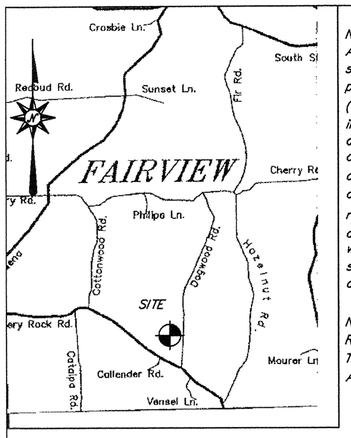


LOCATION MAP

NON BUILDING NOTE FOR LOT #2, #1 , AND THE REMAINDER
As of the date of this plot plan, the property/subdivision described herein is and shall be dedicated for the purpose of agriculture use. No portion of this property/subdivision is approved by Fairview Twp., or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to, or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq) and regulations promulgated thereunder. Prior to signing, executing, implementing, or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Fairview Twp., who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEYED PARCEL.

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

Instr:201401160001221 01/16/2014
Pages:1 F:$45.00 1:37PM
Michele Mustello T20140000878
Butler County Recorder ND

RUTH DWECK
1253 ROUTE 9P
SARATOGA SPRINGS
NEW YORK 12866

I, the undersigned_RUTH DWECK_(owners) of the Real Estate shown and described, here in do hereby certify that I have laid off, plotted, and subdivided, and hereby layoff, plot, and subdivide said Real Estate in accordance with the within plat.

X Ruth Dweck
Owners

~~*COMMONWEALTH OF PENNSYVANIA*~~ State of New York
COUNTY OF ~~*BUTLER*~~ Saratoga
on this 2nd *day of* December, 2013 *Before me a Notary Public in and for said state and county personally came* Ruth Dweck *known to be the person whose name is subscribed to the within instrument.*
In witness whereof I have here unto set my name and offical seal.

Pamela Foote
Notary Public

PAMELA FOOTE
Notary Public, State of New York
Qualified in Washington County
My Commission Expires 2013
Reg. No. 01FO5089149

Certification by Professional Land Surveyor

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD D. SEDWICK
SURVEYOR
SU050061-E
PENNSYLVANIA

Oct 2013
DATE

Signature of Surveyor

George G. McCollough
I, the undersigned_GRANT McCOLLOUGH_(owners) of the Real Estate shown and described, here in do hereby certify that I have laid off, plotted, and subdivided, and hereby layoff, plot, and subdivide said Real Estate in accordance with the within plat.

George G. McCollough
GRANT McCOLLOUGH
BOX 108
128 HARMONY ST.
CONNOQUENESSING PA. 16027

X George G. McCollough
Owners AKA George Grant McCollough

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 22 *day of* November, 2013 *Before me a Notary Public in and for said state and county personally came* George Grant McCollough *known to be the person whose name is subscribed to the within instrument.*
In witness whereof I have here unto set my name and offical seal.

Notary Public

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

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
On this the 16th *day of* JANUARY, 2014 *before me, the Recorder of Deeds in and for said County of Butler, personally appeared _____, who in due form acknowledged the within plot to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.*

Michele M. Mustello
Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA
County of Butler
Recorded in the Recorder's Office in and for said County
16
JANUARY 2014
340 PAGE 1
Witness my hand and the seal of said Office.
Michele M. Mustello

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

Final approval by the Fairview Twp. Supervisors
this 10 *day of* JAN, 2014

Dorothy D. Neff
Secretary

Paul E. Dorn
Chairman

BOARD OF SUPERVISORS
FAIRVIEW TOWNSHIP
BUTLER CO., PA

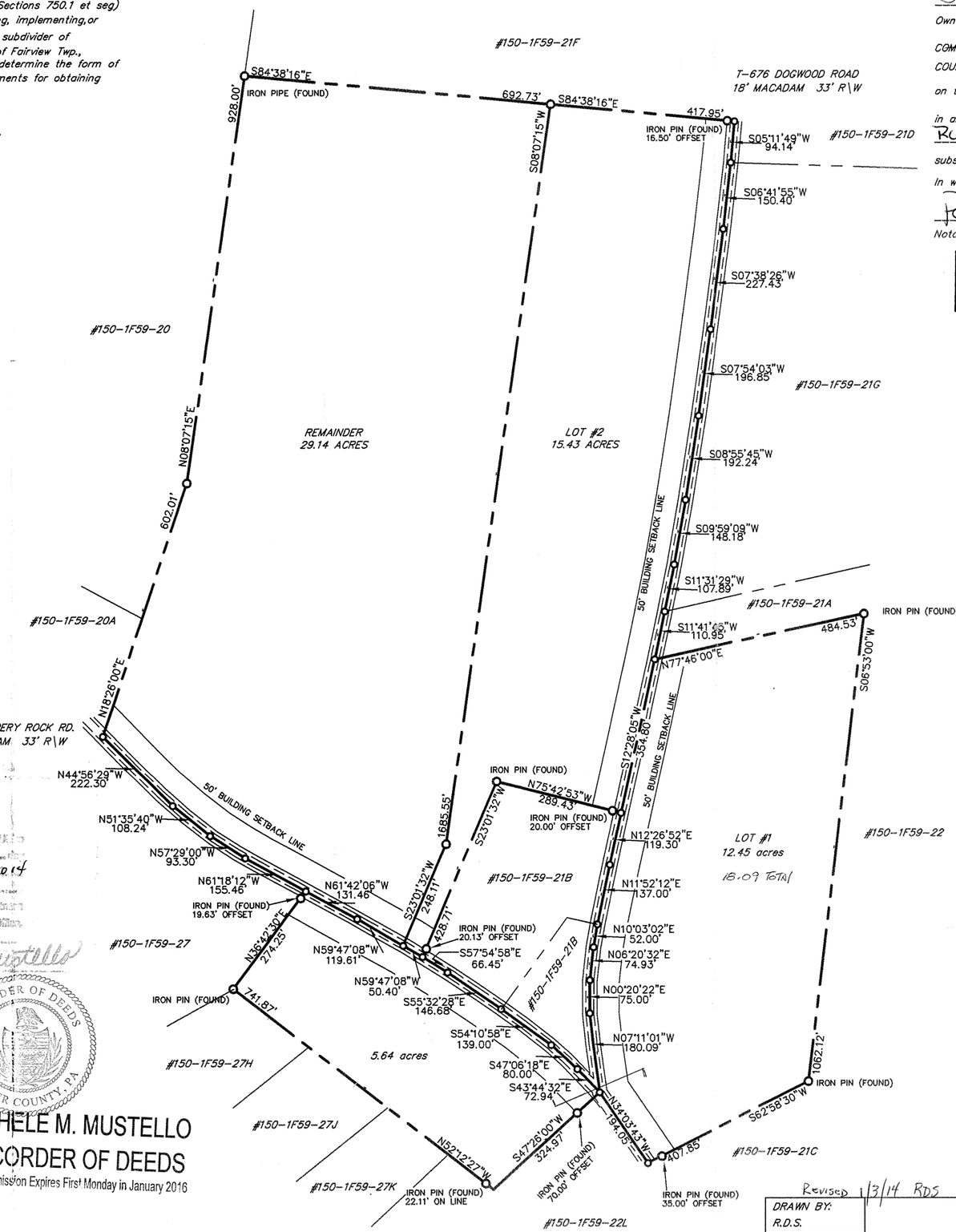
Final approval by the Butler County Planning Commission
this 9TH *day of* JAN, 2014

Secretary

Kathryn L. Kelly
Chairman

BUTLER COUNTY PLANNING COMMISSION

SUBJECT TO :
EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ECT., IF ANY THAT MAY APPEAR EITHER RECORDED OR UNRECORDED.



RECORDED: 1/16/14	
PLAN BOOK	PAGE
340	1

Revised 1/3/14 RDS

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=200'	GRANT McCOLLOUGH & RUTH DWECK
DATE: OCT. 2013	FAIRVIEW TWP. BUTLER CO.
DRAWING NUMBER: 1F-59-21-B	RICHARD D. SEDWICK 326 CONERTY RD. CHICORA, PA. 724-355-9302

KNOW ALL MEN BY THESE PRESENTS That We, WILLIAM P. NORRIS AND RUTH ELAINE NORRIS of the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be 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 8 day of December 2013.

William P. Norris (signature) — Owner

(signature) — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared, WILLIAM P. NORRIS AND RUTH ELAINE NORRIS, 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 8 day of December 2013.

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

(signature) — Notary Public — Seal & Stamp

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

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

7 Dec. '13 — Date

(signature) — P. L. S. # 30161–E

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

Cindy L. Watson — Secretary   DECEMBER 17TH 2013 — Seal   Dennis C Kerr — Chairman

Reviewed by the Lancaster Township Planning Commission this 10 day of DECEMBER 2013.

(signature) — Secretary   (signature) — Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 13TH day of Nov. 2013.

(signature) — Secretary   Seal   (signature) — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

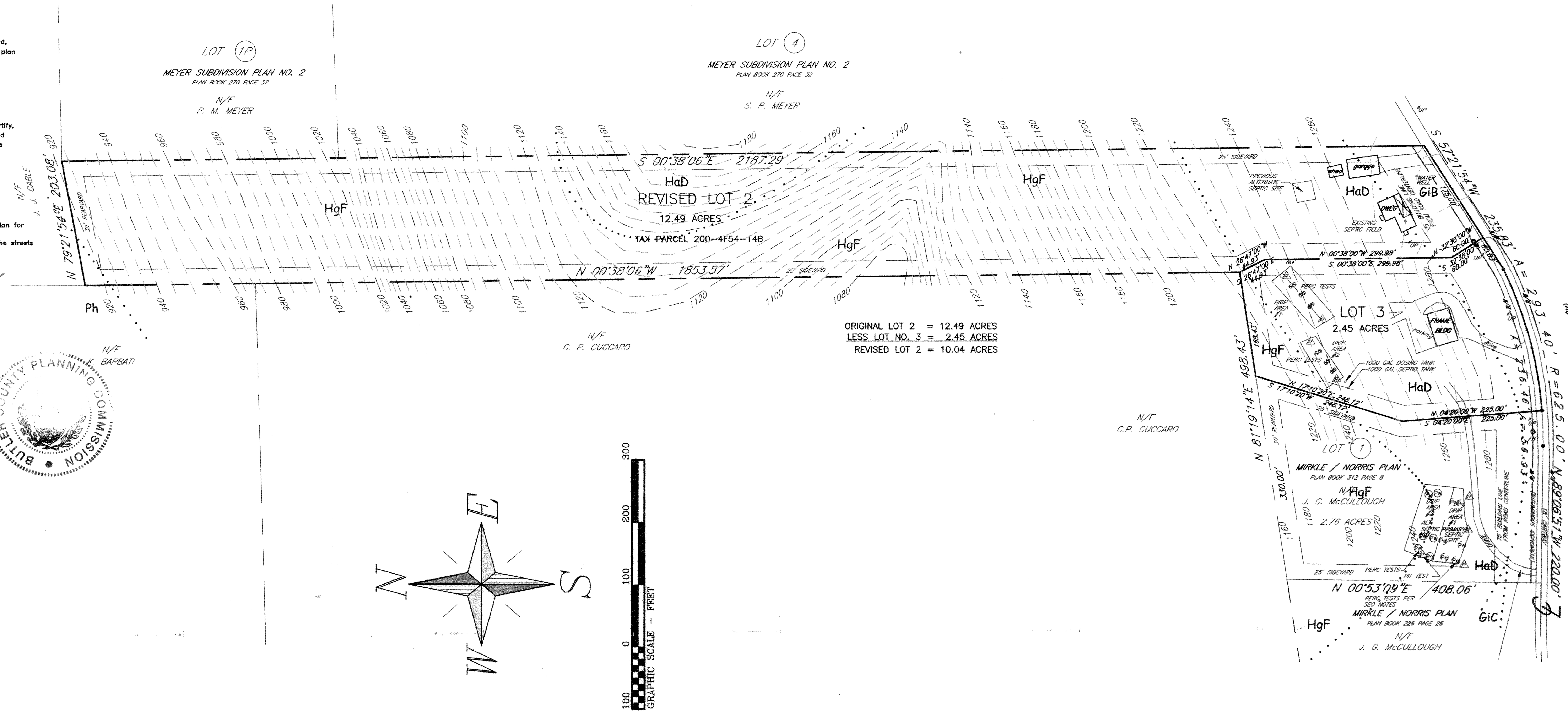
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 340 Page 2 .

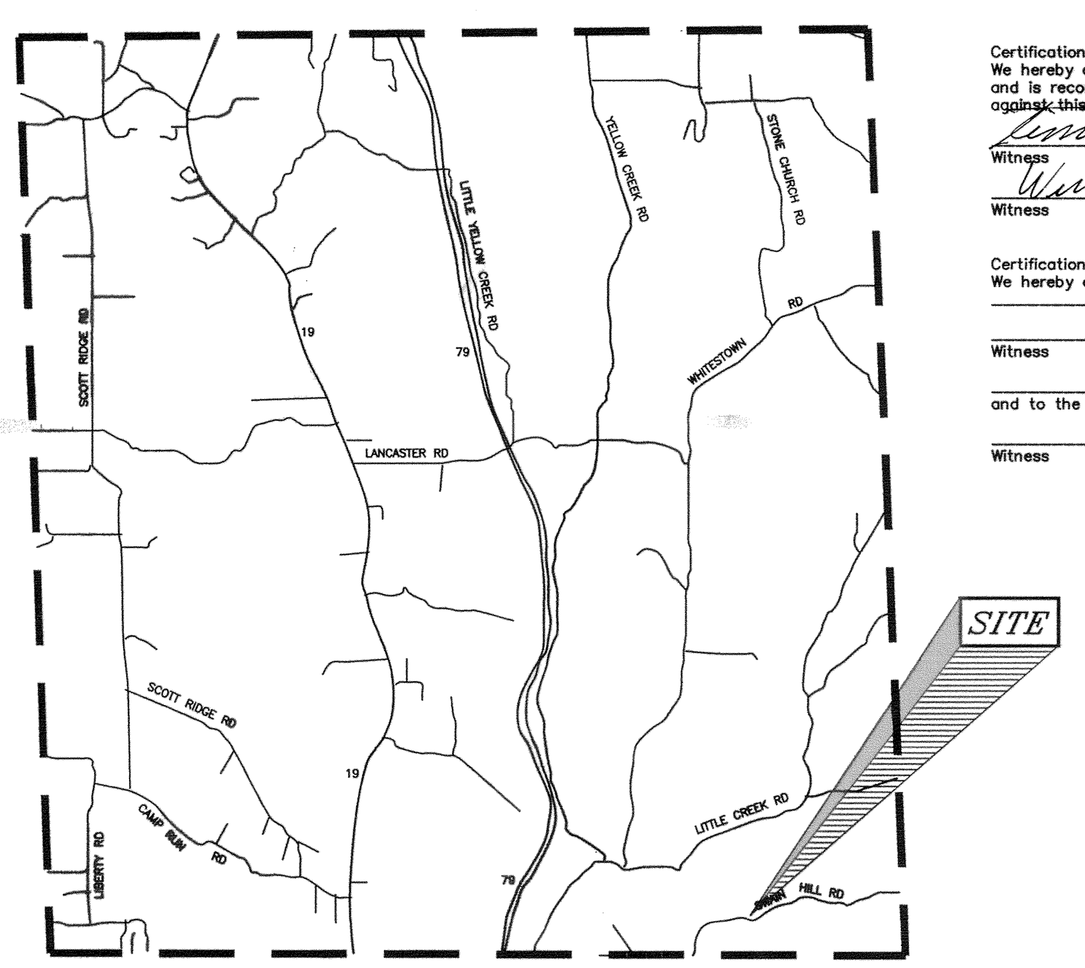
Given under my hand and seal this 21st day of January 2014 ~~2013.~~

Michele M Mustello (signature) — Recorder — Seal

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

RECORDER OF DEEDS — BUTLER COUNTY, PA





Vicinity Map
NOT TO SCALE

Certification of title (no mortgage).
We hereby certify that the title to the property contained in the William Norris Plan No. 2 is in the name of William P. and Ruth E. Norris and is recorded in deed book volume 312, page 8. We further certify that there is no mortgage, lien, or other encumbrance against this property.

(signature) — Witness   William P. Norris (signature) — Owner
(signature) — Witness   (signature) — Owner

Certification of title (Mortgage clause and consent of mortgagee).
We hereby certify that the title to the property contained in the William Norris Plan No. 2 is in the name of ______ and is recorded in deed book volume ______, page ______.

Witness   Owner

______, mortgagee of the property contained in the William Norris Plan No. 2 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness   Name, title, and mortgagee

WILLIAM NORRIS PLAN NO. 2

Being a subdivision of the revised Tax Parcel 200–4F54–14B of the William Norris Plan – Plan Book 312 Page 8

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

Instr:201401210001388 01/21/2014
Pages:1 F:$45.00 10:57AM
Michele Mustello T20140001017
Butler County Recorder FL

NOTES:

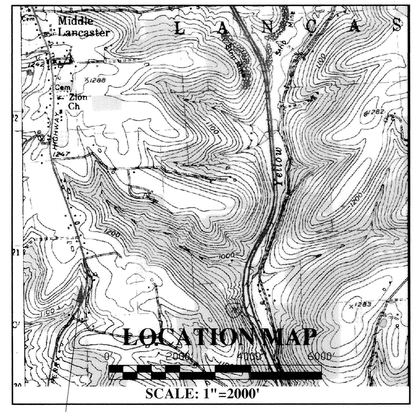
1) OWNER: WILLIAM P. NORRIS AND RUTH ELAINE NORRIS
273 SWAIN HILL ROAD
HARMONY, PA. 16037
2) PROPERTY ZONING = R1– RURAL RESIDENTIAL
3) THE LOTS HAVE ACCESS TO A PUBLIC WATER SUPPLY
4) SITE TOPOGRAPHY WAS INTERPOLATED FROM THE U.S.G.S. EVANS CITY QUADRANGLE

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

SUBDIVISION PLAN for WILLIAM P. AND RUTH E. NORRIS
PROJECT No: 13–179
SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA
DATE: 10/29/13 REV: 12/06/13 DWN.By: SDG CHK.By: Sdg Co. TAX No: 200–4F54–14B

RECORDED JAN 21 2014	
PLAN BOOK	PAGE
340	2
SHEET ____ of ____	

PENNSYLVANIA AMERICAN WATER



PROJECT AREA – PERRY HIGHWAY
BUTLER COUNTY, PENNSYLVANIA
EVANS CITY 7.5' USGS MAP

SITE INFORMATION

1. PROJECT OWNER PENNSYLVANIA–AMERICAN WATER COMPANY
   OPERATING OFFICE
   2736 ELLWOOD RD.
   NEW CASTLE, PA 16101
   (724) 654–8706
   PRINCIPAL OFFICE
   800 WEST HERSHEYPARK DRIVE
   HERSHEY, PA 17033
   (800) 474–7292
2. THE PROPERTY OWNERSHIP IS DESCRIBED IN THE BUTLER COUNTY COURTHOUSE BEING PART OF TAX MAP NUMBER 200–4F100–A4, AS SHOWN ON THE MEINERT ROUTE 19 SUBDIVISION PLAN LOT 1A, DATED JULY 15, 2013 AND RECORDED SEPTEMBER 20, 2013 AT PLAN BOOK 337 PAGE 39. NOW TAX MAP NUMBER 200–4F100–A4R.
3. PROJECT AREA SIZE IS 0.56 ACRES.
4. ZONING DISTRICT MU–MIXED USE, BUILDING SETBACKS AS SHOWN.
5. THE PROPOSED USE IS FOR UTILITY USE, MUNICIPAL NON–LANCASTER.
6. LAND INFORMATION AS DESCRIBED ON SURVEY FOR PENNSYLVANIA–AMERICAN WATER COMPANY SURVEYED AND DRAWN BY KOPKO ENGINEERING. KENNETH D. BERLIN, REGISTERED PROFESSIONAL SURVEYOR SU–22370–E.
7. ADJOINING PROPERTIES WERE BASED ON REFERENCED DEED AND TAX MAP INFORMATION.
8. ACCESS TO THE SITE IS VIA A PROPOSED ACCESS DRIVEWAY FROM SR0019 PERRY HIGHWAY AND PROPOSED LOW–VOLUME DRIVEWAY ENTRANCE, AS DEPICTED. PENNDOT WILL NOT REQUIRE A TRAFFIC STUDY.
9. NO 100–YEAR FLOOD AREAS ARE AT THE SITE.
10. TOPOGRAPHY AND EXISTING FEATURES FROM FIELD SURVEY IN MARCH, 2013 BY KOPKO ENGINEERING. CONTOUR ELEVATIONS BASED ON THE U.S.G.S. BENCHMARK REFERENCE "HARMONY", PID NO. KY0220, "Q252", PID NO. KY0219, "D414", PID NO. KY2922.
11. SOIL INFORMATION FROM THE SOIL SURVEY FOR BUTLER COUNTY.
12. TOTAL AREA DISTURBED WILL BE APPROXIMATELY 0.28 ACRES.
13. CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1–800–242–1776 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE ONE CALL SERIAL NUMBER FOR THE PROJECT IS 20130940309.
14. UTILITY LIST OF COMPANIES WITH SERVICE AT THIS GENERAL LOCATION:

ARMSTRONG	1–877–277–5711
PEOPLES TWP	1–800–222–5101
MARKWEST MIDSTREAM & RESOURCES	1–800–730–8388
PENN POWER	1–888–544–4877
VERIZON	1–800–837–4966
VERION PENNSYLVANIA, INC.	1–800–837–4966
PA ONE CALL	1–800–242–1776

15. ALL AREAS DISTURBED SHALL BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER.
16. BEFORE ANY CONSTRUCTION OR EARTH MOVING MAY BEGIN, THE APPROPRIATE AND NECESSARY LOCAL, STATE, AND FEDERAL PERMITS MUST BE SECURED FROM THE AGENCIES HAVING SPECIFIC AUTHORITY.
17. THIS PLAN DOES NOT DEDICATE ANY LAND FOR PUBLIC USE.

CORPORATION ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, That the Pennsylvania–American Water Company, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, Pennsylvania–American Water Company hereby covenants and agrees to and by these presents does 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 Pennsylvania–American Water Company, 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 17th day of December, 2013.

ATTEST: Pennsylvania–American Water Company

Secretary

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF Dauphin

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared David R. Kaufman of the Pennsylvania–American Water Company, who being duly sworn, deposeth and saith that 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 Pennsylvania–American Water Company, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as VP-Engineering 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.

VP- Engineering
Title of officer

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL, this 17th day of December, 2013. My Commission Expires the 26th day of December, 2013.

SEAL

Roberta L. Gautsch
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERTA L. GAUTSCH, Notary Public
Derry Twp., Dauphin County
My Commission Expires December 26, 2014

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

Cindy L. Watson Secretary SEAL Dennis C. Kerr Chairman

December 23, 2013

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 10th day of DECEMBER, 2013.

Secretary SEAL Chairman

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Approved by the Butler County Planning Commission this 20th day of NOV, 2013.

Secretary Director

PROOF OF RECORDING

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 340 Page 3-5

Given under my hand and seal this 21st day of January, 2014

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

Recorder

SURVEYOR'S CERTIFICATION (ZONING REQUIREMENTS)

I, Kenneth D. Berlin, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plan meets with the requirements of all ordinances including zoning existent under the laws of the Township of Lancaster.

SEAL Kenneth D. Berlin, P.L.S. SU-22370-E

Know what's below. Call before you dig.

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

NOTES

1. Land use: Zoning Ordinance §9 Section 405
2. Zoning: Mixed Use – MU, A&D District
3. Sewage: Non–building Waiver
4. Lot coverage shall not exceed 10 percent (including accessory structures)
5. No flood areas are at this location
6. Subject to and together with any and all existing rights–of–ways, easements and conditional clauses of record or established by due process.

SHEET INDEX

CS–1.0 COVER SHEET
C–1.0 SITE PLAN
C–2.0 EROSION & SEDIMENTATION–CONSTRUCTION DETAILS

This drawing is an instrument of service and shall remain the property of KOPKO ENGINEERING, whether the project for which it is intended is constructed or not. This drawing, and the concept, ideas and information contained herein, shall not be used, copied or retained without the expressed written approval of KOPKO ENGINEERING.

Submission or distribution of this drawing to meet official regulatory requirements or for any other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of KOPKO ENGINEERING.

Any abridgement or violation of the rights of KOPKO ENGINEERING shall be prosecuted to the fullest extent possible under the law.

All dimensions and existing conditions shall be checked and verified by the contractor.

Only approved drawings shall be used for construction.

Instr:201401210001389 01/21/2014
Pages:3 F:$25.00 11:04PM
Michele Mustello T20140001019
Butler County Recorder FL

THIS DOCUMENT IS FOR BID AND PERMITTING PURPOSES.

LEGEND

- UTILITY POLE
- MANHOLE
- CATCH BASIN OR CONC. INLET
- WATER VALVE
- CENTERLINE OF ROADWAY
- ROADWAY RIGHT–OF–WAY
- EXISTING WATERLINE
- EXISTING GASLINE
- PROPOSED WATERLINE

RECORDED: Jan 21, 2014
PLAN BOOK 340 PAGE 3

REV.	DESCRIPTION	DATE	Apprvd.

PROJ.: 13–030–017
FILE: PAW_REX
DRAWN BY: KES
CHECKED BY: RK
SCALE: As shown
DATE: 10/07/2013

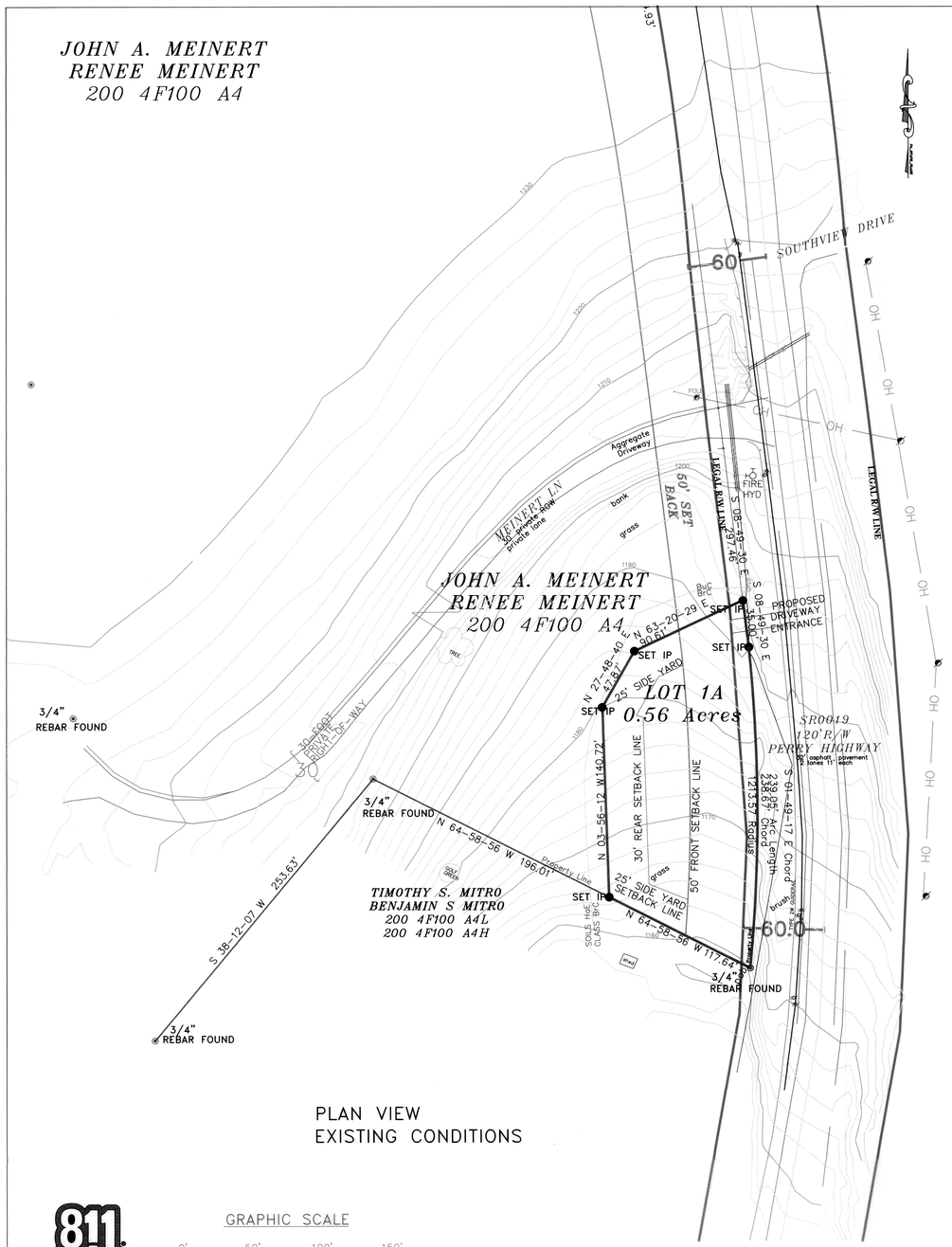
KOPKO ENGINEERING
P.O. BOX 206
SHIPPENVILLE, PA 16254
814 226–4750

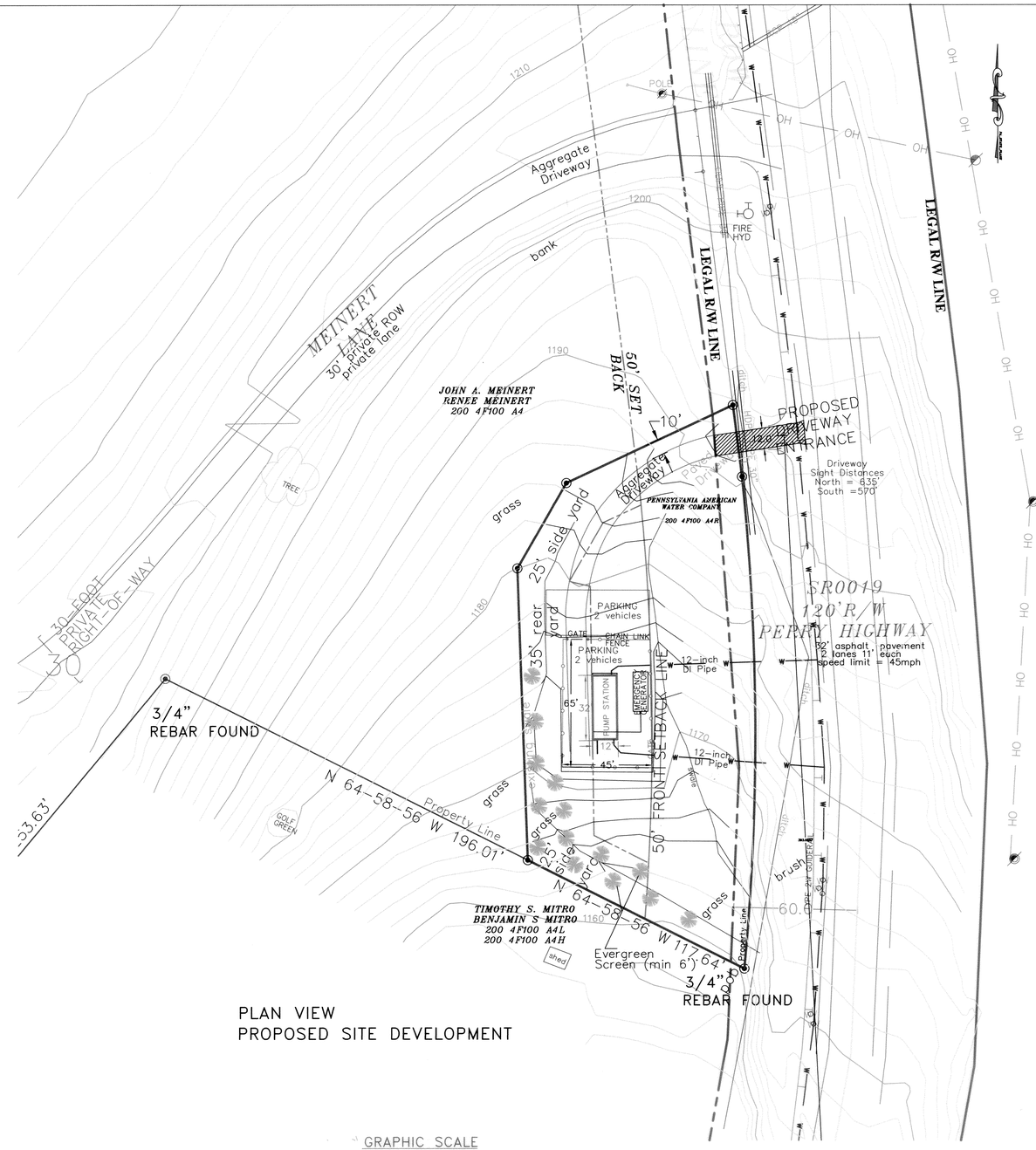
BUTLER DISTRICT
208 Oneida Valley Road
Butler, PA 16001
(724) 654–3706

PENNSYLVANIA AMERICAN WATER

ROUTE 19 – BOOSTER PUMP STATION
SITE PLAN
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CS–1





GRAPHIC SCALE
0' 50' 100' 150'
Scale 1"=50'

COORDINATE SYSTEM
STATE PLANE – PA SOUTH 3702

GRAPHIC SCALE
0' 30' 60' 90'
Scale 1"=30'

Know what's below. Call before you dig.

LEGEND

- SET IRON PIPE
- EXISTING REBAR
- POINT
- MANHOLE
- CATCH BASIN OR CONC. INLET
- WATER VALVE
- CENTERLINE OF ROADWAY
- LEGAL RIGHT-OF-WAY LINE
- EXISTING GASLINE
- TREE PLANTING
- SANITARY SEWER LINE
- STORM SEWER
- GAS VALVE
- UTILITY POLE
- SIGN
- PROPOSED PROPERTY LINE
- WATERLINE
- PROJECT STATION (SEG/OFFSET)
- TELEPHONE LINE
- ELECTRIC LINE
- EASEMENT AND ROW AREA

This drawing is an instrument of service and shall remain the property of KOPKO ENGINEERING, whether the project for which it is intended is constructed or not. This drawing, and the concept, ideas and information contained herein, shall not be used, copied or retained without the expressed written approval of KOPKO ENGINEERING.

Submission or distribution of this drawing to meet official regulatory requirements or for any other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of KOPKO ENGINEERING.

Any abridgement or violation of the rights of KOPKO ENGINEERING shall be prosecuted to the fullest extent possible under the law.

PROJECT DISCLAIMER:
This drawing and all project information has been prepared for Project KE 13-030-017. The information has been prepared and presented for this project only. This document is for bid and permitting purposes only. This project had a limited scope of work and has been accepted and approved by the Owners and should be acknowledged when reviewing this drawing, the project and approvals.

The word "Certify" or "Certificate" as shown and used on this drawing or plan means an expression of Professional opinion regarding the facts of this plan and does not constitute a warranty or guarantee, either expressed or implied.

RECORDED: Jan 21, 2014

PLAN BOOK	PAGE
340	4

Know what's below. Call before you dig.

REV.	DESCRIPTION	DATE	Approved

KOPKO ENGINEERING
P.O. BOX 206
SHIPPENVILLE, PA 16254
814 226-4750

Proj. Mgr.:WL
Designer: WL
Drawn: KES
Checked: rk
Scale: AS SHOWN
Date: 10/07/13

PENNSYLVANIA AMERICAN WATER

BUTLER DISTRICT
208 Oneida Valley Road
Butler, PA 16001
(724) 654-3706

ROUTE 19- BOOSTER PUMP STATION (BPS)
SITE PLAN WATER LINE AND PUMP STATION
LANCASTER TOWNSHIP, BUTLER CO., PA

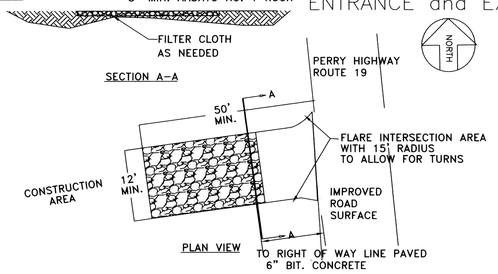
FILE NO.:
SITE PLAN.DWG

PROJ. NO.:
KE13-030-017

C1.0

1 C2.1

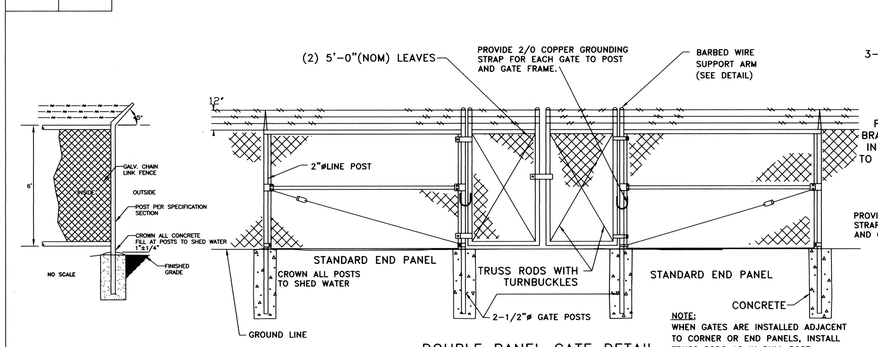
PROJECT AREA ENTRANCE and EXIT



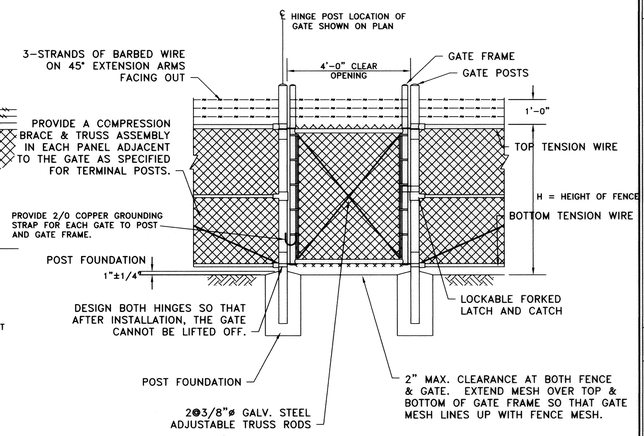
NOTES:
1. ROCK CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED TO THE MINIMUM WIDTH, LENGTH AND THICKNESS DIMENSIONS SHOWN.
2. ROCK WILL BE AASHTO NO. 1 AS SPECIFIED IN SECTION 703.2 OF THE PENNDOT PUBLICATION 408.
3. FOR INSTALLATION OF CLAYEY OR POOR DRAINED SOILS, A GEOTEXTILE FABRIC UNDERLAYMENT, OF A TYPE RECOMMENDED FOR SUCH APPLICATIONS BY THE MANUFACTURER, MAY BE USED.
4. MAINTENANCE: THE STRUCTURE'S THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS AND PAVED PORTION OF DRIVEWAY, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.

ROCK CONSTRUCTION ENTRANCE

2 C2.1



DOUBLE PANEL GATE DETAIL

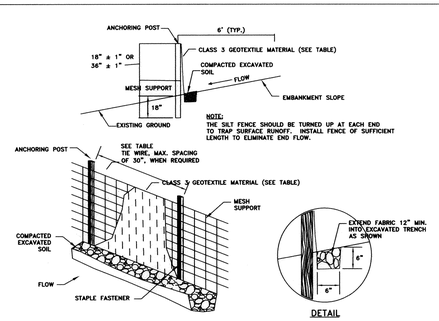


CHAIN LINK FENCE TYPICAL 4'–0" WIDE PERSONNEL GATE

FENCE TYPE DESCRIPTIONS

FENCE TYPE	FENCE HEIGHT			FABRIC EDGES	BARBED WIRE DIRECTION FACING	TOP SUPPORT	BOTTOM SUPPORT	DESCRIPTION OF FENCE (TYPE OF FENCE) SHOWN ON PLAN TO BE INSTALLED
	FABRIC FT.	BARBED WIRE FT.	TOTAL FT.					
1	6	1	7	TOP SELVEGE KNUCKLED BOTTOM SELVEGE TWISTED AND BARBED	3 STRANDS ON 45° ARMS FACING OUT	TOP TENSION WIRE	BOTTOM TENSION WIRE	SITE PERIMETER

3 C2.1



MAINTENANCE NOTES:
1 THE FENCE INSTALLATION SHOULD BE INSPECTED AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
2 ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE FENCE.
3 ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIALS.
4 ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCING DUE TO WEATHERING.

TYPE OF CLASS 3 GEOTEXTILE MATERIAL	NOMINAL FABRIC HEIGHT	MAX. POST SPACING WITHOUT MESH SUPPORT	MAX. POST SPACING WITH MESH SUPPORT
3A	18"	8'	NA
3A	30"	NA	8'
3B	18"	4'	NA
3B	30"	NA	4'

NA – NOT APPLICABLE

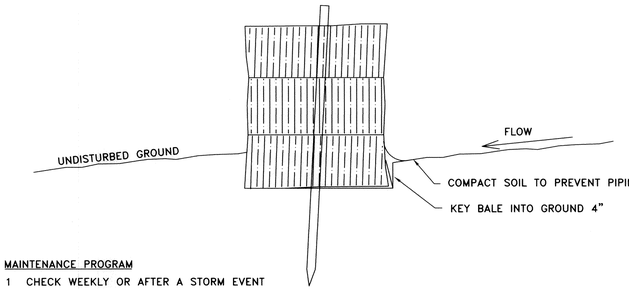
SILT BARRIER FENCE

NOT TO SCALE

4 C2.1

NOTES:
A SINGLE ROW OF BALES IS STANDARD CONFIGURATION. IF DOUBLE ROWS ARE NECESSARY, STAGGER THE JOINTS.

TWO REBARS, STEEL PICKETS OR WOODEN STAKES DRIVEN A MINIMUM OF 18" INTO GROUND



MAINTENANCE PROGRAM
1 CHECK WEEKLY OR AFTER A STORM EVENT
2 REPAIR ANY UNDER–CUTTING OR OVER TOPPED BALES
3 REMOVE SEDIMENTS WHEN REQUIRED OR WHEN SEDIMENTS ARE 1/3 HEIGHT OF BARRIER
4 REPLACE BALES AS NEEDED OR AFTER 3 MONTHS

HAY OR STRAW BALE INSTALLATION

NOT TO SCALE

5 C2.1

CONSTRUCTION SEQUENCE

IN ORDER TO MINIMIZE THE POTENTIAL FOR SOIL EROSION AND RESULTING SEDIMENT POLLUTION FROM LEAVING THE CONSTRUCTION SITE, THE FOLLOWING CONSTRUCTION SEQUENCE HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL AT ANY TIME BY FOLLOWING THE CONSTRUCTION SEQUENCE AND PREVENT SEDIMENT POLLUTION BY INSTALLING MEASURES SHOWN ON THE PLAN. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING SEQUENCE DURING CONSTRUCTION.

1.0 INSTALL EROSION AND SEDIMENTATION MEASURES
- 1.1 INSTALL FILTER FENCE OR HAYBALES DOWNSLOPE OF PROPOSED CONSTRUCTION ACTIVITY AT THE LOCATION OF SURFACE WATER RUNOFF AND AS SHOWN ON THE PLANS.
- 1.2 IMMEDIATELY PLACE FILTER FABRIC AND ENTRANCE MATERIAL AS DETAILED ON PLAN.
- 1.3 CLEAR AND GRUB EXISTING VEGETATION, STRIP TOPSOIL.
- 1.4 STABILIZE ANY REMAINING DISTURBED SOIL WHICH SHALL REMAIN EXPOSED FOR MORE THAN 20 DAYS ACCORDING TO TEMPORARY SEEDING CHART.

2.0 GRADE SITE AND STABILIZE
- 2.1 INSTALL ALL DOWNSLOPE E&S CONTROL DEVICES (SILT FENCE).
- 2.2 CLEAR AND GRUB VEGETATION, STRIP TOPSOIL AND UNACCEPTABLE MATERIAL FROM CONSTRUCTION AREA.
- 2.3 PLACE FILL AND ROUGH GRADE SITE AS SHOWN ON PLANS. SLOPES SHALL BE NO GREATER THAN 2' HORIZONTAL TO 1' VERTICAL AS DEPICTED ON PLANS.
- 2.4 IMMEDIATELY STABILIZE SIDE SLOPES WITH SEEDING AND MULCH.

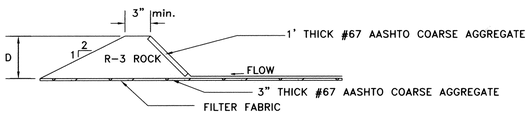
3.0 GRADE AREA.
- 3.1 INSTALL E&S CONTROL DEVICES, AS NECESSARY.
- 3.2 EXCAVATE AS ON PLAN.

4.0 FINAL SURFACING
- 4.1 SPREAD TOPSOIL, FINE GRADE ALL AREAS, SEED AND MULCH.

5.0 DEMOBILIZATION
- 5.1 COMPLETE REMAINING PERMANENT STABILIZATION MEASURES (FINAL SEEDING) FOR ENTIRE SITE OR REPAIR DAMAGED AREAS.
- 5.2 AFTER ALL AREAS ARE AT LEAST 75% PERMANENTLY STABILIZED, DOWNSLOPE TEMPORARY CONTROL MEASURES MAY BE REMOVED.
- 5.3 AFTER THE AREA IS AT LEAST 75% PERMANENTLY STABILIZED, SILT–FENCE ALONG RE–INSPECT AREA.

GRADING NOTES
1. Proposed contours and spot elevations indicate finished grades.
2. The G.C. shall supply and install all erosion control facilities, as shown on the drawings.
3. The G.C. shall be responsible for ensuring that erosion control facilities are maintained, and that no sediment leaves the site. The G.C. shall immediately remove any sediment deposited on any public streets or the access road.
4. The G.C. shall grade the site to the following subgrade elevations:
   a. 8" below finished grades under sidewalks, and lawn areas
   b. 10" below finished grades under buildings, bituminous paved drives and parking areas
5. The G.C. shall compact all fills in accordance with the specifications, and provide compaction testing. The G.C. shall recompact or replace any fills which do not meet the testing requirements.
6. The G.C. shall supply and spread 8"of topsoil on lawn areas. Topsoil shall be graded to plus or minus 0.1' of proposed finished grades.

6 C2.1



SEDIMENT DEWATERING TRAPS ARE TO BE USED FOR SEDIMENT FILTERING WHEN PUMPING WATER FROM EXCAVATIONS.

NOTE: A SEDIMENT FILTER BAG (COMMERCIAL NON–WOVEN GEOTEXTILE) MAY BE USED AT A WELL VEGETATED AREA WHEN PUMPING FROM EXCAVATION AREA. SEE ATTACHED NARRATIVE "SEDIMENT DEWATERING" (BOX 3)

SEDIMENT DEWATERING TRAP

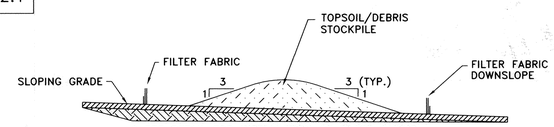
NOT TO SCALE

SEDIMENT DEWATERING

SEDIMENT FILTER BAG FOR PUMPED WATER (TO BE USED IN PLACE OF SEDIMENT DEWATERING TRAP)

1. SET FILTER BAG IN WELL VEGETATED AREA WHICH IS FLATTER THAN 5% SLOPE.
2. FILTER BAG TO BE COMMERCIALLY PRODUCED NON–WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.
3. LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.
4. WHEN SEWDIMENTS FILL 1/2 THE VOLUME OF THE FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SEDIMENTS.

7 C2.1



NOTES:
1. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET.
2. STOCKPILE SLOPES SHALL BE 3:1 OR FLATTER.

TYPICAL STOCKPILE DETAIL

NOT TO SCALE

TEMPORARY SEEDINGS FOR CRITICAL AREAS

SITE PREPARATION: A SOIL TEST ANALYSIS IS RECOMMENDED TO DETERMINE THE NECESSARY SOIL AMENDMENTS, HOWEVER, IF NOT POSSIBLE, APPLY 4 TONS OF AGRICULTURAL–GRADE LIMESTONE PER ACRE PLUS (10–10–10) FERTILIZER AT THE RATE OF 1000 LBS. PER ACRE AND WORK IN WHERE POSSIBLE.
AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.
IF FINAL SEEDING IS NOT ACCOMPLISHED WITHIN THE SAME GROWING SEASON, LIME, FERTILIZER AND MULCH SHALL BE REAPPLIED AT THE TIME OF FINAL SEEDING AT THE SAME RATES SHOWN ABOVE.

8 C2.1

MAINTENANCE AND REPAIR OF E&SPC FACILITIES

1. THE ENTRANCE SHALL BE PLACED AND BE THE POINT OF CONSTRUCTION INGRESS AND EGRESS AS SHOWN ON THE PLAN.
2. THERE SHALL BE A PPC PLAN ESTABLISHED AND IMPLEMENTED ON SITE.
3. WHERE DUST OR WIND EROSION IS A PROBLEM, THE UNSTABLE SURFACE(S) SHALL BE SPRINKLED WITH WATER OR OTHER SUITABLE DUST SUPPRESSOR.
3. THE CONTRACTOR SHALL EMPLOY MEASURES DURING CONSTRUCTION TO PREVENT SPILLS OF FUELS OR LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO NEARBY WATERWAYS.
5. ANY TEMPORARY EROSION CONTROL MEASURE APPLIED TO EXPOSED SOIL SURFACES SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED.
6. PERMANENT SOIL PROTECTION WILL BE COMPLETED AS EARLY AS PRACTICAL.
7. ANY DEBRIS ACCUMULATED AT SILT BARRIER FENCING SHALL BE REMOVED AND PROPERLY DISPOSED. BARRIERS SHALL BE CHECKED DAILY AND REALIGNED ON RESET AS REQUIRED. REMOVE SEDIMENT WHEN IT REACHED ONE HALF OF FENCE HEIGHT.
8. VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED. AREAS WHICH SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED AND REMULCHED AS SOON AS POSSIBLE. SOD SHALL BE UTILIZED AT AREAS WHERE SEEDING DOES NOT APPEAR TO BE PROPERLY STABILIZING AN AREA.
9. THE CONSTRUCTION ENTRANCE SHALL BE CLEANED IF IT BECOMES FILLED WITH DIRT AND MUD.
10. MISCELLANEOUS ADDITIONS, ADJUSTMENTS OR CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY IN ORDER TO CORRECT PROBLEMS UNFORESEEN OR PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.
11. ALL TEMPORARY MEASURES SHALL BE REMOVED FROM THE SITE AND THE AREA SHALL BE RESTORED TO ORIGINAL CONDITIONS AS CLOSELY AS POSSIBLE.
12. ALL E&SPC MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED. STABILIZATION SHALL MEAN PERMANENT GRASS COVER IS MAINTAINED OVER A MINIMUM OF 75% OF THE DISTURBED AREA.

The drawings, as an instrument of service are and shall remain the property of KOPKO ENGINEERING, whether the project for which they are made is executed or not. The reproduction or publication of these drawings, or any portion thereof, without the expressed written approval of KOPKO ENGINEERING, is prohibited.

Any person or persons who do so, or who use ideas, designs or plans contained in these drawings without the consent of KOPKO ENGINEERING, will be prosecuted to the fullest extent possible under the law. Unauthorized use of these drawings will also subject the violator to liability for all damages, and existing conditions shall be checked and verified by the contractor prior to construction.

Only approved drawings shall be used for construction.

RECORDED: Jan 21, 2014

PLAN BOOK	PAGE
340	5

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

DATE | Apprvd. | DESCRIPTION | REV.

KOPKO ENGINEERING
P.O. BOX 226
SHIPPENVILLE, PA 16254
814 226–4750

Proj. Mgr.: WL
Designer: KDB
Drawn: RSJ
Checked: RK
Scale: As Shown
Date: 10/07/13

PENNSYLVANIA AMERICAN WATER

BUTLER DISTRICT
208 Oneida Valley Road
Butler, PA 16001
(724) 654–3706

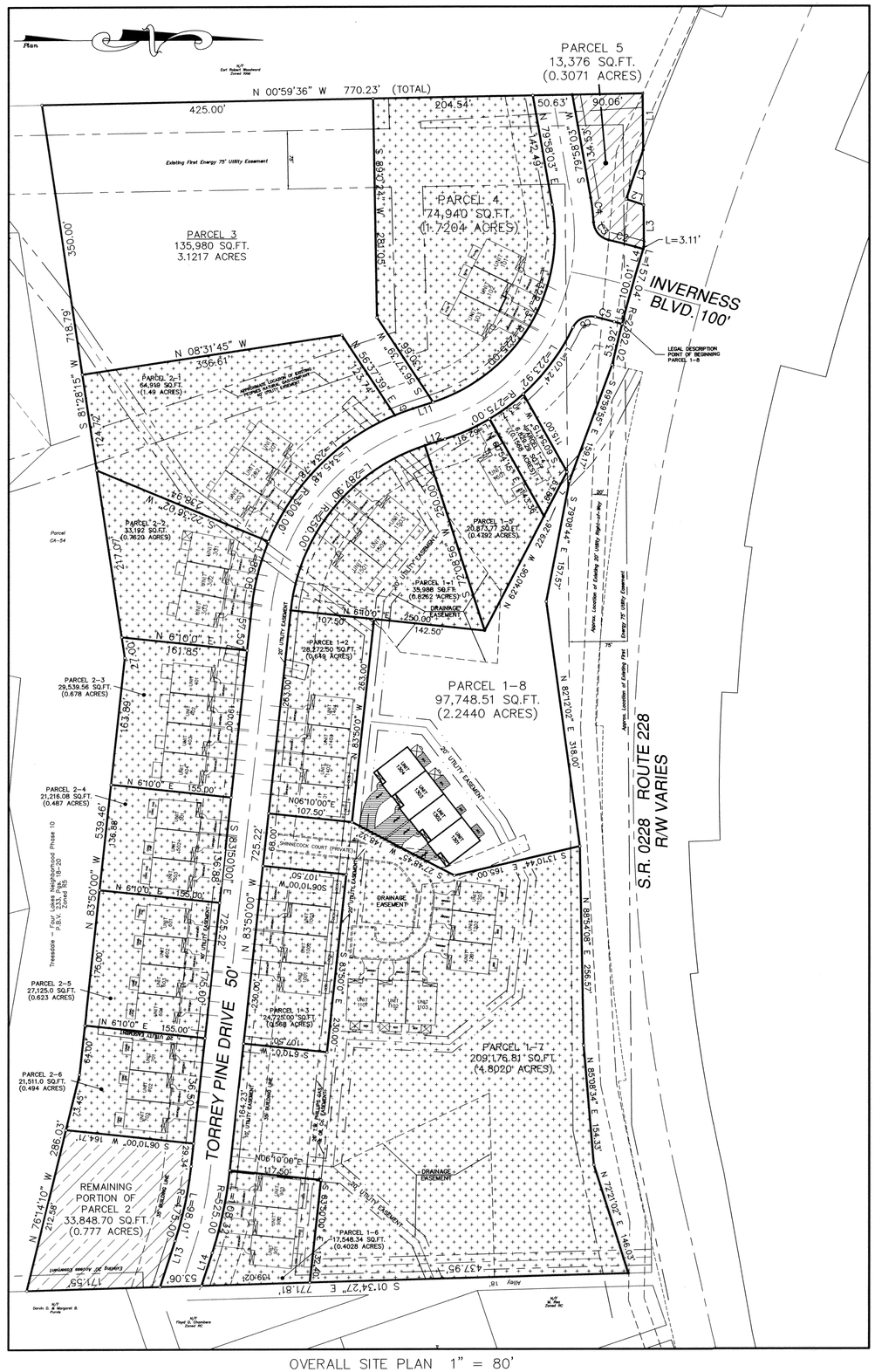
ROUTE 19 BOOSTER PUMP STATION (BPS)
E&S – CONSTRUCTION DETAILS
LANCASTER TOWNSHIP, BUTLER CO., PA

FILE NO.: FILE NO.: KFB68P1

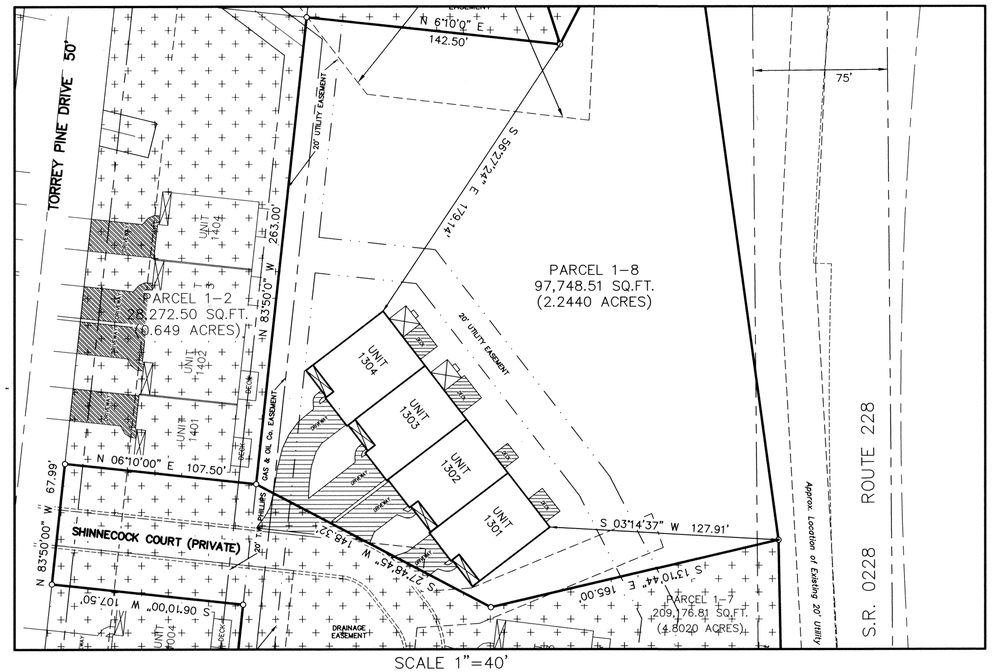
PROJ. NO.: KE13–030–017

C2.0

Instr: 201401210001453 01/21/2014
Pages: 1 F: $45.00 1:58PM
Michele Mustello T20140001067
Butler County Recorder ND



OVERALL SITE PLAN 1" = 80'



SCALE 1"=40'

LEGAL DESCRIPTION OF PARCEL 1-8:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS A PORTION OF PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 1-8 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF RELOCATED STATE ROUTE 228 AND THE WESTERLY RIGHT OF WAY OF INVERNESS BLVD.

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

(1) BY A CURVE TO THE LEFT HAVING A RADIUS OF 2382.02 FEET AN ARC DISTANCE OF 53.92 FEET TO A POINT
(2) THENCE SOUTH 69°59'55" EAST A DISTANCE OF 159.17 FEET TO A POINT
(3) THENCE SOUTH 79°08'44" EAST A DISTANCE OF 157.57 FEET TO A POINT
(4) THENCE NORTH 82°12'02" EAST A DISTANCE OF 318.00 TO A POINT

THENCE ALONG PARCEL 1-7 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) THENCE SOUTH 13°10'44" EAST A DISTANCE OF 165.00 FEET TO A POINT
(2) THENCE SOUTH 27°49'45" WEST A DISTANCE OF 148.32 FEET TO A POINT

THENCE ALONG PARCEL 1-2, NORTH 83°50'00" WEST A DISTANCE OF 263.00 FEET TO A POINT,

THENCE ALONG PARCEL 1-1, NORTH 6°10'00" EAST A DISTANCE OF 142.50 FEET TO A POINT,

THENCE ALONG PARCEL 1-5 AND 1-4, NORTH 62°40'06" WEST A DISTANCE 229.26 FEET TO A POINT,

THENCE ALONG PARCEL 1-4, SOUTH 60°54'15" WEST A DISTANCE OF 115.00 FEET TO A POINT AT THE NORTHERN RIGHT OF WAY OF TORREY PINE DRIVE.

THENCE ALONG THE RIGHT OF WAY OF TORREY PINES DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) BY A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 107.24 FEET TO A POINT
(2) THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 34.09 FEET TO A POINT.

THENCE ALONG THE WESTERLY RIGHT OF WAY OF INVERNESS BLVD. THE FOLLOWING TWO (2) COURSES AND DISTANCE:

(1) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET AN ARC DISTANCE OF 25.01 FEET TO A POINT
(2) THENCE NORTH 15°40'38" EAST A DISTANCE 10.52 FEET TO A POINT, THE PLACE OF BEGINNING.

SAID PARCEL 1-8 CONTAINS AN AREA OF 97,748.51 SQ.FT. OR 2.2440 ACRES AND IS A PORTION OF THE ORIGINAL PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39.

PRIOR PLAN REFERENCES:

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

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

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

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

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

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

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

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

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

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

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

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 11
PLAN BOOK 332, PAGE 5

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 12
PLAN BOOK 335, PAGE 43

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.63	S. 89°33'19" W
L2	23.42	S. 18°10'37" W
L3	53.62	S. 89°33'19" W
L4	10.52	S. 15°40'38" W
L5	10.52	S. 15°40'38" W
L6	40.00	S. 13°10'39" W
L7	10.00	S. 15°5'42" W
L8	10.00	N. 9°19'15" W
L9	39.09	S. 89°33'19" W
L10	67.39	S. 77°10'0" W
L11	26.99	N. 17°51'4" W
L12	26.99	S. 17°51'4" E
L13	62.28	N. 72°0'42" W
L14	44.51	S. 72°0'42" E

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

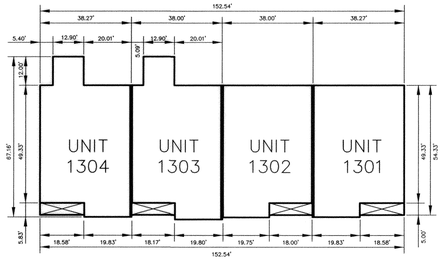
THE VILLAGE AT TREESDALE
A Condominium

Denotes Limited Common Area

Denotes Convertable Real Estate

Denotes Previously Recorded Area

40 0 40 80 120
GRAPHIC SCALE – FEET



BUILDING No. 1300
SCALE: 1"=30'

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

IN WITNESS WHEREOF, The said Pennsylvania Corporation has caused its seal to be affixed by the hand of its President and same to be witnessed this 21 day of JAN, 2014.

Witness _____ President _____

Commonwealth of Pennsylvania
County of Butler > SS:

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

WITNESS my hand and seal this 21 day of Jan, 2014.

NOTARY

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

1/20/14
Date

James A. Sperdute
Registration No. 24457-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER > SS:

Recorded in the Recorder Office for the recording of deeds, plans, etc., in the said County on Plan Book Volume 340 Page 6.

Given under my hand and seal this 21st day of JANUARY, 2014.

RECORDER

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

Limited Common Elements: Driveways, Courtyards, and Decks

RECORDED: 1/21/14	
PLAN BOOK	PAGE
340	6

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

Notary Public

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

Surveyor

RECORDER OF DEEDS
BUTLER COUNTY PA

Recorder of Deeds

PLAN OF SURVEY PREPARED FOR:

THE VILLAGE AT TREESDALE
A CONDOMINIUM
- PLAN NUMBER 13 -

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWING SCALE: 1"=80'	DATE: JANUARY 17, 2014		
DRAWING NUMBER: 1001-089281	DRAWN BY: SJS	CK'D BY: JAS	

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

REVISIONS	SHEET

Instr:201401210001448 01/21/2014
Pages: 1 F:$45.00 3:18PM
Michele Mustello T20140001084
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That We, Henry H. Spreng and Geraldine F. Spreng of the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Borough of Saxonburg, 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 Borough of Saxonburg, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Borough of Saxonburg, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 13 **day of** December **2013.**

Henry H. Spreng
Owner

Geraldine F. Spreng
Owner
GERALDINE F. SPRENG

~~**COMMONWEALTH OF PENNSYLVANIA : SS**~~
~~**COUNTY OF BUTLER**~~ **:** STATE of Florida
County of Lake

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named Henry H. and Geraldine F. Spreng 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 13 **day of** December **2013.**

Notary Public **Seal & Stamp**

NOTARY PUBLIC STATE OF NEW YORK
STACEY L. WHITE
MY COMMISSION # FF 056131
EXPIRES: September 19, 2017
Bonded Thru Budget Notary Services

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

7TH Nov '13
Date

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

P. L. S. # 30161-E

The Council of Borough of Saxonburg , hereby gives public notice that in approving this plan for recording purposes only, the Borough 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 Council of Borough of Saxonburg this 4TH **day of** December **2013.**

Lynda L. Kaucek
Secretary **Seal** VICE Patricia J. Rinebolt
President

Approved by the Borough of Saxonburg Planning Commission this 13TH **day of** November **2013.**

Thomas A Knights
Secretary

Edward Julick
Chairman

Reviewed by the Butler County Planning Commission this 20TH **day of** Nov. **2013.**

Secretary **Seal**

E. W. GRM
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 340 **Page** 7 **.**

Given under my hand and seal this 21ST **day of** JANUARY **2014**

Michele M. Mustello
Recorder **Seal**

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

PERMANENT SEEDING

INSTALLATION

ALL AREAS DISTURBED OR AFFECTED BY CONSTRUCTION OPERATIONS BUT NOT COVERED BY STRUCTURES, PAVEMENTS, TREES OR SHRUBS SHALL BE COVERED WITH TOPSOIL, FINISH GRADED, LIMED, FERTILIZED, SEEDED, AND MULCHED (WITH MULCH BINDER APPLIED).

SEEDING SHALL BE DONE AT SUCH TIMES OF THE YEAR WHEN CLIMATIC CONDITIONS OF TEMPERATURE AND MOISTURE ARE MOST SUITABLE FOR GROWTH. FORMULA B MAY BE APPLIED FROM MARCH 15 TO JUNE 1 AND FROM AUGUST 1 TO OCTOBER 15, HYDROSEEDING WILL BE PERMITTED IF PRODUCTS AND EXECUTION MEETS THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408 STANDARDS.

SLOPES OR SWALES SHALL BE SATISFACTORILY FINE GRADED, SHAPED, OR DRESSED IMMEDIATELY PRIOR TO PLACING PROTECTIVE DEVICES.

EXCEPT AS OTHER SPECIFIED IN THIS SECTION, WORK SHALL BE EXECITED IN COMPLIANCE WITH MINIMUM REQUIREMENT OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408.

1. TOPSOIL

   PREPARE AREAS TO BE TOPSOILED, PLACE AND SPREAD TOPSOIL IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 802.3. IF ANY TOPSOIL IS STOCKPILED, COMPLY WITH REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 803.3.

2. SEED

   INOCULATED SEED SHALL BE SOWN AT THE RATE OF NOT LESS THAN 25.0 LB. PER 1000 S.Y. FOR FORMULA B. AFTER SEED HAS BEEN SOWN, THE AREA SHALL BE ROLLED, WHERE FINISH GRADE IS LESS THAN ONE ON THREE, WITH A ROLLER WEIGHING NOT MORE THAN 65 POUNDS PER FOOT WIDTH OF ROLLER.

3. LIME

   PULVERIZED AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF 800 LB. PER 1000 S.Y.

4. FERTILIZER

   COMMERCIAL 10-20-20 FERTILIZER SHALL BE APPLIED AT A RATE OF 192 LB. PER 1000 S. Y.

5. MULCH

   ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE PLACED ON THE SEED AREA WITHIN 48 HOURS AFTER SEEDING AND APPLIED AT A MINIMUM RATE OF 160 LB. PER 1000 S. Y. IF WOOD CELLULOSE. ANCHOR THE MULCH WITH A MULCH BINDER.

B. INSTALL FILTER FABRIC FENCE – LOCATION PER PLAN

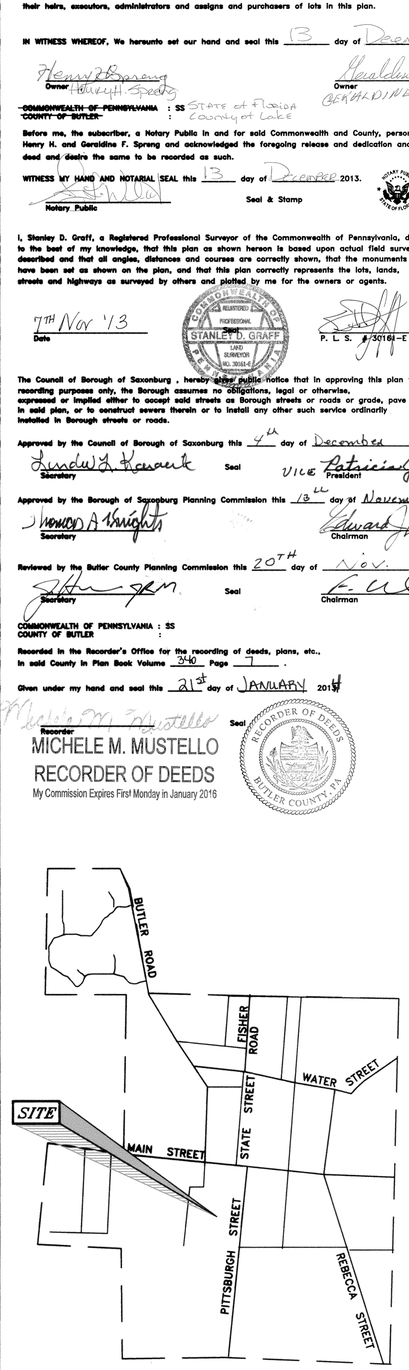
1. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

3) TOPSOIL SHALL BE (6) SIX INCHES IN THICKNESS BEFORE COMPACTION. AREA SHALL BE RAKED, ALL STONES 3/4 OF AN INCH AND LARGER REMOVED, THEN ROLLED WITH A LIGHT ROLLER TO SECURE SMOOTHNESS TO THE LINES AND GRADES SHOWN ON THE PLANS. ANY SETTLING OR EROSION, WHICH MAY OCCUR BEFORE THE COMPLETION OF THE CONTRACT SHALL BE REPAIRED IN A SATISFACTORY MANNER.

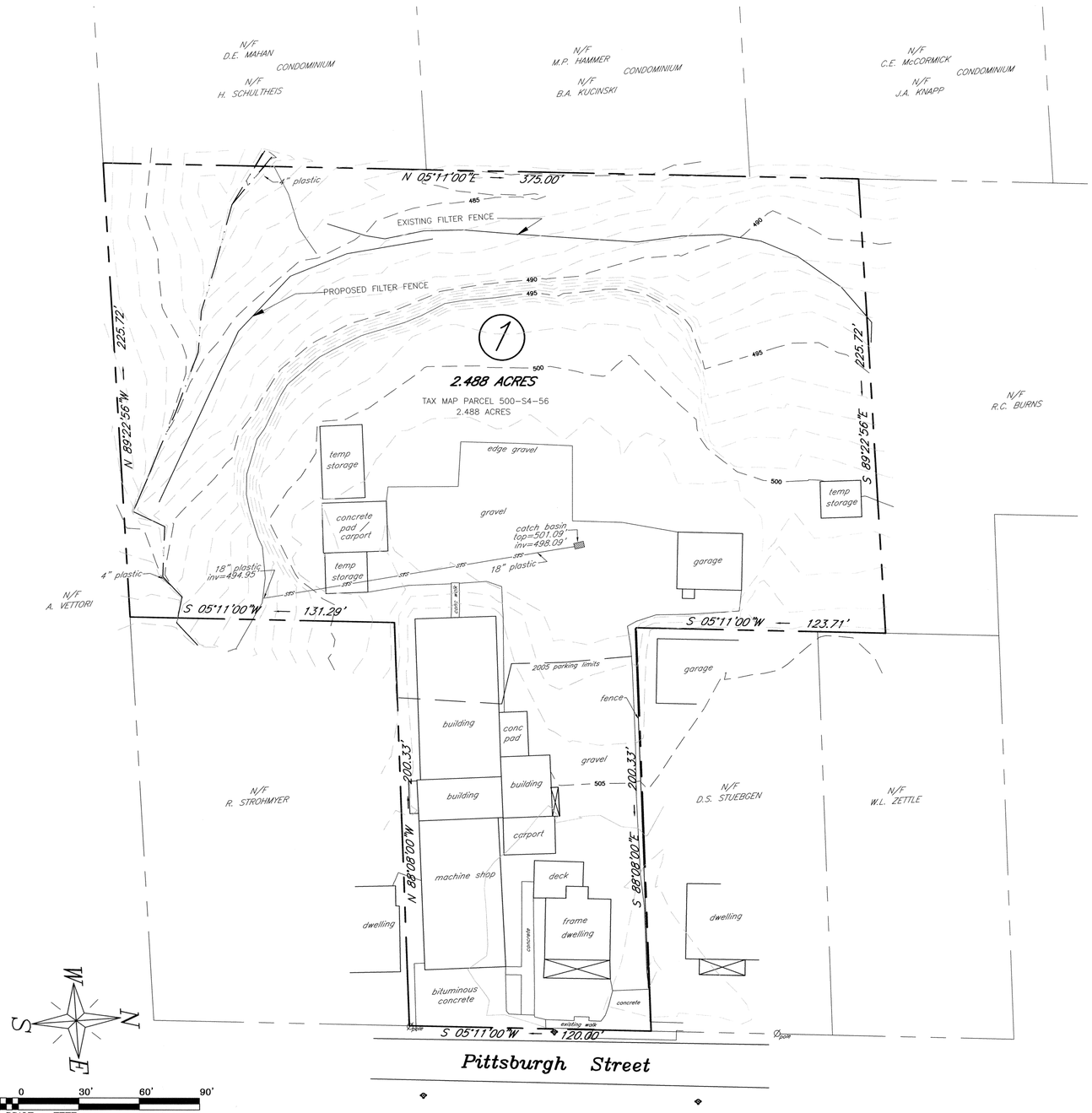
6. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.

SEEDING SCHEDULE

1. DIVERSIONS, CHANNELS, SEDIMENT BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
2. AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED IMMEDIATELY.
3. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES.
4. PERMANENT SEEDING
   A. SHOULD BE PLACED ON DISTURBED AREAS, WHICH ARE AT FINISHED GRADE.
   B. SHOULD BE PLACED ON AREAS THAT WILL NOT BE DISTURBED AGAIN FOR OVER (1) ONE YEAR.
5. TEMPORARY SEEDING
   A. SHOULD BE PLACED ON AREAS THAT WILL BE DISTURBED AGAIN WITHIN (1) ONE YEAR.



Vicinity Map
NOT TO SCALE



30' 0 30' 60' 90'
GRAPHIC SCALE – FEET

H. SPRENG SITE PLAN

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

OWNER: HENRY H. SPRENG AND GERALDINE F. SPRENG
SAXONBURG, PA
ZONED C-1 / CENTRAL BUSINESS

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

SITE DEVELOPMENT
PROJECT No: 13-080
SITUATE: SAXONBURG BOROUGH, BUTLER COUNTY, PA
DATE: 7/1/13 REV:
DWN.By: SDG CHK.By: Sdg Co. TAX No:MAP NO. 500-S4-56 / 500-S3-24A

for
HENRY H. AND GERALDINE F. SPRENG

RECORDED JAN 21 2014	
PLAN BOOK	PAGE
340	7
SHEET ____ of ____	

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

OWNER'S ADOPTION - CORPORATION

By resolution approved on the 23 day of December 2013,the Board of Directors of the _____, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Seven Seas Pools and Spas Site Plan for Recording adopted this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Attest: Seven Seas Pools and Spas

_____ _____ V.P.

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared _____, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

WITNESS My hand and notorial seal this 23 day of Dec, 2013.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LINDA A. CLINGER, NOTARY PUBLIC
CLARION BORO, CLARION COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2016

_____ Notary Public

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the Seven Seas Pools and Spas, Site Plan for Recording is in the name of Seven Seas Pools and Spas and is recorded in instrument number 201307180020751

_____ _____

Witness

Northwest Savings Bank, mortgagee of the property contained in the Seven Seas Pools and Spas Land Development consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

_____ _____ _____

Witness Name, Title

MUNICIPAL DECLARATIONS

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

_____ _____

Secretary Chairman, Board of Supervisors

STORMWATER MANAGEMENT DECLARATIONS

I Jonathan Garczewski, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

_____ 2013-12-19

Jonathan Garczewski Date
Reg: 079459-PE

I Daniel Carroll, owner of the land shown on the Seven Seas Pools and Spas Site Plan for Recording hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Cranberry Township.

_____ 12/23/13

Owner Date

I Jason Kratsas, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

_____ 1/23/14

Township Engineer Date

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Board of Supervisors of the Township of Cranberry by ~~Board~~ Resolution No. 2013-80 on the 7th day of JANUARY, 2014

_____ _____

Secretary Chairman, Board of Supervisors

APPROVAL BY THE TOWNSHIP MANAGER

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Board~~ Resolution No. 2013-80 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of ~~January 2~~ 2013

_____

Township Manager

MUNICIPAL ENGINEER'S CERTIFICATE

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

1/23/14 PE 071353 _____

DATE REG. NO. SIGNATURE

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 17TH day of July, 2013

_____ _____

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 340 Page 8
Given under my hand and seal this 24 day of January, 2014

_____

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

Recorder of Deeds | Notary Public | ~~Butler County Planning Commission~~ | Cranberry Township Engineer | ~~Cranberry Township Board of Supervisors~~ | Cranberry Township Board of Supervisors

SITE DATA:

ZONING DISTRICT: PLANNED INDUSTRIAL \ COMMERCIAL
CCD CORRIDOR OVERLAY
STREETSCAPE ENHANCEMENT OVERLAY

PROPOSED USE: LARGE RETAIL (CONDITIONAL USE)

LOT SIZE: 1.65 ACRES

PIC DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED
BUILDING SETBACKS		
MINIMUM FRONT YARD:	25 FEET	25 FEET
MINIMUM REAR YARD:	50 FEET	N/A
MINIMUM SIDE YARD:	25 FEET	25 FEET
MINIMUM NO PAVE SETBACK:	25 FEET	25 FEET
MINIMUM LOT AREA:	1.00 ACRES	1.65 ACRES
MINIMUM LOT WIDTH:	80 FEET	222.53 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET	27.5 FEET
MAXIMUM IMPERVIOUS COVER:	60%	34.9%

PARKING CALCULATIONS
SHOWROOM/WAREHOUSE SALES, CARPET, FURNITURE, BUILDING SUPPLIES
1 PER EACH 1,000 SQ FT OF STORAGE AND WAREHOUSE SPACE
- 1,000 SQ FT/1,000 SQ FT = 1.0 = 1 SPACE
1 PER EACH 400 SQ FT OF SALES AND OFFICE SPACE
- 6,200 SQ FT/400 SQ FT = 15.5 = 16 SPACES
PARKING SPACES REQUIRED = 1 + 16 = 17 SPACES
PARKING SPACES PROVIDED = 20 SPACES
HANDICAP SPACES REQUIRED = 1
HANDICAP SPACES PROVIDED = 1

GREENSPACE CALCULATION PARKING LOT CALCULATION

PARKING AREA	REQUIRED GREENSPACE	REQUIRED PERCENTAGE	ACTUAL PERCENTAGE
6,956 SF	751 SF	10%	10.8%

SITE PLAN FOR RECORDING NOTES:

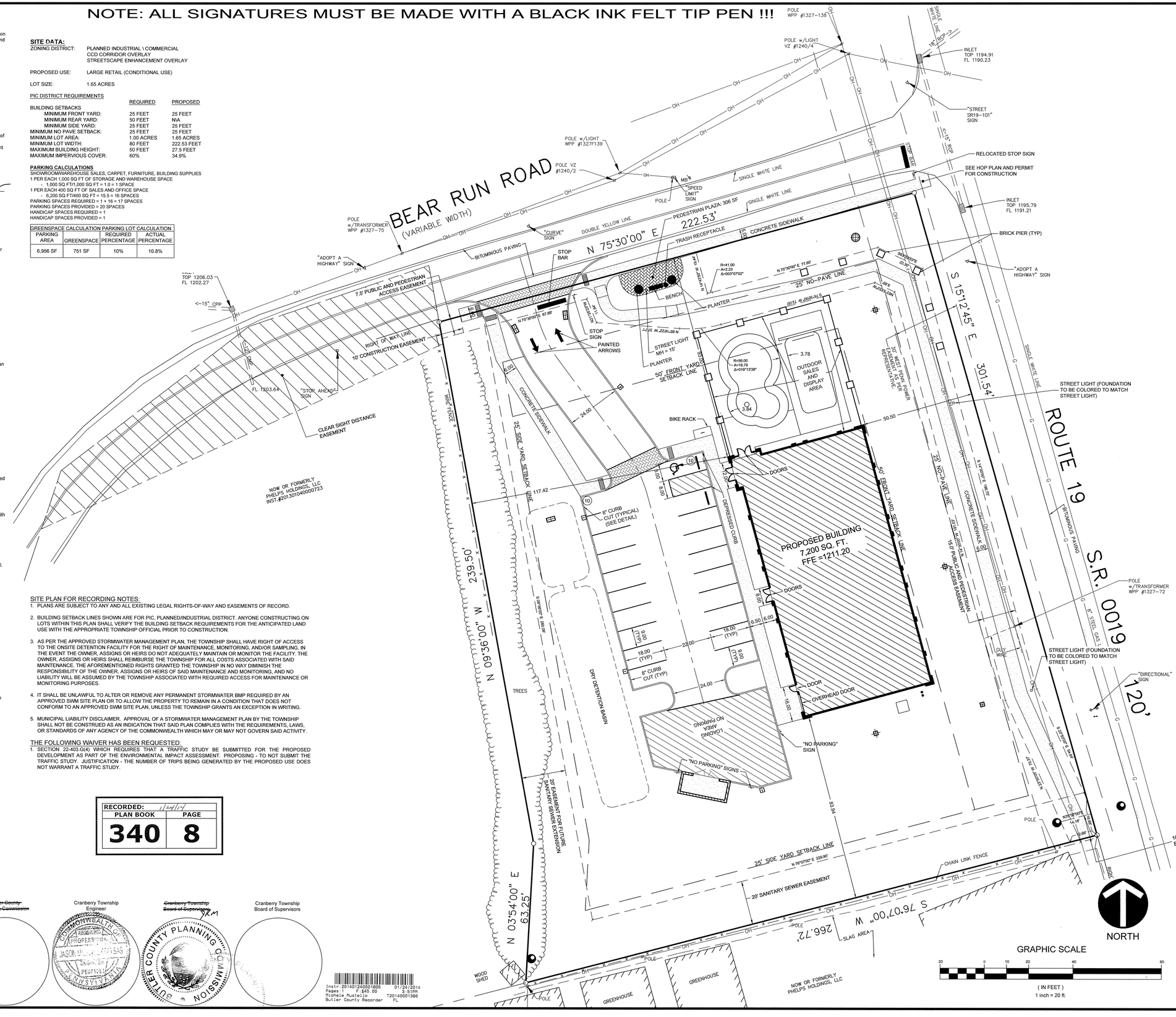
1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. BUILDING SETBACK LINES SHOWN ARE FOR PIC, PLANNED/INDUSTRIAL DISTRICT. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS FOR THE ANTICIPATED LAND USE WITH THE APPROPRIATE TOWNSHIP OFFICIAL PRIOR TO CONSTRUCTION.
3. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
4. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
5. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.

THE FOLLOWING WAIVER HAS BEEN REQUESTED:

1. SECTION 22-403.G(4) WHICH REQUIRES THAT A TRAFFIC STUDY BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT. PROPOSING - TO NOT SUBMIT THE TRAFFIC STUDY. JUSTIFICATION - THE NUMBER OF TRIPS BEING GENERATED BY THE PROPOSED USE DOES NOT WARRANT A TRAFFIC STUDY.

RECORDED: 1/24/14	
PLAN BOOK	PAGE
340	8

Instr:201401240001805 01/24/2014
Pages:1 F:$45.00 9:51PM
Michele Mustello T20140001386
Butler County Recorder FL



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
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date	
01	2013-08-07	REVISED IN ACCORDANCE TO TOWNSHIP LETTER DATED 2013-07-26
02	2013-09-25	REVISED IN ACCORDANCE TO TOWNSHIP LETTER DATED 2013-09-10
03	2013-11-13	GENERAL REVISIONS
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

SEVEN SEAS POOLS & SPAS
BEAR RUN ROAD - SR 19
CRANBERRY TWP., PA. 16066

PREPARED FOR:
SEVEN SEAS POOLS & SPAS
3 HOSPITAL DRIVE
CLARION, PA. 16214

SITE PLAN FOR RECORDING

Project Number: C-18617-0001
Drawing Scale: 1" = 20'
Date Issued: 2013/07/02
Index Number: 402.632
Drawn By: LPW
Checked By: BLG
Project Manager: JEG

C102

Path & Filename=R:\Projects\18000\18617 Seven Seas Pools and Spas\-0001 Cranberry LX\Dwg\C102_Plot Plan_Site Grading Utility.dwg
Plot Date=12/19/2013 1:38 PM Jonathan E. Garczewski
Save Date=12/19/2013 9:29 AM

Instr 201401280001999 01/28/2014
Pages 1 F $45.00 1:36PM
Michele Mustello T20140001583
Butler County Recorder ND

EXISTING LEGEND

- BENCHMARK
- CONTOUR (2-ft)
- 1220 CONTOUR (10-ft)
- FP FENCELINE W/ POST
- GUIDERAIL
- * LS LIGHT STANDARD
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- SIGN
- GB GM GLM GV UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- UP OHW GW UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- WB WM WV UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
- OHYD
- S 8" PVC S UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- S 15" CPP S UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UE UTILITY LINE (Electric)
- OHW OVER HEAD WIRE

CORPORATE ADOPTION AND DEDICATION

By a resolution approved on the 23rd day of January 20 14, the Board of Directors of Xylem Water Solutions Zelienople, LLC, successor by conversion to ITT Water & Wastewater Leopold, Inc., a Delaware corporation, formerly known as The F.B. Leopold Company, Inc., a Delaware corporation, owner of the land shown on The Leopold Product Development Center Plan of Lots adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Borough of Zelienople. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal) Xylem Water Solutions Zelienople, LLC

Signature and title of officer witnessing — Steven M. Scheidler, Vice-President

January 23, 2014
Date

ACKNOWLEDGEMENT OF CORPORATE ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Steven M. Scheidler, Vice-President of Xylem Water Solutions Zelienople, LLC, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Borough of Zelienople.

Witness my hand and notarial seal this 27th day of January, 20 14.

My commission expires the 16th day of November 20 17.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jean M. Sullivan, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 16, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

CERTIFICATION OF TITLE AND NO MORTGAGE

I hereby certify that the title to the property contained in The Leopold Product Development Center Plan of Lots in the name of Xylem Water Solutions Zelienople, LLC, successor by conversion to ITT Water & Wastewater Leopold, Inc., a Delaware corporation, formerly known as The F.B. Leopold Company, Inc., a Delaware corporation and is recorded in Deed Book Volume 1151 page 248 and Deed Book Volume 1187 page 469. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Steven M. Scheidler, Vice-President

ACCESS TO STATE HIGHWAY NOTICE

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

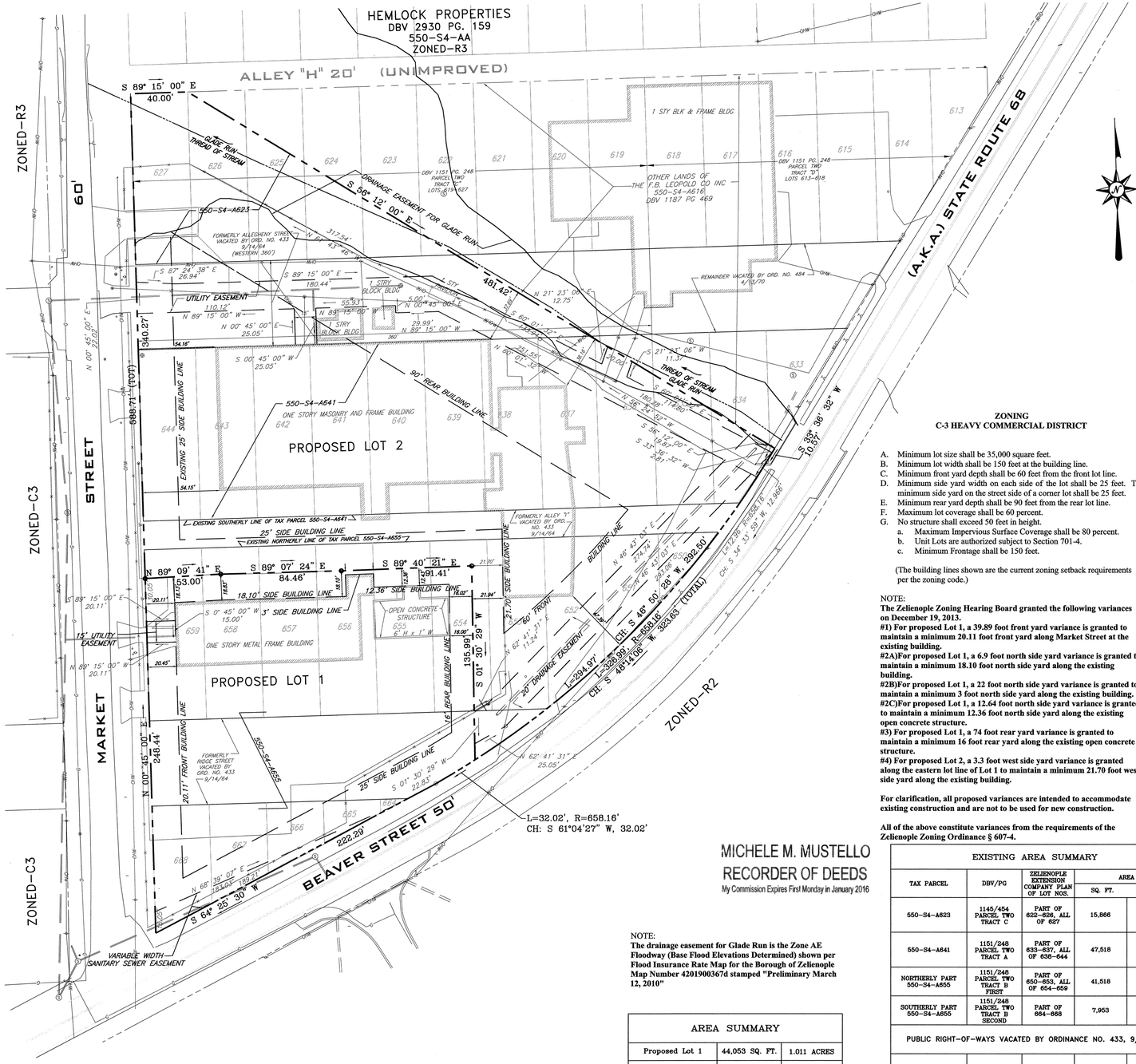
SURVEYOR'S CERTIFICATION

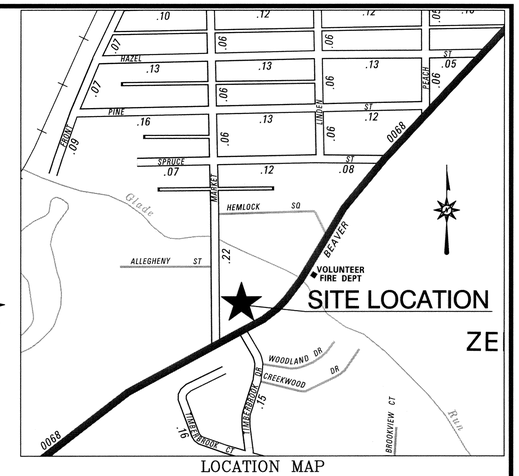
I certify that, to the best of my information, knowledge and believe the survey and plan shown hereon are correct and accurate to the standards required.

January 24 2014
Date

Joseph Duganich, P.E.S.
Registration No. 34196-E

(Seal)





LOCATION MAP
N.T.S.

PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Borough of Zelienople, this 23rd day of January, 20 14

Secretary — Chairperson

ZONING
C-3 HEAVY COMMERCIAL DISTRICT

A. Minimum lot size shall be 35,000 square feet.
B. Minimum lot width shall be 150 feet at the building line.
C. Minimum front yard depth shall be 60 feet from the front lot line.
D. Minimum side yard width on each side of the lot shall be 25 feet. The minimum side yard on the street side of a corner lot shall be 25 feet.
E. Minimum rear yard depth shall be 90 feet from the rear lot line.
F. Maximum lot coverage shall be 60 percent.
G. No structure shall exceed 50 feet in height.
   a. Maximum Impervious Surface Coverage shall be 80 percent.
   b. Unit Lots are authorized subject to Section 701-4.
   c. Minimum Frontage shall be 150 feet.

(The building lines shown are the current zoning setback requirements per the zoning code.)

NOTE:
The Zelienople Zoning Hearing Board granted the following variances on December 19, 2013.
#1) For proposed Lot 1, a 39.89 foot front yard variance is granted to maintain a minimum 20.11 foot front yard along Market Street at the existing building.
#2A)For proposed Lot 1, a 6.9 foot north side yard variance is granted to maintain a minimum 18.10 foot north side yard along the existing building.
#2B)For proposed Lot 1, a 22 foot north side yard variance is granted to maintain a minimum 3 foot north side yard along the existing building.
#2C)For proposed Lot 1, a 12.64 foot north side yard variance is granted to maintain a minimum 12.36 foot north side yard along the existing open concrete structure.
#3) For proposed Lot 1, a 74 foot rear yard variance is granted to maintain a minimum 16 foot rear yard along the existing open concrete structure.
#4) For proposed Lot 2, a 3.3 foot west side yard variance is granted along the eastern lot line of Lot 1 to maintain a minimum 21.70 foot west side yard along the existing building.

For clarification, all proposed variances are intended to accommodate existing construction and are not to be used for new construction.

All of the above constitute variances from the requirements of the Zelienople Zoning Ordinance § 607-4.

BOROUGH APPROVAL

Approved by the Borough Council of the Borough of Zelienople, this 27th day of January 20 14.

Secretary — Council President

(Seal)

COUNTY REVIEW

Reviewed by the Butler County Planning Commission on this 13TH day of JAN, 20 14.

Secretary — Chairman

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 340, Page(s) 9.

Given under my hand and seal this 28th day of JANUARY 20 14.

(Seal)

Recorder of Deeds

MUNICIPAL DECLARATION

The Borough Council of the Borough of Zelienople gives notice that, in approving this plan for recording, the Borough of Zelienople 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.

Council Secretary — Council President

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

NOTE:
The drainage easement for Glade Run is the Zone AE Floodway (Base Flood Elevations Determined) shown per Flood Insurance Rate Map for the Borough of Zelienople Map Number 4201900367d stamped "Preliminary March 12, 2010"

AREA SUMMARY		
Proposed Lot 1	44,053 SQ. FT.	1.011 ACRES
Proposed Lot 2	107,185 SQ. FT.	2.461 ACRES
Total	151,238 SQ. FT.	3.472 ACRES

OWNER'S RECORDED INFORMATION		
TAX PARCEL NO.	DBV/PG	NAME
550-S4-A623	1145/454	THE F.B. LEOPOLD CO INC
550-S4-A641	1151/248	THE F.B. LEOPOLD CO INC
550-S4-A655	1151/248	THE F.B. LEOPOLD CO INC

EXISTING AREA SUMMARY				
TAX PARCEL	DBV/PG	ZELIENOPLE EXTENSION COMPANY PLAN OF LOT NOS.	AREA SQ. FT.	AREA ACRE(S)
550-S4-A623	1145/454 PARCEL TWO TRACT C	PART OF 622-626, ALL OF 627	15,866	0.364
550-S4-A641	1151/248 PARCEL TWO TRACT A	PART OF 633-637, ALL OF 638-644	47,518	1.091
NORTHERLY PART 550-S4-A655	1151/248 PARCEL TWO TRACT B FIRST	PART OF 650-653, ALL OF 654-659	41,518	0.953
SOUTHERLY PART 550-S4-A655	1151/248 PARCEL TWO TRACT B SECOND	PART OF 664-668	7,953	0.183
PUBLIC RIGHT-OF-WAYS VACATED BY ORDINANCE NO. 433, 9/14/64				
ALLEGHENY STREET	-	-	16,232	0.373
RIDGE STREET	-	-	13,943	0.320
ALLEY "I"	-	-	8,208	0.188
TOTAL EXISTING AREA			151,238	3.472

BEING A LOT CONSOLIDATION/SUBDIVISION PLAN OF ALL OR PARTS OF LOTS 622-627, 633-644, 650-659, AND 664-668 IN "THE ZELIENOPLE EXTENSION COMPANY PLAN OF LOTS" RECORDED APRIL 3, 1909 ON FILE IN PLAN RACK FILE 4, PAGE 8 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. ALSO, THE VACATED PORTIONS OF RIDGE STREET AND ALLEY "I" BETWEEN MARKET STREET AND BEAVER STREET, A.K.A. STATE ROUTE 68, AND THE VACATED PORTION OF ALLEGHENY STREET FROM MARKET STREET TO THE SOUTHWESTERLY LINE OF TAX PARCEL 550-S4-A616 VIA BOROUGH ORDINANCE NO. 433.

SITE ADDRESS
802 MARKET STREET
ZELIENOPLE, PA 16063

OWNER'S ADDRESS
XYLEM WATER SOLUTIONS ZELENOPLE, LLC
227 SOUTH DIVISION STREET
ZELIENOPLE, PA 16063

No.	Date	Description	By
1	1-14-14	Revised owners name, easement information and added building lines note per client comments.	
2	1-16-14	Revised per Borough Engineer's review letter dated January 14, 2014.	
3	1-23-14	Added Zone AE Floodway	CFF

THE LEOPOLD PRODUCT DEVELOPMENT CENTER PLAN OF LOTS
Prepared For
XYLEM WATER SOLUTIONS ZELIENOPLE, LLC
Situate In
Borough of Zelienople, Butler County, Pennsylvania

Drawn By
Checked By JD
Approved By JD
Scale: 1"=40'
Date: January 7, 2014
Drawing No. M618-01
Sheet No. 1 of 1
Filename: FLOODZONES.DWG

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

Registered Surveyor

COMMONWEALTH OF PENNSYLVANIA
JOSEPH DUGANICH
PROFESSIONAL
LAND SURVEYOR
34196-E

Borough Planning Commission

Borough Council

Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY, PA

RECORDED: 1/28/14	
PLAN BOOK	PAGE
340	9

USE CHANGE BLACK PERMANENT MARKER FOR ALL SIGNATURES

N:\PROJ\1000\1000-618\dwg\FloodZones.dwg Layout=24x36 Sub Division (No Sig) User=Charles Lanzakre Plotted=1/24/2014 3:09 PM

Instr 20140129000207 7 01/29/2014
Pages: 1 F $48.00 11:51PM
Michele Mustello T20140001674
Butler County Recorder FL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BLACKROCK BOULEVARD 60' R/W

PARCEL 1-C REVISED #2
203,182.51 SQ.FT.
(4.664 ACRES)
- OPEN SPACE -

N 88°00'23" E 367.62'

L=133.24'
R=1220.00'

L=38.17'
R=25.00'

N 05°44'24" W 30.45'

50' R/W

FAR VIEW LANE

LEDGE ROCK LANE 50' R/W

SHADOW ROCK LANE 50' R/W

L=142.33'
R=170.00'

S 44°01'24" E 130.19'

L=235.56'
R=180.00'

N 60°58'42" E 15.00'

L=47.12'
R=30.00'

MARS-EVANS CITY ROAD 60' R/W

S 29°00'18" E 234.12'

50' PERIMETER SETBACK

EXISTING 100' PENNSYLVANIA POWER COMPANY OVERHEAD TRANSMISSION LINE RIGHT OF WAY

LOT 222-R
9,066 SQ.FT.
(0.21 AC.)

LOT 221-R
9,066 SQ.FT.
(0.21 AC.)

PROPOSED 20' STORM SEWER EASEMENT

EXISTING STORM SEWER EASEMENT

EXISTING 20' SANITARY SEWER EASEMENT

EXISTING 20' WATERLINE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

30' STORM & SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

15' SEWER & UTILITY EASEMENT

15' DRAINAGE EASEMENT

20' BLDG LINE

N 27°01'35" E 125.00'

N 52°01'42" E 125.00'

N 61°43'29" W 92.62'

S 88°00'23" W 396.09'

N 69°13'26" W 81.10'

N 61°43'29" W 81.10'

N 52°01'42" W 125.00'

N 27°01'35" W 125.00'

L=60.00'
R=275.00'

N 88°00'23" E 125.00'

N 01°59'37" W 110.68'

47.68'

63.00'

N 88°00'23" E 50.00'

S 01°59'37" E 33.18'

N 88°00'23" E 50.00'

S 01°59'37" E 20.00'

L=50.11'
R=175.00'

N 01°59'37" W 69.97'

N 01°59'37" W 70.00'

N 88°00'23" E 570.71'

N 01°59'37" W 72.26'

N 08°53'11" W 85.79'

S 87°53'23" W 408.76'

S 88°00'23" W 599.97'

N 87°27'11" W 86.60'

N 72°59'43" W 93.06'

N 57°43'59" W 83.06'

N 42°28'15" W 91.08'

N 27°09'31" W 91.08'

N 01°59'37" W 69.97'

N 88°00'23" W 125.00'

S 01°59'37" E 396.74'

PARCEL 1-CA
7,199.16 SQ.FT.
(0.165 ACRES)

PROPERTY LINE TO BE DELETED

EXISTING 20 STORM SEWER EASEMENT

PARCEL 2 REVISED # 2
301,710.16 SQ.FT.
(6.926 ACRES)
- FUTURE PHASE 3 -

PARCEL "1-B" OPEN SPACE

OPEN SPACE

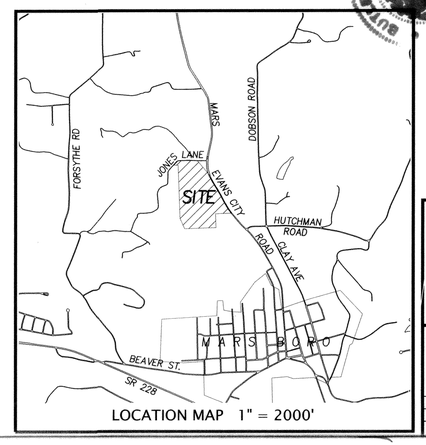
2-A OPEN SPACE

N/F GEORGE J. & JUDITH M. MUSKA
TAX PARCEL 010-4F35-24A
DBV 805, PG 305

N/F ROBERT H. BICK
135 ERBES LANE
MARS, PA 16046

RECORDED: 1/29/14	
PLAN BOOK	PAGE
340	10

LOCATION MAP 1" = 2000'



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

Know All Men By These Presents that, FAR VIEW FARMS DEVELOPMENT, LLC., a Pennsylvania Limited Partnership does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, FAR VIEW FARMS DEVELOPMENT, LLC., hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FAR VIEW FARMS DEVELOPMENT, LLC., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 23rd day of JANUARY 2014 A.D.

ATTEST:

Paula K Poulds
NOTARY PUBLIC

FAR VIEW FARMS DEVELOPMENT LLC.

My commission expires the 15 day of August 2017 A.D.

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

SECRETARY

FAR VIEW FARMS DEVELOPMENT, LLC.

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Poulds, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KACLIK general partner of FAR VIEW FARMS DEVELOPMENT, LLC., who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such: WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of JANUARY 2014 A.D.

Paula K Poulds
NOTARY PUBLIC

My Commission Expires the 15 day of August 2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Poulds, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Re-approved by the Board of Supervisors of the Township of Adams this 27th day of January, 2014

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

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.

DATE 1/20/14

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

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

DATE 1-27-14 REG # 26408

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

Reviewed by the Butler County Planning Commission this 18th day of DEC, 2013

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

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 340, page 10 Given under my hand and seal this 29th day of JANUARY, 2014

BUTLER COUNTY RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY PA

THE PURPOSE OF THIS PLAN IS TO :

- REVISE THE LOT LINE BETWEEN FORMER PARCEL 1-C REVISED (NOW PARCEL 1-C REVISED # 2) AND PARCEL 2 REVISED (NOW PARCEL 2 REVISED # 2) BY TRANSFERRING PARCEL 1-CA.
- CREATE A 20 FOOT WIDE STORM SEWER EASEMENT BETWEEN LOTS 221 AND 222.

AMHERST VILLAGE
PHASE 2 - REVISION 1

BEING A REVISION TO THE AMHERST VILLAGE PHASE NUMBER 2
PLAN AS RECORDED IN PLAN BOOK 334, PAGE 20.

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

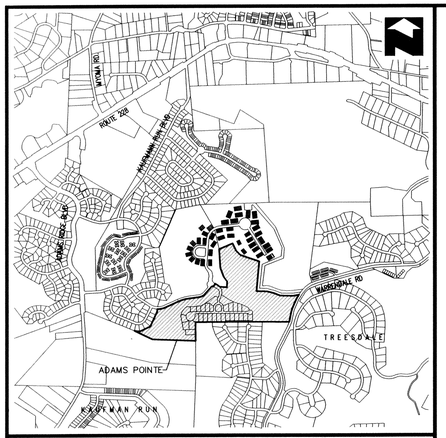
SCALE: 1 " = 50'
NOVEMBER 27, 2013
DWG # 1001-1313311

SPERDUTE LAND SURVEYING

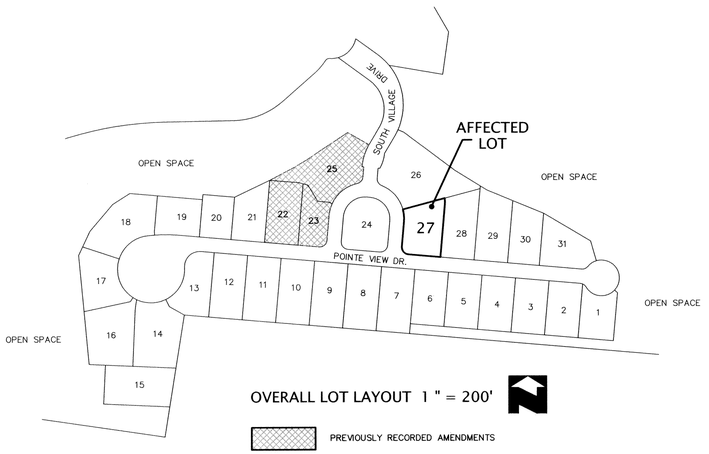
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
724-452-9357 FAX
SLS1@ZOOMINTERNET.NET

REVISIONS

SHEET No.
RC1

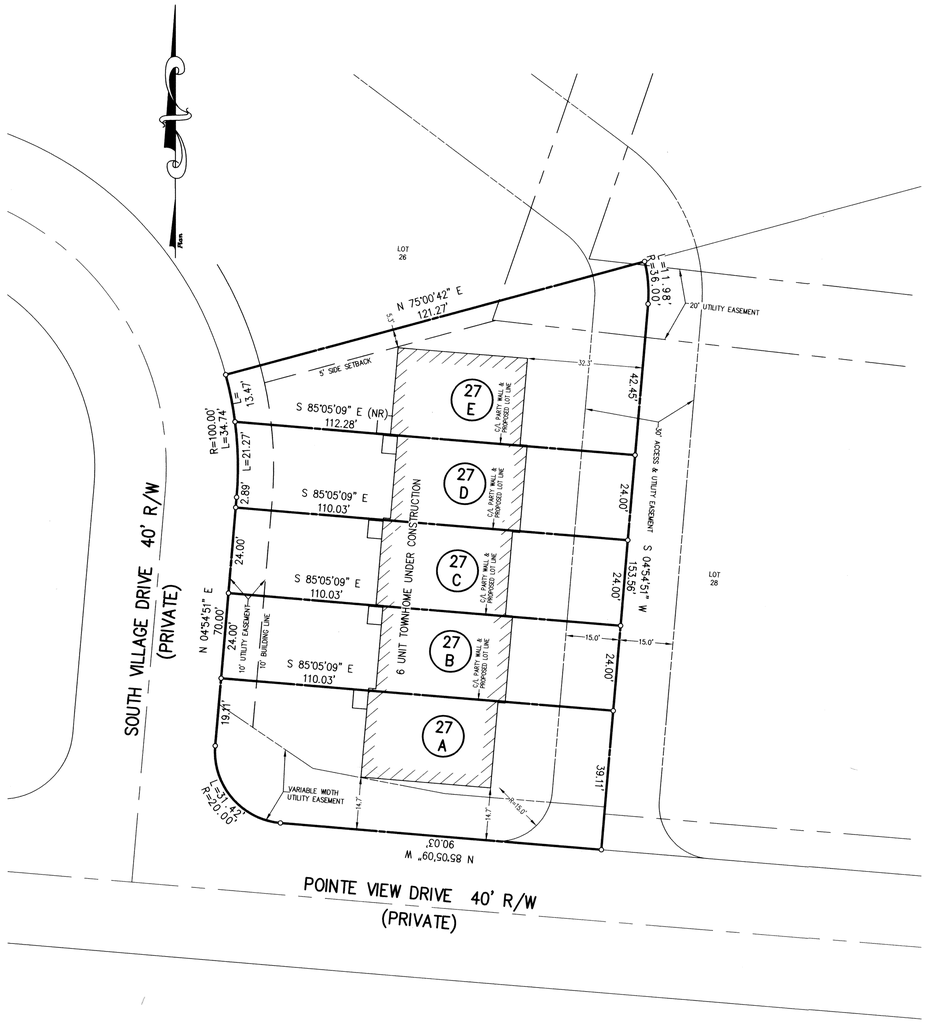


LOCATION MAP 1" = 1500'



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 27

27A	4,217.51 SQ.FT.	0.097 ACRES
27B	2,640.65 SQ.FT.	0.061 ACRES
27C	2,640.65 SQ.FT.	0.061 ACRES
27D	2,656.44 SQ.FT.	0.061 ACRES
27E	3,901.26 SQ.FT.	0.090 ACRES
TOTAL	16,056.50 SQ.FT.	0.37 ACRES

LOT SETBACKS:

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

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 27 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN.

Instr 201401290002078 01/29/2014
Pages:1 F:$45.00 11:52PM
Michele Mustello T20140001674
Butler County Recorder FL

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 3RD DAY OF JANUARY A.D. 2014

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.

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA |
| SS
COUNTY OF BUTLER |

ON THIS 3RD DAY OF JANUARY A.D., 2014 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tina M. Nagode, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NAME OF OFFICER

Vice President
TITLE OF OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 3 DAY OF JANUARY A.D., 2014

NOTARY PUBLIC

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

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 27TH DAY OF JANUARY 20 14

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

JAN 3, 2013
DATE

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

Ronald Olsen 26,406 E
PRINTED NAME & REGISTRATION NO.

1-27-14
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF DEC A.D. 2013

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA |
| SS
COUNTY OF BUTLER |

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 340 PAGE 11

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF JANUARY A.D. 20 14

BUTLER COUNTY RECORDER OF DEEDS

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

RECORDED: 1/29/14	
PLAN BOOK	PAGE
340	11

BUILT BY:

Ryan Homes

ADAMS POINTE - PRD
AMENDMENT NO. 3
LOT 27
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

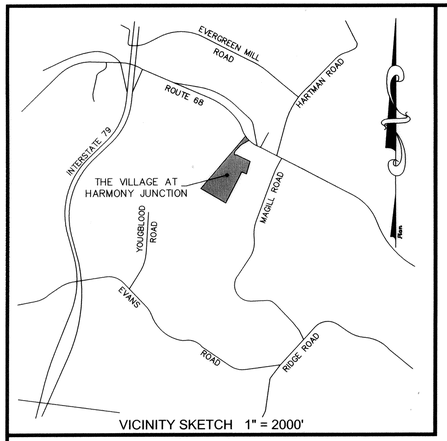
DEVELOPER / PROPERTY OWNER:
NVR
300 BILLMAR DRIVE, SUITE 150
PITTSBURGH, PA 15205

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

REVISIONS

RC1

SCALE: 1 " = 20'
DECEMBER 12, 2013
1001-1313352



VICINITY SKETCH 1" = 2000'

General Plan Notes:

The purpose of this plan is to established party wall lot lines at the centers of the existing party walls to create fee-simple lots for each townhouse unit.

This plan is a re-subdivision of Lot 17 of The Village at Harmony Junction Plan as recorded in Plan Book 292, Pages 13 – 15

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 11 ownership reference:
Tax Parcel 180-S7-C17
Inst No. 200706070014376

The pedestrian easements shown shall be for the benefit of the owners shown hereon to access the rearyards of their respective units.

This plan is subject to the conditions of approval referenced in the Village at Harmony Junction Plan recorded with the Butler County Recorder of Deeds at Plan Book Volume 292, Pages 13-15 and the Village at Harmony Junction Plan Revision No. 1 recorded with the Butler County Recorder of Deeds at Plan Book 300, Pages 26 & 27.

Current Zoning Requirements – RH – Residential High Density		
	REQUIRED	PROPOSED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.	2,438.00 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	4,224.00 SQ.FT. (Smallest)
Min. Lot width at R/W	22.00'	24.38' (Smallest)
Min. Front Setback:	20.00'	20.00'
Min. Rear Setback:	20.00'	20.00'
Min. Side Setback (End Unit)	10.00'	10.00'

Unit Areas:		
UNIT 17A	4,224.00 SQ.FT.	0.097 AC.
UNIT 17B	2,438.00 SQ.FT.	0.056 AC.
UNIT 17C	2,438.00 SQ.FT.	0.056 AC.
UNIT 17D	2,438.00 SQ.FT.	0.056 AC.
UNIT 17E	2,438.00 SQ.FT.	0.056 AC.
UNIT 17F	4,224.00 SQ.FT.	0.097 AC.

Total area affected by this plan : 0.418 Acres
Total number of units created: 6

Instr:201401290002079 01/29/2014
Pages: 1 F:$45.00 11:59AM
Michele Mustello T20140001674
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon L. Potts, Notary Public
North Fayette Twp., Allegheny County
My Commission Expires March 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Shaded area = 10' Pedestrian Easement

By a resolution approved on the 14th day of NOVEMBER, 2013, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lot 17 Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SEAL) C.P. Houchard, V.P.
Signature and title of officer

Maronda Homes, Inc.
David Wolf VP of Land.
Signature and title of authorized officer witnessing

11/14/13
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Corthandt P. Houchard, V.P. of Maronda Homes Inc., who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt this plan and dedicate public property contained thereon to The Township of Jackson.

Witness my hand and notarial seal this 14th day of November, 2013. My commission expires the 7th day of March, 2017.

(SEAL)
Shannon L Potts
Notary Public

We hereby certity that the title to the property contained in The Village at Harmony Junction Lots 11 Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

C.P. Houchard
Mardonda Homes Inc.
Dave Wolf
Witness

C.P. HOUCHARD V.P.
Printed Name & Title

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

JAMES A. SPERDUTE, R.S. 24457-E — DATE 11/13/13

The Township of Jackson agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Township Manager / Secretary — DATE 12/19/13

Approved by the Planning Director of the Township of Jackson on the 19th day of December, 2013 pursuant to Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated December 19 2013. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 19th day of December, 2013.

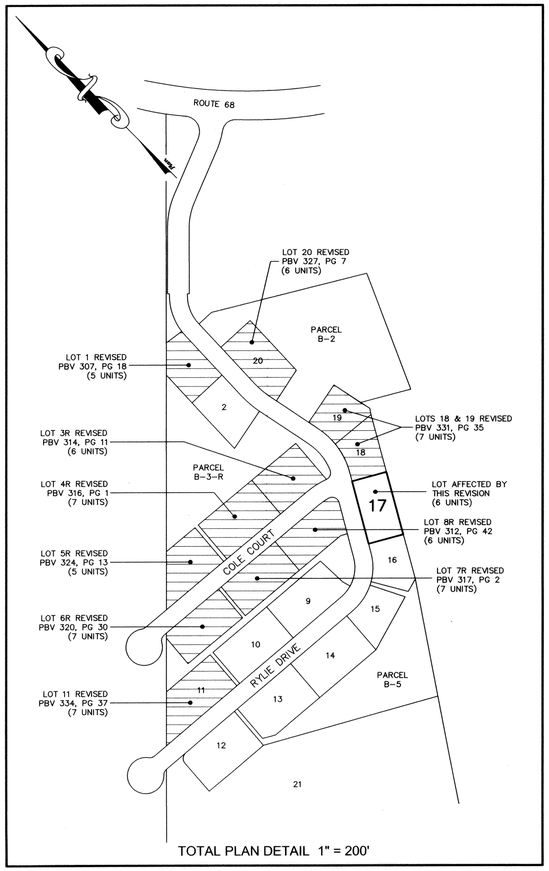
Township Secretary — Planning Director

Approved by the Board of Supervisors of Jackson Township on the 19th day of December 2013 subject to certain conditions referenced in the Township decision letter dated December 19, 2013. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities. Signed and noted as approved this _____ day of _____, 20____.

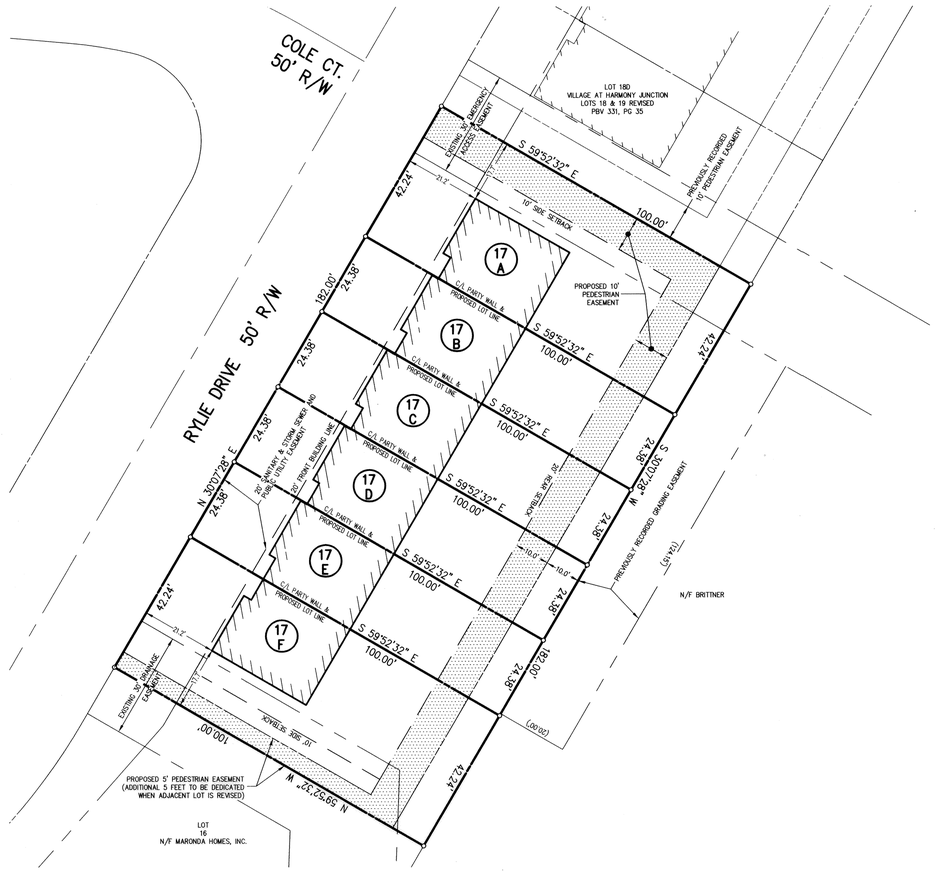
Township Secretary — Chairperson

This plat was delivered to Maronda Homes Inc., by Jackson Township on January 16, 2014

Township Secretary/Manager



TOTAL PLAN DETAIL 1" = 200'



Reviewed by the Butler County Planning Commission this 31ST day of OCT 2013

Secretary — Chairman

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 340, Page 12. Witness by hand and seal of office this 29th day of January A.D. 2014

SEAL
Michele M Mustello
Butler County Recorder of Deeds

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

Maronda Homes, Inc. | Notary Public | Surveyor | Jackson Township | Butler County Planning Commission | Butler County Recorder of Deeds

RECORDED: 1/29/14	
PLAN BOOK	PAGE
340	12

OWNER / DEVELOPER
Maronda Homes
11 TIMBERGLEN DRIVE
IMPERIAL, PA 15126

THE VILLAGE AT HARMONY JUNCTION LOT 17 REVISED

BEING A RE-SUBDIVISION OF LOT 17 OF THE VILLAGE AT HARMONY JUNCTION PLAN RECORDED IN PLAN BOOK 292, PAGES 13 - 15
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
724-452-9357 FAX
SLS1@zoominternet.net

DRAWING SCALE: 1"=20'	DATE: OCTOBER 28, 2013	
DRAWING NUMBER: 1009-1313232	DRAWN BY: JSS	CK'D BY: JAS

REVISIONS	SHEET
	1 / 1

KNOW ALL MEN BY THESE PRESENTS That we, William J. and Virginia D. Thinnes, of the Township of Penn, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Penn, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Penn, 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, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2ND day of JANUARY 20 14

William J Thinnes
Owner

Virginia D. Thinnes
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named William J and Virginia D Thinnes, 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 2ND day of JANUARY 20 14

My commission expires the 17TH day of FEBRUARY 20 15

Debra L Jeffcoat
Notary Public (Seal)

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

19TH DEC '13
Date (Seal)

Stanley D Graff, P.L.S. # SU-030161-E

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

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 streets or roads.

Approved by the Board of Supervisors of the Township of Penn this 20 day of January 20 14

Linda S Zufass
Secretary (Seal)

Chairman

Reviewed by the Planning Commission of the Township of Penn, this 9th day of JANUARY 20 14

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 20 day of Dec 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 340 Page(s) 13

Given under my hand and seal this 30 day of January 20 14

(Seal)

Recorder of Deeds

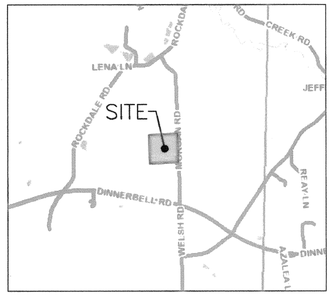
RECORDER OF DEEDS BUTLER COUNTY, PA

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

PRE-SUBDIVISION ACREAGE
LOT 2 = 5.16 AC
LOT 3 = 12.71 AC
ORIGINAL TOTAL = 17.87 AC

POST-SUBDIVISION ACREAGE
REVISED LOT 2 = 10.87 AC
REVISED LOT 3 = 5.00 AC
LOT 4 = 2.00 AC
REVISED TOTAL = 17.87 AC

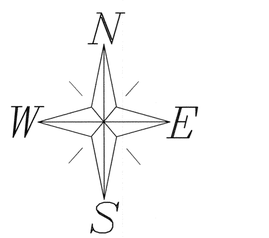
ZONE R-1 LOT REQUIREMENTS
MIN LOT AREA = 1 ACRE
MIN LOT WIDTH = 150 FT
FRONT YARD SETBACK = 40 FT FROM RIGHT-OF-WAY OR 65 FT FROM CENTERLINE OF ROAD
SIDE YARD SETBACK = 10 FT
REAR YARD SETBACK = 30 FT



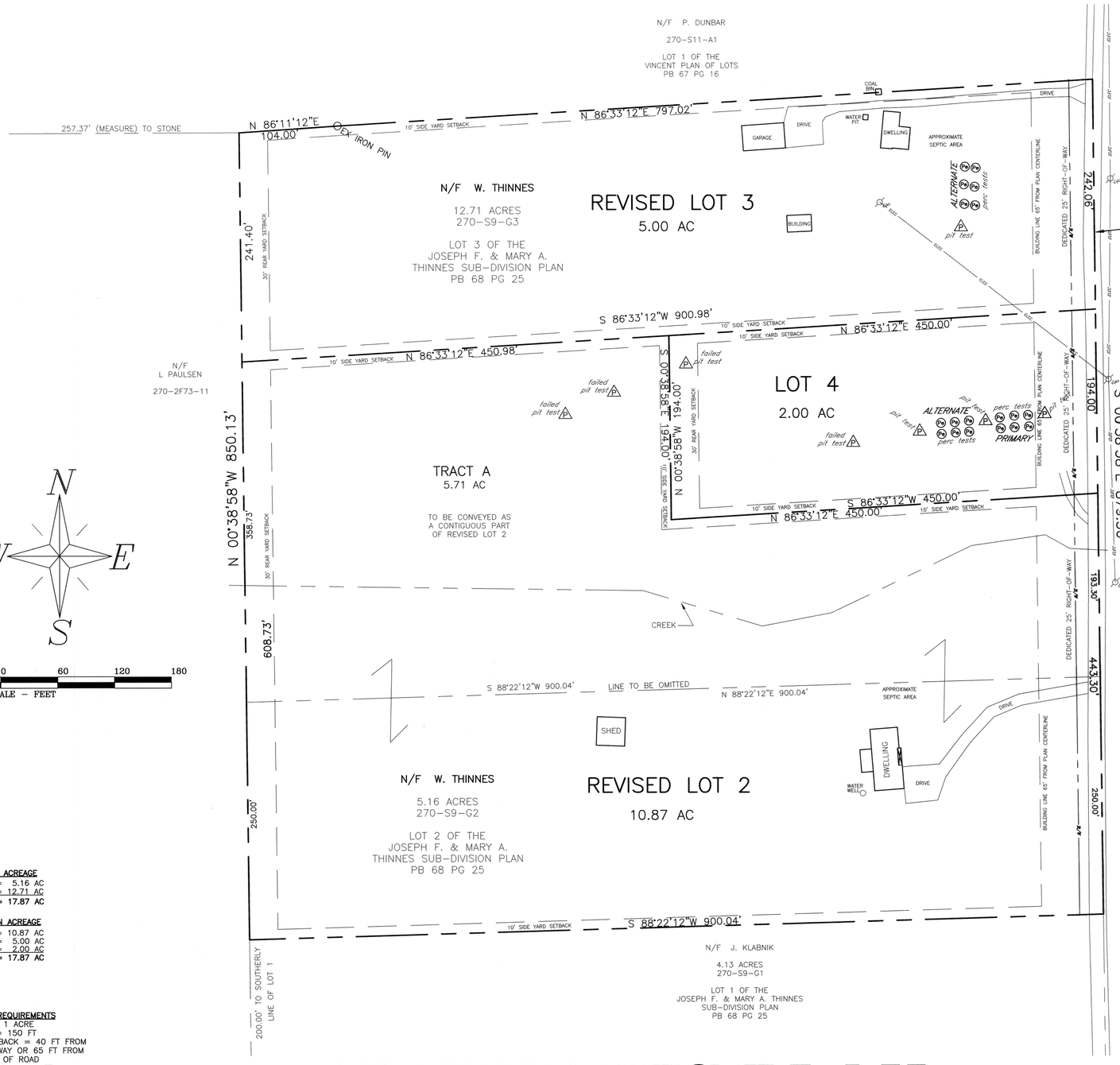
Vicinity Map

Instr: 201401300002216 01/30/2014
Pages:1 F:$45.00 2:58PM
Michele Mustello T20140001825
Butler County Recorder FL

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



60 0 60 120 180
GRAPHIC SCALE – FEET



W THINNES PLAN

Being a Subdivision of Lot 3 (Tax Parcel 270-S9-G3) of the Joseph F. & Mary A. Thinnes Sub-Division Plan (PB 86 Pg 25) to create Lot 4

AND

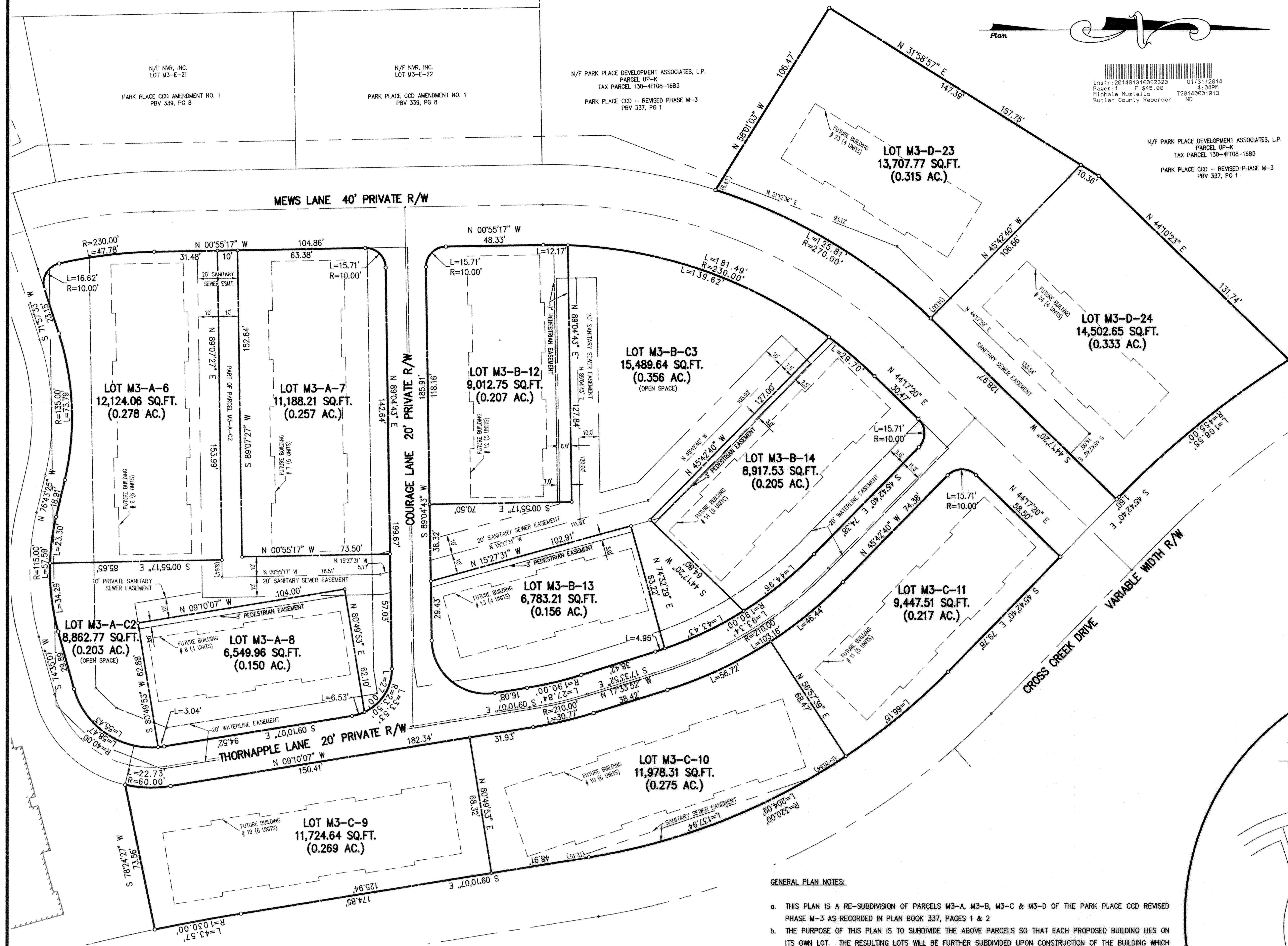
Being a Lot Line Revision between Lot 2 (Tax Parcel 270-S9-G2) and a portion of Lot 3 (Tax Parcel 270-S9-G3)

NOTES:
1) OWNER: WILLIAM J & VIRGINIA D THINNES
119 MORGAN ROAD
BUTLER, PA 16002
2) PROPERTY USE – RESIDENTIAL
3) ZONING – R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

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
WILLIAM J & VIRGINIA D THINNES
PROJECT No: 13-188
SITUATE: PENN TOWNSHIP, BUTLER COUNTY, PA
DWN.By: SDG CHK.By: Sdg Co. TAX No: 270-S9-G2 & G3
DATE: 12/11/13 REV:

RECORDED JAN 30 2014	
PLAN BOOK	PAGE
340	13
SHEET ____ of ____	



LOT AREAS:

ORIGINAL LOT M3-A	M3-A-6	12,124.06 SQ.FT.	0.278 ACRES
	M3-A-7	11,188.21 SQ.FT.	0.257 ACRES
	M3-A-8	6,549.96 SQ.FT.	0.150 ACRES
	M3-A-C2	8,862.77 SQ.FT.	0.203 ACRES
ORIGINAL LOT M3-C	M3-C-9	11,724.64 SQ.FT.	0.269 ACRES
	M3-C-10	11,978.31 SQ.FT.	0.275 ACRES
	M3-C-11	9,447.51 SQ.FT.	0.217 ACRES
ORIGINAL LOT M3-B	M3-B-12	9,012.75 SQ.FT.	0.207 ACRES
	M3-B-13	6,783.21 SQ.FT.	0.156 ACRES
	M3-B-14	8,917.53 SQ.FT.	0.205 ACRES
	M3-B-C3	15,489.64 SQ.FT.	0.356 ACRES
ORIGINAL LOT M3-D	M3-D-23	13,707.77 SQ.FT.	0.315 ACRES
	M3-D-24	14,502.65 SQ.FT.	0.333 ACRES
TOTAL AREA:		140,289.01 SQ.FT.	3.221 ACRES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

RECORDED: 1/31/14	
PLAN BOOK	PAGE
340	14

REGISTERED SURVEYOR

PARK PLACE DEVELOPMENT ASSOCIATES, LP, OWNER OF THE LAND SHOWN ON THE PARK PLACE CCD, PHASE 3 REVISION NO. 2, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS

PARK PLACE DEVELOPMENT ASSOCIATES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP
BY: CRANBERRY PARK PLACE DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER
BY: THE RODGERS TRUST, AN IRREVOCABLE TRUST, MEMBER

DONALD B. RODGERS, TRUSTEE — DATE 12-9-13

WITNESS Kimberly May

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER, , PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, AS TRUSTEE OF THE RODGERS TRUST, A MEMBER OF CRANBERRY PARK PLACE DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF PARK PLACE DEVELOPMENT ASSOCIATES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF December, 2013

(SEAL) — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, DONALD B. RODGERS, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE PHASE M-3 REVISION NO. 2 IS IN THE NAME OF PARK PLACE DEVELOPMENT ASSOCIATES, LP,. AND IS RECORDED AT INSTRUMENT NO. 200409210030758..

PARK PLACE DEVELOPMENT ASSOCIATES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP
BY: CRANBERRY PARK PLACE DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER
BY: THE ROGERS TRUST, AN IRREVOCABLE TRUST, MEMBER

DONALD B. RODGERS, TRUSTEE — DATE 12-9-13

DOLLAR BANK FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE PARK PLACE PHASE M-3 REVISION NO. 2 PLAN HEREBY CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

DATE 12-9-13 — MORTGAGEE

DONALD A. CHILCOT, VICE PRESIDENT
PRINTED NAME AND TITLE

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

DATE 11/26/13 — JAMES A. SPERDUTE, R.S. # 24457-E

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

DATE 1/31/14 — SIGNATURE
REGISTRATION NO. PE071355

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2013-67 EFFECTIVE THIS 24th DAY OF JANUARY, 2014.

TOWNSHIP MANAGER — CHAIRMAN, BOARD OF SUPERVISORS

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2013-67 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF November 7, 2013

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF Nov, 2013.

SECRETARY — CHAIRPERSON

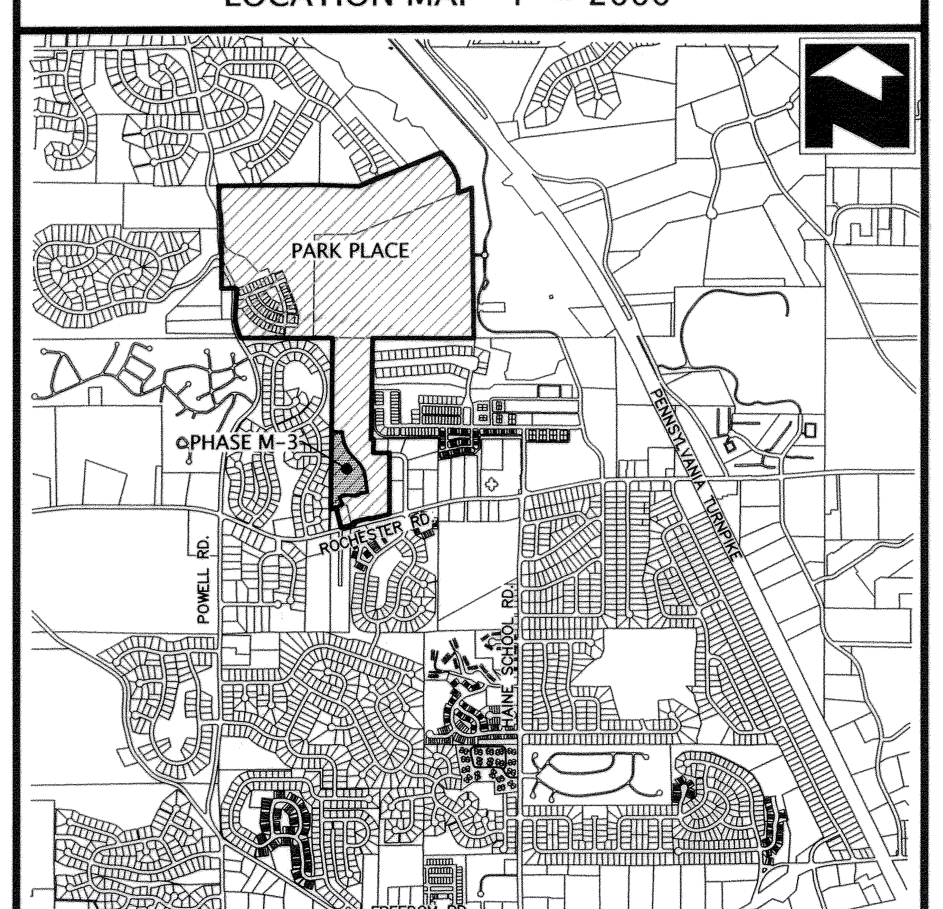
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 340 PAGE 14.

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF JANUARY, 2014.

RECORDER OF DEEDS

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

LOCATION MAP 1" = 2000'



PATTERN BOOK REQUIREMENTS AFFECTING THE LOTS SHOWN:

APPLICABLE SETBACKS FOR LOTS M3-D-23 & M3-D-24 (FRONT LOADED TOWNHOME UNITS)

FRONT SETBACK : EACH TOWNHOME SHALL HAVE A FRONT SETBACK OF 6 TO 20 FEET FROM THE FRONT PROPERTY LINE. THIS AREA IS DEFINED AS THE FRONT FACADE ZONE.

SIDE SETBACK: THERE IS NO MINIMUM SIDE SETBACK, HOWEVER THERE SHALL BE A MINIMUM 12 FOOT SEPARATION BETWEEN TOWNHOME BUILDINGS.

REAR SETBACK: EACH LOT SHALL HAVE A MINIMUM 3 FOOT SETBACK FROM THE REAR PROPERTY LINE.

APPLICABLE SETBACKS FOR ALL OTHER LOTS (REAR LOADED TOWNHOME UNITS WITH ALLEYS)

FRONT SETBACK : EACH TOWNHOME SHALL HAVE A FRONT SETBACK OF 6 TO 20 FEET FROM THE FRONT PROPERTY LINE. THIS AREA IS DEFINED AS THE FRONT FACADE ZONE.

SIDE SETBACK: THERE IS NO MINIMUM SIDE SETBACK, HOWEVER THERE SHALL BE A MINIMUM 12 FOOT SEPARATION BETWEEN TOWNHOME BUILDINGS.

REAR SETBACK: EACH LOT SHALL HAVE A MINIMUM 8 FOOT SETBACK FROM THE REAR PROPERTY LINE ALONG THE ALLEYWAY.

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCELS M3-A, M3-B, M3-C & M3-D OF THE PARK PLACE CCD REVISED PHASE M-3 AS RECORDED IN PLAN BOOK 337, PAGES 1 & 2
b. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE ABOVE PARCELS SO THAT EACH PROPOSED BUILDING LIES ON ITS OWN LOT. THE RESULTING LOTS WILL BE FURTHER SUBDIVIDED UPON CONSTRUCTION OF THE BUILDING WHICH WILL CREATE LOT LINES AT THE BUILDING PARTY WALLS.
c. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

ZONING INFORMATION :

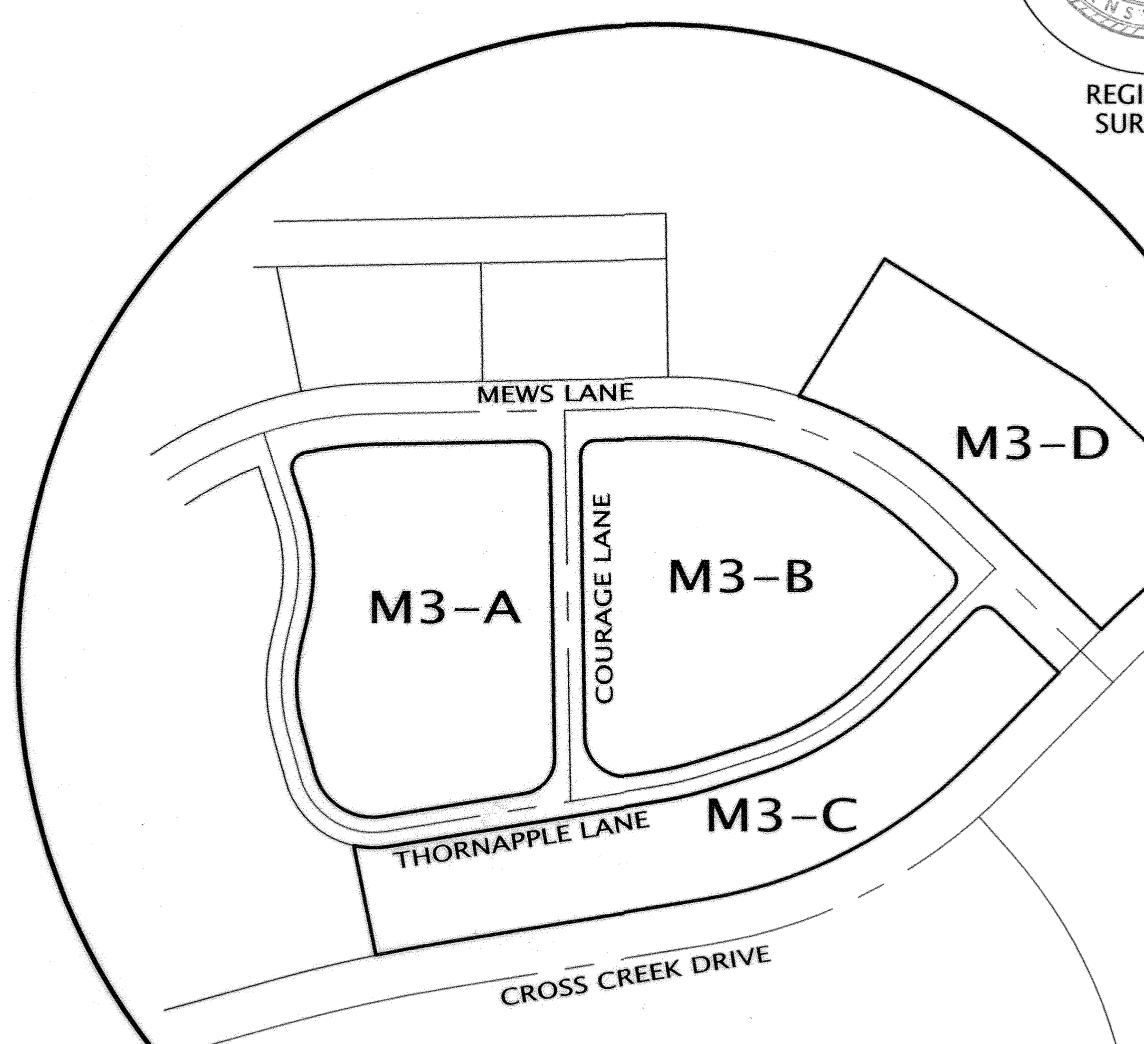
AFFECTED ZONING CLASSIFICATION:	PRD/CCD
PROPOSED USE	CCD
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

TOWNSHIP ENGINEER

CRANBERRRY TWP
BOARD OF SUPERVISORS

BUTLER COUNTY
PLANNING COMMISSION

BUTLER COUNTY
RECORDER OF DEEDS



PRE-SUBDIVISION CONFIGURATION
1" = 100'

OWNERSHIP REFERENCE

PROPERTY OWNER: PARK PLACE DEVELOPMENT ASSOCIATES, L.P.
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TOWNSHIP, PA 16066

AFFECTED TAX PARCELS:

ORIGINAL LOT M3-A	TAX PARCEL 130-4F108-16B3DA
ORIGINAL LOT M3-B	TAX PARCEL 130-4F108-16B3DB
ORIGINAL LOT M3-C	TAX PARCEL 130-4F108-16B3D
ORIGINAL LOT M3-D	TAX PARCEL 130-4F108-16B3B3

PARK PLACE CCD
PHASE M-3 REVISION NO. 2

BEING A SUBDIVISION OF PARCEL M3-E OF THE
PARK PLACE CCD - REVISED PHASE M-3 PLAN
RECORDED IN PLAN BOOK 337, PAGES 1 & 2
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

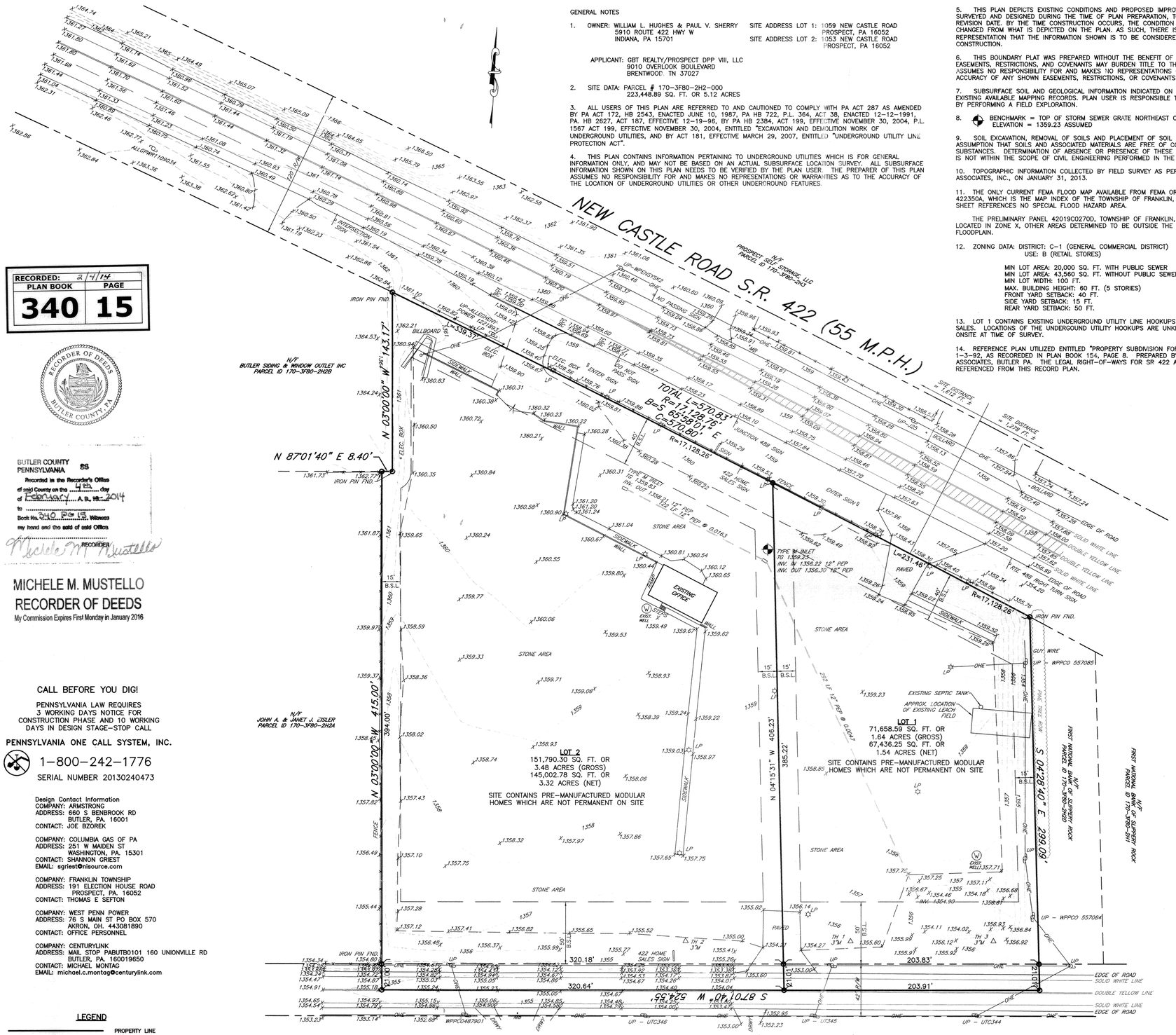
PREPARED FOR:
PARK PLACE ASSOCIATES, LP
215 EXECUTIVE DRIVE
CRANBERRY TOWNSHIP, PA 16066

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
11-12-13....PER TOWNSHIP REVIEW
11-22-13....CHANGE OWNERS CLAUSE

RC1

SCALE: 1" = 20'
OCTOBER 7, 2013
DWG # 1004-1313003



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

1. OWNER: WILLIAM L. HUGHES & PAUL V. SHERRY
5910 ROUTE 422 HWY W
INDIANA, PA 15701
SITE ADDRESS LOT 1: 1059 NEW CASTLE ROAD PROSPECT, PA 16052
SITE ADDRESS LOT 2: 1053 NEW CASTLE ROAD PROSPECT, PA 16052

APPLICANT: GBT REALTY/PROSPECT DPP VIII, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD TN 37027

2. SITE DATA: PARCEL # 170-3F80-2H2-000
223,448.89 SQ. FT. OR 5.12 ACRES

3. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 287 AS AMENDED BY PA ACT 172, HB 2543, ENACTED JUNE 10, 1987, PA HB 722, P.L. 364, ACT 38, ENACTED 12-12-1991, PA. HB 2627, ACT 187, EFFECTIVE 12-19-96, BY PA HB 2384, ACT 199, EFFECTIVE NOVEMBER 30, 2004, P.L. 1567 ACT 199, EFFECTIVE NOVEMBER 30, 2004, ENTITLED "EXCAVATION AND DEMOLITION WORK OF UNDERGROUND UTILITIES, AND BY ACT 181, EFFECTIVE MARCH 29, 2007, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION ACT".

4. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

5. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

7. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

8. BENCHMARK = TOP OF STORM SEWER GRATE NORTHEAST OF EXISTING OFFICE
ELEVATION = 1359.23 ASSUMED

9. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

10. TOPOGRAPHIC INFORMATION COLLECTED BY FIELD SURVEY AS PERFORMED BY COWAN ASSOCIATES, INC., ON JANUARY 31, 2013.

11. THE ONLY CURRENT FEMA FLOOD MAP AVAILABLE FROM FEMA OR FRANKLIN TOWNSHIP IS MAP # 4223350A, WHICH IS THE MAP INDEX OF THE TOWNSHIP OF FRANKLIN, BUTLER COUNTY, PA. INDEX SHEET REFERENCES NO SPECIAL FLOOD HAZARD AREA.

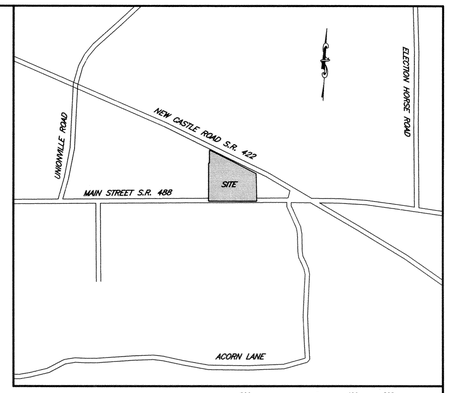
THE PRELIMINARY PANEL 42019C0270D, TOWNSHIP OF FRANKLIN, INDICATES THE SITE IS LOCATED IN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

12. ZONING DATA: DISTRICT: C-1 (GENERAL COMMERCIAL DISTRICT)
USE: B (RETAIL STORES)

MIN LOT AREA: 20,000 SQ. FT. WITH PUBLIC SEWER
MIN LOT AREA: 43,560 SQ. FT. WITHOUT PUBLIC SEWER
MIN LOT WIDTH: 100 FT.
MAX. BUILDING HEIGHT: 60 FT. (5 STORIES)
FRONT YARD SETBACK: 40 FT.
SIDE YARD SETBACK: 15 FT.
REAR YARD SETBACK: 50 FT.

13. LOT 1 CONTAINS EXISTING UNDERGROUND UTILITY LINE HOOKUPS FOR USE OF MODULAR HOME SALES. LOCATIONS OF THE UNDERGOUND UTILITY HOOKUPS ARE UNKNOWN. MODULAR HOMES EXIST ONSITE AT TIME OF SURVEY.

14. REFERENCE PLAN UTILIZED ENTITLED "PROPERTY SUBDIVISION FOR JOHN EISLER," DATED 1-3-92, AS RECOREDED IN PLAN BOOK 154, PAGE 8. PREPARED BY LUCAS ENGINEERING CO. & ASSOCIATES, BUTLER PA. THE LEGAL RIGHT-OF-WAYS FOR SR 422 AND SR 488 HAVE BEEN REFERENCED FROM THIS RECORD PLAN.



LOCATION MAP
SCALE: 1"=800'

800 0 400 800
1 inch = 800 ft.

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM L. HUGHES & PAUL V. SHERRY, 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 OF LOTS OF MY PROPERTY, SITUATE IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES OCCURRING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE OF HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAY 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 WILLIAM L. HUGHES & PAUL V. SHERRY, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 22nd DAY OF January, 2014.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM L. HUGHES & PAUL V. SHERRY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY 22nd
WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF January, 2014.

MY COMMISSION EXPIRES THE 11th DAY OF March, 2014.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Annette M. Reefer, Notary Public
Armstrong Twp., Indiana County
My Commission Expires March 11, 2014
Member, Pennsylvania Association of Notaries

I, TODD R. MYERS, 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.

1-9-14
DATE — SEAL — TODD R. MYERS, P.L.S. SU-043353-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS

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 — CHAIRMAN/PRESIDENT

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF FRANKLIN THIS 3rd DAY OF February, 2014.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

APPROVED BY THE FRANKLIN TOWNSHIP PLANNING COMMISSION THIS 14 DAY OF Jan., 2014.

SECRETARY — CHAIRMAN/PRESIDENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF JAN., 2014.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

RECORDED: 2/7/14
PLAN BOOK 340 PAGE 15

RECORDER OF DEEDS BUTLER COUNTY PA

BUTLER COUNTY
PENNSYLVANIA
SS
Recorded in the Recorder's Office of said County on this 4th day of February A.D. 2014 at ..... o'clock ..... M. In Book No. 340 Page 15. Witness my hand and the said of said Office
RECORDER

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

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
SERIAL NUMBER 20130240473

Design Contact Information
COMPANY: ARMSTRONG
ADDRESS: 660 S BENBROOK RD BUTLER, PA. 16001
CONTACT: JOE BZOREK

COMPANY: COLUMBIA GAS OF PA
ADDRESS: 251 W MAIDEN ST WASHINGTON, PA. 15301
CONTACT: SHANNON GRIEST
EMAIL: sgriest@nisource.com

COMPANY: FRANKLIN TOWNSHIP
ADDRESS: 191 ELECTION HOUSE ROAD PROSPECT, PA. 16052
CONTACT: THOMAS E SEFTON

COMPANY: WEST PENN POWER
ADDRESS: 76 S MAIN ST PO BOX 570 AKRON, OH. 443081890
CONTACT: OFFICE PERSONNEL

COMPANY: CENTURYLINK
ADDRESS: MAIL STOP PABUTB0101 160 UNIONVILLE RD BUTLER, PA. 160019650
CONTACT: MICHAEL MONTAG
EMAIL: michael.c.montag@centurylink.com

LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE
EDGE OF STONE
EXISTING STORM SEWER
EXISTING CONTOUR LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING LIGHTPOST

Instr: 201402040002901 02/04/2014
Pages: 1 F:$45.00 10:47am
Michele Mustello T20140002112
Butler County Recorder FL

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY	CHK.
3	1-10-14	REVISED PER TOWNSHIP REVIEW	JRL	TRM
2	9-23-13	REVISED SIGNATURE BLOCKS	JRL	TRM
1	7-30-13	REVISED LOT LINES AND AREAS	JRL	TRM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS
TODD R. MYERS, P.L.S. SU-043353-E

MINOR SUBDIVISION PLAN
PREPARED FOR
PROSPECT DPP VIII, LLC
NEW CASTLE ROAD S.R. 422
FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: JRL	SURVEY CHK. BY: TRM
FINAL CHK. BY: TRM	PROJECT ENGINEER: TRM
DATE: 2-5-13	SCALE: 1"=40'

COWAN ASSOCIATES, INC.
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582
N.J. General Authorization No. 24GA28059300

DWG. NO. 1
OF 1
JOB NO. 70771.48

X:\SURVCCADD\GBTREALTY\PROSPECT\REV_SUBDIVISION PLAN.dwg, 1/10/2014 9:35:04 AM, KIP 5000.pc3

KNOW ALL MEN BY THESE PRESENTS That I, Dennis Lindey, one ~~executor~~ trustees of the David H. Lindey and Betty F. Lindey Revocable Living Trust of the Township of Franklin, 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 Franklin, 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 Franklin, 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 Franklin, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 19TH day of JANUARY 2014.

Dennis Lindey

Dennis Lindey
Trustee DAVID H. LINDEY & BETTY F. LINDEY REVOCABLE LIVING TRUST

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Dennis Lindey 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 19TH day of JANUARY 2014.

Debra A 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

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

Approved by the Supervisors of the Township of Franklin this 3rd day of February 2014.

Nancy Rudzinski Assistant
Secretary Seal

Herman W. Bauer
Chairman

Approved by the Franklin Township Planning Commission this 14 day of Jan. 2014.

Paulette M. Beckwith Nancy C. Pfaff
Secretary Chairman

Reviewed by the Butler County Planning Commission this 15TH day of JAN 2014.

J. Thomas Graham
Secretary Seal

F. Ulrich
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 340 Page 16.

Given under my hand and seal this 4th day of February 2014.

Michele M. Mustello
Recorder Seal

KNOW ALL MEN BY THESE PRESENTS That I, Lisa Kolb, one of the ~~executors~~ trustees of the David H. Lindey and Betty F. Lindey Revocable Living Trust of the Township of Franklin, 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 Franklin, 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 Franklin, 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 Franklin, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, her heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21ST day of January 2014.

Lisa Kolb
Trustee DAVID H. LINDEY & BETTY F. LINDEY REVOCABLE LIVING TRUST

State of Colorado : SS
El Paso County :

Before me, the subscriber, a Notary Public in and for said State and El Paso County personally came Lisa Kolb and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of Jan 2014.

Notary Public Seal & Stamp

REBECCA L COSTA-WIECHERT
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 11/14/2015

KNOW ALL MEN BY THESE PRESENTS That I, David Lindey, one of the ~~executors~~ trustees of the David H. Lindey and Betty F. Lindey Revocable Living Trust of the Township of Franklin, 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 Franklin, 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 Franklin, 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 Franklin, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 27 day of January 2014.

David Lindey
Trustee DAVID H. LINDEY & BETTY F. LINDEY REVOCABLE LIVING TRUST

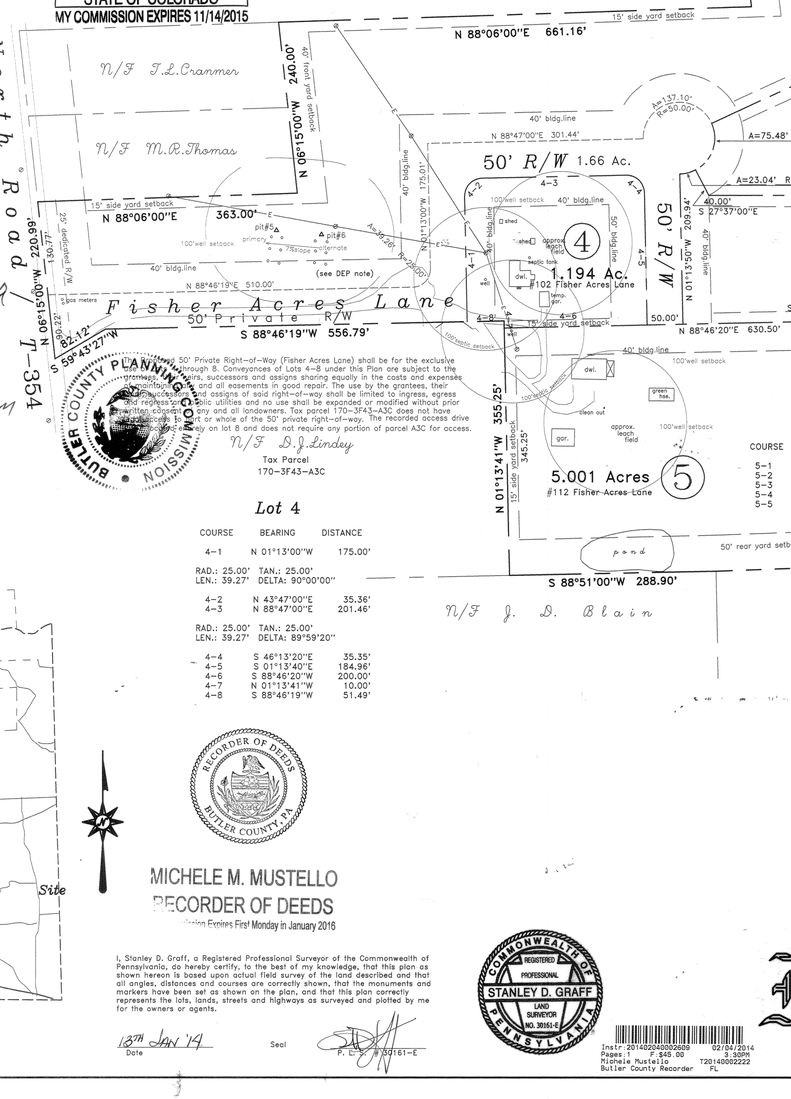
State of Alabama : SS
HENRY County :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came David Lindey 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 27 day of January 2014.

Notary Public Seal & Stamp

My Commission Expires
June 21, 2017



COURSE	BEARING	DISTANCE
8-1	N 06°15'00"W	220.99'
8-2	N 88°06'00"E	363.00'
8-3	N 06°15'00"W	240.00'
8-4	N 88°06'00"E	661.16'
8-5	N 06°54'00"W	545.88'
8-6	N 88°06'00"E	1616.00'
8-7	S 01°27'00"E	20.02'
8-8	S 65°17'41"W	1767.41'

RAD.: 50.00' TAN.: 75.39'
LEN.: 98.52' DELTA: 112°53'30"

8-9	S 32°20'15"W	83.34'
8-10	S 01°13'50"E	209.94'
8-11	S 88°46'20"W	50.00'
8-12	N 01°13'40"W	184.96'

RAD.: 25.00' TAN.: 25.00'
LEN.: 39.27' DELTA: 89°59'20"

8-13	N 46°13'20"W	35.35'
8-14	S 88°47'00"W	201.46'

RAD.: 25.00' TAN.: 25.00'
LEN.: 39.27' DELTA: 90°00'00"

8-15	S 43°47'00"W	35.36'
8-16	S 01°13'00"E	175.00'
8-17	S 88°46'19"W	505.30'
8-18	S 59°43'27"W	82.12'

COURSE	BEARING	DISTANCE
7-1	N 65°17'41"E	1767.41'
7-2	S 01°27'00"E	839.13'
7-3	N 90°00'00"W	1630.79'
7-4	N 27°37'00"W	40.00'

RAD.: 50.00' TAN.: 47.03'
LEN.: 75.48' DELTA: 86°29'30"

7-5	N 19°08'15"E	68.51'

COURSE	BEARING	DISTANCE
6-1	S 27°37'00"E	40.00'
6-2	S 90°00'00"E	1630.79'
6-3	S 01°27'00"E	463.85'
6-4	S 87°50'30"W	810.78'
6-5	S 87°52'00"W	475.73'
6-6	N 02°08'00"W	340.20'
6-7	S 88°46'20"W	380.50'
6-8	N 01°13'50"W	209.94'

RAD.: 50.00' TAN.: 11.73'
LEN.: 23.04' DELTA: 26°24'00"

6-9	N 75°35'00"E	22.84'

COURSE	BEARING	DISTANCE
5-1	N 88°46'20"E	630.50'
5-2	S 02°08'00"E	340.20'
5-3	S 87°52'00"W	347.02'
5-4	S 88°51'00"W	288.90'
5-5	N 01°13'41"W	345.25'

Lot 4

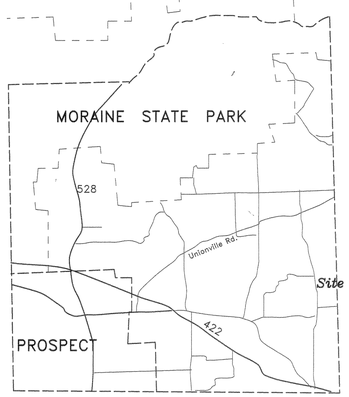
COURSE	BEARING	DISTANCE
4-1	N 01°13'00"W	175.00'

RAD.: 25.00' TAN.: 25.00'
LEN.: 39.27' DELTA: 90°00'00"

4-2	N 43°47'00"E	35.36'
4-3	N 88°47'00"E	201.46'

RAD.: 25.00' TAN.: 25.00'
LEN.: 39.27' DELTA: 89°59'20"

4-4	S 46°13'20"E	35.35'
4-5	S 01°13'40"E	184.96'
4-6	S 88°46'20"W	200.00'
4-7	N 01°13'41"W	10.00'
4-8	S 88°46'19"W	51.49'



Vicinity Map

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

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

18TH JAN 14
Date Seal

P. L. S. # 30161-E

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

Instr: 201402040002659 02/04/2014
Pages: 1 F:$45.00 3:30PM
Michele Mustello
Butler County Recorder T20140002222 FL

DEP: alternate test site

The alternate disposal site is reserved for a replacement absorption area in the event the primary onlot system fails and the area must not be disturbed.

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

Zone / AR district
Total 58.74 Acres

100 0 100 200 300
GRAPHIC SCALE – FEET

N W E S

Rev.: 1/31/14, DEP note

SUBDIVISION SURVEY
PROJECT No: 13091
SITUATE: FRANKLIN TOWNSHIP, BUTLER COUNTY, PA
DATE: 9/15/13 REV: 1/06/14 DWN.By: Sdg CHK.By: Co. TAX No: 170-3F43-A3

for David H. & Betty F. Lindey Heirs

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

Fisher Acres Plan

RECORDED Feb 4 2014
PLAN BOOK 340 PAGE 16
SHEET ____ of ____

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT **THE PARKING AUTHORITY OF THE CITY OF BUTLER**, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATE IN THE CITY OF BUTLER, 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, LANES, 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 CITY OF BUTLER, WE, **THE PARKING AUTHORITY OF THE CITY OF BUTLER** HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE CITY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON **THE PARKING AUTHORITY OF THE CITY OF BUTLER** ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS CHAIRMAN AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 4TH DAY OF FEBRUARY, 2014.

ATTEST: _____ SECRETARY

_____ CHAIRMAN

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY **THE PARKING AUTHORITY OF THE CITY OF BUTLER** WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE CITY COUNCIL OF THE CITY OF BUTLER, 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.

_____ CHAIRMAN

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

ON THIS 4TH DAY OF FEBRUARY, 2014 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED JAMES C. CHIPREANY, JR. CHAIRMAN OF **THE PARKING AUTHORITY OF THE CITY OF BUTLER**, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION, AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID **CITY OF BUTLER**, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS _____ OF **THE PARKING AUTHORITY OF THE CITY OF BUTLER**, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

CHAIRMAN
TITLE:

James C. Chipreany
NAME:

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 4TH DAY OF FEBRUARY, 2014.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES THE 4TH DAY OF FEBRUARY, 20 14.

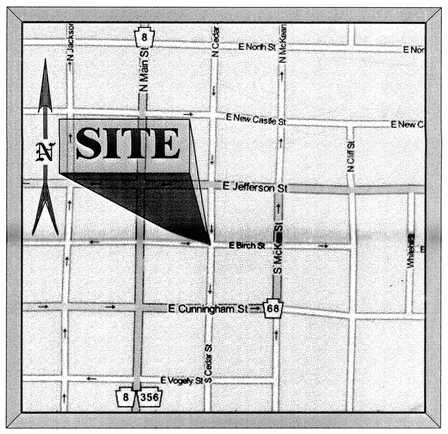
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James P. Coulter, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 5, 2015

BUTLER CITY PLANNING AND ZONING COMMISSION

APPROVED BY THE BUTLER CITY PLANNING AND ZONING COMMISSION THIS 4th DAY OF February, 2014.

_____ SECRETARY

_____ CHAIRMAN



SITE LOCATION MAP
CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

Instr:201402070002789 02/07/2014 10:40AM
Pages:3 F:$125.00 T20140002407
Michele Mustello FL
Butler County Recorder

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, AND PLANS IN SAID COUNTY IN PLAN BOOK 340, PAGE 17-19

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF February, 2014.

_____ RECORDER OF DEEDS

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

SEAL

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER**, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATE IN THE CITY OF BUTLER, 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, LANES, 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 CITY OF BUTLER, WE, **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER** HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE CITY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER** ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS CHAIRMAN AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 23rd DAY OF January, 2014.

ATTEST: _____ SECRETARY

_____ CHAIRMAN

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER** WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE CITY COUNCIL OF THE CITY OF BUTLER, 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.

_____ CHAIRMAN

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Butler } SS:

ON THIS 23rd DAY OF JANUARY, 2014. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Fred Reese Chairman OF **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER**, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION, AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER**, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Chairman OF **THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER**, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

~~Executive~~ Director
TITLE:

Thomas L. Cordell
NAME:

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF January, 2014.

_____ NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Veronica M. Walker, Notary Public
City of Butler, Butler County
My Commission Expires Jan. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 9th DAY OF January, 20 16.

SURVEYOR CERTICATION

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

JANUARY 20, 2014
DATE

_____ RONALD OLSEN PLS # SU-963-A

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

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF JAN, 2014.

_____ SECRETARY

_____ CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISION

PLAN NUMBER: 14013

BUTLER COUNTY PLANNING COMMISSION

CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF BUTLER, 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 CITY OF BUTLER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS, OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL CITY SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE CITY COUNCIL.

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA ON THIS 4th DAY OF February, 2014.

_____ SECRETARY

_____ PRESIDENT

RECORDED: Feb 7, 2014
PLAN BOOK 340 | PAGE 17

SHEET 1 OF 3

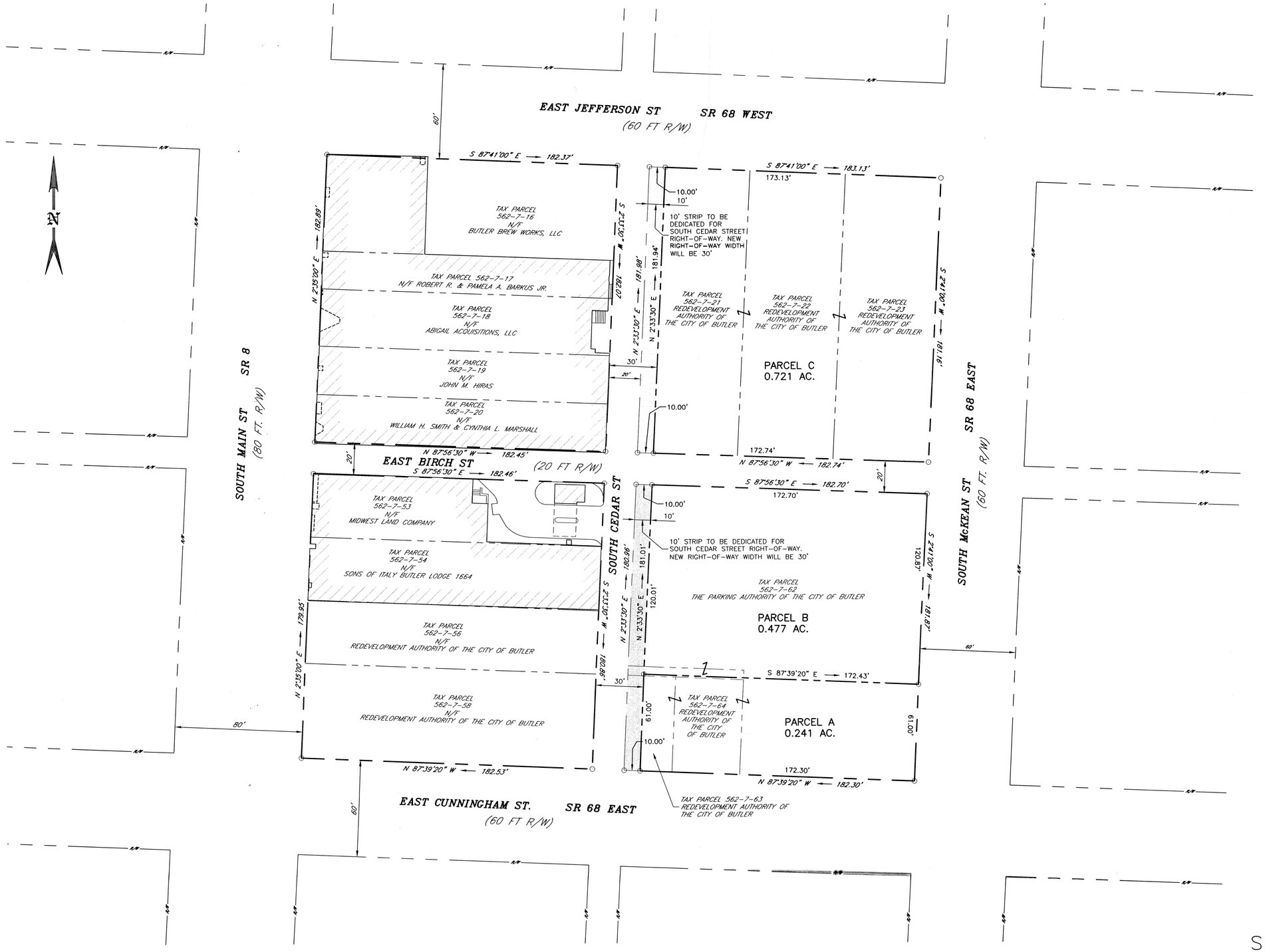
The information contained in this set of documents is proprietory for the use by Olsen & Associates, LLC and its project client. Reuse for other projects or reuse by others is strictly prohibited without written authorization from Olsen & Associates, LLC. Those with authorization are cautioned that no gudronty is made by Olsen & Associates, LLC regarding accuracy, precision, or completeness of these documents. Olsen & Associates, LLC assumes no liability for authorized or unauthorized reuse of these documents.

REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
0	ISSUED FOR APPROVALS	CLH	RO	1-09-2014

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

REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER
CENTRE CITY
SUBDIVISION & CONSOLIDATION PLAN 2
CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

DATE: 12-05-2013
SHEET NO. C050 | REV. 0
1" = 30' SCALE 0 30' 60'
CHKD. BY: RO | DRAWN BY: CLH | PROJECT NO. 201201B



GENERAL NOTES:

1. THIS CONSOLIDATION/SUBDIVISION PLAN IS DOING THE FOLLOWING:
   A. INCREASING THE WIDTH OF SOUTH CEDAR ST. FROM 20' TO 30'.
   B. COMBINING 6 CURRENT TAX PARCELS INTO 3 TAX PARCELS.
2. THE NEW TAX PARCELS ARE BEING CREATED AS FOLLOWS:
   A. **PARCEL A** WILL BE COMPOSED OF THE SOUTHERLY 61' OF TAX PARCEL 562-7-62 (CURRENTLY OWNED BY THE PARKING AUTHORITY OF THE CITY OF BUTLER), ALL BUT THE NORTHERLY 5' AND WESTERLY 10' OF TAX PARCEL 562-7-64, AND ALL BUT THE WESTERLY 10' OF TAX PARCEL 562-7-63, (BOTH CURRENTLY OWNED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER). SEE BELOW FOR BREAKDOWN OF AREAS BY TAX PARCEL.
   B. **PARCEL B** WILL BE COMPOSED OF ALL BUT THE SOUTHERLY 61' AND WESTERLY 10' OF TAX PARCEL 562-7-62 (CURRENTLY OWNED BY THE PARKING AUTHORITY OF THE CITY OF BUTLER), AND ALL BUT THE WESTERLY 10' OF THE NORTHERLY 5' OF TAX PARCEL 562-7-64 (CURRENTLY OWNED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER). SEE BELOW FOR BREAKDOWN OF AREAS BY TAX PARCEL.
   C. **PARCEL C** WILL BE COMPOSED OF ALL OF TAX PARCELS 562-7-22 AND 562-7-23, AND ALL BUT THE WESTERLY 10' OF TAX PARCEL 562-7-21, (ALL THREE TAX PARCELS CURRENTLY OWNED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER).
3. THE CREATION OF **PARCEL A** AND **PARCEL B** WILL REQUIRE THE SUBDIVISION OF CURRENT TAX PARCELS 562-7-62, 562-7-63, AND 562-7-64. SEE SHEET 3 OF 3 FOR A LARGER SCALE DRAWING SHOWING THE SUBDIVISION.
4. TAX PARCELS 562-7-54, 562-7-56, AND 562-7-58 ARE BEING COMBINED IN A SEPARATE PLAN TITLED **CENTER CITY – LOT SUBDIVISION/CONSOLIDATION PLAN 1** BY CESO.
5. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED FROM THE CESO PLAN.

BREAKDOWN OF AREAS OF PARCELS A, & B

PARCEL A

TAX PARCEL 562-7-62	0.154 AC.
TAX PARCEL 562-7-63	0.027 AC.
TAX PARCEL 562-7-64	0.060 AC.
TOTAL AREA	0.241 AC.

PARCEL B

TAX PARCEL 562-7-62	0.470 AC.
TAX PARCEL 562-7-64	0.007 AC.
TOTAL AREA	0.477 AC.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RONALD OLSEN LICENSE NUMBER No. SU-040014-A

RECORDED: Feb 7, 2014	
PLAN BOOK	PAGE
340	18

SHEET 2 OF 3

The information contained in this set of documents is proprietary for the use by Olsen & Associates, LLC and its project client. Reuse for other projects or reuse by others is strictly prohibited without written authorization from Olsen & Associates, LLC. Those with authorization are cautioned that no guaranty is made by Olsen & Associates, LLC regarding accuracy, precision, or completeness of these documents. Olsen & Associates, LLC assumes no liability for authorized or unauthorized reuse of these documents.

REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
0	ISSUED FOR APPROVALS	CLH	RO	1-09-2014

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

REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER
CENTRE CITY
SUBDIVISION & CONSOLIDATION PLAN 2
CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

DATE: 12-05-2013
SHEET NO. C051 REV. 0
1" = 30' SCALE 0 30' 60'
CHKD. BY: RO DRAWN BY: CLH
PROJECT NO. 2012018

GENERAL NOTES:
1. THE PLAN ON THIS SHEET SHOWS THE SUBDIVISION OF TAX PARCELS 562-7-62, 562-7-63, AND 562-7-64 TO CREATE **PARCEL A** AND **PARCEL B**. THE BREAKDOWN OF THE AREAS OF THE SUBDIVIDED PARCELS ARE SHOWN BELOW.

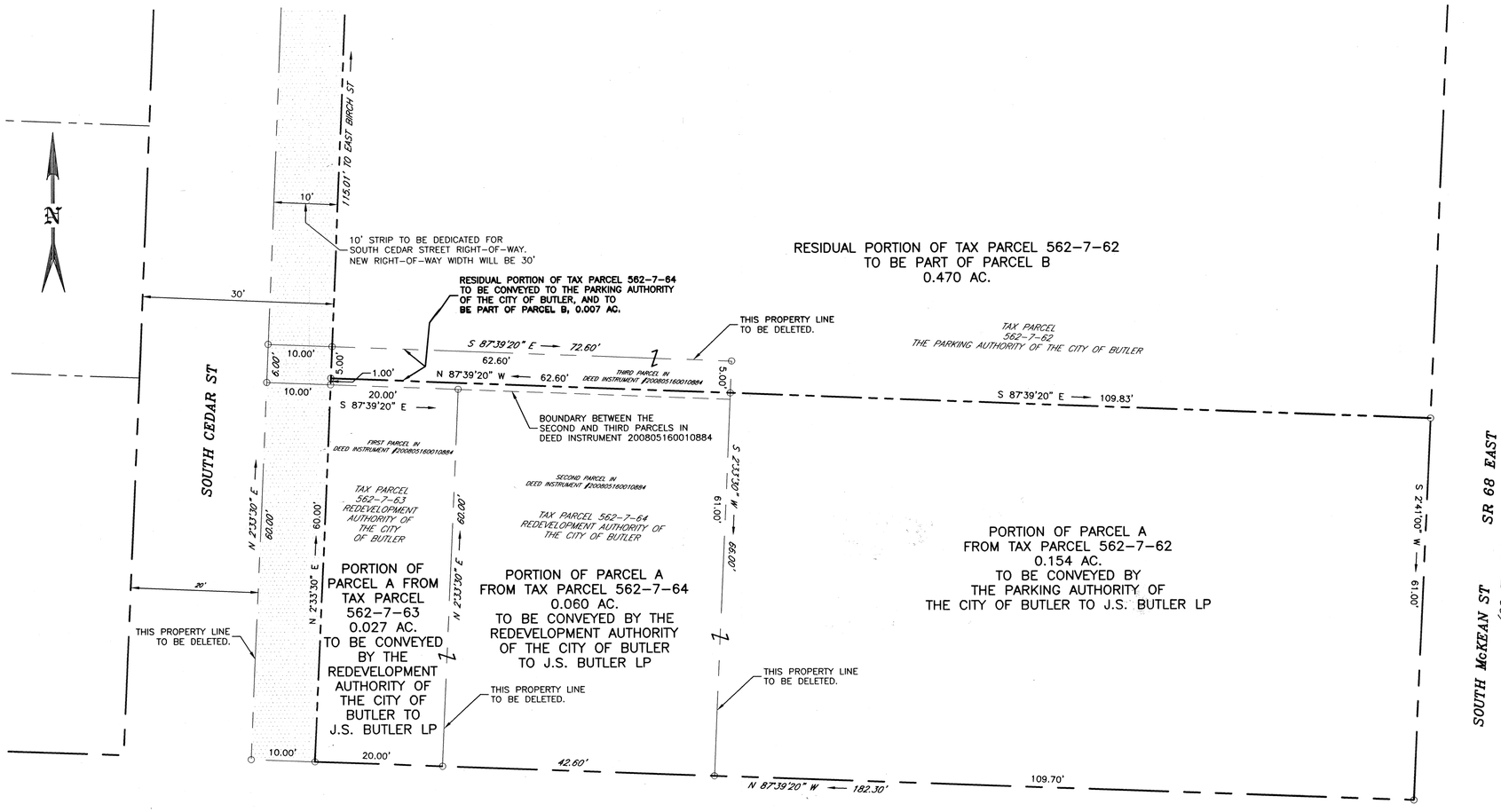
BREAKDOWN OF AREAS OF PARCELS A, & B

PARCEL A

TAX PARCEL 562-7-62	0.154 AC.
TAX PARCEL 562-7-63	0.027 AC.
TAX PARCEL 562-7-64	0.060 AC.
TOTAL AREA	0.241 AC.

PARCEL B

TAX PARCEL 562-7-62	0.470 AC.
TAX PARCEL 562-7-64	0.007 AC.
TOTAL AREA	0.477 AC.



SHEET 3 OF 3

RECORDED: Feb 7, 2014	
PLAN BOOK	PAGE
340	19

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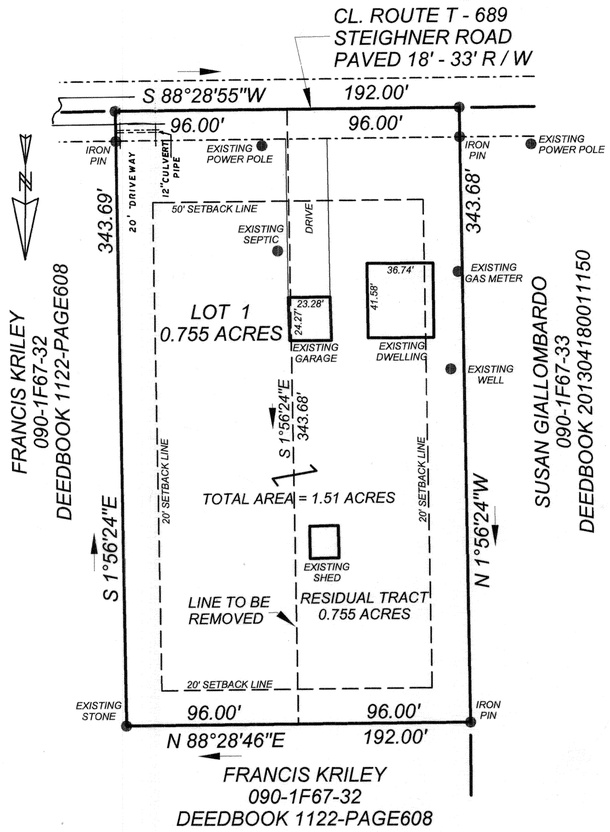
REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
0	ISSUED FOR APPROVALS	CLH	RO	1-09-2014

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

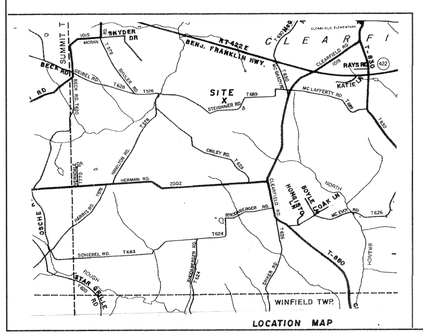
REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER
CENTRE CITY
SUBDIVISION & CONSOLIDATION PLAN 2
CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

DATE: 12-05-2013
SHEET NO. C052 REV. 0
1" = 10' SCALE 0 10' 20'
CHKD. BY: RO DRAWN BY: CLH PROJECT NO. 201201B

Instr:201402211000256 02/11/2014
Pages:1 F:$45.00 8:32AM
Michele Mustello T20140002582
Butler County Recorder PL



THE PURPOSE OF THIS RECORDING IS TO COMBINE TWO PARCELS INTO ONE LEGAL DESCRIPTION AND TO BE NUMBERED LOT 1.



KNOW ALL MEN BY THESE PRESENTS, that Richard E. Mclafferty ET. AL. of the Township of Clearfield of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clearfield Township, Butler County, Pennsylvania, and for 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 samehad been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Clearfield we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Richard E. Mclafferty ET. AL our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 18 day of JANUARY, 2014 .

ATTEST:

David C Hanks — Richard E. McLafferty
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 Richard E. Mclafferty ET. AL and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 18 day of JANUARY, 2014 .

My Commission expires the 04 day of June, 2014

SEAL

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

David C Hanks
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.

JOHN E. DUSHECK — REGISTERED SURVEYOR — No. SU-073089-E — COMMONWEALTH OF PENNSYLVANIA

Jan. 22, 2014 — SEALS — John E. Dusheck
DATE — REGISTRATION NO. SU - 073089E

Approved by the Clearfield Twp., Planning Commission this 3 day of FEB, 2014.

SECRETARY — CHAIRMAN

Approved by the Clearfield Twp ., Board of Supervisors this 10th day of February, 2014.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 3RD day of FEB, 2014.

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 340 Page 20 .

Given under my hand and seal this 11th day of February, 2014.

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

RECORDED: FEB 11, 2014

PLAN BOOK	PAGE
340	20

OWNERS / SUBDIVIDERS
RICHARD E. MCLAFFERTY ET. AL
402 CHEROKEE DRIVE
BUTLER PA., 16001

SETBACK LINES
FRONT: 50.0' FROM ROAD RIGHT OF WAY LINE
SIDE: 20.0'
REAR: 20.0'

SOURCE OF TITLE
20130830000025517

0 20' 40' 80' 120'

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
2). NO WELL SHALL BE PLACED WITHIN 100' OF ANY SEPTIC SYSTEM.

TOTAL AREA = 1.51 ACRES

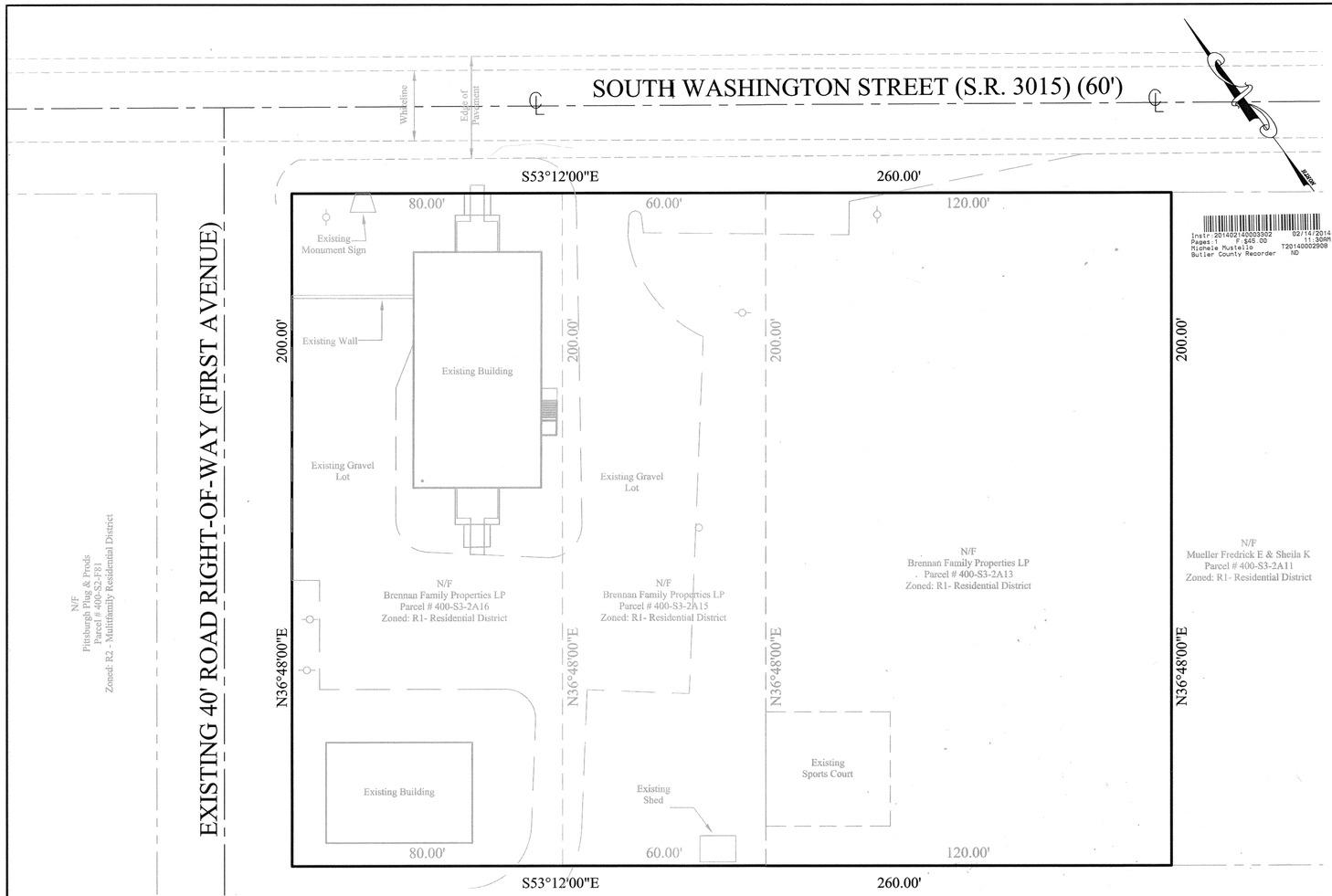
NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT 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.

JOHN E. DUSHECK
SURVEYOR
BOX 1755
BUTLER PA. 16003
(724) 287-7825

Date : 1 / 16 / 2014
Scale : 1 " = 40'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: RICHARD E. MCLAFFERTY ET. AL
SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Job No.



Instr:201402140003922 02/14/2014
Pages:1 F $45.00 11:30AM
Michele Mustello T20140002908
Butler County Recorder ND

OWNERS ADOPTION

Know All Men By these Presents, that We Brennan Family Holdings, LLC General Partner of Brennan Family Properties, LP of the Borough of Evans City, County of Butler, of the Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situated in Borough of Evans City, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to us do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way , easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Borough of Evans City, of County of Butler, We Brennan Family Holdings, LLC General Partner of Brennan Family Properties, LP hereby agree to and by these presents do release and forever discharge the Borough of Evans City, of County of Butler their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Brennan Family Holdings, LLC General Partner of Brennan Family Properties, 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 13 day of FEBRUARY A.O. 20 ___.

ATTEST:

Brennan Family Holdings, LLC
General Partner of
Brennan Family Properties, LP

Notary Public

Robert A. Brennan, Managing Member

My commission expires the 17 day of June A.O., 2016

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Brennan Family Holdings, LLC General Partner of Brennan Family Properties, LP who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of February, 20 14

Notary Public

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

My Commission Expires the 17 day of June, 20 16

CERTIFICATION OF TITLE AND NO MORTGAGE

I hereby certify that the title of the property contained in the Brennan Office Consolidation Plan is in the name of Brennan Family Properties LP and is recorded in instruments: 201309090026144 and _____. I further certify that there is no mortgage, lien or other encumbrance against the property.

Witness

Robert A. Brennan, Managing Member

SURVEYOR'S CERTIFICATION

I, John Jerome Schleicher, 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 Evans City Borough.

1-23-2014
Date

John Jerome Schleicher, P.L.S.
Registration No: SU-053786-E

BOROUGH COUNCIL CERTIFICATION

Approved by the Evans City Borough Council this 3rd day of FEBRUARY, 20 14. The Evans City Borough Council gives notice that in approving this plan for recording the Borough of Evans City 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.

Borough Secretary

Chairperson

EVANS CITY BOROUGH / BUTLER COUNTY APPROVALS

REVIEWED EVANS CITY JRM

Approved by the ~~Butler County~~ Planning Commission on this 10TH day of February, 2014.

Secretary

Chairperson

JRM APPROVED BUTLER COUNTY JRM

~~Reviewed~~ by the Planning Commission ~~of Evans City Borough~~ this 10TH day of JAN, 20 14.

Secretary JRM

Chairperson JRM

Reviewed and Approved (or reviewed with comments) by the Evans City Borough this 11TH day of FEBRUARY, 20 14.

Borough Secretary

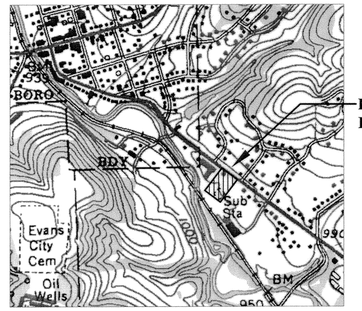
Chairperson

Recorded in the Office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 340, Page(s) 21.

Recorder of Deeds

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

RECORDED: Feb 14, 2014	
PLAN BOOK	PAGE
340	21



LOCATION MAP
SCALE: 1" = 1000'

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

TOTAL PLAN AREA: 1.19 ACRES

NOTE: ACCORDING TO FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 420216 0001 B, THE ENTIRE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.

NOTE: THIS PLAN IS A LOT CONSOLIDATION OF THREE PARCELS BEING PARCEL I.D. NUMBERS:
400-S3-2A16
400-S3-2A15
400-S3-2A13

OWNER:
Brennan Family Properties LP
800 South Washington St.
Evans Ciy, PA 16033

ZONING DISTRICT:
R-1 - RESIDENTIAL DISTRICT
BTO - BUSINESS TRANSITION OVERLAY
(Note: Proposed general office permitted use in the BTO District)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN JEROME SCHLEICHER LAND SURVEYOR SU-053786-E PENNSYLVANIA
SURVEYOR

EVANS CITY BOROUGH

BUTLER COUNTY PLANNING COMMISSION BUTLER COUNTY
BUTLER CO. PLANNING

RECORDER OF DEEDS BUTLER COUNTY, PA
RECORDER

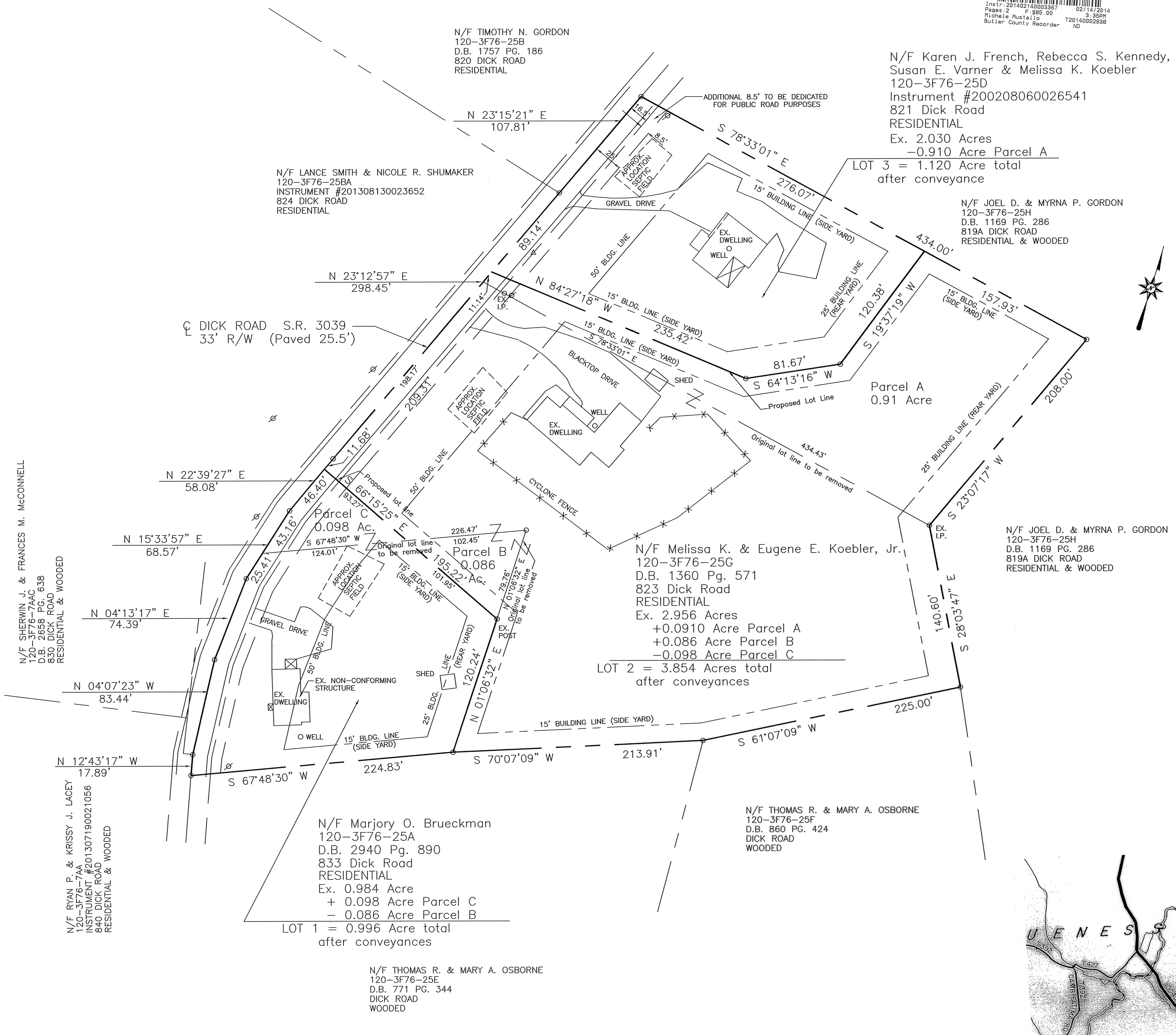
DATE		REVISION
01-23-2014	BSW	HRG comments dated 01-20-2014

DATE 01-08-2014 | SCALE 1" = 20'
DRAWN BY | CHECKED BY
DRAWING NO. RP-1

BRENNAN OFFICE CONSOLIDATION PLAN
SITUATE IN
EVANS CITY BOROUGH, BUTLER COUNTY, PA
MADE FOR
BRENNAN FAMILY PROPERTIES LP

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

Instr:201402140003367 02/14/2014
Pages:2 F:$85.00 3:35PM
Michele Mustello T20140002938
Butler County Recorder ND



NOTES:

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

NO FLOOD INFORMATION AVAILABLE.

PROPERTY OWNERS: EUGENE E. KOEBLER, JR.
MELISSA K. KOEBLER
823 DICK ROAD
RENFREW, PA 16053

KAREN J. FRENCH
REBECCA S. KENNEDY
SUSAN E. VARNER
MELISSA K. KOEBLER
821 DICK ROAD
RENFREW, PA 16053

MARJORY O. BRUECKMAN
833 DICK ROAD
RENFREW, PA 16053

THE PURPOSE OF THIS PLAN IS FOR LOT LINE REVISIONS ONLY, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

REF: DAVID, JOEL & TIMOTHY GORDON SUBDIVISION #1, REC., P.B. 95 PG. 22.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

Eugene E Koebler
OWNER

[signature] (SEAL)
NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Eugene E. Koebler, Jr., with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Eugene E. Koebler, Jr., and acknowledged the foregoing Release and Dedication and Plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF December, 2013.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Eugene E. Koebler, Jr., of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Eugene E. Koebler, Jr., 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 20th day of December, A.D., 2013.

ATTEST:

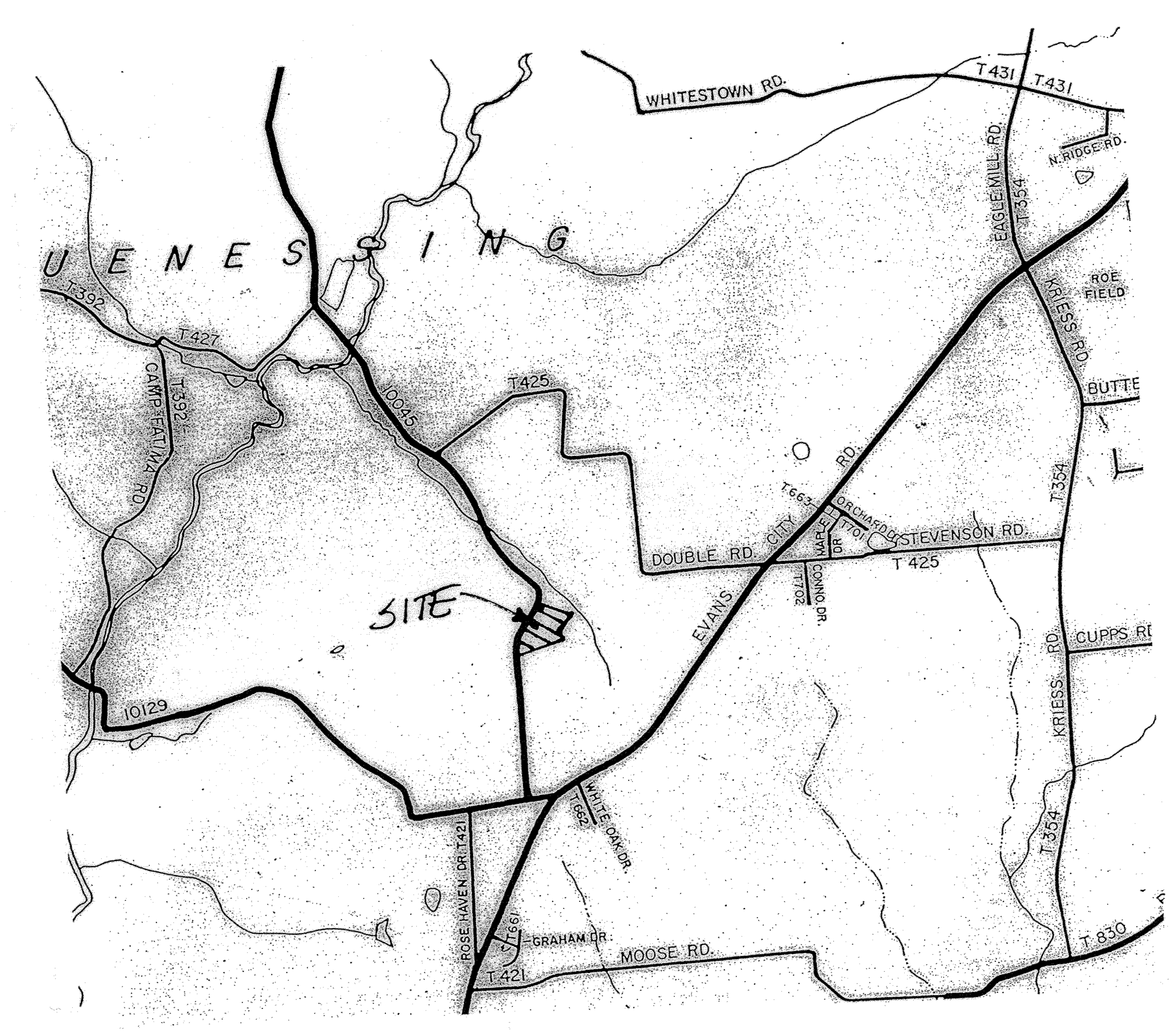
Eugene E Koebler
OWNER

WITNESS My hand and notarial seal this 20 day of December, A.D., 2013.

[signature]
NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015



VICINITY MAP Scale: 1" = 2000'

RECORDED: Feb 14, 2014	
PLAN BOOK	PAGE
340	22

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: EUGENE E. KOEBLER, JR., MELISSA K. KOEBLER, SUSAN E. VARNER, REBECCA S. KENNEDY, KAREN J. FRENCH & MARJORY O. BRUECKMAN

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 10/17/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120–3F76–25A, 25D, 25G	Sheet No. 1 of 2		Service No. 13–116

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

Susan E Varner
OWNER

NOTARY PUBLIC (SEAL)

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Susan E. Varner with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Susan E. Varner, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Susan E. Varner, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Susan R. Varner, 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 20th day of December, A.D., 2013.

ATTEST:

Susan E Varner
OWNER

WITNESS My hand and notarial seal this 20th day of December, A.D., 2013.

NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

Melissa K Koebler
OWNER

NOTARY PUBLIC (SEAL)

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Melissa K. Koebler with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Melissa K. Koebler, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Melissa K. Koebler, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Melissa K. Koebler, 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 20th day of December, A.D., 2013.

ATTEST:

Melissa K Koebler
OWNER

WITNESS My hand and notarial seal this 20th day of December, A.D., 2013.

NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

Rebecca S. Kennedy
OWNER

NOTARY PUBLIC (SEAL)

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Rebecca S. Kennedy with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Rebecca S. Kennedy, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Rebecca S. Kennedy, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Rebecca S. Kennedy, 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 20th day of December, A.D., 2013.

ATTEST:

Rebecca S. Kennedy
OWNER

WITNESS My hand and notarial seal this 20th day of December, A.D., 2013.

NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

Reviewed and approved by the Connoquenessing Township Planning Commission

this 31 day of Dec 20 13

SECRETARY Sandra Cox CHAIRMAN

SEAL:

The Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights–of–way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Governing Body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania, on this 31st day of December, 2013.

ATTEST:

SECRETARY Brenda Davis CHAIRMAN Tom A. Stumbo

SEAL:

RECORDER OF DEEDS BUTLER COUNTY, PA

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 340, Page 22-23.

Given under my hand and seal this 14th day of February, 2014.

RECORDER OF DEEDS MICHELE M. MUSTELLO

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

OWNER

NOTARY PUBLIC (SEAL)

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Marjory O. Brueckman with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Marjory O. Brueckman, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Marjory O. Brueckman, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Marjory O. Brueckman, 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 20th day of December, A.D., 2013.

ATTEST:

OWNER

WITNESS My hand and notarial seal this 20 day of December, A.D., 2013.

NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

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

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE October 17, 2013 SURVEYOR SU-32490-E

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission at a meeting held this 19th day of DEC. 2013 Letter to Connoquenessing Township Board of Supervisors dated 12/19/13, 2013.

SECRETARY CHAIRMAN

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 20th day of December, 2013.

ATTEST:

Karen J. French
OWNER

NOTARY PUBLIC (SEAL)

My Commission Expires the 3rd day of June, A.D., 2015.

The foregoing adoption and dedication is made by Karen J. French with the full understanding and agreement that the approval of the Governing Body of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Karen J. French, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

KNOW ALL MEN BY THESE PRESENTS, THAT I, Karen J. French, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Karen J. French, 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 20th day of December, A.D., 2013.

ATTEST:

Karen J. French
OWNER

WITNESS My hand and notarial seal this 20th day of December, A.D., 2013.

NOTARY PUBLIC

My Commission Expires the 3rd day of June, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plat requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

RECORDED: FEB 14, 2014
PLAN BOOK 340 PAGE 23

L S J

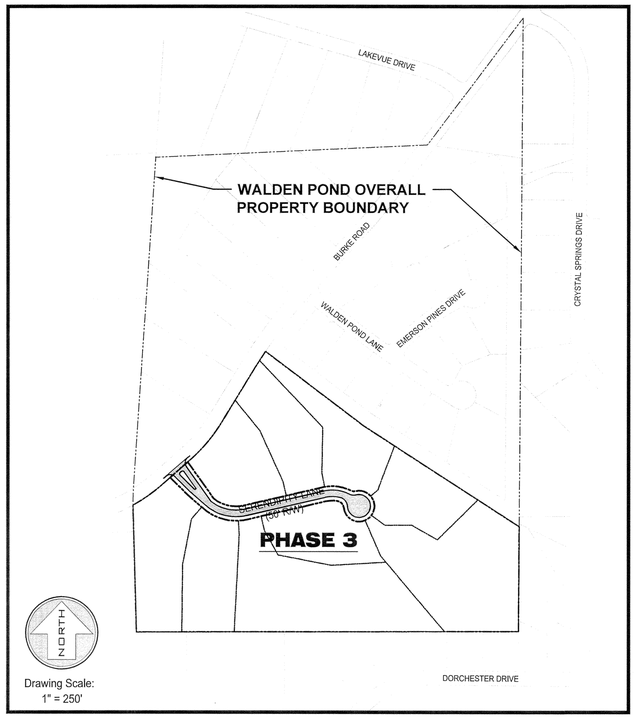
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003–1061
(724) 287–6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: EUGENE E. KOEBLER, JR., MELISSA K. KOEBLER, SUSAN E. VARNER, REBECCA S. KENNEDY, KAREN J. FRENCH & MARJORY O. BRUECKMAN

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 10/17/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120–3F76–25A, 25D, 25Q		Sheet No. 2 of 2	Service No. 13–116



Drawing Scale:
1" = 250'

GENERAL NOTES:

SITE INFORMATION:
PROPERTY ADDRESS = BURKE ROAD
PROPERTY TAX MAP NO. = 130-4F-46-56A
TOTAL AREA SUBDIVIDED = 20.35 ACRES
PROPOSED NO. LOTS = 9 LOTS
PROPOSED USE = RESIDENTIAL
BUILDING TYPE = SINGLE FAMILY RESIDENTIAL HOUSES
BUILDING HEIGHT MAX. = 35'
PHASING = NONE
PARKING REQUIREMENTS AND CALCULATIONS = NOT APPLICABLE

ZONING INFORMATION:
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 RURAL RESIDENTIAL
MIN. LOT AREA = 20,000 SQUARE FEET
MIN. FRONT BLDG SETBACK = 50 FEET
MIN. SIDE BLDG SETBACK = 20 FEET
MIN. REAR BLDG SETBACK = 30 FEET
MAX. LOT COVERAGE = 15%, INCLUDING ACCESSORY STRUCTURES

GENERAL INFORMATION:
BENCHMARK: TOP OF INLET LOCATED IN BURKE ROAD IN FRONT OF LOT 9 OF WALDEN POND I. ELEVATION = 1106.03

NO ROOF, DRIVEWAY OR FOUNDATION DRAINS SHALL BE DISCHARGED ON THE THE PUBLIC RIGHT-OF-WAY OF ANY STREET OR THE PAVEMENT OF ANY STREET.

THE CONSTRUCTION OF THE SANITARY SEWERS AND WATER LINES WILL BE PERFORMED IN ACCORDANCE THE LATEST EDITION OF CRANBERRY TOWNSHIP'S PUBLIC AND PRIVATE IMPROVEMENT CODE.

SECTION 420 OF THE STATE HIGHWAY LAW (36 P.S. SECTION 670-101 ET. SEQ.) APPLIES TO BURKE ROAD A CRANBERRY TOWNSHIP ROAD.

THE SUBDIVISION IS NOT LOCATED IN A FEMA FLOOD PLAIN AND IS CLASSIFIED AS ZONE "C".

COORDINATE SYSTEM IS PA SOUTH ZONE, NAD83 DATUM

Instr# 201402180003432 02/18/2014
Pages:2 F:$95.00 11:35AM
Michele Mustello T20140002990
Butler County Recorder FL

OWNERS ADOPTION

THE FLASH POINT PARTNERS, OWNER OF THE LAND SHOWN ON THE WALDEN POND PHASE III HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Nichol L. Queen — Matt G Cramer
SIGNATURE OF WITNESS — SIGNATURE OF OWNER(S) * MATT CRAMER, MANAGING PARTNER

1.27.14
DATE

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED FLASH POINT PARTNERS, A PARTNER IN THE FIRM OF FLASH POINT PARTNERS, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF January 2014

MY COMMISSION EXPIRES THE 13th DAY OF July 2014

Nichol L. Queen
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nichol L. Queen, Notary Public
Cecil Twp., Washington County
My Commission Expires July 13, 2014

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WALDEN POND PHASE III IS IN THE NAME OF FLASH POINT PARTNERS AND IS RECORDED IN INSTRUMENT(S) 201302080004228

Nichol L. Queen — Matt G Cramer
WITNESS — OWNER

SURVEYORS CERTIFICATION

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

1/22/14 — DAVID W. LaPEARLE
Date — DAVID W. LaPEARLE, P.L.S. PA Reg. No. SU034201E

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

2/14/2014
Date — Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2013-53 ON THE 14th DAY OF February 2014

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I JERRY A. AMOREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL PLAN APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2013-53 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 9/05/13.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION REVIEW STATEMENT
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF June 2013

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 340, PAGE (S) 24-25 GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF February 2014

Michele M. Mustello
RECORDER OF DEEDS

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

I _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

I JASON KRATSAS, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

MUNICIPAL ENGINEER'S CERTIFICATION

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

2/14/14
DATE

Jason Kratsas
NAME

PE071353
REGISTRATION NUMBER

BUTLER COUNTY RECORDER OF DEEDS — BUTLER COUNTY PLANNING COMMISSION — NOTARY PUBLIC — REGISTERED SURVEYOR — TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS — TOWNSHIP OF CRANBERRY ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPEARLE No. SU034201-E

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353

RECORDED: FEB 18 2014

PLAN BOOK	PAGE
340	24

General Notes:

THE LANDOWNER ACKNOWLEDGING THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

Prepared By:

PVE Sheffler
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Flash Point Partners
1350 Old Pond Road
Bridgeville, PA 15017

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

811 Know what's below. Call before you dig.
POCS SER. # 20131691511

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

DATE ISSUED: JULY 2, 2013

PLAN REVISIONS

	DATE	DESCRIPTION
1	08-08-2013	REVISED PER TWP COMMENT LTR 07-26-2013
2	08-20-2013	REVISED GRADING
3	09-16-2013	NPDES PERMITTING TO BCCD
4	09-19-2013	AS-PER-RESOLUTION COMMENTS
5	10-01-2013	REVISED PER E&S PERMITTING COMMENT LTR 10-1-13
6		
7		
8		
9		
10		
11		
12		

Situate In:
Cranberry Township, Butler County, PA

Project Name:
WALDEN POND PHASE III
FINAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING

Project No: 160906
Drawing No: C-900

Stormwater Basin Easement for the ownership and maintenance of the Stormwater Basin by the Homeowners Association.

RECORDED: Feb 18, 2014	
PLAN BOOK	PAGE
340	25

General Notes:

1. A 10' SITE PERIMETER BUFFER IS REQUIRED FOR EXISTING VEGETATION AND PLANTINGS. ALL VEGETATION PLANTED IN THIS AREA MUST REMAIN. ANY DEAD AND DYING VEGETATION THAT IS REMOVED MUST BE REPLACED IN KIND.
2. BASIS OF BEARINGS FOR THE SUBJECT PROPERTY IS BASED UPON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA-NAD83 SOUTH ZONE.

0 50' 100'

Drawing Scale: 1" = 50'

NORTH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPORTE LAND SURVEYOR

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100
2000 Georgetowne Drive Fax: 724-444-1104
Sewickley, PA 15143-8780 E-mail: info@pvesheffler.com

Prepared For:

Flash Point Partners
1350 Old Pond Road
Bridgeville, PA 15017

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, LLC.

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20131691511

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

DATE ISSUED: JULY 2 2013

PLAN REVISIONS

	DATE	DESCRIPTION
1	08-08-2013	REVISED PER TWP COMMENT LTR 07-26-2013
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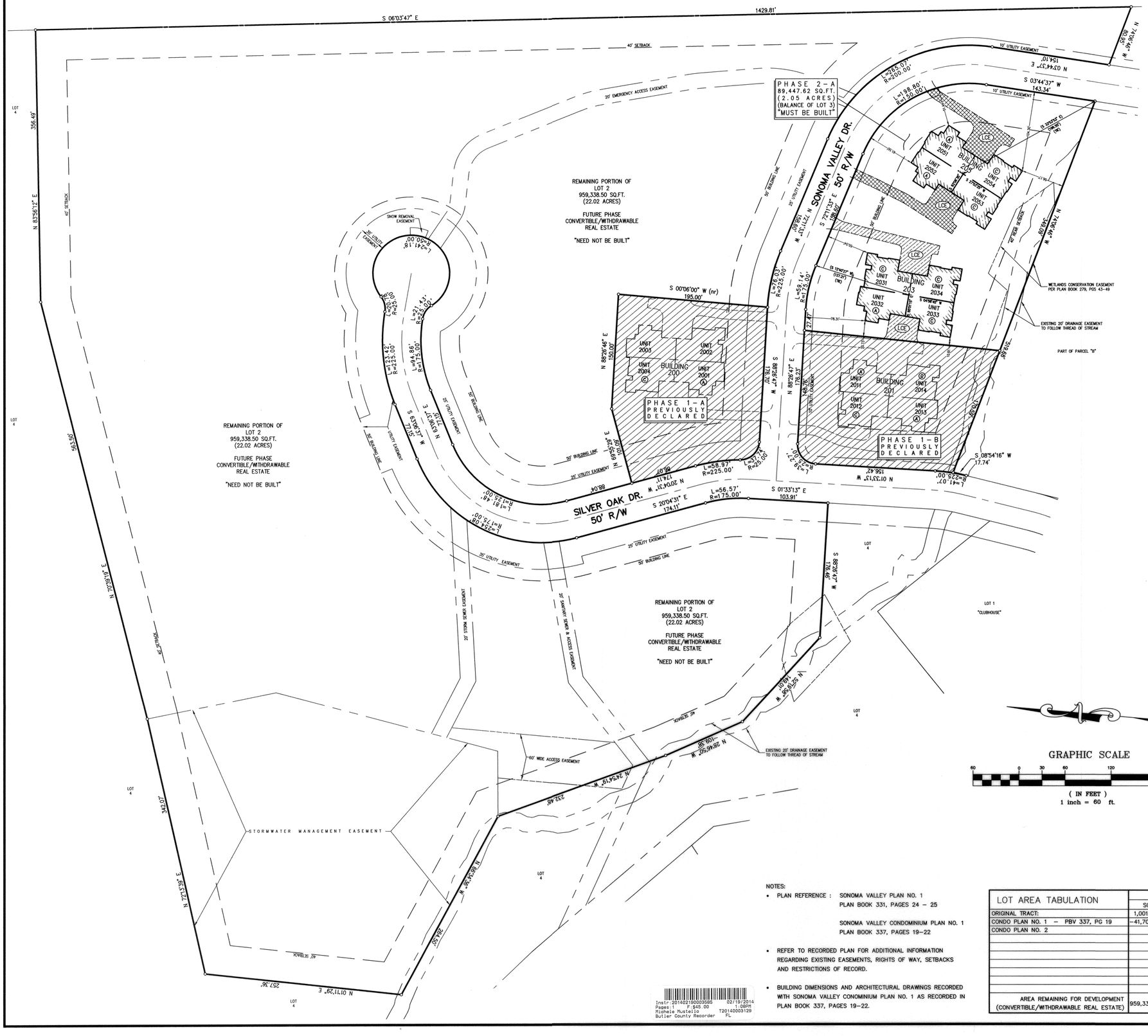
5	10-01-2013	REVISED PER E&S PERMITTING COMMENT LTR 10-1-13
6		
7		
8		
9		
10		
11		
12		

Situate In:
Cranberry Township, Butler County, PA

Project Name:
WALDEN POND PHASE III
FINAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING

Project No:	Drawing No:
160906	C-901



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

- PLAN REFERENCE : SONOMA VALLEY PLAN NO. 1
  PLAN BOOK 331, PAGES 24 – 25

  SONOMA VALLEY CONDOMINIUM PLAN NO. 1
  PLAN BOOK 337, PAGES 19–22
- REFER TO RECORDED PLAN FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD.
- BUILDING DIMENSIONS AND ARCHITECTURAL DRAWINGS RECORDED WITH SONOMA VALLEY CONOMINIUM PLAN NO. 1 AS RECORDED IN PLAN BOOK 337, PAGES 19–22.

LOT AREA TABULATION	LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	1,001,040	22.98	128,190	2.94
CONDO PLAN NO. 1 – PBV 337, PG 19	-41,701.50	-0.96	-38,742.38	-0.89
CONDO PLAN NO. 2	0.00	0.00	-89,447.62	-2.05
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	959,338.50	22.02	0.00	0.00

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS AND PLANS OF SONOMA VALLEY, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF____PAGES, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE 2/5/14

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 5 DAY OF February 2014 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 7, 2015

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHRYN P. SPERDUTE, Notary Public
Hampton Twp., Allegheny County
My Commission Expires April 7, 2015

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 340 PAGES 26 GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF February 2014

RECORDER OF DEEDS

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

SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS

PREVIOUSLY DECLARED PROPERTY

LCE — LIMITED COMMON ELEMENTS COMPLETED

LCE — LIMITED COMMON ELEMENTS NOT COMPLETED MUST BE BUILT

UNIT TYPES

(A) ABBEY

(C) CANTERBURY

RECORDED: Feb 19, 2014	
PLAN BOOK	PAGE
340	26

Instr:201402190003585 02/19/2014
Pages:1 F:$45.00 1:08PM
Michele Mustello T20140003129
Butler County Recorder FL

SONOMA VALLEY CONDOMINIUM PLAN 2

CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS

PREPARED FOR:
SONOMA VALLEY PARTNERS, L.P.
PO BOX 449
MARS, PA 16046

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
106 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
sds1@zoominternet.net

SCALE: 1"=60'
JANUARY 15, 2014
PROJECT NO. 1022-1413422

SEAL

SHEET No. 1

Instr:201402210003710 02/21/2014
Pages 2 F $65.00 11:40AM
Michele Mustello T20140003304
Butler County Recorder FL

J.T. PROPERTIES - BUILDING TWO

FINAL LAND DEVELOPMENT PLANS

ARROWHEAD DRIVE
SLIPPERY ROCK TWP., SLIPPERY ROCK, PA 16057

PREPARED FOR:

J.T. PROPERTIES
12 RUTGERS ROAD P.O. BOX 44089
PITTSBURGH, PA 15205

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.
8-1-1
20132042321
POCS Serial No. 20132042322

OWNER'S ADOPTION

I, Jack Marshall, an authorized representative of J.T. Properties, owner of the land shown on J.T. Properties Final Land Development Plans, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public 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:

Jack Marshall
REPRESENTATIVE, Managing Partner TRUSTEE

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Jack Marshall, 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 30th day of September, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michele R. Orr, Notary Public
Pine Twp., Mercer County
My Commission Expires March 4, 2015

Michele R. Orr
Notary Public

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the J.T. Properties Final Land Development Plans are in the name of J.T. Properties and is recorded in Instrument Number 200502260001451. ~~I further certify that there is no mortgage, lien, or other encumbrance against this property.~~

Jack G. Marshall
Owner Managing Partner Trustee

STORMWATER MANAGEMENT DECLARATIONS

I, Michael A. Ogin, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Township of Slippery Rock's Stormwater Management Ordinance.

Michael A. Ogin 9-17-13
Michael A. Ogin Date

I, Jack Marshall, owner of the land shown on the J.T. Properties, hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Slippery Rock Township.

Jack Marshall
Owner Managing Partner Trustee 9/20/13
Date

I, David Neill, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Township of Slippery Rock's Stormwater Management Ordinance.

David A. Neill 12/23/13
Engineer Date

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

Approved by the Slippery Rock Township Planning Commission by ~~Ordinance/Resolution No.~~ effective this 13th day of December 2013.

Vinnie G. Hogg
Secretary Chairman, Planning Commission

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP SUPERVISORS

Approved by the Slippery Rock Township Supervisors ~~by Ordinance/Resolution No.~~ effective this 13th day of December 2013.

Karen Cruell Paul A Dick
Secretary Chairman, Supervisors

MUNICIPAL ENGINEER'S CERTIFICATE

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

12/23/13 PE075376 David A Neill
DATE REG. NO. SIGNATURE

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 17th day of July, 2013 9AM

Secretary Chairman, Planning Commission

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, Michael A. Ogin, 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.

Michael A. Ogin, P.L.S. 9-17-13
REG. NO. SU-075288 DATE

PROOF OF RECORDING

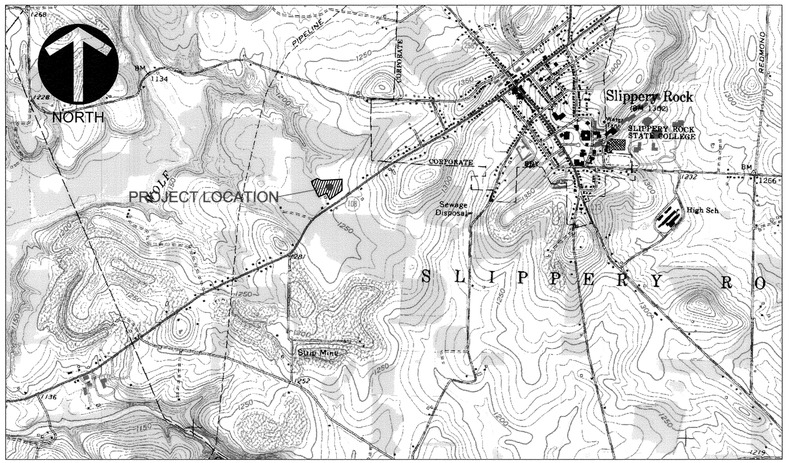
Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 340 Page 27 & 28
Given under my hand and seal this 21st day of February, 2014

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED: 2/21/14	
PLAN BOOK	PAGE
340	27



SITE LOCATION MAP
1" = 2000'

DWG No.	SHEET TITLE	INCLUDED
C000	TITLE AND INDX SHEET	☒
C051	EXISTING CONDITIONS	☒
C101	SITE GRADING AND UTILITY PLAN	☒
C102	SITE GRADING AND UTILITY PLAN FOR RECORDING	☒
C131	LIGHTING PLAN	☒
C141	EROSION AND SEDIMENT CONTROL PLAN	☒
C142	EROSION AND SEDIMENT CONTROL DETAILS	☒
C143	EROSION AND SEDIMENT CONTROL DETAILS	☒
C151	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	☒
C152	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	☒
C161	STORM SEWER PROFILES	☒
C601	CONSTRUCTION DETAILS	☒
C602	CONSTRUCTION DETAILS	☒
L101	LANDSCAPING PLAN	☒
L600	LANDSCAPING DETAILS	☒
		☐
		☐
		☐
		☐
		☐

NOTES:

1. ONLY THIS C-000 (TITLE AND INDEX SHEET) AND C-102 (SITE, GRADING, AND UTILITY PLAN FOR RECORDING) ARE RECORDED AT THE BUTLER COUNTY COURTHOUSE.

CONTACTS

CIVIL ENGINEER

GATEWAY ENGINEERS, INC.
201 SOUTH MAIN STREET
BUTLER, PA 16001
CONTACT: MICHAEL OGIN
PHONE: (724) 287-1055

OWNER/DEVELOPER

J.T. PROPERTIES
12 RUTGERS ROAD
P.O. BOX 44089
PITTSBURGH, PA 15205
CONTACT: JACK MARSHALL
PHONE: (412) 921-1511

LIST OF UTILITIES

NATURAL GAS

DOMINION PEOPLES
1658 MAIN STREET
GROVE CITY, PA 16127
GARY BENNETT
PHONE: 724-444-3234

SEWER AND WATER

SLIPPERY ROCK MUNICIPAL AUTHORITY
633 KELLY BOULEVARD
P.O. BOX 157
SLIPPERY ROCK, PA 16057
PAUL DICKEY
PHONE: 724-794-8303

CABLE/INTERNET/TELEPHONE

ARMSTRONG UTILITIES, INC.
123 INDUSTRIAL DRIVE
GROVE CITY, PA 16127
DICK ROSS
PHONE: 724-458-7165

EMBARQ
160 UNIONVILLE ROAD
BUTLER, PA 16001
BRAD LEVIERE
PHONE: 724-284-8429

ELECTRIC

ALLEGHENY POWER
501 HANSEN AVENUE
BUTLER, PA 16001
TROY BRUNER
PHONE: 724-284-3539

LEGEND	EXISTING		PROPOSED	
TC - TOP OF CURB	C CABLE TV	SHRUB	BLDG SETBACK LINE	SHRUB
G - GUTTER	CONTOUR (MAJOR)	CLEANOUT	CTV CABLE TV	CLEANOUT
TW - TOP OF WALL	CONTOUR (MINOR)	ENDWALL	910 CONTOURS (MAJOR)	ENDWALL
BW - BOTTOM OF WALL	D DATA LINE	FIRE HYDRANT	903 CONTOURS (MINOR)	FIRE HYDRANT
TS - TOP OF SLOPE	E ELECTRIC LINE	GAS VALVE	DAT DATA LINE	GAS VALVE
BS - BOTTOM OF SLOPE	ETC ELEC-TEL-COM	INLET	EASEMENT	INLET
SAN - SANITARY	x FENCE LINE	IRON PIN	ELE ELECTRIC LINE	LIGHT
ST - STORM	frn FORCE MAIN	LIGHT	ETC ELEC-TEL-COM	STORM MANHOLE
MH - MANHOLE	G GAS LINE	MANHOLE	X FENCE LINE	SAN MANHOLE
TOP - TOP OF CASTING	LOT LINE	MARKER	FM FORCE MAIN	MARKER
FL - FLOW LINE	OH OVERHEAD WIRES	METER	GAS GAS LINE	METER - E, G, W
WV - WATER VALVE	PROPERTY LINE	POLE	OHE OVERHEAD WIRES	PERC HOLE
GV - GAS VALVE	RIGHT-OF-WAY	SIGN	PROPERTY LINE	POLE
FH - FIRE HYDRANT	ROAD CENTERLINE	TESTHOLE	RIGHT-OF-WAY	SIGN
CO - CLEAN OUT	SEWER	TREE	ROAD CENTERLINE	TESTHOLE
STD - STANDARD	T TELEPHONE LINE	VENT	SAN SANITARY LINE	TREE
PM - PARKING METER	TREE LINE	WATER VALVE	san SANITARY LATERAL	VENT
MB - MAILBOX	W WATER LINE	YARD DRAIN	+ 910 SPOT ELEVATIONS	WATER VALVE
DS - DOOR SILL			STORM SEWER	YARD DRAIN
			TEL TELEPHONE LINE	
			TREE LINE	
			WL WATER LINE	
			wl WATER LINE LATERAL	

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR
NO. SU075288

REVISION RECORD

No	Date
01	2013-09-11
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ISSUED FOR CONSTRUCTION

J.T. PROPERTIES - BUILDING TWO
ARROWHEAD DRIVE
SLIPPERY ROCK TWP., SLIPPERY ROCK, PA 16057
PREPARED FOR:
J.T. PROPERTIES
12 RUTGERS ROAD P.O. BOX 44089
PITTSBURGH, PA 15205

TITLE AND INDEX SHEET

Project Number: 17579-0002
Drawing Scale: NTS
Date Issued: AUG. 2013
Index Number: -
Drawn By: MTT / ZDR
Checked By: MAO
Project Manager: MAO

C000

Path & Filename=R:\Projects\17000\17579 JT Properties\17579-0002 JT Properties Building 2\Dwg\17579-0002_C-000_Title and Index Sheet.dwg
Plot Date=9/16/2013 9:47 AM Jonathan T. Fleming
Save Date=9/16/2013 9:45 AM

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.

8-1-1

20132042321

POCS Serial No. 20132042322

N/F
DAVID P. & ROBIN JOHNSTON

N/F
KAREN E. KLAES

N/F
AMY D. & ALVIN J. PRITCHARD

ZONING DISTRICT:
LOW DENSITY RESIDENTIAL (R-1)

N/F
ANDREW L. & HOLLY M. McCOY

IRON PIN

S 89°53'00" E
574.36'

S 62°30'00" E
129.81'

N 65°53'00" E
182.39'

45' SET BACK

EX. SAN MH
TOP: 484.10
INV: 479.35 (IN)
INV: 479.33 (IN)
INV: 479.25 (OUT)

EX. SANITARY FORCE MAIN

ENDWALL #8
TIE-IN
INV: 502.84

YD #9

BIO-RETENTION AREA #1

509.65

TRASH ENCLOSURE

BITUMINOUS WEDGE CURB (TYP.)

ENDWALL #1

YD #2

BIO-RETENTION AREA #3

TRENCH DRAIN
TOP: 509.70
INV: 504.17

LOADING DOCK

RETAINING WALL WITH RAILING

ROOF DRAIN

158.1' OF 6" HDPE @2.44%

EXISTING SWM DETENTION POND

EXISTING LOADING AREA

N/F
J.T. PROPERTIES
PARCEL ID:
280-S12-CBB-0000
DEED:
200803260006165

ENDWALL #3

YD #4

PROPOSED WATER LINE LOCATION

PROPOSED BUILDING
27,456 SQ. FT.
FFE: 513.70

TRENCH DRAIN
TOP: 509.70
INV: 506.70

LOADING DOCK

RETAINING WALL WITH RAILING

EX. SAN MH
TOP: 485.85
INV: 480.05 (IN)
480.01 (OUT)

EX. SANITARY LATERAL

A=144.04'
R=191.67'

RIGHT-OF-WAY LINE

ARROWHEAD DRIVE (50' RIGHT-OF-WAY)

EXISTING PIPE

EXISTING BUILDING

ZONING DISTRICT:
COMMERCIAL (C-1)

SAN CO #3

ROOF DRAIN

BIO RETENTION AREA #2

ENDWALL #5

SAN MH #1

SAN MH #2
512.60

HANDICAP ACCESSIBLE PARKING SIGN (TYP.)

6" CONCRETE SIDEWALK

BITUMINOUS WEDGE CURB (TYP.)

HIGH POINT ELEVATION = 512.60

CB #7

CB #6

20' YARD SET BACK

S 03°60'00" E
312.07'

N/F
RICHARD C. GILL

20' SET BACK

N 23°50'00" W
333.30'

EX. SANITARY LATERAL

ZONING DISTRICT:
RURAL-CONSERVATION (RC-1)

EX. SAN MH
TOP: 490.40
INV: 482.45 (IN)
INV: 482.38 (OUT)

SANITARY SEWER LATERAL TIE-IN
INV. ELEV. 488.26

PROPOSED GAS LINE LOCATION

PROPOSED 6" WATER LINE LOCATION

PROPOSED UNDERGROUND ELECTRIC LOCATION

S 68°54'00" W
235.78'

EX. SAN MH
TOP: 496.31
INV: 488.21 (IN)
INV: 488.16 (OUT)

IRON PIN

N/F
ERIC J. & MARY L. FOWLER

20' YARD SET BACK

N 25°36'30" W
196.38'

S 56°22'00" W
424.04'

N/F
FRANK A. & VERLA GILL

IRON PIN

IRON PIN

N/F
FRANK A. & VERLA GILL

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1. PARKING FOR ANY PROPOSED USE SHALL COMPLY WITH SECTION 407 OF THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE.
2. PARKING CALCULATIONS PER SECTION 407 OF THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE

   INDUSTRIAL & MANUFACTURING ESTABLISHMENTS, WAREHOUSES, WHOLESALE & TRUCK TERMINALS

   1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 10,000 SQ. FT.

   3 SEPARATE OFFICES WITH 6 EMPLOYEES = 18 SPACES
   27,456 SQ FT = 3 SPACES

   TOTAL SPACES REQUIRED = 21
   TOTAL SPACES PROVIDED = 22

   HANDICAP PARKING SPACES REQUIRED = 1 PER 25 SPACES
   HANDICAP PARKING SPACES PROVIDED = 1

RECORDED: 3/21/14
PLAN BOOK 340 PAGE 28

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• Butler, PA (724) 287-1055
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR
NO. SU073288

REVISION RECORD

No	Date	
01	2013-09-11	ISSUED FOR CONSTRUCTION
02	-	-
03	-	-
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

J.T. PROPERTIES - BUILDING TWO
ARROWHEAD DRIVE
SLIPPERY ROCK TWP., SLIPPERY ROCK, PA 16057

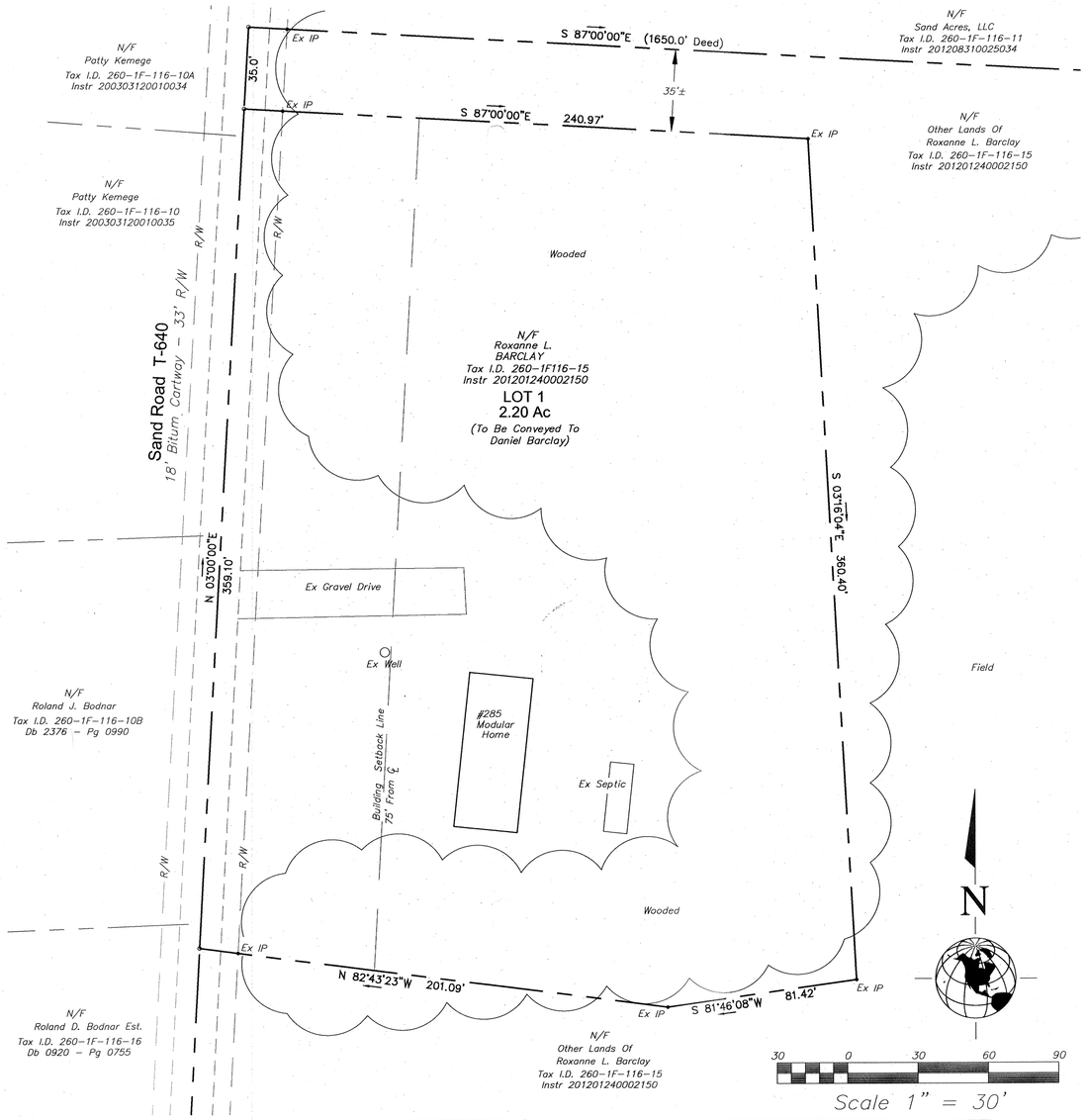
PREPARED FOR:
J.T. PROPERTIES
12 RUTGERS ROAD P.O. BOX 44089
PITTSBURGH, PA 15205

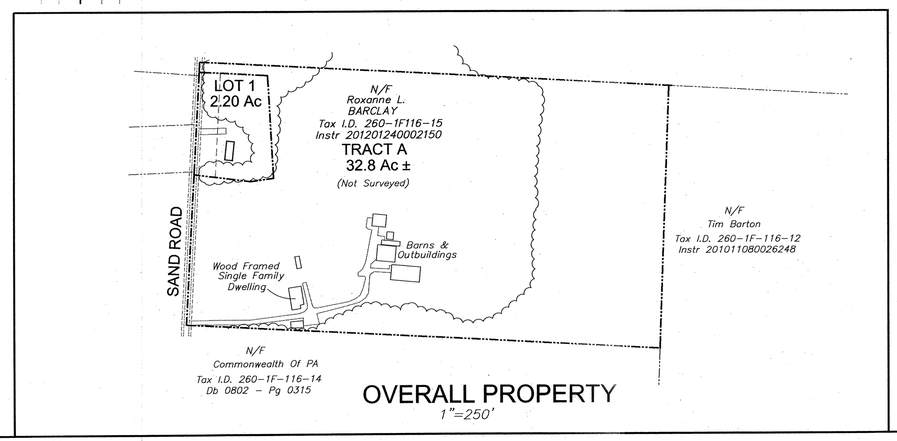
SITE GRADING AND UTILITY PLAN FOR RECORDING

Project Number: 17579-0002
Drawing Scale: 1" = 30'
Date Issued: -
Index Number: -
Drawn By: MTT / ZDR
Checked By: MAO
Project Manager: MAO

C102

Path & Filename=R:\Projects\17000\17579_JT Properties\17579-0002_JT Properties Building 2\Dwg\17579-0002_C-100_Site Grading Utility.dwg
Plot Date=9/18/2013 9:49 AM Jonathan T. Fleming
Save Date=9/18/2013 9:48 AM





OVERALL PROPERTY
1"=250'

KNOW ALL MEN BY THESE PRESENTS, THAT ROXANNE L. BARCLAY, OF THE TOWNSHIP OF PARKER, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS HER PLAN OF LOTS OF HER PROPERTY SITUATED IN THE TOWNSHIP OF PARKER, 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 PARKER.

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 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. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, HER SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF FEBRUARY, 2014.

ATTEST:
NOTARY PUBLIC — ROXANNE L. BARCLAY

MY COMMISSION EXPIRES THE 26th DAY OF May 2017.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joann E. Gordon, Notary Public
City of Butler, Butler County
My Commission Expires May 26, 2017
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

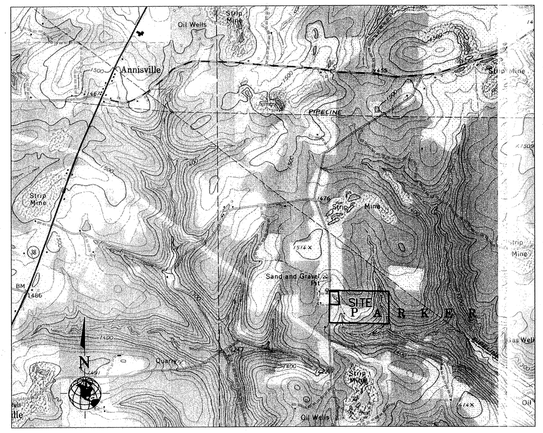
WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF FEBRUARY, 2014. MY COMMISSION EXPIRES THE 26th DAY OF May 2017.

NOTARY PUBLIC (SIGNATURE) — SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joann E. Gordon, Notary Public
City of Butler, Butler County
My Commission Expires May 26, 2017
Member, Pennsylvania Association of Notaries

I, ROXANNE L. BARCLAY, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ROXANNE L. BARCLAY AS RECORDED AS INSTRUMENT 201201240002150, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — ROXANNE L. BARCLAY



VICINITY MAP
1"=2000'
(ref: 1963 USGS Hilliards)

THE 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 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 — 2-6-2014 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER THIS 6th DAY OF FEBRUARY, 2014.

SECRETARY — (SEAL)

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF FEB, 2014. JRM

SECRETARY JRM — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 14027 (SEAL)

BUTLER COUNTY PLANNING COMMISSION

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 340 PAGE 29
GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF February 2014.

(SEAL) — RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

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.

02-06-2014 (DATE) — REGISTRATION NO. SU-039394-E

NOTES :

1. THIS PLAN PROPOSES ONE NEW BUILDING LOT, FOR THE PURPOSE OF SEPARATING AN EXISTING DWELLING/ WATER WELL/ON-LOT SEPTIC SYSTEM FROM THE MAIN FARM PROPERTY.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

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

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

PROPERTY OWNER:
ROXANNE L. BARCLAY
253 SAND ROAD
PETROLIA, PA 16050
724-753-2935

Instr: 201402250004033 02/25/2014
Pages: 1 F: $45.00 11:24AM
Michele Mustello T20140003508
Butler County Recorder FL

RECORDED Feb 26, 2014	
PLAN BOOK	PAGE
340	29

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

Situated at:
253 SAND ROAD
TOWNSHIP OF PARKER
BUTLER COUNTY, PA

BARCLAY SUBDIVISION No. 1

JAMES A. DAY, P.E.P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-586-7887
email: jaimday@msn.com

DATE: 02-01-2014
SCALE: 1"=30'

OWNERS ADOPTION

Sippel Enterprises, L.P., owner or beneficial owner of the land shown on the Cranberry Springs Plan of Lots adopted this plan as its Plan of Lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Name of Partnership: Sippel Enterprises, L.P.
By: Sippel Corp., General Partner

Witness

By: Gary A. Sippel, President

2-13-14
Date

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Gary A. Sippel, President of Sippel Corp., General Partner of Sippel Enterprises, L.P., who stated (he/she) is authorized to execute the above adoption and dedication on behalf of the Partnership as it's act.

Witness my hand and notarial seal this 13th day of February 20 14

COMMONWEALTH OF PENNSYLVANIA
(seal) Notarial Seal
Elaine M. Rufer, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires June 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

CERTIFICATION OF TITLE (With Mortgage and consent of Mortgagee)

We hereby certify that the title to the property contained in the Cranberry Springs Plan of Lots is in the name of Sippel Enterprises, L.P. and is recorded in instrument numbers 201012270030665 and 201203050006112.

Sippel Enterprises, L.P.
By: Sippel Corp., General Partner

Witness

By: Gary A. Sippel, President

First Niagra Bank, N.A., Mortgagee of the property contained in the Cranberry Springs Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

First Niagra Bank, N.A.

Witness

By: Randall Connelly

Vice President
Title

David C. & Constance P. McElroy, Mortgagees of the property contained in the Cranberry Springs Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — David C. McElroy

Witness — Constance P. McElroy

Theodore L. & Katherine E. Kay, Mortgagees of the property contained in the Cranberry Springs Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Theodore L. Kay

Witness — Katherine E. Kay

SURVEYOR'S CERTIFICATION

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

1-14-2014
Date

Gary A. Sheffler - Reg No. 11786-E

MUNICIPAL ENGINEER

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

2/26/14
Date

Signature - Registration No. PE071353

OWNERS ADOPTION

Gary A. Sippel, Owner of the land shown on the Cranberry Springs Plan of Lots, hereby adopts this Plan as its Plan of Lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Witness

Signature of Owner

2-13-2014
Date

ACKNOWLEDGMENT OF PARTNER ADOPTION AND DEDICATION

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Gary A. Sippel, and acknowledged the foregoing adoption and dedication to be it's act.

Witness my hand and notarial seal this 13th day of February 20 14

COMMONWEALTH OF PENNSYLVANIA
(seal) Notarial Seal
Elaine M. Rufer, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires June 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

CERTIFICATION OF TITLE (With Mortgage and consent of Mortgagee)

We hereby certify that the title to the property contained in the Cranberry Springs Plan of Lots is in the name of Gary A. Sippel and is recorded in deed book volume 1393, page 628, deed book volume 1453, page 893, deed book volume 2393, page 469, deed book volume 2681, page 441, deed book volume 2681, page 444, deed book volume 3035, page 277 and instrument number 201121400360096.

Witness

Gary A. Sippel

Dollar Bank, Mortgagee of the property contained in the Cranberry Springs Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Dollar Bank F.S.B.

Witness

By:

Vice President
Title

MUNICIPAL DECLARATIONS

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

Secretary

Chairman, Board of Supervisors

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

2/20/14
Date

Secretary

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

A highway occupancy permit is required pursuant to § 420 of the act of June 1, 1645 9p.l. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by ~~ordinance~~/Resolution No. 03-14 on the 20th day of February, 2014.

Secretary

Chairman, Board of Supervisors

TOWNSHIP MANAGER

I, Jerry A. Andre, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~approved~~/Resolution No. 03-14 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code of Ordinances. Of 12/5/13.

Township Manager

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 18TH day of DEC 2013

Secretary

Chairman, Butler County Planning Commission

PROOF OF RECORDING

Recorded in the office of the Recorder of Deed of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 340, Page 30-31
Given under my hand and seal this 26 day of February 20 14

(seal)

Recorder of Deeds

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

BUTLER COUNTY PLANNING COMMISSION

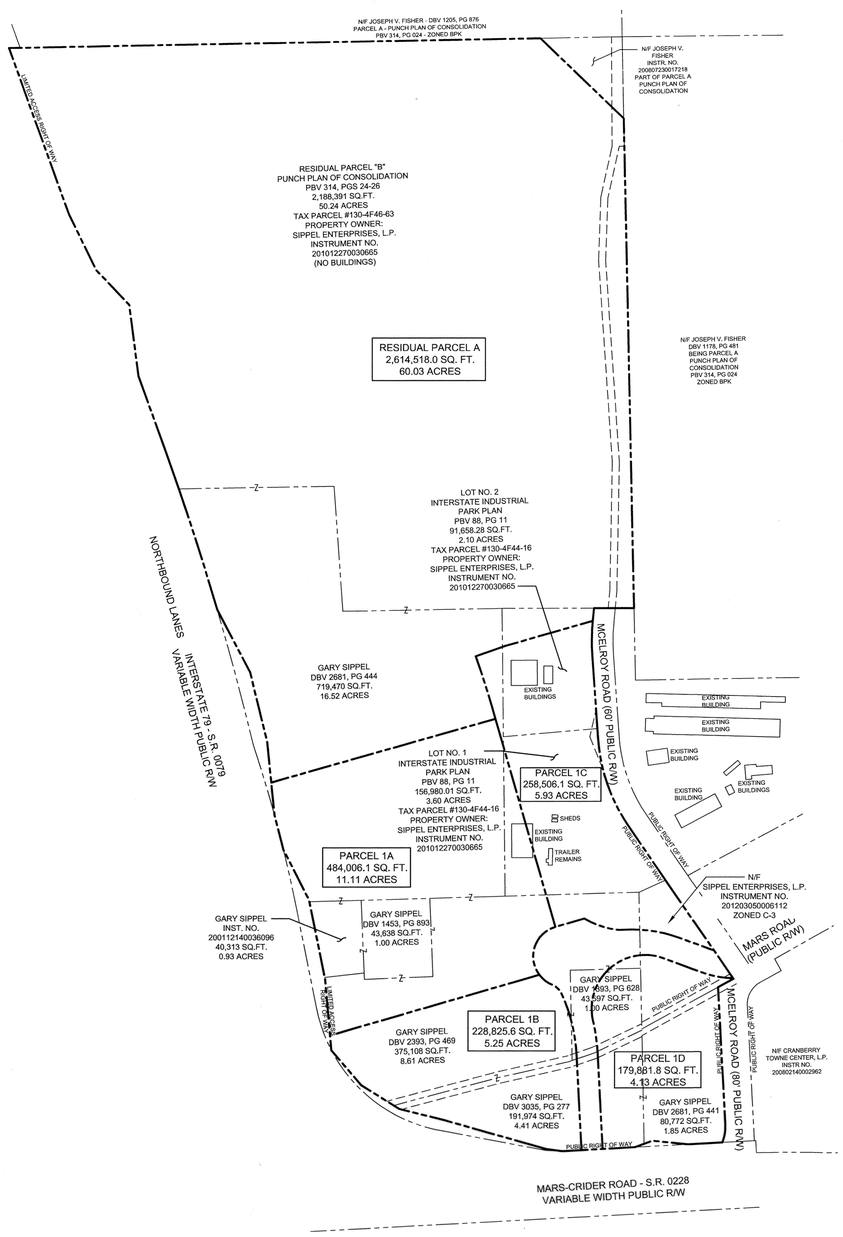
REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR
No. 11786-E

TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY PA

Instr:201402260004119 02/26/2014
Pages:2 F:$85.00 4:46PM
Michele Mustello T20140035594
Butler County Recorder FL



INDEX PLAN
SCALE: 1"=200'

NOTE: SEE SHEET LN-2 FOR SUBDIVISION PLAN LOT LAYOUT

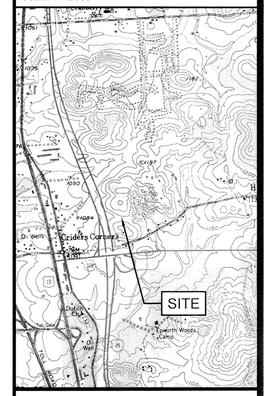
Site Data Chart:

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'

Area Tabulation:

TOTAL PROPERTY AREA	3,854,407.33 SQ.FT.	88.48 ACRES
EXISTING PARCELS (CONSOLIDATION)		
• TAX PARCEL 130-4F46-63:	2,188,391 SQ.FT.	50.24 ACRES
• TAX PARCEL 130-4F44-1C:	719,470 SQ.FT.	16.52 ACRES
• TAX PARCEL 130-4F44-16:	91,658.28 SQ.FT.	2.10 ACRES
• TAX PARCEL 130-4F44-16:	156,980.01 SQ.FT.	3.60 ACRES
• TAX PARCEL 130-4F44-5AXA:	40,313 SQ.FT.	0.93 ACRES
• TAX PARCEL 130-4F44-5:	375,108 SQ.FT.	8.61 ACRES
• TAX PARCEL 130-4F44-5A:	43,638 SQ.FT.	1.00 ACRES
• TAX PARCEL 130-4F44-5B:	43,597 SQ.FT.	1.00 ACRES
• TAX PARCEL 130-4F44-15A:	191,974 SQ.FT.	4.41 ACRES
• TAX PARCEL 130-4F44-16A:	64,904.4 SQ.FT.	1.49 ACRES
• TAX PARCEL 130-4F44-17:	80,772 SQ.FT.	1.85 ACRES
PROPOSED SUBDIVISION		
• PARCEL NO. 1A	484,006.1 SQ.FT.	11.11 ACRES
• PARCEL NO. 1B	228,825.6 SQ.FT.	5.25 ACRES
• PARCEL NO. 1C	258,506.1 SQ.FT.	5.93 ACRES
• PARCEL NO. 1D	179,881.8 SQ.FT.	4.13 ACRES
• RESIDUAL PARCEL A	2,614,518.0 SQ.FT.	60.03 ACRES
• DEDICATION TO R/W	88,669.50 SQ.FT.	2.03 ACRES

Site Location Map: Mars, PA USGS Quadrangle
Scale: 1"=2000'



Document Reference List:

1. RECORDED PLANS
   - INTERSTATE INDUSTRIAL PARK PLAN, PBV 88, PG 11
   - PUNCH PLAN OF CONSOLIDATION, PBV 314, PGS 24-26
2. DEEDS
   - GARY SIPPEL, DBV 1393, PG 628
   - GARY SIPPEL, DBV 1453, PG 893
   - GARY SIPPEL, DBV 2393, PG 469
   - GARY SIPPEL, DBV 2681, PG 441
   - GARY SIPPEL, DBV 2681, PG 444
   - GARY SIPPEL, DBV 3035, PG 277
   - GARY SIPPEL, INS. NO. 201121400360096
   - SIPPEL ENTERPRISES, L.P., INS. NO. 201012270030665
   - SIPPEL ENTERPRISES, L.P., INS. NO. 201203050006112

0 200' 400'

Drawing Scale: 1" = 200'

Prepared By:

PVE Sheffler
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

SIPPEL ENTERPRISES
2591 WEXFORD BAYNE ROAD, #100
SEWICKLEY, PA 15143-8676

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

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

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

DATE ISSUED: SEPTEMBER 6, 2013

PLAN REVISIONS

	DATE	DESCRIPTION
1	10-10-13	REVISED PER CLIENT'S COMMENTS
2	10-30-13	REVISED OLD MARS ROAD
3	11-08-13	REVISED MORTGAGEE CLAUSES
4	11-13-13	REVISED PER CLIENT'S COMMENTS
5	12-10-13	ADDED PROPOSED EASEMENTS TO SHEET LN-2
6	12-26-13	REVISED PER TWP. COMMENTS
7	1-13-14	REVISED PROPOSED EASEMENTS
8		
9		
10		
11		
12		

RECORDED: Feb 26, 2014

PLAN BOOK	PAGE
340	30

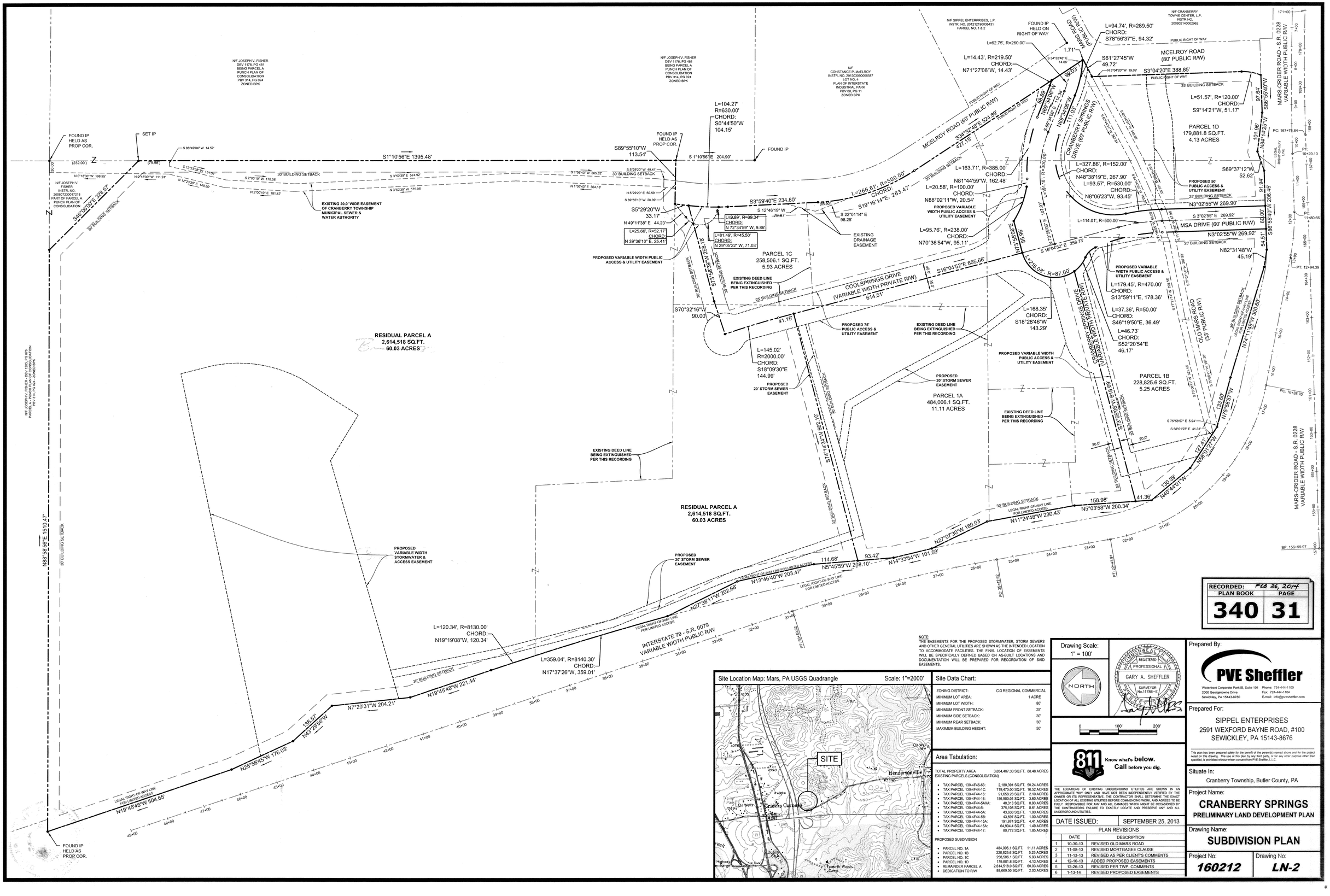
Situate In:
Cranberry Township, Butler County, PA

Project Name:
CRANBERRY SPRINGS
PRELIMINARY LAND DEVELOPMENT PLAN

Drawing Name:
SUBDIVISION PLAN

Project No: 160212

Drawing No: LN-1



RECORDED: Feb 26, 2014

PLAN BOOK	PAGE
340	31

NOTE:
THE EASEMENTS FOR THE PROPOSED STORMWATER, STORM SEWERS AND OTHER GENERAL UTILITIES ARE SHOWN AS THE INTENDED LOCATION TO ACCOMMODATE FACILITIES. THE FINAL LOCATION OF EASEMENTS WILL BE SPECIFICALLY DEFINED BASED ON AS-BUILT LOCATIONS AND DOCUMENTATION WILL BE PREPARED FOR RECORDATION OF SAID EASEMENTS.

Site Location Map: Mars, PA USGS Quadrangle — Scale: 1"=2000'

Site Data Chart:

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'

Area Tabulation:

TOTAL PROPERTY AREA 3,854,407.33 SQ.FT. 88.48 ACRES
EXISTING PARCELS (CONSOLIDATION)

- TAX PARCEL 130-4F45-63: 2,188,391 SQ.FT. 50.24 ACRES
- TAX PARCEL 130-4F44-1C: 719,470.00 SQ.FT. 16.52 ACRES
- TAX PARCEL 130-4F44-16: 91,658.28 SQ.FT. 2.10 ACRES
- TAX PARCEL 130-4F44-16: 156,980.01 SQ.FT. 3.60 ACRES
- TAX PARCEL 130-4F44-54AXA: 40,313 SQ.FT. 0.93 ACRES
- TAX PARCEL 130-4F44-5: 375,108 SQ.FT. 8.61 ACRES
- TAX PARCEL 130-4F44-5A: 43,636 SQ.FT. 1.00 ACRES
- TAX PARCEL 130-4F44-5B: 43,597 SQ.FT. 1.00 ACRES
- TAX PARCEL 130-4F44-15A: 191,974 SQ.FT. 4.41 ACRES
- TAX PARCEL 130-4F44-16A: 64,904.4 SQ.FT. 1.49 ACRES
- TAX PARCEL 130-4F44-17: 80,772 SQ.FT. 1.85 ACRES

PROPOSED SUBDIVISION

- PARCEL NO. 1A 484,006.1 SQ.FT. 11.11 ACRES
- PARCEL NO. 1B 228,825.6 SQ.FT. 5.25 ACRES
- PARCEL NO. 1C 258,506.1 SQ.FT. 5.93 ACRES
- PARCEL NO. 1D 179,881.8 SQ.FT. 4.13 ACRES
- REMAINDER PARCEL A 2,614,518.0 SQ.FT. 60.03 ACRES
- DEDICATION TO R/W 88,869.50 SQ.FT. 2.03 ACRES

Drawing Scale: 1" = 100'

NORTH

0 100' 200'

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

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DATE ISSUED: SEPTEMBER 25, 2013

PLAN REVISIONS

	DATE	DESCRIPTION
1	10-30-13	REVISED OLD MARS ROAD
2	11-08-13	REVISED MORTGAGEE CLAUSE
3	11-13-13	REVISED AS PER CLIENT'S COMMENTS
4	12-10-13	ADDED PROPOSED EASEMENTS
5	12-26-13	REVISED PER TWP. COMMENTS
6	1-13-14	REVISED PROPOSED EASEMENTS

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143-8780

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

SIPPEL ENTERPRISES
2591 WEXFORD BAYNE ROAD, #100
SEWICKLEY, PA 15143-8676

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, LLC.

Situate In:
Cranberry Township, Butler County, PA

Project Name:
CRANBERRY SPRINGS
PRELIMINARY LAND DEVELOPMENT PLAN

Drawing Name:
SUBDIVISION PLAN

Project No: **160212**

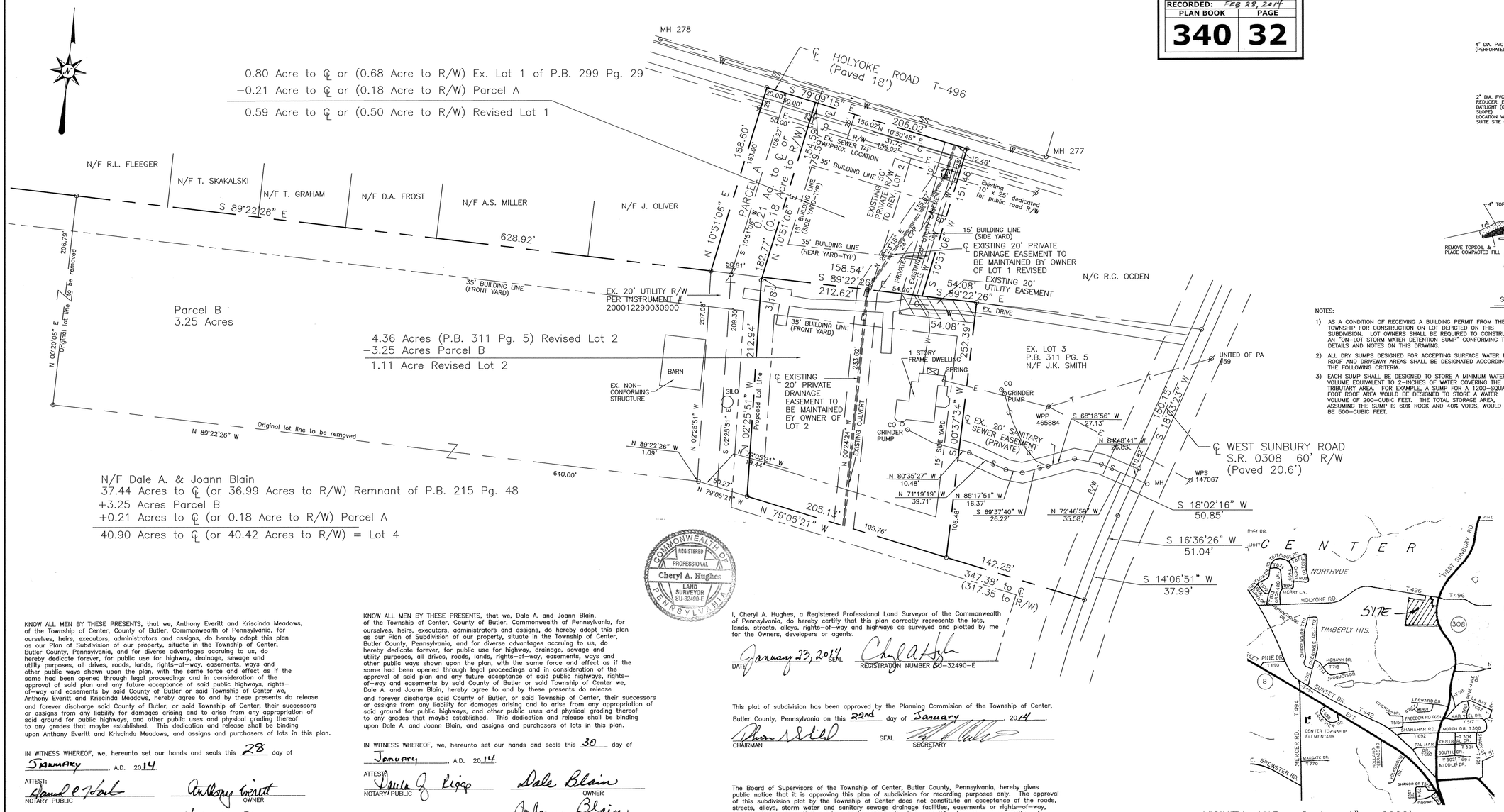
Drawing No: **LN-2**

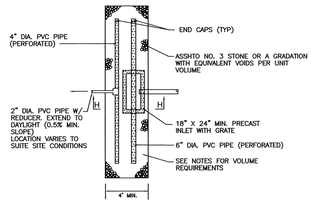
RECORDED: FEB 28, 2014	
PLAN BOOK	PAGE
340	32

0.80 Acre to ℄ or (0.68 Acre to R/W) Ex. Lot 1 of P.B. 299 Pg. 29
−0.21 Acre to ℄ or (0.18 Acre to R/W) Parcel A
0.59 Acre to ℄ or (0.50 Acre to R/W) Revised Lot 1

4.36 Acres (P.B. 311 Pg. 5) Revised Lot 2
−3.25 Acres Parcel B
1.11 Acre Revised Lot 2

N/F Dale A. & Joann Blain
37.44 Acres to ℄ (or 36.99 Acres to R/W) Remnant of P.B. 215 Pg. 48
+3.25 Acres Parcel B
+0.21 Acres to ℄ (or 0.18 Acre to R/W) Parcel A
40.90 Acres to ℄ (or 40.42 Acres to R/W) = Lot 4





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.

NOTES:

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

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

ZONING: R-1
MIN. FRONTAGE: 100'
MIN. LOT AREA: 1/2 ACRE
SETBACK REQUIREMENTS:
35' FRONT YARD
35' REAR YARD
15' SIDE YARD

PROPERTY OWNERS: DALE A. & JOANN BLAIN
319 WEST SUNBURY ROAD
BUTLER, PA 16001

ANTHONY EVERITT & KRISCINDA MEADOWS
351 WEST SUNBURY ROAD
BUTLER, PA 16001

IRON PINS TO BE SET AT LOT CORNERS

REF: PLAN OF SUBDIVISION FOR BERTHA M. BROWN, KENNETH L. & BARBARA A. WEBB & DALE A. & JOANN BLAIN, BY LSI, INC., 07/17/98, P.B. 215 PG. 48.

REF: RIGHT-OF-WAY SURVEY FOR DALE A. & JOANN BLAIN BY LAND SURVEYORS, INC., 09/16/04, #04-148.

REF: FINAL PLAN OF SUBDIVISION FOR BARBARA A. & KENNETH L. WEBB BY LAND SURVEYORS, INC., 04/05/07, #06-198, P.B. 299 PG. 29.

REF: FINAL PLAN OF SUBDIVISION #2 FOR BARBARA A. & KENNETH L. WEBB BY LAND SURVEYORS, INC., 09/04/08, SERVICE NO. 08-088, P.B. 311 PG. 5

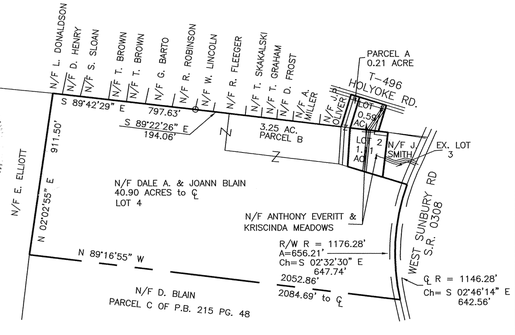
TOTAL PLAN AREA: 42.60 ACRES

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS BEING RESPONSIBLE FOR THE COSTS AND EXPENSES OF MAINTAINING THE PROPOSED 50' PRIVATE RIGHT OF WAY IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID RIGHT OF WAY SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

THE PURPOSE OF THIS PLAN IS TO CONVEY AND COMBINE PARCELS A & B WITH ADJOINING LANDS OF BLAIN.

REVISED: 01/23/2014; BARN — EX. NON-CONFORMING STRUCTURE

VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

KNOW ALL MEN BY THESE PRESENTS, that we, Anthony Everitt and Kriscinda Meadows, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Anthony Everitt and Kriscinda Meadows, 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 Anthony Everitt and Kriscinda Meadows, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 28 day of January, A.D. 2014.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

The forgoing adoption and dedication is made by Anthony Everitt and Kriscinda Meadows, 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)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Anthony Everitt and Kriscinda Meadows, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 28 day of January, 20 14.

My Commission expires the 04 day of June, 2014.

SEAL
NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, that we, Dale A. and Joann Blain, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Dale A. and Joann Blain, 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 Dale A. and Joann Blain, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 30 day of January, A.D. 2014.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

The forgoing adoption and dedication is made by Dale A. and Joann Blain, 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) (SEAL)

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 Dale A. and Joann Blain, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 30 day of January, 20 14.

My Commission expires the 06 day of June, 2017.

SEAL
NOTARY PUBLIC

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

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

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.

DATE January 23, 2014 SEAL 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 22nd day of January, 2014.

CHAIRMAN SEAL 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 12th day of February, 2014.

CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 9th day of Jan., 2014.

CHAIRMAN SEAL SECRETARY

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 340 page 32.

Given under my hand and seal this 28th day of February, 2014.

SEAL
RECORDER

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

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

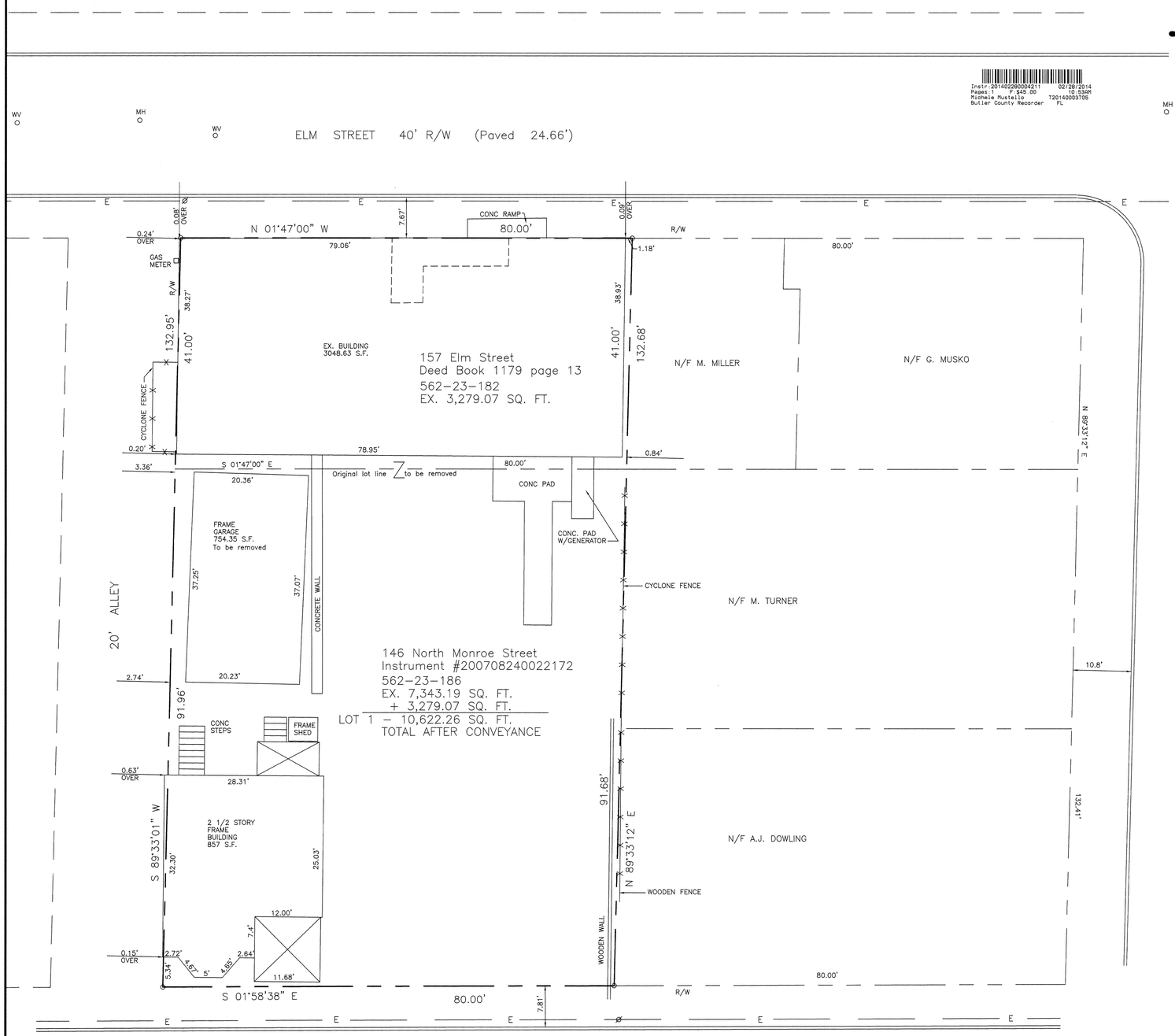
Instr 201402280004210 02/28/2014 10:51:01 AM
Pages: 1 Fees $45.00
Michele Mustello
Butler County Recorder FL
T20140003704

0' 50' 100' 150'

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

LOT LINE REVISION
FOR: DALE A. & JOANN BLAIN
and
ANTHONY EVERITT & KRISCINDA MEADOWS
SITUATE: CENTER TWP., BUTLER CO., PA

Date 01/06/14	Scale 1" = 50'	Dwn By BEC		Ckd By CAH	
Parcel No. 060-2F63-1B, 1C, 1D		Instr. #	200611210029660 201209240027439	Service No.	13-179
Address 351 W. SUNBURY RD.					



Instr:200140228000042121 02/28/2014
Pages:1 F:$45.00 10:53AM
Michele Mustello T20140003705
Butler County Recorder FL

NOTES:

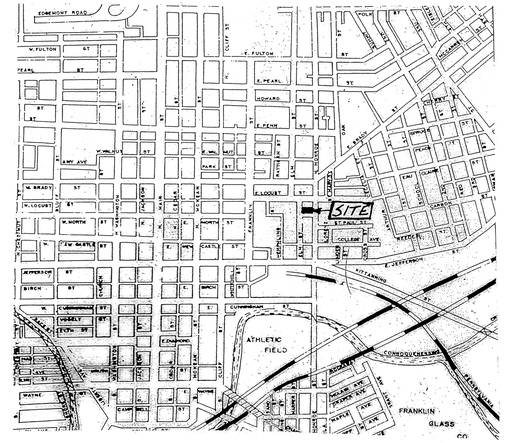
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ZONED: C-1

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

PROPERTY OWNER: SOCIETY OF ST, VINCENT DEPAUL
146 NORTH MONROE STREET
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO ONE.



VICINITY MAP

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

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 26 day of Feb, 20 14.

ATTEST: SOCIETY OF ST. VINCENT DePAUL

Barbara E Eggouris — SECRETARY
James A Owens — PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared James A Owens + Barbara E Eggouris for the Society of St. Vincent DePaul, who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Society of St. Vincent DePaul, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Secretary and President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and property and respective handwriting.

Notary Public
Title of Officer

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of Feb., 20 14. My Commission Expires the 9 12 day of Sept., 2014

(SEAL)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

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

DATE February 7, 2014 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

City Clerk SEAL Mayor Thomas P. Donaldson

Approved by the City Council of the City of Butler this 21ST day of FEBRUARY, 20 14

City Clerk SEAL Mayor Thomas P. Donaldson

Approved by the Butler City Planning Commission this 20th day of February, 20 14.

Secretary SEAL Chairman

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 26TH day of FEBRUARY, 20 14.

Secretary SEAL ~~President~~ 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 340 page 33.

Given under my hand and seal this 28TH day of FEBRUARY, 20 14.

SEAL

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

0' 10' 20' 30'

RECORDED: FEB 28, 2014	
PLAN BOOK	PAGE
340	33

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: SOCIETY OF ST. VINCENT DePAUL

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 02/07/14	Scale 1" = 10'	Dwn By BEC	Ckd By CAH
Parcel No. 562-23-182, 186		Db-Pg 1179-13	Service No. 14-006
Address 146 N. MONROE & 157 ELM STS.		Instru.#200708240022172	

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 10 DAY OF January 2014.

ATTEST:

WITNESS

OWNER

OWNER

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

1/6/13
DATE

REG. NO. 35568-E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED PATRICK & CHRISTINE SCHEER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 10 DAY OF January 2014.
MY COMMISSION EXPIRES THE 9 DAY OF Feb 2014.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen J. Ramsey, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Feb. 9, 2014
Member, Pennsylvania Association of Notaries

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 20th DAY OF February, 2014.

SECRETARY

CHAIRMAN

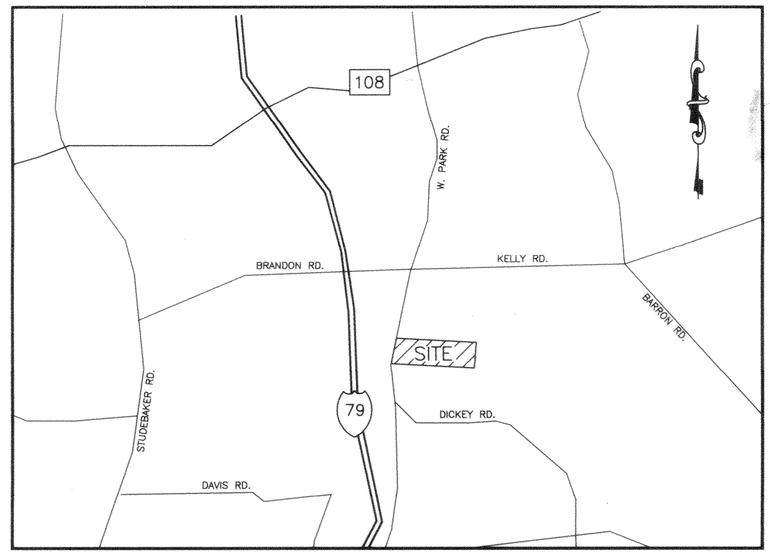
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WORTH ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS, OR ROADS, OR GRADES, PAVE AND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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 4th DAY OF March, 2014.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

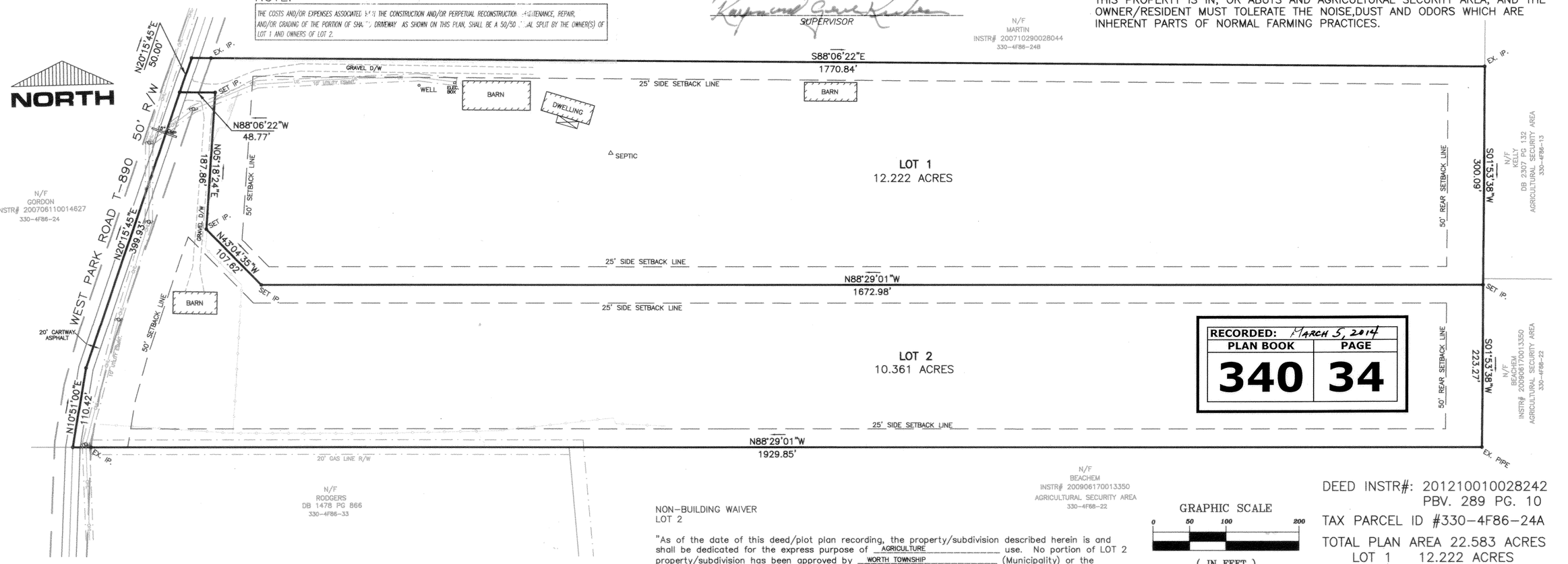
SUPERVISOR



LOCATION MAP

NOTE:
THIS PROPERTY IS IN, OR ABUTS AND AGRICULTURAL SECURITY AREA, AND THE OWNER/RESIDENT MUST TOLERATE THE NOISE,DUST AND ODORS WHICH ARE INHERENT PARTS OF NORMAL FARMING PRACTICES.

NOTE:
THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PORTION OF SHARED DRIVEWAY AS SHOWN ON THIS PLAN, SHALL BE A 50/50 EQUAL SPLIT BY THE OWNER(S) OF LOT 1 AND OWNERS OF LOT 2.



RECORDED: MARCH 5, 2014

PLAN BOOK	PAGE
340	34

NON-BUILDING WAIVER
LOT 2

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

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

DEED INSTR#: 201210010028242
PBV. 289 PG. 10
TAX PARCEL ID #330-4F86-24A
TOTAL PLAN AREA 22.583 ACRES
LOT 1 12.222 ACRES
LOT 2 10.361 ACRES

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

OWNERS:
PATRICK & CHRISTINE SCHEER
1037 WEST PARK RD.
SLIPPERY ROCK, PA 16057
724-738-9380

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF FEB 20 14.

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 340 PAGE 34.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF March 20 14.

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr:201403050004608 03/05/2014
Pages:1 F:$45.00 1:51PM
Michele Mustello T20140004053
Butler County Recorder FL

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" = 100'
Date JAN. 6, 2014
Job No. 2616

SCHEER SUBDIVISION

Situate in Worth Township
Butler County, Pa.

Prepared For
Patrick & Christine Scheer

Sheet No. 1 of 1

* I Gail Schlichtkrull, trustee of the,

KNOW ALL MEN BY THESE PRESENTS, that, the Schlichtkrull Family Revocable Living Trust, 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, the Schlichtkrull Family Revocable Living Trust, 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 the Schlichtkrull Family Revocable Living Trust, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of February, 2014.

ATTEST:

Notary Public — Trustee — Gail Schlichtkrull

My Commission Expires: June 2017

* I Gail Schlichtkrull, trustee of the,

The Schlichtkrull Family Revocable Living Trust, fully understands and agrees 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 — Gail Schlichtkrull

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marissa N. Miller, Notary Public
Ross Twp., Allegheny County
My Commission Expires June 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

* I Gail Schlichtkrull, trustee of the.

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the Schlichtkrull Family Revocable Living Trust, who being duly sworn according to law, deposes and says that they are the owner 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 she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 14th day of February, 2014.

Notary Public

My Commission Expires: June 2017

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marissa N. Miller, Notary Public
Ross Twp., Allegheny County
My Commission Expires June 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

The Schlichtkrull Family Revocable Living Trust, does hereby certify that the title to the property shown hereon is in the name of Schlichtkrull Family Revocable Living Trust and is recorded in Instrument Number 201212110035357 and that there is a mortgage on the property held by

SAT Bank.

WITNESS: — TRUSTEE: — Gail Schlichtkrull

SAT Bank, mortgagee of the property contained in the Shaner/Schlichtkrull Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: — MORTGAGEE: — PRINTED NAME AND TITLE: VP/Comm Bkg mgr, SAT Bank

* I Gail Schlichtkrull, trustee of the,

KNOW ALL MEN BY THESE PRESENTS, that, the Schlichtkrull Family Revocable Living Trust, 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, I hereunto set my hand and seal this 12th day of February, 2014.

ATTEST:

Notary Public — Trustee — Gail Schlichtkrull

My Commission expires: JUNE 2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marissa N. Miller, Notary Public
Ross Twp., Allegheny County
My Commission Expires June 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Instr: 201403070004882 03/07/2014
Pages:2 F:$85.00 2:29PM
Michele Mustello T20140064239
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, that we, H. James Shaner and Patricia M. Shaner, 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, H. James Shaner and Patricia M. Shaner, 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 H. James Shaner and Patricia M. Shaner, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13 day of February, 2014.

ATTEST:

Notary Public — Owner: H. James Shaner

My Commission Expires:

Owner: PATRICIA E SHANER (DECEASED)

NOTARIAL SEAL
CHRISTOPHER L WEBSTER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Aug 12, 2014

We, H. James Shaner and Patricia M. Shaner, 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: H. James Shaner — Owner: PATRICIA E. SHANER (DECEASED)

Owner

COMMONWEALTH OF PENNSYLVANIA}
}SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared H. James Shaner and Patricia M. Shaner, 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 she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of February, 2014.

Notary Public

My Commission Expires:
SEAL

NOTARIAL SEAL
CHRISTOPHER L WEBSTER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Aug 12, 2014

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

We, H. James Shaner and Patricia M. Shaner, do hereby certify that the title to the property shown hereon is in the names of H. James Shaner and Patricia H. Shaner and is recorded in Deed Book Volume 1010 Page 76 and that there is a mortgage on the property held by

Huntington Bank.

WITNESS: — OWNER: H. James Shaner — OWNER: PATRICIA E SHANER (DECEASED)

NOTARIAL SEAL
CHRISTOPHER L WEBSTER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Aug 12, 2014

Huntington Bank, mortgagee of the property contained in the Shaner/Schlichtkrull Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS: — MORTGAGEE: Chris Webster, Branch Manager
PRINTED NAME AND TITLE

KNOW ALL MEN BY THESE PRESENTS, that we, H. James Shaner and Patricia H. Shaner, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our 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 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 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 13 day of February, 2014.

ATTEST:

Notary Public — Owner: H. James Shaner

My Commission expires:

Owner: PATRICIA E SHANER (DECEASED)

NOTARIAL SEAL
CHRISTOPHER L WEBSTER
Notary Public
BUTLER TWP, BUTLER COUNTY
My Commission Expires Aug 12, 2014

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

DATE: January 8, 2014 — Cheryl A. Hughes, P.L.S. — Registration No. SU-32490-E

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

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 7th day of January, 2014.

ATTEST:

Secretary — CHAIRMAN

MUDDY CREEK TOWNSHIP SUPERVISORS — OFFICIAL SEAL — BUTLER CO., PA

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 15th day of January, 2014.

ATTEST:

Secretary, Board of Supervisors — Chairman, Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 19TH day of DEC., 2014.

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 Volume 340 page 35-36

Given under my hand and seal this 7th day of March, 2014.

Recorder

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

REVISED: 01/08/14; UTILITY LINES ALONG YELLOW CREEK ROAD

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

LOT LINE REVISION

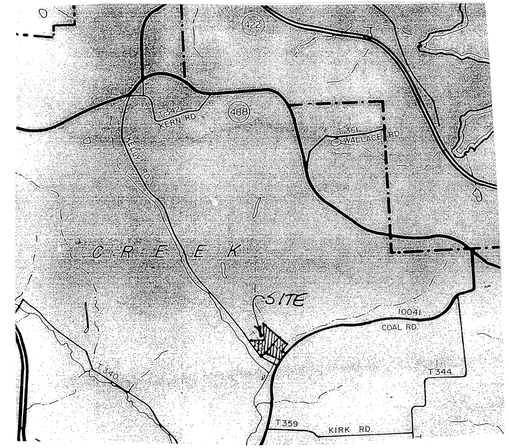
FOR: SCHLICHTKRULL FAMILY REVOCABLE LIVING TRUST
and
H. JAMES SHANER & PATRICIA M. SHANER

SITUATE: MUDDY CREEK TWP., BUTLER CO. PA

Date 12/11/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F60-18B, 18BA	Page 1 of 2		Service No. 13-155
Address 852 YELLOW CREEK ROAD & 273 KELLY ROAD			

RECORDED: MARCH 7, 2014

PLAN BOOK	PAGE
340	35



VICINITY MAP Scale: 1" = 2000'

240–4F60–6A
N/F JAY A. KRUHM
JON A. KRUHM
D.B. 3045 PG. 308

240–4F60–7
N/F WILLIAM S. & MARIANNE HASTINGS
INSTRUMENT #200601260001931

N/F H. JAMES SHANER &
PATRICIA M. SHANER
EX. 8.76 ACRES PARCEL A OF P.B. 258 PG. 5
– 2.50 ACRES PARCEL B
6.26 ACRES TOTAL PARCEL A REVISED
AFTER CONVEYANCE
(272,669.40 Sq. Ft.)

PARCEL B
2.50 ACRES

240–4F60–18B
D.B. 1010 PG. 76
273 KELLY ROAD

N/F V.A. WILLIAMS, JR.
240–4F60–18
INSTRUMENT #200509090025320

240–4F60–18A1
N/F DAVID K. & JOYCE R. MULHOLLEN
INSTRUMENT #200512150035781

240–4F60–18BB
N/F ROBERT & USA PALE
INSTRUMENT #200301000000239
LOT 2 OF P.B. 258 PG. 5

N/F SCHLICHTKRULL FAMILY
REVOCABLE LIVING TRUST
EX. 1.00 ACRE Lot 1 of P.B. 258 Pg. 5
+ 2.50 ACRES PARCEL B
3.50 ACRES TOTAL REVISED LOT 1
AFTER CONVEYANCE
(152,643.113 Sq. Ft.)

240–4F60–18BA
INSTRUMENT #201212110035357
852 YELLOW CREEK ROAD

N/F H.A. PEREZ
240–S2–A1
INSTRUMENT #200501100000785

N/F H.A. PEREZ
240–S2–A2
INSTRUMENT #200411020035042

N 01°29'00" W
402.35'
10' BUILDING LINE (SIDE YARD)

S 56°54'00" E
567.35'
10' BUILDING LINE (REAR YARD)

N 88°31'00" E
353.50'
10' BUILDING LINE (SIDE YARD)

N 32°45'30" W
122.09'

N 33°58'00" W
100.00'

N 36°35'00" W
100.00'

N 43°16'00" W
106.69'

N 45°45'00" W
52.25'

S 62°20'00" W
190.50'

N 42°16'39" E
Proposed Lot Line

531.34'
10' BUILDING LINE (SIDE YARD)
10' BUILDING LINE (REAR YARD)

786.85'
10' BUILDING LINE (SIDE YARD)
219.50'

283.00'

S 44°20'03" W
BLASTER

S 60°02'00" W
75' BLDG. LINE (SIDE YARD)

N 60°02'00" W
202.56'
10' BUILDING LINE (SIDE YARD)

209.94'

412.50'

S 44°20'03" W
Original lot line to be removed
240.50'

168.63'

S 38°34'00" W
33.81'

S 34°23'00" W
100.00'

S 33°11'00" W
100.00'

EX. I.P.

EX. TRAILER
CONC. BLOCK & FRAME GARAGE
FRAME SHED
WOODEN DECK
GRAVEL DRIVE
1 STORY FRAME DWELLING
WELL
APPROX. LOCATION SEPTIC
75' BUILDING LINE
20'
R/W PER P.B. 258 Pg. 5

FRAME SHED
GRAVEL DRIVE
EX. STORY FRAME DWELLING
75' BUILDING LINE
WELL
SEPTIC PERMIT #R69148
EX. SANDMOUND
POLE W/ CONDUIT
GAS
EX. PIPE
R/W PER P.B. 258 Pg. 5

C YELLOW CREEK ROAD S.R. 3025
(Paved 17')

℄ KELLY ROAD T–342
(Paved 18.5')

0' 50' 100' 150'

NOTES:

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

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

PROPERTY OWNERS:

SCHLICHTKRULL FAMILY REVOCABLE LIVING TRUST
C/O GAIL SCHLICHTKRULL
852 YELLOW CREEK ROAD
PROSPECT, PA 16052

H. JAMES SHANER & PATRICIA M. SHANER
273 KELLY ROAD
PORTERSVILLE, PA 16051

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY AND COMBINE PARCEL B WITH ADJOINING LANDS OF SCHLICHTKRULL FAMILY REVOCABLE LIVING TRUST. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

REF: H. JAMES SHANER PLAN, P.B. 258 PG. 5

REVISED: 01/08/14; UTILITY LINES ALONG YELLOW CREEK ROAD

RECORDED: March 7, 2014
PLAN BOOK 340 PAGE 36

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: SCHLICHTKRULL FAMILY REVOCABLE LIVING TRUST
and
H. JAMES SHANER & PATRICIA M. SHANER
SITUATE: MUDDY CREEK TWP., BUTLER CO. PA

Date 12/11/13	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 240–4F60–18B, 18BA	Page 1 of 2		Service No. 13–155
Address 852 YELLOW CREEK ROAD & 273 KELLY ROAD			

THE COMMONS AT RIDC NORTH

PARCEL 525, COMMONWEALTH DRIVE

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Required Certifications
CW Development L.P., owner of the land shown on The Commons of RIDC North hereby adopts this plan as its land development plan and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Signature and title of Authorized Officer
By: Bruce J. Longenecker, Vice President, Commons at Thorn Hill GP, L.L.C., General Partner

Maria E. Sinclair
Signature of Witness

March 5, 2014
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Bruce J. Longenecker, Vice President, Commons at Thorn Hill GP, L.L.C., General Partner, a partner in the firm of CW Development, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal the 5th day of March, 2014.

Jean Ann Furlan
Notary Public

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

I, Bruce J Longenecker, hereby certify that the title to the property contained in the Commons at RIDC North is in the name of CW Development, LP and is recorded in ~~deed book volume~~ INSTRUMENT# ~~page~~ 201205290015135

Maria E Sinclair
Witness

Owner

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

~~Witness — Name, Title, and Mortgagee~~

Municipal Engineer's Certificate

I, Jason M. Kratsas, a Registered Professional Engineer, the Township Engineer for Cranberry Township, do hereby certify that this Land Development Plan meets all of the Engineering and design requirements of the Township Subdivision and Zoning Ordinances except as departures have been authorized by the approval authority.

Signature — 3/6/14 Date

PE071353
Registration number

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JASON MICHAEL KRATSAS — PE071353

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

2/27/14
Date

Matthew C. Bissett
Name of Surveyor

SU075137
Registration Number

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

3/6/14
Date

Secretary

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

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2013-43 on the 6th day of MARCH 2014.

Secretary — Chairman, Board of Supervisors

TOWNSHIP MANAGER

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2013-43 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 7/30/13.

Township Manager

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

Secretary — Chairman, Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 340, Page(s) 37-38
Given under my hand and seal this 7th day of March, 2014.

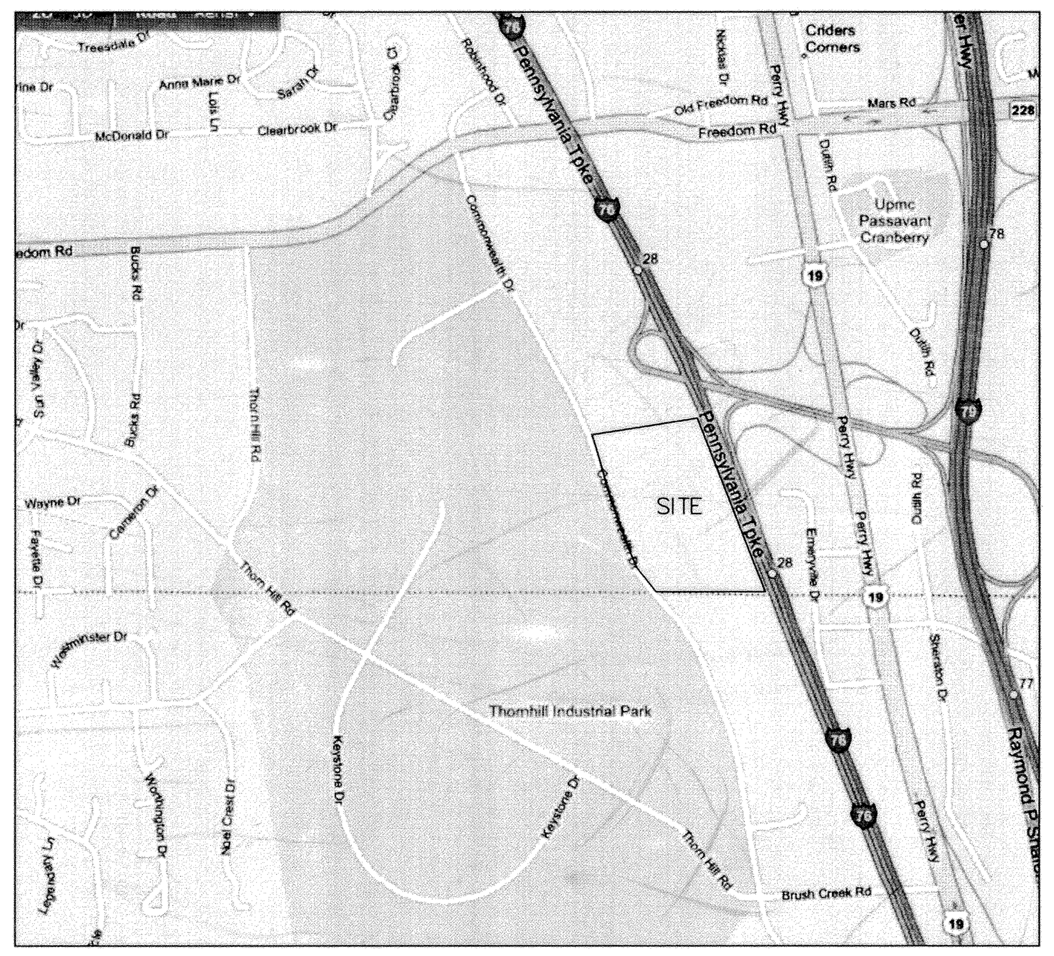
Michele M. Mustello
Recorder of Deeds

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

Approved by the Cranberry Township Engineering Department, effective this ____ day of ________,

Date — Township Engineer



VICINITY MAP
NTS

SITE DATA TABLE	
ADDRESS: TOWNSHIP STATE: COUNTY: MAP / PARCEL:	PARCEL 525, COMMONWEALTH DRIVE CRANBERRY PENNSYLVANIA BUTLER MAP 130, PARCEL 4F110.14
EXISTING ZONING:	SP-1 (SPECIAL GROWTH)
TOTAL SITE AREA:	26.72 AC.
SQUARE FOOTAGE OF SITE:	1,163,966
MINIMUM BUILDING SETBACK LINES: FRONT YARD: SIDE YARD: REAR YARD:	 50' 20' 20'
CLIENT: ADDRESS: PHONE NO.: CONTACT NAME:	THE ELMHURST GROUP ONE BIGELOW SQUARE, SUITE 630 PITTSBURGH, PA 15219 412-281-8731 ANDY GILDERSLEEVE
APPLICANT: ADDRESS: PHONE NO.: FAX NO.: E-MAIL ADDRESS: CONTACT NAME	ATWELL, LLC 7100 EAST PLEASANT VALLEY ROAD INDEPENDENCE, OHIO 44131 (440)349-2000 (440)349-2028 bboron@atwell-group.com BILL BORON
BUILDING SQUARE FOOTAGE:	48,400 36,300 OFFICE (75%) 12,100 WAREHOUSE (25%)
BUILDING HEIGHT:	35'-4"
MINIMUM PARKING REQUIREMENT:	1 SPACE / 1,000 SQ.FT. OF GFA 1 SPACE / 350 SQ.FT. OF OFFICE AND SALES SPACE
PARKING PROVIDED:	150 SPACES INCLUDING 6 ADA SPACES
IMPERVIOUS SURFACE CALCULATION:	IMPERVIOUS AREA = 118,120 SQ.FT. OR 3.82 AC. SITE AREA = 1,179,395 SQ.FT. OR 27.08 AC. PERCENTAGE OF IMPERVIOUS AREA = 12%
PERVIOUS PARKING LOT CALCULATION:	PARKING LOT AREA = 50,400 SQ.FT. PERVIOUS AREA REQUIRED (10% MIN) = 5,040 SQ.FT. PERVIOUS AREA PROVIDED = 5,112 SQ.FT.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW C. BISSETT — LAND SURVEYOR — No. SU075137

RECORDED: MARCH 7, 2014	
PLAN BOOK	PAGE
340	37

Instr:201403070004920 03/07/2014
Pages:2 F:$85.00 3:38PM
Michele Mustello T20140004270
Butler County Recorder FL

ATWELL
866.850.4200 | www.atwell-group.com
OFFICES IN NORTH AMERICA AND ASIA
7100 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
440 349 2000

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

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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

THE COMMONS AT RIDC NORTH
CONSTRUCTION PLANS
PHASE 2
RECORDING PLAN

DATE OCTOBER 2013
REVISIONS

ATWELL

SCALE 0 25 50
1" = 50 FEET
DR. MPJ CH. DB
P.M. B. BORON
BOOK --
CAD FILE: Recording Plan.dwg
JOB 09001523
FILE CODE: --
SHEET NO. RP-1

COMMONWEALTH DRIVE (100'R/W)

PARCEL 508

PARCEL 509

PARCEL 519

N18°45'19"W 497.80'

15' PRESERVATION ZONE
25' FRONT YARD BUILDING SETBACK & NON-DISTURBANCE ZONE

25' NO-PAVE SETBACK ZONE

LIMITS OF EX. WETLANDS, TYP.

920.98'
423.18'

EX. STM OUTLET INV=1038.82 (18"W-E)

EX. STM CULV. INV=1014.84 (60"RCP)

R=2050.00'
A=366.05'
CH=N23°52'15"W
365.57'

N28°59'10"W 156.11'

N61°00'50"E 400.00'

462.01'

PROPOSED 100 YEAR FLOOD BOUNDARY

EXIST. ASPH.

PROPOSED BUILDING PHASE 2 48,400 S.F. FFE=1023.50

EXISTING BUILDING PHASE 1 48,400 S.F. FFE=1023.50

EXISTING DETENTION POND AREA

16.727 ACRES
N/F
REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA
ACQUISITION TRACT 2
DBV 1001, PAGE 169
16.727 ACRES

N71°14'41"E 861.29'

N71°14'41"E 887.68'

PROPOSED DETENTION POND

EXIST. CONC.

100 YEAR FLOOD BOUNDARY

234.50'

EX. SAN. MH
RIM=1017.30
INV=1005.90(12"N)
INV=1007.00(W)

EX. SAN. MH
RIM=1016.36
INV=1004.46(24"N)

EX. SAN. MH INTERCEPTOR (PER PLAN)

216.94'
S24°03'04"E

287.69'

FLOODWAY BOUNDARY

EXISTING TRASH ENCLOSURE

9.994 ACRES
N/F
REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA
ACQUISITION TRACT 2
DBV 1204, PAGE 686
9.994 ACRES

50' NATURAL LANDSCAPE BUFFER

PROPOSED 6' CRUSHED LIMESTONE TRAIL

EX. SAN. MH INTERCEPTOR 1 (PER PLAN)

EX. SAN. MH RIM=1026.06 INV=1008.66 (24"N-S)

EX. SAN. MH INTERCEPTOR 1 (PER PLAN)

PROPOSED 10' PUBLIC AND PEDESTRIAN ACCESS AND CONSTRUCTION ACCESS EASEMENT.

20' SIDE YARD BUILDING SETBACK

498.50'
S21°47'22"E 1803.21'

EX. SAN. MH INTERCEPTOR 1 (PER PLAN)

EX. SAN. MH RIM=1025.24 INV=1007.94(24"N-S)

EX. STM. CULV. INV=1022.19 (24"RCP)

BRUSH CREEK

538.88'

1798.74'

1037.38'
S21°47'22"E
4.47'

0.354 ACRES
PTC
LIMITED ACCESS R/W

R=11,359.19'
A=126.22'
CH=S22°06'28"E
126.22'

N65°09'42"E 58.61'

S35°47'31"E 106.37'

EX. SAN. MH INTERCEPTOR 1 (PER PLAN)

EX. SAN. MH RIM=1022.00 INV=1008.50 (24"W)

S17°59'40"W 73.23'

S17°44'19"E 111.98'

163.01'
S88°06'13"E

244.44'
S88°06'13"E

70' FRONT YARD BUILDING SETBACK

N/F
PENNSYLVANIA TURNPIKE COMMISSION

LAYOUT LEGEND

- PROP. CURB AND GUTTER
- PROP. LIGHT POLE
- CENTERLINE OF DITCH OR EDGE OF WATER
- FENCE
- LIMITS OF PHASE 1 CONSTRUCTION
- PROPERTY LINE
- CENTERLINE
- EXIST. SIGN
- PROP. SIGN
- SIDEWALK RAMP
- PROP. SINGLE MOUNTED FLOOD LIGHT
- PROP. DOUBLE MOUNTED LIGHT POLE
- PROP. WALL MOUNTED LIGHT FIXTURE
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C-8 FOR TYPICAL CROSS SECTION).
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-8 FOR TYPICAL CROSS SECTION).

BOUNDARY SURVEY PROVIDED BY OWNER PREPARED BY MACKIN ENGINEERING COMPANY (412) 788-0472

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

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

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

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OFFICES IN NORTH AMERICA AND ASIA
7100 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
440 349 2000

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT
THE ELMHURST GROUP
ONE BIRMINGHAM SQUARE, SUITE 430
PITTSBURGH, PENNSYLVANIA 15219

THE COMMONS AT RIDC NORTH CONSTRUCTION PLANS PHASE 2
RECORDING PLAN

DATE
OCTOBER 2013

REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MATTHEW C. BISSETT
LAND SURVEYOR
No. SU075127

ATWELL

SCALE 0 25 50
1" = 50 FEET

DR. MPJ	CH. DB
P.M. B. BORON	
BOOK --	
CAD FILE: Recording Plan 2.dwg	
JOB 09001523	
FILE CODE: --	
SHEET NO. RP-2	

RECORDED: March 7, 2014

PLAN BOOK	PAGE
340	38

Know all men by these Presents, That we Andrew A. & Nancy Jean Caruso, of the Township of Forward, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Forward Township.

In Witness Whereof, We hereunto set our hand and seal this 25th day of January, 2014.

John Hockenberger Jr.
Notary Public

Andrew A Caruso
Signature of Owner

Nancy Jean Caruso
Signature of Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for the Commonwealth and County, personally appeared the above named Andrew A. & Nancy Jean Caruso, and acknowledged the foregoing plan to be their act and deed and desires the same to be recorded as such.

Sworn to and subscribed before me this 25th day of January, 2014.

My commission expires the 6th day of May, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

John Hockenberger Jr.
Notary Public

We, Andrew A. & Nancy Jean Caruso owners of the Caruso Plan of Lots, do hereby certify that the title of this property is in the name of as recorded in Deed Book Volume 1036, page 771 Recorder of Deeds Office. We further certify that there is no mortgage, lien, or encumbrance against this property.

Andrew A Caruso Nancy J. Caruso
Owners

I, Howard G. McIlvried, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan 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.

Signature

049396-R
Registration number

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

Secretary President

Approved by the Board of Supervisors of the Township of Forward this 11 day of March, 2014.

Secretary Chairman of Board

Approved by the Forward Township Planning Commission this 29 day of January, 2014.

Secretary Chairman

GENERAL NOTES:

1. The addresses of the properties to be subdivided is:

   111 Dufford Road, Evans City, PA 16033
   317 Old Route 68, Evans City, PA 16033

2. The name and address of the owner of the property to be subdivided is:

   Andrew A. & Nancy Jean Caruso
   111 Dufford Road
   Evans City, PA 16033

3. This site is located in Zone X of the Flood Insurance Rate Map, Community Panel No. 421419 0003 B, bearing an effective date of 6-19-89 and is not located within a special flood hazard area.

Reviewed by the Butler County Planning Commission this 29TH day of January, 2014.

Secretary Chairman

Approved by the Butler County Conservation District this _____ day of _____, 2014.

Chairman

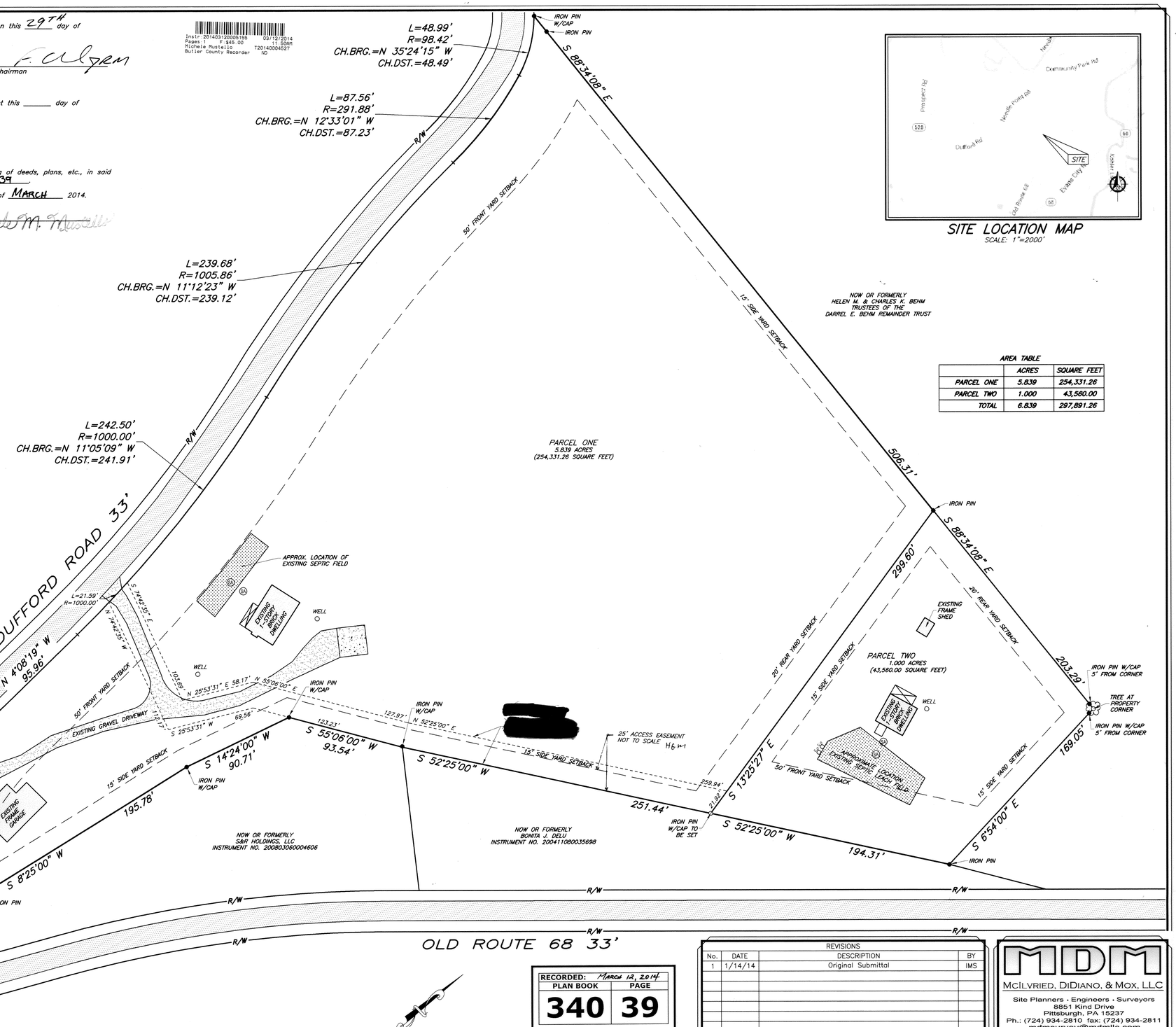
Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 340 Page(s) 39.

Given under my hand and seal this 12th day of MARCH 2014.

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

Instr: 201403120005155 03/12/2014
Pages: 1 F $45.00 11:50AM
Michele Mustello T20140004527
Butler County Recorder ND

SITE LOCATION MAP
SCALE: 1"=2000'



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

AREA TABLE

	ACRES	SQUARE FEET
PARCEL ONE	5.839	254,331.26
PARCEL TWO	1.000	43,560.00
TOTAL	6.839	297,891.26

RECORDED: March 12, 2014

PLAN BOOK	PAGE
340	39

REVISIONS

No.	DATE	DESCRIPTION	BY
1	1/14/14	Original Submittal	IMS

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU049396-R
PENNSYLVANIA

FORWARD TOWNSHIP SUPERVISORS

FORWARD TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

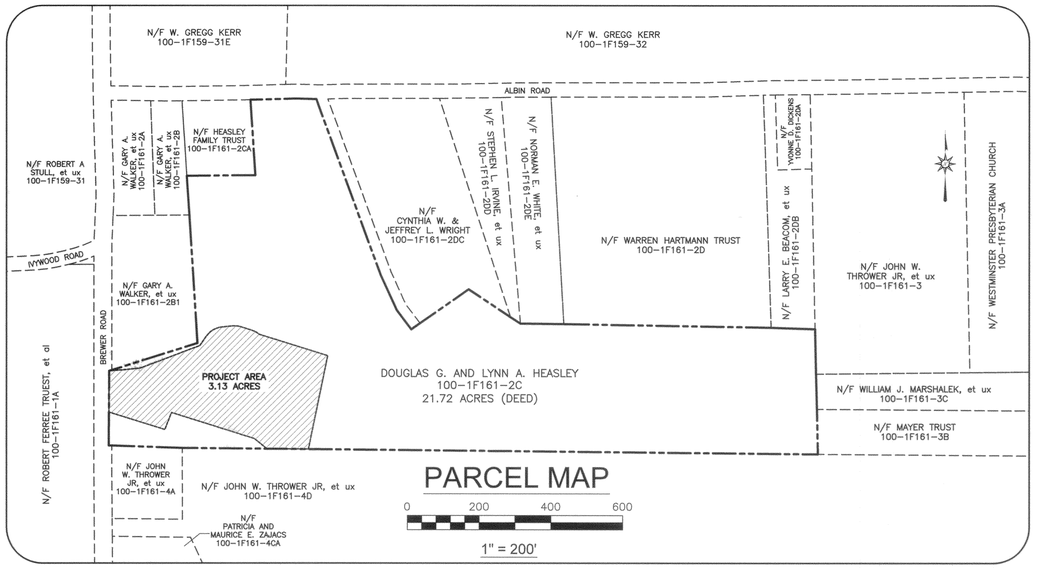
BUTLER COUNTY RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY, PA

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

CARUSO PLAN OF LOTS

A SUBDIVISION OF TAX PARCEL NO. 160-4F29-12A1
PROPERTY OF ANDREW A. & NANCY JEAN CARUSO
111 DUFFORD ROAD
Township of Forward, County of Butler & Commonwealth of Pennsylvania
January 14, 2014 MDM PROJECT NO. 5574-Subdivision

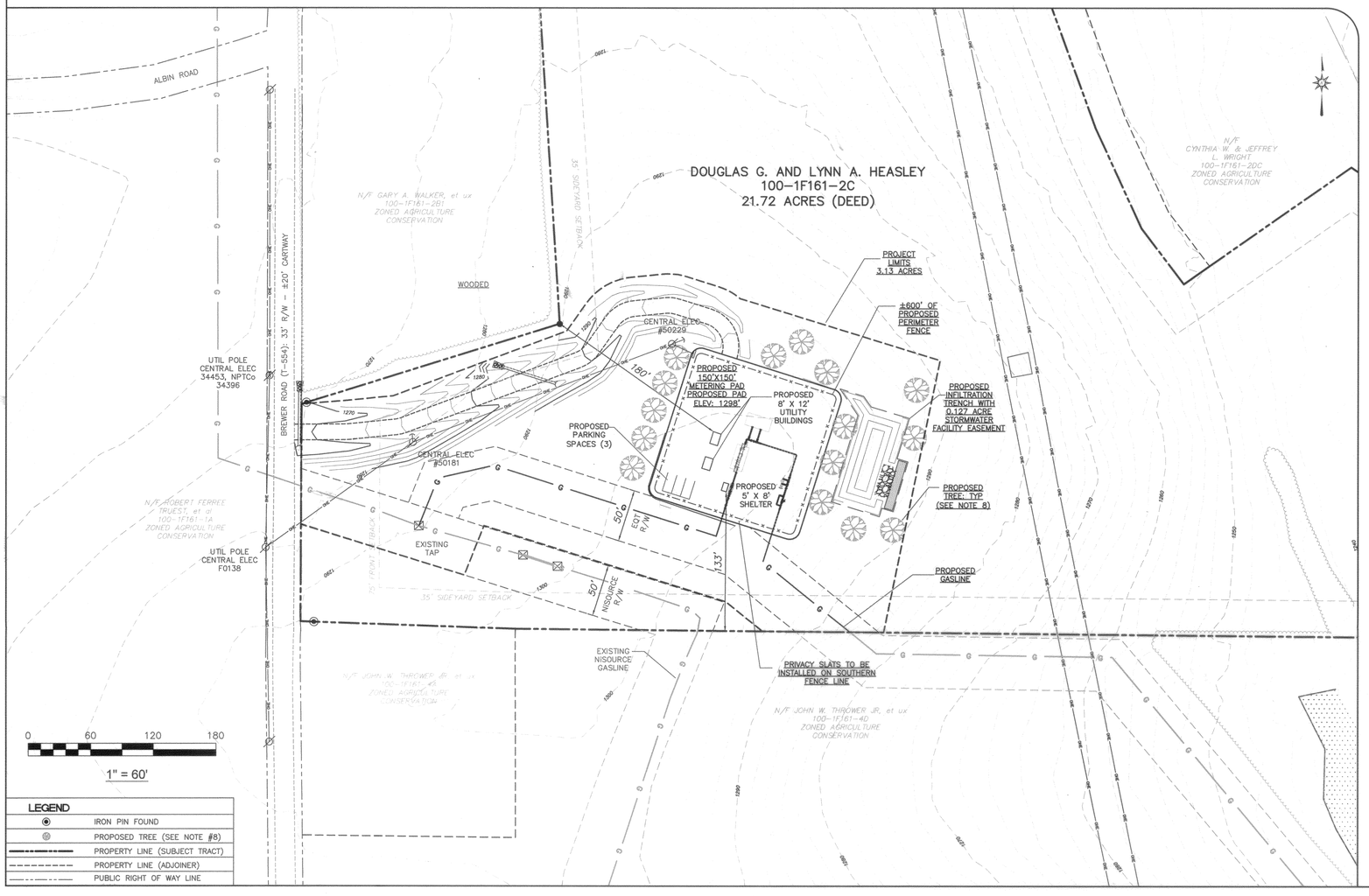
SCALE:	1"=40'
DATE:	1/14/14
DRAWN BY:	IMS
CHECKED BY:	HGM
SHEET NUMBER:	1 of 1
PROJECT NO.	5574



PARCEL MAP

0 200 400 600

1" = 200'



0 60 120 180

1" = 60'

LEGEND	
⊙	IRON PIN FOUND
	PROPOSED TREE (SEE NOTE #8)
	PROPERTY LINE (SUBJECT TRACT)
	PROPERTY LINE (ADJOINER)
	PUBLIC RIGHT OF WAY LINE

NON BUILDING WAIVER: SURFACE LEASE AREA

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE LAND DEVELOPMENT DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF NATURAL GAS METERING STATION USE. NO PORTION OF LEASE AREA AS DEPICTED ON SURFACE LEASE AGREEMENT RECORDED IN BUTLER COUNTY INSTRUMENT 201305170014389 IS APPROVED BY CLINTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE LAND DEVELOPMENT DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS LEASE AREA SHOULD CONTACT APPROPRIATE OFFICIALS OF CLINTON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

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 *CHAIRMAN OF THE BOARD*

KNOW ALL MEN BY THESE PRESENTS THAT WE DOUGLAS G. HEASLEY AND LYNN A. HEASLEY, DO HEREBY ADOPT THIS AS OUR LAND DEVELOPMENT PLAN OF OUR PROPERTY SUBJECT TO SURFACE LEASE AGREEMENT RECORDED IN BUTLER COUNTY INSTRUMENT 201305170014389 AND 201307240021602, SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CLINTON, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FORM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PARTIES IN THIS SURFACE LEASE AGREEMENT.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF January, 2014

Douglas Heasley LESSOR

Lynn Heasley LESSOR

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME DOUGLAS G. HEASLEY AND LYNN A. HEASLEY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 22 DAY OF January, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark A. Jenkins, Notary Public
Chartiers Twp., Washington County
My Commission Expires Aug. 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES
THE 17 DAY OF August, 2015

Mark A. Jenkins NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:
THAT EQT GATHERING, LLC, DOES HEREBY ADOPT THIS LAND DEVELOPMENT PLAN OF ITS SURFACE LEASE AREA OF PROPERTY OF DOUGLAS G. HEASLEY AND LYNN A. HEASLEY AS RECORDED IN BUTLER COUNTY INSTRUMENT 201305170014389 AND 201307240021602, SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CLINTON, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PARTIES IN THIS SURFACE LEASE AGREEMENT.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 23RD DAY OF January, 2014

Natalie J. Jefferis LESSEE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME NATALIE N. JEFFERIS, REGIONAL LAND DIRECTOR OF EQT GATHERING, LLC WHO BEING DULY SWORN, DEPOSETH AND SAITH THE SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID EQT GATHERING, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS REGIONAL LAND DIRECTOR OF SAID COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 23 DAY OF January, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Roy A. Slavensky, Notary Public
North Strabane Twp., Washington County
My Commission Expires March 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES
THE 2 DAY OF MARCH, 2016

Roy A. Slavensky NOTARY PUBLIC

REVIEWED BY THE CLINTON TOWNSHIP PLANNING COMMISSION
THIS 3RD DAY OF March 2014

Kenneth E. Tracht
SECRETARY CHAIRMAN

APPROVED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS THIS
THIS 10TH DAY OF March 2014

Mark R. Nelson
SECRETARY CHAIRMAN

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

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 340 PAGE 40

GIVEN UNDER MY HAND AND SEAL
THIS 12 DAY OF March 2014

RECORDER

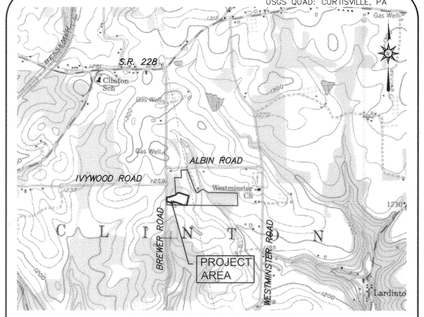
I JESSE H. HICKMAN, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN 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.

SIGNATURE OF SURVEYOR

SU-53654
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JESSE H. HICKMAN
LAND SURVEYOR SU-53654
PENNSYLVANIA

RECORDED: MARCH 12, 2014	
PLAN BOOK	PAGE
340	40



LOCATION MAP

1" = 2000'

NOTES:

1. SITE ADDRESS: 211 BREWER ROAD
   SAXONBURG, PA 16056
   ZONED: AGRICULTURAL CONSERVATION
   MINIMUM LOT AREA = 5 ACRES
   MINIMUM LOT WIDTH = 200'
   FRONTYARD SET BACK = 75'
   REARYARD SET BACK = 50'
   SIDEYARD SET BACK = 35'
   MAXIMUM HEIGHT = 45'
   MAXIMUM COVERAGE = 20%
2. PROPERTY OWNER (LESSOR): DOUGLAS G AND LYNN A HEASLEY
   148 ALBIN ROAD
   SAXONBURG, PA 16056
   SOURCE OF TITLE: INSTRUMENT NO: 201101110000793
3. DEVELOPER (LESSEE): EQT GATHERING, LLC.
   625 LIBERTY AVE SUITE 1700
   PITTSBURGH, PA 15222
   SURFACE LEASE AGREEMENTS RECORDED IN INSTRUMENT NO 201307240021602 AND 201305170014389.
4. PROPOSED DEVELOPEMENT AREA COVERAGE: 3.13 ACRES.
5. THE BASIS OF BEARINGS AND COORDINATES SHOWN HEREON IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983 (SOUTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) AS DETERMINED BY A GPS SURVEY. VERTICAL DATUM IS NGVD 88.
6. THE ADJOINER DATA SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND IS ONLY AS ACCURATE AS THE PUBLIC RECORDS AVAILABLE AT THE TIME OF THIS SURVEY.
7. HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW.".
8. REFER TO NIBA S001 / NIBA D001 PIPELINE PROJECT EROSION AND SEDIMENT CONTROL PLAN AND POSTCONSTRUCTION STORMWATER MANAGEMENT PLAN APPROVED UNDER DEP EROSION AND SEDIMENT CONTROL GENERAL PERMIT-2 NO ESX13-019-0037.
9. PROPOSED TREES TO BE PLANTED IN ACCORDANCE WITH CLINTON TOWNSHIP 411.2 TYPE I SCREENING AND BUFFERING REQUIREMENTS. ALL TREES TO BE NORWAY SPRUCE OR APPROVED EQUIVALENT AND SHALL BE SIX FEET IN HEIGHT AT TIME OF PLANTING. TREES THAT DO NOT SURVIVE SHALL BE REPLACED WITHIN SIX MONTHS OF DEATH.
10. THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.

Instr: 201403120008188 03/12/2014
Pages: 1 $45.00 2:16PM
Michele Mustello T20140008549
Butler County Recorder FL

RECORDER OF DEEDS BUTLER COUNTY, PA

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

LAND DEVELOPMENT PLAN
NIBA D001 INTERCONNECT
PREPARED FOR
EQT GATHERING, LLC

PROPERTY OWNER (LESSOR):	DEVELOPER (LESSEE):
DOUGLAS G AND LYNN A HEASLEY 148 ALBIN ROAD SAXONBURG, PA 16056	EQT GATHERING, LLC. 625 LIBERTY AVE SUITE 1700 PITTSBURGH, PA 15222

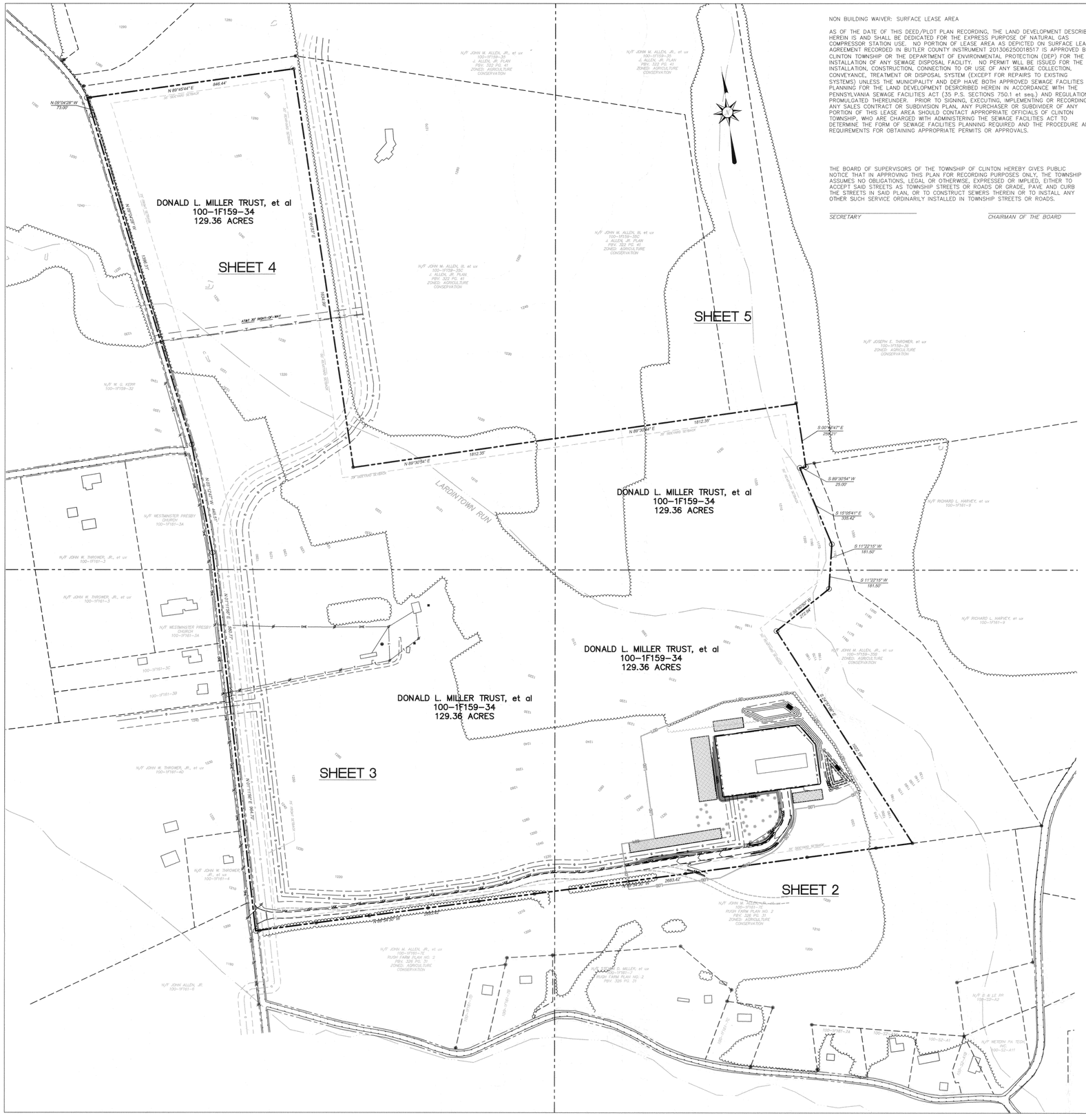
PREPARED BY:
J.H. Hickman Surveying, LLC.
107 BELLTOP DRIVE, KITTANNING, PENNSYLVANIA

CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

0 60 120 180

SCALE:1"=60'

DATE: JANUARY 9, 2014



NON BUILDING WAIVER: SURFACE LEASE AREA

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE LAND DEVELOPMENT DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF NATURAL GAS COMPRESSOR STATION USE. NO PORTION OF LEASE AREA AS DEPICTED ON SURFACE LEASE AGREEMENT RECORDED IN BUTLER COUNTY INSTRUMENT 201306250018517 IS APPROVED BY CLINTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE LAND DEVELOPMENT DESRCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS LEASE AREA SHOULD CONTACT APPROPRIATE OFFICIALS OF CLINTON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

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

CHAIRMAN OF THE BOARD

KNOW ALL MEN BY THESE PRESENTS THAT WE DONALD L. MILLER and LINDA R. MILLER, CO-TRUSTEES UNDER THE DONALD L. MILLER AND LINDA R. MILLER REVOCABLE LIVING TRUST, DO HEREBY ADOPT THIS AS OUR LAND DEVELOPMENT PLAN OF OUR PROPERTY SUBJECT TO SURFACE LEASE AGREEMENT RECORDED IN BUTLER COUNTY INSTRUMENT 201306250018517 AND 201307240021602, SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CLINTON, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FORM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PARTIES IN THIS SURFACE LEASE AGREEMENT.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF January, 2014

DONALD L. MILLER AND LINDA R. MILLER REVOCABLE LIVING TRUST

Donald L. Miller LESSOR

Linda A Miller LESSOR CO-TRUSTEES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME DONALD L. MILLER and LINDA R. MILLER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 22 DAY OF January, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark A. Jenkins, Notary Public
Chartiers Twp., Washington County
My Commission Expires Aug. 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES
THE 17 DAY OF August, 2015

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:
THAT EQT GATHERING, LLC, DOES HEREBY ADOPT THIS LAND DEVELOPMENT PLAN OF ITS SURFACE LEASE AREA OF PROPERTY OF DONALD L. MILLER AND LINDA R. MILLER REVOCABLE LIVING TRUST AS RECORDED IN BUTLER COUNTY INSTRUMENT 201306250018517 AND 201307240021602, SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CLINTON, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PARTIES IN THIS SURFACE LEASE AGREEMENT.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 28th DAY OF January, 2014

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

Natalie N. Jefferis LESSEE

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME NATALIE N. JEFFERIS, REGIONAL LAND DIRECTOR OF EQT GATHERING, LLC WHO BEING DULY SWORN, DEPOSETH AND SAITH THE SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID EQT GATHERING, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS REGIONAL LAND DIRECTOR OF SAID COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 28th DAY OF JANUARY, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Roy A. Slavensky, Notary Public
North Strabane Twp., Washington County
My Commission Expires March 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES
THE 2 DAY OF March, 2016

NOTARY PUBLIC

REVIEWED BY THE CLINTON TOWNSHIP PLANNING COMMISSION
THIS 3RD DAY OF March, 2014

SECRETARY CHAIRMAN

APPROVED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS THIS
THIS 10th DAY OF March, 2014

SECRETARY CHAIRMAN

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS
THIS 16th DAY OF OCT., 2013

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 340 PAGE 41-45

GIVEN UNDER MY HAND AND SEAL
THIS 12 DAY OF March, 2014

RECORDER

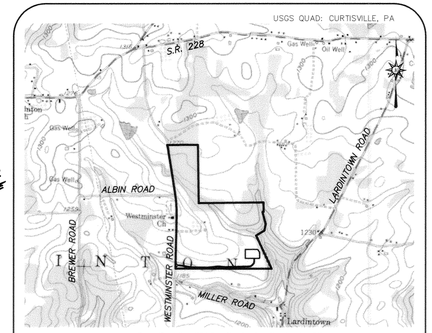
I JESSE H. HICKMAN, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JESSE H. HICKMAN LAND SURVEYOR SU-53654

SIGNATURE OF SURVEYOR

SU-53654
REGISTRATION NUMBER

RECORDED: March 12, 2014	
PLAN BOOK	PAGE
340	41



LOCATION MAP
1" = 2000'

NOTES:

1. SITE ADDRESS: 239 WESTMINSTER ROAD
SARVER, PA 16055

ZONED: AGRICULTURAL CONSERVATION
MINIMUM LOT AREA = 5 ACRES
MINIMUM LOT WIDTH = 200'
FRONTYARD SET BACK = 75'
REARYARD SET BACK = 50'
SIDEYARD SET BACK = 35'
MAXIMUM HEIGHT = 45'
MAXIMUM COVERAGE = 20%

2. PROPERTY OWNER (LESSOR): DONALD L. MILLER TRUST, et al
161 MCCAY ROAD,
SAXONBURG, PA 16056

SOURCE OF TITLE: INSTRUMENT NO: 201205020012201

3. DEVELOPER (LESSEE): EQT GATHERING, LLC.
625 LIBERTY AVE SUITE 1700
PITTSBURGH, PA 15222

SURFACE LEASE AGREEMENTS RECORDED IN INSTRUMENT NO 201307240021602 AND 201306250018517.

4. THE BASIS OF BEARINGS AND COORDINATES SHOWN HEREON IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983 (SOUTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) AS DETERMINED BY A GPS SURVEY. VERTICAL DATUM IS NGVD 88.

5. THE ADJOINER DATA SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND IS ONLY AS ACCURATE AS THE PUBLIC RECORDS AVAILABLE AT THE TIME OF THIS SURVEY.

6. HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW.".

7. REFER TO BASS COMPRESSOR STATION EROSION AND SEDIMENT CONTROL PLAN AND POSTCONSTRUCTION STORMWATER MANAGEMENT PLAN APPROVED UNDER DEP EROSION AND SEDIMENT CONTROL GENERAL PERMIT-2 NO ESX13-019-0043.

8. PROPOSED TREES TO BE PLANTED IN ACCORDANCE WITH CLINTON TOWNSHIP 411.2 TYPE I SCREENING AND BUFFERING REQUIREMENTS. ALL TREES TO BE NORWAY SPRUCE OR APPROVED EQUIVALENT AND SHALL BE SIX FEET IN HEIGHT AT TIME OF PLANTING. TREES THAT DO NOT SURVIVE SHALL BE REPLACED WITHIN SIX MONTHS OF DEATH.

9. THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.

Instr:201403120005161 03/12/2014
Pages:5 F:$205.00
Michele Mustello 2:20PM
Butler County Recorder T20140004851
FL

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

LEGEND	
⊙	IRON PIN FOUND
○	PROPERTY CORNER
⊗	EXISTING WATER WELL
▣	EXISTING SEPTIC
✳	PROPOSED TREE (SEE NOTE #8)
———	PROPERTY LINE (SUBJECT TRACT)
- - - -	PROPERTY LINE (ADJOINER)
———	PUBLIC RIGHT OF WAY LINE

LAND DEVELOPMENT PLAN
BASS COMPRESSOR STATION
PREPARED FOR
EQT GATHERING, LLC

PROPERTY OWNER (LESSOR):
DONALD L. MILLER TRUST, et al
161 MCCAY ROAD,
SAXONBURG, PA 16056

DEVELOPER (LESSEE):
EQT GATHERING, LLC.
625 LIBERTY AVE SUITE 1700
PITTSBURGH, PA 15222

PREPARED BY:
J.H. Hickman Surveying, LLC.
107 BELLTOP DRIVE, KITTANNING, PENNSYLVANIA

CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

0 200 400 600
SCALE:1"=200'

DATE: JANUARY 9, 2014

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

DONALD L. MILLER TRUST, et al
100-1F159-34
129.36 ACRES

S 11°22'15" W
181.50'

S 58°50'50" W
272.94'

S 24°57'06" E
1022.19'

N 89°54'30" W
2683.42'

50' REARYARD SETBACK

35' SIDEYARD SETBACK

N/F RICHARD L. HARVEY, et ux
100-1F161-9

N/F JOHN M. ALLEN, JR., et ux
100-1F159-35B
ZONED: AGRICULTURE
CONSERVATION

N/F JOHN M. ALLEN, JR., et ux
100-1F161-7E
RUGH FARM PLAN NO. 2
PBV. 326 PG. 31
ZONED: AGRICULTURE
CONSERVATION

N/F STEVEN D. MILLER, et ux
100-1F161-7
RUGH FARM PLAN NO. 2
PBV. 326 PG. 31

PROPOSED NATURAL GAS COMPRESSOR STATION
95'
206'

PROPOSED STORMWATER FACILITY EASEMENT
190'X100'

PROPOSED TREE LINE

EXISTING TREE LINE

1.36 ACRES OF TREES TO BE REMOVED

PROPOSED PROJECT AREA: 11.1 ACRES

PROPOSED VEGETATED SOIL STOCKPILE

PROPOSED INFILTRATION TRENCHES FOR STORMWATER CONTROL

PROPOSED STORMWATER FACILITY EASEMENT

PROPOSED PARKING SPACES

PROPOSED VEGETATED SOIL STOCKPILE

PROPOSED TREES: TYP

PROPOSED INFILTRATION TRENCHES FOR STORMWATER CONTROL

PROPOSED STORMWATER FACILITY EASEMENTS 130'X14'

NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA

AGRICULTURAL FIELD

50' GASLINE RIGHT-OF-WAY (EQT)

WOODED

SHED

TRAILER

BARN

HOUSE

N/F B & LE RR
100-S2-A2

N/F WETERN PA TECH INC.
100-S2-A11

LARGENTOWN ROAD (S.R. 2011)

LEGEND	
◉	IRON PIN FOUND
○	PROPERTY CORNER
Ⓦ	EXISTING WATER WELL
▣	EXISTING SEPTIC
✳	PROPOSED TREE (SEE NOTE #8)
———	PROPERTY LINE (SUBJECT TRACT)
- - - - -	PROPERTY LINE (ADJOINER)
—·—·—	PUBLIC RIGHT OF WAY LINE

RECORDED: March 12, 2014	
PLAN BOOK	PAGE
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LAND DEVELOPMENT PLAN
BASS COMPRESSOR STATION
PREPARED FOR
EQT GATHERING, LLC

PROPERTY OWNER (LESSOR):
DONALD L. MILLER TRUST, et al
161 MCCAY ROAD,
SAXONBURG, PA 16056

DEVELOPER (LESSEE):
EQT GATHERING, LLC.
625 LIBERTY AVE SUITE 1700
PITTSBURGH, PA 15222

PREPARED BY:
J.H. Hickman Surveying, LLC.
107 BELLTOP DRIVE, KITTANNING, PENNSYLVANIA

CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JESSE H. HICKMAN
LAND SURVEYOR
SU-53454

0 100 200 300
SCALE:1"=100'
DATE: JANUARY 9, 2014

SHEET 2 OF 5

LEGEND	
⊙	IRON PIN FOUND
○	PROPERTY CORNER
Ⓦ	EXISTING WATER WELL
▣	EXISTING SEPTIC
❋	PROPOSED TREE (SEE NOTE #8)
————	PROPERTY LINE (SUBJECT TRACT)
- - - - - -	PROPERTY LINE (ADJOINER)
- - - - - -	PUBLIC RIGHT OF WAY LINE

RECORDED: March 12, 2014	
PLAN BOOK	PAGE
340	43

LAND DEVELOPMENT PLAN
BASS COMPRESSOR STATION
PREPARED FOR
EQT GATHERING, LLC

PROPERTY OWNER (LESSOR):
DONALD L. MILLER TRUST, et al
161 MCCAY ROAD,
SAXONBURG, PA 16056

DEVELOPER (LESSEE):
EQT GATHERING, LLC.
625 LIBERTY AVE SUITE 1700
PITTSBURGH, PA 15222

PREPARED BY:
J.H. Hickman Surveying, LLC.
107 BELLTOP DRIVE, KITTANNING, PENNSYLVANIA

CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

0 100 200 300
SCALE:1"=100'

DATE: JANUARY 9, 2014

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JESSE D. HICKMAN
LAND SURVEYOR
SU-53454

DONALD L. MILLER TRUST, et al
100-1F159-34
129.36 ACRES

N 89°45'44" E 846.44'

N 09°04'28" W 73.00'

N 09°04'28" W 1396.31'

S 00°44'53" E 1634.99'

N 89°30'54" E 1812.35'

N 03°12'47" W 445.51'

35' SIDEYARD SETBACK

75' FRONT SETBACK

50' REARYARD SETBACK

WOODED

AT&T 30' RIGHT-OF-WAY

APPROXIMATE PROPOSED SUPERIOR APPALACHIA PIPELINE AND 50' R/W

50' GASLINE RIGHT-OF-WAY (EQT)

LARDINTOWN RUN

N/F JOHN M. ALLEN, JR., et ux
100-1F159-35
J. ALLEN, JR. PLAN
PBV. 322 PG. 41
ZONED: AGRICULTURE CONSERVATION

N/F JOHN M. ALLEN, III, et ux
100-1F159-35C
J. ALLEN, JR. PLAN
PBV. 322 PG. 41
ZONED: AGRICULTURE CONSERVATION

N/F W. G. KERR
100-1F159-32

N/F WESTMINSTER PRESBY CHURCH
100-1F161-3A

N/F JOHN W. THROWER, JR., et ux
100-1F161-3

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

LEGEND	
◉	IRON PIN FOUND
○	PROPERTY CORNER
Ⓦ	EXISTING WATER WELL
▣	EXISTING SEPTIC
✺	PROPOSED TREE (SEE NOTE #8)
———	PROPERTY LINE (SUBJECT TRACT)
- - - - -	PROPERTY LINE (ADJOINER)
——·——	PUBLIC RIGHT OF WAY LINE

RECORDED: MARCH 12, 2014	
PLAN BOOK	PAGE
340	44

LAND DEVELOPMENT PLAN
BASS COMPRESSOR STATION
PREPARED FOR
EQT GATHERING, LLC

PROPERTY OWNER (LESSOR):
DONALD L. MILLER TRUST, et al
161 MCCAY ROAD,
SAXONBURG, PA 16056

DEVELOPER (LESSEE):
EQT GATHERING, LLC.
625 LIBERTY AVE SUITE 1700
PITTSBURGH, PA 15222

PREPARED BY:
J.H. Hickman Surveying, LLC.
107 BELLTOP DRIVE, KITTANNING, PENNSYLVANIA

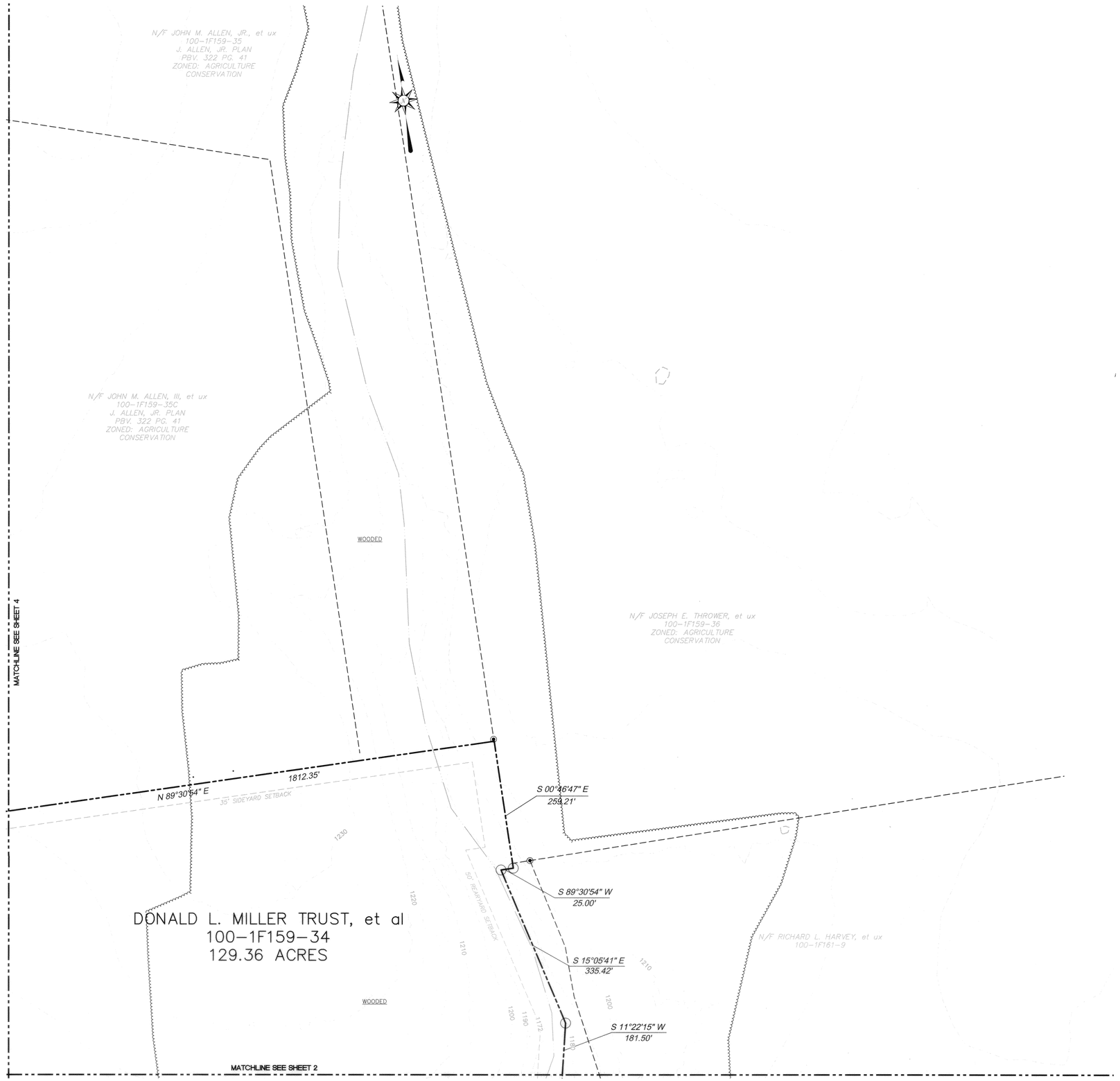
CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

0 100 200 300

SCALE:1"=100'

DATE: JANUARY 9, 2014

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JESSE J. HICKMAN
LAND SURVEYOR
SU-53654



LEGEND	
⊙	IRON PIN FOUND
○	PROPERTY CORNER
Ⓦ	EXISTING WATER WELL
▣	EXISTING SEPTIC
✳	PROPOSED TREE (SEE NOTE #8)
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RECORDED: March 12, 2014	
PLAN BOOK	PAGE
340	45

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BASS COMPRESSOR STATION
PREPARED FOR
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CLINTON TOWNSHIP BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

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REGISTERED PROFESSIONAL
JESSE D. HICKMAN
LAND SURVEYOR
SU-53654

0 100 200 300
SCALE: 1"=100'
DATE: JANUARY 9, 2014

Instr:201403130005230 03/13/2014
Pages:5 F:$205.00 1:43PM
Michele Mustello T20140004564
Butler County Recorder FL

STORMWATER MANAGEMENT PLAN

BASS COMPRESSOR STATION

J.H. Hickman Surveying, LLC.
259 Booher Road Kittanning, PA 16201

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. J. H. HICKMAN SURVEYING, LLC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. J.H. HICKMAN SURVEYING, LLC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

I, NATALIE N. JEFFERIS, REGIONAL LAND DIRECTOR OF EQT GATHERING, LLC DO ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

NATALIE N. JEFFERIS

I, BRENT M. YOUNG, PE, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CLINTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

BRENT M. YOUNG, PE

I, RONALD LSEN, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CLINTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME NATALIE N. JEFFERIS, REGIONAL LAND DIRECTOR OF EQT GATHERING, LLC WHO BEING DULY SWORN, DEPOSETH AND SAITH THE SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID EQT GATHERING, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS REGIONAL LAND DIRECTOR OF SAID COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

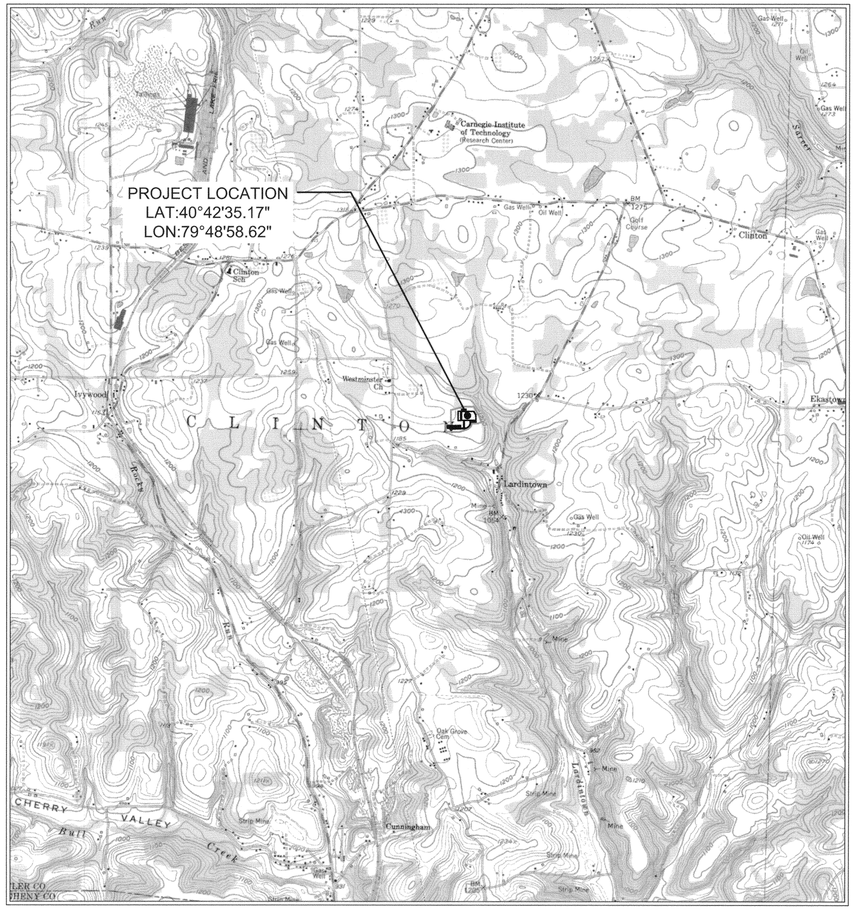
AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 13 DAY OF January 2014

MY COMMISSION EXPIRES
THE 17 DAY OF August 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark A. Jenkins, Notary Public
Chartiers Twp., Washington County
My Commission Expires Aug. 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



USGS QUAD: CURTISVILLE, PA

0 2000 4000 6000

LOCATION MAP
1" = 2000'

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on this 13th day of March A.D. 2014 in Book No. 340 pg 46-50 Witness my hand and this seal of said Office.
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PROJECT LOCATION:
CLINTON TOWNSHIP
BUTLER COUNTY

SITE 911 ADDRESS:
239 WESTMINSTER ROAD
SARVER, PA 16055

NOTES:

1. THE OPERATOR ACKNOWLEDGES AND STATES THAT THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN.
2. RECORD DRAWINGS WILL BE PROVIDED BY THE APPLICANT FOR ALL STORMWATER FACILITIES PRIOR TO THE RELEASE OF THE SURETY BOND.
3. THE PLAN PREPARER CAN BE REACHED AT byoung@wjyaengineers.com

PREPARED FOR

EQT

EQT GATHERING, LLC

455 RACETRACK ROAD
WASHINGTON, PA 15301
PHONE: 412-395-5536

THIS PLAN IS PREPARED FOR EQT GATHERING, LLC AND REGULATORY ENTITIES USE ONLY.

REPRODUCTIONS OR USE BY ANYONE OTHER THAN EQT GATHERING, LLC OR REGULATORY ENTITIES MAY NOT BE RELIED UPON.

THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND BMP'S WILL BE THE SOLE RESPONSIBILITY OF EQT GATHERING, LLC

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	TITLE SHEET
2	OVERALL SITE PLAN
3	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
4	PLAN NOTES, TABLES, AND DETAILS
5	PLAN DETAILS

RECORDED: MARCH 13, 2014
PLAN BOOK 340 PAGE 46

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO : DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.

SOME UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE, OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE ENGINEER OR SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

SERIAL NUMBER: 20132202102-000

REVISIONS:

NO.:	DATE:	DWN.:	CHKD.:	APPD.:	DESCRIPTION:

STORMWATER MANAGEMENT PLAN
BASS COMPRESSOR STATION
CLINTON TOWNSHIP, BUTLER COUNTY, PA

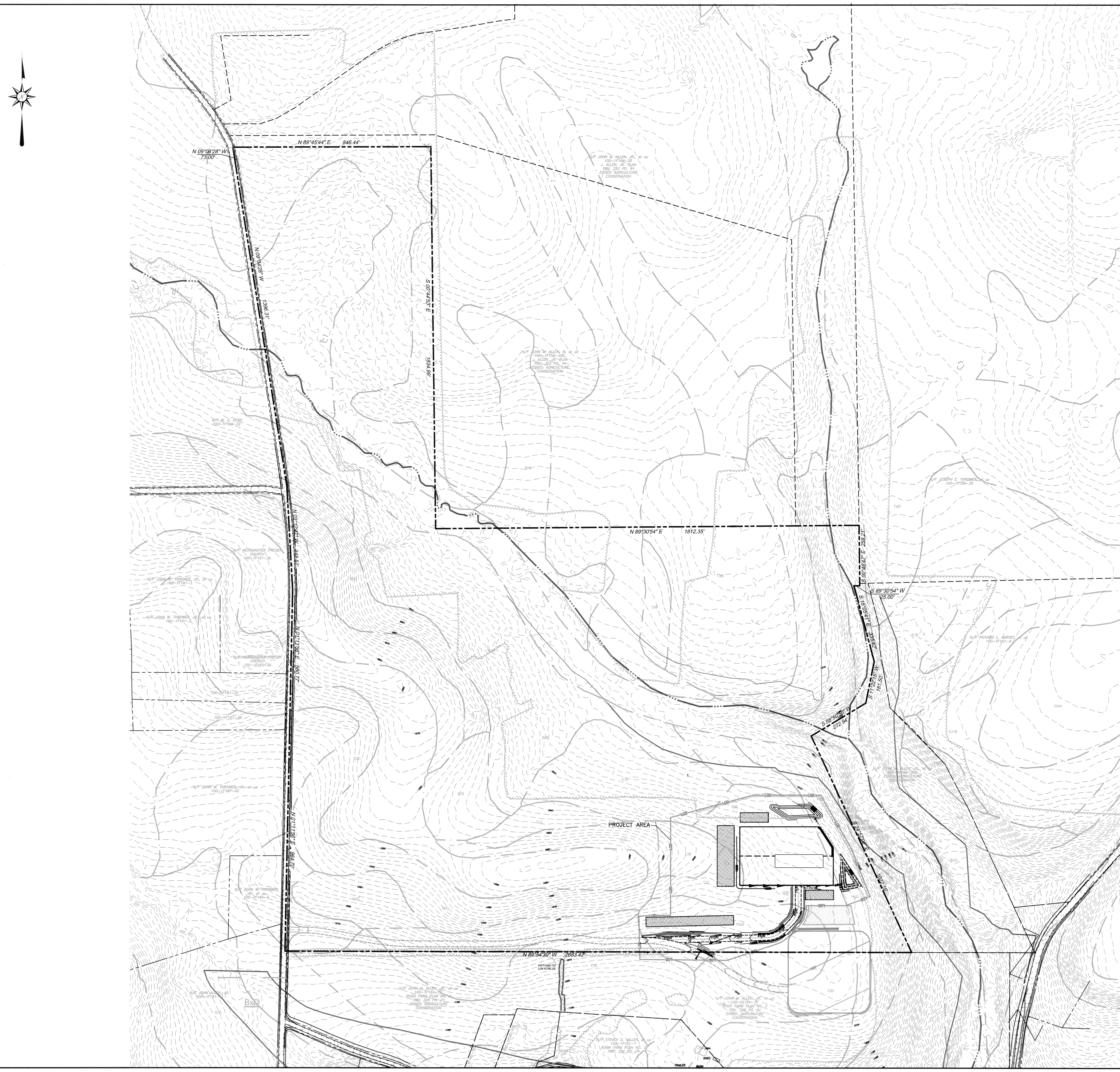
EQT GATHERING, LLC
455 RACETRACK ROAD
WASHINGTON, PA 15301

I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE EROSION AND SEDIMENT CONTROL AND PCSM/SITE RESTORATION PLAN AND POST CONSTRUCTION BMPS ARE TRUE AND CORRECT, REPRESENT ACTUAL FIELD CONDITIONS AND ARE IN ACCORDANCE WITH THE 25 PA. CODE CHAPTERS 78 AND 102 OF THE DEPARTMENT'S RULES AND REGULATIONS. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BRENT MATTHEW YOUNG
ENGINEER
No. PE077826

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JESSE H. HICKMAN
LAND SURVEYOR
SU-SM54

DRAWN BY:	TDH
CHECKED BY:	BMY
APPROVED BY:	JHH
DATE:	1/9/2014
SCALE:	NONE
REVISION	
SHT. NO. 1 OF 5 SHTS	



RECORDED: MARCH 13, 2014

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CONTOUR INTERVAL–2'

0 200 400 600

SCALE 1"=200'

NAD 83, PA SOUTH ZONE
US SURVEY ZONE

NO.:	DATE:	DWN.:	CHKD.:	APPD.:	DESCRIPTION:
1	9/26/13	BMY	TDH	JHH	REGRADED COMPRESSOR PAD WITH CROWN RUNNING EAST TO WEST.

REVISIONS:

STORMWATER MANAGEMENT PLAN
BASS COMPRESSOR STATION
CLINTON TOWNSHIP, BUTLER COUNTY, PA

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ENGINEER
No. PE077626

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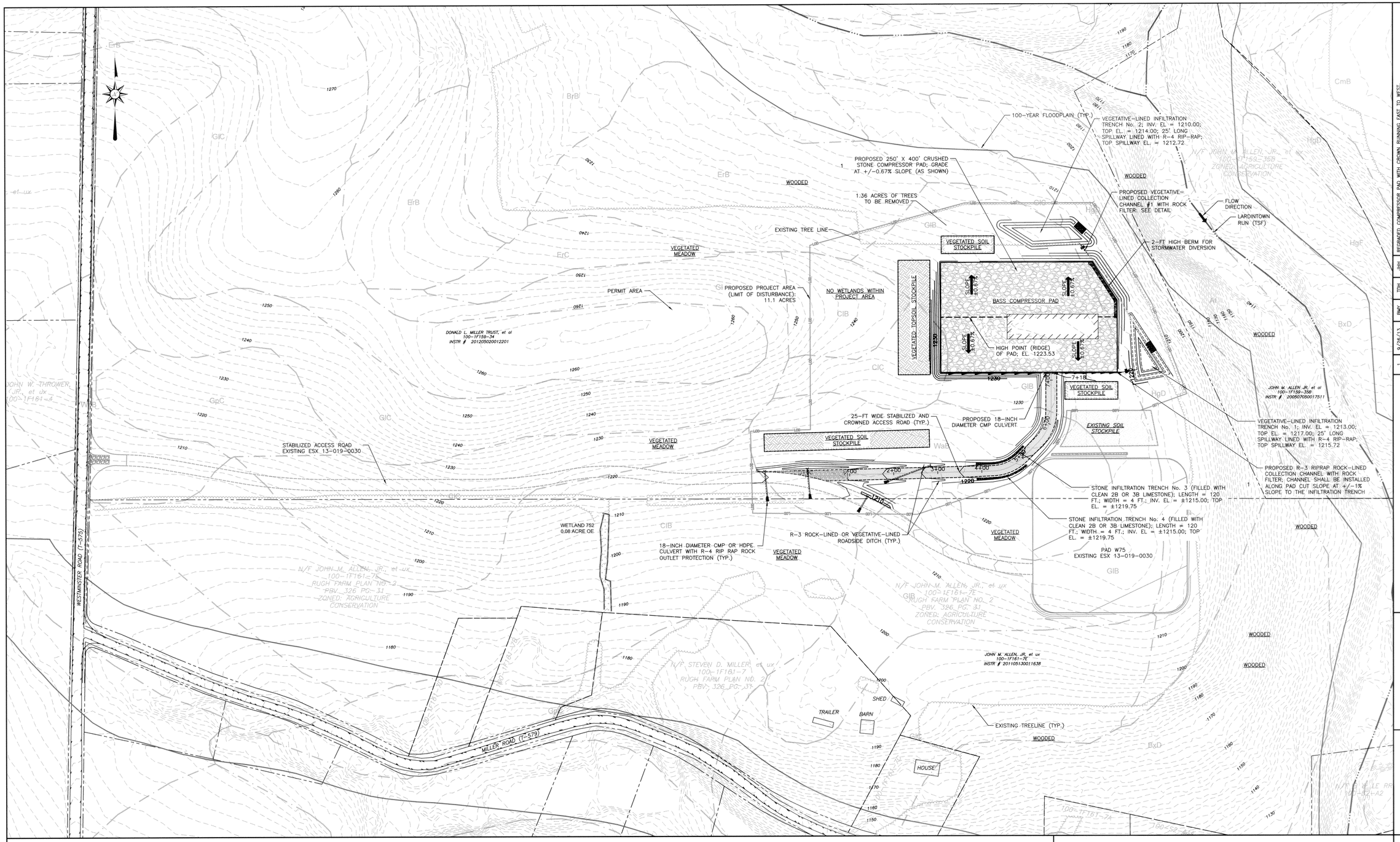
REGISTERED PROFESSIONAL
JESSE H HICKMAN
LAND SURVEYOR
SU-53654

DRAWN BY:	TDH
CHECKED BY:	BMY
APPROVED BY:	JHH
DATE:	1/9/2014
SCALE:	1"=100'

REVISION

SHT. NO. 2 OF 5 SHTS



LEGEND

- EXISTING PROPERTY LINE
- 1210 EXISTING 10-FT (INDEX) CONTOUR
- EXISTING 2-FT (INTERMEDIATE) CONTOUR
- EXISTING STREAM
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING TOWNSHIP/STATE ROAD
- TREELINE (POST CONSTRUCTION)
- EXISTING SOIL MAP UNIT BOUNDARY
- BxD EXISTING SOIL MAP UNIT
- EXISTING DELINEATED WETLANDS
- PROPOSED ESCGP-2 PERMIT AREA
- PROPOSED LIMIT OF DISTURBANCE
- 1210 PROPOSED 10-FT (INDEX) CONTOUR
- PROPOSED 2-FT (INTERMEDIATE) CONTOUR
- STABILIZED ACCESS ROAD
- PROPOSED CHANNEL (TYPE AS SPECIFIED)
- PROPOSED 18" CROSS CULVERT
- PROPOSED RIPRAP APRON
- STABILIZED PAD
- STABILIZED TOPSOIL/SOIL STOCKPILE

CONTOUR INTERVAL-2'

0 100 200 300

SCALE 1"=100'

NAD 83, PA SOUTH ZONE
US SURVEY ZONE

RECORDED: March 13, 2014

PLAN BOOK	PAGE
340	48

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1	9/26/13	REGRADED COMPRESSOR PAD WITH CROWN RUNNING EAST TO WEST.						

STORMWATER MANAGEMENT PLAN
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REGISTERED PROFESSIONAL
BRENT MATTHEW YOUNG
ENGINEER
No. PE077626

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH H. HICKMAN
LAND SURVEYOR
SU-53634

DRAWN BY:	TDH
CHECKED BY:	BMY
APPROVED BY:	JHH
DATE:	1/9/2014
SCALE:	1"=100'
SHT. NO. 3 OF 5 SHTS	REVISION

SEQUENCE OF CONSTRUCTION:

SEQUENCE OF CONSTRUCTION – COMPRESSOR PAD SITE AND ACCESS ROAD:

1. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITY INCLUDING CLEARING AND GRUBBING, THE REGISTRANT SHALL CLEARLY DELINEATE SENSITIVE AREAS, RIPARIAN FOREST BUFFER BOUNDARIES, AREAS PROPOSED FOR INFILTRATION PRACTICES, THE LIMITS OF CLEARING, TREES THAT ARE TO BE CONSERVED WITHIN THE PROJECT SITE AND SHALL INSTALL APPROPRIATE BARRIERS WHERE EQUIPMENT MAY NOT BE PARKED, STAGED, OPERATED OR LOCATED FOR ANY PURPOSE.
2. SITE ACCESS – THIS IS THE FIRST LAND DISTURBANCE ACTIVITY TO TAKE PLACE AT THE SITE AND SHOULD PROVIDE BMPs TO MINIMIZE ACCELERATED EROSION AND SEDIMENTATION FROM THE FOLLOWING AREAS: ENTRANCE TO THE SITE, CONSTRUCTION ROUTES AND AREAS DESIGNATED FOR EQUIPMENT OR OTHER USE AT THE SITE INCLUDING PARKING AND STOCKPILES. PERFORM CLEARING AND GRUBBING AS NECESSARY TO CONSTRUCT ROCK CONSTRUCTION ENTRANCE.
3. SEDIMENT BARRIERS – INSTALL PERIMETER BMPs AFTER THE CONSTRUCTION SITE IS ACCESSED; KEEP ASSOCIATED CLEARING AND GRUBBING LIMITED TO ONLY THAT AMOUNT REQUIRED FOR INSTALLING PERIMETER BMPs.
4. LAND CLEARING AND GRUBBING – IMPLEMENT CLEARING AND GRUBBING ONLY AFTER ALL DOWNSLOPE EROSION AND SEDIMENTATION BMPs HAVE BEEN CONSTRUCTED, ARE STABILIZED AND CONSIDERED TO BE FULLY FUNCTIONING.
5. ONCE ALL DOWNSLOPE EROSION AND SEDIMENTATION BMPs HAVE BEEN INSTALLED AND ARE FUNCTIONING IN PLACE, STRIPPING TOPSOIL OFF THE SITE AND STOCKPILING WHERE DESIGNATED CAN BEGIN (THE FIRST ITEMS TO BE CONSTRUCTED ARE THE INFILTRATION TRENCHES).
6. AFTER TOPSOIL IS STRIPPED AND STOCKPILED, INSTALLATION OF ALL REMAINING E&S CONTROLS SHOWN ON THE PLAN DRAWINGS (NOT PREVIOUSLY REQUIRED TO BE INSTALLED) SHALL COMMENCE.
7. ONCE ALL E&S CONTROLS ARE INSTALLED, FULL EARTH DISTURBANCE ACTIVITIES FOR CONSTRUCTION OF THE SITE CAN COMMENCE INCLUDING EXCAVATION AND CONSTRUCTION OF THE COMPRESSOR PAD SITE.
8. ACTIVITIES SHALL PROCEED WITH THE APPROPRIATE CONSTRUCTION TECHNIQUES, E&S CONTROLS AND BEST MANAGEMENT PRACTICES IMPLEMENTED.
9. ALL DISTURBED AREAS INCLUDING GRADING AREAS, CUT/FILL SLOPES, ETC. WILL BE TEMPORARILY STABILIZED UTILIZING VEGETATIVE STABILIZATION (SEEDED AND MULCHED), EROSION CONTROL BLANKETS OR STONE (SEE PLAN).
10. REGULAR OVERSIGHT AND INSPECTION WILL BE PERFORMED BY THE OPERATOR'S DESIGNATED PERSONNEL. THE PROPOSED PAD AND ACCESS ROAD WILL BE CONSTRUCTED IN ACCORDANCE WITH PADEP STANDARDS AND REGULATIONS; CONSTRUCTION SHALL ALSO UTILIZE A CUT/FILL BALANCE EXCAVATION METHOD TO THE EXTENT PRACTICAL.
11. STABILIZATION OF THE DISTURBED AREA WILL TAKE PLACE IMMEDIATELY AFTER EXCAVATION IS COMPLETE.
    a. EROSION CONTROL MATS WILL BE INSTALLED ON ANY CUT AND FILL SLOPES THAT ARE 3:1 OR GREATER. HYDROMULCH SUCH AS EARTHGUARD OR FLEXTERRA FLEXIBLE GROWTH MEDIUM CAN BE USED IN PLACE OF EROSION CONTROL BLANKET AT THE MAXIMUM RATE OF 1.5 TON / ACRE FOR SLOPES GREATER THAN OR EQUAL TO 3:1 EXCEPT WITHIN 50 FT OF ANY SURFACE WATERS OR IN AREAS OF CONCENTRATED FLOW.
    b. THE COMPRESSOR SITE PAD(S) AND ACCESS ROAD(S) WILL BE STABILIZED WITH PERVIOUS CLEAN ROCK (AREAS PREVIOUSLY CONSTRUCTED (WHERE INDICATED ON THE PLANS) SHALL BE IMPROVED AS REQUIRED AND SUPPLEMENTED WITH PERVIOUS CLEAN ROCK AS NECESSARY TO ACHIEVE ADEQUATE STABILIZATION).
    c. ALL DISTURBED AREAS ARE TO BE SCARIFIED, LIMED, FERTILIZED, SEEDED AND MULCHED.
    d. FINAL STABILIZATION – AFTER THE CONSTRUCTION PHASE IS COMPLETE, INSTALL STABILIZATION BMPs INCLUDING: PERMANENT SEEDING, MULCHING AND RIPRAP, AND COMPLETE IMPLEMENTATION OF STORMWATER BMPs IN THIS LAST CONSTRUCTION PHASE. STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION BMPs ONCE OVER 70% OF THE SITE HAS ACHIEVED PERMANENT VEGETATED STABILIZATION. STABILIZE ANY DISTURBANCE ASSOCIATED WITH REMOVAL OF ALL TEMPORARY BMPs.
    e. FINAL STEP FROM CONSTRUCTION PHASE TO PCSM PHASE INVOLVES CONVERSION OF THE INFILTRATION TRENCHES TO THEIR FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PHASE SPECIFICATION PER THE CONVERSION REQUIREMENTS DETAILED ON THESE PLANS.
12. WHEN ALL DISTURBED AREAS REACH A UNIFORM 70% PERENNIAL RE-VEGETATION, THE SITE WILL BE CONSIDERED STABLE.

PCSM/RESTORATION NOTES:

1. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL CONTAMINATED MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. AT THE PROPOSED COMPRESSOR SITE, AN APPROXIMATELY 250'x400' STABILIZED (STONE) PAD SHALL BE LEFT FOR THE COMPRESSOR STATION OPERATION (SEE PLAN).
3. ALL DISTURBED AREAS, EXCEPT THE ACCESS ROAD, ARE TO BE SCARIFIED, LIMED, FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THESE PLANS. THE FINAL STABILIZED 250'x400' PAD SHALL BE SCARIFIED TO THE EXTENT PRACTICAL PRIOR TO FINAL STABILIZATION.
4. AFTER ALL DISTURBED AREAS ACHIEVE UNIFORM 70% COVERAGE OF PERENNIAL RE-VEGETATION, STRAW BALE BARRIERS, FILTER FENCE OR SOCKS AND ANY OTHER TEMPORARY E&S BMPs SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE PADEP'S STANDARDS. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF IN AN ENVIRONMENTALLY SOUND MANNER, WITH THE APPROVAL OF APPROPRIATE PADEP STAFF.
5. RUNOFF VOLUME AND RATE OVER THE RESTORED AREA WILL BE EQUAL TO OR LESS THAN THE PRE-DISTURBED SITE – THERE WILL BE NO NET INCREASE IN VOLUME FROM THE 2-YEAR, 24-HOUR STORM EVENT AND NO NET INCREASE IN RUNOFF RATE FROM THE 1-YEAR THROUGH 100-YEAR STORM EVENTS (DUE TO THE CONSTRUCTION OF APPROPRIATE BMPs SUCH AS THE INFILTRATION TRENCHES).
6. THE SITE HAS BEEN DESIGNED TO MEET THE STORMWATER ORDINANCE ESTABLISHED BY CLINTON TOWNSHIP (BUTLER COUNTY) WHICH IS IS BASED ON THE ACT 167 MODEL ORDINANCE FOR BUTLER COUNTY.
7. REMEDIAL ACTION SHALL BE TAKEN ON ALL DISTURBED AREAS THAT DO NOT ACHIEVE PERMANENT STABILIZATION (i.e. RE-SEEDED, ETC.).

INFILTRATION TRENCH: CONSTRUCTION PHASE TO PCSM CONVERSION NOTES:

1. THE INFILTRATION TRENCH SHALL BE EMPTIED/CLEANED OF ALL SEDIMENT AS REQUIRED AT INTERVALS SPECIFIED BY THE MAINTENANCE SCHEDULE AND DURING CONVERSION TO THE POST SWM INFILTRATION TRENCH (PRIOR TO PERMANENT RE-SEEDING).
2. DURING CONVERSION, THE INFILTRATION TRENCH SHALL BE RE-VEGETATED/RE-SEEDED AS NECESSARY AND IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED ON THESE PLANS.
3. DURING CONVERSION, THE INFILTRATION TRENCH SHALL MAINTAIN THE SAME OVERALL DIMENSIONS (IDENTICAL SIZING BETWEEN THE CONSTRUCTION PHASE AND POST CONSTRUCTION PHASE TO MINIMIZE DISTURBANCE).
4. ONCE ALL SEDIMENT HAS BEEN REMOVED AND 70% VEGETATION HAS BEEN ACHIEVED IN THE INFILTRATION TRENCH, THE CONVERSION SHALL BE CONSIDERED COMPLETE.

PCSM MAINTENANCE SCHEDULE:

INFILTRATION TRENCES:

1. THE OIL AND GAS OPERATOR (LAND LESSEE) IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DESIGNED POST CONSTRUCTION STORMWATER MANAGEMENT BMPs AND SHALL ADHERE TO THE SCHEDULE FOR MAINTENANCE AS OUTLINED BELOW.
2. INSPECTIONS SHALL BE PERFORMED AT LEAST QUARTERLY.
3. ACCESS FOR SEDIMENT REMOVAL SHALL BE PROVIDED DURING THE CONSTRUCTION PHASE.
4. CHECK EMBANKMENTS, SPILLWAYS AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS. DISPLACED RIPRAP WITHIN THE SPILLWAY SHALL BE REPLACED IMMEDIATELY.
5. SEDIMENT REMOVAL SHALL BE CONDUCTED WHEN THE STRUCTURE IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND IN ACCORDANCE WITH THE PADEP'S REGULATIONS.

RECYCLING AND DISPOSAL OF WASTE MATERIAL:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF WASTE INCLUDING SEDIMENT, EROSION AND SEDIMENTATION CONTROL MATERIALS, ETC. FROM THIS PROJECT. CONSTRUCTION WASTES ARE THOSE THAT CAN ADVERSELY IMPACT WATER QUALITY AND INCLUDE, BUT NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH-WATER, AND SANITARY WASTES. THE CONTRACTOR WILL INSPECT THE PROJECT AREA WEEKLY AND PROPERLY DISPOSE OF ALL CONSTRUCTION WASTES. LITTERING BY CONSTRUCTION CREWS WILL BE DISCOURAGED AND HOUSEKEEPING OF THE SITE AND THE SURROUNDING AREA WILL BE ENCOURAGED. WHENEVER POSSIBLE, REUSABLE WASTES WILL BE SEPARATED FROM OTHER WASTE AND HANDLING FOR RECYCLING.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AN ACCEPTABLE UP-LAND LOCATION FOR THE DISPOSAL OF ANY EXCESS SOIL OR ROCK WASTE THAT CANNOT BE DISPOSED OF ON THIS PROPERTY AND MUST SUBMIT AN E&S PLAN TO THE DEPARTMENT FOR REVIEW AND APPROVAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SEPARATE WRITTEN E&S PLAN FOR PROPOSED PERMANENT WASTE/SPOIL AREAS GREATER THAN 5,000 SQUARE FEET IN DISTURBANCE; THE WASTE AREA MUST COMPLY WITH ALL CHAPTER 102 EROSION CONTROL RULES AND REGULATIONS, INCLUDING NPDES PERMIT REQUIREMENTS IF GREATER THAN 1 ACRE OF DISTURBED GROUND OCCURS: THE WASTE/SPOIL AREA MUST COMPLY WITH CHAPTER 105 STREAM ENCROACHMENT REGULATIONS AND BE MORE THAN 50 FEET FROM ANY FLOODWAY, TOP OF STREAM BANK OR WETLANDS.

SEED MIXTURES AND MULCH FOR REVEGETATION

Item	1. Forestland/Non-Agricultural Land Mix (Utility ROW & Unmowed Slopes/Banks) and 2. Forestland/Non-Agricultural Land + Food Plot Mix[2]			
Permanent Seed and Mulch Application Rates			**% Purity**	**Total Germination %**
Seed[1]	Perennial Rye Grass	7 pounds/acre	98	90
Seed[1]	Creeping Red Fescue	16 pounds/acre	97	85
Seed[1]	Ladino Clover	5 pounds/acre	99	90
Seed[1]	Tall Fescue (endophyte fungus free)	25 pounds/acre	98	85
Seed[1]	Red Top	2 pounds/acre	98	90
Seed[1]	Birdsfoot Trefoil (upright variety) Inoculated	5 pounds/acre	98	80
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A
Temporary Seed and Mulch Application Rates				
Seed [4]	Annual Rye Grass	40 pounds/acre	95	85
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A

Item	3. Agricultural/Pastureland Seed Mix			
Permanent Seed and Mulch Application Rates			**% Purity**	**Total Germination %**
Seed[1]	Orchard Grass	20 pounds/acre	95	85
Seed[1]	Timothy	20 pounds/acre	99	90
Seed[1]	Birdsfoot Trefoil (Inoculated)	6 pounds/acre	98	80
Seed[1]	Ladino Clover	6 pounds/acre	99	90
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A
Temporary Seed and Mulch Application Rates				
Seed [4]	Annual Rye Grass	40 pounds/acre	95	85
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A

Item	4. Residential Mix (Utility ROW in and around Mowed Yards)			
Permanent Seed and Mulch Application Rates			**% Purity**	**Total Germination %**
Seed[1]	Kentucky Bluegrass	50 pounds/acre	98	85
Seed[1]	Creeping Red Fescue	66 pounds/acre	97	85
Seed[1]	Fiji Perennial Rye Grass	28 pounds/acre	98	90
Seed[1]	ASP 6006 Perennial Rye Grass	28 pounds/acre	98	90
Seed[1]	ASP 6004 Perennial Rye Grass	28 pounds/acre	98	90
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A
Temporary Seed and Mulch Application Rates				
Seed [4]	Annual Rye Grass	40 pounds/acre	95	85
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A

Item	5. Winter Stabilization Mix (Utility ROW and Unmowed Slopes and Banks)			
Temporary Seed and Mulch Application Rates				
Seed[3,4]	Annual Rye Grass	50 pounds/acre	95	85
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A

Item	6. Wetland Mix (Stabilization of Reclaimed Wetlands w/in the Utility ROW)			
Temporary Seed and Mulch Application Rates				
Seed [4]	Annual Rye Grass	40 pounds/acre	95	85
Mulch	Weed Free Straw	3 tons/acre	N/A	N/A

Item	7. Droughty Sites Mix (Areas where rock is blasted or dug in the forests with acid soils, and wood chips are a acidifying component)			
Permanent Seed and Mulch Application Rates			**% Purity**	**Total Germination %**
Seed[1]	Hard Fescue	10 pounds/acre	98	85
Seed[1]	Sheep Fescue	10 pounds/acre	98	85
Seed[1]	Chewing Fescue	10 pounds/acre	98	85
Seed[1]	Creeping Red Fescue	10 pounds/acre	97	85
Seed[1]	Orchard Grass	10 pounds/acre	95	85
Seed[1]	White Clover	10 pounds/acre	99	90
Seed[1]	Red Top	3 pounds/acre	98	90
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A
Temporary Seed and Mulch Application Rates				
Seed [4]	Annual Rye Grass	40 pounds/acre	95	85
Mulch	Grass hay or cereal straw	3 tons/acre	N/A	N/A

Notes:

1. All seed is live seed. Permanent Seeding to be applied during spring through fall.
2. Forestland/Non-Agricultural Land + Food Plot Mix is only utilized where specified by landowner lease agreement dictates its use. Chicory, red and white clover, and other perennial herbs can be utilized as may be required in the Food Plot Mix.
3. All seed is pure live seed. Seeding dates are ideal during fall through early winter.
4. All annual rye grass applied after October 1 should be Aroostook variety and is required after October 15. Aroostook annual rye grass may be seeded into November for winterization with some degree of success, if weather cooperates.

RECORDED: March 13, 2014	
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SPECIES	PURE LIVE SEED	SEEDING RATE (LB.\AC.)	FERTILIZER TYPE	FERTILIZER RATE (LB.\AC.)	LIMING RATE (T.\AC.)	MULCH TYPE	MULCH RATE (IN. THICKNESS OR T./AC.)	ANCHOR MATERIAL	ANCHOR METHOD	ANCHOR MATERIAL RATE
PERMANENT										
NATIVE DETENTION MIX (ERNMX-183)	100%	20	10-20-20	1000	6	STRAW	0.75"-1.0" OR 3 TONS/AC.	ECB*	SEE DETAIL	SEE DETAIL

* ONLY NECESSARY IF SLOPES ARE 3:1 OR GREATER

SEEDING NOTES:
1. LIMING RATE SHALL BE AS INDICATED UNLESS SOIL TEST INDICATES OTHERWISE.
2. THE GOAL OF SEEDING IS TO ESTABLISH 70% UNIFORM VEGETATIVE COVER OVER THE DISTURBED AREA.
3. DURING THE NON-GROWING SEASON (OCTOBER THROUGH APRIL), THE MULCHING RATE SHOULD BE TWICE AS HEAVY AS SPECIFIED.
4. SEED MIX SHALL BE PROVIDED BY ERNST CONSERVATION SEEDS OR EQUAL. NATIVE DETENTION AREA MIX INCLUDES 47% DEERTONGUE, 25% VIRGINIA WILDRYE, 15% TICKLEGRASS, 5% AUTUMN BENTGRASS, 4% BLUNT BROOM SEDGE, 3% SOFT RUSH AND 1% PATH RUSH.

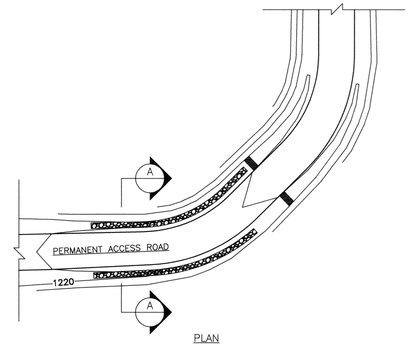
SEEDING TABLE – INFILTRATION TRENCHES

TABLE 11.2
SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 LB.	25 LB.	210 LB.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 LB.	12.5 LB.	100 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

ADAPTED FROM PENN STATE, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"

NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2.



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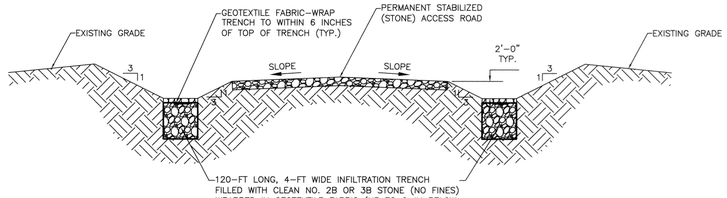

SECTION A-A

STONE INFILTRATION TRENCH DETAIL

NO SCALE

REVISIONS:

NO.:	DATE:	DWN.:	CHKD.:	APPD.:	DESCRIPTION:

STORMWATER MANAGEMENT PLAN
BASS COMPRESSOR STATION
CLINTON TOWNSHIP, BUTLER COUNTY, PA

EQT GATHERING, LLC
455 RACETRACK ROAD
WASHINGTON, PA 15301

I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE EROSION AND SEDIMENT CONTROL AND PCSM/SITE RESTORATION PLAN AND POST CONSTRUCTION BMPS ARE TRUE AND CORRECT, REPRESENT ACTUAL FIELD CONDITIONS AND ARE IN ACCORDANCE WITH THE 25 PA. CODE CHAPTERS 78 AND 102 OF THE DEPARTMENT'S RULES AND REGULATIONS. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

COMMONWEALTH OF PENNSYLVANIA
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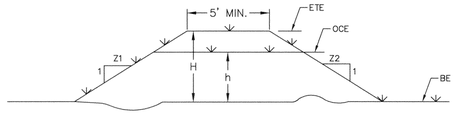
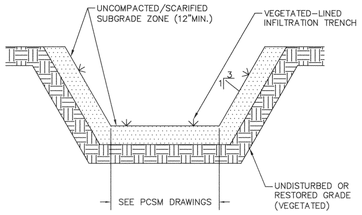
RS-53454

DRAWN BY:	TDH
CHECKED BY:	BMY
APPROVED BY:	JHH
DATE:	1/9/2014
SCALE:	NONE
REVISION	
SHT. NO. 4 OF 5 SHTS	



SECTION THROUGH INFILTRATION TRENCH SPILLWAY

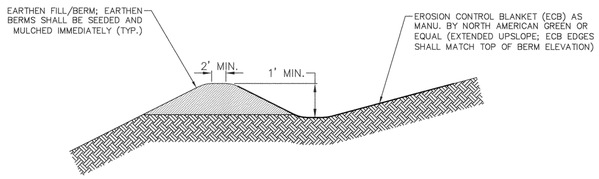
INFILT. TRENCH NO.	Z1 (FT)	H (FT)	h (FT)	Z2 (FT)	EMBANK. TOP ELEV. ETE (FT)	OUTLET CREST ELEV. OCE (FT)	BOTTOM ELEV. BE (FT)	OUTLET WIDTH (FT)
1	3	4.25	3	3	1217.00	1215.72	1213.00	20
2	3	4.25	3	3	1214.00	1212.72	1210.00	26



NOTES:
1. UPON COMPLETION, THE INFILTRATION TRENCH SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROVED ESCGP-2 DRAWINGS.
2. CONTRACTOR SHALL MINIMIZE COMPACTION OF THE TRENCHES DURING CONSTRUCTION. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE TRENCHES.
3. CONTRACTOR SHALL IMMEDIATELY SEED AND MULCH INFILTRATION TRENCHES AFTER THEIR CONSTRUCTION. NO RUNOFF SHALL DISCHARGE INTO THE INFILTRATION TRENCH UNTIL GREATER THAN 70 PERCENT STABILIZATION (VEGETATION) OCCURS WITHIN THE TRENCH UNLESS TRENCH IS LINED WITH EROSION CONTROL MATTING AS MANUFACTURED BY NORTH AMERICAN GREEN OR EQUAL.
4. INFILTRATION TRENCHES ARE SIZED TO ADDRESS THE 1-YEAR THROUGH 100-YEAR STORM RUNOFF EVENTS (RATE) AND THE 2-YEAR VOLUME ABOVE PRE-DEVELOPMENT CONDITIONS.
5. INFILTRATION TRENCH IS NOT DESIGNED AS A SEDIMENT TRAP. MINIMAL SEDIMENT WILL BE CREATED FROM CONSTRUCTION AND WILL BE ADDRESSED THROUGH INSTALLATION OF COMPOST FILTER SOCKS UP-GRADIENT OF THE TRENCH.

INFILTRATION TRENCH DETAIL

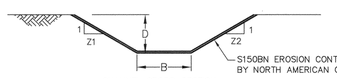
NOT TO SCALE



NOTES:
1. BERMS SHALL BE MAINTAINED AND ADJUSTED CONTINUOUSLY UNTIL 90% VEGETATIVE GROWTH IS ESTABLISHED ON THE EXTERIOR SLOPES (IF EARTHEN BERM) AND THE STORMWATER MANAGEMENT FACILITIES ARE FUNCTIONING.
2. BERMS SHALL BE PROTECTED UPSLOPE (WATER PATH) WITH EROSION CONTROL BLANKETS (ECBs) AS MANUFACTURED BY NORTH AMERICAN GREEN OR EQUAL.
3. EARTHEN BERMS SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.
4. ROCK OUTLET APRONS SHALL BE PLACED AT RUNOFF DISCHARGE ENDS OF BERMS AS AN ENERGY DISSIPATER (REFER TO TYPICAL ROCK OUTLET APRON SIZES SHOWN ON THE CULVERT DETAIL ON PCSM SHEET 6)

EARTHEN BERM DETAIL

NOT TO SCALE



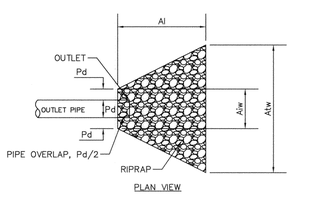
CHANNEL CROSS-SECTION

COLLECTION CHANNEL								
COLLECTION CHANNEL NO.	STATIONS	BOTTOM WIDTH, B (FT)	MINIMUM DEPTH, D (FT)	Z1 (FT)	Z2 (FT)	ECB S150BN AS MANU. BY NORTH AMERICAN GREEN OR EQUAL	MAX. SLOPE (%)	CONTRIB. DRAINAGE AREA (AC)
1	ENTIRE LENGTH	2	2	3	3	YES	2.2	0.69

NOTES:
1. ALL COLLECTION CHANNELS HAVE BEEN SIZED IN ACCORDANCE WITH THE "VEGETATED TRAPEZOIDAL CHANNEL SIZING CHART" ATTACHED TO THE ESCGP-2 PERMIT APPLICATION FORM 0G0111 (PART K. CHANNELS).
2. ALL CONTRIBUTORY DRAINAGE AREAS USED FOR DESIGN OF EACH CHANNEL WAS CONSERVATIVELY TAKEN TO BE THE ENTIRE STORMWATER DRAINAGE AREA THE COLLECTION CHANNEL IS LOCATED IN, REGARDLESS OF THE LOCATION OF EACH CHANNEL WITHIN ITS RESPECTIVE DRAINAGE AREA.
3. EROSION CONTROL BLANKET SHALL BE PLACED IN ALL VEGETATED COLLECTION CHANNELS TO ENHANCE VEGETATIVE GROWTH.
4. 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.
5. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

TYPICAL COLLECTION CHANNEL DETAIL

NOT TO SCALE

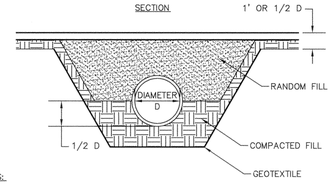


* PLACEMENT DEPTH SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN SIX (6) INCHES

RIPRAP APRONS						
OUTLET NO.	PIPE DIAMETER, Pd (IN)	RIPRAP			APRON	
		SIZE (R-_)	THICKNESS, Rt (IN)	LENGTH, Al (FT)	INITIAL WIDTH, Aiw (FT)	TERMINAL WIDTH, Atw (FT)
ALL	18	R-4	12-18	10	4.5	12

RIPRAP APRON DETAIL

NOT TO SCALE



NOTES:

MINIMUM DIAMETER FOR ANY CULVERT IS 12"; OTHERWISE CULVERT SHALL BE SIZED FOR ANTICIPATED PEAK FLOW. PLACE CULVERT SO BOTTOM IS AT SAME LEVEL AS BOTTOM OF DITCH OR ADJOINING SLOPE. CULVERTS SHALL BE PLACED WITH A SLOPE OF 2 TO 4% LOWER END SHALL BE AT LEAST 2" BELOW UPPER END.

EXTEND CULVERT 12" BEYOND BASE OF ROAD FILL ON BOTH SIDES. FIRMLY PACK FILL AROUND CULVERT, ESPECIALLY THE BOTTOM HALF.

PROVIDE SUITABLE OUTLET PROTECTION* AND, WHERE APPROPRIATE, INLET PROTECTION.

INSPECT CULVERT WEEKLY: REMOVE ANY FLOW OBSTRUCTIONS AND MAKE NECESSARY REPAIRS IMMEDIATELY.

THIS DETAIL MAY BE USED FOR DITCH RELIEF CULVERTS AND FOR CROSSINGS OF ROADSIDE DITCHES. IT IS NOT APPROPRIATE FOR STREAM CROSSINGS.

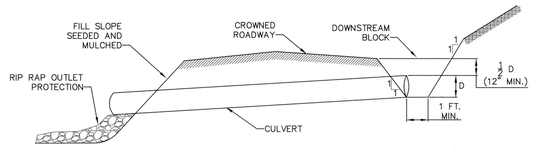
* FOR STEEP SLOPE (>2H:1V) OUTFALLS, A MINIMUM 20 FOOT LONG R-5 APRON IS RECOMMENDED FOR TEMPORARY ACCESS ROADS WHERE THE RECOMMENDED CULVERT SPACING IS USED. FOR PERMANENT ACCESS ROADS, A MINIMUM R-6 ROCK SIZE IS RECOMMENDED.

DITCH RELIEF CULVERT DETAIL

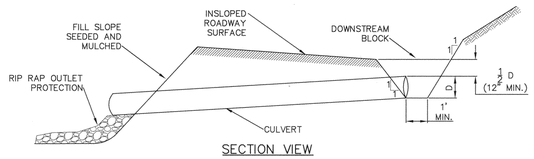
NOT TO SCALE

RECOMMENDED MAXIMUM SPACING OF DITCH RELIEF CULVERTS (18" DIA. CMP) FOR PERMANENT ACCESS ROADS					
ROAD GRADE	SOIL TYPE IN DITCH				
	GRAVELS, SANDY GRAVELS, AGGREGATE SURFACING	SILTY GRAVELS, CLAYEY GRAVELS	PLASTIC AND NONPLASTIC INORGANIC CLAYS	INORGANIC SILTS, SILTY OR CLAYEY SANDS	SANDS, SILTY SANDS, AND GRAVELLY SANDS
PERCENT	FEET				
2	390	315	245	170	95
4	335	275	210	145	85
6	285	230	180	125	75
8	240	195	150	105	65
10	200	160	125	90	55
12	160	130	105	75	45
14	135	110	85	60	35

* CULVERT SPACING MAY BE ADJUSTED SLIGHTLY TO TAKE ADVANTAGE OF NATURAL DRAINAGEWAYS



SECTION VIEW



SECTION VIEW

NOTES:

CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROADWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HQ OR EV SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.

A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

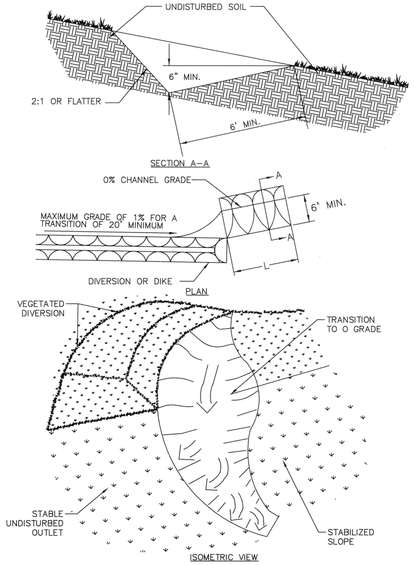
ROADSIDE DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING.

ADEQUATELY SIZED CULVERTS OR OTHER SUITABLE CROSS DRAINS SHALL BE PROVIDED AT ALL SEEPS, SPRINGS, AND DRAINAGE COURSES. DITCH RELIEF CULVERTS SHALL BE PROVIDED AT THE INTERVALS INDICATED ON TABLE 3.3 OR TABLE 3.4 OF THE PA DEP EROSION CONTROL MANUAL. RIPRAP OUTLET PROTECTION TO BE SIZED ACCORDING TO ANTICIPATED DISCHARGE VELOCITY.

ROADWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED ROADWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROWNED/INSLOPE ROADWAY DETAIL

NOT TO SCALE



EARTHEN LEVEL SPREADER DETAIL

NOT TO SCALE

REVISIONS:

NO.:	DATE:	DWN.:	CHKD.:	APPD.:	DESCRIPTION:

STORMWATER MANAGEMENT PLAN
BASS COMPRESSOR STATION
CLINTON TOWNSHIP, BUTLER COUNTY, PA

EQT GATHERING, LLC
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
BRENT MATTHEW YOUNG
No. PE077826

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
JESSE J. HICKMAN
SU-53454

RECORDED: MARCH 13 2014
PLAN BOOK 340 PAGE 50

DRAWN BY:	TDH
CHECKED BY:	BMY
APPROVED BY:	JHH
DATE:	1/9/2014
SCALE:	NONE

REVISION

SHT. NO. 5 OF 5 SHTS