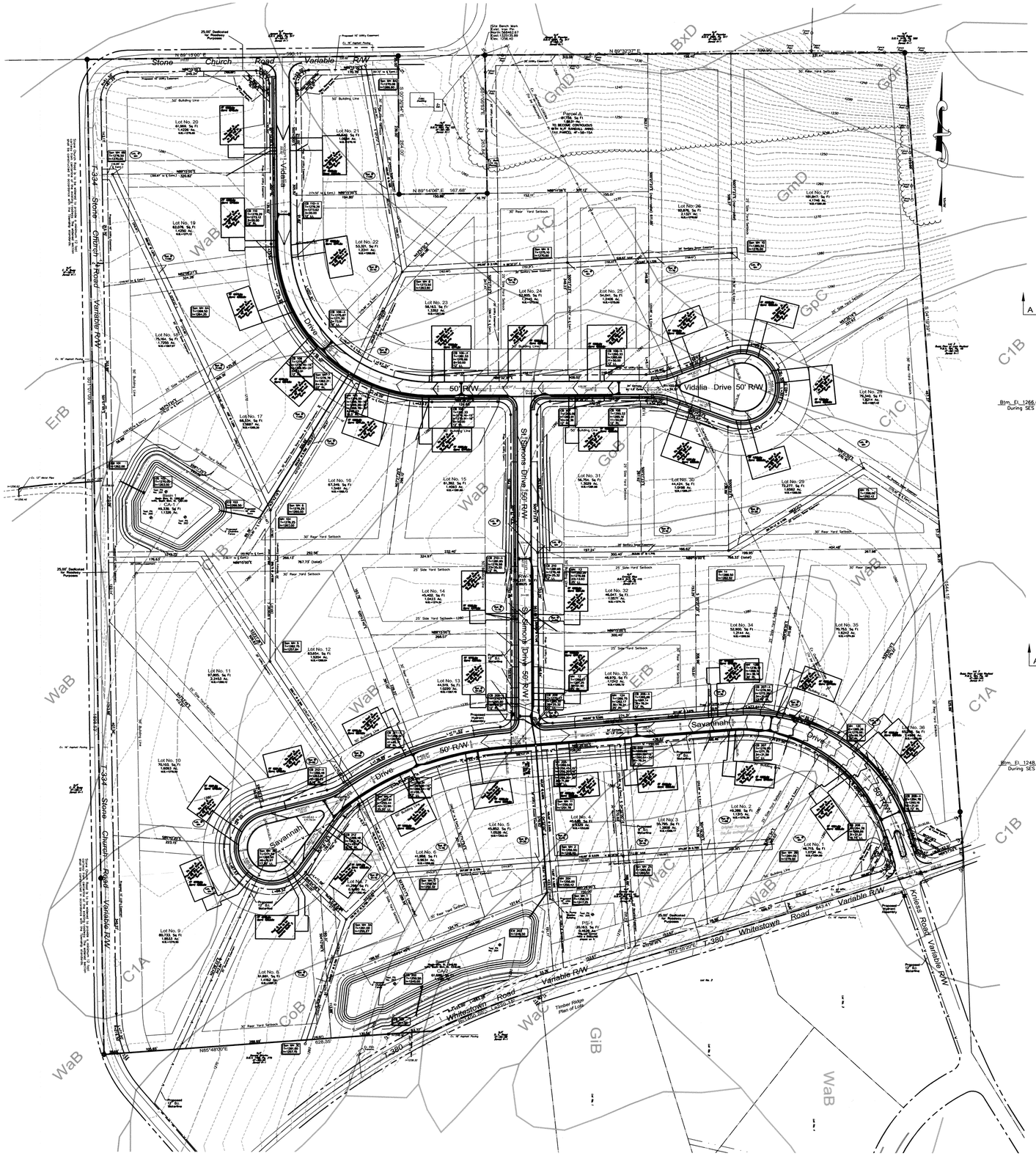
MATTHEW B. SCHMIDT — ENGINEER — No. PE059768 — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL

DATE	REVISION	INITIAL
Oct. 3, 2013	Engineers Comments	SRF

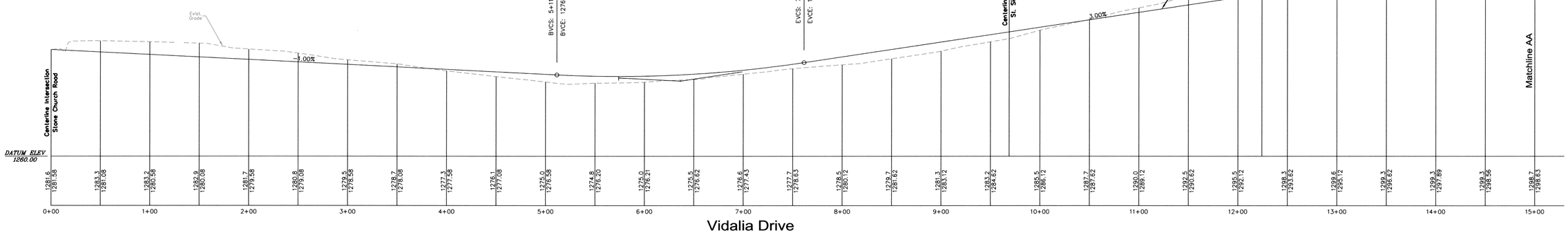
CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 – Revision No. 2
Recorded Stormwater Plan
LOCATION: Lancaster Township
Butler County, Pennsylvania

DATE: Sept. 27, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: 3 of 5
Rec-SWM 3
PROJECT #: 6315

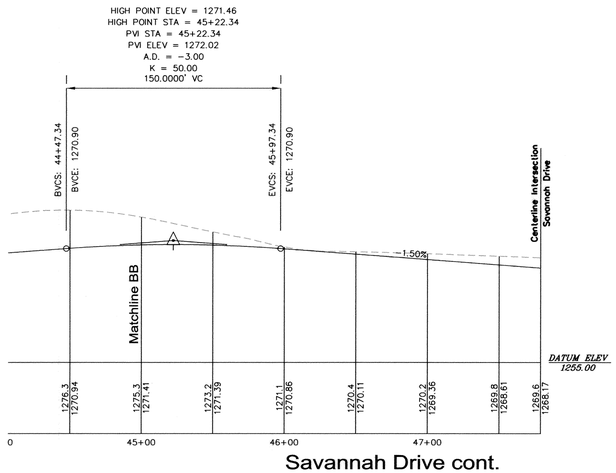

Matchline C
Matchline D
Savannah Drive
50' R/W
Whitestown Road T-380
843.41' Variable R/W
Kniess Road Variable R/W
Lot No. 1
46,715. Sq Ft
1.0724 Ac.
M.B.=1284.00
Lot No. 2
49,289. Sq Ft
1.1315 Ac.
M.B.=1276.30
Lot No. 3
55,795. Sq Ft
1.2808 Ac.
M.B.=1266.17
Lot No. 32
46,047. Sq Ft
1.0571 Ac.
M.B.=1274.75
Lot No. 33
48,970. Sq Ft
1.1242 Ac.
M.B.=1266.72
Lot No. 34
52,900. Sq Ft
1.2144 Ac.
M.B.=1269.56
Lot No. 35
70,753. Sq Ft
1.6242 Ac.
M.B.=1274.84
Lot No. 36
65,286. Sq Ft
1.4986 Ac.
M.B.=1280.66
Lot 2
Bupp Plan of Lots Revised
P.B.V. 194, Pg. 40
4F-5B-14A
Zoned R-1
WaB
WaC
ErB
C1A
C1B
Proposed 8" D.I. Waterline
Proposed 12" D.I. Waterline
Proposed Hydrant Assembly
Proposed 10' Utility Easement
Ex. Overhead Utility Lines (to be removed)
Original Parcel Line (to be extinguished)
Ex. 40 MPH Sign
Ex. 18' Asphalt Paving
25' Sanitary Sewer Easement
20' Waterline Easement
25' Side Yard Setback
30' Rear Yard Setback
50' Building Line
MH 14 T=1288.50 I=1282.92
MH 12A T=1266.75 I=1262.17 36+78.24 25' Rt.
CB 206-A T=1265.69 I=1261.14 36+78.24 12' Rt.
MH 12B T=1276.12 I=1268.54 34+39.16 30' Rt.
CB 207-A T=1276.90 I=1272.28 34+21.59 13.79' Rt.
MH 12C T=1285.26 I=1279.68 32+99.70 30' Rt.
CB 207 T=1276.90 I=1271.78 34+21.59 14' Lt.
CB 206 T=1265.69 I=1261.39 36+78.24 2' Lt.
CB 208-A T=1294.78 I=1290.16 31+21.61 19.72' Rt.
CB 208 T=1294.78 I=1289.66 31+21.61 19.74' Lt.
Son MH 2A T=1265.50 I=1260.50
Son MH 2B T=1284.00 I=1279.00
FF 1298.0± Bsmt 1298.0±
FF 1277.0± Bsmt 1277.0±
FF 1287.0± Bsmt 1287.0±
FF 1262.0± Bsmt 1273.0±
FF 1294.0± Bsmt 1285.0±
Tie Road & Swales to CB 206 Provide Sump
Tie Road & Swales to CB 207-A Provide Sump
Tie Road & Swales to CB 207 Provide Sump
Tie Road & Swales to CB 208-A Provide Sump
Tie Road & Swales to CB 208 Provide Sump
Wye @ 1+60
Wye @ 0+10
Wye @ 4+30
Wye @ 0+30
Lot @ MH
Sign, Monument & Fence Corner
Sign, Monument & Fence Corner
Sign, Telephone Pole
Sign, Telephone Pole
Sign, Telephone Pole


Stone Church Road Variable R/W
T-394 Stone Church Road Variable R/W
Vidalia Drive 50' R/W
St. Simons Drive 50' R/W
Savannah Drive 50' R/W
Whitestown Road 643.41' Variable R/W
T-380 Whitestown Road Variable R/W
Knotts Road Variable R/W
Lot No. 20 61,968 Sq Ft 1.4226 Ac. 50'x150'±
Lot No. 21 7,686 Sq Ft 0.1764 Ac. 50'x150'±
Lot No. 22 53,581 Sq Ft 1.2341 Ac. 50'x150'±
Lot No. 23 59,163 Sq Ft 1.3582 Ac. 50'x150'±
Lot No. 24 52,605 Sq Ft 1.2048 Ac. 50'x150'±
Lot No. 25 52,605 Sq Ft 1.2048 Ac. 50'x150'±
Lot No. 26 59,678 Sq Ft 2.1121 Ac. 50'x150'±
Lot No. 27 52,605 Sq Ft 1.2048 Ac. 50'x150'±
Lot No. 28 52,605 Sq Ft 1.2048 Ac. 50'x150'±
Lot No. 29 73,277 Sq Ft 1.6818 Ac. 50'x150'±
Lot No. 30 52,605 Sq Ft 1.2048 Ac. 50'x150'±
Lot No. 31 54,704 Sq Ft 1.2559 Ac. 50'x150'±
Lot No. 32 46,041 Sq Ft 1.0571 Ac. 50'x150'±
Lot No. 33 46,041 Sq Ft 1.0571 Ac. 50'x150'±
Lot No. 34 52,605 Sq Ft 1.2144 Ac. 50'x150'±
Lot No. 35 76,753 Sq Ft 1.8243 Ac. 50'x150'±
Lot No. 36 46,786 Sq Ft 1.0741 Ac. 50'x150'±
Lot No. 1 76,753 Sq Ft 1.8243 Ac. 50'x150'±
Lot No. 2 52,605 Sq Ft 1.2144 Ac. 50'x150'±
Lot No. 3 59,795 Sq Ft 1.3728 Ac. 50'x150'±
Lot No. 4 46,786 Sq Ft 1.0741 Ac. 50'x150'±
Lot No. 5 45,852 Sq Ft 1.0526 Ac. 50'x150'±
Lot No. 6 40,841 Sq Ft 0.9374 Ac. 50'x150'±
Lot No. 7 41,086 Sq Ft 0.9431 Ac. 50'x150'±
Lot No. 8 67,880 Sq Ft 1.5582 Ac. 50'x150'±
Lot No. 9 59,731 Sq Ft 1.3712 Ac. 50'x150'±
Lot No. 10 59,626 Sq Ft 1.3688 Ac. 50'x150'±
Lot No. 11 97,865 Sq Ft 2.2462 Ac. 50'x150'±
Lot No. 12 63,854 Sq Ft 1.4656 Ac. 50'x150'±
Lot No. 13 44,515 Sq Ft 1.0219 Ac. 50'x150'±
Lot No. 14 45,482 Sq Ft 1.0443 Ac. 50'x150'±
Lot No. 15 61,350 Sq Ft 1.4082 Ac. 50'x150'±
Lot No. 16 67,548 Sq Ft 1.5505 Ac. 50'x150'±
Lot No. 17 59,530 Sq Ft 1.3667 Ac. 50'x150'±
Lot No. 18 75,164 Sq Ft 1.7255 Ac. 50'x150'±
Lot No. 19 62,176 Sq Ft 1.4276 Ac. 50'x150'±
PS-1 79,193 Sq Ft 1.8182 Ac. 50'x150'±
Parcel A 67,756 Sq Ft 1.555 Ac. TO RECEIVE CONVEYANCE FROM LOT 1 (SEE PLAN NO. 4" 06-154)
Existing Farm Building
Existing Barn
Existing Silo
Existing Shed
Existing Pond
Existing Gazebo
Existing Pool
Existing Tennis Court
Existing Garage
Existing Shed
Existing Pool
Existing Gazebo

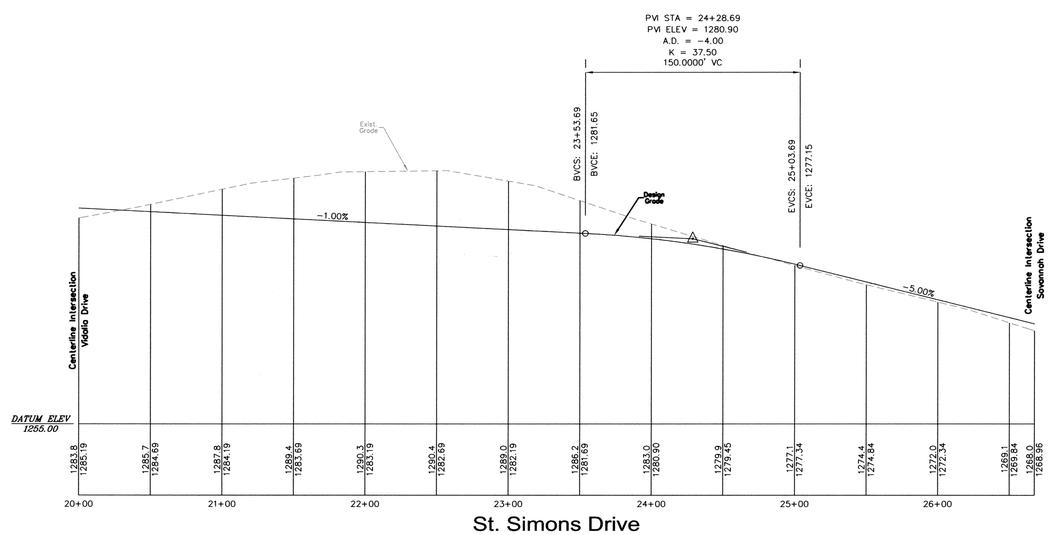
Scale:
Horz. 1" = 50'
Vert. 1" = 10'



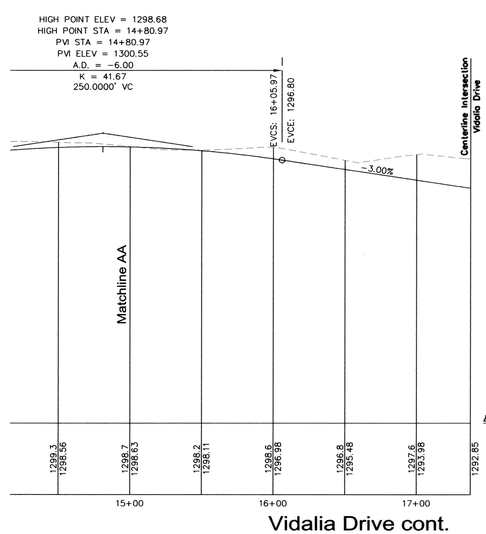
Vidalia Drive



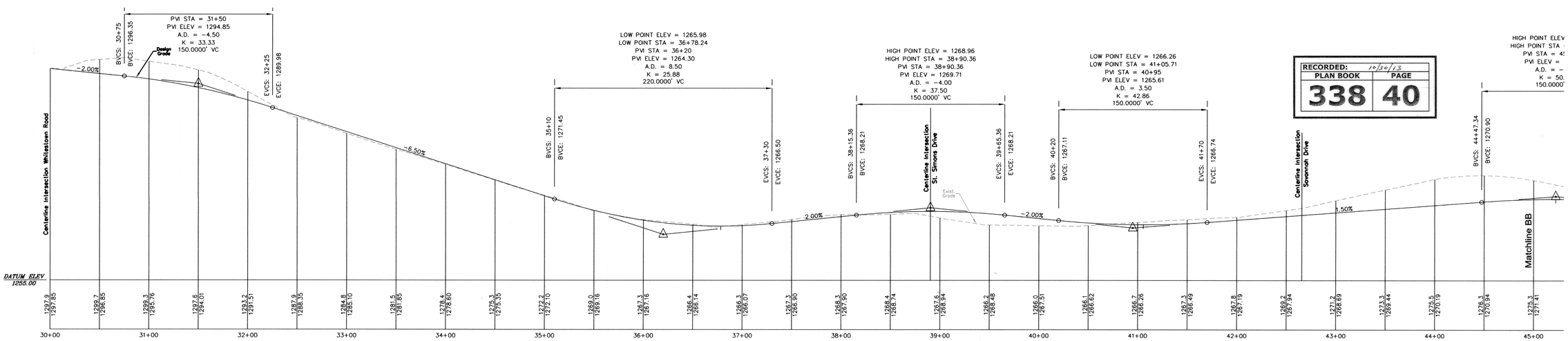
Savannah Drive cont.



St. Simons Drive



Vidalia Drive cont.



Savannah Drive

RECORDED: 10/30/13
PLAN BOOK 338 PAGE 40

HAMPTON
TECHNICAL ASSOCIATES, INC.
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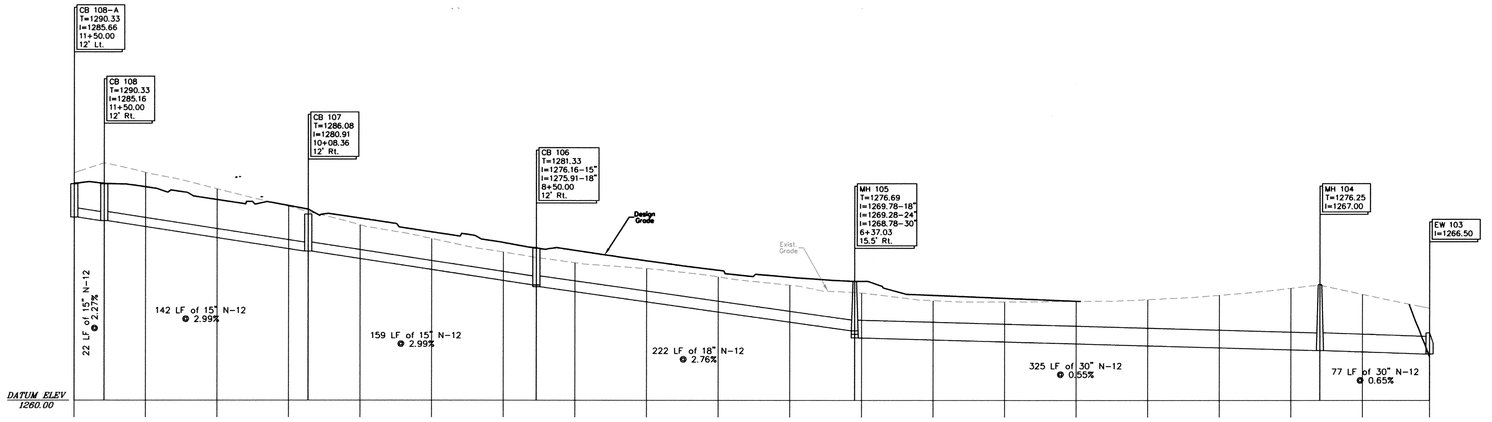
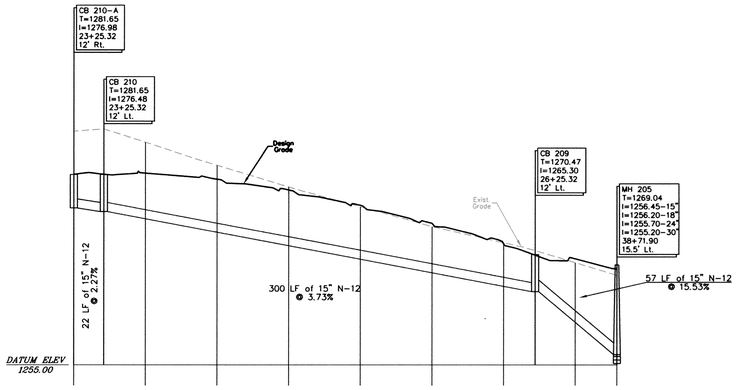
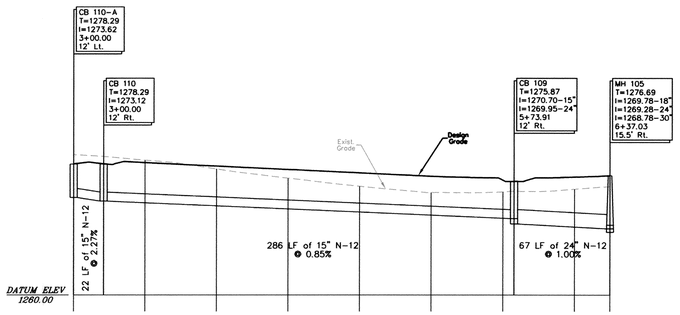
DATE	REVISION	INITIAL

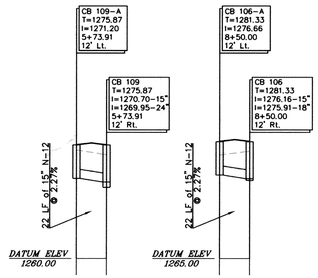
CLIENT: Brennan Builders, Inc.
PLAN: The Plantations 1 – Revision No. 2
Street Profiles
LOCATION: Lancaster Township
Butler County, Pennsylvania

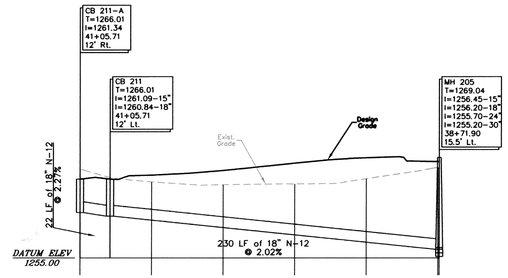
DATE: Oct. 3, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-SWM 6
PROJECT #: 6315

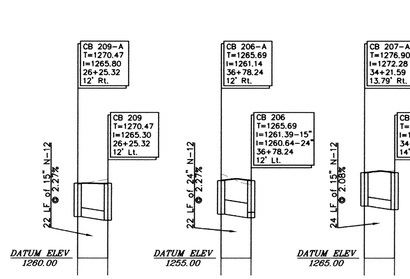


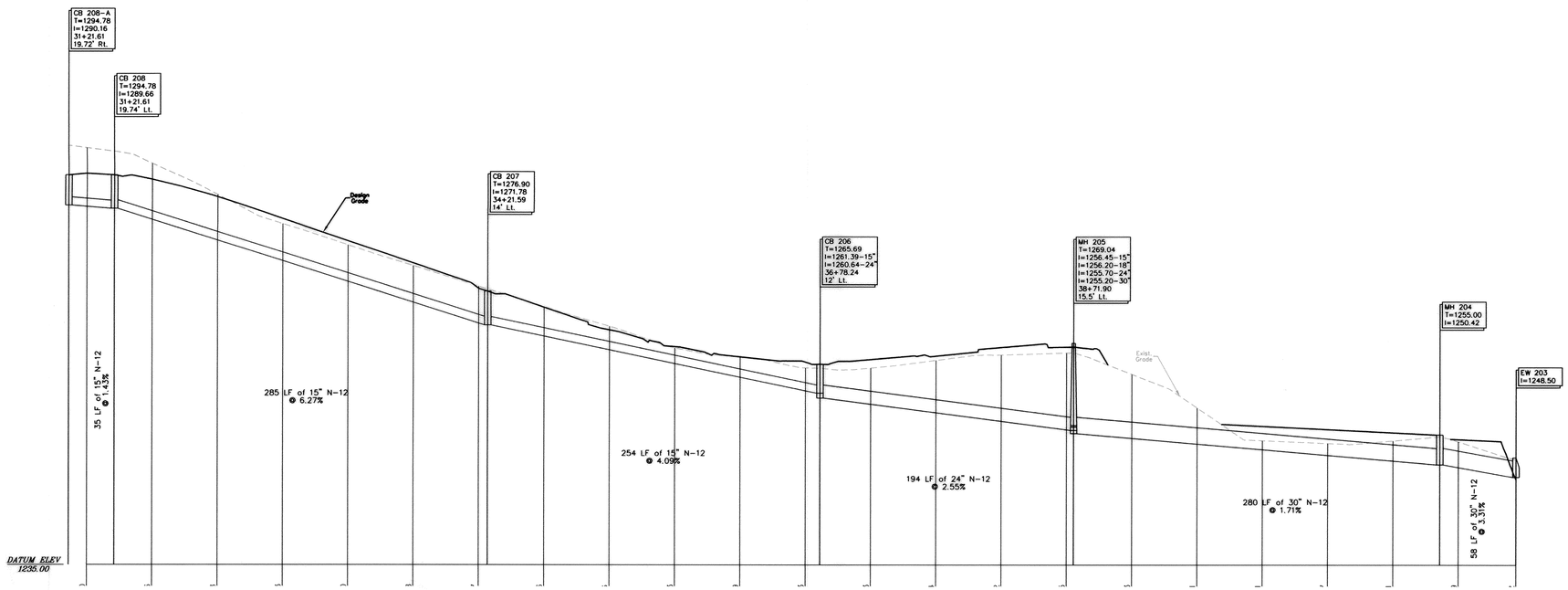


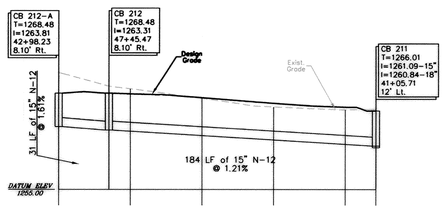












RECORDED: 10/30/13
PLAN BOOK 338 PAGE 41

Scale:
Horz. 1" = 50'
Vert. 1" = 10'

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DATE	REVISION	INITIAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MATTHEW B. SCHMIDT ENGINEER No. PE059127

CLIENT: Brennan Builders, Inc.
The Plantations 1 - Revision No. 2
PLAN: Storm Sewer Profiles
Lancaster Township
LOCATION: Butler County, Pennsylvania

DATE: Oct. 3, 2013
SCALE: 1" = 50'
DRAWN BY: SRF
CHECKED BY: MBS
FILE NAME: 6315
SHEET: Rec-SWM 7
PROJECT #: 6315

PROGRAM OF OPERATIONS
The life of this project is such that soil erosion and sedimentation measures must be continually applied and maintained during construction activities and will be preceded by proper interim measures on a scheduled basis as outlined in this application. Installation and maintenance of SES will be the responsibility of the developer.

STAGE 1
Access and construction disturbance of the site shall be kept to a minimum for installation of Best Management Practices [BMP] facilities. Sediment shall not be permitted to enter waters of the Commonwealth.
A. In one workday excavate area for installation of Construction entrance #1 and #2. Lay filter fabric at edge of existing Whitestown Road and Stone Church Road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrances. Construction equipment and material will be delivered to the site via construction entrances.
B. Stake centerline of roads, basin, filter fabric fence and top & toe of slopes.
C. Clear all of the proposed roads, tree trunks shall be cut for cordwood, limbs and brush to be chipped and spread for road stabilization, stumps to be ground to break crowns. Limit the clearing and grubbing area to the access and construction disturbance of the best management practices (BMP) facilities.

STAGE 2
D. Install 30" Filter Fence #5, #6, #7, #8,-#52 and #53. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.
E. Install Super Silt Fence #2, #3, #4, #9, #10, #11, #28 and #41. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

STAGE 3
F. Clear area for the construction of Basin "1". Tree trunks shall be cut for cordwood, limbs and brush to be chipped, stumps will be ground to break crowns. No organic material is to be buried on site.
G. Cut Key Way Slot for Dam and install impervious key material.
H. Basin #1 is a Stormwater / Infiltration basin only.
I. Install fill material as directed by a soils engineer to construct impoundment for facility.
J. When fill material reaches a depth sufficient to cover barrel pipe by at least two [2] feet, install outlet structure OS 102, Endwall 101, Rock Apron #1, EW 103 , Rock Apron #2, stormwater pipe upstream to MH 104
K. Complete fill for Breast of Basin Dam.
L. Erosion Control Blanketing (ECB) to be installed on Basins interior and exterior slopes immediately upon basin being constructed. Then seed and mulch disturbed area per permanent seeding schedule.
M. Clear area for the construction of Basin "2". Tree trunks shall be cut for cordwood, limbs and brush to be chipped, stumps will be ground to break crowns. No organic material is to be buried on site.
N. Cut Key Way Slot for Dam and install impervious key material.
O. Basin #2 is a Stormwater / Infiltration basin only.
P. Install fill material as directed by a soils engineer to construct impoundment for facility.
Q. When fill material reaches a depth sufficient to cover barrel pipe by at least two [2] feet, install outlet structure OS 202, Endwall 201, Rock Apron #4, EW 203 , Rock Apron #3, stormwater pipe upstream to MH 204
R. Complete fill for Breast of Basin Dam.
S. Erosion Control Blanketing (ECB) to be installed on Basins interior and exterior slopes immediately upon basin being constructed. Then seed and mulch disturbed area per permanent seeding schedule.

STAGE 4
T. Clear balance of site, trees will be cut into fire wood and branches and brush shall be chipped for use of road stabilization and slopes. Upon completion or temporary cessation of the earth disturbance activity, the project site shall be immediately stabilized.
U. Strip and stock pile the remaining topsoil in area designated on the plan. When all topsoil is stripped seed topsoil stockpile per temporary seeding schedule.
V. Excavate the remainder of the site and maintain negative slopes to the natural soil to keep runoff from flowing over the slopes.
W. The top of cut and fill benches must be sloped toward the existing hillside to keep any accumulated water from flowing over the face of the fill. When cut or fill reaches a height of 10 feet and each 10 feet thereafter, seed slope per steep slope permanent seeding schedule. ECB shall be installed on slopes steeper than 3:1. Erosion control blanket to be installed on these slopes in the event where slopes are not stabilized by a uniform 70% perennial vegetative cover within 6 months or prior to commencement of additional phases. To insure proper growth of vegetation, the slopes should be dressed with a minimum course of 4–inches of topsoil with final grade.

STAGE 5
X. Construct the remaining proposed storm sewer from the downslope end up using "Utility Line E & S Construction Standards".
The following construction requirements should be followed for sewer installation:
1. Limit advance clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. Limit daily trench excavation to the length of pipe placement; plug installation and backfilling that can be completed the same day.
4. Trench plugs will be installed and spaced as per detail when backfilling of trench is delayed due to hydrostatic testing, anchor construction, etc.
5. Water that accumulates in the open trench or boring pits will be completely removed by pumping before pipe placement and/or backfilling begins. Bag is to be located in undisturbed, vegetated area per detail.
6. On the day of pipe placement and trench backfilling, the disturbed area will be graded to final contours. Seeding and mulching of completed areas will be done at the end of each day.
Y. Limit the clearing and grubbing area to the access and construction disturbance of the best management practices (BMP) facilities.
Z. ECB shall be installed on slopes steeper than 3:1. Erosion control blanket to be installed on these slopes in the event where slopes are not stabilized by a uniform 70% perennial vegetative cover within 6 months or prior to commencement of additional phases. To insure proper growth of vegetation, the slopes should be dressed with a minimum course of 4–inches of topsoil with final grade.
AA. Install Silt Sacks in catch basins per plan.
BB. When design grade is established in an area install the sanitary sewers as well as the offsite sanitary sewer using "Utility Line E & S Construction Standards", waterbars and erosion control blanketing. Permanent seed area disturbed for sanitary sewers construction that are outside of street right of ways.

STAGE 6
CC. When sanitary and storm sewers are completed install crushed aggregate base course and ID #2 Binder and Wearing Surface for proposed streets.
DD. Install utilities using "Utility Line Construction E & S".
EE. Seed and mulch areas per temporary seeding specifications.

STAGE 7
FF. Construct individual dwellings using individual on lot E&S controls as follows:

Lot 1
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #41. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 2
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #38, #39 and #40. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 3
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #35, #36 and #37. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 4
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #34. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 5
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #33. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 6
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #32. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.
3. Install Super Silt Fence #31. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 7
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #30. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 8
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #29. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.
3. Use the existing Super Silt Fence #28. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 9
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #27. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 10
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 18" Filter Fence #25. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.
3. Install 30" Filter Fence #26. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 11
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #23 and #24. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 12
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #20. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 13
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #19. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 14
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #17 and #18. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 15
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #13 and #14. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 16
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #12. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 17
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #8. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.
3. Use the existing Super Silt Fence #9. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 18
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #7. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 19
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #6 and #7. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 20
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #6. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 21
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #5. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 22
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use existing 30" Filter Fence #5. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 23
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #4. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 24
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #4. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 25
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #3. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 26
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #2. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 27
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Use the existing Super Silt Fence #2. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 28
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #1 and #16. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 29
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #15. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 30
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #15. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 31
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install 30" Filter Fence #15. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 32
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #51. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 33
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #49 and #50. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 34
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #48. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

Lot 35
1. In one workday excavate area for installation of Construction entrance. Lay filter fabric at edge of existing road. Install stone base per construction entrance detail. Stockpile additional stone for maintenance of entrance. Construction equipment and material will be delivered to the lot via construction entrance.
2. Install Super Silt Fence #45, #46 and #47. If at any time any section of Filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

STAGE 8
GG. Perform the over excavation of Basin 1 to an un–compacted subgrade free from rocks and debris to the design elevations. Do not compact subgrade.
HH. Distribute topsoil throughout infiltration basins interior slopes and bottom immediately upon over excavation being performed. Erosion Control Blanketing (ECB) to be installed on basins interior slopes and bottom. Then seed and mulch disturbed area per permanent seeding schedule.
II. Immediately remove any accumulation of sediment and dispose of at the topsoil stockpile.
JJ. Immediately seed and mulch any and all disturbed areas within and/or around the infiltration basin as a result of the over excavation of the basin.
KK. Perform the over excavation of Basin 2 to an un–compacted subgrade free from rocks and debris to the design elevations. Do not compact subgrade.
LL. Distribute topsoil throughout infiltration basins interior slopes and bottom immediately upon over excavation being performed. Erosion Control Blanketing (ECB) to be installed on basins interior slopes and bottom. Then seed and mulch disturbed area per permanent seeding schedule.
MM. Immediately remove any accumulation of sediment and dispose of at the topsoil stockpile.
NN. Immediately seed and mulch any and all disturbed areas within and/or around the infiltration basin as a result of the over excavation of the basin.

STAGE 9
OO. Upon stabilization by a uniform 70% perennial vegetative cover of the drainage area contributory to a sediment facility ("BMP"), the facility ("BMP") will be removed and area permanently seeded.

TEMPORARY CONTROL MEASURES AND FACILITIES FOR USE DURING EARTH MOVING.
Program of operations: The life of this project is such that soil erosion and sedimentation measures must be continually applied and maintained during construction activities. This will be preceded by proper interim measures on a scheduled basis as outlined in this application.

PURPOSE – The purpose of the use of temporary or interim control measures is to prevent needless accumulation of sediment in the major drainage channels and to minimize the creation of difficult and undesired conditions in and around the site during construction.

TYPES OF MEASURES AND FACILITIES –The types of measures and facilities will include the use of positive grading techniques and practices will be implemented during construction to insure positive drainage in the work area. This is to prevent the creation of difficult and undesired working conditions. The drainage in these areas will be minimized to prevent excess erosion. If construction should cease during non–growing season disturbed areas shall be covered with straw or excelsior mats.
Those areas where cover is removed will be exposed for a minimum period of time to final grading and reseeding. The seeding of disturbed areas will be in one of three schedules;

TEMPORARY SEEDING SCHEDULE AND FERTILIZER RATES:
Early Spring (April 15 up to June 15)
Annual grass (rye) at a rate of 40 pounds per acre.
Late spring and early summer (June 16 to August 15)
Japanese or foxtail millet at a rate of 35 pounds per acre.
Late summer and fall (August 16 and later)
Annual Rye at a rate of 40 pounds per acre or Winter wheat at a rate of 180 pounds (3 bu) per acre.
Prepare the ground surface apply ground lime stone and fertilizer per Table 5.10 of DER's "Erosion and Sediment Control Program Manual" (page 5.40), Lime at a rate of 6 ton of agriculture limestone per acre and apply 20 lbs. of N (nitrogen), 40 lbs. of N/2 O/2 (Phosphate) of & 40 lbs. of K20 (Potash) per acre or as indicated by soil testing.
If grading is completed developed during non–growing season, October 15 and April 15, disturbed areas shall be covered with straw mulch applied at 3 tons of mulch per acre to produce a loose layer of .75 to 1.0 inch deep per PennDOT Standards 408.

PERMANENT SEEDING SCHEDULE AND FERTILIZER RATES
Seed will be applied by approved hydroseeding methods to areas that are graded to final section, for slopes less than 10 feet in height and will not be disturbed, Using Kentucky 31 tall fescue, at a rate of 40 pounds per square acre, or, with fine fescue 10 pounds per square acre. Liming of soil shall be per soil testing or 6 ton of agricultural grade limestone per acre and fertilizer added per soil testing or at a rate of 100 lb. of Nitrogen (N) 200 lb. of Phosphate (P/2 O/5) and 200 lb. of Potash (K/2 O) per acre or as indicated by soil testing. Apply 3 tons of straw mulch per acre to produce a loose layer of .75 to 1.0 inch deep or paper mulch per manufacturer's specifications.

PERMANENT SEEDING SCHEDULE STEEP SLOPES OVER 10 FEET HIGH FERTILIZER & LIMING RATES
Seed will be applied by approved hydroseeding methods to areas that are graded to final section, for steep slopes over 10 feet in height which will not be disturbed, Using a mixture of crown vetch, at a rate of 10 pounds per acre and perennial ryegrass, at a rate of 20 pounds per acre. Liming of soil shall be per soil testing or 6 ton of agricultural grade limestone per acre and fertilizer added per soil testing or at a rate of 100 lb. of Nitrogen (N) 200 lb. of Phosphate (P/2 O/5) and 200 lb. of Potash (K/2 O) per acre or as indicated by soil testing. Apply 3 tons of straw mulch per acre to produce a loose layer of .75 to 1.0 inch deep or paper mulch per manufacturer's specifications.
For construction between October and March use straw blanket applied at a rate of 3 ton per acre.

MULCHING SEEDED AREAS. Immediately after seeding or within 48 hours after seeding is completed. Place straw, wood cellulose over topsoil areas. Use hay, straw or wood cellulose on other areas as indicated in specifications PENNDOT 408, 805.3

MAINTENANCE PROGRAM FOR THE CONTROL FACILITIES METHOD OF DISPOSAL
Other facilities will be cleaned when storage is reduced to 50% of capacity. The accumulation of debris in the control facilities will be continually monitored weekly and after each runoff event. The developer shall be responsible for the monitoring and maintenance of all S & E measures. This debris will be disposed off the site at a DEP approved land fill or mixed with other soils on the site or spread to dry in an area protected with filter fence and then seeded per permanent seeding specifications when dry.
There will not be any burying of trees, stumps, brush, etc. permitted on the site. This material must be trucked from the site and disposed of at a DEP approved landfill site. The facilities will be monitored and maintained to prevent the compromise of their designed operation and adequate performance. Ultimately the recycling of materials is preferred rather than the disposal where it is feasible.

ROCK CONSTRUCTION ENTRANCE
The structure's thickness will be constantly maintained to the specified dimension by adding rock. A stockpile of rock material will be maintained at the site for this purpose. At the end of each construction workday, all sediment deposited on public roadways, will be removed and returned to the site. Washing with water is not permitted.

SILT FENCE MAINTENANCE
(1) The fence should be inspected once each week and after every precipitation event. Any necessary repairs will be made within 24 hours.
(2) Accumulated sediments will be removed as required to keep the fence functional. In all cases remove deposits where accumulation reaches 1/2 the above ground height of the fence.
(3) Adhere to any manufacture's recommendations for replacing filter fabric fence due to weathering.
(4) If filter fence is overtopped, it shall be immediately repaired by the installation of a rock outlet filter,

ROCK FILTER OUTLET MAINTENANCE
Sediment must be removed when accumulations reach 1/3 the height of the outlet

ROCK APRON
Inspect riprap outlet structures after each runoff event to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

SEEDING if grass does not grow within 20 days of application [during growing season] the area shall be seeded again.
All sediment and debris will be disposed off the site at an approved land fill area or mixed with excavation from the site and seeded depending on the condition of the job site.

APPLICABILITY.
Upon completion of the development and construction of buildings all disturbed areas will be seeded per permanent seeding schedule.

STABILIZATION.
When vegetative cover is established to a uniform 70% perennial vegetative cover and pavement is completed all E & S control measures will be removed and areas disturbed by removal of facilities will be seeded per permanent seeding schedule.

Location Map on the Evans City Quadrangle is shown on page No. 3
THE AREAL EXTENT OF SOILS are shown on plan sheets
INFORMATION FROM USDA SOIL SURVEY OF BUTLER COUNTY

SOIL	DEPTH	SLOPE	-EROSION-	SUB-	HYDRIC
At Atkins	65"	0-3%	Slight	Typic Fluvaquents	Yes
BuC Buchanan	64"	8-15%	Slight	Aquic Fragiudults	Yes
BxD Buchanan	64"	8-25%	Slight	Aquic Fragiudults	Yes
CIA Cavode	60"	0-3%	Slight	Aeric Ochraquults	Yes
CIB Cavode	60"	3-8%	Slight	Aeric Ochraquults	Yes
CIC Cavode	60"	8-15%	Moderate	Aeric Ochraquults	Yes
CoB Cookport	60"	3-8%	Slight	Aquic Fragiudults	Yes
CoD Cookport	60"	15-20%	Moderate	Aquic Fragiudults	Yes
ErB Ernest	60"	3-8%	Slight	Aquic Fragiudults	Yes
ErC Ernest	60"	8-15%	Moderate	Aquic Fragiudults	Yes
GmD Gilpin	36"	15-25%	Moderate	Typic Hapludults	No
GIB Gilpin	36"	3-8%	Slight	Typic Hapludults	No
GIC Gilpin	36"	8-15%	Slight	Typic Hapludults	No
GoB Gilpin	36"	3-8%	Slight	Typic Hapludults	No
GoF Gilpin	36"	25-70%	Moderate	Typic Hapludults	No
GpC Gilpin	36"	8-15%	Slight	Typic Hapludults	No
GpD Gilpin	36"	15-25%	Moderate	Typic Hapludults	No
HaB Hazleton	84"	3-8%	Slight	Typic Dystrochrepts	Yes
HaC Hazleton	84"	8-15%	Slight	Typic Dystrochrepts	Yes
HaD Hazleton	84"	15-25%	Slight	Typic Dystrochrepts	Yes
HaE Hazleton	84"	25-35%	Slight	Typic Dystrochrepts	No
HgF Hazleton	84"	25-70%	Moderate	Typic Dystrochrepts	No
Ph Philo	60"	0-3%	Slight	Fluvaquentic Dystrochrepts	Yes
WaB Wharton	69"	3-8%	Slight	Aquic Hapludults	Yes
WaC Wharton	69"	8-15%	Moderate	Aquic Hapludults	Yes

RECORDED: 10/30/13
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MATTHEW B. SCHMIDT
No. PE079144

DATE	REVISION	INITIAL

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
☒ Mars Office
P.O. Box 976
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549
☐ Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

CLIENT: Brennan Builders, Inc.
Soil Erosion & Sedimentation Control Details
PLAN: The Plantations 1
LOCATION: Lancaster & Connoquenessing Townships
Butler County, Pennsylvania

DATE: Oct. 3, 2013
SCALE: NTS
DRAWN BY: Beg/Jas
CHECKED BY: WEM
FILE NAME: 6315.dwg
SHEET: Rec-SWM 8
PROJECT #: 6315

Instr:201310300031453 10/30/2013
Pages:2 F:$85.00 4:05PM
Michele Mustello T20130026493
Butler County Recorder FL

LOT CONSOLIDATION PLAN

FOR

EVANS CITY WATER AND SEWER AUTHORITY

JACKSON TOWNSHIP & EVANS CITY BOROUGH

BUTLER COUNTY, PENNSYLVANIA

JUNE, 2013

(REVISED JULY, 2013)

JACKSON TOWNSHIP APPROVALS

EVANS CITY BOROUGH / BUTLER COUNTY APPROVALS

ACKNOWLEDGEMENT OF CORPORATE ADOPTION AND DEDICATION

BY A RESOLUTION APPORVED ON THE 29 DAY OF MAY, 20 13, THE BOARD OF DIRECTORS OF THE Evans City Water & Sewer Authority (Name of Corporation) IN THE STATE OF PENNA. (Name of State), OWNER (owner or beneficial owners), OF THE LAND SHOWN ON THE Lot Consolidation (Name of Plan), ADOPTED THIS PLAN AS ITS LAND DEVELOPMENT (plan of lots or land development), AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

Evans City Water & Sewer Authority
(NAME OF CORPORATION)

SIGNATURE AND TITLE OF OFFICER

SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

NOTARY FOR CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Timothy E. Schoeffel (Name and title of officer) OF THE Evans City Water & Sewer Authority (Name of corporation)

WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION ADN DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERT CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF Oct., 2013
MY COMMISSION EXPIRES THE 15th DAY OF July, 2017.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jeniffer L. Jacobs, Notary Public
Zelienople Boro, Butler County
My Commission Expires July 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND NO MORTGAGE

I HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE LOT CONSOLIDATION PLAN IS IN THE NAME OF EVANS CITY WATER AND SEWER AUTHORITY AND IS RECORDED IN INSTRUMENTS: 201304220011452 AND 201303150007662. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 23 DAY OF Oct., 20 13.

WITNESS OWNER

CERTIFICATION OF SURVEYOR

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

9/13/2013 DATE
David Walter Archibald NAME
SU075211 REGISTRATION NUMBER

9/13/13

DAVID WALTER ARCHIBALD
LAND SURVEYOR
SU 075211
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL

CERTIFICATION OF TOWNSHIP PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON THIS 2nd DAY OF October, 2013 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY PLANNING DIRECTOR

JACKSON TOWNSHIP BUTLER COUNTY PA

CERTIFICATION OF TOWNSHIP ENGINEER

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

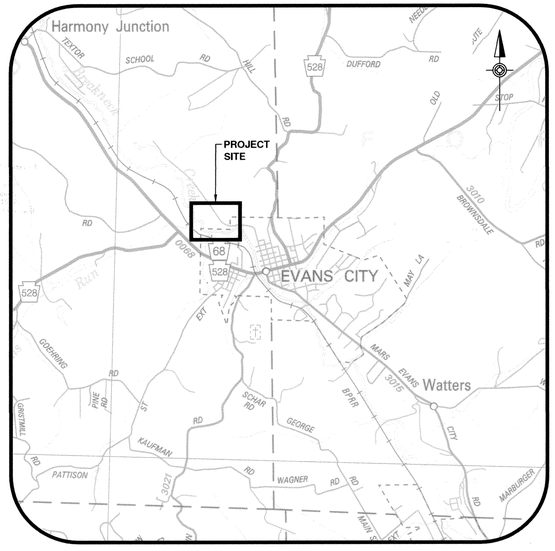
DATE NAME

REGISTRATION NUMBER

CERTIFICATION OF TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 2nd DAY OF October, 2013 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY CHAIRPERSON



LOCATION MAP

NOT-TO SCALE

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	TITLE
1.	CV	TITLE SHEET
2.	SB	LOT CONSOLIDATION PLAN

OWNER

EVANS CITY
WATER AND SEWER AUTHORITY
204 SOUTH JACKSON STREET
EVANS CITY, PA 16033
(724) 538-8320

APPLICANT

EVANS CITY
WATER AND SEWER AUTHORITY
204 SOUTH JACKSON STREET
EVANS CITY, PA 16033
(724) 538-8320

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

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS:
THAT Evans City Water & Sewer Authority (NAME OF CORPORATION) BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE Borough / Township (CITY, BOROUGH,TOWNSHIP) OF COUNTY OF BUTLER (COUNTY), COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE Borough / Township (CITY, BOROUGH,TOWNSHIP), OF BUTLER (COUNTY)

Evans City Water & Sewer Auth (NAME OF CORPORATION) HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE Borough / Township (CITY, BOROUGH, TOWNSHIP), OF BUTLER (COUNTY), ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON Evans City Water & Sewer Auth (NAME OF CORPORATION) ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED SECRETARY, THIS 23 DAY OF Oct, A.D. 20 13.

ATTEST:

SECRETARY

PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUTLER

ON THIS 23 DAY OF Oct, A.D. 2013 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Timothy E. Schoeffel (NAME AND TITLE OF OFFICER) OF Evans City Water & Sewer Auth (NAME OF CORPORATION) WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID Evans City Water & Sewer Auth (NAME OF CORPORATION) FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION Timothy E. Schoeffel (NAME AND TITLE OF OFFICER) OF Evans City Water & Sewer Auth. (NAME OF CORPORATION)

ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

(NAME OF OFFICER)

(TITLE OF OFFICER)

NOTARY FOR CORPORATE ADOPTION

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF Oct, 20 13.

NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES THE 15th DAY OF July, 20 17.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jeniffer L. Jacobs, Notary Public
Zelienople Boro, Butler County
My Commission Expires July 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EVANS CITY BOROUGH / BUTLER COUNTY APPROVALS

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF AUG., 2013.

SECRETARY CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 13168

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF EVANS CITY BOROUGH THIS 23 DAY OF Oct, 2013

SECRETARY CHAIRPERSON

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE EVANS CITY BOROUGH THIS 23 DAY OF Oct., 2013.

BOROUGH SECRETARY CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 338, PAGE(S) 43 & 44 ON October 30, 2013.

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY PA

CV

File name: P:\2008\08037\CAD\LOD\Plan Sets\Lot Consolidation Plan\LOT CONSOLIDATION.dwg Layout: CV Date: Jul 16, 2013 2:14pm jbradley

ZONING DATA

ZONING = "R" RESIDENTIAL (JACKSON TOWNSHIP)

ZONING ORDINANCE #27-301, DATED OCTOBER 11, 2012

REQUIRED MINIMUM LOT AREA: 43,560 SQ. FT. (1 ACRES)

REQUIRED MINIMUM LOT WIDTH: 100 FEET AT RIGHT-OF-WAY LINE

MINIMUM FRONT YARD: 40 FEET

MINIMUM SIDE YARD: 20 FEET

MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 50%

MAXIMUM GROSS RESIDENTIAL DENSITY: 1.0 PER ACRE

ZONING = "I" INDUSTRIAL BUSINESS TRANSIT OVERLAY (EVANS CITY BOROUGH)

ZONING ORDINANCE #195, DATED OCTOBER 2006

REQUIRED MINIMUM LOT AREA: NONE

REQUIRED MINIMUM LOT WIDTH: NONE

REQUIRED FRONT BUILDING LINE: NONE

REQUIRED SIDE BUILDING LINE: NONE

REQUIRED REAR BUILDING LINE: NONE

MAXIMUM LOT COVERAGE: 75%

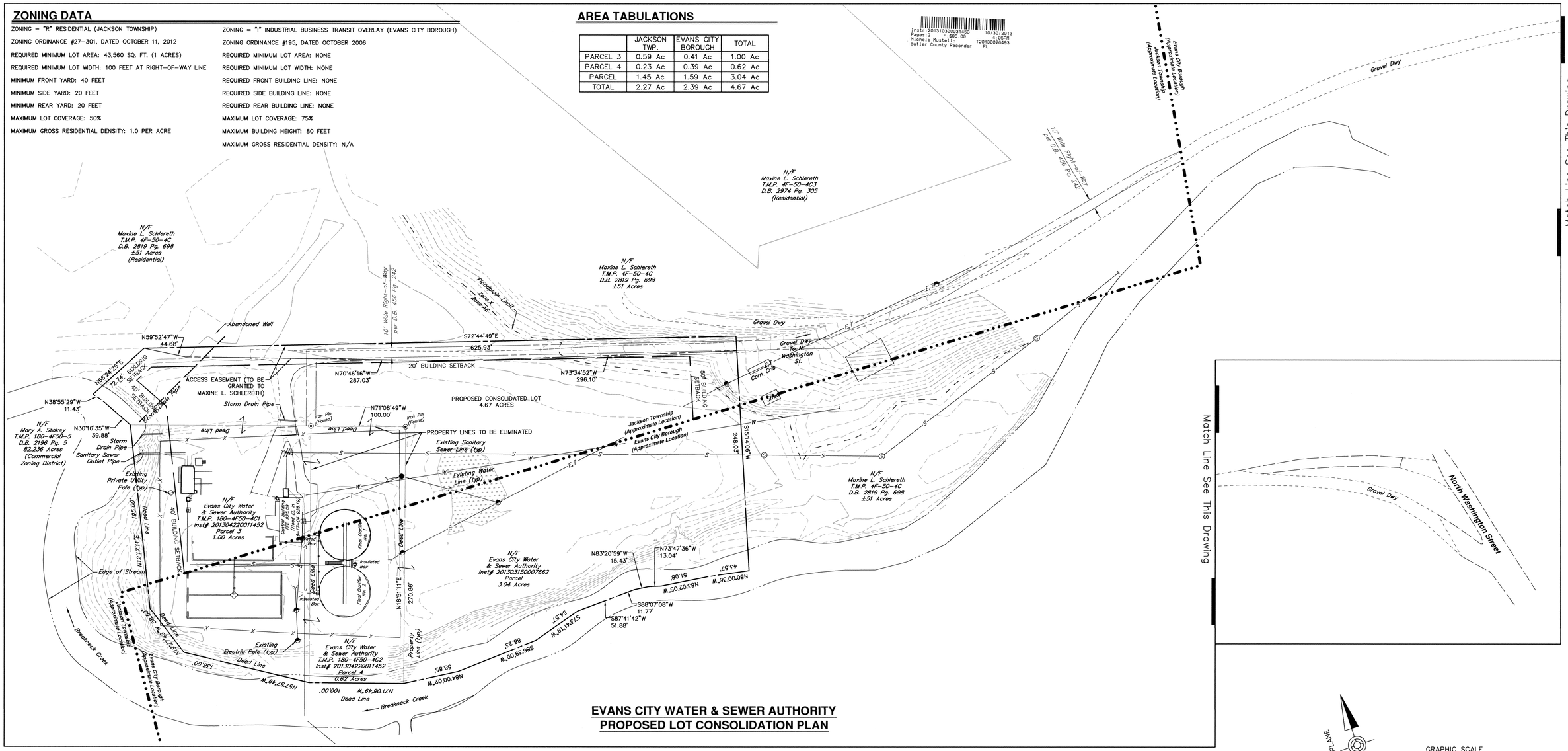
MAXIMUM BUILDING HEIGHT: 80 FEET

MAXIMUM GROSS RESIDENTIAL DENSITY: N/A

AREA TABULATIONS

	JACKSON TWP.	EVANS CITY BOROUGH	TOTAL
PARCEL 3	0.59 Ac	0.41 Ac	1.00 Ac
PARCEL 4	0.23 Ac	0.39 Ac	0.62 Ac
PARCEL	1.45 Ac	1.59 Ac	3.04 Ac
TOTAL	2.27 Ac	2.39 Ac	4.67 Ac

Instr:201310300031453 10/30/2013
Pages:2 F $85.00 4:06PM
Richelle Mustello T20130026493
Butler County Recorder FL



EVANS CITY WATER & SEWER AUTHORITY
PROPOSED LOT CONSOLIDATION PLAN

STATE PLANE

GRAPHIC SCALE
50' 25' 0' 50'
SCALE: 1" = 50'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCELS 3 AND 4 (INST.# 201304220011452) AND CONVEYED PARCEL (INST.# 201303150007662) INTO ONE PARCEL OWNED BY THE EVANS CITY WATER AND SEWER AUTHORITY.
2. SUBJECT PROPERTY LINES ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD BOUNDARY SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. ON FEBRUARY 18, 2011. AND ARE BASED ON THE FOLLOWING PLANS OF RECORD:
   a. "SUBDIVISION PLAN FOR EVANS CITY WWTP IMPROVEMENTS", PREPARED BY HRG, DATED APRIL 16, 2013.
   b. "EXISTING CONDITIONS PLAN", PREPARED BY HRG, DATED FEBRUARY 18, 2011.
   c. "MAXINE SCHLERETH LOT LINE REVISION PLAN", PREPARED BY SURVEY-TECH CORPORATION, DATED OCTOBER 10, 2003.
3. THIS SURVEY HORIZONTALLY REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAD83) PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND VERTICALLY REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
5. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
6. THE PROPERTY IS LOCATED IN THE 100-YR FLOODPLAIN BASED ON FIRM MAP 420216 0001 B; EFFECTIVE DATE MAY 4, 1999.
7. CORPORATE (MUNICIPAL) BOUNDARY DETERMINED USING BUTLER COUNTY GIS.
8. BASIS OF BEARING: NORTHERN LINE OF FORMER "THE MUNICIPAL AUTHORITY OF THE BOROUGH OF EVANSBURG" PROPERTY (CURRENTLY PARCEL 4, EVANS CITY WATER AND SEWER AUTHORITY, INSTRUMENT No. 201304220011452) BETWEEN TWO LOCATED IRON PINS IN PENNSYLVANIA STATE PLANE SOUTH ZONE NAD83.

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EXISTING LEGEND

Iron Pin	T	Existing Above Ground Telephone Line		Existing Guy Pole
Property Line		Existing Telephone Pole		Existing Light Standard
Zoning/Municipal Boundary	E	Existing Above Ground Electric Line	S	Existing Sanitary Sewer Line
Existing Easement		Existing Electric Pole	FM	Existing Forcemain Line
Floodplain		Existing Private Utility Pole	12" CMP	Existing Storm Sewer Line
Existing Stream Line	W	Existing Water Line	San. MH	Existing Sanitary Sewer Manhole
Existing Ditch Or Swale		Existing Well	CO	Existing Cleanout
Existing Deciduous Tree	WV	Existing Water Valve		Existing Storm Sewer Inlet
Existing Edge of Gravel	FH	Existing Fire Hydrant	Storm MH	Existing Storm Sewer Manhole
Existing Fence	WM	Existing Water Meter		

NO.	REVISION	DATE	BY
1	REVISED PER JACKSON TOWNSHIP COMMENTS	2013.07.16	JR/JGP

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID WALTER ARCHIBALD LAND SURVEYOR SU-075211

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

EVANS CITY WATER & SEWER AUTHORITY
204 SOUTH JACKSON STREET
SUITE B
EVANS CITY, PA 16033
(724) 538-8320

LOT CONSOLIDATION PLAN
FOR
EVANS CITY WATER AND SEWER AUTHORITY
JACKSON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR.	DED
DESIGN	
CADD	JGP
CHECKED	DJA
SCALE	AS NOTED
DATE	2013.06.11

DRAWING NO. **SBLC**
SHEET NO. 2 OF 2
PROJECT 003217.0431

File name: P:\2003\003217\CAD\LOADD\Plan Sets\SVY\003217SHEET02.dwg Layout:LC Jul 16, 2013-2:38pm jpriskey

Preliminary/Final Land Development Plans

Prepared for:

McDonald's USA, LLC - Store L/C 37-1280

102 Clearview Circle

Township of Center, County of Butler,

Commonwealth of Pennsylvania

DRAWING INDEX

Cover Page

1 of 3	Survey
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3 of 3	Survey
C-1	Site Plan
C-1A	Drive Thru Plan
C-1B	Handicap Details
C-2	Grading Plan
C-3	E & S Plan
C-3A	E & S Details
SD-1	Standard Site Construction Details
SD-2	Trash Enclosure Details
SD-3	Standard Stormwater and Utility Construction Details
SD-4	Foundation Details (1 of 2)
SD-5	Foundation Detail (2 of 2)
W-1	Retaining Wall

Prepared By:

MCILVRIED DIDIANO & MOX, LLC

Site Planners • Engineers • Surveyors

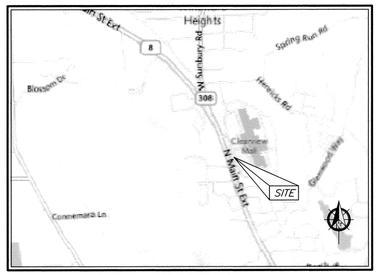
8851 Kind Drive

Pittsburgh, PA 15237

Ph.: (724) 934-2810 fax: (724) 934-2811

mdmcadd@zoominternet.net

www.mdmllc.com



SITE LOCATION MAP

SCALE: 1"=2,000'

CORPORATION ACKNOWLEDGEMENT

State of Illinois
COMMONWEALTH OF ~~PENNSYLVANIA~~)
)SS:
COUNTY OF ~~BUTLER~~ DuPage)

ON THIS 19 DAY OF August A.D. 2013 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED

Catherine A. Griffin Vice President and Assistant Secretary
(NAME AND TITLE OF OFFICER)

McDonald's Corporation, a Delaware corporation
(NAME OF CORPORATION)

WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY Catherine A. Griffin

AND AS FOR THE ACT AND DEED OF THE SAID McDonald's Corporation (NAME OF CORPORATION),

FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE

AND DEDICATION AS Vice President and Assistant Secretary (TITLE OF OFFICER),

OF McDonald's Corporation (NAME OF CORPORATION) IN ATTESTATION OF THE

DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Catherine A. Griffin (SEAL)
(NAME OF OFFICER)
Vice President and Assistant Secretary
(TITLE OF OFFICER)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF August A.D., 2013.

Teresa Cook (SEAL)
(NOTARY PUBLIC)

OFFICIAL SEAL TERESA COOK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/07/15

MY COMMISSION EXPIRES THE 7 DAY OF JULY A.D., 20 15.

BUTLER COUNTY PLANNING COMMISSION REVIEW

LAND DEVELOPMENT

#13157

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO CENTER TOWNSHIP BOARD OF SUPERVISORS DATED THIS 21st DAY OF August, 20 13.

Lynn Hines ABSENT (SECRETARY)

Frank Ulf ABSENT (CHAIRMAN)

TOWNSHIP PLANNING COMMISSION APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA ON 28th DAY OF July, 2013.

ATTEST:

Cheryl C. Andrews (SECRETARY) Robert M. Sloss (CHAIRMAN)

APPROVAL BY TOWNSHIP OF CENTER

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

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA ON THIS 30th DAY OF October, 2013.

ATTEST:

(SECRETARY) Ronald E. Stott (CHAIRMAN)

SEAL:

Instr:201310315031549 10/31/2013
Pages:5 F:$205.00 12:58PM
Michele Mustello T20130026563
Butler County Recorder ND

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 338 PAGE 45-49.

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF Oct., 2013.

Michele M. Mustello (RECORDER OF DEEDS)

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

SURVEYOR'S CERTIFICATE

I, Howard G. McILVried, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, RIGHTS-OF-WAY, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS, DEVELOPERS OR AGENTS.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HOWARD G. McILVRIED LAND SURVEYOR No. SU049396-R

Howard G. McILVried (SURVEYOR)

049396-R (REGISTRATION NUMBER)

8/23/13 (DATE)

RECORDED: 10/31/13

PLAN BOOK	PAGE
338	45

ALTA/ACSM LAND TITLE SURVEY

Prepared for:

Mc Donald's USA LLC L/C 37-1280
102 Clearview Circle
Township of Center, County of Butler
Commonwealth of Pennsylvania

GENERAL NOTES

1. Bearings shown hereon are based on the bearings contained in the Clearview Mall Plan of Lots of record in Plan Book 87, Page 11 of the Butler County Recorder of Deeds office.

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based on GPS data collected January 22, 2013. The elevations are based on the National Vertical Datum of 1988.

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. There are no delineated wetland areas located on the subject premises.

ZONING INFORMATION

Zoning District – C-1 (Retail & Service Commercial)
A restaurant is a permitted use within this zoning district. A drive-thru is a conditional use within this zoning district.

Minimum Lot Area	– No requirement
Minimum Lot Frontage	– 100 feet
Minimum Front Yard Setback	– 50 Feet
Minimum Side Yard Setback	– 15 Feet
Minimum Rear Yard Setback	– 30 Feet
Maximum Building Height	– 35 feet; 75 feet when fully protected by an automatic sprinkler system.
Maximum Lot Coverage	– 70%
Minimum Signage Setbacks:	
Front Yard	– 15 Feet
Side Yard	– 5 Feet
Rear Yard	– 5 Feet
Parking Setbacks:	
	5' from the established legal street
Parking Formula	– 1 space per each 2.5 seats.

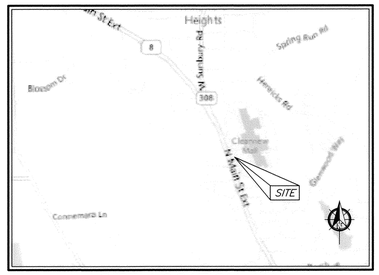
Zoning information was obtained from:

Richard Round
Building Code/Zoning Officer
Center Township Municipal Building
419 Sunset Dr.
Butler, PA 16001
(724) 287-1945

Zoning Notes:

1) A subdivision or replat will be necessary to convey this property if McDonald's plans to purchase a section of Parcel Two.

2) There are 24 striped parking spaces, including 2 handicapped spaces, located at this site.



SITE LOCATION MAP
SCALE: 1"=2,000'

FLOOD ZONE NOTE

By graphic plotting only this site is located in Zone X of the Flood Insurance Rate Map, Community Panel No. 421417 0015 B, bearing an effective date of 03-19-89 and is not in a special flood hazard area. By telephone call dated 02-01-13 to the Flood Insurance Program (800-638-6620), we have learned that this community does currently participate in the program.

STATEMENT OF ENCROACHMENTS

A The McDonald's restaurant violates the 50' front yard setback line by 2.0 feet.

SCHEDULE B – SECTION 2 ITEMS

See page 2 of 3.

UTILITY SERVICE INFORMATION

Gas Service
T.W. Phillips Gas & Oil Company
(800) 222-5101

Storm Sewer
Center Township
419 Sunset Drive
Butler, PA 16001
(724) 282-7805

Water Service
PA American Water Company
2736 Ellwood Road
New Castle, PA 16101
(724) 656-0726

Electric Service
Allegheny Power
365 Washington Road
Washington, PA
(800) 255-3443

Sanitary Sewer
Butler Area Sewer Authority
100 Litman Road
Butler, PA 16001
724-282-1978
James W. Tomazich
Authority Engineer

Telephone Service
Century Link
(724) 284-8817

Cable TV Service
Armstrong Cable
660 South Benbrook Road
Butler, PA 16001
(877) 277-5711

RECORDED: 10/31/13	
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SURVEYOR'S CERTIFICATION

McDonald's USA, LLC
Store L/C 37-1280
102 Clearview Circle
Center Township, County of Butler
Commonwealth of Pennsylvania

I certify to Chicago Title Insurance Company and McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company, a Delaware Corporation and McDonald's Corporation, a Delaware corporation, that this plan has been compiled from a survey actually made on the ground under my supervision on January 22, 2013; that it is correct and complies with the requirements provided by McDonald's Corporation.

Howard G. McIlvried
Registered Land Surveyor No. 049396-R
In the Commonwealth of Pennsylvania
Date of Field Survey: January 22, 2013
Date of Last Revision: June 13, 2013
Project No. 5475

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	02-04-13	ORIGINAL SUBMITTAL	BJC
2	3-19-13	REVISED PROPERTIES	WJM
3	6-13-13	REVISED SPOT ELEVATIONS	

MDM
McILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 935-8080, Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Mc DONALD'S RESTAURANT L/C 37-1280
102 CLEARVIEW CIRCLE
TOWNSHIP OF CENTER, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU049396-R

SCALE:	1"=20'
DATE:	6-13-13
DRAWN BY:	BJC
CHECKED BY:	HGM

SHEET NUMBER:
1 OF 3
PROJECT NO. 5475

ALTA/ACSM LAND TITLE SURVEY

Prepared for:

Mc Donald's USA LLC L/C 37-1280
102 Clearview Circle
Township of Center, County of Butler
Commonwealth of Pennsylvania

LEGAL DESCRIPTION – PARCEL ONE

PARCEL ONE:

ALL that certain piece or parcel of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of S.R. 8 (also known as L.R. 73), which point lies 982.73 feet in a southerly direction along the said centerline of S.R. 8 from the intersection point of the said centerline of S.R. 8 and the centerline of S.R. 308 (also known as L.R. 10056); thence through lands of which this parcel is a part, the following four (4) courses and distances:
(1) North 77° 52' 20" East, a distance of 180.18 feet to a point, (2) South 12° 07' 40" East, a distance of 227.84 feet to a point, (3) South 32° 52' 20" West, a distance of 35.36 feet to a point, and (4) South 77° 52' 20" West, a distance of 155.21 feet to a point in the said centerline of S.R. 8 (also known as L.R. 73); thence along the said centerline of S.R. 8, North 12° 07' 10" West, a distance of 252.84 feet to the point and place of beginning.

CONTAINING 1.038 acres more or less and being Parcel 8 on the Clearview Mall Company Plan recorded July 20, 1981 in Plan Book 87, Page 11.

BEING the same as the following described real estate:

ALL THAT CERTAIN parcel or tract of land situate on the easterly side of North Main Street (a.k.a. Pennsylvania State Route 0008), in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known as Parcel 8 of the Clearview Mall Plan of Lots as recorded in Plan Book 87, Page 11 of the Butler County Recorder of Deeds Office and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of North Main Street at the dividing line between the herein described property on the south and property now or formerly of First Seneca Bank & Trust Company, recorded in Deed Book 1143, Page 574 on the north, said POINT OF BEGINNING also being at the dividing line between Parcel No. 7 & Parcel No. 8 of the Clearview Mall Plan of Lots, aforesaid;

THENCE following said dividing line, N 77°52'20" E, passing through an iron pin with cap set a distance of 40.00 feet from the beginning of this course, a total distance of 180.18 feet to an iron pin with cap set at the northeast corner of Parcel 8, the southeast corner of Parcel 7 and the westerly line of Parcel 1, all of the Clearview Mall Plan of Lots, aforesaid, said point also being on the westerly right-of-way line of Clearview Circle, a private access road;

THENCE following the westerly right-of-way line of Clearview Circle which is also the dividing line between Parcel 8 and Parcel 1 for the following three (3) courses and distances:

1) S 12°07'40" E, a distance of 227.84 feet to an iron pin with cap set;
2) S 32°52'20" W, a distance of 35.36 feet to an iron pin with cap set;
3) S 77°52'20" W, passing through an iron pin with cap set a distance of 115.21 feet from the beginning of this course, a total distance of 155.21 feet to a point in the centerline of North Main Street;

THENCE following the centerline of North Main Street, N 12°07'10" W, a distance of 252.84 feet to the POINT OF BEGINNING.

CONTAINING within said bounds a total of 1.038 acres (45,249.37 square feet).

TOGETHER WITH non-exclusive right of access as set forth in the Access Covenant between Clearview Mall Company and the Commonwealth of Pennsylvania, Department of Transportation dated June 1, 1981 and recorded in Deed Book Volume 1132, Page 676.

TOGETHER WITH non-exclusive easements for parking, vehicular & pedestrian access, ingress and egress, utility and service lines as set forth in the Cross Easement and Operating Agreement between Clearview Mall Company and the Kroger Company, dated October 29, 1981 and recorded November 4, 1981 in Deed Book Volume 1140, Page 995, as assigned by Deed Book Volume 1384, Page 907; assigned and assumed by Assignment of Assumption of Cross Easement and Operating Agreement dated as of February 28, 1996 and recorded in Deed Book Volume 2603, Page 301.

LEGAL DESCRIPTION – PARCEL ONE (cont.)

Tax ID/Parcel No. 060–S18–A8–0000

BEING the same premises which GE Capital Franchise Finance Corporation, a Delaware corporation, successor by merger with Franchise Finance Corporation of America, a Maryland corporation, sole shareholder by dissolution of FFCA Acquisition Corporation, a Delaware corporation by Deed dated July 18, 2002 and recorded August 23, 2002 in Butler County in Instrument No. 200208230028447 conveyed unto McDonald's Corporation, a Delaware corporation, in fee.

LEGAL DESCRIPTION – PARCEL TWO

PARCEL TWO:

ALL that certain piece or parcel of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of T.R. 8 (L.R. 73), which point lies 766.73 feet in a southerly direction along the said centerline of T.R. 8 from the intersection point of the said centerline of T.R. 8 and the centerline of T.R. 308 (L.R. 10056); thence through lands of which this is a part, the following three (3) courses and distances: (1) North 77°52'20" East, a distance of 180.62 feet to a point, (2) South 12°07'40" East, a distance of 215.99 feet to a point, and (3) South 77°52'20" West, a distance of 180.18 feet to a point in the said centerline of T.R. (L.R. 73); thence along the said centerline of T.R. 8, the following two (2) courses and distances: (1) North 12°07'10" West, a distance of 187.00 feet to a point, and (2) North 13°03'20" West a distance of 29.00 feet to the point and place of beginning.

CONTAINING 0.893 acres, more or less, and being Parcel 7 on the Clearview Mall Company Plan recorded July 20, 1981 in Plan Book 87, Page 11.

Tax ID/Parcel No. 060–S18–A7–0000

BEING the same premises which Clearview Mall Company, a Pennsylvania general partnership by Deed dated November 18, 1981 and recorded December 31, 1981 in Butler County in Deed Book Volume 1143, Page 574 conveyed unto First Seneca Bank and Trust Company in fee.

AS–SURVEYED LEGAL DESCRIPTION
PROPOSED EXPANSION AREA – A PORTION OF PARCEL TWO

ALL THAT CERTAIN parcel or tract of land situate on the easterly side of North Main Street (a.k.a. Pennsylvania State Route 0008), in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known as a portion of Parcel 7 of the Clearview Mall Plan of Lots as recorded in Plan Book 87, Page 11 of the Butler County Recorder of Deeds Office and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of North Main Street at the dividing line between the herein described property on the north and property now or formerly of McDonald's Corporation, recorded in Instrument No. 200208230028447 on the south, said POINT OF BEGINNING also being at the dividing line between Parcel No. 7 & Parcel No. 8 of the Clearview Mall Plan of Lots, aforesaid;

THENCE following the centerline of North Main Street, N 12°07'10" W, a distance of 15.00 feet to a point;

THENCE passing through Parcel 7 of the Clearview Mall Plan of Lots, N 77°52'20" E, a distance of 180.18 feet to point on the westerly line of Parcel 1 of the Clearview Mall Plan of Lots, said point also being on the westerly right-of-way line of Clearview Circle, a private access road;

THENCE following the westerly right-of-way line of Clearview Circle which is also the dividing line between Parcel 7 and Parcel 1, S 12°07'40" W, a distance of 15.00 feet to a point at the dividing line between Parcel 7 and Parcel 8 of the Clearview Mall Plan of Lots;

THENCE following said dividing line, S 77°52'20" E, a distance of 180.18 feet to the POINT OF BEGINNING.

AS–SURVEYED LEGAL DESCRIPTION (cont.)
PROPOSED EXPANSION AREA – A PORTION OF PARCEL TWO

CONTAINING within said bounds a total of 0.062 acres (2,702.70 square feet).

A portion of Tax ID/Parcel No. 060–S18–A8–0000

BEING a portion of the same premises which Clearview Mall Company, a Pennsylvania general partnership by Deed dated November 18, 1981 and recorded December 31, 1981 in Butler County in Deed Book Volume 1143, Page 574 conveyed unto First Seneca Bank and Trust Company in fee.

SCHEDULE B – SECTION 2 ITEMS PARCEL ONE

Per Chicago Title Insurance Company Title Commitment No. 120630PHI 71201408 bearing the effective date July 26, 2012.

(11) Rights of the public and others entitled thereto, in and to the use of that portion of the premises within the bounds of S.R. 8. (L.R. 73), sometimes known as T.R. 8, a/k/a North Main Street Extension. THIS ITEM DOES AFFECT THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(12) Drainage easements and easements in slopes of cuts and fills along the state or federal road known as S.R. 8 (L.R. 73), sometimes known as T.R. 8, a/k/a North Main Street Extension. NO DOCUMENTATION PROVIDED

(13) All matters shown in the Clearview Mall Company Plan recorded in Plan Book Volume 87, page 11. THERE ARE NO ITEMS SHOWN ON THIS PLAN THAT AFFECT THE SUBJECT PREMISES.

(14) Coal Agreement between John S. Campbell and Fred Stover and Charles S. Bygate, dated June 3, 1916 and recorded in Butler County Deed Book Volume 334, page 435, which agreement was assigned to Victoria Coal Company and then from Victoria Coal Company to Cosco Gas Coal Company by assignment dated June 30, 1925 and recorded in Butler County Deed Book Volume 426, page 173. THIS ITEM IS TOO VAGUE TO DETERMINE WETHER IT AFFECTS THE SUBJECT PREMISES.

(15) Right of Way to T.W. Phillips Gas and Oil Company, dated November 8, 1933 and recorded in Deed Book Volume 475, page 107. Surrender recorded in Deed Book Volume 1197, page 1002. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(16) Right of Way Agreement to West Penn Power Company, recorded January 27, 1965 in Deed Book Volume 829, page 372. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(17) Right of Way from Clearview Mall Company to United Telephone Company of Pennsylvania, dated May 6, 1981 and recorded in Deed Book Volume 1131, page 850. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(18) Right of Way from the Clearview Mall Company to T.W. Phillips Gas and Oil Company, dated October 1, 1981 and recorded in Deed Book Volume 1139, page 606. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(19) Condemnation by the Butler Area Sewer Authority dated August 3, 1978 in the Court of Common Pleas of Butler County, Pennsylvania No. A.D. 78–778, notice of Declaration of Taking which is given in the Butler County Recorder of Deeds Office, recorded August 3, 1978 in Deed Book Volume 1074, page 290. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(20) Grant of Right of Way to the Municipal Water and Sewer Authority of Center Township, dated July 14, 1978 and recorded September 19, 1978 in Deed Book Volume 1078, page 647. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(21) Terms and conditions of the Access Covenant between Clearview Mall Company and the Commonwealth of Pennsylvania, Department of Transportation, dated June 1, 1981 and recorded in Deed Book Volume 1132, page 676. THIS ITEM IS PERTINENT TO THE SUBJECT PREMISES AS IT GRANTS ACCESS FROM THE STATE HIGHWAY. PLOTTED AND SHOWN HEREON.

(22) Right of Way to the United Telephone Company of Pennsylvania recorded July 10, 1981 in Deed Book Volume 1134, page 806. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(23) Agreement between Clearview Mall Company, a Pennsylvania partnership and The Township of Center, dated July 1, 1981 and recorded July 20, 1981 in Deed Book Volume 1135, page 302. THIS ITEM DOES AFFECT THE SUBJECT PREMISES BUT CONTAINS NO PLOTTABLE ITEMS.

(24) Matters set forth in a Petition by Clearview Mall Company to Western Pennsylvania Water Company, dated August 25, 1981 and recorded September 14, 1981 in Deed Book Volume 1138, page 363. THIS ITEM IS PERTINENT TO THE SUBJECT PREMISES IN THAT IT ALLOWS FOR WESTERN PA WATER COMPANY TO SUPPLY THE PREMISES WITH WATER. THERE ARE NO PLOTTABLE ITEMS.

SCHEDULE B – SECTION 2 ITEMS PARCEL ONE CONTINUED

(25) Deed of Easement and Right of Way from Clearview Mall Company to Western Pennsylvania Water Company, dated August 28, 1981 and recorded September 30, 1981 in Deed Book Volume 1139, page 285. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(26) Terms and conditions of the Cross Easement and Operating Agreement between Clearview Mall Company and The Kroger Company, dated October 29, 1981 and recorded November 4, 1981 in Deed Book Volume 1140, page 995, as assigned by Deed Book Volume 1384, page 907; assigned and assumed by Assignment of Assumption of Cross Easement and Operating Agreement, dated February 28, 1996 and recorded in Deed Book Volume 2603, page 301. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(27) Covenants, conditions, restrictions, reservations and easements as appear in deed from Clearview Mall Company to G & T Trading Company, dated December 10, 1981 and recorded December 22, 1981 in Deed Book Volume 1143, page 300. THIS ITEM CONTAINS TWO UTILITY EASEMENTS, AN OVERHEAD UTILITY LINE EASEMENT AND A SIGN EASEMENT WHICH AFFECT THE SUBJECT PREMISES AND ARE PLOTTED AND SHOWN HEREON. THIS ITEM ALSO CONTAINS BUILDING, SIGNAGE AND PARKING RESTRICTIONS THAT ALSO AFFECT THE SUBJECT PREMISES.

(28) All matters set forth on map or plat attached as an exhibit to the deed from Clearview Mall Company to G & T Trading Company, dated December 10, 1981 and recorded December 22, 1981 in Deed Book Volume 1143, page 300; said map or plat also recorded in Deed Book Volume 1147, page 947. THIS ITEM SHOWS THE SAME EASEMENTS AS IN ITEM 27 ABOVE EXCEPT FOR THE SIGN EASEMENT.

(29) Easement for sewer purposes as referenced in Assignment recorded in Deed Book Volume 1109, page 292. THE DESCRIPTION OF THE EASEMENT CONTAINED IN THIS DOCUMENT IS TOO VAGUE TO DETERMINE ITS AFFECT ON THE SUBJECT PREMISES.

(30) All matters set forth in the McDonald's Site Plan as recorded in Plan Book 256, page 37 and in Plan Book 274, page 48 (As to Parcel One Only). THIS ITEM DOES AFFECT THE SUBJECT PREMISES BUT DOES NOT CONTAIN ANY ADDITIONAL EASEMENTS OR RESTRICTIONS THAT ARE NOT ALREADY SHOWN HEREON.

SCHEDULE B – SECTION 2 ITEMS PARCEL TWO

Per Chicago Title Insurance Company Title Commitment No. 120630PHI 71201408 bearing the effective date July 26, 2012.

(31) All matters set forth in Deed from Clearview Mall Company, a Pennsylvania general partnership to First Seneca Bank and Trust Company, dated November 18, 1981 and recorded December 31, 1981 in Butler County in Deed Book Volume 1143 Page 574 (As to Parcel Two Only). THIS ITEM CONTAINS TWO UTILITY EASEMENTS THAT AFFECT THE SUBJECT PREMISES AND ARE PLOTTED AND SHOWN HEREON.

(32) Right of Way Grant from First Seneca Bank, a Pennsylvania corporation to T.W. Phillips Gas and Oil Co., dated June 29, 1984 and recorded in Deed Book Volume 1196, page 827 (As To Parcel Two Only). THIS ITEM REFERS TO A 30' GAS LINE EASEMENT THAT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(33) All matters set forth in the Site Plan for National City Bank as recorded in Plan Book 202, page 27 (As to Parcel Two Only). THIS SITE PLAN CONTAINS A 50' UTILITY EASEMENT, A 15' SIDE YARD SETBACK AND ANOTHER UTILITY EASEMENT THAT AFFECTS THE SUBJECT PREMISES, ALL OF WHICH ARE PLOTTED AND SHOWN HERON.

RECORDED: 10/31/13	
PLAN BOOK	PAGE
338	47

REVISIONS

No.	DATE	DESCRIPTION	INIT.
1	02-04-13	ORIGINAL SUBMITTAL	BJC
2	3-19-13	REVISED PROPERTIES	WJM
3	6-13-13	REVISED SPOT ELEVATIONS	WJM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

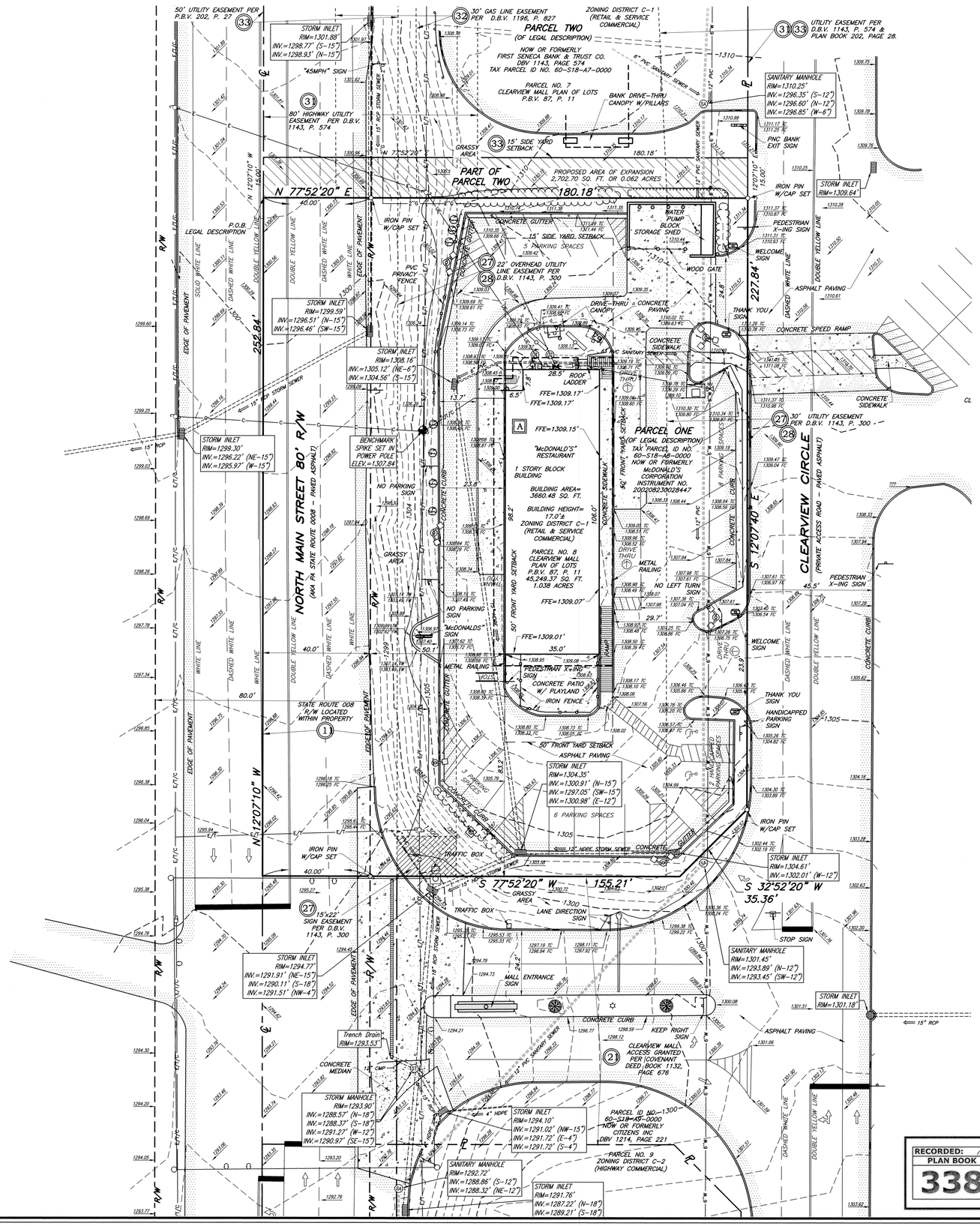
Mc DONALD'S RESTAURANT L/C 37-1280
102 CLEARVIEW CIRCLE
TOWNSHIP OF CENTER, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

ALTA/ACSM LAND TITLE SURVEY

SEAL COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HOWARD G. McILVRIED LAND SURVEYOR No. SU049396-R

SCALE:	1"=20'
DATE:	6-13-13
DRAWN BY:	BJC
CHECKED BY:	HGM

SHEET NUMBER:
2 OF 3
PROJECT NO. 5475



LEGEND

- Contour Line
- Water Line
- Gas Line
- Overhead Cable Line
- Overhead Telephone, Electric Line
- Overhead Electric Line
- Underground Telephone, Cable Line
- Underground Electric Line
- Storm Sewer
- Sanitary Sewer
- Setback Line
- Signal Poles
- Sign Poles
- PVC Fence
- Turn Arrows
- Handicap Symbol
- Storm Inlet
- Right-of-Way
- Iron Pin Found
- Storm Manhole
- Sanitary Manhole
- Grease Trap
- Cleanout
- Utility Pole
- Sign
- Illuminated Signs
- Trees
- Shrubs
- Treeline
- Hedgeline
- Traffic Flow Arrow
- Benchmark
- Light Pole
- Center Line
- Property Line
- Iron pin w/cap set (unless otherwise noted)
- Electric Meter
- Gas Meter
- Water Valve
- Gas Valve
- Speaker Box
- Spot Elevation
- Bollard
- Flagpole
- Menu Board
- Concrete
- Edge of Asphalt

RECORDED: 10/01/13
PLAN BOOK 338 PAGE 48

SERIAL NUMBER: 20130082076

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	02-04-13	ORIGINAL SUBMITTAL	BJC
2	3-19-13	REVISED PROPERTIES	WJM
3	6-13-13	REVISED SPOT ELEVATIONS	WJM

MDM
McILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kind Drive
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Ph.: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
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Mc DONALD'S RESTAURANT L/C 37-1280
102 CLEARVIEW CIRCLE
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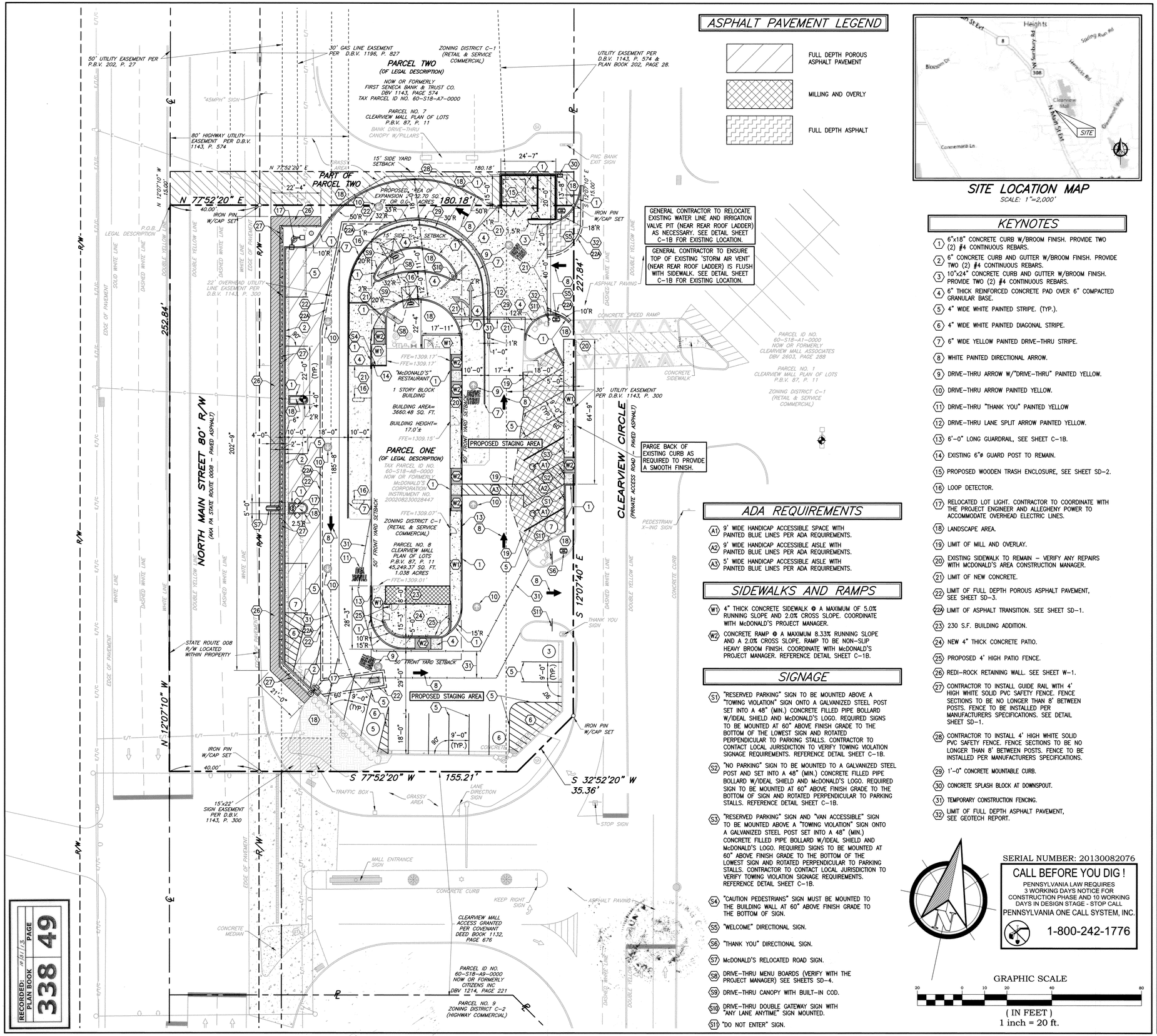
COMMONWEALTH OF PENNSYLVANIA

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Andrew D. Mox
LAND SURVEYOR
No. SU050026-E

SCALE: 1"=20'
DATE: 6-13-13
DRAWN BY: BJC
CHECKED BY: HGM

SHEET NUMBER: 3 OF 3
PROJECT NO. 5475



ASPHALT PAVEMENT LEGEND

- FULL DEPTH POROUS ASPHALT PAVEMENT
- MILLING AND OVERLY
- FULL DEPTH ASPHALT

ADA REQUIREMENTS

- (A1) 9' WIDE HANDICAP ACCESSIBLE SPACE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
- (A2) 9' WIDE HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
- (A3) 5' WIDE HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.

SIDEWALKS AND RAMPS

- (W1) 4" THICK CONCRETE SIDEWALK @ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. COORDINATE WITH McDONALD'S PROJECT MANAGER.
- (W2) CONCRETE RAMP @ A MAXIMUM 8.33% RUNNING SLOPE AND A 2.0% CROSS SLOPE. RAMP TO BE NON-SLIP HEAVY BROOM FINISH. COORDINATE WITH McDONALD'S PROJECT MANAGER. REFERENCE DETAIL SHEET C-1B.

SIGNAGE

- (S1) "RESERVED PARKING" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C-1B.
- (S2) "NO PARKING" SIGN TO BE MOUNTED TO A GALVANIZED STEEL POST AND SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGN TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. REFERENCE DETAIL SHEET C-1B.
- (S3) "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C-1B.
- (S4) "CAUTION PEDESTRIANS" SIGN MUST BE MOUNTED TO THE BUILDING WALL AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.
- (S5) "WELCOME" DIRECTIONAL SIGN.
- (S6) "THANK YOU" DIRECTIONAL SIGN.
- (S7) McDONALD'S RELOCATED ROAD SIGN.
- (S8) DRIVE-THRU MENU BOARDS (VERIFY WITH THE PROJECT MANAGER) SEE SHEETS SD-4.
- (S9) DRIVE-THRU CANOPY WITH BUILT-IN COD.
- (S10) DRIVE-THRU DOUBLE GATEWAY SIGN WITH "ANY LANE ANYTIME" SIGN MOUNTED.
- (S11) "DO NOT ENTER" SIGN.

SITE LOCATION MAP

SCALE: 1"=2,000'

KEYNOTES

1. 6"x18" CONCRETE CURB W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS.
2. 6" CONCRETE CURB AND GUTTER W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS.
3. 10"x24" CONCRETE CURB AND GUTTER W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS.
4. 6" THICK REINFORCED CONCRETE PAD OVER 6" COMPACTED GRANULAR BASE.
5. 4" WIDE WHITE PAINTED STRIPE. (TYP.).
6. 4" WIDE WHITE PAINTED DIAGONAL STRIPE.
7. 6" WIDE YELLOW PAINTED DRIVE-THRU STRIPE.
8. WHITE PAINTED DIRECTIONAL ARROW.
9. DRIVE-THRU ARROW W/"DRIVE-THRU" PAINTED YELLOW.
10. DRIVE-THRU ARROW PAINTED YELLOW.
11. DRIVE-THRU "THANK YOU" PAINTED YELLOW
12. DRIVE-THRU LANE SPLIT ARROW PAINTED YELLOW.
13. 6'-0" LONG GUARDRAIL, SEE SHEET C-1B.
14. EXISTING 6"ø GUARD POST TO REMAIN.
15. PROPOSED WOODEN TRASH ENCLOSURE, SEE SHEET SD-2.
16. LOOP DETECTOR.
17. RELOCATED LOT LIGHT. CONTRACTOR TO COORDINATE WITH THE PROJECT ENGINEER AND ALLEGHENY POWER TO ACCOMMODATE OVERHEAD ELECTRIC LINES.
18. LANDSCAPE AREA.
19. LIMIT OF MILL AND OVERLAY.
20. EXISTING SIDEWALK TO REMAIN – VERIFY ANY REPAIRS WITH MCDONALD'S AREA CONSTRUCTION MANAGER.
21. LIMIT OF NEW CONCRETE.
22. LIMIT OF FULL DEPTH POROUS ASPHALT PAVEMENT, SEE SHEET SD-3.
22A. LIMIT OF ASPHALT TRANSITION. SEE SHEET SD-1.
23. 230 S.F. BUILDING ADDITION.
24. NEW 4" THICK CONCRETE PATIO.
25. PROPOSED 4' HIGH PATIO FENCE.
26. REDI-ROCK RETAINING WALL. SEE SHEET W-1.
27. CONTRACTOR TO INSTALL GUIDE RAIL WITH 4' HIGH WHITE SOLID PVC SAFETY FENCE. FENCE SECTIONS TO BE NO LONGER THAN 8' BETWEEN POSTS. FENCE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE DETAIL SHEET SD-1.
28. CONTRACTOR TO INSTALL 4' HIGH WHITE SOLID PVC SAFETY FENCE. FENCE SECTIONS TO BE NO LONGER THAN 8' BETWEEN POSTS. FENCE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
29. 1'-0" CONCRETE MOUNTABLE CURB.
30. CONCRETE SPLASH BLOCK AT DOWNSPOUT.
31. TEMPORARY CONSTRUCTION FENCING.
32. LIMIT OF FULL DEPTH ASPHALT PAVEMENT, SEE GEOTECH REPORT.

SERIAL NUMBER: 20130082076

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

RECORDED: 11/21/13
PLAN BOOK 338 PAGE 49

STANDARD NOTES

1. THE MAJOR ROAD SIGNS, BASES AND INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY G.C. AND COST PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
2. ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES, WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY G.C. AND COSTS PAID BY THE OPERATOR.
3. LOT LIGHTING SUPPLIER NOTE: LIGHT FOR A.M. FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE AMERICAN FLAG WHEN REQ'D.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY McDONALD'S.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE LANDLORD.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. THE G.C. SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
12. SEE SD. MENU BOARD SHEET DT1.0 DETAILS FOR CONDUIT SIZES. VERIFY BOARD LOCATIONS AND ANGLES WITH PROJECT MANAGER.
13. SEE SITE DETAILS CHAPTER 11 SECTIONS SD.1101 THRU SD.1105 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
14. ALL CONCRETE WALKS TO BE 4" SEAL W/SLIP RESISTANT SEALER.
15. BASES, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS BY MCDONALD'S.
16. ALL WORK PERFORMED IN PUBLIC R.O.W. WILL BE PER THEIR GUIDELINES AND SPECIFICATIONS.
17. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND OR TO HAVE RADII.
18. ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH A SLIP RESISTANT SEALER.
19. THE COMPACTION REQUIREMENTS FOR ANY AND ALL FILL MATERIAL(S) PLACED ANYWHERE ON McDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D698).
20. ALL CONCRETE SHALL BE PLACED AS PER McDONALD'S STANDARD SITE SPECIFICATIONS. ALL CONCRETE FOR DRIVEWAY ENTRANCES AND EXIT APRONS, SIDEWALKS, CURBS, DRIVE-THRU LANES, DELIVERY TRUCK UNLOADING PAD, TRASH CORRAL SLAB AND TRASH CORRAL TRUCK LOADING PAD SHALL MEET THE FOLLOWING REQUIREMENTS.

THICKNESS – 6" W/FIBERMESH
CLASS – 4000 PSI @ 28 DAYS
AIR CONTENT – 6% + – 1.5%
SLUMP – 1" – 3"
SUBBASE – 6"

21. ALL SUBBASE MATERIALS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698).
22. FOR DETAILS OF THE MASONRY TRASH ENCLOSURE, SEE DETAILS ON SHEET SD-7.

GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS

(THE GENERAL CONTRACTOR MUST REVIEW THE SOILS REPORT BEFORE BIDDING THIS PROJECT.)

ACA ENGINEERING INC.
40 WESTERN AVENUE
PITTSBURGH, PA 15202-1707
PHONE: (412) 761-1990
FAX: (412) 761-1998

PAVING SPECIFICATION

(MINIMUM 4" TOTAL COMPACTED ASPHALT THICKNESS.)

ALL NEW ASPHALT PAVEMENT AREAS SHOULD BE PLACED OVER 8" (MIN) CRUSHED AGGREGATE BASE COURSE.
COMPACTION TO BE 100% OF MAXIMUM DRY DENSITY.(ASTM-D-698)
THE ASPHALT PAVEMENT MIX DESIGN AND PLACEMENT SPECIFICATIONS SHALL CONFORM TO THE SITE'S RESPECTIVE STATE DEPARTMENT OF TRANSPORTATION/DEPARTMENT OF HIGHWAYS CURRENT SPECIFICATIONS.

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TESTS AND/OR A CORE SAMPLES. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

EXISTING

PARKING INFORMATION

EXISTING	ADDITIONAL	PROPOSED
24	4	28

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	PVC	EAST SIDE OF SITE
WATER	6"	C.I.	EAST SIDE OF SITE
STORM SEWER	12"	RCP	ALONG MALL ENTRANCE DRIVE
ELECTRIC		OVERHEAD	ALONG NORTH MAIN ST.
GAS			ALONG NORTH MAIN ST.

CIVIL ENGINEER/SURVEY INFORMATION

PREPARED BY: McILVRIED, DiDIANO, & MOX, LLC
8851 KIND DRIVE
PITTSBURGH, PA 15237

DATE: 3/19/13 JOB NUMBER: 5475

LEGEND

SANITARY SEWER — S —
WATER — W —
STORM SEWER — S —
ELECTRIC — E —
GAS — G —
LOT LIGHT
EXISTING ELEVATION 1000.00
PROPOSED ELEVATION 700.00
LANDSCAPE AREA

PLAN SCALE: 1"=20'

STREET ADDRESS
102 CLEARVIEW CIRCLE

CITY: BUTLER (CENTER TWP.) STATE: PA

COUNTY: BUTLER

STATE/SITE NUMBER: 037-1280
NSN: 29780

SITE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ELLEN H. KUCHARIK ENGINEER PE033335E

Ellen H. Kucharik

McDonald's®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PITTSBURGH REGION
1000 OMEGA DRIVE PITTSBURGH, PA 15205

OFFICE ADDRESS

PLAN APPROVALS
SIGNATURE (2 REQUIRED) DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	06/28/13	MTM
PLAN CHECKED	06/28/13	EHK
AS-BUILT		

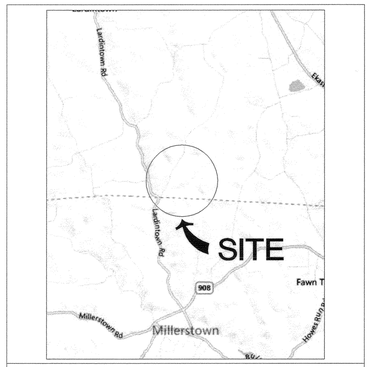
C-1

NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION
1	6/27/2013	REVISED SHEET LAYOUT AND SCALE
2	7/1/2013	REVISED PER CLINTON TOWNSHIP COMMENTS
3	9/10/2013	REVISED SETBACKS WITHIN BUFFALO TOWNSHIP PER BUFFALO TOWNSHIP COMMENTS
4		
5		

TAX PARCEL	AREA
100–1FB8–2A	9.521 ACRES
100–1FB8–6	159.114 ACRES
40–1FB8–A7	63.395 ACRES
TOTAL	232.029 ACRES

PROPOSED LOTS	AREA
LOT 1	201.446 ACRES (63.395 ACRES FROM 40–1FB8–A7 AND 138.051 ACRES FROM 100–1FB8–6)
LOT 2	30.583 ACRES (9.521 ACRES FROM 100–1FB8–2A AND 21.063 ACRES FROM 100–1FB8–6)
TOTAL	232.029 ACRES



SITE LOCATION MAP
SCALE: N.T.S.

ZONING INFORMATION – CLINTON TOWNSHIP ZONED C – CONSERVATION

	C
MINIMUM LOT AREA	10 ACRES*
MINIMUM LOT WIDTH	200 FT.
MINIMUM FRONT YARD	75 FT.
MINIMUM SIDE YARD	35 FT.
MINIMUM REAR YARD	50 FT.
MAXIMUM BUILDING HEIGHT	45 FT.
MAXIMUM COVERAGE	15%

* = SEE SECTION 401 FOR ADDITIONAL REGULATIONS

ZONING INFORMATION – BUFFALO TOWNSHIP ZONED A–1 – AGRICULTURAL DISTRICT

	A–1
MINIMUM LOT AREA	80,000 SQ. FT.*
MINIMUM LOT WIDTH	150 FT.
MINIMUM FRONT YARD	50 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM REAR YARD	20 FT.
MAXIMUM BUILDING HEIGHT	28 FT.
MAXIMUM COVERAGE	20%

* = SEE SECTION 401 FOR ADDITIONAL REGULATIONS

TOTAL PLAN AREA
(INCLUDES GOLDSCHEITTER ROAD R/W)
10,107,199.11 SQ. FT.
232.029 ACRES

SURVEYOR:
JAMES R. BRUGGEMAN, P.L.S.
333 BALDWIN ROAD
PITTSBURGH, PA 15205

OWNER:
PRISTINE RESOURCES, INC.
129 BETHLEHEM ROAD
REVLOC, PA 15948

SCALE IN FEET
0 200 400

NOTE:
As of the date of this plot plan recording, the lots in this subdivision are dedicated for the express purpose of agricultural use. No lots in this subdivision have 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 lots in this 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 subdivision plan should contact the 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"

NOTES:
1. PROPERTIES ADJOINING THE SUBDIVISION IN CLINTON TOWNSHIP ARE ZONED C (CONSERVATION).
2. PROPERTIES ADJOINING THE SUBDIVISION IN BUFFALO TOWNSHIP ARE ZONED A–1 (AGRICULTURAL DISTRICT).
3. EXISTING CONTOURS DERIVED FROM THE PAMAP PROGRAM 3.2 FT. DIGITAL ELEVATION MODEL OF PENNSYLVANIA; DEVELOPED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, DATED 2006.
4. THE TOWNSHIP LINES SHOWN ARE APPROXIMATE. THE TOWNSHIP LINES WERE SCALED FROM THE BUTLER COUNTY WEBMAP VIEWER WEBSITE.

RECORDED: 11/1/13
PLAN BOOK 338 PAGE 50

Instr:201311010031642 11/01/2013
Pages:2 F:$85.00 12:04PM
Michele Mustello T20130026682
Butler County Recorder ND

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

PRISTINE RESOURCES PLAN OF LOTS

Situate In

CLINTON TOWNSHIP/BUFFALO TOWNSHIP BUTLER COUNTY, PENNSYLVANIA & FAWN TOWNSHIP ALLEGHENY COUNTY, PENNSYLVANIA

Made For

PRISTINE RESOURCES, INC.

DATE:	6/5/2013	SCALE:	1"=200'
DRAWN BY:	CMM	CHECKED BY:	EDB
PROJECT NO:	130-615	APPROVED BY:	JRB

DRAWING NO.: SUB-1
SHEET 1 OF 2

F:\2013\130-615_Survey\130-615-SRI.dwg[Sht 1] LS(8/10/2013 - rossebum) - LP: 9/11/2013 1:09 PM

REVISION RECORD		
NO	DATE	DESCRIPTION
1	6/27/2013	REVISED SHEET LAYOUT AND SCALE
2	7/1/2013	REVISED PER CLINTON TOWNSHIP COMMENTS
3		
4		

KNOW ALL MEN BY THESE PRESENTS:

That Pristine Resources, Inc, a corporation duly registered under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan 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, right-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 right-of-ways. This dedication and release shall be binding upon Pristine Resources, 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 hand of its president and the same to be attested by its secretary this 11th day of October, 2013.

President VICE

SEAL

State of Ohio :
: ss.
County of Summit:

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Keith Nagel of Pristine Resources, Inc., 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 Pristine Resources, 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 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.

Signature, Title of Officer

WITNESS MY HAND AND NOTARIAL SEAL this (11TH) October day of October, 2013.

My commission expires the 6TH day of November, 2018

Notary Public

I (or we), Pristine Resources, Inc owners of the Pristine Resources Plan of Lots do hereby certify that the title of this property is in the name of Pristine Resources, Inc, as recorded in Instrument 200606200015230, Recorder of Deeds Office. (I, we) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Vice President

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

SEAL

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

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

Approved by the Clinton Township Board of Supervisors this 17th day of September, 2013

Secretary (SEAL) Chairman

Reviewed by the Clinton Township Planning Commission this 1st day of July, 2013.

Secretary (SEAL) Chairman

The Board of Supervisors of the Township of Buffalo 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 Buffalo Township Board of Supervisors this 11TH day of SEPTEMBER, 2013.

Secretary (SEAL) Chairman

Reviewed by the Buffalo Township Planning Commission this 4th day of September, 2013.

Secretary (SEAL) Chairman

Reviewed by the Butler County Planning Commission this 27TH day of AUGUST, 2013.

Secretary (SEAL) Chairman

COMMONWEALTH OF PENNSYLVANIA :
: ss.
County of Butler :

Recorded in the Recorder Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 338 page 50 to 51.

Given under my hand and seal this 1ST day of NOVEMBER, 2013.

(SEAL)

Recorder

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

PRISTINE RESOURCES, INC CORPORATE SEAL

NOTARY PUBLIC

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

CLINTON TOWNSHIP BOARD OF SUPERVISORS — CLINTON TOWNSHIP BUTLER COUNTY PA — 1854

CLINTON TOWNSHIP PLANNING COMMISSION — CLINTON TOWNSHIP BUTLER COUNTY PA — 1854

BUFFALO TOWNSHIP BOARD OF SUPERVISORS — BUFFALO TOWNSHIP SEAL

BUFFALO TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER — RECORDER OF DEEDS — BUTLER COUNTY PA

RECORDED: 11/1/13	
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Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

PRISTINE RESOURCES PLAN OF LOTS

Situate In

CLINTON TOWNSHIP/BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA &
FAWN TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

Made For

PRISTINE RESOURCES, INC.

DATE:	6/5/2013	SCALE:		DRAWING NO.:	SUB-2
DRAWN BY:	CMM	CHECKED BY:	EDB		
PROJECT NO:	130-615	APPROVED BY:	JRB	SHEET	2 OF 2

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