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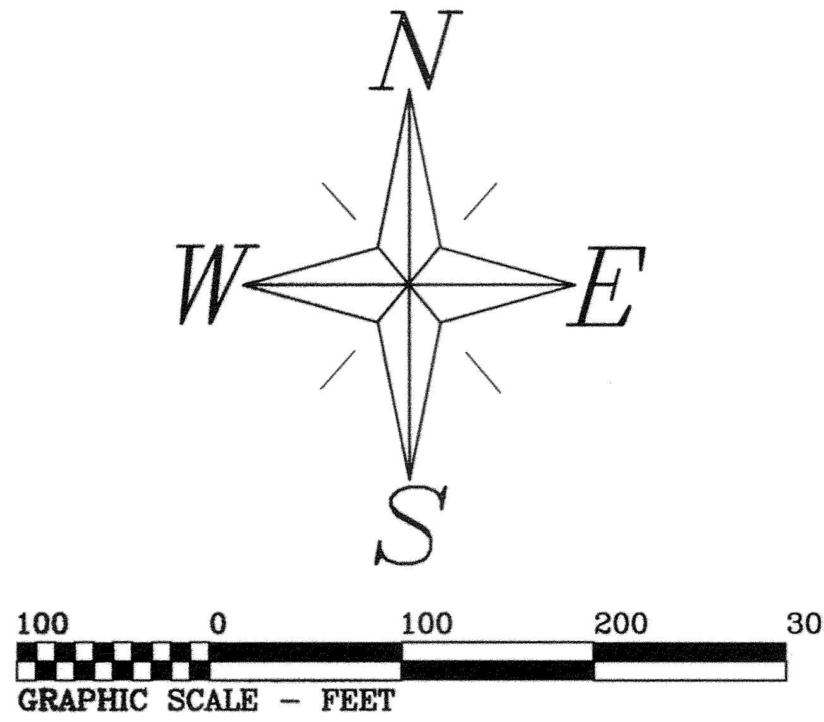
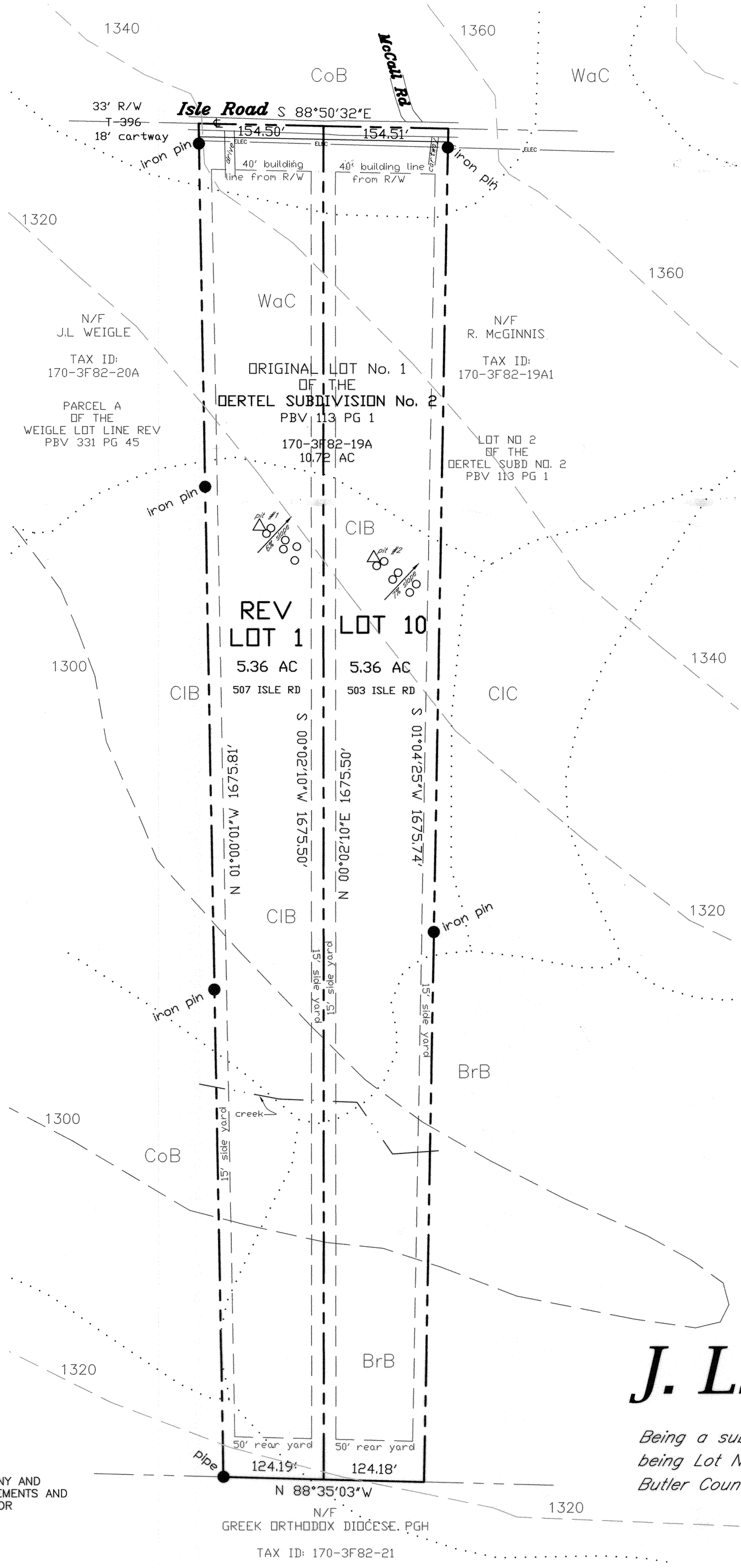
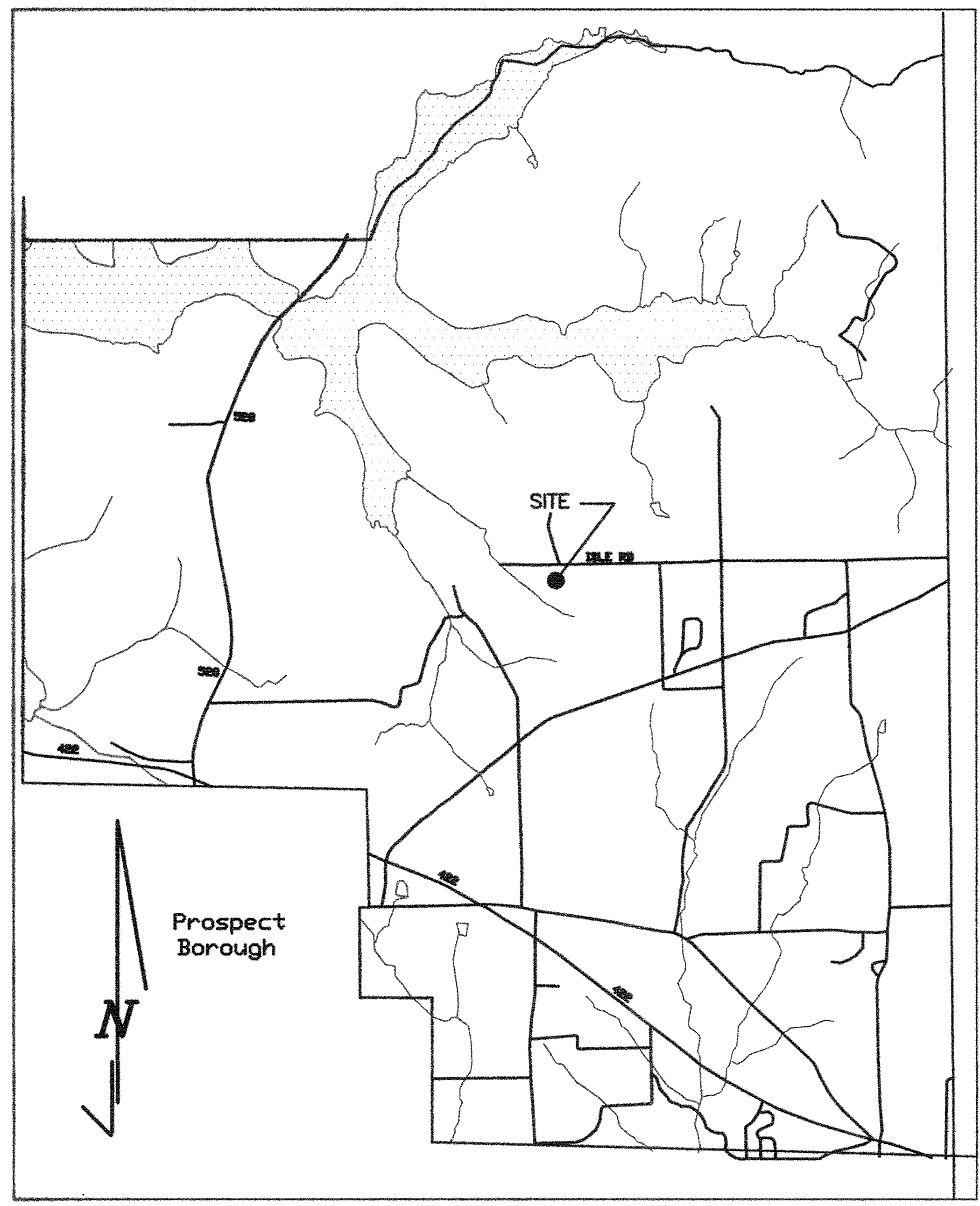
Michele Mustello T20140009850
Butler County Recorder FL


N
S
E
W
100
0
100
200
300
GRAPHIC SCALE – FEET

PROPERTY ZONED A–R: AGRICULTURAL–RESIDENTIAL
MIN LOT AREA: 43,560 SQ FT WITHOUT PUBLIC WATER AND SANITARY
MIN LOT WIDTH: 100' AT BUILDING LINE
SETBACKS: FRONT: 40' from R/W
SIDE YARDS: 15'
REAR YARD: 50' (PRINCIPAL STRUCTURE)
10' (ACCESSORY STRUCTURE)

REFERENCE:
OERTEL SUBDIVISION No. 2
Plan Book 113 Page 1
WEIGLE LOT LINE REVISION
Plan Book 331 Page 45


1340
1360
CoB
WaC
McCall Rd
33' R/W
T-396
18' cartway
Isle Road S 88°50'32"E
154.50'
154.51'
ELEC
drive
cartway
iron pin
40' building line from R/W
40' building line from R/W
1320
1360
WaC
N/F
J.L WEIGLE
TAX ID:
170-3F82-20A
PARCEL A
OF THE
WEIGLE LOT LINE REV
PBV 331 PG 45
ORIGINAL LOT No. 1
OF THE
OERTEL SUBDIVISION No. 2
PBV 113 PG 1
170-3F82-19A
10.72 AC
N/F
R. McGINNIS
TAX ID:
170-3F82-19A1
LOT NO 2
OF THE
OERTEL SUBD NO. 2
PBV 113 PG 1
iron pin
pit #1
6% slope
pit #2
7% slope
CIB
REV
LOT 1
5.36 AC
507 ISLE RD
LOT 10
5.36 AC
503 ISLE RD
1300
CIB
CIC
1340
N 01°00'01"W 1675.81'
S 00°02'10"W 1675.50'
N 00°02'10"E 1675.50'
S 01°04'25"W 1675.74'
CIB
1320
iron pin
iron pin
15' side yard
15' side yard
15' side yard
15' side yard
BrB
creek
1300
CoB
BrB
1320
50' rear yard
50' rear yard
pipe
124.19'
124.18'
N 88°35'03"W
1320
N/F
GREEK ORTHODOX DIOCESE. PGH
TAX ID: 170-3F82-21


SITE
ISLE RD
Prospect
Borough
N

VICINITY MAP

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

KNOW ALL MEN BY THESE PRESENTS That I, Judith L. Weige, 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 ~~5-15-14~~ 15 day of May 2014.

Judith L. Weigle
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 Judith L. Weigle, 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 15th day of May, 2014.

My commission expires the 06 day of June, 20 2017

Paula J. Riggs
Notary Public

COMMONWEALTH OF PENNSYLVANIA
(Seal)
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2017
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.

STANLEY D. GRAFF
NO. 30161-E

30TH APRIL '14
Date
(Seal)

Stanley D Graff – P.L.S. # SU–030161–E

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

Approved by the Board of Supervisors of the Township of Franklin this 2nd day of June, 2014.

Kathy Raabe Justeadt
Secretary
(Seal)

Chairman

Reviewed by the Planning Commission of the Township of Franklin, this 13 day of May, 2014.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 1ST day of MAY, 2014.

JRM
Secretary
(Seal)

JRM
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 342, Page(s) 1.
Given under my hand and seal this 3 day of June, 2014.

(Seal)

Recorder of Deeds

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

J. L. WEIGLE PLAN

Being a subdivision of Butler County Tax Parcel 170–3F82–19A1, being Lot No. 1 of the Oertel Subdivision No. 2 recorded in Butler County Plan Book 113 Page 1.

NOTES:

1) OWNER: JUDITH L. WEIGLE AND JAMES R. WEIGLE (DECEASED)
511 ISLE ROAD
BUTLER, PA 16001

2) ORIGINAL LOT 1 = 10.72 ACRES
LESS LOT 10 = 5.36 ACRES
REV LOT 1 = 5.36 ACRES

REV.	*DESCRIPTION*	*BY*	*DATE*	*REFERENCE DRAWINGS*
1	BUILDING LINE REVISED PER TOWNSHIP	SDG	4/30/14	OERTEL SUBDIVISION NO. 2 – PB 113/1
				WEIGLE LOT LINE REVISION – PB 331/45

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

DRAWN BY: SDG
DATE: 4/23/14
CHECKED BY: Sdg
DATE: 4/25/14
APPROVED:

DESIGNER
S. D. GRAFF
Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road Cabot, PA 16023
724–352–3811 FAX 724–352–1059
www.graffsurveying.com info@graffsurveying.com

PROJECT
SUBDIVISION SURVEY

FRANKLIN TOWNSHIP–BUTLER COUNTY, PENNSYLVANIA

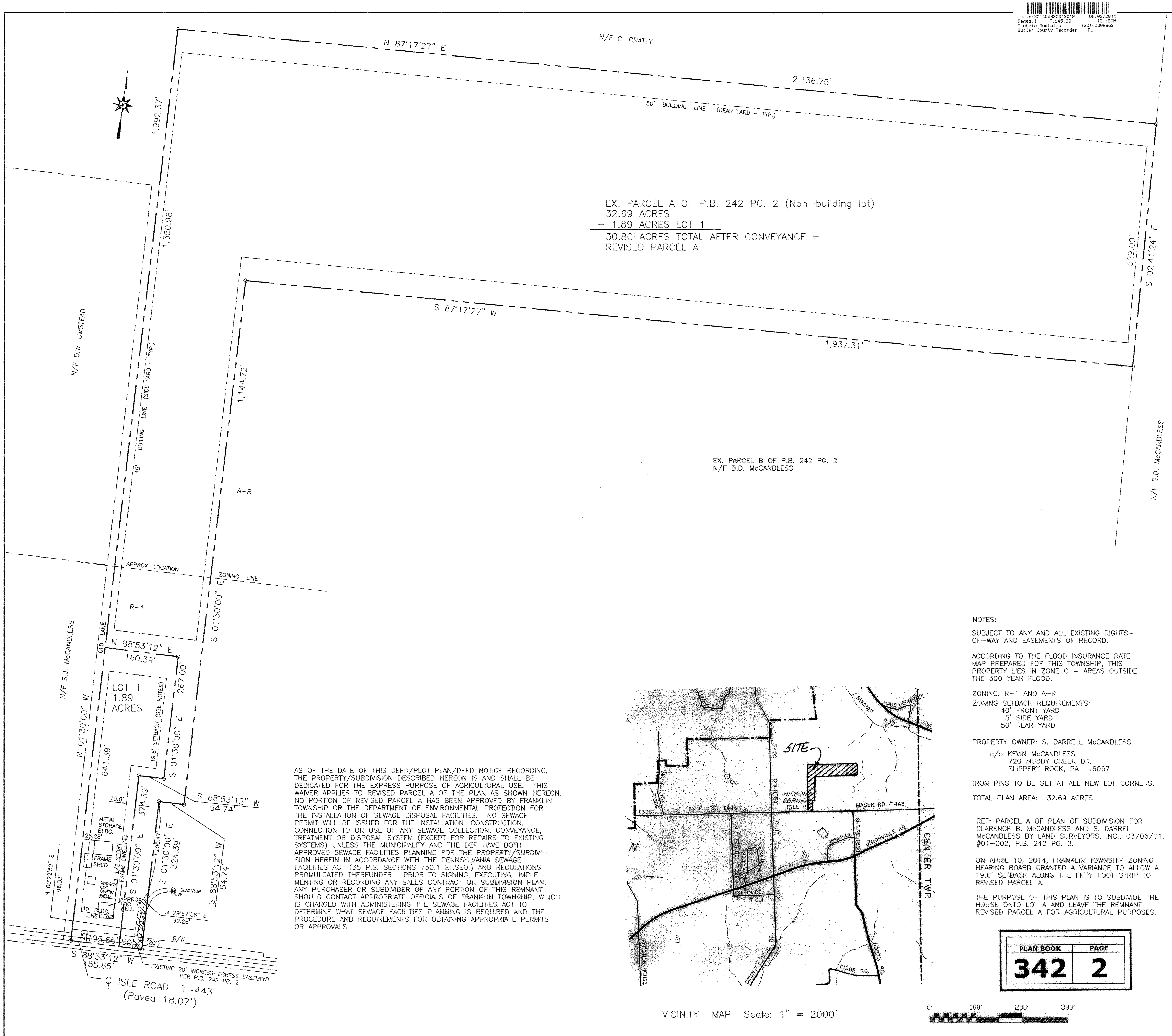
DWG.No.
14064

RECORDED JUNE 3 2014

PLAN BOOK	*PAGE*
342	**1**

SHEET 1 of 1

Instr:201406030012049 06/03/2014
Pages:1 F:$45.00 10:10AM
Michele Mustello T20140009863
Butler County Recorder FL


N/F C. CRATTY
N 87°17'27" E
2,136.75'
50' BUILDING LINE (REAR YARD - TYP.)
1,992.37'
1,350.98'
EX. PARCEL A OF P.B. 242 PG. 2 (Non-building lot)
32.69 ACRES
- 1.89 ACRES LOT 1
30.80 ACRES TOTAL AFTER CONVEYANCE =
REVISED PARCEL A
529.00'
S 02°41'24" E
S 87°17'27" W
1,937.31'
N/F D.W. UMSTEAD
15' BUILING LINE (SIDE YARD - TYP.)
1,144.72'
EX. PARCEL B OF P.B. 242 PG. 2
N/F B.D. McCANDLESS
N/F B.D. McCANDLESS
A-R
APPROX. LOCATION ZONING LINE
R-1
S 01°30'00" E
N/F S.J. McCANDLESS
OLD LANE
N 88°53'12" E
160.39'
LOT 1
1.89
ACRES
19.6' SETBACK (SEE NOTES)
267.00'
N 01°30'00" W
641.39'
S 01°30'00" E
S 88°53'12" W
54.74'
19.6'
374.39'
METAL STORAGE BLDG.
26.28'
FRAME SHED
1 1/2 STORY FRAME DWELLING
S 01°30'00" E
200.47'
S 01°30'00" E
324.39'
S 88°53'12" W
54.74'
N 00°22'50" E
96.33'
APPROX LOC. SEPTIC FIELD
APPROX LOC. WELL
EX. BLACKTOP DRIVE
N 29°57'56" E
32.26'
40' BLDG. LINE
25'
105.65'
50'
(20')
R/W
S 88°53'12" W
155.65'
EXISTING 20' INGRESS-EGRESS EASEMENT PER P.B. 242 PG. 2
℄ ISLE ROAD T-443
(Paved 18.07')
SITE
SWAMP RUN
T406 HERMITAGE RD
T400
COUNTRY CLUB RD.
HICKORY CORNERS
ISLE RD
MASER RD. T443
ISLE RD. T443
T396
MCCALL RD.
N
MINTEER RD. T651
MULDOON RD.
WYCLIFFE WAY
10053
FAIRWAY DR.
ISLE RD. T354
UNIONVILLE RD.
CENTER TWP.
STEIN RD.
T651
T400
ELECTION HOUSE
COUNTRY CLUB RD.
RIDGE RD.
NORTH RD.
0'
100'
200'
300'

VICINITY MAP Scale: 1" = 2000'

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. THIS WAIVER APPLIES TO REVISED PARCEL A OF THE PLAN AS SHOWN HEREON. NO PORTION OF REVISED PARCEL A HAS BEEN APPROVED BY FRANKLIN TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF FRANKLIN 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.

NOTES:

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

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

ZONING: R-1 AND A-R

ZONING SETBACK REQUIREMENTS:
40' FRONT YARD
15' SIDE YARD
50' REAR YARD

PROPERTY OWNER: S. DARRELL McCANDLESS
c/o KEVIN McCANDLESS
720 MUDDY CREEK DR.
SLIPPERY ROCK, PA 16057

IRON PINS TO BE SET AT ALL NEW LOT CORNERS.

TOTAL PLAN AREA: 32.69 ACRES

REF: PARCEL A OF PLAN OF SUBDIVISION FOR CLARENCE B. McCANDLESS AND S. DARRELL McCANDLESS BY LAND SURVEYORS, INC., 03/06/01, #01-002, P.B. 242 PG. 2.

ON APRIL 10, 2014, FRANKLIN TOWNSHIP ZONING HEARING BOARD GRANTED A VARIANCE TO ALLOW A 19.6' SETBACK ALONG THE FIFTY FOOT STRIP TO REVISED PARCEL A.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE HOUSE ONTO LOT A AND LEAVE THE REMNANT REVISED PARCEL A FOR AGRICULTURAL PURPOSES.

PLAN BOOK	PAGE
342	2

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th

day of April, 2014.

ATTEST:

NOTARY PUBLIC S Darrell McCandless 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 S. Darrell McCandless and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 24th day of April,

2014.

My Commission expires the 06th day of MARCH, 2016.

SEAL

NOTARY PUBLIC

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

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

April 16, 2014 SEAL
DATE REG. NO. SU-32490-E

Cheryl A. Hughes
SU-32490-E

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

Kathy Raabe-Jestadt SEAL
SECRETARY CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 2nd day of

June, 2012.

Kathy Raabe-Jestadt SEAL
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 13 day of May, 2014.

Pauline K. Bachman SEAL
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 24TH day of

APRIL 24TH, 2014.

SEAL
SECRETARY CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

said County in Plan Book Volume 342 page 2.

Given under my hand and seal this 3 day of June,

2014.

SEAL

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

L S I

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

PLAN OF SUBDIVISION

FOR: S. DARRELL McCANDLESS

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 04/16/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F82-10		Instrument # 200106130015249	Service No. 14-014
Address 264 ISLE ROAD			

Instr:201406030012094 06/03/2014
Pages:1 F:$45.00 12:29PM
Michele Mustello T20140009892
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That we, Virginia R. Shirey, William P. Roenigk, Howard L. Roenigk, James R. Roenigk, Glenn D. Roenigk, Marijane E. Dillon, Cory H. Roenigk, Cynthia A. Roenigk and G&B Tower LLC, of the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Winfield, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Winfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 1st day of May 2014.

Virginia R. Shirey
Owner

William P. Roenigk
Owner

Owner

James R. Roenigk
Owner

Glenn D. Roenigk
Owner

Marijane E. Dillon
Owner

cn
Owner

cn
Owner

Virginia R. Shirey / G&B Tower
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 Virginia R. Shirey, William P. Roenigk, Howard L. Roenigk, James R. Roenigk, Glenn D. Roenigk, Marijane E. Dillon, Cory H. Roenigk, Cynthia A. Roenigk and G&B Tower LLC, 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 1st day of May, 2014.

My commission expires the 24th day of June, 2014.

Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Johanna F. Smith, Notary Public
Oakmont Boro, Allegheny County
My Commission Expires June 24, 2014
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 May '14
Date
(Seal)

Stanley D Graff – P.L.S. # SU–030161–E

STANLEY D. GRAFF
NO. 30161-E

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

Approved by the Board of Supervisors of the Township of Winfield this 29th day of May, 2014.

Secretary
(Seal)

Chairman

Reviewed by the Planning Commission of the Township of Winfield, this 7th day of May, 2014.

Victoria Schmeider
Secretary

David S. Kennedy
Chairman

Reviewed by the Butler County Planning Commission on this 21st day of May, 2014.

Secretary
(Seal)

Chairman

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

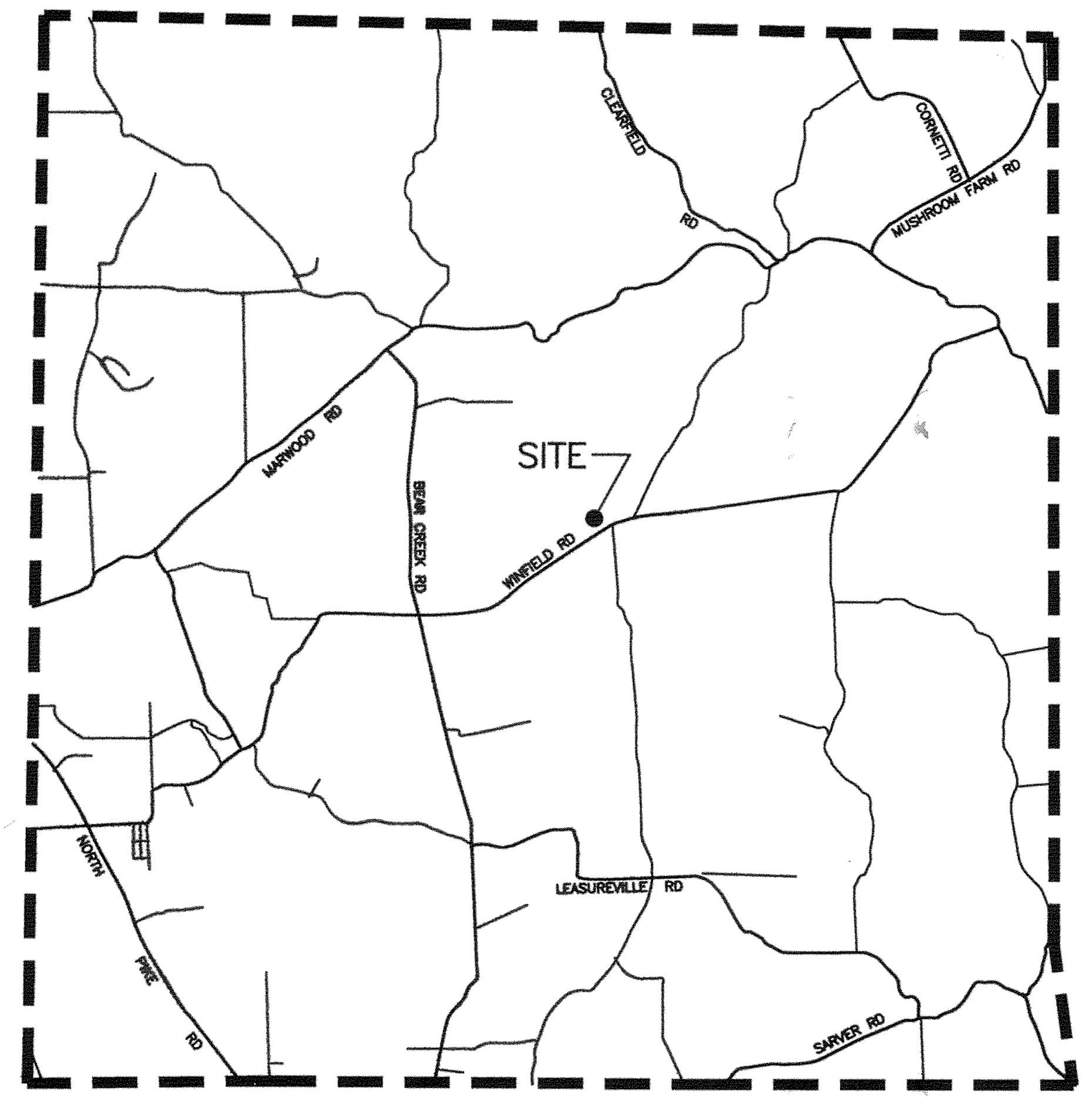
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 342, Page(s) 3

Given under my hand and seal this 3 day of June, 2014.

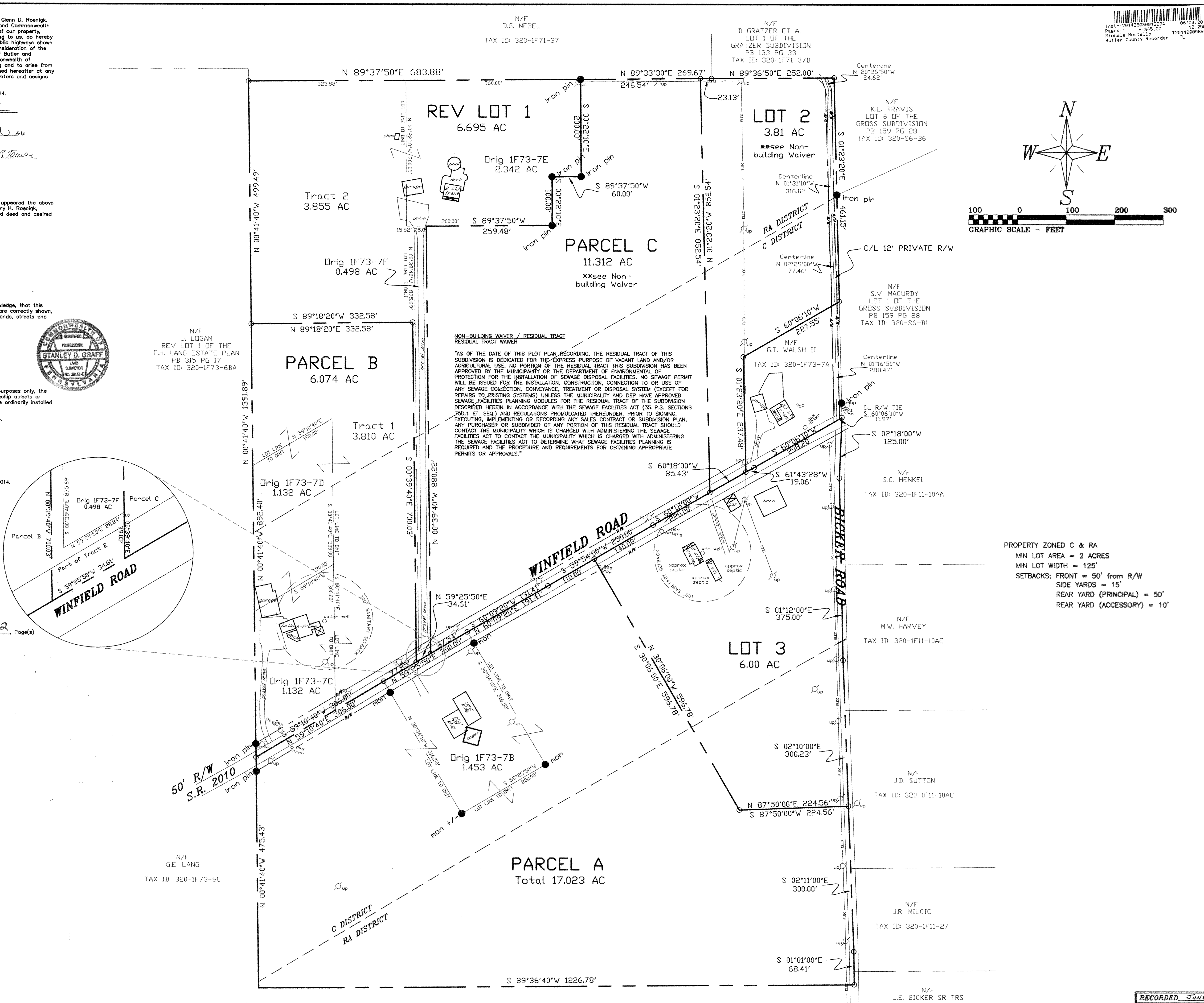
(Seal)

Recorder of Deeds Michele M Mustello

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


SITE
LEASUREVILLE RD
DARVER RD
PINE RD
MARWOOD RD
BEAR CREEK RD
WINFIELD RD
CLEARFIELD RD
MUSHROOM FARM RD
CONNOQUENESSING RD

Vicinity Map


N/F
D.G. NEBEL
TAX ID: 320-1F71-37
N/F
D GRATZER ET AL
LOT 1 OF THE
GRATZER SUBDIVISION
PB 133 PG 33
TAX ID: 320-1F71-37D
N 89°37'50"E 683.88'
N 89°33'30"E 269.67'
N 89°36'50"E 252.08'
246.54'
23.13'
Centerline
N 20°26'50"W
24.62'
N/F
K.L. TRAVIS
LOT 6 OF THE
GROSS SUBDIVISION
PB 159 PG 28
TAX ID: 320-S6-B6
REV LOT 1
6.695 AC
LOT 2
3.81 AC
**see Non-
building Waiver
Orig 1F73-7E
2.342 AC
S 89°37'50"W
60.00'
S 89°37'50"W
259.48'
iron pin
Tract 2
3.855 AC
PARCEL C
11.312 AC
**see Non-
building Waiver
RA DISTRICT
C DISTRICT
Centerline
N 01°31'10"W
316.12'
Centerline
N 02°29'00"W
77.46'
C/L 12' PRIVATE R/W
461.15'
N/F
S.V. MACURDY
LOT 1 OF THE
GROSS SUBDIVISION
PB 159 PG 28
TAX ID: 320-S6-B1
S 60°06'10"W
227.55'
N/F
G.T. WALSH II
TAX ID: 320-1F73-7A
Centerline
N 01°16'50"W
288.47'
CL R/W TIE
S 60°06'10"W
11.97'
S 02°18'00"W
125.00'
N 00°41'40"W 499.49'
N 00°41'40"W 1391.89'
N 00°41'40"W 892.40'
S 00°39'40"E 700.03'
N 00°39'40"W 880.22'
Orig 1F73-7F
0.498 AC
S 89°18'20"W 332.58'
N 89°18'20"E 332.58'
N/F
J. LOGAN
REV LOT 1 OF THE
E.H. LANG ESTATE PLAN
PB 315 PG 17
TAX ID: 320-1F73-6BA
PARCEL B
6.074 AC
Tract 1
3.810 AC
Orig 1F73-7D
1.132 AC
S 60°18'00"W
85.43'
S 61°43'28"W
19.06'
N/F
S.C. HENKEL
TAX ID: 320-1F11-10AA
WINFIELD ROAD
BICKER ROAD
N 59°25'50"E
34.61'
Orig 1F73-7C
1.132 AC
Orig 1F73-7B
1.453 AC
LOT 3
6.00 AC
S 01°12'00"E
375.00'
N/F
M.W. HARVEY
TAX ID: 320-1F11-10AE
N 30°06'00"W 596.78'
S 30°06'00"E 596.78'
S 02°10'00"E
300.23'
N/F
J.D. SUTTON
TAX ID: 320-1F11-10AC
N 87°50'00"E 224.56'
S 87°50'00"W 224.56'
50' R/W
S.R. 2010
iron pin
mon
N/F
G.E. LANG
TAX ID: 320-1F73-6C
N 00°41'40"W 475.43'
PARCEL A
Total 17.023 AC
S 02°11'00"E
300.00'
N/F
J.R. MILCIC
TAX ID: 320-1F11-27
C DISTRICT
RA DISTRICT
S 01°01'00"E
68.41'
S 89°36'40"W 1226.78'
N/F
J.E. BICKER SR TRS
TAX ID: 320-1F11-27A
N/F
J.E. BICKER SR. TRS
TAX ID: 320-1F73-9
N
S
E
W
100 0 100 200 300
GRAPHIC SCALE – FEET
Parcel B
Parcel C
Part of Tract 2
S 59°25'50"W 34.61'
WINFIELD ROAD

NON–BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

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

PROPERTY ZONED C & RA
MIN LOT AREA = 2 ACRES
MIN LOT WIDTH = 125'
SETBACKS: FRONT = 50' from R/W
SIDE YARDS = 15'
REAR YARD (PRINCIPAL) = 50'
REAR YARD (ACCESSORY) = 10'

ROENIGK ESTATE 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.

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
ROENIGK ESTATE
PROJECT No: 14–024
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/27/14 REV: DWN.By: SDG CHK.By: Sdg Co. TAX No: 320–1F73–7/7B/7C/7D/7E/7F

RECORDED June 3 2014

PLAN BOOK	PAGE
342	3

SHEET 1 of 1

Instr:201406030012139 06/03/2014
Pages:1 F:$45.00 3:08PM
Michele Mustello T20140009929
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that Betty E. McCall of the Township of Fairview of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Fairview Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Betty E. McCall 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 26th day of June . 2013 .

ATTEST:

NOTARY PUBLIC Betty E McCall 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 Betty E. McCall 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 26th day of June , 2013 .

My Commission expires the 06th day of MARCH , 2016

SEAL

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

NOTARY PUBLIC

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

July 3, 2013 SEALS John E. Dusheck
DATE REGISTRATION NO. SU - 073089E

Approved by the Fairview Twp., Board of Supervisors this 2nd day of December , 2013.

Dusty D. Neff SECRETARY Paul E. Dorn CHAIRMAN

Approved by the Butler County Planning Commission this ~~27TH~~ 2ND JRM day of ~~Nov~~ MAY , ~~2013.~~ 2014 JRM.

JRM SECRETARY F. JRM 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 342 Page 4 .

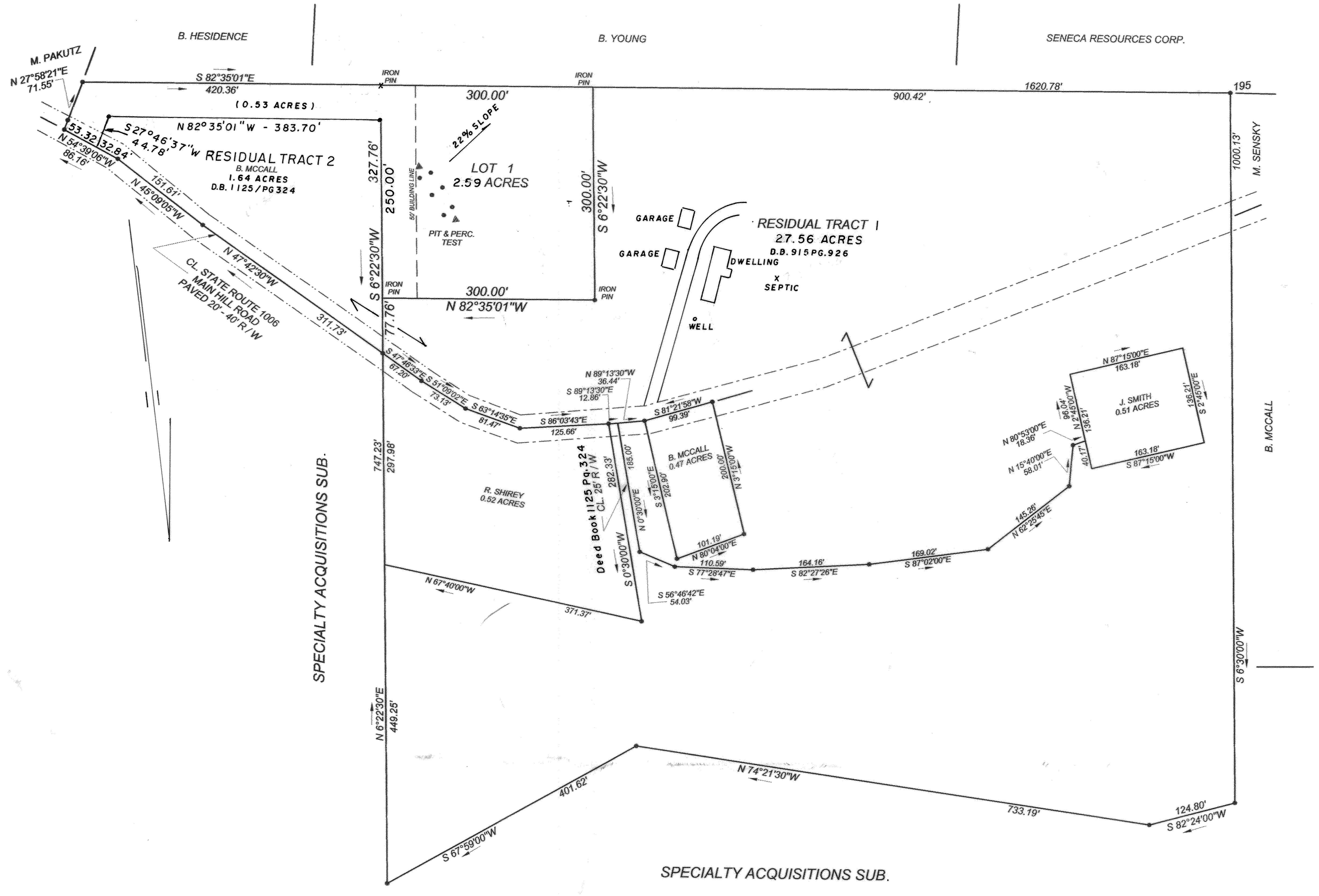
Given under my hand and seal this 3 day of June , ~~2013.~~ 2014

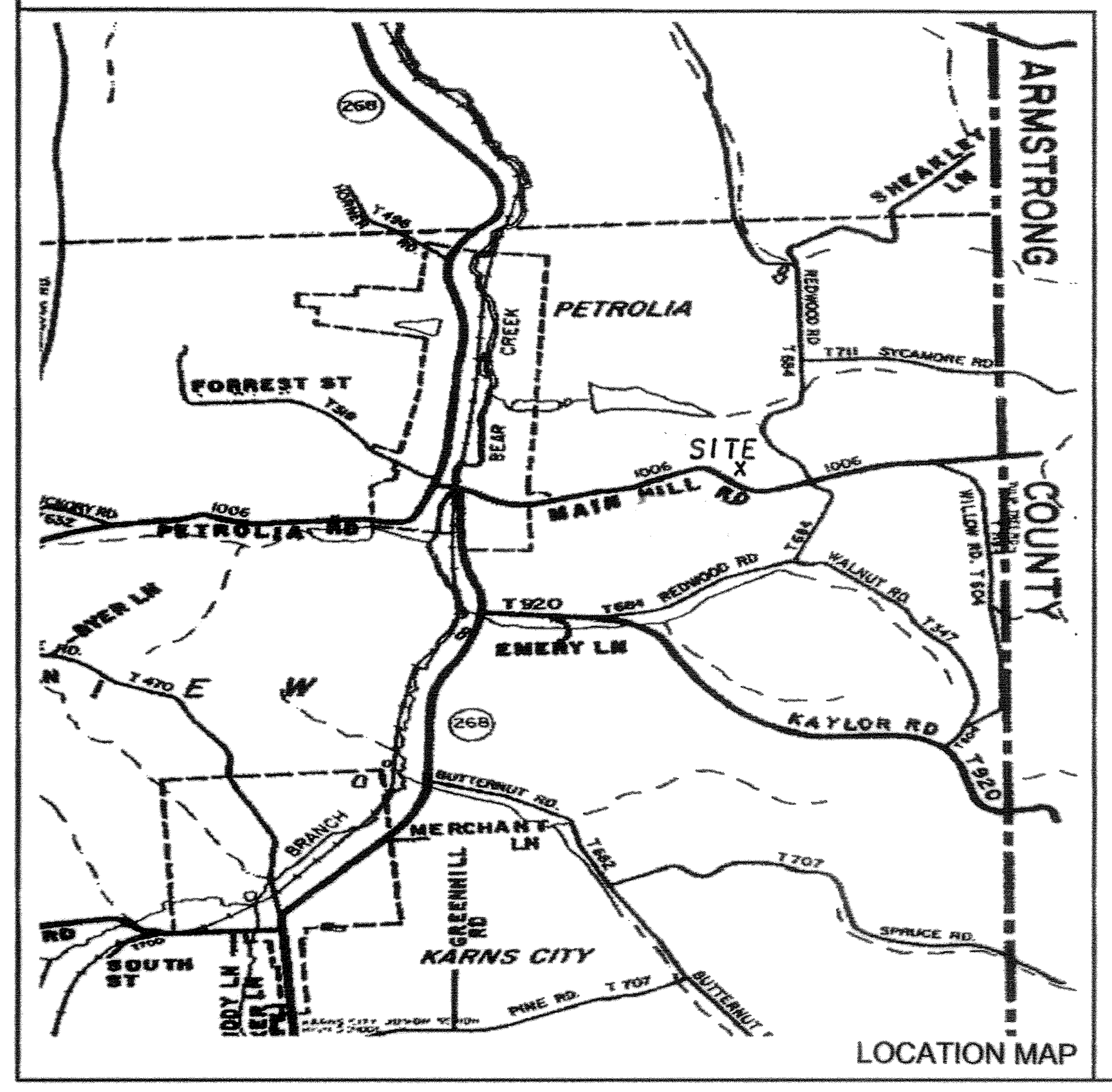
SEAL

Michele M. Mustello RECORDER

RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

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


B. HESIDENCE
B. YOUNG
SENECA RESOURCES CORP.
M. PAKUTZ
N 27°58'21"E
71.55'
S 82°35'01"E
420.36'
IRON PIN
IRON PIN
900.42'
1620.78'
195
1000.13'
M. SENSKY
(0.53 ACRES)
N 82°35'01" W - 383.70'
S 27°46'37" W
44.78'
53.32
32.84'
N 54°39'06"W
86.16'
RESIDUAL TRACT 2
B. MCCALL
1.64 ACRES
D.B. 1125/PG 324
151.61'
N 45°09'05"W
N 47°42'30"W
311.73'
CL. STATE ROUTE 1006
MAIN HILL ROAD
PAVED 20' - 40' R/W
327.76'
250.00'
S 6°22'30"W
77.76'
300.00'
22% SLOPE
50' BUILDING LINE
LOT 1
2.59 ACRES
PIT & PERC. TEST
300.00'
S 6°22'30"W
300.00'
N 82°35'01"W
IRON PIN
IRON PIN
GARAGE
GARAGE
DWELLING
SEPTIC
WELL
RESIDUAL TRACT 1
27.56 ACRES
D.B. 915 PG. 926
S 47°46'33"E
67.20'
S 51°09'02"E
73.13'
S 63°14'35"E
81.47'
S 86°03'43"E
125.66'
N 89°13'30"W
36.44'
S 89°13'30"E
12.86'
S 81°21'58"W
99.39'
747.23'
297.98'
SPECIALTY ACQUISITIONS SUB.
R. SHIREY
0.52 ACRES
Deed Book 1125 Pg. 324
CL. 25' R/W
282.33'
185.00'
N 0°30'00"E
S 0°30'00"W
B. MCCALL
0.47 ACRES
S 3°15'00"E
202.90'
200.00'
N 3°15'00"W
101.19'
N 80°04'00"E
110.59'
S 77°28'47"E
S 56°46'42"E
54.03'
164.16'
S 82°27'26"E
169.02'
S 87°02'00"E
145.26'
N 62°25'45"E
N 15°40'00"E
58.01'
N 80°53'00"E
18.36'
96.04'
N 2°45'00"W
136.21'
40.17'
J. SMITH
0.51 ACRES
N 87°15'00"E
163.18'
136.21'
S 2°45'00"E
163.18'
S 87°15'00"W
B. MCCALL
S 6°30'00"W
N 67°40'00"W
371.37'
N 6°22'30"E
449.28'
S 67°59'00"W
401.62'
N 74°21'30"W
733.19'
124.80'
S 82°24'00"W
SPECIALTY ACQUISITIONS SUB.


268
T496
HORNER RD
PETROLIA
CREEK
BEAR
FORREST ST
T711 SYCAMORE RD
REDWOOD RD
T684
SHEAKLEY LN
ARMSTRONG
COUNTY
SITE
1006
1006
1006
MAIN HILL RD
PETROLIA RD
T920
T684 REDWOOD RD
T684
WALNUT RD
T347
WILLOW RD. T604
EMERY LN
KAYLOR RD
T920
SYER LN
T470
E W
268
BUTTERNUT RD.
T682
MERCHANT LN
GREENHILL RD
BRANCH
T707
SPRUCE RD.
SOUTH ST
KARNS CITY
PINE RD. T707
BUTTERNUT
LOCATION MAP

RESIDUAL TRACT 2 (1.64 ACRES) IS TO BE COMBINED WITH RESIDUAL TRACT 1 (27.56 ACRES) AND DESCRIBED AS ONE LEGAL DESCRIPTION (29.20 ACRES) AND RECORDED AS SUCH.

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

NOTICE TO SUBDIVIDERS:

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

0 50' 100' 200' 300'

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JULY 1, 1945, LAW (P. L. 1242, NO. 428) KNOWN AS "STATE HIGHWAY LAW".

OWNER / SUBDIVIDER
BETTY MCCALL
251 MAIN HILL ROAD
PETROLIA PA., 16050

TOTAL AREA = 29.62 ACRES

(FINAL PLAN)

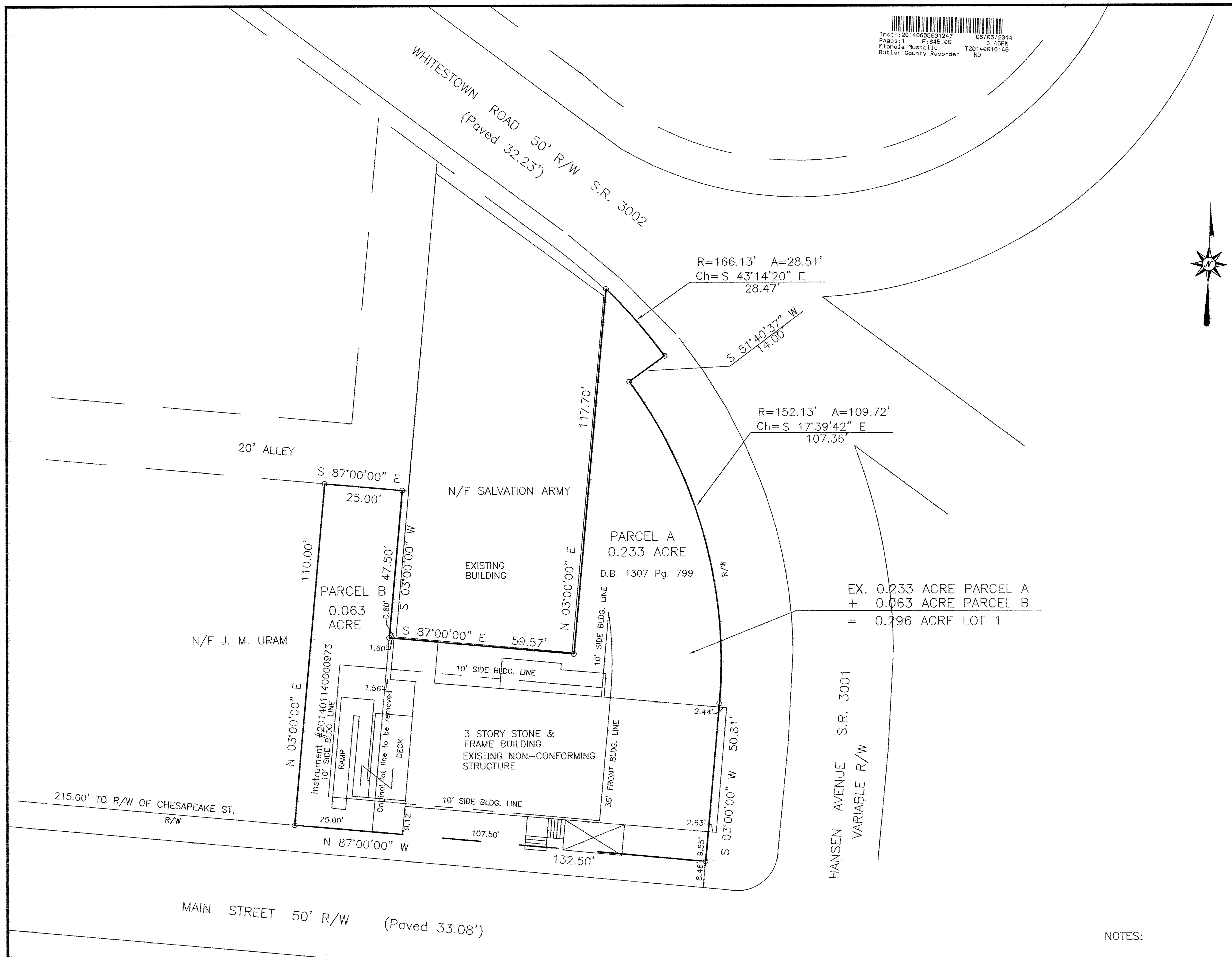
RECORDED June 3, 2014	
PLAN BOOK	PAGE
342	**4**

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

Date : 6 / 25 / 2013
Scale : 1 " = 100'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: BETTY E. MCCALL
SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Instr:201406050012471 06/05/2014
Pages:1 F:$45.00 3:45PM
Michele Mustello T20140010146
Butler County Recorder ND


WHITESTOWN ROAD 50' R/W S.R. 3002
(Paved 32.23')
R=166.13' A=28.51'
Ch= S 43°14'20" E
28.47'
S 51°40'37" W
14.00
117.70'
R=152.13' A=109.72'
Ch= S 17°39'42" E
107.36'
20' ALLEY
S 87°00'00" E
25.00'
N/F SALVATION ARMY
EXISTING BUILDING
PARCEL A
0.233 ACRE
D.B. 1307 Pg. 799
R/W
110.00'
PARCEL B
0.063 ACRE
47.50'
S 03°00'00" W
0.60'
S 87°00'00" E 59.57'
N 03°00'00" E
10' SIDE BLDG. LINE
EX. 0.233 ACRE PARCEL A
+ 0.063 ACRE PARCEL B
= 0.296 ACRE LOT 1
N/F J. M. URAM
1.60'
1.56'
N 03°00'00" E
Instrument #201401140000973
10' SIDE BLDG. LINE
RAMP
Original lot line to be removed
DECK
3 STORY STONE & FRAME BUILDING
EXISTING NON-CONFORMING STRUCTURE
35' FRONT BLDG. LINE
10' SIDE BLDG. LINE
2.44'
50.81'
S 03°00'00" W
HANSEN AVENUE S.R. 3001
VARIABLE R/W
215.00' TO R/W OF CHESAPEAKE ST.
R/W
25.00'
9.12'
107.50'
N 87°00'00" W
132.50'
2.63'
9.55'
8.46'
MAIN STREET 50' R/W (Paved 33.08')

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

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

In Witness Whereof, I hereunto set my hand and seal this 3rd day of June, 2014.

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christopher Michael Coyle, Notary Public
City of Butler, Butler County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Michael L. Pawk, 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 3rd day of June, 2014.

My Commission Expires the 7th day of April, 2015.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christopher Michael Coyle, Notary Public
City of Butler, Butler County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
I, Michael L. Pawk, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Michael L. Pawk, as recorded in Deed Book Volume 1307 page 799 and Instrument Number 201401140000973, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

OWNER

Cheryl A. Hughes
SU-32490-E

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

February 19, 2014
DATE

SEAL

SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Giesler
SECRETARY

SEAL

Joseph G Hasychak
PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 17TH day of March, 2014.

Theresa Giesler
SECRETARY

SEAL

Joseph G Hasychak
PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 4TH day of March, 2014.

Ernest R Oesterling
SECRETARY

SEAL

Mark Swartz
CHAIRMAN

Reviewed by the Butler County Planning Commission this 19TH day of FEB., 2014.

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 342 page 5.

Given under my hand and seal this 5th day of JUNE, 2014.

SEAL

Michele M. Mustello
RECORDER

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

NOTES:

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

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

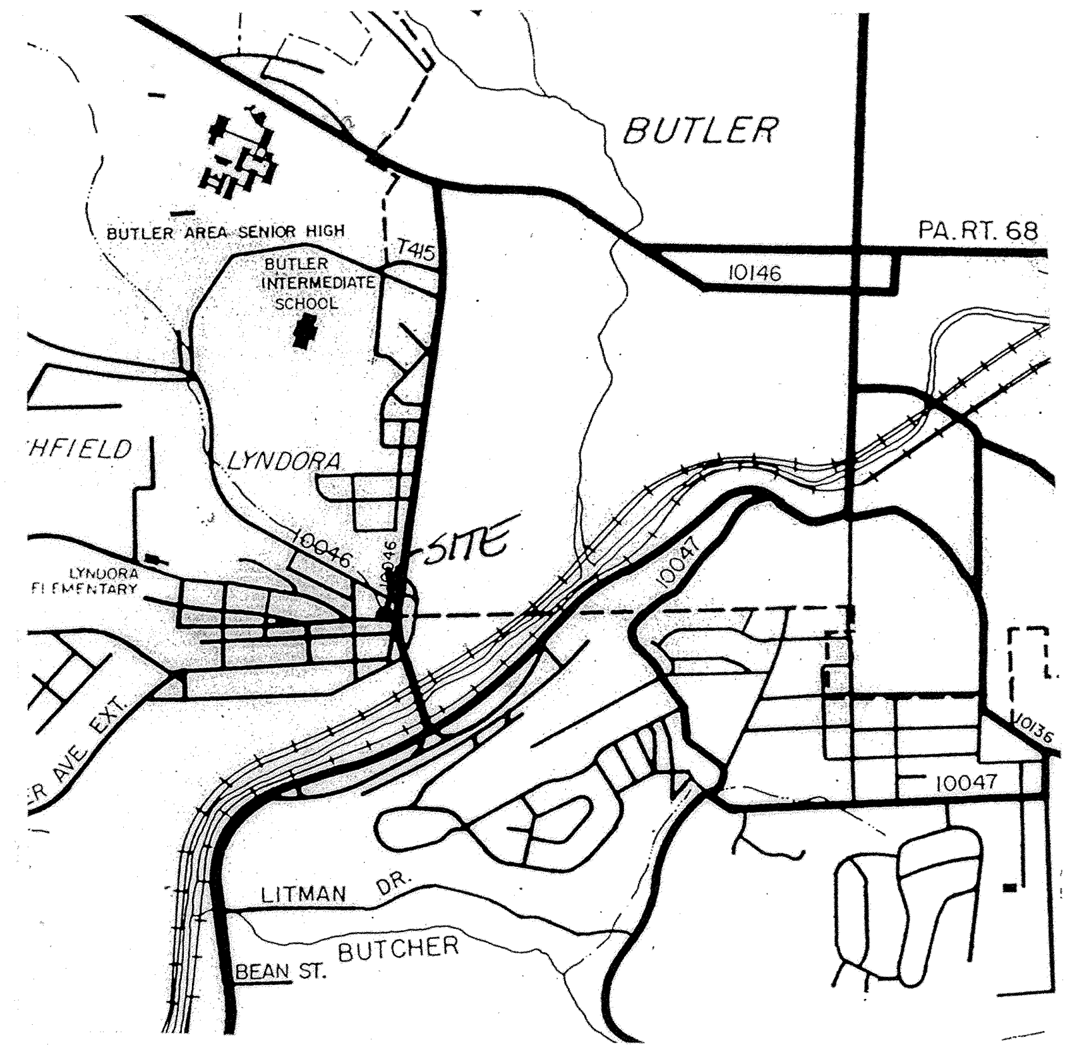
ZONING: C-2 CONVENIENCE COMMERCIAL

35' FRONT YARD SETBACK
10' SIDE YARD SETBACK
20' REAR YARD SETBACK
MIN. LOT WIDTH: 85'
MIN. LOT AREA: 10000 SF

PROPERTY OWNER: MICHAEL L. PAWK
C/O LYNDORA HOTEL
I MAIN ST.
LYNDORA PA 16045

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, TO COMBINE TWO ADJOINING TRACTS INTO NEW LOT 1.

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


BUTLER
PA.RT. 68
10146
BUTLER AREA SENIOR HIGH
T415
BUTLER INTERMEDIATE SCHOOL
HFIELD
LYNDORA
SITE
10046
10046
LYNDORA ELEMENTARY
10047
R AVE. EXT.
10136
10047
LITMAN DR.
BEAN ST.
BUTCHER

VICINITY MAP SCALE 1"= 2000'

0' 20' 40' 60'

PLAN BOOK	PAGE
342	5

REVISED 02/19/14; ENGINEER'S REVIEW COMMENTS

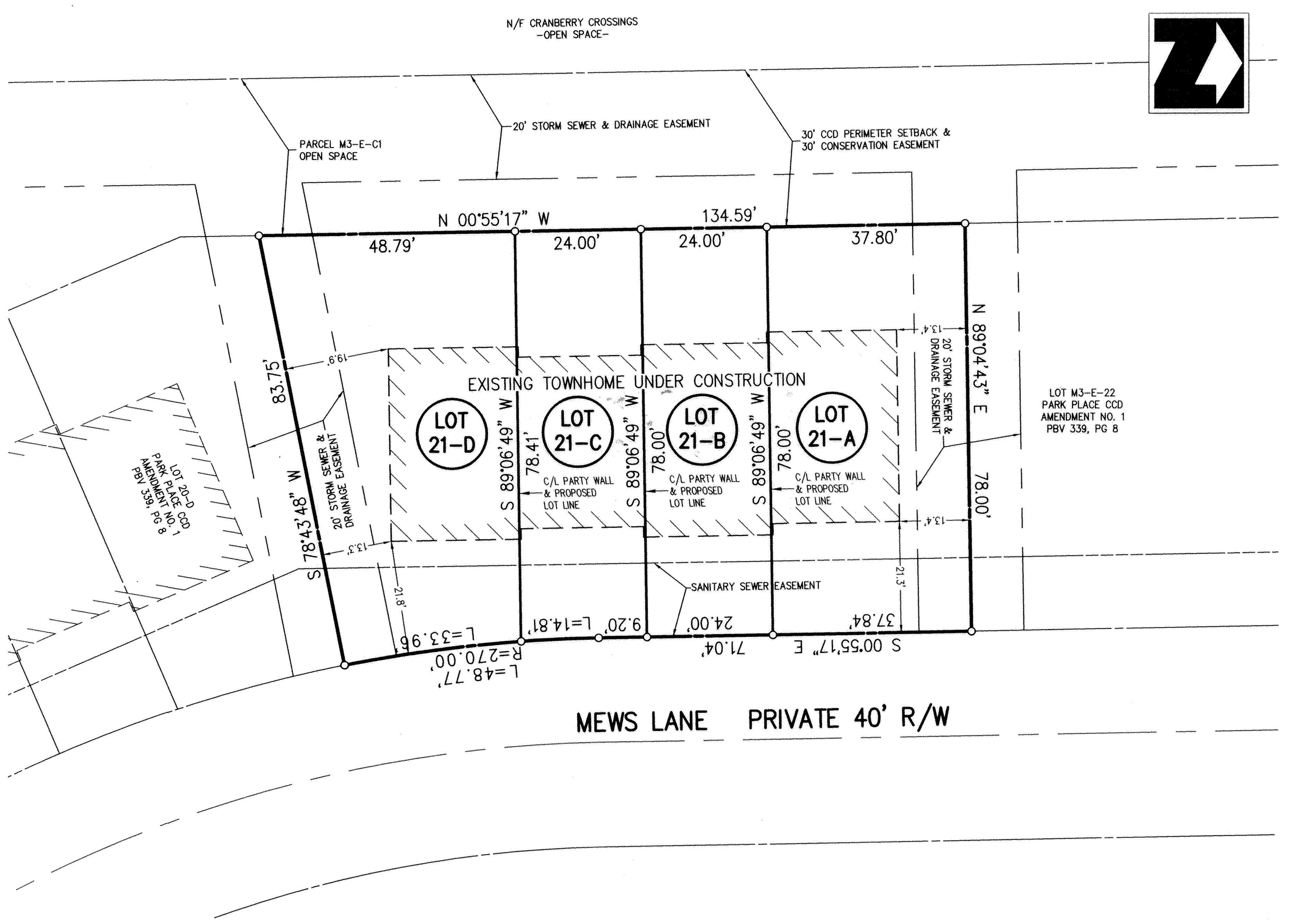
L S I
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

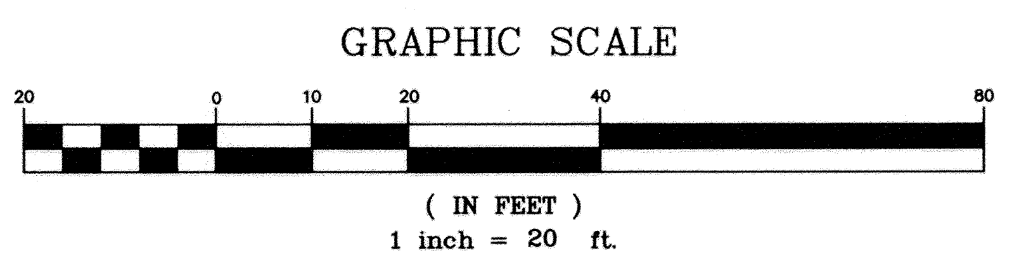
LOT LINE REVISION

FOR: MICHAEL L. PAWK

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

Date 01/22/14	Scale 1"=20'	Dwn By BEC	Ckd By CAH
Parcel No.052-37-C116,C117		Db-Pg 1307-799 Instr. #201401140000973	Service No. 13-165
Address 1 MAIN ST.			


N/F CRANBERRY CROSSINGS
-OPEN SPACE-
PARCEL M3-E-C1
OPEN SPACE
20' STORM SEWER & DRAINAGE EASEMENT
30' CCD PERIMETER SETBACK &
30' CONSERVATION EASEMENT
N 00°55'17" W
134.59'
48.79'
24.00'
24.00'
37.80'
N 89°04'43" E
78.00'
20' STORM SEWER & DRAINAGE EASEMENT
13.4'
LOT M3-E-22
PARK PLACE CCD
AMENDMENT NO. 1
PBV 339, PG 8
EXISTING TOWNHOME UNDER CONSTRUCTION
LOT 21-D
LOT 21-C
LOT 21-B
LOT 21-A
S 89°06'49" W
78.41'
78.00'
C/L PARTY WALL & PROPOSED LOT LINE
83.75'
19.9'
13.3'
21.8'
21.3'
S 78°43'48" W
20' STORM SEWER & DRAINAGE EASEMENT
LOT 20-D
PARK PLACE CCD
AMENDMENT NO. 1
PBV 339, PG 8
SANITARY SEWER EASEMENT
L=33.96'
L=14.81'
9.20'
24.00'
37.84'
71.04'
S 00°55'17" E
R=270.00'
L=48.77'
MEWS LANE PRIVATE 40' R/W


GRAPHIC SCALE
20
0
10
20
40
80
(IN FEET)
1 inch = 20 ft.

BY RESOLUTION APPROVED ON THE 12th DAY OF May, 2014, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE CCD AMENDMENT NO. 2 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

NVR, INC.
NAME OF CORPORATION

Sales Manager
SIGNATURE AND TITLE OF OFFICER WITNESSING

- Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

5/12/14
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Pete Robertson OF NVR, 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 THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF May, 2014.

(SEAL)

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

Tina M Nagode
NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 2 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201308210024537. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Sales Manager
SIGNATURE OF WITNESS

- Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

5/7/14
DATE

James A Sperdute
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.

6/4/14
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2014-23 EFFECTIVE THIS 4TH DAY OF JUNE, 2014.

SECRETARY

CHAIRMAN

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2014-23 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 6/4/14.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11TH DAY OF APRIL, 2014.

JRM
SECRETARY

JRM
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 342 PAGE 6.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF June, 2014.

Michele M Mustello
RECORDER OF DEEDS

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

PLAN BOOK	PAGE
342	6

LOT AREAS:

21-A	2,949.808 SQ.FT.	0.068 ACRES
21-B	1,872.000 SQ.FT.	0.043 ACRES
21-C	1,874.004 SQ.FT.	0.043 ACRES
21-D	3,318.928 SQ.FT.	0.076 ACRES
TOTAL AREA:	10,014.740 SQ.FT.	0.230 ACRES

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
DEED REFERENCE: INSTRUMENT NO. 201308210024537

TAX PARCEL: 130-4F108-16B3C21

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-E-21 OF THE PARK PLACE CCD AMENDMENT NO. 1 AS RECORDED IN PLAN BOOK 339, PAGE 8.

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. THE DRAINAGE EASEMENTS SHOWN ON EITHER SIDE OF THE AFFECTED LOT ARE TO ENSURE PROPER SURFACE DRAINAGE IS MAINTAINED AND OR FOR THE INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES IF NEEDED IN THE FUTURE.

ZONING INFORMATION :

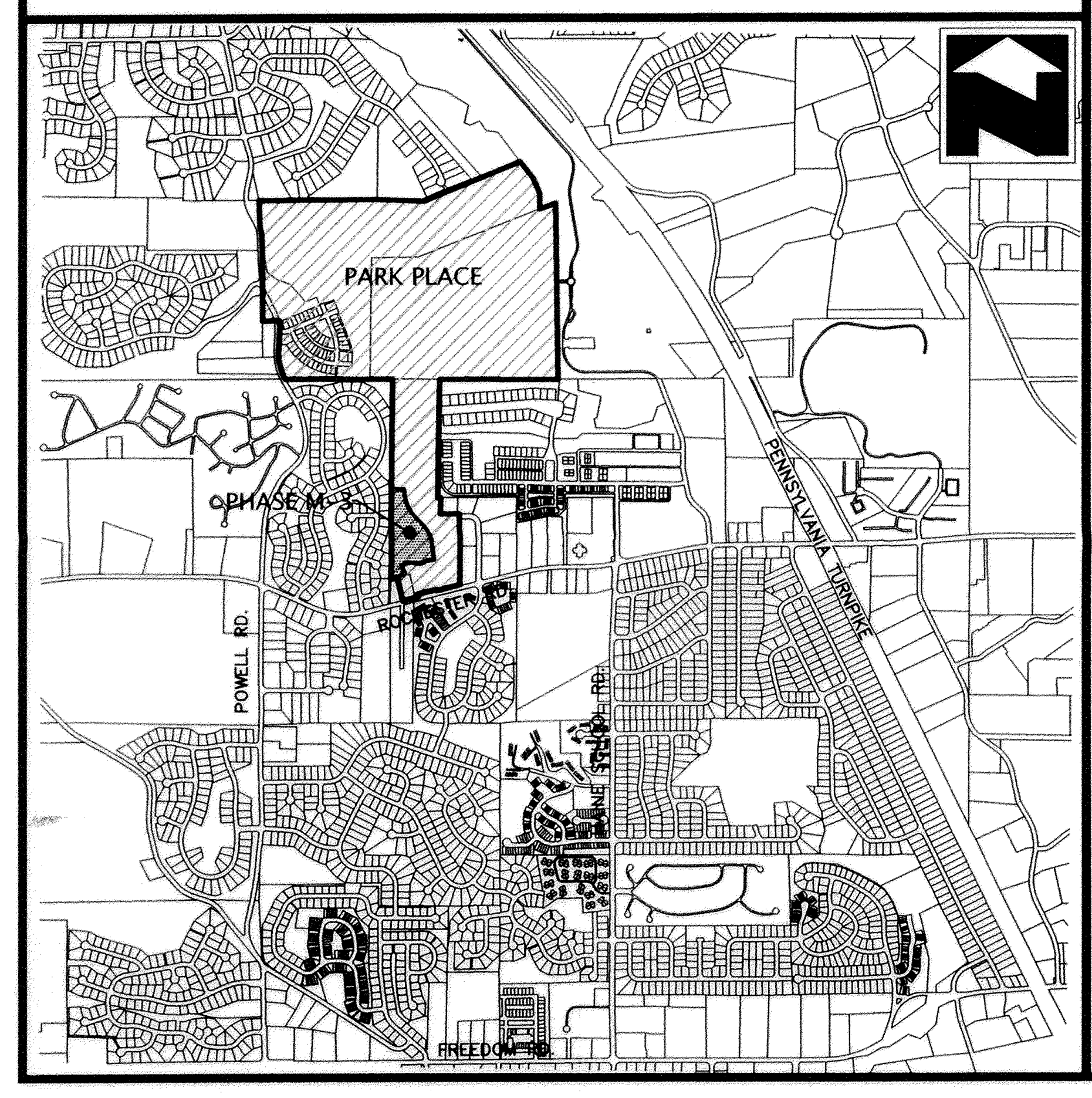
AFFECTED ZONING CLASSIFICATION:	PRD/CCD
PROPOSED USE	CCD
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

PATTERN BOOK REQUIREMENTS AFFECTING THE LOTS SHOWN:
ALL UNITS BEING BUILT AND TO BE BUILT ON THE LOTS SHOWN SHALL HAVE FRONT LOAD GARAGES AND THE FOLLOWING SETBACKS APPLY:

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.

Instr:201406060012639 06/06/2014
Pages:1 F:$45.00 3:27PM
Michele Mustello T20140010238
Butler County Recorder FL

LOCATION MAP 1" = 2000'


PARK PLACE
PHASE M
POWELL RD.
PENNSYLVANIA TURNPIKE
FREEDOM RD.

JASON KRATSAS
TOWNSHIP ENGINEER

JAMES ANTHONY SPERDUTE
REGISTERED SURVEYOR

CRANBERRRY TWP
BOARD OF SUPERVISORS

BUTLER COUNTY
PLANNING COMMISSION

BUTLER COUNTY
RECORDER OF DEEDS

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1004-1413700
DRAWING SCALE:	1"=20'
DATE:	APRIL 10, 2014
DRAWN BY:	JSS
REVISIONS:	
05.07.2014....add note "c"	

PARK PLACE CCD
AMENDMENT NO. 2

BEING A RE-SUBDIVISION OF PARCEL M3-E-21 OF
THE PARK PLACE CCD AMENDMENT NO. 1
AS RECORDED IN PLAN BOOK 339, PG 8

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT • GPS SERVICES

Instr:201406110012996 06/11/2014
Pages:1 F:$45.00 2:31PM
Michele Mustello T20140010546
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS That **we,** Michael G. & Suzanne M. **Mills, of the** Town**ship of** Oakland**, County** of **Butler and Commonwealth** of Pennsylvania, for **ourselves**, our heirs, executor**s**, **administ**rators and **assigns**, do **hereby** adopt **this as** our plan of **lots of** our property, situate **in the** Township of **Oakland, County** of Butler and **Commonwealth of Pe**nnsylvania, **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 oth**er 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 approv**al of said** plan, **and any** future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler **and** Township **of Oakland,** {I/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 Oakland, 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 23 day of May 2014.

Owner

Suzanne M Mills
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 Michael G. & Suzanne M. Mills, 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 23 day of MAY, 2014.

My commission expires the 06 day of JUNE, 2017.

Paula J. Riggs
Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, 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.

20TH MAY '14
Date (Seal)

Stanley D Graff – P.L.S. # SU–030161–E

STANLEY D. GRAFF
NO. 30161-E

The Board of Supervisors of the Township of Oakland, hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no 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 Oakland this 4th day of June, 2014.

Secretary
(Seal)

Paul McEachin
Chairman

Reviewed by the Planning Commission of the Township of Oakland, this ~~14TH~~ 10th day of ~~MAY~~ June, 2014.

~~J. Hu JRM~~
Secretary

~~F. W JRM~~
Chairman

Reviewed by the Butler County Planning Commission on this 14TH day of MAY, 2014.

J. Hu JRM
Secretary
(Seal)

F. W JRM
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 342 Page(s) 7.

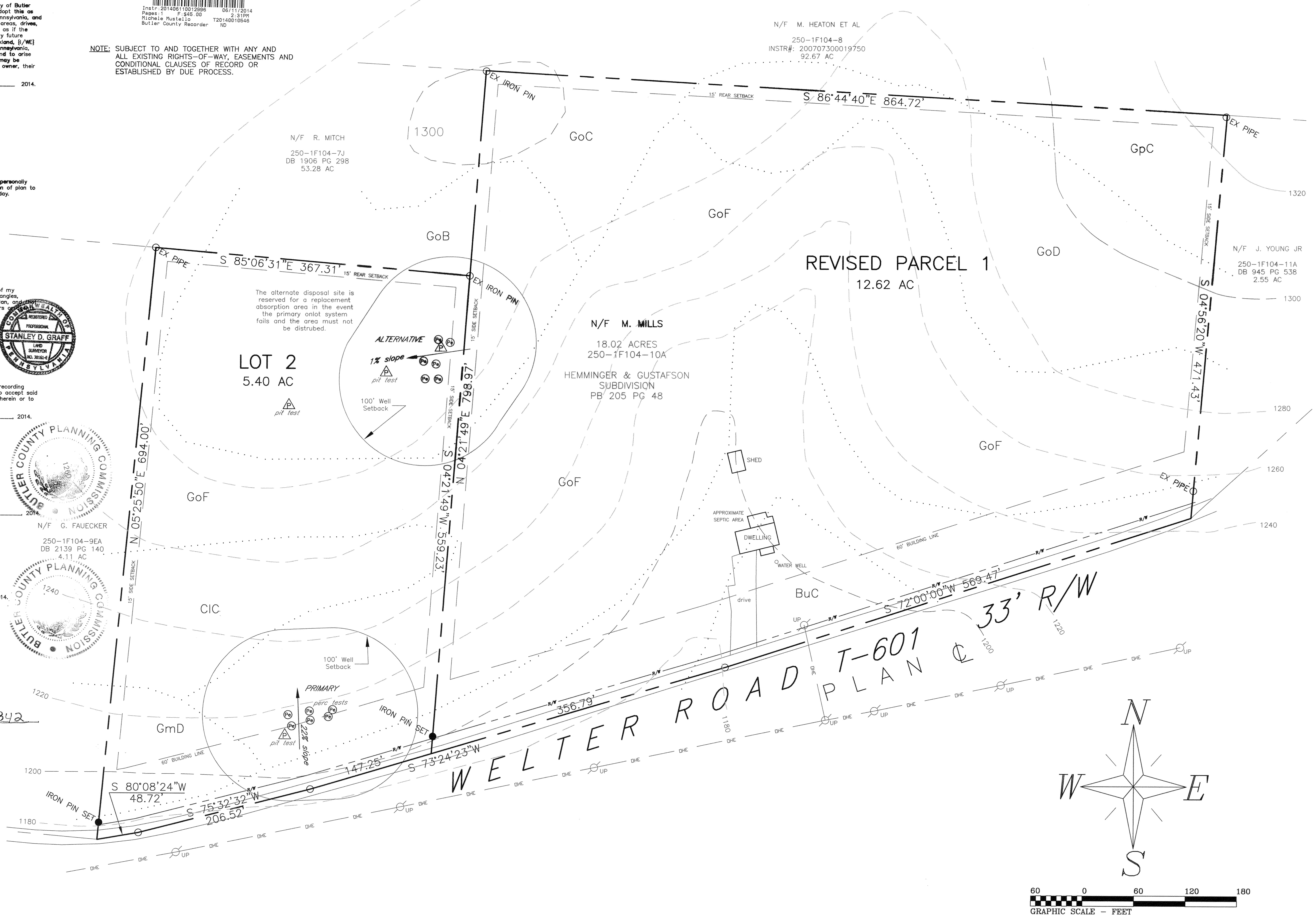
Given under my hand and seal this 11th day of June, 2014.

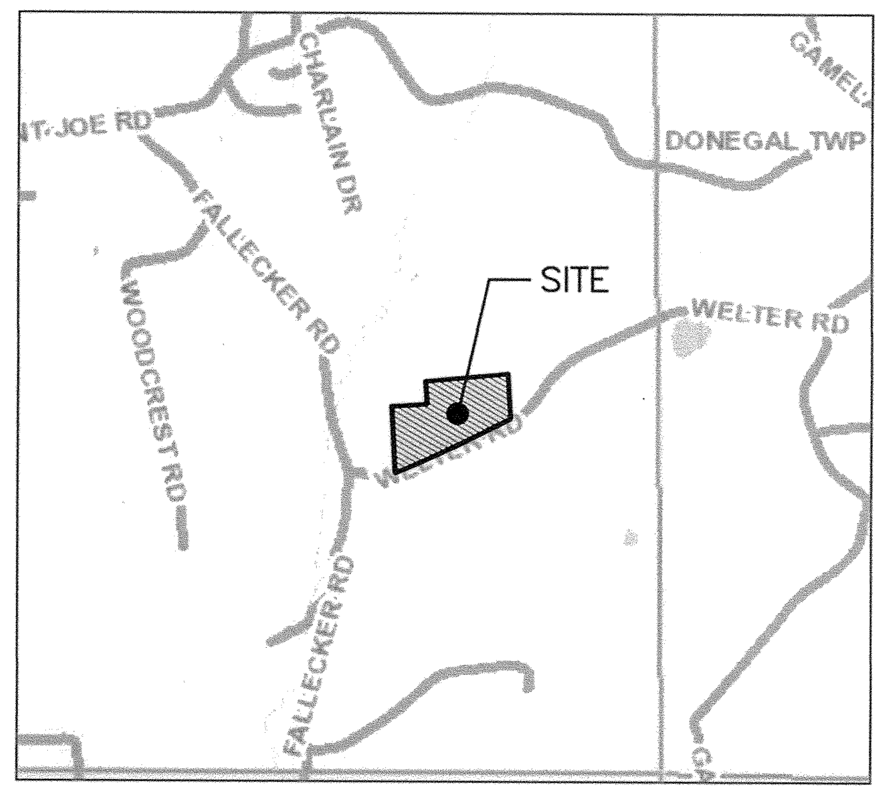
(Seal)

Michele M. Mustello
Recorder of Deeds

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

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


N/F M. HEATON ET AL
250–1F104–8
INSTR#: 200707300019750
92.67 AC
N/F R. MITCH
250–1F104–7J
DB 1906 PG 298
53.28 AC
N/F J. YOUNG JR
250–1F104–11A
DB 945 PG 538
2.55 AC
N/F G. FAUECKER
250–1F104–9EA
DB 2139 PG 140
4.11 AC
REVISED PARCEL 1
12.62 AC
N/F M. MILLS
18.02 ACRES
250–1F104–10A
HEMMINGER & GUSTAFSON
SUBDIVISION
PB 205 PG 48
LOT 2
5.40 AC
S 86°44'40"E 864.72'
S 85°06'31"E 367.31'
S 04°56'20"W 471.43'
N 05°25'50"E 694.00'
N 04°21'49"E 798.97'
S 04°21'49"W 559.23'
S 72°00'00"W 569.47'
356.79'
S 73°24'23"W
147.25'
S 75°32'32"W
206.52'
S 80°08'24"W
48.72'
EX IRON PIN
EX PIPE
IRON PIN SET
15' REAR SETBACK
15' SIDE SETBACK
60' BUILDING LINE
50' BUILDING LINE
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 distrubed.
ALTERNATIVE
1% slope
pit test
100' Well Setback
PRIMARY
perc tests
22% slope
SHED
APPROXIMATE SEPTIC AREA
DWELLING
WATER WELL
drive
WELTER ROAD T-601
PLAN ℄ 33' R/W
GoC
GpC
GoF
GoB
GoD
CIC
GmD
BuC
1180
1200
1220
1240
1260
1280
1300
1320
OHE
UP
N
S
W
E
60 0 60 120 180
GRAPHIC SCALE – FEET


IT-JOE RD
CHARLAIN DR
GAMEL
DONEGAL TWP
FALLECKER RD
WOODCREST RD
SITE
WELTER RD

Vicinity Map
1" = 2000'

M. MILLS PLAN

BEING A SUBDIVISION OF PARCEL 1 OF THE HEMMINGER & GUSTAFSON SUBDIVISION RECORDED AS PLAN BOOK 205 PAGE 48

NOTES:

1) OWNER: MICHAEL G. & SUZANNE M. MILLS
121 WELTER ROAD
BUTLER, PA 16002
PHONE: 724–282–3623

2) PROPERTY USE – RESIDENTIAL

3) ORIGINAL PARCEL 1 = 18.02 ACRES
LESS LOT 2 = 5.40 ACRES
REVISED PARCEL 1 = 12.62 ACRES

4) USGS EAST BUTLER, PA QUADRANGLE
MAP: 40079–H7–TF–024

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

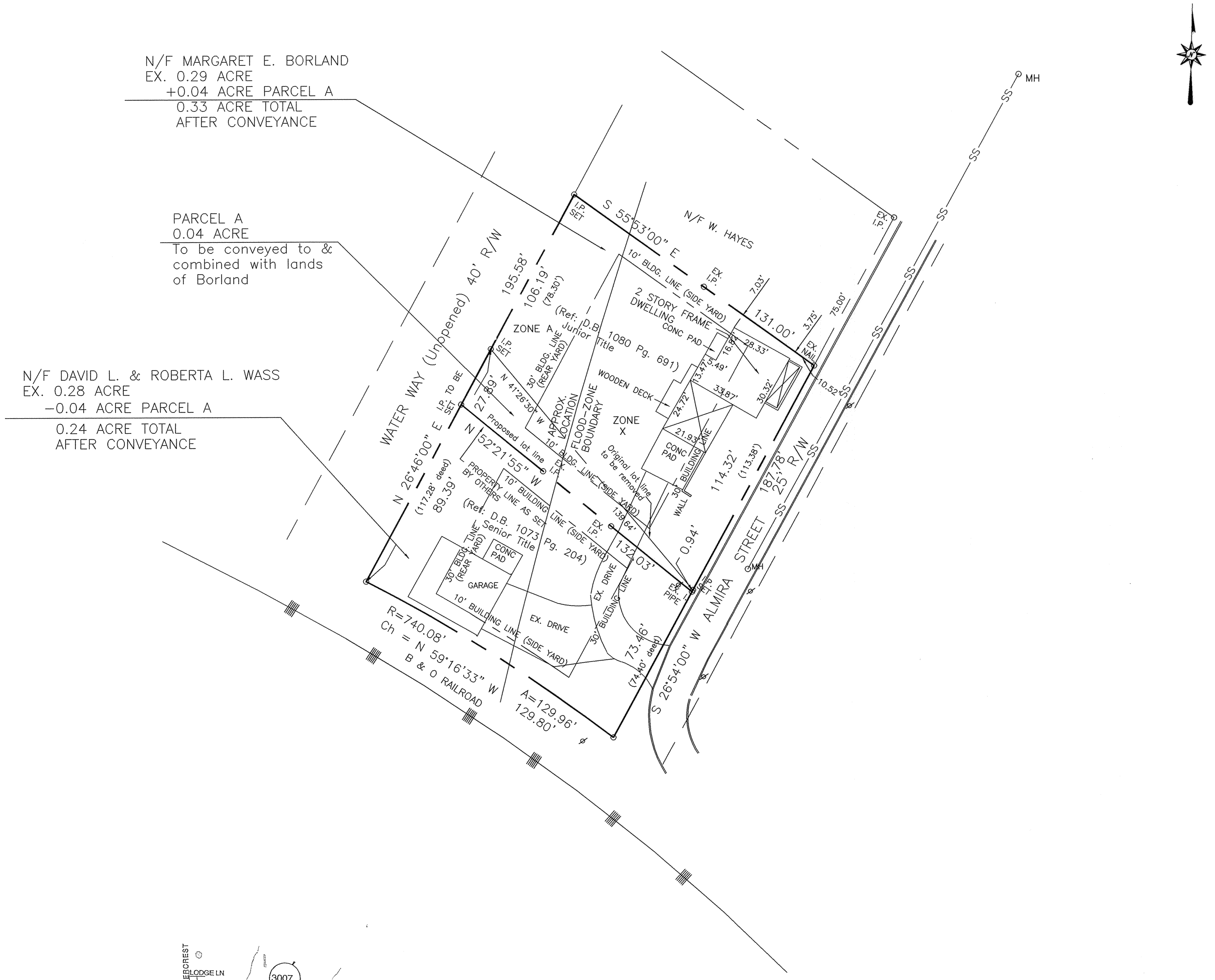
SUBDIVISION SURVEY
for
PROJECT No: 13–169 MICHAEL G. & SUZANNE M. MILLS
SITUATE: OAKLAND TOWNSHIP, BUTLER COUNTY, PA
DATE: 1/6/14 REV: 3/25/14 DWN.By: SDG CHK.By: Sdg Co. TAX No: 250–1F104–10A

RECORDED JUNE 11 2014

PLAN BOOK	PAGE
342	7

SHEET 1 of 1

Instr:201406160013148 06/16/2014
Pages:1 F:$45.00 10:17AM
Michele Mustello T20140010698
Butler County Recorder ND


N/F MARGARET E. BORLAND
EX. 0.29 ACRE
+0.04 ACRE PARCEL A
0.33 ACRE TOTAL
AFTER CONVEYANCE
PARCEL A
0.04 ACRE
To be conveyed to & combined with lands of Borland
N/F DAVID L. & ROBERTA L. WASS
EX. 0.28 ACRE
−0.04 ACRE PARCEL A
0.24 ACRE TOTAL
AFTER CONVEYANCE
WATER WAY (Unopened) 40' R/W
N/F W. HAYES
S 55°53'00" E
131.00'
I.P. SET
EX. I.P.
7.03'
3.75'
75.00'
EX. NAIL
10.52'
MH
SS
10' BLDG. LINE (SIDE YARD)
2 STORY FRAME DWELLING
CONC PAD
16.82'
28.33'
5.49'
13.47'
33.87'
30.32'
24.72'
21.93'
WOODEN DECK
CONC PAD
30' BUILDING LINE
WALL
195.58'
106.19'
(78.30')
(Ref: D.B 1080 Pg. 691)
Junior Title
ZONE A
ZONE X
30' BLDG. LINE (REAR YARD)
I.P. SET
N 41°26'30" W
APPROX. LOCATION FLOOD-ZONE BOUNDARY
I.P. TO BE SET
27.89'
N 52°21'55" W
Proposed lot line
Original lot line to be removed
10' BLDG. LINE (SIDE YARD)
139.64'
PROPERTY LINE AS SET BY OTHERS
(Ref: D.B. 1073 Pg. 204)
Senior Title
10' BUILDING LINE (SIDE YARD)
EX. I.P.
132.03'
0.94'
114.32'
(113.38')
187.78'
25' R/W
ALMIRA STREET
N 26°46'00" E
(117.28' deed)
89.39'
30' BLDG. LINE (REAR YARD)
CONC PAD
GARAGE
10' BUILDING LINE (SIDE YARD)
EX. DRIVE
EX. DRIVE
30' BUILDING LINE
EX. PIPE
I.P. SET
73.46'
(74.40' deed)
S 26°54'00" W
R=740.08'
Ch = N 59°16'33" W
B & O RAILROAD
A=129.96'
129.80'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12

day of JUNE, 2014.

ATTEST:

NOTARY PUBLIC Margaret E Borland 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 Margaret E. Borland, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of JUNE 2014.

My Commission expires the 26 day of SEPT, 2015.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy J. Bonati, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12

day of JUNE, 2014.

ATTEST:

NOTARY PUBLIC David L Wass OWNER Roberta L Wass 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 David L. and Roberta L. Wass, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of JUNE, 2014.

My Commission expires the 26 day of SEPT, 2015.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy J. Bonati, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy J. Bonati, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Cheryl A. Hughes
SU-32490-E

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

June 3, 2014
DATE SEAL REG. NO. SU-32490-E

Approved by the Butler County Planning Commission this 11TH day of JUNE, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

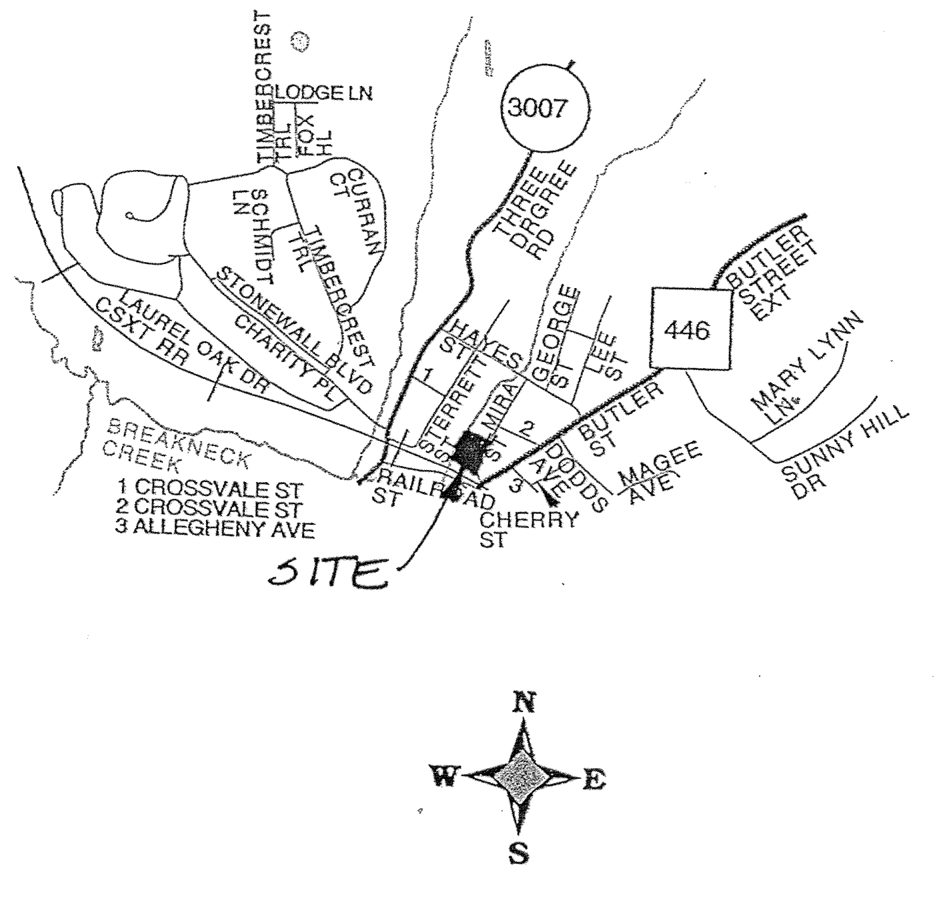
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 342 page 8.

Given under my hand and seal this 16th day of June, 2014.

SEAL

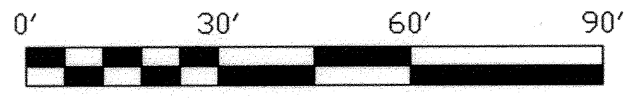
RECORDER Michele M. Mustello

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


TIMBERCREST TRL
LODGE LN
FOX HL
3007
CURRAN CT
SCHMIDT LN
TIMBERCREST TRL
THREE DEGREE RD
STONEWALL BLVD
CHARITY PL
LAUREL OAK DR
CSXT RR
HAYES ST
GEORGE ST
LEE ST
446
BUTLER STREET EXT
STERRETT ST
MIRA ST
BUTLER ST
1
2
3
DODDS AVE
MAGEE AVE
MARY LYNN LN
SUNNY HILL DR
BREAKNECK CREEK
1 CROSSVALE ST
2 CROSSVALE ST
3 ALLEGHENY AVE
RAILROAD ST
CHERRY ST
SITE
N
W
E
S

VICINITY MAP

PLAN BOOK	PAGE
342	8



NOTES:

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

REF: R.D. STERRETT PLAN OF LOTS.

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

ZONE A – SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

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

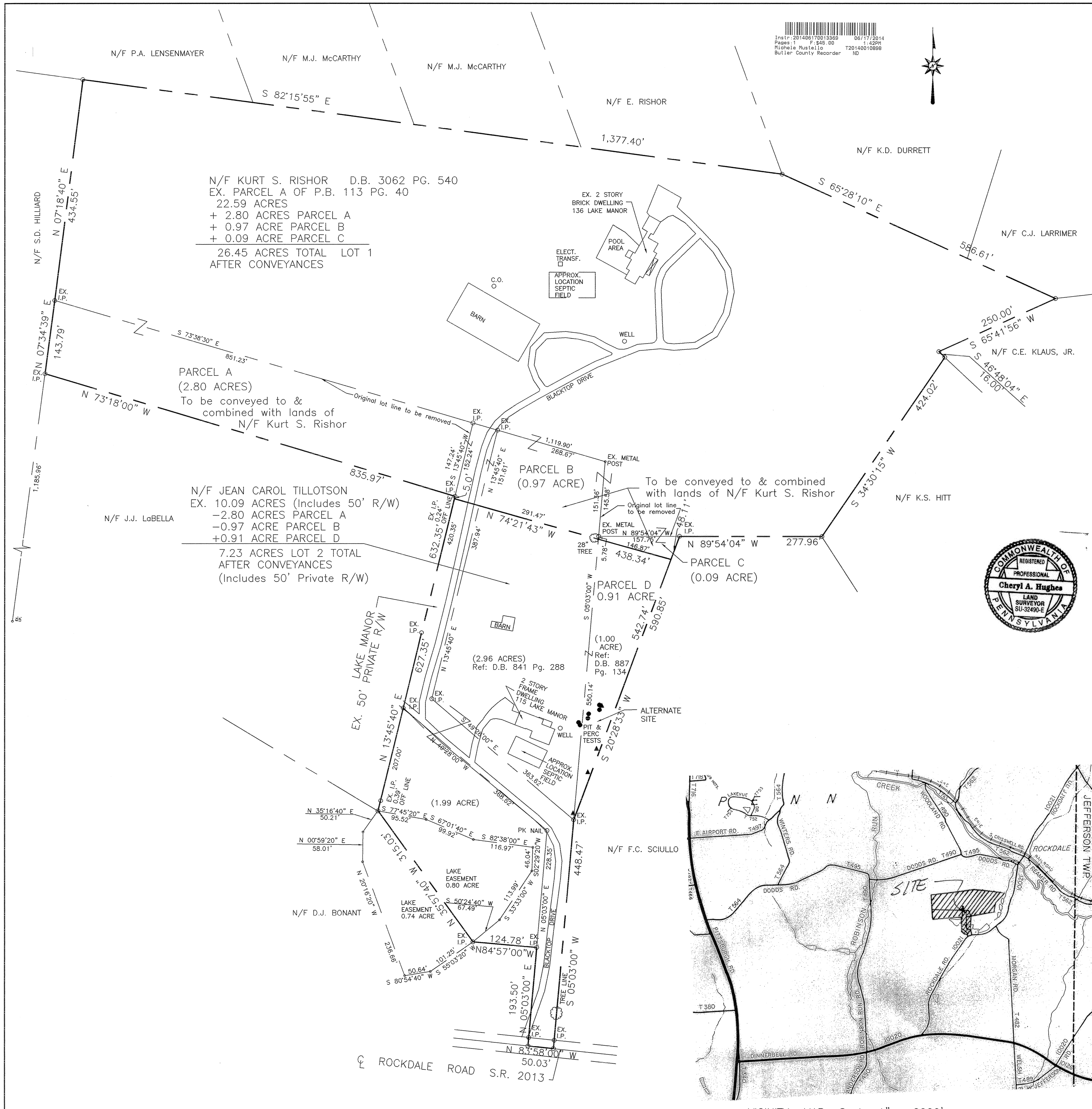
THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION DUE TO AMBIGUOUS DEED DESCRIPTIONS AND TO ADD PARCEL A TO ADJOINING LANDS OF BORLAND.

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

LOT LINE REVISION
FOR: DAVID L. & ROBERTA L. WASS
and
MARGARET E. BORLAND
SITUATE: VALENCIA BORO., BUTLER CO., PA

Date 06/03/14	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 520-S1-12 & 12A		Db-Pg 1271-439 1223-698	Service No. 14-065
Address 53 ALMIRA STREET			

Instr:201406170013369 06/17/2014
Pages:1 F:$45.00 1:42PM
Michele Mustello T20140010898
Butler County Recorder ND


N/F P.A. LENSENMAYER
N/F M.J. McCARTHY
N/F M.J. McCARTHY
N/F E. RISHOR
N/F K.D. DURRETT
N/F C.J. LARRIMER
N/F C.E. KLAUS, JR.
N/F K.S. HITT
N/F J.J. LaBELLA
N/F S.D. HILLIARD
N/F F.C. SCIULLO
N/F D.J. BONANT
S 82°15'55" E
1,377.40'
S 65°28'10" E
586.61'
250.00'
S 65°41'56" W
S 46°48'04" E
16.00'
424.02'
S 34°30'15" W
277.96'
N 89°54'04" W
N 07°18'40" E
434.55'
N 07°34'39" E
143.79'
1,185.96'
N/F KURT S. RISHOR D.B. 3062 PG. 540
EX. PARCEL A OF P.B. 113 PG. 40
22.59 ACRES
+ 2.80 ACRES PARCEL A
+ 0.97 ACRE PARCEL B
+ 0.09 ACRE PARCEL C
26.45 ACRES TOTAL LOT 1
AFTER CONVEYANCES
EX. 2 STORY BRICK DWELLING 136 LAKE MANOR
POOL AREA
ELECT. TRANSF.
APPROX. LOCATION SEPTIC FIELD
C.O.
BARN
WELL
BLACKTOP DRIVE
EX. I.P.
S 73°38'30" E
851.23'
PARCEL A
(2.80 ACRES)
To be conveyed to & combined with lands of N/F Kurt S. Rishor
Original lot line to be removed
N 73°18'00" W
835.97'
1,119.90'
268.67'
EX. METAL POST
PARCEL B
(0.97 ACRE)
To be conveyed to & combined with lands of N/F Kurt S. Rishor
Original lot line to be removed
N 74°21'43" W
291.47'
N 89°54'04" W
157.76'
146.87'
438.34'
48.11'
28" TREE
PARCEL C
(0.09 ACRE)
PARCEL D
0.91 ACRE
542.74'
590.85'
N/F JEAN CAROL TILLOTSON
EX. 10.09 ACRES (Includes 50' R/W)
−2.80 ACRES PARCEL A
−0.97 ACRE PARCEL B
+0.91 ACRE PARCEL D
7.23 ACRES LOT 2 TOTAL
AFTER CONVEYANCES
(Includes 50' Private R/W)
632.35'
420.35'
387.94'
147.24'
152.24'
151.61'
S 13°45'40" W
N 13°45'40" E
S 05°03'00" W
(1.00 ACRE)
Ref: D.B. 887 Pg. 134
(2.96 ACRES)
Ref: D.B. 841 Pg. 288
BARN
2 STORY FRAME DWELLING 115 LAKE MANOR
WELL
APPROX. LOCATION SEPTIC FIELD
PIT & PERC TESTS
ALTERNATE SITE
550.14'
S 20°28'33" W
EX. 50' LAKE MANOR PRIVATE R/W
627.35'
N 13°45'40" E
207.00'
S 49°28'00" E
N 49°28'00" W
363.62'
366.02'
448.47'
(1.99 ACRE)
N 35°16'40" E
50.21'
S 77°45'20" E
95.52'
S 67°01'40" E
99.92'
S 82°38'00" E
116.97'
PK NAIL
N 00°59'20" E
58.01'
N 20°16'20" W
315.03'
S 35°57'40" W
LAKE EASEMENT 0.80 ACRE
LAKE EASEMENT 0.74 ACRE
S 50°24'40" W
67.49'
S 33°33'00" W
113.99'
46.04'
S 02°29'20" W
228.35'
N 05°03'00" E
124.78'
N 84°57'00" W
236.86'
50.64'
101.25'
S 80°54'40" W
S 55°03'20" W
193.50'
N 05°03'00" E
TREE LINE
S 05°03'00" W
BLACKTOP DRIVE
N 83°58'00" W
50.03'
℄ ROCKDALE ROAD S.R. 2013
PENN
CREEK
ROCKDALE
JEFFERSON TWP.
E. AIRPORT RD.
DODDS RD.
ROBINSON RUN RD.
DINNERBELL RD.
MORGAN RD.
WELSH RD.
SITE

VICINITY MAP Scale: 1" = 2000'

0' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that I, Jean Carol Tillotson, a/k/a Carol H. Tillotson of the Township of Penn, County of Butler and State of Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and I hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damage caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Jean Carol Tillotson, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of June, 2014.

ATTEST:
Arlene S. Nichols — NOTARY PUBLIC
Carol H. Tillotson — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Jean Carol Tillotson, 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 9 day of June, 2014.

My Commission expires the 8·23·14 day of August, 2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Arlene S. Nichols - Notary Public
Evans City Boro., Butler County
MY COMMISSION EXPIRES AUG. 23, 2014

SEAL
Arlene S. Nichols
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Arlene S. Nichols - Notary Public
Evans City Boro., Butler County
MY COMMISSION EXPIRES AUG. 23, 2014

MORTGAGE CLAUSES
I, Jean Carol Tillotson, owner of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

Arlene S. Nichols — WITNESS
Carol H. Tillotson — OWNER

I, Jean Carol Tillotson, owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of Jean Carol Tillotson, as recorded in Deed Book Volume 887 page 134, and Deed Book Volume 841 page 288, Recorder of Deeds Office.

Arlene S. Nichols — WITNESS
Carol H. Tillotson — OWNER

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

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

I further certify that there are no requirements of Zoning existent under the laws of the Township in which this subdivision is located.

I further certify that this plan meets with the requirements of all ordinances, including Zoning, existent under the laws of the Township in which this subdivision is located and which affect this plan.

6/6/14
SURVEYOR'S NAME & DATE

NOTES:

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

REF: SUBDIVISION FOR FRANK & JOAN NICKEL BY ZARNICK & SEYBERT, INC., P.B. 113 PG. 40.

REF: SURVEY BY GREENOUGH & GREENOUGH, INC., FOR FRANK NICKEL, JUNE 1965.

REF: SURVEY FOR TILLOTSON BY LAND SURVEYORS, INC., 11/06/06, #06-108.

TILLOTSON DEED DOES NOT CLOSE MATHEMATICALLY BY 9 FEET. CORRECTIONS WERE MADE BASED ON ADJOINING DESCRIPTIONS AND PHYSICAL EVIDENCE.

ZONING: RE: RESIDENTIAL ESTATE
BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 50' FROM R/W OR 75' FROM ℄ WHICHEVER IS GREATER
SIDE YARD: 20'
REAR YARD: 50'

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

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCELS A, B AND C TO ADJOINING LANDS OF RISHOR AND TO COMBINE PARCEL D WITH ADJOINING LANDS OF TILLOTSON. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN. THIS PLAN ALSO EXTINGUISHES THE 50' PRIVATE R/W WITHIN PARCEL B.

KNOW ALL MEN BY THESE PRESENTS, that I, Kurt S. Rishor, of the Township of Penn, County of Butler and State of Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and I hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damage caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Kurt S. Rishor, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6TH day of June, 2014.

ATTEST:
Marcea J. Shaffer — NOTARY PUBLIC
OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Kurt S. Rishor 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 6th day of June, 2014.

My Commission expires the 17th day of February, 2018.

SEAL
Marcea J. Shaffer
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marcea J. Shaffer, Notary Public
Butler City, Butler County
My Commission Expires February 17, 2018

MORTGAGE CLAUSES
I, Kurt S. Rishor, owner of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

Marcea J. Shaffer — WITNESS
OWNER

I, Kurt S. Rishor, owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of Kurt S. Rishor, as recorded in Deed Book Volume 3062 page 540, Recorder of Deeds Office.

Marcea J. Shaffer — WITNESS
OWNER

NOTE: EXCEPTIONS TO REQUIREMENTS OF ZONING ARE NOTED ON PLAN.

Approved by the Board of Supervisors of the Penn Township by Resolution this 10 day of June, 2014.

ATTEST:
Linda A Zerfass — SECRETARY
SEAL
Samuel Mrak — CHAIRMAN

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

ATTEST:
Linda A Zerfass — SECRETARY
SEAL
Samuel Mrak — CHAIRMAN

The following owner(s) of the land within or adjacent to this plan of lots do hereby agree to the recording of this plan insofar as if affects these properties.

N/A N/A N/A

Approved by the Planning Commission of the Township of Penn this 12th day of JUNE, 2014.

ATTEST:
Karen Trempus — SECRETARY
SEAL
Robert S. Noah — CHAIRMAN

Reviewed by the Butler County Planning Commission this 5TH day of JUNE, 2014.

ATTEST:
SECRETARY
CHAIRMAN

STATE 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 342 Page 9.

Given under my hand and seal this 17th day of June, 2014.

SEAL
Michele M. Mustello
RECORDER

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

PLAN BOOK	PAGE
342	9

L S I

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

LOT LINE REVISION
FOR: KURT S. RISHOR
and
JEAN CAROL TILLOTSON

SITUATE: PENN TWP., BUTLER CO., PA

Date 05/23/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 270-2F71-38E, 38C2 & 38K		Db-Pg 3062-540 841-288, 887-134	Service No. 13-164
Address 115 & 136 LAKE MANOR			

Instr:201406180013573 06/18/2014
Pages:1 F:$45.00 2:58PM
Michele Mustello T20140011044
Butler County Recorder FL

- KNOW ALL MEN BY THESE PRESENTS That I, Sandra Hauserman, Executrix of the Estate of Raymond and Beatrice Chrzanowski, of the Township of Buffalo, County of Butler and State 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 Buffalo, County of Butler and State of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and I hereby release and forever discharge the Township of Buffalo, their successors and assigns from any liability for damage caused by any grading thereof to any grades hereafter at anytime thereof according to such established grades. This dedication and release shall be binding upon the above named property 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 3 day of June 2014.

  Sandra K. Hauserman
  Owner

- COMMONWEALTH OF PENNSYLVANIA : SS
  COUNTY OF BUTLER :

  Before me, the subscriber, a Notary Public in and for said State and County, personally came Sandra Hauserman, Executrix of the Ryamond and Beatrice Chrznowski Estate, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

  WITNESS MY HAND AND NOTARIAL SEAL this 3 day of June 2014.

  COMMONWEALTH OF PENNSYLVANIA
  Notarial Seal
  Robert John Hoculock Jr., Notary Public
  Kiskiminetas Twp., Armstrong County
  My Commission Expires March 20, 2017
  MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

  Notary Public

- Reviewed by the Buffalo Township Planning Commission this 7th day of May 2014.

  Secretary

  Ryan Cordier
  Chairman

- Reviewed by the Butler County Planning Commission this 10th day of May ~~2014~~ 2013.

  Seal

  JRM
  Secretary

  JRM
  Chairman

- I, Jeffrey A. Horneman, 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.

  14 MAY 2014
  Date

  JEFFREY ALAN HORNEMAN
  LAND SURVEYOR
  051092-E

  Jeffrey Alan Horneman
  P.L.S. #051092-E

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

  Approved by the Supervisors of the Township of Buffalo this 11th day of June 2014.

  Seal

  Secretary

  Chairman

- COMMONWEALTH OF PENNSYLVANIA : SS
  COUNTY OF BUTLER :

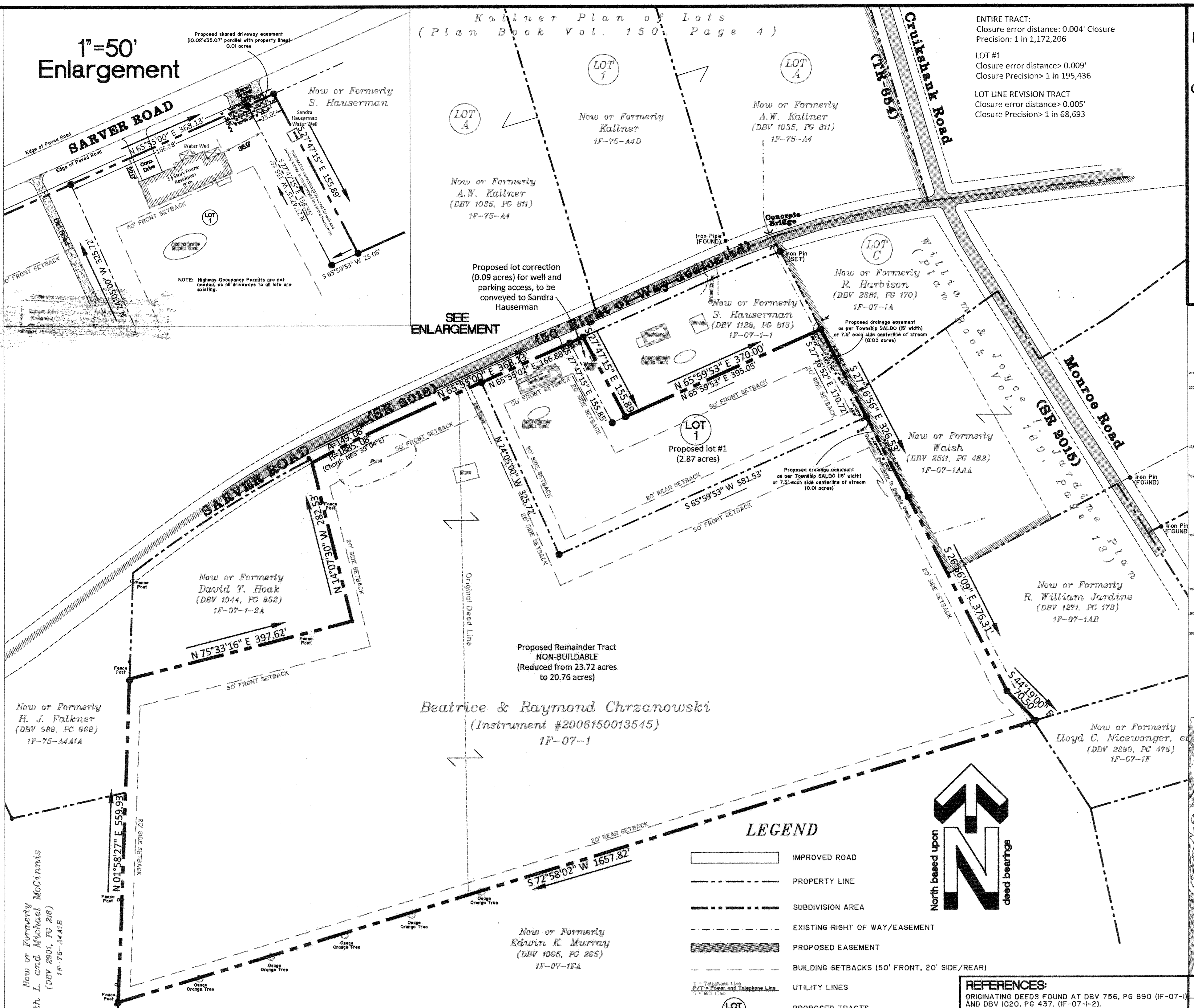
  Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 342 Page 10.

  Given under my hand and seal this 18 day of June 2014.

  Seal

  Michele M. Mustello
  Recorder

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


1"=50' Enlargement
SARVER ROAD
Edge of Paved Road
Proposed shared driveway easement (10.02'x35.07' parallel with property lines) 0.01 acres
Shared Gravel Drive
Sandra Hauserman Water Well
Water Well
Conc. Drive
1½ Story Frame Residence (#742)
N 65°55'00" E 368.13'
166.88'
36.9'
22.0'
S 27°47'15" E 155.89'
S 27°47'15" E 155.85'
N 27°47'15" W 155.85'
S 65°59'53" W 25.05'
25.05'
N 24°05'00" W 325.72'
Proposed lot correction (0.09 acres) for well and parking access, to be conveyed to Sandra Hauserman
50' FRONT SETBACK
Dirt Road
Approximate Septic Tank
LOT 1
NOTE: Highway Occupancy Permits are not needed, as all driveways to all lots are existing.
Now or Formerly S. Hauserman
SEE ENLARGEMENT
Kallner Plan of Lots (Plan Book Vol. 150, Page 4)
LOT A
LOT 1
Now or Formerly Kallner 1F-75-A4D
Now or Formerly A.W. Kallner (DBV 1035, PG 811) 1F-75-A4
Cruikshank Road (TR-654)
Monroe Road (SR 2015)
SARVER ROAD (SR 2018) (50' Right of Way dedicated)
Concrete Bridge
Iron Pipe (FOUND)
Iron Pin (SET)
Iron Pin (FOUND)
Now or Formerly S. Hauserman (DBV 1128, PG 813) 1F-07-1-1
Residence
Garage
Approximate Septic Tank
N 65°55'00" E 368.13'
N 65°55'02" E 166.88'
S 27°47'15" E 155.89
S 27°47'15" E 155.85'
N 65°59'53" E 370.00'
N 65°59'53" E 395.05'
S 27°16'52" E 170.72'
S 27°16'56" E 326.55'
S 65°59'53" W 581.53'
LOT 1
Proposed lot #1 (2.87 acres)
Proposed drainage easement as per Township SALDO (15' width) or 7.5' each side centerline of stream (0.03 acres)
Proposed drainage easement as per Township SALDO (15' width) or 7.5' each side centerline of stream (0.01 acres)
20' SIDE SETBACK
20' REAR SETBACK
50' FRONT SETBACK
LOT C
Now or Formerly R. Harbison (DBV 2381, PG 170) 1F-07-1A
William & Joyce Jardine Plan (Plan Book Vol. 169, Page 13)
Now or Formerly Walsh (DBV 2511, PG 482) 1F-07-1AAA
Now or Formerly R. William Jardine (DBV 1271, PG 173) 1F-07-1AB
S 26°36'09" E 376.31'
S 44°19'00" E 75.50'
Now or Formerly Lloyd C. Nicewonger, et (DBV 2369, PG 476) 1F-07-1F
A=149.08' R=1865.08' (Chord: N63°39'04"E)
Pond
Barn
Original Deed Line
N 14°07'30" W 282.53'
N 75°33'16" E 397.62'
Fence Post
Now or Formerly David T. Hoak (DBV 1044, PG 952) 1F-07-1-2A
Proposed Remainder Tract NON-BUILDABLE (Reduced from 23.72 acres to 20.76 acres)
Beatrice & Raymond Chrzanowski (Instrument #2006150013545) 1F-07-1
Now or Formerly H. J. Falkner (DBV 989, PG 668) 1F-75-A4A1A
N 01°58'27" E 559.93'
S 72°58'02" W 1657.82'
Osage Orange Tree
Oak Tree
Now or Formerly Meridith L. and Michael McGinnis (DBV 2801, PG 216) 1F-75-A4A1B
Now or Formerly Edwin K. Murray (DBV 1095, PG 265) 1F-07-1FA
North based upon deed bearings
N
LEGEND
IMPROVED ROAD
PROPERTY LINE
SUBDIVISION AREA
EXISTING RIGHT OF WAY/EASEMENT
PROPOSED EASEMENT
BUILDING SETBACKS (50' FRONT, 20' SIDE/REAR)
T = Telephone Line
P/T = Power and Telephone Line
G = Gas Line
UTILITY LINES
LOT 1 PROPOSED TRACTS
LOT A EXISTING LOTS
IRON PIN (SET)
IRON PIN (FOUND)
ADJOINING SUBDIVISION

ENTIRE TRACT:
Closure error distance: 0.004' Closure Precision: 1 in 1,172,206

LOT #1
Closure error distance> 0.009'
Closure Precision> 1 in 195,436

LOT LINE REVISION TRACT
Closure error distance> 0.005'
Closure Precision> 1 in 68,693

DEP - RESIDUAL TRACT WAIVER

"As of the date of this plot plan recording, the residual tracts of this subdivision is dedicated for the express purpose of vacant land and/or agricultural use. No portion of the residual tracts of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system (except repairs to existing systems) unless approved by the municipality or the Department of Environmental Protection for the installation of sewage. The municipality and DEP have approved sewage facilities planning for the residual tracts of the regulations promulgated thereunder. Prior to signing, executing, implementing, or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tracts should contact the municipality which is charged with administering the sewage facilities act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

All Properties shown hereon
ZONED A-1
(Agricultural District)

0' 100' 200'

SCALE: 1"=100'

RECORDED ____ 20__	
SECTION	PAGE
PLAN BOOK	PAGE
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SHEET ____ of ____	

REFERENCES:

ORIGINATING DEEDS FOUND AT DBV 756, PG 890 (IF-07-I) AND DBV 1020, PG 437. (IF-07-I-2).

PA NATURAL DIVERSITY INVENTORY (PNDI) REVIEWED 4/18/13 SHOWS NO KNOWN IMPACTS (#20130418400493)

NOTES

HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES (PENNSYLVANIA, SOUTH ZONE) - NORTH AMERICAN DATUM (NAD 83).

VERTICAL DATUM IS NAVD 88.

PROPOSED LAND USE REMAINS THE SAME AS EXISTING USE (Agricultural).

NO PUBLIC WATER OR SEWAGE ARE AVAILABLE WITHIN THE EXISTING PROJECT AREA.

ADDRESS OF LAND OWNER

Estate of Beatrice and Raymond Chrzanowski
742 Sarver Road
Sarver, PA 16055

ACREAGE TABULATION

23.72 ACRES (ORIGINAL ACRES)
-0.09 ACRES (LOT LINE REVISION)
-2.87 ACRES (LOT I ACRES)
20.76 ACRES (REMAINDER)

Professional Land Surveying (PA/WV/NY)

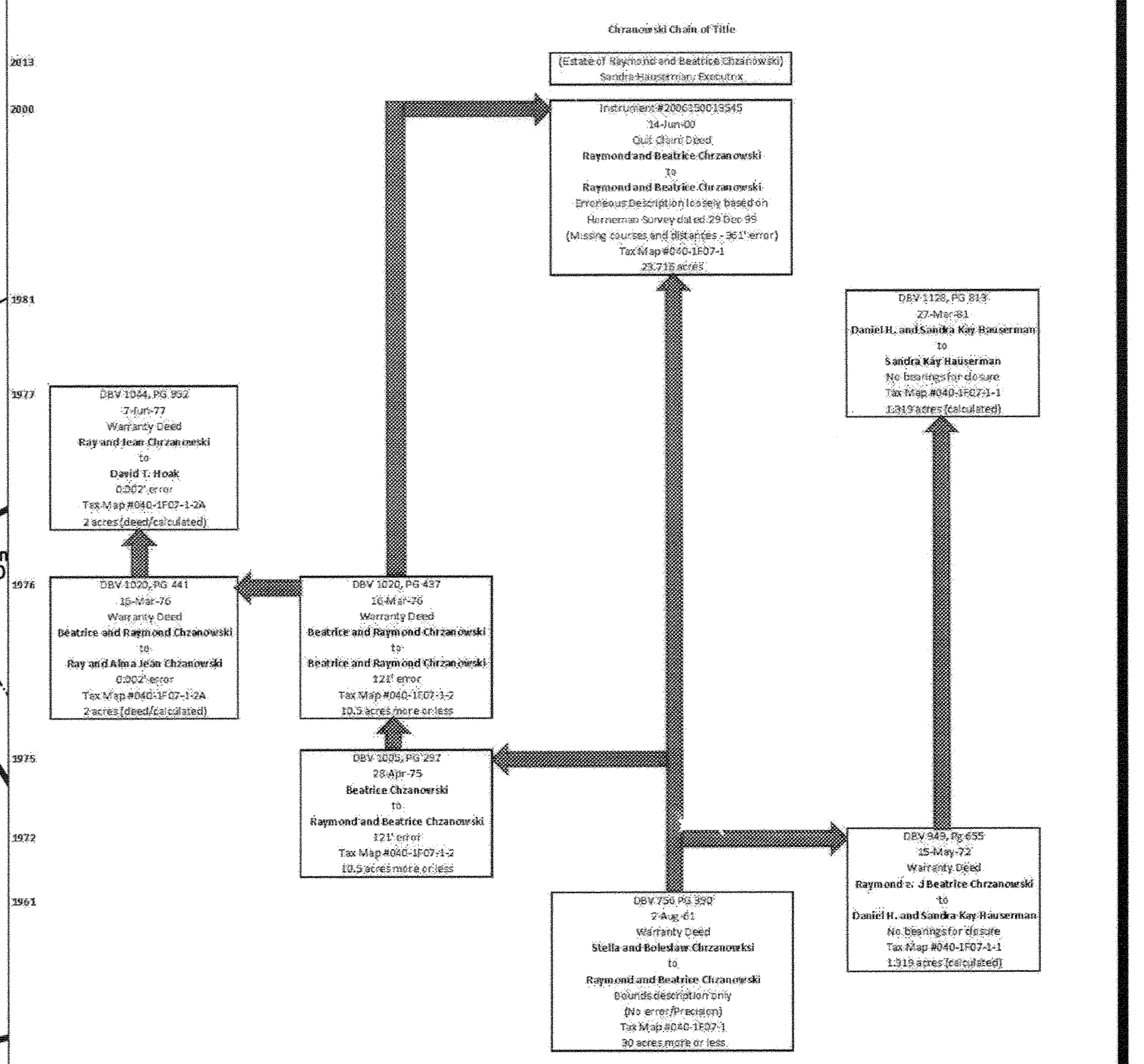
GIS Professional (GISP)

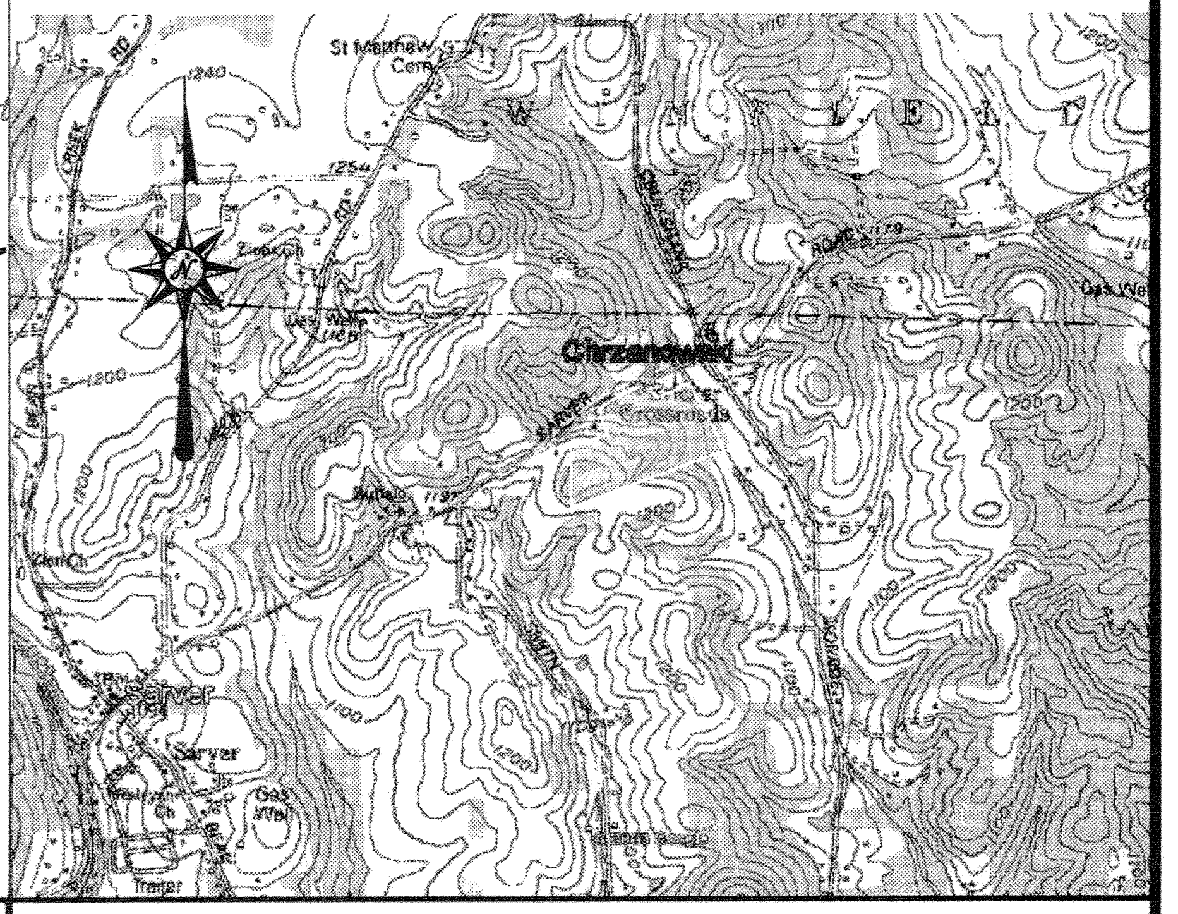
Land Development Planning and Consulting

Natural Resource Recovery Consulting (Coal, Oil/Gas)

HORNEMAN Surveying & Cartography

1110 Dallas Avenue, Natrona Heights, PA 15065
(412) 592-4126




LOCATION MAP (NTS)
Sarver
Gas Well
Trailer

REVISION HISTORY

#	DATE	BY	FOR	REASON
I	7 MAY 2014	JAH	BANKSON ENGR REVIEW	TYPOGRAPHIC ERRORS/MISC.

Chrzanowski Plan #1

MINOR SUBDIVISION
(ESTATE SETTLEMENT)

FIELD SURVEY: JDD/JAH/DJH FIELD SURVEY DATE: JUL 1999/APR 2013	CHECKED: JEFFREY A. HORNEMAN DATE CHECKED: 17 APR 2013
DRAWN/DESIGN: J. HORNEMAN DATE DRAWN/DESIGNED: 17 APR 2013	APPROVED: JEFFREY A. HORNEMAN DATE APPROVED: 14 MAY 2014

BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

OWNER'S ADOPTION (RED ROCK HOSPITALITY, INC)

BY RESOLUTION APPROVED ON THE 21 DAY OF May, 2014, THE BOARD OF DIRECTORS OF RED ROCK HOSPITALITY, INC, OWNER OF THE LAND SHOWN ON THE RED ROCK PLAN OF LOTS ADOPTED THIS PLAN OF SUBDIVISION 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.

RED ROCK HOSPITALITY, INC.
NAME OF CORPORATION

Sandra Kaufman
SIGNATURE AND TITLE OF
OFFICER WITNESSING

SIGNATURE AND TITLE OF
AUTHORIZED OFFICER
MIKE BHULA, AKA mitesh
PRESIDENT

5/21/14
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED MITESH J BHULA OF RED ROCK HOSPITALITY, INC, WHO STATES THE (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF MAY, 2014.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joyce Lynn Moynihan, Notary Public
Cranberry Twp., Butler County
My Commission Expires Oct. 15, 2017

Joyce L Moynihan
NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RED ROCK PLAN OF LOTS IS IN THE NAME OF RED ROCK HOSPITALITY, INC AND IS RECORD IN INSTR. NUMBER 201302080004259 AND 201302110004366. (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE,LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

Sandra Kaufman
WITNESS

OWNER
MIKE BHULA,
PRESIDENT

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.

05/20/2014
DATE

SIGNATURE
REG. NO.: SU-075022

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

THIS STATEMENT CERTIFIES ONLY THAT ACTION WAS TAKEN BY THE BOARD OF SUPERVISORS GRANTING FINAL APPROVAL.

APPROVED BY THE BOARD OF SUPERVISORS ON THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION No. 2014-22, ON THE 6th DAY OF June, 2014

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

I Jerry A. Andree., TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION No. 2014-22 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCE. of 5/1/14.

TOWNSHIP MANAGER

Registered Surveyor
DONALD P. TRANT
LAND SURVEYOR
SU-075022

Cranberry Township Board of Supervisors

Butler County, PA Planning Commission

Butler County Recorder of Deeds

JASON MICHAEL KRATSAS
ENGINEER
PE071353

OWNER'S ADOPTION (CONSOLIDATED COMMUNICATIONS)

BY RESOLUTION APPROVED ON THE 15 DAY OF APRIL, 2014 THE BOARD OF DIRECTORS OF CONSOLIDATED COMMUNICATIONS OF PENNSYLVANIA, LLC, BY MERGER OF NORTH PITTSBURGH TELEPHONE COMPANY. BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, OWNER OF THE LAND SHOWN ON THE RED ROCK PLAN OF LOTS ADOPTED THIS PLAN OF SUBDIVISION 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.

CONSOLIDATED COMMUNICATIONS OF PENNSYLVANIA, LLC.
NAME OF CORPORATION

Matthew K. Smith, Treasurer & VP Finance
MATTHEW K. SMITH
SIGNATURE AND TITLE OF
OFFICER WITNESSING

Steven L. Childers SVP/CFO
STEVEN L. CHILDERS
SIGNATURE AND TITLE OF
AUTHORIZED OFFICER

May 27, 2014
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Steven L. Childers OF CONSOLIDATED COMMUNICATIONS OF PENNSYLVANIA, LLC, BY MERGER OF NORTH PITTSBURGH TELEPHONE COMPANY, WHO STATES THE (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF May, 2014.

OFFICIAL SEAL
MARY JO FRANK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/09/14

Mary Jo Frank
NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RED ROCK PLAN OF LOTS IS IN THE NAME OF CONSOLIDATED COMMUNICATIONS OF PENNSYLVANIA, LLC, BY MERGER OF NORTH PITTSBURGH TELEPHONE COMPANY. BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND IS RECORD IN DEED BOOK VOLUME 643, PAGE 257 AND INSTR. NUMBER 201112190031453. (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

Matthew K. Smith
WITNESS
MATTHEW K. SMITH
TREASURER & V.P. OF FINANCE

Steven L. Childers SVP/CFO
STEVEN L. CHILDERS
OWNER

BUTLER COUNTY PLANNING COMMISSION REVIEW:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14TH DAY OF APRIL, 2014.

JRM
SECRETARY

JRM
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING:

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 342, PAGE(S) 11-12.

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF June, 2014.

Michele M Mustello
RECORDER OF DEEDS

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

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.

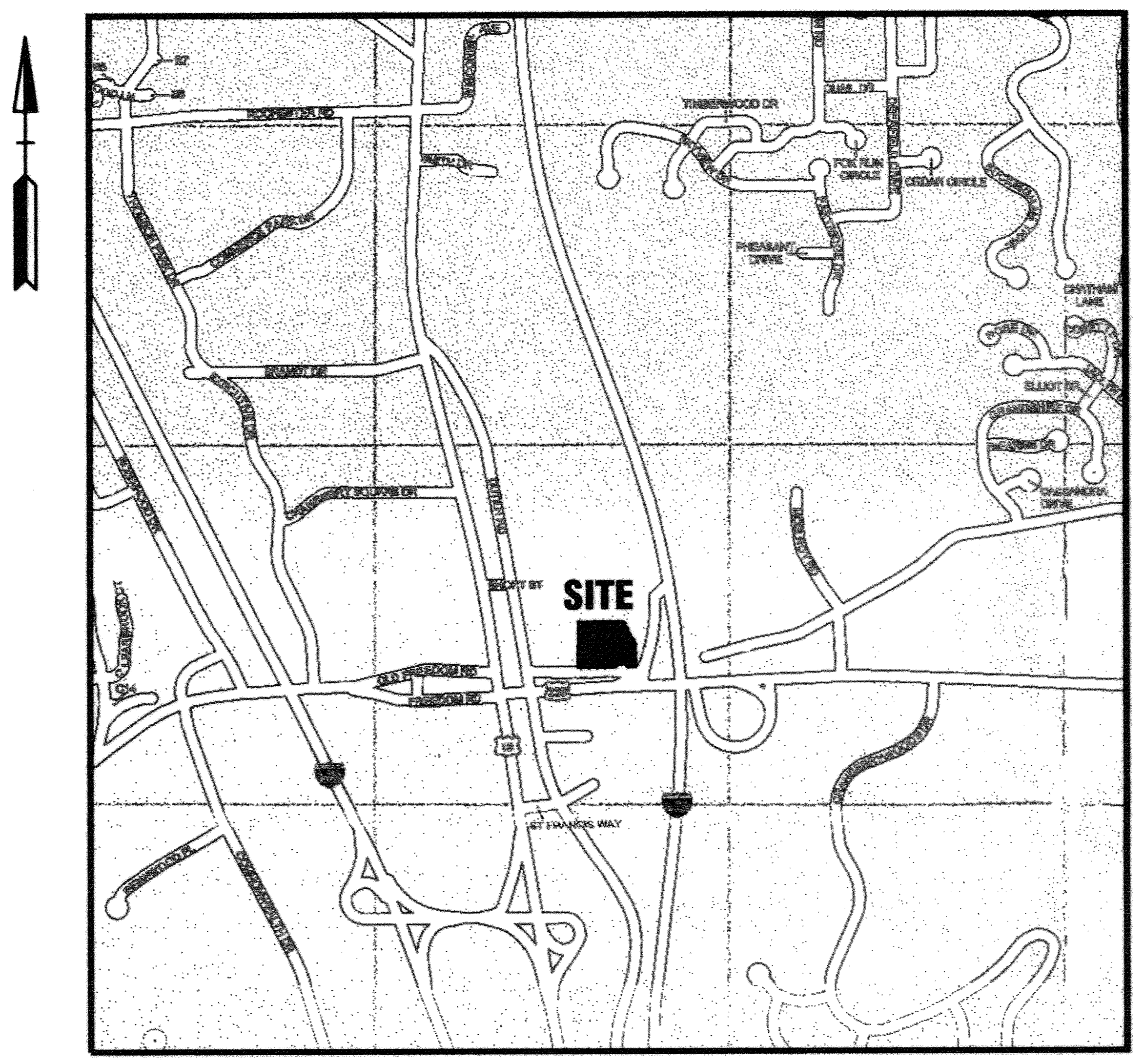
Signature

6/6/14
Date

PE 071353
Registration number

Instr:201406180013581 06/18/2014
Pages:2 F:$85.00 4:04PM
Michele Mustello T20140011049
Butler County Recorder FL

PLAN BOOK	PAGE
342	11



SITE LOCATION MAP **SCALE: 1"=1000'**

SU-1 SPECIAL USE DISTRICT AREA AND BULK REGULATIONS			
PROVISION	REQUIRED/ PERMITTED	PROVIDED	
MIN. LOT SIZE	1 ACRE	0.477 ACRES (LOT 2)	VARIANCE GRANTED BY THE CRANBERRY TOWNSHIP ZONING HEARING BOARD APPEAL # 12660, DATED MARCH 17, 2014
MIN. LOT WIDTH	80 FT.	142.77 FT. (LOT 2)	
MIN. FRONT YARD	25 FT.	25 FT.	
MIN. REAR YARD	15 FT.	15 FT.	
MIN. SIDE YARD	15 FT.	15 FT.	

Property Owner:
RED ROCK HOSPITALITY, INC.
929 SHERATON DRIVE
MARS, PA 16046

REV. NO.	DATE	DESCRIPTION	BY
1	5-19-14	UPDATED CERTIFICATIONS	DUB

DWG: 25145-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

RED ROCK HOSPITALITY, INC.
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA

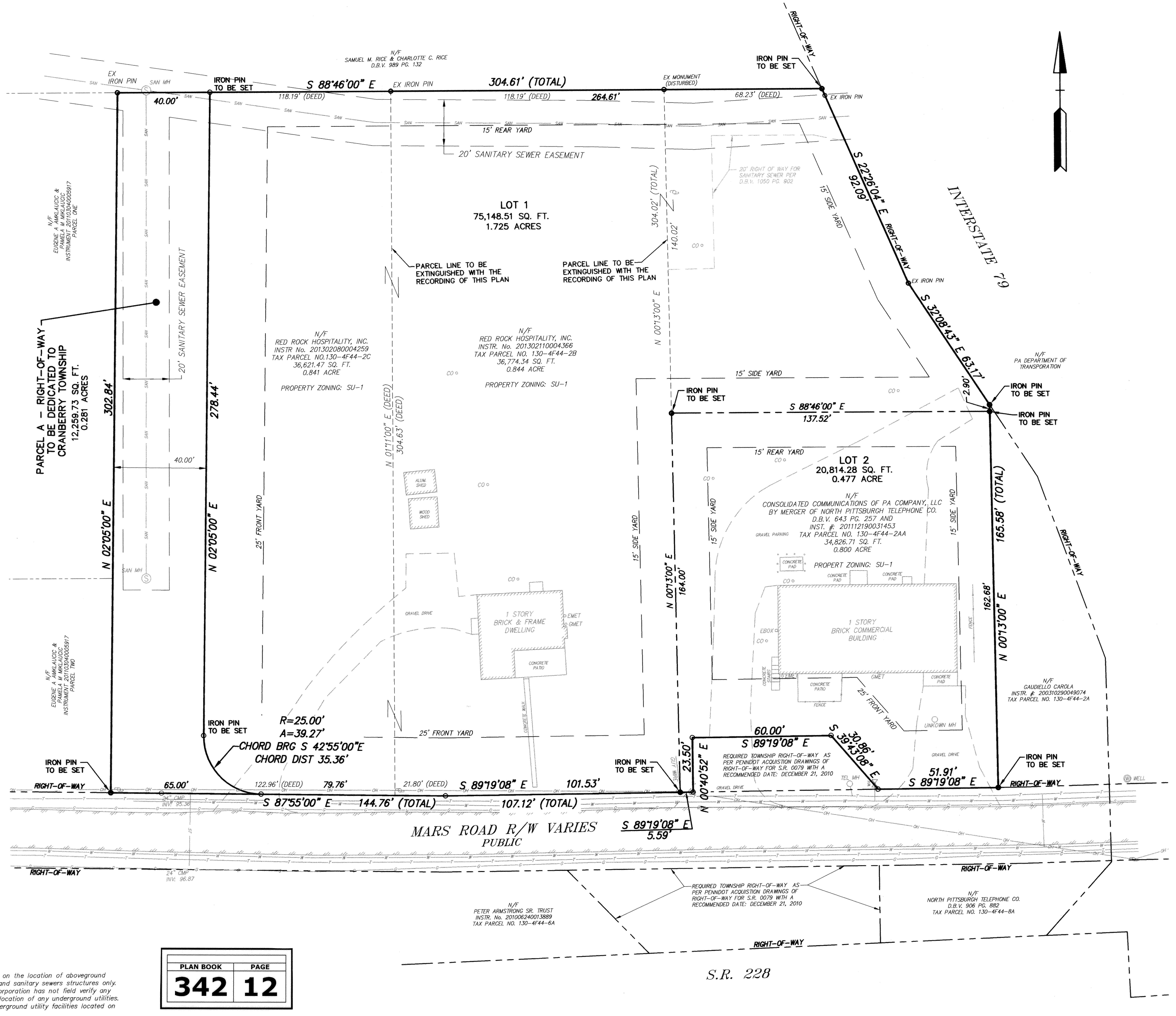
AS NOTED

TRANT
CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

RED ROCK
PLAN OF LOTS

PROJECT NO.: 25145
DATE: 04-04-2014

SHEET 1 OF 2



N/F SAMUEL M. RICE & CHARLOTTE C. RICE D.B.V. 989 PG. 132
EX IRON PIN
SAN MH
IRON PIN TO BE SET
S 88°46'00" E
EX IRON PIN
304.61' (TOTAL)
EX MONUMENT (DISTURBED)
40.00'
118.19' (DEED)
118.19' (DEED)
264.61'
68.23' (DEED)
EX IRON PIN
RIGHT-OF-WAY
15' REAR YARD
20' SANITARY SEWER EASEMENT
20' RIGHT OF WAY FOR SANITARY SEWER PER D.B.V. 1050 PG. 902
S 22°26'04" E 92.09' RIGHT-OF-WAY
INTERSTATE 79
LOT 1
75,148.51 SQ. FT.
1.725 ACRES
304.02' (TOTAL)
140.02'
15' SIDE YARD
N/F EUGENE A AMKLAUCIC & PAMELA A MIKLAUCIC INSTRUMENT 201103040005917 PARCEL ONE
PARCEL LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
PARCEL LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
EX IRON PIN
S 32°08'43" E 63.17'
20' SANITARY SEWER EASEMENT
PARCEL A - RIGHT-OF-WAY TO BE DEDICATED TO CRANBERRY TOWNSHIP 12,259.73 SQ. FT. 0.281 ACRES
N/F RED ROCK HOSPITALITY, INC. INSTR No. 201302080004259 TAX PARCEL NO.130-4F44-2C 36,621.47 SQ. FT. 0.841 ACRE
PROPERTY ZONING: SU-1
N/F RED ROCK HOSPITALITY, INC. INSTR. No. 201302110004366 TAX PARCEL NO. 130-4F44-2B 36,774.34 SQ. FT. 0.844 ACRE
PROPERTY ZONING: SU-1
N 00°13'00" E
N/F PA DEPARTMENT OF TRANSPORATION
302.84'
278.44'
15' SIDE YARD
2.90'
IRON PIN TO BE SET
IRON PIN TO BE SET
S 88°46'00" E 137.52'
IRON PIN TO BE SET
N 01°11'00" E (DEED) 304.63' (DEED)
40.00'
15' REAR YARD
LOT 2
20,814.28 SQ. FT.
0.477 ACRE
N/F CONSOLIDATED COMMUNICATIONS OF PA COMPANY, LLC BY MERGER OF NORTH PITTSBURGH TELEPHONE CO. D.B.V. 643 PG. 257 AND INST. #: 201112190031453 TAX PARCEL NO. 130-4F44-2AA 34,826.71 SQ. FT. 0.800 ACRE
PROPERT ZONING: SU-1
165.58' (TOTAL)
RIGHT-OF-WAY
ALUM. SHED
WOOD SHED
25' FRONT YARD
15' SIDE YARD
15' SIDE YARD
15' SIDE YARD
GRAVEL PARKING
N 02°05'00" E
N 02°05'00" E
SAN MH
CONCRETE PAD
N 00°13'00" E 164.00'
1 STORY BRICK & FRAME DWELLING
GRAVEL DRIVE
CONCRETE PATIO
1 STORY BRICK COMMERCIAL BUILDING
162.68'
N 00°13'00" E
N/F EUGENE A AMKLAUCIC & PAMELA A MIKLAUCIC INSTRUMENT 201103040005917 PARCEL TWO
CONCRETE WALK
CONCRETE PATIO
FENCE
25' FRONT YARD
N/F GAUDIELLO CAROLA INSTR. #: 200310290049074 TAX PARCEL NO. 130-4F44-2A
R=25.00'
A=39.27'
CHORD BRG S 42°55'00"E
CHORD DIST 35.36'
IRON PIN TO BE SET
25' FRONT YARD
60.00'
S 89°19'08" E
S 39°43'08" E 30.86'
UNKOWN MH
IRON PIN TO BE SET
IRON PIN TO BE SET
IRON PIN TO BE SET
23.50'
REQUIRED TOWNSHIP RIGHT-OF-WAY AS PER PENNDOT ACQUISTION DRAWINGS OF RIGHT-OF-WAY FOR S.R. 0079 WITH A RECOMMENDED DATE: DECEMBER 21, 2010
GRAVEL DRIVE
RIGHT-OF-WAY
65.00'
122.96' (DEED)
79.76'
21.80' (DEED)
S 89°19'08" E
101.53'
N 00°40'52" E
51.91'
S 89°19'08" E
RIGHT-OF-WAY
WELL
24" CMP INV 95.36
S 87°55'00" E
144.76' (TOTAL)
107.12' (TOTAL)
S 89°19'08" E 5.59'
MARS ROAD R/W VARIES
PUBLIC
RIGHT-OF-WAY
24" CMP INV. 96.87
RIGHT-OF-WAY
REQUIRED TOWNSHIP RIGHT-OF-WAY AS PER PENNDOT ACQUISTION DRAWINGS OF RIGHT-OF-WAY FOR S.R. 0079 WITH A RECOMMENDED DATE: DECEMBER 21, 2010
N/F PETER ARMSTRONG SR. TRUST INSTR. No. 201006240013889 TAX PARCEL NO. 130-4F44-6A
N/F NORTH PITTSBURGH TELEPHONE CO. D.B.V. 906 PG. 882 TAX PARCEL NO. 130-4F44-8A
RIGHT-OF-WAY
S.R. 228

NOTE:
All existing utilities shown on this plan were plotted based on the location of aboveground facilities, markers, and as—built locations of visible storm and sanitary sewers structures only. These locations must be considered approximate. Trant Corporation has not field verify any underground utilities and accepts no responsibility for the location of any underground utilities. The Property owner is cautioned on the location of all underground utility facilities located on the property.

PLAN BOOK	PAGE
342	12

REV. NO.	DATE	DESCRIPTION	BY
1	5-19-14	SANITARY SEWER EASEMENTS	DUB

DWG: 25145-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

RED ROCK HOSPITALITY, INC.
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA

20 0 10 20 40 80
1 inch = 20 ft.

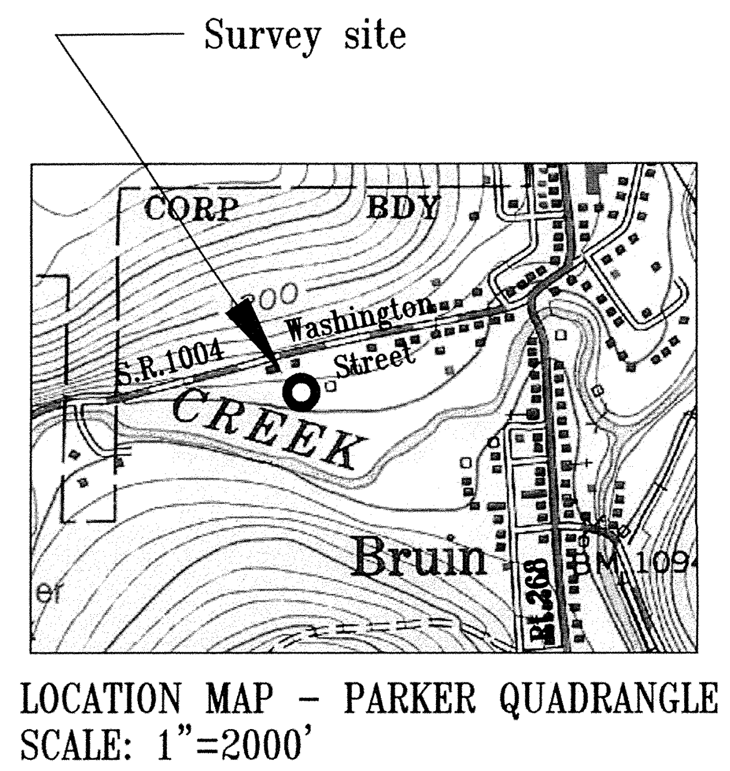
TRANT
CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

RED ROCK
PLAN OF LOTS

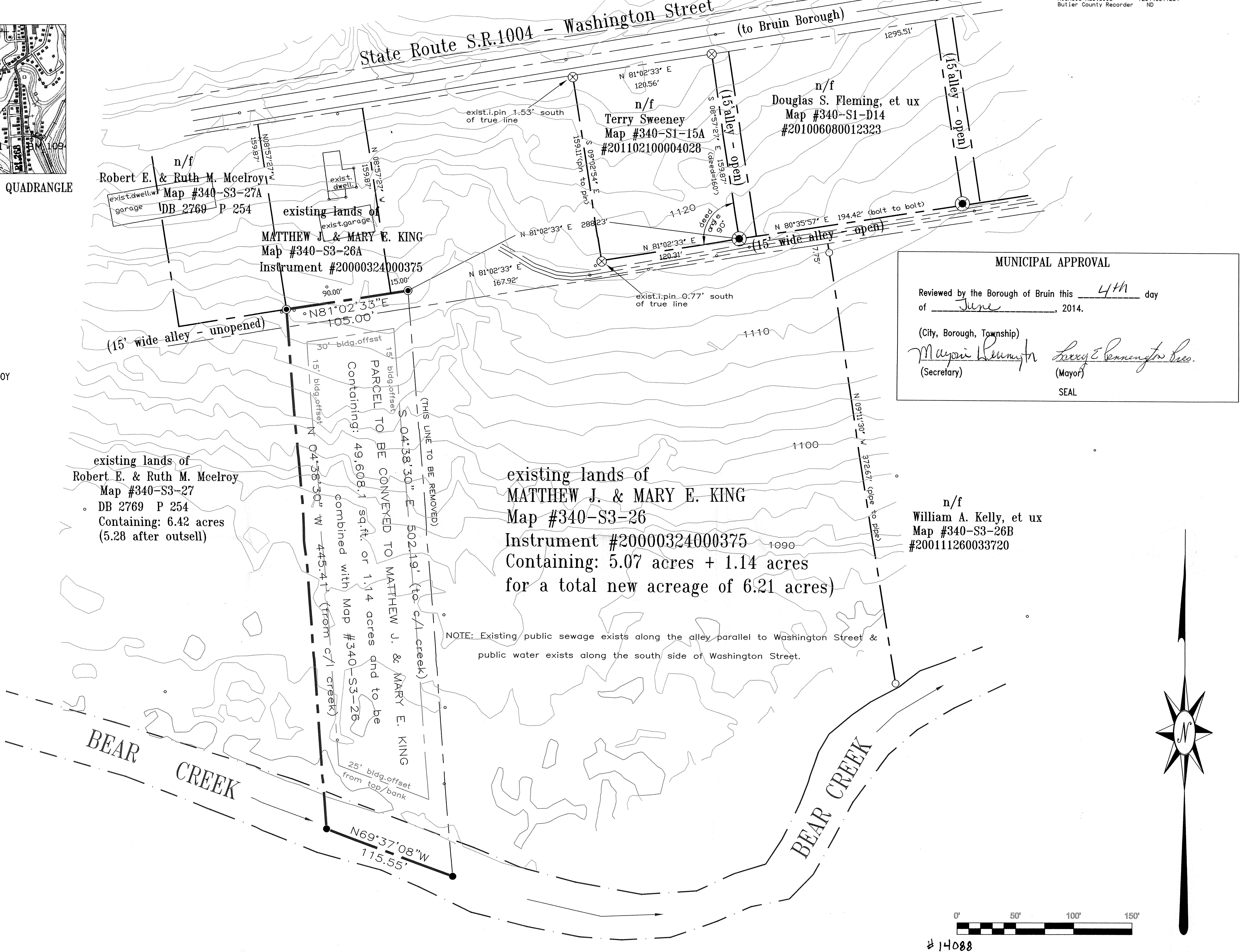
PROJECT NO.: 25145
DATE: 04-04-2014

SHEET 2 OF 2

Instr:201406230013926 06/23/2014
Pages:1 F:$45.00 10:01AM
Michele Mustello T20140011284
Butler County Recorder ND


Survey site
CORP
BDY
S.R.1004
Washington
Street
CREEK
Bruin

LOCATION MAP - PARKER QUADRANGLE
SCALE: 1"=2000'


State Route S.R.1004 - Washington Street
(to Bruin Borough)
1295.51'
N 81°02'33" E
120.56'
exist.i.pin 1.53' south of true line
n/f
Terry Sweeney
Map #340-S1-15A
#201102100004028
S 09°02'54" E
159.11'(pin to pin)
S 08°57'27" E 159.87' (deed=160')
(15'alley - open)
n/f
Douglas S. Fleming, et ux
Map #340-S1-D14
#201006080012323
(15'alley - open)
n/f
Robert E. & Ruth M. Mcelroy
Map #340-S3-27A
DB 2769 P 254
exist.dwell.w/ garage
N08°57'27"W
159.87'
exist. dwell.
N 08°57'27" W
159.87'
existing lands of
exist.garage
MATTHEW J. & MARY E. KING
Map #340-S3-26A
Instrument #20000324000375
N 81°02'33" E 288.23'
deed angle 90°
N 80°35'57" E 194.42' (bolt to bolt)
(15' wide alley - open)
N 81°02'33" E
120.31'
1120
N 81°02'33" E
167.92'
exist.i.pin 0.77' south of true line
7.75'
15.00'
90.00'
N81°02'33"E
105.00'
(15' wide alley - unopened)
1110
30' bldg.offsst
15' bldg.offset
15' bldg.offset
PARCEL TO BE CONVEYED TO MATTHEW J. & MARY E. KING
Containing: 49,608.1 sq.ft. or 1.14 acres and to be combined with Map #340-S3-26
S 04°38'30" E 502.19' (to c/l creek)
(THIS LINE TO BE REMOVED)
N 04°38'30" W 445.41' (from c/l creek)
25' bldg.offset from top/bank
existing lands of
Robert E. & Ruth M. Mcelroy
Map #340-S3-27
DB 2769 P 254
Containing: 6.42 acres
(5.28 after outsell)
1100
existing lands of
MATTHEW J. & MARY E. KING
Map #340-S3-26
Instrument #20000324000375
Containing: 5.07 acres + 1.14 acres
for a total new acreage of 6.21 acres)
1090
N 09°11'30" W 372.67' (pipe to pipe)
n/f
William A. Kelly, et ux
Map #340-S3-26B
#200111260033720
NOTE: Existing public sewage exists along the alley parallel to Washington Street & public water exists along the south side of Washington Street.
BEAR CREEK
N69°37'08"W
115.55'
BEAR CREEK
N

NAME/ADDRESS OF OWNER:
ROBERT E. & RUTH M. MCELROY
168 WASHINGTON STREET
BRUIN, PA. 16022
(724) 753-1108

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF VENANGO : Ruth M McElroy SKW

Before me, the subscriber, a Notary Public in and for said State and County personally came 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 & SEAL this 19th day of JUNE, 2014.

Susan K. Winans SEAL
Notary Seal

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan K. Winans, Notary Public
Emlenton Boro, Venango County
My Commission Expires April 6, 2015

MY Commission Expires the 6th day of April ,2015

OWNERS ADOPTION

Know All Men By these Presents, that (I or We) Robert E. & Ruth M.Mcelroy of
(Name of Owner or Owners)
the Borough of Bruin , of Butler ,of the Comm. of Pennsylvania
(City, Borough, Township) (County) (Commonwealth of or State)
for (myself, ourselves), (my, our) heirs, executors, administrators and assign, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situated in the Borough of Bruin , County of Butler , Commonwealth of
(City, Borough, Township) (County)
Pennsylvania, and for diver advantages accruing to (me, 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 Bruin, of Butler , (I or We) ______
(City, Borough, Township) (County)
Robert E. & Ruth M. Mcelroy hereby agree to an d by these presents do release
(Name of Owner or Owners)
and forever discharge the Borough of Bruin , of Butler ,
(City, Borough, Township) (County)
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 Robert E. & Ruth M. Mcelroy (my, our) heirs,
(Name of Owner or Owners)
executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 19th day of June , A.D. 20 14 .

ATTEST:
Ruth M McElroy
(Owner or Owners) ______ (Owner or Owners) (SEAL)
______ ______ (SEAL)
(Owner or Owners) (Owner or Owners)
Susan K. Winans (SEAL)
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan K. Winans, Notary Public
Emlenton Boro, Venango County
My Commission Expires April 6, 2015

MUNICIPAL APPROVAL

Reviewed by the Borough of Bruin this 4th day of June , 2014.

(City, Borough, Township)
Marjorie Pennington (Secretary)
Larry E Pennington Pres. (Mayor)
SEAL

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 30TH day of MAY, 2014.

Jesse Hines DRJ
(Secretary)

Frank Vol DRJ
(Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: # 14088 (No comments)

SEAL

⊗ indicates exist. 1 1/2" i.pin found in place
◉ indicates 5/8"rebar w/cap set by this survey
● indicates calc. corner in creek
○ indicates exist. i.pipe found in place
◉ indicates exist. bolt found in place

I, James F. Werner, a Professional Land Surveyor, registered by 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, courses and distances 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.

This 04 day of JUNE , 2014.

James F. Werner, PLS

PLAN BOOK	PAGE
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0' 50' 100' 150'

14088

Fike Associates, Inc.
Surveying & Consulting
22830 Route 68 Clarion, PA 16214
PHONE: (814) 226-7880

REVISIONS

Plat of Survey Prepared For
MATTHEW J. & MARY E. KING
showing conveyance from
ROBERT E. & RUTH M. MCELROY

SITUATED IN
BOROUGH OF BRUIN BUTLER COUNTY
PENNSYLVANIA

DATE: MAY 23, 2014 JOB NO.: kingmatthew
SCALE: 1"= 50' DRAWN BY: JFW

JAMES FRANCIS WERNER
NO.SU-23850-E
06.04.14

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF______________________:

Recorded in the office for the recording of deeds, plats and plans in said county, in Plan Book Volume 342 Page(s) 13 .

Given under my hand and seal ths 23rd day of June , 2014 .

MICHELE M. MUSTELLO Michele M Mustello (Recorder of Deeds)
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Slippery Rock Area School District

Board of Supervisors Submission Drawing Set

Slippery Rock High School Field and Track Renovation

FINAL SET- Project No. 14004

Slippery Rock, Pennsylvania

April 28, 2014

Instr:201406230014002 06/23/2014
Pages:1 F:$45.00 2:44PM
Michele Mustello T20140011365
Butler County Recorder FL

DRAWING INDEX

SHEET NO.	TITLE
Cover	DRAWING INDEX AND VICINITY MAP
E001	EXISTING CONDITIONS
D001	DEMOLTION PLAN
ESC1	EROSION AND SEDIMENTATION CONTROL PLAN
ESC2	EROSION AND SEDIMENTATION CONTROL PLAN
ESC3	EROSION DETAILS
ESC4	EROSION NOTES
S001	SITE PLAN-GENERAL SITE LAYOUT
S002	SITE PLAN- CONSTRUCTION NOTES
S003	SITE PLAN- FOOTBALL LAYOUT PLAN
S004	SITE PLAN- SOCCER LAYOUT PLAN
S005	SITE PLAN- TRACK LAYOUT PLAN
S006	SITE PLAN- GRANDSTANDS
S007	SITE PLAN- GRANDSTANDS
S008	SITE PLAN- GRANDSTANDS
S009	SITE PLAN- GRANDSTANDS
S010	SITE PLAN- GRANDSTANDS
S011	SITE PLAN- GRANDSTANDS
S012	SITE PLAN- GRANDSTANDS
S013	SITE PLAN- PRESS BOX
S014	SITE PLAN- PRESS BOX
G001	GRADING PLAN- OVERALL GRADING PLAN
G002	GRADING PLAN- STORM PIPE LAYOUT
G003	GRADING PLAN- STORM POND DETAIL
G004	GRADING PLAN- SUB-GRADE SPOTS
G005	GRADING PLAN- AGGREGATE SPOTS
G006	GRADING PLAN- WALLS AND PLAZAS
L001	LANDSCAPING PLAN
L002	LANDSCAPING PLAN ADD ALTERNATE #1
U001	UTILITY PLAN-ELECTRIC AND TELECOMMUNICATIONS
CD01	CONSTRUCTION DETAILS
CD02	CONSTRUCTION DETAILS
CD03	CONSTRUCTION DETAILS

Site Information

Address
201 Kiester Road
Slippery Rock, PA 16057

Use
Existing Use: Athletic Field
Proposed Use: Athletic Field
Land Disturbance- 213,422 s.f. (4.89 Acres)

Impervious Coverage
Existing- 27,651 s.f.
Proposed- 67,086 s.f.
Additional- 39,435 s.f.

No Wetland Exist on Site
Site is not in the 100 year floodplain

Owner/Contact Information

Owner
Slippery Rock Area School District
201 Kiester Road
Slippery Rock, PA 16057

Contact: Paul Cessar
Business Manager, Board Secretary
Phone: (724) 794-2960 ext. 1003

Design Consultant
J.T. Sauer & Associates, LLC
264 Smith Township State Road
Burgettstown, PA 15021
Contact: James T. Sauer
www.jtsauerassociates.com
Phone: 412-787-1994
Fax: 412-947-2248

Property Information

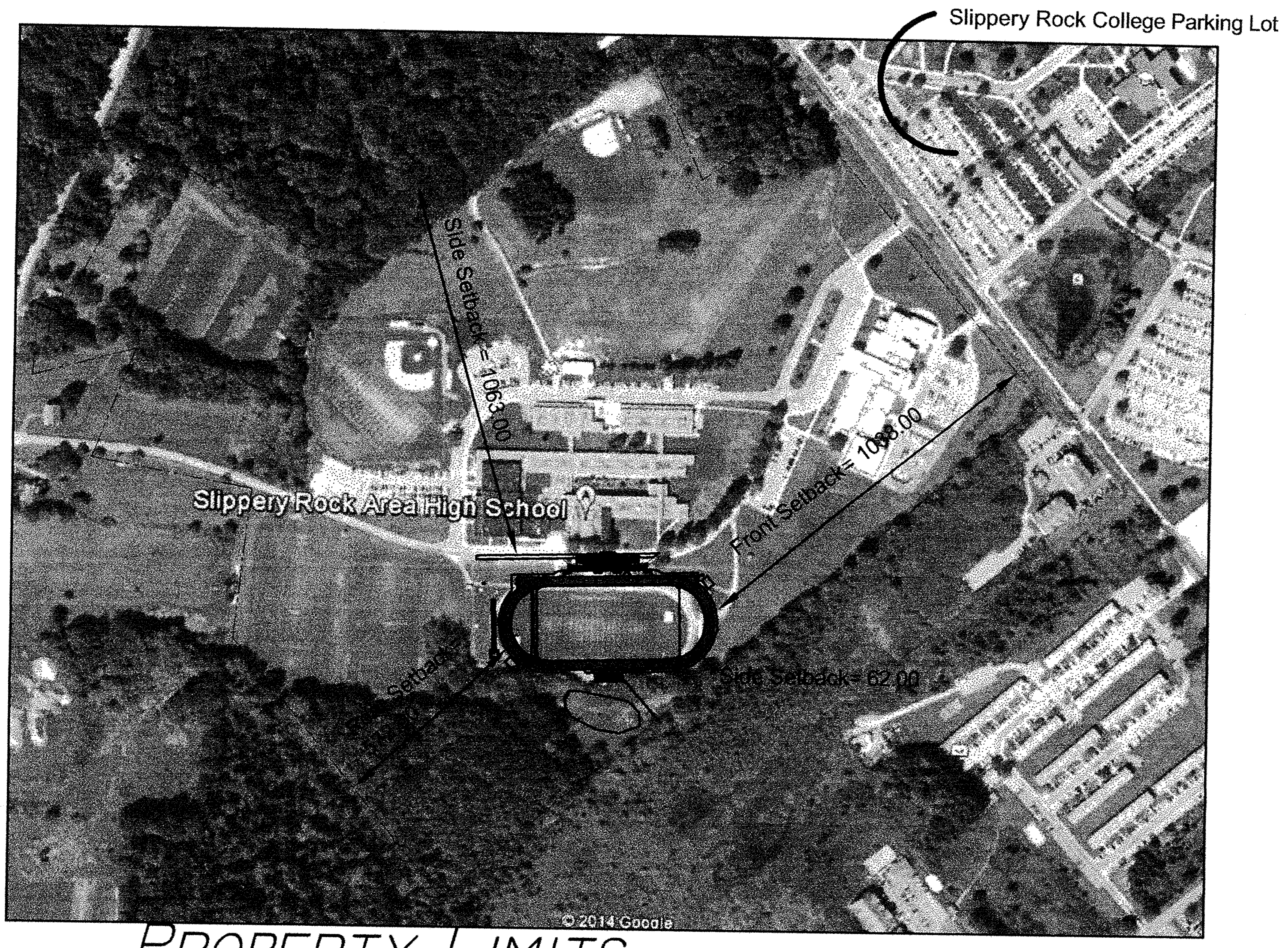
Slippery Rock Township
Parcel Location and Description

201 Kiester Road
55.33 Acres Schools Buildings

280-4F11-6E-0000
280-4F11-6-0000

Front Setback= 1038.00
Side Setback= 62.00
Side Setback = 1063.00
Rear Setback= 572.00

North



PROPERTY LIMITS

DEP Notes to Contractor

1. Contractor's responsibility to provide form proving environmental due diligence providing any and all offsets. Fill meets DEP regulation of Clean Fill and Environmental Due Diligence.

Scope of Work

This project is a replacement of the existing materials on site with new and renovated materials. Locations of Field, Track, Grandstands and walkways will remain at current location. Earthwork shall be limited to what is needed to remove materials to install new concrete, bituminous, and sythetic turf system. Earth collected during this limited earth work shall be used to create a new storm water detention system. The project scope of work is as follows

1. Replace existing home grandstands with new aluminum grandstand system.
2. Replace existing visitor side grandstands with new aluminum grandstand system.
3. Replace existing parallel parking stalls with pedistrian sidewalk.
4. Replace existing bituminous milling/ceder track with new rubberize track system.
5. Replace existing football field with new sythetic turf field.
6. Replace existing storm system which discharges directly over hillside with new storm system which outfalls into detenion structure.

Parking

Per Ordinance
1 stall per 3 seats
1507 home
482 vistors
Total= 1989 seat / 3
Required Seats= 663 stall

Total provided
Lot 1= 138
Lot 2= 51
Lot 3= 46
Lot 4= 46
Lot 5= 80
Lot 6= 77
Temporary Parking in Grass
Area 1= 20
Area 2= 42
Area 3= 15
Total On-Site Park = 515 stalls

Aggrement with Slippery Rock University for use of adjacent parking lot
Total spaces= 423

Total Parking Provided/Available= 938 stalls

Zoning

Current Zone= E-1 Educational

Owner Signature (Notarized)

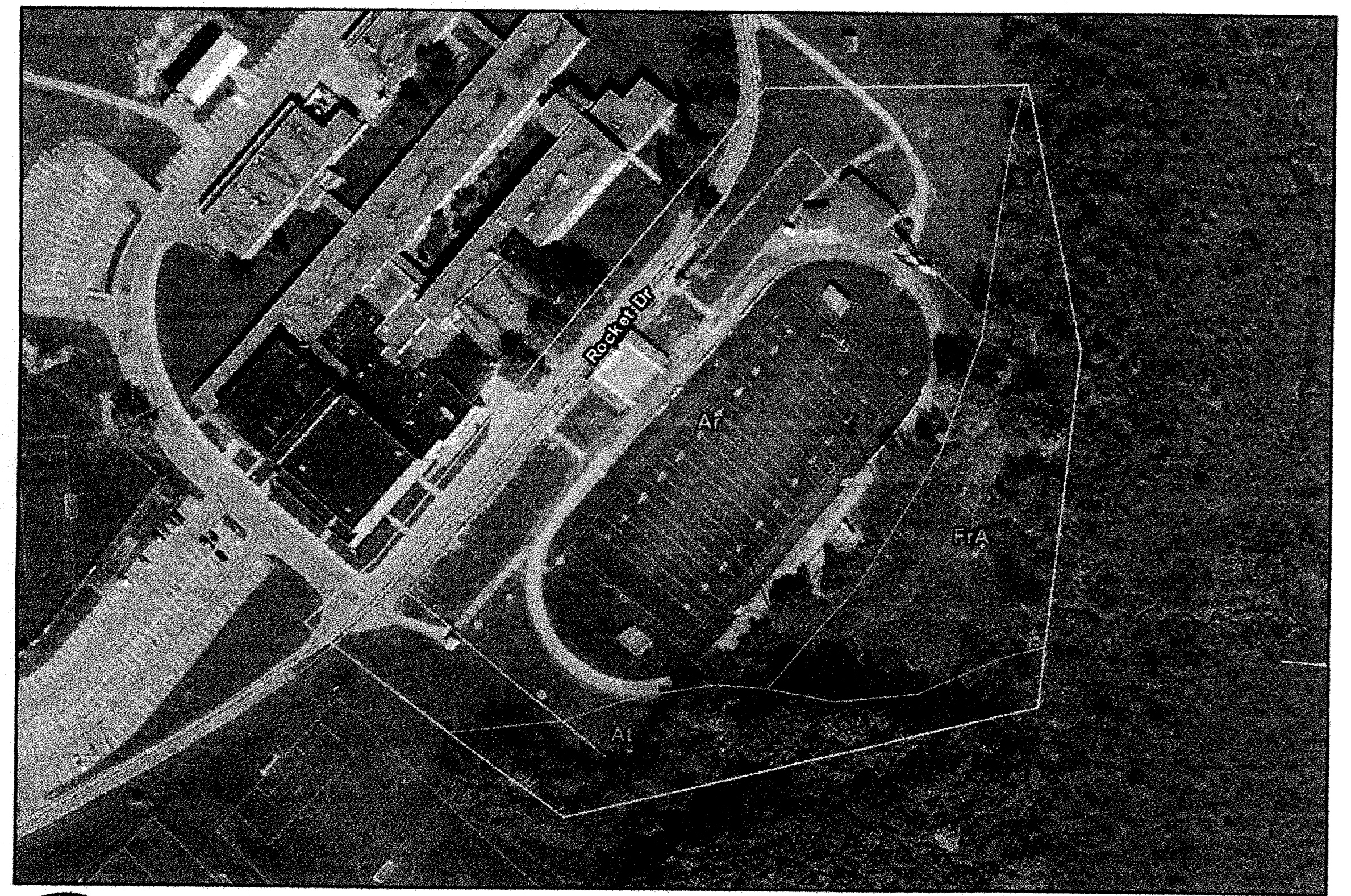
Paul Cessar, Business Manager
Board Secretary

Paul Cessar 6/4/14
Paul Cessar DATE

Commonwealth of Pennsylvania
County of Butler
I certify that the attached document dated April 28, 2014 Board of Supervisors Submission Drawing set for Slippery Rock High School Field and Track Renovation signed by Mr. Paul Cessar is a true, correct and complete copy of final drawing for the project.
Before me personally appeared Paul Cessar, and executed this Document.

Vonnie J. Hogg 6/4/14
NOTARY
In witness whereof, I hereunto set my hand and official seal.

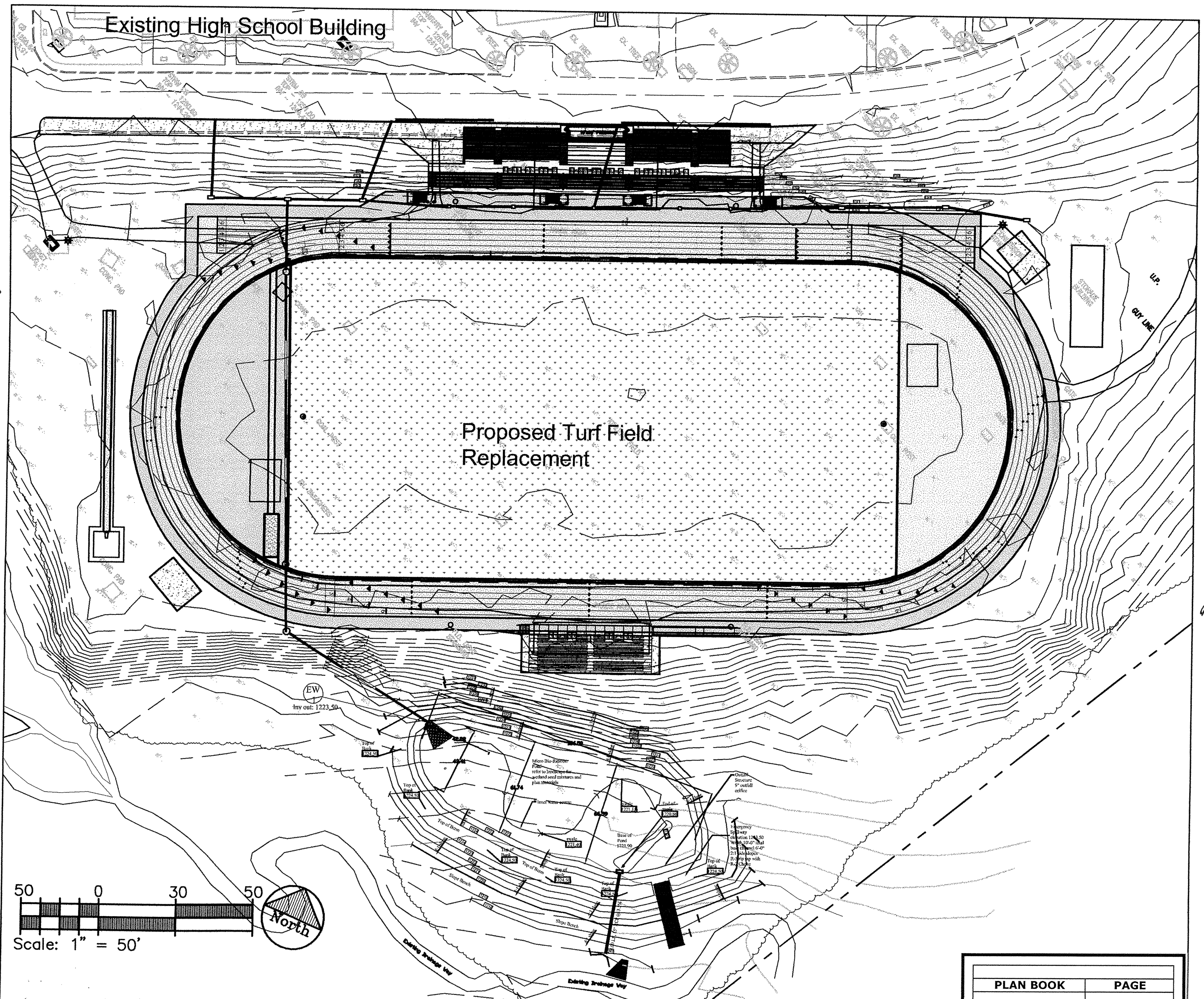
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



North

SOILS MAP

SOILS INFORMATION
Butler County, Pennsylvania
Ar Arents- Urban land complex
At Atkins silt loam
FrA Frenchtown silt loam, 0 to 3 percent slopes


Existing High School Building
Proposed Turf Field Replacement
EW
Inv out: 1223.50
Top of Bank 1224.50
Top of Berm
Slope Bench
Micro Bio-Retention Pond refer to landscape for wetland seed mixtures and plan materials
swale 1221.40
Base of Pond 1221.90
End of swale 1220.86
Outfall Structure 9" outfall orifice
Emergency Spillway elevation 1223.50
Existing Drainage Way
50
0
30
50
Scale: 1" = 50'
North

TOWNSHIP OF SLIPEPRY ROCK APPROVALS
TOWNSHIP OF SLIPPERY ROCK AND BULTER COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

RE
Vonnie Hogg 6/5/14
SLIPPERY ROCK PLANNING COMMISSION CHAIRMAN/SECRETARY DATE

Paul A Dick Karen 6/6/14
SLIPPERY ROCK SUPERVISOR CHAIRMAN/SECRETARY DATE

REVIEWED BY BUTLER COUNTY PLANNING COMMISSION
DRM 6/18/14
PLANNING COMMISSION BUTLER COUNTY DATE
SEC. CHAIR

CERTIFICATE OF DESIGN
We hereby cerfity that the plans have been designed and drafted in accordance with the land development guidelines.

BRIAN D. MAY, P.E.
GATEWAY ENGINEERS

JAMES T. SAUER, RLA
REGISTERED LANDSCAPE ARCHITECT

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

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on the 23rd day of June A.D. 2014
Book No. 342 pg: 14 Witness my hand and the seal of said Office.
Michele M. Mustello
RECORDER

REV NO	REVISION DESCRIPTION	SHEET(S)	
4/28/14	Per Planning Commission Comments	Cover-G003	

PLAN BOOK	PAGE
342	14

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

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

Instr:201406240014118 06/24/2014
Pages:2 F:$85.00 3:11PM
Michele Mustello T20140011490
Butler County Recorder FL

INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, that we Michael R. & April L. Foley of the Borough of Callery and 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 Borough of Callery, 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 Borough of Callery, we Michael R. & April L. Foley hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Borough of Callery, 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 Michael R. & April L. Foley our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 19TH day of JUNE, 20 14.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Douglas E. Trimble, Notary Public
Adams Twp., Butler County
My Commission Expires May 14, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ATTEST:

Douglas E. Trimble
Notary Public
My commission expires: MAY 14, 2017

Michael R. Foley

April L Foley
April L. Foley

We, Michael R. & April L. Foley, fully understanding and agree that the approval of the Borough of Callery, 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.

Michael R. Foley

April L Foley
April L. Foley

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Michael R. & April L. Foley, who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that the plan thereof was made at their direction, that they acknowledge the same to be their act and deed, and that they desire the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this day 19TH of JUNE, 20 14.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Douglas E. Trimble, Notary Public
Adams Twp., Butler County
My Commission Expires May 14, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: MAY 14, 2017
(SEAL)

Douglas E. Trimble
Notary Public

CERTIFICATE OF TITLE – NO MORTGAGE

We Michael R. & April L. Foley, do hereby certify that the title to the property shown hereon is in the name of Michael R. & April L. Foley, and is recorded in Instrument Nos. 200904090007048, 200904090007049, 200904090007050, 201212310037538, and 201306180017614.

We further certify that there is no mortgage, lien, or other encumbrance against this property.

Douglas E. Trimble
Witness

Michael R. Foley

Douglas C. Trimble
Witness

April L Foley
April L. Foley

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed with or without comments by the Butler County Planning Commission this 20TH day of NOV., 20 14.

(SEAL)
SEC.

~~Director~~ CHAIRMAN

BOROUGH COUNCIL FINAL APPROVAL CERTIFICATE

Borough Council of the Borough of Callery hereby gives public notice that it is approving this plan for recording purposes only. Borough Council 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 Borough Council of the Borough of Callery, Butler County, Pennsylvania on this 19 day of June, 20 14.

ATTEST:

Alice A. Wahl
Secretary, Callery Borough

Edward A. Conway
President,
Callery Borough Council

(SEAL)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

BK 342 Pg 15-16

Recorded in the office for the recording of deeds, plats, etc., in said County, at Instrument Number 201406240014118

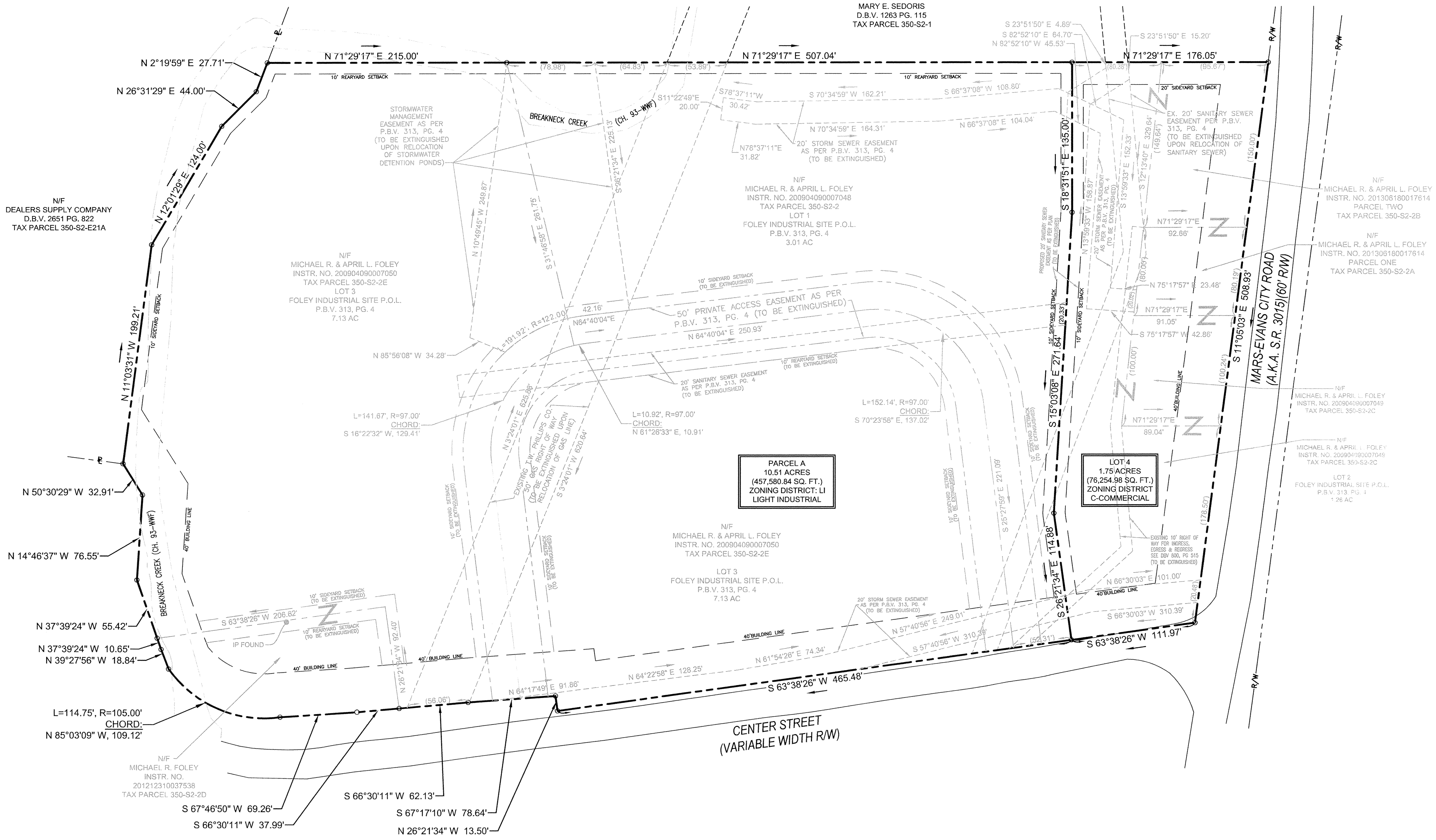
Given under my hand and seal this 24th day of June, A.D. 20 14.

Michele M. Mustello
Recorder

HIGHWAY OCCUPANCY PERMIT:

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". A Highway Occupancy Permit is required before access to Mars Evans City Road (S.R. 3015) is permitted.

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


N/F
CARL J. &
MARY E. SEDORIS
D.B.V. 1263 PG. 115
TAX PARCEL 350-S2-1
N/F
DEALERS SUPPLY COMPANY
D.B.V. 2651 PG. 822
TAX PARCEL 350-S2-E21A
N 2°19'59" E 27.71'
N 26°31'29" E 44.00'
N 12°01'29" E 124.00'
N 11°03'31" W 199.21'
N 50°30'29" W 32.91'
N 14°46'37" W 76.55'
N 37°39'24" W 55.42'
N 37°39'24" W 10.65'
N 39°27'56" W 18.84'
L=114.75', R=105.00'
CHORD:
N 85°03'09" W, 109.12'
N 71°29'17" E 215.00'
N 71°29'17" E 507.04'
N 71°29'17" E 176.05'
10' REARYARD SETBACK
BREAKNECK CREEK (CH. 93-WWF)
STORMWATER MANAGEMENT EASEMENT AS PER P.B.V. 313, PG. 4 (TO BE EXTINGUISHED UPON RELOCATION OF STORMWATER DETENTION PONDS)
20' STORM SEWER EASEMENT AS PER P.B.V. 313, PG. 4 (TO BE EXTINGUISHED)
EX. 20' SANITARY SEWER EASEMENT PER P.B.V. 313, PG. 4 (TO BE EXTINGUISHED UPON RELOCATION OF SANITARY SEWER)
50' PRIVATE ACCESS EASEMENT AS PER P.B.V. 313, PG. 4 (TO BE EXTINGUISHED)
20' SANITARY SEWER EASEMENT AS PER P.B.V. 313, PG. 4 (TO BE EXTINGUISHED)
EXISTING T.W. PHILLIPS CO. 50' GAS RIGHT OF WAY (TO BE EXTINGUISHED UPON RELOCATION OF GAS LINE)
N/F
MICHAEL R. & APRIL L. FOLEY
INSTR. NO. 200904090007050
TAX PARCEL 350-S2-2E
LOT 3
FOLEY INDUSTRIAL SITE P.O.L.
P.B.V. 313, PG. 4
7.13 AC
N/F
MICHAEL R. & APRIL L. FOLEY
INSTR. NO. 200904090007048
TAX PARCEL 350-S2-2
LOT 1
FOLEY INDUSTRIAL SITE P.O.L.
P.B.V. 313, PG. 4
3.01 AC
PARCEL A
10.51 ACRES
(457,580.84 SQ. FT.)
ZONING DISTRICT: LI
LIGHT INDUSTRIAL
LOT 4
1.75 ACRES
(76,254.98 SQ. FT.)
ZONING DISTRICT
C-COMMERCIAL
N/F
MICHAEL R. & APRIL L. FOLEY
INSTR. NO. 201306180017614
PARCEL TWO
TAX PARCEL 350-S2-2B
N/F
MICHAEL R. & APRIL L. FOLEY
INSTR. NO. 201306180017614
PARCEL ONE
TAX PARCEL 350-S2-2A
N/F
MICHAEL R. & APRIL L. FOLEY
INSTR. NO. 200904090007049
TAX PARCEL 350-S2-2C
LOT 2
FOLEY INDUSTRIAL SITE P.O.L.
P.B.V. 313, PG. 4
1.26 AC
EXISTING 10' RIGHT OF WAY FOR INGRESS, EGRESS & REGRESS SEE DBV 800, PG 515 (TO BE EXTINGUISHED)
S 18°31'51" E 135.00'
S 15°03'08" E 271.64'
S 26°21'34" E 114.88'
S 11°05'03" E 508.93'
S 63°38'26" W 111.97'
S 63°38'26" W 465.48'
40' BUILDING LINE
MARS-EVANS CITY ROAD
(A.K.A. S.R. 3015)(60' R/W)
CENTER STREET
(VARIABLE WIDTH R/W)
N/F
MICHAEL R. FOLEY
INSTR. NO.
201212310037538
TAX PARCEL 350-S2-2D
IP FOUND
S 67°46'50" W 69.26'
S 66°30'11" W 37.99'
S 66°30'11" W 62.13'
S 67°17'10" W 78.64'
N 26°21'34" W 13.50'

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

(SEAL)

David W. LaPearle
David W. LaPearle
Pennsylvania Land Surveyor Registration No. 34201–E

6/16/14
Date

BOROUGH ENGINEER'S CERTIFICATION

I JAMES A. Culler, a Professional Engineer for the Borough of Callery, do hereby certify that this Plan of Consolidation and Subdivision meets all the engineering and design requirements of the Borough of Callery Subdivision and Zoning Ordinances, ~~except as~~ except as departures may have been authorized by Borough officials.

June 23, 2014
Date

James A. Culler
Signature of Engineer

23702-E
Registration Number

DEVELOPER'S ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES

Know All Men by These Presents, that We, Michael R. & April L. Foley, of the Borough of Callery of 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 Callery Borough's specifications and requirements and the same is officially accepted by action of the Borough Council of Callery Borough, and until such formal acceptance We for ourselves, our heirs, executors, administrators, and assigns do hereby release the Borough of Callery from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 19TH day of JUNE, 20 14.

Douglas E. Trimble
Witness

Michael R. Foley

Douglas C. Trimble
Witness

April L Foley
April L. Foley

PLAN BOOK	PAGE
342	15

SURVEYOR
CALLERY BOROUGH ENGINEER
CALLERY BOROUGH COUNCIL
BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER

Site Data Chart

CALLERY BOROUGH, BUTLER COUNTY	
ZONING DISTRICT CLASSIFICATION	LI - Light Industrial
MIN. LOT AREA	20,000 SQ. FT. (PUBLIC SEWER CONNECTION) 1 ACRE (NO PUBLIC SEWER CONNECTION)
MIN. LOT WIDTH	100 FT. (PUBLIC SEWER CONNECTION) 160 FT. (NO PUBLIC SEWER CONNECTION)
FRONT YARD SETBACK	40' MINIMUM
SIDE YARD SETBACK	10 FT. MINIMUM 40 FT. ABUTTING A RESIDENTIAL ZONE
REAR YARD SETBACK	10 FT. MINIMUM 40 FT. ABUTTING A RESIDENTIAL ZONE
MAX. LOT COVERAGE	40%
CALLERY BOROUGH, BUTLER COUNTY	
ZONING DISTRICT CLASSIFICATION	C - Commercial
FRONT YARD SETBACK	40 FT. MINIMUM
SIDE YARD SETBACK	10 FT. MINIMUM 20 FT. ABUTTING AN "R" DISTRICT
REAR YARD SETBACK	10 FT. MINIMUM 20 FT. ABUTTING AN "R" DISTRICT
MIN. LOT WIDTH	75 FT. (PUBLIC SEWER CONNECTION) 160 FT. (NO PUBLIC SEWER CONNECTION)
MIN. LOT AREA	10,000 SQ. FT. (PUBLIC SEWER CONNECTION) 1 ACRE (NO PUBLIC SEWER CONNECTION)
MAX. BUILDING HEIGHT	PRINCIPAL STRUCTURE 35 FEET (3 STORIES) ACCESSORY STRUCTURE 15 FEET (1 STORIES)
MAX. LOT COVERAGE	35%

OWNER & DEVELOPER

MICHAEL R. & APRIL L. FOLEY
10 MARS-EVANS CITY ROAD
MARS, PA 16046

Area Tabulation:

TOTAL AREA:

ALL EXISTING TAX PARCELS COMBINED	12.26 ACRES - (533,835.82 SQ. FT.)

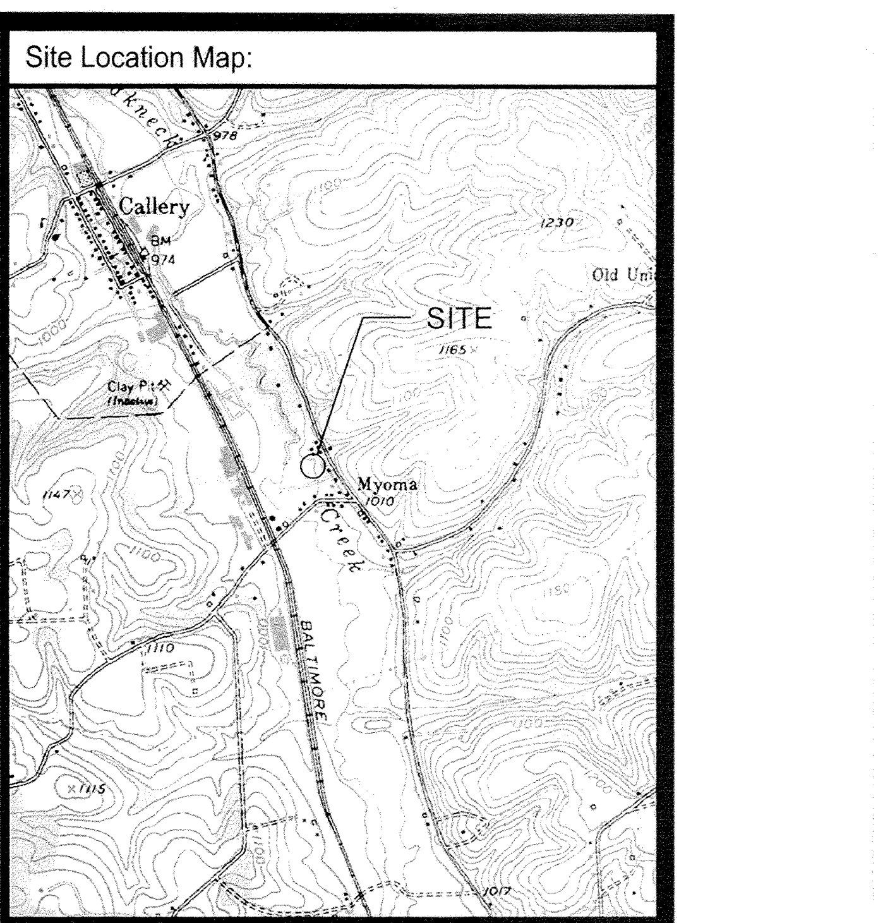
EXISTING TAX PARCELS:

350-S2-2	3.01 ACRES (131,067.16 SQ.FT.)
350-S2-2A	0.17 ACRES (7,303.98 SQ. FT.)
350-S2-2B	0.32 ACRES (14,006.29 SQ. FT.)
350-S2-2C	1.26 ACRES (54,944.71 SQ. FT.)
350-S2-2D	0.37 ACRES (16,101.62 SQ. FT.)
350-S2-2E	7.13 ACRES (310,412.06 SQ. FT.)

PROPOSED PARCELS:

PARCEL "A" (TAX PARCEL NOS. 350-S2-2, 350-S2-2D, & 350-S2-2E COMBINED)	10.51 ACRES - (457580.84 SQ. FT.)
LOT "4" (TAX PARCEL NOS. 350-S2-2A, 350-S2-2B & 350-S2-2C COMBINED)	1.75 ACRES - (76,254.98 SQ. FT.)

Site Location Map:


Callery
SITE
Myoma

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING SIX (6) TAX PARCELS OF LAND OWNED BY MICHAEL R. & APRIL L. FOLEY INTO TWO PARCELS OF LAND, LOT NO. 4, AND PARCEL A, AND TO EXTINGUISH ALL EASEMENTS THAT WERE CREATED BY THE CURRENT PLAN OF RECORD, THE FOLEY INDUSTRIAL SITE PLAN OF LOTS NO. 1, THAT ARE NO LONGER PERTINENT TO THE SUBJECT PROPERTY.
2. THE LOT CONSOLIDATION SHOWN ON THIS SHEET S-200 IS MEANT TO ACT IN CONCERT AND BE RECORDED WITH THE SUBDIVISION PLAN SHOWN ON THE FOLLOWING SHEET S-201. DUE TO THE COMPLEXITY OF THE PLAN (EXISTING LOTS OF RECORD, PRIOR PLAN OF RECORD, FOLEY INDUSTRIAL PLAN OF LOTS NO. 1, AND ALL EASEMENTS OF RECORD TO BE EXTINGUISHED BY THIS PLAN) THE LOT CONSOLIDATION AND SUBDIVISION PLAN HAVE BEEN PREPARED SEPARATE FOR CLARITY PURPOSES.
3. MERIDIAN SHOWN HEREON WAS BASED UPON THE FOLEY INDUSTRIAL SITE PLAN OF LOTS NO. 1, RECORDED IN PLAN BOOK VOLUME 313, PAGE 4 IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.
4. HORIZONTAL CONTROL IS NAD 83 PENNSYLVANIA SOUTH STATE PLANE COORDINATES. VERTICAL CONTROL IS NAVD 88. THIS CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS.
5. UNDERGROUND UTILITIES WERE ESTABLISHED USING AVAILABLE MAPS AND EVIDENCE COMPILED IN THE FIELD BY PVE SHEFFLER, INC. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN BOTH ZONE AE AND ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420213 0001 B, BEARING AN EFFECTIVE DATE OF 4-17-1989 AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE AE DENOTES AREAS WITHIN THE 100 YEAR FLOODPLAIN, ZONE X DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD.

0 60' 120'

Drawing Scale:
1" = 60'

NORTH

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:

Callery Industrial Park Inc.
10 Mars-Evans City Road
Mars, PA 16046

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: MARCH 17, 2014

PLAN REVISIONS

	DATE	DESCRIPTION
1	03-17-2014	ORIGINAL SUBMITTAL
2	04-07-2014	SUBDIVISION COMMENTS
3	05-14-2014	SUBDIVISION COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		
12		

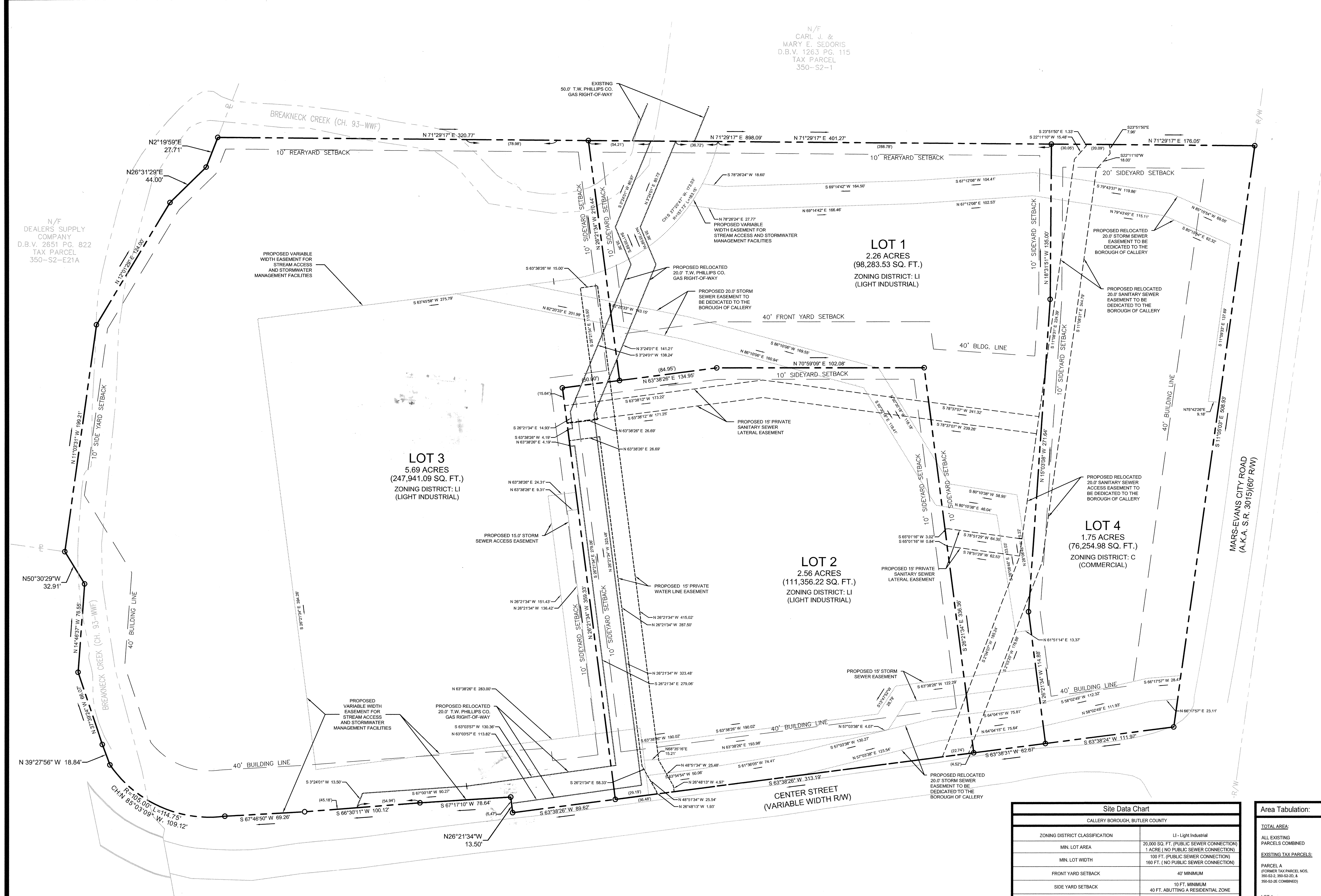
Situate In:
Callery Borough, Butler County, Pennsylvania

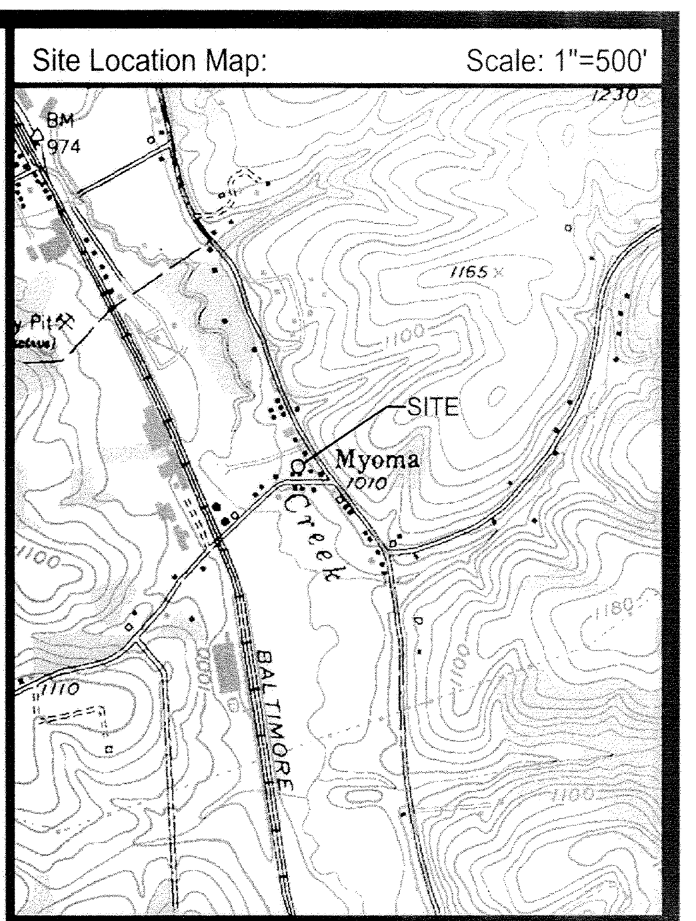
Project Name:
CALLERY
INDUSTRIAL PARK

Drawing Name:
PLAN OF CONSOLIDATION
& SUBDIVISION NO. 1

Project No: ***160915***

Drawing No: ***S-200***


N/F
CARL J. &
MARY E. SEDORIS
D.B.V. 1263 PG. 115
TAX PARCEL
350-S2-1
N/F
DEALERS SUPPLY
COMPANY
D.B.V. 2651 PG. 822
TAX PARCEL
350-S2-E21A
BREAKNECK CREEK (CH. 93-WWF)
EXISTING
50.0' T.W. PHILLIPS CO.
GAS RIGHT-OF-WAY
N 71°29'17" E 320.77'
N 71°29'17" E 898.09'
N 71°29'17" E 401.27'
N 71°29'17" E 176.05'
N2°19'59"E
27.71'
N26°31'29"E
44.00'
N50°30'29"W
32.91'
N 39°27'56" W 18.84'
N26°21'34"W
13.50'
10' REARYARD SETBACK
20' SIDEYARD SETBACK
40' FRONT YARD SETBACK
40' BLDG. LINE
40' BUILDING LINE
10' SIDEYARD SETBACK
10' SIDE YARD SETBACK
LOT 1
2.26 ACRES
(98,283.53 SQ. FT.)
ZONING DISTRICT: LI
(LIGHT INDUSTRIAL)
LOT 2
2.56 ACRES
(111,356.22 SQ. FT.)
ZONING DISTRICT: LI
(LIGHT INDUSTRIAL)
LOT 3
5.69 ACRES
(247,941.09 SQ. FT.)
ZONING DISTRICT: LI
(LIGHT INDUSTRIAL)
LOT 4
1.75 ACRES
(76,254.98 SQ. FT.)
ZONING DISTRICT: C
(COMMERCIAL)
PROPOSED VARIABLE
WIDTH EASEMENT FOR
STREAM ACCESS
AND STORMWATER
MANAGEMENT FACILITIES
PROPOSED RELOCATED
20.0' T.W. PHILLIPS CO.
GAS RIGHT-OF-WAY
PROPOSED 20.0' STORM
SEWER EASEMENT TO
BE DEDICATED TO THE
BOROUGH OF CALLERY
PROPOSED RELOCATED
20.0' STORM SEWER
EASEMENT TO BE
DEDICATED TO THE
BOROUGH OF CALLERY
PROPOSED RELOCATED
20.0' SANITARY SEWER
EASEMENT TO BE
DEDICATED TO THE
BOROUGH OF CALLERY
PROPOSED 15' PRIVATE
SANITARY SEWER
LATERAL EASEMENT
PROPOSED RELOCATED
20.0' SANITARY SEWER
ACCESS EASEMENT TO
BE DEDICATED TO THE
BOROUGH OF CALLERY
PROPOSED 15.0' STORM
SEWER ACCESS EASEMENT
PROPOSED 15' PRIVATE
WATER LINE EASEMENT
PROPOSED 15' STORM
SEWER EASEMENT
N 70°59'09" E 102.08'
N 63°38'26" E 134.95'
S 63°38'26" W 313.19'
S 63°38'31" W 62.67'
S 63°38'24" W 111.97'
S 63°38'26" W 89.62'
S 67°17'10" W 78.64'
S 66°30'11" W 100.12'
S 67°46'50" W 69.26'
R=105.00' L=114.75'
CH.N 85°03'09" W 109.12'
N 11°03'31" W 199.21'
N 14°46'37" W 76.55'
N 37°06'24" W 66.07'
S 11°05'03" E 508.93'
CENTER STREET
(VARIABLE WIDTH R/W)
MARS-EVANS CITY ROAD
(A.K.A. S.R. 3015)(60' R/W)
R/W


Site Location Map:
Scale: 1"=500'
SITE
Myoma
BALTIMORE

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING ONE (1) TRACT OF LAND, PARCEL A, AS SHOWN ON SHEET S-200, OWNED BY MICHAEL R. & APRIL L. FOLEY, INTO THREE (3) LOTS, LOT "1", LOT "2", AND LOT "3" AND SHOW NEW AND RELOCATED EASEMENTS FOR THE GAS LINE, SANITARY SEWER, STORM SEWER, STREAM ACCESS ACROSS THE PROPOSED LOTS.
2. THE SUBDIVISION SHOWN ON THIS SHEET S-201 IS MEANT TO ACT IN CONCERT AND BE RECORDED WITH THE CONSOLIDATION PLAN SHOWN ON SHEET S-200. DUE TO THE COMPLEXITY OF THE PLAN (EXISTING LOTS OF RECORD, PRIOR PLAN OF RECORD, FOLEY INDUSTRIAL PLAN OF LOTS NO. 1, AND ALL EASEMENTS OF RECORD TO BE EXTINGUISHED BY THIS PLAN), THE LOT CONSOLIDATION AND SUBDIVISION PLAN HAVE BEEN PREPARED SEPARATE FOR CLARITY PURPOSES.
3. MERIDIAN SHOWN HEREON WAS BASED UPON THE FOLEY INDUSTRIAL SITE PLAN OF LOTS NO. 1, RECORDED IN PLAN BOOK VOLUME 313, PAGE 4 IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.
4. HORIZONTAL CONTROL IS NAD 83 PENNSYLVANIA SOUTH STATE PLANE COORDINATES. VERTICAL CONTROL IS NAVD 88. THIS CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS.
5. UNDERGROUND UTILITIES WERE ESTABLISHED USING AVAILABLE MAPS AND EVIDENCE COMPILED IN THE FIELD BY PVE SHEFFLER, INC. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN BOTH ZONE AE AND ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420213 0001 B, BEARING AN EFFECTIVE DATE OF 4-17-1989 AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE AE DENOTES AREAS WITHIN THE 100 YEAR FLOODPLAIN, ZONE X DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD.

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34201-E

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:

Callery Industrial Park Inc.
10 Mars-Evans City Road
Mars, PA 16046

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. # ---------

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:	MARCH 17, 2014	
PLAN REVISIONS		
	DATE	DESCRIPTION
1	03-17-2014	ORIGINAL SUBMITTAL
2	04-07-2014	SUBDIVISION COMMENTS
3	05-13-2014	SUBDIVISION COMMENTS
4	06-09-2014	SUBDIVISION COMMENTS
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
Callery Borough, Butler County, Pennsylvania

Project Name:
CALLERY
INDUSTRIAL PARK

Drawing Name:
PLAN OF CONSOLIDATION
& SUBDIVISION NO. 1

Project No: ***160915***
Drawing No: ***S-201***

OWNER & DEVELOPER

MICHAEL R. & APRIL L. FOLEY
10 MARS-EVANS CITY ROAD
MARS, PA 16046

Site Data Chart

CALLERY BOROUGH, BUTLER COUNTY	
ZONING DISTRICT CLASSIFICATION	LI - Light Industrial
MIN. LOT AREA	20,000 SQ. FT. (PUBLIC SEWER CONNECTION) 1 ACRE (NO PUBLIC SEWER CONNECTION)
MIN. LOT WIDTH	100 FT. (PUBLIC SEWER CONNECTION) 160 FT. (NO PUBLIC SEWER CONNECTION)
FRONT YARD SETBACK	40' MINIMUM
SIDE YARD SETBACK	10 FT. MINIMUM 40 FT. ABUTTING A RESIDENTIAL ZONE
REAR YARD SETBACK	10 FT. MINIMUM 40 FT. ABUTTING A RESIDENTIAL ZONE
MAX. LOT COVERAGE	40%

CALLERY BOROUGH, BUTLER COUNTY	
ZONING DISTRICT CLASSIFICATION	C - Commercial
FRONT YARD SETBACK	40 FT. MINIMUM
SIDE YARD SETBACK	10 FT. MINIMUM 20 FT. ABUTTING AN "R" DISTRICT
REAR YARD SETBACK	10 FT. MINIMUM 20 FT. ABUTTING AN "R" DISTRICT
MIN. LOT WIDTH	75 FT. (PUBLIC SEWER CONNECTION) 160 FT. (NO PUBLIC SEWER CONNECTION)
MIN. LOT AREA	10,000 SQ. FT. (PUBLIC SEWER CONNECTION) 1 ACRE (NO PUBLIC SEWER CONNECTION)
MAX. BUILDING HEIGHT	PRINCIPAL STRUCTURE 35 FEET (3 STORIES) ACCESSORY STRUCTURE 15 FEET (1 STORIES)
MAX. LOT COVERAGE	35%

Area Tabulation:

TOTAL AREA:	
ALL EXISTING PARCELS COMBINED	12.26 ACRES - (533,835.82 SQ. FT.)
EXISTING TAX PARCELS:	
PARCEL A (FORMER TAX PARCEL NOS. 350-S2-2, 350-S2-2D, & 350-S2-2E COMBINED)	10.51 ACRES - (457580.84 SQ. FT.)
LOT 4 (FORMER TAX PARCEL NOS. 350-S2-2A, 350-S2-2B & 350-S2-2C COMBINED)	1.75 ACRES - (76,254.98 SQ. FT.)
PROPOSED PARCELS:	
LOT 1 (FORMER TAX PARCEL NOS. 350-S2-2 & 350-S2-2E COMBINED)	2.33 ACRES - (101,625.07 SQ. FT.)
LOT 2 (FORMER TAX PARCEL NOS. 350-S2-2 & 350-S2-2E COMBINED)	2.54 ACRES - (110,492.44 SQ. FT.)
LOT 3 (FORMER TAX PARCEL NOS. 350-S2-2, 350-S2-2D, 350-S2-2E COMBINED)	5.69 ACRES - (245,463.33 SQ. FT.)
LOT 4 (TAX PARCEL NOS. 350-S2-2A, 350-S2-2B & 350-S2-2C COMBINED)	1.75 ACRES - (76,254.98 SQ. FT.)

JOINT ACCESS AND USE

THE PROPOSED ASPHALT PAVEMENT AREAS PROPOSED WITH THIS PLAN ARE FOR THE JOINT USE OF ALL LOTS SHOWN ON THIS PLAN, AND MAY BE USED FOR INGRESS, EGRESS, REGRESS, CIRCULATION AND PARKING FOR ALL LOTS.

STORMWATER MANAGEMENT

THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY THE MUNICIPALITY. THESE STORMWATER BMP'S ARE REGIONAL FACILITIES WHICH SERVICE ALL FOUR LOTS SHOWN ON THIS PLAN AND MAY BE MAINTAINED BY ANY OWNER OF ONE OF THE FOUR LOTS SHOWN ON THIS PLAN TO ENSURE THE FACILITY FUNCTIONS AS INTENDED. THE MUNICIPALITY, AND ANY OWNER OF THE LOTS SHOWN ON THIS PLAN, MAY ACCESS AND INSPECT THE STORMWATER BMP'S SHOWN ON THIS PLAN VIA THE RECORDED SWM ACCESS EASEMENT. THE MUNICIPALITY, UPON INSPECTION OF THE STORMWATER BMP'S MAY REQUIRE MAINTENANCE IN ACCORDANCE WITH THE RECORDED OPERATIONS & MAINTENANCE AGREEMENT.

○ = DENOTES PROPERTY CORNER MONUMENTS TO BE SET

EASEMENT DEDICATION

EASEMENTS SHOWN HEREIN ARE DEDICATED TO ALL LOTS (LOT 1, LOT 2, LOT 3 AND LOT 4) UNLESS OTHERWISE NOTED. FOR ACCESS AND MAINTENANCE FOR THOSE UTILITIES WITHIN THE EASEMENT

PLAN BOOK	PAGE
342	**16**

Instr:201406260014279 06/26/2014
Pages:3 F:$125.00 12:03PM
Michele Mustello T20140011636
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That I, Robert C. Kadyk, of the Township of Clinton, 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 Clinton, 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 Clinton, 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 Clinton, 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 17TH day of JUNE 2014.

Robert C Kadyk
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 Robert C. Kadyk, and acknowledged the foregoing release and dedication of plan to be his act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

Witness my hand and notarial seal this 17TH day of JUNE, 2014.

My commission expires the 17TH day of FEBRUARY, 2015.

Debra L Jeffcoat
Notary Public

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

(Seal)

I, Stanley D. Graff, a Registered Surveyor of the Commonwealth of Pennyslvania, 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.

17TH JUNE '14
Date

(Seal)

Stanley D Graff – P.L.S. # SU–030161–E

STANLEY D. GRAFF

The Board of Supervisors of the Township of Clinton, hereby gives public notice that in approving this plan for recording purposes only, the Township of Clinton 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 Clinton this 10th day of JUNE, 2014.

Secretary
(Seal)

Chairman

Reviewed by the Planning Commission of the Township of Clinton, this 2nd day of JUNE, 2014.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 4 day of June, 2014.

Secretary
(Seal)

Chairman

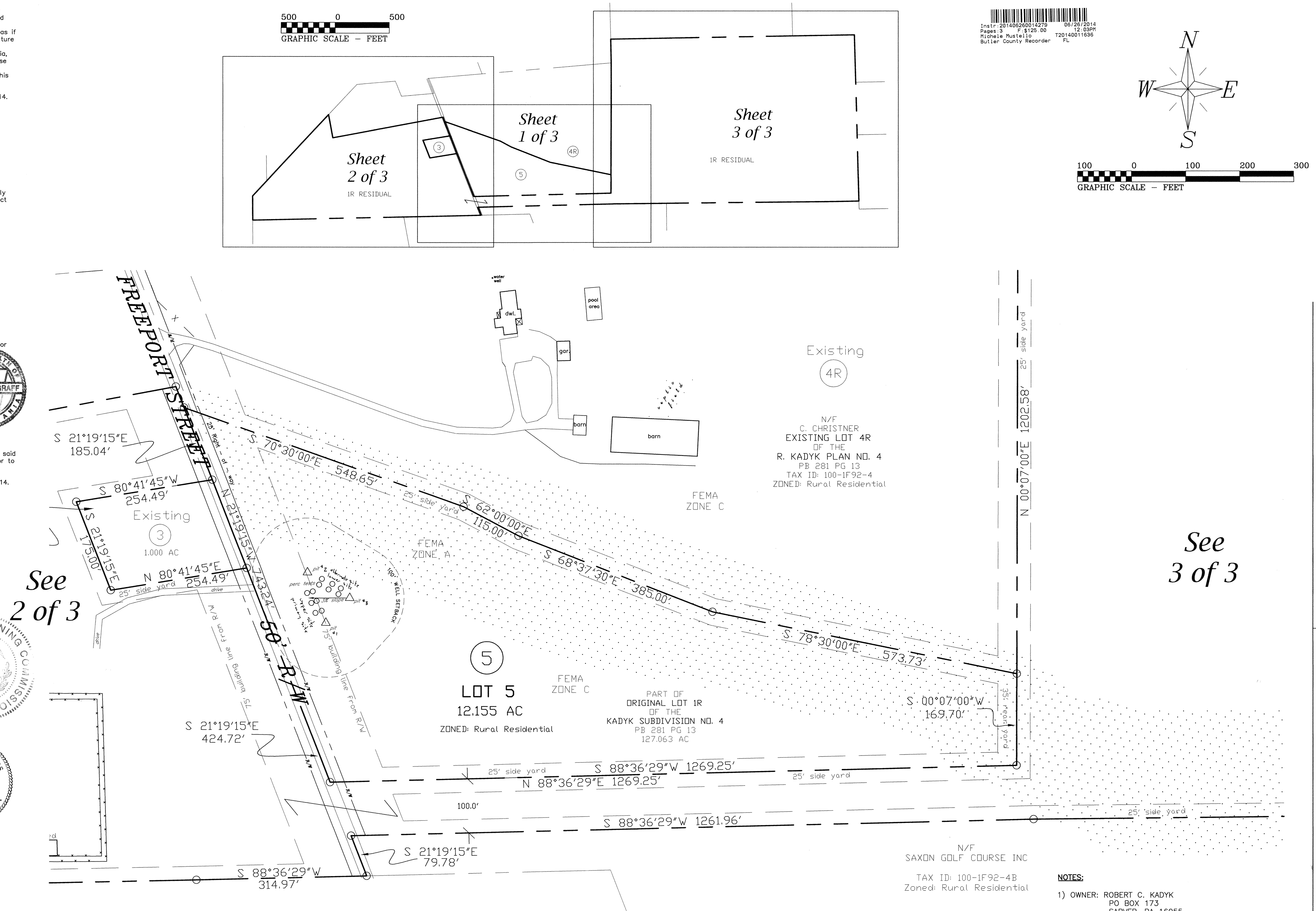
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 342, Page(s) 17-19.

Given under my hand and seal this 26 day of June, 2014.

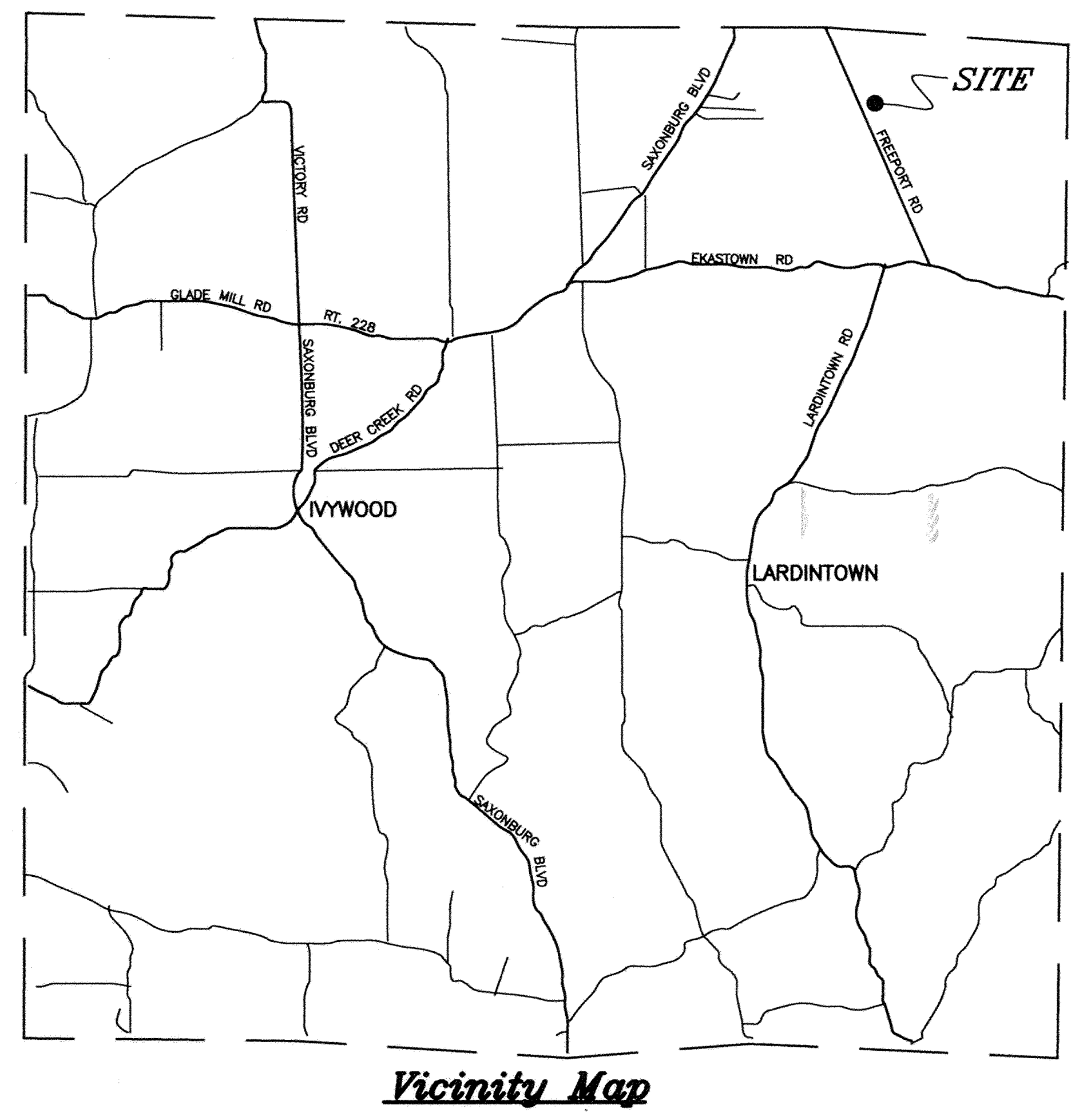
MICHELE M. MUSTELLO
(Seal)
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Michele M Mustello
Recorder of Deeds


500 0 500
GRAPHIC SCALE – FEET
Sheet 2 of 3
1R RESIDUAL
Sheet 1 of 3
3
4R
5
Sheet 3 of 3
1R RESIDUAL
N
W
E
S
100 0 100 200 300
GRAPHIC SCALE – FEET
FREEPORT STREET
25' Right – of – way
50' R/W
R/W
water well
dwl.
pool area
gar.
barn
barn
septic field
Existing
4R
N/F
C. CHRISTNER
EXISTING LOT 4R
OF THE
R. KADYK PLAN NO. 4
PB 281 PG 13
TAX ID: 100-1F92-4
ZONED: Rural Residential
FEMA ZONE C
S 21°19'15"E 185.04'
S 80°41'45"W 254.49'
Existing
3
1.000 AC
S 21°19'15"E 175.00'
N 80°41'45"E 254.49'
25' side yard
drive
drive
See 2 of 3
N 21°19'15"W 743.24'
S 70°30'00"E 548.65'
25' side yard
S 62°00'00"E 115.00'
S 68°37'30"E 385.00'
S 78°30'00"E 573.73'
FEMA ZONE A
100' WELL SETBACK
pit #2
alternate site
lower site
perc tests
3% slope
pit #3
upper site
primary site
pit #1
75' building line from R/W
75' building line from R/W
5
LOT 5
12.155 AC
ZONED: Rural Residential
FEMA ZONE C
PART OF
ORIGINAL LOT 1R
OF THE
KADYK SUBDIVISION NO. 4
PB 281 PG 13
127.063 AC
N 00°07'00"E 1202.58'
25' side yard
S 00°07'00"W 169.70'
35' rear yard
See 3 of 3
S 21°19'15"E 424.72'
S 88°36'29"W 1269.25'
N 88°36'29"E 1269.25'
25' side yard
25' side yard
100.0'
S 88°36'29"W 1261.96'
25' side yard
S 21°19'15"E 79.78'
S 88°36'29"W 314.97'
N/F
SAXON GOLF COURSE INC
TAX ID: 100-1F92-4B
Zoned: Rural Residential

N/F
C. BICE

TAX ID: 100-1F92-5E
ZONED: Rural Residential


SITE
VICTORY RD
SAXONBURG BLVD
FREEPORT RD
GLADE MILL RD
RT 228
EKASTOWN RD
DEER CREEK RD
IVYWOOD
LARDINTOWN RD
LARDINTOWN
SAXONBURG BLVD

Vicinity Map

REFERENCE:

ROBERT C. & DOREEN A. KADYK SUBDIVISION
Plan Book 128 Page 49
KADYK SUBDIVISION NO. 2
Plan Book 192 Page 38
R. KADYK PLAN NO. 3
Plan Book 270 Page 27
R. KADYK PLAN NO. 4
Plan Book 136 Page 10

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

ALTERNATE DISPOSAL SITE NOTE: The alternate disposal site is reserved for a replacement absoption area in the event the primary onlot system fails and the area must not be disturbed.

R. KADYK PLAN NO. 5

Being a subdivision of Tax Parcel 100–1F92–4E; being Lot 1R of the R. Kadyk Plan No. 4 recorded in Butler County Plan Book 281 Page 13.

NOTES:

1) OWNER: ROBERT C. KADYK
PO BOX 173
SARVER, PA 16055
2) PROPERTY ADDRESS:
FREEPORT ST
SAXONBURG, PA 16056
3) ZONING: RURAL RESIDENTIAL
4) FEMA ZONES: THE PROPERTIES ARE LOCATED WITHIN ZONES A AND C FLOOD ZONE AREAS PER THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF CLINTON:
COMMUNITY PANEL NO. 422345 0001A
PANEL 1 OF 2
EFFECTIVE DECEMBER 11, 1981
ZONE A: AREA OF SPECIAL FLOOD HAZARDS (SFH) AND WITHOUT BASE BLOOD ELEVATIONS DETERMINED
ZONE C: AREA OF MINIMAL FLOOD HAZARDS
5) AREA
ORIG 1R = 127.063
LESS LOT 5 = 12.155
1R RESIDUAL = 114.908

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

for
ROBERT C. KADYK

SUBDIVISION SURVEY
PROJECT No: 13–098
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/11/14 REV: 5/15/14 DWN.By: SDG CHK.By: Sdg Co. TAX No: 100–1F92–4E

1 of 3

RECORDED______________ 20___	
PLAN BOOK	***PAGE***
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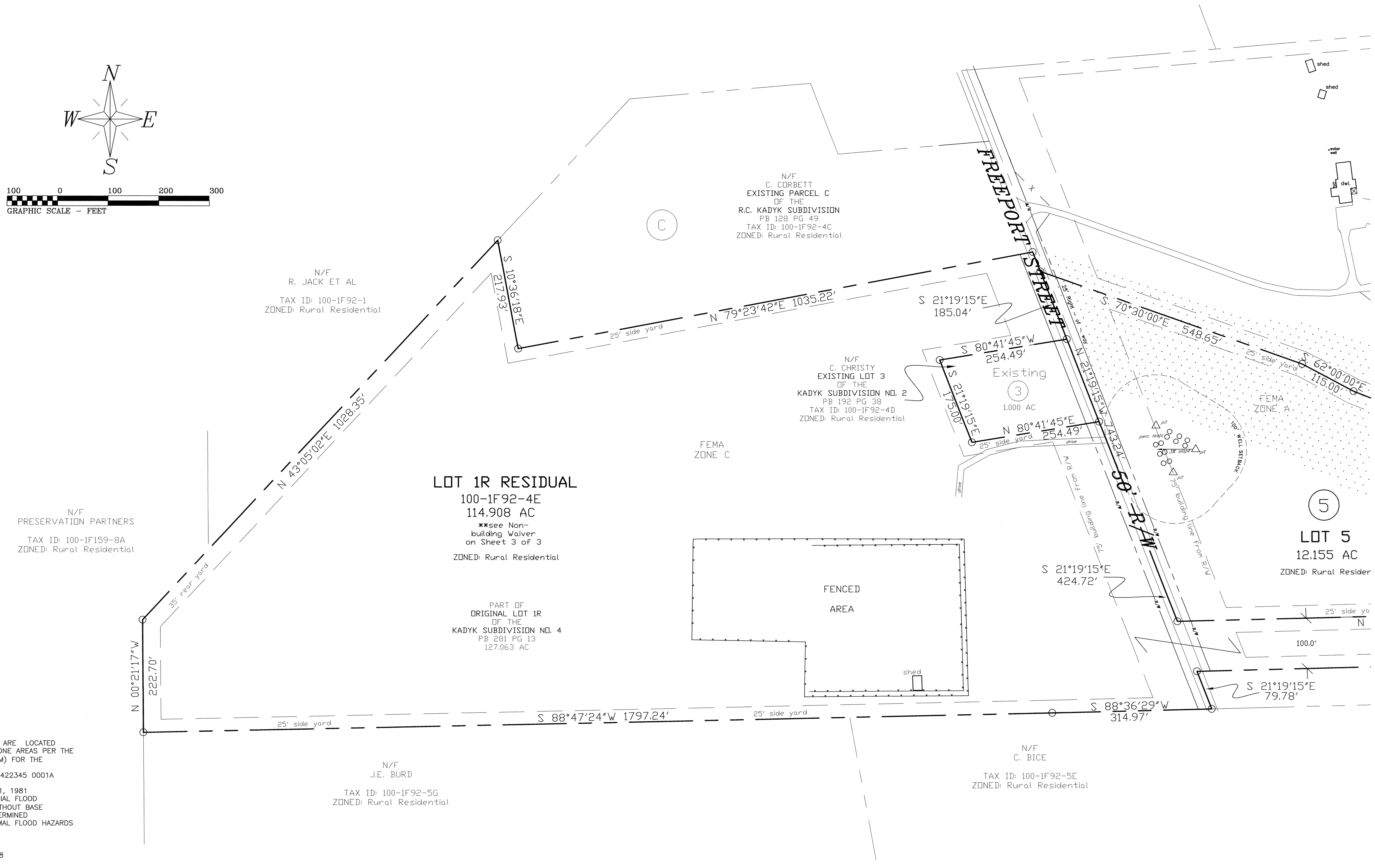
SHEET _____ of _____


N
W
E
S
100
0
100
200
300
GRAPHIC SCALE – FEET
N/F
C. CORBETT
EXISTING PARCEL C
OF THE
R.C. KADYK SUBDIVISION
PB 128 PG 49
TAX ID: 100-1F92-4C
ZONED: Rural Residential
C
N/F
R. JACK ET AL
TAX ID: 100-1F92-1
ZONED: Rural Residential
S 10°36'18"E
217.93'
N 79°23'42"E 1035.22'
25' side yard
N 43°05'02"E 1028.35'
35' rear yard
N/F
PRESERVATION PARTNERS
TAX ID: 100-1F159-8A
ZONED: Rural Residential
N 00°21'17"W
222.70'
FREEPORT STREET
25' Right – of – way
50' R/W
R/W
S 21°19'15"E
185.04'
S 80°41'45"W
254.49'
N/F
C. CHRISTY
EXISTING LOT 3
OF THE
KADYK SUBDIVISION NO. 2
PB 192 PG 38
TAX ID: 100-1F92-4D
ZONED: Rural Residential
S 21°19'15"E
175.00'
Existing
3
1.000 AC
N 80°41'45"E
254.49'
25' side yard
drive
N 21°19'15"W 743.24'
FEMA
ZONE C
LOT 1R RESIDUAL
100-1F92-4E
114.908 AC
**see Non-building Waiver on Sheet 3 of 3
ZONED: Rural Residential
PART OF
ORIGINAL LOT 1R
OF THE
KADYK SUBDIVISION NO. 4
PB 281 PG 13
127.063 AC
FENCED
AREA
shed
75' building line from R/W
S 70°30'00"E 548.65'
25' side yard
S 62°00'00"E
115.00'
FEMA
ZONE A
100' WELL SETBACK
perc tests
pit
3% slope
75' building line from R/W
5
LOT 5
12.155 AC
ZONED: Rural Resider
S 21°19'15"E
424.72'
25' side ya
N
100.0'
S 21°19'15"E
79.78'
S 88°36'29"W
314.97'
S 88°47'24"W 1797.24'
25' side yard
N/F
J.E. BURD
TAX ID: 100-1F92-5G
ZONED: Rural Residential
N/F
C. BICE
TAX ID: 100-1F92-5E
ZONED: Rural Residential
shed
shed
water well
dwl.

NOTES:

1) OWNER: ROBERT C. KADYK
PO BOX 173
SARVER, PA 16055
2) PROPERTY ADDRESS:
FREEPORT ST
SAXONBURG, PA 16056
3) ZONING: RURAL RESIDENTIAL
4) FEMA ZONES: THE PROPERTIES ARE LOCATED WITHIN ZONES A AND C FLOOD ZONE AREAS PER THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF CLINTON:
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ZONE C: AREA OF MINIMAL FLOOD HAZARDS
5) AREA
ORIG 1R = 127.063
LESS LOT 5 = 12.155
1R RESIDUAL = 114.908

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

ALTERNATE DISPOSAL SITE NOTE: The alternate disposal site is reserved for a replacement absoption area in the event the primary onlot system fails and the area must not be disturbed.

R. KADYK PLAN NO. 5

2 of 3

SUBDIVISION SURVEY
for
ROBERT C. KADYK
PROJECT No: 13–098
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/11/14 REV: 5/15/14 DWN.By: SDG CHK.By: Sdg Co. TAX No: 100–1F92–4E

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

RECORDED______________ 20___	
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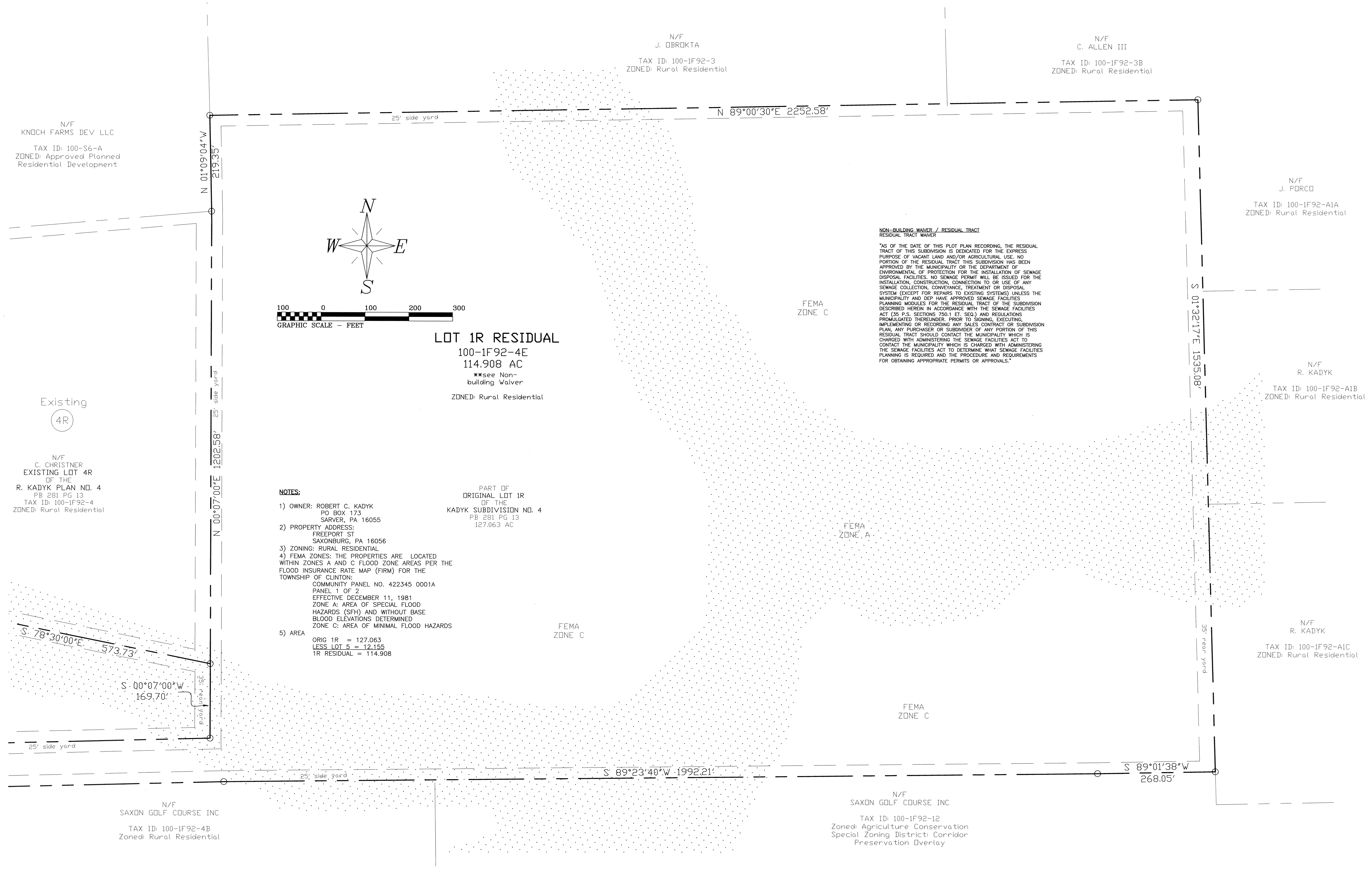
SHEET ______ of ______


N/F
J. OBROKTA
TAX ID: 100-1F92-3
ZONED: Rural Residential
N/F
C. ALLEN III
TAX ID: 100-1F92-3B
ZONED: Rural Residential
N/F
KNOCH FARMS DEV LLC
TAX ID: 100-S6-A
ZONED: Approved Planned Residential Development
N 89°00'30"E 2252.58'
25' side yard
N 01°09'04"W
219.35'
N
W
E
S
100
0
100
200
300
GRAPHIC SCALE - FEET
N/F
J. PORCO
TAX ID: 100-1F92-A1A
ZONED: Rural Residential
FEMA
ZONE C
S 01°32'17"E 1535.08'
N/F
R. KADYK
TAX ID: 100-1F92-A1B
ZONED: Rural Residential
LOT 1R RESIDUAL
100-1F92-4E
114.908 AC
**see Non-building Waiver
ZONED: Rural Residential
Existing
4R
25' side yard
N 00°07'00"E 1202.58'
N/F
C. CHRISTNER
EXISTING LOT 4R
OF THE
R. KADYK PLAN NO. 4
PB 281 PG 13
TAX ID: 100-1F92-4
ZONED: Rural Residential
PART OF
ORIGINAL LOT 1R
OF THE
KADYK SUBDIVISION NO. 4
PB 281 PG 13
127.063 AC
FEMA
ZONE A
FEMA
ZONE C
S 78°30'00"E 573.73'
S 00°07'00"W
169.70'
35' rear yard
N/F
R. KADYK
TAX ID: 100-1F92-A1C
ZONED: Rural Residential
35' rear yard
FEMA
ZONE C
25' side yard
25' side yard
S 89°23'40"W 1992.21'
S 89°01'38"W
268.05'
N/F
SAXON GOLF COURSE INC
TAX ID: 100-1F92-4B
Zoned: Rural Residential
N/F
SAXON GOLF COURSE INC
TAX ID: 100-1F92-12
Zoned: Agriculture Conservation
Special Zoning District: Corridor Preservation Overlay

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

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

NOTES:

1) OWNER: ROBERT C. KADYK
PO BOX 173
SARVER, PA 16055
2) PROPERTY ADDRESS:
FREEPORT ST
SAXONBURG, PA 16056
3) ZONING: RURAL RESIDENTIAL
4) FEMA ZONES: THE PROPERTIES ARE LOCATED WITHIN ZONES A AND C FLOOD ZONE AREAS PER THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF CLINTON:
COMMUNITY PANEL NO. 422345 0001A
PANEL 1 OF 2
EFFECTIVE DECEMBER 11, 1981
ZONE A: AREA OF SPECIAL FLOOD HAZARDS (SFH) AND WITHOUT BASE BLOOD ELEVATIONS DETERMINED
ZONE C: AREA OF MINIMAL FLOOD HAZARDS
5) AREA
ORIG 1R = 127.063
LESS LOT 5 = 12.155
1R RESIDUAL = 114.908

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

ALTERNATE DISPOSAL SITE NOTE: The alternate disposal site is reserved for a replacement absoption area in the event the primary onlot system fails and the area must not be disturbed.

R. KADYK PLAN NO. 5

3 of 3

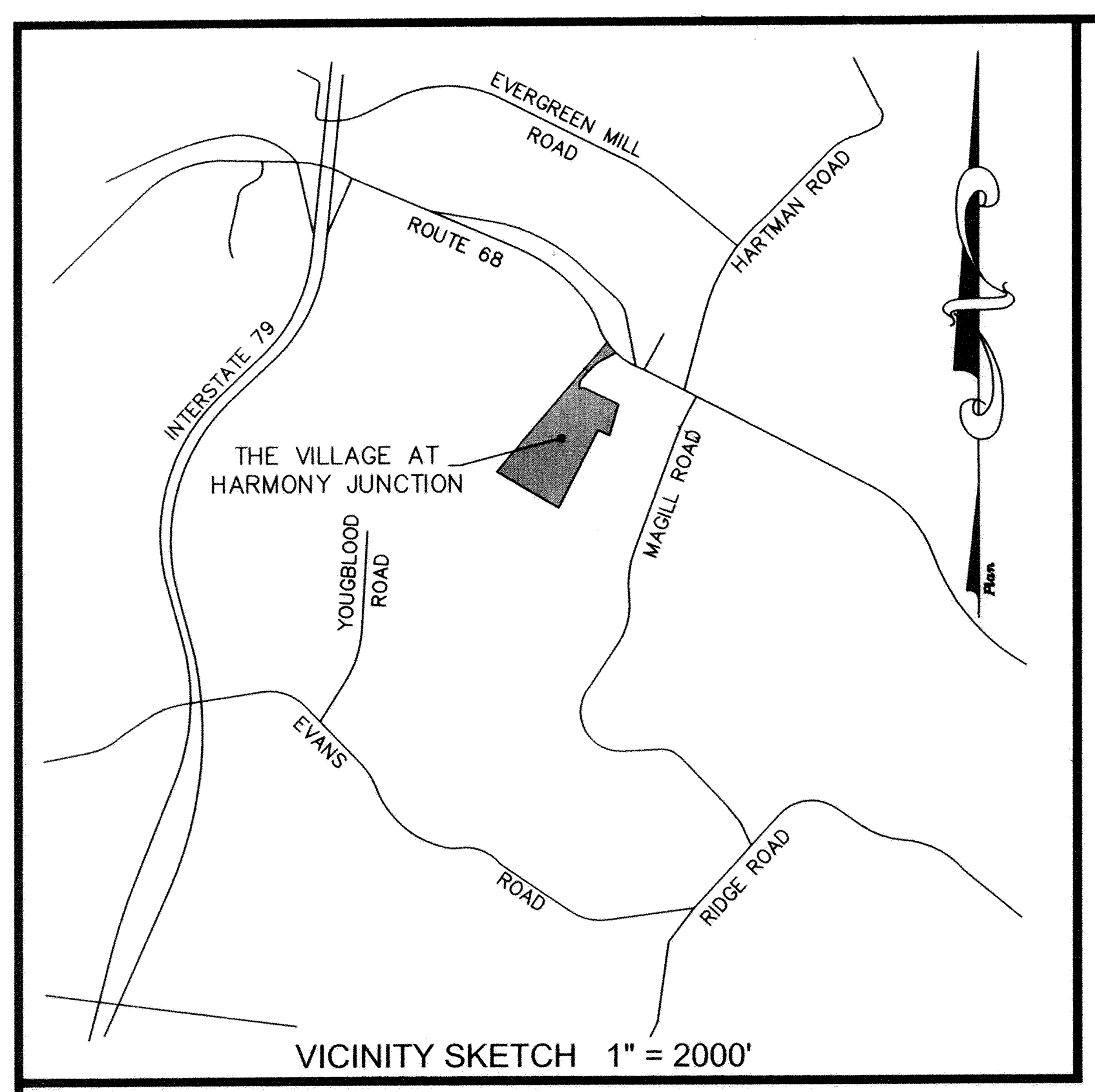
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

SUBDIVISION SURVEY
for
ROBERT C. KADYK
PROJECT No: 13-098
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/11/14 REV: 5/15/14 DWN.By: SDG CHK.By: Sdg Co. TAX No: 100-1F92-4E

RECORDED__________ 20__

PLAN BOOK	PAGE
342	19

SHEET ______ of ______


EVERGREEN MILL ROAD
HARTMAN ROAD
ROUTE 68
INTERSTATE 79
THE VILLAGE AT HARMONY JUNCTION
MAGILL ROAD
YOUGBLOOD ROAD
EVANS ROAD
RIDGE ROAD

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 10 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 10 ownership reference:
Tax Parcel 180–S7–C10
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.	2,803.12 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	4,008.20 SQ.FT. (Smallest)
Min. Lot width at R/W	22.00'	24.375' (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 10A	4,008.20 SQ.FT.	0.092 AC.
UNIT 10B	2,803.12 SQ.FT.	0.064 AC.
UNIT 10C	2,803.12 SQ.FT.	0.064 AC.
UNIT 10D	2,803.12 SQ.FT.	0.064 AC.
UNIT 10E	2,803.12 SQ.FT.	0.064 AC.
UNIT 10F	2,803.12 SQ.FT.	0.064 AC.
UNIT 10G	4,573.68 SQ.FT.	0.105 AC.

Total area affected by this plan : 0.519 Acres
Total number of units created: 7

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

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

By a resolution approved on the 15th day of May, 2014, 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 10 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
Signature and title of officer

Maronda Homes, Inc.
ASST. SECT.
Signature and title of authorized officer witnessing

5-15-14
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Cortlandt Houchard 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 15th day of May, 2014. 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 10 Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

C.P. Houchard
Mardonda Homes Inc.

C.P. Houchard V/P
Printed Name & Title

Witness

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
JAMES A. SPERDUTE, R.S. # 24457–E

5/12/14
DATE

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

Township Manager / Secretary

June/2/2014
DATE

Approved by the Planning Director of the Township of Jackson on the ~~June~~ 2nd day of June, 2014 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 June 2, 2014. 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 facilties.

Signed and noted as approved this 2nd day of June, 2014.

Township Secretary

Planning Director

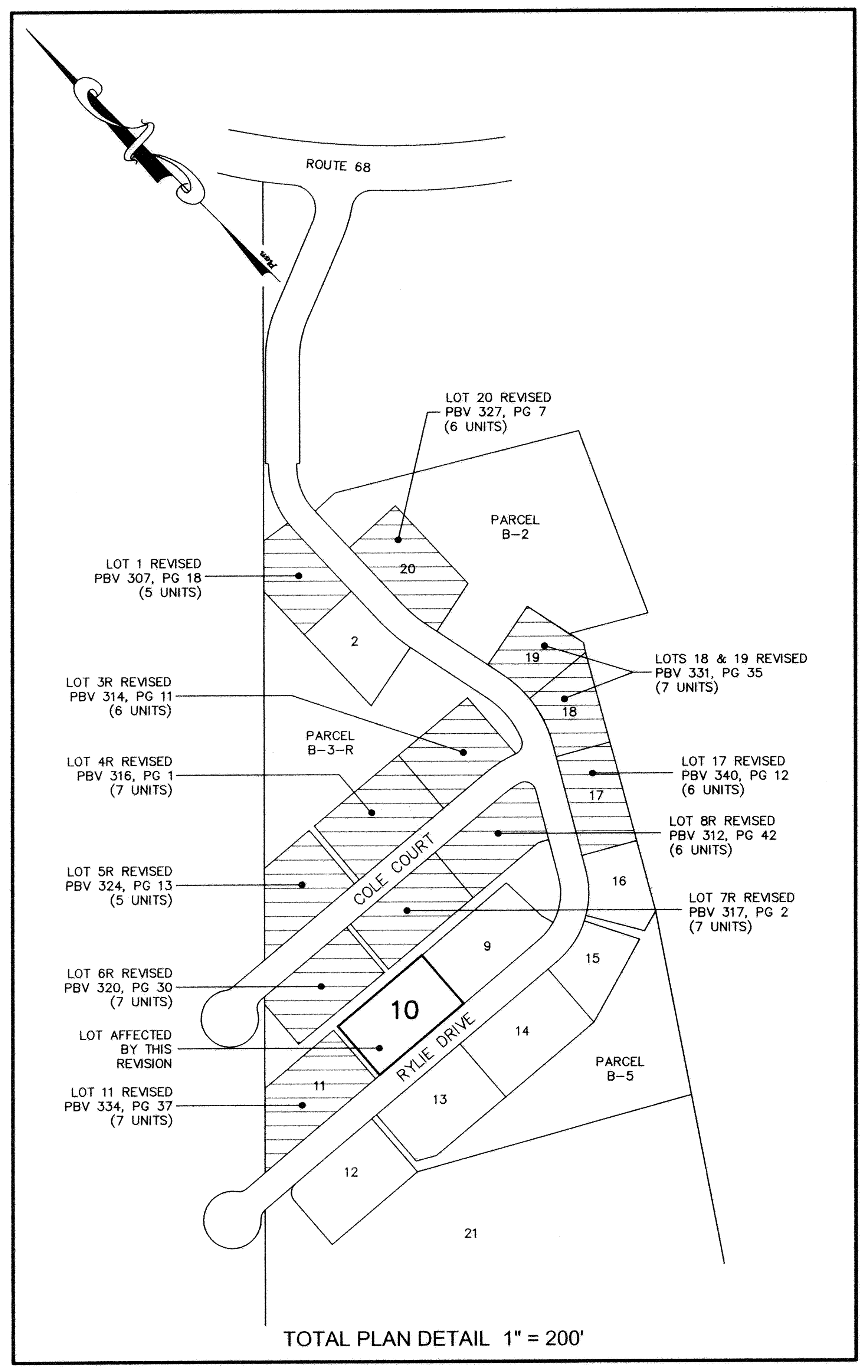
Approved by the Board of Supervisors of Jackson Township on the 2nd day of June, 2014 subject to certain conditions referenced in the Township decision letter dated June 2, 2014, ______. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township 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 2nd day of June, 2014.

Township Secretary

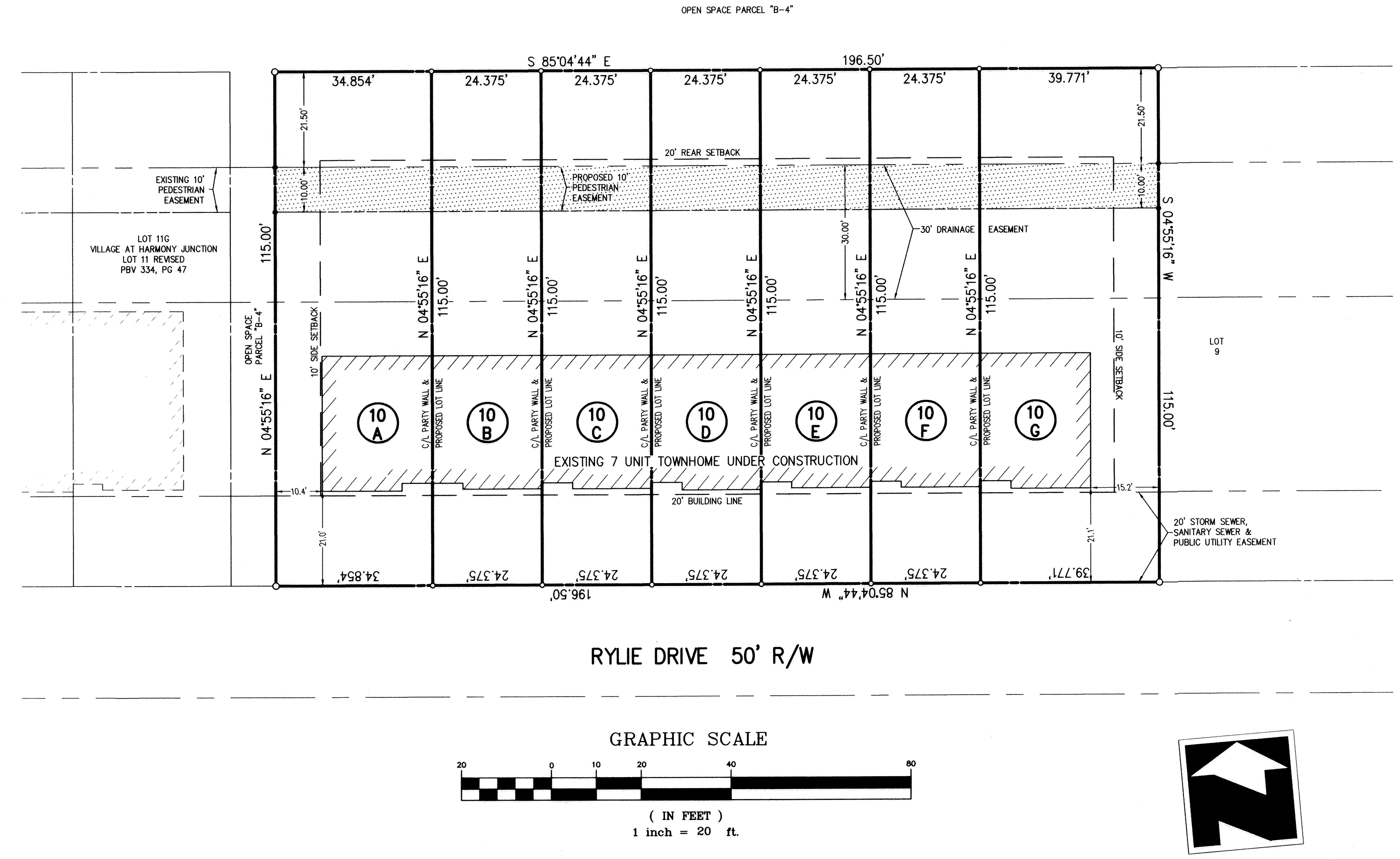
Ronald E. Fatz
Chairperson

This plat was delivered to Maronda Homes Inc., by Jackson Township on June 2, 2014

Township Secretary/Manager


ROUTE 68
LOT 20 REVISED PBV 327, PG 7 (6 UNITS)
PARCEL B–2
LOT 1 REVISED PBV 307, PG 18 (5 UNITS)
20
2
19
18
LOTS 18 & 19 REVISED PBV 331, PG 35 (7 UNITS)
LOT 3R REVISED PBV 314, PG 11 (6 UNITS)
PARCEL B–3–R
LOT 4R REVISED PBV 316, PG 1 (7 UNITS)
17
LOT 17 REVISED PBV 340, PG 12 (6 UNITS)
LOT 8R REVISED PBV 312, PG 42 (6 UNITS)
COLE COURT
16
LOT 5R REVISED PBV 324, PG 13 (5 UNITS)
LOT 7R REVISED PBV 317, PG 2 (7 UNITS)
9
15
LOT 6R REVISED PBV 320, PG 30 (7 UNITS)
10
LOT AFFECTED BY THIS REVISION
RYLIE DRIVE
14
PARCEL B–5
LOT 11 REVISED PBV 334, PG 37 (7 UNITS)
11
13
12
21

TOTAL PLAN DETAIL 1" = 200'


OPEN SPACE PARCEL "B–4"
S 85°04'44" E
196.50'
34.854'
24.375'
24.375'
24.375'
24.375'
24.375'
39.771'
21.50'
20' REAR SETBACK
EXISTING 10' PEDESTRIAN EASEMENT
PROPOSED 10' PEDESTRIAN EASEMENT
10.00'
30.00'
30' DRAINAGE EASEMENT
S 04°55'16" W
LOT 11G VILLAGE AT HARMONY JUNCTION LOT 11 REVISED PBV 334, PG 47
115.00'
N 04°55'16" E
OPEN SPACE PARCEL "B–4"
10' SIDE SETBACK
C/L PARTY WALL & PROPOSED LOT LINE
10 A
10 B
10 C
10 D
10 E
10 F
10 G
EXISTING 7 UNIT TOWNHOME UNDER CONSTRUCTION
LOT 9
10.4'
15.2'
20' BUILDING LINE
21.0'
21.1'
20' STORM SEWER, SANITARY SEWER & PUBLIC UTILITY EASEMENT
N 85°04'44" W
RYLIE DRIVE 50' R/W
GRAPHIC SCALE
20
0
10
20
40
80
(IN FEET)
1 inch = 20 ft.

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

JRM
Secretary

F. JRM
Chairman

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 342, Page 20. Witness by hand and seal of office this 26th day of June A.D. 2014.

SEAL

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

Instr:201406260014291 06/26/2014
Pages:1 F:$45.00 12:36PM
Michele Mustello T20140011641
Butler County Recorder FL

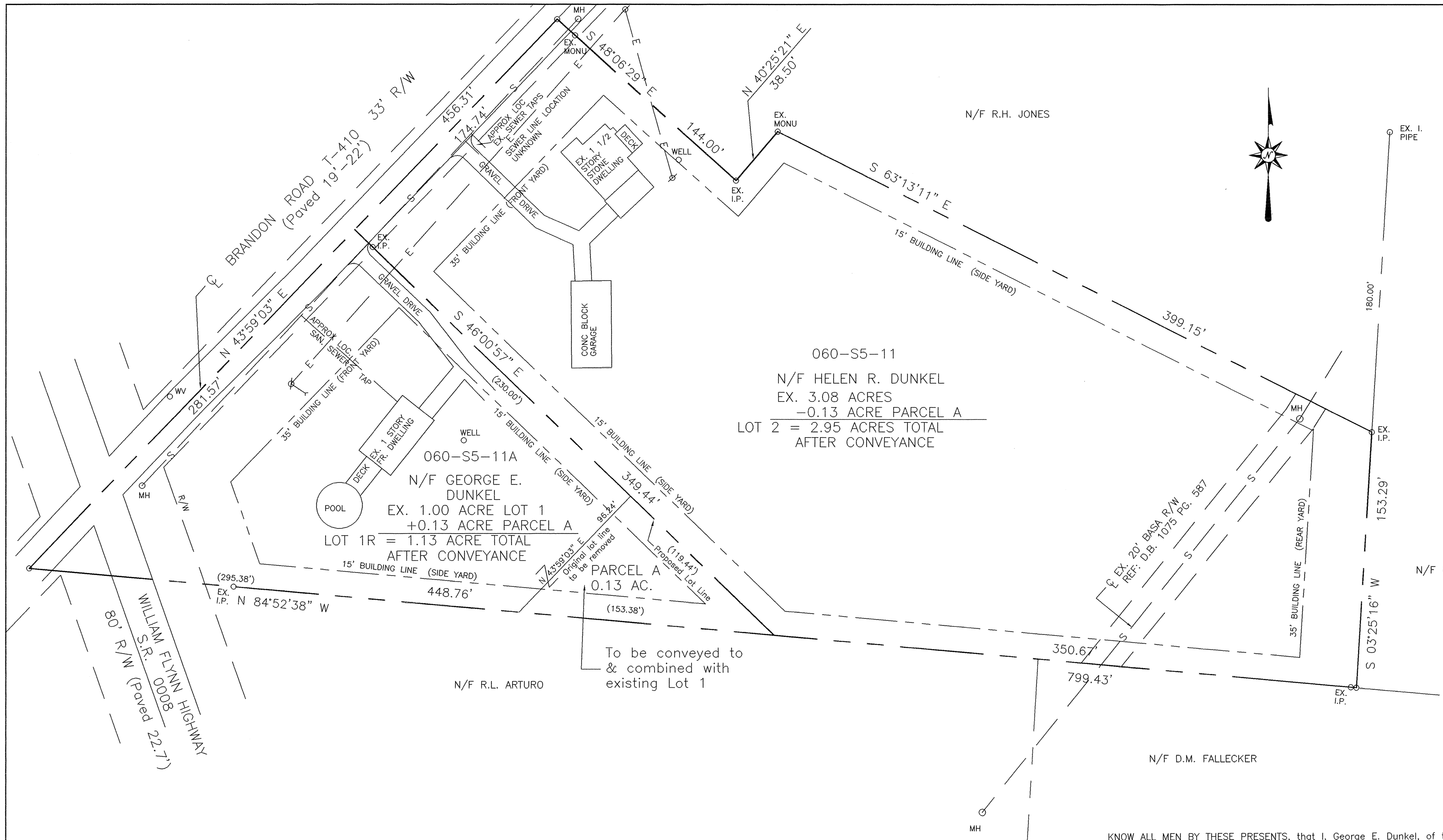
PLAN BOOK	PAGE
342	20

DRAWING NUMBER:	1009–1413703
DRAWING SCALE:	1"=20'
DATE:	APRIL 10, 2014
DRAWN BY:	JSS
REVISIONS:	

THE VILLAGE AT HARMONY JUNCTION LOT 10 REVISED

BEING A RE–SUBDIVISION OF LOT 10 OF THE
VILLAGE AT HARMONY JUNCTION PLAN
AS RECORDED IN PLAN BOOK 292, PAGES 13–15
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT • GPS SERVICES


℄ BRANDON ROAD T-410 33' R/W (Paved 19'-22')
456.31'
174.74'
N 43°59'03" E
281.57'
WV
MH
S 48°06'29" E
EX. MONU
APPROX LOC EX. SEWER TAPS
SEWER LINE LOCATION UNKNOWN
EX. 1 1/2 STORY STONE DWELLING
DECK
WELL
144.00'
N 40°25'21" E 38.50'
EX. MONU
EX. I.P.
GRAVEL DRIVE
35' BUILDING LINE (FRONT YARD)
CONC BLOCK GARAGE
EX. I.P.
GRAVEL DRIVE
S 46°00'57" E
(230.00')
APPROX LOC. SAN. SEWER TAP
EX. 1 STORY FR. DWELLING
DECK
POOL
WELL
060-S5-11A
N/F GEORGE E. DUNKEL
EX. 1.00 ACRE LOT 1
+0.13 ACRE PARCEL A
LOT 1R = 1.13 ACRE TOTAL
AFTER CONVEYANCE
15' BUILDING LINE (SIDE YARD)
349.44'
96.24'
N 43°59'03" E
Original lot line to be removed
(119.44')
Proposed Lot Line
PARCEL A
0.13 AC.
(153.38')
To be conveyed to & combined with existing Lot 1
(295.38')
EX. I.P.
N 84°52'38" W
448.76'
R/W
WILLIAM FLYNN HIGHWAY S.R. 0008
80' R/W (Paved 22.7')
N/F R.L. ARTURO
N/F R.H. JONES
S 63°13'11" E
15' BUILDING LINE (SIDE YARD)
399.15'
EX. I. PIPE
180.00'
EX. I.P.
153.29'
S 03°25'16" W
N
060-S5-11
N/F HELEN R. DUNKEL
EX. 3.08 ACRES
-0.13 ACRE PARCEL A
LOT 2 = 2.95 ACRES TOTAL
AFTER CONVEYANCE
MH
℄ EX. 20' BASA R/W REF: D.B. 1075 PG. 587
35' BUILDING LINE (REAR YARD)
N/F UNIONVILLE GRANGE
350.67'
799.43'
EX. I.P.
N/F D.M. FALLECKER
MH

NOTES:

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

ZONING: R-1; SINGLE FAMILY RESIDENTIAL

BUILDING REQUIREMENTS:

35' FRONT YARD SETBACK
35' REAR YARD SETBACK
15' SIDE YARD SETBACK
MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT AREA: 1/2 ACRE

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.

REF: JONES LOT LINE REVISION, P.B. 207 PG. 19.

REF: DUNKEL SUBDIVISION #1, P.B. 121 PG. 44.

REF: SURVEY FOR ARTURO BY LAND SURVEYORS, INC., 03/09/09, #09-008.

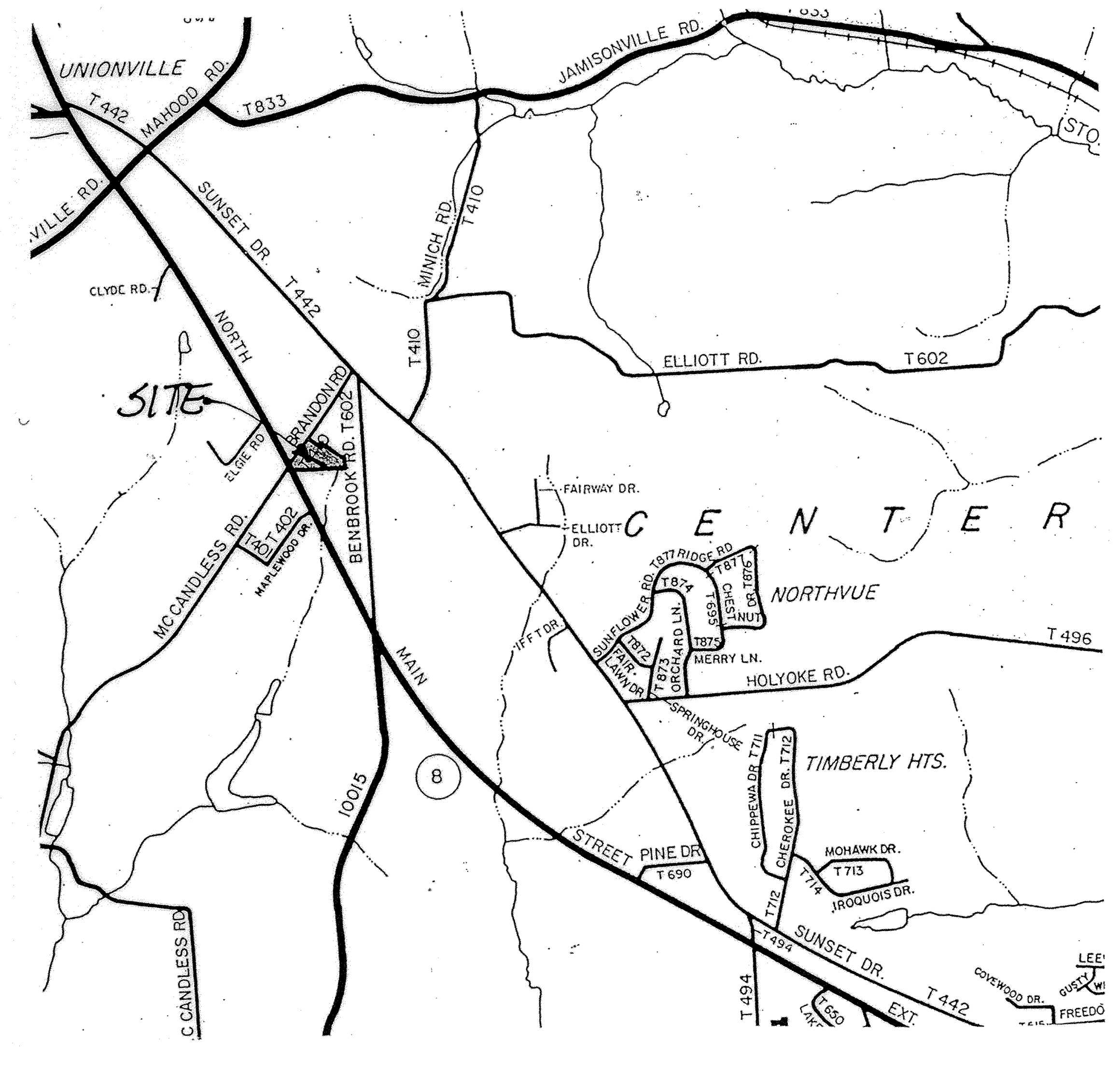
THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH EXISTING LOT #1.

PROPERTY OWNERS:

GEORGE DUNKEL
102 BRANDON ROAD
BUTLER, PA 16001

HELEN DUNKEL
106 BRANDON ROAD
BUTLER, PA 16001

0' 40' 80' 120'


UNIONVILLE
JAMISONVILLE RD.
T442
MAHOOD RD.
T833
CLYDE RD.
SUNSET DR.
NORTH
MINNICK RD.
T410
ELLIOTT RD.
T602
SITE
BRANDON RD.
BEMBROOK DR.
FAIRWAY DR.
ELLIOTT DR.
C E N T E R
NORTHVUE
MCCANDLESS RD.
MERRY LN.
HOLYOKE RD.
T496
MAIN
TIMBERLY HTS.
8
STREET
PINE DR.
MOHAWK DR.
IROQUOIS DR.
SUNSET DR. EXT.
T442
C. CANDLESS RD.
T494
0015

VICINITY MAP Scale: 1" = 2000'

Instr:201406270014419 06/27/2014
Pages:1 F:$45.00 10:25AM
Michele Mustello T20140011723
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that I, George E. Dunkel, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, George E. Dunkel, 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 George E. Dunkel, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 29th day of MAY, A.D. 2014.

ATTEST:

NOTARY PUBLIC

George Edward Dunkel
OWNER

The forgoing adoption and dedication is made by George E. Dunkel, 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.

George Edward Dunkel (SEAL)
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 George E. Dunkel who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 29th day of MAY, 2014.

My Commission expires the 06th day of MARCH, 2016.

SEAL
NOTARY PUBLIC

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

PLAN BOOK	PAGE
342	21

KNOW ALL MEN BY THESE PRESENTS, that I, Helen R. Dunkel, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Helen R. Dunkel, 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 Helen R. Dunkel, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 29th day of MAY, A.D. 2014.

ATTEST:

NOTARY PUBLIC

Helen R. Dunkel
OWNER

The forgoing adoption and dedication is made by Helen R. Dunkel, 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.

Helen R. Dunkel (SEAL)
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 Helen R. Dunkel who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 29th day of MAY, 2014.

My Commission expires the 06th day of MARCH, 2016.

SEAL
NOTARY PUBLIC

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

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.

April 9, 2014 SEAL
DATE
REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 23rd day of April, 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 14th day of May, 2014.

CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 11TH day of APRIL, 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 342 page 21.

Given under my hand and seal this 27th day of June, 2014.

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

Cheryl A. Hughes
SU-32490-E

L S I

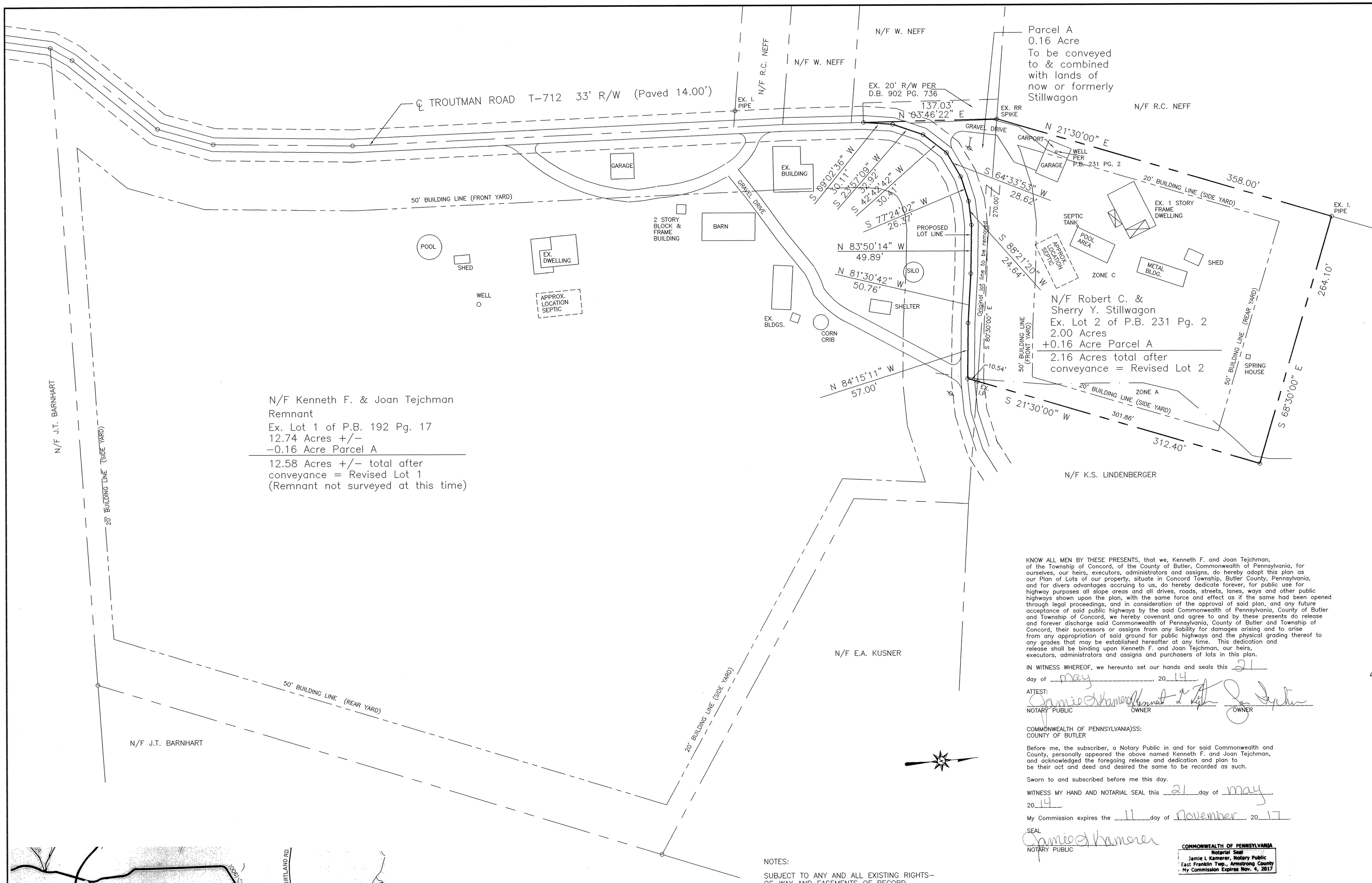
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: GEORGE E. DUNKEL
and
HELEN R. DUNKEL

SITUATE: CENTER TWP., BUTLER CO., PA

Date 04/09/14	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 060-S5-11, 11A		Db-Pg 1379-850 1164-778	Service No. 14-019
Address 102 & 106 BRANDON RD.			

Instr:201406270014420 06/27/2014
Pages:1 F:$45.00 10:37AM
Michele Mustello T20140011729
Butler County Recorder FL


℄ TROUTMAN ROAD T-712 33' R/W (Paved 14.00')
N/F W. NEFF
N/F W. NEFF
N/F R.C. NEFF
EX. I. PIPE
Parcel A
0.16 Acre
To be conveyed
to & combined
with lands of
now or formerly
Stillwagon
EX. 20' R/W PER
D.B. 902 PG. 736
137.03'
N 03°46'22" E
EX. RR SPIKE
N/F R.C. NEFF
GRAVEL DRIVE
N 21°30'00" E
358.00'
CARPORT
GARAGE
WELL PER P.B. 231 PG. 2
20' BUILDING LINE (SIDE YARD)
EX. 1 STORY FRAME DWELLING
EX. I. PIPE
SEPTIC TANK
POOL AREA
APPROX. LOCATION SEPTIC
METAL BLDG.
SHED
ZONE C
264.10'
S 09°02'36" W 30.11'
S 23°57'09" W 32.92'
S 42°42'42" W 30.41'
S 64°33'53" W 28.62'
S 77°24'02" W 26.37'
N 83°50'14" W 49.89'
N 81°30'42" W 50.76'
S 88°21'20" W 24.64'
N 84°15'11" W 57.00'
270.00'
PROPOSED LOT LINE
Original lot line to be removed
S 80°30'00" E
10.54'
EX. I.P.
N/F Robert C. &
Sherry Y. Stillwagon
Ex. Lot 2 of P.B. 231 Pg. 2
2.00 Acres
+0.16 Acre Parcel A
2.16 Acres total after
conveyance = Revised Lot 2
50' BUILDING LINE (FRONT YARD)
50' BUILDING LINE (REAR YARD)
SPRING HOUSE
S 68°30'00" E
ZONE A
20' BUILDING LINE (SIDE YARD)
301.86'
S 21°30'00" W
312.40'
N/F K.S. LINDENBERGER
GARAGE
EX. BUILDING
GRAVEL DRIVE
50' BUILDING LINE (FRONT YARD)
2 STORY BLOCK & FRAME BUILDING
BARN
SILO
SHELTER
EX. BLDGS.
CORN CRIB
POOL
SHED
EX. DWELLING
WELL
APPROX. LOCATION SEPTIC
N/F Kenneth F. & Joan Tejchman
Remnant
Ex. Lot 1 of P.B. 192 Pg. 17
12.74 Acres +/-
-0.16 Acre Parcel A
12.58 Acres +/- total after
conveyance = Revised Lot 1
(Remnant not surveyed at this time)
N/F J.T. BARNHART
20' BUILDING LINE (SIDE YARD)
50' BUILDING LINE (REAR YARD)
N/F J.T. BARNHART
20' BUILDING LINE (SIDE YARD)
N/F E.A. KUSNER
0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that we, Robert C. and Sherry Y. Stillwagon, of the Township of Concord, 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 Concord Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord, 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 Concord, 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 Robert C. and Sherry Y. Stillwagon, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20th day of May, 2014.

ATTEST:
Pamela S. Kiser Robert C. Stillwagon Sherry Y. Stillwagon
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 Robert C. and Sherry Y. Stillwagon, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of May, 2014.

My Commission expires the ______ day of ______, 20______.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Pamela S. Kiser, Notary Public
Chicora Boro, Butler County
My Commission Expires March 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL
Pamela S. Kiser
NOTARY PUBLIC

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

April 28, 2014 SEAL
DATE REG. NO. SU-32490-E

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

Judith Alsop SEAL
SECRETARY CHAIRMAN/ PRESIDENT

Reviewed by the Supervisors of the Township of Concord this 4th day of June, 2014.

Judith Alsop SEAL
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 14TH day of MAY, 2014.

JRM SEAL JRM
SECRETARY CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 342 page 22.

Given under my hand and seal this 27 day of June, 2014.

SEAL
Michele M. Mustello
RECORDER

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

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21 day of May, 2014.

ATTEST:
Jamie L. Kamerer
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 Kenneth F. and Joan Tejchman, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

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

My Commission expires the 11 day of November, 2017.

SEAL
Jamie L. Kamerer
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jamie L Kamerer, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 4, 2017

NOTES:

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

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

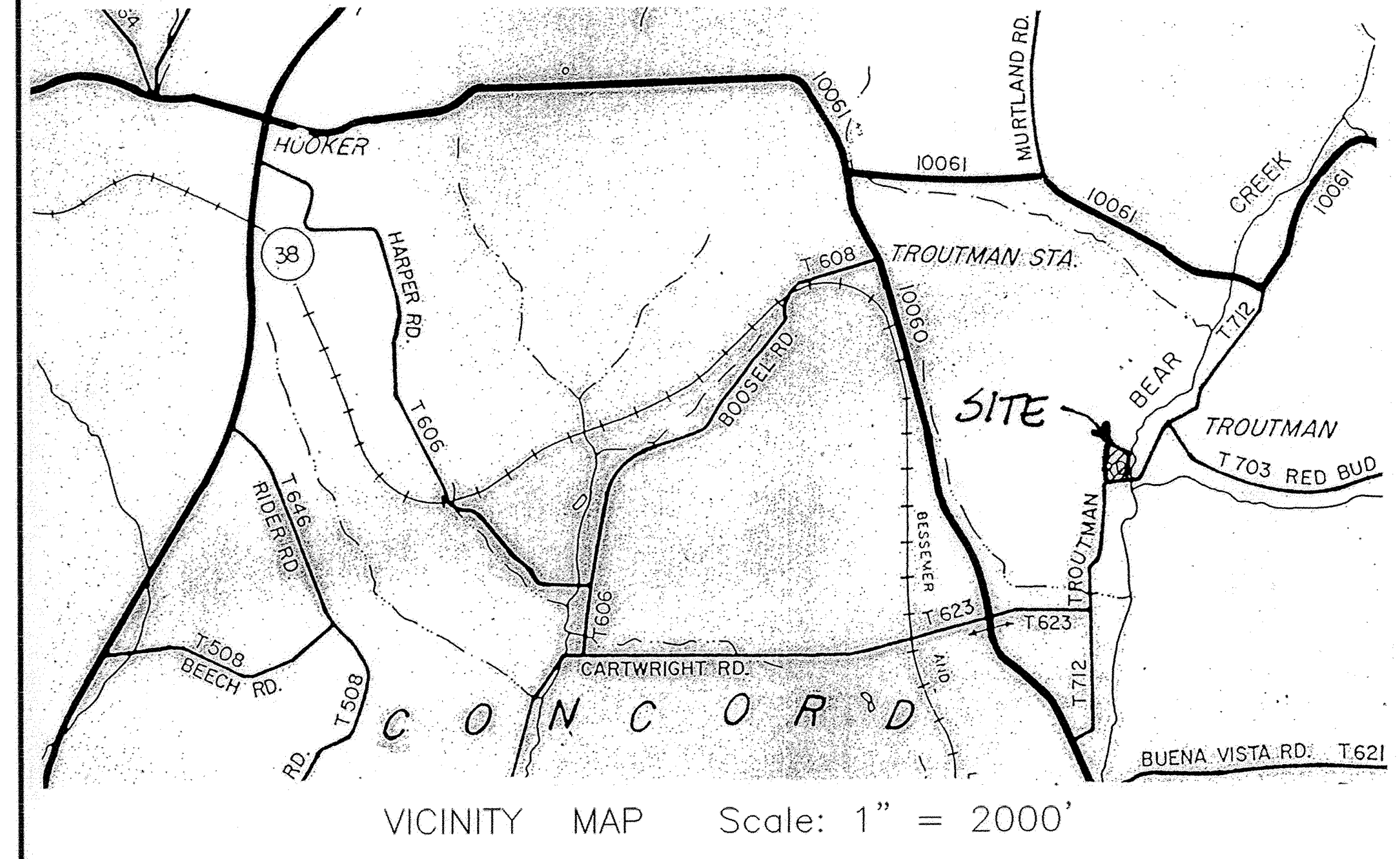
ZONE A: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS & FLOOD HAZARD FACTORS NOT DETERMINED.

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

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY TO CONVEY PARCEL A TO ADJOINING LANDS OF STILLWAGON.

REF: LOT 2 OF MORROW SUBDIVISION NO. 1 RECORDED IN P.B. 231 PG. 2

REF: LOT 1 OF BREWER SUBDIVISION RECORDED IN P.B. 192 PG. 17.


HOOKER
38
HARPER RD.
10061
MURTLAND RD.
10061
BEAR CREEK
T-608
TROUTMAN STA.
T-712
10060
T-605
SITE
TROUTMAN
T-703 RED BUD
RIDGE RD.
T-508
BEECH RD.
CARTWRIGHT RD.
T-623
T-712
TROUTMAN
BUENA VISTA RD.
T-621
C O N C O R D

VICINITY MAP Scale: 1" = 2000'

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

LOT LINE REVISION

FOR: KENNETH F. & JOAN TEJCHMAN
and
ROBERT C. & SHERRY Y. STILLWAGON

SITUATE: CONCORD TWP., BUTLER CO., PA

Date 04/28/14
Scale 1" = 50'
Dwn By BEC
Ckd By CAH
Parcel No. 110-3F06-28,1F110-A4A
Address TROUTMAN & STILLWAGON RDS.
Instru# 200505130012193 200007310017376
Service No. 14-022

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

IN WITNESS WHEREOF, WE hereunto set our hand and seal this 5TH day of JUNE 2014.

Paul J Barbiaux
Owner

Janice F. Barbiaux
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named Paul J. & Janice F. Barbiaux 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 5 day of JUNE 2014.

Debra L Jeffcoat
Notary Public

Seal & Stamp

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

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

27 MAY '14
Date

Seal

P. L. S. # 30161-E

STANLEY D. GRAFF
NO. 30161-E

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

Approved by the Supervisors of the Township of Winfield this 26 day of June 2014.

Secretary

SEAL

Chairman

Approved by the Winfield Township Planning Commission this 4th day of June 2014.

Victoria Schneider
Secretary

David G.
Chairman

Reviewed by the Butler County Planning Commission this 6TH day of JUNE 2014.

Secretary

Seal

Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

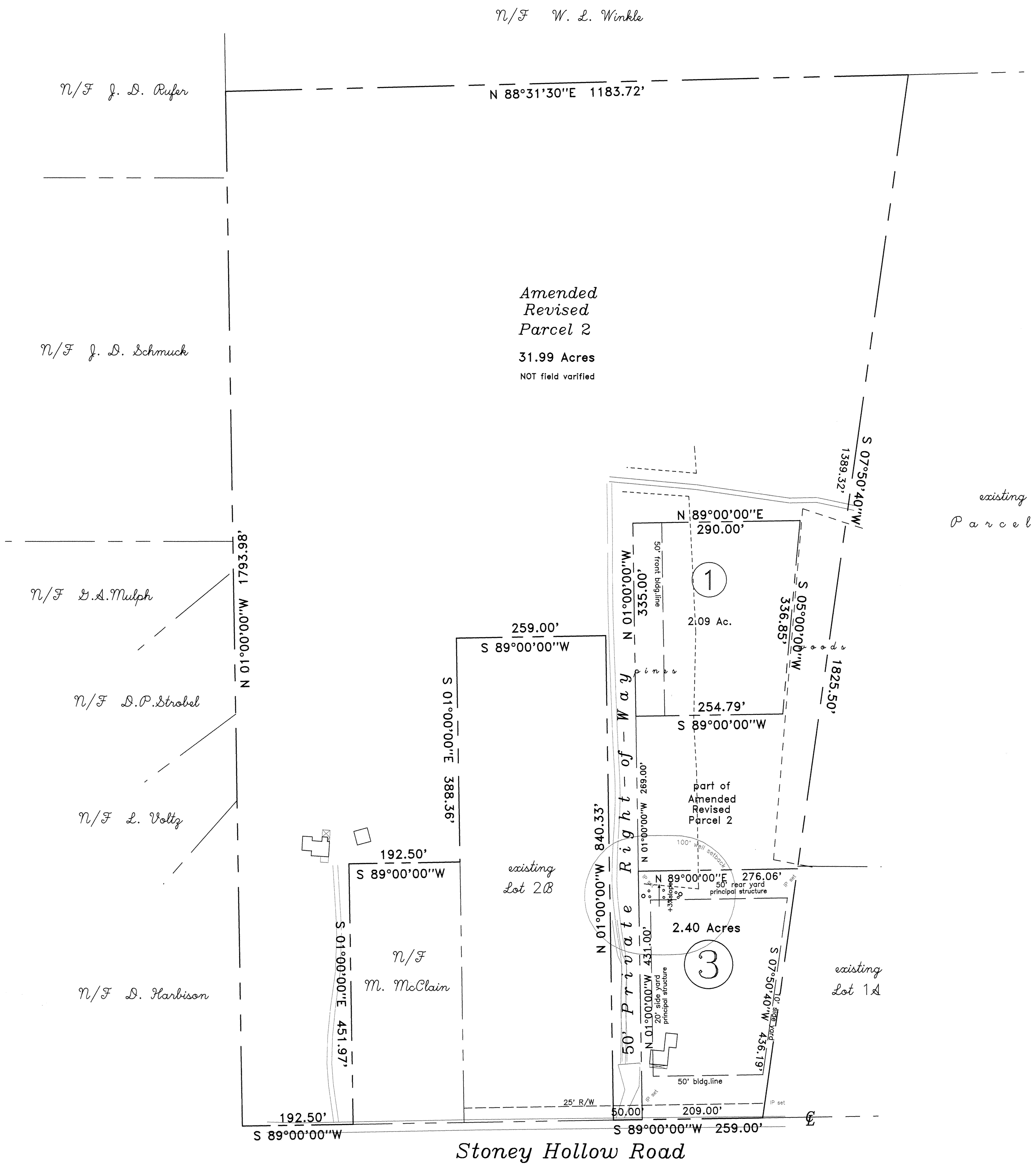
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 342 Page 23 .

Given under my hand and seal this 27th day of June 2014.

Michele M Mustello
Recorder

Seal

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


N/F W. L. Winkle
N/F J. D. Rufer
N 88°31'30"E 1183.72'
N/F J. D. Schmuck
Amended
Revised
Parcel 2
31.99 Acres
NOT field verified
N 01°00'00"W 1793.98'
S 07°50'40"W
1389.32'
1825.50'
existing
Parcel 1
N/F G.A.Mulph
N/F D.P.Strobel
N/F L. Voltz
N/F D. Harbison
N 89°00'00"E
290.00'
N 01°00'00"W
335.00'
50' front bldg.line
1
2.09 Ac.
S 05°00'00"W
336.85'
woods
pines
254.79'
S 89°00'00"W
259.00'
S 89°00'00"W
S 01°00'00"E
388.36'
N 01°00'00"W 840.33'
50' Private Right-of-Way
part of
Amended
Revised
Parcel 2
N 01°00'00"W 269.00'
100' well setback
existing
Lot 2B
192.50'
S 89°00'00"W
S 01°00'00"E 451.97'
N/F
M. McClain
N 89°00'00"E 276.06'
50' rear yard
principal structure
IP set
+3% slope
2.40 Acres
3
N 01°00'00"W 431.00'
20' side yard
principal structure
S 07°50'40"W 436.19'
10' side yard
existing
Lot 1A
50' bldg.line
25' R/W
IP set
50.00'
209.00'
℄
192.50'
S 89°00'00"W
S 89°00'00"W 259.00'
Stoney Hollow Road

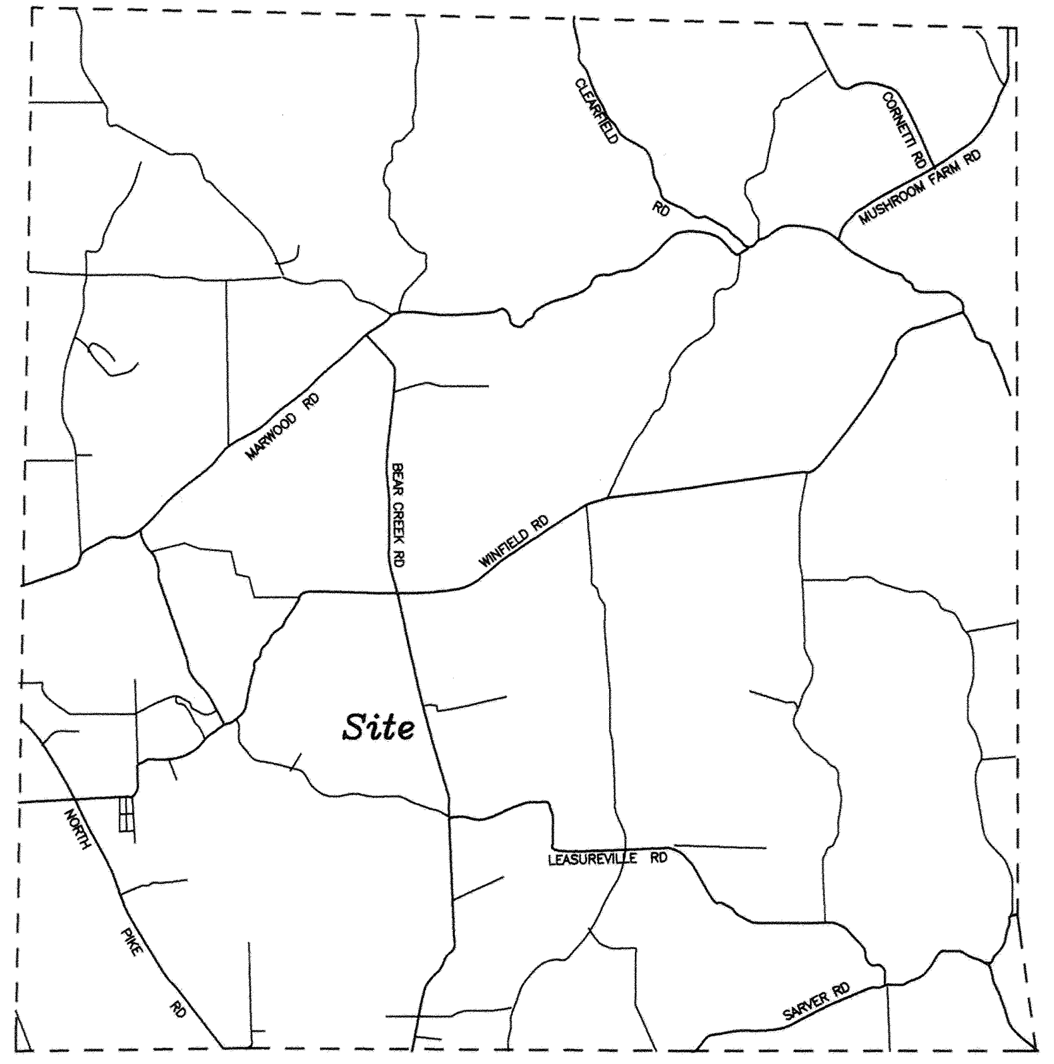
Reference:

Reith Subdivision No.1
Plan Book Volume 118 Page 45

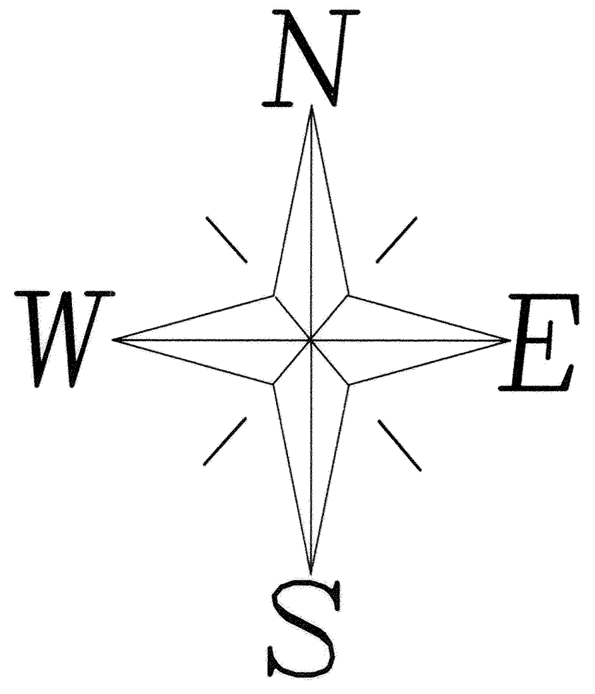
P.Barbiaux Plan
Plan Book Volume 275 Page 43

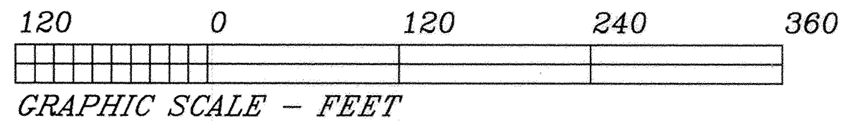
Zone – R/A District

Building setbacks:
Front yard...50' from right-of-way
or 75' from centerline
Side yard...10' from property line
Rear yard...50' for principal structure
10' for accessory bldg.


CLEARFIELD RD
CORNETTI RD
MUSHROOM FARM RD
MARWOOD RD
BEAR CREEK RD
WINFIELD RD
Site
NORTH PIKE RD
LEASUREVILLE RD
SARVER RD

Vicinity Map




120
0
120
240
360
GRAPHIC SCALE – FEET

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

Instr:201406270014421 06/27/2014
Pages:1 F:$45.00 10:48AM
Michele Mustello T20140011730
Butler County Recorder FL

P.Barbiaux Plan No.2

SUBDIVISION SURVEY
for
Paul J. & Janice F. Barbiaux
PROJECT No: 14053
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 4/21/14 REV: DWN.By: Sdg CHK.By: Co. TAX No: 320-1F73-35A

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

RECORDED ______ 20__

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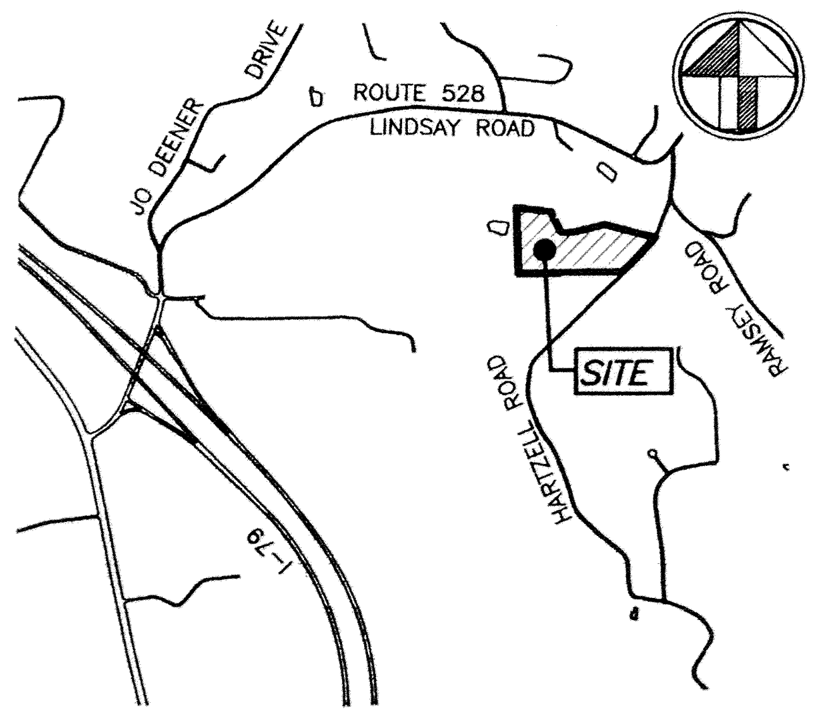
SHEET ______ of ______

SIGN WITH BLACK FELT TIP PEN ONLY.


ROUTE 528
LINDSAY ROAD
JO DEENER DRIVE
RAMSEY ROAD
HARTZELL ROAD
SITE
I-79

LOCALITY SKETCH
1" = 2000'

SHADED AREA
PROPERTY LOCATION

THE BUTLER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT OF 1968, P.L.805, NO. 247 AS REENACTED AND AMENDED, REVIEWED THIS PLAN ON June 16, 2014, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN BCPC FILE NO. 14105. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE BUTLER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

CHAIRMAN ~~VICE CHAIRMAN~~ SEC.

BUTLER COUNTY
PLANNING COMMISSION
SEAL:

JACKSON TOWNSHIP
SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THE _____ DAY OF _________, 20_____, 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 ________________. 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 25 DAY OF June, 2014.

TOWNSHIP SECRETARY PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 25 DAY OF June, 2014 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED June 25 2014. 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 ACCEPTED THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 25 DAY OF June, 2014.

TOWNSHIP SECRETARY Ronald E. Lutz CHAIRPERSON

I, CHARLES L. ERTZBERGER, III, OWNER OF THE LAND SHOWN ON THE CHARLES L. ERTZBERGER, III LOT LINE REVISION PLAN, DO HEREBY ADOPT THIS PLAN AS MY SUBDIVISION AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL THIS 24 DAY OF JUNE, 2014.

Paula M. Cook Charles L. Ertzberger
NOTARY PUBLIC CHARLES L. ERTZBERGER, III

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES L. ERTZBERGER, III, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF JUNE, 2014.

MY COMMISSION EXPIRES THE 24 DAY OF APRIL, 2016.

Paula M. Cook
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula M. Cook, Notary Public
Marshall Twp., Allegheny County
My Commission Expires April 24, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

I, CHARLES L. ERTZBERGER, III, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF CHARLES L. ERTZBERGER, III, AS RECORDED IN DEED BOOK VOLUME 836, PAGE 427, RECORDER OF DEEDS OFFICE.

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

WITNESS Charles L. Ertzberger
CHARLES L. ERTZBERGER, III

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK VOLUME 342, PAGE 24.

WITNESS MY HAND AND SEAL OF OFFICE

THIS 27 DAY OF June, 2014.

SEAL:

RECORDER Michele M. Mustello

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

NOTES:

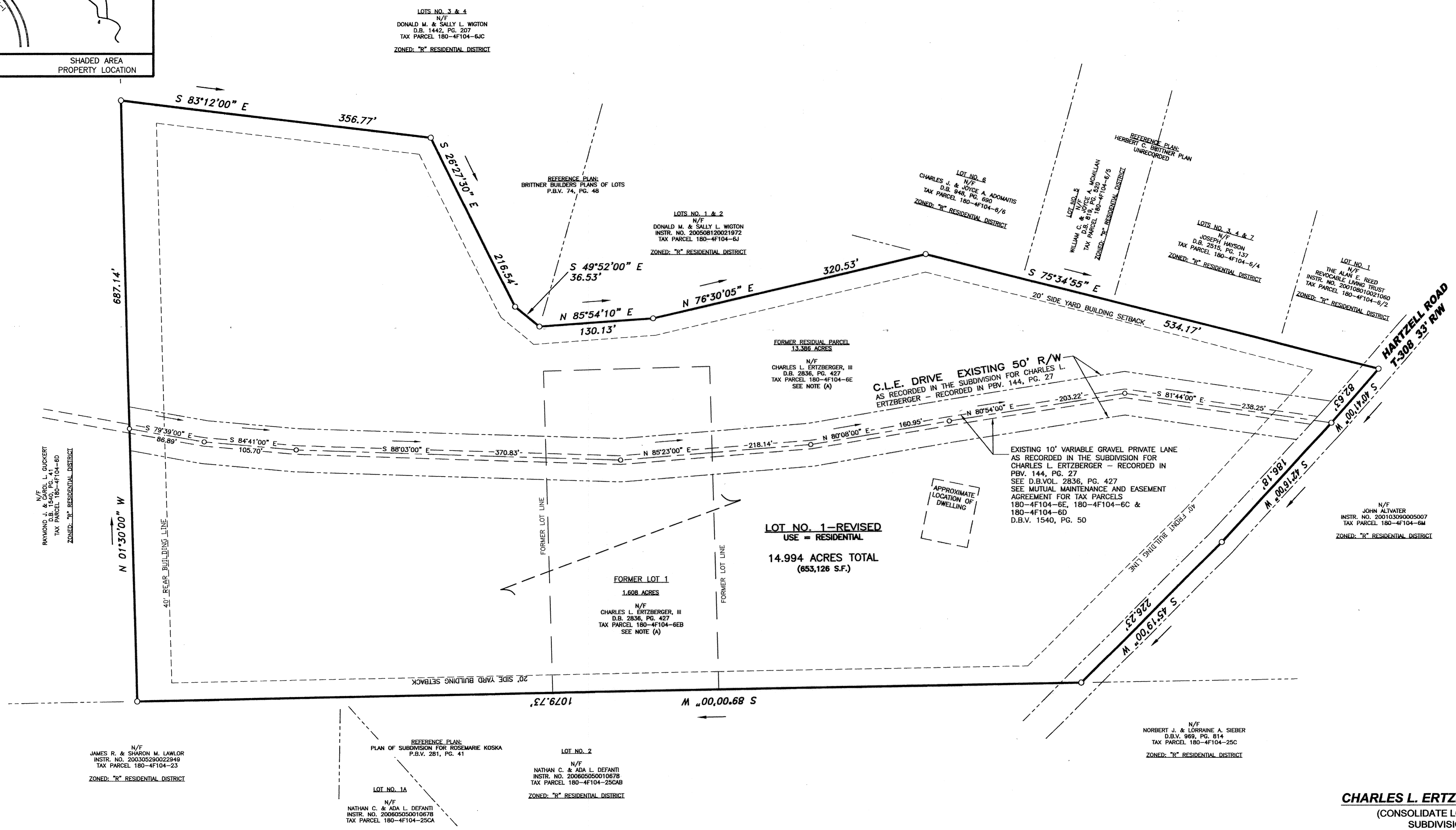
(A) TAX PARCEL NO. 180-4F104-6E AND TAX PARCEL NO. 180-4F104-6EB ARE TO BE CONSOLIDATED INTO ONE INTEGRAL LOT KNOWN AS LOT NO. I-REVISED UPON THE RECORDING OF THIS PLAN.

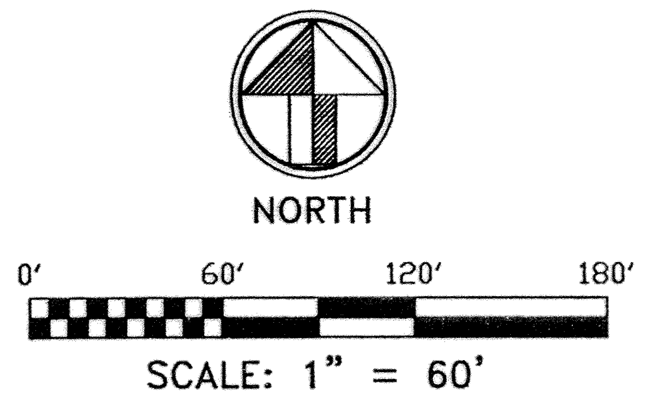
(B) THIS PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

REFERENCE PLAN:

SUBDIVISION FOR: CHARLES L. ERTZBERGER
P.B.V. 144, PG. 27

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


LOTS NO. 3 & 4
N/F
DONALD M. & SALLY L. WIGTON
D.B. 1442, PG. 207
TAX PARCEL 180-4F104-6JC
ZONED: "R" RESIDENTIAL DISTRICT
S 83°12'00" E
356.77'
S 26°27'30" E
216.54'
S 49°52'00" E
36.53'
N 85°54'10" E
130.13'
N 76°30'05" E
320.53'
S 75°34'55" E
534.17'
20' SIDE YARD BUILDING SETBACK
REFERENCE PLAN:
BRITTNER BUILDERS PLANS OF LOTS
P.B.V. 74, PG. 48
LOTS NO. 1 & 2
N/F
DONALD M. & SALLY L. WIGTON
INSTR. NO. 200508120021972
TAX PARCEL 180-4F104-6J
ZONED: "R" RESIDENTIAL DISTRICT
LOT NO. 6
N/F
CHARLES J. & JOYCE A. ADOMAITIS
D.B. 948, PG. 690
TAX PARCEL 180-4F104-6/6
ZONED: "R" RESIDENTIAL DISTRICT
LOT NO. 5
N/F
WILLIAM C. & JOYCE A. MCMILLAN
D.B. 819, PG. 520
TAX PARCEL 180-4F104-6/5
ZONED: "R" RESIDENTIAL DISTRICT
REFERENCE PLAN:
HERBERT C. BRITTNER PLAN
UNRECORDED
LOTS NO. 3, 4 & 7
N/F
JOSEPH HAYSON
D.B. 2515, PG. 137
TAX PARCEL 180-4F104-6/4
ZONED: "R" RESIDENTIAL DISTRICT
LOT NO. 1
N/F
THE ALAN E. REED
REVOCABLE LIVING TRUST
INSTR. NO. 200108010021060
TAX PARCEL 180-4F104-6/2
ZONED: "R" RESIDENTIAL DISTRICT
HARTZELL ROAD
T-308 33' R/W
82.63'
S 40°41'00" W
186.18'
S 42°16'00" W
226.23'
S 45°19'00" W
40' FRONT BUILDING LINE
N/F
JOHN ALTVATER
INSTR. NO. 200103090005007
TAX PARCEL 180-4F104-6M
ZONED: "R" RESIDENTIAL DISTRICT
FORMER RESIDUAL PARCEL
13.386 ACRES
N/F
CHARLES L. ERTZBERGER, III
D.B. 2836, PG. 427
TAX PARCEL 180-4F104-6E
SEE NOTE (A)
C.L.E. DRIVE EXISTING 50' R/W
AS RECORDED IN THE SUBDIVISION FOR CHARLES L. ERTZBERGER – RECORDED IN PBV. 144, PG. 27
S 79°39'00" E
86.89'
S 84°41'00" E
105.70'
S 88°03'00" E
370.83'
N 85°23'00" E
218.14'
N 80°08'00" E
160.95'
N 80°54'00" E
203.22'
S 81°44'00" E
238.25'
EXISTING 10' VARIABLE GRAVEL PRIVATE LANE
AS RECORDED IN THE SUBDIVISION FOR
CHARLES L. ERTZBERGER – RECORDED IN
PBV. 144, PG. 27
SEE D.B.VOL. 2836, PG. 427
SEE MUTUAL MAINTENANCE AND EASEMENT
AGREEMENT FOR TAX PARCELS
180-4F104-6E, 180-4F104-6C &
180-4F104-6D
D.B.V. 1540, PG. 50
APPROXIMATE LOCATION OF DWELLING
LOT NO. 1-REVISED
USE = RESIDENTIAL
14.994 ACRES TOTAL
(653,126 S.F.)
FORMER LOT LINE
FORMER LOT LINE
FORMER LOT 1
1.608 ACRES
N/F
CHARLES L. ERTZBERGER, III
D.B. 2836, PG. 427
TAX PARCEL 180-4F104-6EB
SEE NOTE (A)
687.14'
N 01°30'00" W
40' REAR BUILDING LINE
N/F
RAYMOND J. & CAROL L. GUCKERT
D.B. 1540, PG. 41
TAX PARCEL 180-4F104-6D
ZONED: "R" RESIDENTIAL DISTRICT
20' SIDE YARD BUILDING SETBACK
1079.73'
S 89°00'00" W
N/F
JAMES R. & SHARON M. LAWLOR
INSTR. NO. 200305290022949
TAX PARCEL 180-4F104-23
ZONED: "R" RESIDENTIAL DISTRICT
REFERENCE PLAN:
PLAN OF SUBDIVISION FOR ROSEMARIE KOSKA
P.B.V. 281, PG. 41
LOT NO. 1A
N/F
NATHAN C. & ADA L. DEFANTI
INSTR. NO. 200605050010678
TAX PARCEL 180-4F104-25CA
ZONED: "R" RESIDENTIAL DISTRICT
LOT NO. 2
N/F
NATHAN C. & ADA L. DEFANTI
INSTR. NO. 200605050010678
TAX PARCEL 180-4F104-25CAB
ZONED: "R" RESIDENTIAL DISTRICT
N/F
NORBERT J. & LORRAINE A. SIEBER
D.B.V. 969, PG. 814
TAX PARCEL 180-4F104-25C
ZONED: "R" RESIDENTIAL DISTRICT


NORTH
0'
60'
120'
180'

SCALE: 1" = 60'

PRESENT ZONING REQUIREMENTS

JACKSON TOWNSHIP ZONING ORDINANCE
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE
OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING: R – RESIDENTIAL DISTRICT	REQUIRED	LOT 1–REVISED PROPOSED
MINIMUM LOT SIZE:	43,560 S.F. (1 ACRE)	653,126 S.F. (14.994 ACRES)
MINIMUM LOT WIDTH AT STREET R/W:	100 FEET	±494 FEET
REQUIRED FRONT YARD BUILDING SETBACK LINE:	40 FEET	40 FEET
REQUIRED SIDE YARD BUILDING SETBACK LINE:	20 FEET	20 FEET
ACCESSORY SETBACK LINE:	10 FEET	———
REQUIRED REAR YARD BUILDING SETBACK LINE:	40 FEET	40 FEET
ACCESSORY SETBACK LINE:	10 FEET	———
MAXIMUM LOT COVERAGE	50%	

PLAN BOOK	PAGE
342	24

Instr:201406270014440 06/27/2014
11:53AM
Pages:1 F:$45.00
Michele Mustello T20140011745
Butler County Recorder FL

14.994 ACRES = TOTAL ACREAGE
ZONING DISTRICT: R – RESIDENTIAL

PROPERTY ADDRESS: 110 C.L.E. LANE
ZELIENOPLE, PA 16063

OWNERS: CHARLES L. ERTZBERGER, III
422 TYBURN DRIVE
WEXFORD, PA 15090
(724) 816-4310

DEED REFERENCE : D.B.VOL. 2836, PG. 427
TAX PARCEL NO.: 180-4F104-6E

PROPERTY ADDRESS: 122 C.L.E. LANE
ZELIENOPLE, PA 16063

OWNERS: CHARLES L. ERTZBERGER, III
422 TYBURN DRIVE
WEXFORD, PA 15090
(724) 816-4310

DEED REFERENCE : D.B.VOL. 2836, PG. 427
TAX PARCEL NO.: 180-4F104-6EB

CHARLES L. ERTZBERGER, III CONSOLIDATION PLAN

(CONSOLIDATE LOT NO. 1 & THE RESIDUAL PARCEL OF THE
SUBDIVISION FOR: CHARLES L. ERTZBERGER)
(PLAN BOOK VOL. 144, PAGE 27)

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 13, 2014

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

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Tamara A. Ranalli, P.L.S.

TAMARA A. RANALLI
SU-051843-E

REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: DF/TR
CHECKED BY: T.R.
DWG. NO: 5333-2014-SUB

G:\Ertzberger 5333-2014\Ertzberger 5333-2014.DWG – Jun 24, 2014 @ 3:26pm

(SUB-PLAN)

CORPORATE ADOPTION FOR MORLINO, LLC.

KNOW ALL MEN BY THESE PRESENTS, THAT MORLINO, L.L.C., A LIMITED LIABILITY COMPANY FORMED UNDER THE LAWS OF THE STATE OF PENNSYLVANIA BY VIRTUE OF A RESOLUTION PF THE MANAGING MEMBER THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, MORLINO, L.L.C. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MORLINO, L.L.C. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS COMPANY SEAL TO BE AFFIXED BY THE HAND OF ITS MANAGING MEMBER AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 28th DAY OF May, 2014.

NICHOLAS MORLINO – MANAGING PARTNER

CORPORATION ACKNOWLEDGEMENT FOR MORLINO, LLC.

STATE OF TEXAS SS:
COUNTY OF FORT BEND

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED NICHOLAS MORLINO, THE MANAGING MEMBER OF MORLINO, LLC., A LIMITED LIABILITY COMPANY. WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND COMPANY SEAL OF THE SAID LIMITED LIABILITY COMPANY DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID MORLINO, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

NICHOLAS MORLINO – MANAGING PARTNER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF May, 2014.

MY COMMISSION EXPIRES THE 17th DAY OF May, 2017.

M L Cardenas
NOTARY PUBLIC

MELISSA LYNN CARDENAS
Notary Public, State of Texas
My Commission Expires
May 17, 2017

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 7TH DAY OF MAY, 2014.

SECRETARY

CHAIRMAN

ADAMS TOWNSHIP SUPERVISORS

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 12th DAY OF MAY, 2014.

Janet L Lubbert
SECRETARY

Donald C. Arber
CHAIRMAN

Edward L Vogel
SUPERVISOR

Thomas J Franceschina
SUPERVISOR

SUPERVISOR

Linda E Lee
SUPERVISOR

ADAMS TOWNSHIP MUNICIPAL ENGINEER

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

JUNE 23, 2014 — DATE
2640 E — REG. NO.
(SEAL)
SIGNATURE

Adams Township

Adams Township Engineer

Butler County Planning Commission

Butler County Recorder

TITLE CLAUSE

MORLINO, LLC., BY ITS MANAGING PARTNER, OWNERS OF THE FAMILY ENTERTAINMENT CENTER DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MORLINO, LLC.. AS RECORDED IN INSTRUMENT NUMBER 201109060021211 IN THE BUTLER COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY

MANAGING PARTNER

SURVEYOR

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

MARK B. SCHMIDT
5/23/2014 — DATE
SU 38950-E — REGISTRATION NO.

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 27TH DAY OF MAY, 2014.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 342, PAGE(S) 25.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF July, 2014.

Michele M Mustello
(SEAL) RECORDER OF DEEDS

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

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. THIS DEVELOPMENT IS TO BE CONNECTED TO BREAKNECK CREEK REGIONAL AUTHORITY SANITARY SEWERS
3. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP WATER LINE.

Zoning Requirements

Zone: RAM (Residential Agricultural, Moderate-Density) withP-1 (Preservation Overlay)

Proposed Use: RAM (Residential Agricultural, Moderate-Density)

	RAM	P-1
Minimum Lot Area:	32,670 Sq. Ft.	No Minimum
Minimum Lot Width:	90 Ft. at front setback line	No Minimum
Minimum Front Yard Depth:	35 Ft.	20 Ft.
Minimum Side Yard Depth:	10 Ft. (2 required)	20 Ft.
Minimum Rear Yard Depth:	20 Ft.	15 Ft.

Property Information
Lot 5
Plan Book Volume 289, Page 22
"Final Subdivision Plan For: The Shoppes At Heritage Creek"
Tax ID: 10-4F35-20W1E

THIS PLAT OF SUBDIVISION WAS REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 12th DAY OF MAY, 2014.

Janet L Lubbert
SECRETARY

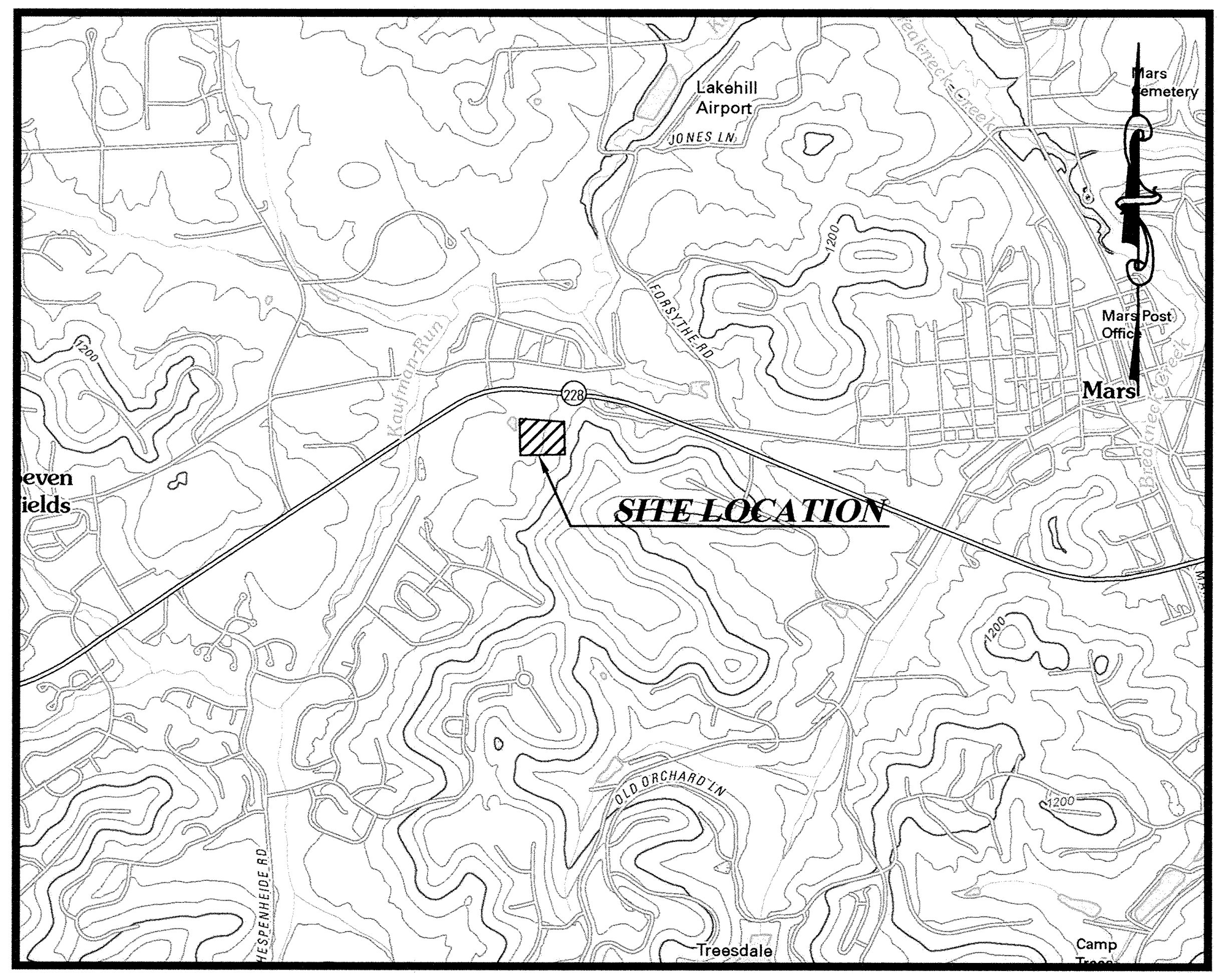
Donald C. Arber
CHAIRMAN

Edward L Vogel
SUPERVISOR

Thomas J Franceschina
SUPERVISOR

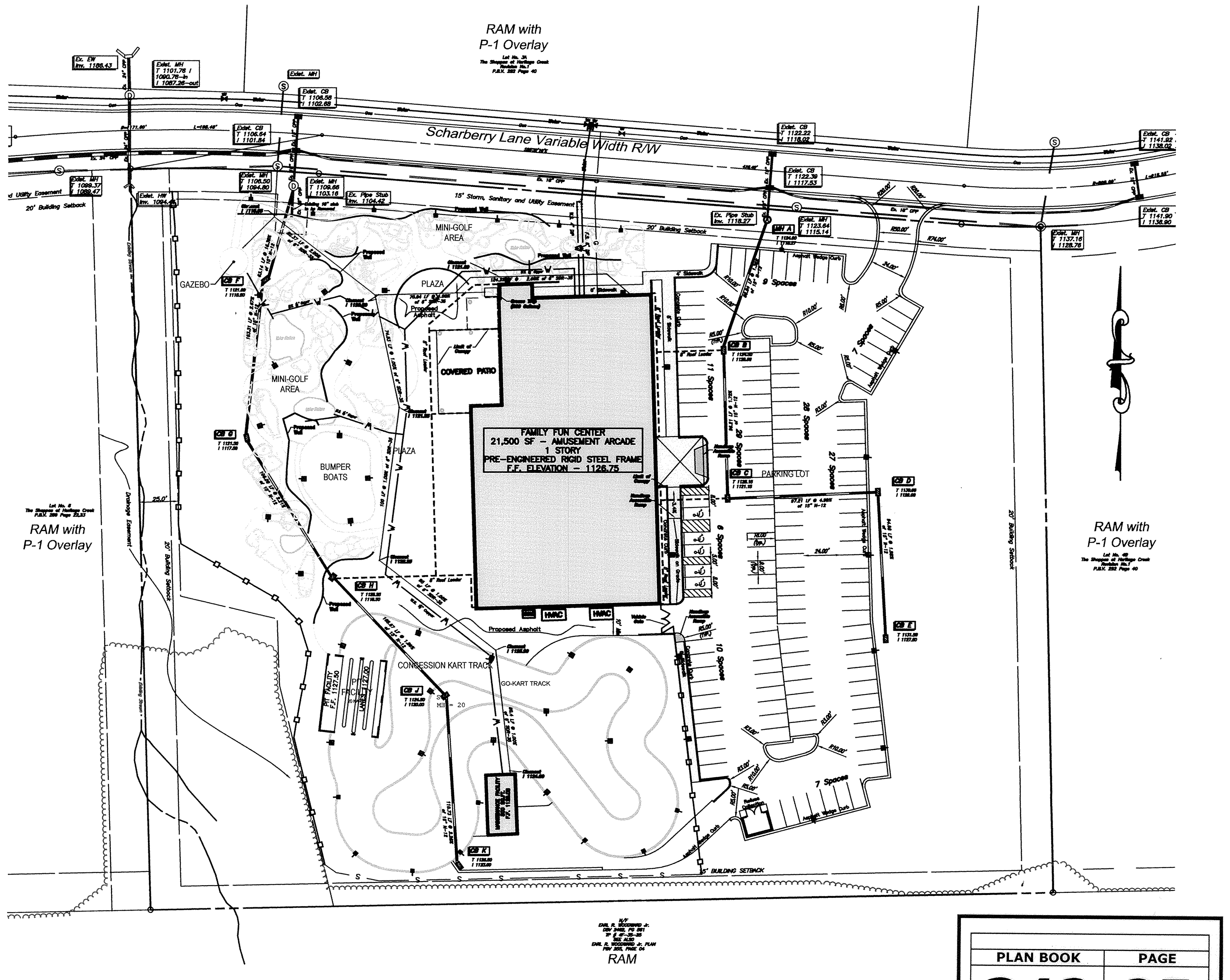
SUPERVISOR

Linda E Lee
SUPERVISOR



Location Map
USGS 7.5 MIN. QUADRANGLE
MARS, PA. 2010
Scale: 1" = 2000'

BEING A REVISION TO THE FAMILY ENTERTAINMENT CENTER SITE PLAN, AS RECORDED IN P.B.V. 333, PAGE 12-13, IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.



PLAN BOOK	PAGE
342	25

GRAPHIC SCALE

60
0
30
60
120
240

(IN FEET)
1 inch = 60 ft.

Instr:201407030015127 07/03/2014
Pages:2 F:$85.00 3:42PM
Michele Mustello T20140012319
Butler County Recorder FL

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Revisions per Adams Twp. Comments	4-2-14	JPC	MS

MARK B. SCHMIDT

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

☐ **Corporate Office**
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

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

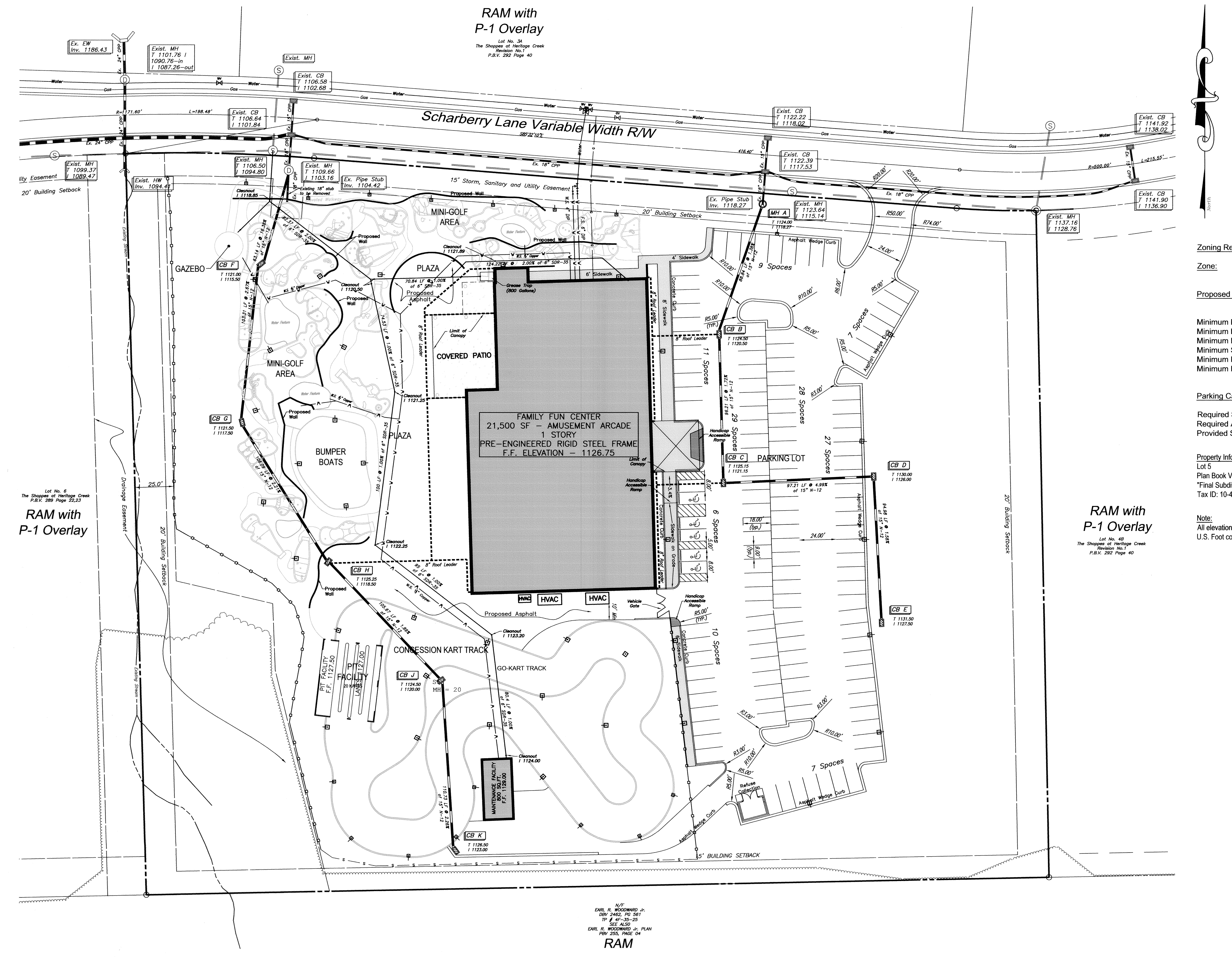
DRAWN BY:	M.S.
CHECKED BY:	M.B.S.
APPROVED BY:	M.B.S.
CAD FILE:	12-9317 Const

TITLE
FAMILY ENTERTAINMENT CENTER - REVISION NO. 1
PLAN FOR RECORDING
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CLIENT
MORLINO, LLC.
4806 SANDERFORD COURT KATY, TX, 77494

DATE ISSUED:	March 27, 2014
HORIZONTAL SCALE:	1" = 60'
VERTICAL SCALE:	
SHEET:	REC.1
HTA PROJECT #:	12-9317

X:\14-XXXX Jobs\14-9300 Jobs\12-9317\Production Drawings\12-9317 Const REVISED.dwg, REC.1, 5/23/2014 12:30 PM


RAM with P-1 Overlay
Lot No. 3A The Shoppes at Heritage Creek Revision No.1 P.B.V. 292 Page 40
Scharberry Lane Variable Width R/W
15' Storm, Sanitary and Utility Easement
20' Building Setback
MINI-GOLF AREA
GAZEBO
PLAZA
COVERED PATIO
MINI-GOLF AREA
BUMPER BOATS
PLAZA
FAMILY FUN CENTER
21,500 SF – AMUSEMENT ARCADE
1 STORY
PRE-ENGINEERED RIGID STEEL FRAME
F.F. ELEVATION – 1126.75
PARKING LOT
9 Spaces
11 Spaces
28 Spaces
29 Spaces
27 Spaces
7 Spaces
6 Spaces
10 Spaces
7 Spaces
HVAC
Proposed Asphalt
CONCESSION KART TRACK
GO-KART TRACK
PIT FACILITY F.F. 1127.50
PIT FACILITY 20 KARTS
MAINTENANCE FACILITY 800 SQ.FT. F.F. 1128.00
Refuse Collection
15' BUILDING SETBACK
Drainage Easement
Lot No. 6 The Shoppes at Heritage Creek P.B.V. 289 Page 22,23
RAM with P-1 Overlay
RAM with P-1 Overlay
Lot No. 4B The Shoppes at Heritage Creek Revision No.1 P.B.V. 292 Page 40
N/F EARL R. WOODWARD Jr. DBV 2462, PG 561 TP # 4F-35-25 SEE ALSO EARL R. WOODWARD Jr. PLAN PBV 255, PAGE 04
RAM
North
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Zoning Requirements

Zone: RAM (Residential Agricultural, Moderate-Density) withP-1 (Preservation Overlay)

Proposed Use: RAM (Residential Agricultural, Moderate-Density)

	RAM	P-1
Minimum Lot Area:	32,670 Sq. Ft.	No Minimum
Minimum Lot Width:	90 Ft. at front setback line	No Minimum
Minimum Front Yard Depth:	35 Ft.	20 Ft.
Minimum Side Yard Depth:	10 Ft. (2 required)	20 Ft.
Minimum Rear Yard Depth:	20 Ft.	15 Ft.
Minimum Parking Spaces:	4 spaces/1,000 Sq. Ft.	4 spaces/1,000 Sq. Ft.

Parking Calculation

Required Spaces (4 per 1,000 sq.ft.) = 86
Required Accessible Spaces = 5 spaces
Provided Spaces = 134 (5 of which are Accessible)

Property Information
Lot 5
Plan Book Volume 289, Page 22
"Final Subdivision Plan For: The Shoppes At Heritage Creek"
Tax ID: 10-4F35-20W1E

Note:
All elevations & coordinates shown hereon are on NAD83, PA South, U.S. Foot coordinate system.

BEING A REVISION TO THE FAMILY ENTERTAINMENT CENTER SITE PLAN, AS RECORDED IN P.B.V. 333, PAGE 12-13, IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

PLAN BOOK	PAGE
342	26

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
⚠	Revisions per Adams Twp. Comments	4-2-14	JPC	MS

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

HAMPTON
TECHNICAL ASSOCIATES, INC.
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www.Hampton-Technical.com
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123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DRAWN BY: M.S.
CHECKED BY: M.B.S.
APPROVED BY: M.B.S.
CAD FILE: 12-9317 Const

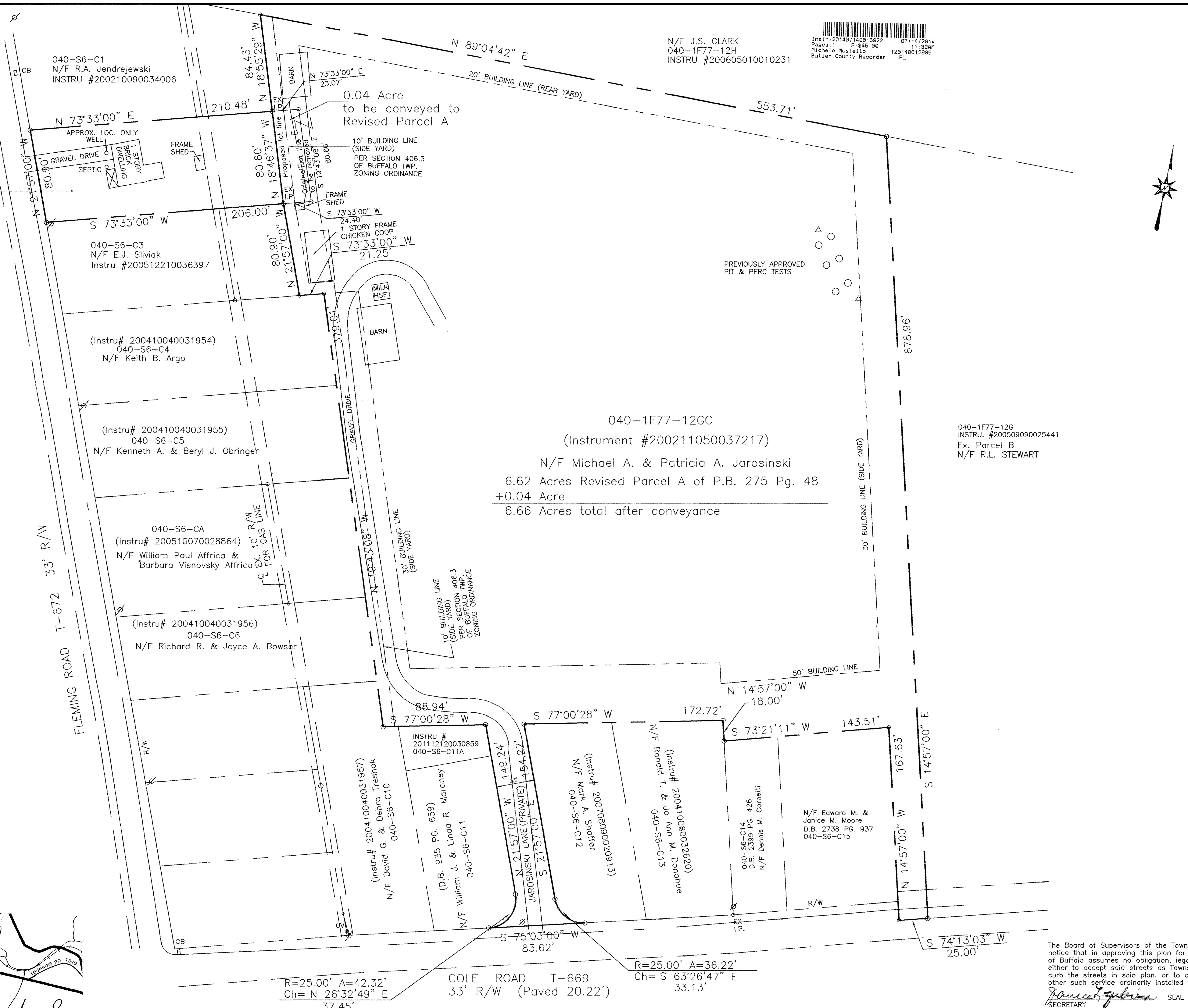
TITLE
FAMILY ENTERTAINMENT CENTER - REVISION NO. 1
PLAN FOR RECORDING
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CLIENT
MORLINO, LLC.
4806 SANDERFORD COURT KATY, TX, 77494

DATE ISSUED: March 27, 2014
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE:
SHEET: REC.2
HTA PROJECT #: 12-9317

X:\14-XXXX Jobs\14-9300 Jobs\12-9317\Production Drawings\12-9317 Const REVISED.dwg, REC.2, 5/22/2014 1:38 PM

Instr:201407140015922 07/14/2014
Pages:1 F:$45.00 11:32AM
Michele Mustello T20140012989
Butler County Recorder FL


N/F J.S. CLARK
040-1F77-12H
INSTRU #200605010010231
N 89°04'42" E
553.71'
20' BUILDING LINE (REAR YARD)
040-S6-C1
N/F R.A. Jendrejewski
INSTRU #200210090034006
CB
040-S6-C2 (D.B. 690 PG. 262 &
Instru# 200410040031960)
N/F Richard S. & Constance M. Jarosinski
0.43 Acre +/- Ex. Lot 2
-0.04 Acre
0.39 Acre +/- total
after conveyance
N 73°33'00" E
210.48'
84.43'
N 18°55'29" W
BARN
N 73°33'00" E
23.07'
0.04 Acre
to be conveyed to
Revised Parcel A
EX. I.P.
APPROX. LOC. ONLY
WELL
GRAVEL DRIVE
SEPTIC
1 STORY BRICK DWELLING
FRAME SHED
10' BUILDING LINE
(SIDE YARD)
PER SECTION 406.3
OF BUFFALO TWP.
ZONING ORDINANCE
80.60'
N 18°46'37" W
Proposed lot line
Original lot line to be removed
S 19°43'08" E
80.66'
N 21°57'00" W
80.90'
FRAME SHED
S 73°33'00" W
24.40'
S 73°33'00" W
206.00'
1 STORY FRAME
CHICKEN COOP
S 73°33'00" W
21.25'
80.90'
N 21°57'00" W
040-S6-C3
N/F E.J. Sliviak
Instru #200512210036397
MILK HSE
BARN
379.01'
GRAVEL DRIVE
PREVIOUSLY APPROVED
PIT & PERC TESTS
678.96'
(Instru# 200410040031954)
040-S6-C4
N/F Keith B. Argo
(Instru# 200410040031955)
040-S6-C5
N/F Kenneth A. & Beryl J. Obringer
040-1F77-12GC
(Instrument #200211050037217)
N/F Michael A. & Patricia A. Jarosinski
6.62 Acres Revised Parcel A of P.B. 275 Pg. 48
+0.04 Acre
6.66 Acres total after conveyance
040-1F77-12G
INSTRU. #200509090025441
Ex. Parcel B
N/F R.L. STEWART
30' BUILDING LINE (SIDE YARD)
FLEMING ROAD T-672 33' R/W
040-S6-CA
(Instru# 200510070028864)
N/F William Paul Affrica &
Barbara Visnovsky Affrica
℄ EX. 10' R/W FOR GAS LINE
N 19°43'08" W
30' BUILDING LINE
(SIDE YARD)
10' BUILDING LINE
(SIDE YARD)
PER SECTION 406.3
OF BUFFALO TWP.
ZONING ORDINANCE
(Instru# 200410040031956)
040-S6-C6
N/F Richard R. & Joyce A. Bowser
50' BUILDING LINE
N 14°57'00" W
18.00'
88.94'
S 77°00'28" W
S 77°00'28" W
172.72'
S 73°21'11" W
143.51'
167.63'
S 14°57'00" E
R/W
INSTRU #
201112120030859
040-S6-C11A
(Instru# 200410040031957)
N/F David G. & Debra Treshok
040-S6-C10
(D.B. 935 PG. 659)
N/F William J. & Linda R. Maroney
040-S6-C11
149.24'
N 21°57'00" W
33'
JAROSINSKI LANE (PRIVATE)
154.22'
S 21°57'00" E
(Instru# 200708090020913)
N/F Mark A. Shaffer
040-S6-C12
(Instru# 200410080032620)
N/F Ronald T. & Jo Ann M. Donahue
040-S6-C13
040-S6-C14
D.B. 2399 PG. 426
N/F Dennis M. Cornetti
N/F Edward M. &
Janice M. Moore
D.B. 2738 PG. 937
040-S6-C15
N 14°57'00" W
R/W
EX. I.P.
GV
CB
S 75°03'00" W
83.62'
S 74°13'03" W
25.00'
R=25.00' A=42.32'
Ch= N 26°32'49" E
37.45'
COLE ROAD T-669
33' R/W (Paved 20.22')
R=25.00' A=36.22'
Ch= S 63°26'47" E
33.13'

NOTES:

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

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

ZONING: A-1 AGRICULTURAL

REF: REGIS COLE LOT PLAN, R.F. 22 PG. 20

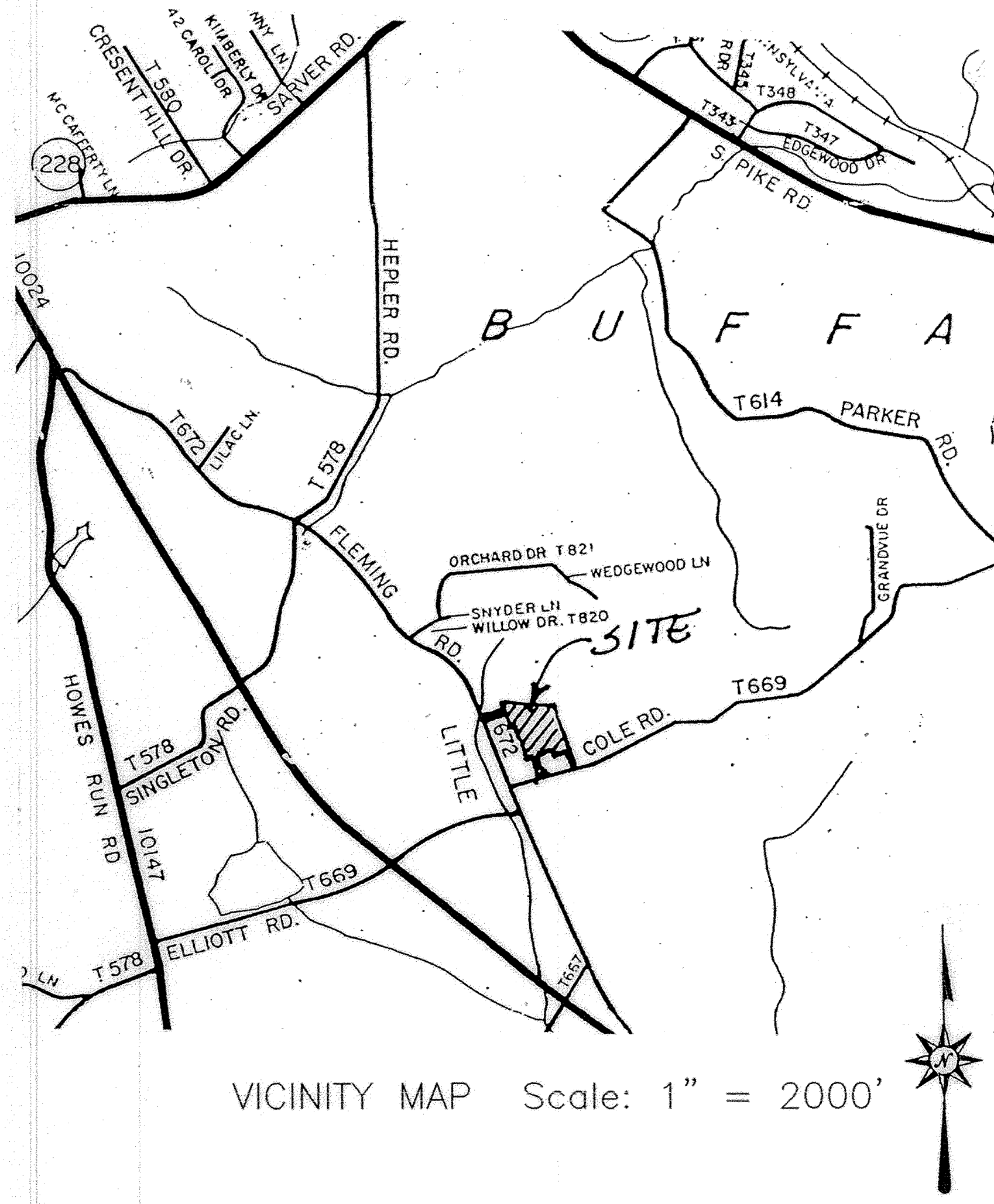
REF: PLAN OF SUBDIVISION #1 FOR THE ESTATE OF HELEN COLE BY LAND SURVEYORS, INC., 05/19/00, 00-071, P.B. 233 PG. 15.

REF: LOT LINE REVISION FOR JAROSINSKI, ET. AL., BY LAND SURVEYORS, INC., 06/30/04, #03-070, P.B. 275 PG. 48.

OWNERS:
MICHAEL A. & PATRICIA A. JAROSINSKI
353 NORTH STREET
SPRINGDALE, PA 15144

RICHARD & CONSTANCE JAROSINSKI
523 FLEMING RD.
SARVER, PA 16055

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY 0.04 ACRE TO ADJOINING REVISED PARCEL A.


BUFFALO
SITE
FLEMING
PARKER RD.
COLE RD.
T669
LITTLE
HOWES RUN RD
SINGLETON RD
ELLIOTT RD.
T578
HEPLER RD
ORCHARD DR
WEDGEWOOD LN
SNYDER LN
WILLOW DR
CRESENT HILL
SARVER RD.
S PIKE RD
FOXWOOD LN

VICINITY MAP Scale: 1" = 2000'

0' 50' 100' 150'

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th

day of JUNE, 2014.

ATTEST:
Barbara E. Otwell — NOTARY PUBLIC
OWNER
Patricia A. Jarosinski — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF [redacted] ALLEGHENY

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day of JUNE, 2014.

My Commission expires the 14th day of SEPTEMBER, 2014.

SEAL
Barbara E. Otwell
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara E. Otwell, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Sept. 14, 2014
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th

day of JUNE, 2014.

ATTEST:
Barbara E. Otwell — NOTARY PUBLIC
Richard S. Jarosinski — OWNER
Constance M. Jarosinski — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF [redacted] ALLEGHENY

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Richard S. and Constance M. Jarosinski, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 26TH day of JUNE, 2014.

My Commission expires the 14th day of SEPTEMBER, 2014.

SEAL
Barbara E. Otwell
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara E. Otwell, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Sept. 14, 2014
Member, Pennsylvania Association of Notaries

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

April 21, 2014 — DATE
SEAL
REG. NO. SU-32490-E

Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

The Board of Supervisors of the Township of Buffalo hereby gives public notice that in approving this plan for recording purposes only, the Township of Buffaio 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 — John Haven CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Buffalo this 14TH day of MAY, 2014.

SECRETARY — SEAL — John Haven CHAIRMAN/PRESIDENT

Approved by the Buffalo Township Planning Commission this 7th day of MAY, 2014.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 23RD day of APRIL, 2014.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 342 page 27.

Given under my hand and seal this 14TH day of JULY, 2014.

SEAL
Michele M. Mustello
RECORDER

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

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REVISED 5/13/14 ENGINEERS REVIEW

L S I

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

LOT LINE REVISION

FOR: MICHAEL A. & PATRICIA A. JAROSINSKI
and
RICHARD S. & CONSTANCE M. JAROSINSKI
SITUATE: BUFFALO TWP., BUTLER CO., PA

Date 04/21/14
Scale 1" = 50'
Dwn By BEC
Ckd By CAH
Parcel No. 040-1F77-12GC 040-S6-C2
Instru. #200211050037217 200410040031960
Service No. 14-024

Instr:201407140015925 07/14/2014
Pages:3 F:$125.00 11:35AM
Michele Mustello T20140012991
Butler County Recorder ND

OWNERS ADOPTION

DONALD B. RODGERS SR., OWNER OF THE LAND SHOWN ON THE JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1 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 JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

SIGNATURE OF OWNER(S)

DATE

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S 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 DONALD B. RODGERS SR., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF July, 2014.

MY COMMISSION EXPIRES THE 13th DAY OF September, 2016.

Kimberly May

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

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1 IS IN THE NAME OF THE JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND IS RECORDED IN INSTRUMENT(S) 201404020006861.

WITNESS

OWNER

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE

DOLLAR BANK FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

VICE PRESIDENT

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE TOWNSHIP SECRETARY OR MANAGER MAY SIGN THIS DECLARATION. 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.

Date

Township Manager/Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 20th DAY OF May, 2014. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

Ronald E. Lutz

CHAIRMAN, BOARD OF SUPERVISORS

I Chris Rearick, TOWNSHIP MANAGER FOR THE TOWNSHIP OF JACKSON, CERTIFY THAT THE CONDITIONS FOR FINAL PLAN APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. -Chapter 22 HAVE BEEN MET IN ACCORDANCE WITH CHAPTER 22 OF THE TOWNSHIP OF JACKSON CODE OF ORDINANCES.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF APRIL 2014.

JRM

SECRETARY

F. W JRM

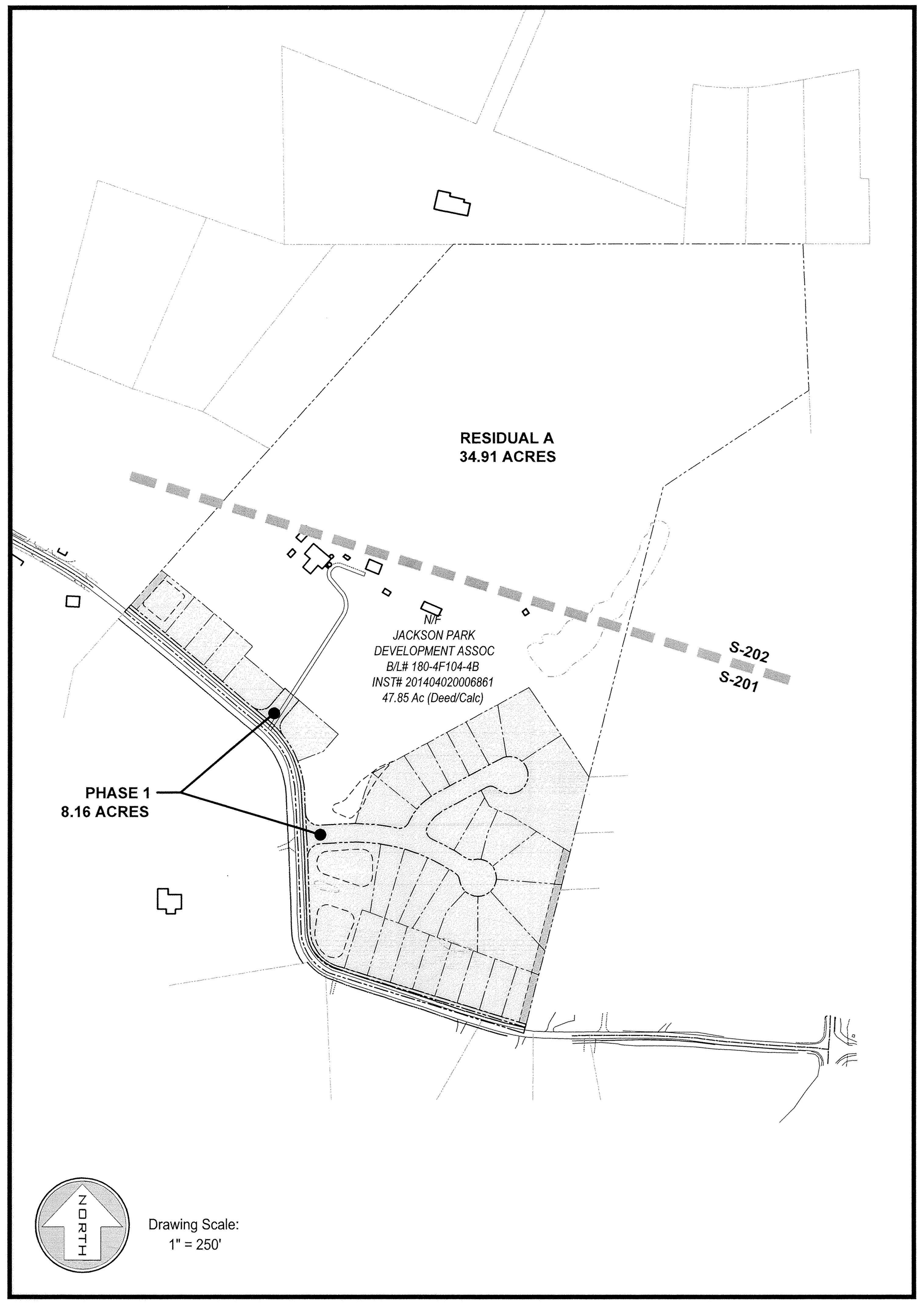
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 342, PAGE (S) 28-30 GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF ~~28-30~~ July 2014.

Michele M. Mustello

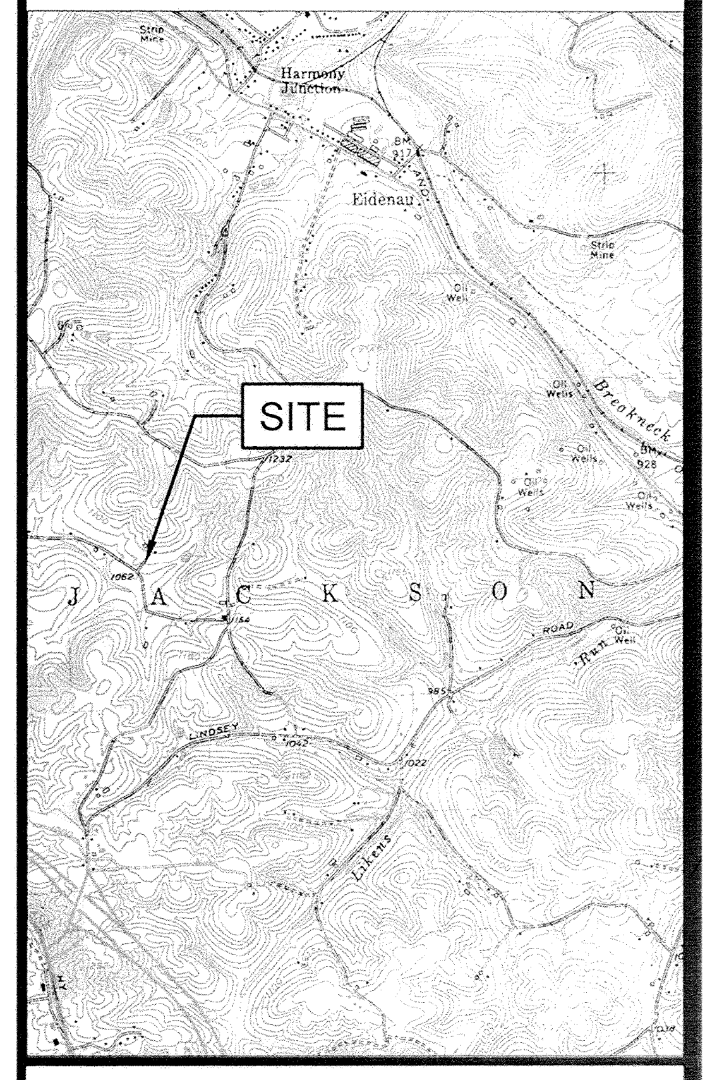
RECORDER OF DEEDS

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



TABULATION OF ZONING DATA		
Zoning District	**R - Residential (Cluster Option)**	Single Family Allowed Use
Zoning Yard & Build Requirements	**Required**	**Proposed**
Minimum Lot Size	7200 S.F. per lot	47.85 Acres
Minimum Lot Width at ROW	55 Feet	NA +/- feet
Minimum Lot Width at Front Setback	55 feet	See Plan S-201 & S-202
Minimum Front Yard	25 feet from ROW	25 feet per lot
Minimum Rear Yard	25 feet	25 feet per lot
Minimum Side Yard	15 feet total with 5 feet min.	15 feet total with 5 feet min.
Side Yard Abutting Residential	15 feet	95 +/- feet
Maximum Lot Coverage	80%	37.7% +/-
Maximum Height	40 feet	40 feet
Distance Between Buildings	30 feet	84 +/- feet
Bufferyards	"B" - 20 feet	"B" - 20 feet
Open Space	35% of Total Acreage (Total = 47.85 Acres)	37.37 Acres
Max. Permitted Density	2 DU/Acre (with incentive zoning)	

Site Location Map: Mars, PA USGS Quadrangle
Scale: 1"=2000'



Document Reference List:

1. RECORDED PLANS
   - DAVID & IRENE BEIGHT, PBV 258, PG 20
2. DEEDS
   - INS. NO. 201404020006861
   - INS. NO. 201302120004507
   - DAVID & IRENE BEIGHT, DBV 1539, PG 0014
   - INS. NO. 200410250034122

ENGINEER'S REQUIREMENTS

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE

NAME

REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE

NAME

REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE

NAME

REGISTRATION NUMBER

SURVEYORS CERTIFICATION

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

6/5/14
Date

David W. LaPearle
DAVID W. LaPEARLE P.L.S. Reg. No. SU-034201-E

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR

DAVID W. LAPEARLE
34201-E

TOWNSHIP ENGINEER

TOWNSHIP OF JACKSON
BOARD OF SUPERVISORS

BUTLER COUNTY
RECORDER OF DEEDS

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Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Jackson Park Development Associates, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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. # 20140500283

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: JUNE 4, 2014

PLAN REVISIONS		
	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
Jackson Township, Butler County, PA

Project Name:
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 1 - SHEET 1 OF 3

Project No: **160960**

Drawing No: **S-200**

MATCH LINE (SEE SHEET S-202)

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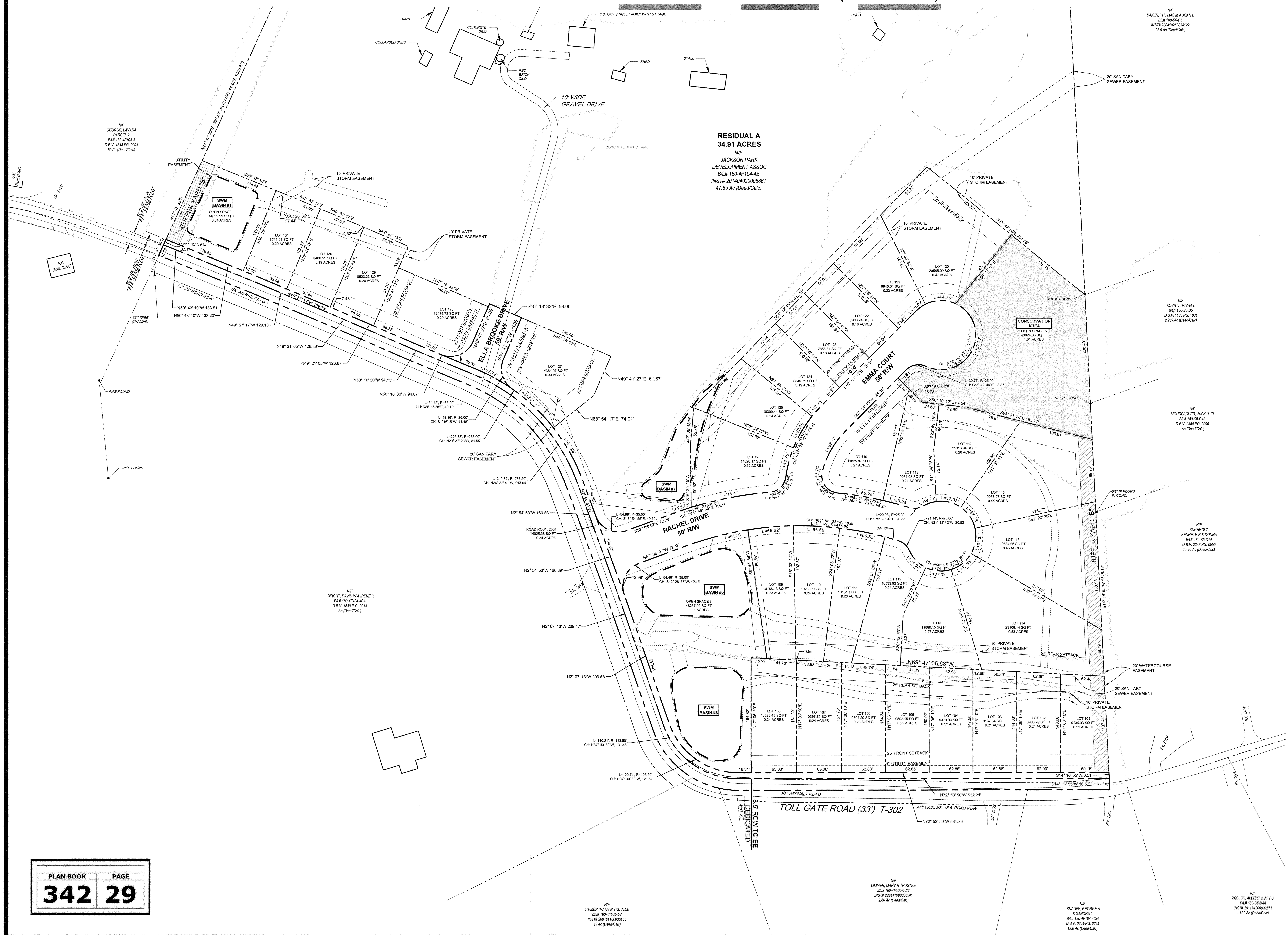

BARN
CONCRETE SILO
COLLAPSED SHED
RED BRICK SILO
2 STORY SINGLE FAMILY WITH GARAGE
SHED
STALL
SHED
10' WIDE GRAVEL DRIVE
CONCRETE SEPTIC TANK
N/F BAKER, THOMAS M & JOAN L B/L# 180-S6-D6 INST# 200410250034122 22.5 Ac (Deed/Calc)
20' SANITARY SEWER EASEMENT
RESIDUAL A 34.91 ACRES
N/F JACKSON PARK DEVELOPMENT ASSOC B/L# 180-4F104-4B INST# 201404020006861 47.85 Ac (Deed/Calc)
N/F GEORGE, LAVADA PARCEL 2 B/L# 180-4F104-4 D.B.V.-1348 PG. 0994 50 Ac (Deed/Calc)
N41° 43' 39"E 1331.57' (PLAN N41°44'23"E 1330.87')
UTILITY EASEMENT
BUFFER YARD "B"
SWM BASIN #1
OPEN SPACE 1 14652.59 SQ FT 0.34 ACRES
S50° 43' 10"E 114.55'
10' PRIVATE STORM EASEMENT
S49° 57' 17"E 41.50'
S49° 57' 17"E 63.53'
S50° 20' 56"E 27.44'
4.32'
S49° 27' 13"E 68.92'
LOT 131 8511.63 SQ FT 0.20 ACRES
LOT 130 8480.51 SQ FT 0.19 ACRES
LOT 129 8523.23 SQ FT 0.20 ACRES
LOT 128 12474.73 SQ FT 0.29 ACRES
LOT 127 14384.97 SQ FT 0.33 ACRES
N39° 16' 50"E 125.00'
N40° 02' 43"E 125.00'
N40° 02' 43"E 124.96'
N40° 41' 27"E 91.24'
33.76'
N49° 18' 33"W 140.00'
25' REAR SETBACK
25' FRONT SETBACK
10' UTILITY EASEMENT
ELLA BROOKE DRIVE 50' R/W
N40° 41' 27"E 60.09'
S40° 41' 27"W 65.08'
S49° 18' 33"E 50.00'
S49° 18' 33"E 140.00'
N40° 41' 27"E 61.67'
N68° 54' 17"E 74.01'
16.5' EX. ROW PER DB 258 PG20
25.0' EX. ROW PER DB 258 PG20
N41° 43' 39"E 125.11'
N41° 43' 39"E 8.51'
N41° 43' 39"E 16.52'
119.89'
13.31'
53.96'
67.84'
7.43'
60.09'
66.78'
38.75'
55.32'
L=57.72'
L=81.85'
L=87.26'
EX. 25' ROAD ROW
EX. ASPHALT ROAD
N49° 57' 17"W 129.23'
N50° 43' 10"W 133.51'
N50° 43' 10"W 133.20'
N49° 57' 17"W 129.13'
N49° 21' 05"W 126.89'
N49° 21' 05"W 126.87'
N50° 10' 30"W 94.13'
N50° 10' 30"W 94.07'
L=54.45', R=35.00' CH: N85°15'28"E, 49.12'
L=48.16', R=35.00' CH: S1°16'15"W, 44.45'
L=226.83', R=275.00' CH: N29° 37' 20"W, 81.55
20' SANITARY SEWER EASEMENT
L=219.82', R=266.50' CH: N26° 32' 41"W, 213.64
36" TREE (ON-LINE)
PIPE FOUND
PIPE FOUND
EX. BUILDING
EX. BUILDING
EX. D/W
N2° 54' 53"W 54.36'
N2° 54' 53"W 160.83'
ROAD ROW : 2001 14825.38 SQ FT 0.34 ACRES
106.53'
N2° 54' 53"W 160.89'
N2° 07' 13"W 209.47'
N2° 07' 13"W 209.53'
196.55'
L=140.21', R=113.50' CH: N37° 30' 32"W, 131.46
L=129.71', R=105.00' CH: N37° 30' 32"W, 121.61
N/F BEIGHT, DAVID W & IRENE R B/L# 180-4F104-4BA D.B.V.-1539 P.G.-0014 Ac (Deed/Calc)
96.70'
S61° 12' 13"W 482.19'
97.05'
60.01'
60.01'
70.74'
97.69'
25' REAR SETBACK
155.73'
S33° 42' 53"E 291.66'
135.93'
LOT 120 20585.09 SQ FT 0.47 ACRES
LOT 121 9940.51 SQ FT 0.23 ACRES
LOT 122 7908.24 SQ FT 0.18 ACRES
LOT 123 7856.81 SQ FT 0.18 ACRES
LOT 124 8345.71 SQ FT 0.19 ACRES
LOT 125 10300.44 SQ FT 0.24 ACRES
LOT 126 14026.17 SQ FT 0.32 ACRES
N9° 33' 32"W 143.53'
N27° 58' 41"W 132.23'
N27° 58' 41"W 131.38'
N27° 58' 41"W 130.52'
N33° 48' 03"W 131.09'
N50° 59' 22"W 154.32'
N56° 17' 07"E 127.14'
L=44.76'
L=16.07'
35.89'
60.00'
60.00'
39.67'
17.78'
52.50'
43.75'
N62° 01' 19"E 195.56'
EMMA COURT 50' R/W
CH: N42° 08' 23"E, 100.00 L=218.63', R=50.00'
L=157.80'
L=30.77', R=25.00' CH: S82° 42' 49"E, 28.87
16.83'
22.14'
26.65'
S27° 58' 41"E 48.78'
S66° 10' 12"E 64.54'
24.56'
39.99'
79.87'
S58° 31' 28"E 185.77'
105.91'
CONSERVATION AREA
OPEN SPACE 5 43924.00 SQ FT 1.01 ACRES
5/8" IP FOUND
5/8" IP FOUND
5/8" IP FOUND IN CONC.
208.49'
89.76'
N/F KOSHT, TRISHA L B/L# 180-S5-D5 D.B.V. 1180 PG. 1031 2.259 Ac (Deed/Calc)
N/F MOHRBACHER, JACK H JR B/L# 180-S5-D4A D.B.V. 2480 PG. 0090 Ac (Deed/Calc)
N/F BUCHHOLZ, KENNETH R & DONNA B/L# 180-S5-D1A D.B.V. 2348 PG. 0555 1.426 Ac (Deed/Calc)
S22° 06' 18"W 52.88'
S16° 35' 15"W 90.52'
SWM BASIN #7
L=25.73'
L=115.41'
L=141.14', R=525.00' CH: S83° 48' 33"E, 115.18
L=114.03', R=175.00' CH: N47° 36' 18"E, 52.30
L=33.95', R=25.00' CH: N63° 35' 15"E, 31.40
L=54.98', R=35.00' CH: S47° 54' 55"E, 49.50
N87° 05' 07"E 72.29'
RACHEL DRIVE 50' R/W
S62° 01' 19"W 124.85'
108.02'
10' UTILITY EASEMENT
25' FRONT SETBACK
L=66.17'
L=43.03', R=25.00' CH: S17° 36' 55"E, 37.91
LOT 119 11825.87 SQ FT 0.27 ACRES
LOT 118 9031.08 SQ FT 0.21 ACRES
LOT 117 11316.94 SQ FT 0.26 ACRES
LOT 116 19058.97 SQ FT 0.44 ACRES
LOT 115 19634.06 SQ FT 0.45 ACRES
LOT 114 23108.14 SQ FT 0.53 ACRES
LOT 113 11880.15 SQ FT 0.27 ACRES
LOT 112 10533.92 SQ FT 0.24 ACRES
LOT 111 10131.17 SQ FT 0.23 ACRES
LOT 110 10238.57 SQ FT 0.24 ACRES
LOT 109 10166.13 SQ FT 0.23 ACRES
N30° 18' 31"E 164.17'
S23° 49' 48"W 65.19'
S14° 34' 25"W 75.14'
N51° 52' 41"E 150.64'
S85° 20' 28"E 176.77'
S42° 33' 37"E 217.07'
L=66.28'
L=105.53', R=525.00' CH: S63° 18' 29"E, 66.23
L=39.25'
L=19.61'
L=37.33'
L=37.33'
L=37.33'
L=37.33'
L=37.33'
L=34.90'
L=20.93', R=25.00' CH: S79° 23' 37"E, 20.33
L=21.14', R=25.00' CH: N31° 13' 42"W, 20.52
CH: N68° 23' 21"W, 36.47 L=241.19', R=50.00'
CH: N69° 55' 28"W, 66.50 L=310.55', R=475.00'
L=65.62'
L=66.55'
L=66.55'
L=20.12'
L=91.70'
S87° 05' 07"W 72.47'
S8° 44' 59"W 186.54'
S16° 03' 42"W 192.57'
S24° 05' 22"W 192.67'
S32° 07' 03"W 187.12'
S43° 00' 05"W 75.00'
S20° 12' 53"W 73.37'
S0° 13' 14"W 150.71'
L=54.49', R=35.00' CH: S42° 28' 57"W, 49.15
12.98'
SWM BASIN #5
OPEN SPACE 3 48237.02 SQ FT 1.11 ACRES
10' PRIVATE STORM EASEMENT
25' REAR SETBACK
0.55'
22.77'
41.78'
38.98'
26.11'
14.18'
48.74'
21.54'
41.39'
N69° 47' 06.68"W
62.96'
12.69'
50.29'
62.99'
62.48'
66.79'
20' WATERCOURSE EASEMENT
20' SANITARY SEWER EASEMENT
10' PRIVATE STORM EASEMENT
BUFFER YARD "B"
S14° 16' 55"W 1518.13'
183.98'
SWM BASIN #6
LOT 108 10598.45 SQ FT 0.24 ACRES
LOT 107 10368.75 SQ FT 0.24 ACRES
LOT 106 9804.29 SQ FT 0.23 ACRES
LOT 105 9592.15 SQ FT 0.22 ACRES
LOT 104 9379.93 SQ FT 0.22 ACRES
LOT 103 9167.64 SQ FT 0.21 ACRES
LOT 102 8955.26 SQ FT 0.21 ACRES
LOT 101 9134.03 SQ FT 0.21 ACRES
N17° 06' 10"E 164.82'
N17° 06' 10"E 161.29'
N17° 06' 10"E 157.75'
N17° 06' 10"E 154.34'
N17° 06' 10"E 150.92'
N17° 06' 10"E 147.50'
N17° 06' 10"E 144.08'
N17° 06' 10"E 140.66'
137.44'
25' FRONT SETBACK
10' UTILITY EASEMENT
18.31'
65.00'
65.00'
62.83'
62.85'
62.86'
62.88'
62.90'
69.15'
S14° 16' 55"W 8.51'
S14° 16' 55"W 16.52'
N72° 53' 50"W 532.21'
EX. ASPHALT ROAD
TOLL GATE ROAD (33') T-302
APPROX. EX. 16.5' ROAD ROW
N72° 53' 50"W 531.79'
8.5' ROW TO BE DEDICATED
EX. D/W
EX. D/W
EX. D/W
EX. D/W
EX. D/W
N/F LIMMER, MARY R TRUSTEE B/L# 180-4F104-4C INST# 200411150036138 53 Ac (Deed/Calc)
N/F LIMMER, MARY R TRUSTEE B/L# 180-4F104-4C/2 INST# 200411080035541 2.68 Ac (Deed/Calc)
N/F KNAUFF, GEORGE A & SANDRA L B/L# 180-4F104-4DG D.B.V. 0804 PG. 0391 1.00 Ac (Deed/Calc)
N/F ZOLLER, ALBERT & JOY C B/L# 180-S5-B4A INST# 201104200009575 1.602 Ac (Deed/Calc)

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED UPON BEARINGS SHOWN FOR LOT NO. 2 OF THE DAVID & IRENE BEIGHT PLAN OF SUBDIVISION, RECORDED IN PLAN BOOK VOLUME 258, PAGE 20 IN THE OFFICE OF THE RECORD OF BUTLER COUNTY, PENNSYLVANIA.
2. PROPERTY BOUNDARY SHOWN HEREON WAS ESTABLISHED FROM SURVEY PREPARED BY PVE SHEFFLER DATE 2013.
3. HORIZONTAL CONTROL IS NAD 83 PENNSYLVANIA SOUTH STATE PLANE COORDINATES. VERTICAL CONTROL IS NAVD 88. THIS CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS.
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN FEMA FIRM MAP PANEL NO. 421420 0003 A AND 421420 0004 A.

0 60' 120'

Drawing Scale:
1" = 60'

NORTH

DAVID W. LAPEARLE

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Jackson Park Development Associates, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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. # 20140500283

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: JUNE 4, 2014

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
Jackson Township, Butler County, PA

Project Name:

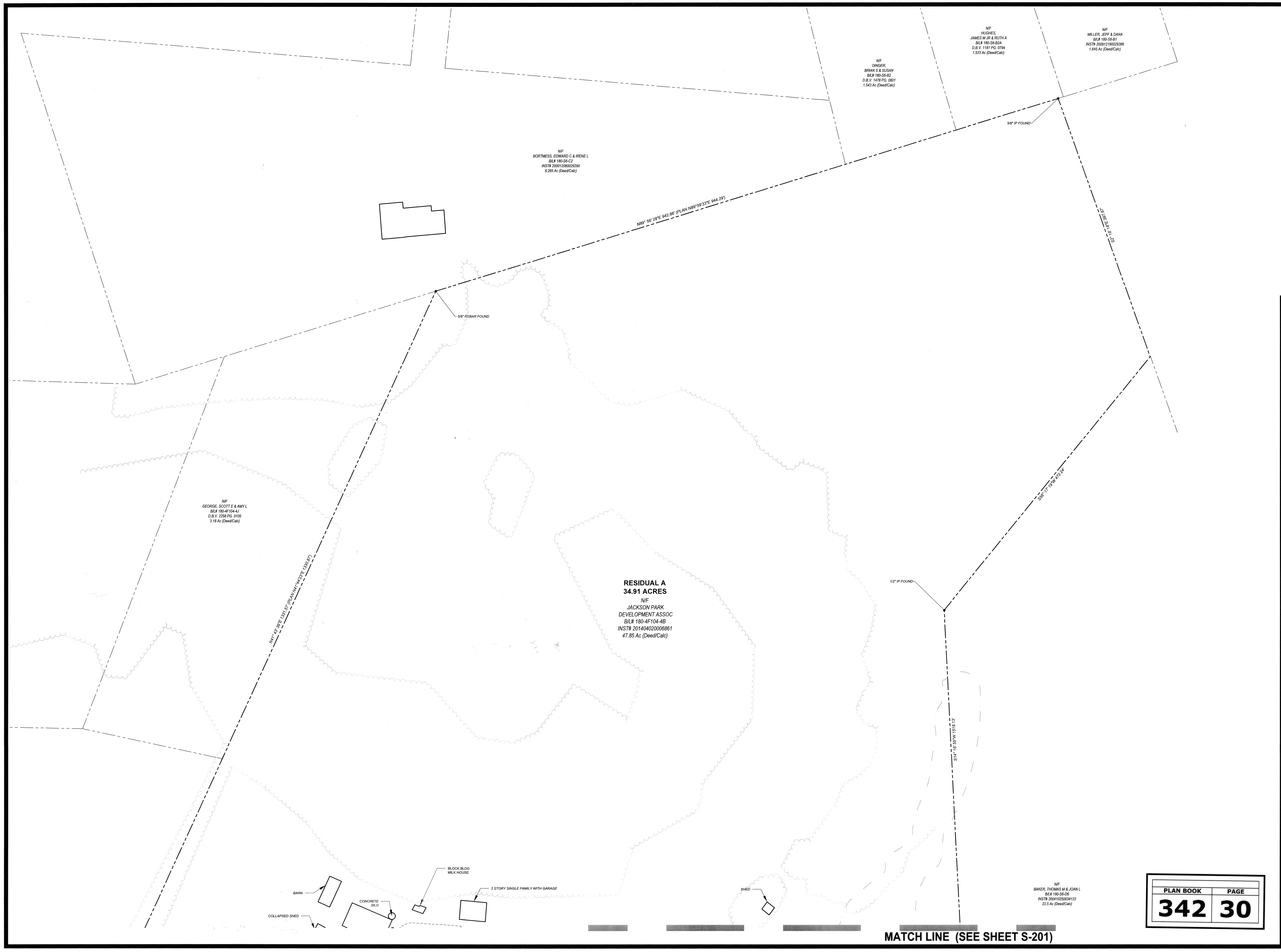
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:

PLAN OF RECORDING
PHASE 1 - SHEET 2 OF 3

Project No: **160960**

Drawing No: **S-201**


N/F
DINGER,
BRIAN S & SUSAN
B/L# 180-S6-B2
D.B.V. 1478 PG. 0801
1.543 Ac (Deed/Calc)
N/F
HUGHES,
JAMES M JR & RUTH A
B/L# 180-S6-B2A
D.B.V. 1181 PG. 0794
1.533 Ac (Deed/Calc)
N/F
MILLER, JEFF & DANA
B/L# 180-S6-B1
INST# 200912180029386
1.645 Ac (Deed/Calc)
5/8" IP FOUND
N/F
BORTMESS, EDWARD C & IRENE L
B/L# 180-S6-C2
INST# 200012080029290
8.265 Ac (Deed/Calc)
N89° 56' 28"E 942.86' (PLAN N89°59'33"E 944.29')
S2° 18' 18"E 397.87'
5/8" REBAR FOUND
S56° 17' 19"W 472.24'
N/F
GEORGE, SCOTT E & AMY L
B/L# 180-4F104-4J
D.B.V. 2258 PG. 0105
3.18 Ac (Deed/Calc)
N41° 43' 39"E 1331.57' (PLAN N41°44'23"E 1330.87')
RESIDUAL A
34.91 ACRES
N/F
JACKSON PARK
DEVELOPMENT ASSOC
B/L# 180-4F104-4B
INST# 201404020006861
47.85 Ac (Deed/Calc)
1/2" IP FOUND
S14° 16' 55"W 1518.13'
BLOCK BLDG
MILK HOUSE
BARN
2 STORY SINGLE FAMILY WITH GARAGE
CONCRETE
SILO
COLLAPSED SHED
SHED
N/F
BAKER, THOMAS M & JOAN L
B/L# 180-S6-D6
INST# 200410250034122
22.5 Ac (Deed/Calc)
MATCH LINE (SEE SHEET S-201)

PLAN BOOK	PAGE
342	30

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED UPON BEARINGS SHOWN FOR LOT NO. 2 OF THE DAVID & IRENE BEIGHT PLAN OF SUBDIVISION, RECORDED IN PLAN BOOK VOLUME 258, PAGE 20 IN THE OFFICE OF THE RECORD OF BUTLER COUNTY, PENNSYLVANIA.
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4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN FEMA FIRM MAP PANEL NO. 421420 0003 A AND 421420 0004 A.

0 60' 120'

Drawing Scale:
1" = 60'

NORTH

REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34201-E

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Jackson Park Development Associates, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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811 Know what's **below.**
Call before you dig.
POCS SER. # 20140500283

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: JUNE 4, 2014

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
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4		
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7		
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12		

Situate In:
Jackson Township, Butler County, PA

Project Name:
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 1 - SHEET 3 OF 3

Project No: **160960**
Drawing No: **S-202**

NOTES:

- MICHAEL P. KELNER AND IRENA A. KELNER, HUSBAND AND WIFE (HEREINAFTER THE "LANDOWNER") WILL OWN AND MAINTAIN THE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ON SITE. IN THE EVENT THAT THE LANDOWNER DOES NOT MAINTAIN SAID FACILITIES, THE LANDOWNER GRANTS MUDDY CREEK TOWNSHIP, ASSIGNS AND HEIRS TO ACCESS THE BMPS FROM THE NEAREST PUBLIC RIGHT OF WAY.
- THE LANDOWNER ACKNOWLEDGES THAT THE BMP'S ARE PERMANENT FIXTURES THAT CANNOT BE MOVED OR ALTERED WITHOUT THE PRIOR APPROVAL OF THE MUNICIPALITY.
- THE LANDOWNER ACKNOWLEDGES THAT THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THIS STORMWATER MANAGEMENT PLAN.
- THE LANDOWNER ACKNOWLEDGES THAT RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY OR RELEASE OF THE SURETY BOND.

I, Michael P. Kelner HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN SUBSTANTIALLY MEETS THE DESIGN STANDARDS AND CRITERIA OF THE "MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

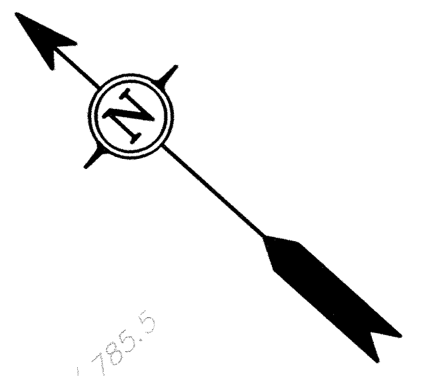
I, ______________________, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE "MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

MAINTENANCE PROGRAM:

1. THE PROPOSED PRIVATE ROCK LINED SWALES, AND RAIN GARDEN WILL BE OWNED AND MAINTAINED BY THE LANDOWNER.
2. INSPECTIONS OF THE SYSTEM SHALL BE PERFORMED AFTER EACH RAINFALL EVENT OR MONTHLY AT A MINIMUM. REMOVE ALL DEBRIS FROM INLETS, CONVEYANCE SYSTEM, AND THE OVERFLOW STRUCTURES.
3. INSPECTIONS OF THE RAIN GARDEN SHALL BE DONE AFTER EACH RAINFALL EVENT AND MINIMALLY ONCE A MONTH. CLEANING OF THE OVERFLOW STRUCTURE SHALL OCCUR TWICE A YEAR AND SHALL BE PERFORMED BY A QUAUFIED TECHNICIAN FAMILIAR WITH THE PROCESS AND REQUIREMENTS OF PROPER MAINTENANCE. TRASH AND OTHER NON-ORGANIC DEBRIS SHALL ALSO BE REMOVED AS PART OF THE REGULARLY SCHEDULED MAINTENANCE.
4. INSPECTIONS SHALL BE COMPLETED USING THE PROPER EQUIPMENT NECESSARY TO INSPECT THE FACILITIES ACCURATELY AND SAFELY. LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS SHALL BE EMPLOYED DURING INSPECTION.
5. INSPECT EXISTING STORM PIPES, SWALES, OR STRUCTURES WHERE SITE DISCHARGES TO FOR DEBRIS AND CLEAN AS NECESSARY.
6. PROPERTY OWNER SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND ASSOCIATED MAINTENANCE/REPAIR ACTIVITIES.
7. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS CONTRACTOR TO COMPLY WITH PADEP AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS; INCLUDING BUT NOT LIMITED TO, THE MANNER, DIRECTION, LOCATION, AND CONDITION OF THE WASTE DISPOSAL SITE CHOSEN BY SITE OPERATIONS.
8. ALL WASTE MATERIAL SHALL BE HAULED OFF THE SITE AND DISPOSED OF AT AN APPROVED LOCATION IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS NOTED OTHERWISE HEREIN.

CONSTRUCTION SEQUENCE:

1. STAKE OUT LIMITS OF CONSTRUCTION
2. PERFORM PA ONE CALL 811.
3. CLEAR AND GRUB WORK AREA. TOPSOIL SHALL BE STOCKPILED AND PROTECTED BY SILT FENCE OR COMPOST FILTER SOCK.
4. PERFORM EXCAVATIONS TO MAKE RAIN GARDEN AREA.
5. AS EMBANKMENT IS BROUGHT TO GRADE, TOPSOIL SEED AND MULCH. INSTALL ROCK SPILLWAY PER PLANS.
6. REDIRECT UNDERDRAINS ADJACENT TO ROADWAY INTO RAIN GARDEN.
7. ONCE RAIN GARDEN IS TO GRADE SEED WITH ERNST SEED MOIST MEADOW MIX.
8. AFTER DISTURBED AREA IS STABILIZED, REMOVE COMPOST FILTER SOCK/SILT FENCE.



Commonwealth of Pennsylvania
County of Butler

On this 14th day of July, 2014 before me, Kelly Livermore, a Notary Public, personally appeared Michael Kelner, satisfactorily proven to be the person whose named subscribed to the within instrument, and acknowledged that he executed the same for the purposes herein contained.

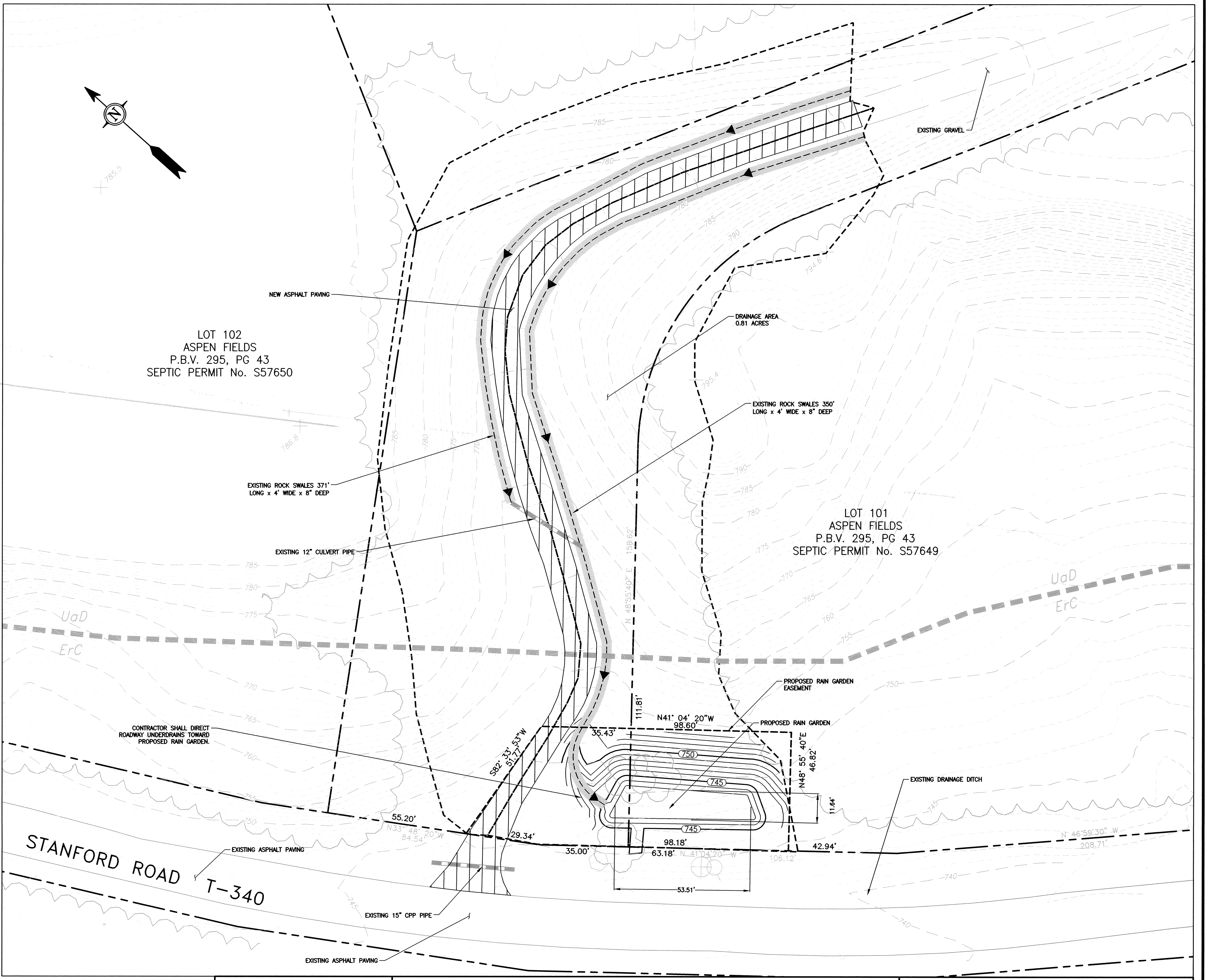
In witness whereof, I hereunto set my hand and official seal.

Kelly A Livermore
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Livermore, Notary Public
Muddy Creek Twp., Butler County
My Commission Expires May 8, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on the 15th day of July A.D. 2014
to
Book No. 342 pg. 31-33 Witness my hand and the seal of said Office.
Michele M. Mustello
RECORDER

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


EXISTING GRAVEL
NEW ASPHALT PAVING
DRAINAGE AREA 0.81 ACRES
LOT 102
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57650
EXISTING ROCK SWALES 350' LONG x 4' WIDE x 8" DEEP
EXISTING ROCK SWALES 371' LONG x 4' WIDE x 8" DEEP
EXISTING 12" CULVERT PIPE
LOT 101
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57649
UaD
ErC
N 48°55'40" E 158.62'
111.81'
PROPOSED RAIN GARDEN EASEMENT
PROPOSED RAIN GARDEN
N41° 04' 20"W
98.60'
35.43'
750
745
745
N48° 55' 40"E
46.82'
11.64'
S82° 33' 53"W
51.77'
CONTRACTOR SHALL DIRECT ROADWAY UNDERDRAINS TOWARD PROPOSED RAIN GARDEN.
EXISTING DRAINAGE DITCH
55.20'
N33° 48' 20" W 84.54'
29.34'
35.00'
98.18'
63.18'
N 41°04'20" W
106.12'
42.94'
N 46°59'30" W 208.71'
53.51'
EXISTING ASPHALT PAVING
STANFORD ROAD T-340
EXISTING 15" CPP PIPE
EXISTING ASPHALT PAVING
786.8
788.5
794.6
795.4
785
780
775
770
765
760
755
750
745
740

PLAN BOOK	PAGE
342	31

SCALE: 1" = 20'
20' 0 20' 40'

Instr:201407150016085 07/15/2014
Pages:3 F:$125.00 8:43AM
Michele Mustello T20140013037
Butler County Recorder FL

MICHAEL P. KELNER
PE-049025-E

June 5, 2014

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
STORMWATER MANAGEMENT PLAN
ASPEN FIELDS – MUDDY CREEK TOWNSHIP

MICHAEL P. & IRENA A. KELNER
110 KELNER WAY
PROSPECT, PA 16052

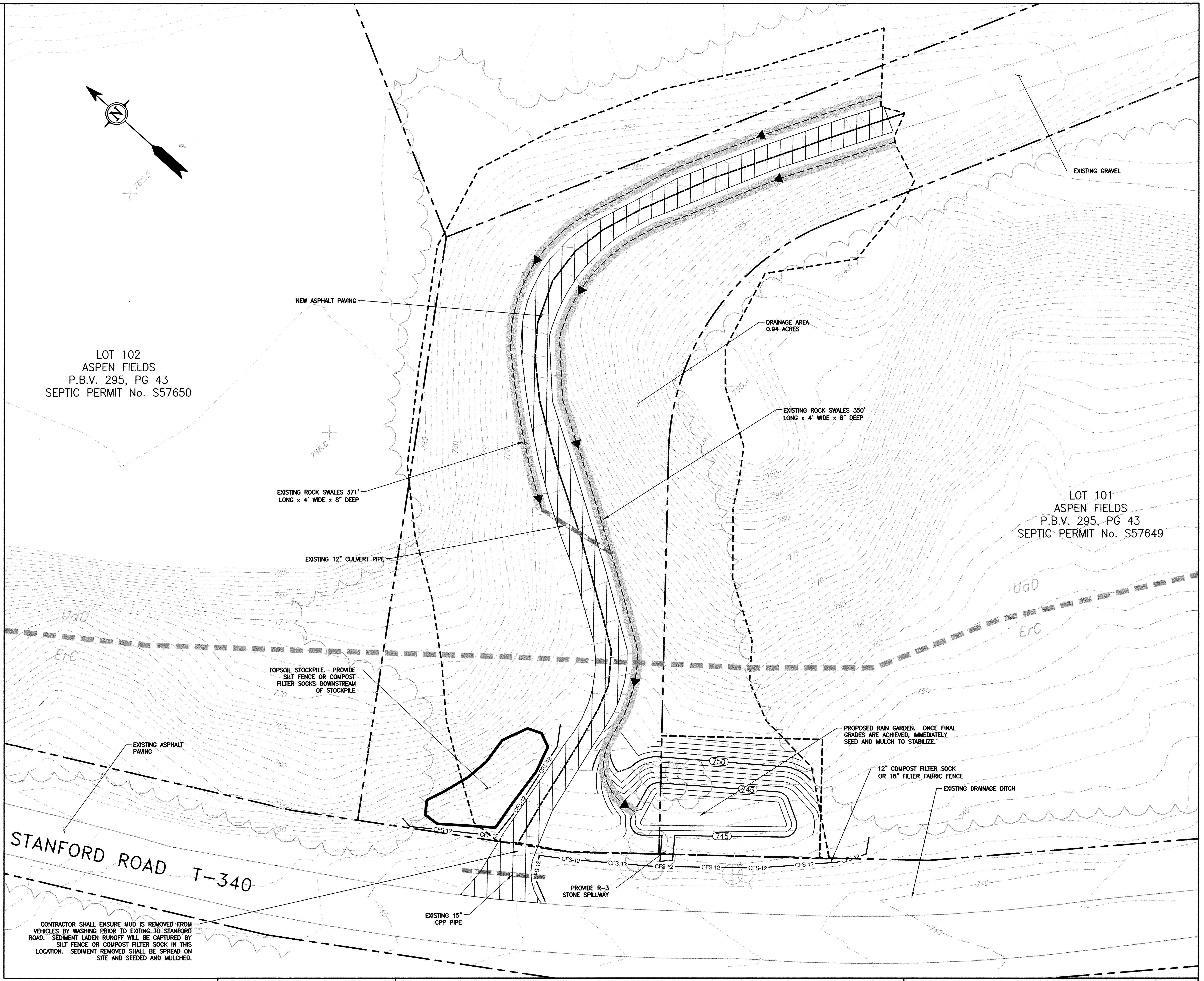
DATE 5/13/2014
SCALE 1" = 20'

DRAWING NO. B-003

Symbol	Series Name/Slope	Hydric	Amount Of Project Activity	Limitations	Erosion Potential
UCD	Urban land - Culleoka Complex - Moderately Steep	No	Minimal	Depth to Bedrock; Slope; Shrink-swell Potential is low; Moderately high Water Movement	N/A
UCE	Urban land - Culleoka Complex - Steep	No	Minimal	Depth to Bedrock; Slope; Shrink-swell Potential is low; Moderately high Water Movement	N/A

CONSTRUCTION SEQUENCE:

1. STAKE OUT LIMITS OF CONSTRUCTION
2. PERFORM PA ONE CALL 811.
3. CLEAR AND GRUB WORK AREA. TOPSOIL SHALL BE STOCKPILED AND PROTECTED BY SILT FENCE OR COMPOST FILTER SOCK.
4. PERFORM EXCAVATIONS TO MAKE RAIN GARDEN AREA.
5. AS EMBANKMENT IS BROUGHT TO GRADE, TOPSOIL, SEED AND MULCH. INSTALL ROCK SPILLWAY PER PLANS.
6. REDIRECT UNDERDRAINS ADJACENT TO ROADWAY INTO RAIN GARDEN.
7. ONCE RAIN GARDEN IS TO GRADE SEED WITH ERNST SEED MOIST MEADOW MIX.
8. AFTER DISTURBED ARE IS STABILIZED, REMOVE COMPOST FILTER SOCK/SILT FENCE.


N
785.5
EXISTING GRAVEL
NEW ASPHALT PAVING
DRAINAGE AREA 0.94 ACRES
LOT 102
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57650
LOT 101
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57649
EXISTING ROCK SWALES 350' LONG x 4' WIDE x 8" DEEP
EXISTING ROCK SWALES 371' LONG x 4' WIDE x 8" DEEP
EXISTING 12" CULVERT PIPE
786.8
794.6
795.4
UaD
ErC
TOPSOIL STOCKPILE. PROVIDE SILT FENCE OR COMPOST FILTER SOCKS DOWNSTREAM OF STOCKPILE
EXISTING ASPHALT PAVING
PROPOSED RAIN GARDEN. ONCE FINAL GRADES ARE ACHIEVED, IMMEDIATELY SEED AND MULCH TO STABILIZE.
12" COMPOST FILTER SOCK OR 18" FILTER FABRIC FENCE
EXISTING DRAINAGE DITCH
750
745
745
CFS-12
PROVIDE R-3 STONE SPILLWAY
EXISTING 15" CPP PIPE
STANFORD ROAD T-340
740

CONTRACTOR SHALL ENSURE MUD IS REMOVED FROM VEHICLES BY WASHING PRIOR TO EXITING TO STANFORD ROAD. SEDIMENT LADEN RUNOFF WILL BE CAPTURED BY SILT FENCE OR COMPOST FILTER SOCK IN THIS LOCATION. SEDIMENT REMOVED SHALL BE SPREAD ON SITE AND SEEDED AND MULCHED.

PLAN BOOK	PAGE
342	32

SCALE: 1" = 20'
20' 0 20' 40'

MICHAEL P. KELNER
PE-049025-E

May 15, 2014

EROSION & SEDIMENT CONTROL PLAN
ASPEN FIELDS – MUDDY CREEK TOWNSHIP

MICHAEL P. & IRENA A. KELNER
110 KELNER WAY
PROSPECT, PA 16052

DATE 10/3/2013
SCALE 1" = 20'

DRAWING NO. B–004

Symbol	Series Name/Slope	Hydric	Amount Of Project Activity	Limitations	Erosion Potential
UCD	Urban land - Culleoka Complex - Moderately Steep	No	Minimal	Depth to Bedrock; Slope; Shrink-swell Potential is low; Moderately high Water Movement	N/A
UCE	Urban land - Culleoka Complex - Steep	No	Minimal	Depth to Bedrock; Slope; Shrink-swell Potential is low; Moderately high Water Movement	N/A

N
LOT 102
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57650
NEW ASPHALT PAVING
DRAINAGE AREA 0.81 ACRES
EXISTING ROCK SWALES 350' LONG x 4' WIDE x 8" DEEP
EXISTING ROCK SWALES 371' LONG x 4' WIDE x 8" DEEP
EXISTING 12" CULVERT PIPE
LOT 101
ASPEN FIELDS
P.B.V. 295, PG 43
SEPTIC PERMIT No. S57649
UaD
ErC
CONTRACTOR SHALL DIRECT ROADWAY UNDERDRAINS TOWARD PROPOSED RAIN GARDEN.
PROPOSED RAIN GARDEN
750
745
745
11.64'
53.51'
STANFORD ROAD T-340
EXISTING DRAINAGE DITCH
EXISTING ASPHALT PAVING
EXISTING 15" CPP PIPE
785
780
775
770
765
760
755
750
745
740
795.1
785.5
784.7
786.8
786.9
794.6
795.4
790

SCALE: 1" = 20'
20' 0 20' 40'

PLAN BOOK	PAGE
342	33

MICHAEL P. KELNER
PE-049025-E

May 15, 2014

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
POST-DEVELOPED AREA MAP
ASPEN FIELDS – MUDDY CREEK TOWNSHIP

MICHAEL P. & IRENA A. KELNER
110 KELNER WAY
PROSPECT, PA 16052

DATE 10/3/2013

SCALE 1" = 20'

DRAWING NO. B–002

Instr:201407150016098 07/15/2014
Pages:1 F:$45.00 9:08AM
Michele Mustello T20140013046
Butler County Recorder FL

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 16 DAY OF June 2014.

ATTEST:

Michael L. Colton
OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED MICHAEL L. COLTON 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 16 DAY OF June 2014.
MY COMMISSION EXPIRES THE 30 DAY OF Nov. 2015

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

Dennis A. Grosky
NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 25 DAY OF June, 2014.

Vonnie J. Hogg
SECRETARY

Terry L. Daer
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 25 DAY OF June, ~~20__~~ 2014

Vonnie J. Hogg
SECRETARY

Paul A Dicky
CHAIRMAN, BOARD OF SUPERVISORS

Terry L. Daer
SUPERVISOR

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

06-05-14
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28TH DAY OF MARCH 2014.

SECRETARY
grm

CHAIRMAN
grm

BUTLER COUNTY PLANNING COMMISSION

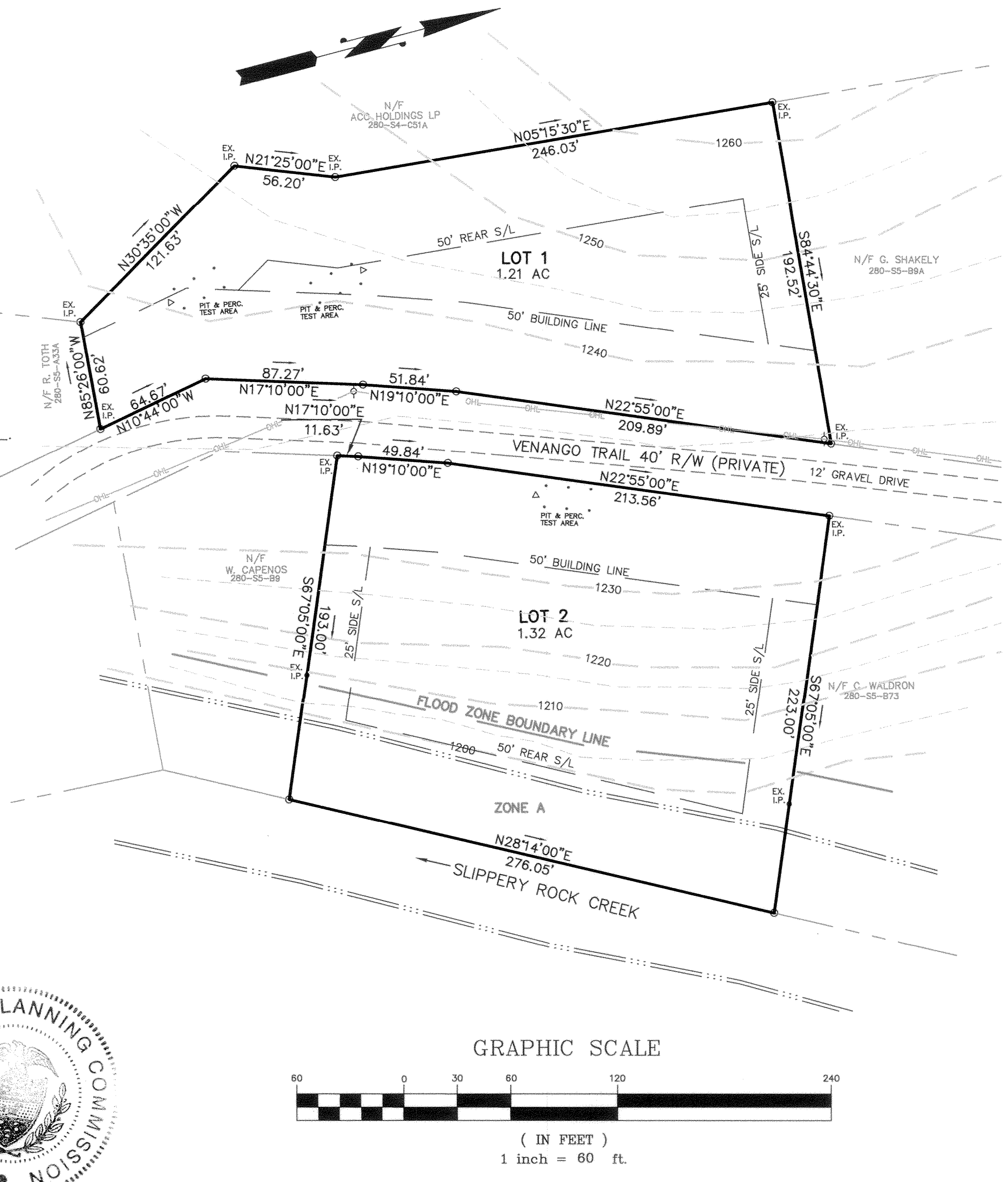
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 342 PAGE 34.

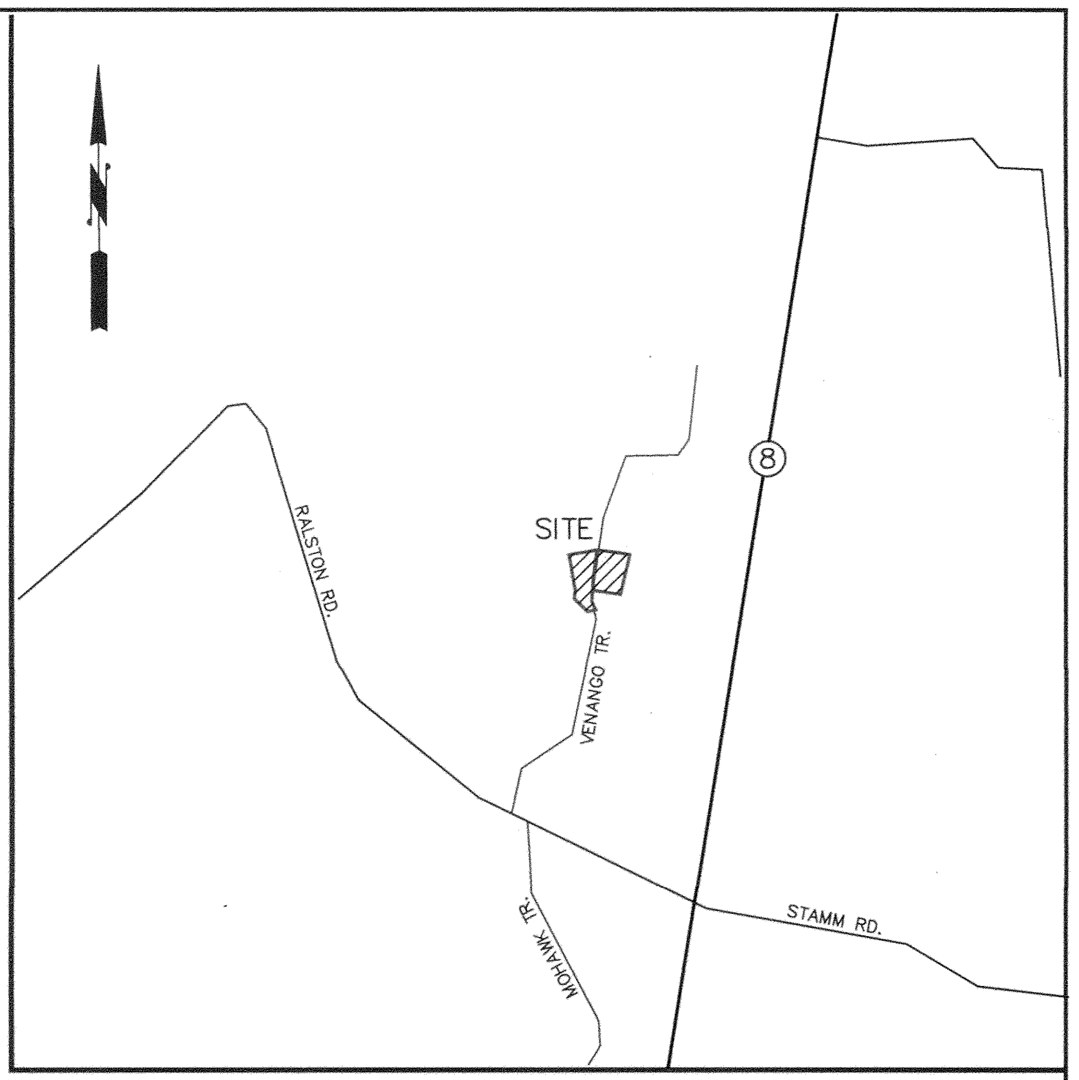
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF JULY 2014.

Michele M. Mustello
RECORDER

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


N/F ACC HOLDINGS LP 280-S4-C51A
EX. I.P.
N21°25'00"E 56.20'
N05°15'30"E 246.03'
1260
N30°35'00"W 121.63'
50' REAR S/L
1250
LOT 1
1.21 AC
25' SIDE S/L
S84°44'30"E 192.52'
N/F G. SHAKELY 280-S5-B9A
PIT & PERC. TEST AREA
50' BUILDING LINE
1240
N/F R. TOTH 280-S5-A33A
N85°26'00"W 60.62'
N10°44'00"W 64.67'
87.27' N17°10'00"E
51.84' N19°10'00"E
N22°55'00"E 209.89'
N17°10'00"E 11.63'
OHL
VENANGO TRAIL 40' R/W (PRIVATE)
12' GRAVEL DRIVE
49.84' N19°10'00"E
N22°55'00"E 213.56'
N/F W. CAPENOS 280-S5-B9
50' BUILDING LINE
1230
LOT 2
1.32 AC
S67°05'00"E 193.00'
25' SIDE S/L
1220
1210
FLOOD ZONE BOUNDARY LINE
N/F C. WALDRON 280-S5-B73
S67°05'00"E 223.00'
1200
50' REAR S/L
ZONE A
N28°14'00"E 276.05'
SLIPPERY ROCK CREEK
GRAPHIC SCALE
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.


RALSTON RD.
SITE
VENANGO TR.
8
MOHAWK TR.
STAMM RD.

LOCATION MAP

OWNER:
MICHAEL L. COLTON
119 MT. LAUREL DRIVE
BUTLER, PA 16002
(724)586-2787

TAX PARCEL ID: 280-S5-B
DEED REF: 201209170026690
PBV 5 PG 26
PBV 30 PG 18

TOTAL PLAN AREA	2.53 ACRES
LOT 1	1.21 ACRES
LOT 2	1.32 ACRES

ZONING R-1
(SINGLE FAMILY RESIDENTIAL)

MIN. LOT AREA	1.0 ACRE
MIN. LOT WIDTH	150'
BUILDING SET BACKLINES:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. HEIGHT	35'
MAX. COVERAGE	15%

NOTE:
FLOOD BOUNDARY PLOTTED FROM FLOOD HAZARD BOUNDARY MAP H-01-04 FOR SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, COMMUNITY-PANEL NUMBER 420222 A, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 1986.

PLAN BOOK	PAGE
342	34

JAMES M. SHUTY
35568-E

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

Scale 1" = 60'
Date April 8, 2014
April 28, 2014
Job No. 2474

Colton Subdivision

Situate in Slippery RockTownship
Butler County, Pa.

Prepared For
Michael L. Colton

Sheet No. 1 of 1

BOROUGH

COUNTY

SURVEYOR

PAUL J. NEFF
SU051242

RECORDER

ENGINEER

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, OF THE BOROUGH OF VALENCIA, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION OF OUR PROPERTY, SITUATE IN THE BOROUGH OF VALENCIA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF VALENCIA, 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 DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, 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 May, A.D. 2014.

ATTEST:

Carissa J Giordano Michelle L Fetterhoff
NOTARY PUBLIC OWNER

OWNER

MY COMMISSION EXPIRES THE 15th DAY OF January A.D. 2018.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE COUNCIL OF THE BOROUGH OF VALENCIA, 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.

Michelle L Fetterhoff
OWNER

OWNER

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED THE ABOVE NAMED DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF FETTERHOFF LOT LINE REVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF May, 2014.

Carissa J Giordano
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 15th DAY OF January, 2018

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CARISSA J GIORDANO
Notary Public
ADAMS TWP., BUTLER COUNTY
My Commission Expires Jan 15, 2018

CERTIFICATION OF TITLE:

WE, DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, OWNERS OF THE PROPERTY SHOWN IN THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, AND IS RECORDED AT INSTRUMENT No. 20110408008632, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Carissa J Giordano Michelle L Fetterhoff
WITNESS OWNER

OWNER

Instr:201407160016288 07/16/2014
Pages:1 F:$45.00 10:35AM
Michele Mustello T20140013200
Butler County Recorder FL

PLAN BOOK	PAGE
342	35

APPROVAL BY THE BOROUGH OF VALENCIA:

THE BOROUGH COUNCIL OF THE BOROUGH OF VALENCIA, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS LOT LINE REVISION PLAN FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS LOT LINE REVISION PLAN BY THE BOROUGH OF VALENCIA 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 BOROUGH SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY THE ACTION OF THE BOROUGH COUNCIL.

THIS LOT LINE REVISION PLAN APPROVED BY ACTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF VALENCIA, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 09 DAY OF June, A.D. 2014.

SECRETARY OF BOROUGH COUNCIL

MAYOR

COUNCIL MEMBERS

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT:

APPROVED ~~REVIEWED~~ WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO VALENCIA BOROUGH COUNCIL DATED ~~NOVEMBER 21~~, A.D. ~~2013.~~
July 9 2014 BR

DRM
~~DIRECTOR~~ SEC.
DRM
CHAIRMAN

BOROUGH PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:

THIS LOT LINE REVISION PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE BOROUGH OF VALENCIA, BUTLER COUNTY,

COMMONWEALTH OF PENNSYLVANIA ON THIS 09 DAY OF June, A.D. 2014.

SECRETARY CHAIRMAN

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

5-13-14 Paul J Neff
DATE PAUL J. NEFF, REG. No. SU051242
pneff@pedersenx2.com

AREA TABULATION:

PARCEL	ORIG. AREA ACRES	ORIG. AREA Sq. Ft.	NEW AREA ACRES	NEW AREA Sq. Ft.
520-S1-A5/12	0.0869	3,788	--	--
520-S1-A5/13	0.0859	3,739	--	--
520-S1-A5/15	0.1389	6,049	--	--
520-S1-24B	1.0001	43,565	--	--
LOT 1 (Par. 24B)	--	--	0.5915	25,764
LOT 2 (Par. 13)	--	--	0.1576	6,864
LOT 3 (Par. 15)	--	--	0.5627	24,513
TOTALS	1.3118	57,141	1.3118	57,141

BOROUGH ENGINEER'S CERTIFICATION:

APPROVED BY THE BOROUGH ENGINEER OF THE BOROUGH OF VALENCIA THIS _____ DAY OF ________________, A.D. 20__.

SIGNATURE

REGISTRATION No.

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} §
COUNTY OF BUTLER }

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

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 342 PAGE(S) 35.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF July, A.D. 2014

Michele M Mustello
RECORDER OF DEEDS

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE:

KNOW ALL MEN BY THESE PRESENTS, THAT, WE DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF OF THE BOROUGH OF VALENCIA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THESE SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH BOROUGH'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOROUGH BOARD OF SUPERVISORS, AND UNTIL SUCH FORMAL ACCEPTANCE WE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE BOROUGH OF VALENCIA FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF May, 2014

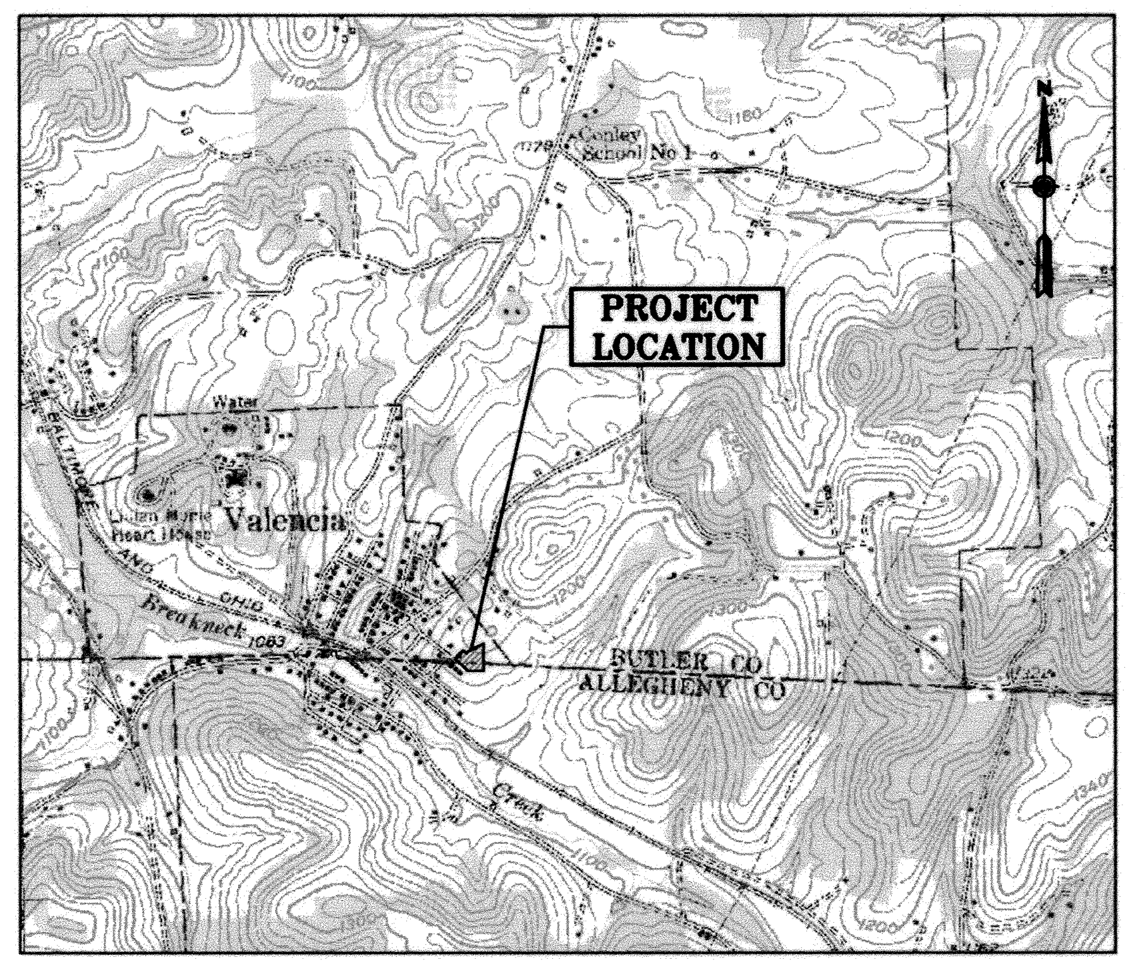
Michelle L Fetterhoff
DAVID LEROY (DECEASED) & MICHELLE FETTERHOFF – OWNERS

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF May, 2014.

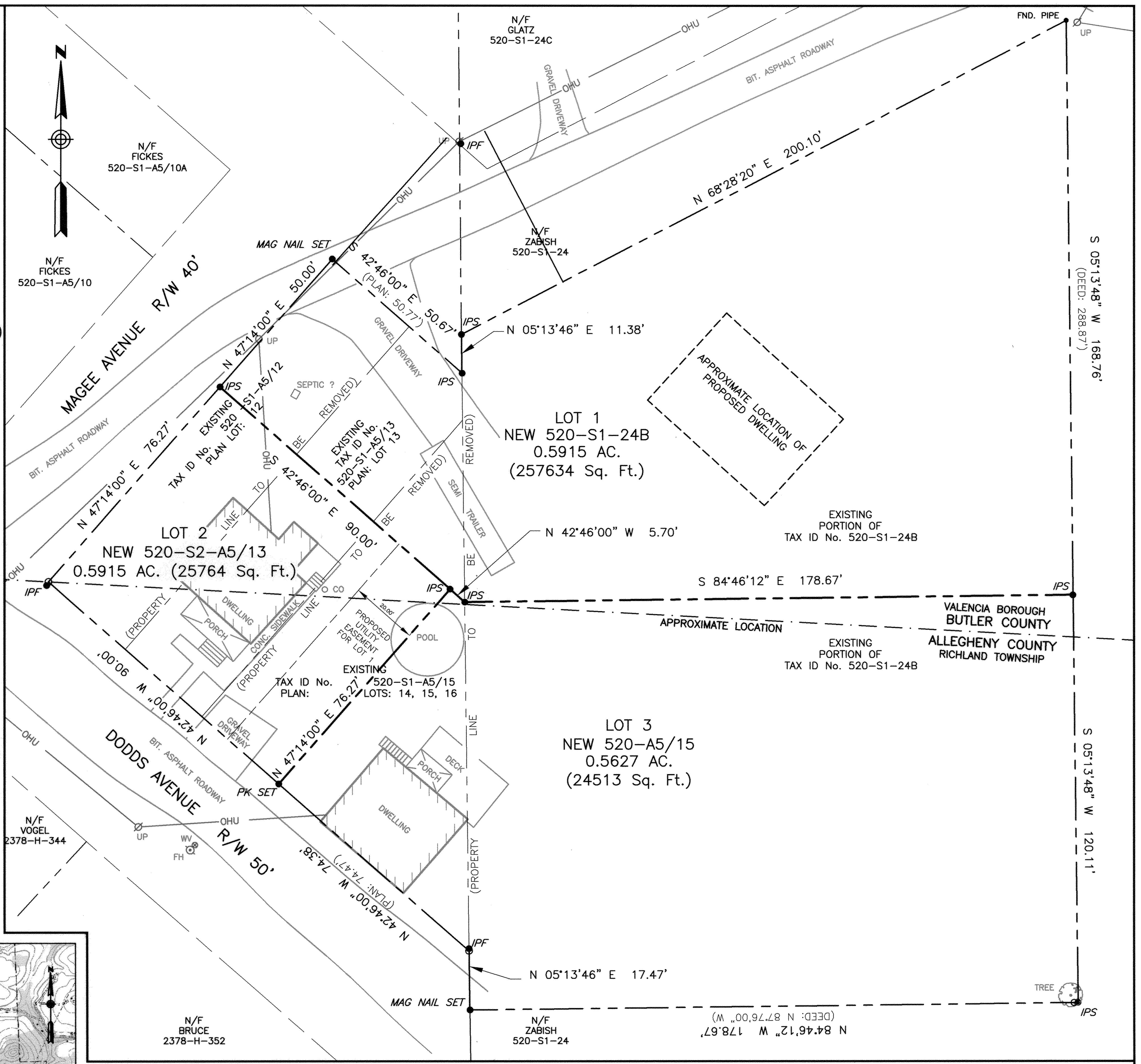
Carissa J Giordano SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 15th DAY OF January 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CARISSA J GIORDANO
Notary Public
ADAMS TWP., BUTLER COUNTY
My Commission Expires Jan 15, 2018


PROJECT LOCATION
Valencia
BUTLER CO
ALLEGHENY CO
Breakneck
Conley School No 1
Water

VICINITY MAP
SCALE: 1"=2000'
SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA 7.5 MINUTE SERIES, 1950 (PHOTO REV 1969)


N/F GLATZ 520-S1-24C
N/F FICKES 520-S1-A5/10A
N/F FICKES 520-S1-A5/10
N/F ZABISH 520-S1-24
FND. PIPE
UP
OHU
GRAVEL DRIVEWAY
BIT. ASPHALT ROADWAY
N 68°28'20" E 200.10'
S 05°13'48" W 168.76' (DEED: 288.87')
IPF
MAG NAIL SET
S 42°46'00" E 50.67' (PLAN: 50.77')
N 47°14'00" E 50.00'
N 05°13'46" E 11.38'
IPS
MAGEE AVENUE R/W 40'
SEPTIC ?
EXISTING TAX ID No. 520-S1-A5/12 PLAN LOT: 12
EXISTING TAX ID No. 520-S1-A5/13 PLAN: LOT 13
(TO BE REMOVED)
SEMI TRAILER
APPROXIMATE LOCATION OF PROPOSED DWELLING
LOT 1
NEW 520-S1-24B
0.5915 AC.
(257634 Sq. Ft.)
N 47°14'00" E 76.27'
S 42°46'00" E 90.00'
N 42°46'00" W 5.70'
LOT 2
NEW 520-S2-A5/13
0.5915 AC. (25764 Sq. Ft.)
EXISTING PORTION OF TAX ID No. 520-S1-24B
S 84°46'12" E 178.67'
(PROPERTY LINE TO BE REMOVED)
DWELLING
PORCH
CONC. SIDEWALK
CO
20.00'
PROPOSED UTILITY EASEMENT FOR LOT 1
POOL
APPROXIMATE LOCATION
VALENCIA BOROUGH
BUTLER COUNTY
ALLEGHENY COUNTY
RICHLAND TOWNSHIP
EXISTING TAX ID No. 520-S1-A5/15 PLAN: LOTS: 14, 15, 16
N 42°46'00" W 90.00'
GRAVEL DRIVEWAY
N 47°14'00" E 76.27'
LOT 3
NEW 520-A5/15
0.5627 AC.
(24513 Sq. Ft.)
DECK
DODDS AVENUE R/W 50'
PK SET
N/F VOGEL 2378-H-344
WV
FH
N 42°46'00" W 74.38' (PLAN: 74.47')
S 05°13'48" W 120.11'
N 05°13'46" E 17.47'
TREE
N/F BRUCE 2378-H-352
N/F ZABISH 520-S1-24
N 84°46'12" W 178.67' (DEED: N 87°76'00" W)
10 0 10 20
Scale Feet

OWNER:

MICHELLE FETTERHOFF
PO BOX 824
MARS, PA 16046
724-841-9519

GUARANTEE OF PROVISION OF UTILITIES:

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THIS PLAN WILL BE SERVED WITH WATER BY Richland Water Authority.

5/14/14 Michelle L Fetterhoff
DATE OWNER OR DEVELOPER

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THIS PLAN WILL BE SERVED WITH PUBLIC SANITARY SEWER FACILITIES BY BREAKNECK CREEK REGIONAL AUTHORITY.

5/14/14 Michelle L Fetterhoff
DATE OWNER OR DEVELOPER

PURPOSE:

TO REVISE THE CURRENT LOT LINES BETWEEN TAX PARCELS: 520-S1-A5/12, 520-S1-A5/13, 520-S1-A5/15, 520-S1-24B AND ELIMINATE TAX PARCEL 520-S1-A5/12.

UTILITY EASEMENTS:

ARMSTRONG
NONE FOUND ON PROPERTY

BREAKNECK CREEK REGIONAL AUTHORITY
NONE FOUND ON PROPERTY

CONSOLIDATED COMMUNICATIONS
NONE FOUND ON PROPERTY

PENNSYLVANIA POWER COMPANY
NONE FOUND ON PROPERTY

NO GAS ALONG ROAD OR ON PROPERTY.

NOTES:

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

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

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP AS PARCELS 520-S1-A5/12, 520-S1-A5/13, 520-S1-A5/15, 520-S1-24B; AS RECORDED AT INSTRUMENT No. 20110408008632, IN THE NAMES OF DAVID LEROY FETTERHOFF (DECEASED) AND MICHELLE FETTERHOFF.

REFERENCES

REF. #		SHT. #

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

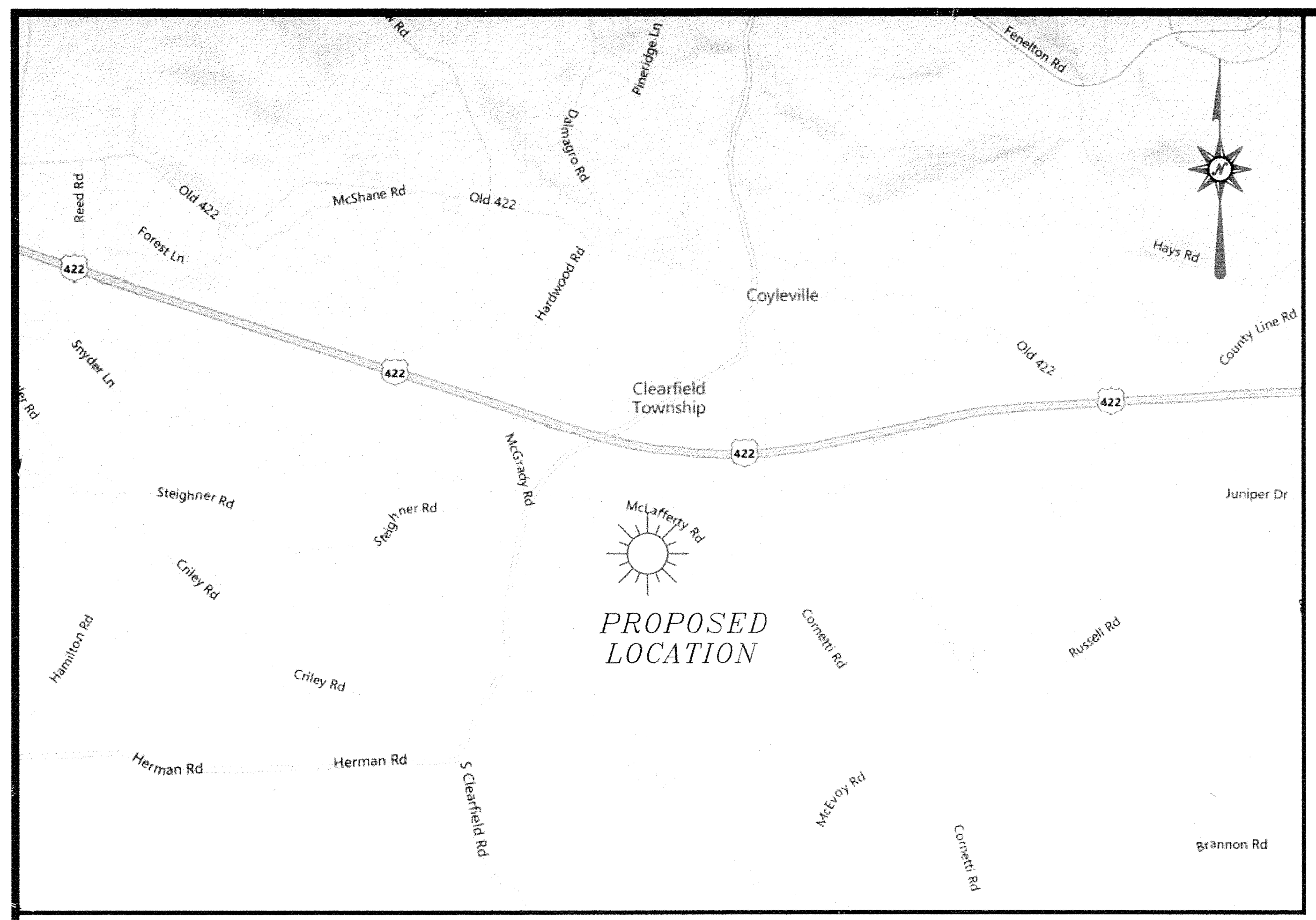
REVISIONS

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

CLIENT
MICHELLE FETTERHOFF
PO BOX 824 MARS, PA 16046

PROJECT
FETTERHOFF LOT LINE REVISION
BEING: TAX PARCEL Nos. 520-S1-A512, 520-S1-A513, 520-S1-A515 AND 520-S1-24B
RECORDED AT: INSTR. No. 201104080008632
61 DODDS AVENUE, VALENCIA, PA 16059
VALENCIA BOROUGH, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE/JAL	ISSUE DATE	05/13/14
		REV. #	0
CHECKED	PJN	PROJECT #	13-069
APPROVED	PJN	SCALE	1"=20'
DATE	05/13/14	DWG #	LL-1
		SHEET	1 OF 1



Fenelton Rd
Powrage Ln
Reed Rd
Forrest Ln
Old 422
McShane Rd
Old 422
Hays Rd
422
Coyleville
County Line Rd
Snyder Ln
Clearfield Township
Old 422
422
Steighner Rd
McCrady Rd
McLafferty Rd
Juniper Dr
Criley Rd
PROPOSED LOCATION
Hamilton Rd
Criley Rd
Russell Rd
Herman Rd
Herman Rd
S Clearfield Rd
McLure Rd
Connell Rd
Brannon Rd

LOCATION MAP 1"=2000'

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 201407160016301. BK 342 Pg. 36

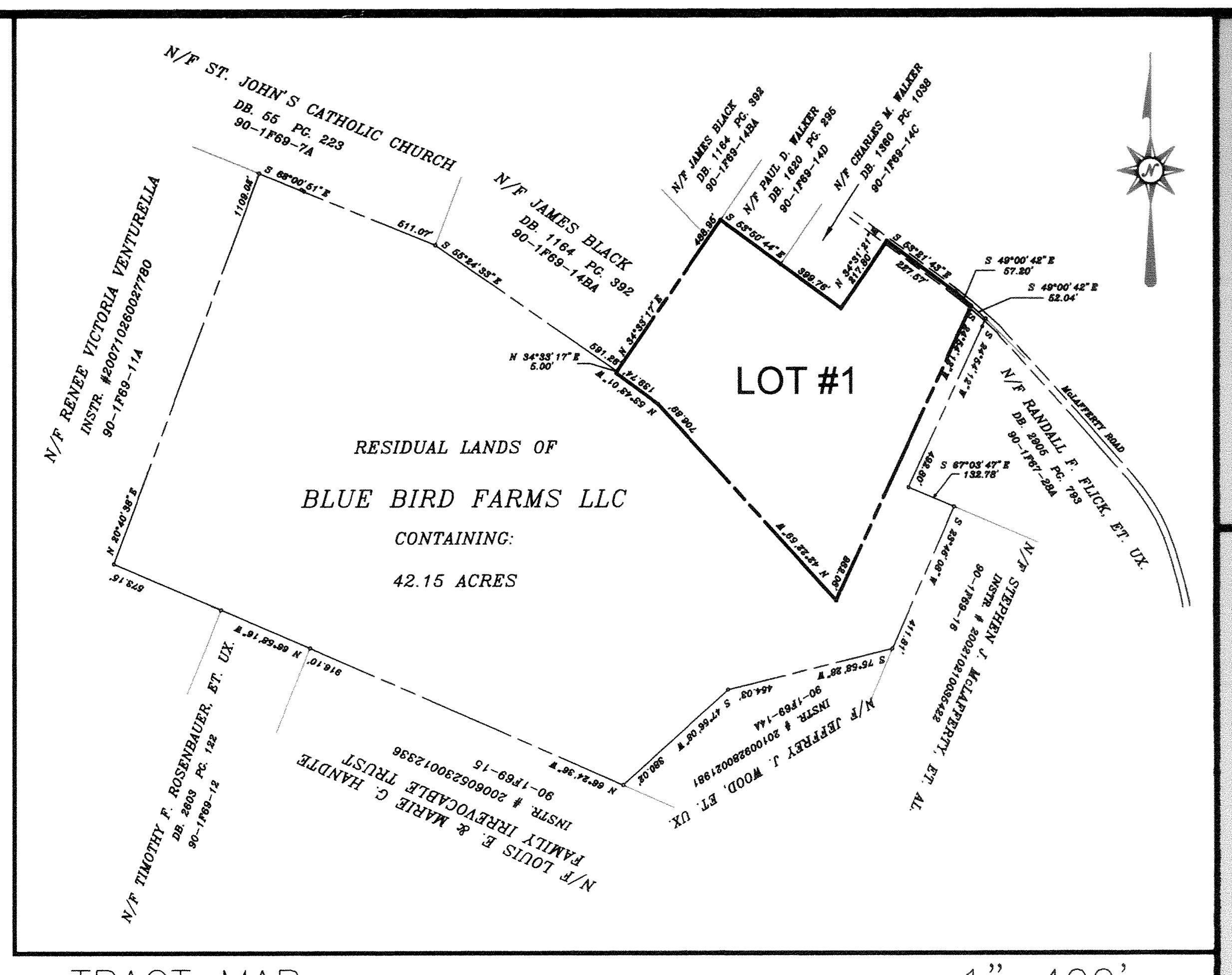
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF July, A.D. 2014

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

Michele M. Mustello
RECORDER

NOTE:

THE RESIDUAL TRACT IS VACANT AND HAS A NON-BUILDING WAIVER SIGNED FOR SAID TRACT.



N/F ST. JOHN'S CATHOLIC CHURCH
DB. 55 PG. 223
90-1F69-7A
N/F JAMES BLACK
DB. 1164 PG. 392
90-1F69-14BA
N/F PAUL D. WALKER
DB. 1620 PG. 295
90-1F69-14D
N/F CHARLES M. WALKER
DB. 1360 PG. 1038
90-1F69-14C
N/F RENEE VICTORIA VENTURELLA
INSTR. #200710260027780
90-1F69-11A
LOT #1
RESIDUAL LANDS OF
BLUE BIRD FARMS LLC
CONTAINING:
42.15 ACRES
N/F RANDALL F. FLICK, ET. UX.
DB. 2905 PG. 793
90-1F67-28A
McLAFFERTY ROAD
N/F STEPHEN J. McLAFFERTY, ET. AL.
N/F JEFFREY J. WOOD, ET. UX.
90-1F69-14A
N/F LOUIS E. & MARIE C. HANDTE FAMILY IRREVOCABLE TRUST
INSTR. # 200605230012336
90-1F69-15
N/F TIMOTHY F. ROSENBAUER, ET. UX.
DB. 2603 PG. 122
90-1F69-12
S 68°00'51" E
511.07'
S 55°24'33" E
591.25'
1109.04'
N 20°40'38" E
673.16'
916.10'
380.02'
464.03'
411.81'
S 67°03'47" E
132.78'
S 49°00'42" E
57.20'
S 49°00'42" E
52.04'
N 34°33'17" E
5.00'

TRACT MAP 1"=400'

COPYRIGHT @ 2014 APPLEGATE SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING, OR BY ANY OTHER MEANS, OR STORED PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS. NOR MAY THIS DRAWING OR INFORMATION CONTAINED THEREIN OR ANY PART THEREOF BE SOLD WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN IMPRESSION SEAL ARE NOT VALID

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF July, 2014.

SEAL SEC

~~DIRECTOR~~ CHAIR.

BUTLER COUNTY PLANNING COMMISSION

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD 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.

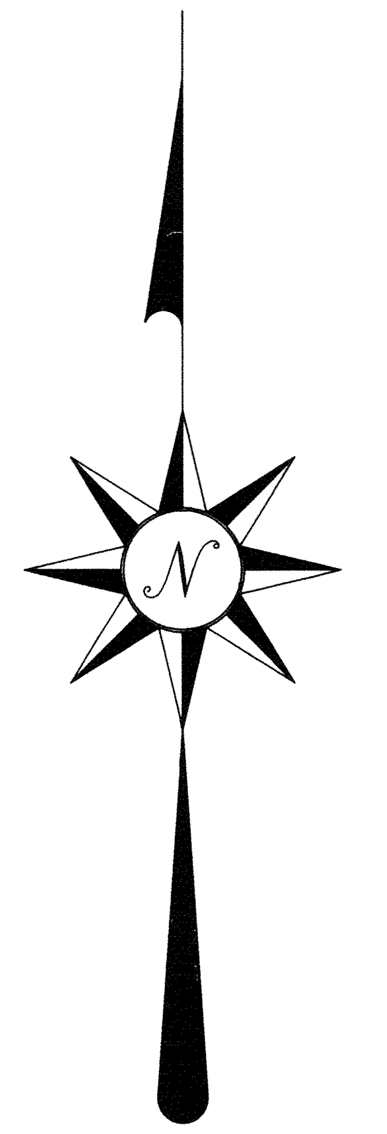
THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, BUTLER COUNTY, PENNSYLVANIA ON THIS 14th DAY OF July, 2014

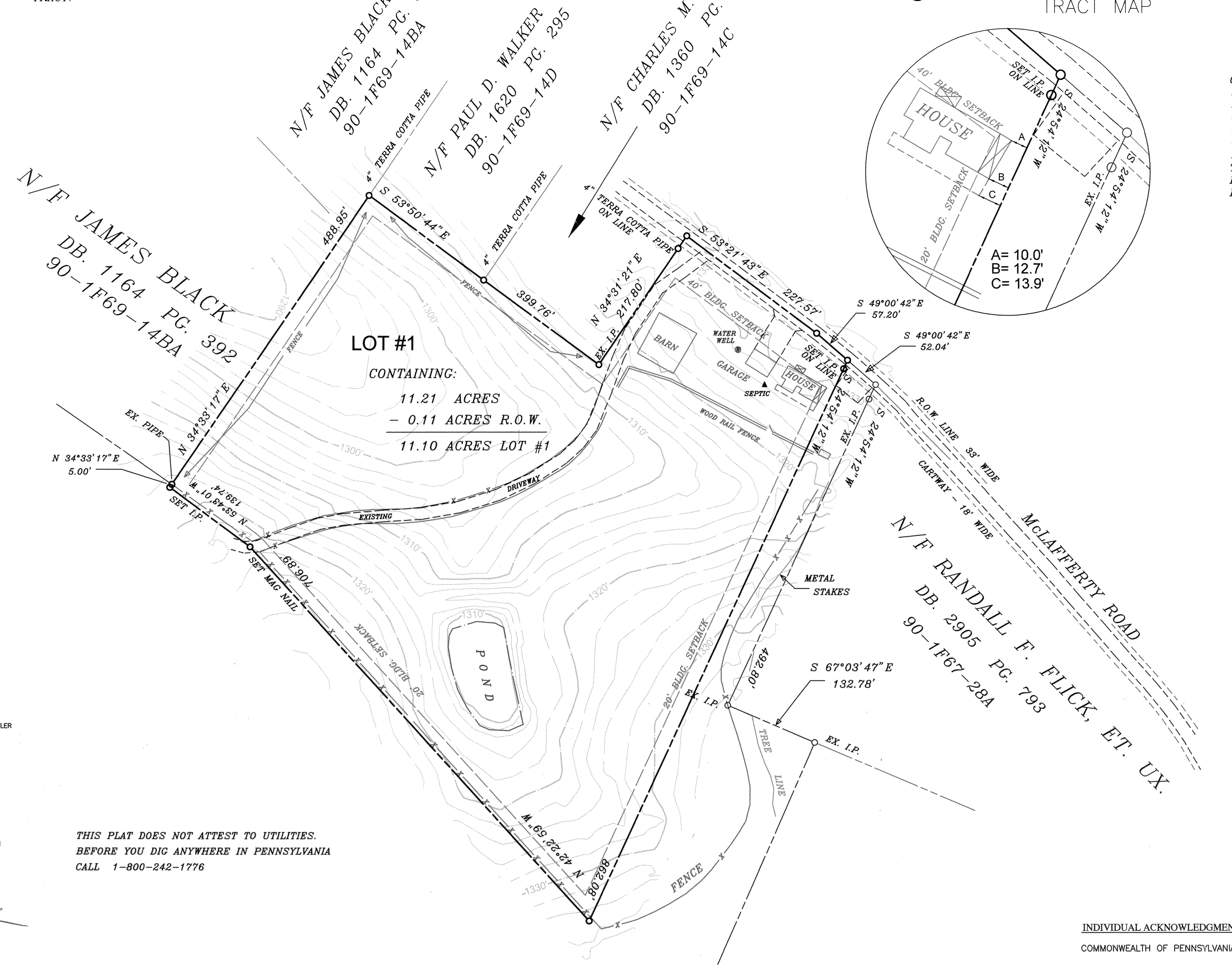
ATTEST:

Jane Bauldoff
SECRETARY, BOARD OF SUPERVISORS

David W Rader
CHAIRMAN, BOARD OF SUPERVISORS

SEAL





N/F JAMES BLACK
DB. 1164 PG. 392
90-1F69-14BA
N/F PAUL D. WALKER
DB. 1620 PG. 295
90-1F69-14D
N/F CHARLES M. WALKER
DB. 1360 PG. 1038
90-1F69-14C
4" TERRA COTTA PIPE
S 53°50'44" E
4" TERRA COTTA PIPE
399.76'
4" TERRA COTTA PIPE ON LINE
S 53°21'43" E
227.57'
N/F JAMES BLACK
DB. 1164 PG. 392
90-1F69-14BA
488.95'
N 34°33'17" E
FENCE
FENCE
LOT #1
CONTAINING:
11.21 ACRES
- 0.11 ACRES R.O.W.
11.10 ACRES LOT #1
EX. I.P.
N 34°31'21" E
217.80'
BARN
WATER WELL
GARAGE
SEPTIC
HOUSE
40' BLDG. SETBACK
SET I.P. ON LINE
S 49°00'42" E
57.20'
S 49°00'42" E
52.04'
WOOD RAIL FENCE
S 24°54'12" W
EX. I.P.
S 24°54'12" W
R.O.W. LINE 33' WIDE
CARTWAY - 18' WIDE
McLAFFERTY ROAD
EX. PIPE
N 34°33'17" E
5.00'
SET I.P.
N 53°43'01" W
139.74'
EXISTING
DRIVEWAY
SET MAG NAIL
706.89'
20' BLDG. SETBACK
POND
METAL STAKES
N/F RANDALL F. FLICK, ET. UX.
DB. 2905 PG. 793
90-1F67-28A
20' BLDG. SETBACK
492.80'
S 67°03'47" E
132.78'
EX. I.P.
EX. I.P.
TREE LINE
N 42°22'59" W
862.08'
FENCE
1290'
1300'
1310'
1320'
1330'
HOUSE
40' BLDG. SETBACK
20' BLDG. SETBACK
SET I.P. ON LINE
S 24°54'12" W
EX. I.P.
S 24°54'12" W
A
B
C
A= 10.0'
B= 12.7'
C= 13.9'

SOURCE OF TITLE:

INSTR. #201311190033192

090-1F69-14

KNOW ALL MEN BY THESE PRESENTS; THAT BLUE BIRD FARMS LLC DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF ITS PROPERTY SITUATE IN CLEARFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DRIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLEARFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLEARFIELD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,BLUE BIRD FARMS LLC HAS CAUSED ITS SIGNATURE TO BE AFFIXED BY THE HAND OF THE AGENT OF BLUE BIRD FARMS LLC INCORPORATED THIS 10th DAY OF July, 2014.

John A Hudak
AGENT

UNDER AND SUBJECT TO EXCEPTIONS, RESERVATIONS, GRANTS, EASEMENTS, AND RIGHT-OF-WAYS WHICH ARE OF RECORD AND/OR VISIBLE, AND MAY OR MAY NOT BE SHOWN ON PLAT.

THIS PLAT DOES NOT ATTEST TO UTILITIES.
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776

PLAN BOOK	PAGE
342	36

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SEAL

SU-31409-E
SURVEYOR'S NAME
SURVEYOR'S REGISTRATION NO.

DATE 7/07/2014

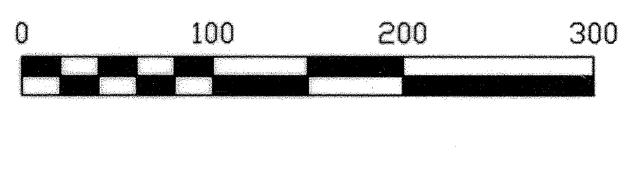
TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 14 DAY OF July, 2014.

ATTEST:

SECRETARY

Philip J. Hay
CHAIRMAN



0
100
200
300

INDIVIDUAL ACKNOWLEDGMENT.

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL this day 10th of July, 2014.

Notary Public PAUL T. WESTON

My commission expires:
SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paul T Weston, Notary Public
Elderton Boro, Armstrong County
My Commission Expires November 21, 2017

John A Hudak

Instr:201407160016301 07/16/2014
Pages:1 F:$45.00 11:24AM
Michele Mustello T20140013214
Butler County Recorder FL

COOK #1
PLAN OF SUBDIVISION
INTENDED FOR
BLUE BIRD FARMS LLC
TOWNSHIP OF CLEARFIELD
BUTLER COUNTY, PA

DATE: APRIL 2014
REVISION:
FILE NAME: APPLEGATE31/C:/WORK/BLUEBI-1S
SHEET NO: 1 OF 1
DRAWN BY: JAH
SCALE: 1" = 100'

PREPARED BY:
APPLEGATE SERVICES, INC.
P.O. Box 368, Elderton, PA 15736
PHONE (724) 354-4772
FAX (724) 354-4773

JOHN A. HUDAK
SU-31409-E

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF APRIL 2014.

ATTEST:

OWNER

Nancy S. Cummings
OWNER

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JOSEPH A. & NANCY S. CUMMINGS 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 22nd DAY OF April 2014.
MY COMMISSION EXPIRES THE 13th DAY OF April 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Harry M. Ruben, Notary Public
Pine Twp., Allegheny County
My Commission Expires July 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 14 DAY OF July, 2014.

Vonnie J. Hogg
SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 14th DAY OF July, 2014.

Vonnie J. Hogg
SECRETARY

Paul A.
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

04-16-14
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28TH DAY OF MARCH 2014.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

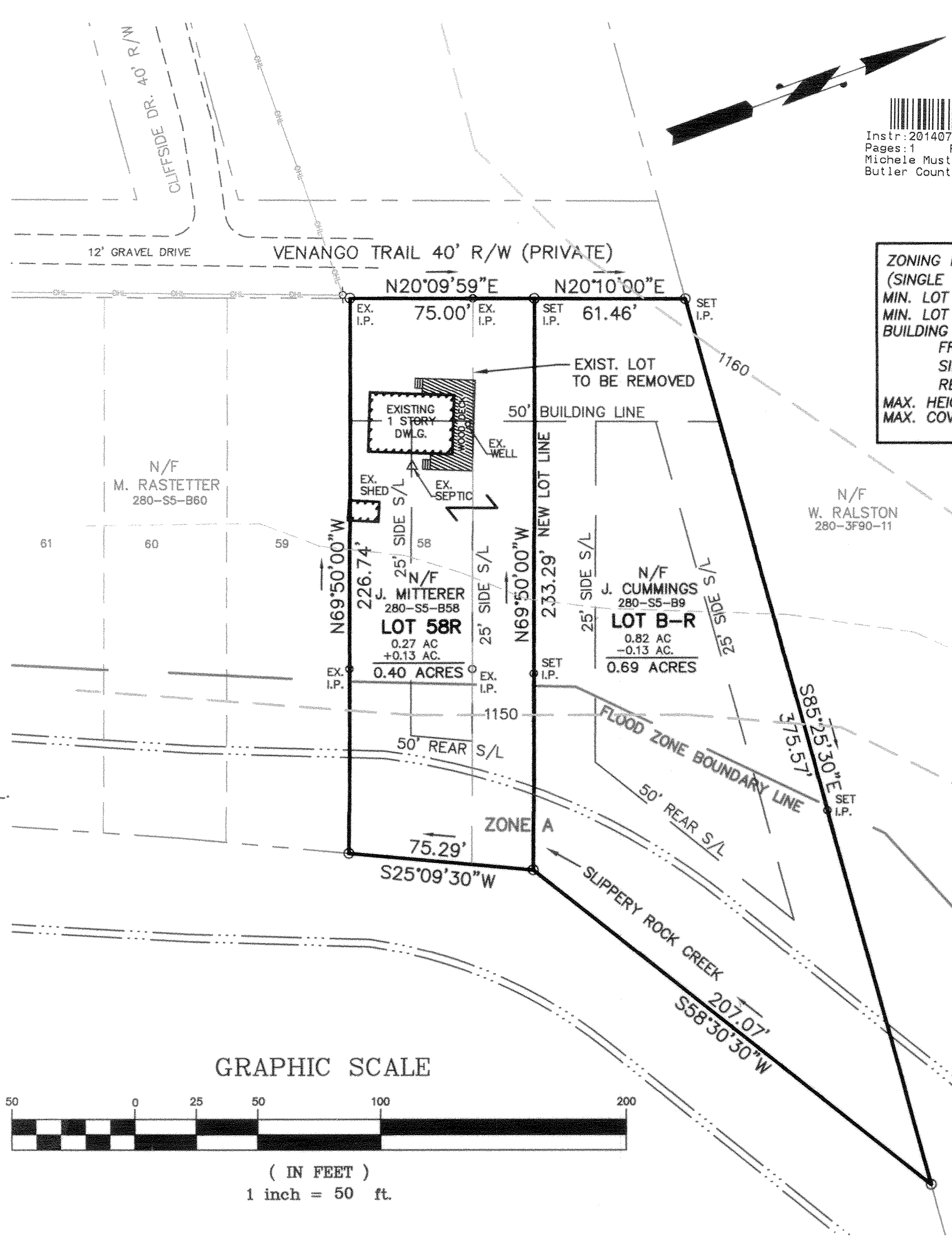
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 342 PAGE 37.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JULY 2014.

Michele M. Mustello
RECORDER

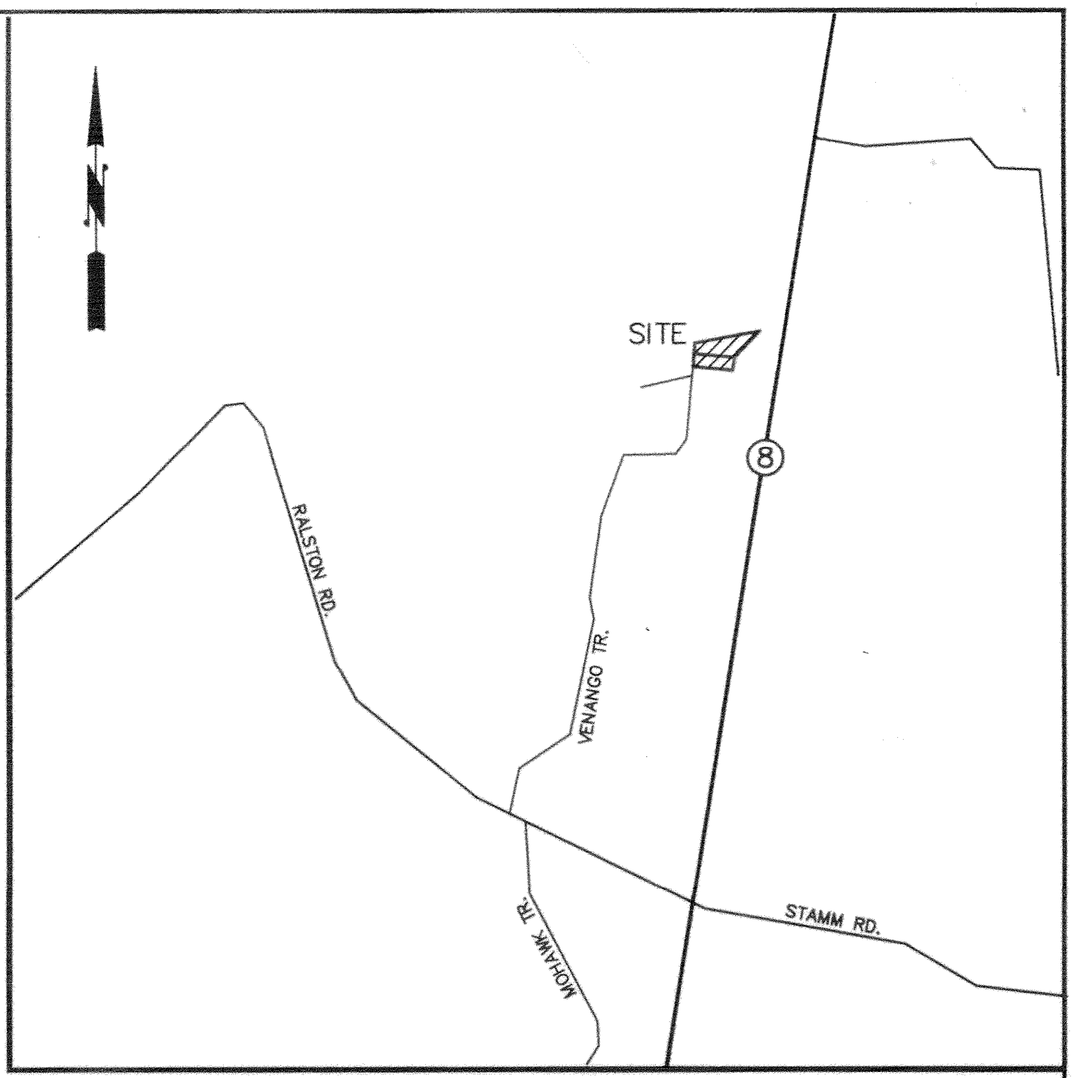
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

NOTE:
FLOOD BOUNDARY PLOTTED FROM FLOOD HAZARD BOUNDARY MAP H-01-04 FOR SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, COMMUNITY-PANEL NUMBER 420222 A, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 1986.



Instr:201407160016334 07/16/2014
Pages:1 F:$45.00 2:10PM
Michele Mustello T20140013248
Butler County Recorder FL

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



LOCATION MAP

OWNER:
JOHN S. & MARY S. MITTERER
500 DOE TERRACE
PITTSBURGH, PA 15212
(412)321-1832

TAX PARCEL ID: 280-S5-B58
DEED REF: DBV 1586 PG 308

OWNER:
JOSEPH A. & NANCY S. CUMMINGS
603 COLUMBIA CT.
MARS, PA 16046
(724)741-0829

TAX PARCEL ID: 280-S5-B9
DEED REF: 201403070004921
PBV 5 PG 26
PBV 30 PG 18

TOTAL PLAN AREA	1.09 ACRES
LOT 58R	0.40 ACRES
LOT B-R	0.69 ACRES

NON-BUILDING WAIVER
LOT B-R

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

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF April 2014.

ATTEST:

John S. Mitterer
OWNER

Mary S. Mitterer
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ~~BUTLER~~) Allegheny,

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JOHN S. & MARY S. MITTERER 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 22nd DAY OF April 2014.
MY COMMISSION EXPIRES THE 13th DAY OF Jul 2016.

Harry M. Ruben
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Harry M. Ruben, Notary Public
Pine Twp., Allegheny County
My Commission Expires July 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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JAMES M. SHUTY
35568-E

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

Scale 1" = 50'
Date March 21, 2014
Job No. 2627

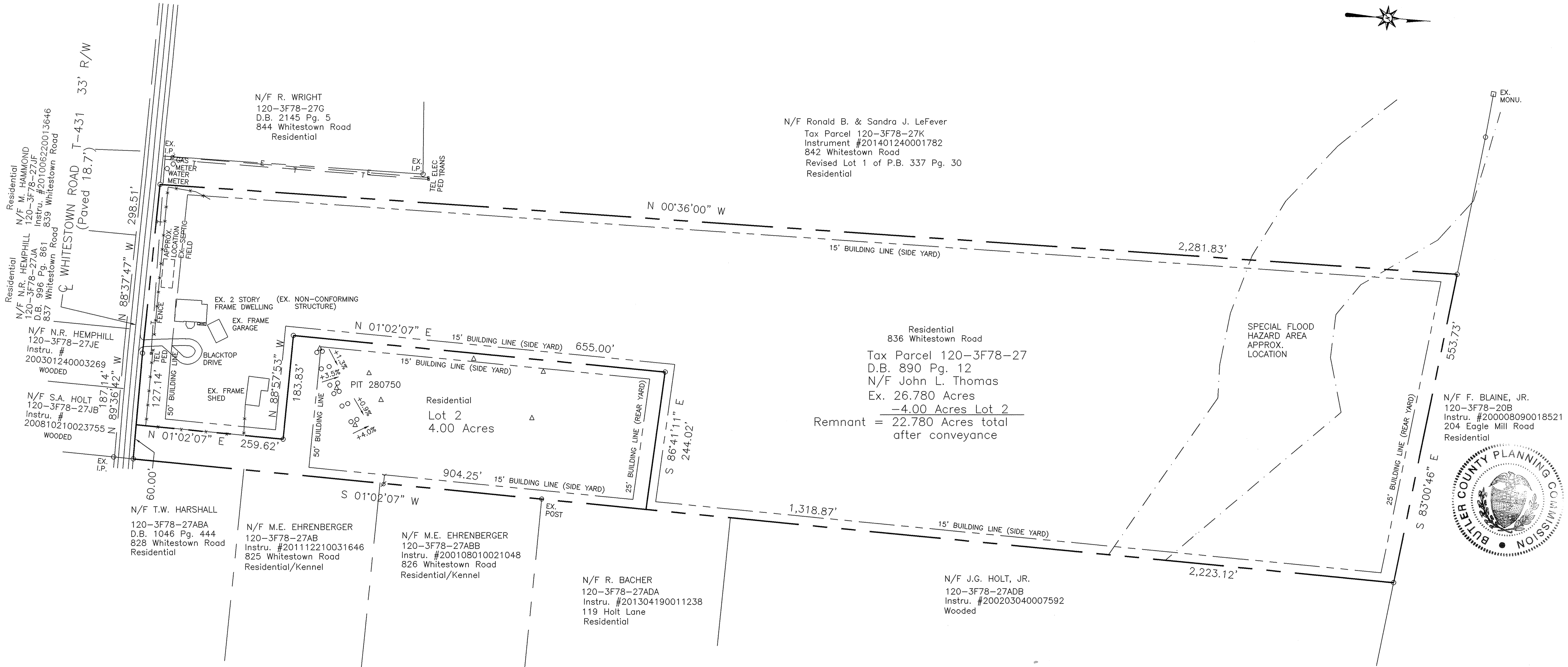
Mitterer Lot Line Revision

Situate in Slippery Rock Township
Butler County, Pa.

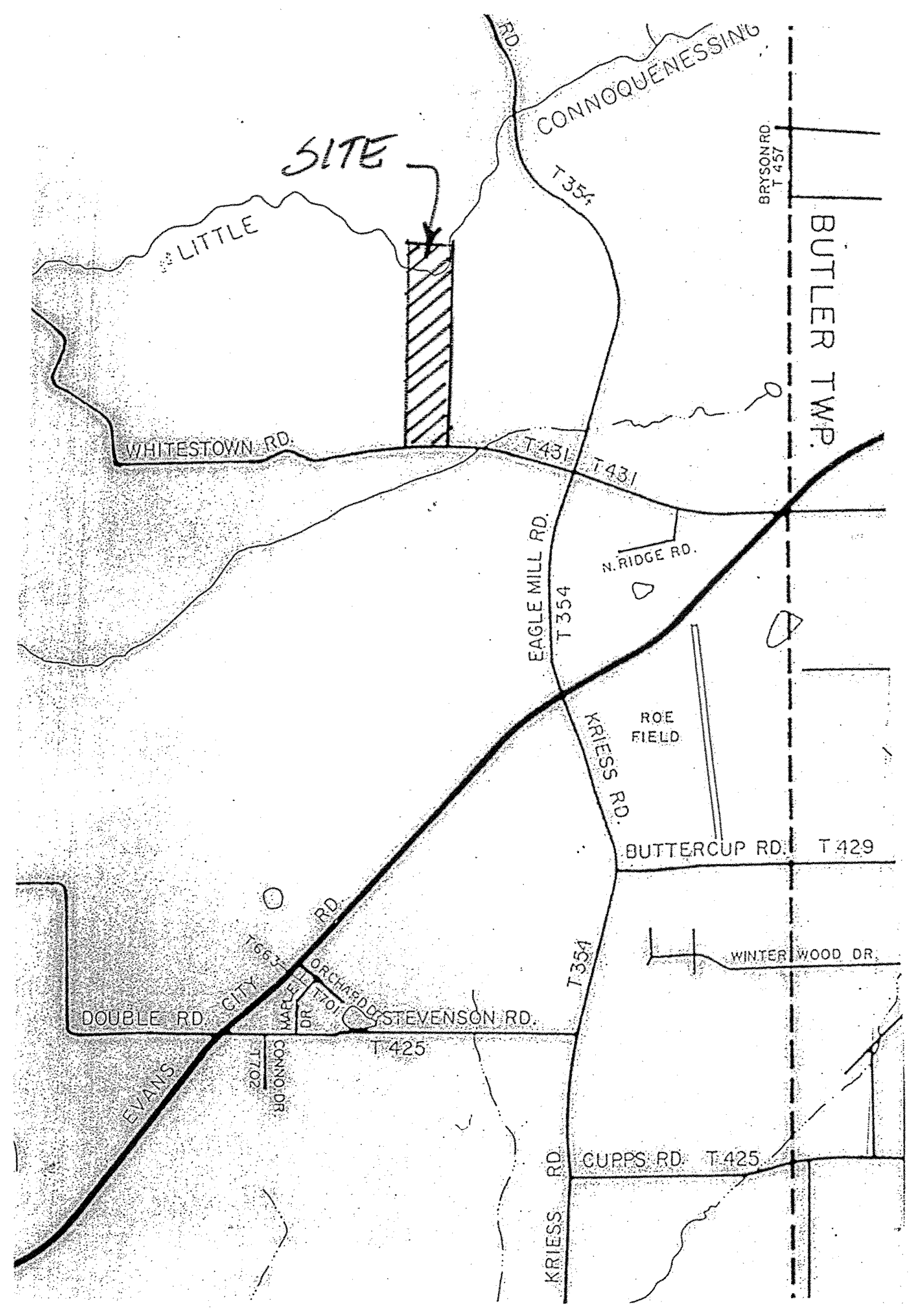
Prepared For Joe Cummings

Sheet No. 1 of 1

Instr:201407170016367 07/17/2014
Pages:1 F:$45.00 8:39AM
Michele Mustello T20140013290
Butler County Recorder ND



N/F R. WRIGHT
120–3F78–27G
D.B. 2145 Pg. 5
844 Whitestown Road
Residential
N/F Ronald B. & Sandra J. LeFever
Tax Parcel 120–3F78–27K
Instrument #201401240001782
842 Whitestown Road
Revised Lot 1 of P.B. 337 Pg. 30
Residential
℄ WHITESTOWN ROAD T–431 33' R/W
(Paved 18.7')
Residential
N/F M. HAMMOND
120–3F78–27JF
Instru. #201006220013646
839 Whitestown Road
Residential
N/F N.R. HEMPHILL
120–3F78–27JA
D.B. 996 Pg. 861
837 Whitestown Road
N/F N.R. HEMPHILL
120–3F78–27JE
Instru. #
200301240003269
WOODED
N/F S.A. HOLT
120–3F78–27JB
Instru. #
200810210023755
WOODED
N 88°37'47" W 298.51'
N 89°36'42" W 187.14'
EX. I.P.
GAS METER
WATER METER
TEL ELEC PED TRANS
APPROX. LOCATION EX. SEPTIC FIELD
FENCE
TEL PED
EX. 2 STORY FRAME DWELLING
(EX. NON-CONFORMING STRUCTURE)
EX. FRAME GARAGE
BLACKTOP DRIVE
EX. FRAME SHED
50' BUILDING LINE
127.14'
N 01°02'07" E 259.62'
N 88°57'53" W
183.83'
60.00'
N 00°36'00" W
15' BUILDING LINE (SIDE YARD)
2,281.83'
N 01°02'07" E 655.00'
PIT 280750
+1.3%
+3.5%
+0.9%
+4.0%
Residential
Lot 2
4.00 Acres
25' BUILDING LINE (REAR YARD)
S 86°41'11" E
244.02'
904.25'
S 01°02'07" W
EX. POST
1,318.87'
Residential
836 Whitestown Road
Tax Parcel 120–3F78–27
D.B. 890 Pg. 12
N/F John L. Thomas
Ex. 26.780 Acres
–4.00 Acres Lot 2
Remnant = 22.780 Acres total
after conveyance
SPECIAL FLOOD HAZARD AREA APPROX. LOCATION
EX. MONU.
553.73'
S 83°00'46" E
2,223.12'
N/F F. BLAINE, JR.
120–3F78–20B
Instru. #200008090018521
204 Eagle Mill Road
Residential
N/F T.W. HARSHALL
120–3F78–27ABA
D.B. 1046 Pg. 444
828 Whitestown Road
Residential
N/F M.E. EHRENBERGER
120–3F78–27AB
Instru. #201112210031646
825 Whitestown Road
Residential/Kennel
N/F M.E. EHRENBERGER
120–3F78–27ABB
Instru. #200108010021048
826 Whitestown Road
Residential/Kennel
N/F R. BACHER
120–3F78–27ADA
Instru. #201304190011238
119 Holt Lane
Residential
N/F J.G. HOLT, JR.
120–3F78–27ADB
Instru. #200203040007592
Wooded



SITE
CONNOQUENESSING
BUTLER TWP.
LITTLE
WHITESTOWN RD.
T-431
N. RIDGE RD.
EAGLE MILL RD.
T-354
KRIESS RD.
ROE FIELD
BUTTERCUP RD. T-429
WINTERWOOD DR.
DOUBLE RD.
STEVENSON RD.
T-425
CUPPS RD. T-425
KRIESS RD.

VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, A PORTION OF THE PROPERTY LIES IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPERTY OWNERS:

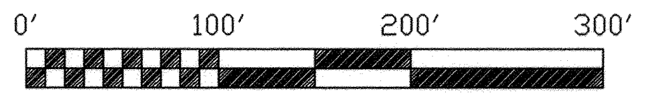
JOHN L. THOMAS
SUSAN GENE FITCH THOMAS
836 WHITESTOWN ROAD
CONNOQUENESSING, PA 16027

REF: THOMAS SUBDIVISION AS RECORDED IN P.B. 151 PG. 13

REF: LOT LINE REVISION FOR JOHN L. THOMAS & SUSAN GENE FITCH THOMAS AND RONALD B. & SANDRA J. LEFEVER BY LAND SURVEYORS, INC., 07/11/13, #12-162, P.B. 337 PG. 30

REVISED LOT 1 AND REMNANT PARCELS ARE SERVED BY PUBLIC WATER.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE NEW BUILDING LOT.



0'
100'
200'
300'

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 2nd day of July, 2014.

ATTEST:

Brenda Davis
SECRETARY

CHAIRMAN

SEAL:

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 342, Page 38.

Given under my hand and seal this 17th day of July, 2014.

Michele M. Mustello
RECORDER OF DEEDS

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

PLAN BOOK	PAGE
342	38

Cheryl A. Hughes
SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that I, John L. Thomas, 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, John L. Thomas, hereby agree to and by these presents do release and forever dischard 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 John L. Thomas, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30 day of June, 2014.

ATTEST:

John L. Thomas (SEAL)
OWNER

(SEAL)
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

My Commission Expires the 12 day of Sept, A.D., 2014.

The foregoing adoption and dedication is made by John L. Thomas 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 John L. Thomas, 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 30 DAY OF June, 2014.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

Reviewed with comments by the Butler County Planning Commission at a meeting held this 16TH day of JUNE, 2014. Letter to Connoquenessing Township Board of Supervisors dated 6-16-14, 2014.

JRM
SECRETARY

F. JRM
CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, John L. Thomas, 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 John L. Thomas, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30 day of June, A.D., 2014.

ATTEST:

John L. Thomas
OWNER

WITNESS My hand and notarial seal this 30 day of June, A.D., 2014.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

My Commission Expires the 12 day of Sept, A.D., 2014.

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.

6/16/14
SURVEYOR DATE REGISTRATION #SU-32490-E

Reviewed and approved by the Connoquenessing Township Planning Commission this 16 day of July, 2014.

Sherry Lokhaiser
SECRETARY

Sandra L. Cox
CHAIRMAN

SEAL:

REVISED 06/16/2014; ENGINEER'S REVIEW COMMENTS

L S I

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

PLAN OF SUBDIVISION

FOR: JOHN L. THOMAS

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 05/28/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 120-3F78-27		DB-PG 890-12	Service No. 14-039
Address 836 WHITESTOWN ROAD			

Instr:201407170016437 07/17/2014
Pages:3 F:$125.00 2:07PM
Michele Mustello T20140013377
Butler County Recorder ND

OWNER'S ADOPTION

The appropriate form of owner's adoption certification is required based on the type of owner or beneficial owner. It may be executed by any person or entity who falls within the MPC definition of landowner or developer. Please refer to definitions in Part 2.

FOR A CORPORATION

By resolution approved on this day of MAY 14 2014, the Board of Directors of the (name of corporation) COUNTY OF BUTLER, incorporated in the state of (name of state) PENNSYLVANIA, (owner or beneficial owner) of the land shown on the (name of plan) LAND DEVELOPMENT & STORM WATER MANAGEMENT PLAN adopted this plan as its (plan of lots or land development) and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal)

County of Butler

Amy Wilson, Chief Clerk
Signature and Title of
Officer Witnessing

5/12/14
Date

William McCarrier
Commissioner

5/12/14
Date

A. Dale Pinkerton
A. Dale Pinkerton
Commissioner

5/12/14
Date

James Eckstein
James Eckstein
Commissioner

5/12/14
Date

ACKNOWLEDGMENT OF NOTARY PUBLIC.

The owner's adoption and dedication must be acknowledged by a notary public. The black notary stamp must be affixed. The type of acknowledgment of notary public must correspond to the type of owner's adoption.

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 the above named Commissioners* of the County of Butler, who stated that they are authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 12th day of May, 2014.

* William L. McCarrier,
A. Dale Pinkerton, and
James Eckstein

Amy Wilson
(Seal)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy Wilson, Notary Public
City of Butler, Butler County
My Commission Expires March 28, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

7/15/14
Date

PE071353
Registration number

JASON MICHAEL KRATSAS

PLAN BOOK	PAGE
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CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE WHERE APPLICABLE

The owner or owners of all the property contained in the plan must certify to such ownership by signing a certificate of title on the plan for recording including the deed book volume and page numbers in which the title to all of the property contained in the plan is recorded. If there is no mortgage or encumbrance against the property, a statement to that effect is included. If there is a mortgage or encumbrance, the mortgagee must consent to the recording of the plan. Signatures must be witnessed.

CERTIFICATION OF TITLE (NO MORTGAGE)

(I/We) hereby certify that the title to the property contained in the (Name of subdivision or land development) 9028 Marshall Rd ~~County of Butler Board Commissioners~~ is in the name of (Name of owner) County of Butler Board Commissioners and is recorded in deed ~~book volume~~ ______, page______. Instr. No. 201404100007586 (I/We) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE) – No Mortgage

(I/We) hereby certify that the title to the property contained in the (Name of subdivision or land development) is in the name of (Name of Owner) ______ and is recorded in deed book volumue ____, page _____.

Witness

Owner

(Name of mortgagee) ______, mortgagee of the property contained in the (Name of subdivision or land development) ______ consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title, and Mortgagee

SURVEYOR'S CERTIFICATION.

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.

5-6-14
Date

Paul J. Neff
Name of Surveyor

(Seal)

SU051242
Registration Number

MUNICIPAL DECLARATIONS

No Acceptance of Dedication. A declaration must be placed on any plan that shows dedication of streets or other property to the Township that the dedication imposes no responsibility upon the Township for acceptance of the dedication, or for the Improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance.

The Board of ~~Commissioners~~ 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

~~Commissioner~~ SUPERVISOR

No Building Permits Without Approved Sewage Facilities. Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration.

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.

7-11-14
Date

Secretary

FOR PLANS WHERE SEWAGE FACILITIES ARE NOT REQUIRED

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.

FOR PLANS REQUIRING ACCESS TO STATE HIGHWAYS

Section 508(6) of the MPC requires that no plat requiring access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains the following statement:
A highway occupancy permit is required pursuant to § 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.

MUNICIPAL REVIEW AND APPROVAL STATEMENT

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 /Resolution No. 2014-19 on the 11th day of July 2014, 2014.

Secretary

Chairman, Board of ~~Commissioners~~ SUPERVISORS (Seal)

TOWNSHIP MANAGER

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in /Resolution No. 2014-19 have been met in accordance with Sections 22–305 and 22–307 of 4-1-14. the Township of Cranberry Code of Ordinances.

Township Manager

TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

Reviewed by the Planning Commission of the Township of Cranberry on this ______ day of _______, 20___.
_______.

Secretary

Chairman, Planning Commission

COUNTY PLANNING COMMISSION REVIEW STATEMENT

The following review statement is required on all subdivisions and land developments: Reviewed by the Butler County Planning Commission on this 4TH day of FEB, 2014.
_______.

Secretary

Chairman, Butler County Planning Commission

(Seal)

PROOF OF RECORDING

The plan must include a signature space for the recorder of deeds as follows:

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 342, Page(s) 39-41.

Given under my hand and seal this 17th day of July, 2014.

(Seal)

RECORDER OF DEEDS

Recorded in the office of the Recorder of Deeds of the county of Butler, Commonwealth of Pennsylvainia, in plan book volume _______, page(s)__________. Given under my hand and seal this _______ day of __________, 20____.

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

Michele M. Mustello
Recorder of Deeds

RECORDER

TOWNSHIP

ENGINEER

THOMAS R. STAHL
040753-E

SURVEYOR

PAUL J. NEFF
SU051242

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

REVISIONS

PEDERSEN
&PEDERSEN
Civil and Environmental
Engineering/Surveying
www.pedersenx2.com

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

3200 Main Street
Weirton, WV 26262
(304) 748-6190

CLIENT BUTLER COUNTY COMMISSIONERS OFFICE
124 WEST DIAMOND STREET, BUTLER, PENNSYLVANIA 16003–1208

PROJECT
MAGISTERIAL DISTRICT JUDGE OFFICE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHEET TITLE
STORMWATER MANAGEMENT SIGN–OFF SHEET

DRAWN JfC
CHECKED TRS
APPROVED TRS
DATE 4/10/14

ISSUE DATE 4/10/14
REV. # 0
PROJECT # 13–062
SCALE NONE
DWG # A
SHEET 2 OF 2

SITE LAYOUT NOTES:

① CONCRETE CURB, SEE DETAIL 1, SHEET 10.
② ASPHALT PAVEMENT, SEE DETAIL 3, SHEET 10.
③ CONCRETE SIDEWALK, SEE DETAIL 5, SHEET 10.
④ STOP SIGN, SEE DETAIL 13, SHEET 11.
⑤ STOP BAR, SEE DETAIL 15, SHEET 11.
⑥ CONCRETE PAVEMENT, SEE DETAIL 4, SHEET 10.
⑦ VEGETATED AREA (GRASS), SEE DETAIL ES1, SHEET 9 FOR LAWN.
SEE DETAIL ES4, SHEET 9 FOR SLOPE.
⑧ NEW BUILDING, SEE DRAWING BY: 4-MOST GROUP, INC.
⑨ 4" WIDE PAINTED YELLOW STRIPING.
⑩ LANDSCAPE ISLAND, SEE SHEET 8.
⑪ ADA VAN ACCESSIBLE SIGN, SEE DETAILS 13, 14 AND 17, SHEET 11.
⑫ LANDSCAPE BUFFER, SEE SHEET 8.
⑬ PAINTED HANDICAP PARKING SYMBOL, SEE DETAIL 14, SHEET 11.
⑭ 4" WIDE PAINTED BLUE STRIPING @ 2' CENTERS W/4" BORDER.
⑮ LANDSCAPE AREA, SEE SHEET 8.
⑯ CURB RAMPS TO BE CONSTRUCTED PER PPIC CONSTRUCTION STANDARD SD-10 CURB CUT/RAMP DETAIL.
⑰ RELOCATE EXISTING SIGN.
⑱ 8' CROSSWALK, SEE DETAIL 7, SHEET 10.
⑲ FLAG POLE, SEE DETAILS 34 & 35, SHEET 13 (35' HIGH).
⑳ 4" WIDE PAINTED YELLOW STRIPING @ 2' CENTERS W/4" BORDER.
㉑ SIGN, NO PARKING.
㉒ TRASH RECEPTACLE AREA.
㉓ MARSHALL ROAD TO BE WIDENED BY TOWNSHIP TO BE 12.5' FROM CENTERLINE.
㉔ NOT USED (PREVIOUSLY GUIDERAIL). △3
㉕ 92 L.F. OF PRIVACY FENCE, SEE DETAIL 38, SHEET 13 △2
㉖ CONCRETE CONDENSER PADS (BY OTHERS). △3

NOTES:

1. HORIZONTAL DATUM FROM PENNSYLVANIA STATE PLANE NAD83.
2. VERTICAL DATUM FROM NAVD88.
3. PROPERTY BEARING TAKEN FROM RECORDED DEED INFORMATION.
4. PROPERTY ADDRESS: 9028 MARSHALL ROAD, CRANBERRY TWP. PA 16066.
5. ZONING: SP-1, SPECIAL GROWTH DISTRICT.
6. PARKING REQUIRED = 11 SPACES.
   3560 sq.ft. BUILDING/350 = 11 PARKING SPACE REQUIRED.
   BASEMENT AREA 3560 sq.ft. AND IS INTENDED FOR STORAGE AREA ONLY.
7. PARKING PROVIDED = 19 TOTAL SPACES.
   18 STANDARD SPACES
   1 HANDICAP SPACES
8. BUILDING AREA = 3,650 sq.ft FIRST FLOOR.
9. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT.
10. PROPERTY IS IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 421217 0010 B, EFFECTIVE DATE: APRIL 1, 1982.
11. FIRE HYDRANT LOCATIONS.
    ±550 FEET TO SOUTH, ±400 FEET TO NORTH.
12. SEE CRANBERRY TOWNSHIP ORDINANCES FOR AS-BUILT REQUIREMENTS.
13. RECEIVING STREAM: COAL RUN-WWF.
14. NO EXISTING STREAMS, FLOODWAYS, WETLANDS NOR WATER COURSES ARE LOCATED WITHIN THE WORK AREA.
15. BUILDING SETBACK: REQUIRED=25', PROVIDED=189'.
16. BUILDING HEIGHT: REQUIRED=<50', PROVIDED=20'.
17. SITE IMPERVIOUS SURFACE=16,340 sq.ft. = 37%, MAXIMUM = 70%. △3
18. ACCESSIBLE ROUTES WILL BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A117,1-2009.
19. PARKING LOT AREA=8,064 sq.ft., REQUIRED PERVIOUS SURFACE= 807 sq.ft. = 10%, PROVIDED = 940 sq.ft. = 11%. △3
20. PROPOSED UTILITIES TO BE UNDERGROUND.
21. SIDE YARD BUILDING SETBACK = 20', PROVIDED = 21' AND 26'. △3
22. REAR YARD BUILDING SETBACK = 20', PROVIDED = 147'. △3

SOILS LEGEND:

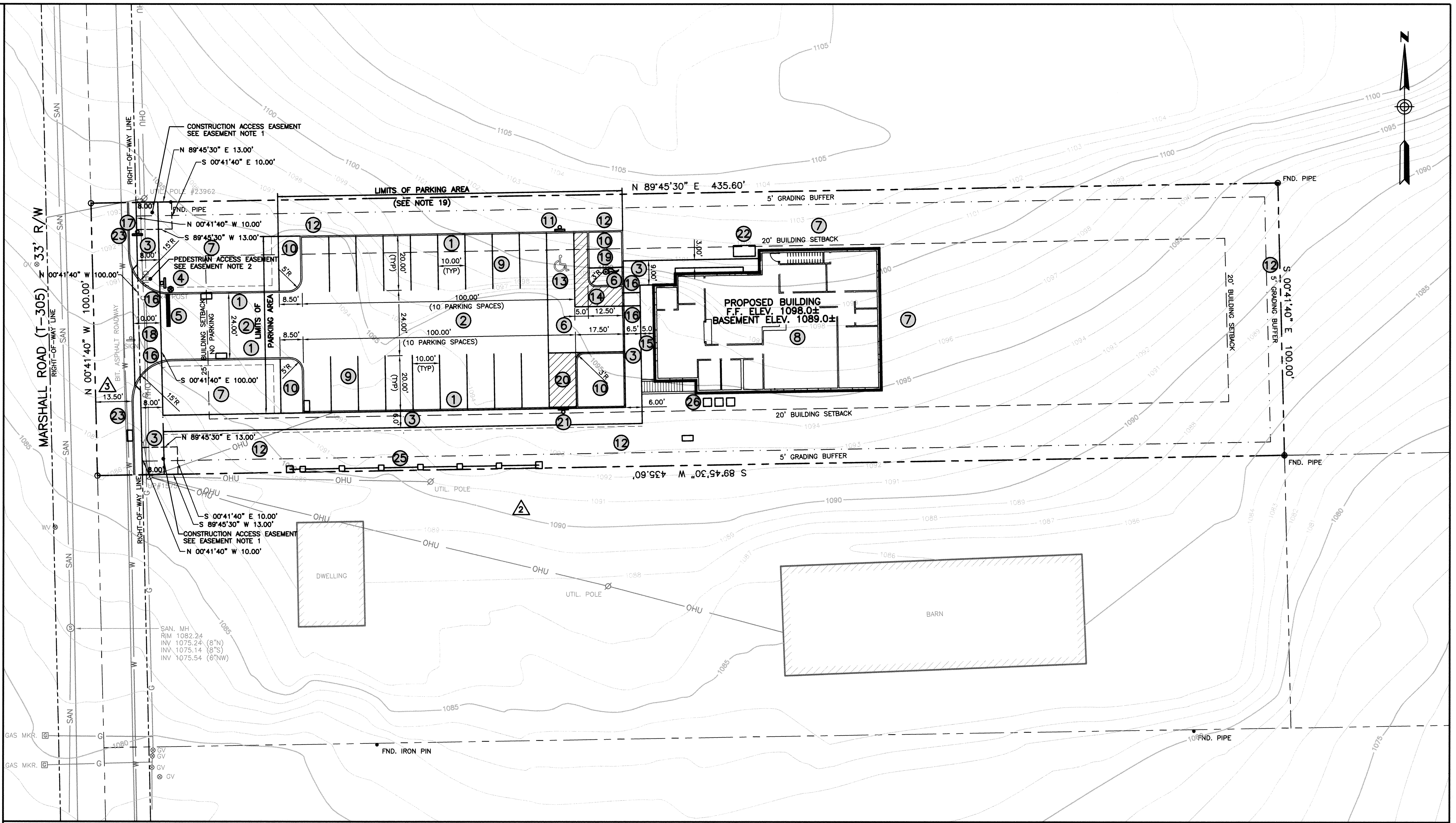
WaC	Wharton silt loam, 8 to 15% slopes

NOTE: THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROX. LOCATIONS ONLY AS PER UTILITY COMPANY INFORMATION AND INFORMATION SUPPLIED BY THE PA ONE CALL SYSTEM.

SERIAL #20132680415

*BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA STOP! CALL PA. ONE-CALL AT 1-800-242-1776 TOLL FREE FOR ACTUAL FIELD UTILITY LOCATIONS.

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. A DESIGNER IS REQUIRED TO GIVE NO LESS THAN 10 WORKING DAYS NOR MORE THAN 90 WORKING DAYS NOTICE WHEN ENGAGED IN THE DESIGN PHASE. BOTH OF THESE CONDITIONS INVOLVE THE ENTIRE COMMONWEALTH.


MARSHALL ROAD (T-305) ≈ 33' R/W
RIGHT-OF-WAY LINE
BIT. ASPHALT ROADWAY
N 00°41'40" W 100.00'
CONSTRUCTION ACCESS EASEMENT SEE EASEMENT NOTE 1
N 89°45'30" E 13.00'
S 00°41'40" E 10.00'
UTIL. POLE #23962
FND. PIPE
N 00°41'40" W 10.00'
S 89°45'30" W 13.00'
PEDESTRIAN ACCESS EASEMENT SEE EASEMENT NOTE 2
S 00°41'40" E 100.00'
LIMITS OF PARKING AREA (SEE NOTE 19)
N 89°45'30" E 435.60'
5' GRADING BUFFER
20' BUILDING SETBACK
100.00' (10 PARKING SPACES)
10.00' (TYP)
20.00' (TYP)
24.00'
8.50'
25' BUILDING SETBACK NO PARKING
LIMITS OF PARKING AREA
PROPOSED BUILDING F.F. ELEV. 1098.0± BASEMENT ELEV. 1089.0±
S 00°41'40" E 100.00'
S 89°45'30" W 435.60'
FND. PIPE
OHU
UTIL. POLE
DWELLING
BARN
SAN. MH RIM 1082.24 INV 1075.24 (8"N) INV 1075.14 (8"S) INV 1075.54 (6"NW)
GAS MKR.
FND. IRON PIN
FND. PIPE
N

SITE DISTANCE:

POSTED SPEED LIMIT = 35 MPH

REQUIRED	ACTUAL
LEFT = 750'	>750'
RIGHT = 175'	>175'

LEGEND

——— — — ———	PROPERTY/RIGHT-OF WAY LINE
——— ——— ———	RIGHT-OF-WAY LINE
——1095——	EXISTING INDEX CONTOURS
——G——	GAS LINE
——W——	WATER LINE
——OHU——	OVERHEAD UTILITY LINES
	SIGN
⊡	GAS LINE MARKER
⊗	GAS VALVE
Ø	UTILITY POLE
Ⓢ	SANITARY SEWER MANHOLE
●	PROPERTY MONUMENTATION

EASEMENT NOTES:

△3 1. CONSTRUCTION ACCESS EASEMENTS SHALL BE PROVIDED FOR FUTURE CONNECTION TO THE SIDEWALK BY ADJACENT PROPERTIES.

△3 2. A PUBLIC PEDESTRIAN ACCESS EASEMENT SHALL BE PROVIDED FOR THE SIDEWALK ALONG MARSHALL ROAD.

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20 0 20 40
Scale Feet

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
3	FINAL REVIEW COMMENTS	06/09/14	JAL	TRS	TRS
2	FINAL REVIEW COMMENTS	4/0814	JfC	TRS	TRS
1	REVISED PER DEVELOPMENT REPORT COMMENTS	03/06/14	JAL	TRS	TRS

R E V I S I O N S

THOMAS R. STAHL
040753-E

PEDERSEN &PEDERSEN
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CLIENT BUTLER COUNTY COMMISSIONERS OFFICE
124 WEST DIAMOND STREET, BUTLER, PENNSYLVANIA 16003-1208

PROJECT
MAGISTERIAL DISTRICT JUDGE OFFICE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHEET TITLE
SITE LAYOUT PLAN

DRAWN JAL
CHECKED PJN
APPROVED PJN
DATE 01/29/14

ISSUE DATE 06/09/14
REV. # 3
PROJECT # 13-062
SCALE 1"=20'
DWG # C5
SHEET 5 OF 13

GRADING NOTES:

① STORM SEWER, SEE DETAIL 19, SHEET 11.

② UNDERGROUND STORMWATER DETENTION, SEE DETAIL 18, SHEET 11. UNDERGROUND STORAGE SHALL BE STORMTECH MC 3500 MIN. UNITS = 21 WITH 4 END CAPS. TOP OF BEDDING ELEVATION = 1086.15.

③ ISOLATOR ROW, SEE DETAIL 18, SHEET 11. SHALL BE STORMTECH SC 740 MIN. UNITS = 5 WITH 2 END CAPS. TOP OF BEDDING ELEVATION = 1086.15.

④ MAINTENANCE PORT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

⑤ VENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

⑥ MANHOLE 1, 4' DIA.
RIM 1092.20
INV (IN/OUT) 1086.15
WEIR ELEV (TOP) 1088.65
WEIR ELEV (BOTTOM) 1086.15
PIPE IN 15"ø, PIPE OUT 15"ø

⑦ MANHOLE 2, 4' DIA.
RIM 1092.70
INV (IN/OUT) 1085.40
WEIR, SEE DETAIL 8, SHEET 10.

⑧ MANHOLE 3, 4' DIA.
RIM 1097.30
INV (IN) 1087.57
INV (OUT) 1087.40
WEIR ELEV (TOP) 1089.90
WEIR ELEV (BOTTOM) 1087.40

⑨ INLET 1
RIM 1092.00
INV (OUT) 1088.50
CONNECT ROOF DRAIN @ ELEV 1090.00

⑩ INLET 2
RIM 1091.35
INV (OUT) 1087.25

⑪ INLET 3
RIM 1090.50
INV (IN) 1087.00
INV (OUT) 1086.83

⑫ INLET 4
RIM 1091.90
INV (IN) 1086.50
INV (OUT) 1086.33

⑬ ROOF DRAIN PIPING.

⑭ COLLECTION DITCH, SEE DETAIL 20, SHEET 11. MIN. SLOPE = 1.00%.

⑮ CONNECT TO NEW TRUNK LINE ON MARSHALL ROAD @ INVERT ELEV. 1079.75 CONFIRM WATER AND GAS LINE ELEVATIONS PRIOR TO CONNECTION. WATER LINE IS ASSUMED TO HAVE 4 FEET OF COVER AND GAS LINE 2.5 FEET. IF CONFLICT ARISES, ADJUST NEW INLET WITH APPROVAL OF OWNER AND CRANBERRY TOWNSHIP.

⑯ SIDEWALKS SHALL HAVE 2.00% MAX. CROSS SLOPE.

⑰ MATCH EXISTING ROAD ELEVATIONS.

NOTES:

1. ALL INLETS SHALL BE PaDOT STANDARD INLET, TYPE M.
2. ALL STORM SEWERS SHALL BE 15"ø SLCPP, MIN. 1.00% SLOPE, EXCEPT CONNECTIONS TO THE DETENTION SYSTEM, MAY BE 0%.
3. ROOF DRAINS SHALL BE 6"ø PVC.

SITE DISTANCE:

POSTED SPEED LIMIT = 35 MPH

REQUIRED	ACTUAL
LEFT = 750'	>750'
RIGHT = 175'	>175'

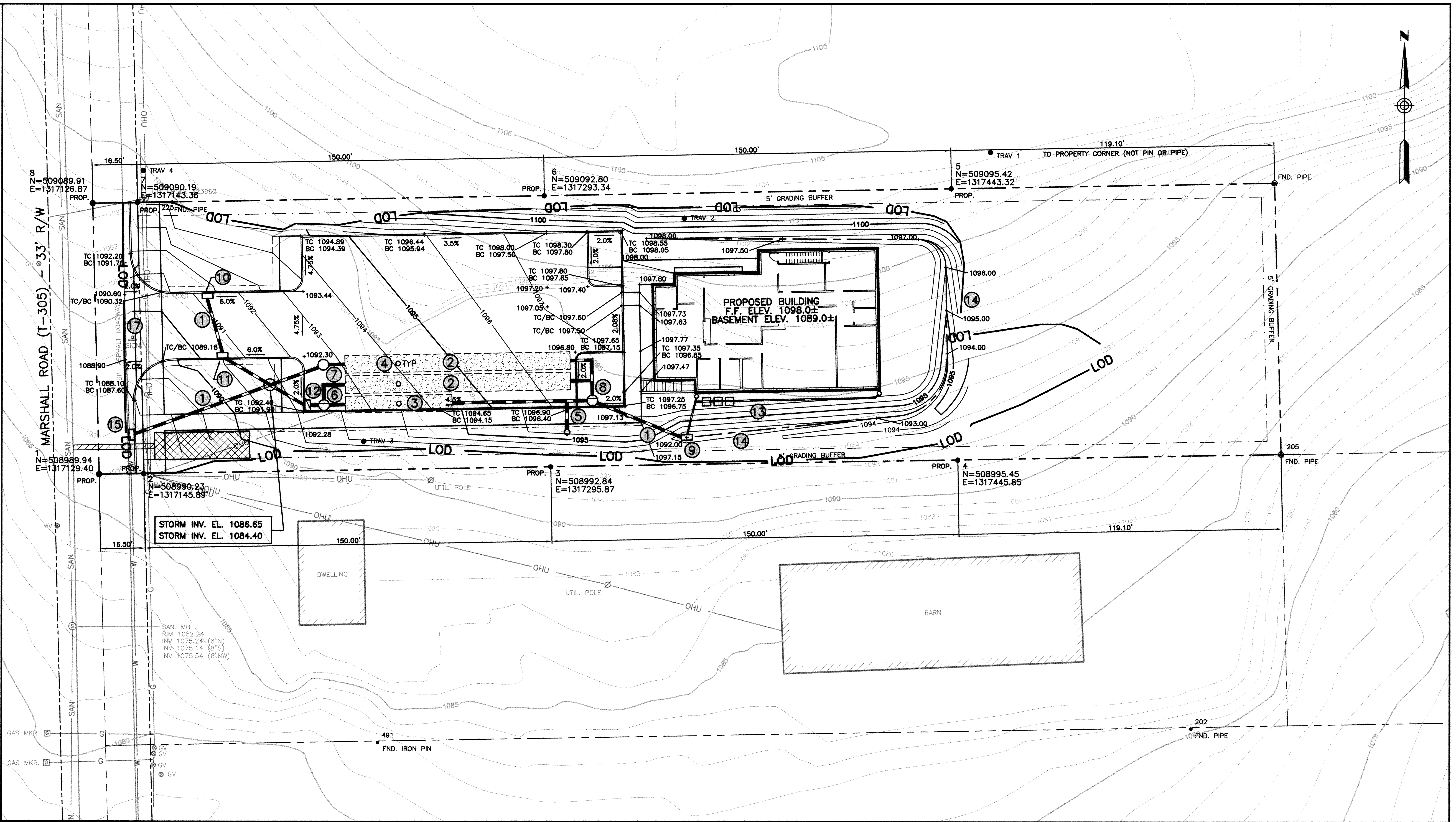
SOILS LEGEND:

WaC	Wharton silt loam, 8 to 15% slopes

LEGEND

— — — —	PROPERTY/RIGHT-OF WAY LINE
— — — — — —	RIGHT-OF-WAY LINE
1095	EXISTING INDEX CONTOURS
G	GAS LINE
W	WATER LINE
OHU	OVERHEAD UTILITY LINES
	SIGN
G	GAS LINE MARKER
⊗	GAS VALVE
∅	UTILITY POLE
Ⓢ	SANITARY SEWER MANHOLE
●	PROPERTY MONUMENTATION

20 0 20 40
Scale Feet


MARSHALL ROAD (T-305) – 33' R/W
SAN
OHU
W
G
16.50'
150.00'
150.00'
119.10'
TRAV 4
TRAV 1
TRAV 2
TRAV 3
TO PROPERTY CORNER (NOT PIN OR PIPE)
8 N=509089.91 E=1317126.87 PROP.
7 N=509090.19 E=1317143.36 PROP.
225 FND. PIPE
6 N=509092.80 E=1317293.34 PROP.
5 N=509095.42 E=1317443.32 PROP.
FND. PIPE
1 N=508989.94 E=1317129.40 PROP.
2 N=508990.23 E=1317145.89
3 N=508992.84 E=1317295.87 PROP.
4 N=508995.45 E=1317445.85 PROP.
205 FND. PIPE
5' GRADING BUFFER
LOD
PROPOSED BUILDING
F.F. ELEV. 1098.0±
BASEMENT ELEV. 1089.0±
TC 1094.89 BC 1094.39
TC 1096.44 BC 1095.94
TC 1098.00 BC 1097.50
TC 1098.30 BC 1097.80
TC 1098.55 BC 1098.05
TC 1097.80 BC 1097.65
TC 1092.20 BC 1091.70
TC/BC 1090.32
TC/BC 1089.18
TC 1088.10 BC 1087.60
TC 1092.40 BC 1091.90
TC 1094.65 BC 1094.15
TC 1096.90 BC 1096.40
TC 1097.65 BC 1097.15
TC 1097.35 BC 1096.85
TC 1097.25 BC 1096.75
TC/BC 1097.60
TC/BC 1097.50
3.5%
2.0%
4.75%
6.0%
2.08%
4.5%
TYP
4X4 POST
SIGN
BIT. ASPHALT ROADWAY
STORM INV. EL. 1086.65
STORM INV. EL. 1084.40
DWELLING
BARN
UTIL. POLE
GAS MKR.
GV
WV
SAN. MH
RIM 1082.24
INV 1075.24 (8"N)
INV 1075.14 (8"S)
INV 1075.54 (6"NW)
491 FND. IRON PIN
202 FND. PIPE
5' GRADING BUFFER

NOTE: THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROX. LOCATIONS ONLY AS PER UTILITY COMPANY INFORMATION AND INFORMATION SUPPLIED BY THE PA ONE CALL SYSTEM.

SERIAL #20132680415

*BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA STOP! CALL PA. ONE-CALL AT 1-800-242-1776 TOLL FREE FOR ACTUAL FIELD UTILITY LOCATIONS.

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. A DESIGNER IS REQUIRED TO GIVE NO LESS THAN 10 WORKING DAYS NOR MORE THAN 90 WORKING DAYS NOTICE WHEN ENGAGED IN THE DESIGN PHASE. BOTH OF THESE CONDITIONS INVOLVE THE ENTIRE COMMONWEALTH.

STORMWATER NOTES

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 AN CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AND EXCEPTION IN WRITING.

THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPS. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY. A NOTE SHALL BE PLACED ON THE RECORDED PLAN: "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE 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 AFORMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILTY 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.

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

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 COMMENWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.

THE STATEMENT SIGNED BY THE LANDOWNER ACKNOWLEGING THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL OF THE TOWNSHIP.

THE FOLLOWING SIGNATURE BLOCK FOR THE QUALIFIED PROFESSIONAL PREPARING THE STORMWATER MANAGEMENT PLAN:

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

THE FOLLOWING SIGNATURE BLOCK FOR THE TOWNSHIP ENGINEER OR APPROVED TOWNSHIP REPRESENTATIVE REVIEWING THE STORMWATER MANAGEMENT PLAN:

"I, Jason K, HAVE REVEIWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE".

AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

PLAN BOOK	PAGE
342	41

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	REVISED SIDEWALK	06/16/14	JAL	TRS	TRS

REVISIONS

THOMAS R. STAHL
ENGINEER
040753E

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
www.pedersenx2.com

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

3200 Main Street
Weirton, WV 26262
(304) 748-6190

CLIENT BUTLER COUNTY COMMISSIONERS OFFICE
124 WEST DIAMOND STREET, BUTLER, PENNSYLVANIA 16003-1208

PROJECT MAGISTERIAL DISTRICT JUDGE OFFICE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHEET TITLE STORMWATER MANAGEMENT SITE PLAN

DRAWN	JAL	ISSUE DATE	06/16/14
		REV. #	1
CHECKED	PJN	PROJECT #	13-062
APPROVED	PJN	SCALE	1"=20'
DATE	03/06/14	DWG #	SW-1
		SHEET	1 OF 2

KNOW ALL MEN BY THESE PRESENTS; THAT MARJORIE V. KIESTER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION 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 MARION, MARJORIE V. KIESTER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, 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 MARJORIE V. KIESTER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 1st DAY OF JULY 2014.

ATTEST:

Linda G Taylor POA. — OWNER

Alice J. Christy — WITNESS

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 MARJORIE V. KIESTER 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 1st DAY OF JULY 2014.
MY COMMISSION EXPIRES THE 17 DAY OF FEB 2016

Alice J. Christy — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alice J. Christy, Notary Public
Mercer Twp., Butler County
My Commission Expires Feb. 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS; THAT THOMAS F. & ELVA M. COLOSIMO, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION 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 MARION, THOMAS F. & ELVA M. COLOSIMO, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, 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 THOMAS F. & ELVA M. COLOSIMO, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 1st DAY OF July 2014.

ATTEST:

Thomas F Colosimo — OWNER

Michele Burd — WITNESS

Elva M Colosimo — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED THOMAS F. & ELVA M. COLOSIMO 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 1 DAY OF July 2014.
MY COMMISSION EXPIRES THE ______ DAY OF ____________ ______.

Judith A Stoops — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

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.

06-05-14 — DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30TH DAY OF MAY 2014.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 342 PAGE 42.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF JULY 2014

Michele M Mustello — RECORDER

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

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

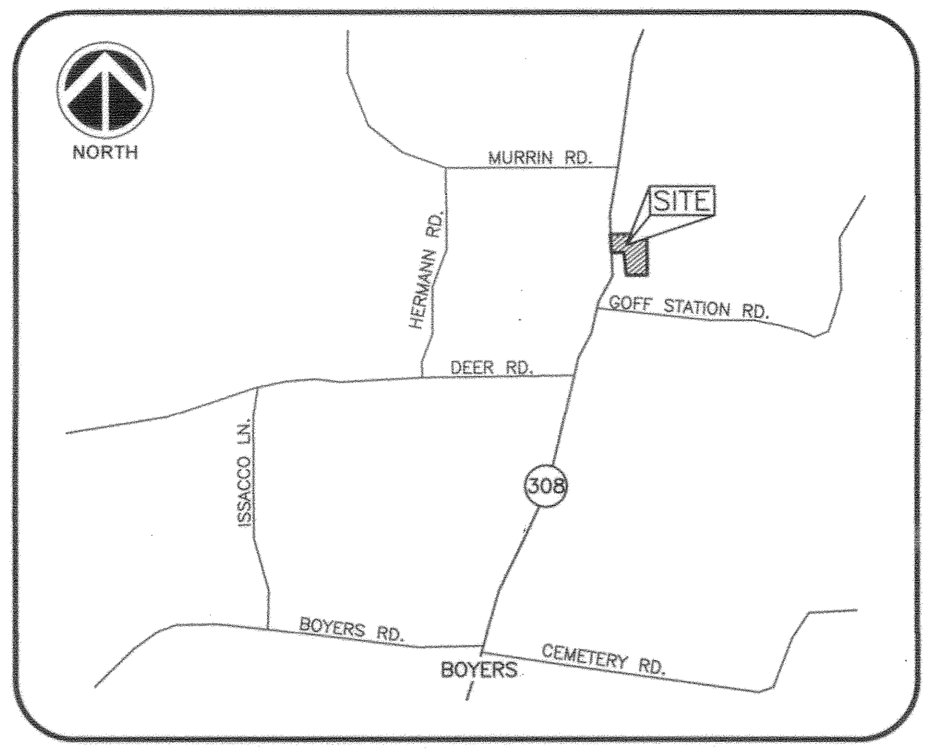
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 14th DAY OF July, 2014.

Michele Burd — SECRETARY

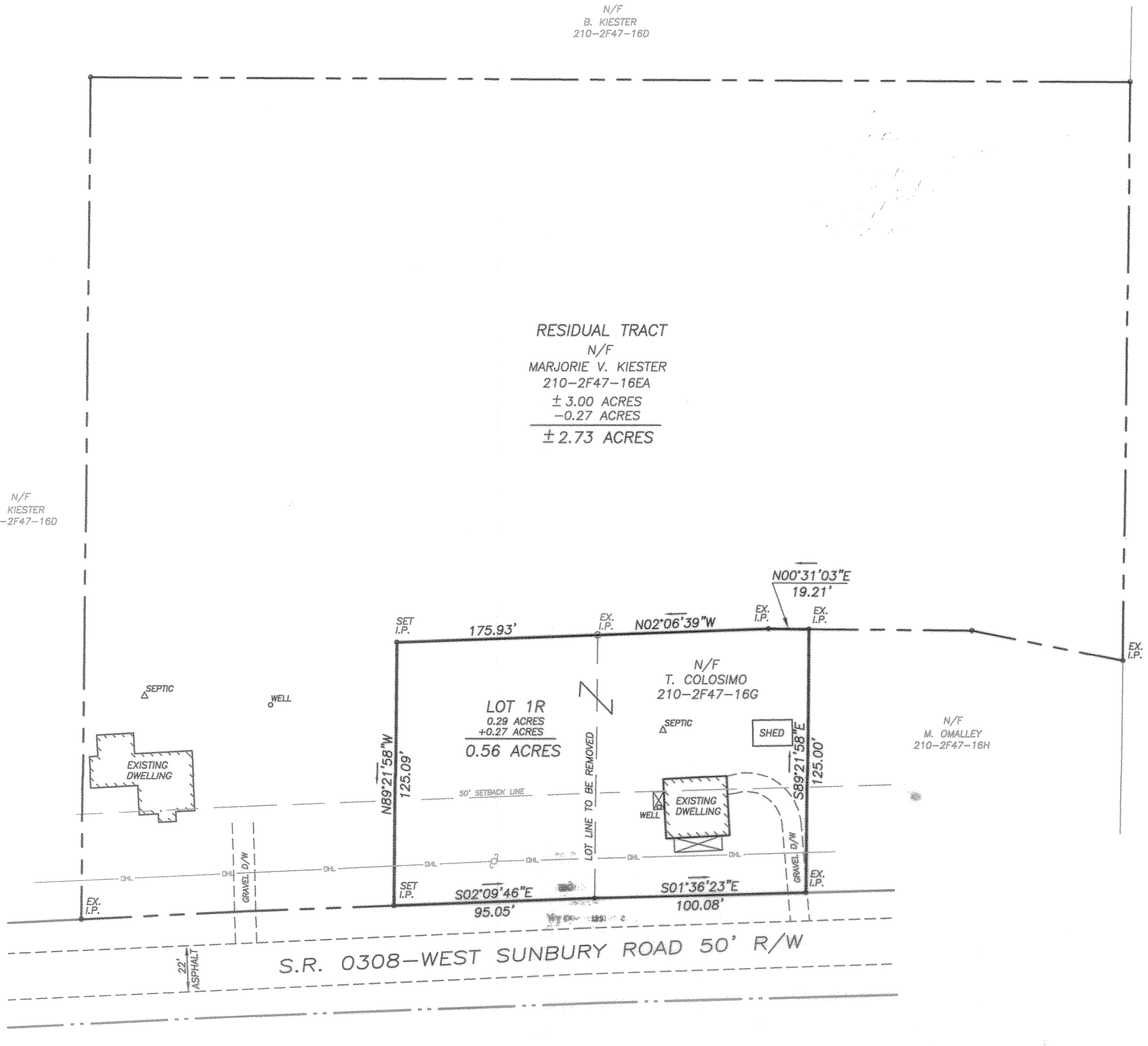
Daniel K Patton — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

Instr:201407210016597 07/21/2014
Pages:1 F:$45.00 10:29AM
Michele Mustello T20140013531
Butler County Recorder FL



VICINITY MAP
NOT TO SCALE



RECORDED:	
PLAN BOOK	PAGE
342	**42**

RESIDUAL TRACT
TAX PARCEL ID 210-2F47-16EA
DEED REF: 20009120021359
PLAN REF: PB 226 PG 15

LOT 1R
TAX PARCEL ID 210-2F47-16G
DEED REF: 201205240014852

TOTAL PLAN AREA ±3.29 ACRES
LOT 1R 0.56 ACRES
RESIDUAL 2.73 ACRES

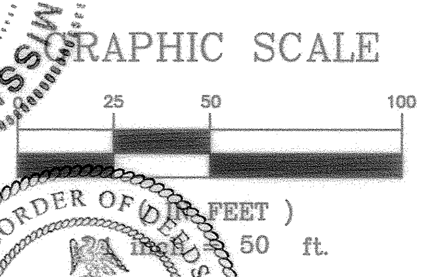
OWNERS:

MARJORIE V. KIESTER
2434 WEST SUNBURY RD.
BOYERS, PA 16020

THOMAS F. & ELVA M. COLOSIMO
2428 WEST SUNBURY RD.
BOYERS, PA 16020

NOTE:

LOT LINE REVISION PLAN, 0.27 ACRES TAKEN FROM PARCEL 210-2F47-16EA AND CONVEYED TO PARCEL 210-2F47-16G



JAMES M. SHUTY
35568-E

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

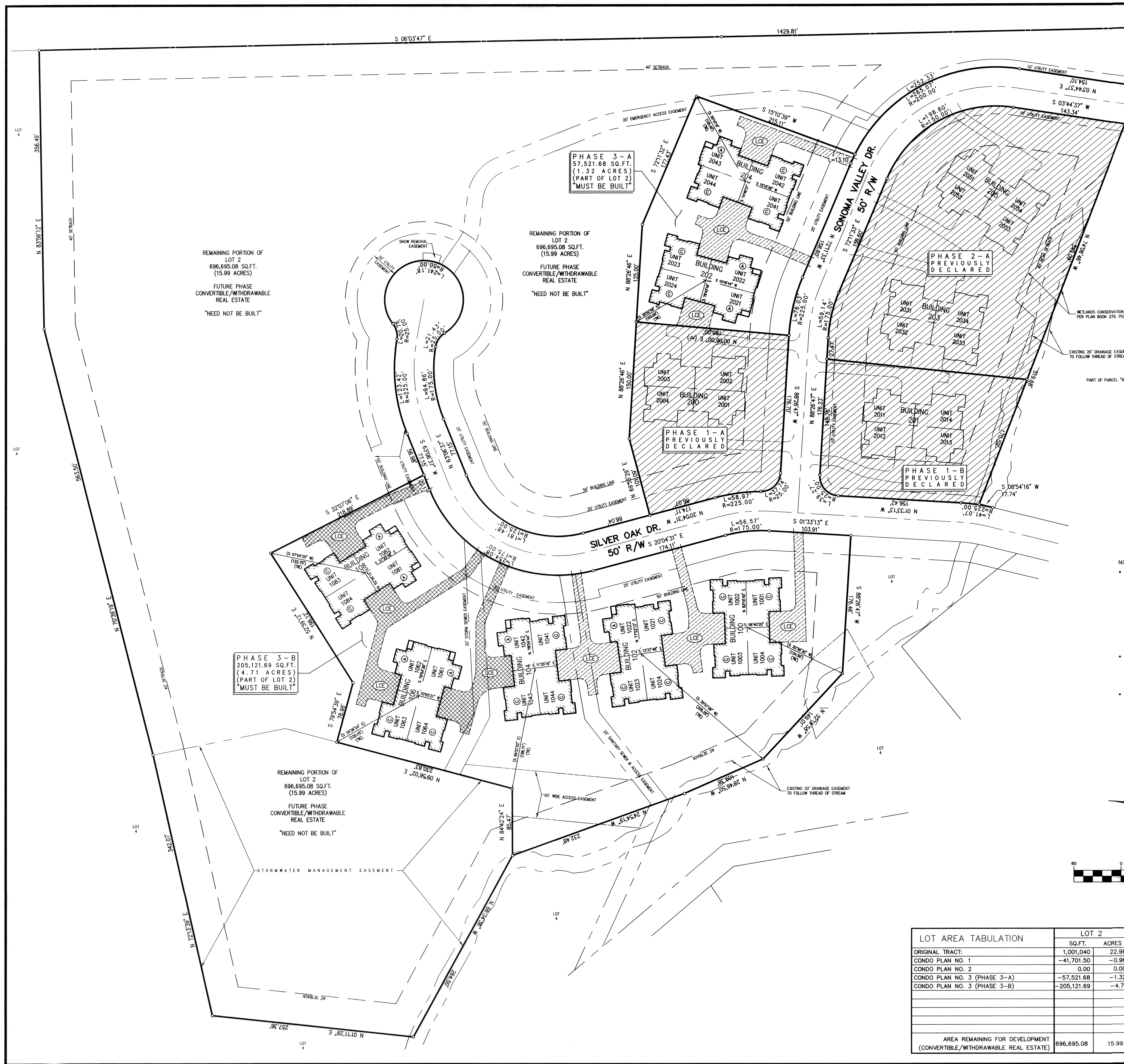
Scale 1" = 50'
Date MAY 23, 2014
Job No. 2644

COLOSIMO LOT LINE REVISION

Situate in Marion Township
Butler County, Pa.

Prepared For THOMAS F. COLOSIMO

Sheet No. 1 of 1


S 06°03'47" E
1429.81'
40' SETBACK
20' EMERGENCY ACCESS EASEMENT
10' UTILITY EASEMENT
N 03°44'37" E
154.10'
N 74°06'46" W
80.95'
LOT 4
356.49'
N 83°56'12" E
REMAINING PORTION OF
LOT 2
696,695.08 SQ.FT.
(15.99 ACRES)
FUTURE PHASE
CONVERTIBLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"
SNOW REMOVAL EASEMENT
35' UTILITY EASEMENT
L=241.18'
R=50.00'
L=20.78'
R=25.00
L=21.43'
R=25.00'
L=123.42'
R=225.00'
L=94.86'
R=175.00'
PHASE 3-A
57,521.68 SQ.FT.
(1.32 ACRES)
(PART OF LOT 2)
"MUST BE BUILT"
S 72°11'32" E
177.43'
S 15°10'39" W
215.11'
L=13.10'
BUILDING 204
UNIT 2041
UNIT 2042
UNIT 2043
UNIT 2044
BUILDING 202
UNIT 2021
UNIT 2022
UNIT 2023
UNIT 2024
LCE
N 88°26'46" E
125.00'
SONOMA VALLEY DR.
50' R/W
L=252.33'
L=265.07'
R=200.00'
L=198.80'
R=150.00'
S 03°44'37" W
143.34'
N 72°11'33" W
158.60'
S 72°11'33" E
158.60'
25' UTILITY EASEMENT
50' BUILDING LINE
BUILDING 205
UNIT 2051
UNIT 2052
UNIT 2053
UNIT 2054
PHASE 2-A
PREVIOUSLY
DECLARED
BUILDING 203
UNIT 2031
UNIT 2032
UNIT 2033
UNIT 2034
40' REAR SETBACK
N 74°06'46" W
349.09'
WETLANDS CONSERVATION EASEMENT
PER PLAN BOOK 279, PGS 43–49
EXISTING 20' DRAINAGE EASEMENT
TO FOLLOW THREAD OF STREAM
PART OF PARCEL "B"
L=76.03'
R=225.00'
L=59.14'
R=175.00'
N 00°06'00" E (TIE)
195.00'
BUILDING 200
UNIT 2001
UNIT 2002
UNIT 2003
UNIT 2004
PHASE 1-A
PREVIOUSLY
DECLARED
N 88°26'46" E
150.00'
S 88°26'47" W
176.70'
N 88°26'47" E
176.23'
27.47'
148.76'
10' UTILITY EASEMENT
BUILDING 201
UNIT 2011
UNIT 2012
UNIT 2013
UNIT 2014
PHASE 1-B
PREVIOUSLY
DECLARED
519.68'
170.58'
S 08°54'16" W
17.74'
L=39.27'
R=25.00'
N 01°33'13" W
156.42'
L=41.07'
R=225.00'
N 69°55'29" E
101.09'
L=58.97'
R=225.00'
L=37.74'
R=25.00'
N 20°04'31" W
174.11'
86.07'
88.04'
SILVER OAK DR.
50' R/W
S 20°04'31" E
174.11'
L=56.57'
R=175.00'
S 01°33'13" E
103.91'
L=181.48'
R=125.00'
L=254.08'
R=175.00'
S 63°06'37" W
77.15'
N 63°06'37" E
77.15'
56.98'
20.17'
S 32°07'06" E
218.89'
BUILDING 108
UNIT 1081
UNIT 1082
UNIT 1083
UNIT 1084
N 52°39'12" E
196.12'
PHASE 3-B
205,121.69 SQ.FT.
(4.71 ACRES)
(PART OF LOT 2)
"MUST BE BUILT"
S 79°54'39" E
78.98'
BUILDING 106
UNIT 1061
UNIT 1062
UNIT 1063
UNIT 1064
20' STORM SEWER EASEMENT
BUILDING 104
UNIT 1041
UNIT 1042
UNIT 1043
UNIT 1044
BUILDING 102
UNIT 1021
UNIT 1022
UNIT 1023
UNIT 1024
BUILDING 100
UNIT 1001
UNIT 1002
UNIT 1003
UNIT 1004
S 88°26'47" W
176.46'
N 52°19'58" W
149.01'
20' SANITARY SEWER & ACCESS EASEMENT
60' WIDE ACCESS EASEMENT
N 09°56'02" E
230.83'
N 28°46'50" W
109.38'
N 24°54'19" W
232.48'
N 84°42'24" E
85.47'
STORMWATER MANAGEMENT EASEMENT
342.07'
N 72°13'39" E
N 66°34'36" W
264.50'
N 01°11'29" E
257.36'

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 1 PAGES, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S.A. SECTION 3210(B) AND (C))

James A. Sperdute
BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457–E DATE 7/24/14

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 24 DAY OF July, 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.

Kath P. Sper
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
NOTARIAL SEAL
KATHRYN P. SPERDUTE, Notary Public
Hampton Twp., Allegheny County
My Commission Expires April 7, 2015

Instr:201407250017225 07/25/2014
Pages:1 F:$45.00 2:13PM
Michele Mustello T20140014180
Butler County Recorder ND

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 342 PAGES 43 GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF July, 2014

Michele M. Mustello
RECORDER OF DEEDS

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

NOTES:

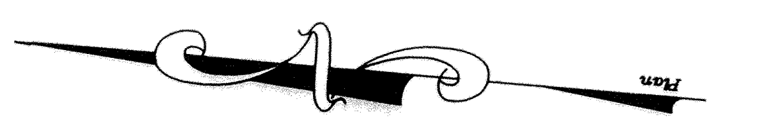
- PLAN REFERENCE : SONOMA VALLEY PLAN NO. 1
  PLAN BOOK 331, PAGES 24 – 25

  SONOMA VALLEY CONDOMINIUM PLAN NO. 1
  PLAN BOOK 337, PAGES 19–22

  SONOMA VALLEY CONDOMINIUM PLAN NO. 2
  PLAN BOOK 340, PAGES 26
- 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.

SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

▨	PREVIOUSLY DECLARED PROPERTY
▨ LCE	LIMITED COMMON ELEMENTS COMPLETED
▩ LCE	LIMITED COMMON ELEMENTS NOT COMPLETED MUST BE BUILT

UNIT TYPES

Ⓐ ABBEY
Ⓒ CANTERBURY

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	–41,701.50	–0.96	–38,742.38	–0.89
CONDO PLAN NO. 2	0.00	0.00	–89,447.62	–2.05
CONDO PLAN NO. 3 (PHASE 3–A)	–57,521.68	–1.32		
CONDO PLAN NO. 3 (PHASE 3–B)	–205,121.69	–4.71		
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	696,695.08	15.99	0.00	0.00

PLAN BOOK	PAGE
342	43

DRAWING NUMBER:	1022–1414026
DRAWING SCALE:	1"=60'
DATE:	JULY 22, 2014
DRAWN BY:	JSS
REVISIONS:	

SONOMA VALLEY CONDOMINIUM PLAN NO. 3

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

CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT • GPS SERVICES

KNOW ALL MEN BY THESE PRESENTS That We, Gerald V. Rodgers, Jr., Kimberly A. Rodgers and Gerald V. Rodgers, III of the Township of Oakland, 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 Oakland, 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 Oakland, 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 Oakland, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 18 day of June 2014.

Gerald V. Rodgers Jr — Owner
Kimberly A Rodgers — Owner
Gerald V. R— III

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gerald V. Rodgers, Jr., Kimberly A. Rodgers and Gerald V. Rodgers, III 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 18 day of June 2014.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jamie K. Frantz, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Feb. 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS That We, Andrew M. Pederzolli and Sally A. Pederzolli of the Township of Oakland, 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 Oakland, 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 Oakland, 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 Oakland, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 18 day of June 2014.

Andrew M. Pederzolli — Owner
Sally A. Pederzolli — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Andrew M. Pederzolli and Sally A. Pederzolli 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 18 day of June 2014.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jamie K. Frantz, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Feb. 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS That I, Harry F. McCullough of the Township of Oakland, 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 Oakland, 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 Oakland, 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 Oakland, 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 18 day of June 2014.

Harry McCullough — Owner
NA — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Harry F. McCullough 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 18 day of June 2014.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jamie K. Frantz, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Feb. 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The Board of Supervisors of the Township of Oakland, hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no 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 Oakland this 10th day of July 2014.

Secretary — Seal — Chairman Paul W Eakin

Approved by the Oakland Township Planning Commission this 10 day of June 2014.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 11TH day of June 2014.

Jesse Hines — Secretary — Seal — Chairman Frank Ull

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 342 Page 44.

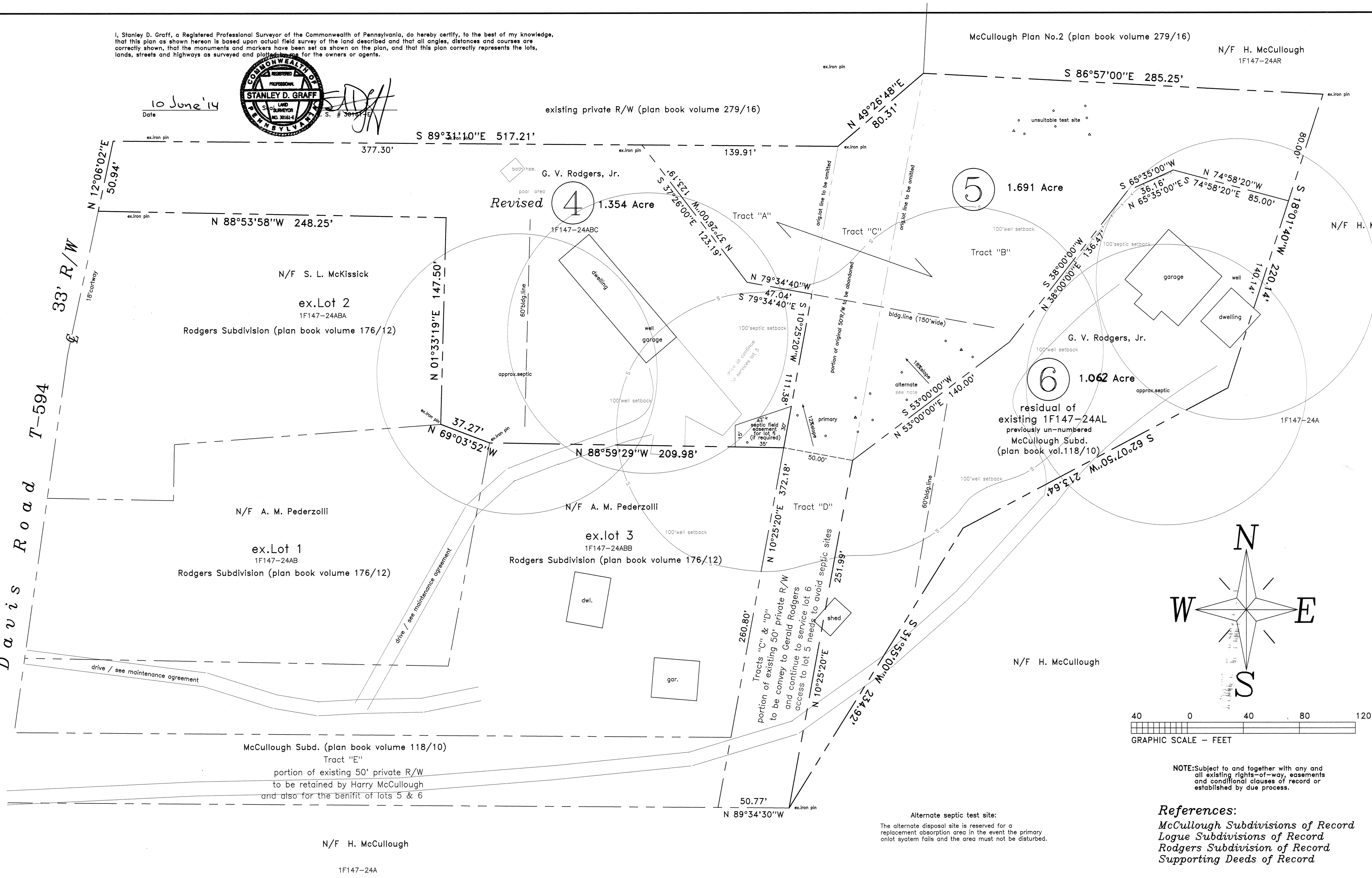
Given under my hand and seal this 28 day of JULY 2014.

Michele M Mustello — Recorder

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.

10 June '14 — Date
Seal — STANLEY D. GRAFF, LAND SURVEYOR NO. 30161-E
P.L.S. # 30161-E

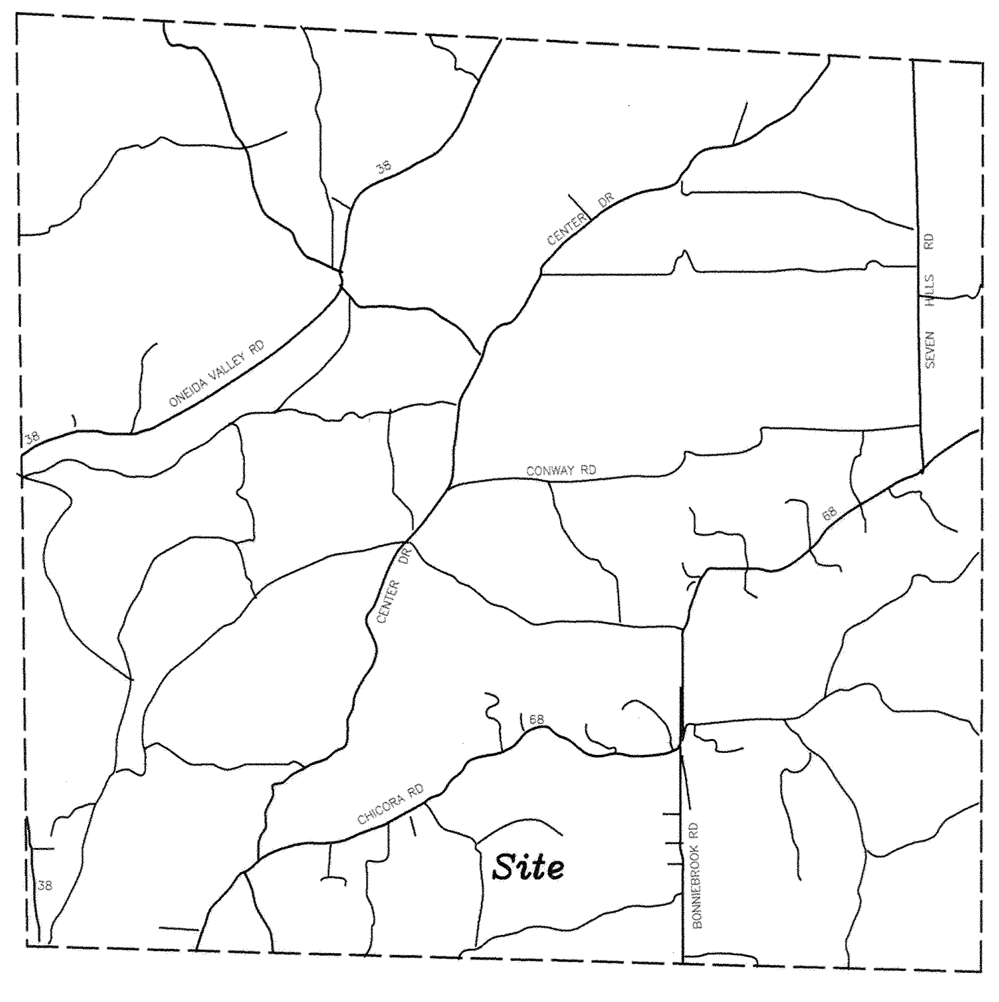

McCullough Plan No.2 (plan book volume 279/16)
N/F H. McCullough
1F147-24AR
S 86°57'00"E 285.25'
existing private R/W (plan book volume 279/16)
S 89°31'10"E 517.21'
377.30'
139.91'
N 49°26'48"E
80.31'
ex.iron pin
N 12°06'02"E
50.94'
bath hse.
G. V. Rodgers, Jr.
Revised
4
1.354 Acre
1F147-24ABC
5
1.691 Acre
unsuitable test site
80.00'
N 74°58'20"W
S 65°35'00"W
36.16'
N 65°35'00"E
S 74°58'20"E 85.00'
S 18°01'40"W 220.14'
140.14'
N/F H. McCullough
Tract "A"
Tract "C"
Tract "B"
S 37°26'09"E 123.19'
N 37°26'09"W 133.19'
N 79°34'40"W
47.04'
S 79°34'40"E
N 88°53'58"W 248.25'
N 01°33'19"E 147.50'
33' R/W
18'cartway
N/F S. L. McKissick
ex.Lot 2
1F147-24ABA
Rodgers Subdivision (plan book volume 176/12)
dwelling
well
garage
60'bldg.line
approx.septic
100'well setback
bldg.line (150'wide)
S 38°00'00"W
N 38°00'00"E 136.47'
garage
well
dwelling
G. V. Rodgers, Jr.
6
1.062 Acre
approx.septic
residual of
existing 1F147-24AL
previously un-numbered
McCullough Subd.
(plan book vol.118/10)
S 53°00'00"W
N 53°00'00"E 140.00'
S 62°07'50"W 213.64'
1F147-24A
alternate
primary
septic field easement
37.27'
N 69°03'52"W
N 88°59'29"W 209.98'
S 10°25'20"W
111.38'
50.00'
Davis Road T-594
N/F A. M. Pederzolli
ex.Lot 1
1F147-24AB
Rodgers Subdivision (plan book volume 176/12)
N/F A. M. Pederzolli
ex.lot 3
1F147-24ABB
Rodgers Subdivision (plan book volume 176/12)
Tract "D"
dwl.
gar.
shed
drive / see maintenance agreement
372.18'
N 10°25'20"E
260.80'
251.99'
N 10°25'20"E
Tracts "C" & "D" portion of existing 50' private R/W to be convey to Gerald Rodgers and continue to service lot 6 access to lot 5 needs to avoid septic sites
S 31°55'00"W 234.92'
N/F H. McCullough
McCullough Subd. (plan book volume 118/10)
Tract "E"
portion of existing 50' private R/W
to be retained by Harry McCullough
and also for the benifit of lots 5 & 6
50.77'
N 89°34'30"W
N/F H. McCullough
1F147-24A
N
W
E
S
40
0
40
80
120
GRAPHIC SCALE – FEET

Alternate septic test site:
The alternate disposal site is reserved for a replacement absorption area in the event the primary onlot syatem 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.

References:
McCullough Subdivisions of Record
Logue Subdivisions of Record
Rodgers Subdivision of Record
Supporting Deeds of Record

Total 4.107 Acres



Vicinity Map

Maintenance Agreement

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties as shown on hereon plotted Plan.
2 – The parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or agreed to previously among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
4 – This agreement and each and every part and/or portion of the same referenced by previous record and applicable shall insure to the benefit of and be binding upon the respective parties of lots 1F147–24A, 24AB, 24ABB, 24ABC, 24AL and lot 5 hereto, their respective heirs, successors and assigns.
5 – The parties further agree that they will separately maintain their own private driveways on their properties.
6 – Oakland Township hereby accepts no responsibility for the private lane and/or street set forth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by Oakland Township as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Oakland Township construction standards for a public street.
8 – Deeds for each lot shall contain a reference to this recorded agreement obligating the property owners, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

G.V.Rodgers Plan

being a further Subdivision of
Tax Parcels 250–1F147–24ABC & 24AL
and a revision of 50'Private R/W

Instr:201407280017448 07/28/2014
Pages:1 F:$45.00 2:07PM
Michele Mustello T20140014293
Butler County Recorder FL

6/25/14...DEP notes / lot 6 area

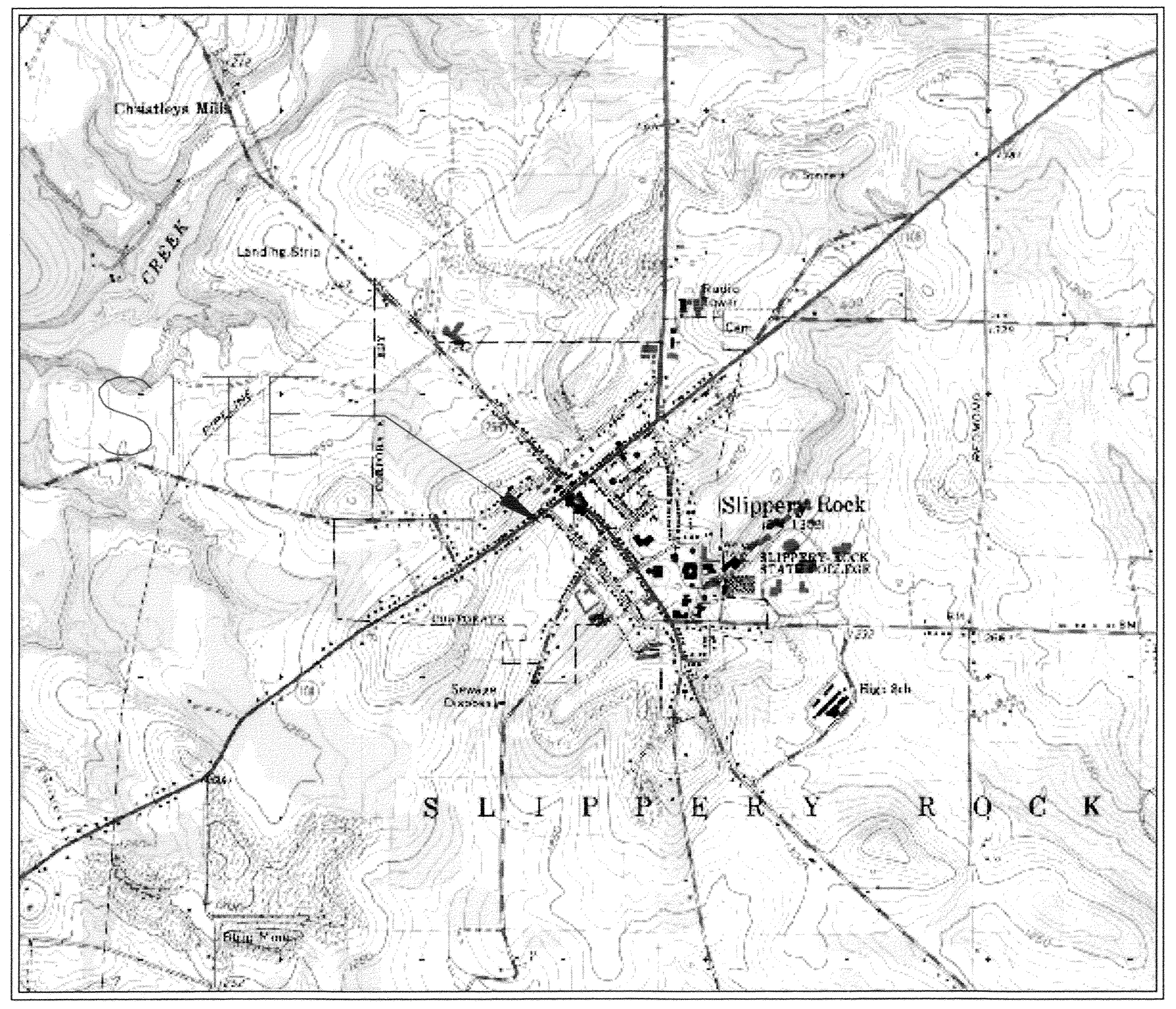
SUBDIVISION SURVEY
for
Gerald V. & Kimberly A. Rodgers
PROJECT No: 14072
SITUATE: OAKLAND TOWNSHIP, BUTLER COUNTY, PA
DATE: 6/09/14 REV: 6/25/14 DWN.By: Sdg CHK.By: Co. TAX No: 250–1F147–24ABC&24AL

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

14103

RECORDED JULY 28 2014	
PLAN BOOK	PAGE
342	**44**
SHEET 1 of 1	

Instr:201407300017605 07/30/2014
Pages:4 F:$165.00 8:56AM
Michele Mustello T20140014420
Butler County Recorder FL



VICINITY MAP
1" = 2,000'

LAND DEVELOPMENT PLAN

FOR

SLIPPERY ROCK VOLUNTEER FIRE & RESCUE
Phases I – III

Slippery Rock Borough – Butler County
Commonwealth Of Pennsylvania

PREPARED FOR

Slippery Rock Volunteer Fire Company
162 Elm Street
Slippery Rock, PA 16057

PREPARED BY

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

OWNER'S ADOPTION

I, Albert F. Taggart, A REPRESENTATIVE OF THE SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON LAND DEVELOPMENT PLAN FOR SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM PHASES I–III HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FURTHER ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF SLIPPERY ROCK, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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: Albert F Taggart VP
SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM

ACKNOWLEDGMENT OF NOTARY PUBLIC:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, Albert F. Taggart vice PRESIDENT OF SLIPPERY ROCK VOLUNTEER FIRE CO. AND RESCUE TEAM 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 29th *DAY OF* July *20*14
MY COMMISSION EXPIRES 07/07/2017
DATE

Patti J. Thompson
NOTARY PUBLIC SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patti J. Thompson, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires July 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I, Albert F. Taggart, A REPRESENTATIVE OF THE SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF A PORTION OF THE LAND SHOWN ON LAND DEVELOPMENT PLAN FOR SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM PHASES I–III DO HEREBY CERTIFY THAT THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM AS RECORDED IN INSTRUMENT NUMBER 200806030012293 IN THE RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Albert F Taggart VP
SLIPPERY ROCK VOLUNTEER FIRE CO. & RESCUE TEAM

APPROVAL BY THE SLIPPERY ROCK BOROUGH COUNCIL

APPROVED CONDITIONALLY BY THE SLIPPERY ROCK BOROUGH COUNCIL FOR APPLICATION No. 166 EFFECTIVE THIS 1st DAY OF OCTOBER, 2013, APPROVAL CONTINGENT UPON SATISFACTION OF ITEMS AS REFERENCE BY BOROUGH ENGINEERS LETTER DATED SEPTEMBER 12, 2013, CONDITIONS MET AND FINAL APPROVAL EFFECTIVE AS OF JULY 29, 2014.

Lucinda G. Lipko — 7-29-14
SECRETARY — *DATE*

July 29, 2014
CHAIRMAN, BOROUGH COUNCIL — *DATE*

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH *DAY OF* APRIL *20*14.

JRM
SECRETARY
JRM
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 342, PAGE 45-48
GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF July, 20 14

Michele M. Mustello — 7-30-14
RECORDER OF DEEDS — *DATE*

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

PLAN BOOK	PAGE
342	45

UTILITY COMPANIES

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

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

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

CENTURY LINK FORMERLY EMBARQ (TW)
160 Unionville Road
Butler, PA 16001
Contact: Brad LeViere
Phone: (724) 284-8429
Fax: (724) 284-8426

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

SLIPPERY ROCK BOROUGH
306 E. Water Street
Slippery Rock, PA 16057
Phone: (724) 794-6391
Fax: (724) 794-6448

GENERAL SITE NOTES

1. All proposed contours are shown at 1'-0" intervals. All existing contours are shown at 1'-0" intervals.
2. Where grade elevations are shown, a uniform slope shall exist between given elevations.
3. The top and bottom of all slopes shall be rounded to smooth curved transitions.
4. The General Contractor shall verify all existing grade elevations as required for new construction and shall provide new contour elevations to meet existing contours.
5. Protect all utility lines during construction, whether specifically shown on drawings or not.
6. General Contractor shall be responsible to raise (or lower) existing manholes, catch basins or area drains to meet line of new paving or grading.
7. General Contractor shall permanently stabilize and seed/mulch all disturbed areas upon completion.

NOTE: No geotechnical investigation has been done. Frank B. Taylor Engineering shall assume no responsibility for additional work required due to subsurface conditions.

SITE BOUNDARY AND TOPOGRAPHY DATA PROVIDED BY NORTHERN SURVEYORS AND ASSOCIATES, FRANK B. TAYLOR ENGINEERING ASSUMES NO RESPONSIBILITY FOR SURVEY DATA SHOWN.

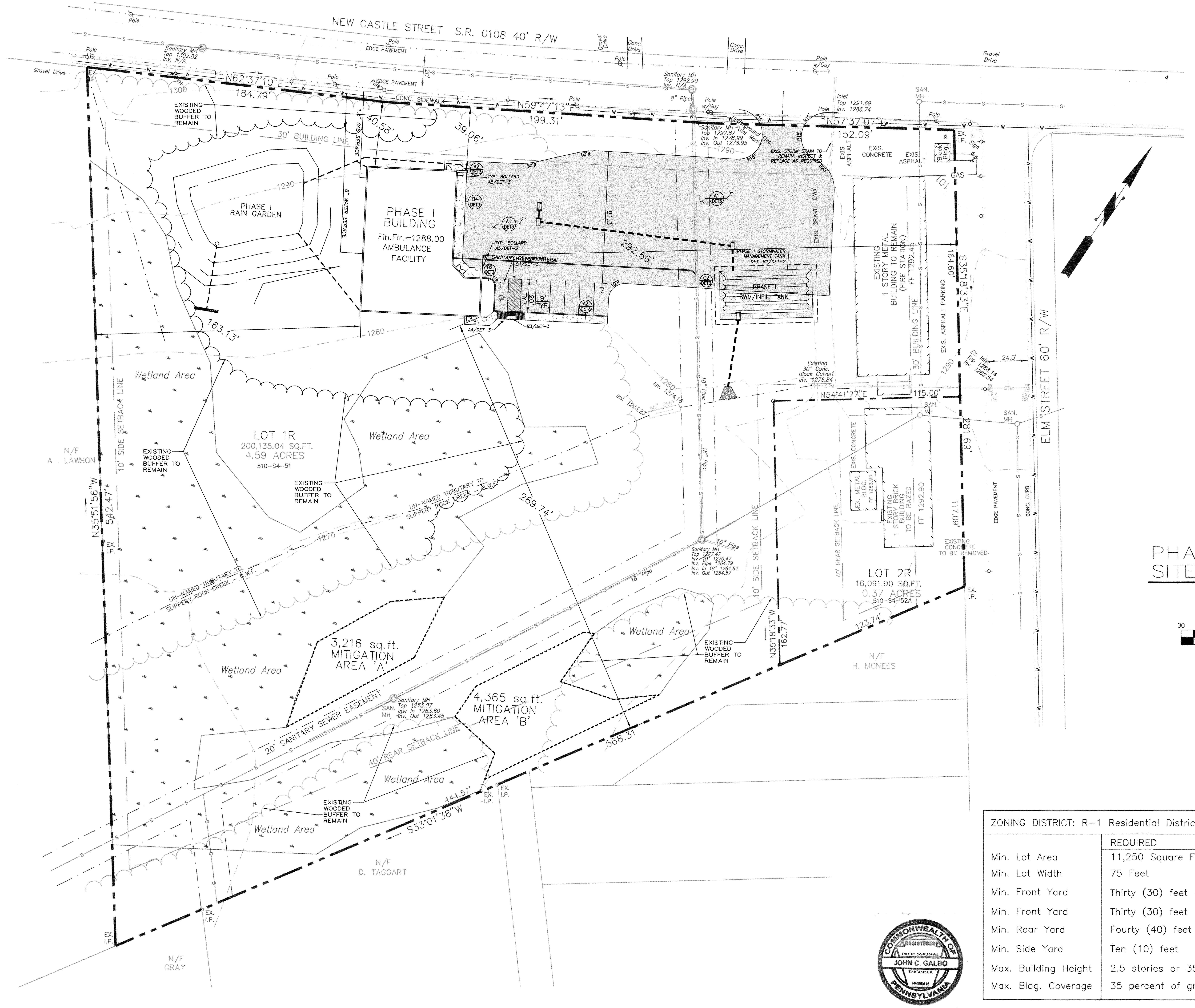
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL
Serial No. 20131090675
Pennsylvania One Call System Inc.
1–800–242–1776

JOHN C. GAL[illegible]
PE059415

Revised November 15, 2013
Revised Nov. 04, 2013 Per B.C.C.D.
Revised Aug.28, 2013 Per Borough Eng.
Revised Aug.15, 2013 Per Borough Eng.

SCHEDULE OF DRAWINGS

SHEET NUMBER	DESCRIPTION	SCALE	NO. OF PAGES
--	Cover Sheet	N.T.S.	1
EX-1	Existing Conditions Plan	1"=30'	1
SP-1 Thru SP-3	Site Plan Per Phase	1"=30'	3
ESC-1 Thru ESC-3	Erosion and Sediment Control Plan	1"=30'	3
GR-1 Thru GR-3	Grading Plan	1"=30'	3
PCSM-1 Thru PCSM-3	Post Construction Stormwater Management Plan	1"=30'	3
DET-1 Thru DET-4	Site Details	As Shown	4
HOP-1	Highway Occupancy Permit Plan	1" = 30'	1
LS-1	Landscape Plan	1" = 30'	1


NEW CASTLE STREET S.R. 0108 40' R/W
ELM STREET 60' R/W
PHASE I BUILDING
Fin.Flr.=1288.00
AMBULANCE FACILITY
PHASE I RAIN GARDEN
PHASE I SWM/INFIL. TANK
PHASE I STORMWATER MANAGEMENT TANK DET. B1/DET-2
EXISTING 1 STORY METAL BUILDING TO REMAIN (FIRE STATION) FF 1292.45
EXISTING 1 STORY BRICK BUILDING TO BE RAZED FF 1292.90
EX. METAL BLDG. FF 1283.90
LOT 1R
200,135.04 SQ.FT.
4.59 ACRES
510-S4-51
LOT 2R
16,091.90 SQ.FT.
0.37 ACRES
510-S4-52A
3,216 sq.ft. MITIGATION AREA 'A'
4,365 sq.ft. MITIGATION AREA 'B'
Wetland Area
EXISTING WOODED BUFFER TO REMAIN
UN-NAMED TRIBUTARY TO SLIPPERY ROCK CREEK W.F.
20' SANITARY SEWER EASEMENT
30' BUILDING LINE
10' SIDE SETBACK LINE
40' REAR SETBACK LINE
N/F A. LAWSON
N/F D. TAGGART
N/F GRAY
N/F H. MCNEES
N62°37'10"E 184.79'
N59°47'13"E 199.31'
N57°37'07"E 152.09'
S35°18'33"E 164.60'
N54°41'27"E 115.00'
281.69'
S33°01'38"W 444.57'
568.31'
N35°51'56"W 542.47'
N35°18'33"W 162.77'
123.74'
163.13'
292.66'
269.74'
EXIS. GRAVEL DWY.
EXIS. ASPHALT PARKING
EXIS. STORM DRAIN TO REMAIN, INSPECT & REPLACE AS REQUIRED
Existing 30" Conc. Block Culvert Inv. 1276.84
EXISTING CONCRETE TO BE REMOVED
6" WATER SERVICE
Sanitary MH Top 1302.82 Inv. N/A
Sanitary MH Top 1292.90 Inv. N/A
Sanitary MH Top 1277.47
Sanitary MH Top 1273.07
Gravel Drive
Conc. Drive
EDGE PAVEMENT
CONC. SIDEWALK
CONC. CURB
EX. I.P.
Pole

PHASE I
SITE/UTILITY PLAN

1"=30'-0"

30 0 30 90

GRAPHIC SCALE

GENERAL SITE NOTE:
An attempt has been made to locate existing utilities, however, any utilities encountered at the site not shown on drawings are the responsibility of the contractor to protect from disturbance. Any damaged to existing utilities will be repaired by the contractor at his expense.

NOTES:

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

ALL MATERIALS AND WORKMANSHIP SHALL BE AS PER PennDOT PUBLICATION 408, (CURRENT ED.), AND THE R.C. STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.

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

NO F.E.M.A. MAPPING IS AVAILABLE FOR THE EXISTING ONSITE WATERCOURSE.

LEGEND

— — —1025— — —	EXISTING CONTOUR
——— — — ———	PROPERTY BOUNDARY
—— T —— T ——	EX. OVERHEAD TELEPHONE
◎	EX. SANITARY MANHOLE
═ ═ ═	EX. SANITARY SEWER
Ⓢ	EX. STORM SEWER MANHOLE
- - - -	EX. STORM SEWER

PLAN BOOK	PAGE
342	46

ZONING DISTRICT: R-1 Residential District/T.C.O. - Permitted/Principal Use-Essential Services

	REQUIRED	PROPOSED
Min. Lot Area	11,250 Square Feet	4.59 Acres (200,135 Sq.Ft.)
Min. Lot Width	75 Feet	Approx. 532 Feet
Min. Front Yard	Thirty (30) feet - New Castle Street	Approx. 39.0 Feet
Min. Front Yard	Thirty (30) feet - Elm Street	Approx. 292.6 Feet
Min. Rear Yard	Fourty (40) feet	Approx. 269.7 Feet
Min. Side Yard	Ten (10) feet	Approx. 163.1 Feet
Max. Building Height	2.5 stories or 35 feet	31 Feet Phase I Bldg.
Max. Bldg. Coverage	35 percent of gross lot area	Approx. three (3) percent

JOHN C. GALBO
PE056415

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Serial No. 20131090675
Pennsylvania One Call System Inc.
1-800-242-1776

FTBI	DRAWN BY: DEN	APPROVED BY: JG	
	DATE: April 15, 2013		
	SCALE: 1" = 30'		
	File name: P:\Butler\2369 SRVFD		

REVISIONS
- Revised November 15, 2013
- Revised Aug.15, 2013 Per Borough Eng.
- Revised July 2013 Per Borough Eng.

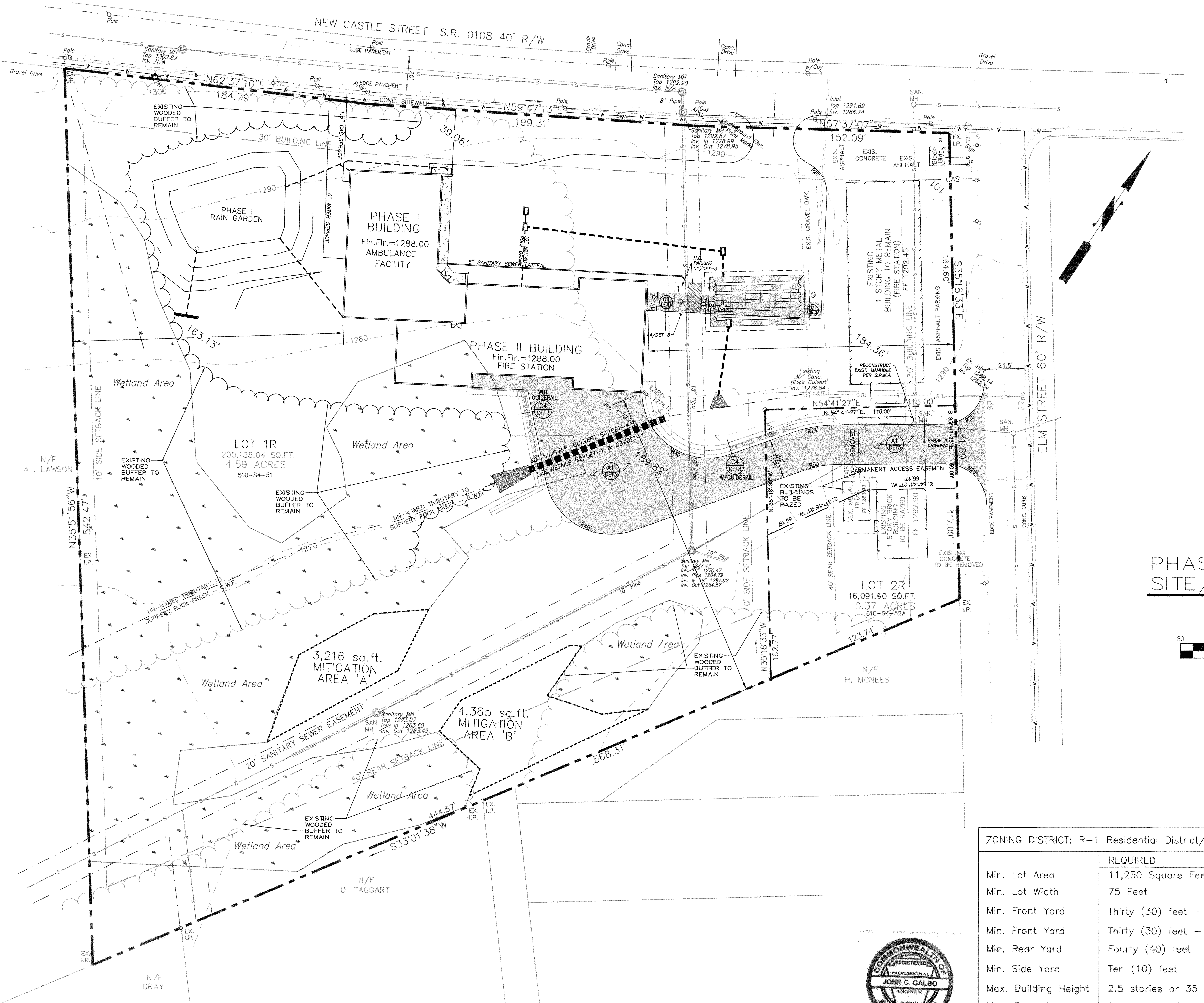
FRANK B. TAYLOR ENGINEERING
149 TAYLOR DRIVE
NEW CASTLE, PA 16101
PHONE: (724) 654-6141 FAX: (724) 654-5827

PROJECT NAME
SLIPPERY ROCK VOLUNTEER FIRE COMPANY AND RESCUE TEAM

OWNER/LOCATION
Slippery Rock - Volunteer Fire Company & Rescue Team
NEW CASTLE STREET (S.R. 0108)
SLIPPERY ROCK BOROUGH - BUTLER COUNTY, PA

SHEET NAME
PHASE I - SITE PLAN

SHT. NO.
SP-1


NEW CASTLE STREET S.R. 0108 40' R/W
ELM STREET 60' R/W
PHASE I BUILDING
Fin.Flr.=1288.00
AMBULANCE FACILITY
PHASE II BUILDING
Fin.Flr.=1288.00
FIRE STATION
PHASE I RAIN GARDEN
LOT 1R
200,135.04 SQ.FT.
4.59 ACRES
510-S4-51
LOT 2R
16,091.90 SQ.FT.
0.37 ACRES
510-S4-52A
EXISTING 1 STORY METAL BUILDING TO REMAIN (FIRE STATION) FF 1292.45
EXISTING 1 STORY BRICK BUILDING TO BE RAZED FF 1292.90
EXISTING BUILDINGS TO BE RAZED
EXISTING WOODED BUFFER TO REMAIN
Wetland Area
3,216 sq.ft. MITIGATION AREA 'A'
4,365 sq.ft. MITIGATION AREA 'B'
20' SANITARY SEWER EASEMENT
UN-NAMED TRIBUTARY TO SLIPPERY ROCK CREEK – W.W.F.
30' BUILDING LINE
10' SIDE SETBACK LINE
40' REAR SETBACK LINE
PERMANENT ACCESS EASEMENT
N62°37'10"E 184.79'
N59°47'13"E 199.31'
N57°37'07"E 152.09'
S35°18'33"E 164.60'
N54°41'27"E 115.00'
S33°01'38"W 444.57'
568.31'
N35°51'56"W 542.47'
N35°18'33"W 162.77'
123.74'
163.13'
189.82'
184.36'
39.06'
N/F A. LAWSON
N/F D. TAGGART
N/F H. MCNEES
N/F GRAY
EXISTING CONCRETE TO BE REMOVED
RECONSTRUCT EXIST. MANHOLE PER S.R.M.A.
S.L.C.P.P. CULVERT SEE DETAILS B4/DET-1 & C3/DET-1

PHASE II SITE/UTILITY PLAN

1"=30'-0"

30 0 30 90

GRAPHIC SCALE

GENERAL SITE NOTE:
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NO F.E.M.A. MAPPING IS AVAILABLE FOR THE EXISTING ONSITE WATERCOURSE.

LEGEND

– – –1025– – –	EXISTING CONTOUR
— — — —	PROPERTY BOUNDARY
— T — T —	EX. OVERHEAD TELEPHONE
◎	EX. SANITARY MANHOLE
═══	EX. SANITARY SEWER
ⓢ	EX. STORM SEWER MANHOLE
═══	EX. STORM SEWER

PLAN BOOK	PAGE
342	47

ZONING DISTRICT: R-1 Residential District/T.C.O. – Permitted/Principal Use-Essential Services

	REQUIRED	PROPOSED
Min. Lot Area	11,250 Square Feet	4.59 Acres (200,135 Sq.Ft.)
Min. Lot Width	75 Feet	Approx. 532 Feet
Min. Front Yard	Thirty (30) feet – New Castle Street	Approx. 39.0 Feet
Min. Front Yard	Thirty (30) feet – Elm Street	Approx. 184.3 Feet
Min. Rear Yard	Fourty (40) feet	Approx. 189.8 Feet
Min. Side Yard	Ten (10) feet	Approx. 163.1 Feet
Max. Building Height	2.5 stories or 35 feet	34'-6" Phase II Bldg.
Max. Bldg. Coverage	35 percent of gross lot area	Approx. seven (7) percent

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE–STOP CALL
Serial No. 20131090675
Pennsylvania One Call System Inc.
1–800–242–1776

JOHN C. GALBO
PE035415

FTBI

DRAWN BY:	DEN	APPROVED BY:	JG
DATE:	April 15, 2013		
SCALE:	1" = 30'		
File name: P:\Butler\2369 SRVFD			

REVISIONS
Revised November 15, 2013
Revised Sept. 16, 2013 Per Borough Eng.
Revised Aug.15, 2013 Per Borough Eng.
Revised July 2013 Per Borough Eng.

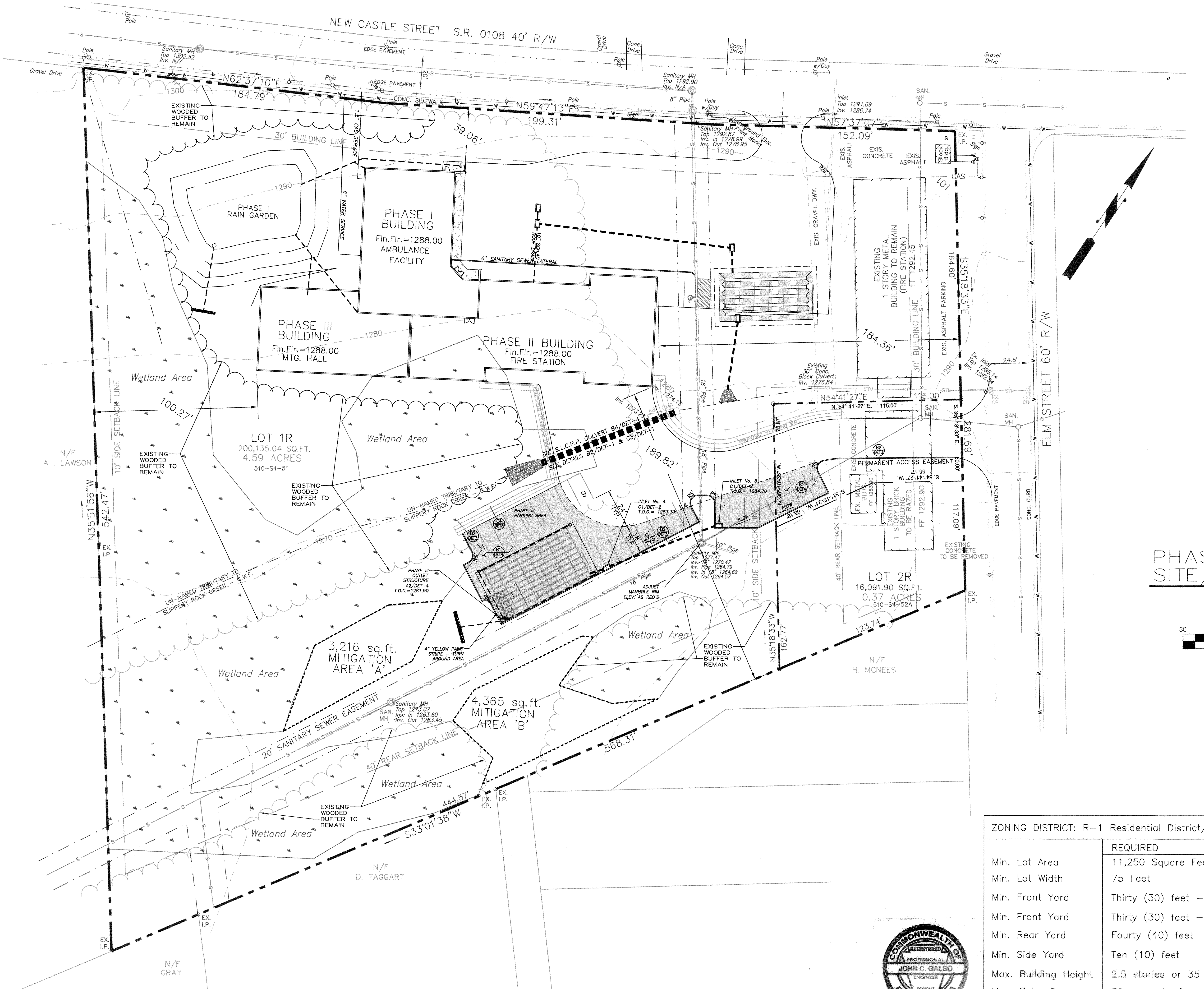
FRANK B. TAYLOR ENGINEERING
149 TAYLOR DRIVE
NEW CASTLE, PA 16101
PHONE: (724) 654-6141 FAX: (724) 654-5827

PROJECT NAME
SLIPPERY ROCK VOLUNTEER FIRE COMPANY
AND RESCUE TEAM

OWNER/LOCATION
Slippery Rock - Volunteer Fire Company & Rescue Team
NEW CASTLE STREET (S.R. 0108)
SLIPPERY ROCK BOROUGH – BUTLER COUNTY, PA

SHEET NAME
PHASE II - SITE PLAN

SHT. NO.
SP-2


NEW CASTLE STREET S.R. 0108 40' R/W
ELM STREET 60' R/W
N62°37'10"E 184.79'
N59°47'13"E 199.31'
N57°37'07"E 152.09'
S35°18'33"E 164.60'
N54°41'27"E 115.00'
S35°18'33"E 281.69'
117.09'
123.74'
N35°18'33"W 162.77'
S33°01'38"W 444.57'
568.31'
N35°51'56"W 542.47'
39.06'
184.36'
189.82'
100.27'
24.5'
PHASE I RAIN GARDEN
PHASE I BUILDING Fin.Flr.=1288.00 AMBULANCE FACILITY
PHASE III BUILDING Fin.Flr.=1288.00 MTG. HALL
PHASE II BUILDING Fin.Flr.=1288.00 FIRE STATION
EXISTING 1 STORY METAL BUILDING TO REMAIN (FIRE STATION) FF 1292.45
EXISTING 1 STORY BRICK BUILDING TO BE RAZED FF 1292.90
LOT 1R 200,135.04 SQ.FT. 4.59 ACRES 510-S4-51
LOT 2R 16,091.90 SQ.FT. 0.37 ACRES 510-S4-52A
Wetland Area
EXISTING WOODED BUFFER TO REMAIN
3,216 sq.ft. MITIGATION AREA 'A'
4,365 sq.ft. MITIGATION AREA 'B'
20' SANITARY SEWER EASEMENT
40' REAR SETBACK LINE
10' SIDE SETBACK LINE
30' BUILDING LINE
PERMANENT ACCESS EASEMENT
UN-NAMED TRIBUTARY TO SLIPPERY ROCK CREEK W.F.
60' S.L.C.P.P. CULVERT B4/DET-1
SEE DETAILS B2/DET-1 & C3/DET-1
6" SANITARY SEWER LATERAL
6" WATER SERVICE
PHASE III PARKING AREA
PHASE III OUTLET STRUCTURE A2/DET-4 T.O.G.=1281.90
INLET No. 4 C1/DET-2 T.O.G.=1283.33
INLET No. 5 C1/DET-2 T.O.G.=1284.70
4" YELLOW PAINT STRIPE - TURN AROUND AREA
ADJUST MANHOLE RIM ELEV. AS REQ'D
EXISTING CONCRETE TO BE REMOVED
Existing 30" Conc. Block Culvert Inv. 1276.84
N/F A. LAWSON
N/F H. MCNEES
N/F D. TAGGART
N/F GRAY
EX. I.P.
Gravel Drive
Pole
SAN. MH
EDGE PAVEMENT
CONC. SIDEWALK
CONC. CURB
EXIS. GRAVEL DWY.
EXIS. ASPHALT PARKING

GENERAL SITE NOTE:
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NO F.E.M.A. MAPPING IS AVAILABLE FOR THE EXISTING ONSITE WATERCOURSE.

LEGEND

– – –1025– – –	EXISTING CONTOUR
——— – ———	PROPERTY BOUNDARY
– T – T –	EX. OVERHEAD TELEPHONE
◎	EX. SANITARY MANHOLE
═══	EX. SANITARY SEWER
Ⓢ	EX. STORM SEWER MANHOLE
═══	EX. STORM SEWER

PHASE III SITE/UTILITY PLAN

1"=30'-0"

30 0 30 90

GRAPHIC SCALE

PLAN BOOK	PAGE
342	48

ZONING DISTRICT: R-1 Residential District/T.C.O. – Permitted/Principal Use-Essential Services		
	REQUIRED	PROPOSED
Min. Lot Area	11,250 Square Feet	4.59 Acres (200,135 Sq.Ft.)
Min. Lot Width	75 Feet	Approx. 532 Feet
Min. Front Yard	Thirty (30) feet – New Castle Street	Approx. 39.0 Feet
Min. Front Yard	Thirty (30) feet – Elm Street	Approx. 184.3 Feet
Min. Rear Yard	Fourty (40) feet	Approx. 189.8 Feet
Min. Side Yard	Ten (10) feet	Approx. 100.2 Feet
Max. Building Height	2.5 stories or 35 feet	34'-6" Phase III Bldg.
Max. Bldg. Coverage	35 percent of gross lot area	Approx. nine (9) percent

JOHN C. GALBO
PE059415

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE–STOP CALL

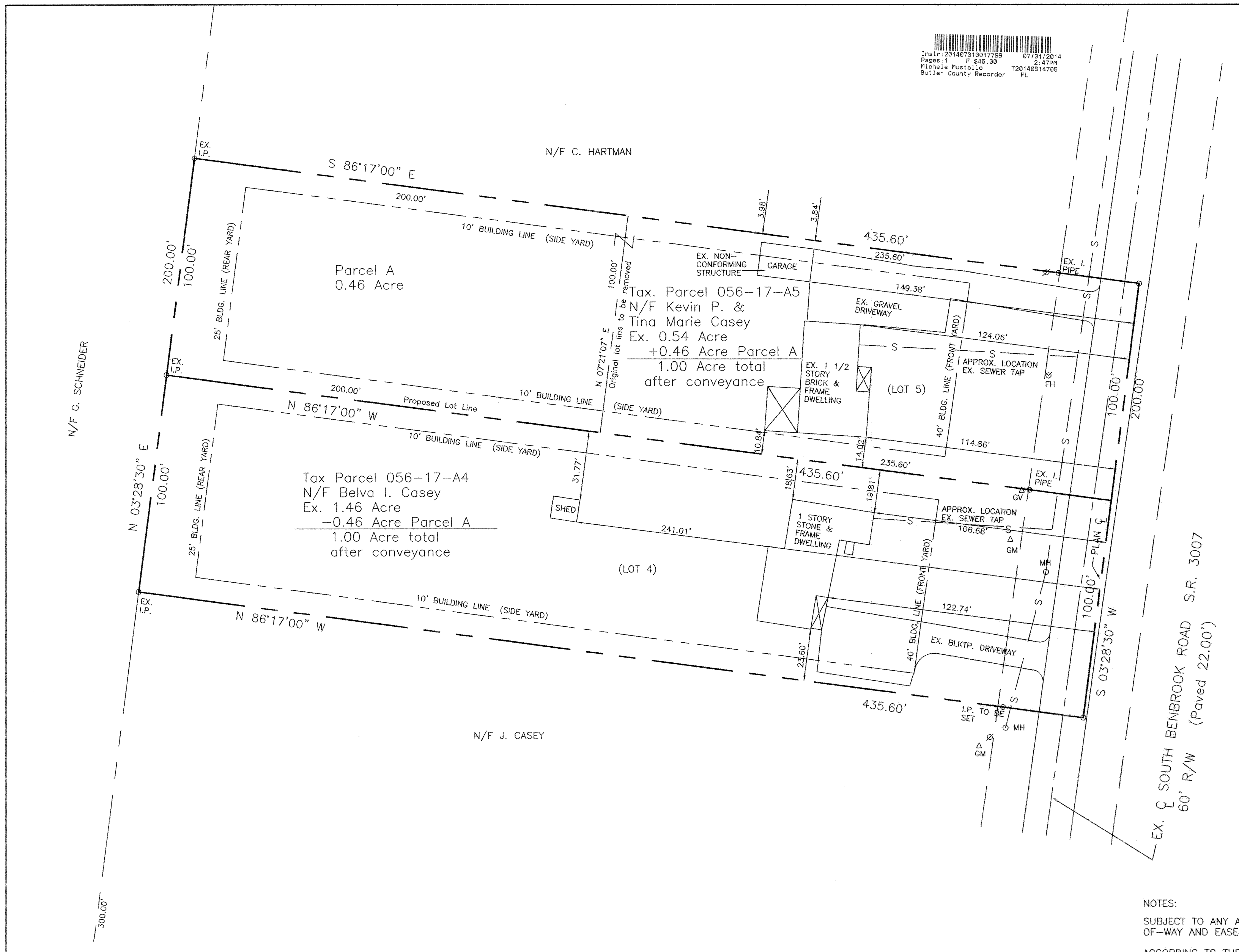
Serial No. 20131090675

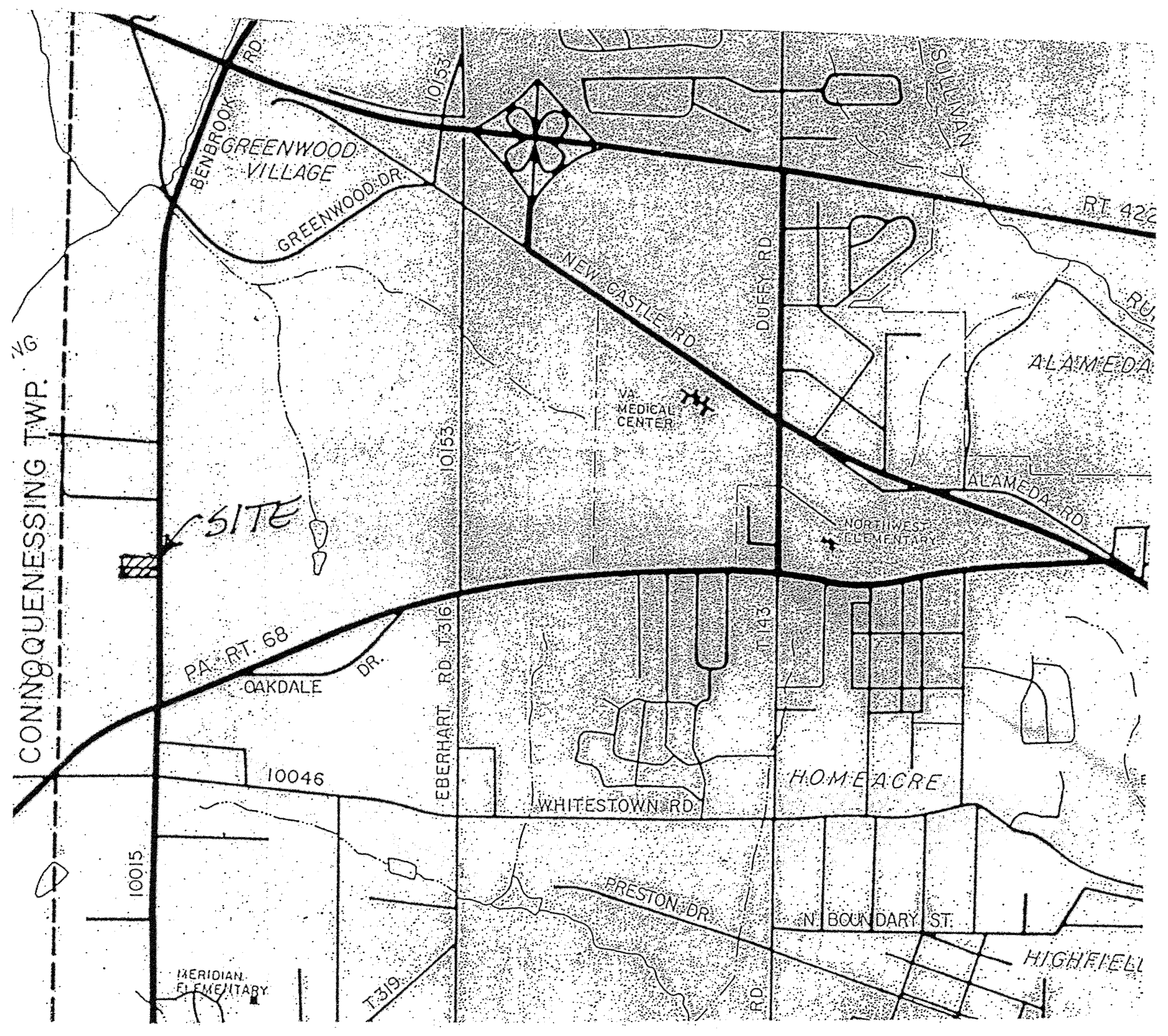
Pennsylvania One Call System Inc.
1-800-242-1776

FT BT	DRAWN BY: DEN APPROVED BY: JG DATE: April 15, 2013 SCALE: 1" = 30' File name: P:\Butler\2369 SRVFD	REVISIONS Revised November 15, 2013 Revised Aug.15, 2013 Per Borough Eng. Revised July 2013 Per Borough Eng.	FRANK B. TAYLOR ENGINEERING 149 TAYLOR DRIVE NEW CASTLE, PA 16101 PHONE: (724) 654-6141 FAX: (724) 654-5827	

PROJECT NAME	OWNER/LOCATION	SHEET NAME	SHT. NO.
SLIPPERY ROCK VOLUNTEER FIRE COMPANY AND RESCUE TEAM	Slippery Rock - Volunteer Fire Company & Rescue Team NEW CASTLE STREET (S.R. 0108) SLIPPERY ROCK BOROUGH – BUTLER COUNTY, PA	PHASE III - SITE PLAN	SP-3

Instr:201407310017799 07/31/2014
Pages:1 F:$45.00 2:47PM
Michele Mustello T20140014705
Butler County Recorder FL


N/F C. HARTMAN
EX. I.P.
S 86°17'00" E
200.00'
10' BUILDING LINE (SIDE YARD)
3.98'
3.84'
435.60'
235.60'
EX. I. PIPE
200.00'
100.00'
25' BLDG. LINE (REAR YARD)
Parcel A
0.46 Acre
100.00'
Original lot line to be removed
N 07°21'07" E
EX. NON-CONFORMING STRUCTURE
GARAGE
149.38'
Tax. Parcel 056-17-A5
N/F Kevin P. &
Tina Marie Casey
Ex. 0.54 Acre
+0.46 Acre Parcel A
1.00 Acre total
after conveyance
EX. GRAVEL DRIVEWAY
124.06'
APPROX. LOCATION EX. SEWER TAP
EX. 1 1/2 STORY BRICK & FRAME DWELLING
(LOT 5)
40' BLDG. LINE (FRONT YARD)
FH
100.00'
200.00'
N/F G. SCHNEIDER
EX. I.P.
200.00'
Proposed Lot Line
10' BUILDING LINE (SIDE YARD)
N 86°17'00" W
10' BUILDING LINE (SIDE YARD)
10.84'
14.02'
114.86'
235.60'
EX. I. PIPE
31.77'
18.63'
435.60'
19.81'
N 03°28'30" E
100.00'
25' BLDG. LINE (REAR YARD)
Tax Parcel 056-17-A4
N/F Belva I. Casey
Ex. 1.46 Acre
-0.46 Acre Parcel A
1.00 Acre total
after conveyance
SHED
241.01'
1 STORY STONE & FRAME DWELLING
APPROX. LOCATION EX. SEWER TAP
106.68'
GV
GM
MH
PLAN ℄
(LOT 4)
40' BLDG. LINE (FRONT YARD)
10' BUILDING LINE (SIDE YARD)
122.74'
100.00'
S 03°28'30" W
EX. I.P.
N 86°17'00" W
23.60'
EX. BLKTP. DRIVEWAY
435.60'
I.P. SET
TO BE
MH
GM
N/F J. CASEY
EX. ℄ SOUTH BENBROOK ROAD S.R. 3007
60' R/W (Paved 22.00')
300.00'
EX. I. PIPE


GREENWOOD VILLAGE
BENBROOK RD.
GREENWOOD DR.
NEW CASTLE RD.
RT. 422
ALAMEDA
MEDICAL CENTER
CONNOQUENESSING TWP.
SITE
PA. RT. 68
OAKDALE DR.
EBERHART RD.
10046
WHITESTOWN RD.
HOMEACRE
BRESTON DR.
N. BOUNDARY ST.
HIGHFIELD
MERIDIAN

VICINITY MAP Scale: 1" = 2000'

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

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

In Witness Whereof, I hereunto set my hand and seal this 14TH day of July, 2014.

NOTARY PUBLIC

Belva I. Casey
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 Belva I. Casey, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 14TH day of July, 2014.

My Commission Expires the 5TH day of December, 2014.

SEAL
NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
I, Belva I. Casey, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Belva I. Casey, as recorded in Deed Book Volume ________ page_______, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Patricia A. Deal
WITNESS

Belva I. Casey
OWNER

NOTES:

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

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

PROPERTY OWNERS: KEVIN P. & TINA MARIE CASEY
622 SOUTH BENBROOK ROAD
BUTLER, PA 16001

BELVA I. CASEY
626 SOUTH BENBROOK ROAD
BUTLER, PA 16001

ZONING: R-1 SINGLE FAMILY

BUILDING REQUIREMENTS:

MINIMUM LOT AREA: 15,000 Sq. Ft.
MINIMUM LOT WIDTH: 100'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'

REF: JOHN GOLOP PLAN OF LOTS AS LAID OUT BY LUCAS & GREENOUGH, MARCH 1948.

BOTH LOTS ARE SERVED BY PUBLIC WATER.

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL A (0.46 ACRE) TO ADJOINING LANDS OF KEVIN P. & TINA MARIE CASEY.

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

0' 30' 60' 90'

PLAN BOOK	PAGE
342	49

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

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

In Witness Whereof, we hereunto set our hands and seals this 14TH day of July, 2014.

NOTARY PUBLIC

Kevin P. Casey
OWNER

Tina M. Casey
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 Kevin P. and Tina Marie Casey, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 14TH day of July, 2014.

My Commission Expires the 5TH day of December, 2015.

SEAL
NOTARY PUBLIC

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

NO
TITLE CLAUSE (MORTGAGE CLAUSE)
We, Kevin P. and Tina Marie Casey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Kevin P. and Tina Marie Casey as recorded in Deed Book Volume 1205 page 137, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

Kevin P. Casey
OWNER

Tina M. Casey
OWNER

~~We, ____________________, mortgagee of the property embraced in this plan or subdivision in the names of Kevin P. and Tina Marie Casey and Belva I. Casey, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.~~

~~WITNESS~~ ~~MORTGAGEE~~

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

June 18, 2014
DATE

SEAL

SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Giesler
SECRETARY

SEAL

PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 21ST day of JULY, 2014.

Theresa Giesler
SECRETARY

SEAL

PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 1ST day of JULY, 2014.

Ernest R. Oesterling
SECRETARY

SEAL

K Christy
Vice ~~CHAIRMAN~~ CHAIRMAN

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

SECRETARY

SEAL

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 342 page 49.

Given under my hand and seal this 31ST day of JULY, 2014.

SEAL
Michele M. Mustello
RECORDER

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

REVISED 06/18/2014; ENGINEER'S REVIEW COMMENTS

L S I

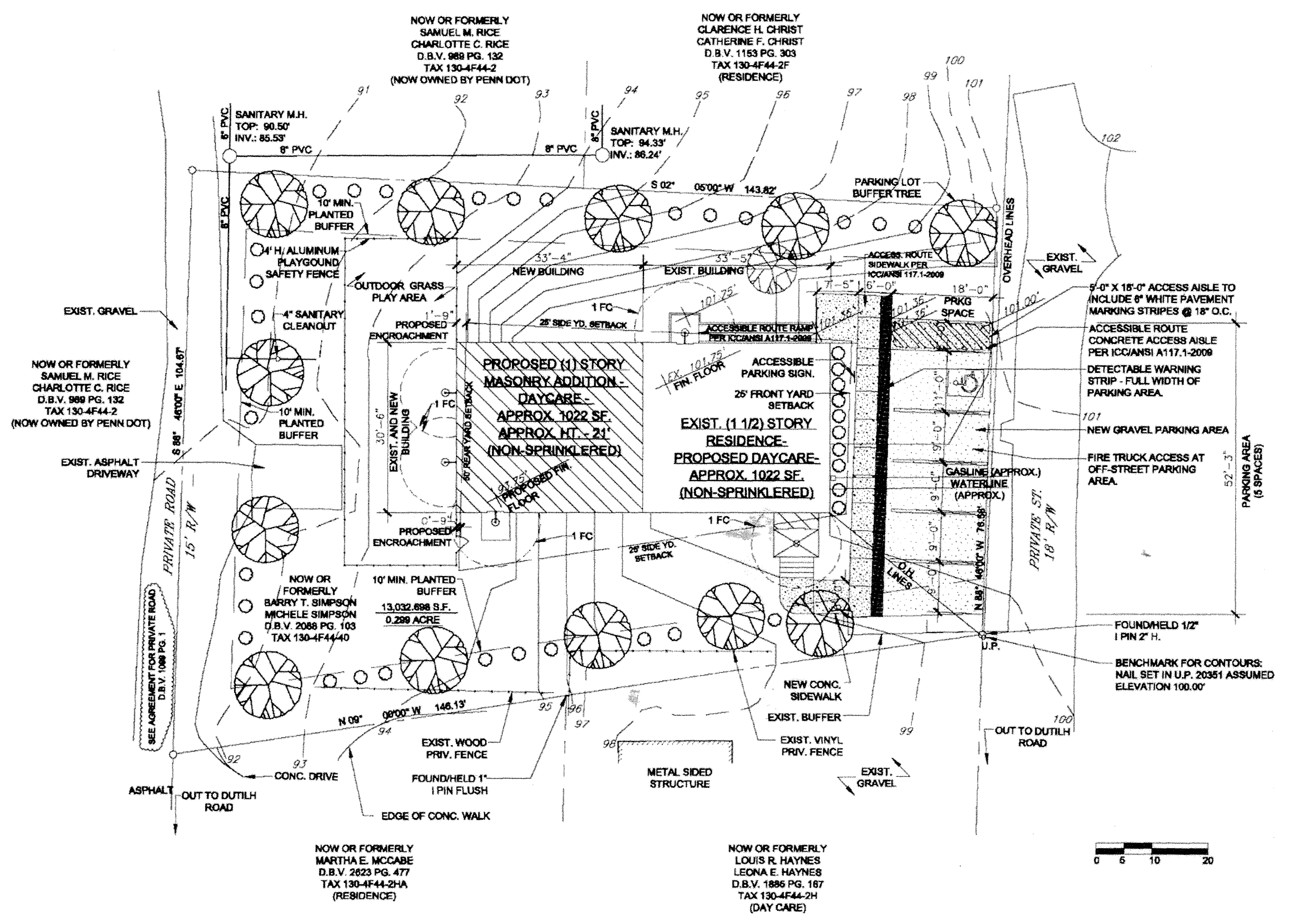
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: BELVA I. CASEY
and
KEVIN P. & TINA MARIE CASEY

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 06/02/14	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 056-17-A4 & A5		Db-Pg 1205-137	Service No. 14-059
Address 622/626 S. BENBROOK RD.			

Instr:201408060018101 08/06/2014
Pages:1 F:$45.00 9:05AM
Michele Mustello T20140014950
Butler County Recorder FL


NOW OR FORMERLY
SAMUEL M. RICE
CHARLOTTE C. RICE
D.B.V. 989 PG. 132
TAX 130-4F44-2
(NOW OWNED BY PENN DOT)
NOW OR FORMERLY
CLARENCE H. CHRIST
CATHERINE F. CHRIST
D.B.V. 1153 PG. 303
TAX 130-4F44-2F
(RESIDENCE)
SANITARY M.H.
TOP: 90.50'
INV.: 85.53'
SANITARY M.H.
TOP: 94.33'
INV.: 86.24'
8" PVC
S 02° 05'00" W 143.82'
PARKING LOT BUFFER TREE
10' MIN. PLANTED BUFFER
4' H. ALUMINUM PLAYGOUND SAFETY FENCE
OUTDOOR GRASS PLAY AREA
NEW BUILDING
EXIST. BUILDING
33'-4"
33'-5"
EXIST. GRAVEL
4" SANITARY CLEANOUT
1'-9" PROPOSED ENCROACHMENT
25' SIDE YD. SETBACK
1 FC
ACCESSIBLE ROUTE RAMP PER ICC/ANSI A117.1-2009
ACCESS. ROUTE SIDEWALK PER ICC/ANSI 117.1-2009
PRKG SPACE
OVERHEAD LINES
EXIST. GRAVEL
5'-0" X 18'-0" ACCESS AISLE TO INCLUDE 6" WHITE PAVEMENT MARKING STRIPES @ 18" O.C.
ACCESSIBLE ROUTE CONCRETE ACCESS AISLE PER ICC/ANSI A117.1-2009
DETECTABLE WARNING STRIP - FULL WIDTH OF PARKING AREA.
NEW GRAVEL PARKING AREA
FIRE TRUCK ACCESS AT OFF-STREET PARKING AREA.
PARKING AREA (5 SPACES)
52'-3"
NOW OR FORMERLY
SAMUEL M. RICE
CHARLOTTE C. RICE
D.B.V. 989 PG. 132
TAX 130-4F44-2
(NOW OWNED BY PENN DOT)
EXIST. ASPHALT DRIVEWAY
S 88° 46'00" E 104.67'
PRIVATE ROAD 15' R/W
SEE AGREEMENT FOR PRIVATE ROAD D.B.V. 1069 PG. 1
PROPOSED (1) STORY MASONRY ADDITION - DAYCARE - APPROX. 1022 SF. APPROX. HT. - 21' (NON-SPRINKLERED)
EXIST. AND NEW BUILDING
30'-6"
50' REAR YARD SETBACK
93.75' PROPOSED FIN. FLOOR
EX. 101.75' FIN. FLOOR
ACCESSIBLE PARKING SIGN.
25' FRONT YARD SETBACK
EXIST. (1 1/2) STORY RESIDENCE- PROPOSED DAYCARE- APPROX. 1022 SF. (NON-SPRINKLERED)
GASLINE (APPROX.)
WATERLINE (APPROX.)
PRIVATE ST. 18' R/W
N 88° 46'00" W 76.58'
O.H. LINES
0'-9" PROPOSED ENCROACHMENT
NOW OR FORMERLY
BARRY T. SIMPSON
MICHELE SIMPSON
D.B.V. 2088 PG. 103
TAX 130-4F44/40
10' MIN. PLANTED BUFFER
13,032.698 S.F.
0.299 ACRE
N 09° 08'00" W 146.13'
FOUND/HELD 1/2" I PIN 2" H.
U.P.
BENCHMARK FOR CONTOURS: NAIL SET IN U.P. 20351 ASSUMED ELEVATION 100.00'
NEW CONC. SIDEWALK
EXIST. BUFFER
EXIST. VINYL PRIV. FENCE
EXIST. WOOD PRIV. FENCE
FOUND/HELD 1" I PIN FLUSH
EDGE OF CONC. WALK
CONC. DRIVE
ASPHALT
OUT TO DUTILH ROAD
OUT TO DUTILH ROAD
METAL SIDED STRUCTURE
EXIST. GRAVEL
NOW OR FORMERLY
MARTHA E. MCCABE
D.B.V. 2623 PG. 477
TAX 130-4F44-2HA
(RESIDENCE)
NOW OR FORMERLY
LOUIS R. HAYNES
LEONA E. HAYNES
D.B.V. 1886 PG. 167
TAX 130-4F44-2H
(DAY CARE)
0 5 10 20

PROPERTY LINE

SETBACKS

103 NEW CONTOUR

105 EXIST. CONTOURS TO REMAIN

101.75' SPOT ELEVATION

▨ NEW BLDG. HATCH

CONCRETE HATCH PATTERN

GRAVEL

2 1/2" CALIPER DECIDUOUS TREE - RED MAPLE

○ 24" TALL SHRUB - BOXWOOD

1 FC GOOSENECK BARN LIGHTS WAREHOUSE SHADE COLLECTION (H15116) - 31W LED - FLAT LENS. HEIGHT - 9 1/2", WIDTH - 16". SHOWN W/ FOOTCANDLE PROJECTION. NO BULBS WILL BE EXPOSED. FIXTURE TO BE MOUNTED PARALLEL TO THE GROUND (SEE A-04).

1 FC PROGRESS LIGHTING 6" LED RECESSED LIGHT (P8071-20/30KSTR2) - 13.5W. HEIGHT - 4 5/8", WIDTH - 6 1/8". SHOWN W/ FOOTCANDLE PROJECTION. NO BULBS WILL BE EXPOSED. FIXTURE TO BE MOUNTED PARALLEL TO THE GROUND (SEE A-04).

MAGNETIC NORTH

PROPOSED SITE PLAN

SCALE: 1" = 20'

NOTE: SEE STORMWATER PLAN FOR ADDITIONAL INFORMATION.

ZONING INFORMATION:

BUILDING AND YARD REQUIREMENTS - DISTRICT SU-1 (CONDITIONAL USE - DAY CARE)

	SU-1 CONDITIONAL	SU-1	PROPOSED
MIN. NET LOT AREA	1 ACRE	1 ACRE	0.299 ACRE (EXISTING)
MIN. LOT WIDTH	100'	80'	76'-7" (EXISTING)
MIN. SIDE YARD (STREET SIDE)	50'	15'	N/A
MIN. REAR YARD	50'	15'	48'-3"
MIN. SIDE YARD	25'	15'	25'
MIN. FRONT YARD	25'	25'	25'
MAX. HEIGHT	45'	50'	21'-0" (EXISTING)

PARKING INFORMATION:

PER CRANBERRY ZONING, PARKING REQUIREMENTS ARE: (1) SPACE PER 6 OCCUPANTS AND (1) SPACE PER EACH EMPLOYEE.

THE OWNER WILL PROVIDE A LETTER STATING THAT THE MAXIMUM OCCUPANCY WILL BE (18) CHILDREN AND (2) TEACHERS.

(3) SPACE FOR OCCUPANTS
+ (2) SPACES FOR EMPLOYEES
(5) TOTAL PROPOSED PARKING SPACES

THERE ARE (0) EXISTING SPACES ON THE SITE.

SITE DATA:

TOTAL SITE AREA	13,032.698 SF/ .299 ACRE
PROPOSED USE -	DAYCARE
NEW IMPERVIOUS AREA	
MASONRY BUILDING ADDITION:	1,050 SF
SIDEWLAKS/LANDINGS:	530 SF
WOOD RAMP:	100 SF
PARKING AREA:	1,000 SF
TOTAL:	2,680 SF
LOT AREA:	13,032.7 SF

PERCENTAGE OF NEW IMPERVIOUS AREA TO LOT = 20.5%

OWNER
I, OWNER OF THE LAND SHOWN ON THE SITE PLAN, HEREBY ADOPT THIS PLAN AS MY LAND DEVELOPMENT AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

Holly Machak
SIGNATURE OF WITNESS

Leslie Simpson
SIGNATURE OF OWNER

7/14/14
DATE

Leslie Simpson

NOTARY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LESLIE SIMPSON, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF July, 2014.

MY COMMISSION EXPIRES THE _____ DAY OF _________, _____.

Cynthia A Popinski
7-14-14

~~Glenna M Walters~~

NOTARIAL SEAL
CYNTHIA A POPINSKI
Notary Public
BELLEVUE BORO., ALLEGHENY COUNTY
My Commission Expires Jul 1, 2015

CERTIFICAITON OF TITLE
(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRANBERRY CHRISTIAN CHILDCARE IS IN THE NAME OF LESLIE SIMPSON AND IS RECORDED IN DEED BOOK VOLUME _____, PAGE _____. (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

Leslie Simpson
OWNER

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

7/14/14
DATE

Walley J. Nero
NAME OF SURVEYOR

SU-050811-E
REGISTRATION NUMBER

MUNICIPAL
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

REQUESTED MODIFICATIONS
Modification to 27-317.B which requires that a 10 - foot, planted site perimeter buffer be provided along side yards. Proposing - To not provide this buffer or plantings beginning in the southwest corner of the site and proceeding northward along the western property line for approximately 30 feet. Justification - Existing parcel geometry and the need to provide sufficient amount parking on site restrict the ability to provide the required buffer in this location. All other site perimeter buffer plantings will be provided per 27-317.3.B.

Modification to 27-705.16.E which requires a rear yard building setback of 50 feet. Proposing - To encroach into this required setback by 1-foot 9inches. Justification - In order to meet this setback, the northern wall of the proposed expansion would need to be constructed at an angle which is not conducive to the proposed use of the property.

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 DER 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 OF 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.

BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2014-32 ON THE 30TH DAY OF JULY, 2014.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER
I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO 2014-32 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF MAY.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 342 PAGE(S) 50.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF AUGUST, 2014.

Michele M. Mustello
RECORDER OF DEEDS

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

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

7/30/14
DATE

NAME OF ENGINEER

PE071353
REGISTRATION NUMBER

PLAN BOOK	PAGE
342	50

NOTARY	MORTGAGEE	SURVEYOR	ENGINEER	TOWNSHIP	COUNTY	RECORDER
		WALLEY JAMES NERO SU-050811-E	JASON MICH RATSAS		BUTLER COUNTY PLANNING COMMISSION	RECORDER OF DEEDS BUTLER COUNTY, PA

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CRANBERRY CHRISTIAN CHILD CARE
LESLIE SIMPSON
75 DITULH ROAD
TOWNSHIP OF CRANBERRY - COUNTY OF BUTLER
PENNSYLVANIA

Project No.: 348

PRELIMINARY -
NOT FOR
CONSTRUCTION

MAY 8, 2014
RECORDING PLAN
R 01