PARTNERSHIP ADOPTION

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

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its ~~secretary~~ Vice Pres. this 8th day of July, 2014

ATTEST: _____

Secretary (SEAL) Philip Bishop Vice President
Name and Title of Officer

PARTNERSHIP ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

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

Vice President
(Title)

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th day of July 2014

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lynn M. Ellenberger, Notary Public
Pine Twp., Allegheny County
My Commission Expires March 13, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(SEAL)

TITLE CLAUSE

I, Philip Bishop, owners of the plan, do hereby certify that the title of this property is in the name of Kensa Cranberry Associates LP as recorded in Deed Book Volume _____ Page _____, Instr. No. 201305050006518, Recorder of Deeds Office.

Witness Owner

TOWNSHIP MANAGER

I, Jerry Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolutiuon No. 2014-30 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of ordinances of 7/29/14.

Township Manager

BOARD OF SUPERVISORS

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

Approved by by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2014-30, on the 29th day of July, 2014

Secretary Chairman, Board of Supervisors

(SEAL)

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 19th day of MARCH, ~~2011~~. 2014

SEC ~~Director~~ CHAIR.

BUTLER COUNTY PLANNING COMMISSION

(SEAL)

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 343, Page 1-3

Given under my hand and seal this 6th day of August, ~~2011~~. 2014

Recorder

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

(SEAL)

SURVEYOR'S CERTIFICATION

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

(Signature of Surveyor)

7/7/14
Date

SU-051772-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA
JAMES R. BRUGGEMAN
Professional Land Surveyor
SU-051772-E
JAMES R. BRUGGEMAN
SURVEY

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

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

(Signature)

7/30/14
Date

PE 071355
Registration Number

COMMONWEALTH OF PENNSYLVANIA
PHILIP A. BISHOP
REGISTERED PROFESSIONAL ENGINEER

(SEAL)

TOWNSHIP OF CRANBERRY

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

ATTEST:

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

Notary Public Owner

TOWNSHIP OF CRANBERRY

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

ATTEST:

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

Notary Public Owner

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PHILIP A. BISHOP
ENGINEER
NO. 045075-E

CRANBERRY CROSSROADS
MODIFICATIONS AND WAIVERS:

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

RECORDING PLAN NOTE:

1. THIS RECORDING PLAN APPLIES ONLY TO PARCEL 2.

PARKING TABULATION (TOTAL)

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

PARKING TABULATION (CRANBERRY WEST)

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

RETAIL PARKING TABULATION (INDIVIDUAL)

PARCEL #1		
SMALL SHOP GROSS SF	12,106 SF	REQUIRED PARKING (1 PER 200 SF) 61
PROPOSED PARKING	78	
PROPOSED PARKING RATIO	6.4	
PROPOSED ACCESSIBLE STALLS	4 (1 VAN)	REQUIRED ACCESSIBLE STALLS 4 (1 VAN)
PARCEL #2		
RETAIL GROSS SF	8,000 SF	
PROPOSED PARKING	61	REQUIRED PARKING (1 PER 200 SF) 40
PROPOSED PARKING RATIO	7.6	
PROPOSED ACCESSIBLE STALLS	3 (1 VAN)	REQUIRED ACCESSIBLE STALLS 3 (1 VAN)

GREEN SPACE TOTAL:

TOTAL DEVELOPMENT PROPERTY AREA.....4.323 ACRES
TOTAL DEVELOPMENT GREEN SPACE.....2.115 ACRES

TOTAL DEVELOPMENT GREEN SPACE %.....48.9%

ZONING INFORMATION- CRANBERRY TOWNSHIP
ZONED C-3

	REQUIREMENT	PROVIDED	
		8,000 RETAIL	12,106 RETAIL
MINIMUM FRONT YARD STREET STATE ROUTE 228	 25' 25'	136.2' (SR 228)	82.9' (CRANBERRY SPRINGS) 210.1' (McELROY ROAD)
MINIMUM SIDE YARD	0' (INTERIOR SIDE YARD) 30'	152.4' (EAST) 119.2' (WEST)	0' (WEST)
MINIMUM REAR YARD	30'	53.9' (NORTH)	114.4' (SOUTH)
MAXIMUM BUILDING HEIGHT	50'	24'	30'

PLAN BOOK	PAGE
343	1

Instr:201408080018103 08/08/2014
Pages 3 F $125.00 8:15PM
Michele Mustello T20140014992
Butler County Recorder FL

REVISIONS

#	DATE	DESCRIPTION
3	4/30/13	REVISED PER TOWNSHIP COMMENTS
4	5/22/13	REVISED PARCEL 2 BUILDING
5	3/4/14	REVISED PARCEL 2 BUILDING
6	4/8/14	REVISED PARCEL 2 BUILDING
7	5/29/14	REVISED PARCEL 2 BUILDING

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

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

DRAWN BY JCT
CHECKED BY PAB

RC-01

2/7/13

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

RECORDING PLAN NOTE:
1. THIS RECORDING PLAN APPLIES ONLY TO PARCEL 2.

LEGEND

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

#	DATE	REVISIONS
3	4/30/13	REVISED PER TOWNSHIP COMMENTS
4	5/22/13	REVISED PER TOWNSHIP COMMENTS
5	3/4/14	REVISED PARCEL 2 BUILDING
6	4/8/14	REVISED PARCEL 2 BUILDING
7	5/29/14	REVISED PARCEL 2 BUILDING

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

PLAN BOOK	PAGE
343	2

DRAWN BY: JCT
CHECKED BY: PAB

RC-02

2-7-13

SCALE IN FEET
0 30 60

NOTE:

1. ALL STORM SEWERS SHOWN ON THIS PLAN HAVE BEEN INSTALLED DURING PARCEL 1 CONSTRUCTION.
2. MASS GRADING OPERATIONS HAVE BEEN COMPLETED DURING PARCEL 1 CONSTRUCTION.

LEGEND

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

CERTIFICATIONS:

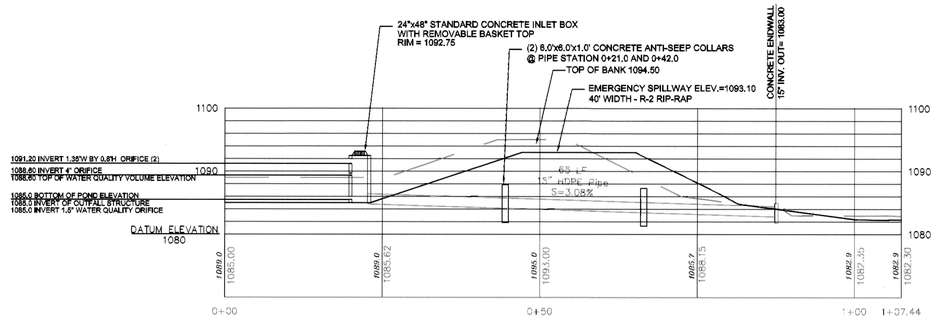
THE OWNER HEREBY ACKNOWLEDGES THE STORMWATER BMPs ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR PERMISSION FROM THE TOWNSHIP.

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

I Jason Kratsas, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. 7/30/14

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 AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION, WHICH DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.



POND OUTFALL PROFILE

HORIZ SCALE:1"=10' VERT SCALE: 1"=10'

SCALE IN FEET
0 20 40

PLAN BOOK	PAGE
343	3

REVISIONS

#	DATE	DESCRIPTION
6	6/20/13	ADDED SPOT ELEVATIONS
7	8/16/13	REVISED TRASH ENCLOSURE
8	3/3/14	REVISED PARCEL 2 BUILDING AND ADDED PHASE 1 IMPROVEMENTS
9	4/8/14	REVISED PARCEL 2 BUILDING
10	5/29/14	REVISED PARCEL 2 BUILDING

ECHO CRANBERRY ASSOCIATES LP
701 ALPHA DRIVE
PITTSBURGH, PENNSYLVANIA 15238
TELEPHONE: (412) 968-1660
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STORMWATER MANAGEMENT SITE PLAN

CRANBERRY CROSSROADS
WEST DEVELOPMENT
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

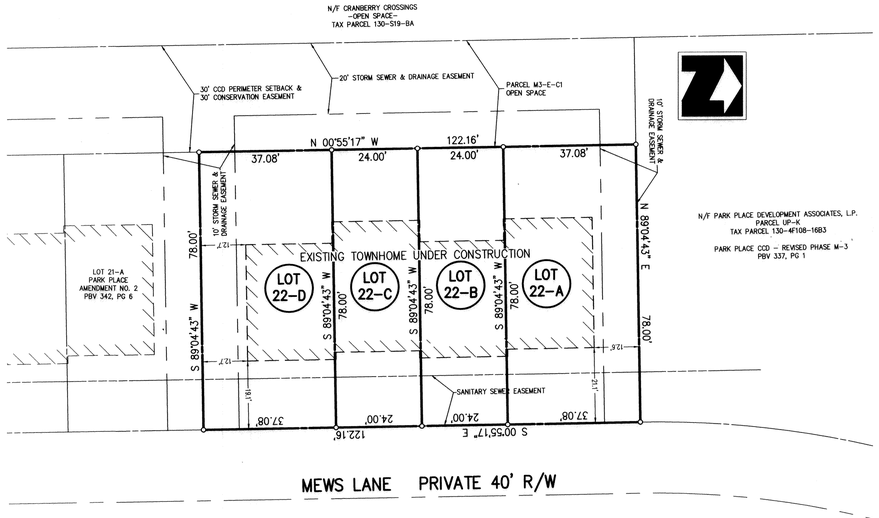
DRAWN BY JCT

CHECKED BY PAB

RC-03

1-9-13

Instr: 201408060018106 08/06/2014
Pages: 1 F $45.00 8:21am
Michele Mustello T20140014954
Butler County Recorder PL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

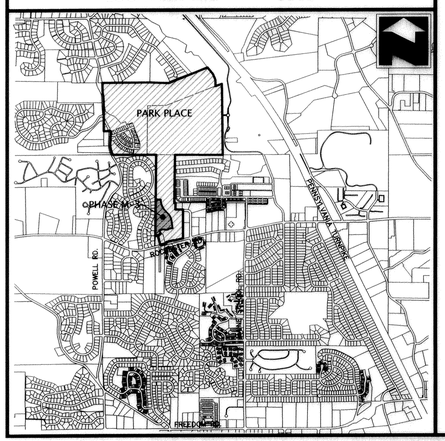
LOT AREAS:

22-A	2,892.11 SQ.FT.	0.066 ACRES
22-B	1,872.00 SQ.FT.	0.043 ACRES
22-C	1,874.00 SQ.FT.	0.043 ACRES
22-D	2,892.11 SQ.FT.	0.066 ACRES
TOTAL AREA:	9,528.22 SQ.FT.	0.219 ACRES

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
DEED REFERENCE: INSTRUMENT NO. 201308210024537
TAX PARCEL: 130-4F108-16B3C22

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-E-22 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.

BY RESOLUTION APPROVED ON THE 2ND DAY OF July, 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. 3 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

SIGNATURE AND TITLE OF OFFICER WITNESSING

Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

7/2/14
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 2 DAY OF July 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. 3 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.

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.

July 1, 2014
DATE

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

I Jason Kreston, 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.

7/30/14
DATE

SIGNATURE
REGISTRATION NO. PE071553

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2014-39 EFFECTIVE THIS 25TH DAY OF JULY, 20 14.

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2014-39 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 7/25/14.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF JUNE, 20 14

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 343 PAGE 4.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF August, 20 14.

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
343	4

TOWNSHIP ENGINEER

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

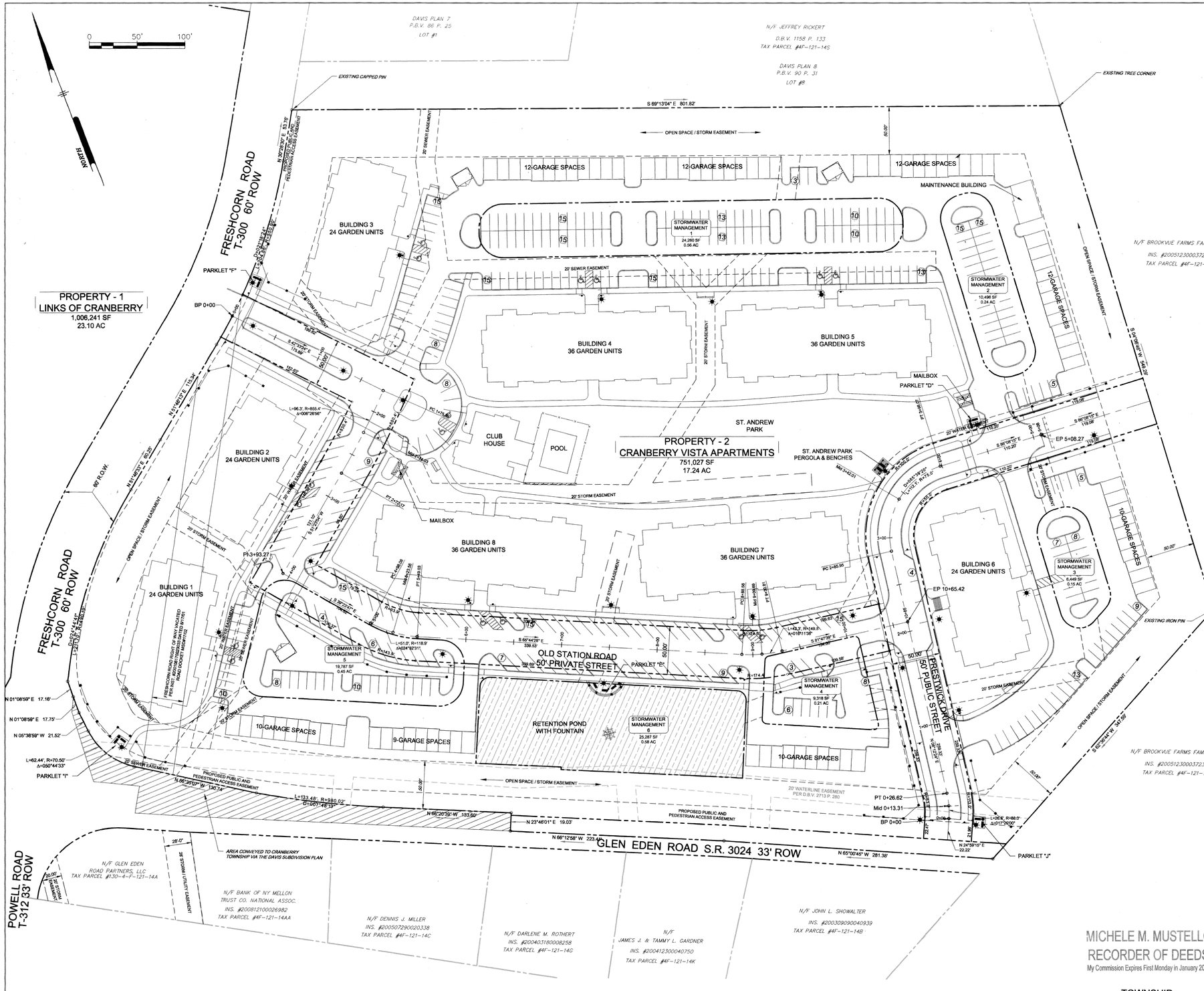
DRAWING NUMBER:	1004-1413890
DRAWING SCALE:	1"=20'
DATE:	JUNE 10, 2014
DRAWN BY:	JSS
REVISIONS:	

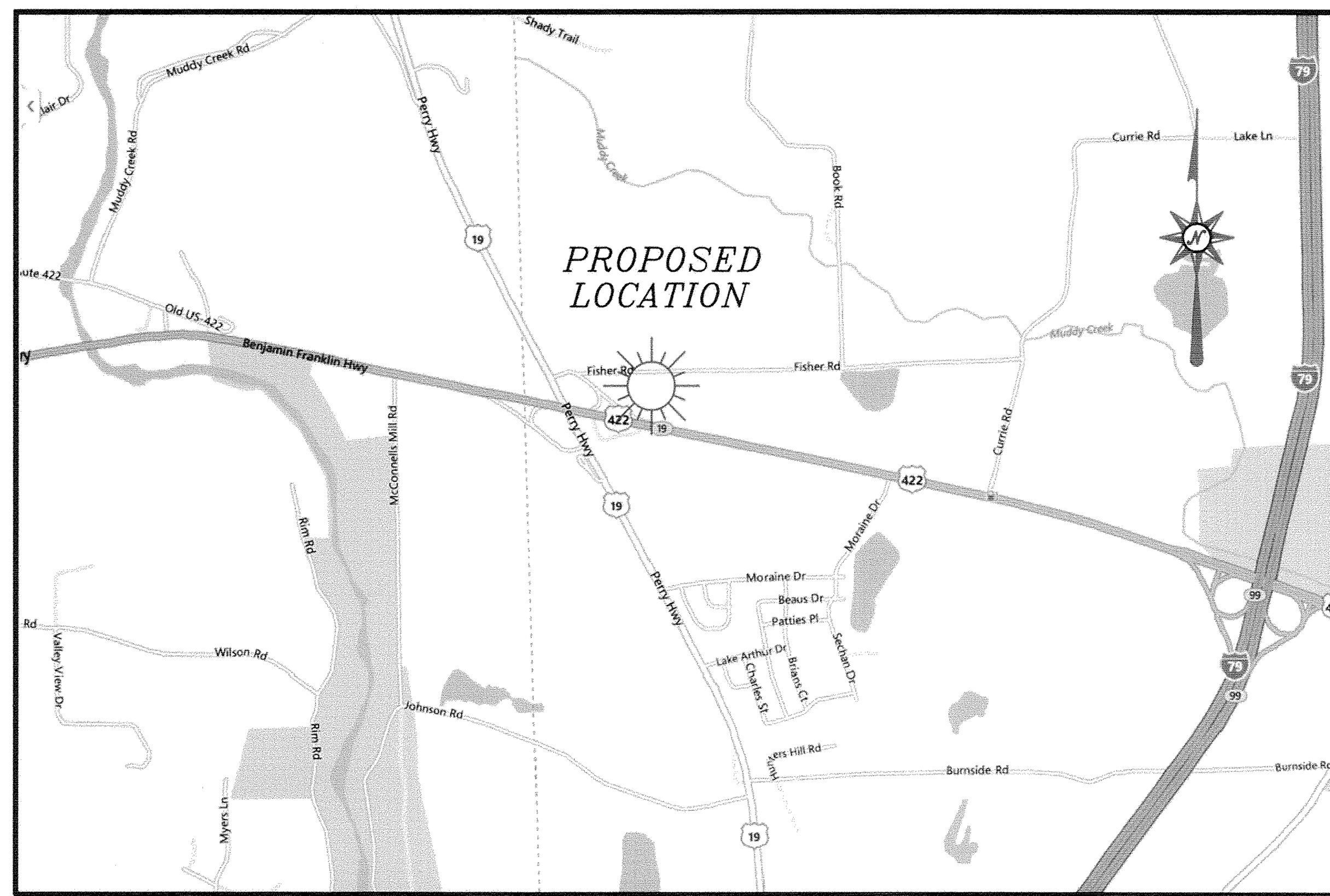
PARK PLACE CCD AMENDMENT NO. 3

BEING A RE-SUBDIVISION OF PARCEL M3-E-22 OF
THE PARK PLACE CCD AMENDMENT NO. 1
AS RECORDED IN PLAN BOOK 339, PG 8

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPROUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoomfilternet.net


0
50'
100'
NORTH
FRESHCORN ROAD
T-300 60' ROW
POWELL ROAD
T-312 33' ROW
GLEN EDEN ROAD S.R. 3024 33' ROW
PROPERTY - 1
LINKS OF CRANBERRY
1,006,241 SF
23.10 AC
PROPERTY - 2
CRANBERRY VISTA APARTMENTS
751,027 SF
17.24 AC
DAVIS PLAN 7
P.B.V. 86 P. 25
LOT #1
DAVIS PLAN 8
P.B.V. 90 P. 31
LOT #8
N/F JEFFREY RICKERT
D.B.V. 1158 P. 133
TAX PARCEL #4F-121-14S
N/F BROOKVUE FARMS FAMILY, LP
INS. #200512300037237
TAX PARCEL #4F-121-15
EXISTING CAPPED PIN
EXISTING TREE CORNER
EXISTING IRON PIN
S 89°13'04" E 801.82'
N 39°29'00" E 53.76'
PROPOSED PUBLIC AND PEDESTRIAN ACCESS EASEMENT
OPEN SPACE / STORM EASEMENT
20' SEWER EASEMENT
20' STORM EASEMENT
20' WATERLINE EASEMENT
OPEN SPACE / STORM EASEMENT
12-GARAGE SPACES
MAINTENANCE BUILDING
BUILDING 3
24 GARDEN UNITS
BUILDING 4
36 GARDEN UNITS
BUILDING 5
36 GARDEN UNITS
BUILDING 2
24 GARDEN UNITS
BUILDING 1
24 GARDEN UNITS
BUILDING 8
36 GARDEN UNITS
BUILDING 7
36 GARDEN UNITS
BUILDING 6
24 GARDEN UNITS
CLUB HOUSE
POOL
ST. ANDREW PARK
ST. ANDREW PARK PERGOLA & BENCHES
RETENTION POND WITH FOUNTAIN
STORMWATER MANAGEMENT 1 24,260 SF 0.56 AC
STORMWATER MANAGEMENT 2 10,496 SF 0.24 AC
STORMWATER MANAGEMENT 3 5,449 SF 0.15 AC
STORMWATER MANAGEMENT 4 9,318 SF 0.21 AC
STORMWATER MANAGEMENT 5 19,787 SF 0.45 AC
STORMWATER MANAGEMENT 6 25,287 SF 0.58 AC
MAILBOX
PARKLET "F"
PARKLET "D"
PARKLET "E"
PARKLET "I"
PARKLET "J"
OLD STATION ROAD
50' PRIVATE STREET
PRESTWICK DRIVE
50' PUBLIC STREET
10-GARAGE SPACES
9-GARAGE SPACES
BP 0+00
Mid 0+13.31
PT 0+26.62
EP 5+08.27
EP 10+65.42
PC 2+85.56
PI 3+93.27
AREA CONVEYED TO CRANBERRY TOWNSHIP VIA THE DAVIS SUBDIVISION PLAN
N/F GLEN EDEN ROAD PARTNERS, LLC
TAX PARCEL #130-4-F-121-14A
N/F BANK OF NY MELLON TRUST CO. NATIONAL ASSOC.
INS. #200812100026982
TAX PARCEL #4F-121-14AA
N/F DENNIS J. MILLER
INS. #200507290020338
TAX PARCEL #4F-121-14C
N/F DARLENE M. ROTHERT
INS. #200403180008258
TAX PARCEL #4F-121-14G
N/F JAMES J. & TAMMY L. GARDNER
INS. #200412300040750
TAX PARCEL #4F-121-14K
N/F JOHN L. SHOWALTER
INS. #200309090040939
TAX PARCEL #4F-121-14B
N/F BROOKVUE FARMS FAMILY, LP
INS. #200512300037237
TAX PARCEL #4F-121-15
N 01°08'59" E 17.16'
N 01°08'59" E 17.75'
N 05°38'59" W 21.52'
N 66°20'39" W 133.60'
N 23°46'01" E 19.03'
N 66°12'58" W 223.40'
N 65°00'45" W 281.38'
N 24°59'15" E 22.22'
S 66°20'39" E 133.60'
S 66°12'58" E 110.20'
S 65°00'45" E 110.00'
S 24°59'15" W 22.22'
S 23°46'01" W 19.03'
S 66°20'39" E 130.74'
S 01°08'59" W 17.75'
S 01°08'59" W 17.16'
S 05°38'59" E 21.52'
S 84°08'49" W 447.29'
S 85°36'44" W 347.59'
N 66°20'39" W 133.60'
L=62.44', R=70.50', Δ=050°44'33"
L=133.48', R=980.02', D=007°48'13"
L=96.3', R=855.4', Δ=006°26'56"
L=51.0', R=118.9', Δ=024°32'31"
L=26.6', R=88.0', Δ=017°20'02"
L=13.7', R=149.0', Δ=005°16'38"
R=143.9'
R=88.0'
R=85.5'
R=85.0'
R=85.0'
R=85.0



LOCATION MAP 1"=2000'

DEVELOPER'S ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT __________ **T and M Leasing, LLC.** OF THE Township of Young OF COUNTY OF Jefferson, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL 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 ________, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS OF MUDDY CREEK TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE __________ FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF MUDDY CREEK FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, I HEREUNTO SET my HAND(S) AND SEAL(S) THIS 9th day of July, 2014.

ATTEST: Kelli R Wingard

NOTARY PUBLIC
MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelli L. Wingard, Notary Public
Elderton Boro, Armstrong County
My Commission Expires Dec. 4, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OWNER OR OWNERS

CORPORATION, ADOPTION, DEDICATION, AND RELEASE.

KNOW ALL MEN BY THESE PRESENTS:

THAT **T and M Leasing, LLC.**, A CORPORATION INCORPORATED UNDER THE LAW OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, **T and M Leasing, LLC.** HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON, **T and M Leasing, LLC.**, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 9 DAY OF July, 2014.

ATTEST:

SECRETARY

SEAL
T and M Leasing, LLC.
PRESIDENT /member/owner

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28th DAY OF JUNE, 2014.

SEC. ~~DIRECTOR~~ CHAIR.

BUTLER COUNTY PLANNING COMMISSION SEAL

CERTIFICATE OF TITLE - MORTGAGE CLAUSE

I/WE, ELDERTON STATE BANK DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF T and M LEASING LLC AND IS RECORDED IN DEED BOOK VOLUME 2416, PAGE 934, OR INSTRUMENT NO. ______________, AND THERE IS A MORTGAGE ON THE PROPERTY HELD BY ELDERTON STATE BANK.

WITNESS: OWNERS:

NAME OF MORTGAGEE, MORTGAGEE OF THE PROPERTY CONTAINED IN THE **T and M Leasing, LLC. #1** CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS: Kelli R Wingard MORTGAGEE: Volker L. Zaun

PRINTED NAME VOLKER L. ZAUN
TITLE PRESIDENT

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 201408070018203 BK 343 pg 6

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF August, A.D. 2014

RECORDER OF DEEDS BUTLER COUNTY, PA
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION , LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 16th DAY OF July, 2014

ATTEST: Kelly Livermore

SECRETARY, BOARD OF SUPERVISORS CHAIRMAN, BOARD OF SUPERVISORS

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

SEAL

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

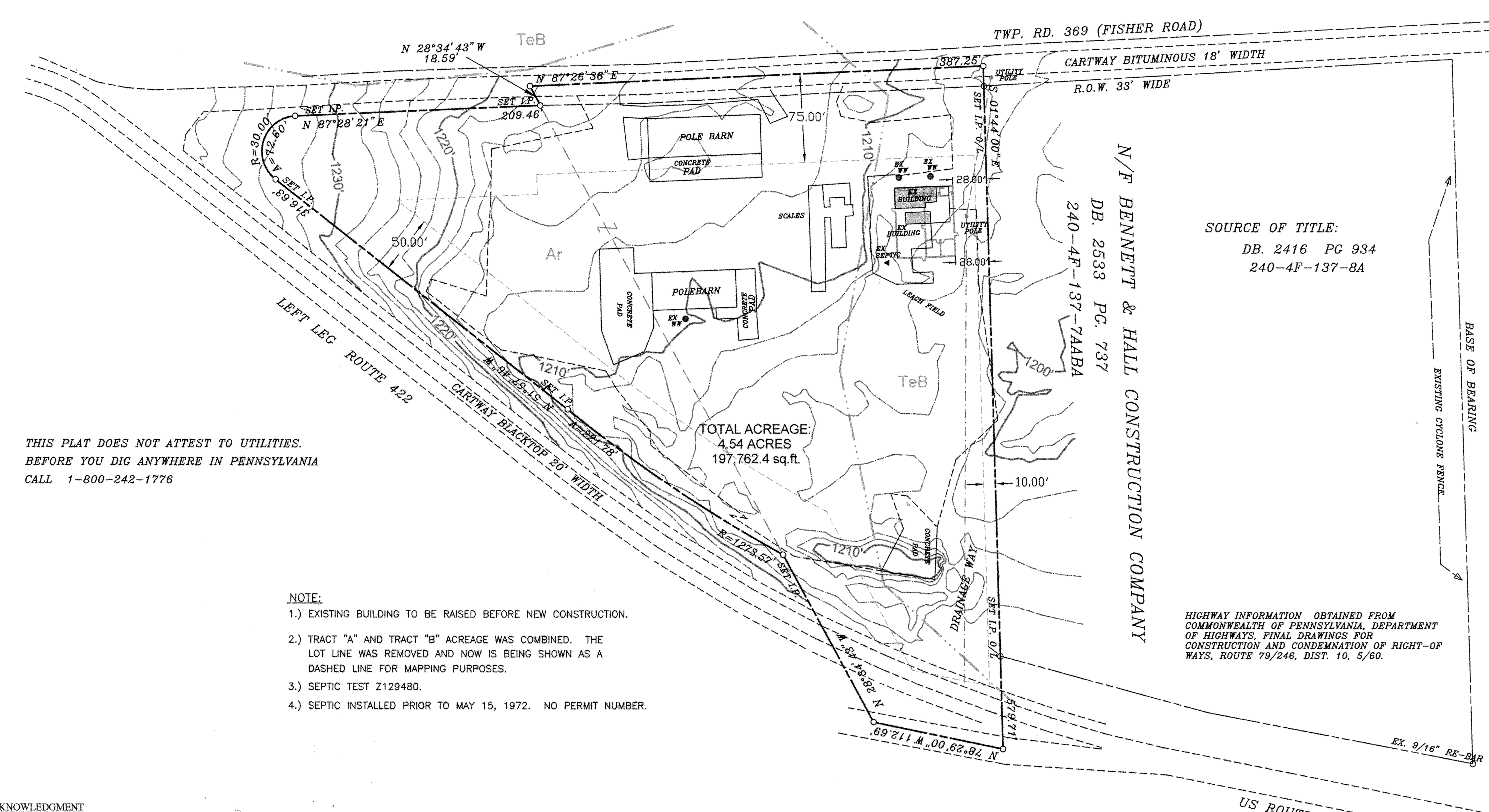
SU-31409-E

DATE 6/27/2014 SURVEYOR'S NAME
SURVEYOR'S REGISTRATION NO.

STATE HIGHWAY LAW

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"

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

SOURCE OF TITLE:
DB. 2416 PG 934
240-4F-137-8A

NOTE:
1.) EXISTING BUILDING TO BE RAISED BEFORE NEW CONSTRUCTION.
2.) TRACT "A" AND TRACT "B" ACREAGE WAS COMBINED. THE LOT LINE WAS REMOVED AND NOW IS BEING SHOWN AS A DASHED LINE FOR MAPPING PURPOSES.
3.) SEPTIC TEST Z129480.
4.) SEPTIC INSTALLED PRIOR TO MAY 15, 1972. NO PERMIT NUMBER.

HIGHWAY INFORMATION OBTAINED FROM COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, FINAL DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF WAYS, ROUTE 79/246, DIST. 10, 5/60.

LEGEND
= PROPOSED BUILDING
= SET BACKS
= UTILITIES
= TOPOGRAPHY
= SOILS

SET BACKS:
75' FRONT/STREET
20' REAR
10' SIDES

PLAN BOOK	PAGE
343	6

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED Michael A DeFelice, OF THE **T and M Leasing, LLC.** WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE Owner OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT SAID PLAN IS THE ACT AND DEED OF THE CORPORATION, AND THAT THE CORPORATION DESIRES SAID PLAN TO BE RECORDED AS SUCH.

NAME OF OFFICER
TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY 9th OF July, 2014.
WITNESS MY HAND AND NOTARIAL SEAL THIS DAY

Kelli R Wingard
NOTARY PUBLIC

SEAL
MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelli L. Wingard, Notary Public
Elderton Boro, Armstrong County
My Commission Expires Dec. 4, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 20th DAY OF May, 2014.

ATTEST: Kelly Livermore
SECRETARY - recording CHAIRMAN

T and M Leasing, LLC., FULLY UNDERSTANDS AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

SEAL
T and M Leasing, LLC.
(PRESIDENT)

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Instr:201408070018203 08/07/2014
Pages:1 F:$45.00 9:15AM
Michele Mustello T20140015050
Butler County Recorder FL

0 70 140 210

SCALE: 1" = 70'
DRAWN BY: JAH
SHEET NO: 1 OF 1
FILE NAME: APPLEGATE31/C:/WORK/STA-BUTLER
REVISION:
DATE: APRIL 2014

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN A. HUDAK
LAND SURVEYOR SU-31409-E

PREPARED BY:
APPLEGATE SERVICES, INC.
P.O. Box 368, Elderton, PA 15736
PHONE (724) 354-4772 FAX (724) 354-4773

T and M LEASING, LLC. #1
LAND DEVELOPMENT / LOT LINE REVISION
INTENDED FOR
T and M LEASING, LLC.

TOWNSHIP OF MUDDY CREEK BUTLER COUNTY, PA

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8TH day of July 2014.

Marlen P. Lang
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 Marlen P. Lang, 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 8TH day of July 2014.

My commission expires the 17TH day of FEBRUARY 2015.

Debra L. Jeffcoat
Notary Public (Seal)

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

Certification of title (no mortgage).
I hereby certify that the title to the property contained in the M. Lang Plan is in the name of Marlen P. Lang and is recorded in deed book volume _____ page _____. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Debra L. Jeffcoat
Witness

Marlen P. Lang
Owner

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.

8TH July '14
Date (Seal)

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR 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 31ST day of July 2014.

SEAL Secretary (Seal) Chairman

Approved by the Planning Commission of the Township of Winfield, this 2nd day of July 2014.

Victoria Schmeider
Secretary

David P. Kennedy
Chairman

Reviewed by the Butler County Planning Commission on this 11TH day of July 2014.

Secretary (Seal)

F. Eul JRM
Chairman

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

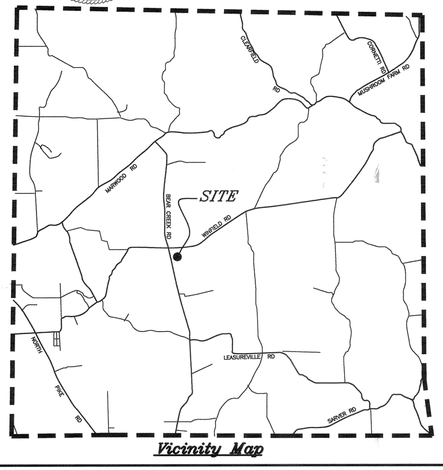
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 343, Page(s) 7

Given under my hand and seal this 7TH day of AUGUST 2014.

(Seal)

Michele M. Mustello
Recorder of Deeds

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



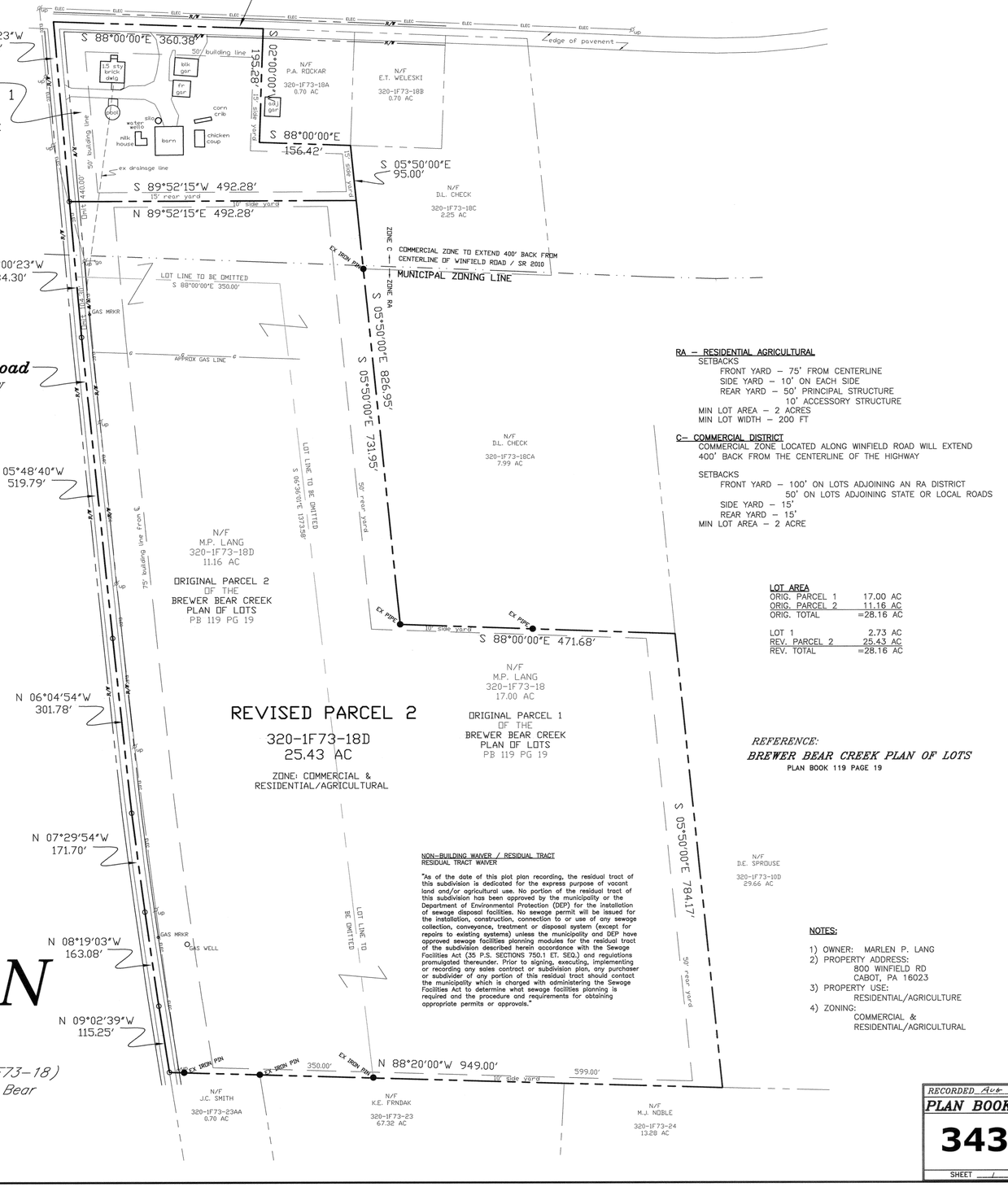
Vicinity Map

M.P. LANG PLAN

Being a Lot Line Revision of Parcel 1 (Tax Parcel 320-1F73-18) and Parcel 2 (Tax Parcel 320-1F73-18D) of the Brewer Bear Creek Plan of Lots recorded in Plan Book 119 Page 19.

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 201408070018228 08/07/2014
Pages: 1 $45.00 12:00PM
Michele Mustello T20140015076
Butler County Recorder FL



RA - RESIDENTIAL AGRICULTURAL
SETBACKS
FRONT YARD - 75' FROM CENTERLINE
SIDE YARD - 10' ON EACH SIDE
REAR YARD - 50' PRINCIPAL STRUCTURE
10' ACCESSORY STRUCTURE
MIN LOT AREA - 2 ACRES
MIN LOT WIDTH - 200 FT

C- COMMERCIAL DISTRICT
COMMERCIAL ZONE LOCATED ALONG WINFIELD ROAD WILL EXTEND 400' BACK FROM THE CENTERLINE OF THE HIGHWAY

SETBACKS
FRONT YARD - 100' ON LOTS ADJOINING AN RA DISTRICT
50' ON LOTS ADJOINING STATE OR LOCAL ROADS
SIDE YARD - 15'
REAR YARD - 15'
MIN LOT AREA - 2 ACRE

LOT AREA

ORIG. PARCEL 1	17.00 AC
ORIG. PARCEL 2	11.16 AC
ORIG. TOTAL	=28.16 AC
LOT 1	2.73 AC
REV. PARCEL 2	25.43 AC
REV. TOTAL	=28.16 AC

REFERENCE:
BREWER BEAR CREEK PLAN OF LOTS
PLAN BOOK 119 PAGE 19

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 of this subdivision has been approved by the 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 approved sewage facilities planning modules for the residual tract of the subdivision described herein accordance with the Sewage Facilities Act (35 P.S. SECTIONS 750.1 ET. SEQ.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

NOTES:

1) OWNER: MARLEN P. LANG
2) PROPERTY ADDRESS:
800 WINFIELD RD
CABOT, PA 16023
3) PROPERTY USE:
RESIDENTIAL/AGRICULTURE
4) ZONING:
COMMERCIAL &
RESIDENTIAL/AGRICULTURAL

100 0 100 200 300
GRAPHIC SCALE - FEET

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

LOT LINE REVISION SURVEY
for
MARLEN P. LANG
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 320-1F73-18 & 18D
PROJECT No: 14-059 REV: DWN.By: SDG CHK.By: Sdg
DATE: 6/12/14

RECORDED Aug 7 2014
PLAN BOOK 343 PAGE 7
SHEET 1 of 1

KNOW ALL MEN BY THESE PRESENTS That I, Gregory S. Leslie, Executor of the Estate of Sally Ann Moore 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 26TH day of JUNE 2014.

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gregory S. Leslie, EXECUTOR 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 26TH day of JUNE 2014.

Notary Public — Seal & Stamp

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

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

11TH June '14
Date

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

Seal — P. L. S. # 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 Supervisors of the Township of Oakland this 6th day of August 2014.

Secretary — Seal — Chairman

Approved by the Oakland Township Planning Commission this 10th day of June 2014.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 11th day of June 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 343 Page 8.

Given under my hand and seal this 7TH day of AUGUST 2014.

Recorder — Seal

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

Instr:201408070018229 08/07/2014
Pages:1 F:$45.00 12:02PM
Michele Mustello T20140015077
Butler County Recorder FL

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

Approved by the Supervisors of the Township of Summit this 4th day of August 2014.

Secretary — Seal — Chairman

Approved by the Summit Township Planning Commission this 8th day of July 2014.

Secretary — Chairman



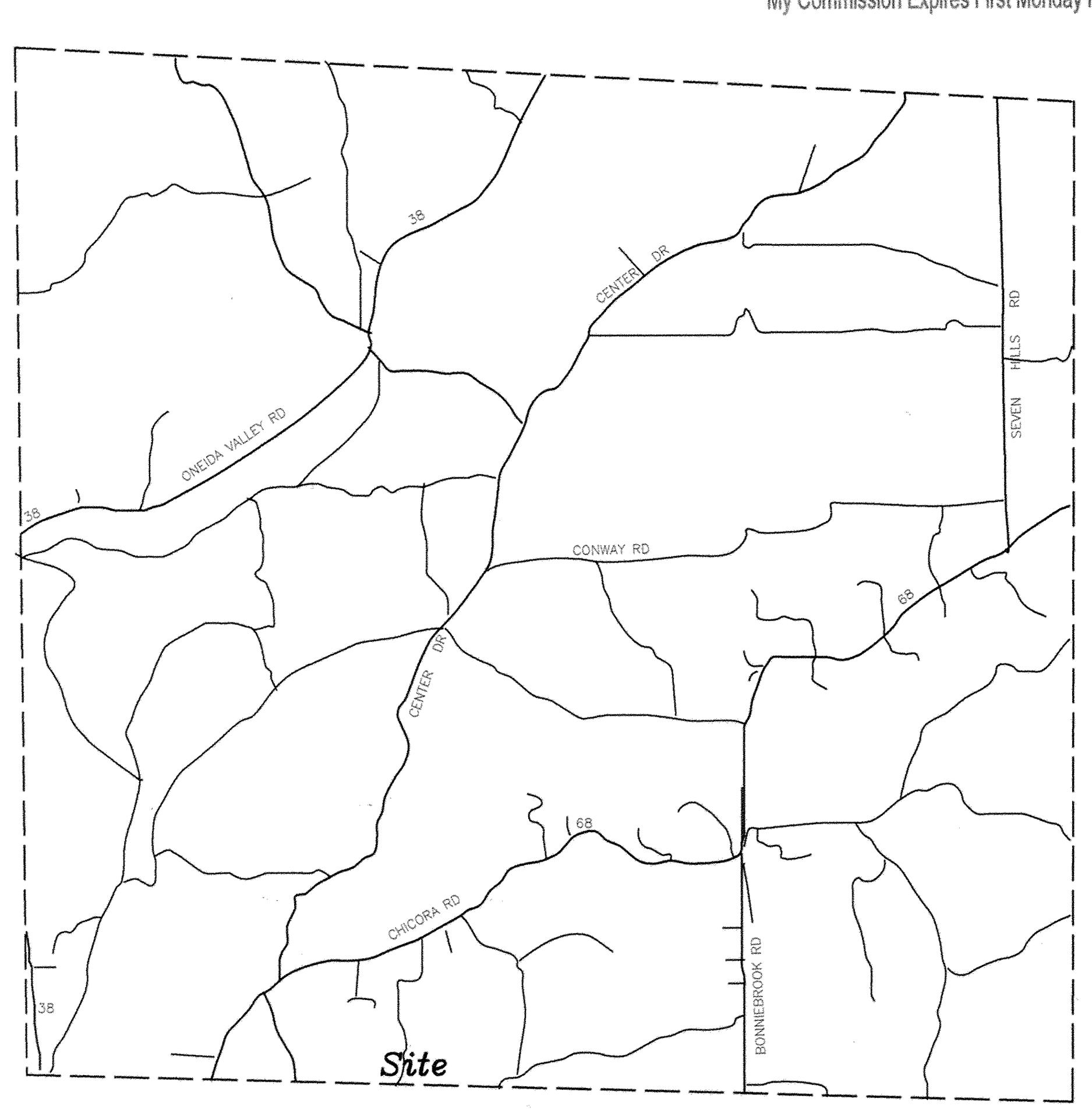
COURSE	BEARING	DISTANCE
R37A-1	S 14°58'19"W	108.34'
R37A-2	S 14°21'35"W	92.61'
R37A-3	S 13°46'35"W	207.39'
R37A-4	S 13°46'35"W	107.76'
R37A-5	S 31°22'35"W	80.24'
R37A-6	S 36°22'08"W	68.18'
R37A-7	S 47°34'35"W	71.31'
R37A-8	N 63°05'00"W	425.00'
R37A-9	S 46°19'45"W	250.00'
R37A-10	S 63°18'47"E	425.00'
R37A-11	S 30°54'25"W	44.28'
R37A-12	S 21°13'00"W	100.00'
R37A-13	S 18°26'00"W	256.10'
R37A-14	S 17°47'00"W	100.00'
R37A-15	S 17°25'00"W	100.65'
R37A-16	N 62°57'30"W	862.35'
R37A-17	N 05°17'40"E	608.04'
R37A-18	N 08°29'55"E	342.52'
R37A-19	S 84°25'07"E	650.00'
R37A-20	N 11°07'53"E	198.84'
R37A-21	S 84°29'07"E	620.41'

COURSE	BEARING	DISTANCE
R37A1-1	S 65°01'00"E	741.29'
R37A1-2	S 06°46'30"W	737.47'
R37A1-3	N 62°57'30"W	929.06'
R37A1-4	N 17°25'00"E	100.65'
R37A1-5	N 17°47'00"E	85.41'
R37A1-6	S 62°30'00"E	299.84'
R37A1-7	N 18°26'00"E	250.00'
R37A1-8	N 28°17'00"E	209.99'
R37A1-9	N 64°29'00"W	316.14'
R37A1-10	N 46°25'00"E	37.46'

DEP / Non - Building Wavier

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

"As of the date of this plot plan recording, Lot 1 as shown hereon of this subdivision is dedicated for the express purpose of agricultural use. No portion of Lot 1 as shown hereon of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning for the Lot 1 as shown 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 Lot 1 as shown should contact the municipality which is charged with administereing the Sewage Facilities Act to determine what sewage facilies planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



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.

Moore Estate Plan

being a lot Consolidation of
250-2F20-37A, 37A1 & 37B
and a Subdivision of 250-2F20-37A1
East & West of Eyth Road

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

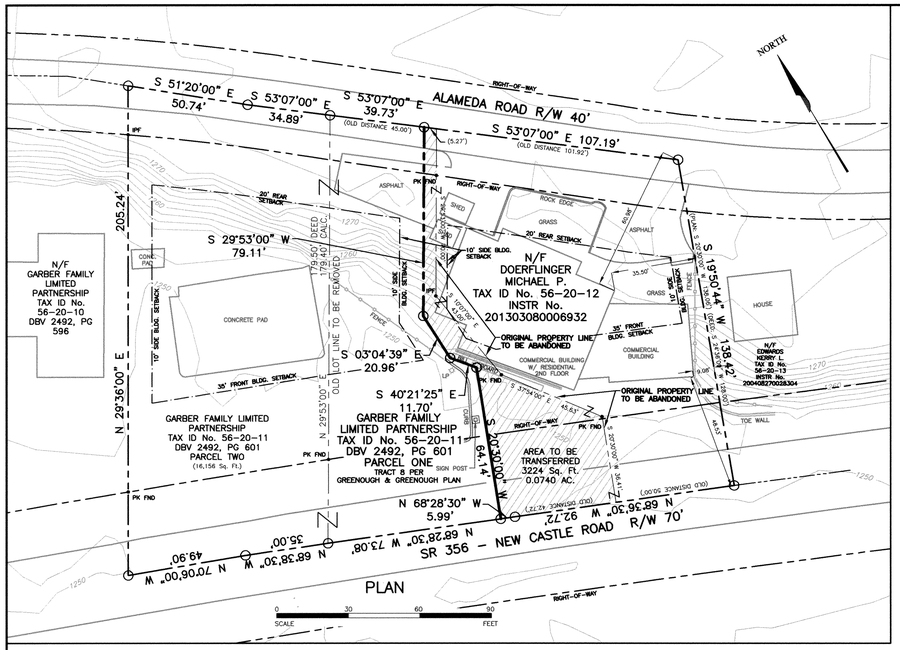
LOT LINE REVISION/ SURVEY for
CONSOLIDATION
Gregory S. Leslie, Executor
PROJECT No: 14044
SITUATE: OAKLAND TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 250-2F20-37A1,37A&37B
DATE: 5/13/14 REV: 7/07/14 DWN.By: Sdg CHK.By:

7/08/14...pond
7/07/14...second DEP note

#14104

RECORDED Aug 7 2014	
PLAN BOOK	PAGE
343	8

SHEET 1 of 1



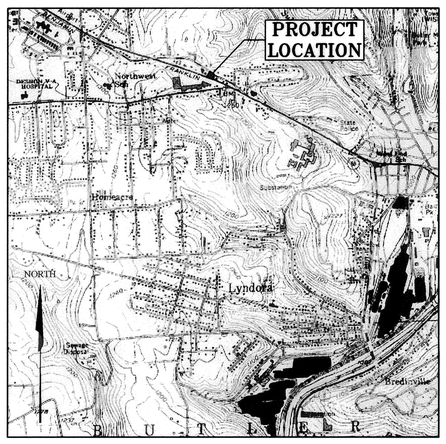
PURPOSE:

TO REVISED THE BOUNDARY BETWEEN PARCELS 56-20-12 AND 56-20-11.

ADDRESSES:

MICHAEL P. DOERFLINGER
206 NEW CASTLE ROAD
BUTLER, PA 16001

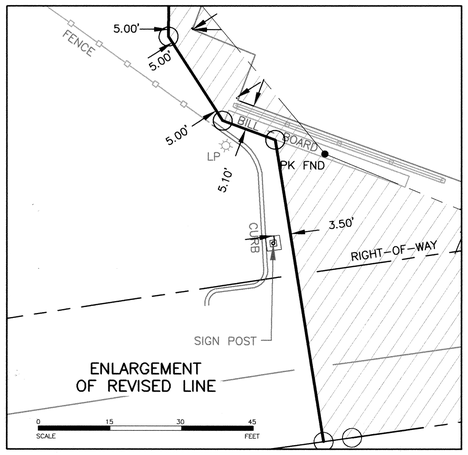
GARBER FAMILY LIMITED PARTNERSHIP
355 FIFTH AVENUE
605 PARK BUILDING
PITTSBURGH, PA 15222



VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, BUTLER, PENNSYLVANIA 7.5 MINUTE SERIES, 1958, PHOTO REV 1969, PHOTO INSPECT 1977



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:

- 56-20-12, IN THE NAME OF MICHAEL P. DOERFLINGER AND RECORDED AT INSTRUMENT No. 201303080006932.
- 56-20-11, IN THE NAME OF THE GARBER FAMILY LIMITED PARTNERSHIP AND RECORDED AT DBV 2492, PAGE 601.

FLOOD ZONE C: AREA OF MINIMAL FLOODING

ZONING: C-2 CONVENIENCE COMMERCIAL

BULK AREAS:

C-2 CONVENIENCE COMMERCIAL:

MINIMUM LOT AREA:	10,000 SQ. FT.
MINIMUM LOT WIDTH:	85 FEET
MINIMUM FRONT YARD:	35 FEET
MINIMUM SIDE YARD (EACH):	10 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM LOT COVERAGE:	1 SQ. FT. GROSS FLOOR AREA PER 3 SQ. FT. OF LOT AREA
MAXIMUM HEIGHT:	50 FEET

ACREAGE:

OWNER	TAX PARCEL		ACREAGE ORIGINAL	(SQ. FT.)	NEW (SQ. FT.)	
GARBER	56-20-11	(PARCEL 1)	0.2774	12085.20	0.2034	8861.05
		(PARCEL 2)	0.3709	16156.42	0.3709	16156.42
		TOTAL	0.6483	28241.62	0.5743	25017.47
DOERFLINGER	56-20-12		0.2959	12890.90	0.2959	12890.90
	AREA TO BE TRANSFERED				0.0740	3224.15
		TOTAL			0.3699	16115.05

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL P. DOERFLINGER, 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, WAY, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.

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 _____ 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 21 DAY OF July, A.D. 20 14.

ATTEST:

NOTARY PUBLIC — OWNER

MY COMMISSION EXPIRES THE 12 DAY OF Sept A.D. 2014.

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED MICHAEL P. DOERFLINGER, AND ACKNOWLEDGE 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

21 DAY OF July, A.D. 2014.

MY COMMISSION EXPIRES THE 12 DAY OF Sept, A.D. 2014.

NOTARY — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

TITLE CLAUSE (NO MORTGAGE):

I, MICHAEL P. DOERFLINGER, OWNER OF PROPERTY IN THE DOERFLINGER – GARBER LOT LINE REVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MICHAEL P. DOERFLINGER AS RECORDED AT INSTRUMENT No. 201303080006932 , RECORDER OF DEEDS OFFICE. I, FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER

HIGHWAY OCCUPANCY NOTICE AND RELEASE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. THEREFORE I, IN CONSIDERATION OF APPROVAL OF THIS PLAN AND INTENDING TO BE LEGALLY BOUND HEREBY, FOR MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS RELEASE MIDDLESEX TOWNSHIP FROM ANY AND ALL ACTIONS, SUITS, CLAIMS, DEMANDS, LIABILITIES AND/OR DAMAGES, IN LAW OR EQUITY, ARISING FROM ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT, OR FAILURE TO REGULATE ANY DRIVEWAY.

N/A — N/A
WITNESS — OWNER

CORPORATE ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE GARBER FAMILY LIMITED PARTNERSHIP, A PARTNERSHIP DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY.

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 _____ 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 HAND AND SEAL THIS 18th DAY OF July, A.D. 2014.

ATTEST:

NOTARY PUBLIC — OWNER

NOTARY PUBLIC — OWNER

MY COMMISSION EXPIRES THE 18th DAY OF January A.D. 2018.

CORPORATE ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Lawrence J. Garber (NAME AND TITLE OF OFFICER) OF THE THE GARBER FAMILY LIMITED PARTNERSHIP, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID GARBER FAMILY LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS General Partner Lawrence J. Garber (NAME AND TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING. General Partner (TITLE OF OFFICER) SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS

18th DAY OF July, A.D. 2014.

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

NOTARY PUBLIC

NOTARY

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

TITLE CLAUSE (NO MORTGAGE):

WE, THE GARBER FAMILY LIMITED PARTNERSHIP, OWNERS OF PROPERTY IN THE DOERFLINGER – GARBER LOT LINE REVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GARBER FAMILY LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK VOLUME 2492 PAGE 601, RECORDER OF DEEDS OFFICE. WE, FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER

TOWNSHIP | COUNTY | SURVEYOR | RECORDER

BUTLER COUNTY PLANNING COMMISSION

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201408070018230 08/07/2014
Pages: 1 F: $45.00 12:10PM
Michele Mustello T20140018078
Butler County Recorder ND

APPROVAL BY THE TOWNSHIP:

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.

SECRETARY — PRESIDENT

MUNICIPAL APPROVAL:

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF July 21st, A.D. 20 14.

SECRETARY SEAL — PRESIDENT OF BOARD

LOCAL PLANNING COMMISSION:

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF July 1, A.D. 20 14.

SECRETARY SEAL — Vice CHAIRMAN

COUNTY PLANNING COMMISSIONER:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3rd DAY OF June, A.D. 20 14.

SECRETARY SEAL — CHAIRMAN

COUNTY CONSERVATION DISTRICT:

APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT THIS _____ DAY OF N/A, A.D. 20 _____.

N/A
CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 343 PAGE 9. GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF August, A.D. 20 14.

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

RECORDER OF DEEDS

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, PAUL J. NEFF, 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.

7/16/14 — PAUL NEFF, P.L.S.
DATE — REG. No. SU051242

PLAN BOOK	PAGE
343	9

REFERENCES

REF. #	DESCRIPTION
1	GREENOUGH & GREENOUGH, INC.; *LEASE SURVEY FOR SAUL & MARIAN GARBER*; APRIL 1973.
2	PEDERSEN & PEDERSEN, INC.; *PROPERTY SURVEY*; JANUARY 17, 2012.
3	COMMONWEALTH OF PENNSYLVANIA, DEPT. OF HIGHWAYS; *DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY: ROUTE No. 79 SECTION No. R-6* (SR0356); RECORDED AUGUST 30, 1951.
4	PA DCNR (VIA PASDA); CONTOURING BY LIDAR: 57001360PAS; DOWNLOADED 5-21-14.

REVISIONS

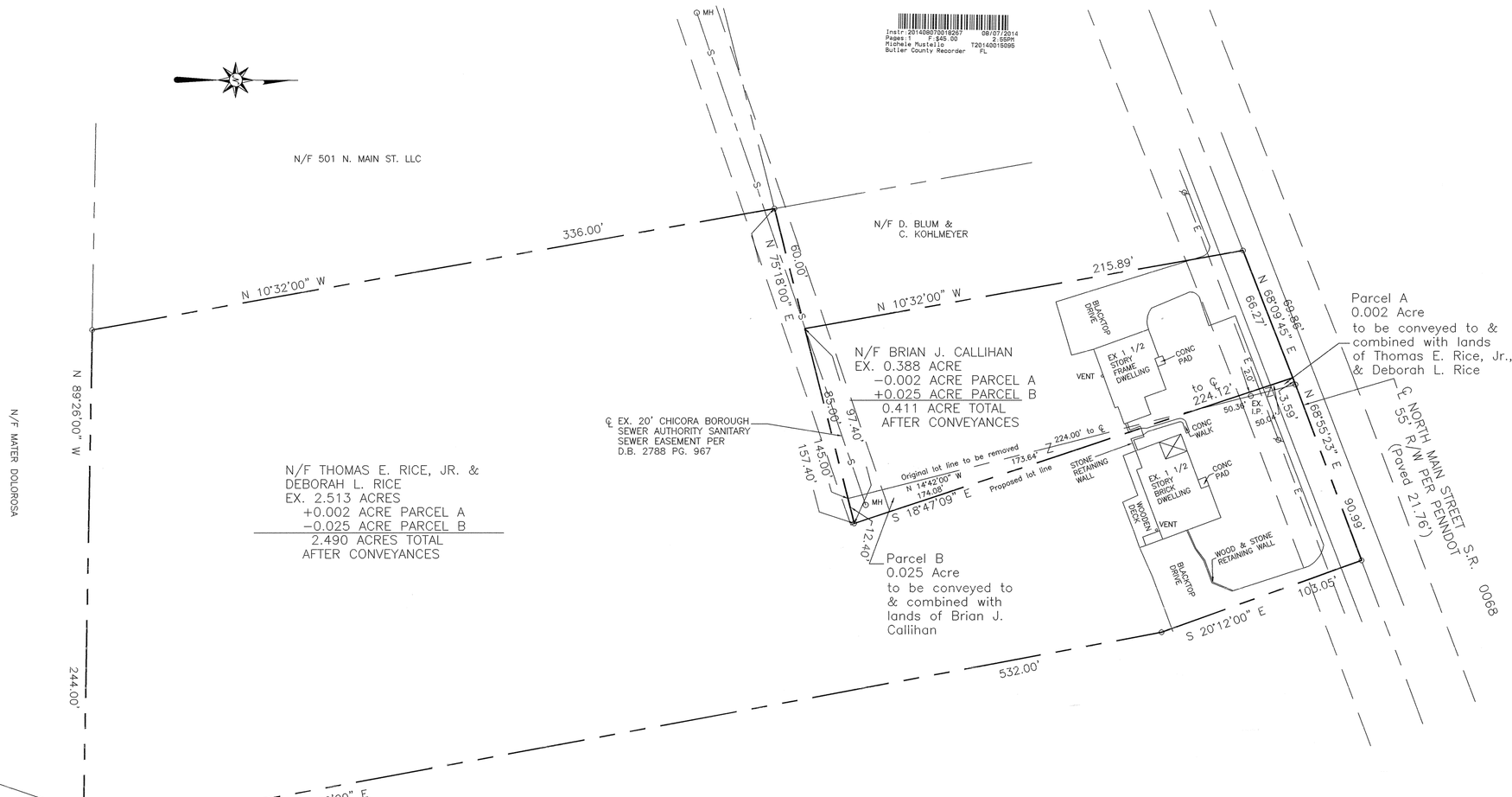
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
5	ADDED Z TIES.	07/03/14	BJE	PJN	PJN
4	REVISED PER TOWNSHIP COMMENTS.	06/27/14	JfC	PJN	PJN
3	REVISED PER TOWNSHIP ENGINEER'S COMMENTS.	06/23/14	BJE	PJN	PJN
2	ADDED CONTOURING	05/27/14	BJE	PJN	PJN
1	REVISED PER CLIENT INSTRUCTIONS	11/07/13	BJE	PJN	PJN

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

CLIENT: MICHAEL DOERFLINGER
206 NEW CASTLE ROAD, BUTLER, Pa 16001

PROJECT: DOERFLINGER – GARBER LOT LINE REVISION
PER COURT PROCEEDINGS
BEING
TAX ID No. 56-20-11; RECORDED AT DBV 2492, PG 601
AND
TAX ID No. 56-20-12; RECORDED AT INSTR. No. 201303080006932
BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	JAL
APPROVED	PJN
DATE	07/17/13
ISSUE DATE	07/03/14
REV. #	5
PROJECT #	13-053
SCALE	1"=30'
DWG #	LR-1
SHEET	1 OF 1



KNOW ALL MEN BY THESE PRESENTS, that I, Brian J. Callihan, of the Borough of Chicora, 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 Chicora 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 Chicora, 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 Chicora, 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 Brian J. Callihan, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th day of July, 2014.

ATTEST: _____ NOTARY PUBLIC _____ Brian J. Callihan 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 Brian J. Callihan, 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 16th day of July, 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

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas E. Rice, Jr., and Deborah L. Rice, of the Borough of Chicora, 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 Chicora 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 Chicora, 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 Chicora, 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 Thomas E. Rice, Jr., and Deborah L. Rice, 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 July, 2014.

ATTEST: _____ NOTARY PUBLIC _____ Thomas E. Rice OWNER _____ Deborah L. Rice OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas E. Rice, Jr., and Deborah L. Rice, 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 July, 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.

DATE June 23, 2014 SEAL _____ REG. NO. SU-32490-E

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

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

SECRETARY _____ SEAL _____ CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Chicora this 4 day of August, 2014.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 16th day of July, 2014.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 10.

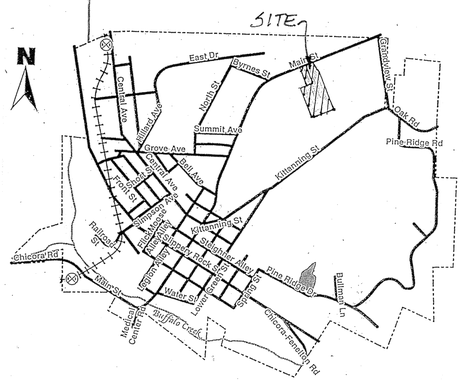
Given under my hand and seal this 7th day of AUGUST, 2014.

SEAL _____ RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

PLAN BOOK	PAGE
343	10



VICINITY MAP

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 FLOOD HAZARDS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY.

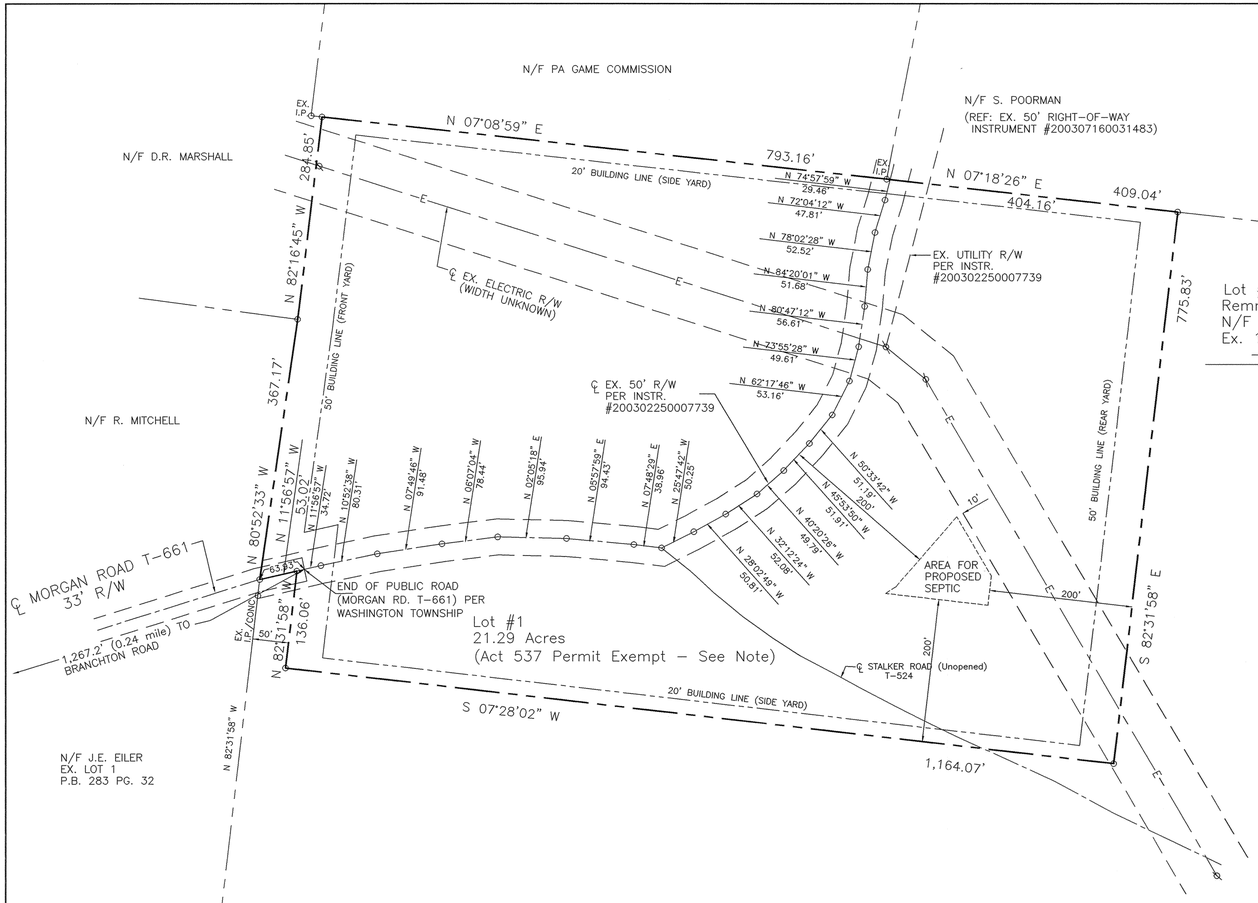
BOTH LOTS HAVE PUBLIC WATER AND SERVICE.

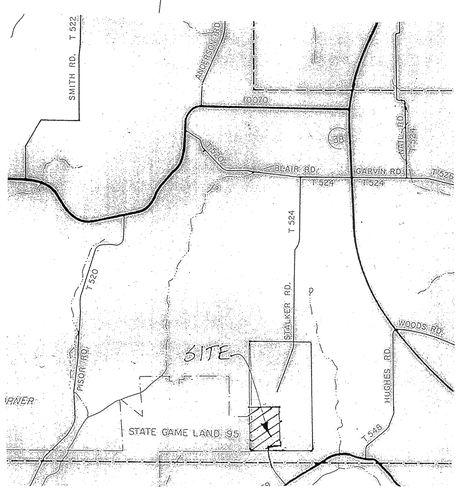
0′ 30′ 60′ 90′

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

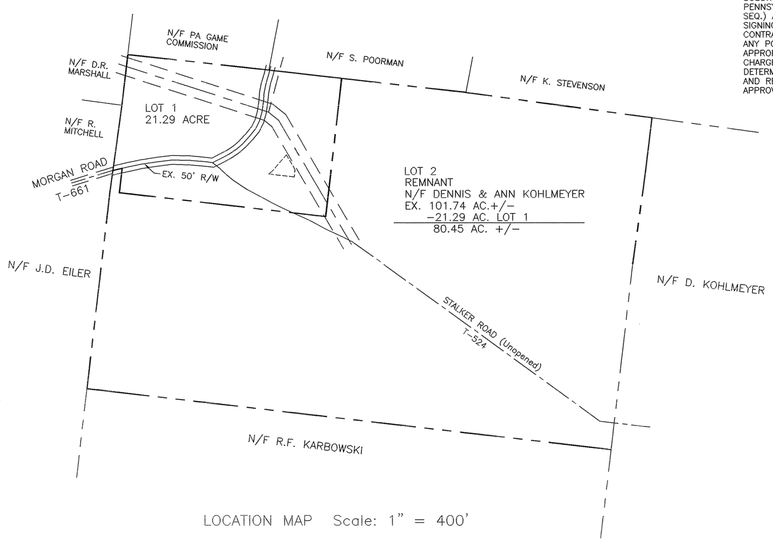
LOT LINE REVISION
FOR: BRIAN J. CALLIHAN
and
THOMAS E. RICE, JR. & DEBORAH L. RICE
SITUATE: CHICORA BORO., BUTLER CO., PA

Date 06/23/14	Scale 1" = 30'	Dwn By BEC	Ckd By CAH	
Parcel No. 460-S1-F23, F24		Db-Pg 1181-544 2630-589		Service No. 14-032
Address 513 & 515 N. MAIN ST.				





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

Instr: 201408110018599 08/11/2014
Pages: 1 F: $45.00 1:34PM
Michele Mustello T20140015500
Butler County Recorder FL

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

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, LOT 2 (REMNANT) OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURAL USE. NO PORTION OF LOT 2 (REMNANT) OF THIS SUBDIVISION HAS BEEN APPROVED BY VENANGO TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 (REMNANT) SHOULD CONTACT THE APPROPRIATE OFFICIALS OF VENANGO TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

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

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

PROPERTY OWNERS: DENNIS & ANN KOHLMEYER
163 STALKER ROAD
HILLIARDS, PA 16040

REF: EXISTING 50' RIGHT-OF-WAY PER INSTRUMENT #200302250007739 (KOHLMEYER) AND INSTRUMENT #200307160031483 (POORMAN).

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

0' 100' 200' 300'

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14th day of July, 2014.

ATTEST:

Paula J. Riggs Dennis Kohlmeyer Ann Kohlmeyer
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 Dennis and Ann Kohlmeyer, 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 14th day of July, 2014.

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

SEAL
Paula J. Riggs
NOTARY PUBLIC

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

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

DATE July 9, 2014 SEAL Cheryl A. Hughes REG. NO. SU-32490-E

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

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

Reviewed by the Supervisors of the Township of Venango this 10th day of August, 2014.

Susan L. Klingler SEAL CHAIRMAN/PRESIDENT
SECRETARY

Approved by the Butler County Planning Commission this 30th day of June, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 11.

Given under my hand and seal this 11th day of August, 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

PLAN BOOK	PAGE
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REVISED 07/09/14; MORGAN ROAD ACCESS
REVISED 07/01/14; ACCESS TO REMNANT

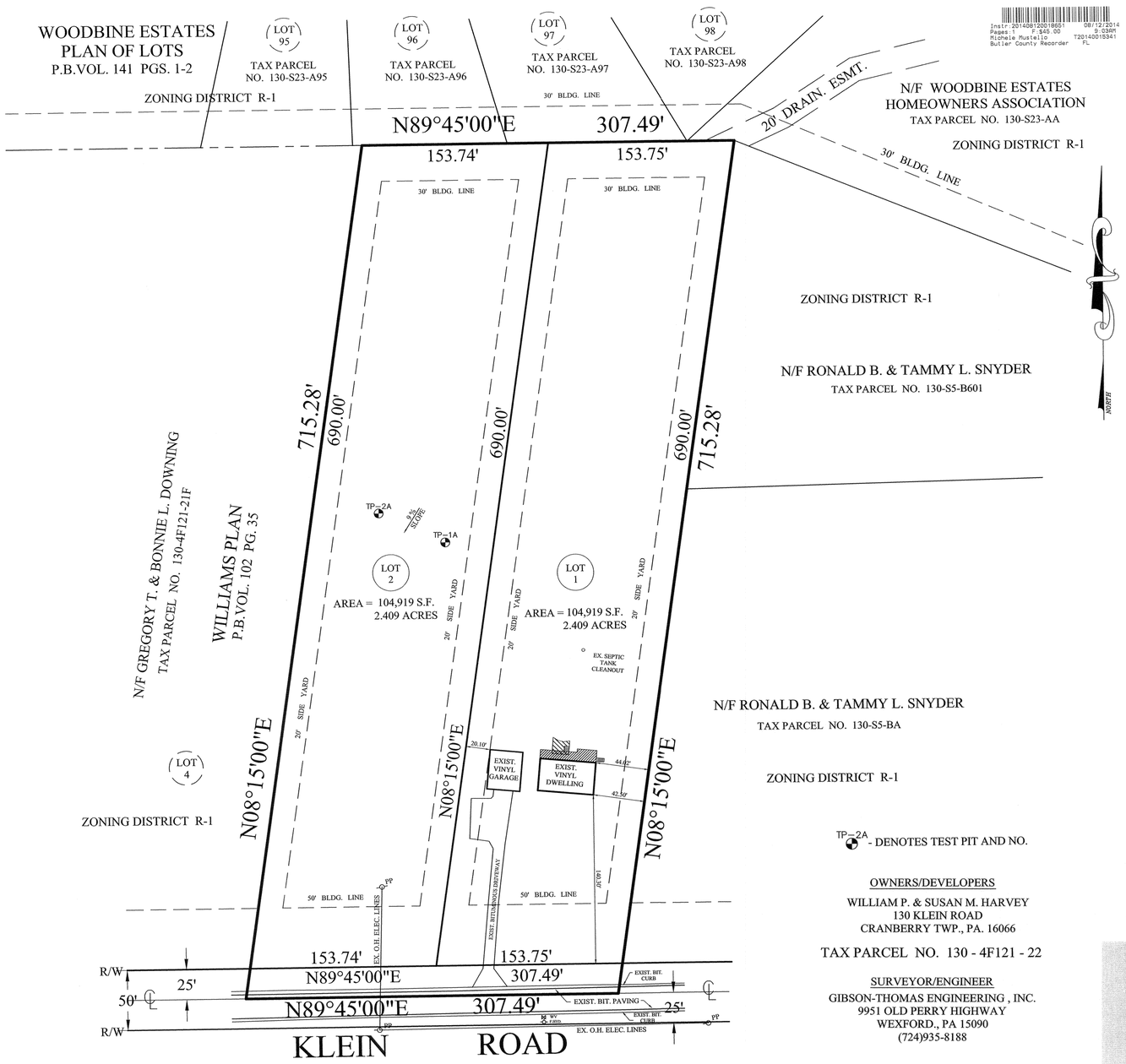
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: DENNIS & ANN KOHLMEYER

SITUATE: VENANGO TWP., BUTLER CO., PA

Date 06/26/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 300-3F14-4		Db-Pg 200302250007739	Service No. 14-042
Address			



Instr:201408120018051 08/12/2014
Pages:1 F:$45.00 S:03RM
Michele Mustello T20140018341
Butler County Recorder PA

N/F RONALD B. & TAMMY L. SNYDER
TAX PARCEL NO. 130-S5-BA

ZONING DISTRICT R-1

TP-2A - DENOTES TEST PIT AND NO.

OWNERS/DEVELOPERS

WILLIAM P. & SUSAN M. HARVEY
130 KLEIN ROAD
CRANBERRY TWP., PA. 16066

TAX PARCEL NO. 130 - 4F121 - 22

SURVEYOR/ENGINEER

GIBSON-THOMAS ENGINEERING , INC.
9951 OLD PERRY HIGHWAY
WEXFORD., PA 15090
(724)935-8188

LOT NO. 1 2.409 ACRES
LOT NO. 2 + 2.409 ACRES
DEDICATED ROAD R/W + 0.1765 ACRE
TOTAL PLAN AREA = 4.994 ACRES
(217,526 S.F.)

GRAPHIC SCALE

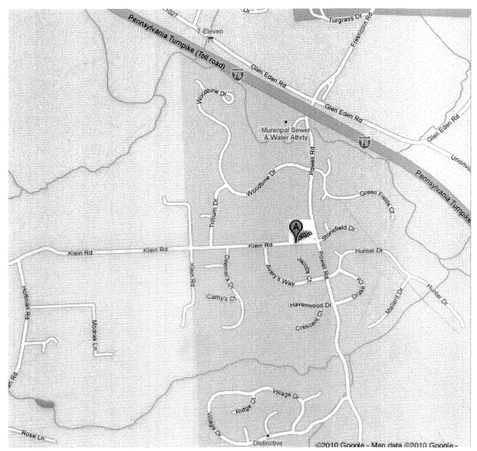
-50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

NOTE: ALL NEW UTILITES TO SERVICE LOTS MUST BE INSTALLED UNDERGROUND.

ZONING: R-1 RURAL RESIDENTIAL

DISTRICT	R-1
MIN. LOT AREA	1.50 AC.
MIN. WIDTH AT B\L	100'
FRONT YARD	50'
SIDE YARD	20'
REAR YARD -PRINCIPAL	30'
FRONT , SIDE , & REAR YARD ACCESSORY	10'
MAX BUILDING HEIGHT	35'



VICINITY MAP

WE, WILLIAM P. AND SUSAN M. HARVEY OWNERS OF THE LAND SHOWN ON THE WILLIAM P. HARVEY PLAN OF LOTS HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

WILLIAM P. HARVEY

SUSAN M. HARVEY

08-07-14
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM P. AND SUSAN M. HARVEY AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7TH DAY OF August, 2014.

MY COMMISSION EXPIRES THE 20TH DAY OF October, 2014.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason F. Pavlovich, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 20, 2014
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

Jason F. Pavlovich

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WILLIAM P. HARVEY PLAN OF LOTS IS IN THE NAME OF WILLIAM P. AND SUSAN M. HARVEY AND IS RECORDED IN PLAN BOOK VOLUME_____, PAGE _____.

WITNESS

WILLIAM P. HARVEY

SUSAN M. HARVEY

WILLIAM P. HARVEY PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

MORTGAGEE OF THE PROPERTY CONTAINED IN THE

NAME, TITLE, AND MORTGAGEE

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

08-07-2014
DATE

JOHN JEROME SCHLEICHER SU-053786

I, Susan Vrentsis, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE

8/7/14
DATE

PE071253
REGISTRATION NO:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES:

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

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

8-7-14
DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2011-11, ON THE 7TH DAY OF AUGUST, 20 14.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2011-11 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION, THIS 25TH DAY OF FEB, 20 14.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE(S) 12.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF AUGUST, 20 14

RECORDER OF DEED

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

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WILLIAM P. HARVEY PLAN OF LOTS

SITUATE IN

CRANBERRY TOWNSHIP, BUTLER CO., PA.

MADE FOR

WILLIAM P. & SUSAN M. HARVEY

SCALE: 1"= 50' DATE : JULY , 2014

A GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090

MORTGAGEE

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN JEROME SCHLEICHER LAND SURVEYOR SU053786-E

TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL JASON MICHAEL KWASNY ENGINEER PE071253

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201408130018888 08/13/2014
Pages:2 F $85.00 2:21PM
Michele Mustello T20140018511
Butler County Recorder FL

OWNER'S ADOPTION:

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 14th day of July, 2014.

ATTEST: **SERIES D. MARKETING, LLC, a Pennsylvania limited liability company**

By: **Semper Fi Associates, LLC, a Pennsylvania limited liability company, as its managing member**

By: **Series D. Associates, LP, a Pennsylvania limited partnership, as its sole member**

By: **Series D. Management Company, LLC, a Pennsylvania limited liability company, as it general partner**

By: Donald B. Rodgers
Member

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

On this, the 14th day of July 2014, before me, a notary public, the undersigned officer, personally appeared Donald B. Rodgers, who acknowledged himself to be of a Member of Series D. Management Company, LLC, a Pennsylvania limited liability company, who is the General Partner of Series D. Associates, LP, a Pennsylvania limited partnership, who is the sole member of Semper Fi Associates, LLC, a Pennsylvania limited liability company, who is the managing member of Series D. Marketing , LLC, a Pennsylvania limited liability company, and acknowledged that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as a Member.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Notary

My commission expires 9/3/16

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 of this property contained in The Gables At Brickyard Hill Plan No. IV Land Development, is in the name of Series D. Marketing, LLC, and is recorded in Instrument #200407150023266.

Witness Owner

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE:

Dollar Bank FSB, Mortgagee of the property contained in The Gables at Brickyard Phase IV Land Development consents to the recording of said plan and to dedications and all other matters appearing on the plan.

Witness Vice President

SURVEYOR'S CERTIFICATION:

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

7/9/13 DAVID W. LAPEARLE SU039ANE
Date Signature of Surveyor Registration Number

MUNICIPAL ENGINEER'S CERTIFICATION:

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

8-6-14 26400E
Date Signature of Engineer Registration Number

MUNICIPAL STIPULATION:

The Board of Supervisors of the Township of Adams hereby given public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied either to accept said streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads. Adams Township agrees not to issue building permits until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Secretary Chairman, Board of Supervisors
Board of Supervisors Board of Supervisors
Board of Supervisors Board of Supervisors

GUARANTEE OF PROVISIONS OF UTILITIES:

It is hereby certified that all lots in the subdivision known as The Gables At Brickyard Hill Phase IV Land Development will be served with water by the Municipal Authority of Adams Township.

Signature of Owner

It is hereby certified that all lots in the subdivision known as The Gables At Brickyard Phase IV Land Development will be provided with public sanitary sewer facilities. The sewers will become part of the Breakneck Creek Regional Authority's sewerage system.

Signature of Owner

PLANNING COMMISSION APPROVAL:

Approved by the Adams Township Planning Commission this 5th day of JUNE 2013.

Secretary Chairman of the Planning Commission

MUNICIPAL APPROVAL:

Approved by the Board of Supervisors of the Township of Adams this 11th day of August 2014.

Secretary Chairman, Board of Supervisors
Board of Supervisors Board of Supervisors
Board of Supervisors Board of Supervisors

COUNTY PLANNING COMMISSION APPROVAL:

Approved by the Butler County Planning Commission this 16TH day of July 2014.

Secretary Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in

Plan Book Volume 343 Pgs 13 & 14

Given under my hand and seal this 13th day of August, 2014.

Recorder

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

PLAN BOOK	PAGE
343	13

Site Data Chart

ZONING DISTRICT CLASSIFICATION	R-2 RESIDENT DISTRICT
GROSS PROPERTY AREA	2,815,718 SF. (64.64 AC.)
PHASES I, II, III PROPERTY AREAS	1,110,780 SF. (25.50 AC.)
PHASE IV PROPERTY AREAS	316,490 SF. (7.27 AC.)
FUTURE PHASE V PROPERTY AREAS	176,028 SF. (4.04 AC.)
OPEN SPACES	1,145,199 SF. (26.29 AC.)

NEIGHBORHOOD LOTS

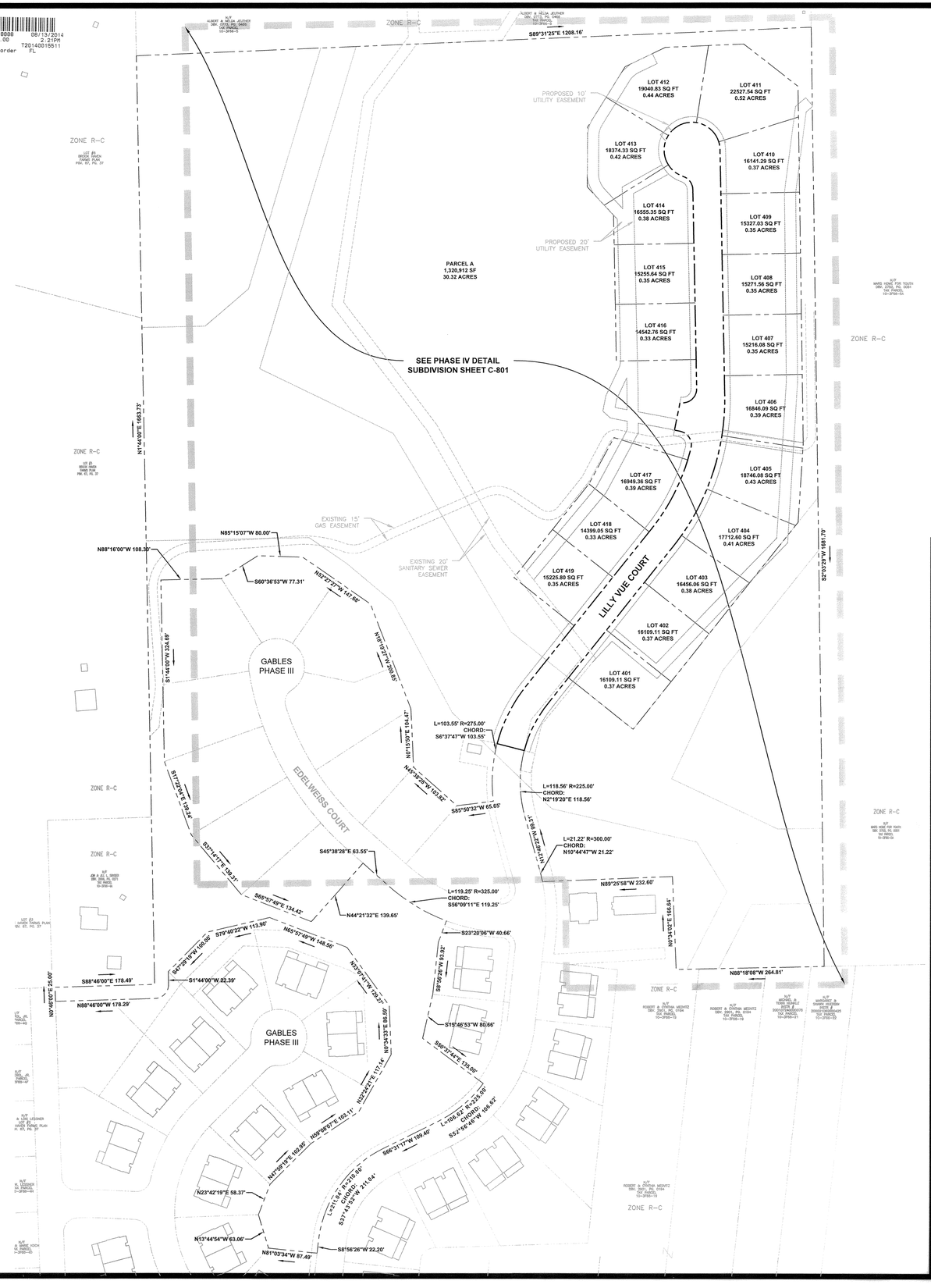
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
(NEIGHBORHOOD LOTS) PROPOSED LOTS/TOWNHOUSE UNITS	10 LOTS / 20 UNITS
AREA OF PROPERTY IN LOTS	167,882 SF. (3.86 AC.)
AREA IN PUBLIC STREET R/W	66,986 SF. (1.54 AC.)
MINIMUM LOT SIZE	43,560 SF. REQUIRED / 14,828 SF. PROVIDED
FRONT YARD SETBACK	50' REQUIRED / 30' PROVIDED
SIDE YARD SETBACK	15' REQUIRED / 12.5' PROVIDED
REAR YARD SETBACK	25' REQUIRED / 30' PROVIDED

TRADITIONAL LOT

PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
(TRADITIONAL LOT) PROPOSED LOTS/TOWNHOUSE UNITS	9 LOTS / 18 UNITS
AREA OF PROPERTY IN LOTS	148,608 SF. (3.41 AC.)
AREA IN PUBLIC STREET R/W	66,986 SF. (1.54 AC.)
MINIMUM LOT SIZE	43,560 SF. REQUIRED / 14,828 SF. PROVIDED
FRONT YARD SETBACK	50' REQUIRED / 30' PROVIDED
SIDE YARD SETBACK	15' REQUIRED / 10' PROVIDED
REAR YARD SETBACK	25' REQUIRED / 30' PROVIDED

* MINIMUM LOT SIZE AND SETBACK VARIANCES GRANTED WITH PRIOR APPROVAL FOR THE DEVELOPMENT

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



0 100' 200'

Drawing Scale: 1" = 100'

NORTH

Prepared By:

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

Prepared For:

Series D Associates
215 Executive Drive
Cranberry Township, PA 16066-6499

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. # 20130700194

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: MAY 8, 2013

PLAN REVISIONS

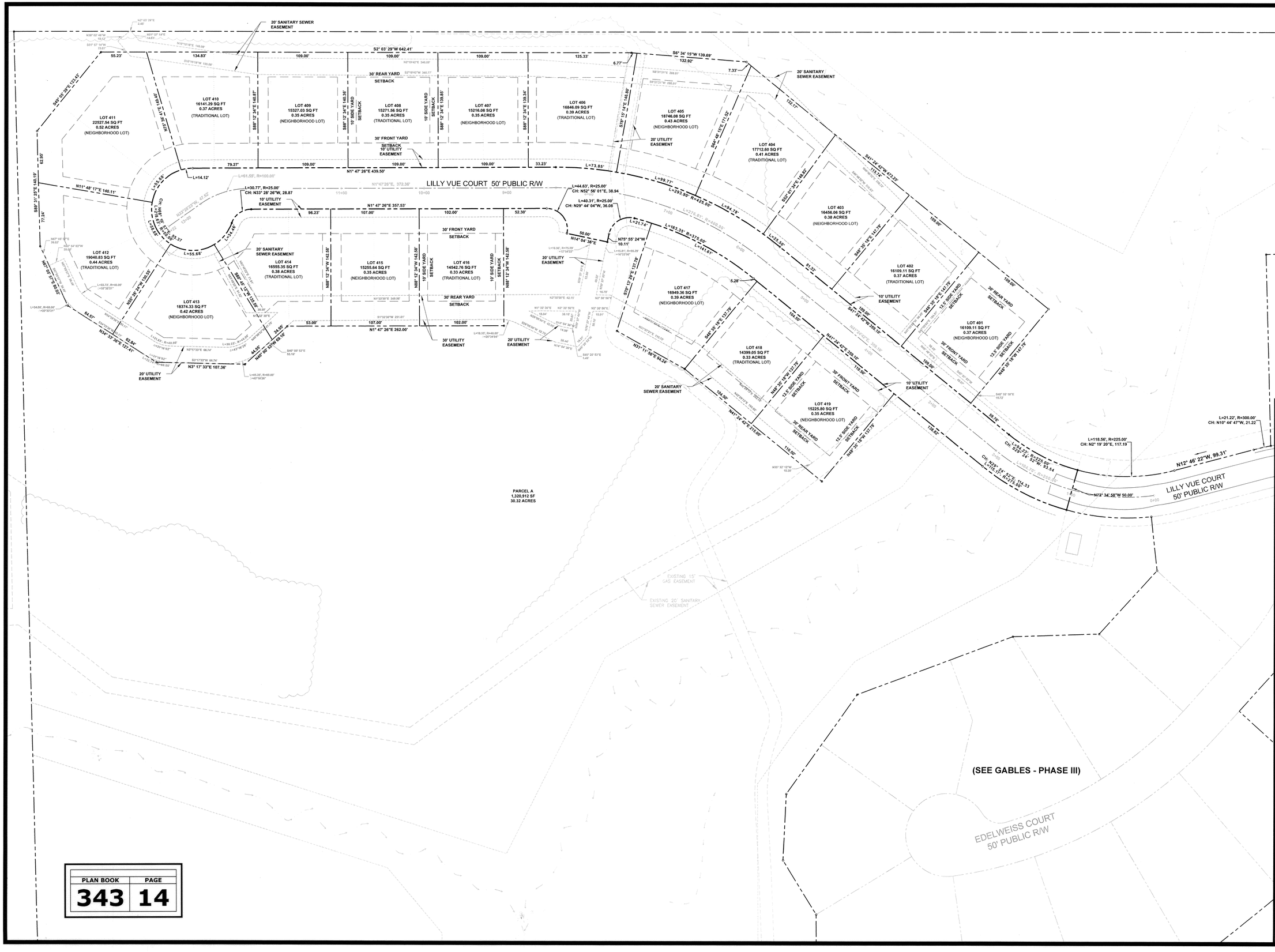
	DATE	DESCRIPTION
1	06/17/2013	PER M.E.S.A. COMMENTS
2	07/24/2013	SETBACK LINES ADJUSTED
3	03/26/2014	ISSUED FOR CONSTRUCTION
4	04/21/2014	ROAD PROFILE ADJUSTMENTS
5	04/25/2014	GRADING ADJUSTMENTS
6	07/03/2014	LOT LINE ADJUSTMENT
7		
8		
9		
10		
11		
12		

Situate In:
Adams Township, Butler County, Pennsylvania

Project Name:
THE GABLES AT BRICKYARD HILL
PHASE IV LAND DEVELOPMENT

Drawing Name:
PLAN OF RECORDING

Project No: **160107**
Drawing No: **C-800**



PLAN BOOK	PAGE
343	14

Drawing Scale:
1" = 50'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34091-E
PENNSYLVANIA

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:

Series D Associates
215 Executive Drive
Cranberry Township, PA 16066-6499

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10		
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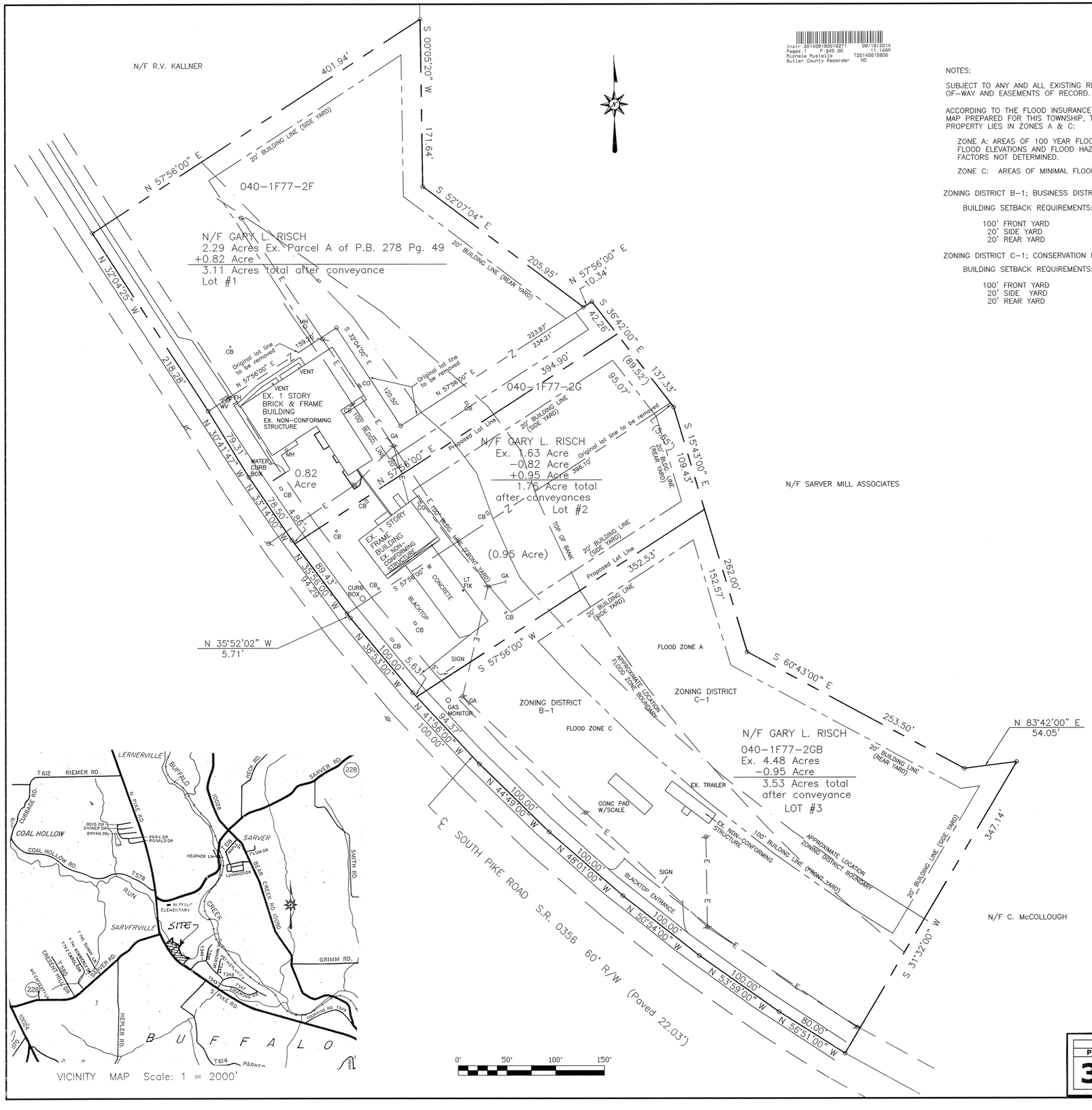
12		

Situate In:
Adams Township, Butler County, Pennsylvania

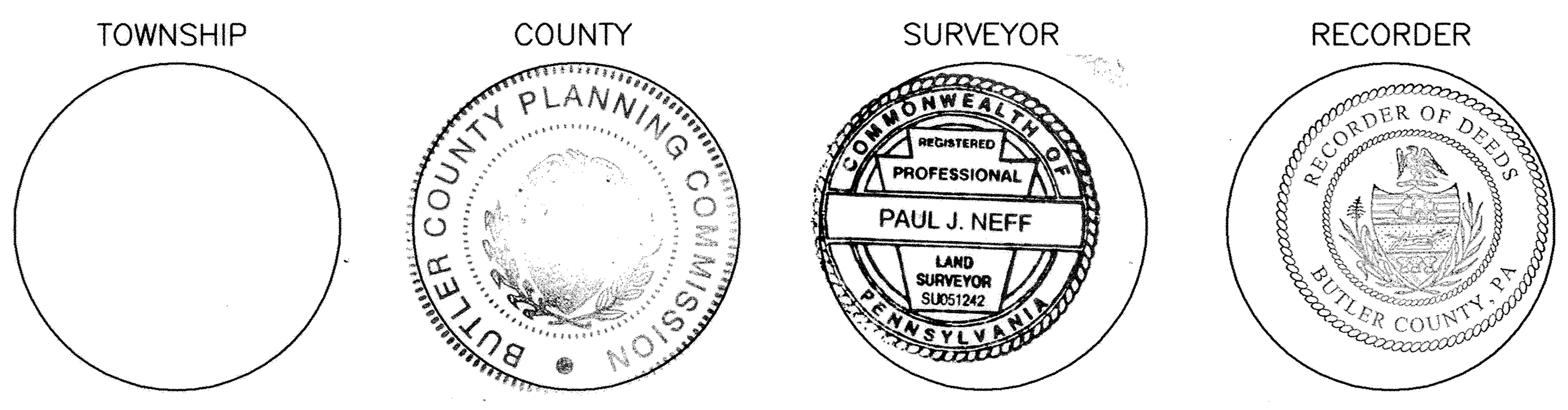
Project Name:
THE GABLES AT BRICKYARD HILL
PHASE IV LAND DEVELOPMENT

Drawing Name:
PLAN OF RECORDING

Project No: ***160107***
Drawing No: ***C-801***



LERNERVILLE
RIEMER RD.
T612
BUFFALO
MECK RD.
SARVER RD.
228
N. PIKE RD.
CLARIDGE RD.
COAL HOLLOW
BOYD DR
SHAVER DR
BRYAN DR
PARK DR
RONALD DR
COAL HOLLOW RD.
T578
RUN
SARVER
HEATHER LN
FLUM DR
LINWOOD DR
BEAR CREEK RD (1009)
SMITH RD
CREEK
BUFFALO ELEMENTARY
SARVERVILLE
SITE
T 744 BURKE RD
T 744 HARTZELL RD
T 744 CARLSON
T 744 SARVER RD.
T 580 CRESCENTVILLE DR
T 744 MCCAFFERTY RD
T 744 MCCAFFERTY RD
T 744 MCCAFFERTY RD



INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TIMOTHY C. CRAWFORD AND JUDITH N. BURKE, OWNERS, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY, SITUATE IN FORWARD TOWNSHIP, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY COURSES OF ACTION, CLAIMS OR DAMAGES ARISING OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OF UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 11 DAY OF July, A.D. 2014

ATTEST:

[signature] NOTARY PUBLIC — Judith N Burke OWNER

Timothy C Crawford OWNER

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF ~~PENNSYLVANIA~~ Virginia (MP) §:

COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY C. CRAWFORD AND JUDITH N. BURKE AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF July, 2014.

MY COMMISSION EXPIRES THE 31st DAY OF May, 2017.

[signature] NOTARY PUBLIC

NOTARY

MELANIE DAWN ALI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2017
COMMISSION # 356071

TITLE CLAUSE (NO MORTGAGE):

WE, TIMOTHY C. CRAWFORD AND JUDITH N. BURKE, OWNERS OF THE CRAWFORD & BURKE LOT LINE REVISION No. 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TIMOTHY C. CRAWFORD AND JUDITH N. BURKE, AS RECORDED AT INSTRUMENT No. 201210240030543, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Judith N Burke OWNER — Timothy C Crawford OWNER

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

6-26-14 DATE — Paul J Neff REGISTRATION No. SU051242

CORPORATE ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT RUNT CAPITAL, LLC. A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN FORWARD TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR THE LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF July, A.D. 2014.

Sharon M. Higgins NOTARY PUBLIC — Joseph E Burgunder OWNER

OWNER

CORPORATE ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA §:

COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Joseph E Burgunder (NAME AND TITLE OF OFFICER) OF RUNT CAPITAL, LLC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID RUNT CAPITAL, LLC., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Owner (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Joseph E Burgunder NAME OF OFFICER — Owner TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THE 21st DAY OF July 2014.

MY COMMISSION EXPIRES THE 22nd DAY OF March, 2016

Sharon M Higgins NOTARY PUBLIC

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
M. Higgins, Notary Public
s City Boro, Butler County
mission Expires March 22, 2016
PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon M. Higgins, Notary Public
Evans City Boro, Butler County
My Commission Expires March 22, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

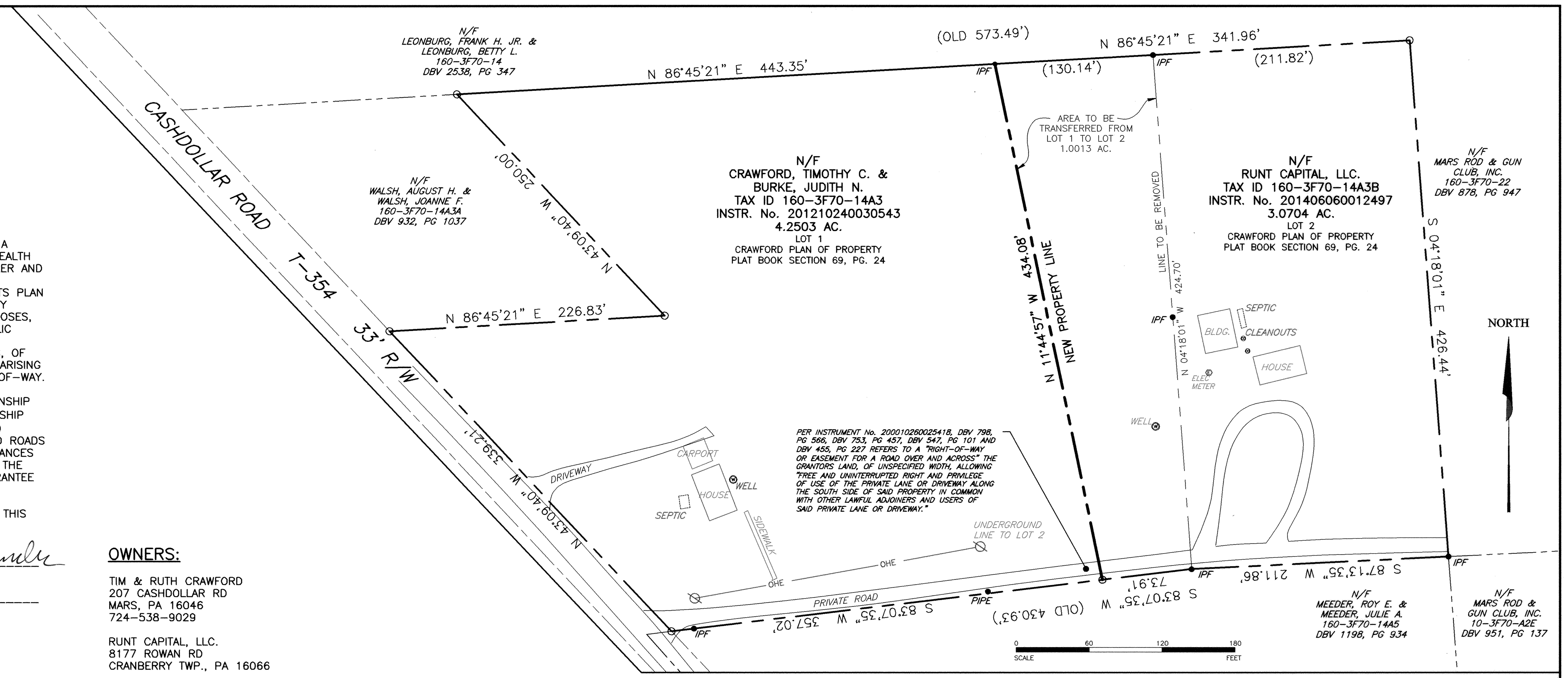
TITLE CLAUSE WITH MORTGAGE:

I, Joseph E. Burgunder OWNER OF THE CRAWFORD LOT LINE REVISION No. 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RUNT CAPITAL, LLC., AS RECORDED INSTRUMENT No. 201406060012497, RECORDER OF DEEDS OFFICE.

[signature] WITNESS — Joseph E Burgunder OWNER

I, Joseph E. Burgunder, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION CRAWFORD LOT LINE REVISION No. 1, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

[signature] WITNESS — Joseph E Burgunder OWNER



OWNERS:

TIM & RUTH CRAWFORD
207 CASHDOLLAR RD
MARS, PA 16046
724-538-9029

RUNT CAPITAL, LLC.
8177 ROWAN RD
CRANBERRY TWP., PA 16066

PURPOSE:

REVISION OF LINE BETWEEN TAX PARCEL No. 160-3F70-14A3 AND 160-3F70-14A3B.

TOWNSHIP OF FORWARD PUBLIC NOTICE:

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

Debra A. Boychel SECRETARY — Mark McWil[...] PRESIDENT

APPROVAL BY THE TOWNSHIP OF FORWARD:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 12 DAY OF August, 2014.

Debra A. Boychel SECRETARY — Mark McWil[...] CHAIRMAN OF THE BOARD

TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE FORWARD TOWNSHIP PLANNING COMMISSION THIS 22 DAY OF July, A.D. 2014.

Debra A. Boychel SECRETARY — [signature] CHAIRMAN

COUNTY PLANNING COMMISSION REVIEW:

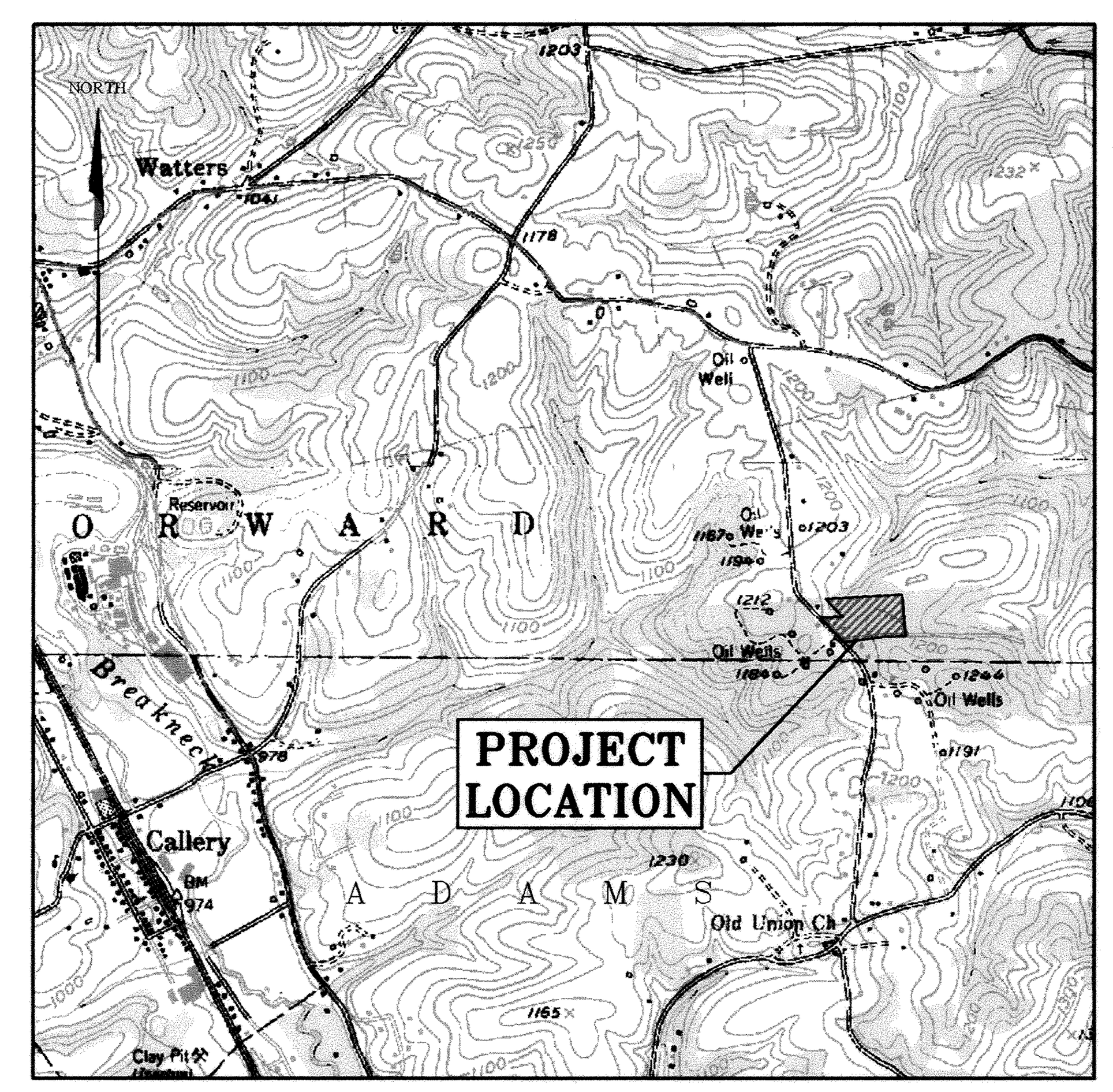
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH, DAY OF July 2014.

[signature] DRM SECRETARY — [signature] DRM CHAIRMAN

AREAS:

PARCEL	ORIGINAL ACRES	ORIGINAL SQ. FT.	NEW ACRES	NEW SQ. FT.
160-3F70-14A3	5.2516	228757	4.2503	185144
160-3F70-14A3B.	2.0691	90129	3.0704	133742
TOTALS	7.3207	318886	7.3207	318886

(ACREAGE)



VICINITY MAP

SCALE: 1'=2000'

SOURCE:U.S.G.S. TOPOGRAPHICAL QUADRANGLE, MARS, PENNSYLVANIA
7.5 MINUTE SERIES, 1953 (REV 1979)
U.S.G.S. TOPOGRAPHICAL QUADRANGLE, EVANS CITY, PENNSYLVANIA
7.5 MINUTE SERIES, 1958 (REV. 1969; PHOTO INSP. 1977)

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.

THE PROPERTY DELINEATED HEREON, LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 160-3F70-14A3, IS RECORDED AT INSTRUMENT No. 201210240030543, IN THE NAMES OF TIMOTHY C. CRAWFORD AND JUDITH N. BURKE.

THE PROPERTY DELINEATED HEREON, LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 160-3F70-14A3B, IS RECORDED AT INSTRUMENT No. 201406060012497, IN THE NAME OF RUNT CAPITAL, LLC.

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA SS

COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN PLAN BOOK VOLUME 343 PAGE(S) 16.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF August, A.D. 2014

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

Michele M. Mustello RECORDER OF DEEDS

Instr:201408190019384 08/19/2014
Pages:1 F:$45.00 11:26AM
Michele Mustello T20140015906
Butler County Recorder FL

PLAN BOOK	PAGE
343	**16**

REFERENCES		
REF. #	DESCRIPTION	SHT. #
1	RICH VOGEL; *PLAN OF PROPERTY,* FOR ERNEST T. CRAWFORD; JUNE 7, 2007.	

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	REVISED PER TOWNSHIP PLANNIGN COMMISSION COMMENTS	06/25/14	BJE	PJN	PJN

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
TIM CRAWFORD
207 CASHDOLLAR ROAD, MARS, PENNSYLVANIA 16046

PROJECT
CRAWFORD LOT LINE REVISION No. 1
BEING
TAX PARCEL ID No. 160-3F70-14A3, LOCATED AT INSTR. No. 201210240030543
TAX PARCEL ID No. 160-3F70-14A3B, LOCATED AT INSTR. No. 201406060012497
FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE	ISSUE DATE 06/25/14	REV. # 1
CHECKED	PJN	PROJECT # 14-031	SCALE 1"=60'
APPROVED	PJN	DWG # LR-1	
DATE	06/10/14	SHEET 1 OF 1	

KNOW ALL MEN BY THESE PRESENTS That We, Eva M. Pflugh and Jay W. Pflugh of the Township of Clinton, 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 Clinton, 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 Clinton, 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 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 owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 11TH day of AUGUST 2014.

Owner Jay W. Pflugh Owner Eva M. Pflugh

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Eva M. Pflugh and Jay W. Pflugh 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 11TH day of AUGUST 2014.

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.

6TH Aug '14 Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30564-E

S. D. GRAFF P.L.S. # 30564-E

The Board of Supervisors of the Township of Clinton, hereby gives public notice that in approving this plan for recording purposes only, the Township 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 Supervisors of the Township of Clinton this 12th day of August 2014.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 4TH day of AUGUST 2014.

Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 20TH day of AUG. 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 343 Page 17.

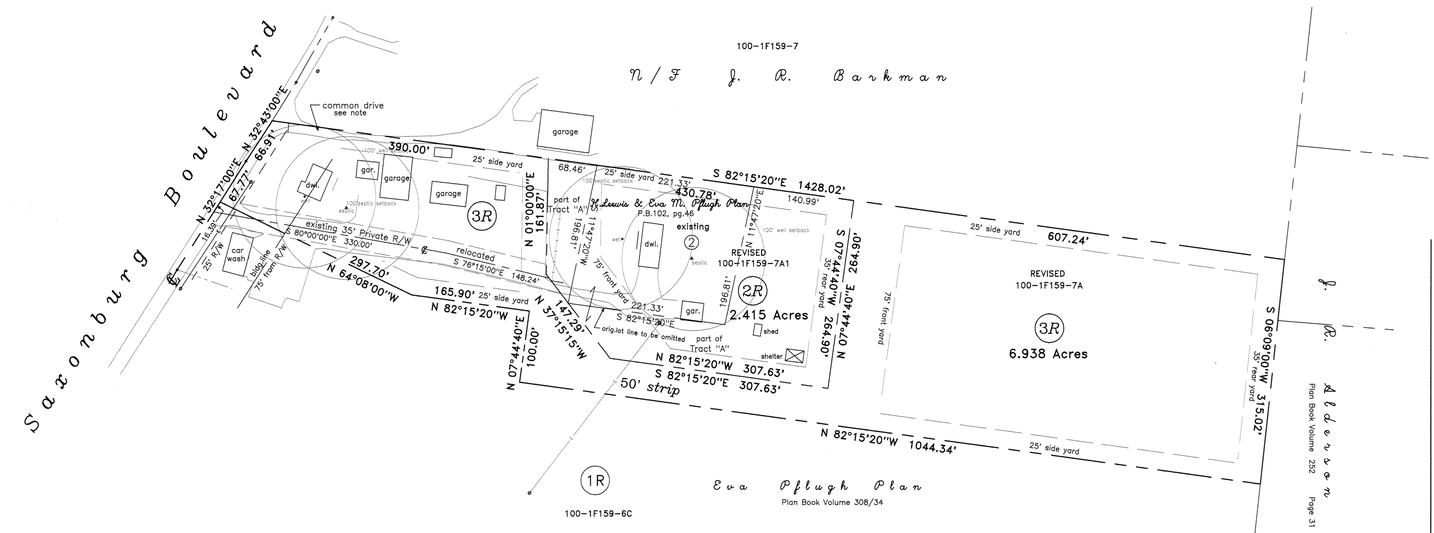
Given under my hand and seal this 21st day of August 2014.

Seal

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

RECORDER OF DEEDS BUTLER COUNTY PA

Instr: 201408210019013
Pages: 1
F: $45.00
Michele Mustello
Butler County Recorder
08/21/2014
9:59AM
T20140019065
FL



Existing Common Drive Agreement

The southerly portion of the existing drive as located and depicted hereon to continue to be used and maintained by the owners of parcel 100-1F159-7 and available for occassional use of parcels 100-1F159-7A&7A1. If at any time in the future parcel 7A1 uses the drive as their major access route they shall share equally the maintenance cost of that portion of the driveway with parcel 7. At no time should any portion of the drive on parcel 7A be used as a future public access that may be created on the existing parcel 7.

Maintenance Agreement relocated 35' Private R/W

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 1F159-7A1 & 17A 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 – Township of Clinton 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 Township of Clinton as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Township of Clinton 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.

Tract "A"

COURSE	BEARING	DISTANCE	
"A"–1	S 11°47'20"W	196.81'	
"A"–2	S 82°15'20"E	221.33'	
"A"–3	N 11°47'20"E	196.81'	
"A"–4	S 82°15'20"E	140.99'	to be conveyed as a
"A"–5	S 07°44'40"W	264.90'	contiguous part of orig.Lot 2
"A"–6	N 82°15'20"W	307.63'	
"A"–7	N 37°15'15"W	147.29'	
"A"–8	N 01°00'00"E	161.87'	
"A"–9	S 82°15'20"E	68.46'	

1.417 Acres

Lot 2R

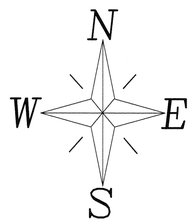
COURSE	BEARING	DISTANCE	
2R–1	S 82°15'20"E	362.32'	orig.Lot 2...0.998 ac.
2R–2	S 07°44'40"W	264.90'	plus Tract "A"
2R–3	N 82°15'20"W	307.63'	
2R–4	N 37°15'15"W	147.29'	
2R–5	N 01°00'00"E	161.87'	
2R–6	S 82°15'20"E	68.46'	

2.415 Acres

Lot 3R

COURSE	BEARING	DISTANCE	
3R–1	S 82°15'20"E	390.00'	
3R–2	S 01°00'00"W	161.87'	
3R–3	S 37°15'15"E	147.29'	
3R–4	S 82°15'20"E	307.63'	orig.Lot 3...8.355 ac.
3R–5	N 07°44'40"E	264.90'	less Tract "A"
3R–6	S 82°15'20"E	607.24'	
3R–7	S 06°09'00"W	315.02'	
3R–8	N 82°15'20"W	1044.34'	
3R–9	N 07°44'40"E	100.00'	
3R–10	N 82°15'20"W	165.90'	
3R–11	N 64°08'00"W	297.70'	
3R–12	N 32°17'00"E	67.77'	
3R–13	N 32°43'00"E	66.91'	

6.938 Acres

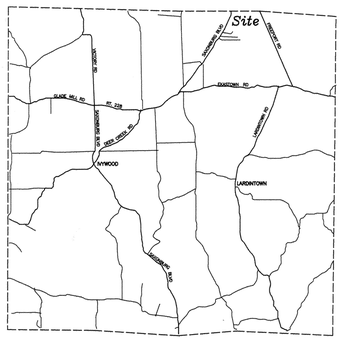


100 0 100 200 300
GRAPHIC SCALE – FEET

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

Total Area
9.353 Acres

Owner:
Eva Pflugh 315 Saxonburg Blvd. Saxonburg, PA 16056
Jay Pflugh 319 Saxonburg Blvd. Saxonburg, PA 16056



Vicinity Map

Zone R–1 / Rural Residential District

Minimum Lot Standards:
...1 Acre
...125' lot width
...75' front bldg.line
...25' side yard
....35' rear yard
...35' height
15% coverage

E. M. Pflugh & J. W. Pflugh

being a lot line revision of
existing Lot 2 & Lot 3
Eva Pflugh Plan
Plan Book Volume 308/34

LOT LINE REVISION SURVEY for Eva M. Pflugh & Jay W. Pflugh

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

PROJECT No: 14098
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 7/19/14 REV:
DWN.By: Sdg CHK.By:
Co. TAX No: 100-1F159-7A&7A1

RECORDED Aug 21 2014

PLAN BOOK	PAGE
343	17

SHEET 1 of 1

KNOW ALL MEN BY THESE PRESENTS That We, Carol Jean Wise and William L. Wise of the Township of Summit, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Summit, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter 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 16th day of Aug. 2014.

Carol Jean Wise
Owner

William L. Wise
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Carol Jean Wise and William L. Wise 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 16th day of Aug 2014.

Paula J. Riggs
Notary Public

Seal & Stamp

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 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 Aug '14
Date

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

L. S. # 30161-E

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

Approved by the Supervisors of the Township of Summit this 20 day of August 2014.

Secretary — Seal — Chairman

Approved by the Summit Township Planning Commission this 20 day of August 2014.

Secretary — Vice Chairman

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

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

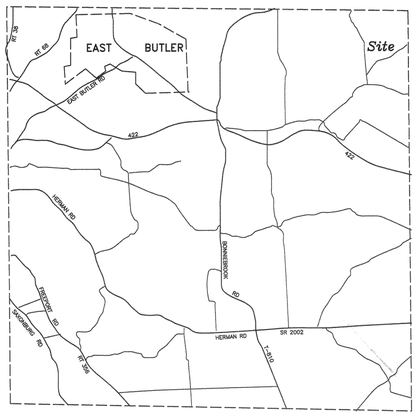
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 343 Page 18.

Given under my hand and seal this 21 day of Aug. 2014.

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

RECORDER OF DEEDS
BUTLER COUNTY, PA



Vicinity Map

Lot 1 Revised

1F102-5C less Tract "D" plus Tract "E"

COURSE	BEARING	DISTANCE
"1R"1	N 01°08'36"W	717.68'
"1R"2	N 86°09'02"E	349.14'
"1R"3	S 56°21'00"E	858.66'
"1R"4	S 65°28'19"W	132.00'
"1R"5	S 41°56'19"W	193.17'
"1R"6	S 35°28'02"E	64.00'
"1R"7	S 52°53'00"W	168.59'
"1R"8	S 50°22'59"W	86.99'
"1R"9	S 44°42'11"W	86.99'
"1R"10	S 40°43'40"W	153.43'
"1R"11	S 42°58'39"W	255.87'
"1R"12	N 05°56'15"W	510.67'
"1R"13	N 89°59'57"W	246.76'

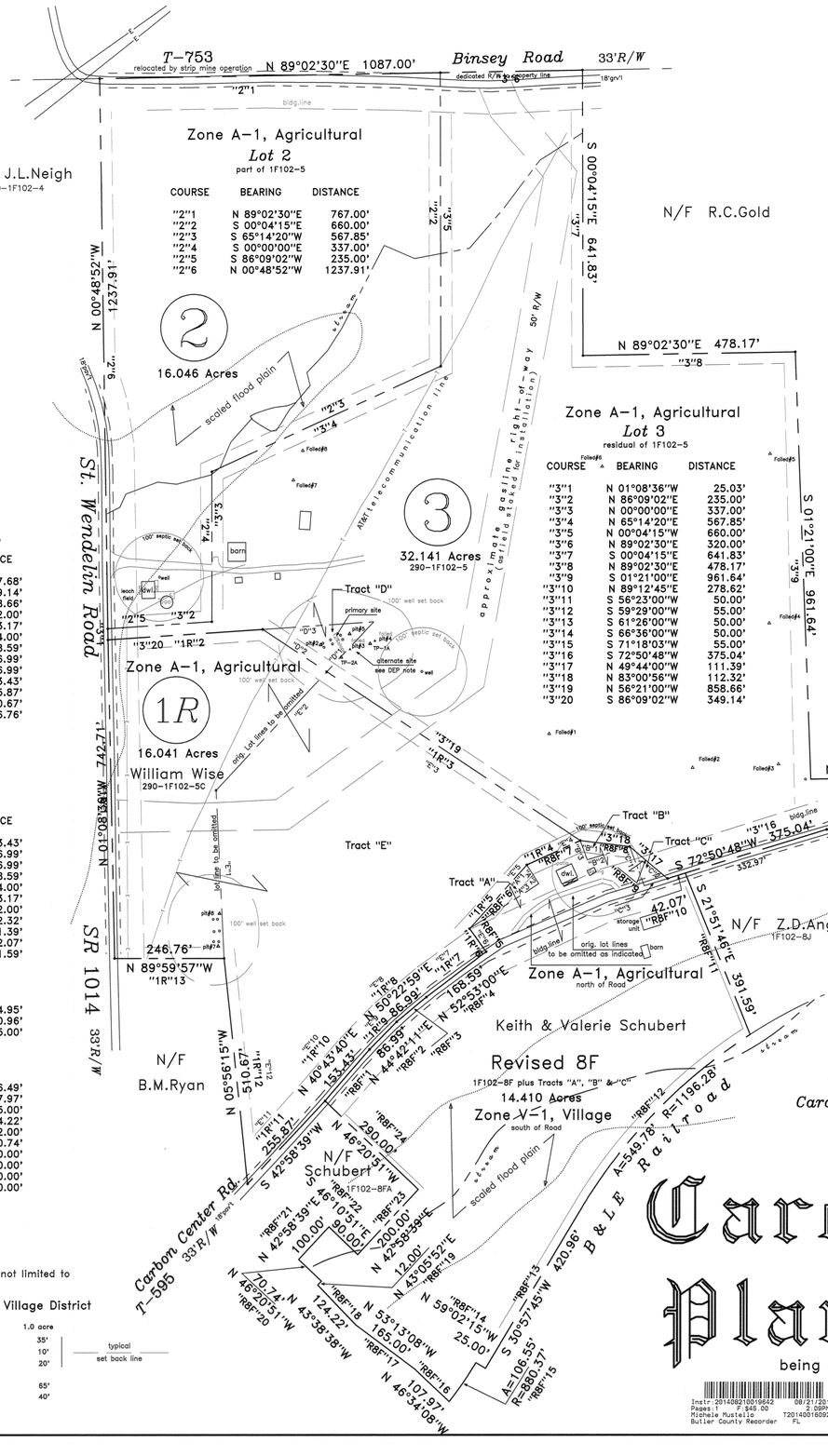
Revised 1F102-8F

COURSE	BEARING	DISTANCE
"R8F"1	N 40°43'40"E	153.43'
"R8F"2	N 44°42'11"E	86.99'
"R8F"3	N 50°22'59"E	86.99'
"R8F"4	N 52°53'00"E	168.59'
"R8F"5	N 35°28'02"W	64.00'
"R8F"6	N 41°56'19"E	193.17'
"R8F"7	N 65°28'19"E	132.00'
"R8F"8	S 83°00'56"E	112.32'
"R8F"9	S 49°44'00"E	111.39'
"R8F"10	N 72°50'48"E	42.07'
"R8F"11	S 21°51'46"E	391.59'
	RAD.: 1196.28' TAN.: 279.83'	
	LEN.: 549.78' DELTA: 26°19'53"	
"R8F"12	S 44°07'42"W	544.95'
"R8F"13	S 30°57'45"W	420.96'
"R8F"14	N 59°02'15"W	25.00'
	RAD.: 880.37' TAN.: 53.34'	
	LEN.: 106.55' DELTA: 6°56'04"	
"R8F"15	S 34°25'47"W	106.49'
"R8F"16	N 46°34'08"W	107.97'
"R8F"17	N 53°13'08"W	165.00'
"R8F"18	N 43°38'38"W	124.22'
"R8F"19	N 43°05'52"E	12.00'
"R8F"20	N 46°20'51"W	70.74'
"R8F"21	N 42°58'39"E	100.00'
"R8F"22	S 46°10'51"E	90.00'
"R8F"23	N 42°58'39"E	200.00'
"R8F"24	N 46°20'51"W	290.00'

Zoning Requirements: include but not limited to

A-1 / Agricultural District		V-1 / Village District
1.5 acre	minimum lot size	1.0 acre
50'	front yard from R/W	35'
25'	side yard	10'
25'	rear yard	20'
	minimum lot width	
150'	at bldg. line	65'
60'	at right-of-way	40'

typical set back line



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 absorption area in the event the primary on\ot system fails and must not be disturbed.

Failed pit sites as inspected by the Summit Township SEO on 6/12/14 were spotted and shown hereon by the same.

KNOW ALL MEN BY THESE PRESENTS That We, Keith A. & Valerie Schubert of the Township of Summit, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Summit, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter 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 15th day of August 2014.

Keith A. Schubert
Owner

Valerie Schubert
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Keith A. & Valeerie Schubert 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 15th day of August 2014.

Notary Public

Seal & Stamp

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

Tract "A"
part of orig.1F102-5
to be conveyed as a contigous part of 1F102-8F

COURSE	BEARING	DISTANCE
"A"1	N 41°56'19"E	193.17'
"A"2	S 32°23'33"E	50.00'
"A"3	S 56°56'21"W	186.00'

0.107 Acre

Tract "B"
part of orig.1F102-5
to be conveyed as a contigous part of 1F102-8F

COURSE	BEARING	DISTANCE
"B"1	S 83°00'56"E	112.32'
"B"2	S 72°50'48"W	100.00'
"B"3	N 20°16'12"W	46.00'

0.053 Acre

Tract "C"
part of orig.1F102-5
to be conveyed as a contigous part of 1F102-8F

COURSE	BEARING	DISTANCE
"C"1	N 20°16'12"W	94.00'
"C"2	S 49°44'00"E	111.39'
"C"3	S 72°50'50"W	54.87'

0.059 Acre

Tract "D"
part of orig.1F102-5C
to be conveyed as a contigous part of Lot 3

COURSE	BEARING	DISTANCE
"D"1	S 43°08'46"W	131.23'
"D"2	N 63°47'22"W	178.68'
"D"3	N 86°09'02"E	250.62'

0.303 Acre

Tract "E"
part of orig.1F102-5
to be conveyed as a contigous part of 1F102-5C

COURSE	BEARING	DISTANCE
"E"1	N 02°42'19"W	379.24'
"E"2	N 43°08'46"E	364.76'
"E"3	S 56°21'00"E	685.35'
"E"4	S 65°28'19"W	132.00'
"E"5	S 41°56'19"W	193.17'
"E"6	S 35°28'02"E	64.00'
"E"7	S 52°53'00"W	168.59'
"E"8	S 50°22'59"W	86.99'
"E"9	S 44°42'11"W	86.99'
"E"10	S 40°43'40"W	153.43'
"E"11	S 42°58'39"W	255.87'
"E"12	N 05°56'15"W	510.67'

10.885 Acres

Carol Wise Plan No. 2

being a...subdivision of 1F102-5
lot line revision of 1F102-5C (orig.Lot 1)
lot line revision of 1F102-8F

Instr: 201408210018642 08/21/2014
Pages: 1 F: $45.00 2:08PM
Michele Mustello T20140018892
Butler County Recorder FL

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

SUBDIVISION SURVEY for Carol Jean Wise

PROJECT No: 14014
SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA
DATE: 7/13/14 REV: 7/29/14 DWN.By: Sdg CHK.By: Co. TAX No: 290-1F102-5,5C&8F

Rev.8/11/14...leach field added
Rev.7/29/14...failed pit sites

RECORDED Aug 21 2014
PLAN BOOK 343 PAGE 18
SHEET 1 of 1

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 19th DAY OF August 2014 THE OWNER(S) OF PINGREE 2000 REAL ESTATE HOLDINGS, LLC A MISSOURI, LLC OF THE LAND SHOWN ON THE ENTERPRISE PLAN ADOPTED THIS PLAN AS ITS ENTERPRISE 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 COMPANY AND UPON IT'S SUCCESSORS AND ASSIGNS.

Susan Hanucel — SIGNATURE OF WITNESS

William W Snyder — SIGNATURE OF OWNER(S)

William W. Snyder

8/19/14 — DATE

ACKNOWLEDGMENT OF COMPANY ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE STATE OF MISSOURI AND COUNTY OF ST. LOUIS, PERSONALLY APPEARED WILLIAM W. SNYDER, MANAGER OF PINGREE 2000 REAL ESTATE HOLDINGS, LLC, A MISSOURI, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE COMPANY AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE COMPANY WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF August 2014

MY COMMISSION EXPIRES THE 19th DAY OF January 2016

Susan E. Cantillon — NOTARY PUBLIC

SEAL

SUSAN E. CANTILLON
Notary Public - Notary Seal
State of Missouri
Saint Louis County
My Commission Expires: January 19, 2016
Commission # 12434401

SUSAN E. CANTILLON
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
SAINT LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2016
COMMISSION # 12434401

CERTIFICATION OF TITLE (NO MORTGAGE)

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ENTERPRISE PLAN IS IN THE NAME OF PINGREE 2000 REAL ESTATE HOLDINGS, LLC A MISSOURI, LLC AND IS RECORDED IN INSTRUMENT(S) 201404190007603. (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Susan Hanucel — WITNESS

William W. Snyder — OWNER

SURVEYORS CERTIFICATION

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

8/18/14 — Date

DAVID W. LAPEARLE P.L.S. Reg. No. SU-034201-E — DAVID W. LAPEARLE P.L.S. Reg. No. SU-034201-E

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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.

8/21/14 — Date

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2013-59 ON THE 21ST DAY OF AUGUST 2014

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I, Jerry A. Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL PLAN APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2013-59 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 10/5/13.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF July 2013

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE (S) 19. GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF August 2014

RECORDER OF DEEDS

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

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

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

MUNICIPAL ENGINEER'S CERTIFICATION

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

8/21/14 — DATE

NAME

PE071355 — REGISTRATION NUMBER

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

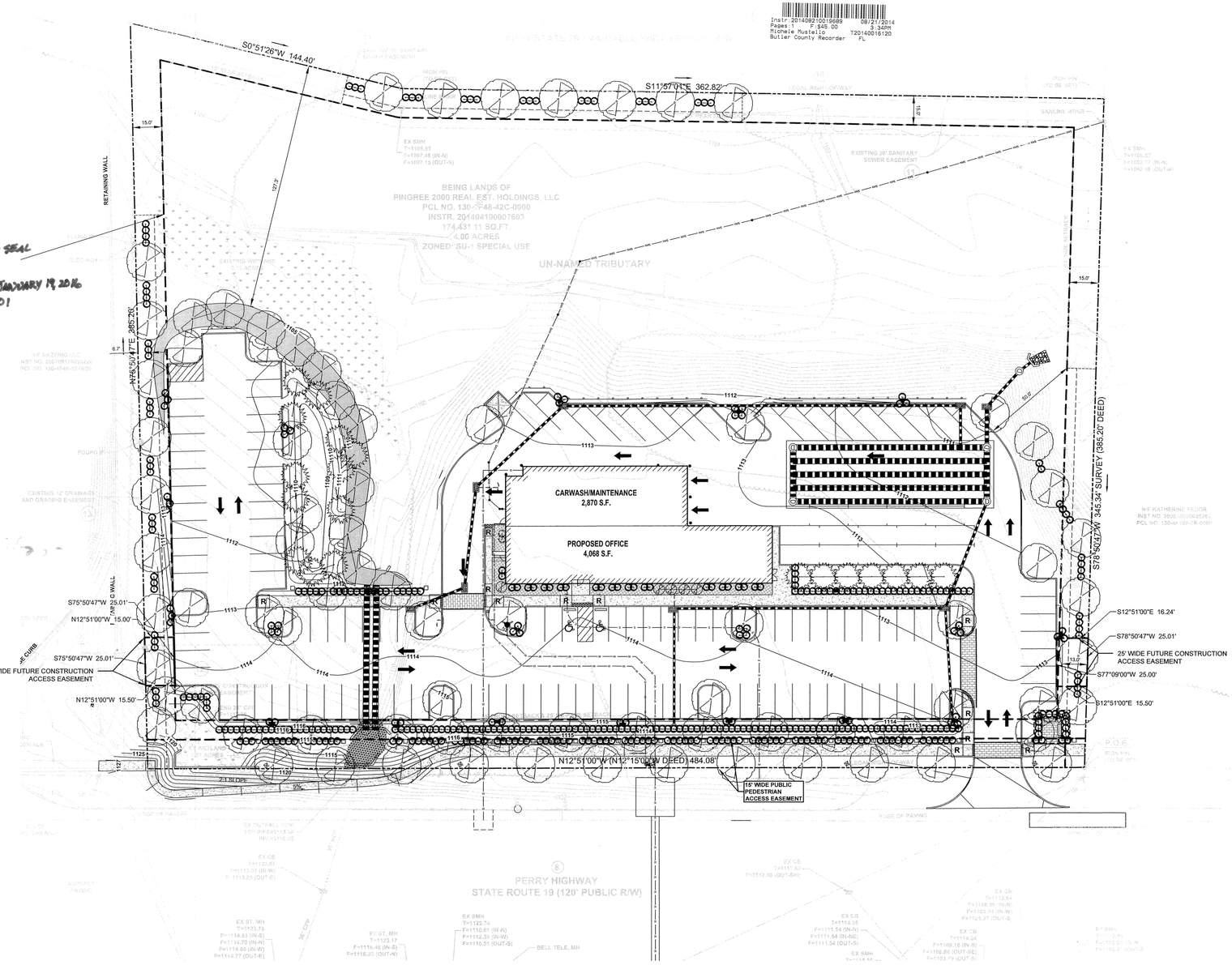
NOTARY PUBLIC

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

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY ENGINEER — COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — JASON MICHAEL KRATSAS — ENGINEER

Instr: 201408210019689 08/21/2014
Pages: 1 F $45.00 3:34PM
Michele Mustello T20140016120
Butler County Recorder FL



NOTES:
1. ALL METERS, HVAC UNITS, ELECTRICAL PANELS, VENTS, ETC. WILL BE SCREENED AS PER SEC. 27-322.1 & 2
2. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION, WHICH DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
3. LAND OWNER ACKNOWLEDGES THAT THE STORMWATER BMPS AE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY HE TOWNSHIP.

Site Data:

LAND AREA		
MINIMUM:	1 ACRE SF	
PROPOSED:	4.0 ACRES	
ZONING		
EXISTING:	SU-1 SPECIAL USE DISTRICT	
PROPOSED:	SU-1 SPECIAL USE DISTRICT	
BUILDING HEIGHT		
MAXIMUM:	50'	
PROPOSED:	16.0'	
MINIMUM LOT WIDTH	80'	
BUILDING SETBACKS	REQUIRED	MIN. PROVIDED
FRONT:	25'	90.3'
SIDE/REAR:	10'	186.3'
BUILDING AREA	6,938 GROSS SQUARE FEET	
PARKING SPACES		
STANDARD:	9' x 18'	
ADA :	8' x 18' W/ 5' ACCESS AISLE/8' VAN AISLE	
PARKING REQUIREMENTS		
REQUIRED	1 SPACE/70 SF OF GFA, PLUS 1 SPACE/400 SF OF OFFICE SPACE	
TOTAL	20 SPACES REQUIRED	
PROVIDED		
CUSTOMER:	9 SPACES	
EMPLOYEE:	10 SPACES	
RENTAL:	30 SPACES	
SALES:	81 SPACES	
ADA:	2 SPACES (ACCORDANCE WITH STATEWIDE	
TOTAL	138 SPACES PROVIDED	
MAXIMUM IMPERVIOUS		
MAX. IMPERVIOUS	60%	
PROVIDED IMPERVIOUS	36%	

0 30' 60'

Drawing Scale: 1" = 30'

NORTH

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES MICHAEL ENTWINE — ENGINEER NO.054162-E

Prepared By:

PVE Sheffler

Waterfront Corporate Park II, Suite 103
2100 Georgetowne Drive
Sewickley, PA 15143-8780

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

Prepared For:

Enterprise Rent-A-Car Company of Pittsburgh, LLC
4489 Campbells Run Road
Pittsburgh, Pa 15205

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

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

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

DATE ISSUED: July 2, 2013

PLAN REVISIONS

	DATE	DESCRIPTION
1	8-8-13	PER TWP COMMENTS
2	10-3-13	AS PER RESOLUTION COMMENTS
3	1-17-14	ISSUED FOR BID
4	2-4-14	ISSUED FOR PERMIT
5		
6		
7		
8		
9		
10		
11		
12		

Situate In: Cranberry Township, Butler County, PA

Project Name: **ENTERPRISE** **LAND DEVELOPMENT PLAN**

Drawing Name: **RECORDING PLAN**

Project No: **160836**

Drawing No: **C-1000**

Modification/waiver requests:

1. Modification to Section 27-312.8.A(4) which requires sidewalks shall be provided along the full length of a building along any building facade adjacent to a parking area or drive aisle. Proposing - To not provide a sidewalk along the rear of the building between the access drive and the building. Justification - Due to existing steep slope and creek at the rear of the site, a six foot wide sidewalk will not fit. Furthermore, the proposed parking spaces at the rear of the building are for vehicular storage and are not to be used by the general public.

2. Modification to Section 27-312.13.A which requires each off-street parking space to have direct access to an aisle or driveway. Proposing - To provide 18 stacked parking spaces near the entrance bay. Justification - These spaces are used to temporarily store used rental cars waiting to be washed. Stacking the vehicles is more convenient for this process and keeps them separate from unused, clean vehicles.

3. Modification to Section 27-324.A(5)(b) which requires a street wall be installed wherever a parking lot faces a road. Proposing - To not install street wall along Route 19 along the northern portion of this frontage, but rather within the interior of the site parallel to the required frontage. Justification - Steep slopes and wetlands in the northern portion of the Route 19 frontage make constructing street wall along this section infeasible and impractical. Piers with hedges in between will be provided from the pedestrian pocket to the wetlands area along Route 19. Piers with fencing and shrubs will be provided within the site north of the proposed building. The street wall within the site will also serve as a protective barrier from the steep slope to the east. The wall will be located adjacent to sidewalk and approximately in line with the proposed building foundation landscaping.

4. Waiver to Section 22-503.C(2)(b)1) which requires sidewalk be constructed along existing streets. Proposing - Not to install sidewalk along Route 19 in the northern portion of the site. Justification - Steep slopes and wetlands in the northern portion the Route 19 frontage make installation of the sidewalk infeasible and impractical. The sidewalk will be routed adjacent to the parking lot facing Route 19 and connect to the Tractor Supply site to still provide pedestrian connection along the corridor and not route pedestrians through the parking lot.

5. Waiver to Section 22-612.2.B(2) which requires a continuous row of decides shrubs planted a maximum of 3' on center along the entire row of parking facing a street. Proposing - To not install the continuous row of shrubs. Justification - Due to existing PennDOT drainage pipes, wetlands and steep slopes, the required shrubs cannot be provided. The parking lot in question will set approximately 10 feet below which reduces the practical need for screening. Furthermore, brick piers with a hedgerow will provided along the Route 19 side of the sidewalk as part of the streetscaping enhancements thereby achieving the intent of this code requirement.

6. Waiver to Chapter 17. RD-01 Typical Street Section Arterial Street which requires a 6' wide sidewalk along all Arterial Streets. Proposing to provide a 4' wide sidewalk along the northern portion of Route 19. Justification - To prevent impacts to existing PennDOT drainage pipes, wetlands and steep slopes and still provide a sidewalk along Route 19, the width of the sidewalk has been reduced 2 feet. A 4-foot wide sidewalk is still wide enough to accommodate typical pedestrian traffic.

STORMWATER NOTES:

SECTION 17-350.7.C(2)(g)5:
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 plans: "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 aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes".

SECTION 17-350.7.C(2)(g)16:
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.

SECTION 17-350.7.C(9):
Municipal Liability Disclaimer. Approval of a stormwater management plan by the Township shall not be construed as an indication that said plan complies with the requirements, laws, or standards of any agency of the commonwealth which may or may not govern said activity.

SECTION 17-350.14.B(1):
Provide a certification of completion from an engineer, architect, surveyor or other qualified person verifying that all permanent facilities here been constructed according to the SWM site plan and report and approved revisions thereto.

SECTION 17-350.15.A(1):
Noncompliance with or failure to implement any provision of the approved SWM site plan or operation and maintenance (O&M) agreement.

PLAN BOOK	PAGE
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10% PARKING LOT LANDSCAPE AREA CALCULATION

PARKING LOT AREA	TOTAL PROVIDED LANDSCAPE AREA
52,388 SF	5,556 SF OR 10.6%

IMPERVIOUS AREA CALCULATION

PARCEL SIZE	MAX. IMPERVIOUS AREA	TOTAL PROVIDED PERVIOUS AREA	TOTAL PROVIDED IMPERVIOUS AREA
174,240 SF	104,544 SF OR 60%	111,306 SF	62,934 SF OR 36%

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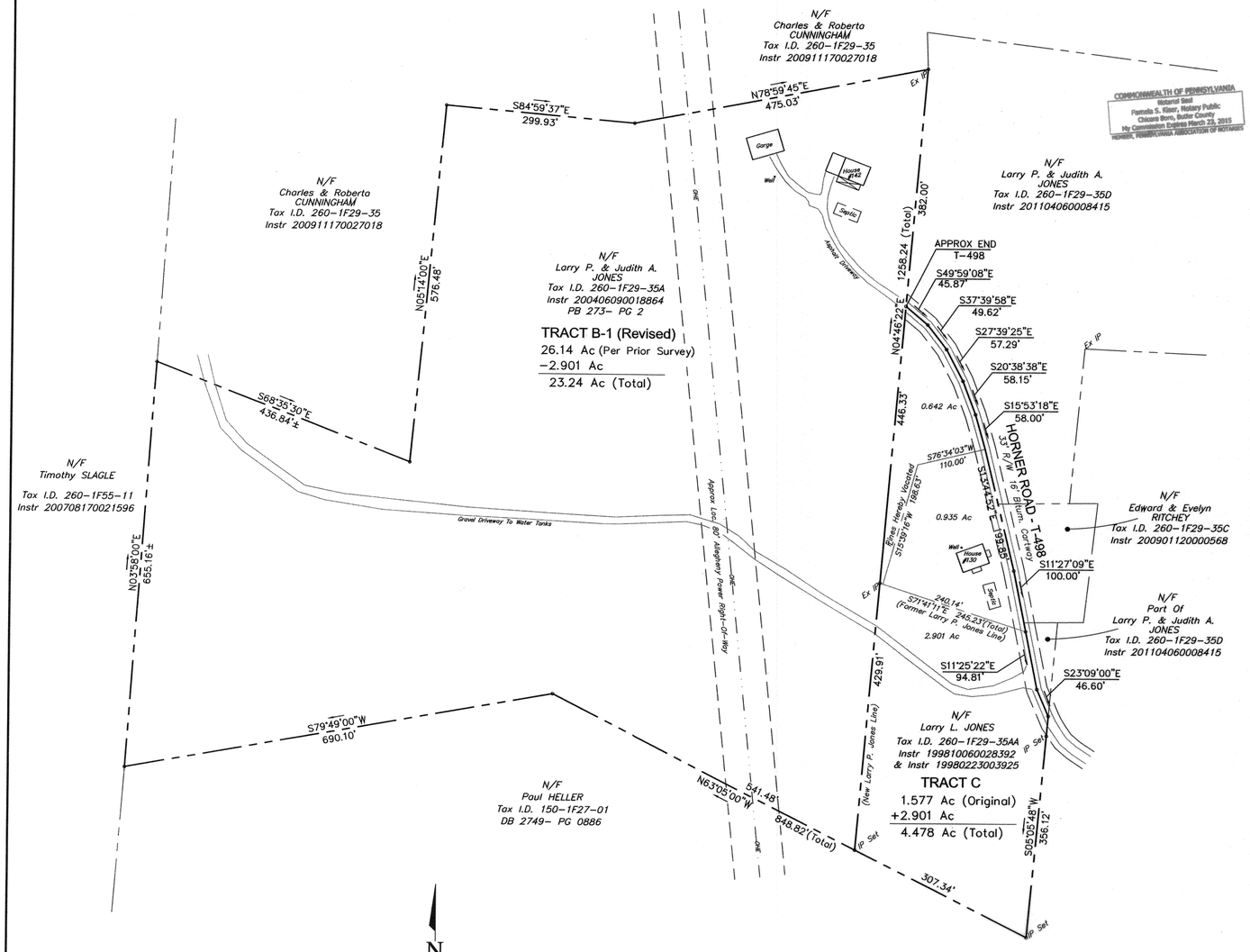
Michele Mustello T20140016189
Butler County Recorder ND



KNOW ALL MEN BY THESE PRESENTS, THAT WE, LARRY P. & JUDITH A. JONES, AND LARRY L. JONES OF THE TOWNSHIP OF PARKER , BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATED IN THE TOWNSHIP OF PARKER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OBTAINED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF PARKER. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PARKER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON LARRY P. & JUDITH A. JONES AND LARRY L. JONES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 12th DAY OF August, 2014 .

ATTEST:

Pamela S. Kyser — NOTARY PUBLIC — Larry P. Jones — LARRY P. JONES, OWNER

Pamela S. Kyser — NOTARY PUBLIC — Judith A. Jones — JUDITH A. JONES, OWNER

Pamela S. Kyser — NOTARY PUBLIC — Larry L. Jones — LARRY L. JONES, OWNER

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

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 LARRY P. JONES, JUDITH A. JONES, AND LARRY L. JONES, 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 12th DAY OF August 2014 . MY COMMISSION EXPIRES THE _____DAY OF _____ 20__.

Pamela S. Kyser
NOTARY PUBLIC (SIGNATURE)

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

WE, LARRY P. JONES AND JUDITH A. JONES, OWNERS OF THE SUBDIVISION SHOWN HEREON, DO HEREBY CERTIFY HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN OUR NAME, AS RECORDED AS INSTRUMENT 200406090018864, RECORDER OF DEEDS OFFICE.

Pamela S. Kyser — WITNESS — Larry P. Jones — LARRY P. JONES, OWNER

Pamela S. Kyser — WITNESS — Judith A. Jones — JUDITH A. JONES, OWNER

I, LARRY L. JONES, OWNER OF THE SUBDIVISION SHOWN HEREON, DO HEREBY CERTIFY HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN MY NAME, AS RECORDED AS INSTRUMENTS 199810060028392 & 199802230003925, RECORDER OF DEEDS OFFICE.

Pamela S. Kyser — WITNESS — Larry P. Jones — LARRY P. JONES, OWNER

Larry L. Jones — LARRY L. JONES, OWNER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PARKER ASSUMES NO 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.

Jerome Mount — PRESIDENT — 8-7-2014 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER

THIS 7 DAY OF AUGUST, 2014.

Vicki Stamm — SECRETARY (SEAL) — RESIDENCE

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12 DAY OF AUG 2014.

(SEAL) SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION.

PLAN NUMBER: 14141

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

8-13-2014 — DATE — James A Day — REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 343 PAGE 20

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF Aug 2014.

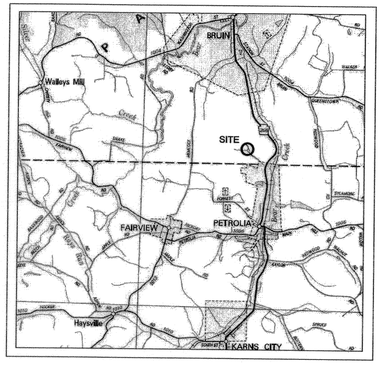
(SEAL) — RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

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

NOTES :

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOCATION OF A SHARED PROPERTY LINE, TO INCREASE THE AREA OF TAX PARCEL 260-1F-29-35AA. NO NEW BUILDING LOT IS CREATED.
2. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
3. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, AND WHICH FORM THE RECORD CHAIN OF TITLE, OR WHICH ARE VISIBLE ON THE PREMISES.
4. REFERENCE MADE TO RITCHEY/JONES LOT LINE REVISION PLAN RECORDED AT PB 273 - PG 2 FOR LARRY P. JONES TRACT PRIOR SURVEY INFORMATION.



VICINITY MAP

SUBDIVISION OWNERS:
LARRY P. JONES
142 HORNER ROAD
PETROLIA, PA 16050
Ph: 724-756-3021

LARRY L. JONES
130 HORNER ROAD
PETROLIA, PA 16050

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

Situated at:
HORNER ROAD
TOWNSHIP OF PARKER
BUTLER COUNTY, PA

LARRY JONES
LOT LINE REVISION

JAMES A. DAY, P.E., P.L.S.
CONSULTING, ENGINEERING AND SURVEYING SERVICES
304 Beach Road
Bruin, PA 16022
Ph/Fax: 724-285-5267
email: jadmday@msn.com

RECORDED	
PLAN BOOK	PAGE
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DRAWING DATE: 08-02-2014
SCALE: 1"=100'

KNOW ALL MEN BY THESE PRESENTS That I, Sally R. Fleming, of the Township of Penn, 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 Penn, 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 Penn, 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 Penn, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, her 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 AUGUST 2014.

Sally R Fleming
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 Sally R. Fleming, 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 14TH day of AUGUST, 2014.

My commission expires the 17TH day of FEBRUARY, 20 15

Debra L Jeffcoat
Notary Public (Seal)

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

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

14th August '14
Date (Seal)

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

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

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

Approved by the Board of Supervisors of the Township of Penn, this 11th day of August, 2014.

Linda A Snyder
Secretary (Seal)

Chairman

Reviewed by the Planning Commission of the Township of Penn, this 14 day of AUGUST, 2014.

Secretary

Robert S. Nash
Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 8TH day of AUGUST, 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 343, Page(s) 21.

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

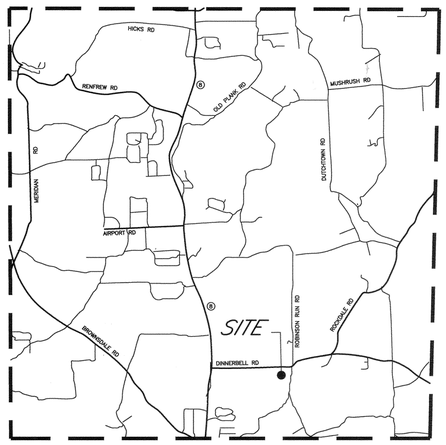
(Seal)

RECORDER OF DEEDS BUTLER COUNTY, PA

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.



Vicinity Map

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 1 AND 2.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1 AND 2, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
6. THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SETFORTH WITHIN THIS PLAN OF LOTS.
7. FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
8. DEEDS CONVEYING LOTS 1 AND 2 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.
9. THIS AGREEMENT CAN BE TERMINATED BY ANY RESTRICTIVE AGREEMENTS RECORDED BY THE EXISTING OWNER AND BUYERS OR LOTS 1 AND 2 AS MAY BE CONVEYED.

Sally R Fleming
OWNER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 14TH day of AUGUST 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

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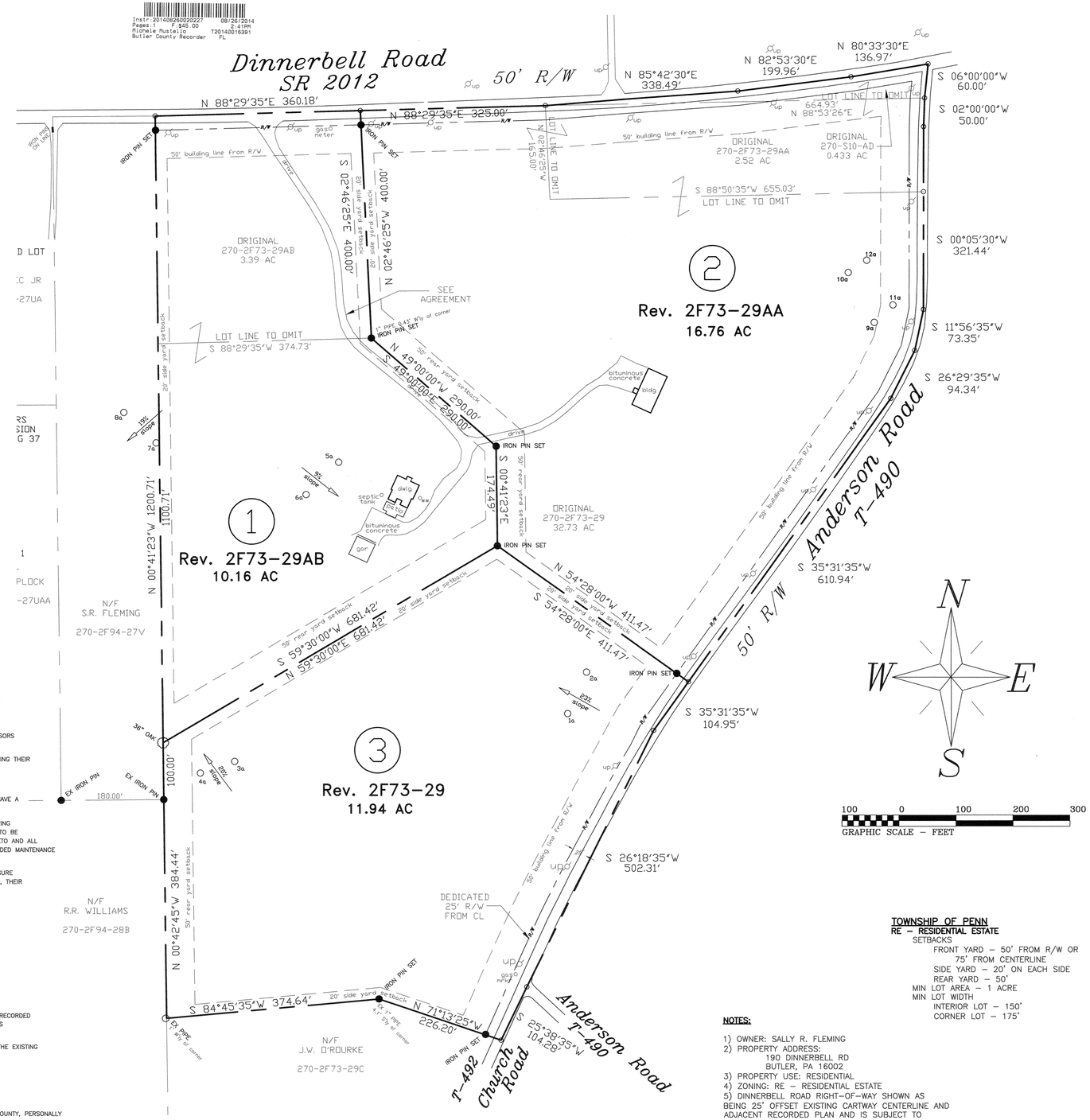
Michele Mustello T20140016391
Butler County Recorder FL



S. FLEMING PLAN

Being a lot line revision and consolidation of Tax Parcels 190-2F73-29, 29AA, 29AB & 270-S10-AD resulting in Lot 1 (being Revised 29AB), Lot 2 (being Revised 29AA), and Lot 3 (being the Residual & Revised 29).

TOWNSHIP OF PENN
RE – RESIDENTIAL ESTATE
SETBACKS
FRONT YARD – 50' FROM R/W OR 75' FROM CENTERLINE
SIDE YARD – 20' ON EACH SIDE
REAR YARD – 50'
MIN LOT AREA – 1 ACRE
MIN LOT WIDTH
INTERIOR LOT – 150'
CORNER LOT – 175'

NOTES:

1) OWNER: SALLY R. FLEMING
2) PROPERTY ADDRESS:
190 DINNERBELL RD
BUTLER, PA 16002
3) PROPERTY USE: RESIDENTIAL
4) ZONING: RE – RESIDENTIAL ESTATE
5) DINNERBELL ROAD RIGHT-OF-WAY SHOWN AS BEING 25' OFFSET EXISTING CARTWAY CENTERLINE AND ADJACENT RECORDED PLAN AND IS SUBJECT TO ACTUAL LOCATION PER PENNDOT HIGHWAY DRAWINGS.
6) IT IS THE INTEND OF THIS PLAN TO RELINQUISH CLAIM TO ALL PROPERTIES THAT MAY OR MAY NOT LIE NORTH OF DINNERBELL ROAD.

HIGHWAY OCCUPANCY PERMIT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, No. 428).

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

LOT LINE REVISION SURVEY for SALLY R. FLEMING
PROJECT No: 14-113
SITUATE: PENN TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 270-2F73-29, 29AA, 29AB & S10-AD
DATE: 7/28/14 REV: 8/14/14 DWN.By: SDG CHK.By: Sdg

8/14/14: revised maintenance agreement

RECORDED Aug 26 2014
PLAN BOOK 343 PAGE 21
SHEET 1 of 1

EHRMAN FARMS INC. AS GENERAL PARNER OF EHRMAN FARMS, L.P. OWNER OF THE LAND SHOWN ON THE EHRMAN FARMS, P.R.D., PHASE 9 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

DOUGLAS PHILLIPS, VICE PRESIDENT
EHRMAN FARMS, INC.
AS GENERAL PARTNER OF
EHRMAN FARMS, L.P.

7/24/14
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS PHILLIPS, OF EHRMAN FARMS, INC. AS GENERAL PARTNER OF EHRMAN FARMS, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

DOUGLAS PHILLIPS, VICE PRESIDENT
EHRMAN FARMS, INC.
AS GENERAL PARTNER OF
EHRMAN FARMS, L.P.

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

MY COMMISSION EXPIRES THE 29th DAY OF June, 2018.

(seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda K. Colbert, Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires June 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Linda K Colbert
NOTARY PUBLIC

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE EHRMAN FARMS P.R.D., PHASE 9 IS IN THE NAME OF EHRMAN FARMS, INC. AS GENERAL PARTNER OF EHRMAN FARMS, L.P. AND IS RECORDED IN DEED BOOK VOLUME ____, PAGE(S) _____.

WITNESS

EHRMAN FARMS, INC.
AS GENERAL PARTNER OF
EHRMAN FARMS, L.P.

FIRST NIAGARA BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE EHRMAN FARMS P.R.D., PHASE 9 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATION AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

FIRST NIAGARA BANK
Name and Title

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

7-24-2014
DATE

JOHN JEROME SCHLEICHER, P.L.S
REGISTRATION NO: SU- 053786-E

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

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

7/31/14
DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTON NO. 2013-42, ON THE 2nd DAY OF July, 2014.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

I, Jeffrey Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2013-42 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. 7/31/13

TOWNSHIP MANAGER

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

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE(S) 22.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF Aug, 2014.

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

RECORDER OF DEEDS

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

7-24-2014
DATE

JOHN JEROME SCHLEICHER, P.E.

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

7/30/14
DATE

TOWNSHIP ENGINEER OR APPROVED REPRESENTATIVE

OWNER/DEVELOPER:
Ehrman Farms, L.P.
1700 N. Highland Road
Suite 302
Pittsburgh, Pa 15241
Phone: (412) 835-9013

ENGINEER/SURVEYOR:
Gibson - Thomas Engineering, Co.
9951 Old Perry Highway
Wexford, Pa 15090
Phone: (724) 935 - 8188

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.

7/30/14
Signature

Registration number

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
LAND SURVEYOR
PENNSYLVANIA
A. G. DORSCH

PLAN BOOK	PAGE
343	22

Inst# 201408260020232 08/26/2014
Pages: 4 F: $45.00 3:53PM
Michele Mustello T20140016399
Butler County Recorder ND

PARCEL "A"
SARNICKI PLAN OF PARCELS
P.B.Vol. 189 Page 12

Notes:

1. A Road Occupancy Permit (ROP) is required for construction of the intersection of Stone Street Place and Old Ehrman Road.
2. No direct driveway access from Old Ehrman Road to lots 901 or 922 will be permitted.
3. All roof drains and footer drains to be tied into storm lateral provided.
4. All utilities are to be placed underground.
5. No potential hazardous features are known to exist on the property.
6. No significant cultural features are known to exist on the property.
7. Street trees to be provided as shown on plan. Trees to be 3 inch minimum caliper, located in the 6 feet wide planting strip between top of curb and sidewalk, spaced at approximately 35 feet on centers. Species to be from Cranberry Township approved species list provided in 22-612.9.A (22-612.5.C-E).
8. Lots denoted by an asterisk (*) contain private storm sewer systems. These systems shall be maintained jointly by the respective lot owners in each system as follows:
   - Lots 901-905
   - Lots 910-914

Notes:

It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved SWM site Plan, or allow the property to remain in a condition, which does not conform to an approved SWM Site Plan, unless the Township grants an exception in writing.

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 aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.

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.

Approval of a stormwater management plan by the Township shall not be construed as an indication that said plan complies with the requirements, laws, or standards of any agency of the Commonwealth which may or may not govern said activity.

A certification of completion is required 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.

Any approval issued by the Township may be suspended or revoked for noncompliance with or failure to implement any provision of the approved SWM site plan or operation and maintenance (O&M) agreement.

NOTE:
This Stormwater Management Plan was designed based on each lot within Ehrman Farms Phase 9 as having up to 5,445 square feet of impervious cover. For any lot that exceeds this impervious area, that additional area is subject to additional stormwater management controls that shall meet all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

SITE DATA BY PHASE

	EXISTING								Proposed
	PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR	PHASE FIVE	PHASE SIX	PHASE SEVEN	PHASE EIGHT	PHASE NINE
GROSS AREA (ac.)	28	21	32.3	25.3	41.7	25.1	14.6	15.2	16.7
DWELLING UNITS (du)	26	26	41	33	46	29	17	23	22
DENSITY (du/ac.)	0.9	1.2	1.3	1.3	1.1	1.2	1.2	1.5	1.3
ROAD R/W AREA (ac.)	4.1	2.7	3.0	2.6	3.3	2.1	1.7	2.8	1.8
OPEN SPACE (ac.)	12	8.1	13.3	10.7	21.6	11.8	6.3	4.2	6.8
% OPEN SPACE	43%	39%	41%	42%	52%	47%	43%	28%	41%

CUMULATIVE SITE DATA

	EXISTING								Proposed
	PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR	PHASE FIVE	PHASE SIX	PHASE SEVEN	PHASE EIGHT	PHASE NINE
GROSS AREA (ac.)	28	49	81.3	106.6	148.3	173.4	188	203.2	219.9
DWELLING UNITS (du)	26	52	93	126	172	201	218	241	263
DENSITY (du/ac.)	0.9	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2
ROAD R/W AREA (ac.)	4.1	6.8	9.8	12.4	15.7	17.8	19.5	22.3	24.1
OPEN SPACE (ac.)	12	20.1	33.4	44.1	65.7	77.5	83.8	88	94.8
% OPEN SPACE	43%	41%	41%	41%	44%	45%	45%	43%	43%

SITE DATA TABLE:

ZONING DISTRICT - PRD
TOTAL PLAN AREA = 16.67 Acres
LOT AREA = 8.06 Acres
OPEN SPACE (PARCEL "A") AREA = 6.84 Acres
ROAD R/W AREA = 1.77 Acres

ZONING TABULATION CHART

	R-1 DISTRICT	P.R.D. APPROVAL
MINIMUM LOT AREA	1.25 ACRES	1.2 DWELLING UNITS/AC.
MINIMUM LOT WIDTH	100 FEET	N/A
MINIMUM FRONT YARD	50 FEET	25 FEET
MINIMUM SIDE YARD	20 FEET	10 FEET
MINIMUM REAR YARD	30 FEET	25 FEET
BOUNDARY SETBACK	N/A	40 FEET

LOCATION MAP
N. T. S.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SURVEYOR

BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING

RECORDER OF DEEDS

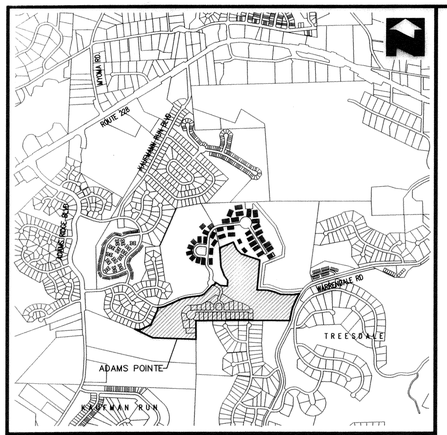
DATE		REVISION
7-5-13	RMR	Township Comment Letter
8-7-13	RMR	Township Comment Letter
3-10-14	RMR	Check Print
3-18-14	BSW	As Per Resolution
7-22-14	RMR	Revise Clauses

DATE: 6-6-2013
SCALE: 1" = 50'
DRAWN BY
CHECKED BY
DRAWING NO. RP-1

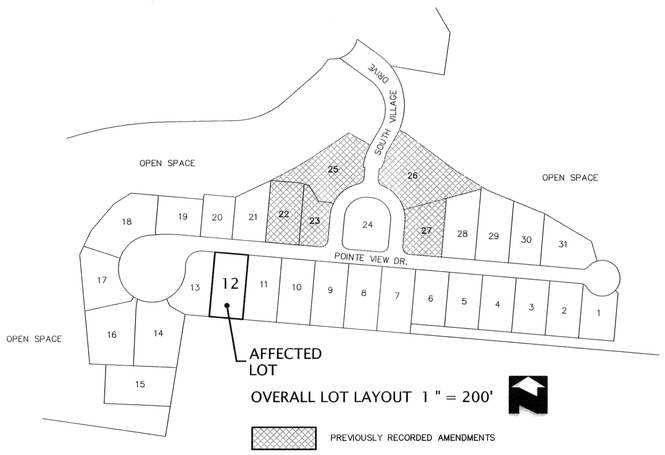
EHRMAN FARMS - PHASE 9

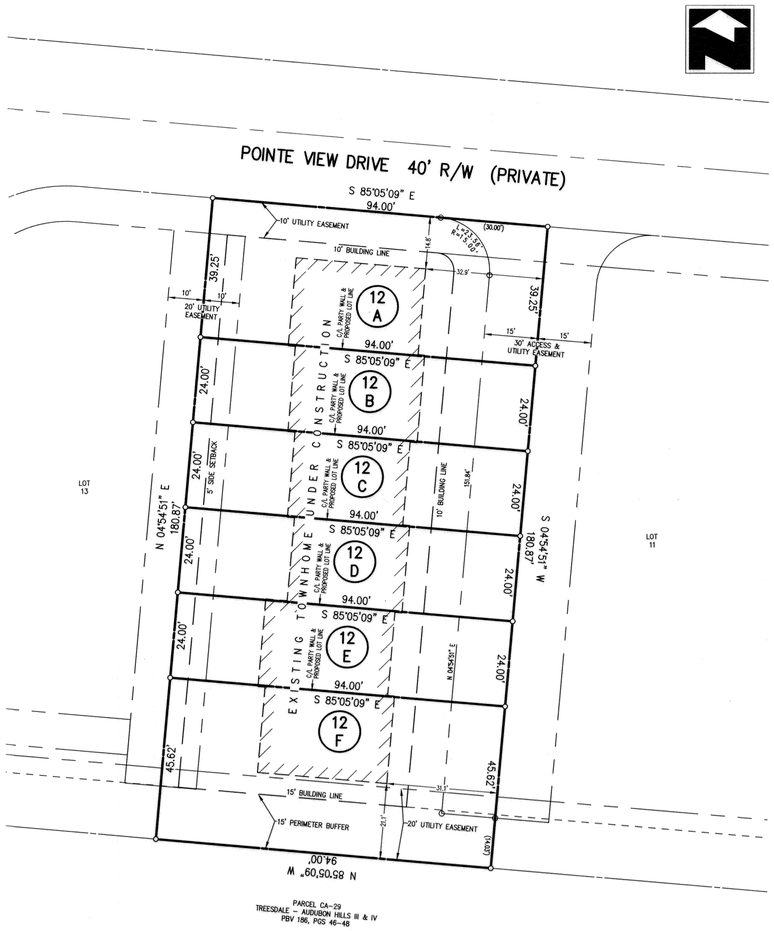
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER CO., PA
MADE FOR
EHRMAN FARMS, L.P.

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



LOCATION MAP 1" = 1500'





LOT AREAS

ORIGINAL LOT 26

12A	3,689.50 SQ.FT.	0.085 ACRES
12B	2,256.00 SQ.FT.	0.052 ACRES
12C	2,256.00 SQ.FT.	0.052 ACRES
12D	2,256.00 SQ.FT.	0.052 ACRES
12E	2,256.00 SQ.FT.	0.052 ACRES
12F	4,288.28 SQ.FT.	0.097 ACRES
TOTAL	17,001.78 SQ.FT.	0.390 ACRES

LOT SETBACKS:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 25 DAY OF JULY A.D. 20 14

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS FROM THE DATE OF SAID APPROVAL.

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

ON THIS 25 DAY OF JULY A.D., 20 14 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

PETE ROBERTSON

VICE PRESIDENT

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

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF JULY A.D., 20 14

Tina M Nagode
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF JULY A.D., 20 17

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF July 20 14

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR
CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E
DATE 7/29/14

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

PRINTED NAME & REGISTRATION NO. 26400 E
DATE 8-6-14

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22nd DAY OF JULY A.D. 20 14

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

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 343 PAGE 23

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF August A.D., 20 14

BUTLER COUNTY RECORDER OF DEEDS

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

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REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 12 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN. BEARINGS LABELED (NR) ARE NON-RADIAL.

Instr:201408270030812 08/27/2014 4:21PM
Pages:1 F:$45.00
Michele Mustello T20140016482
Butler County Recorder FL

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

DRAWING NUMBER:	1001-1413989
DRAWING SCALE:	1"=20'
DATE:	JULY 8, 2014
DRAWN BY:	JSS
REVISIONS:	

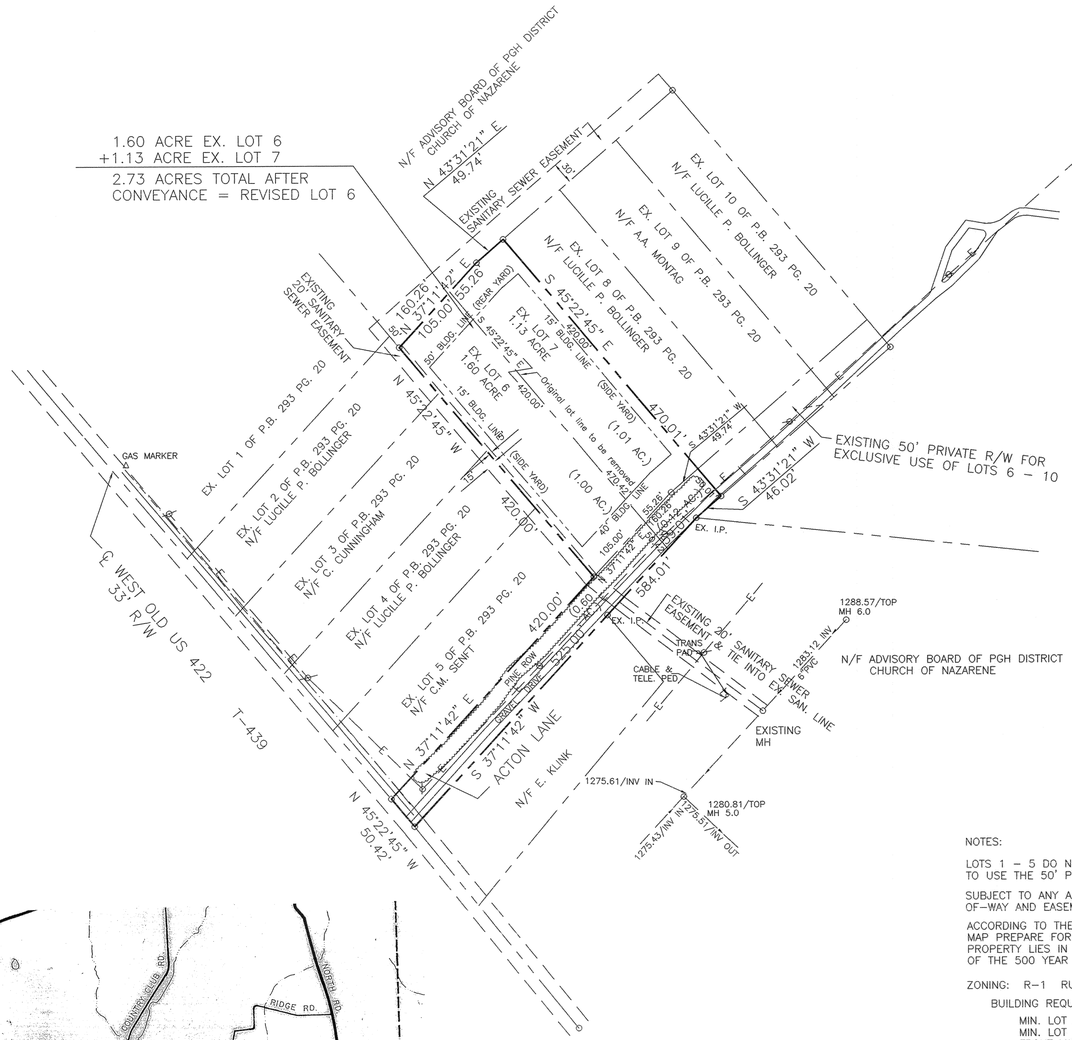
ADAMS POINTE - PRD AMENDMENT NO. 5 - LOT 12

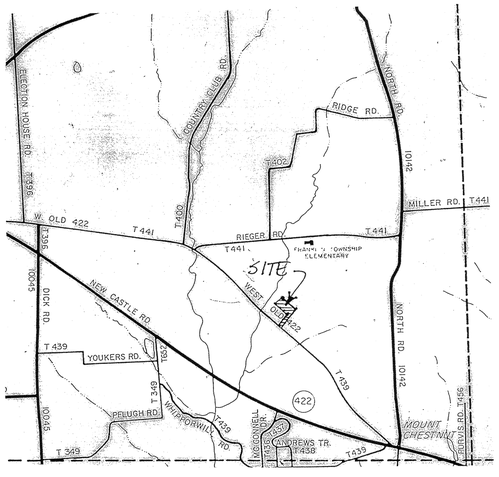
BEING A RE-SUBDIVISION OF LOT 12 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40

BOROUGH OF CARNEGIE, ALLEGHENY COUNTY, PENNSYLVANIA

SURVEYING LAND DEVELOPMENT
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelnet.net

Instr: 201409030020778 09/03/2014
Pages: 1 F:$45.00 10:22AM
Michele Mustello T20140016849
Butler County Recorder FL





VICINITY MAP Scale: 1" = 2000'

NOTES:

LOTS 1 - 5 DO NOT HAVE THE RIGHT TO USE THE 50' PRIVATE R/W.

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

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

ZONING: R-1 RURAL RESIDENTIAL

BUILDING REQUIREMENTS:

MIN. LOT AREA: 43,560 SQ. FT.
MIN. LOT WIDTH: 100' @ BLDG. LINE
FRONT YARD SETBACK: 40' (FROM R/W)
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 10' (ACCESSORY STRUCTURE)
50' (PRINCIPAL STRUCTURE)

TOTAL PLAN AREA: 2.73 ACRES

PROPERTY OWNERS: LUCILLE P. BOLLINGER - BY BARRY MOHNEY, ATTORNEY-IN-FACT
C/O BARRY MOHNEY
210 NAZARENE LANE
BUTLER, PA 16001

REF: PLAN OF SUBDIVISION FOR STEVE & MILDRED L. HOWRYLA, ADVISORY BOARD OF PITTSBURGH DISTRICT CHURCH OF NAZARENE & ROBERT F. BOLLINGER, PREPARED BY LAND SURVEYORS, INC., 04/20/06, #05-157 RECORDED IN P.B. 293 PG. 20.

PLAN BOOK	PAGE
343	24

0' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that I, Lucille P. Bollinger by Barry Mohney, attorney-in-fact, 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 Lucille P. Bollinger by Barry Mohney, attorney-in-fact, my 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 Aug, 20 14.

ATTEST:

NOTARY PUBLIC — Barry Mohney, F.A. Lucille P. Bollinger OWNER
AG INST #201405040009294

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 Lucille P. Bollinger by Barry Mohney, attorney-in-fact, 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 18 day of Aug, 20 14.

My Commission expires the 13 day of Sept, 20 14.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

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

DATE July 28, 2014 SEAL REG. NO. 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.

SECRETARY, Asst. SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 2 day of September, 20 14.

SECRETARY, Asst. SEAL CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 12 day of Aug, 20 14.

SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 29TH day of July, 20 14.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 24.

Given under my hand and seal this 3rd day of September, 20 14.

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

L J 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: BARRY MOHNEY, Attorney-in-fact for LUCILLE P. BOLLINGER

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 07/28/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 17-3F80-31G, 31H		Instrument # 200606160014803	Service No. 14-105
Address			

Instr 201409000020922
Pages: 2
Fee: $45.00
Michele Mustello
Butler County Recorder
09/03/2014
11:41AM
T20140016864
ND

KNOW ALL MEN BY THESE PRESENTS That We, David S. & Kimberly S. Altmire of the Township of Center, 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 Center, 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 Center, 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 Center, 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 13th day of August 2014.

Owner — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came David S. & Kimberly S. Altmire 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 13th day of August 2014.

Notary Public — Seal & Stamp

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

KNOW ALL MEN BY THESE PRESENTS That We, Robert H. & Joanne K. Grossman of the Township of Center, 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 Center, 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 Center, 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 Center, 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 13TH day of AUGUST 2014.

Owner — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Robert H. & Joanne K. Grossman 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 13th day of August 2014.

Notary Public — Seal & Stamp

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

The Board of Supervisors of the Township of Center, hereby gives public notice that in approving this plan for recording purposes only, the Township of Center 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 Center this 13th day of AUGUST 2014.

Secretary — Seal — Edward M. Latuska, Chairman

Approved by the Center Township Planning Commission this 25th day of June 2014.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 17th day of JUNE 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 343 Page 25.

Given under my hand and seal this 3rd day of Sept 2014.

Recorder — Seal

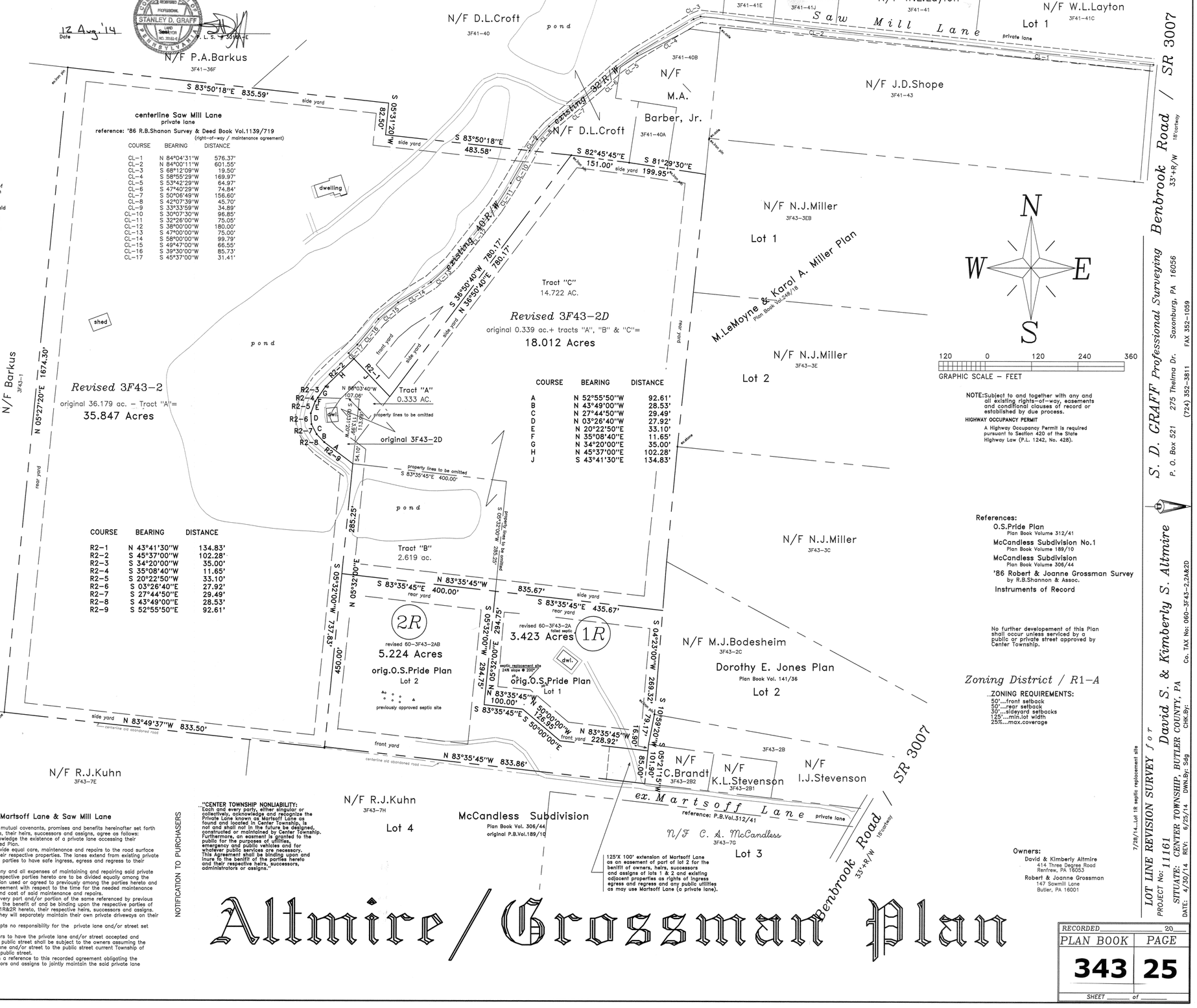
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA

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

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

12 Aug '14
Date — L. S. # 30161-E



COURSE	BEARING	DISTANCE
CL–1	N 84°04'31"W	576.37'
CL–2	N 84°00'11"W	601.55'
CL–3	S 68°12'09"W	19.50'
CL–4	S 58°55'29"W	169.97'
CL–5	S 53°42'29"W	64.97'
CL–6	S 47°40'29"W	74.84'
CL–7	S 50°06'49"W	156.60'
CL–8	S 42°07'39"W	45.70'
CL–9	S 33°33'59"W	34.89'
CL–10	S 30°07'30"W	96.85'
CL–11	S 32°26'00"W	75.05'
CL–12	S 38°00'00"W	180.00'
CL–13	S 47°00'00"W	75.00'
CL–14	S 58°00'00"W	99.79'
CL–15	S 49°47'00"W	66.55'
CL–16	S 39°30'00"W	85.73'
CL–17	S 45°37'00"W	31.41'

COURSE	BEARING	DISTANCE
A	N 52°55'50"W	92.61'
B	N 43°49'00"W	28.53'
C	N 27°44'50"W	29.49'
D	N 03°26'40"W	27.92'
E	N 20°22'50"E	33.10'
F	N 35°08'40"E	11.65'
G	N 34°20'00"E	35.00'
H	N 45°37'00"E	102.28'
J	S 43°41'30"E	134.83'

COURSE	BEARING	DISTANCE
R2–1	N 43°41'30"W	134.83'
R2–2	S 45°37'00"W	102.28'
R2–3	S 34°20'00"W	35.00'
R2–4	S 35°08'40"W	11.65'
R2–5	S 20°22'50"W	33.10'
R2–6	S 03°26'40"E	27.92'
R2–7	S 27°44'50"E	29.49'
R2–8	S 43°49'00"E	28.53'
R2–9	S 52°55'50"E	92.61'

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

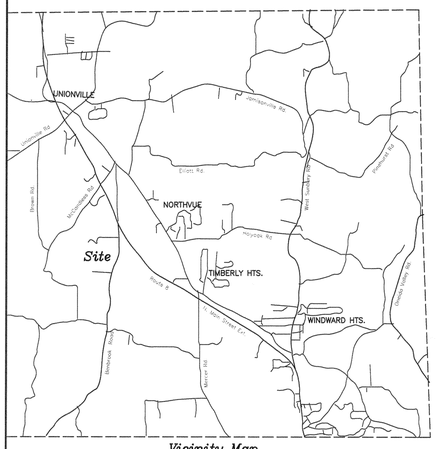
HIGHWAY OCCUPANCY PERMIT
A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

References:
O.S.Pride Plan
Plan Book Volume 312/41
McCandless Subdivision No.1
Plan Book Volume 189/10
McCandless Subdivision
Plan Book Volume 306/44
'86 Robert & Joanne Grossman Survey
by R.B.Shannon & Assoc.
Instruments of Record

No further developement of this Plan shall occur unless serviced by a public or private street approved by Center Township.

Zoning District / R1–A

ZONING REQUIREMENTS:
50'...front setback
50'...rear setback
30'...sideyard setbacks
125'...min.lot width
25%...max.coverage



Maintenance Agreement: Martsoff Lane & Saw Mill Lane

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 certain private lanes accessing their respective properties. The lanes extend from existing private lanes 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 lanes 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 Revised 43–2, Revised 43–2D, 1R&2R 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 – Township of Center 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 Township of Center as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Township of Center 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.

NOTIFICATION TO PURCHASERS

"CENTER TOWNSHIP NONLIABILITY:
Each and every party, either singular or collectively, acknowledge and recognize the Private Lane known as Martsoff Lane as found and located in Center Township, is not and shall not in the future be designed, constructed or maintained by Center Township. Furthermore, an easement is granted to the public for the purposes of utilities, emergency and public vehicles and for whatever public services are necessary. This Agreement shall be binding upon and inure to the benifit of the parties hereto and their respective heirs, successors, administrators or assigns."

125'X 100' extension of Martsoff Lane as an easement of part of lot 2 for the benifit of owners, heirs, successors and assigns of lots 1 & 2 and existing adjacent properties as rights of ingress egress and regress and any public utilities as may use Martsoff Lane (a private lane).

Altmire / Grossman Plan

Owners:
David & Kimberly Altmire
414 Three Degree Road
Renfrew, PA 16053
Robert & Joanne Grossman
147 Sawmill Lane
Butler, PA 16001

7/29/14...Lot 1R septic replacement site

LOT LINE REVISION SURVEY for David S. & Kimberly S. Altmire
PROJECT No: 11161 SITUATE: CENTER TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 060–3F43–2,2A&2D
DATE: 4/30/14 REV: 6/25/14 DWN.By: Sdg Chk.By:

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

RECORDED 20__
PLAN BOOK 343 PAGE 25
SHEET ____ of ____

OWNER'S ADOPTION AND DEDICATION.

BY A RESOLUTION APPROVED ON THE 25TH DAY OF July, 2014, THE BOARD OF DIRECTORS OF THE TOLLGATE ASSOCIATES, L.L.C., INCORPORATED IN THE STATE OF PENNSYLVANIA OWNERS OF THE LAND SHOWN ON THE TOLLGATE P.R.D. – PHASE 2 PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

TOLLGATE ASSOCIATES, L.L.C.

SIGNATURE AND TITLE OF OFFICER
JAMES W. McCARTHY AUTHORIZED MEMBER

SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING
PAUL S. PIFFER, MEMBER

July 25, 2014
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Allegheny, PERSONALLY APPEARED James W. McCarthy, OF THE TOLLGATE ASSOCIATES, L.L.C., WHO STATED THAT (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 COPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF July, 2014.

MY COMMISSION EXPIRES THE 9th DAY OF July, 2015.

(SEAL) COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rose M. Susi, Notary Public
Carnegie Boro, Allegheny County
My Commission Expires July 9, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE.

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TOLLGATE P.R.D – PHASE 2 PLAN IS IN THE NAME OF TOLLGATE ASSOCIATES, L.L.C. AND IS RECORDED IN DEED BOOK VOLUME_____, PAGE(S)_____ AS INSTRUMENT NO. 200406290021207

WITNESS

TOLLGATE ASSOCIATES, LLC
OWNER JAMES W. McCARTHY AUTHORIZED MEMBER

WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY CONTIANED IN THE TOLLGATE P.R.D. – PHASE 2 PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

WASHINGTON FINANCIAL BANK
NAME OF MORTGAGEE
AUTHORIZED MEMBER
SIGNATURE AND TITLE

SURVEYOR'S CERTIFICATION.

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.

7-23-2014
DATE

JOHN JEROME SCHLEICHER, P.L.S.
REGISTRATION #: SU-053786-E

ENGINEER'S CERTIFICATION

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.

7-23-2014
DATE

JOHN SCHLEICHER, P.E.
REGISTRATION #: 50723-E

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.

7-23-2014
DATE

JOHN SCHLEICHER, P.E.
REGISTRATION #: 50723-E

TOWNSHIP ENGINEER'S CERTIFICATION

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

9/27/14
DATE

NAME ANDREW D. CARDOZI
REGISTRATION #: PE073155

DECLARATIONS AND STATEMENTS.

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.

8/27/14
DATE

TOWNSHIP MANAGER / SECRETARY

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED.

MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS.

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 7TH DAY OF February, 2014

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 20TH DAY OF February, 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

CHAIRPERSON

SIGNED AND NOTED AS APPROVED THIS 7TH DAY OF August, 2014

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO TOLLGATE ASSOCIATES, LLC, BY JACKSON TOWNSHIP ON THE 7TH DAY OF August, 2014

TOWNSHIP SECRETARY / MANAGER

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE.

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

SECRETARY

CHAIRPERSON

PROOF OF RECORDING.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE(S) 26 & 27.

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

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

Notes:
1. 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 access to a State highway is permitted. Access to the State highway shall be as authorized by a highway occupancy permit and the Board of Supervisors approval of this plan in no way implies that such a permit can be acquired.
2. A Clear Site Triangle at each intersection, measured a distance of 75 feet along centerline of each roadway, shall be maintained. No obstructions over 2.5 feet high permitted in Clear Sight Triangle.
3. Street name and traffic control signs to be in accordance with Jackson Township and PennDOT standards.
4. Sight distance in both directions at Tollgate Road exiting Dutch Creek Drive exceeds 600 feet measured at 15 feet behind white line with 3.5 feet high observer and object height.

PLAN BOOK	PAGE
343	26

ENGINEER | SURVEYOR | TWP. ENGINEER | BOARD OF SUPERVISORS | PLANNING DIRECTOR | BUTLER CO. PLANNING COMMISSION | RECORDER OF DEEDS

PRD (R District) COMPARISON CHART

	PRD ORDINANCE	TOLLGATE PRD-REVISED	
ALLOWED USES	Single Family Duplex Townhouse Clubhouse Open Space	Single Family Open Space	
SITE AREA	25 ac min	64.0 ac (Phase 2 = 29.3 ac.)	
LOT AREA	9,000 sq ft min	7,500 sq ft	
LOT WIDTH	60 ft min	60 ft min	
FRONT YARD	20 ft min	20 ft min	
REAR YARD	20 ft min	20 ft min	
SIDE YARD	12 ft min	**5 ft min**	PRD Waiver ①
BLDG HEIGHT	40 ft max	40 ft max	
LOT COVER	50 % max	50 % max	
% SINGLE FAMILY LOTS	60% min	100%	
DENSITY	3 du/ac	2.2 du/ac	
OPEN SPACE	30 % min	43%	
OPEN SPACE IN STEEP SLOPE	min 15% of required open space on <25% slopes	90% on < 25% slopes	
PERIMETER BUFFER	50 ft in open space	50 ft min in open space	
PERIMETER BUFFER PLANTING	Existing trees or in accordance with Zoning Ordinance Part 17. Screening and landscaping	Existing trees or in accordance with Zoning Ordinance Part 17. Screening and landscaping	
SIDEWALKS	in front of all lots	**provided**	PRD Waiver

PRD Waivers authorized by the Township under Secton 27-2711 in accordance with Findings of Fact and Conclusions of Law.

① Accordingly, the following thirty-one (31) lots shall have 5 feet minimum side yards (10 feet minimum composite side yard):

Lot 222; Lots 226 through 228; Lots 232 through 238; Lots 242, 243; Lots 246 through 263.

① The following forty-four (44) lots shall have a minimum side yard of 5 feet and composite side yard of 15 feet (average side yard setback of 7.5 feet):

Lots 201 through 221; Lots 223 through 225; Lots 229 through 231; Lots 239 through 241; Lot 244, Lot 245; Lots 264 through 275.

Approved Tollgate PRD-Revised Preliminary Plan Site Data Chart

SITE DATA BY PHASE	PHASE ONE	PHASE TWO	TOTAL
Gross Area	33.7 ac	29.30 ac	63.0 ac
Dwelling Units	63 du	75 du	138 du
Single Family	63	75	138
Density	1.9 du/ac	2.6 du/ac	2.2 du/ac
Open Space	15.7 ac.	11.1 ac.	26.8 ac.
Net % Open Space	47 %	38 %	43 %

Phase 2 Final Plan Site Data Chart

SITE DATA BY PHASE	PHASE TWO
Gross Area	29.30 ac
Dwelling Units	75 du
Single Family	75
Density	2.6 du/ac
Open Space	11.0 ac.
Net % Open Space	38 %

Note: Tollgate PRD – Phase 2 is subject to the following PRD Waivers authorized by Jackson Township under Section 27-1011 of the Zoning Ordinance:

A. A deviation from §22-602.1.I of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, (the "SALDO") to relieve the Developer from the construction of a street connecting to the neighboring Fehl Property, as indicated on the Plan. The Developer shall dedicate the accompanying Dutch Creek Road right-of-way to the Township to be maintained by the homeowner's association for the Tollgate PRD – Phase 2 Development until such time as the cartway is constructed by a developer of the property adjacent to the Tollgate PRD – Phase 2 Development or by the Township.

B. A deviation from §22-603.2C, requesting relief from the sidewalk installation provision along portions of Dutch Creek Drive as indicated on accompanying drawings dated, revised June 13, 2014.

C. A deviation from §27-1010(6)(C)(2) which requires fifteen cumulative feet of side yards with neither less than five feet to permit five foot side yards (totaling ten feet) for the following lots:

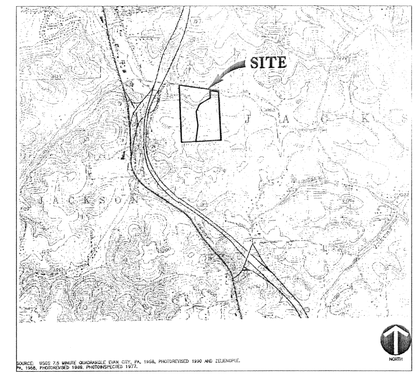
The following thirty-one (31) lots shall have 5 feet minimum side yards (10 feet minimum composite side yard):

Lot 222; Lots 226 through 228; Lots 232 through 238; Lots 242, 243; Lots 246 through 263.

The following forty-four (44) lots shall have a minimum side yard of 5 feet and composite side yard of 15 feet (average side yard setback of 7.5 feet):

Lots 201 through 221; Lots 223 through 225; Lots 229 through 231; Lots 239 through 241; Lot 244, Lot 245; Lots 264 through 275.

Instr-201409030020803 09/03/2014
Pages 2 F-$85.00 11:43AM
Michele Mustello T20140016865
Butler County Recorder PA



SOURCE: USGS 7.5 MINUTE QUADRANGLE EVANS CITY, PA 1958, PHOTOREVISED 1990 AND ZELIENOPLE, PA 1958, PHOTOREVISED 1988, PHOTOINSPECTED 1972.

OWNER / DEVELOPER:

TOLLGATE ASSOCIATES L. L. C.
550 WASHINGTON AVENUE
CARNEGIE, PA 15106
PH: 412 - 279 - 5200

LOT WIDTH @ 20' BUILDING LINE

LOT #201	84'	LOT #220	60'	LOT #239	60'	LOT #258	60'
LOT #202	60'	LOT #221	75'	LOT #240	60'	LOT #259	60'
LOT #203	60'	LOT #222	60'	LOT #241	60'	LOT #260	60'
LOT #204	60'	LOT #223	88'	LOT #242	60'	LOT #261	60'
LOT #205	60'	LOT #224	78'	LOT #243	60'	LOT #262	60'
LOT #206	60'	LOT #225	60'	LOT #244	75'	LOT #263	60'
LOT #207	60'	LOT #226	60'	LOT #245	75'	LOT #264	60'
LOT #208	60'	LOT #227	60'	LOT #246	60'	LOT #265	75'
LOT #209	60'	LOT #228	71'	LOT #247	60'	LOT #266	97'
LOT #210	60'	LOT #229	74'	LOT #248	60'	LOT #267	84'
LOT #211	60'	LOT #230	80'	LOT #249	60'	LOT #268	60'
LOT #212	60'	LOT #231	60'	LOT #250	60'	LOT #269	60'
LOT #213	60'	LOT #232	60'	LOT #251	60'	LOT #270	60'
LOT #214	60'	LOT #233	60'	LOT #252	60'	LOT #271	60'
LOT #215	60'	LOT #234	60'	LOT #253	63'	LOT #272	60'
LOT #216	60'	LOT #235	60'	LOT #254	60'	LOT #273	60'
LOT #217	60'	LOT #236	60'	LOT #255	60'	LOT #274	70'
LOT #218	60	LOT #237	60'	LOT #256	60'	LOT #275	100'
LOT #219	60'	LOT #238	60'	LOT #257	63'		

Zoning District: PRD (R District)

TOTAL PLAN AREA (Phase 2): 29.30 acres
TOTAL LOT AREA: 14.21 acres
TOTAL R.O.W. AREA: 4.07 acres
OPEN SPACE PARCEL "2A" AREA: 6.23 acres
OPEN SPACE PARCEL "2B" AREA: 2.14 acres
OPEN SPACE PARCEL "2C" AREA: 2.65 acres

DATE		REVISION
6-13-14	RMR	Township Engineer Review

DATE 4-7-2014 | SCALE N. T. S.
DRAWN BY | CHECKED BY
DRAWING NO. RP-1

TOLLGATE PRD - PHASE 2

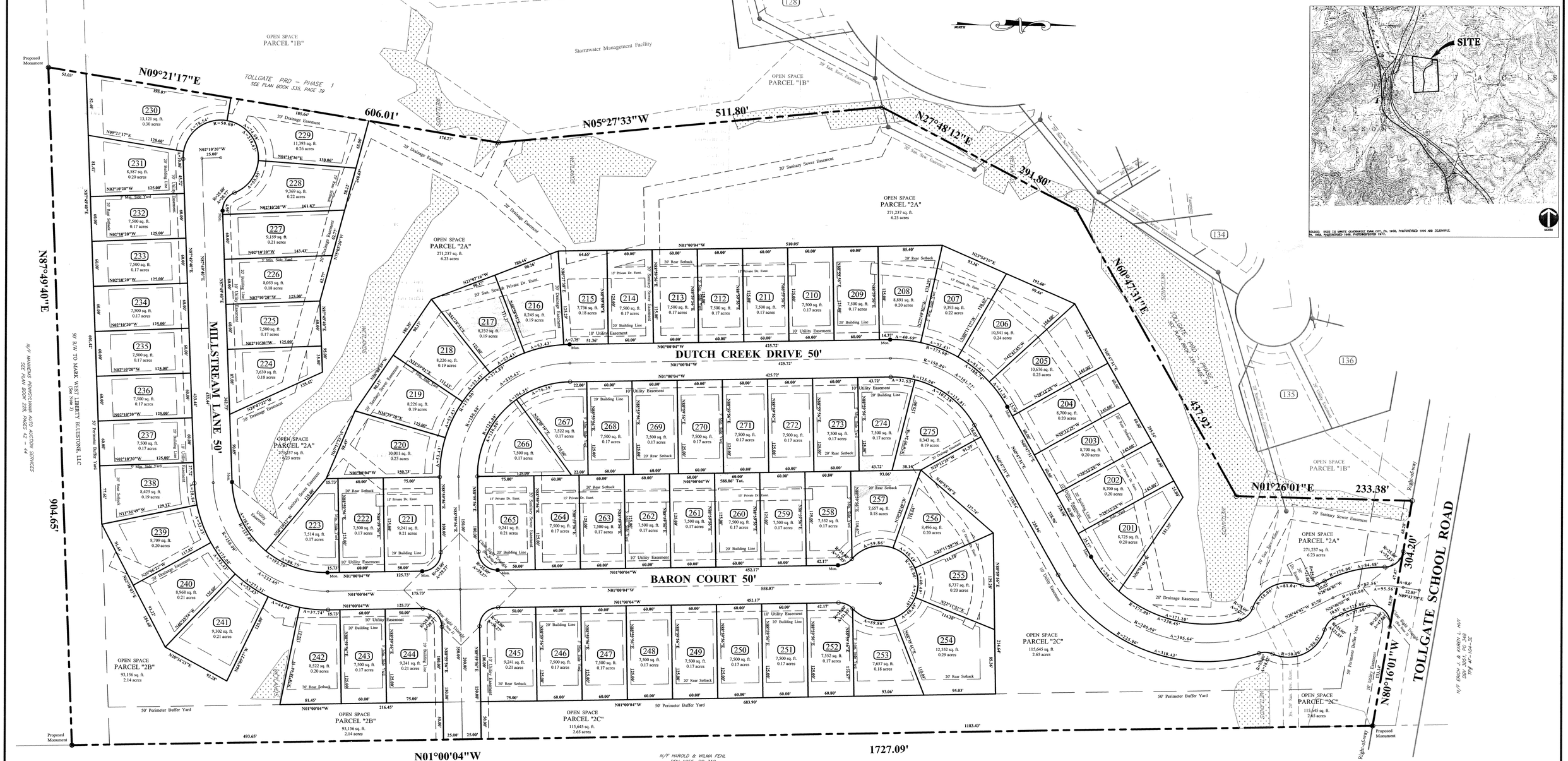
SITUATE IN

JACKSON TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

TOLLGATE ASSOCIATES L.L.C.

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



Note: Tollgate PRD – Phase 2 is subject to the following PRD Waivers authorized by Jackson Township under Section 27-1011 of the Zoning Ordinance:

A. A deviation from §22-602.1.I of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, (the "SALDO") to relieve the Developer from the construction of a street connecting to the neighboring Fehl Property, as indicated on the Plan. The Developer shall dedicate the accompanying Dutch Creek Road right-of-way to the Township to be maintained by the homeowner's association for the Tollgate PRD – Phase 2 Development until such time as the cartway is constructed by a developer of the property adjacent to the Tollgate PRD – Phase 2 Development or by the Township.

B. A deviation from §22-603.2C, requesting relief from the sidewalk installation provision along portions of Dutch Creek Drive as indicated on accompanying drawings dated, revised June 13, 2014.

C. A deviation from §27-1010(6)(C)(2) which requires fifteen cumulative feet of side yards with neither less than five feet to permit five foot side yards (totaling ten feet) for the following lots:

The following thirty-one (31) lots shall have 5 feet minimum side yards (10 feet minimum composite side yard):

Lot 222; Lots 226 through 228; Lots 232 through 238; Lots 242, 243; Lots 246 through 263.

The following forty-four (44) lots shall have a minimum side yard of 5 feet and composite side yard of 15 feet (average side yard setback of 7.5 feet):

Lots 201 through 221; Lots 223 through 225; Lots 229 through 231; Lots 239 through 241; Lot 244, Lot 245; Lots 264 through 275.

Notes:

1. Tollgate PRD – Phase 2 is subject to all findings of fact and conclusions of law as determined by the Board of Supervisors of the Township of Jackson for Tollgate Residential Development (Tentative Plan) approved February 20, 2014.
2. A Clear Site Triangle at each intersection, measured a distance of 75 feet along centerline of each roadway, shall be maintained. No obstructions over 2.5 feet high permitted in Clear Sight Triangle.
3. Southern property boundary subject to 50' right of way granted to Mark West Liberty Bluestone, LLC.

PLAN BOOK	PAGE
343	27

■ - INDICATES PROPOSED SURVEY MONUMENTS

OWNER / DEVELOPER:

TOLLGATE ASSOCIATES L. L. C.
550 WASHINGTON AVENUE
CARNEGIE, PA 15106
PH: 412 - 279 - 5200

Zoning District: PRD (R District)

TOTAL PLAN AREA (Phase 2): 29.30 acres

TOTAL LOT AREA: 14.21 acres
TOTAL R.O.W. AREA: 4.07 acres
OPEN SPACE PARCEL "2A" AREA: 6.23 acres
OPEN SPACE PARCEL "2B" AREA: 2.14 acres
OPEN SPACE PARCEL "2C" AREA: 2.65 acres

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

DATE		REVISION
6-12-14	RMR	Revised Tables and Easements
7-11-14	RMR	Revise Road Names

DATE 4-7-2014 | SCALE 1" = 60'
DRAWN BY | CHECKED BY
DRAWING NO. RP-2

TOLLGATE PRD - PHASE 2

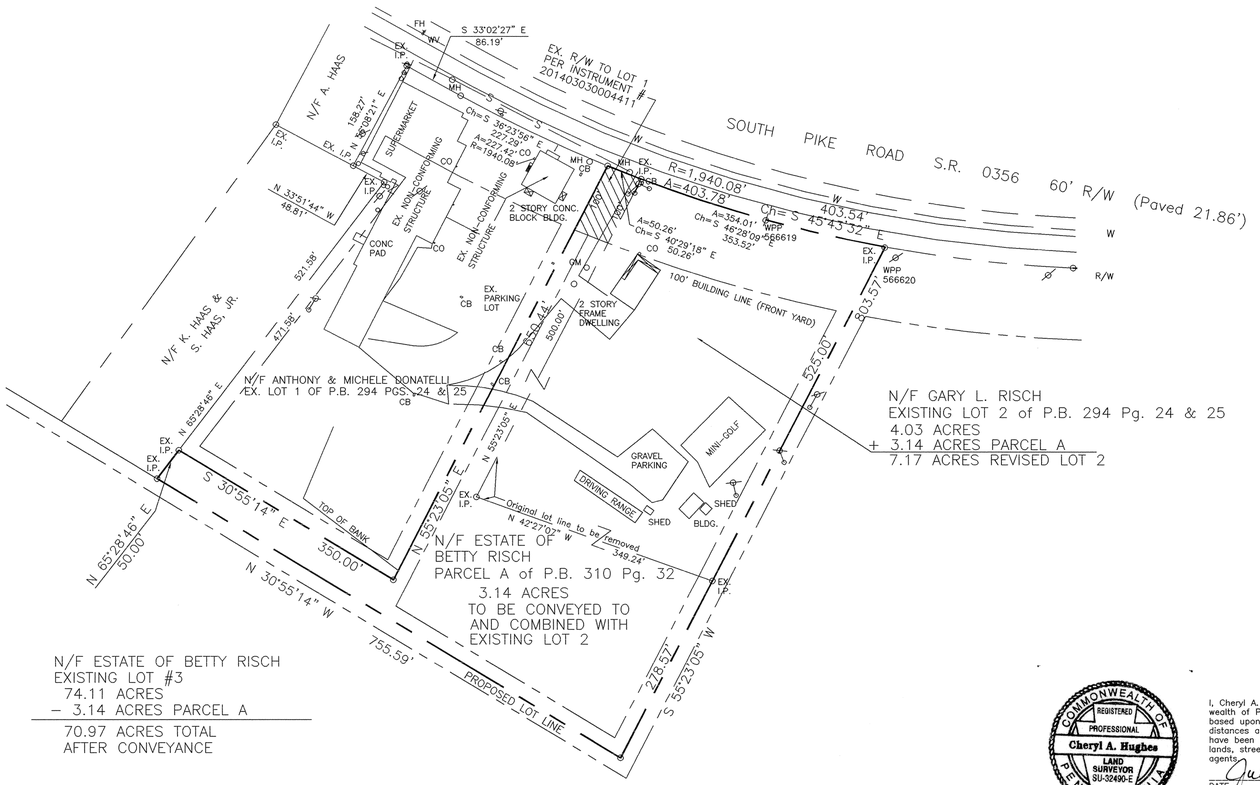
SITUATE IN

JACKSON TOWNSHIP, BUTLER COUNTY, PA

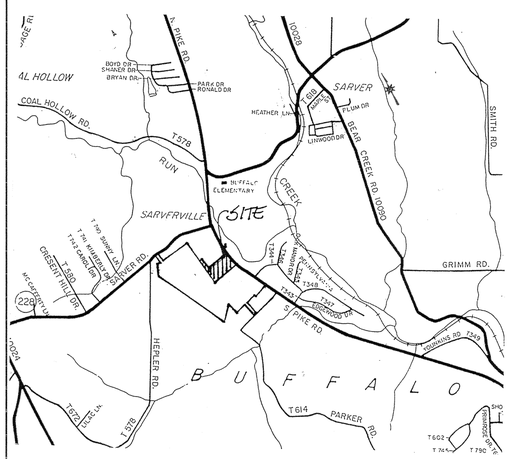
MADE FOR

TOLLGATE ASSOCIATES L.L.C.

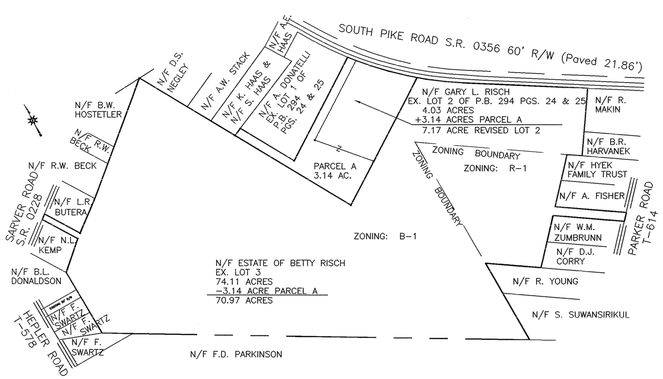
GIBSON THOMAS ENGINEERING COMPANY
GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189



N/F ESTATE OF BETTY RISCH
EXISTING LOT #3
74.11 ACRES
– 3.14 ACRES PARCEL A
70.97 ACRES TOTAL
AFTER CONVEYANCE



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

Instr: 201409030020842 09/03/2014
Pages: 1 F: $45.00 2:30PM
Michele Mustello T20140016906
Butler County Recorder PL

NOTES:

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

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

REF. PLAN OF SUBDIVISION FOR BETTY L. RISCH & FREDERICK A. & SUE E. SWARTZ AS PREPARED BY LAND SURVEYORS INC. DATED 6/06/06 , SERVICE NO. 05153, RECORDED IN PLAN BOOK 294 PAGES 24 & 25.

REF: LOT LINE REVISION FOR ESTATE OF BETTY L. RISCH BY LAND SURVEYORS, INC., SERVICE NO. 08-003, RECORDED IN PLAN BOOK 310 PAGE 32.

PROPERTY OWNERS: ESTATE OF BETTY RISCH
C/O ROBIN FLETCHER
431 BEAR CREEK ROAD
SARVER, PA 16055

GARY RISCH
114 SOUTH PIKE ROAD
SARVER, PA 16055

THE PURPOSE OF THIS PLAN IS TO RECREATE AND ADD PARCEL A OF P.B. 310 PG. 32 TO EXISTING LOT 2. PLAN BOOK 310 PAGE 320 WAS VOIDED BY ORDER OF COURT 201403030004406 SINCE THE CONVEYANCE THAT WAS PROPOSED TO LOT 1 DID NOT TAKE PLACE. IT IS NOW THE INTENT TO CONVEY PARCEL A TO LOT 2.

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

IRON PINS TO BE SET AT LOT CORNERS.

ZONING DISTRICT: R-1

BUILDING SETBACK REQUIREMENTS:

50' FRONT YARD
20' SIDE YARD
20' REAR YARD

ZONING DISTRICT: B-1

BUILDING SETBACK REQUIREMENTS:

100' FRONT YARD
20' SIDE YARD
20' REAR YARD

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

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

DATE July 7, 2014 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Buffalo this 9th day of July, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Buffalo Township Planning Commission this 2nd day of July, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 11TH day of June, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 28

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

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
343	28

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11TH day of AUGUST, 2014.

ATTEST:

NOTARY PUBLIC

EXECUTOR

EXECUTOR

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

GARY L. RISCH, SR SIGNED AS AN INDIVIDUAL
GARY L. RISCH SR & ROBIN E. FLETCHER SIGNED AS CO-EXECUTORS

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11TH day of AUGUST, 2014.

My Commission expires the 10TH day of MAY, 2015.

SEAL

NOTARY PUBLIC

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20TH day of AUGUST, 2014.

ATTEST:

NOTARY PUBLIC

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

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 Gary L. Risch, 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 20TH day of AUGUST, 2014.

My Commission expires the _____ day of _____, 20____.

SEAL

NOTARY PUBLIC

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

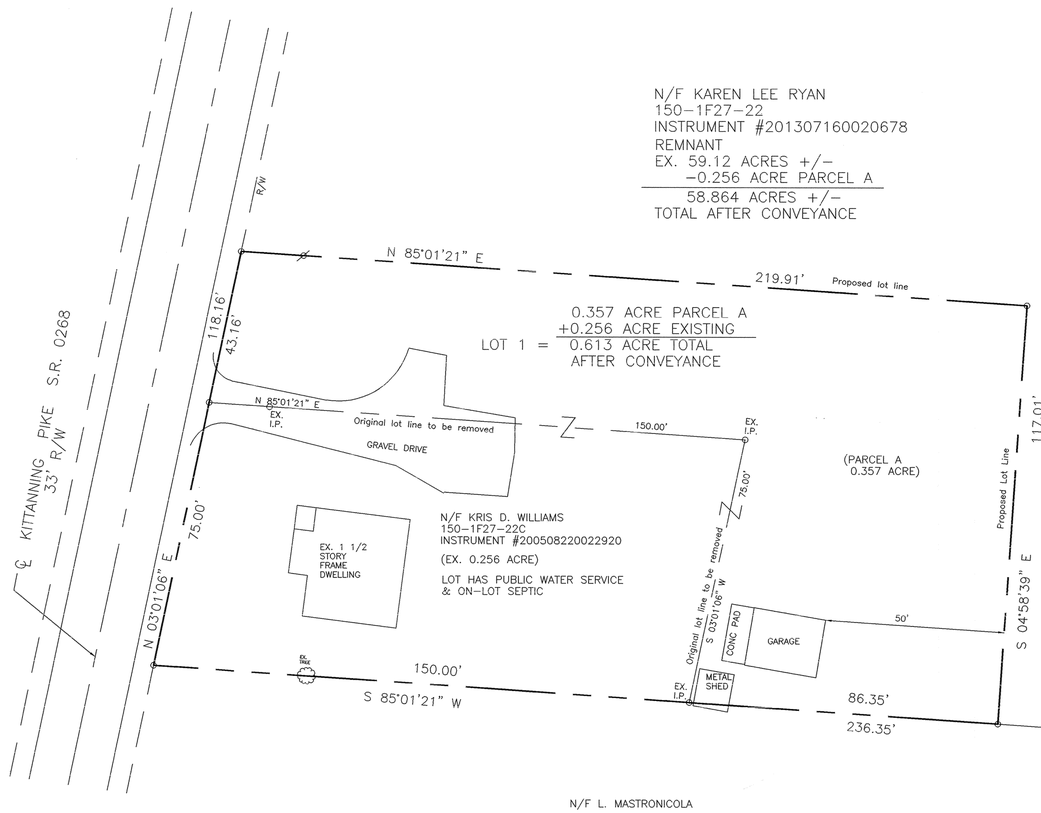
0' 100' 200' 300'

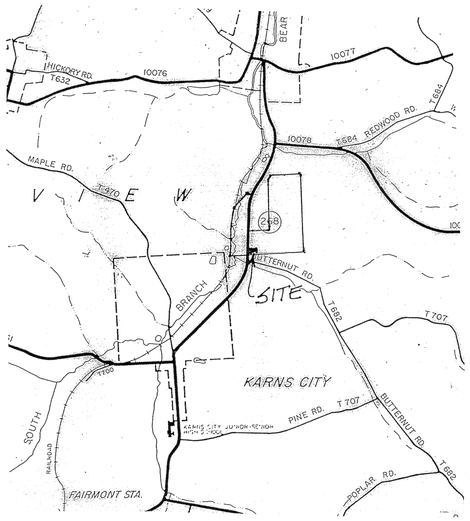
REVISED 07/07/14; ENGINEER'S REVIEW COMMENTS

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

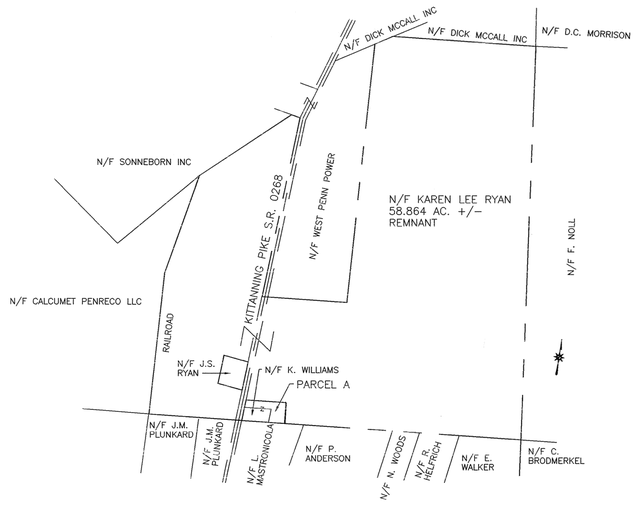
LOT LINE REVISION
FOR: GARY L. RISCH and ESTATE OF BETTY RISCH
SITUATE: BUFFALO TWP., BUTLER CO., PA

Date 04/10/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 4-1F77-7A & 7D			Service No. 14-011
Instru # 200608160020968, D.B. 1152 PG. 816			





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

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

REF: PROPERTY LINE SURVEY FOR KAREN LEE RYAN BY LAND SURVEYORS, INC., 01/29/14, #13-146.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF KRIS D. WILLIAMS.

IRON PINS TO BE SET AT NEW LOT CORNERS.

0' 20' 40' 60'

PLAN BOOK	PAGE
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Fairview Township

KNOW ALL MEN BY THESE PRESENTS, that I, Kris D. Williams, of the Township of Fairview, 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 [redacted], 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 Fairview, 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 Fairview, 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 Kris D. Williams, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st day of July, 2014.

ATTEST:
Sharon L. McElravy — NOTARY PUBLIC
Kris D. Williams — 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 Kris D. Williams, 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 31st day of July, 2014.
My Commission expires the 14th day of August, 2016.
SEAL
NOTARIAL SEAL
SHARON L MCELRAVY
Notary Public
KARNS CITY, BUTLER COUNTY
My Commission Expires Aug 14, 2016
NOTARY PUBLIC

Fairview Township

KNOW ALL MEN BY THESE PRESENTS, that I, Karen Lee Ryan, of the Township of Fairview, 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 [redacted], 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 Fairview, 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 Fairview, 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 Karen Lee Ryan, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st day of July, 2014.

ATTEST:
Sharon L. McElravy — NOTARY PUBLIC
Karen Lee Ryan — 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 Karen Lee Ryan, 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 31st day of July, 2014.
My Commission expires the 14th day of August, 2016.
SEAL
NOTARIAL SEAL
SHARON L MCELRAVY
Notary Public
KARNS CITY, BUTLER COUNTY
My Commission Expires Aug 14, 2016
NOTARY PUBLIC

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

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

DATE June 25, 2014 SEAL REG. NO. SU-32490-E

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

Approved by the Supervisors of the Township of Fairview this 4th day of August, 2014.

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA.

Dusty D. Neff — SECRETARY SEAL Paul E. Dorr — CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 25TH day of JUNE, 2014.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 29
Given under my hand and seal this 4th day of September 20 14.
SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr 201409040029898 09/04/2014 10:14AM
Pages: 1 $45.00
Michele Mustello T20140016938
Butler County Recorder FL

L S G	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: KAREN LEE RYAN
and
KRIS D. WILLIAMS
SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 06/25/14	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F27-22 & 22C		Instru # 201307160020678 200508220022920	Service No. 13-146
Address KITTANNING PIKE			

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 1 DAY OF July 20 14.

ATTEST:

M. Ladwig
WITNESS

OWNER

State of Texas
~~COMMONWEALTH OF PENNSYLVANIA~~ SS:
COUNTY OF ~~BUTLER~~ Kerr

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED DONNA M. BOY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 1 DAY OF July 20 14.
MY COMMISSION EXPIRES THE 10 DAY OF April 2018.

K. Van Kirk
NOTARY PUBLIC

K. VAN KIRK NOTARY PUBLIC STATE OF TEXAS EXPIRES 4/10/2018

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

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, THIS 2nd DAY OF SEPTEMBER, 20 14.

Carolyn L. Yeager
SECRETARY

Frank W. Kail
CHAIRMAN, BOARD OF SUPERVISORS

David A Mishler
SUPERVISOR

~~JRM~~ REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30TH DAY OF ~~MAY~~ AUG 20 14.

~~JRM~~
SECRETARY

~~JRM~~
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 343 PAGE 30.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF September 20 14.

RECORDER

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

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

RECORDER OF DEEDS BUTLER COUNTY PA

OWNER:
DONNA BOY
242A COALTOWN ROAD
BOYERS, PA 16020

DEED REF: 201302270005997
PBV 171 PG 21
PBV 224 PG 14
PBV 337 PG 28

TAX PARCEL ID: 70-3F31-28ABA

TOTAL PLAN AREA 14.60 ACRES
LOT 1 13.44 ACRES
LOT 4 1.16 ACRES

PLAN BOOK	PAGE
343	30

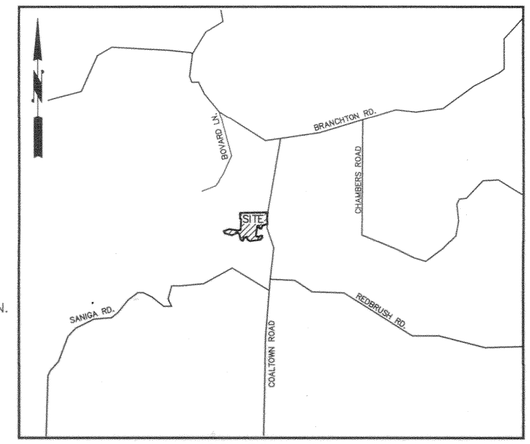
NON-BUILDING WAIVER
LOT 1R

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

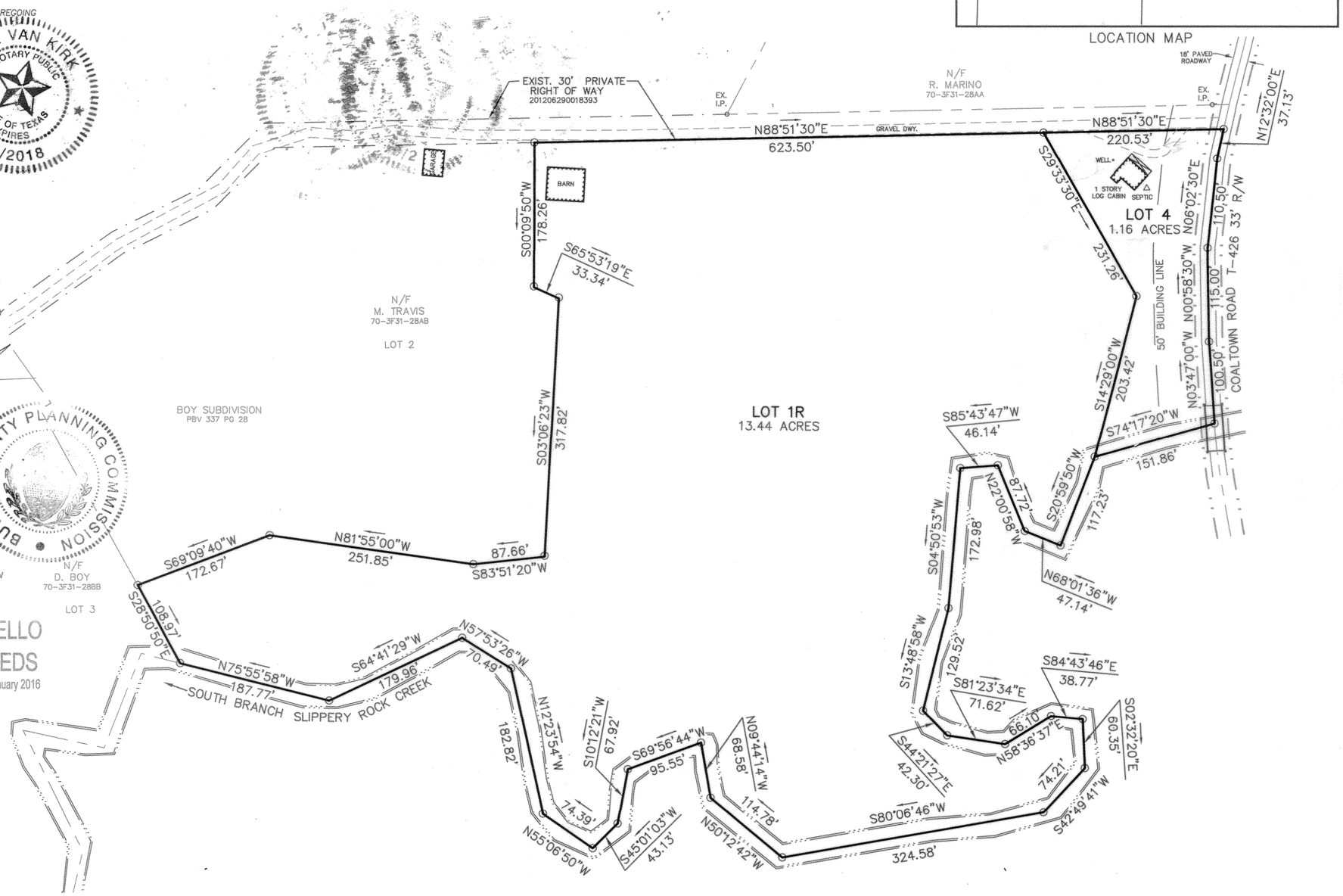
RIGHT-OF-WAY AGREEMENT

THE EXISTING PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM, COALTOWN ROAD AND LOTS 1R, 2, 3 & 4 AND ADJOINING PARCELS 70-S1-A35 & A35A AS SHOWN ON THIS PLAN.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, AND/OR GRADING OF THE PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 3 AND PARCELS 70-S1-A35 & A35A AS RECORDED IN INSTRUMENT NO. 201206290018393.



LOCATION MAP



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Instr:201409040021017 09/04/2014
Pages:1 F:$45.00 4:32PM
Michele Mustello T20140016994
Butler County Recorder FL

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

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

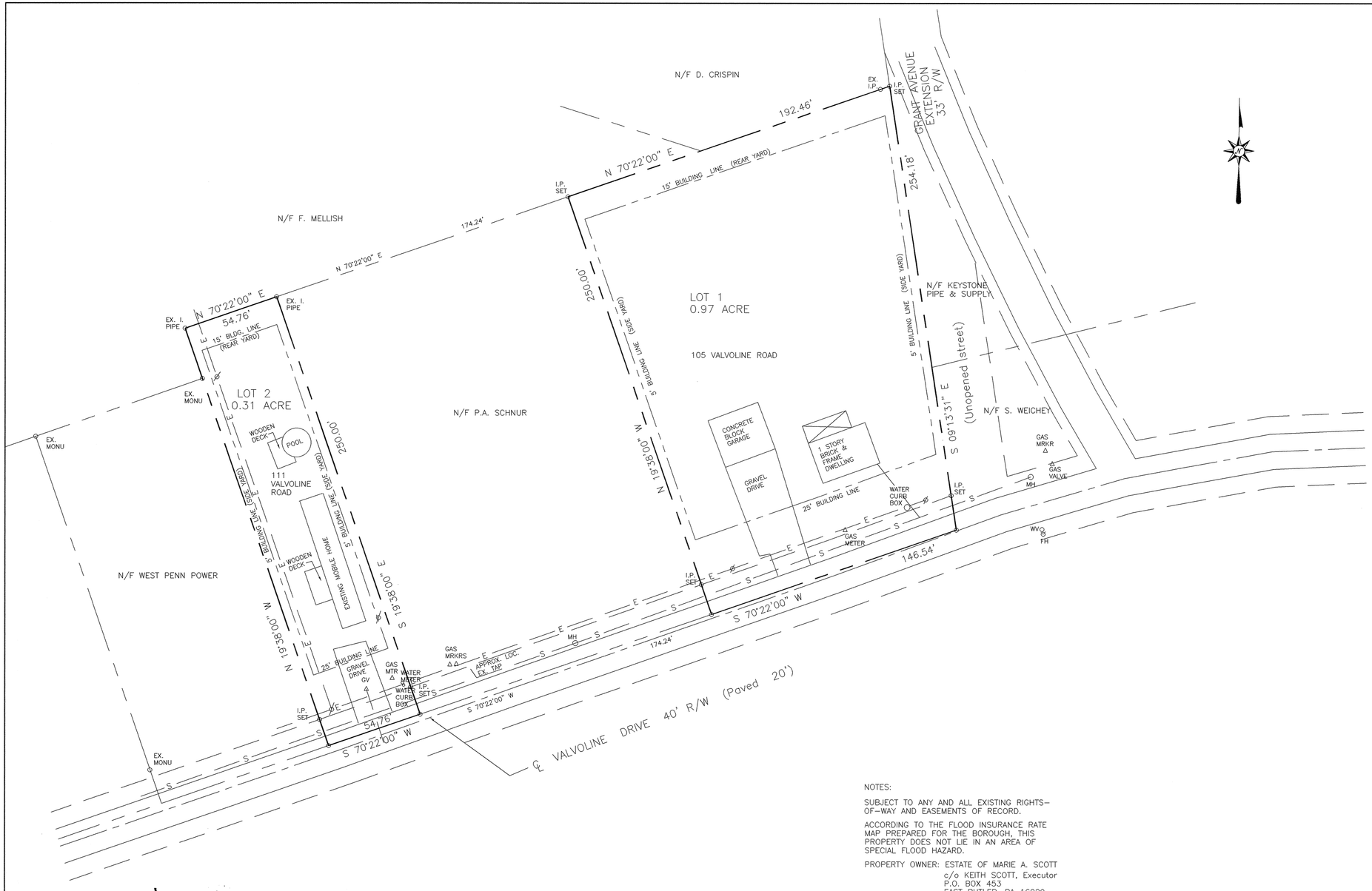
Scale 1" = 100'
Date May 23, 2014
Job No. 2643

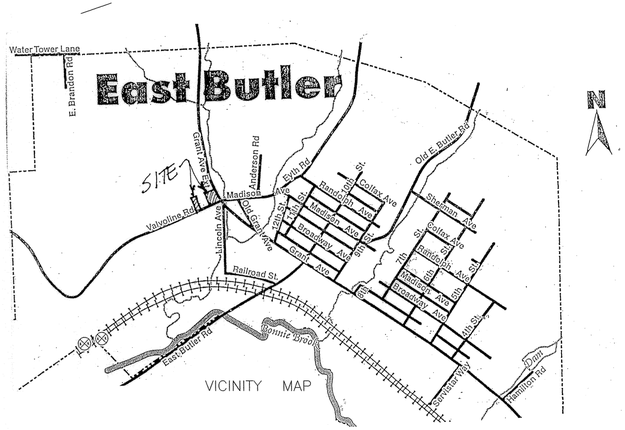
Boy Subdivision No. 2

Situate in Cherry Township
Butler County, Pa.

Prepared For
Donna Boy

Sheet No. 1 of 1





NOTES:

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

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

PROPERTY OWNER: ESTATE OF MARIE A. SCOTT
c/o KEITH SCOTT, Executor
P.O. BOX 453
EAST BUTLER, PA 16029

THE PURPOSE OF THIS PLAN IS TO SEPARATE THE TWO EXISTING DWELLINGS ON THEIR OWN INDIVIDUAL LOT.

EACH LOT IS SERVED BY WATER AND SEWER.

ZONING: RESIDENTIAL

25' BUILDING LINE – FRONT YARD
15' BUILDING LINE – REAR YARD
5' BUILDING LINE – SIDE YARD

0' 30' 60' 90'

Instr:201409080021169 09/08/2014 10:57AM
Pages:1 F $45.00
Michele Mustello T20140017128
Butler County Recorder PL

KNOW ALL MEN BY THESE PRESENTS, that I, Keith D. Scott, executor of the Estate of Marie A. Scott, of the Borough of East Butler, 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 East Butler 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 East Butler, 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 East Butler, 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 Keith D. Scott, executor of the Estate of Marie A. Scott, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of August, 20 14.

ATTEST: Darrin J. Nichter
NOTARY PUBLIC

Keith D. Scott
Keith D. Scott, Executor

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 Keith D. Scott, Executor of the Estate of Marie A. Scott, 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 22nd day of August, 20 14.

My Commission expires the 6th day of MARCH, 20 16.

SEAL
Darrin J. Nichter
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.

August 6, 2014 DATE SEAL Cheryl A. Hughes REG. NO. SU-32490-E

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

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

Kathy A Dale SECRETARY SEAL Earl D. Fennell CHAIRMAN/ PRESIDENT

Reviewed by the Borough Council of the Borough of East Butler this 2 day of September, 20 14.

Kathy A Dale SECRETARY SEAL Earl D. Fennell CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 19TH day of Aug., 20 14.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 31.

Given under my hand and seal this 8th day of September, 20 14.

SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

PLAN BOOK	PAGE
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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: KEITH D. SCOTT, Executor of the ESTATE OF MARIE A. SCOTT

SITUATE: EAST BUTLER BORO., BUTLER CO., PA

Date 08/06/14	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 380-S1-B18	Db-Pg 853-127		Service No. 14-093
Address 105/111 VALVOLINE RD.			



LOCATION MAP SCALE = NTS

Instr: 201409080021212 09/08/2014
Pages: 1 F: $45.00 12:00PM
Michele Mustello T20140017143
Butler County Recorder FL

BORTMAS ALLEY – 20' R/W – 14' CARTWAY

82.18'

N/F DAVID HILL AND
CYNTHIA McNIGHT
D.B.V. 2409 – PG 10
TAX ID #563-8-208
LOT #1

29.78'

29.00'

S 89° 56' 43" E – 82.77'

(SET) IRON PIN

(SET) IRON PIN

LOT #2
D.B.V. 201009160020944
TAX ID #563-8-209

26.44'

26.50'

EXISTING LOT LINE TO BE OMITTED

82.79'

S 01° 30' 43" E – 83.00'

SIDEWALK

L.E. RUBY PLAN OF LOTS
ORIGINAL PBV 2 – PG 33
NOW PBV 1 – PG 2

N 00° 19' 16" W – 82.79'

N/F BILLIE ROUBEBUSH
D.B.V. 200912110028920
TAX ID #563-8-206
LOT #5

LOT #3
D.B.V. 201212270037221
TAX ID #563-8-210

PARCEL 'A'
Contains: 6931.6 SQ. FT.
or 0.1591 ACRES

EXISTING LOT LINE TO BE OMITTED

26.44'

26.50'

29.91'

LOT #4
D.B.V. 200702070003007
TAX ID #563-8-211

30.00'

(FOUND) PIPE

27.50'

28.00'

(SET) IRON PIN

(SET) IRON PIN

N 89° 49' 22" W – 84.50'

SOUTH CHESTNUT STREET – 50' R/W – 30' CARTWAY

HAZEL AVENUE – 50' R/W – 30' CARTWAY

ZONING INFO
ZONING DISTRICT = R-2 Medium Density
FRONT SETBACK = 20' from R/W Line
SIDE SETBACK = 5' – 12.5'
REAR SETBACK = 20'
LOT WIDTH = 50'

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

0' 10' 20' 30' 50'

NOTES
THE PURPOSE OF THIS PLAN IS TO COMBINED THREE EXISTING PARCELS KNOWN AS TAX PARCELS 563-8-209, 563-8-210 & 563-8-211 AND ARE RECORDED IN DEED BOOKS 201009160020944, 201212270037221 AND 200702070003007 INTO ONE PARCEL, THAT WILL BE KNOWN AS PARCEL 'A' OF THE SOUTH CHESTNUT STREET COMBINATION PLAN.

OWNER: HOUSING AUTHORITY OF BUTLER COUNTY
114 WOODY DRIVE
BUTLER, PA 16001

SURVEYOR'S CERTIFICATION

I, Gary P. Hill, a Registered Professional Surveyor of the commonwealth of Pennsylvania, do hereby certify, to the best of 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 makers have been set as shown on this plan and that this plan correctly represents the lots, lands, streets, and highways as surveyed by others and plotted by me for the owners or agents.

Gary P. Hill — 6/10/14

Registration Number SU-050062-E — Date

COUNTY PLANNING COMMISSION REVIEW

Approved
~~Reviewed~~ by the County Planning Commission of the County of Butler this 10TH Day of JUNE, 2014.

Secretary — (SEAL) — Chairman

OWNER'S STATEMENT

Know All Men By These Presents That the Housing Authority of the County of Butler, the County of Butler and State of Pennsylvania for (myself / ourself), (my / our) heirs, executors, administrators and assigns, do hereby adopt this as (my / our) plan of lots of (my / our) property, situate in the City of Butler, County of Butler and State of Pennsylvania, and for drivers advantages occurring to (me / our), 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 / We) hereby release and forever discharge the City of Butler, their successors and assigns from and 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(s) (her / his / their) heirs, executors, administrators, and assigns and purchasers of the lots in this plan.

IN WITNESS WHEREOF, (I / We) hereunto set (my / our) hand(s) and seal(s) this 12 day of June, 2014.

Executive Director — Title

Signature

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
Perry O'Malley

NOTARY PUBLIC

Before me, the subscriber, a Notary Public in the and for said State and County, Housing Authority of the County of Butler, personally came and acknowledged the foregoing release and dedication and plan to be (her / his / their) act and deed and desired the same to be recorded as such.

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

Notary Public — Title

Signature

April D Matteri
Notary Public
My Commission Expires 4/15/2015

Seal

CITY PLANNING COMMISSION

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

Secretary — June 10, 2014 (Date) — Chairman

CITY COUNCIL

Approved by the Board of Councilmen of the City of Butler this 9th Day of JUNE, 2014.

Secretary — Chairman MAYOR

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER] SS

Recorded in the recorders office for recording of deeds, plans, etc., in said county in Plan Book Vol. 343 Pg. 32.
Given under my hand and seal this 8 day of Sep, 2014.

Recorder (SEAL)

RECORDER OF DEEDS BUTLER COUNTY, PA.

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

DRAWN	G.HILL	5/11/14
CHECKED		
REVISIONS		
SCALE:	1"=10'	
JOB:	14-024	
SHEET:	1 OF 1	

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY P. HILL LAND SURVEYOR SU-050062-E
REG. #SU-050062-E

South Chestnut St. Combination Plan
Housing Authority of the County of Butler
South Chestnut Street & Hazel Avenue
City of Butler – Butler County – Pennsylvania

GARY P. HILL – SURVEYING
149 WHITEHALL ROAD
DAISYTOWN PA. 15427
GARY P. HILL, PLS
Home #724-938-7058
Cell #724-554-8535
gphill@zoominternet.net

PLAN BOOK	PAGE
343	32

KNOW ALL MEN BY THESE PRESENTS That we, William P. and Sandra L. Heckert, of the Township of Clearfield, 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 Clearfield, 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 Clearfield, 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 Clearfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2ND day of SEPTEMBER 2014.

William P Heckert
Owner

Sandra L Heckert
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named William P. and Sandra L. Heckert, and acknowledged the foregoing release and dedication of plan to be their act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

Witness my hand and notarial seal this 2ND day of SEPTEMBER, 2014.

My commission expires the 17TH day of FEBRUARY, 2015

Debra L Jeffcoat
Notary Public

(Seal)

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

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

2ND SEPT '14
Date

(Seal)

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

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

The Board of Supervisors of the Township of Clearfield, hereby gives public notice that in approving this plan for recording purposes only, the Township of Clearfield 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 Clearfield this 9TH day of September, 2014.

Secretary
(Seal)

Chairman

Approved by the Planning Commission of the Township of Clearfield, this 2ND day of SEPT., 2014.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 25TH day of AUG., 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 343 Page(s) 33

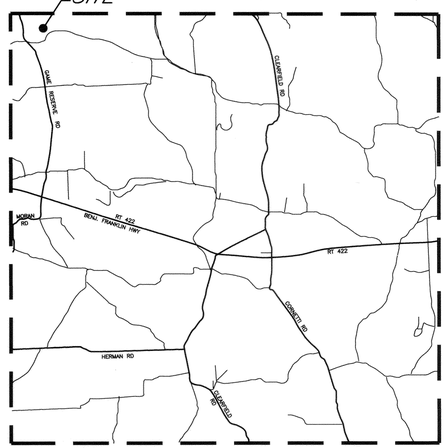
Given under my hand and seal this 9th day of September 2014.

(Seal)

Recorder

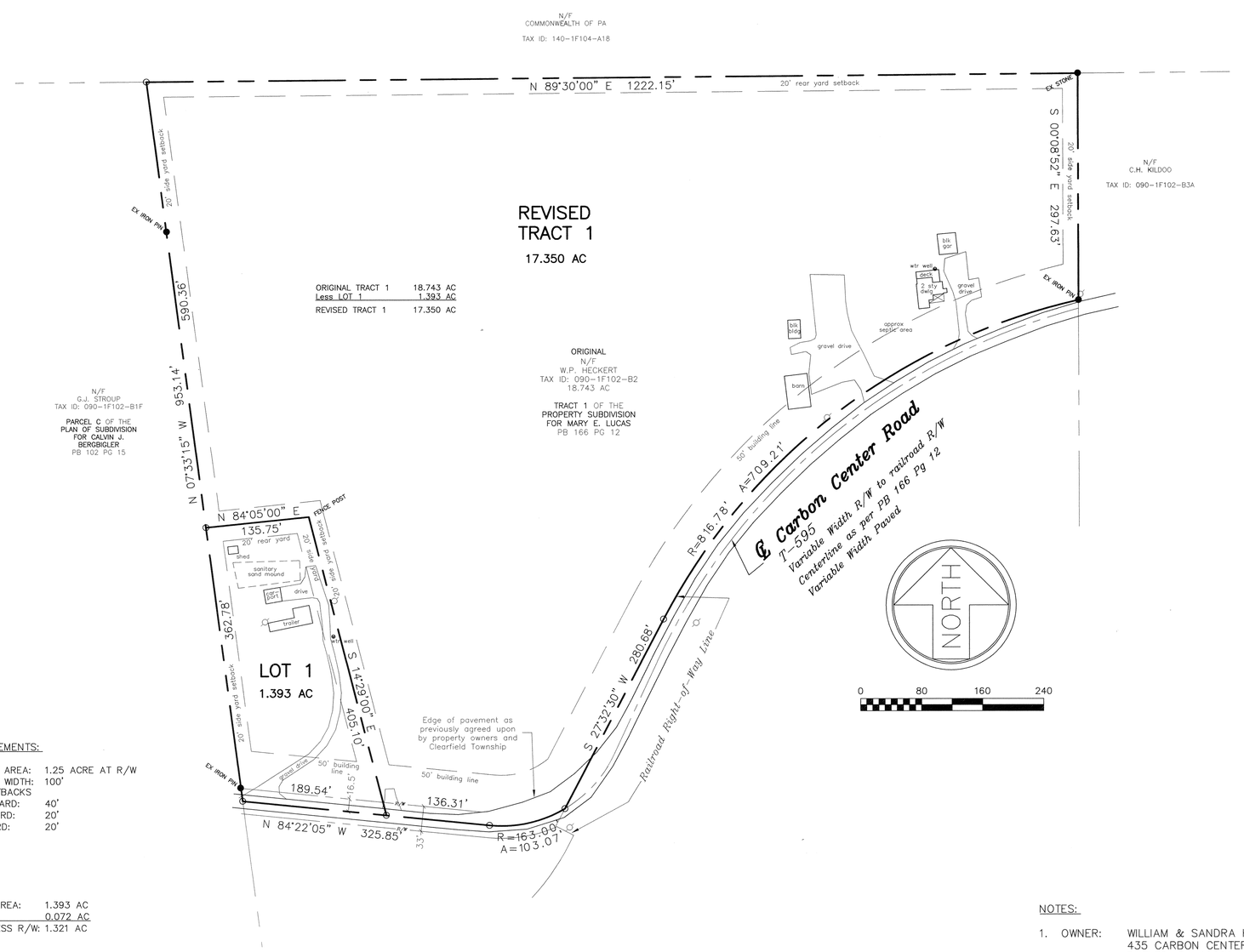
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA



Vicinity Map

Instr: 201409090021990 09/09/2014
Pages: 1 F $45.00 10:48AM
Michele Mustello T20140017220
Butler County Recorder FL



LOT REQUIREMENTS:

MINIMUM LOT AREA:	1.25 ACRE AT R/W
MINIMUM LOT WIDTH:	100'
BUILDING SETBACKS	
FRONT YARD:	40'
BACK YARD:	20'
SIDE YARD:	20'

LOT 1:

TOTAL LOT AREA:	1.393 AC
R/W AREA:	0.072 AC
LOT AREA LESS R/W:	1.321 AC

REFERENCES:
PROPERTY SUBDIVISION FOR MARY E. LUCAS
PLAN BOOK 166 PAGE 12
PLAN OF SUBDIVISION FOR CALVIN J. BERGBIGLER
PLAN BOOK 102 PAGE 15

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

NOTES:

1. OWNER: WILLIAM & SANDRA HECKERT
435 CARBON CENTER ROAD
BUTLER, PA 16002
2. PROPERTY USE: RESIDENTIAL

W. HECKERT PLAN

Being a subdivision of Tract 1 of the Property Subdivison made for Mary E. Lucas as recorded as Plan Book 166 Page 12 at the Butler County Recorder's Office.

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

SUBDIVISION SURVEY
PROJECT No: 14-133
SITUATE: CLEARFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 8/20/14 REV:
DWN.By: SDG CHK.By: Sdg Co. TAX No: 090-1F102-B2

for WILLIAM & SANDRA HECKERT

RECORDED Sept 9, 2014	
PLAN BOOK	PAGE
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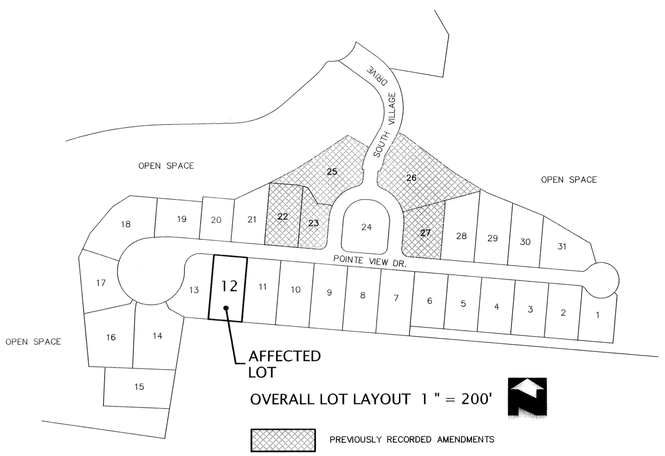
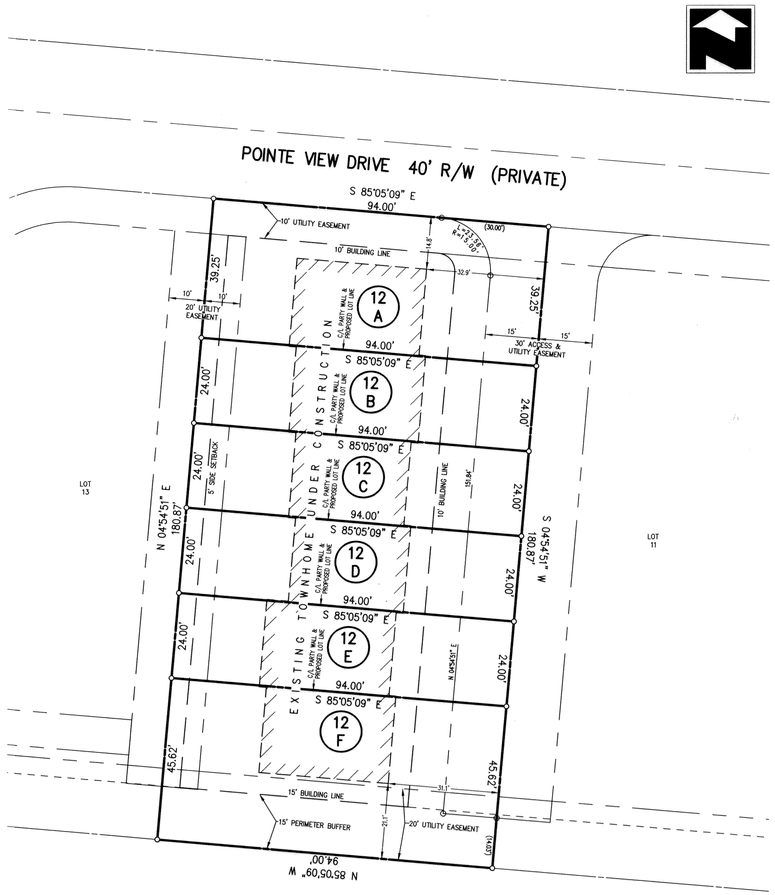
SHEET 1 of 1



LOCATION MAP 1" = 1500'





PARCEL CA-29
TREESDALE - AUDUBON HILLS III & IV
PBV 186, PGS 46-48

LOT AREAS

ORIGINAL LOT 26

12A	3,689.50 SQ.FT.	0.085 ACRES
12B	2,256.00 SQ.FT.	0.052 ACRES
12C	2,256.00 SQ.FT.	0.052 ACRES
12D	2,256.00 SQ.FT.	0.052 ACRES
12E	2,256.00 SQ.FT.	0.052 ACRES
12F	4,288.28 SQ.FT.	0.097 ACRES
TOTAL	17,001.78 SQ.FT.	0.390 ACRES

LOT SETBACKS:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Instr: 201409090021439 09/09/2014
Pages:1 F:$45.00 1:47PM
Michele Mustello T20140017253
Butler County Recorder PL

THIS PLAN IS A RE-SUBDIVISION OF LOT 12 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN. BEARINGS LABELED (NR) ARE NON-RADIAL.

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 2ND DAY OF SEPTEMBER A.D. 20 14

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS FROM THE DATE OF SAID APPROVAL.

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~BUTLER~~ ALLEGHENY
SS

ON THIS 2nd DAY OF September A.D., 20 14 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HAND/WRITING.

PETE ROBERTSON

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary L. McCann, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary L. McCann, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF September A.D., 20 14

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 17

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF July 20 14

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

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

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

Sept. 2, 2014
DATE

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

PRINTED NAME & REGISTRATION NO. 26400E

9-3-14
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22ND DAY OF JULY A.D. 20 19

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
SS

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 343 PAGE 34

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF September A.D., 20 14

BUTLER COUNTY RECORDER OF DEEDS

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

PLAN BOOK	PAGE
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THE PURPOSE OF THIS PLAN IS TO CORRECT A ERROR IN THE TITLE BLOCK ON THE PREVIOUSLY RECORDED VERSION OF THIS PLAN.

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

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:	1001-1413989
DRAWING SCALE:	1"=20'
DATE:	JULY 8, 2014
DRAWN BY:	JSS
REVISIONS:	
09/02/2014...CHANGE TITLE BLOCK	

ADAMS POINTE - PRD REVISED AMENDMENT NO. 5 - LOT 12

BEING A RE-SUBDIVISION OF LOT 12 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4262
SLS1@zoominternet.net

KNOW ALL MEN BY THESE PRESENTS That we, Richard L. and Eleanor J. Fox, 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 29TH day of JULY 2014.

Richard L Fox — Owner

Eleanor J Fox — 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 Richard L. and Eleanor J. Fox, 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 29TH day of JULY 2014.

My commission expires the 17TH day of FEBRUARY 2017

Debra L Jeffcoat — Notary Public (Seal)

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

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

29TH JULY '14 — Date (Seal)

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

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — REGISTERED — STANLEY D. GRAFF — LAND SURVEYOR — 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 6th day of August 2014.

Secretary (Seal) — Chairman

TOWNSHIP OF WINFIELD — CABOT BUTLER COUNTY — SEAL — PENNSYLVANIA

Approved by the Planning Commission of the Township of Winfield, this 6th day of August 2014.

Victoria Schneider — Secretary — David L. Kennedy — Chairman

Reviewed by the Butler County Planning Commission on this 7TH day of AUG. 2014.

Secretary (Seal) — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

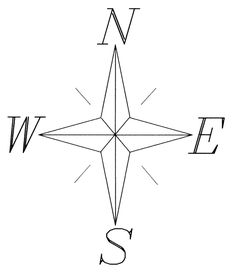
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 343 Page(s) 35

Given under my hand and seal this 10 day of September 2014.

(Seal) Recorder of Deeds

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

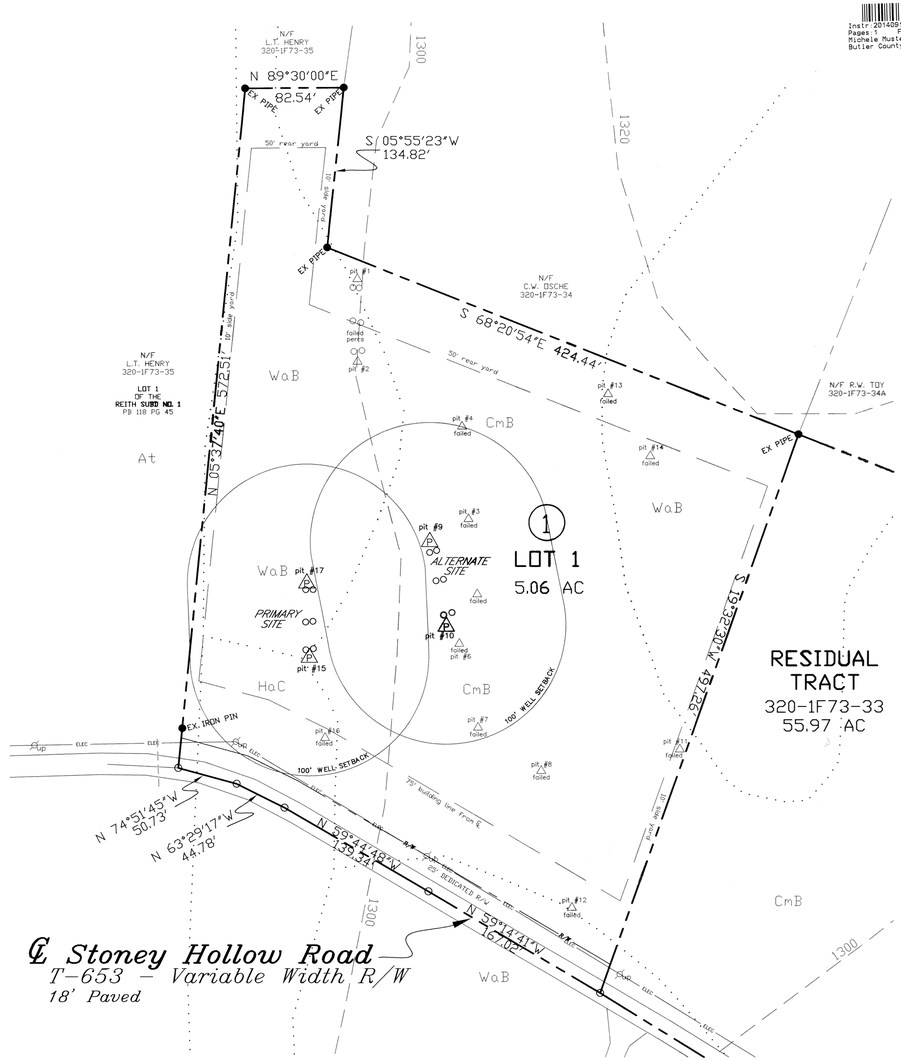
RECORDER OF DEEDS — BUTLER COUNTY PA

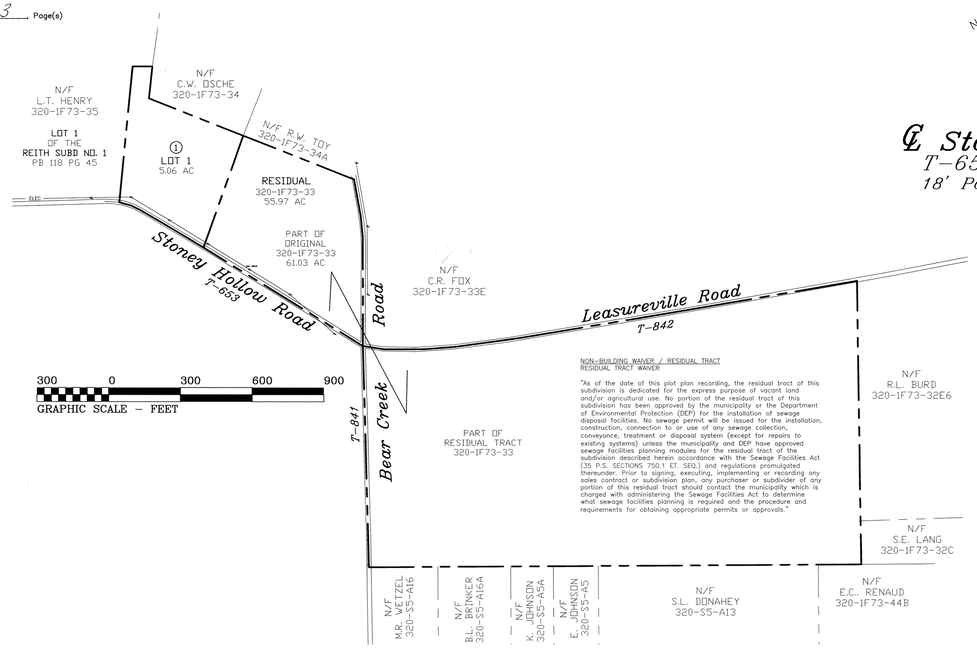


60 0 60 120 180
GRAPHIC SCALE – FEET

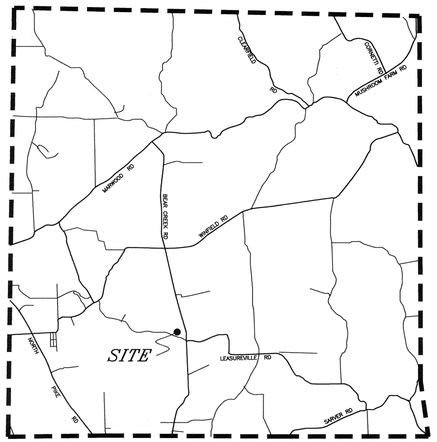
LOT AREA	
ORIG. PARCEL	61.03 AC
LESS LOT 1	5.06 AC
RESIDUAL TOTAL	=55.97 AC

RA – RESIDENTIAL AGRICULTURAL
SETBACKS
FRONT YARD – 75' FROM CENTERLINE
SIDE YARD – 10' ON EACH SIDE
REAR YARD – 50' PRINCIPAL STRUCTURE
10' ACCESSORY STRUCTURE
MIN LOT AREA – 2 ACRES
MIN LOT WIDTH – 200 FT





300 0 300 600 900
GRAPHIC SCALE – FEET



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.

ALTERNATE DISPOSAL SITE NOTE: THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ON LOT SYSTEM FAILS. THE ALTERNATE AREA MUST NOT BE DISTURBED.

NOTES:

1) OWNER: RICHARD L. & ELEANOR J. FOX
2) PROPERTY ADDRESS:
530 LEASUREVILLE ROAD
CABOT, PA 16023
3) PROPERTY USE: RESIDENTIAL
4) ZONING: RA–RESIDENTIAL/AGRICULTURAL

R.L. FOX PLAN

Being a one lot subdivision of Tax Parcel 320–1F73–33.

Inst# 201409100021498 09/10/2014
Pages: 1 F $45.00 8:48AM
Michele Mustello T20140017292
Butler County Recorder FL

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

SUBDIVISION SURVEY for RICHARD L. FOX
PROJECT No: 14-034
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 6/18/14 REV: DWN.By: SDG CHK.By: Sdg Co. TAX No: TAX ID

RECORDED Sept 10 2014	
PLAN BOOK	PAGE
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SHEET 1 of 1	

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THOMAS P. AND BEVERLY R. BAMETZRIEDER OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, 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, 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, THOMAS P. AND BEVERLY R. BAMETZRIEDER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THOMAS P. AND BEVERLY R. BAMETZRIEDER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF JUN, A.D. 2014

ATTEST:

Thomas P. Bametzrieder — THOMAS P. BAMETZRIEDER   Beverly R. Bametzrieder — BEVERLY R. BAMETZRIEDER

Kim Maier — WITNESS   Kim Maier — WITNESS

MY COMMISSION EXPIRES THE 3rd DAY OF JUN A.D. 2014

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY THOMAS P. AND BEVERLY R. BAMETZRIEDER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

THOMAS P. BAMETZRIEDER   BEVERLY R. BAMETZRIEDER

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED THOMAS P. AND BEVERLY R. BAMETZRIEDER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF JUN, 2014

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca L. Larson, Notary Public
Beaver Boro, Beaver County
My Commission Expires April 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 3rd DAY OF JUN, 2014

TITLE CLAUSE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF THOMAS P. AND BEVERLY R. BAMETZRIEDER AND IS RECORDED IN INSTRUMENT NUMBER 201310310031499. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRENCE AGAINST THIS PROPERTY.

THOMAS P. BAMETZRIEDER   BEVERLY R. BAMETZRIEDER

Kim Maier — WITNESS   Kim Maier — WITNESS

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT HARTLEY INVESTMENT PROPERTIES L.P., BY DM Hartley ITS GENERAL PARTNER, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, HARTLEY INVESTMENT PROPERTIES L.P. 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 HARTLEY INVESTMENT PROPERTIES L.P., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 26 DAY OF FEB, 2014.

HARTLEY INVESTMENT PROPERTIES L.P.
BY: DM Hartley, INC., ITS GENERAL PARTNER
BY: ________, PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED D M HARTLEY, PRESIDENT, GENERAL PARTNER OF HARTLEY INVESTMENT PROPERTIES L.P., WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID HARTLEY INVESTMENT PROPERTIES L.P., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

PRESIDENT / GENERAL PARTNER
TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF Feb., 2014.
MY COMMISSION EXPIRES THE 16 DAY OF Feb, 2016.

Carol Lynn Bianucci
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol Lynn Bianucci, Notary Public
Oakland Twp., Butler County
My Commission Expires Feb. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

HARTLEY INVESTMENT PROPERTIES L.P., BY ________, ITS GENERAL PARTNER, OWNERS OF THE CHATHAM COURT - P.R.D. REVISION NO. 3, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HARTLEY INVESTMENT PROPERTIES L.P., AS RECORDED IN INSTRUMENT NUMBER 201301040000569 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

HARTLEY INVESTMENT PROPERTIES L.P.
BY: DM Hartley, INC., ITS GENERAL PARTNER
BY: ________, PRESIDENT

~ OWNER / DEVELOPER ~
HARTLEY INVESTMENT PROPERTIES L.P.
26128 FAWNWOOD COURT
BONITA SPRINGS, FL 34134

~ OWNER ~
THOMAS P. & BEVERLY R. BAMETZRIEDER
1110 MELON DRIVE
PRESTO, PA 15142

~ OWNER ~
GEORGE W. & NANCY E. WILLIS
121 NEW ORCHARD DRIVE
TARENTUM, PA 15084

~ OWNER ~
MARS AREA SCHOOL DISTRICT
545 ROUTE 228
MARS, PA 16046

CORPORATE ADOPTION

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 25th DAY OF Feb., 2014.

MARS AREA SCHOOL DISTRICT
BY: ________, SECRETARY
BY: ________, PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED J. Doyle Ferguson, PRESIDENT, OF MARS AREA SCHOOL DISTRICT, WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID MARS AREA SCHOOL DISTRICT, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

President
TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF February, 2014.
MY COMMISSION EXPIRES THE 13th DAY OF January, 2017.

Lavaughn M. Molnar
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lavaughn M. Molnar, Notary Public
Adams Twp., Butler County
My Commission Expires Jan. 13, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

MARS AREA SCHOOL DISTRICT, OWNERS OF CHATHAM COURT - P.R.D. REVISION NO. 3, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MARS AREA SCHOOL DISTRICT, AS RECORDED IN INSTRUMENT NUMBER 200909010020670 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

MARS AREA SCHOOL DISTRICT
BY: ________, PRESIDENT ________, WITNESS

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   FEB. 15, 2014 — DATE
SU-36950-E

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 24th DAY OF February, 2014.

SECRETARY   CHAIRMAN
SUPERVISOR   SUPERVISOR
SUPERVISOR   SUPERVISOR

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 5 DAY OF FEBRUARY, 2014.

SECRETARY   CHAIRMAN

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.

9/8/14 — DATE   26400E — REG. NO.   (SEAL) — SIGNATURE

BUTLER COUNTY PLANNING

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

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 343, PAGE(S) 36 & 37.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF September, 2014.

(SEAL) RECORDER OF DEEDS

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

ADAMS TOWNSHIP SUPERVISORS

THIS PLAT OF SUBDIVISION WAS REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 8th DAY OF September, 2014.

SECRETARY   CHAIRMAN
SUPERVISOR   SUPERVISOR
SUPERVISOR   SUPERVISOR

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, GEORGE W. AND NANCY E. WILLIS OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, 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, 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, GEORGE W. AND NANCY E. WILLIS HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GEORGE W. AND NANCY E. WILLIS, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 28 DAY OF AUG, A.D. 2014.
ATTEST:

GEORGE W. WILLIS   NANCY E. WILLIS

WITNESS   WITNESS

MY COMMISSION EXPIRES THE 25 DAY OF AUG A.D. 2014

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY GEORGE W. AND NANCY E. WILLIS WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

GEORGE W. WILLIS   NANCY E. WILLIS

INDIVIDUAL ACKNOWLEDGEMENT

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 W. AND NANCY E. WILLIS WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF Aug, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 14 DAY OF Aug, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
George Mervosh III, Notary Public
West Deer Twp., Allegheny County
My Commission Expires Aug. 14, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF GEORGE W. AND NANCY E. WILLIS AND IS RECORDED IN INSTRUMENT NUMBER 201403070004829. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRENCE AGAINST THIS PROPERTY.

GEORGE W. WILLIS   NANCY E. WILLIS

WITNESS   WITNESS

SITE INFORMATION
CURRENT ADAMS TOWNSHIP ZONING = RC
TOTAL SITE AREA = 26.13 ACRES
AREA FOR RIGHT-OF-WAY = 0.28 ACRES
AREA FOR OPEN SPACE = 6.8001ACRES or 40% (6.80 acres req'd)
DOUBLE DWELLING IS A "PERMITTED USE" IN RC ZONING
FRONT YARD DEPTH SHOWN = 50 FEET
REAR YARD DEPTH SHOWN = 25 FEET

PARCEL INFORMATION
Open Space 1 = 6.8001 ac. - Open Space Required for Chatham Court
Parcel 1 = 13.3432 ac. - To be owned by Mars Area School District
Parcel 2 = 0.2574 ac. - To be Dedicated for Three Degree Road R-O-W
Parcel 3 = 0.0245 ac. To be Dedicated for Three Degree Road R-O-W
Unit 8 = 0.6665 ac. - Unit 8 within Chatham Court
Unit 9 = 0.4933 ac. - Unit 9 within Chatham Court (N/F Bametzrieder)
Unit 10 = 0.8461 ac. - Unit 10 within Chatham Court
Unit 17 = 0.4605 ac. - Unit 17 within Chatham Court
Unit 11 = 0.3651 ac. - Unit 11 within Chatham Court
Unit 12 = 0.3711 ac. - Unit 12 within Chatham Court
Unit 13 = 0.3693 ac. - Unit 13 within Chatham Court
Unit 14 = 0.3676 ac. - Unit 14 within Chatham Court
Unit 15 = 0.3658 ac. - Unit 15 within Chatham Court
Unit 16 = 1.4050 ac. - Unit 16 within Chatham Court
TOTAL = 26.1355 Acres

CHATHAM COURT NOTE:
1. WITH THIS LOT LINE REVISION, THE CHATHAM COURT DEVELOPMENT GROSS ACREAGE TOTAL AREA BECOMES 17.0001 ACRES INCLUDING UNITS 1 THRU 17, OPEN SPACE 1, PARCEL 3 (Three Degree Road R-O-W) AND CHANCELLOR COURT RIGHT-OF-WAY.

GENERAL NOTES:
1. THE SITE IS LOCATED IN "ZONE X" ON THE FEMA MAP. "ZONE X" IS A "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". COMMUNITY PANEL NO. 421415 0004B - EFFECTIVE DATE: APRIL 17, 1989.

2. NO KNOWN OIL/GAS WELLS ON SITE.

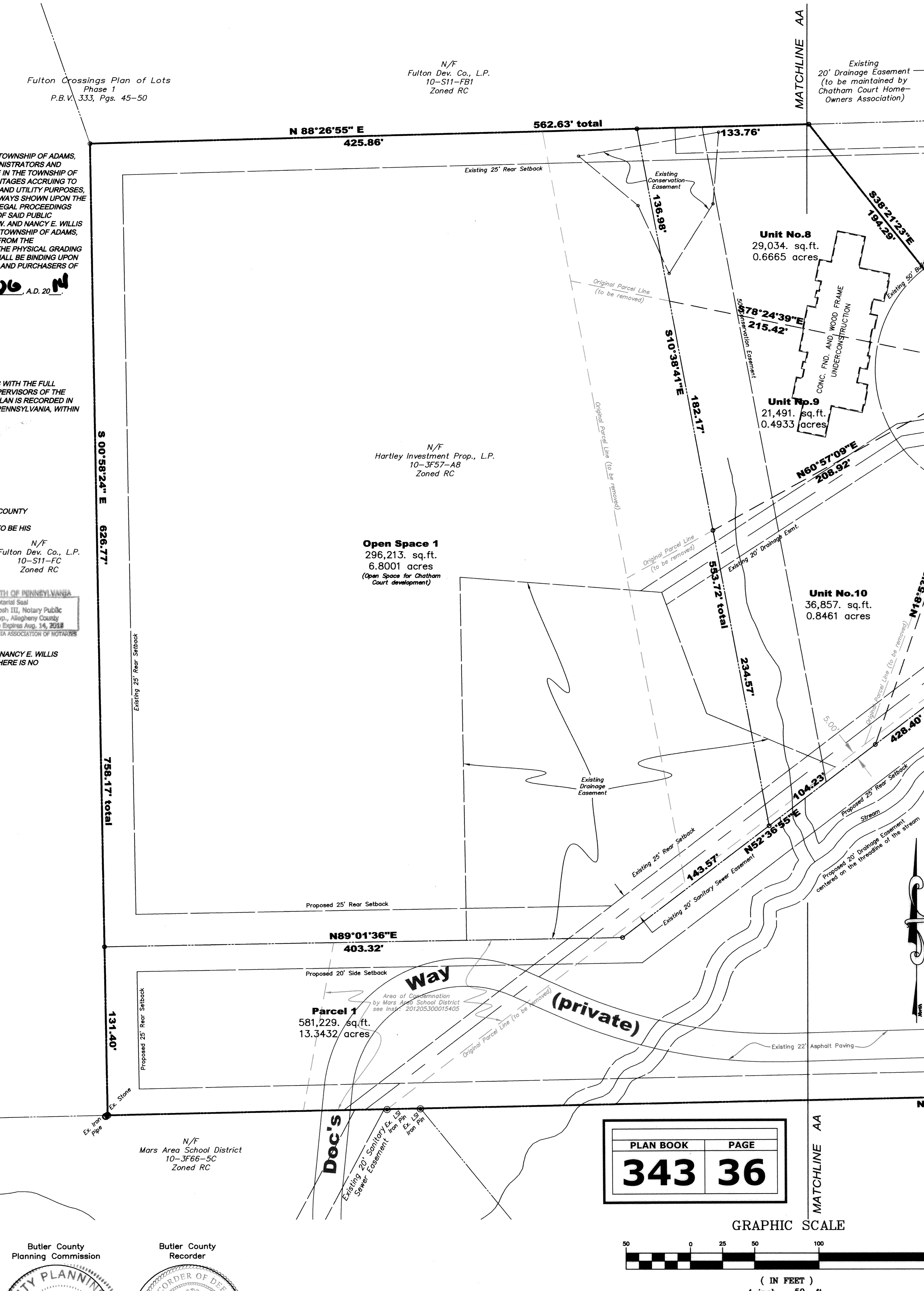
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.

4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE STATE HIGHWAY ACT, BEFORE ACCESS TO THE ADJACENT STATE HIGHWAY WILL BE PERMITTED.

5. THE WETLAND AND STREAM AREAS SHOWN ON THE PLAN WERE DETERMINED BY ECOTUNE ENVIRONMENTAL CONSULTANTS. THE AREA WAS DELINEATED IN JUNE OF 2007.

Butler County Planning Commission   Butler County Recorder

PREVIOUS GRANTED MODIFICATIONS (for Chatham Court portion of development):
1. MODIFICATION FROM 192-40.G(2)(a) - MINIMUM 25 ACRE TRACT - (FROM ORDINANCE NO. 124 OF 2008)
2. MODIFICATION FROM SECTION 192-40.G(2)(c) - MINIMUM LOT SIZE FOR DWELLING UNITS 0.5 ACRES - MODIFY TO AVERAGE 0.5 ACRE PER LOT - (FROM ORDINANCE NO. 124 OF 2008)
3. MODIFICATION FROM SECTION 192-40.G(2)(D) - MINIMUM LOT WIDTH 110 LINEAR FEET - MODIFY TO AVERAGE 110 LINEAR FEET - (FROM ORDINANCE NO. 124 OF 2008)



BEING A REVISION TO UNITS 8 thru 17 IN THE CHATHAM COURT - PLANNED COMMUNITY REVISION No. 2 PLAN AS RECORDED IN P.B.V. 317, PAGES 7-8, IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AND A LOT LINE REVISION TO PARCEL 10-3F57-A9 (N/F MARS AREA SCHOOL DISTRICT.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
△	---	---	---	---

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

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

DRAWN BY: SRF
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 7140-3 subdivision.dwg

TITLE: Chatham Court - P.R.D. Revision No. 3
Plan for Recording
Adams Township   Butler County, Pennsylvania

CLIENT: Hartley Investment Properties, L.P.
26128 Fawnwood Court   Bonita Springs, FL 34134

DATE ISSUED: Jan. 17, 2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: 2 of 2
RP-2
HTA PROJECT #: 13-7140-3

X:\14-XXXX Jobs\14-7100 Jobs\14-7140\dwg\7140-3 Subdivision.dwg, RP-2, 2/12/2014 11:19 AM, Scott Foreman

Instr: 201409100021498
Pages: 2 F: $65.00
Michele Mustello 09/10/2014
Butler County Recorder 8:46PM
T20140017281
FL

MATCHLINE AA

Existing 20' Drainage Easement (to be maintained by Chatham Court Home-Owners Association)

N/F Fulton Dev. Co., L.P. 10-S11-FB1 Zoned RC

Existing 20' Drainage Easement (to be maintained by Chatham Court Home-Owners Association)

N/F Colonello 10-3F57-A8BA Zoned RC

Existing 25' Rear Setback

Existing Conservation Easement

Unit No. 7 | Unit No. 6 | Unit No. 5 | Unit No. 4 | Unit No. 3 | Unit No. 2 | Unit No. 1

N/F Mt. Olive Church (Covenenter Cemetery) 10-3F57-A8A Zoned RC

Chatham Court - P.R.D. Revision No. 2
P.B.V. 317, Pages 7-8
Instr.# 200911100026520

133.76'

S38°21'23"E 194.29'

Unit No.8
29,034. sq.ft.
0.6665 acres

Existing 50' Building Line

Existing 10' Utility Easement

S78°24'39"E 215.42'

CONC. PAD, AND WOOD FRAME UNDERCONSTRUCTION

Existing Snow Storage Easement (see Chatham Court Planned Community Revision No. 2 P.B.V. 317, Pgs. 7-8)

Unit No.9
21,491. sq.ft.
0.4933 acres

Existing Chancellor Court 50' R/W

N 87°52'44" E 479.24' total

71.47' | 88.19' | 88.19' | 88.19' | 88.19' | 55.00'

R=25.00' L=30.77'

L=334.35'

R=350.00' L=58.46'

L=298.71'

L=167.01'

L=79.86'

L=115.27'

L=15.51'

S02°07'16"E 278.94'

Existing 25' Sewer Easement

R=175.00' L=122.70'

R=225.00' L=152.18'

Existing 25' Asphalt Taxiway w/ 1.5' Curbs

Existing 50' Building Line

R=25.00' L=28.61'

N89°17'55"E 202.35'

N87°18'55"E 27.05'

Three Degree Road S.R. 3007

33' Right-of-Way

Existing 18' Asphalt Taxiway w/ no Berms

Ex. Iron Pin

Ex. Mag Nail

Ex. MAG Nail

Ex. Iron Pipe

Ex. Iron Pin

Ex. MAG Nail

Ex. Iron Pin

Ex. Iron Pin

Ex. Iron Pin

Unit No.11
15,817. sq.ft.
0.3631 acres

Unit No.12
16,167. sq.ft.
0.3711 acres

Unit No.13
16,090. sq.ft.
0.3693 acres

Unit No.14
16,014. sq.ft.
0.3676 acres

Unit No.15
15,937. sq.ft.
0.3658 acres

Unit No.16
61,204. sq.ft.
1.4050 acres

S02°07'16"E 183.75'

S02°07'16"E 182.88'

S02°07'16"E 182.01'

S02°07'16"E 181.14'

S02°07'16"E 180.28'

S02°07'16"E 39.58'

N73°07'15"E 113.00'

20' Drainage Esmt.

Original Parcel Line (to be removed)

Proposed 25' Rear Setback

Unit No.17
20,060. sq.ft.
0.4605 acres

Unit No.10
36,857. sq.ft.
0.8461 acres

N18°57'01"E 259.63'

583.72' total

182.17'

N60°57'09"E 208.92'

Existing 20' Drainage Esmt.

19.70'

86.00' (65.77' to ℄ esmt.)

88.20' | 88.20' | 88.20' | 88.20' | 1016.26'

N87°18'55"E

557.76'

1043.31' total

Proposed 20' Side Setback

Original Parcel Line (to be removed)

Ex. Iron Pin

Ex. MES Iron Pin

42.83'

85.48'

22.65'

42.83'

27.05'

Parcel 3
1,070. sq.ft.
0.0245 acres
(to be Dedicated for Three Degree Road R-O-W)

S25°08'05"E 449.98'

449.20'

491.03' total

491.60'

Parcel 2
11,214. sq.ft.
0.2574 acres
(to be Dedicated for Three Degree Road R-O-W)

Proposed 50' Building Line

Existing Driveway

Exist. Dwelling

Exist. Garage

N/F Mars Area School Dist. 10-3F57-A9 Zoned RC

Parcel 1
581,229. sq.ft.
13.3432 acres

Existing 22' Asphalt Paving

Doc's Way (private)

27.36'

Proposed 20' Side Setback

N88°49'04"E 1947.36'

1977.72' total

Ex. Fence Post

Ex. LS Iron Pin

N/F Mars Home for Youth 10-3F66-58 Zoned RC

MATCHLINE AA

234.57'

428.40' total

180.60'

104.23'

143.57'

N52°36'55"E

5.00'

Proposed 20' Drainage Easement centered on the thalweg of the stream

Stream

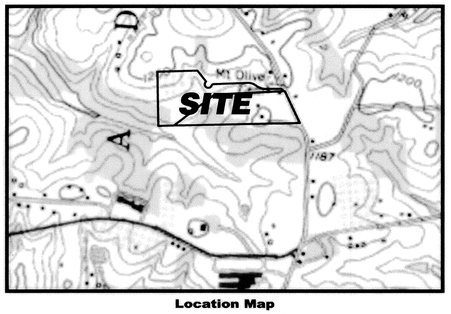
9' 20' Sanitary Sewer Easement

Existing 10' Utility Easement

Existing 20' Drainage Esmt.

Original Parcel Line (to be removed)

BEING A REVISION TO UNITS 8 thru 17 IN THE CHATHAM COURT - PLANNED COMMUNITY REVISION No. 2 PLAN AS RECORDED IN P.B.V. 317, PAGES 7-8, IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AND A LOT LINE REVISION TO PARCEL 10-3F57-A9 / N/F MARS AREA SCHOOL DISTRICT.



Location Map
Scale: 1" = 1000'

PLAN BOOK	PAGE
343	37

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☐ Corporate Office
Rina Technical Center
201 Mission Street, Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-9680
FAX (412) 781-5904

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

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-36504-E

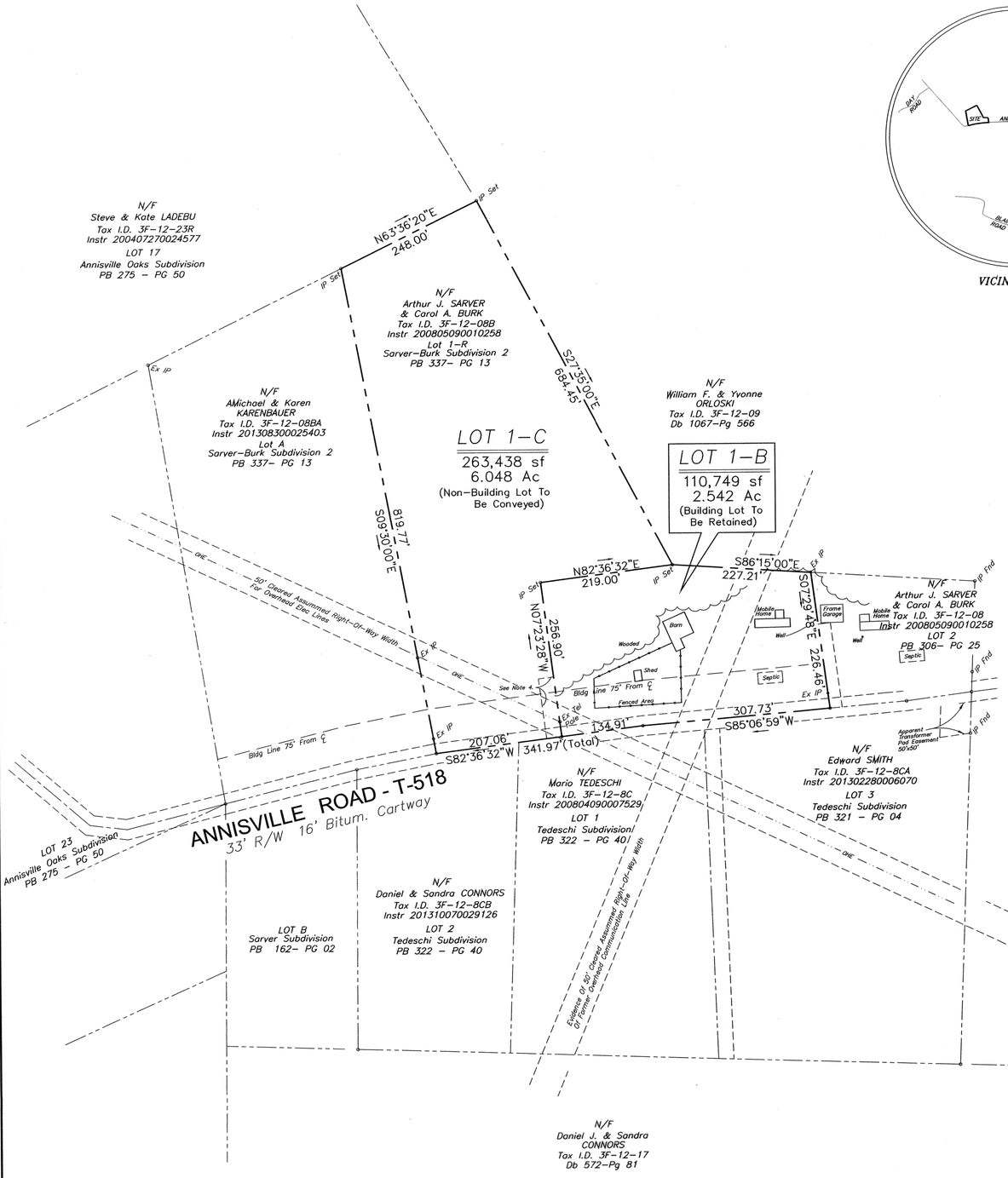
DRAWN BY: SRF
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 7140-3 subdivision.dwg

TITLE: Chatham Court - P.R.D. Revision No. 3
Plan for Recording
Adams Township Butler County, Pennsylvania

CLIENT: Hartley Investment Properties, L.P.
26128 Pawlwood Court Bonita Springs, FL 34134

DATE ISSUED: Jan. 17, 2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: 1 of 2
RP-1
HTA PROJECT #: 13-7140-3

X:\14-XXXX Jobs\14-7100 Jobs\14-7140\dwg\7140-3 Subdivision.dwg, RP-1, 2/12/2014 11:18 AM, Scott Foreman



KNOW ALL MEN BY THESE PRESENTS, THAT WE, ARTHUR SARVER, JR. AND CAROL BURK, OF WASHINGTON TOWNSHIP , BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATED IN THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OBTAINED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF WASHINGTON. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ARTHUR SARVER, JR. AND CAROL BURK, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF August, 2014 .

ATTEST:

Kandi L. Lacey
NOTARY PUBLIC

Arthur J. Sarver
ARTHUR SARVER, JR. , OWNER

Kandi L. Lacey
NOTARY PUBLIC

Carol Burk
CAROL BURK, 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 ARTHUR SARVER, JR. AND CAROL BURK, 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 22 DAY OF August 2014 . MY COMMISSION EXPIRES THE 17 DAY OF April 2018.

Kandi L. Lacey
NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kandi L. Lacey, Notary Public SEAL
Concord Twp., Butler County
My Commission Expires April 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, ARTHUR SARVER, JR. AND CAROL BURK, OWNERS OF THE SUBDIVISION SHOWN HEREON, DO HEREBY CERTIFY HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN OUR NAME, AS RECORDED AS INSTRUMENT 200805090010258, RECORDER OF DEEDS OFFICE.

Kandi L. Lacey
WITNESS

Arthur J. Sarver
ARTHUR SARVER, JR. , OWNER

Kandi L. Lacey
WITNESS

Carol Burk
CAROL BURK, OWNER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WASHINGTON ASSUMES NO 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.

Randal Smith
PRESIDENT

9/5/14
(DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON THIS 2nd DAY OF Sept. 2014.

Anne Corsaine (SEAL)
SECRETARY

Randal Smith
PRESIDENT OF BOARD

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26th DAY OF August, 2014.

(SEAL) SECRETARY

CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION.

PLAN NUMBER: 14142

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

09-03-2014
DATE

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

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 343 PAGE 38

GIVEN UNDER OUR HAND AND SEAL THIS 10 DAY OF Sept. 2014.

RECORDER

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

NOTES :

1. THE PURPOSE OF THIS PLAN IS TO SEPARATE AN EXISTING BUILDING FROM RESIDUAL LANDS.
2. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
3. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, AND WHICH FORM THE RECORD CHAIN OF TITLE, OR WHICH ARE VISIBLE ON THE PREMISES.
4. EXCLUSIVE 25'x100' EASEMENT RESERVED BY LOT 1-B FOR INGRESS/EGRESS & COMPOSTING USE.

NON-BUILDING LOT NOTE 1-C

AS OF THE DATE OF THIS PLAN RECORDING, LOT 1-C SHOWN ON THIS PLAN SHALL BE DESIGNATED FOR THE PURPOSE OF OPEN SPACE & AGRICULTURE USE.

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

THE AFORESAID CONDITIONS MAY BE MODIFIED AND/OR REMOVED UPON DELIVERY OF A VALID SEWAGE PLANNING PERMIT TO THE TOWNSHIP OF WASHINGTON

AREA TABULATIONS

LOT 1-B	2.542 Ac
LOT 1-C	6.048 Ac
Total	8.590 Ac

SUBDIVISION OWNERS:

ARTHUR J. SARVER, JR.
& CAROL BURK
1093 ANNISVILLE ROAD
PETROLIA, PA 16050
Ph: 724-894-2012

Instr:201409190021536 09/10/2014
Pages:1 F:$45.00 11:03AM
Michele Mustello T20140017307
Butler County Recorder FL

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

Situated at:
ANNISVILLE ROAD
TOWNSHIP OF WASHINGTON
BUTLER COUNTY, PA

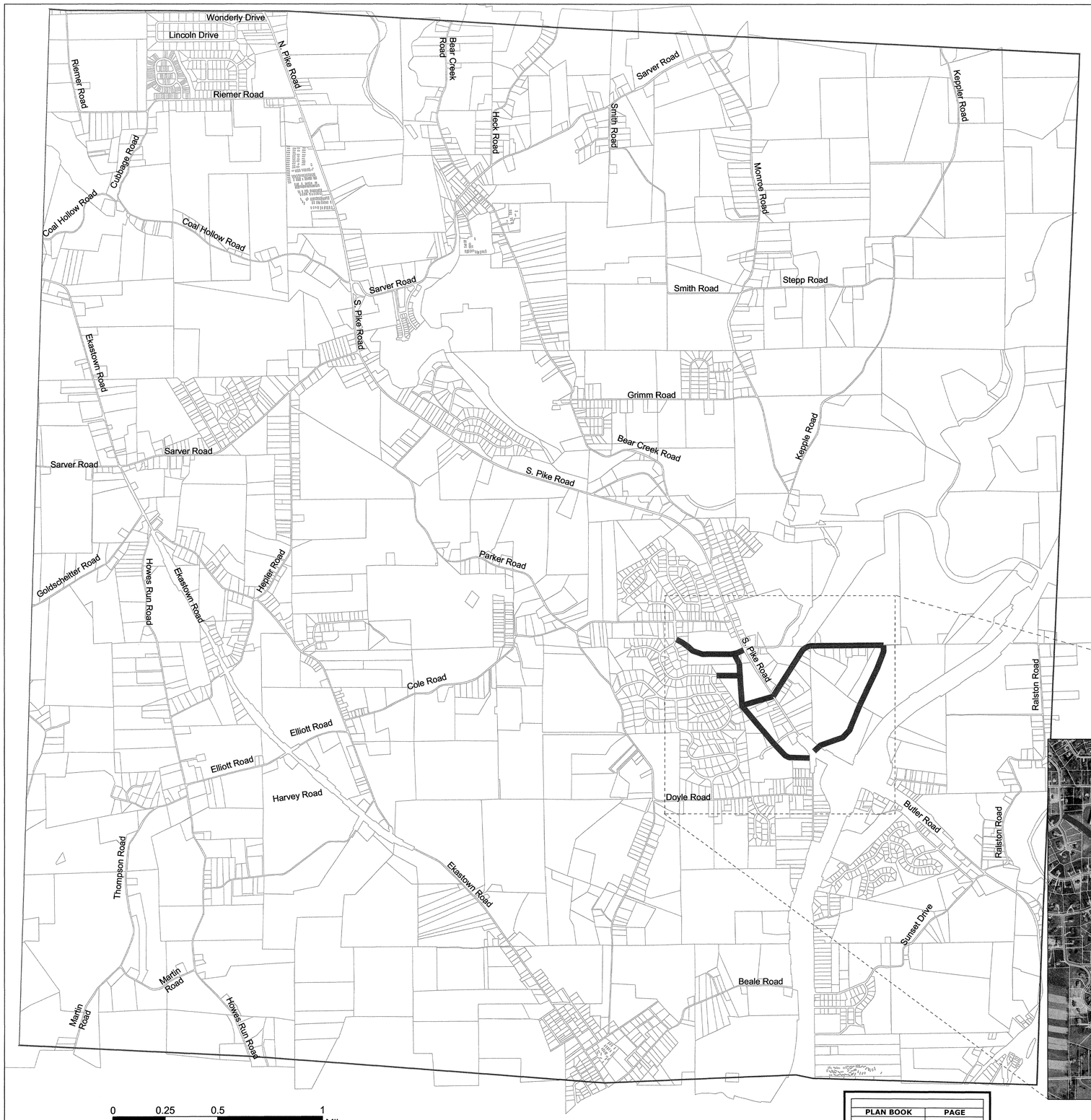
SARVER-BURK SUBDIVISION 3

JAMES A. DAY , P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadinday@msn.com

RECORDED 9/10/14	
PLAN BOOK	PAGE
343	38

DRAWING DATE: 08-02-2014

SCALE: 1"=100'



Instr 201409110021633 09/11/2014
Pages:1 F $45.00 11:58AM
Michele Mustello T20140017441
Butler County Recorder MD

N

BUTLER COUNTY PENNSYLVANIA
Recorded in the Records Office
of said County on the 11
SEPTEMBER A.D. 2014
in Deed Book 343 Page 39 Witness
my hand and the seal of said Office.
RECORDER
Michele M. Mustello

RECORDER OF DEEDS BUTLER COUNTY, PA

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

Buffalo Township Official Map

April 1, 2009

EXISTING PUBLIC ROADS:

The township and state roads detailed on this official map include the legal rights of way though such rights of way are not specifically delineated on the map. Rights of way vary from one location to another and are defined by state law, specific construction drawings, and/or documents of acquisition. The use of land within a right of way is restricted to prohibit encroachments on the use of the road and to preserve the right of way area for necessary improvements.

ROAD AND INTERSECTION IMPROVEMENTS

Proposed new roads/rights of way are intended to maintain and improve the level of service of the Township's roadway network. They are included on the Official Map to ensure the Township's ability to reserve the identified areas from private improvements and to moderate acquisition costs as funds become available to make the improvements. Any property which is crossed by a proposed improvement is subject to the reservation established by this Official Map. In accord with the Pennsylvania Municipalities Planning Code at the time of acquisition, the Township is responsible for the preparation of boundary descriptions by metes and bounds made and sealed by licensed surveyor, registered in the Commonwealth of Pennsylvania.

Pursuant to Section 403 of the Pennsylvania Municipalities Planning Code, approved plats in conformity to this Official Map shall be deemed as amendments to the Official Map.

Pursuant to Section 404 of the Pennsylvania Municipalities Planning Code, The adoption of any street, street lines or other public lands pursuant to this article as part of the official map shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street nor the taking or acceptance of any land, nor shall it obligate the municipality to improve or maintain any such street or land. The adoption of proposed watercourses or public grounds as part of the official map shall not, in and of itself, constitute or be deemed to constitute a taking or acceptance of any land by the municipality.

Pursuant to Section 405 of the Pennsylvania Municipalities Planning Code, no permit shall be issued for any building within the lines of any street, watercourse or public ground shown or laid out on the official map. No person shall recover any damages for the taking for public use of any building or improvements constructed within the lines of any street, watercourse or public ground after the same shall have been included in the official map, and any such building or improvement shall be removed at the expense of the owner. However, when the property of which the reserved location forms a part, cannot yield a reasonable return to the owner unless a permit shall be granted, the owner may apply to the governing body for the grant of a special encroachment permit to build. Before granting any special encroachment permit authorized in this section, the Supervisors may submit the application for a special encroachment permit to the Township Planning Commission and allow thirty 30 days for review and comment and shall give public notice and hold a public hearing at which all parties in interest shall have an opportunity to be heard.

This is the true and correct copy of the Official Map adopted on April 1, 2009.



Legend

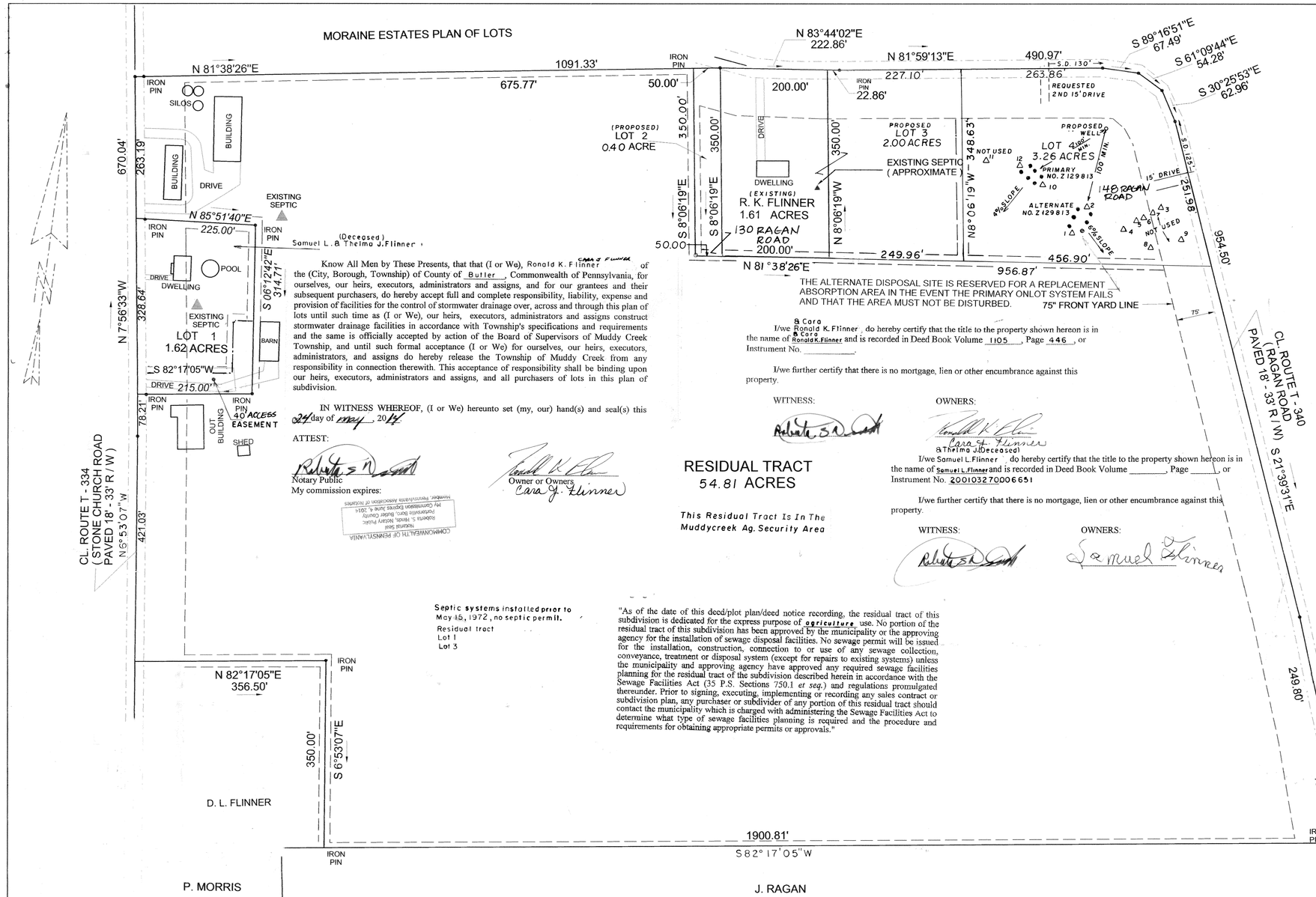
Proposed new fifty (50) foot Township road right of way

Buffalo Twp Supervisors

Janice L. Zelenski
9-10-2014

BUFFALO TOWNSHIP SEAL BUTLER COUNTY, PA

MORAINE ESTATES PLAN OF LOTS



Know All Men by These Presents, that that (I or We), Ronald K. Flinner & Cara J. Flinner of the (City, Borough, Township) 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 (I or We), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 24 day of May, 2014.

ATTEST:

Notary Public
My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Roberta S. Hinds, Notary Public
Muddycreek Twp., Butler County
My Commission Expires June 4, 2014
Member, Pennsylvania Association of Notaries

Owner or Owners
Cara J. Flinner

I/we Ronald K. Flinner & Cara J. Flinner do hereby certify that the title to the property shown hereon is in the name of Ronald K. Flinner & Cara J. Flinner and is recorded in Deed Book Volume 1105, Page 446, or Instrument No. _____.

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

WITNESS:

OWNERS:

Ronald K. Flinner
Cara J. Flinner

RESIDUAL TRACT
54.81 ACRES

This Residual Tract Is In The Muddycreek Ag. Security Area

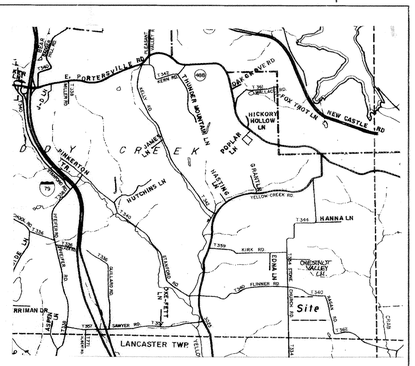
Septic systems installed prior to May 15, 1972, no septic permit.
Residual tract
Lot 1
Lot 3

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

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
2). BUILDINGS LINES
FRONT YARD LINE 75' FROM R / W LINE
SIDE YARD LINE 10'
REAR YARD LINE 10'

PARCEL 1 IS BEING SUBDIVIDED FOR ESTATE PURPOSES.

PARCELS 2 & 3 ARE TO BE CONVEYED TO RONALD K. FLINNER AND COMBINED WITH HIS EXISTING PROPERTY AND RECORDED AS PARCEL 2R .



LOCATION MAP

Instr: 201409120021709 09/12/2014
Pages: 1 F $45.00 10:40AM
Michele Mustello T20140017521
Butler County Recorder FL

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

OWNER / SUBDIVIDER
SAMUEL L. & THELMA J. FLINNER
353 STONE CHURCH ROAD
PROSPECT PA., 16052

0 50' 100' 200' 300'

TOTAL AREA = 62.09 ACRES .

& Thelma (Deceased)

Know All Men by These Presents, that that (I or ~~We~~), Samuel L. Flinner, of the (City, Borough, Township) 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 (I or ~~We~~), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance (I or ~~We~~) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 21st day of SEPTEMBER 2012.

ATTEST:

Aaron J. Depew — Samuel L. Flinner — & Thelma J. Flinner (Deceased)
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 Samuel L. & Thelma J. Flinner 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 21st day of SEPTEMBER, 2012.

My Commission expires the 1st day of MAY, 2016

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Aaron J. Depew, Notary Public
City of Butler, Butler County
My Commission Expires May 1, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Aaron J. Depew
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 represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/18/2012 — *SEALS*
DATE — *REGISTRATION NO. SU - 037089E*

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
No. 037089E

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

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 20th day of August, 2014.

ATTEST:

Kelly Lowermore
Secretary, Board of Supervisors

Chairman,
Board of Supervisors

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

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 8th day of July, 2014

ATTEST:

Kelly Lowermore
Secretary - Recording

~~Chairman~~ Member

Reviewed with or without comments by the Butler County Planning Commission this 6th day of JUNE, 2014

BUTLER COUNTY PLANNING COMMISSION SEAL

SEC.

~~Director~~ CHAIR.

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 343 Page 40.

Given under my hand and seal this 12th day of September, 2014

SEAL

RECORDER OF DEEDS BUTLER COUNTY PA.

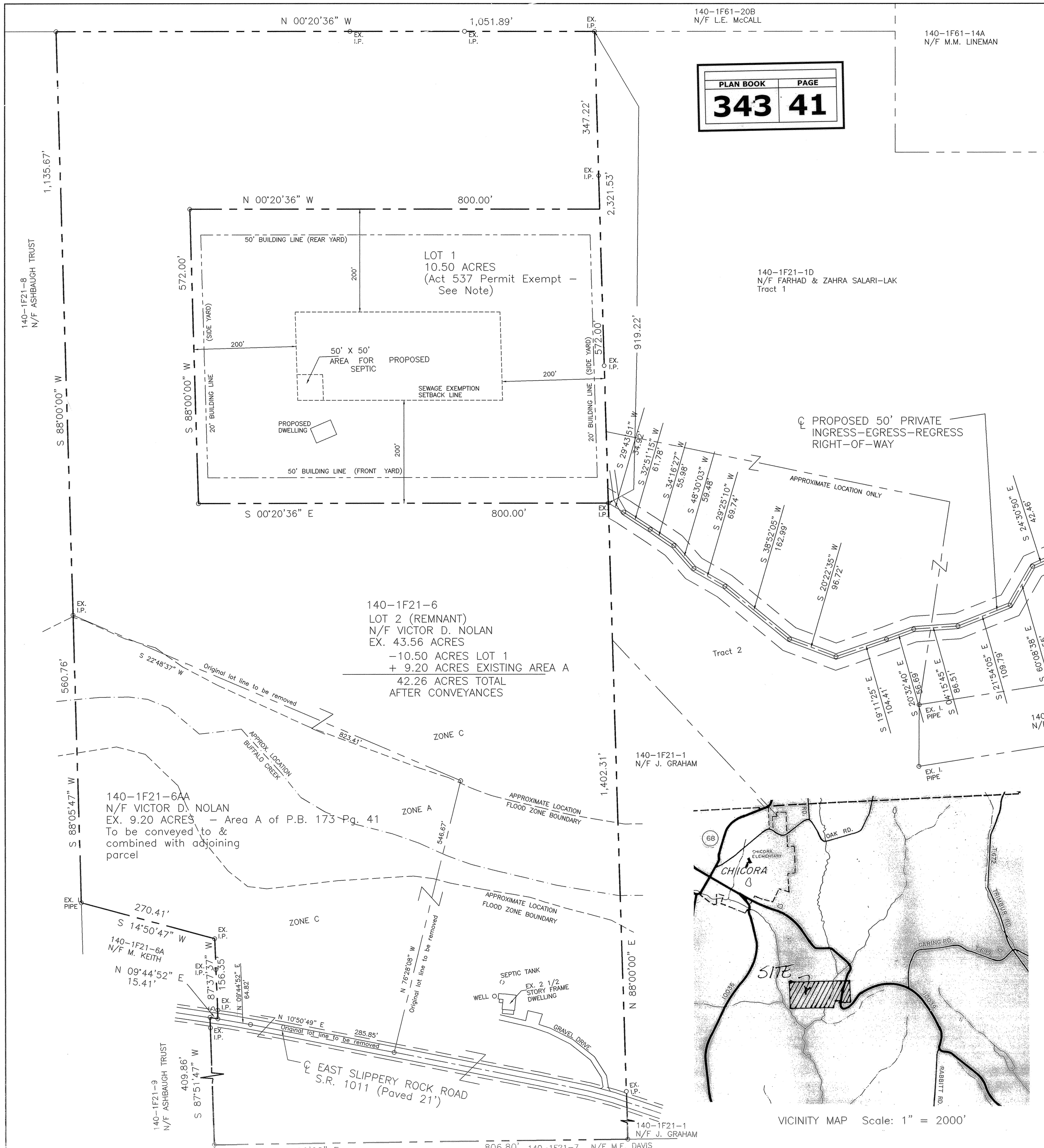
RECORDER

Preliminary / Final Plan

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

RECORDED 9/12/14	
PLAN BOOK	PAGE
343	40

JOHN E. DUSHECK *SURVEYOR* *140 LARAY DRIVE* *BUTLER PA. 16001* *(724) 287-7825*	*Date : 6 / 18 / 2012* *Scale : 1 " = 100'* *Dwn. By : SAB* Revised: 7/29/2014 **Revised! 9/8/2014**	***PROPERTY SUBDIVISION*** ***FOR: SAMUEL L. FLINNER*** *SITUATE: MUDDYCREEK TWP., BUTLER CO.*



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

140-1F61-14A
N/F M.M. LINEMAN

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

Instr:201409120021837 09/12/2014
Pages:1 F:$45.00 2:53PM
Michele Mustello T20140017577
Butler County Recorder FL

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd

day of September, 2014.

ATTEST: Shannon M Koprivnak — NOTARY PUBLIC   Victor D. Nolan — 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 Victor D. Nolan, 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 2nd day of September, 2014.

My Commission expires the 25th day of November 2014.

SEAL Shannon M Koprivnak
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON M. KOPRIVNAK, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES NOVEMBER 25, 2014

KNOW ALL MEN BY THESE PRESENTS, that we, Farhad and Zahra Salari-Lak, of the Township of Donegal, 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 Donegal 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 Donegal, 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 Donegal, 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 Farhad and Zahra Salari-Lak, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28

day of August, 2014.

ATTEST: Heather J Butler — NOTARY PUBLIC   Farhad Salari-Lak — OWNER   Zahra Salari-Lak — OWNER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Farhad and Zahra Salari-Lak, 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. 28

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of August, 2014.

My Commission expires the 12th day of Dec, 2015.

SEAL Heather J Butler
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Heather J. Butler, Notary Public
North Huntingdon Twp., Westmoreland County
My Commission Expires Dec. 12, 2015

Approve by the Butler County Planning Commission this 16TH day of July, 2014.

SECRETARY   SEAL   CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 343 page 41.

Given under my hand and seal this 12th day of September, 2014.

SEAL

RECORDER Michele M. Mustello

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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

DATE July 10, 2014   SEAL   REG. NO. SU-32490-E

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

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

SECRETARY   SEAL   CHAIRMAN/ PRESIDENT

APPROVED by the Supervisors of the Township of Donegal this 8 day of August, 2014.

SECRETARY   SEAL   CHAIRMAN/PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

NOTES:

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

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

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 AND FLOOD HAZARD FACTORS NOT DETERMINED

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

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

REF: SURVEY BY R.B. SHANNON & ASSOC., FOR VICTOR NOLAN, 08/10/94.

REF: SUBDIVISION FOR VICTOR & CONNIE NOLAN BY THOMAS WEIBEL, REC. P.B. 173 PG. 41.

0' 100' 200' 300'

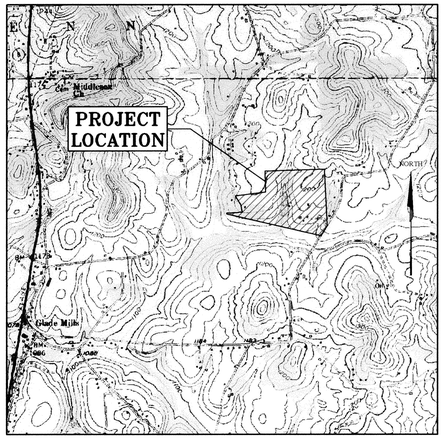
L S I	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: VICTOR D. NOLAN

SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 07/10/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 140-1F21-6		Db-Pg 2460-837	Service No. 13-113
Address E. SLIPPERY ROCK RD.			



VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA
7.5 MINUTE SERIES, 1963 (REV 1981; INSP. 1989)

NOTES:

OWNER DATA:
NAME: EDWARD E. FERREE
ADDRESS: 121–124 FERREE LANE
VALENCIA, PA 16059

CLIENT DATA:
NAME: KURT MILLER
ADDRESS: 140 LOGAN ROAD
VALENCIA, PA 16059
PHONE: 724–504–7466

PURPOSE:
TO DIVIDE TAX PARCEL No. 230–2F75–12 INTO TWO PARCELS.

ZONING:
RURAL RESIDENTIAL (AG–A)

FLOOD ZONES:
FLOOD ZONES FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No.s 421229 0004 B AND 421229 0005 B
ZONE A: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
ZONE C: AREAS OF MINIMAL FLOODING, (NO SHADING).

ENGINEER

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

RECORDER

RECORDER OF DEEDS — BUTLER COUNTY, PA.

SURVEYOR

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

COUNTY

BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP

TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

OWNERS ADOPTION:

I, EDWARD E. FERREE, OWNER OF THE LAND SHOWN ON THE FERREE – MILLER LOT LINE REVISION No. 1, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 28th DAY OF July, 2014.

ATTEST:

NOTARY PUBLIC — OWNER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
§
BUTLER COUNTY }

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF July 2014. MY COMMISSION EXPIRES THE 7th DAY OF October 2014.

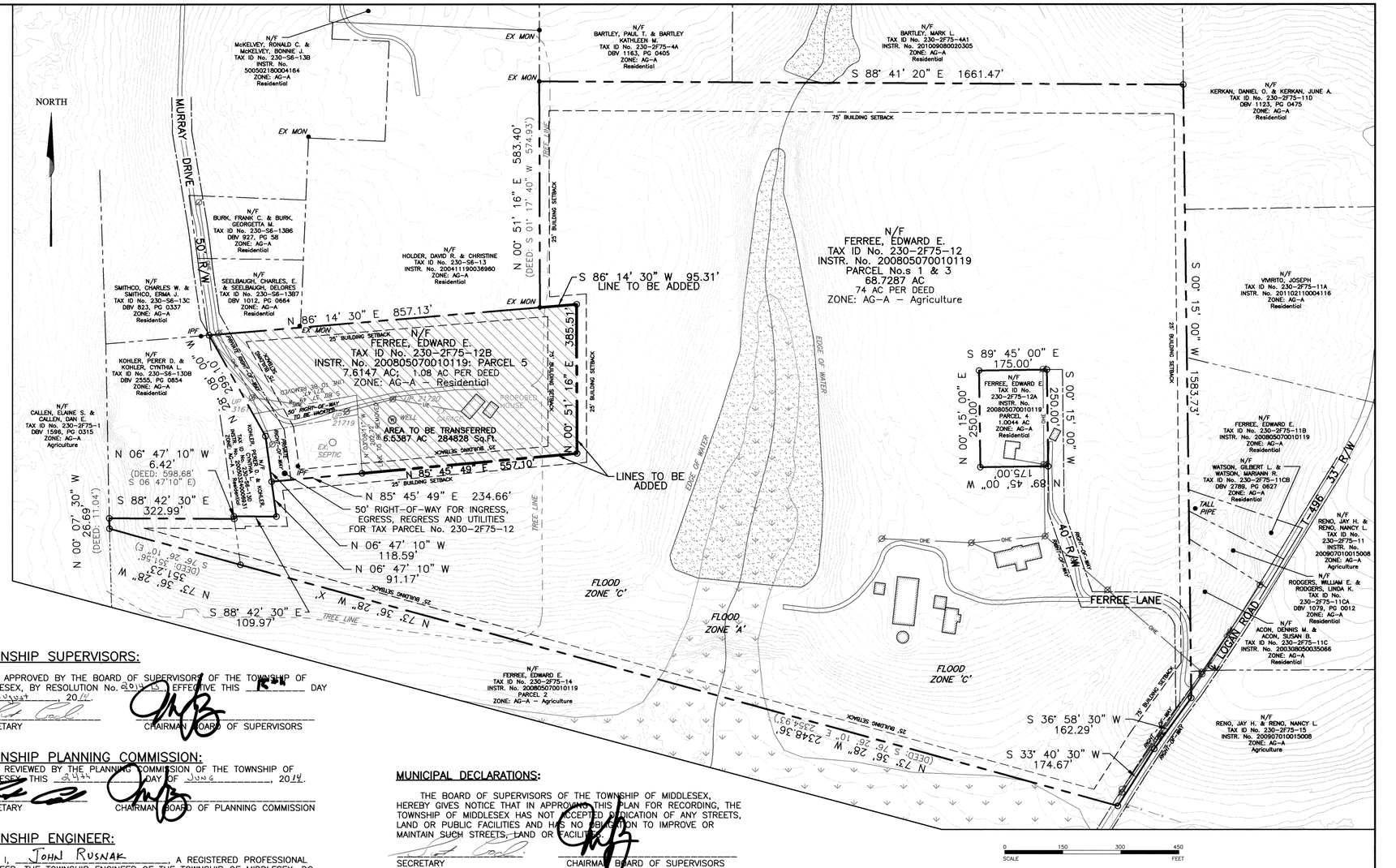
NOTARY PUBLIC (SIGNATURE)

NOTARY
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA L. WEARING, Notary Public
Butler Twp., Butler County
My Commission Expires October 07, 2014

CERTIFICATION OF TITLE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FERREE – MILLER LOT LINE REVISION No. 1 IS IN THE NAME OF EDWARD E. FERREE AND IS RECORDED AT INSTRUMENT No. 200805070010119. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER



TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 2014-15, EFFECTIVE THIS 8th DAY OF August, 2014.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 24th DAY OF June, 2014.

SECRETARY — CHAIRMAN, BOARD OF PLANNING COMMISSION

TOWNSHIP ENGINEER:

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

7-29-14 — DATE
044823-E — REGISTRATION No.
SIGNATURE

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

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

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 343, PAGE(S) 42, GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF September 20 14

RECORDER OF DEEDS

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

MUNICIPAL DECLARATIONS:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SURVEYOR'S 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 230–2F75–12 AND 230–2F75–12B.

CURRENT TITLE OF PROPERTIES RECORDED AT INSTRUMENT No. 200805070010119; IN THE NAME OF EDWARD E. FERREE.

I, PAUL J. NEFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

7-17-14 — DATE
PAUL NEFF, PLS — REG. NO. SU051242

AREA TABLE:

TAX PARCEL No.	EXISTING AREA * ACRES	SQ. FT	AREA TRANSFERRED ACRES	SQ. FT	PROPOSED AREA * ACRES	SQ. FT	RIGHT–OF–WAY SQ. FT.
230–2F75–12	75.2674	3,278,830	6.5387	284,828	68.7287	2,994,002	5,283 LOGAN ROAD 43,129 FERREE LANE For Par. 12A
230–2F75–12B	1.0760	46,869			7.6147	331,697	20,845 For Par. 12
TOTAL	76.3434	3,325,699			76.3434	3,325,699	69,257

* INCLUDES RIGHT–OF–WAYS.

BULK AREAS:

AG–A RURAL RESIDENTIAL DISTRICT:
MINIMUM LOT SIZE 43560 SQ. FT.
MINIMUM LOT WIDTH 150'
MAXIMUM LOT COVERAGE 20%
SETBACKS:
FRONT 50' FROM LOT LINE OR 75' FROM CENTERLINE
REAR 75'
SIDE 25' EACH SIDE

Recorded: Sept 16, 2014

PLAN BOOK	PAGE
343	42

Instr 201409160022054 09/16/2014
Pages:1 F:$45.00 1:25PM
Michele Mustello T20140017756
Butler County Recorder FL

REFERENCES

REF. #	DESCRIPTION
1	P.A.S.D.A.: AERIAL PHOTOS – 52001370PAS; OBTAINED FEB 2014.
2	F.E.M.A; FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 421229 0005 B; OBTAINED FEB 2014.
3	PEDERSEN & PEDERSEN, INC.' BARTLEY HEIRS LOT LINE REVISION PLAN; FEB. 24, 2010; REC. PBV 319, PG 10. MAR. 30, 2010.
4	GREENOUGH–McMAHON & GREENOUGH, INC.; *PROPERTY SUBDIVISION FOR: MILDRED S. FLANIGAN;* OCT. 1960. REV. MAY 1961; REC. PBV 30, PG 12, AUG. 10, 1961.
5	P.A.S.D.A.: 2' CONTOURS – 52001370PAS; OBTAINED JUNE 2014.

REVISIONS

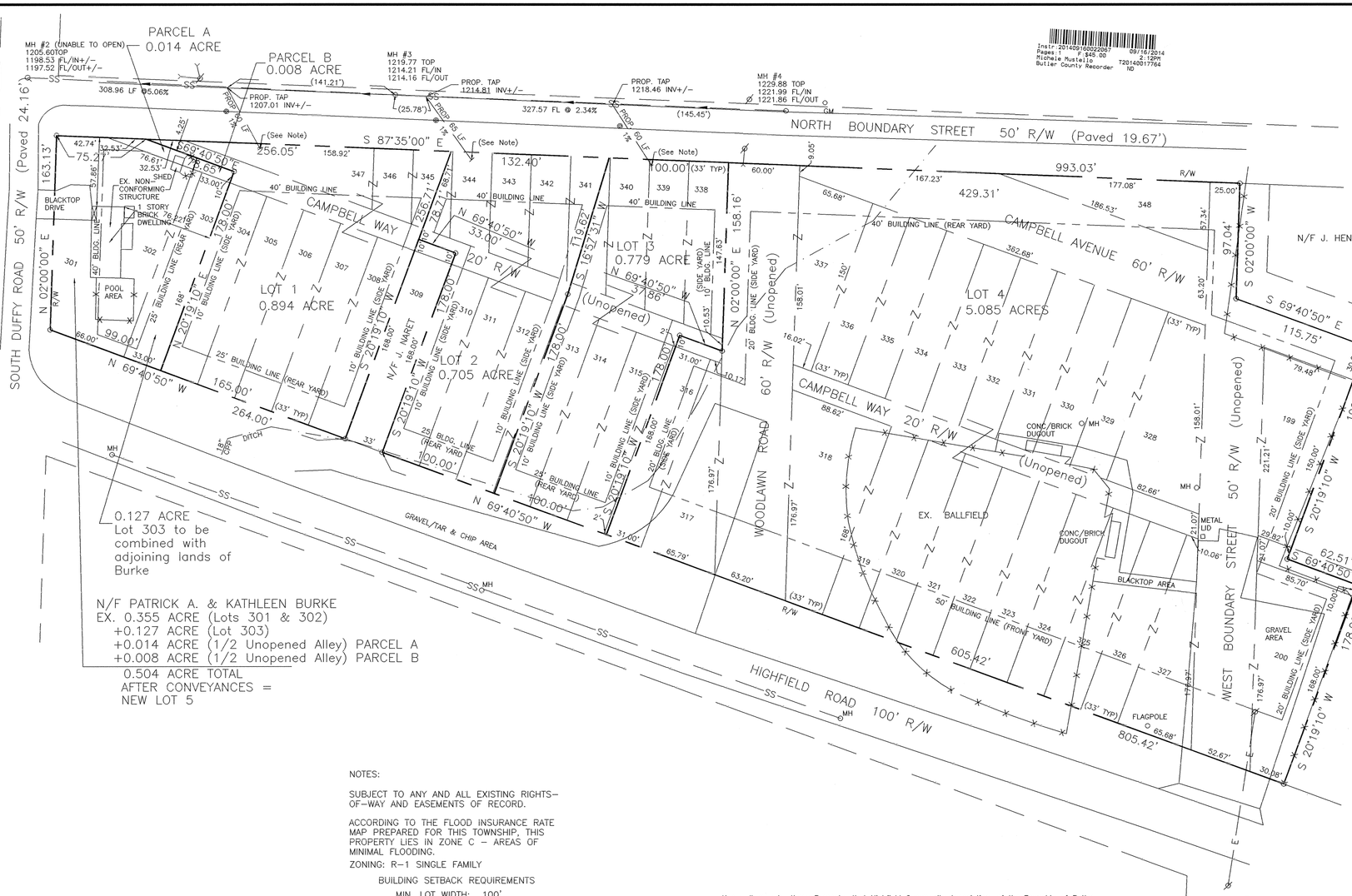
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDED EXISTING CONTOURS, ZONING AND LANDUSE.	06/20/14	BJE	PJN	PJN

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

CLIENT: KURT MILLER
140 LOGAN ROAD, VALENCIA, PENNSYLVANIA 16059

PROJECT: FERREE – MILLER LOT LINE REVISION No. 1
BEING
TAX ID No. 230–2F75–12 AND 230–2F75–12B
LOCATED AT INSTRUMENT No. 200805070010119
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	ISSUE DATE
BJE	06/24/14
CHECKED	REV. # 1
PJN	PROJECT # 14–007
APPROVED	SCALE 1"=150'
PJN	DWG # SP–1
DATE 05/14/14	SHEET 1 OF 1



Instr: 201409160020067
Pages: 1 $45.00 09/16/2014
Michele Mustello 2:12PM
Butler County Recorder T20140017764
ND

NOTES:

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

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

ZONING: R-1 SINGLE FAMILY

BUILDING SETBACK REQUIREMENTS

MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 15,000 SQ. FT.
40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
25' REAR YARD SETBACK

OTHER USES:
MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 1 ACRE
50' FRONT YARD SETBACK
20' SIDE YARD SETBACK
40' REAR YARD SETBACK

IRON PINS TO BE SET AT LOT CORNERS.

REF: IHMSEN HEIGHTS PLAN OF LOTS, R.F. 8 PG. 18.

PROPERTY OWNERS: HIGHFIELD COMMUNITY ASSOCIATION
229 HIGHFIELD ROAD
BUTLER, PA 16001

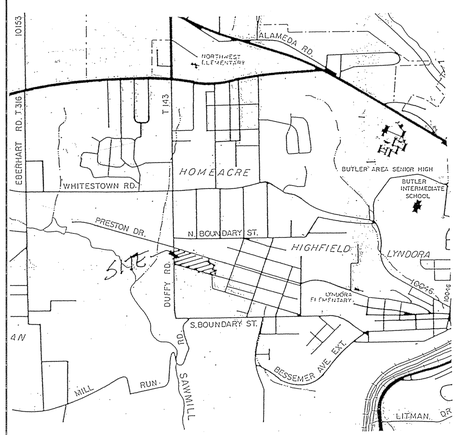
PATRICK A. & KATHLEEN BURKE
347 SOUTH DUFFY ROAD
BUTLER, PA 16001

SUBJECT TO ANY PRIVATE RIGHTS OR INTERESTS TO UNOPENED STREETS AND ALLEYS THAT MAY BE HELD BY OTHER LANDOWNERS. BUTLER TOWNSHIP ASSUMES NO RESPONSIBILITY FOR UNOPENED STREETS AND ALLEYS, AND TAKES NO POSITION REGARDING RIGHTS OF PRIVATE LANDOWNERS THEREIN.

Z INDICATES LOT LINES TO BE REMOVED

PROPOSED CLEANOUT, INSPECTION TEES& LATERALS TO BE INSTALLED IN ACCORDANCE WITH BASA DRAWINGS #8, #13 & #14.

0' 50' 100' 150'



VICINITY MAP Scale: 1" = 2000'

Know all men by these Presents, that Highfield Community Association, 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 25 day of Aug, 20 14.

NOTARY PUBLIC OWNER PRESIDENT 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 Highfield Community Association, 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 25 day of Aug, 20 14.

My Commission Expires the 12 day of Sept, 20 14.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

TITLE CLAUSE (NO MORTGAGE)
We, Highfield Community Association, owners of this plan of subdivision in our name, do hereby certify that the title of this property is in the name of Highfield Community Association as recorded in Deed Book Volume 942 page 251, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS OWNER PRESIDENT OWNER

Know all men by these Presents, that we, Patrick A. and Kathleen Burke, 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 6 day of Sept, 20 14.

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

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 Patrick A. and Kathleen Burke, 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 6 day of Sept, 20 14.

My Commission Expires the 12 day of Sept, 20 14.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert J. White, Notary Public
Butler Twp, Butler County
My commission expires September 12, 2014

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Patrick A. and Kathleen Burke, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Patrick A. and Kathleen Burke as recorded in Instrument Number 200509060024803, Recorder of Deeds Office.

WITNESS OWNER OWNER

We, _____, mortgagee of the property embraced in this plan or subdivision in the names of Highfield Community Association and Burke, 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.

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

August 6, 2014 SEAL
DATE 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.

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 18th day of August, 20 14.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5th day of August, 20 14.

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 26th day of JUNE, 20 14.

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 343 page 43.

Given under my hand and seal this 16th day of September, 20 14.

SEAL
RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

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

REVISED 08/06/14; UNOPENED STREETS & ALLEY NOTE
REVISED 07/28/14; ENGINEER'S REVIEW COMMENTS

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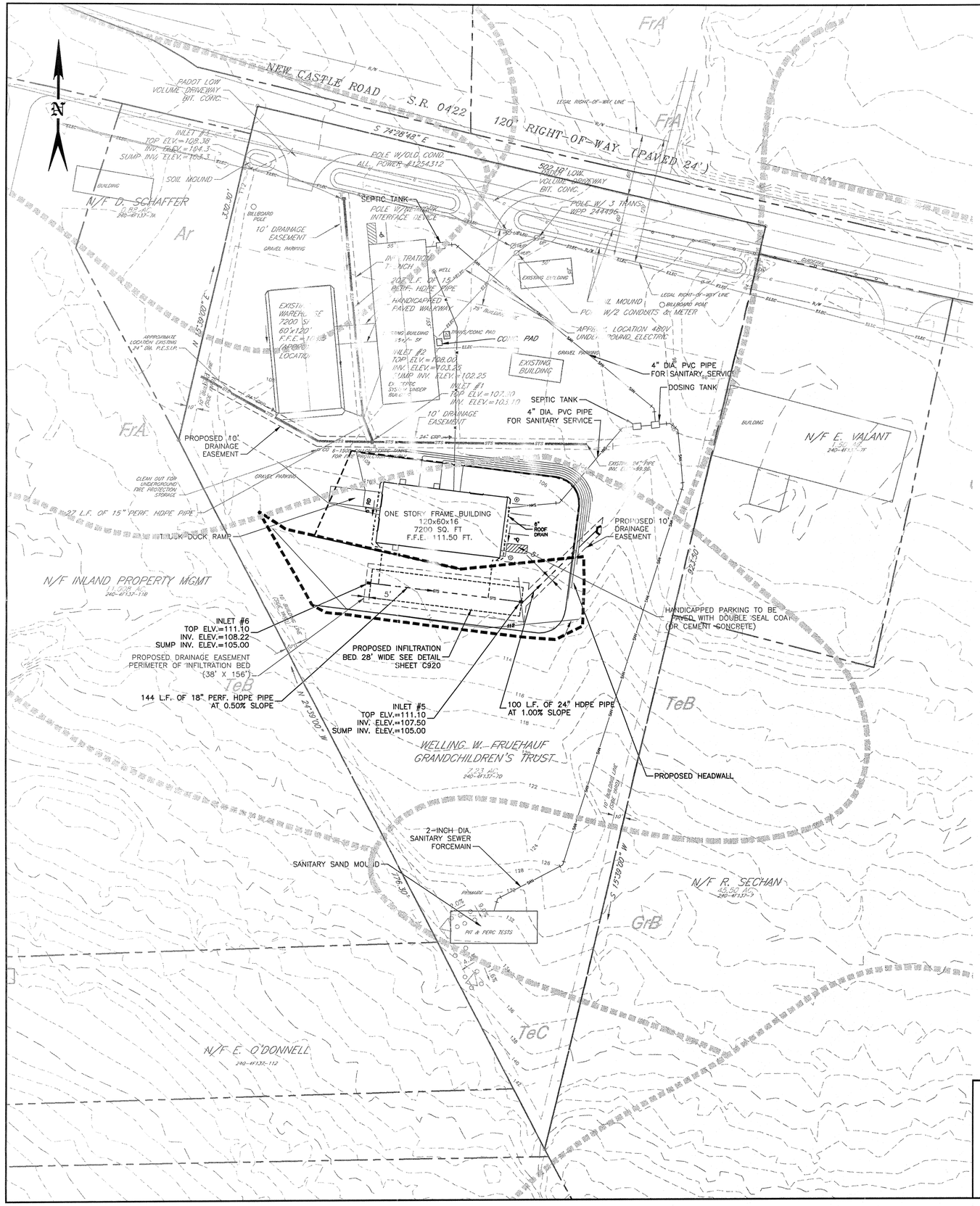
L L G Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
FOR: HIGHFIELD COMMUNITY ASSOCIATION
and
PATRICK A. & KATHLEEN BURKE
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 06/25/14	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 055-27-0301-0308, 0310-0317, 0338-0347 055-28-0318-0227, 0328-0227, 0348, B200A, B199			Service No. 13-136



INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, Justin Fruehauf CO-TRUSTEE OF THE WELLING W. FRUEHAUF GRANDCHILDREN'S TRUST BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN MUDDY CREEK TOWNSHIP OF BUTLER COUNTY, OF THE 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, 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 MUDDY CREEK, I Justin Fruehauf HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF MUDDY CREEK, ITS SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE WELLING W. FRUEHAUF GRANDCHILDREN'S TRUST, ITS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASES OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 4th DAY OF September, A.D. 2014

ATTEST:

John D. Fruehauf

OWNER(S) - CO-TRUSTEE

Kelly A Livermore

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 8th DAY OF May 2016

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

INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME Justin Fruehauf, CO-TRUSTEE WELLING W. FRUEHAUF GRANDCHILDREN'S TRUST, WHO 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 NOTARY SEAL THIS 4th DAY OF September, 2014

Kelly A Livermore

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES THE 8th DAY OF May, 2016

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

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

RECORDED IN THE RECORDER'S OFFICE FOR RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 343 PAGE(S) 44.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF September, 2014.

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

NOTE:

1. THE OWNER'S SIGNATURE ON THIS PLAN ACKNOWLEDGES HIS ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE.
2. AS PART OF THIS PLAN A DRAINAGE EASEMENT IS BEING CREATED AROUND THE EXISTING AND PROPOSED STROMWATER FACILITIES.
3. THIS PLAN IS FOR THE REVISED PHASE 1 AND PHASE 2 DEVELOPMENT OF THE PREVIOUSLY SUBMITTED AND APPROVED PLAN.
4. SEPTIC PERMIT NUMBER IS Z129836.

OPERATION AND MAINTENANCE AGREEMENT:

1. ALL STORM INLETS, AND STORM SEWER PIPES SHALL BE INSPECTED ANNUALLY DURING THE MONTH OF MAY. MAINTENANCE AS NEEDED SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF THE INSPECTION DATE.
2. EACH TIME THE SYSTEM IS INSPECTED, THE INLETS SHALL BE INSPECTED AND ANY DEBRIS SHALL BE REMOVED FROM THE OPENING. DEBRIS, INCLUDING PAPER, LEAVES, TWIGS, OR ANY OTHER MATERIAL, WHICH COULD CAUSE A BLOCKAGE, SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED TRASH CONTAINER. PROPER VENTILATION MUST BE PROVIDED IN THE STRUCTURES WHILE PERSONNEL ARE INSPECTING OR MAINTAINING THE FACILITY.
3. MUDDY CREEK TOWNSHIP SHALL HAVE THE RIGHT TO ENTER ONTO THE PREMISES FOR THE PURPOSE OF INSPECTION OF THE STORMWATER FACILITIES. IF THE OWNER IS NOTIFIED OF MAINTENANCE REQUIREMENTS BY THE TOWNSHIP AND FAILS TO PERFORM SAID MAINTENANCE, THE TOWNSHIP MAY PERFORM THE NECESSARY MAINTENANCE WORK OR CORRECTIVE WORK AND THE OWNER SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS.

STORMWATER CERTIFICATES

I, RONALD OLSEN, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE "MUDDY CREEK STORMWATER MANAGEMENT ORDINANCE".

8-19-14 — RONALD OLSEN
DATE

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

8-20-2014 — THOMAS L. THOMPSON
DATE

I, John D. Fruehauf, CO-TRUSTEE OF THE WELLING W. FRUEHAUF'S GRANDCHILDREN'S TRUST, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY MUDDY CREEK TOWNSHIP.

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Instr:201409190022457 09/19/2014
Pages:1 F:$45.00 2:29Pm
Michele Mustello T20140019084
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD OLSEN
ENGINEER
26400-E
RONALD OLSEN, P.E.
26400-E
8-19-14
DATE

Pennsylvania One Call System, Inc.
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
SERIAL # XXXXXXX

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
H	ADDED STORMWATER CERTIFICATES	RWC	RWC	8/19/2014
G	REVISED TITLE AND ADDED NOTE 4	RWC	RWC	8/12/2014
F	REVISED SANITARY AND TITLE	RWC	RWC	8/7/2014
E	REVISED PER TOWNSHIP ENGINEER COMMENTS	RWC	RWC	7/17/2014
D	REVISED INFILTRATION BED	RWC	RWC	7/3/2014
C	REVISED SANITARY & TRUCK DOCK	RWC	RWC	6/16/2014
B	UPDATED SITE INFO & NEW SANITARY DESIGN	RWC	RWC	6/12/2014
A	PRELIMINARY PROGRESS PRINT	RWC	RO	04/14/2014

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

FRUEHAUF MANUFACTURING
STORMWATER MANAGEMENT PLAN #2
PROPOSED SITE PLAN
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 02/26/2014
SHEET NO.: C200
REV.: H
SCALE 0 50' 100'
CHKD. BY: RO
DRAWN BY: CRH
PROJECT NO. 201422A

BY A RESOLUTION APPROVED ON THE 20th DAY OF August 2014, THE BOARD OF DIRECTORS OF THE SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THIS RECORDED PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF BUFFALO. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SARVERS MILL ASSOCIATES, L.P.

WITNESS

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

DATE 8/20/14

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SARVERS MILL, PHASE III IS IN THE NAME OF SARVERS MILL ASSOCIATES, L.P. AND IS RECORDED IN INSTRUMENT NUMBER 201210240030559, OCTOBER 24, 2012

WITNESS

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

S&T BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE SARVERS MILL, PHASE III CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE, AND MORTGAGEE VP/Branch Mgr.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF August, 2014.

MY COMMISSION EXPIRES THE 21 DAY OF May, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ebonie Bookshot, Notary Public
Penn Twp., Butler County
My Commission Expires May 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

* James C. Rumbaugh, President, The Meritage Group Inc. General Partner of Sarvers Mill Associates L.P. EB

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

DATE 8-21-2014

SURVEYOR

SU-743-A
REGISTRATION NUMBER

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

DATE

ENGINEER

SECRETARY

REGISTRATION NUMBER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF BUFFALO ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

DATE AUGUST 13, 2014

CHAIRPERSON

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

SECRETARY

AUTHORIZED MUNICIPAL OFFICIAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO, THIS 6th DAY OF AUGUST, 2014.

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, BY RESOLUTION, THIS 13TH DAY OF AUGUST, 2014.

SECRETARY

CHAIRPERSON

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

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME – 343 , PAGES – 45 .

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF Sept , 2014.

RECORDER

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

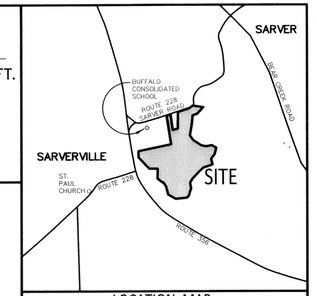
PROPERTY TABULATION

EX LOTS	SQ FT	ACRES
301	12021.42	0.28
302	9749.27	0.22
303	9296.27	0.21
304	9230.85	0.21
305	9171.95	0.21
306	9404.37	0.22
307	9637.07	0.22
308	13410.82	0.31
309	10931.78	0.25
310	10341.93	0.24
311	10393.19	0.24
312	10440.95	0.24
313	10489.09	0.24
314	9123.53	0.21
315	8806.50	0.20
CREEKSIDE R/W	25269.05	0.58
REMAINDER PARCEL C	1390440.83	31.92
TOTAL	1568158.87	36.00
ORIGINAL PARCEL C	1568158.87	36.00

Instr 201409260029106 09/26/2014 1:58PM
Pages: 1 F: $45.00
Michele Mustello T20140018559
Butler County Recorder ND

ZONING CLASSIFICATION: R-2
GENERAL RESIDENTIAL

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

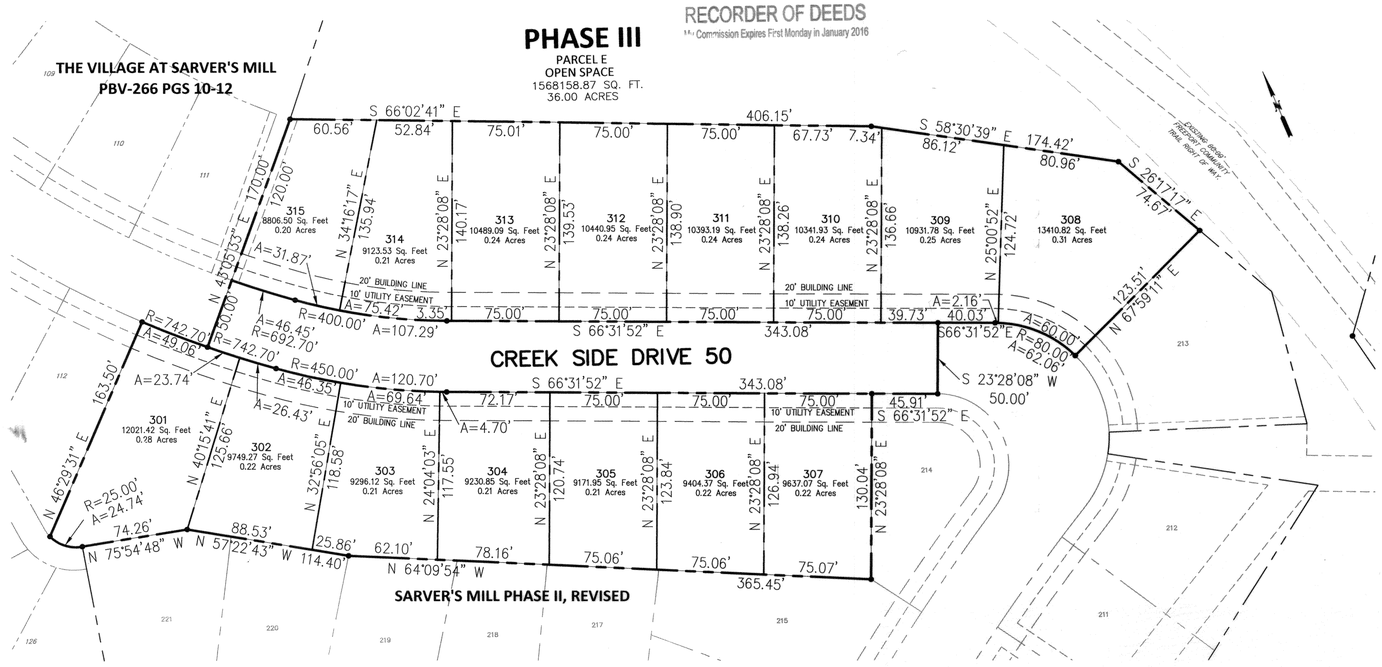


LOCATION MAP
N.T.S.

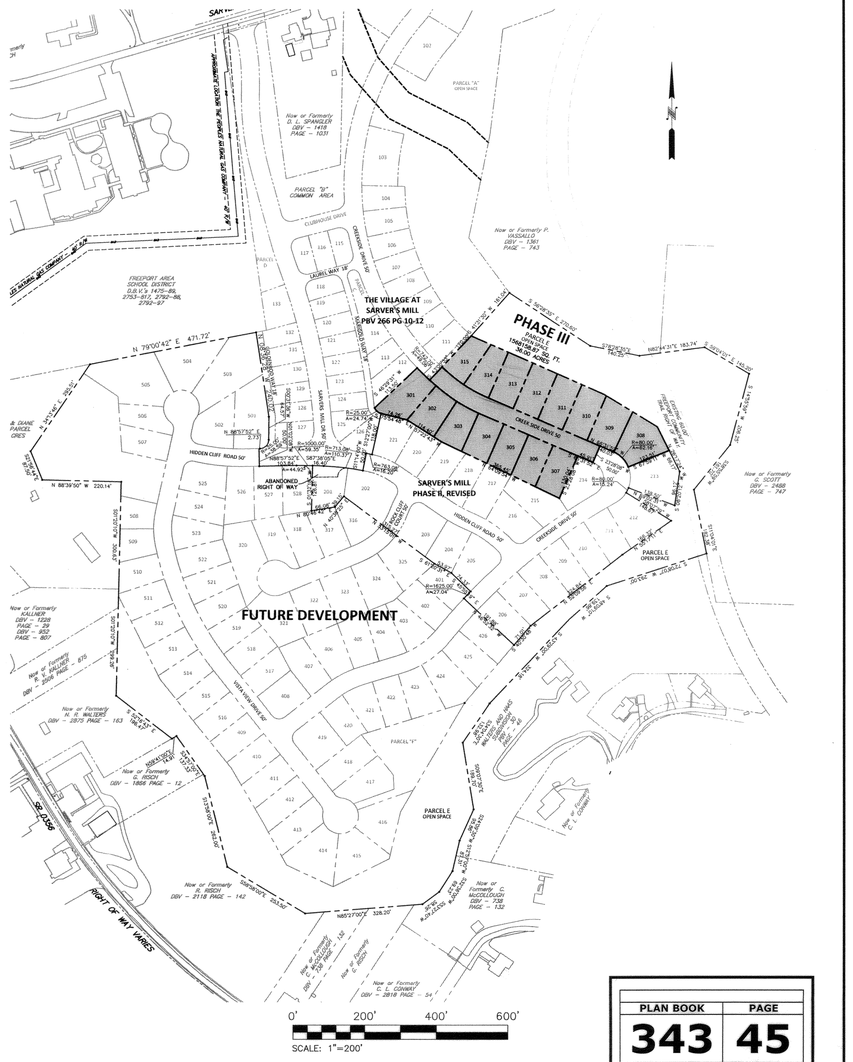
PHASE III

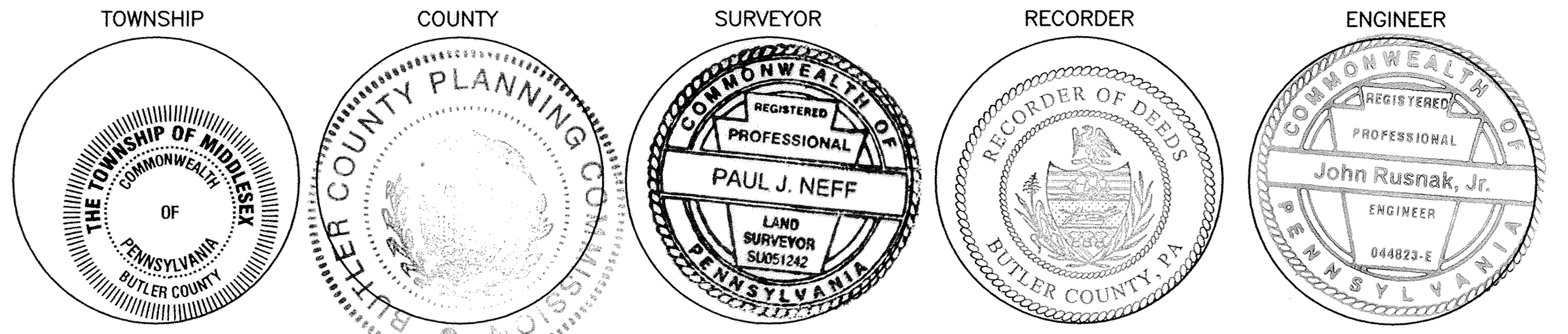
PARCEL E
OPEN SPACE
1568158.87 SQ. FT.
36.00 ACRES

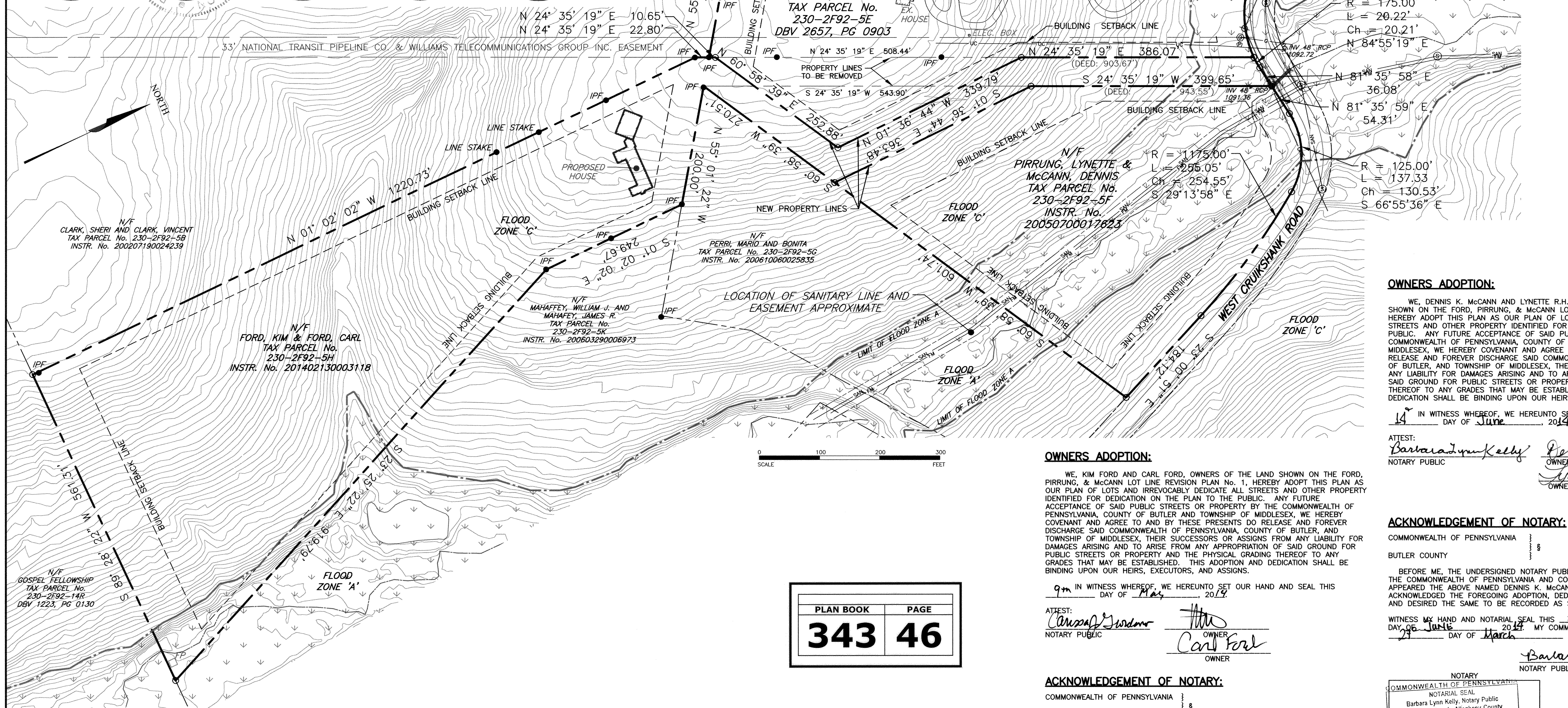
THE VILLAGE AT SARVER'S MILL
PBV-266 PGS 10-12



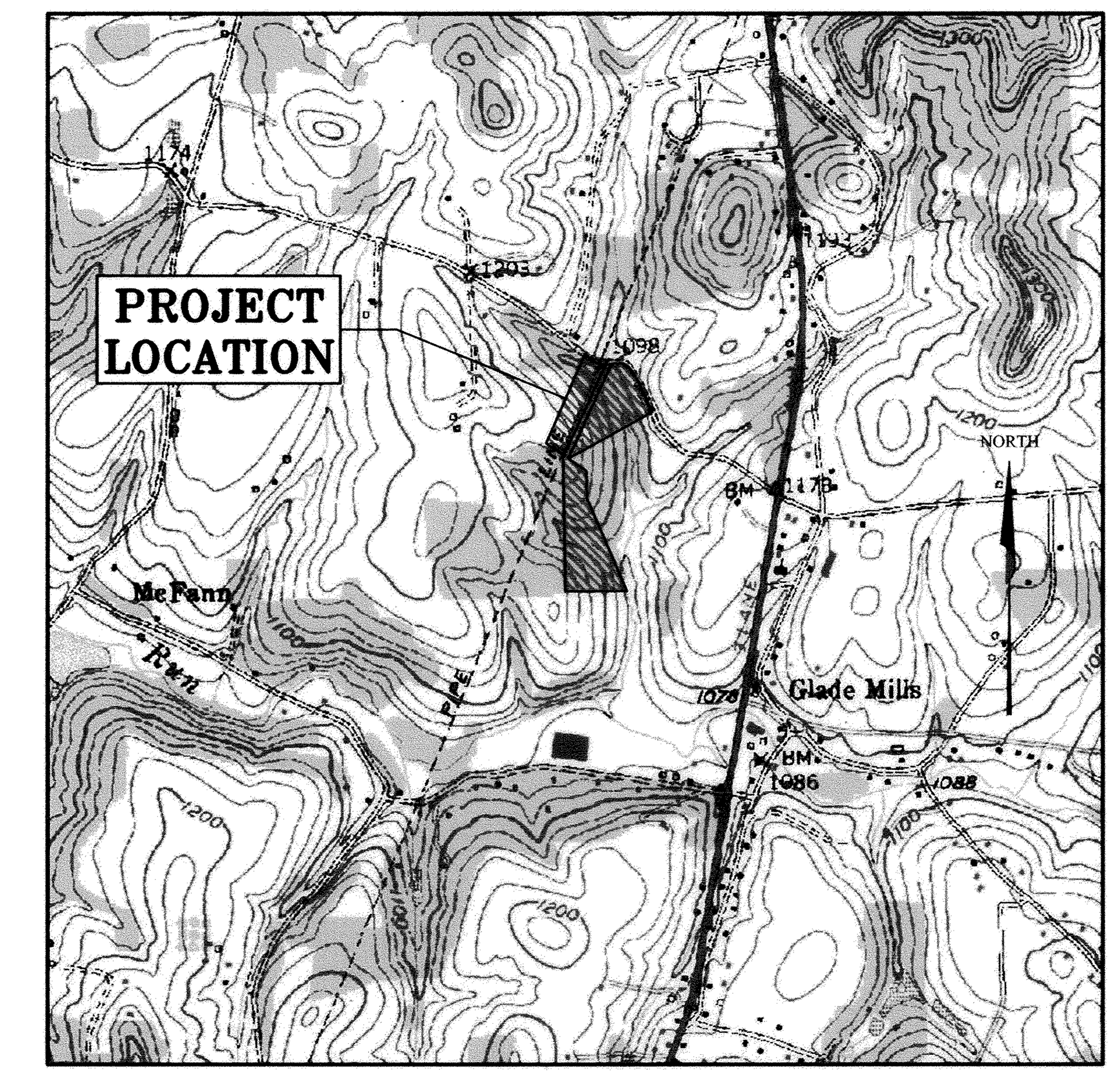
0' 50' 100' 150'
SCALE: 1"=50'


N
THE VILLAGE AT SARVER'S MILL
PBV-266 PG 10-12
PHASE III
PARCEL E
OPEN SPACE
1568158.87 SQ. FT.
36.00 ACRES
SARVER'S MILL PHASE II, REVISED
FUTURE DEVELOPMENT
FREEPORT AREA SCHOOL DISTRICT
DB 813 PG 1475-88, 2753-617, 2792-86, 2792-97
PARCEL "A" OPEN SPACE
PARCEL "B" COMMON AREA
PARCEL "C"
PARCEL "D"
PARCEL "E" OPEN SPACE
PARCEL "F"
CLUBHOUSE DRIVE
LEGREL WAY 50'
HIDDEN CLIFF ROAD 50'
CREEKSIDE DRIVE 50'
WILLOW BROOK WAY 50'
ABANDONED RIGHT OF WAY
EXISTING GROUND FREEPORT COMMUNITY TRANSIT ROAD OF WAY
RIGHT OF WAY VARIES
SR 0356
Now or Formerly P. MUSSULLO DBV - 1361 PAGE - 743
Now or Formerly D. SPANGLER DBV - 1458 PAGE - 1031
Now or Formerly KALLNER DBV - 1228 PAGE - 39 DBV - 903 PAGE - 867
Now or Formerly R. ROSCH DBV - 1868 PAGE - 12
Now or Formerly R. WILLERS DBV - 2875 PAGE - 163
Now or Formerly R. WEIGEL DBV - 2118 PAGE - 142
Now or Formerly C. MCCLOSKEY DBV - 938 PAGE - 132
Now or Formerly D. SOSIN DBV - 2488 PAGE - 747
Now or Formerly C. LEONARD DBV - 2818 PAGE - 54
N 79°00'42" E 471.72'
S 79°00'42" W 471.72'
N 88°39'50" W 220.14'
S 88°39'50" E 220.14'
S 88°37'07" E 273.10'
S 88°37'07" E 326.20'
N 88°37'07" W 326.20'
S 88°44'34" E 183.74'
S 87°40'02" E 145.00'
S 87°40'02" E 32.00'
N 87°40'02" W 32.00'
S 87°40'02" E 326.20'
S 87°40'02" E 326.20'
S 87°40'02" E 326.20





PLAN BOOK	PAGE
343	46



VICINITY MAP

SCALE: 1'=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA 7.5 MINUTE SERIES, 1950 (REV 1969)

AREA TABLE:

TAX PARCEL No.	EXISTING AREA ACRES	SQ. FT	PROPOSED AREA ACRES	SQ. FT
230-2F92-5E	4.1111	179,077	4.9867	217,218
230-2F92-5F	6.4534	281,111	5.4515	237,467
230-2F92-5H	10.0986	439,894	10.2249	445,397
TOTAL	20.6631	900,082	20.6631	900,082

BULK AREAS:

AG-A RURAL RESIDENTIAL DISTRICT:	
MINIMUM LOT SIZE	43560 SQ. FT.
MINIMUM LOT WIDTH	150'
MAXIMUM LOT COVERAGE	20%
SETBACKS:	
FRONT	50' FROM LOT LINE OR 75' FROM CENTERLINE
REAR	75'
SIDE	25' EACH SIDE

SURVEYORS NOTES:

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

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

CURRENT TITLE OF PROPERTY LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 230-2F92-5E IS RECORDED AT DBV 2657, PG 0903 IN THE NAMES OF LYNETTE PIRRUNG AND DENNIS McCANN.

CURRENT TITLE OF PROPERTY LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 230-2F92-5F IS RECORDED AT INSTRUMENT No. 200507060017623 IN THE NAMES OF DENNIS K. McCANN AND LYNETTE R.H. PIRRUNG.

CURRENT TITLE OF PROPERTY LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 230-2F92-5H IS RECORDED AT INSTRUMENT No. 201402130003118 IN THE NAMES OF KIM FORD AND CARL FORD.

I, PAUL J. NEFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE ____________ REGISTRATION NO. SU051242

NOTES:

FLOOD ZONES:
FLOOD ZONES FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 421229 0003 B
ZONE A: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
ZONE C: AREAS OF MINIMAL FLOODING, (NO SHADING).
FLOODPLAIN SHOWN BASED ON PROPOSED REVISED FEMA PLANS 2010

CONTOURS:
CONTOURS FROM P.A.S.D.A.: 52001360PAS
CONTOUR INTERVAL 2 FEET.

ZONING:
RURAL RESIDENTIAL (AG-A)

PURPOSE:
REVISION OF ACCESS FROM WEST CRUIKSHANK ROAD TO PARCEL 230-2F92-5H.

OWNER DATA:
NAME: KIM AND CARL FORD
ADDRESS: 204 CEDAR WOOD DRIVE, WEXFORD, PA 15090
PHONE: 412-336-3336

NAME: LYNETTE PIRRUNG AND DENNIS McCANN
ADDRESS: 156 WEST CRUIKSHANK RD, BUTLER, PA 16001
PHONE: 724-586-6158

OWNERS ADOPTION:

WE, KIM FORD AND CARL FORD, OWNERS OF THE LAND SHOWN ON THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

9th IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 9th DAY OF May, 2014.

ATTEST: Carissa J Giordano — NOTARY PUBLIC
[signature] — OWNER
Carl Ford — OWNER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED KIM FORD & CARL FORD AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF May 2014.
MY COMMISSION EXPIRES THE 15 DAY OF January 2018.

Carissa J Giordano — NOTARY PUBLIC (SIGNATURE)

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

CERTIFICATION OF TITLE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1 IS IN THE NAME OF KIM FORD & CARL FORD AND IS RECORDED AT INSTRUMENT No. 201402130003118.

[signature] — WITNESS
[signature] — OWNER
Carl Ford — OWNER

WASHINGTON FINANCIAL BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature] — WITNESS
[signature] — NAME, TITLE AND MORTGAGEE
DELBERT O. HAGNE SR. VICE PRESIDENT

OWNERS ADOPTION:

WE, DENNIS K. McCANN AND LYNETTE R.H. PIRRUNG, OWNERS OF THE LAND SHOWN ON THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

14th IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 14th DAY OF June, 2014.

ATTEST: Barbara Lynn Kelly — NOTARY PUBLIC
Dennis K. McCann — OWNER
[signature] — OWNER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DENNIS K. McCANN AND LYNETTE R. H. PIRRUNG AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF JUNE 2014. MY COMMISSION EXPIRES THE 27 DAY OF March 2018

Barbara Lynn Kelly — NOTARY PUBLIC (SIGNATURE)

NOTARY
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara Lynn Kelly, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 27, 2018

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1 IS IN THE NAMES OF DENNIS K. NcCANN AND LYNETTE R. H. PIRRUNG AND IS RECORDED AT DBV 2657, PG 0903.

[signature] — WITNESS
Dennis K. McCann — OWNER
[signature] — OWNER

Mortgage Electronic Registration Systems Inc, MORTGAGEE OF THE PROPERTY CONTAINED IN THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Marilyn Cashman — WITNESS Marilyn Cashman
[signature] — NAME, TITLE AND MORTGAGEE
Shelley L Ness, Assistant Secretary

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1 IS IN THE NAMES OF DENNIS K. McCANN AND LYNETTE R. H. PURRUNG AND IS RECORDED AT INSTRUMENT No. 200507060017623. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[signature] — WITNESS
Dennis K. McCann — OWNER
[signature] — OWNER

SURVEYORS CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

4-24-14 — DATE
Paul J Neff — PAUL J. NEFF SU051242

MUNICIPAL DECLARATIONS:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

[signature] — SECRETARY
[signature] — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 10-14, EFFECTIVE THIS 2nd DAY OF September, 2014.

[signature] — SECRETARY
[signature] — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS ______ DAY OF ______, 2014

[signature] — SECRETARY
[signature] — CHAIRMAN BOARD OF PLANNING COMMISSION

TOWNSHIP ENGINEER:

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

9-18-14 — DATE
044823-E — REGISTRATION No.
J Rusnak — SIGNATURE

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL, 2014.

[signature] DRM — SECRETARY
[signature] DRM — CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

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

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE(S) 46. GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF SEP, 2014.

Michele M. Mustello — RECORDER OF DEEDS

R E F E R E N C E S	
REF. #	DESCRIPTION
1	P.A.S.D.A.: AERIAL PHOTOS AND CONTOURING 52001360PAS; OBTAINED JAN 2014.
2	F.E.M.A; FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 421229 0003 B; OBTAINED FEB 2014.
3	WRIGHT CONSULTING ENGINEER; REVISED KEARCHER & WIRTZ PLAN OF LOTS; FEB. 23, 1998.
4	WRIGHT CONSULITNG ENGINEER; *KAERCHER & WIRTZ: PLAN OF LOTS;* JUNE 3, 1994, REV. MAY E, 1995; RECORDED JUNE 8, 1995, PBV 183, PG 45.
5	WRIGHT CONSULITNG ENGINEER; *KAERCHER & WIRTZ: PLAN OF LOTS;* JUNE 3, 1994, REV. OCT. 29, 1996.
6	HERBERT, ROWLAND & GRUBIC, INC.; SAXONBURG AREA AUTHORITY; *WASTEWATER TREATMENT REGIONALIZATION PROJECT CONTRACT #2,* DWG 43, SHT 94 OF 183; JULY 2005.

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDED SEWERLINE INFORMATION	03/19/14	BJE	PJN	PJN

R E V I S I O N S

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

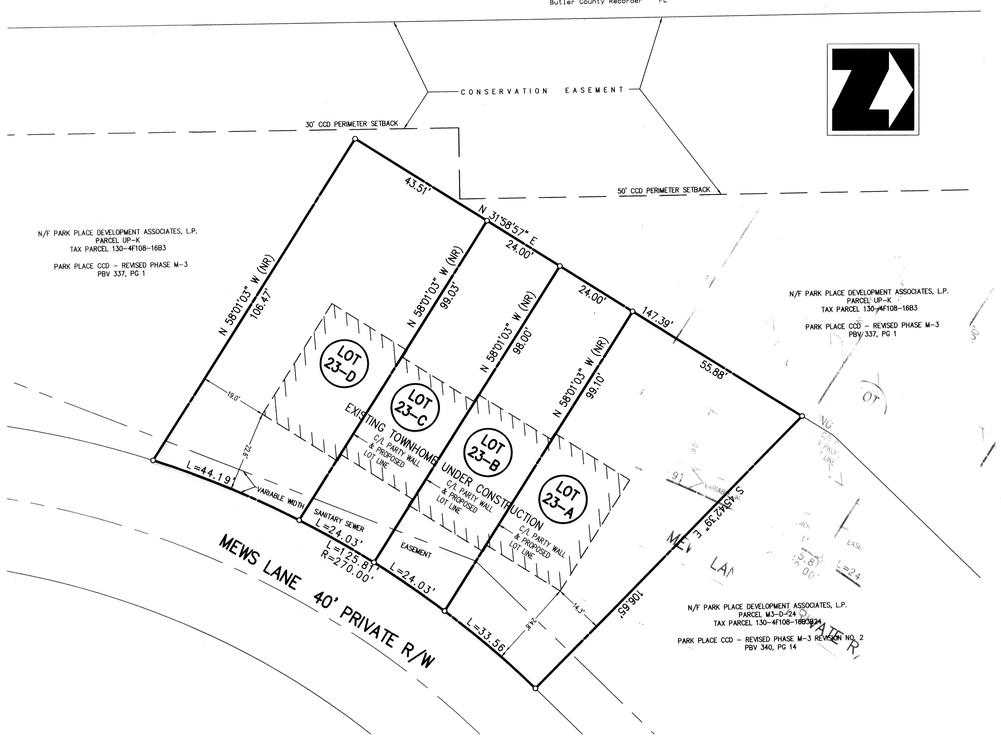
CLIENT
KIM FORD
204 CEDAR WOOD DRIVE, WEXFORD, PENNSYLVANIA 15090

PROJECT
FORD, PIRRUNG, & McCANN LOT LINE REVISION PLAN No. 1
BEING
TAX PARCEL No. 230-2F92-5E, DBV 2657, PG 0903
TAX PARCEL No. 230-2F92-5F, INSTR. No. 200507060017623
TAX PARCEL No. 230-2F92-5H, INSTR. No. 200903170004949
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	02/19/14
ISSUE DATE	03/19/14
REV. #	1
PROJECT #	14-003
SCALE	1"=100'
DWG #	LR-1
SHEET	1 OF 1

Instr:201409260023232 09/26/2014
Pages:1 F:$45.00 3:11PM
Michele Mustello T20140018567
Butler County Recorder FL

Instr 201409260023284
Pages: 1 F $45.00
Michele Mustello
Butler County Recorder
09/26/2014
3:50PM
T20140018574
FL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

DEED REFERENCE: INSTRUMENT NO. 201407070015190

TAX PARCEL: 130-4F108-16B3B23

LOT AREAS:

23-A	4,542.611 SQ.FT.	0.104 ACRES
23-B	2,360.989 SQ.FT.	0.054 ACRES
23-C	2,360.199 SQ.FT.	0.054 ACRES
23-D	4,443.971 SQ.FT.	0.102 ACRES
TOTAL AREA:	13,707.770 SQ.FT.	0.315 ACRES

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-D-23 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.

d. BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

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

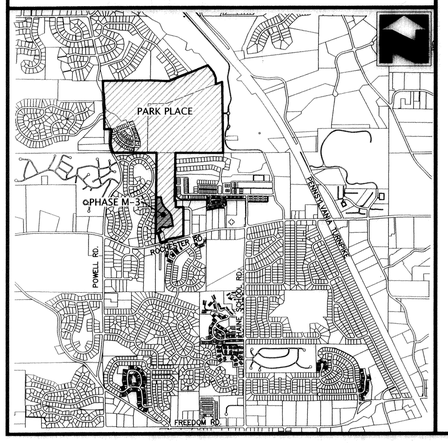
PATTERN BOOK REQUIREMENTS AFFECTING THE LOTS SHOWN:
ALL UNITS BEING BUILT AND TO BE BUILT ON THE LOTS SHOWN SHALL HAVE FRONT LOAD GARAGES AND THE FOLLOWING SETBACKS APPLY:

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.

LOCATION MAP 1" = 2000'



BY RESOLUTION APPROVED ON THE 2ND DAY OF SEPTEMBER 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. 4 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

SIGNATURE AND TITLE OF OFFICER WITNESSING

SIGNATURE AND TITLE OF AUTHORIZED OFFICER - VICE PRESIDENT

9-2-2014
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 2nd DAY OF September 2014

(SEAL)

Mary L. McCann
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary L. McCann, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 4 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201407070015190 . I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

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.

9/28/14
DATE

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.

9/22/14
DATE

SIGNATURE
REGISTRATION NO. PE071353

FINAL PLAN NOTE:

THIS PLAN IS A RE-SUBDIVISION OF LOT NO. [illegible] AMENDMENT NO. 1 AS RECORDED IN PLAN BOOK 339, PAGE 8.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2014-52 EFFECTIVE THIS 22ND DAY OF September 20 14.

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

CHAIRMAN

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.

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2014-52, HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 9/4/14.

BEARINGS LABELLED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 6TH DAY OF AUG 20 14.

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 343 PAGE 47

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF September 20 14

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
343	47

JASON MICHAEL KRATSAS ENGINEER PE071353 — TOWNSHIP ENGINEER

JAMES ANTHONY SPERDUTE SURVEYOR No. 24457-E — REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA — BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1004-1414115
DRAWING SCALE:	1"=20'
DATE:	AUGUST 2, 2014
DRAWN BY:	JSS
REVISIONS:	

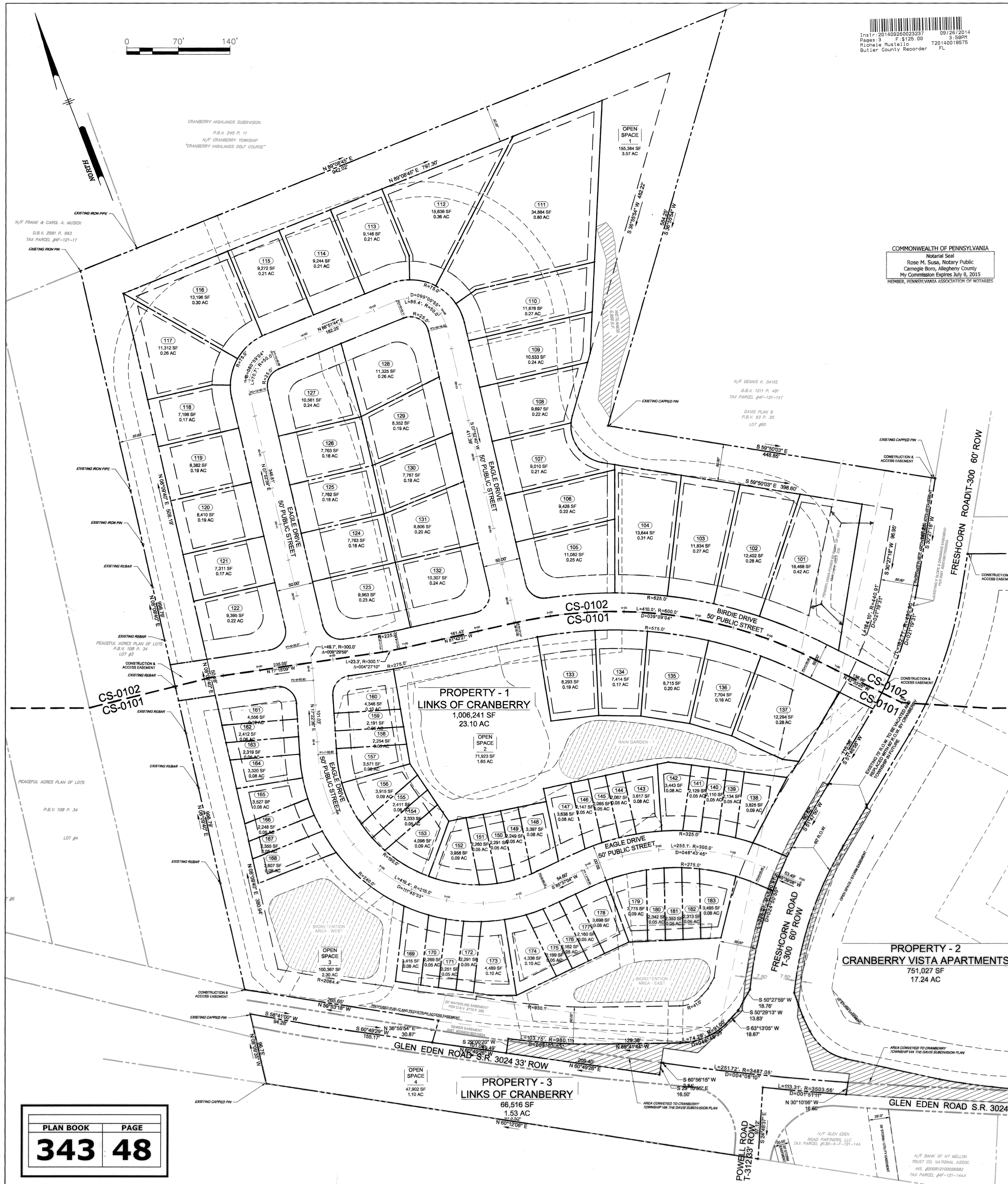
PARK PLACE CCD AMENDMENT NO. 4

BEING A RE-SUBDIVISION OF PARCEL M3-D-23 OF THE PARK PLACE CCD AMENDMENT NO. 1 AS RECORDED IN PLAN BOOK 339, PG 8

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SLS — GROUNDED LAND SURVEYING — HARMONY, PA 724-452-4362 SLS1@zoominternet.net

Instr:201409260023237 09/26/2014
Pages:3 F:$125.00 3:58PM
Michele Mustello T20140018575
Butler County Recorder FL



PLAN BOOK	PAGE
343	48

REQUIRED CERTIFICATIONS:TOWNSHIP OF CRANBERRY, APPENDIX 2

1. OWNER'S ADOPTION

THE GLEN EDEN PARTNERS, LLC, OWNER OF THE LAND SHOWN ON THE PRD RECORDING PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

[signature] SIGNATURE OF WITNESS — [signature: James W. McCarthy] SIGNATURE OF OWNER(S) JAMES W. MC CARTHY AUTHORIZED MEMBER MANAGER

3/27/14
DATE

2. ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JAMES MCCARTHY, AUTHORIZED MEMBER IN THE FIRM OF GLEN EDEN PARTNERS, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

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

(SEAL) [signature] NOTARY PUBLIC

3. CERTIFICATION OF TITLE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LINKS OF CRANBERRY IS IN THE NAME OF GLEN EDEN PARTNERS, LLC, AND IS RECORDED IN DEED BOOK VOLUME ______________, PAGE INSTRUMENT NUMBERS 201103280007624 AND 201112070080340

[signature] WITNESS OWNER [signature] JAMES W. MCCARTHY AUTHORIZED MEMBER MAN

WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE LINKS OF CRANBERRY CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature], VICE PRESIDENT [signature] 3/24/14
WITNESS NAME, TITLE, AND MORTGAGEE

4. 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.

6 MAR 14 [signature]
DATE JEFFREY A. HORNEMAN

(SEAL) 051092-E
REGISTRATION NUMBER

5. 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.

[signature] SECRETARY ~~CHAIRMAN~~, [signature] BOARD OF SUPERVISORS

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

April 14, 2014 [signature]
DATE SECRETARY

6. OTHER REQUIRED STATEMENTS

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.

7. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2013-82, ON THE 19TH DAY OF September 2014.

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

(SEAL)

I, Jerry A. Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2013-82 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 12/11/13.

[signature] TOWNSHIP MANAGER

8. REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF NOV 2013

[signature] SECRETARY CHAIRMAN [signature] BUTLER COUNTY PLANNING COMMISSION

(SEAL)

9. PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 343, PAGE(S) 48-50.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF September, 2014.

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

(SEAL) [signature] RECORDER OF DEEDS

10. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS:

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

11. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE STORMWATER MANAGEMENT PLAN:

I, [signature], HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE

12. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE DEVELOPMENT PLAN:

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

SURVEYOR	TOWNSHIP ENGINEER	PLANNING COMMISSION	COUNTY PLANNING	RECORDER OF DEEDS	TOWNSHIP COMMISSIONERS
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY ALAN HORNEMAN LAND SURVEYOR 051092-E; 6 MAR 14	COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353		BUTLER COUNTY PLANNING COMMISSION	RECORDER OF DEEDS BUTLER COUNTY, PA	

REVISIONS:

Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS
Foster Plaza 9, Suite 700
750 Holiday Drive
Pittsburgh, Pa. 15220
412-521-3000

Victor-Wetzel Associates
Landscape Architects
533 Locust Place
2nd Floor
Sewickley, PA 15143
|Office| 412-741-2290
|Fax| 412-741-0506
|E-mail| vwa@vwla.net

P.M. DHH
D.B. JJA / KEF
C.B. ______

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY ALAN HORNEMAN LAND SURVEYOR 051092-E

THE LINKS OF CRANBERRY - DAVIS PRD REVISED PHASE 1
PRD RECORDING PLAN

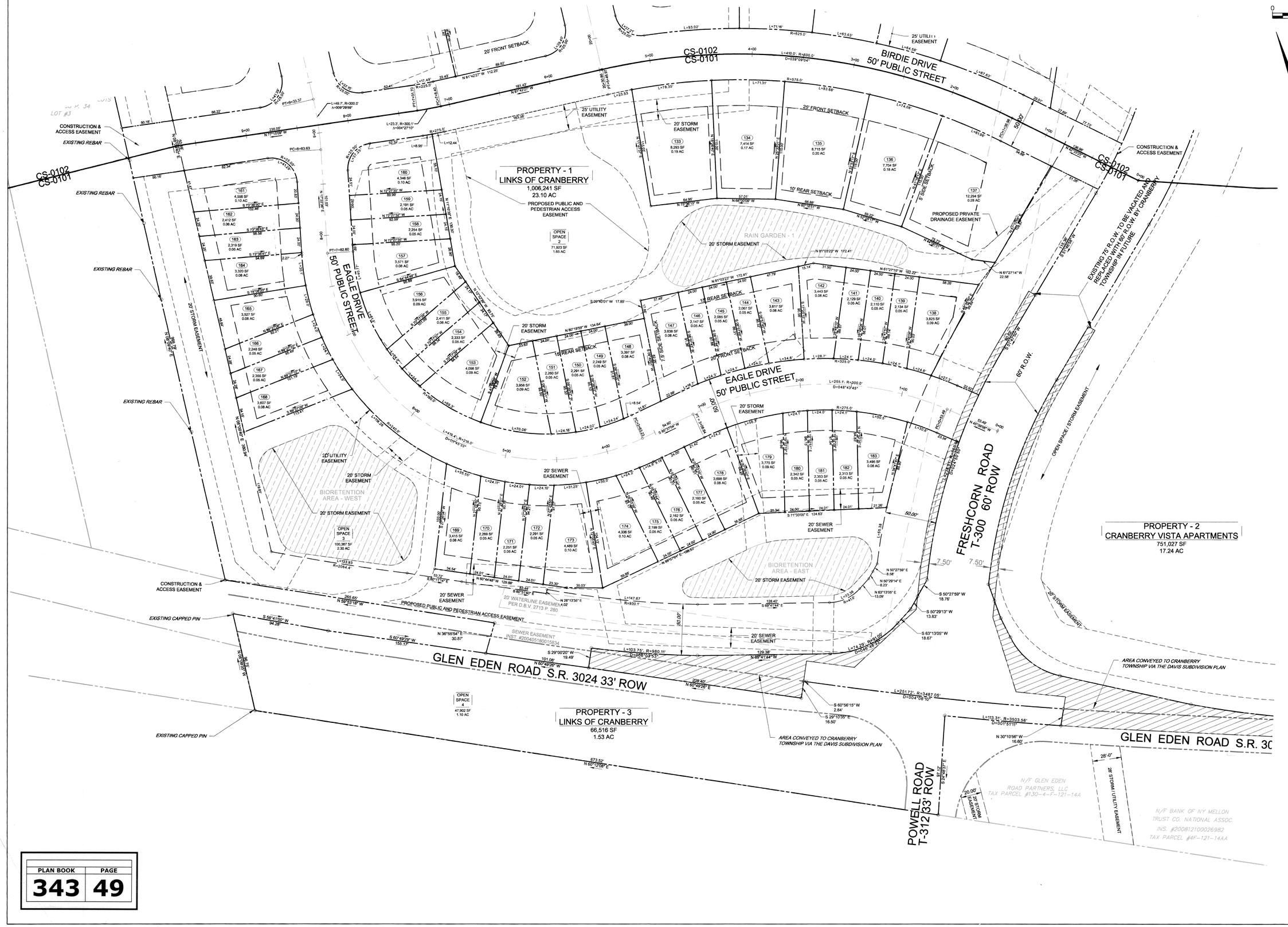
CRANBERRY TOWNSHIP, BUTLER COUNTY PA

PREPARED FOR:
GLEN EDEN ROAD PARTNERS, LLC
550 WASHINGTON ROAD
CARNEGIE, PA 15106

PRD RECORDING PLAN

SHEET
CS-0100

SCALE: AS SHOWN
ISSUE DATE: FEBRUARY 26, 2014
JOB NO. 2011-086



PLAN BOOK	PAGE
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REVISIONS:

Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS
Pittsburgh Mills, Suite 700
1460 Mars-Evans City Road
Evans City, PA 16033
724.776.9330

Victor-Wetzel Associates
Landscape Architects
533 Locust Place
2nd Floor
Sewickley, PA 15143
[Phone] 412.741.0506
[Fax] 412.741-0506
[E-mail] vwa@vwla.net

P.M. DNH
D.B. JJA / KEF
C.B.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY ALAN HORNEMAN
LANDSCAPE ARCHITECT

THE LINKS OF CRANBERRY - DAVIS PRD REVISED PHASE 1 PRD RECORDING PLAN

CRANBERRY TOWNSHIP, BUTLER COUNTY PA

PREPARED FOR:
GLEN EDEN ROAD PARTNERS, LLC
550 WASHINGTON ROAD
CARNEGIE, PA 15106

PRD RECORDING PLAN

SHEET
CS-0101

SCALE: AS SHOWN
ISSUE DATE: FEBRUARY 26, 2014
JOB NO. 2011-086

0 40' 80'

NORTH

CRANBERRY HIGHLANDS SUBDIVISION
P.B.V. 245 P. 11
N/F CRANBERRY TOWNSHIP
"CRANBERRY HIGHLANDS GOLF COURSE"

N/F FRANK & CAROL A. MUSICK
D.B.V. 2591 P. 993
TAX PARCEL #4F-121-1T

EXISTING IRON PIPE
EXISTING IRON PIN
EXISTING REBAR
EXISTING CAPPED PIN

N/F DENNIS K. DAVIS
D.B.V. 1211 P. 491
TAX PARCEL #4F-121-14T

DAVIS PLAN 9
P.B.V. 93 P. 35
LOT #90

PEACEFUL ACRES PLAN OF LOTS
P.B.V. 108 P. 34
LOT #3

OPEN SPACE 1
155,384 SF
3.57 AC

WETLANDS
5,859 S.F.

20' STORM EASEMENT
10' REAR SETBACK
5' SIDE SETBACK
20' FRONT SETBACK
25' UTILITY EASEMENT
30' SEWER EASEMENT
CONSTRUCTION & ACCESS EASEMENT
PROPOSED PUBLIC ANTI-STEEP PEDESTRIAN ACCESS EASEMENT
EXISTING 5' SLOPE & DRAINAGE EASEMENT PER INST. #201706170023033
SIDE SETBACK AT PENN POWER 80' RIGHT OF WAY
PENNSYLVANIA POWER 80' RIGHT OF WAY per D.B.V. 693 P. 239

EAGLE DRIVE
50' PUBLIC STREET

BIRDIE DRIVE
50' PUBLIC STREET

FRESHCORN ROADIT-300 60' ROW

101	18,468 SF	0.42 AC
102	12,402 SF	0.28 AC
103	11,834 SF	0.27 AC
104	13,644 SF	0.31 AC
105	11,082 SF	0.25 AC
106	9,428 SF	0.22 AC
107	9,010 SF	0.21 AC
108	9,697 SF	0.22 AC
109	10,533 SF	0.24 AC
110	11,678 SF	0.27 AC
111	34,884 SF	0.80 AC
112	15,838 SF	0.36 AC
113	9,146 SF	0.21 AC
114	9,244 SF	0.21 AC
115	9,272 SF	0.21 AC
116	13,196 SF	0.30 AC
117	11,312 SF	0.26 AC
118	7,198 SF	0.17 AC
119	8,382 SF	0.19 AC
120	8,410 SF	0.19 AC
121	7,311 SF	0.17 AC
122	9,395 SF	0.22 AC
123	8,963 SF	0.23 AC
124	7,763 SF	0.18 AC
125	7,762 SF	0.18 AC
126	7,763 SF	0.18 AC
127	10,561 SF	0.24 AC
128	11,325 SF	0.26 AC
129	8,352 SF	0.19 AC
130	7,767 SF	0.18 AC
131	8,806 SF	0.20 AC
132	10,307 SF	0.24 AC

CS-0102
CS-0101

PLAN BOOK	PAGE
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REVISIONS:

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P.M. DHH
D.B. JJA / KEF
C.B.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY ALAN HORNEMAN
LAND SURVEYOR
049E
CERTIFICATE

THE LINKS OF CRANBERRY - DAVIS PRD REVISED PHASE 1 PRD RECORDING PLAN

CRANBERRY TOWNSHIP, BUTLER COUNTY PA

PREPARED FOR:
GLEN EDEN ROAD PARTNERS, LLC
550 WASHINGTON ROAD
CARNEGIE, PA 15106

PRD RECORDING PLAN

SHEET
CS-0102

SCALE: AS SHOWN
ISSUE DATE: FEBRUARY 26, 2014
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