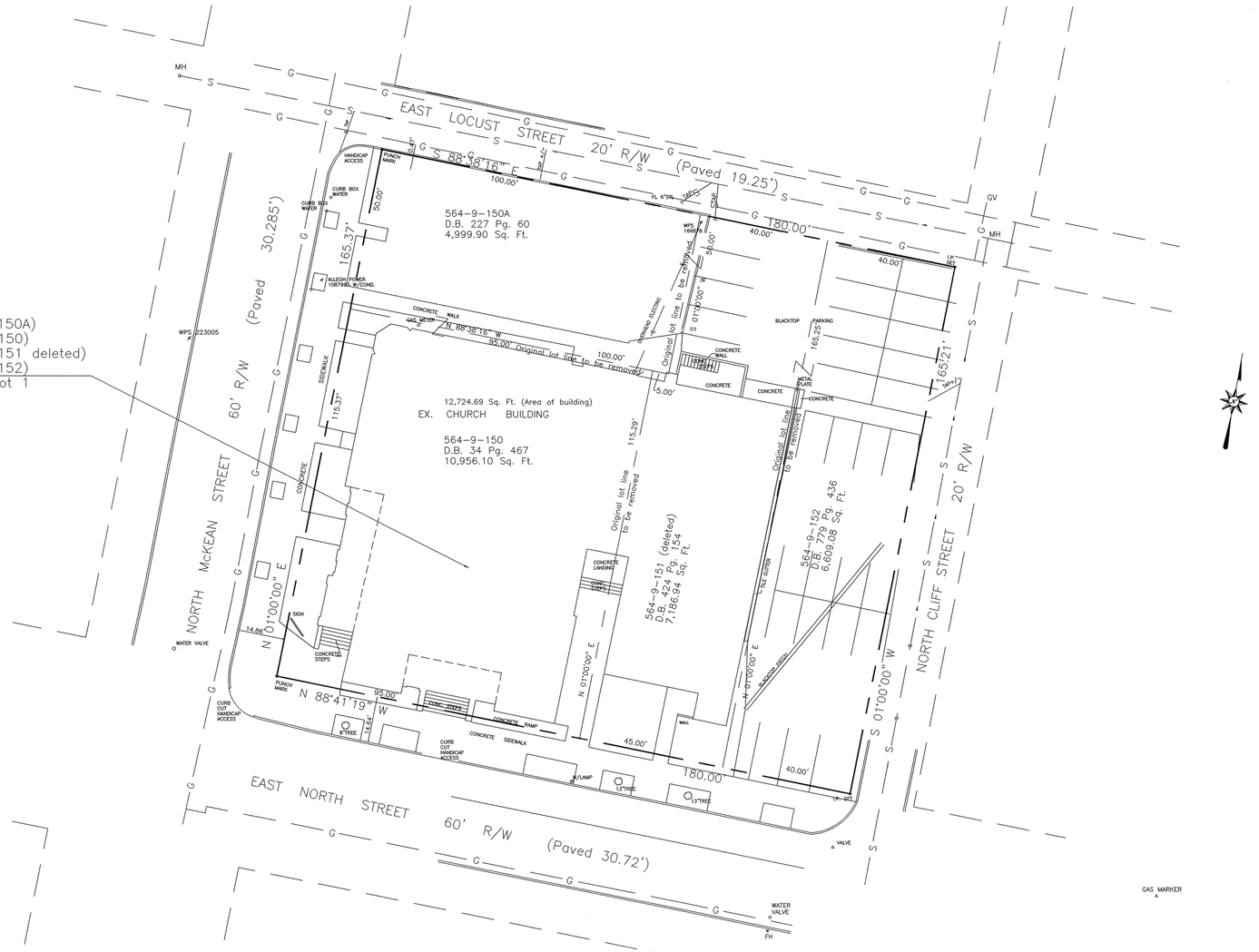
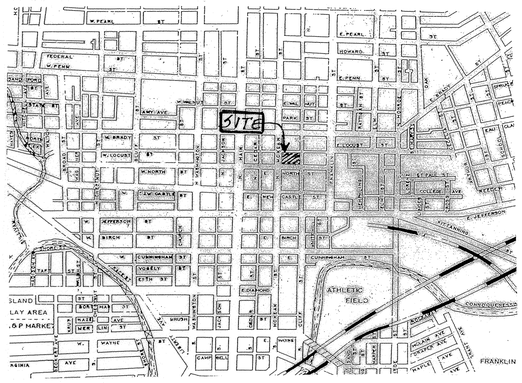
4,999.90 Sq. Ft. (564-9-150A)
+10,956.10 Sq. Ft. (564-9-150)
+ 7,186.94 Sq. Ft. (564-9-151 deleted)
+ 6,609.08 Sq. Ft. (564-9-152)
29,752.02 Sq. Ft. = New Lot 1
total after
conveyances





VICINITY MAP

NOTES:

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

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ONE CALL PRIOR TO ANY EXCAVATION.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF BUTLER, THIS PROPERTY LIES IN ZONE C - AREA OF MINIMAL FLOODING.

ZONED: R-3; HICH DENSITY RESIDENTIAL

PROPERTY OWNERS: FIRST UNITED METHODIST CHURCH
200 EAST NORTH STREET
BUTLER, PA 16001

Instr 201409290023266 09/29/2014
Pages: 1 F: $45.00 9:39PM
Michele Mustello T20140018605
Butler County Recorder FL

0' 20' 40' 60'

KNOW ALL MEN BY THESE PRESENTS: that The First United Methodist Church, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its Plan of Lots of its property situate in the City of Butler, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and City of Butler, The First United Methodist Church hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and they physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon The First United Methodist Church, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 4th day of SEPTEMBER, 20 14

ATTEST: FIRST UNITED METHODIST CHURCH

Cindy Cipoletti
SECRETARY

PRESIDENT/Chairman - Board of Trustees

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared TOM M. HOLMAN of The First United Methodist Church, who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said First United Methodist Church, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as CHAIRMAN - BOD TRUSTEES of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and property and respective handwriting.

CHAIRMAN - BOARD OF TRUSTEES
Title of Officer

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 4th day of September, 20 14 My Commission Expires the 3/11/16 (4th) day of March 2016

(SEAL)

Kathy J. Kennedy
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathy J. Kennedy, Notary Public
City of Butler, Butler County
My Commission Expires March 11, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan 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.

August 19, 2014 DATE SEAL SIGNATURE, REG. NO. SU-32490-E

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

City Clerk SEAL Thomas P. Donaldson Mayor

Approved by the City Council of the City of Butler this 3rd day of September, 20 14

City Clerk SEAL Thomas P. Donaldson Mayor

Approved by the Butler City Planning Commission this _____day of August 29, 20 14

Secretary SEAL Joseph M. Casarosa Chairman

Approved BR
Reviewed by the Butler County Planning Commission this 21st day of Aug, 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 344 page 1

Given under my hand and seal this 29th. day of September, 20 14

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
344	1

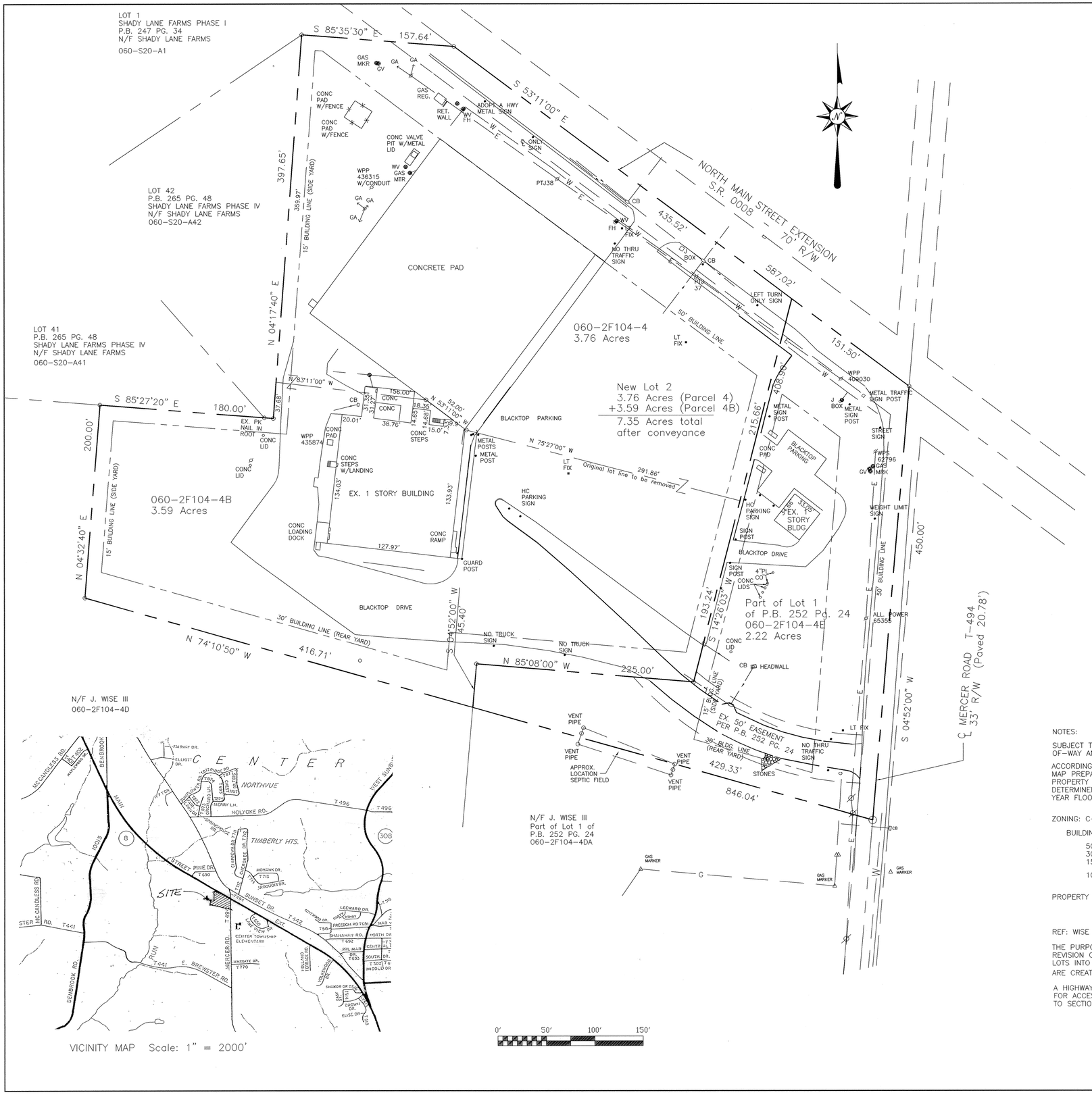
L S I
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT CONSOLIDATION

FOR: FIRST UNITED METHODIST CHURCH

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 08/19/14	Scale 1" = 20'	Dwn By BEC	Ckd By CAH	
Parcel #564-9-150, 150A, 151, 152		Db-Pg 34-467 227-60	424-154 779-436	Service No. 14-102
Address 200 EAST NORTH STREET				



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NORTHVUE
MOLYOKE RD.
T-496
WEST SUNBURY
TIMBERLY HTS.
PINE DR.
T-690
SUNSET DR.
T-342
SITE
CENTER TOWNSHIP ELEMENTARY
MERCER RD.
T-770
E. BREWSTER RD.
T-441
BENBROOK RD.
MAIN
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MCCANDLESS RD.
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KNOW ALL MEN BY THESE PRESENTS That We, Robert M. Hamilton and Eleanore N. Childs of the Township of Jackson, 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 Jackson, 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 Jackson, 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 Jackson, 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 23rd day of Sept 2014.

Robert M. Hamilton
Owner

Eleanore N. Childs
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 M. Hamilton and Eleanore N. Childs 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 23rd day of Sept 2014.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

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

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

Stanley D. Graff, PLS#30161-E

Seal

Sept. 22'14
Date

Approved by the Planning Director of the Township of Jackson on the 14 day of September 2014 pursuant to Chapter 22 of the Jackson Township Code of Ordinance, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated Sept. 14, 2014 The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 14 day of September 2014.

Township Secretary

Planning Director

Approved by the Board of Supervisors of Jackson Township on the 14 day of September 2014 subject to certain conditions referenced in the Township decision letter dated Sept. 14 2014. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities. Signed and noted as approved this 14 day of September 2014.

Township Secretary

Chairperson

This plat was delivered to Robert Hamilton, by Jackson Township on Sept 24 2014.

Township Secretary / Manager

Reviewed by the Butler County Planning Commission this 21st day of Aug 2014.

Secretary

Seal

Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

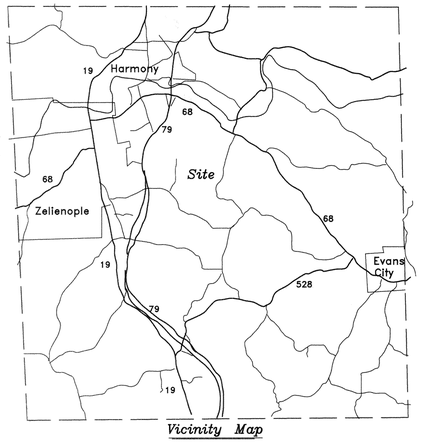
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 344 Page 3.

Given under my hand and seal this 29th day of September 2014.

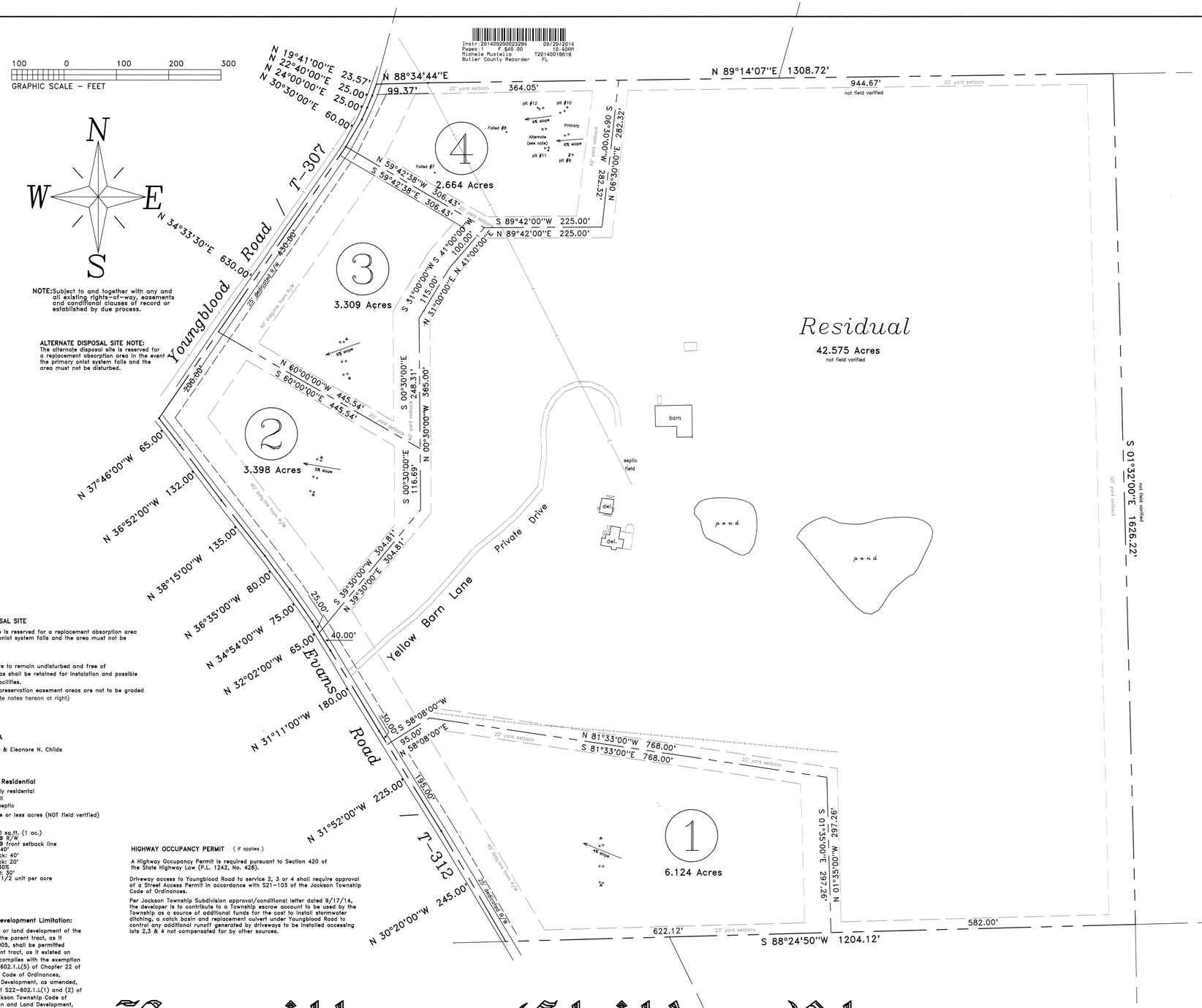
Recorder

Seal

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



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 onlot system fails and the area must not be disturbed.

DEP: ALTERNATE DISPOSAL SITE

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

PLAN NOTES:

Sewage disposal areas are to remain undisturbed and free of improvements. These areas shall be retained for installation and possible replacement of sewage facilities.

Steep slope & woodland preservation easement areas are not to be graded or disturbed. (see separate notes hereon at right)

TAX PARCEL 4F102-15A

Owner: Robert M. Hamilton & Eleanore N. Childs
114 Yellow Barn Lane
Zellenople, PA 16063

ZONING DATA:
Zoning District: R / Residential

Proposed use: single family residental
Proposed water: on lot well
Proposed sewage: on lot septic

Area: assessed at 59 more or less acres (NOT field verified)

Requirements:
minimum lot size: 43,560 sq.ft. (1 ac.)
minimum lot width: 100'@ R/W
minimum lot width: 150'@ front setback line
minimum front setback: 40'
minimum rearyard setback: 40'
minimum sideyard setback: 20'
maximum lot coverage: 30%
maximum building height: 30'
maximum gross density: 1/2 unit per acre

Subdivision/Land Development Limitation:

No further subdivision or land development of the subject property and the parent tract, as it existed on May 19, 2005, shall be permitted unless the entire parent tract, as it existed on May 19, 2005, either complies with the exemption requirements of S22-602.1.L(5) of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, or the requirements of S22-602.1.L(1) and (2) of Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, are met for the entire parent tract, as it existed on May 19, 2005.

HIGHWAY OCCUPANCY PERMIT (if applies)

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

Driveway access to Youngblood Road to service 2, 3 or 4 shall require approval of a Street Access Permit in accordance with S21-103 of the Jackson Township Code of Ordinances.

Per Jackson Township Subdivision approval/conditional letter dated 9/17/14, the developer is to contribute to a Township escrow account to be used by the Township as a source of additional funds for the cost to install stormwater ditching, a catch basin and replacement culvert under Youngblood Road to control any additional runoff generated by driveways to be installed accessing lots 2,3 & 4 not compensated for by other sources.

Hamilton-Childs Plan

Total 58.071 Acres

Notary

Surveyor

Township

County Planning

Recorder

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

for Robert M. Hamilton & Eleanore N. Childs
Co. TAX No: 180-4F102-15A

SUBDIVISION SURVEY
PROJECT No: 14104
SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA
DATE: REV: 9/22/14 DWN.By: Sdg CHK.By:

rev:9/22/14:...Zoning District requirements
rev:9/17/14:...twp. driveway / conditional note

RECORDED Sept 29 2014

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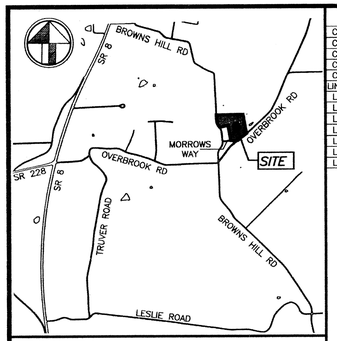
SHEET 1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH — SHADED AREA = PROPERTY LOCATION

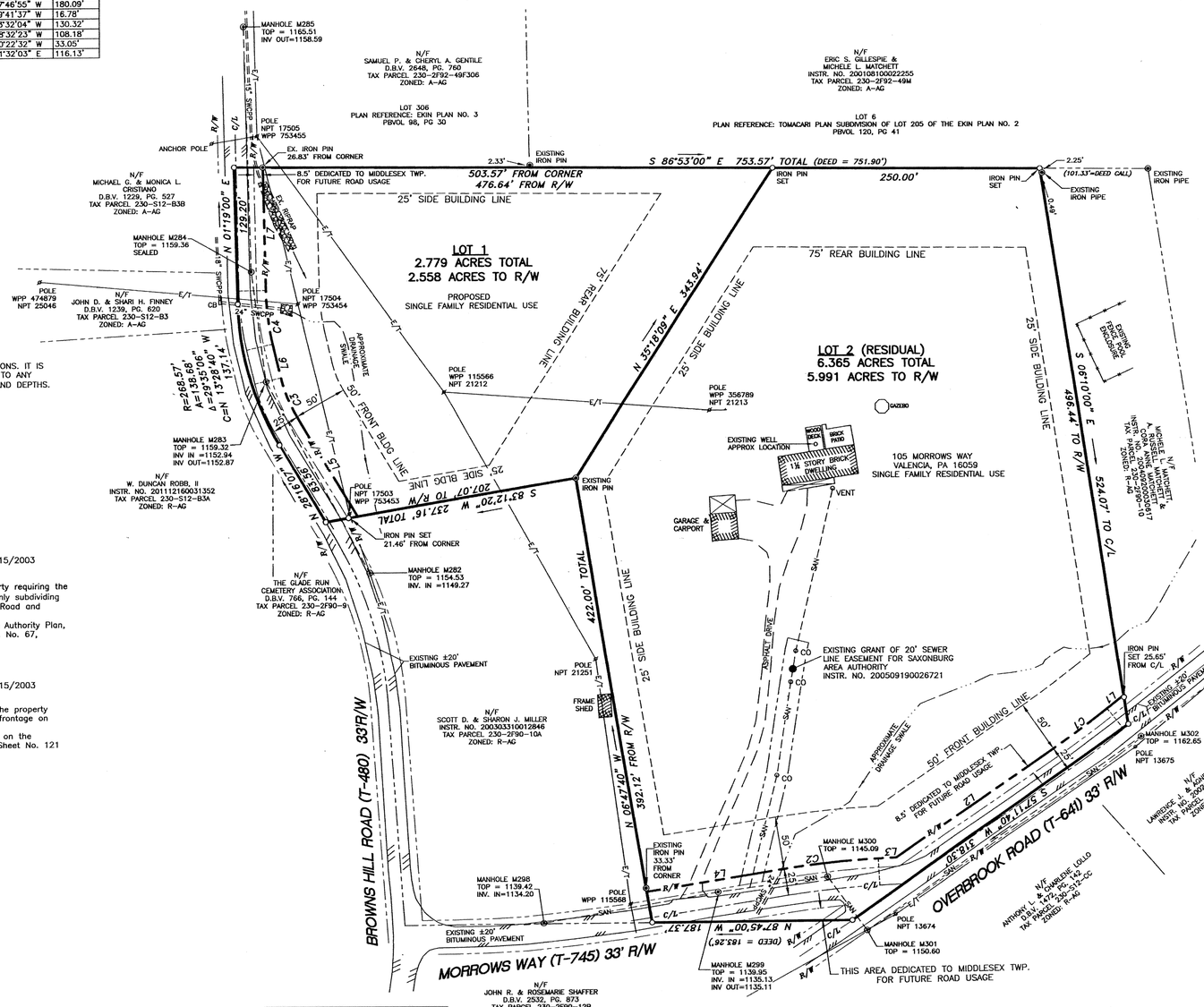
0' 2000' 4000' 6000'

SCALE: 1" = 2000'

ADDITIONAL DESCRIPTIONS FOR ROAD RIGHT-OF-WAYS

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	975.00'	62.72'	03°41'08"	N 55°56'21" E	62.70'
C2	825.00'	88.68'	06°09'32"	S 86°36'50" W	88.64'
C3	125.00'	39.63'	18°09'51"	N 19°27'26" W	39.46'
C4	243.00'	50.51'	11°54'35"	N 04°25'15" W	50.42'

LINE	BEARING	DISTANCE
L1	S 54°05'47" W	20.08'
L2	S 57°46'55" W	180.09'
L3	S 89°41'57" W	16.78'
L4	S 83°32'04" W	130.32'
L5	N 28°32'23" W	108.18'
L6	N 10°22'32" W	33.05'
L7	N 01°32'03" E	116.13'



NOTES:

(A) THE SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT PA. ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE, AND DEPTHS. CALL 1-800-242-1776

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

REQUESTED WAIVERS:

1. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ORDINANCE 96, 10/15/2003
   CHAPTER 150 – SECTION 150-25.D(10)

   Request a waiver from the required topographic survey on the property requiring the placemment of the existing/proposed contours on the plan due to only subdividing one new buildable lot at this time that has frontage on Browns Hill Road and access to the existing utilities.
   Provided a copy of the topography as shown on the Saxonburg Area Authority Plan, Project No. 3002.013, Dwg. No. 51, Sheet No. 121 of 182 and Dwg. No. 67, Sheet No. 159 of 182, Dated July 2005

2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ORDINANCE 96, 10/15/2003
   CHAPTER 150 – SECTION 150-25.(E)

   Request a waiver from the required environmental analysis map on the property due to only subdividing one new buildable lot at this time that has frontage on Browns Hill Road and access to the existing utilities.
   Provided a copy of the topography and existing conditions as shown on the Saxonburg Area Authority Plan, Project No. 3002.013, Dwg. No. 51, Sheet No. 121 of 182 and Dwg. No. 67, Sheet No. 159 of 182, Dated July 2005

ZONING REQUIREMENTS:

PRESENT ZONING: R-AG RESIDENTIAL AGRICULTURE DISTRICT
(SINGLE-FAMILY DWELLING)

MINIMUM LOT AREA: 1 ACRE (43,560 SQ FT)

MINIMUM LOT WIDTH: 150 FEET

MAXIMUM LOT COVERAGE: 20%

FRONT YARD DEPTH: 50 FEET FROM FRONT LOT LINE or
75 FEET FROM STREET CENTER LINE,
WHICHEVER IS GREATER

SIDE YARD DEPTH: 25 FEET (PRINCIPAL BUILDING)
10 FEET (ACCESSORY BUILDING)

REAR YARD DEPTH: 75 FEET (PRINCIPAL BUILDING)
10 FEET (ACCESSORY BUILDING)

MAXIMUM HEIGHT:
PRINCIPAL STRUCTURES: 35 FEET & 2½ STORIES
ACCESSORY STRUCTURES:
LESS THAN TWO ACRES: 15 FEET
TWO OR MORE ACRES: 25 FEET

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LOT CALCULATIONS

	LOT 1	LOT 2 RESIDUAL
TOTAL LOT AREA	2.779 ACRES (121053.24 SQ.FT.)	6.365 ACRES (277259.40 SQ.FT.)
LOT AREA TO R/W	2.558 ACRES (111426.48 SQ.FT.)	5.991 ACRES (5260967.96 SQ.FT.)
AREA IN ROAD R/W	0.221 ACRE (9626.76 SQ.FT.)	0.374 ACRE (16291.44 SQ.FT.)

9.144 ACRES = TOTAL ACREAGE

OWNERS: GEORGE & DOLORES M. MASDEA
105 MORROWS WAY
VALENCIA, PA 16059
TEL: 724-898-1798

POWER OF ATTORNEY
FOR DOLORES M. MASDEA: DAVID MASDEA
150 WINDERMERE DRIVE
VALENCIA, PA 16059
TEL: 724-898-2622

ZONING: R-AG RESIDENTIAL AGRICULTURE DISTRICT

DEED REFERENCE: D.B.V. 1407, PG. 404

TAX PARCEL NO.: 230-2F90-10B

NORTH

0' 60' 120' 180'

SCALE: 1" = 60'

LEGEND

EXISTING UTILITY POLE
EXISTING SANITARY CLEAN-OUT
EXISTING SANITARY SEWER LINE — SAN
EXISTING OVERHEAD ELECTRIC LINE — E
EXISTING OVERHEAD TELEPHONE LINE — T
EXISTING OVERHEAD ELECTRIC & CABLE TV LINES — E/C

BUTLER COUNTY PLANNING COMMISSION SEAL:

MIDDLESEX TOWNSHIP SEAL:

BUTLER COUNTY RECORDER OF DEEDS SEAL:

Instr: 201410010023582 10/01/2014
Pages: 1 F: $45.00 1:51PM
Michele Mustello T20140018868
Butler County Recorder ND

WE, GEORGE MASDEA & DAVID J. MASDEA, POWER OF ATTORNEY FOR DOLORES M. MASDEA, OWNERS OF THE LAND SHOWN ON THE GEORGE MASDEA SUBDIVISION PLAN DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL
THIS 10th DAY OF September, 2014

ATTEST:

George Masdea
GEORGE MASDEA

David J. Masdea, PoA
DAVID J. MASDEA, POWER OF ATTORNEY
FOR DOLORES M. MASDEA
POA@Inst# 201410010023582

Kim A. Hays
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED GEORGE MASDEA & DAVID J. MASDEA, POWER OF ATTORNEY FOR DOLORES M. MASDEA, 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 10th DAY OF September, 2014

MY COMMISSION EXPIRES THE 16th DAY OF December, 2016

Kim A. Hays
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kim A. Hays, Notary Public
Penn Boro, Allegheny County
My Commission Expires Dec. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, GEORGE MASDEA & DAVID J. MASDEA, POWER OF ATTORNEY FOR DOLORES M. MASDEA, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GEORGE MASDEA SUBDIVISION PLAN IS IN THE NAME OF GEORGE & DOLORES M. MASDEA AND IS RECORDED IN D.B.V.OL 1407, PG. 404

George Masdea
GEORGE MASDEA

David J. Masdea, PoA
DAVID J. MASDEA POWER OF
ATTORNEY FOR DOLORES M. MASDEA

Cody M Cahill
WITNESS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF Aug., 2014

SECRETARY

CHAIRMAN, BUTLER COUNTY
PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX,
THIS 23rd DAY OF September, 2014

SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

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.

9-15-14 DATE | 044823-E REG. NO. | SIGNATURE

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 AND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN ANY STREETS AND OR FACILITIES.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. ____ EFFECTIVE THIS 23rd DAY OF September, 2014

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 344 PAGE(S) 4

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF October, 2014

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

RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA.

GEORGE MASDEA SUBDIVISION PLAN

[SUBDIVISION OF TAX PARCEL No. 230-2F90-10B]

SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 6, 2014

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

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY 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.

Tamara A. Ranalli P.L.S.

REVISIONS: AUGUST 27, 2014 REVISE REQUEST WAIVER #1-TWP ENG LETTER

DRAWN BY: D.F./T.R. | CHECKED BY: T.R.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TAMARA A. RANALLI
SURVEYOR
SU051843E

REGISTRATION NO. SU-051843E

DWG. NO: 5334-2014

Q:\Masdea-5334-2014\masdea-state5334-2014.dwg – Aug 27, 2014 @ 10:17AM (Subdivision) MASDEA.CRD

(DECEASED)

KNOW ALL MEN BY THESE PRESENTS That we, ~~Gerald M.~~ & Patricia A. Gray and Colleen G. Gray, 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, roods, 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 30TH day of SEPTEMBER 2014.

Patricia A. Gray — Owner

Colleen G. Gray — Owner

N/A — 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 ~~Gerald M.~~ & Patricia A. Gray and Colleen G. Gray, 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.

(DECEASED)

Witness my hand and notarial seal this 30TH 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.

8TH July '14 — Date

Stanley D. Graff — P.L.S. # SU-030161-E (Seal)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED — PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. SU-030161-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 to improve and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily furnished by township streets or roads.

Approved by the Board of Supervisors of the Township of Winfield this 31st day of July, 2014.

SEAL — Secretary — Chairman

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

Victoria Schmeder — Secretary

David D. Kennedy — Chairman

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

Secretary (Seal)

F. Eal Dyrm — 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 344 Page(s) 5

Given under my hand and seal this 1st day of OCTOBER, 2014.

(Seal)

Recorder

RECORDER OF DEEDS — BUTLER COUNTY, PA.

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

Instr: 201410010023591 10/01/2014
Pages: 1 F: $45.00 3:19PM
Michele Mustello T20140018892
Butler County Recorder FL

N

W E

S

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

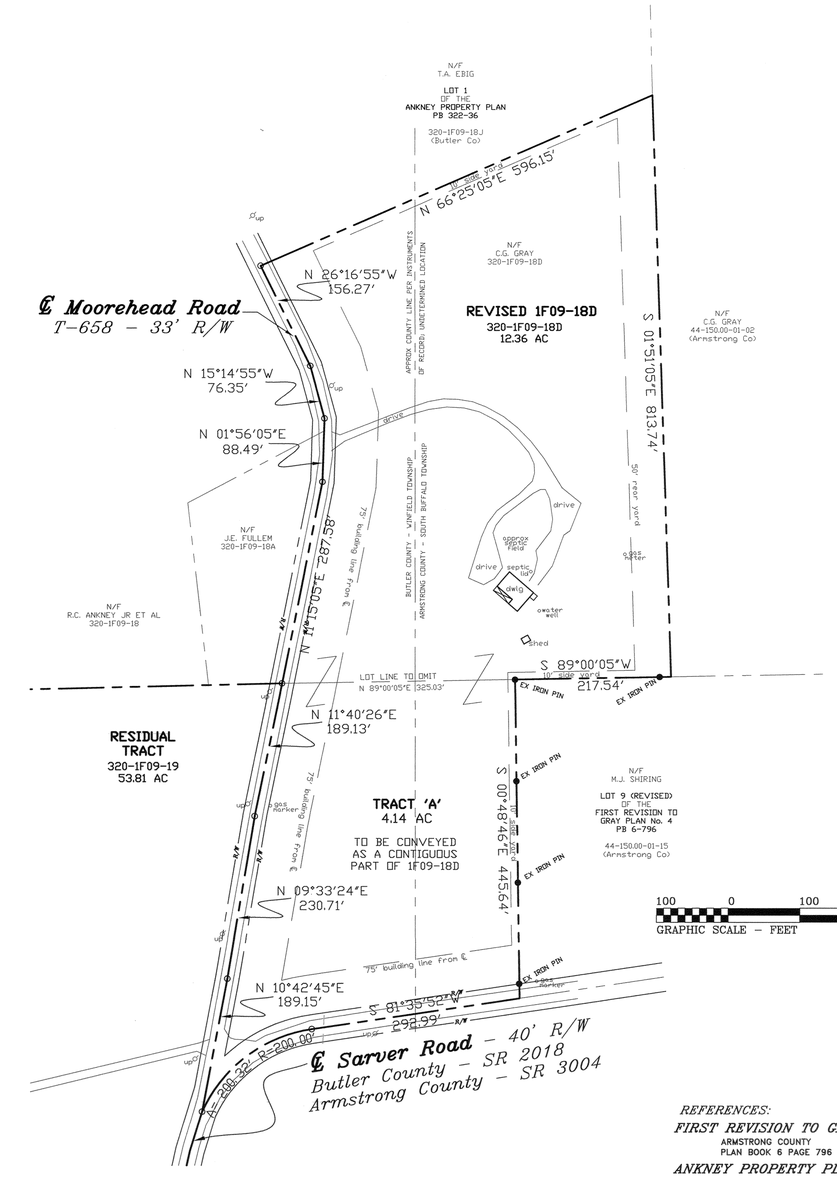
LOT AREAS

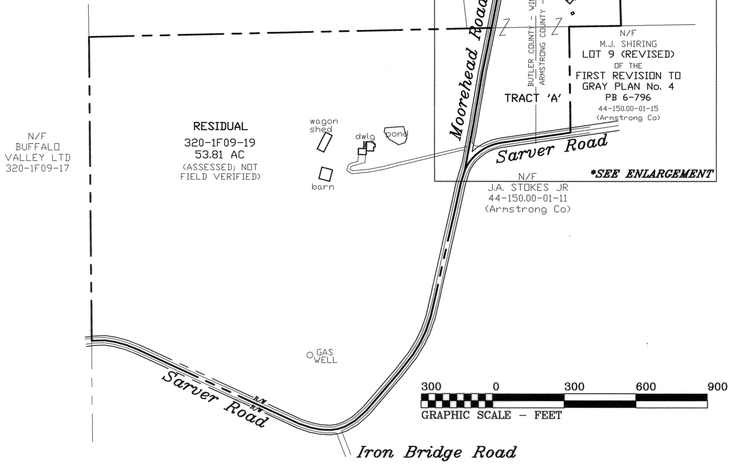
OWNER: GERALD & PATRICIA GRAY

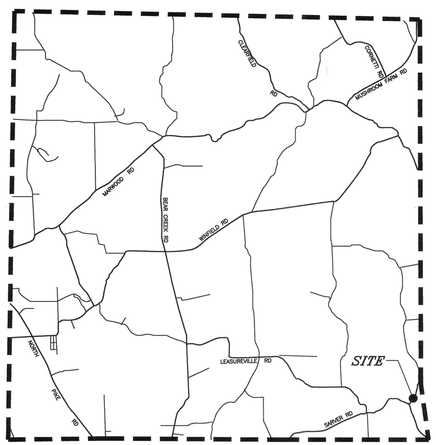
ORIG. 1F09-19	57.95 AC
LESS TRACT 'A'	4.14 AC
RESIDUAL 1F09-19	53.81 AC

OWNER: COLLEEN GRAY

ORIG. 1F09-18D	8.22 AC
PLUS TRACT 'A'	4.14 AC
REVISED 1F09-18D	12.36 AC







Vicinity Map

C.G. GRAY PLAN

Being a Lot Line Revision of Tax Parcels 320-1F09-19 & 320-1F09-18D.

REFERENCES:

FIRST REVISION TO GRAY PLAN NO. 4
ARMSTRONG COUNTY
PLAN BOOK 6 PAGE 796

ANKNEY PROPERTY PLAN
BUTLER COUNTY
PLAN BOOK 322 PAGE 36

NOTES:

1) OWNERS:
GERALD M. & PATRICIA GRAY
COLLEEN G. GRAY
2) PROPERTY ADDRESS:
119 MOOREHEAD RD
SARVER, PA 16055
3) PROPERTY USE: RESIDENTIAL
4) ZONING: RA –RESIDENTIAL/AGRICULTURAL

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

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

LOT LINE REVISION SURVEY for GERALD & PATRICIA GRAY AND COLLEEN GRAY
PROJECT No: 14-087
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 320-1F09-19 & 18D
DATE: 7/1/14 REV: DWN.By: SDG CHK.By: Sdg

RECORDED Oct 1 2014

PLAN BOOK	PAGE
344	5

SHEET 1 of 1

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 03rd day of September, 2014 .

ATTEST:

NOTARY PUBLIC

J.W. Schmitzer, Manager

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

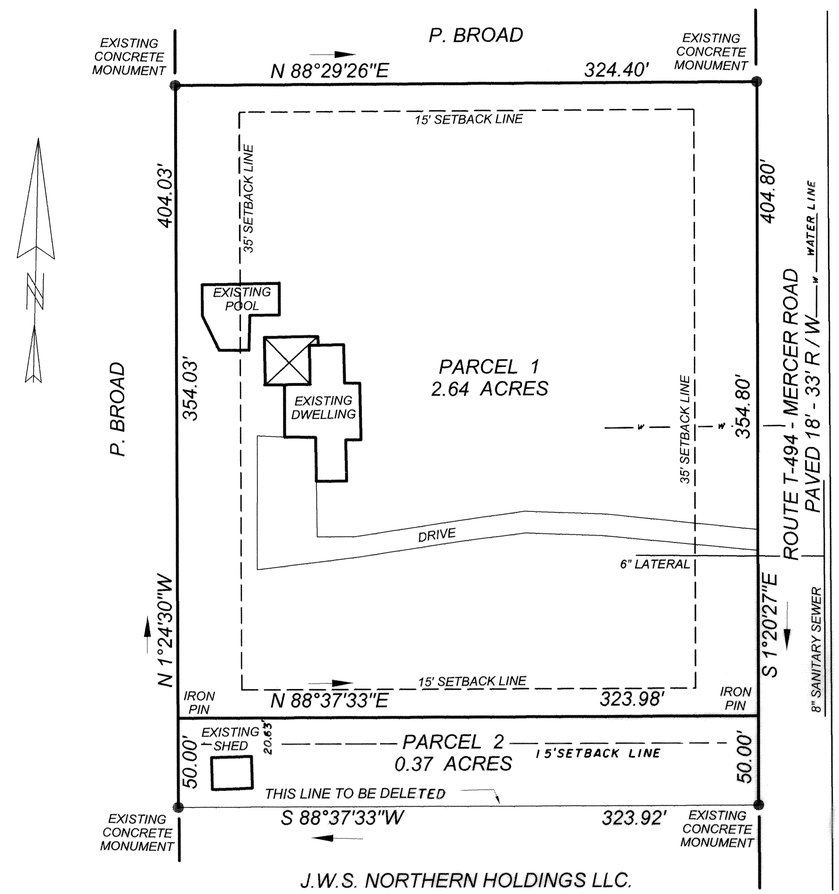
Sworn to and subscribed before me this 03rd day of September, 2014.

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

SEAL

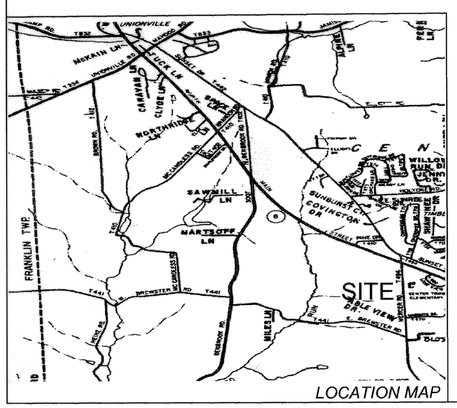
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC



J.W.S. NORTHERN HOLDINGS LLC.

NOTE ;
PARCEL 2 IS TO BE CONVEYED TO THE ADJACENT PROPERTY OWNER AS CONTIGUOUS USE .



OWNER / SUBDIVIDER
SHIRLEY BILOWICH
931 MERCER ROAD
BUTLER PA., 16001
724-285-1514

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

SETBACK LINES
FRONT 35'
SIDE 15' (2)
BACK 35'

ZONED R2

0 20' 40' 80' 120'

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 13th day of August, 2014 .

ATTEST:

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 13th day of August, 2014 .

My Commission expires the 06th day of MARCH, 2016

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
No. SU073089E

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

Aug. 25, 2014 DATE SEALS John E. Dusheck
REGISTRATION NO. SU - 073089E

Reviewed by the Center Twp., Planning Commission this 27th day of August, 2014.

SECRETARY CHAIRMAN

Approved by the Center Twp., supervisiors this 10th day of September, 2014.

SECRETARY Edward K. Letsinka CHAIRMAN

Reviewed by the Butler County Planning Commission this 25th day of AUGUST, 2014.

SECRETARY Jesse Hines Sr. CHAIRMAN Frank E. Uhl Sr.

BUTLER COUNTY PLANNING COMMISSION

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 344 Page 6.

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

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

14164

Instr 201410030029785 10/03/2014 1:45PM
Pages 1 Fee $45.00
Michele Mustello T20140019009
Butler County Recorder PL

RECORDED Oct 3, 2014	
PLAN BOOK	PAGE
344	6

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.

TOTAL AREA = 3.01 ACRES (FINAL PLAN)

JOHN E. DUSHECK SURVEYOR 140 LARAY DRIVE BUTLER PA. 16001 (724) 287-7825	Date : 8/12/2014 Scale : 1 " = 40' Dwn. By : SAB Revised : 9/2/2014	**LOT LINE REVISION** FOR: SHIRLEY A. BILOWICH SITUATE: CENTER TWP., BUTLER CO., PA

RRE HOLDING, LP ACKNOWLEDGEMENTS

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **RRE HOLDING, LP**, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH 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 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 25th DAY OF September, 2014.

Vikki L. Thompson
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Vikki L. Thompson, Notary Public
Center Twp., Butler County
My Commission Expires Jan. 5, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

LOUIS ROSELLINI, GENERAL PARTNER

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 **LOUIS ROSELLINI, GENERAL PARTNER OF RRE HOLDING, LP**, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF September, 2014.

MY COMMISSION EXPIRES THE 6th DAY OF January, 20 15

NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)

WE, **RRE HOLDING, LP**, OWNERS OF **TAX PARCEL 15-A71**, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF **RRE HOLDING, LP** AS RECORDED IN INSTRUMENT NUMBER **201109080021358**, IN THE RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

LOUIS ROSELLINI, GENERAL PARTNER

TITLE CLAUSE (NO MORTGAGE)

WE, **RRE HOLDING, LP**, OWNERS OF **TAX PARCEL 15-A72A**, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF **RRE HOLDING, LP** AS RECORDED IN INSTRUMENT NUMBER **201305010012522**, IN THE RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

LOUIS ROSELLINI, GENERAL PARTNER

THOMAS SHETTER & JOCELYN SHETTER ACKNOWLEDGEMENTS

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **THOMAS G. SHETTER AND JOCELYN A. SHETTER**, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH 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 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 29th DAY OF August, 2014.

Carol D. King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THOMAS G. SHETTER

JOCELYN A. SHETTER

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 G. SHETTER AND JOCELYN A. SHETTER**, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF August, 2014.

MY COMMISSION EXPIRES THE 17 DAY OF November, 2014

Carol D. King
NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)

WE, **THOMAS G. SHETTER AND JOCELYN A. SHETTER**, OWNERS OF **TAX PARCEL 15-A71B**, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF **THOMAS G. SHETTER AND JOCELYN A. SHETTER** AS RECORDED IN DEED BOOK **1488**, PAGE **659**, IN THE RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

Carol D. King
WITNESS

THOMAS G. SHETTER

JOCELYN A. SHETTER

SURVEYOR CERTICATION

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

RONALD OLSEN PLS # SU-963-A

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD OLSEN
SU-963-A
SURVEYOR
PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4TH DAY OF JUNE, 2014.

SECRETARY

CHAIRMAN

TOWNSHIP PLANNING COMMISSION

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 1ST DAY OF JULY, 2014.

Ernest R Oesterling
SECRETARY

CHAIRMAN

BOARD OF COMMISSIONERS

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

Theresa Dresden
SECRETARY

PRESIDENT

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER
THIS 8TH DAY OF AUGUST, 2014.

Theresa Dresden
SECRETARY

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 IN PLAN BOOK 344, PAGE 7-8.
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF October, 2014.

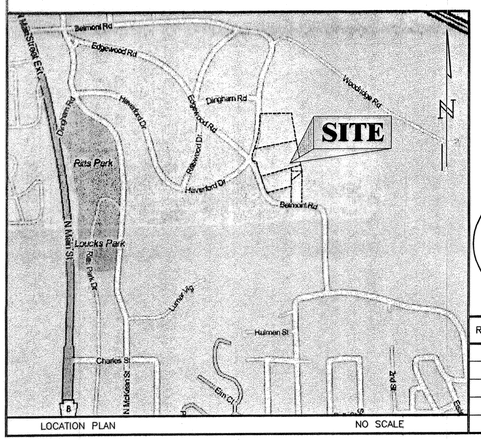
RECORDER

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

SEAL

RECORDER OF DEEDS
BUTLER COUNTY PA

NOTE:
THE **SHETTER - RRE HOLDINGS LP SUBDIVISION** IS CREATING A NEW BUILDING LOT AND REVISING LOT LINES BETWEEN THREE TAX PARCELS. **THOMAS SHETTER AND JOCELYN SHETTER** OWN **TAX PARCEL 15-A71B** WHICH IS WHERE THE NEW BUILDING LOT IS BEING CREATED. **RRE HOLDINGS LP** OWNS **TAX PARCELS 15-A71** AND **15-A72A** WHICH IS WHERE THE LOT LINE REVISION IS OCCURRING. **TAX PARCEL 15-A72A** IS BEING REDUCED IN SIZE TO **15,000 SF. THE REAR PORTION OF TAX PARCEL 15-A72A** ALONG WITH A SMALL **PORTION OF TAX PARCEL 15-A71B** IS BEING ADDED TO **TAX PARCEL 15-A71** FOR A REVISED AREA OF 0.765 ACRES.



LOCATION PLAN NO SCALE

NORTH ARROW

PLAN BOOK	PAGE
344	7

Instr: 201410080024185 10/08/2014 11:10AM
Pages: 2 F: $65.00
Michele Mustello 7201400192774
Butler County Recorder PA

SHEET 1 OF 2

REV.	DESCRIPTION	BY	DATE	REV.	DESCRIPTION	BY	DATE
1	REVISIONS AS PER BASA & TWP ENGINEER REVIEW	CLH	6-26-2014				

SCALE: NONE

DRAWN BY: CLH
DATE: 5-22-2014
CHECKED BY: RO
DATE: 5-22-2014
APPROVED:

DESIGNER

OLSEN & ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-LANDSCAPE ARCHITECTS-GRANTS WRITERS/ADMINISTRATORS
130 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4788 FAX (724) 282-7618 www.olsenassociates.us

SHETTER - RRE HOLDING, LP SUBDIVISION

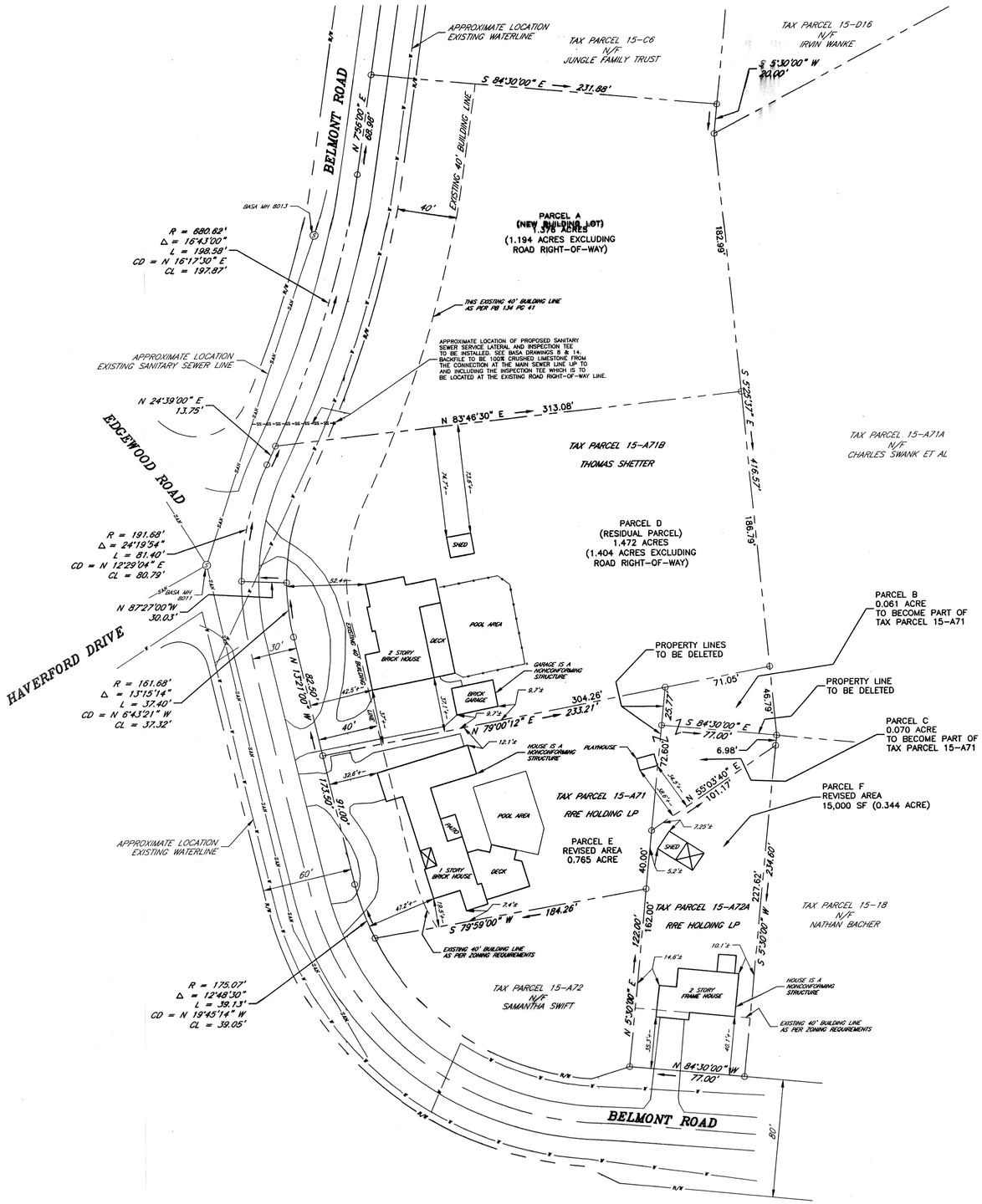
BUTLER TOWNSHIP - BUTLER COUNTY, PENNSYLVANIA

DWG. NO
C050
ARC# 201424A

RECORDED: 10 8 2014

SECTION	PAGE

SHEET 1 of 2



TAX PARCEL & PROPERTY OWNER INFORMATION

TAX PARCEL 15-A71B
THOMAS & JOCELYN SHETTER
601 BELMONT ROAD
BUTLER, PA., 16001
2.909 AC. AS PER PB 134 PG 41
−1.376 AC. PARCEL A
−0.061 AC. PARCEL B
1.472 AC. REMAINING (RESIDUAL PARCEL)

TAX PARCEL 15-A71
RRE HOLDING, LP
605 BELMONT ROAD
BUTLER, PA., 16001
0.634 AC. AS PER PB 134 PG 41
+0.061 AC. PARCEL B FROM TAX PARCEL A71B
+0.070 AC. PARCEL C FROM TAX PARCEL A72A
0.765 AC. REVISED AREA

TAX PARCEL 15-A72A
RRE HOLDING, LP
605 BELMONT ROAD
BUTLER, PA., 16001
0.414 AC. CALCULATED AREA
−0.070 AC. PARCEL C
0.344 AC. REVISED AREA

ZONING INFORMATION

ZONING DISTRICT: R-1

MINIMUM LOT AREA: 15,000 SF
MINIMUM LOT WIDTH: 100'
MINIMUM FRONT YARD: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 25'

ACCESSORY STRUCTURES AS PER 300-22C7b
SIDE SETBACK: 10'
REAR SETBACK: 5'

PLAN BOOK	PAGE
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SHEET 2 OF 2

NORTH ARROW

REV.	DESCRIPTION	BY	DATE	REV.	DESCRIPTION	BY	DATE
1	REVISIONS AS PER BASA & TWP ENGINEER REVIEW	CLH	6-26-2014				

0 40' 80'
SCALE: 1" = 40'

DRAWN BY: CLH
DATE: 5-22-2014
CHECKED BY: RO
DATE: 6-03-2014
APPROVED:

DESIGNER
OLSEN & ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-LANDSCAPE ARCHITECTS-GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4788 FAX (724) 283-7818 www.OlsenAssociates.us

SHETTER - RRE HOLDING, LP SUBDIVISION

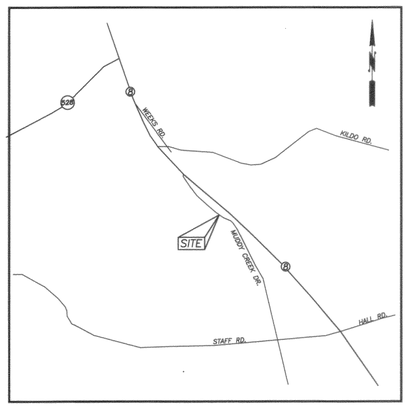
BUTLER TOWNSHIP - BUTLER COUNTY, PENNSYLVANIA

DWG. NO C051
ARC# 201424A

RECORDED: 10 8, 2014

SECTION	PAGE

SHEET 2 of 2



LOCATION MAP

Instr:201410080024208
Pages:1 F:$45.00
Michele Mustello 2:55PM
Butler County Recorder T20140019318
10/08/2014
PL

KNOW ALL MEN BY THESE PRESENTS; THAT DTMI Enterprises, LLC DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN BRADY 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 BRADY, DTMI Enterprises, LLC , HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF BRADY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DTMI Enterprises, LLC OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF January 20 14.

ATTEST:

Sharon E John
WITNESS

DTMI Enterprises, LLC
OWNER

WITNESS

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED Douglas A. Della Toffalo 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 21ST DAY OF January 20 14.
MY COMMISSION EXPIRES THE 26TH DAY OF August 2014.

Carol A. Wilson
NOTARY PUBLIC

NOTARIAL SEAL
CAROL A. WILSON, Notary Public
Cranberry Twp., Venango County
My Commission Expires August 26, 2014

REVIEWED BY THE BRADY TOWNSHIP PLANNING COMMISSION THIS 19 DAY OF FEBRUARY 20 14.

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRADY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BRADY 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 BRADY, THIS 19TH DAY OF FEBRUARY 20 14 10/8/14 KS

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

01-20-14
DATE

REG. NO. 35568-E

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF JAN 20 14.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 344 PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER 20 14.

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

N/F
A. Weslig, Jr.
200907240017286
30-3F88-18A

N/F
RABOLD
201007160015705
30-3F88-18K

N/F
M. Wolbel
1373-492
30-3F88-18B

N/F
S. Korbelic
2128-70
30-3F88-19E

N/F
G. Curry
30-3F88-19G

N/F
WEAVER
200507190019017
30-3F88-19E

N/F
R. Devore
1059-786
30-3F88-19J

N/F
D.F. McConnell

N/F
D.F. McConnell

N/F
D.F. McConnell

N/F
Moraine Camplands Assoc., Inc.
1173-387
30-3F88-21

N/F
DTMI ENTERPRISES INC.
30-3F88-19M

N/F
BEIDL
200910200024889
30-3F86-5

N/F
D. Adamosky
2933-382
30-3F86-5A

Exist. Steel Post

Exist. Steel Pipe

Exist. Steel Post 6.85' West of Line.

Exist. Iron Bolt

Exist. Steel Post

Exist. I.P.

I.P.

S 08°38'13" E 83.17'

N 59°15'00" E 184.30'

RESIDUAL TRACT
0.964 Acres
(PART OF TAX PARCEL 30-3F88-19M)

S 35°05'20" E 207.27'

WEEKS RD. (NOT OPENED)

S 18°11'60" E 393.13'

S 39°23'00" E 259.82'

S 08°52'03" E 509.27'

N 59°15'00" E 1126.81'

20' SIDE SETBACK LINE

N61°27'37"E 125.00'

N61°27'37"E 100.00'

S 35°34'10" E 160.00'

N 70°35'51" E 245.79'

N35°34'10"W 305.40'

S86°30'19"W 144.10'

S72°30'20"W 90.08'

S63°20'51"W 149.64'

S31°00'00"E 210.64'

S31°00'00"E 155.62'

LOT 2
2.00 ACRES

ROUTE 8

S.R. 0008 70' R/W

MUDDY CREEK DRIVE T-457 33' R/W

R=1700.00' A=227.08' S 39°30'20" E 288.83'

R=1450.00' A=241.03' S 52°40'00" E 297.06'

S 52°40'00" E 115.08'

S 52°13'11" E 50.13'

S 52°13'11" E 80.00'

Lot #1 Subdivision of Land of D.F. McConnell PBV 118, Pg. 49

Lot #2

30th ACHESON Addn. SE

Longley Road

RESIDUAL TRACT
58.712 ACRES
N/F
DTMI ENTERPRISES INC.
30-3F88-19M

N 02°14'37" W 1093.73'

20' REAR SETBACK LINE

20' SIDE SETBACK LINE

N86°47'16"W 1781.00'

N85°35'45"E 128.69'

S40°06'58"E 146.39'

S74°00'41"E 1058.31'

N68°01'39"W 467.19'

N03°12'44"E 227.04'

SEPTIC

WELL

SHED

1 STORY DWELLING

GRAVEL DRIVE

GRAVEL DRIVEWAY

N86°47'16"W 844.26'

Stone Wall

36" Cherry

24" Oak

36" Oak

LOT 1
5.250 ACRES

NON-BUILDING WAIVER
LOT 2 / RESIDUAL TRACT

"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 AGRICULTURAL use. No portion of LOT 2 OR RESIDUAL TRACT of this property/subdivision has been approved by BRADY 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 BRADY 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."

ZONING: A – AGRICULTURAL

MIN. LOT AREA	2 ACRES
MIN. LOT WIDTH	160'
BLDG. SETBACKS	
FRONT	75'
SIDE	20'
REAR	20'
ASSESORY BLDG.	10'
MAX BLDG. HT.	35'
MAX. LOT COVERAGE	10%

TOTAL PLAN AREA = 65.962 ACRES

LOT 1	5.250 ACRES
LOT 2	2.00 ACRES
RESIDUAL TRACT	58.712 ACRES

OWNER:
DTMI ENTERPRISES, LLC
102 OAK LN
HARMONY, PA 16037
724-496-5717

TAX PARCEL:	DEED REF:
30-3F88-19M	201208030022280

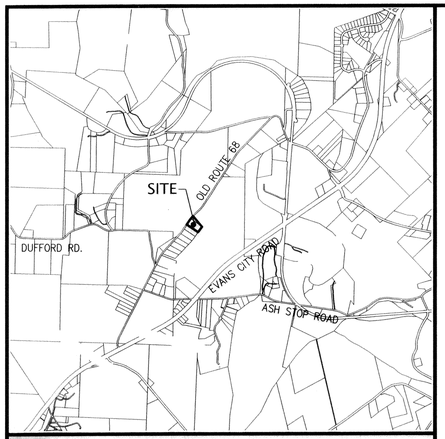
PLAN BOOK	PAGE
344	9

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

Scale 1" = 100'
Date JAN. 13, 2014
Job No. 2617

DTMI Enterprises ~~INC.~~ LLC dtt Subdivision
Situate in Brady Township
Butler County, Pa.
Prepared For
DTMI ENTERPRISES ~~INC.~~ LLC dtt

Sheet No. 1 of 1



LOCATION MAP 1" = 2000'

SURVEYOR

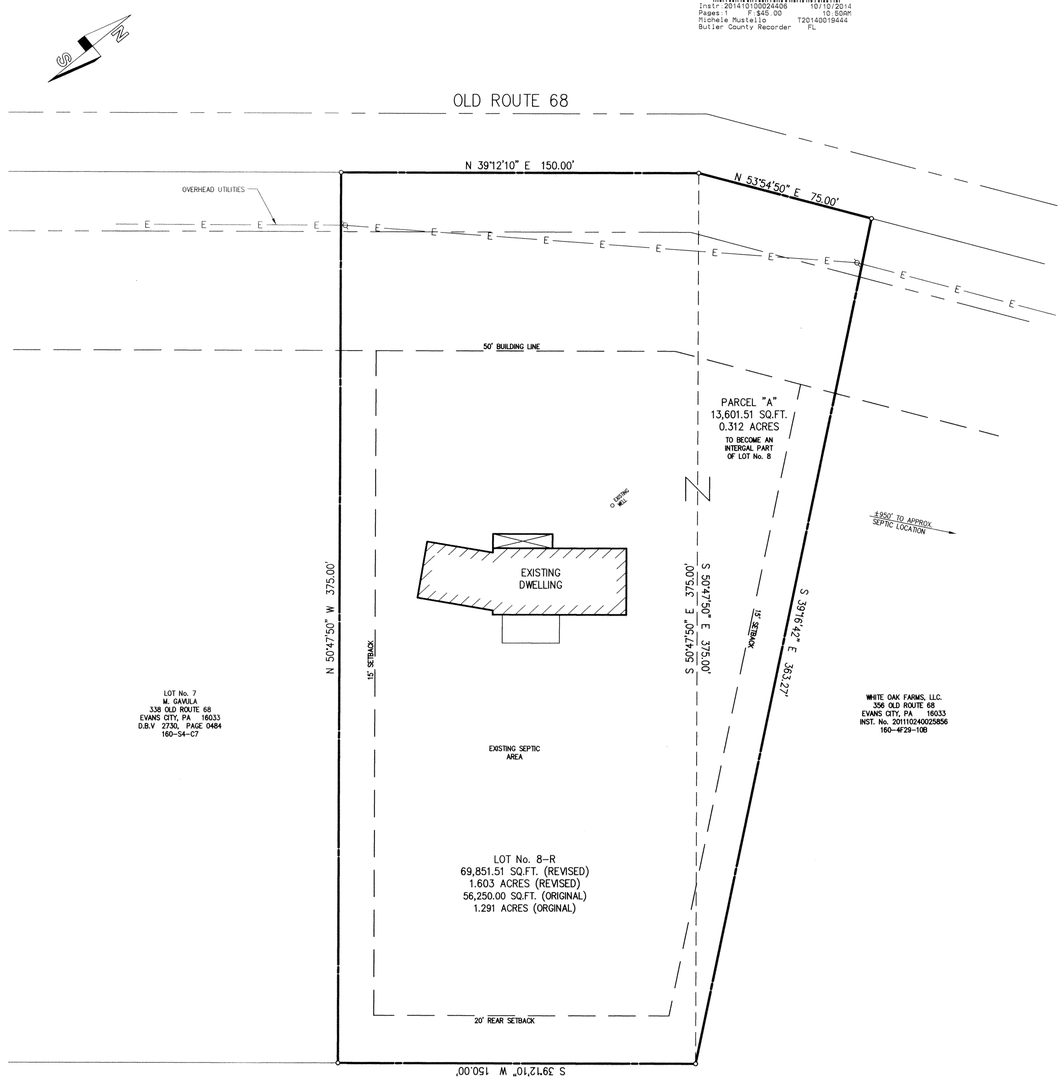
FORWARD TOWNSHIP PLANNING COMMISSION

FORWARD TOWNSHIP SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201410100024406 10/10/2014
Pages:1 F:$45.00 10:50PM
Michele Mustello T20140019444
Butler County Recorder FL



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN BOOK	PAGE
344	10

Know All Men By These Presents, That WHITE OAK FARMS, LLC a Partnership (or Corporation) duly registered under laws of the Commonwealth of Pennsylvania, if the Township of Forward , County of Butler and State of Pennsylvania, for ourselves, our heir, 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, right-of-ways and other public highways shown upon this 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 right-of-ways.

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 or until the township has approved a bond with sufficient surely to guarantee construction of the same.

In Witness Whereof, We hereunto set our hands and seal this 11 day of AUG, 2014.

Pamela Greenawalt
NOTARY PUBLIC

William G. Herb
President

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela Greenawalt, Notary Public
Evans City Boro, Butler County
My Commission Expires July 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

Know All Men By These Presents that, we JEFFREY L. & DIANE M. IMAN, of the Township of Forward, County of Butler and Commonwealth of Pennsylvania, for ourselves, our exectutors, administrators and assigns, do hereby adopt this as our plan of subdivision of our property situtate in the Township of Forward, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Forward, we JEFFREY L. & DIANE M. IMAN hereby agree to and by these presents do release and discharge the Township of Forward, 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 JEFFREY L. & DIANE M. IMAN, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

JEFFREY L. & DIANE M. IMAN do set my hands and seals this 11 day of AUG, 2014 A.D.

ATTEST:

Pamela Greenawalt
NOTARY PUBLIC

Jeffrey L. Iman
JEFFREY L. IMAN

Diane M. Iman
DIANE M. IMAN

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela Greenawalt, Notary Public
Evans City Boro, Butler County
My Commission Expires July 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

COMMONWEALTH OF PA)
) ISS
BUTLER COUNTY)

Before me, the subscriber, a Notary Public in and for WILLIAM G. HERB, WHITE OAK FARMS, LLC personally appeared the above named JEFFREY L. & DIANE M. IMAN, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of AUG, 2014 A.D.

My Commission Expires the 25 day of JULY, 2018 A.D. Pamela Greenawalt

We, do hereby certify that the title to the property shown hereon is in the name of JEFFREY L. & DIANE M. IMAN as recorded in the Butler County Recorder of Deeds Office at Deed Book 1430, Page 399

Jeffrey L. Iman
JEFFREY L. IMAN

Diane M. Iman
DIANE M. IMAN

The Board of Supervisors of the Township of Forward hereby gives public notice that in approving this plan for recording purposes only, the Township of Forward assumes no 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 selrs therein or to install any other such service ordinarily installed in Township streets or roads.

Debra Rajchel
SECRETARY

Mark McWilliams
CHAIRPERSON

Approved by the Board of Supervisors of the Township of Forward this 9 day of September, 2014

Approved by the Forward Township Planning Commission this 26 day of AUGUST, 2014.

Debra Rajchel
SECRETARY

CHAIRPERSON

Reviewed by the Butler County Planning Commission this 12TH day of AUG., 2014.

SECRETARY

CHAIRPERSON

I, James A Sperdute, PLS Professional Land Surveyor of the Commonlalth 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
JAMES A. SPERDUTE, R.S. # 2445

DATE 8/6/14

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 344, page 10.

Given under my hand and seal this 10TH day of OCTOBER, 2014.

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

BUTLER COUNTY RECORDER OF DEEDS

DRAWING NUMBER:	1006-1414118
DRAWING SCALE:	1"=50'
DATE:	AUGUST 5, 2014
DRAWN BY:	SJS
REVISIONS:	

PLAN PREPARED FOR:

IMAN & WHITE OAK FARMS, LLC.
-LOT LINE REVISION-

BEING LOT 8 OF THE ROLAND G. & HELEN HERB PLAN
RECORDED AT PLAN BOOK 124, PAGE 39
FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net

Instr:201410140024504 10/14/2014
Pages:1 F:$45.00 9:28AM
Michele Mustello T20140019499
Butler County Recorder ND

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 07 DAY OF October 2014.

ATTEST:

David C Harkins — WITNESS

James P. Stewart — OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JAMES STEWART 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 07 DAY OF October 2014.
MY COMMISSION EXPIRES THE 04 DAY OF June 2018

David C Harkins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 9th DAY OF September, 2014.

Vonnie J. Hogg — SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 9th DAY OF September, 2014.

Karen M. Connell — SECRETARY

Paul A Dick — CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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

09-26-14 — DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF August 2014.

Jesse Hines — SECRETARY

Frank Uhl — 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 344 PAGE 11

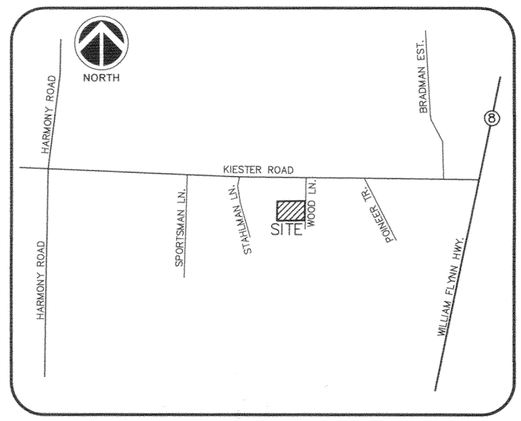
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF Oct 2014.

Michele M. Mustello — RECORDER

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

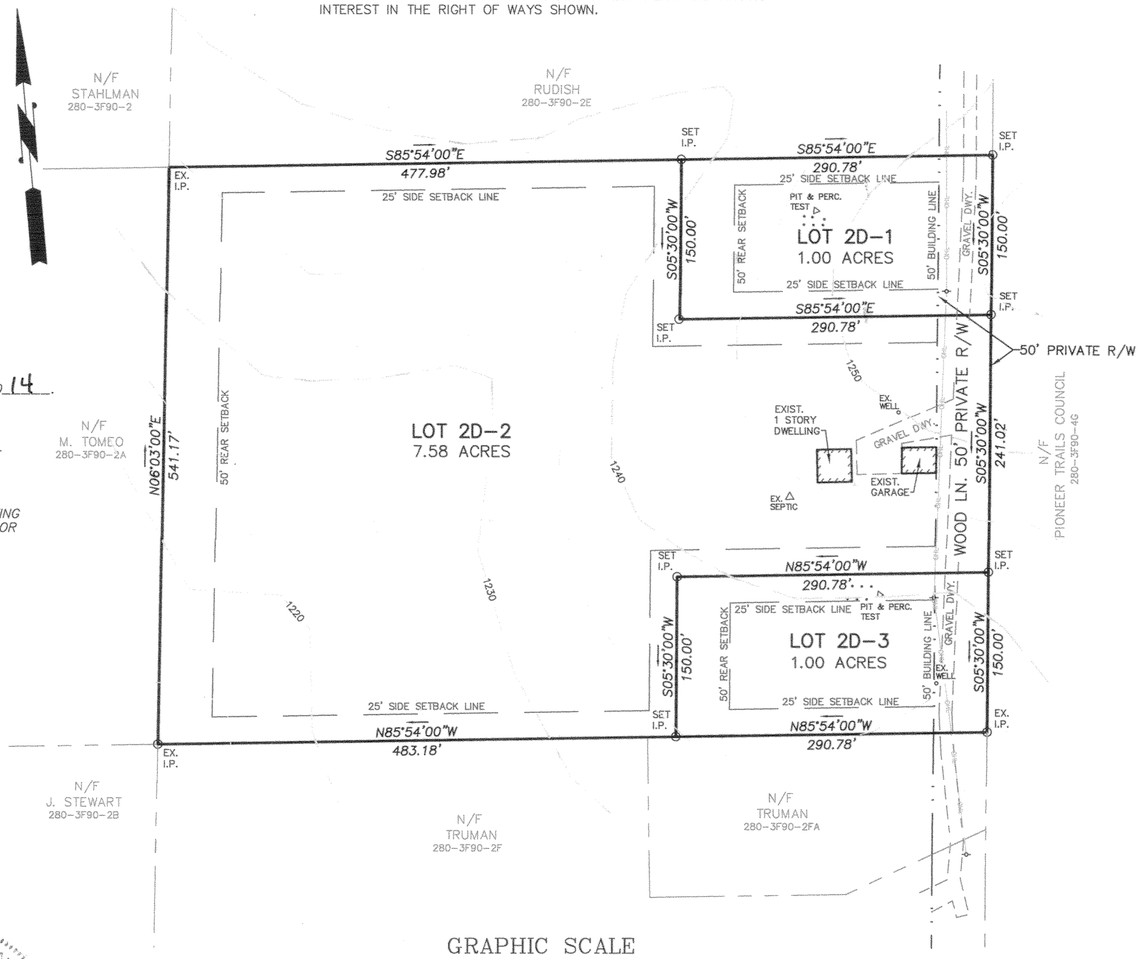
RECORDER OF DEEDS
BUTLER COUNTY, PA

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



VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNER:
JAMES STEWART
114 WOOD LANE
SLIPPERY ROCK, PA 16057
724-996-1175

ZONING RC-1
(SINGLE FAMILY RESIDENTIAL)

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

TOTAL PLAN AREA 9.58 ACRES
LOT 2D-1 1.00 ACRES
LOT 2D-2 7.58 ACRES
LOT 2D-3 1.00 ACRES

TAX PARCEL ID: 280-3F90-2D
DEED REF: 201201180001397
PBV 280 PG 22
PBV 288 PG 46

#14157

PLAN BOOK	PAGE
344	11

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

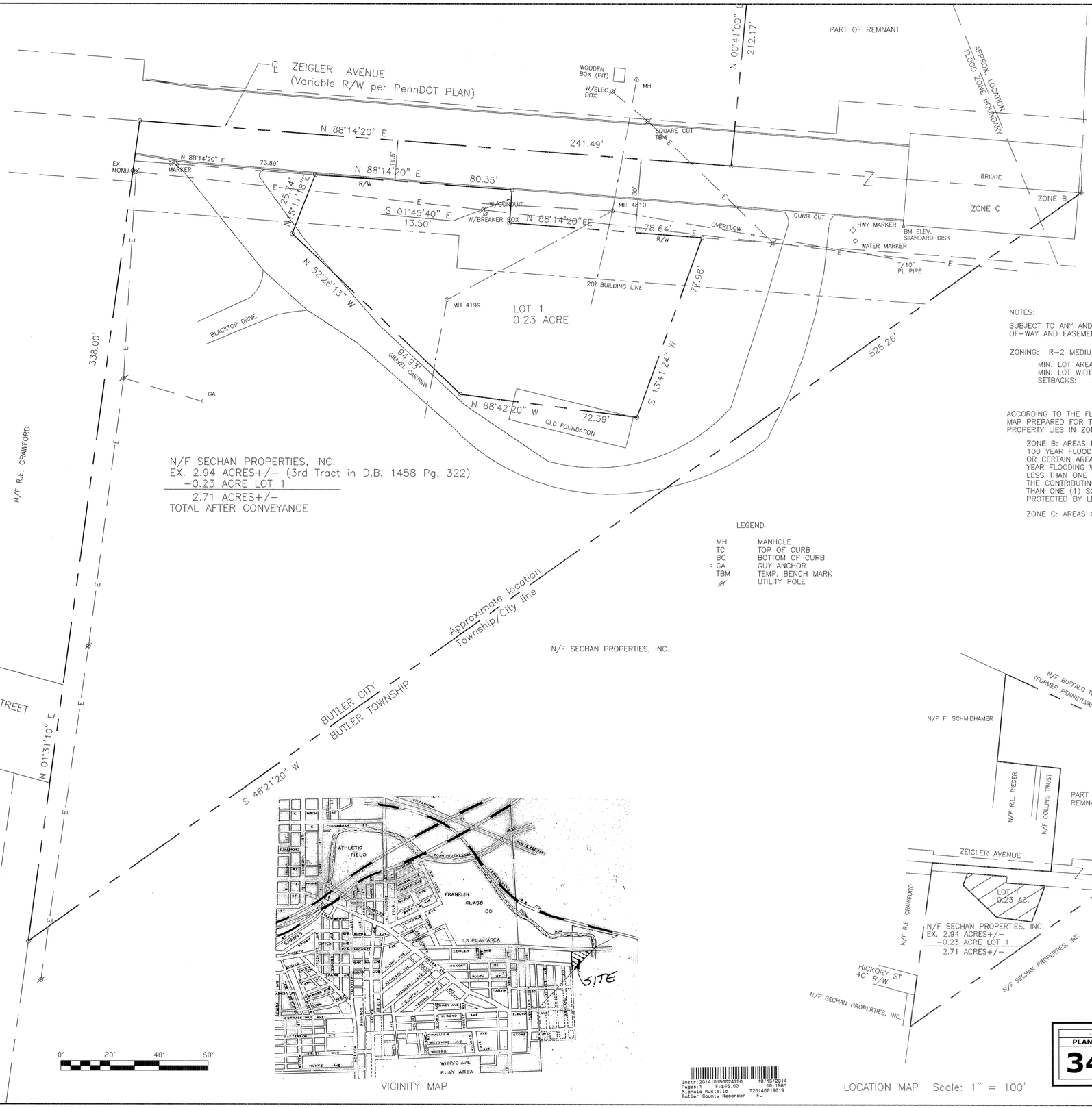
Scale 1" = 100'
Date July 24, 2014
Job No. 2658

STEWART SUBDIVSION

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
James Stewart

Sheet No. 1 of 1



LEGEND

MH	MANHOLE
TC	TOP OF CURB
BC	BOTTOM OF CURB
< GA	GUY ANCHOR
TBM	TEMP. BENCH MARK
⌀	UTILITY POLE

NOTES:

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

ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

MIN. LOT AREA: 6,000 SQ. FT.
MIN. LOT WIDTH: 50'
SETBACKS: 20' FRONT
20' REAR

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF BUTLER, THIS PROPERTY LIES IN ZONES B & C:

ZONE B: AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ZONE C: AREAS OF MINIMAL FLOODING.

VICINITY MAP

LOCATION MAP Scale: 1" = 100'

PLAN BOOK	PAGE
344	12

Instr: 201410150024750 10/15/2014
Pages: 1 F: $46.00 10:19PM
Michele Mustello T20140019619
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS: that the Sechan Properties, Inc., a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its Plan of Lots of its property situate in the City of Butler, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and City of Butler, Sechan Properties, Inc., hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and they physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Sechan Properties, 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 same to be attested by its secretary this 4 day of October, 2014

ATTEST: SECHAN PROPERTIES, INC.

SECRETARY

PRESIDENT

~~COMMONWEALTH OF PENNSYLVANIA~~)SS: STATE OF Connecticut SS: New Canaan
~~COUNTY OF BUTLER~~) County of Fairfield

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Robert J. Sechan II of the Sechan Properties, Inc., who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Sechan Properties, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and property and respective handwriting.

President
Title of Officer

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of October, 2014. My Commission Expires the 31 day of December 2015.

(SEAL)

Notary Public

MARY ANN O'HARA
Notary Public
Connecticut
My Commission Expires Dec 31, 2015

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

DATE September 14, 2014 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

City Clerk SEAL Thomas P. Donaldson Mayor

Approved by the City Council of the City of Butler this 15th day of September, 2014.

City Clerk SEAL Thomas P. Donaldson Mayor

Approved by the Butler City Planning Commission this 22nd day of September, 2014.

Secretary SEAL Chairman

Approved DPJ
~~Reviewed~~ by the Butler County Planning Commission this 29TH day of August, 2014.

Secretary SEAL President

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 344 page 12.

Given under my hand and seal this 15th day of October, 2014.

SEAL

Recorder

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

#14167

RECORDER OF DEEDS BUTLER COUNTY, PA

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

BUTLER COUNTY PLANNING COMMISSION

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

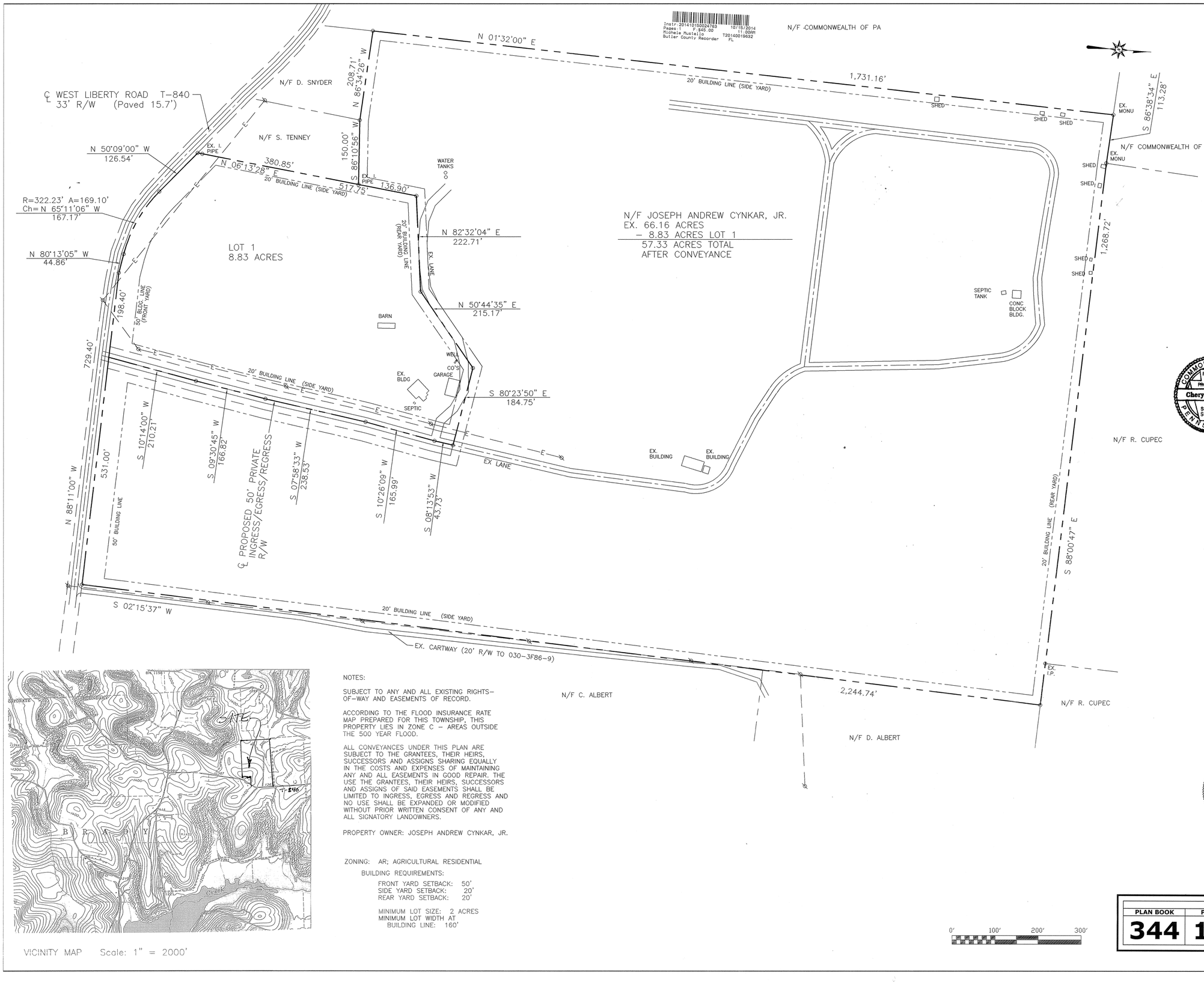
PLAN OF SUBDIVISION

FOR: SECHAN PROPERTIES, INC.

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 11/06/13	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 561-63-6		Db-Pg 1458-322	Service No. 13-028
Address ZEIGLER AVENUE			

Instr: 201410150024763 10/15/2014
Pages: 1 F: $45.00 11:00AM
Michele Mustello T20140019632
Butler County Recorder PL



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

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 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.

PROPERTY OWNER: JOSEPH ANDREW CYNKAR, JR.

ZONING: AR; AGRICULTURAL RESIDENTIAL

BUILDING REQUIREMENTS:

FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 20'

MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE: 160'

0' 100' 200' 300'

PLAN BOOK	PAGE
344	13

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of October, 2014.

ATTEST:
Deborah J. Mershimer
NOTARY PUBLIC
Joseph Andrew Cynkar Jr.
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Joseph Andrew Cynkar, Jr., and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 14 day of October, 2014.

My Commission expires the 22 day of May, 2015.

SEAL
Deborah J. Mershimer
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah J. Mershimer, Notary Public
Clay Twp., Butler County
My Commission Expires May 22, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

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

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

Candace Cogbill
SECRETARY
SEAL
Robert P. McConnell
CHAIRMAN / PRESIDENT

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

Candace Cogbill
SECRETARY
SEAL
Robert P. McConnell
CHAIRMAN/PRESIDENT

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

Cathy Wallis
SECRETARY
SEAL
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 26th day of August, 2014.

Jean Hines
SECRETARY
SEAL
Frank Uffe
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 344 page 13.

Given under my hand and seal this 15TH day of OCTOBER, 2014.

SEAL
Michele M. Mustello
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

#14135

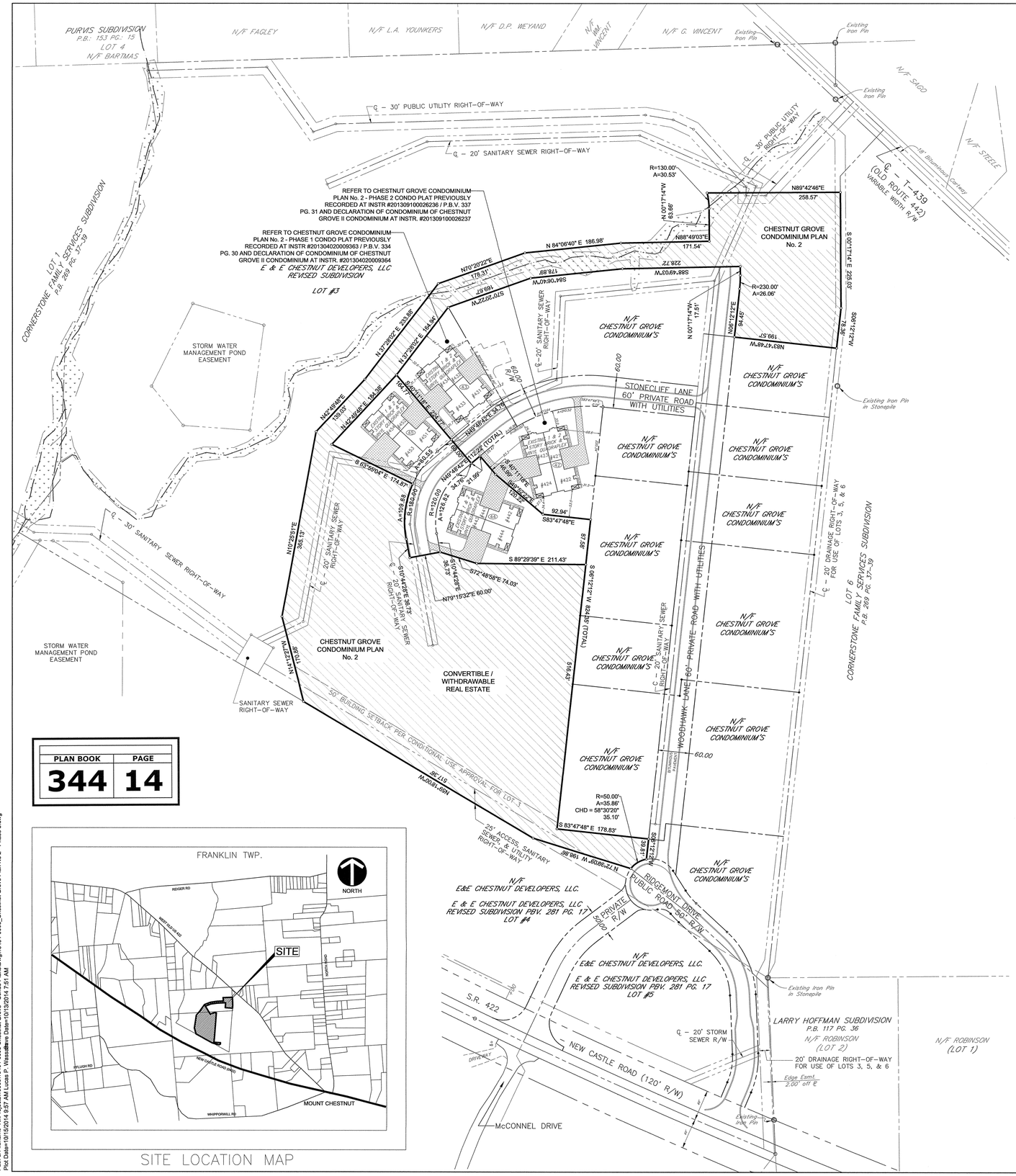
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: JOSEPH ANDREW CYNKAR, JR.

SITUATE: BRADY TWP., BUTLER CO., PA

Date 07/21/14	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 030-3F86-10		Instrument # 200807020015035	Service No. 14-091
Address 243 W. LIBERTY RD.			


PURVIS SUBDIVISION
P.B.: 153 PG.: 15
LOT 4
N/F BARTMAS
N/F FAGLEY
N/F L.A. YOUNKERS
N/F D.P. WEYAND
N/F WM. VINCENT
N/F G. VINCENT
Existing Iron Pin
N/F SACO
℄ – 30' PUBLIC UTILITY RIGHT–OF–WAY
℄ – 20' SANITARY SEWER RIGHT–OF–WAY
15' Bituminous (Gravel)
℄ – T–439
(OLD ROUTE 442)
VARIABLE WIDTH R/W
N/F STEELE
REFER TO CHESTNUT GROVE CONDOMINIUM
PLAN No. 2 - PHASE 2 CONDO PLAT PREVIOUSLY
RECORDED AT INSTR #201309100026236 / P.B.V. 337
PG. 31 AND DECLARATION OF CONDOMINIUM OF CHESTNUT
GROVE II CONDOMINIUM AT INSTR. #201309100026237
REFER TO CHESTNUT GROVE CONDOMINIUM
PLAN No. 2 - PHASE 1 CONDO PLAT PREVIOUSLY
RECORDED AT INSTR #201304020009363 / P.B.V. 334
PG. 30 AND DECLARATION OF CONDOMINIUM OF CHESTNUT
GROVE II CONDOMINIUM AT INSTR. #201304020009364
E & E CHESTNUT DEVELOPERS, LLC
REVISED SUBDIVISION
LOT #3
CORNERSTONE FAMILY SERVICES SUBDIVISION
LOT 1
P.B. 289 PG. 37–39
STORM WATER MANAGEMENT POND EASEMENT
CHESTNUT GROVE CONDOMINIUM PLAN No. 2
CONVERTIBLE / WITHDRAWABLE REAL ESTATE
N/F CHESTNUT GROVE CONDOMINIUM'S
STONECLIFF LANE
60' PRIVATE ROAD WITH UTILITIES
WOODHAWK LANE
60' PRIVATE ROAD WITH UTILITIES
RIDGEMONT DRIVE
PUBLIC ROAD - 50' R/W
50' PRIVATE R/W
N/F E&E CHESTNUT DEVELOPERS, LLC.
E & E CHESTNUT DEVELOPERS, LLC.
REVISED SUBDIVISION PBV. 281 PG. 17
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
LOT #11
LOT #12
LOT #13
LOT #14
LOT #15
LOT #16
LOT #17
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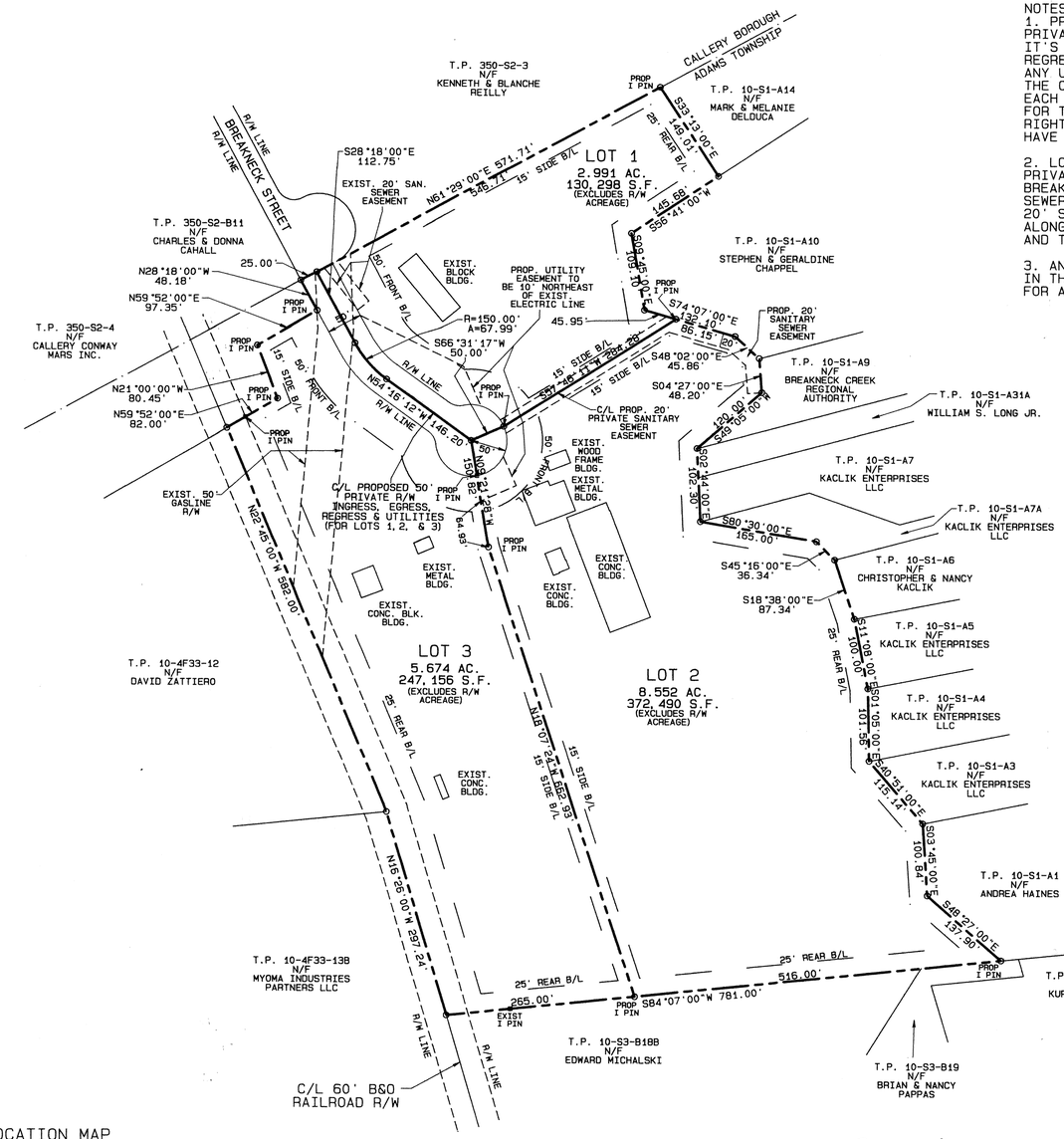
LOT #35
LOT #36
LOT #37
LOT #38
LOT #39
LOT #40
LOT #41
LOT #42
LOT #43
LOT #44
LOT #45
EXISTING 1 & 2 STORY BRICK & VINYL QUADRAPLEX
20' DRAINAGE RIGHT–OF–WAY FOR USE OF LOTS 3, 5, & 6
CORNERSTONE FAMILY SERVICES SUBDIVISION
P.B. 289 PG. 37–39
LOT 6
N/F ROBINSON (LOT 1)
N/F ROBINSON (LOT 2)
LARRY HOFFMAN SUBDIVISION
P.B. 117 PG. 36
S.R. 422
NEW CASTLE ROAD (120' R/W)
McCONNEL DRIVE
DRIVEWAY
℄ – 20' STORM SEWER R/W
Edge Esmt. 2.00' off ℄
Existing Iron Pin
Existing Iron Pin in Stonepile
SANITARY SEWER RIGHT–OF–WAY
50' BUILDING SETBACK PER CONDITIONAL USE APPROVAL FOR LOT 3
25' ACCESS, SANITARY SEWER & UTILITY RIGHT–OF–WAY
N42°49'05"E 198.08'
N42°49'05"E 184.98'
N45°05'55"E 224.77'
S63°55'04"E 174.87'
N49°48'42"E 34.76'
N49°48'42"E 112.25' (TOTAL)
S40°11'18"E 96.99'
S40°11'18"E 100.00'
S10°14'25"E 36.73'
S72°48'58"E 74.03'
S 89°29'39" E 211.43'
S16°45'
S 00°17'21" W 824.55' (TOTAL)
S83°47'48"E 135.8'
92.94'
149.3'
N79°15'32"E 60.00'
N10°44'28"E 36.73'
N 00°17'21" E 824.55' (TOTAL)
N 84°06'40" E 186.98'
N89°42'46"E 258.57'
N88°49'03"E 171.54'
S 00°17'14" E 282.33'
S 83°47'48" E 178.83'
R=130.00'
A=30.53'
R=230.00'
A=26.06'
R=50.00'
A=35.88'
CHD = 58°30'20"
35.10'
R=120.00'
A=126.82'
R=180.00'
A=109.69'
R=130.00'
A=126.82'
A=473.64'
A=210.52'
A=436.85'
A=260.00'
60.00 R/W
60.00
60.00
60.00

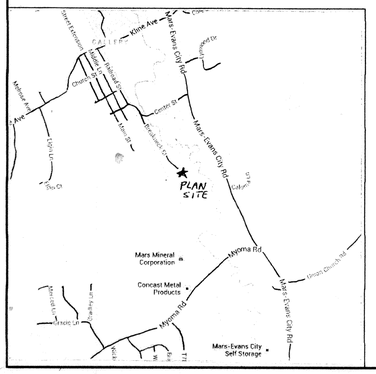


NOTES:
1. PROPOSED 50' RIGHT OF WAY IS TO BE PRIVATE AND USED BY ONLY LOTS 1, 2 AND 3. IT'S USES INCLUDE INGRESS, EGRESS AND REGRESS AND FOR THE INSTALLATION OF ANY UTILITIES TO SERVICE SAID LOTS. THE OWNERS OF LOTS 1, 2 AND 3 SHALL EACH HAVE AN EQUAL RESPOPNSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE RIGHT OF WAY. ADAMS TOWNSHIP IS TO HAVE NO MAINTENANCES RESPONSIBILITIES.

2. LOTS 2 AND 3 TO HAVE PROPOSED FUTURE PRIVATE FORCE MAIN ACCESS TO THE BREAKNECK CREEK REGIONAL SANITARY SEWER LINES THROUGH A PROPOSED 20' SANITARY SEWER EASEMENT RUNNING ALONG THE LOT LINE BETWEEN LOTS 1 AND 2 AND THEN ALONG THE REAR OF LOT 2.

3. ANY FUTURE SUBDIVISION OF ANY LOTS IN THIS PLAN WILL REQUIRE A PUBLIC ROAD FOR ACCESS BUILT TO TOWNSHIP SPECIFICATIONS

LOCATION MAP
N.T.S.



I, RONALD OLSEN ; a Registered Professional Engineer, the Township Engineer of the Township of Adams, do hereby certify that this plan meets all the engineering and design requirements of the Township Land Development/Subdivision and Zoning Ordinances, except as departures have been authorized by the approval authority.

10/6/14 Date — 26400E Reg. No. — Signature

ADAMS TOWNSHIP

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

SURVEYOR

GRAPHIC SCALE 1"=100'
0 100 200 300

KNOW ALL MEN BY THESE PRESENTS THAT I, William S. Long, Jr., of Adams Township Butler County, Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situated in Adams Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and drainage 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, I, William S. Long, Jr., hereby agree to and by these presents do release and forever discharge said 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 other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon myself, my heirs, executors administrators and assigns and purchasers of lots in this plan.

I, William S. Long, Jr., certify that this subdivision known as the WILLIAM LONG PLAN OF LOTS is in the name of William S. Long, Jr., and is recorded in Deed Book Volume 2528, Page 9.
IN WITNESS WHEREOF, I have affixed my hand and seal this 2nd day of October, 2014.

ATTEST:

Marjorie J. Dillon

William S. Long, Jr.

The foregoing adoption and dedication is made by William S. Long, Jr. with the full understanding and agreement that the approval of the governing body 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, within (90) days of the date of said approval.

BUTLER COUNTY:

PENNSYLVANIA :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared William S. Long, Jr. and acknowledged the foregoing adoption, dedication and release 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 SEAL this 2nd day of October, 2014.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary A. Peaco, Notary Public
Adams Twp., Butler County
My Commission Expires Feb. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The Board of Supervisors of the Township of Adams, Butler County, Pennsylvania, hereby gives notice that is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Township of Adams does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Township of Adams, Butler County, Pennsylvania, on this 22nd day of September, 2014.

ATTEST:

Janet L Lubbert
Secretary

Donald E. Cook
President CHAIRMAN

Thomas F. Francesconi

Frank E. Fazi

Edward L Vogel

The Township of Adams agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection. [Ord. 2005-362]

10/14/14
Date

Secretary / Code Enforcement Officer

Reviewed by the Planning Commission of the Township of Adams Township, this 3RD day of September, 2014.

Secretary

Chairman

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

9-30-2014
Date

Richard N. Shoup
Richard N. Shoup
SU-037558-E

Reviewed with comments by the by the Butler County Planning Commission in letter to the Township of Adams Board of Supervisors dated AUGUST 20, 2014.

Executive Director SEC.

CHAIR.

BUTLER COUNTY:

PENNSYLVANIA :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 344, Page 15.

Given under my hand and seal this 15th day of October, 2014.

Recorder of Deeds

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

Instr:201410150024663 10/15/2014
Pages:1 F:$45.00 2:02PM
Michele Mustello T20140019665
Butler County Recorder FL

REF: A RESUBDIVISION OF TRACT C OF THE CAL-OMA PLAN OF LOTS PBV 9, PG 21

PLAN BOOK	PAGE
344	15

OWNER:
WILLIAM S. LONG, JR.
127 BREAKNECK STREET
CALLERY, PA 16024
T.P. 10-S1-A31

ZONING DISTRICT:
I- INDUSTRIAL

TOTAL PLAN ACREAGE:
17.217 AC. (749,994 S.F.)
0.502 AC. (21849 S.F.) R/W

REV: 8/21/2014
REV: 9/30/2014

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

WILLIAM LONG PLAN OF LOTS

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA

DATE: 07/10/14	SCALE: 1"=100'	
DWN BY: RNS	CKD BY: SAS	SERVICE #9161

CRANBERRY TWP SEAL

LINDNER FAMILY TRUST
INSTR. # 200512290037143
T.P. 130-4F-108-6A

WEST PENN POWER COMPANY
D.B. VOL. 3853 PG. 307

Existing Easement shown hereon per the Lindner Subdivision Plan dated June 30, 2005 revised November 16, 2005 prepared by Daniel C. Baker Associates, Inc.

ANDREW T. BARNESS
LINDA L. BARNESS
D.B. Vol. 1001 Pg. 875
T.P. 130-4F-108-7D

CRANBERRY TOWNSHIP
INSTR. # 200512290037144
T.P. 130-4F-108-6

BEKING HILLSIDEVENTURE LP
INSTR. # 200304180015725
T.P. 130-4F-108-13L

OHIO TRANSMISSION CORPORATION
D.B. Vol. 1129 Pg. 79

60'

N 85°44'30" E
180.00'
20' BUILDING LINE

5/8" REBAR

N 4°56'01" E 812.21'
15' BUILDING LINE

CRANBERRY TOWNSHIP
INSTR. # 200004260009207
T.P. 130-4F-108-8

EASEMENT FOR EXCAVATION OF SLOPES
EDWARD J. QUINN TO CRANBERRY
INSTR. # 200004260009206

S 11°15'00" E 151.65'
15' BUILDING LINE

RECORD LIMIT OF SLOPE LINE

GIGIOLTTI HOLDINGS LP
INSTR. # 200706260016418
T.P. 130-4F-108-7

QUINLAN SUBDIVISION
P.B. Vol. 252 Pg. 4

S 85°00'10" E 1045.14' TOTAL
15' BUILDING LINE

5/8" REBAR

TACK IN IRON CAP

S 84°47'30" E 621.22'
S 84°47'30" E 485.47'
15' BUILDING LINE

125.75'

IRON PIN

PENNSYLVANIA POWER COMPANY
D.B. Vol. 1129 Pg. 79

Existing Easement shown hereon per the Cranberry Park Plan of Lot recored in Plan Book Volume 254, Page 23, office of the Recorder of Deeds Butler County, Pa.

LOT No. 1
AREA=2,930060.40 SQ. FT.
67.265 ACRES

OHIO TRANSMISSION CORPORATION
D.B. Vol. 1681 Pg. 001

Existing Utility Easement See Dwg. 320-42b

Maintenance Building

DENNIS S. PARIS & JOANN PARIS
CO-TRUSTEES PARIS FAMILY TRUST
INSTR. # 200010190024735
T.P. 130-4F-108-8A

S 7°08'15" W 271.57'

IRON PIN

S. 85°15'00" E 424.25' TOTAL
15' BUILDING LINE

60.03'

RIGHT OF WAY FOR DRIVEWAY
TOWNSHIP OF CRANBERRY TO MARY A PARIS
OCTOBER 18, 1984 D.B. VOL. 1209 PG. 910

60.00'

CH. =83.59'
RAD=5729.65'
ARC=83.26'
CH. BRG=S 6°51'57" W
CH. =86.26'

CRANBERRY TOWNSHIP
D.B. Vol. 1028 Pg. 400
T.P. 130-4F-108-8

CRANBERRY TOWNSHIP
D.B.Vol. 1028 Pg. 400
T.P. 130-4F-108-8

Fire Station Building

100' BUILDING LINE

S 7°17'50" W 358.87'

LEGAL RIGHT-OF-WAY LINE

Cartway

SR0019
HIGHWAY

TO ZELIENOPLE

AVG-COVENTRY, LLC
D.B. VOL. 2985, PG. 684
T.P. 130-4F-108-13KB

CRANBERRY, TOWNSHIP
D.B.Vol. 771 Pg. 238
T.P. 130-4F-108-8

N 4°56'01" E 1328.20'
20' BUILDING LINE

50' BUILDING LINE

LEGAL RIGHT-OF-WAY LINE
Bituminous Cartway

50' R/W

ERNIE MASHUDA

DRIVE T-870
LEGAL RIGHT-OF-WAY LINE

Existing Utility Easement See Dwg. 320-42b

ERNIE MASHUDA DR.

33' R/W

Bituminous Cartway

ERNIE MASHUDA DRIVE T-870

IRON PIN FOUND

N 4°00'51" W 502.33'

THUNDER DEVELOPMENTS, LLC
INSTR. # 200709060023423
T.P. 130-4F-108-9G

N85°15'00" E 438.18'

LOT # 2
0.693 ACRES

N85°08'22" W 436.06'

IRON PIN FOUND

1/2" REBAR FOUND

S 4°00'51" E 69.03'

100' BUILDING LINE

15' BUILDING LINE

190' R/W

Bituminous

PERRY

TO MARIENDALE

CBP 110 LP
INSTR. # 200905220011051
T.P. 130-4F-108-13KA

5/8" REBAR W/ CAP FOUND

COMP. MON. FOUND

N 85°04'37" W 657.66'

15' BUILDING LINE

PARK ROAD T-744
LEGAL RIGHT-OF-WAY LINE

50' BUILDING LINE

EAGLE PRINTING CO INC
INSTR. # 200801160001134
T.P. 130-4F-108-9J

CRANBERRY TOWNSHIP
D.B.Vol. 907 Pg. 349
T.P. 130-4F-108-8

30' R/W

N 85°06'37" W 601.45'

N 85°06'37" W 562.76'

IRON PIN FOUND

PITTSBURGH REAL ESTATE LLC
INSTR. # 200910200023225
T.P. 130-57-9A

GPX, INC AKA
INSTR. # 200910200023252
T.P. 130-57-11

KREUER FAMILY ENTERPRISES, LP
INSTR. # 200910200023353
T.P. 130-57-11E

PENNSYLVANIA POWER COMPANY
INSTR. # 200901050000165
T.P. 130-57-8

COPPER and BRASS SALES, INC.
DB 2697, PG 331
T.P. 130-57-17

CNC, LLC
INSTR. # 200006300015037
T.P. 130-57-14

CRANBERRY INDUSTRIAL PARK RACK 30 PG. 47

CRANBERRY INDUSTRIAL PARK NO. 2 RACK 52 PG. 7

Property is zoned SUI Special Use
Owner: Township of Cranberry
2525 Rochester Road
Cranberry Township, Pennsylvania

50 0 50 100 FEET
SCALE

Instr:201410170025137 10/17/2014
Pages:1 F:$45.00 3:07PM
Michele Mustello
Butler County Recorder PL T20140019906

OWNER'S ADOPTION.

By resolution approved on the 29th day of June, 20 14 the Board of Directors of the Township of Cranberry, incorporated in the state of Pennsylvania, owner of the land shown on the Cranberry Community Park, Plan of Lot adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Township of Cranberry, hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Witness Barbara Moran
Date 10-9-14

Township of Cranberry
Name of Corporation
Township Manager

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 obligations to improve or maintain such streets, land or facilities.

Secretary
Chairman, Board of Supervisors

MUNICIPAL REVIEW AND APPROVAL

By the Supervisors. RC-approved 10/17/14 RH

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 241, effective this 24 day of July, 20 14

Chairman, Board of Supervisors

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 14th day of July, 20 14

Secretary
Chairman, Butler County Planning Commission

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 344, Page(s) 16.

Given under my hand and seal this 17 day of Oct. 20 14

Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

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 portable water transmission and 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal this _____ day of _____, 20___.

Notary Public
Owner

Easements approved by the Township of Cranberry, Butler County, Pennsylvania, this ____ day of ____, 20___.

Staff Engineer
Reg. No.

SURVEYOR'S 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.

Date _____
Registration number SU-031438-E

GREGORY A. TOMO PLS, PE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
GREGORY A. TOMO
SURVEYOR
PENNSYLVANIA

PLAN BOOK	PAGE
344	16

#14124

ACKNOWLEDGMENT OF NOTARY PUBLIC.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Frank W. Lamb of the Township of Cranberry, who stated that (he/she) is authorized to execute the above adoption, dedication and plan 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 9 day of Oct. 20 14.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna McHugh, Notary Public
Cranberry Twp., Butler County
My Commission Expires April 10, 2016
Member, Pennsylvania Association of Notaries

By the Planning Commission.

Reviewed by the Planning Commission of the Township of Cranberry, this ____ day of

Chairman, Planning Commission

By the Municipal Engineer.

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

Date 10/7
Registration number PE NO. 071355

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JASON KUTCHMA
ENGINEER
PENNSYLVANIA

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way on these plans, specifications, studies and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2014, Larson Design Group.

NO.	DATE	ISSUE / REVISIONS	BY	CHKD
1	6/23/14	FINAL PLAN		

LDG
Larson Design Group®

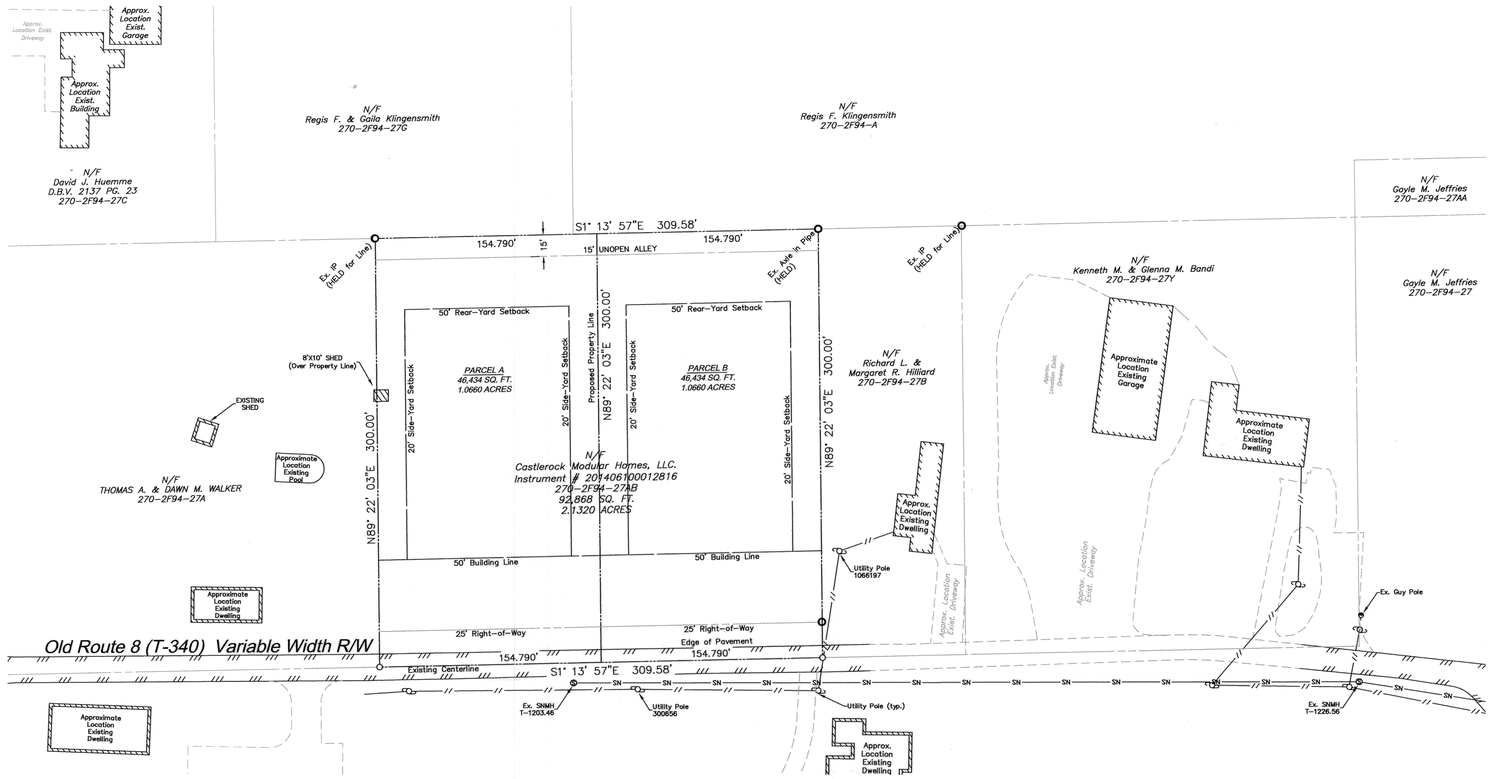
CRANBERRY TOWNSHIP
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

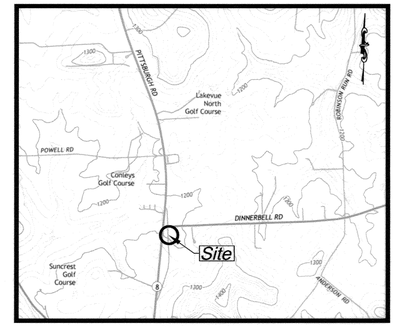
Larson Design Group • Architects Engineers Surveyors
8650 ROWAN ROAD, SUITE 341
CRANBERRY TOWNSHIP, PA 16066
PHONE 724.591.8562 TOLL FREE 877.323.6603
FAX 570.323.9902 • www.larsondesigngroup.com

SHEET NO.:

PROJECT NO.: 8390-001

CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
PHONE (724) 776-4806





Site Location Map
Scale - 1"=2000'
USGS Mars Quadrangle 7.5'

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT CASTLEROCK HOMES, LLC, 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 PENN 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 PENN, CASTLEROCK HOMES, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 CASTLEROCK HOMES, LLC, 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 24 DAY OF Sept., 2014.

CASTLEROCK HOMES, LLC
Donald Wise Pres.
Attest Mary Ann Mobes

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 CASTLEROCK HOMES, LLC, 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 CASTLEROCK HOMES, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

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

MY COMMISSION EXPIRES THE 23 DAY OF March 2016.

Sherry R Chestnutt
NOTARY PUBLIC

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

Instr:201410200025252 10/20/2014
Pages: 3 F:$45.00 2:46PM
Michele Mustello T20140019984
Butler County Recorder FL

TITLE CLAUSE

CASTLEROCK HOMES, LLC,OWNERS OF THE CASTLEROCK PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CASTLEROCK HOMES, LLC, AS RECORDED IN INSTRUMENT NUMBER 201406100012816 2014 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

CASTLEROCK HOMES, LLC

MORTGAGE CLAUSE

WE, _____, MORTGAGEE OF THE PROPERTY EMBRACED IN CASTLEROCK PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

_____ _____
MORTGAGEE WITNESS

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 9/23/2014 DATE SU 36950-E REGISTRATION NO.

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26TH DAY OF SEPT., 2014.

SECRETARY CHAIRMAN

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 344, PAGE(S) 17.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF October, 2014.

(SEAL) RECORDER OF DEEDS

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

PENN TOWNSHIP SUPERVISORS

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 15 DAY OF September, 2014.

SECRETARY CHAIRMAN

SUPERVISOR SUPERVISOR

SUPERVISOR SUPERVISOR

PENN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 11TH DAY OF SEPT, 2014.

SECRETARY CHAIRMAN

PENN TOWNSHIP MUNICIPAL ENGINEER

I, _____, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF PENN, 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.

_____ _____ _____
DATE REG. NO. SIGNATURE

ALL SIGNATURES MUST BE IN BLACK INK

CastleRock Plan of Lots Zoned R-E (Residential Estate)

Total Site Area - 2.1320 acres
Total Number of Lots - 2 Lots (Parcel A and Parcel B)

Bulk and Area Requirements - Single Family Dwelling

	Required	Proposed Parcel A	Proposed Parcel B
Lot Area	1.00 Acre	1.0660 Acre	1.0660 Acre
Lot Width	150 feet (Interior)	154.78 feet	154.78 feet
Front-Yard Setback	50 feet	50 feet	50 feet
Side-Yard Setback	20 feet	20 feet	20 feet
Rear-yard Setback	50 feet	50 feet	50 feet
Accessory Structure	Front Yard = Same as Principal Structure. Rear/Side = 8 feet		
Building Height	35'< 2 Story	2 Story	2 Story

PLAN BOOK	PAGE
344	17

Butler County Recorder of Deeds

Butler County Planning Commission

Penn Township Engineer

NOTES:

1. BEARINGS AND DISTANCES ARE ON PENNSYLVANIA STATE PLANE SOUTH COORDINATE SYSTEM.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	-	-	-	-

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
☐ Corporate Office
Edwin L. Hampton Center
351 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-9664
☒ 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

TITLE: CastleRock Plan of Lots — Plan for Recording — Penn Township — Butler County, Pennsylvania

CLIENT: CastleRock Modular Homes, LLC — 120 Sassafras Lane — Butler, PA 16002

DRAWN BY:	JPC
CHECKED BY:	SRF
APPROVED BY:	MBS
CAD FILE:	14-11359.dwg
DATE ISSUED:	September 3, 2014
HORIZONTAL SCALE:	1" = 50'
VERTICAL SCALE:	-
SHEET:	1 of 1
	C.101
HTA PROJECT #:	14-11359

KNOW ALL MEN BY THESE PRESENTS That **we, James A. & Rhonda Gayle** Lesseski, 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 purchas**ers of** lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7TH day of OCTOBER 2014.

James A. Lesseski
Owner

Rhonda Gayle Lesseski
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscr**iber,** a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above **named** James A. & Rhonda Gay**le Lesseski,** and acknowledged the foregoing release and dedication of plan to be their act and **deed** and desi**red** the **same** to be recorded as such. **Sworn to** and subscribed before me this day.

Witness my hand and nota**rial seal** this 7TH day of OCTOBER, 2014.

My commi**ssion** expires **the** 19TH day of FEBRUARY, 20 15

Debra L. Graffeoat
Notary Public

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

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, dista**nces** and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly repre**sents** the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

7TH OCTOBER '14
Date

Stanley D Graff P.L.S. # SU-030161-E
(Seal)

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

The Board of Su**pervisors** of the Township of Clinton, hereby gives public notice that in approving this plan for reco**rding** purposes only, the Township of Clinton assu**mes** no obligations, legal or otherwise, expressed or implied either to accept said streets as Township **streets** or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed **in** Township streets or roads.

Approved by the Board of Supervisors of the Township of Clinton this 14th day of October, 2014.

Secretary (Seal)

Chairman

Reviewed by the Planning Commission of the Township of Clinton, this 16th day of October, 2014.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 8TH day of October, 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 344 Page(s) 18

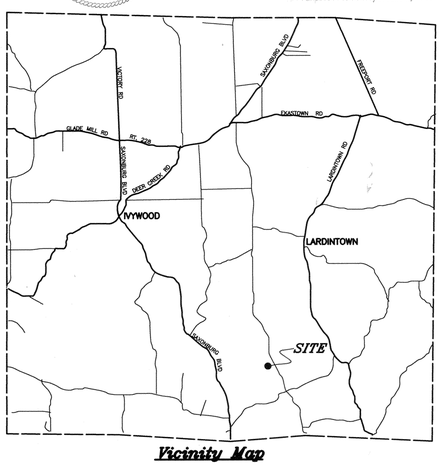
Given under my hand and seal this 21 day of October, 2014.

(Seal)

Recorder of Deeds

RECORDER OF DEEDS BUTLER COUNTY, PA

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

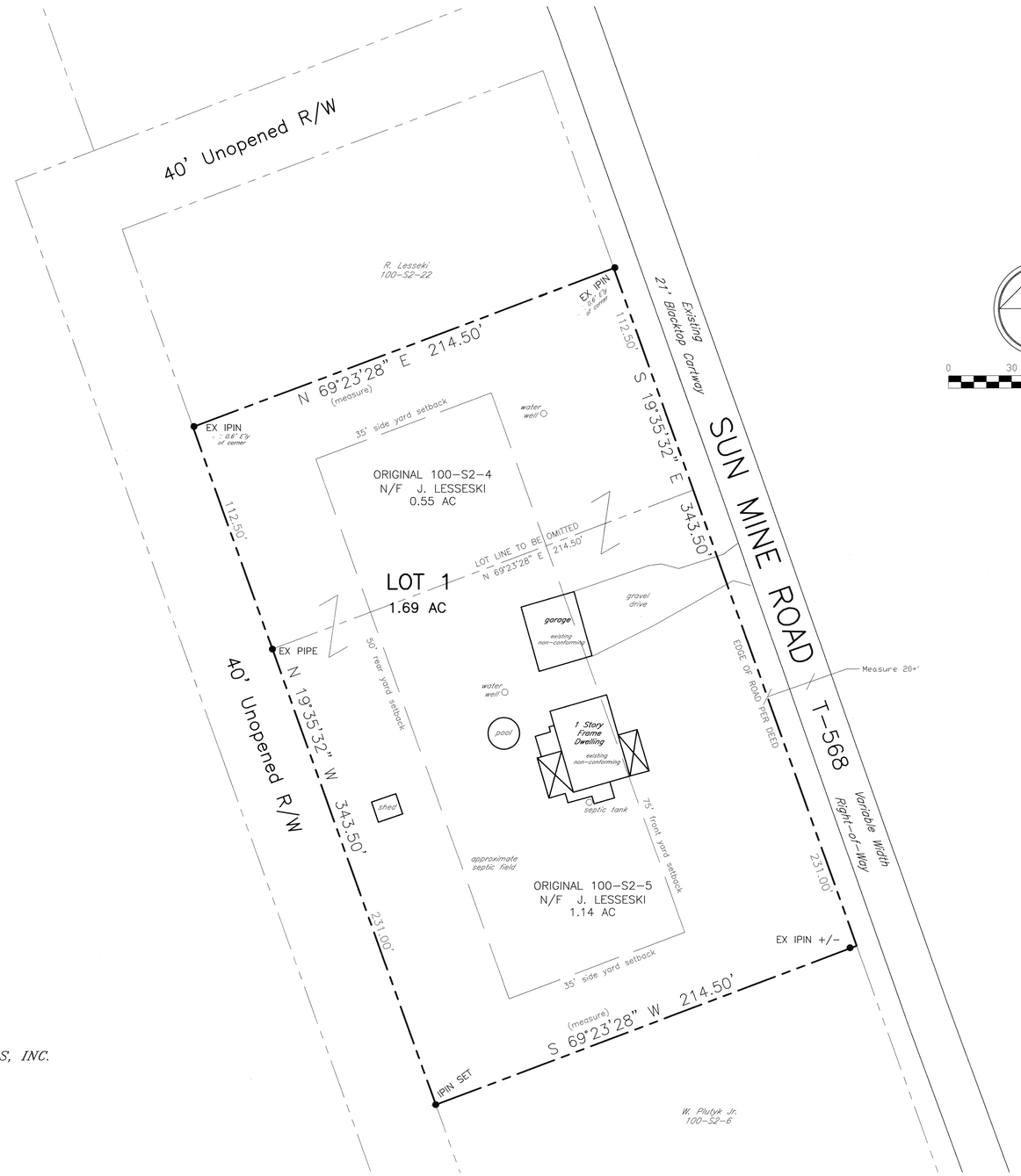


Vicinity Map

REFERENCE:
LINCOLN WAREHOUSES, INC.
Plan Book 314 Page 13

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: 201410210020381 10/21/2014
Pages: 1 F: $45.00 2:51PM
Michele Mustello T20140020095
Butler County Recorder FL



J. LESSESKI PLAN

Being a consolidation of Tax Parcels 100-S2-4 & 5.

NOTES:

1) OWNER: JAMES & RHONDA LESSESKI
2) PROPERTY ADDRESS:
   432 SUN MINE RD
   SARVER, PA 16055
3) ZONING: C – CONSERVATION DISTRICT
4) ZONING REQUIREMENTS
   FRONT YARD SETBACK – 75 FT
   SIDE YARD SETBACK – 35 FT
   REAR YARD SETBACK – 50 FT
   MIN LOT WIDTH – 200 FT
5) AREA
   ORIG S2-4 = 0.55 AC
   + ORIG S2-5 = 1.14 AC
   LOT 1 = 1.69 AC
6) BEARINGS ROTATED TO ADJACENT RECORDED PLAN AZIMUTH

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

CONSOLIDATION SURVEY for JAMES & RHONDA LESSESKI
PROJECT No: 14-123 SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 9/22/14 REV: DWN.By: SDG ChK.By: Sdg Co. TAX No: 100-S2-4 & 5

#14192

RECORDED Oct 21 2014

PLAN BOOK	PAGE
344	18

SHEET 1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 11 DAY OF September, 2014.

SECRETARY — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR 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.

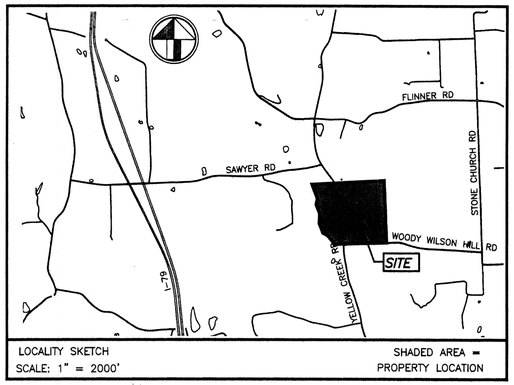
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 15 , DAY OF September 20 14

SECRETARY — CHAIRMAN

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 29TH DAY OF AUG 2014

SECRETARY — CHAIRMAN

Instr: 201410240020637 10/24/2014
Pages: 3 F: $125.00 2:34PM
Michele Mustello T20140020319
Butler County Recorder FL



LOCALITY SKETCH
SCALE: 1" = 2000'

SHADED AREA = PROPERTY LOCATION

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA THIS 2 DAY OF September, 2014.

SECRETARY — CHAIRMAN/MEMBER

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 DAY OF September 17, 2014.

SECRETARY — CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOSEPH G. & CORLISS L. JULIAN OF THE TOWNSHIP OF MUDDY CREEK & TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELF, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF MUDDY CREEK & TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK & TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK & TOWNSHIP OF LANCASTER, 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 THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JOSEPH G. & CORLISS L. JULIAN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 1ST DAY OF October, 2014.

ATTEST:

NOTARY PUBLIC — JOSEPH G. JULIAN — CORLISS L. JULIAN

WE, JOSEPH G. & CORLISS L. JULIAN, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER AND THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED JOSEPH G. & CORLISS L. JULIAN AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THIER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF October, 20 14.

MY COMMISSION EXPIRES THE 10 DAY OF JANUARY, 20 15.

NOTARY PUBLIC Beth Ann Gartner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Beth Ann Gartner, Notary Public
Summit Twp., Butler County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

WE, JOSEPH G. & CORLISS L. JULIAN, OWNERS OF THE JOSEPH JULIAN SUBDIVISION PLAN, DOES HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOSEPH G. & CORLISS L. JULIAN AS RECORDED IN INSTRUMENT NUMBER 201005030009245, RECORDER OF DEEDS OFFICE.

WITNESS — JOSEPH G. JULIAN — CORLISS L. JULIAN

NOT APPLICABLE, MORTGAGEE OF THE PROPERTY CONTAINED IN THE JOSEPH JULIAN SUBDIVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — MORTGAGEE

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 344, PAGE 19-21

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF OCTOBER, 2014.

RECORDER

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

BUTLER COUNTY
RECORDER OF DEEDS
SEAL:

BUTLER COUNTY PLANNING COMMISSION SEAL:

LANCASTER TOWNSHIP SEAL:

MUDDY CREEK TOWNSHIP SEAL:

JOSEPH JULIAN SUBDIVISION PLAN

[SUBDIVISION OF PARCEL B OF THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN P.B.V. 306, PG. 22 & THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN P.B.V. 307, PG. 30]

SITUATE: MUDDY CREEK TOWNSHIP & LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 20, 2014

PLAN BOOK	PAGE
344	19

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

I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, 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.

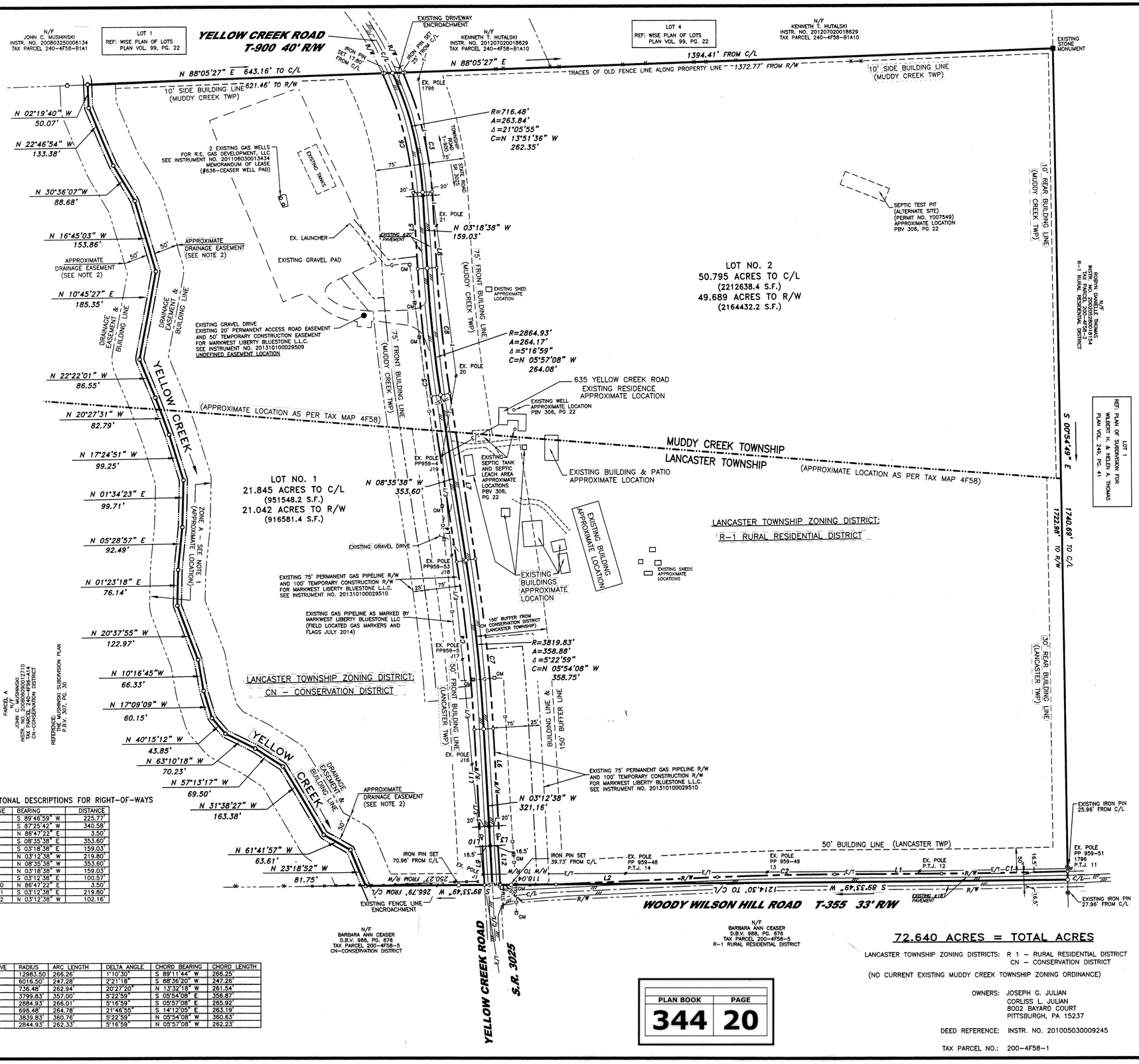
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — 51843E — SURVEYOR — PENNSYLVANIA

REGISTRATION NO. SU-051843E

REVISIONS: SEPTEMBER 12, 2014 2-TWP ENGINEERS COMMENTS 8-27-14

DRAWN BY: D.F./T.R. CHECKED BY: T.R.

DWG. NO: 5336-2014



ADDITONAL DESCRIPTIONS FOR RIGHT-OF-WAYS

LINE	BEARING	DISTANCE
L1	S 89°46'59" W	225.77'
L2	S 87°25'42" W	340.58'
L3	N 86°47'22" E	3.50'
L4	S 08°35'38" E	353.60'
L5	S 03°18'38" E	159.03'
L6	N 03°12'38" W	219.80'
L7	N 08°35'38" W	353.60'
L8	N 03°18'38" W	159.03'
L9	S 03°12'38" E	100.57'
L10	N 86°47'22" E	3.50'
L11	S 03°12'38" E	219.80'
L12	N 03°12'38" W	102.16'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12983.50'	266.26'	1°10'30"	S 89°11'44" W	266.25'
C2	6016.50'	247.28'	2°21'18"	S 88°36'20" W	247.26'
C3	736.48'	262.94'	20°27'20"	N 13°32'18" W	261.54'
C4	3799.83'	357.00'	5°22'59"	S 05°54'08" E	356.87'
C5	2884.93'	266.01'	5°16'59"	S 05°57'08" E	265.92'
C6	696.48'	264.78'	21°46'55"	S 14°12'05" E	263.19'
C7	3839.83'	360.76'	5°22'59"	N 05°54'08" W	360.63'
C8	2844.93'	262.33'	5°16'59"	N 05°57'08" W	262.23'

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ZONING REQUIREMENTS

LANCASTER TOWNSHIP ZONING ORDINANCE

PRESENT ZONING: R-1 RURAL RESIDENTIAL

MINIMUM LOT AREA	2 ACRES WHERE MUNICIPAL SEWERS ARE NOT AVAILABLE
MINIMUM LOT WIDTH	150 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

PRESENT ZONING: CN - CONSERVATION DISTRICT

MINIMUM LOT WIDTH	150 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

1. ALL DEVELOPMENT AND/OR CONSTRUCTION PROPOSED IN THE CN CONSERVATION DISTRICT SHALL REQUIRE ENVIRONMENTAL CLEARANCES (PNDI) AND BE SUBJECT TO APPROVAL BY THE TOWNSHIP PRIOR TO IMPLEMENTATION.

2. NO DEVELOPMENT, IN ANY ZONING DISTRICT WHICH IS SITUATED ADJACENT TO A CN CONSERVATION DISTRICT, SHALL OCCUR WITHIN ONE HUNDRED FIFTY FEET (150') OF THE CN CONSERVATION DISTRICT BOUNDARY.

REQUIRED LOT LAYOUT AREA DATA:

MUDDY CREEK SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

MINIMUM LOT AREA	65,340 SQ. FT. (1.5 ACRE)
MINIMUM LOT WIDTH	100' AT R/W LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	75 FEET
SIDE BUILDING SETBACK LINE	10 FEET
REAR BUILDING SETBACK LINE	10 FEET

NOTES:

① THIS PROPERTY IS SUBJECT TO FLOODPLAIN ZONE A, (SPECIAL FLOOD HAZARD AREA)
REFERENCE: LANCASTER TOWNSHIP COMMUNITY PANEL #421422A - REV. DATE 5-1-1986
FIA FLOOD HAZARD BOUNDARY MAP, MAP NO. H 01

THIS PROPERTY IS SUBJECT TO THE SPECIAL FLOOD HAZARD AREA
REFERENCE: MUDDY CREEK TOWNSHIP FLOOD MAP - DATED MARCH 1991

② THE DRAINAGE EASEMENT WAS ESTABLISHED TO BE 50 FEET FROM THE TOP OF THE BANK OF THE YELLOW CREEK. LANCASTER TOWNSHIP ORDINANCE NO. 51, SECTION 4.00, PROHIBITS ANY CONSTRUCTION WITHIN 50' FROM THE TOP OF THE BANK, WITHIN AN IDENTIFIED FLOOD PLAIN AREA SEE THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN PB VOL. 306, PAGE 22 AND PB VOL 307, PAGE 30

③ A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".

④ THIS PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE FOR R.E. GAS DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 201106030013434.

⑤ THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS & AGREEMENTS OF PRIOR RECORD.

NOTICE:
LOT No. 1 HAS NOT BEEN APPROVED BY MUDDY CREEK TOWNSHIP OR LANCASTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. SAID LOT No. 1 IS NOT TO BE CONSIDERED AS A "BUILDABLE LOT" UNTIL AS SUCH TIME AS A DEPARTMENT OF ENVIRONMENTAL PROTECTION SANITARY SEWAGE PERMIT IS ISSUED. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITIES AND THE DEP HAVE ALL APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et. seq.) AND THE REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF LANCASTER TOWNSHIP AND MUDDY CREEK TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

REQUESTED MODIFICATIONS:

LANCASTER TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE, ORDINANCE 86, ADOPTED MAY 23, 2007

MODIFICATION OF ARTICLE IV, PARAGRAPH 403.02.A(1) - THIS SECTION REQUIRES THE CONTOURS AT FIVE FOOT (5) INTERVALS BE PROVIDED AND WE ARE REQUESTING THAT THE CONTOURS BE PROVIDED AT TWENTY FOOT (20') INTERVALS.

MUDDY CREEK TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE, ORDINANCE 56, ADOPTED FEBRUARY 20, 2007

MODIFICATION OF ARTICLE IV, PARAGRAPH 403.02.A(1) - THIS SECTION REQUIRES THE CONTOURS AT TWO FOOT (2) INTERVALS BE PROVIDED AND WE ARE REQUESTING THAT THE CONTOURS BE PROVIDED AT TWENTY FOOT (20') INTERVALS.

LOT 1 IS LOCATED ON THE WEST SIDE OF YELLOW CREEK ROAD AND PRESENTLY HAS 2 EXISTING GAS WELLS AND A GRAVEL PAD FOR R.E. GAS DEVELOPMENT, LLC AND AN EXISTING GAS PIPELINE RIGHT-OF-WAY WITH ACCESS ROAD EASEMENT AND RIGHT-OF-WAY FOR MARKWEST LIBERTY BLUESTONE, LLC. THIS AREA WITH THE GAS WELLS AND PAD OCCUPIES MOST OF THE NORTH SIDE OF THIS LOT IN MUDDY CREEK TOWNSHIP. THE SOUTH SIDE OF THIS LOT IS LOCATED IN THE CN, CONSERVATION DISTRICT IN LANCASTER TOWNSHIP AND TO DEVELOP A SINGLE FAMILY RESIDENTIAL DWELLING ON THIS LOT WOULD BE A CONDITIONAL USE AND IS SUBJECT TO OTHER REQUIREMENTS AND RESTRICTIONS TO DEVELOP THIS LOT. THE OWNERS ARE GOING TO RETAIN THIS LOT AND THERE IS NO DEVELOPMENT PLANNED AT THIS TIME OR IN THE NEAR FUTURE.

LOT 2 LOCATED ON THE EAST SIDE OF YELLOW CREEK ROAD HAS AN EXISTING SINGLE FAMILY DWELLING THEREON.

NORTH

0' 100' 200' 300'

SCALE: 1" = 100'

JOSEPH JULIAN SUBDIVISION PLAN

[SUBDIVISION OF PARCEL B OF THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN P.B.V. 306, PG. 22 & THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN P.B.V. 307, PG. 30]

SITUATE: MUDDY CREEK TOWNSHIP & LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 20, 2014

72.640 ACRES = TOTAL ACRES

LANCASTER TOWNSHIP ZONING DISTRICTS: R 1 - RURAL RESIDENTIAL DISTRICT
CN - CONSERVATION DISTRICT

(NO CURRENT EXISTING MUDDY CREEK TOWNSHIP ZONING ORDINANCE)

OWNERS: JOSEPH G. JULIAN
CORLISS L. JULIAN
8002 BAYARD COURT
PITTSBURGH, PA 15237

DEED REFERENCE: INSTR. NO. 201005030009245

TAX PARCEL NO.: 200-4F58-1

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

I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, 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.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TAMARA A. RANALLI
LSD 049536-E
REGISTRATION NO. SU-051843E

SEPTEMBER 12, 2014
REVISIONS: 2-TWP ENGINEERS COMMENTS 8-27-14

DRAWN BY: D.F./T.R. CHECKED BY: T.R.

DWG. NO: 5336-2014

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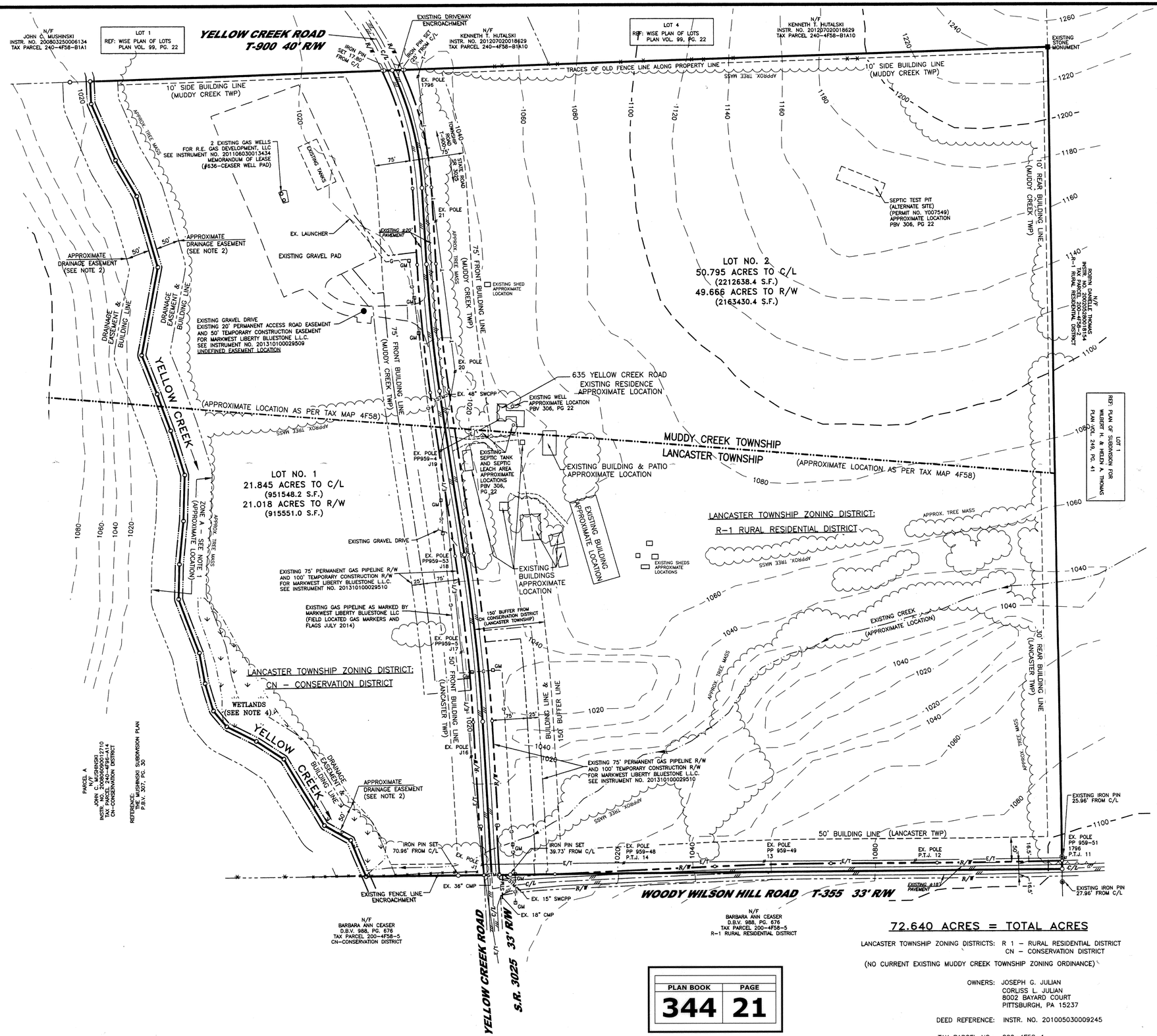
(Subdivision) Julian 5336-2014.CRD



ZONING REQUIREMENTS

LANCASTER TOWNSHIP ZONING ORDINANCE

PRESENT ZONING: R-1 RURAL RESIDENTIAL

MINIMUM LOT AREA	2 ACRES WHERE MUNICIPAL SEWERS ARE NOT AVAILABLE
MINIMUM LOT WIDTH	150 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

PRESENT ZONING: CN – CONSERVATION DISTRICT

MINIMUM LOT WIDTH	150 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

1. ALL DEVELOPMENT AND/OR CONSTRUCTION PROPOSED IN THE CN CONSERVATION DISTRICT SHALL REQUIRE ENVIRONMENTAL CLEARANCES (PNDI) AND BE SUBJECT TO APPROVAL BY THE TOWNSHIP PRIOR TO IMPLEMENTATION.

2. NO DEVELOPMENT, IN ANY ZONING DISTRICT WHICH IS SITUATED ADJACENT TO A CN CONSERVATION DISTRICT, SHALL OCCUR WITHIN ONE HUNDRED FIFTY FEET (150') OF THE CN CONSERVATION DISTRICT BOUNDARY.

REQUIRED LOT LAYOUT AREA DATA:

MUDDY CREEK SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

MINIMUM LOT AREA	65,340 SQ. FT. (1.5 ACRE)
MINIMUM LOT WIDTH	100' AT R/W LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	75 FEET
SIDE BUILDING SETBACK LINE	10 FEET
REAR BUILDING SETBACK LINE	10 FEET

NOTES:

① THIS PROPERTY IS SUBJECT TO FLOODPLAIN ZONE A, (SPECIAL FLOOD HAZARD AREA)
REFERENCE: LANCASTER TOWNSHIP COMMUNITY PANEL #421422A – REV. DATE 5-1-1986
FIA FLOOD HAZARD BOUNDARY MAP, MAP NO. H 01

THIS PROPERTY IS SUBJECT TO THE SPECIAL FLOOD HAZARD AREA
REFERENCE: MUDDY CREEK TOWNSHIP FLOOD MAP – DATED MARCH 1991

② THE DRAINAGE EASEMENT WAS ESTABLISHED TO BE 50 FEET FROM THE TOP OF THE BANK OF THE YELLOW CREEK. LANCASTER TOWNSHIP ORDINANCE NO. 51, SECTION 4.00, PROHIBITS ANY CONSTRUCTION WITHIN 50' FROM THE TOP OF THE BANK, WITHIN AN IDENTIFIED FLOOD PLAIN AREA SEE THE MUSHINSKI SUBDIVISION PLAN AS RECORDED IN PB VOL. 306, PAGE 22 AND PB VOL 307, PAGE 30

③ A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".

④ THE WETLAND AREA AS SHOWN ON THIS PLAN WAS DETERMINED FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.

⑤ THIS PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE FOR R.E. GAS DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 201106030013434.

⑥ THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS & AGREEMENTS OF PRIOR RECORD.

TOPOGRAPHIC REFERENCE: U.S.G.S. 7.5 MINUTE QUADRANGLE (PROSPECT, PA)

CONTOUR INTERVAL = 20' FEET
THE ACCURACY LEVEL OF THIS TOPOGRAPHY IS NOT SUFFICIENT FOR ANY DESIGN PLANNING, BUT IS PROVIDED FOR GENERAL OVERALL VIEWING PURPOSES ONLY.

PLAN BOOK	PAGE
344	21

72.640 ACRES = TOTAL ACRES

LANCASTER TOWNSHIP ZONING DISTRICTS: R 1 – RURAL RESIDENTIAL DISTRICT
CN – CONSERVATION DISTRICT

(NO CURRENT EXISTING MUDDY CREEK TOWNSHIP ZONING ORDINANCE)

OWNERS: JOSEPH G. JULIAN
CORLISS L. JULIAN
8002 BAYARD COURT
PITTSBURGH, PA 15237

DEED REFERENCE: INSTR. NO. 201005030009245

TAX PARCEL NO.: 200-4F58-1

TOPOGRAPHY PLAN
JOSEPH JULIAN SUBDIVISION PLAN

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

SITUATE: MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PA.
LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 20, 2014 Tamara A Ranalli PLS

REVISIONS:

DRAWN BY: D.F./T.R. CHECKED BY: T.R.

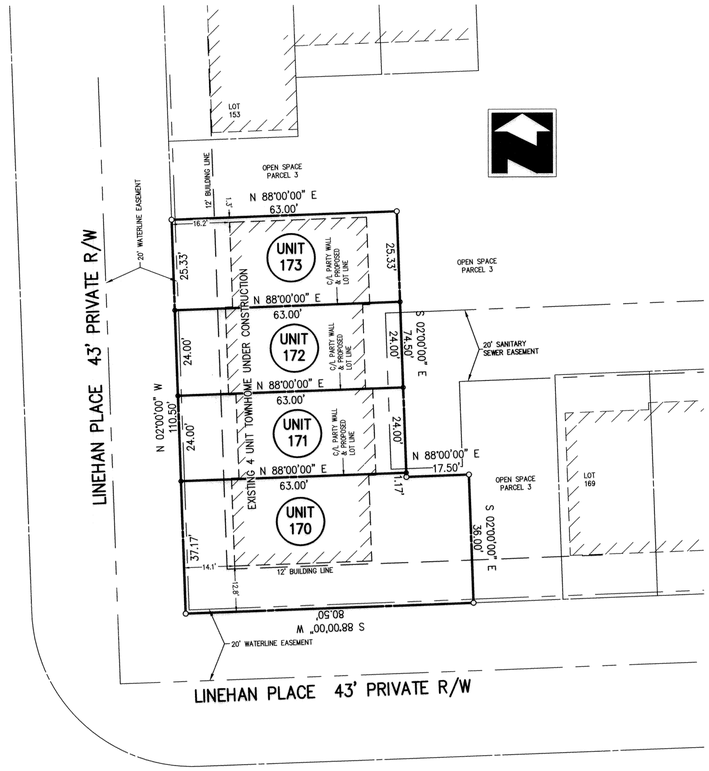
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LICENSED SURVEYOR

REGISTRATION NO. SU-051843E

DWG. NO: 5336-2014-TOPO

G:\Julian-5336-2014\Julian 5336-2014.DWG – Aug 21, 2014 @ 11:40AM (Topo) Julian 5336-2014.CRD

Instr:201410270025752 10/27/2014
Pages:1 F:$45.00 2:16PM
Michele Mustello T20140020439
Butler County Recorder FL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
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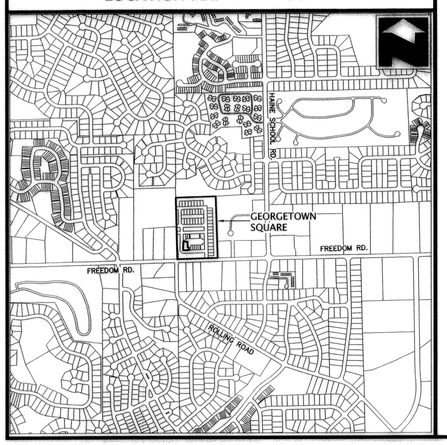
LOCATION MAP 1" = 1000'



TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL "U" OF THE GEORGETOWN SQUARE REVISION NO. 1 AS RECORDED IN PLAN BOOK 292, PAGE 28.

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

c. OPEN SPACE PARCEL "OS-3" IS ALSO DESIGNATED AS AN ACCESS, UTILITY & DRAINAGE EASEMENT.

OWNERSHIP REFERENCE

PROPERTY OWNER: DAN RYAN BUILDERS MID ATLANTIC, INC.
100 EMERSON DRIVE
BRIDGEVILLE, PA 15017
DEED REFERENCE: INSTRUMENT NO. 201406190013669
TAX PARCEL: 130-S29-CU

LOT AREAS:

170	2,971.432 SQ.FT.	0.068 ACRES
171	1,512.00 SQ.FT.	0.035 ACRES
172	1,512.00 SQ.FT.	0.035 ACRES
173	1,595.790 SQ.FT.	0.037 ACRES
TOTAL AREA:	7,591.222 SQ.FT.	0.174 ACRES

BY RESOLUTION APPROVED ON THE 23rd DAY OF September 2014 THE BOARD OF DIRECTORS OF DAN RYAN BUILDERS MID ATLANTIC, INC, INCORPORATED IN THE STATE OF MARYLAND, OWNER OF THE LAND SHOWN ON THE GEORGETOWN SQUARE PARCEL "U" REVISED ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Shawn M. Seydor
DAN RYAN BUILDERS MID ATLANTIC, INC

Tonya R. Shiel, PROCUREMENT MGR
SIGNATURE AND TITLE OF OFFICER WITNESSING

SCMSr. Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

9/23/14
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Shawn M. Seydor DAN RYAN BUILDERS MID ATLANTIC, 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 23rd DAY OF September 2014

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lori Sue Deal, Notary Public
South Fayette Twp, Allegheny County
My Commission Expires November 04, 2017

Lori Sue Deal
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lori Sue Deal, Notary Public
South Fayette Twp, Allegheny County
My Commission Expires November 04, 2017

I, Shawn M. Seydor HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GEORGETOWN SQUARE PARCEL "U" REVISED PLAN IS IN THE NAME OF DAN RYAN BUILDERS MID ATLANTIC INC.. AND IS RECORDED AT INSTRUMENT NO. 201406190013669

Tonya R. Shiel
SIGNATURE OF WITNESS

SCMSr
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

WE, Susquehanna Bank MORTGAGEE OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Ellen Roberts
SIGNATURE OF WITNESS

SIGNATURE OF AUTHORIZED OFFICER
JOHN M DeIMMO, S.V.P.
PRINTED NAME AND TITLE

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

9/23/14
DATE

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

I, Jason Krotseas 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.

10/17/14
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2014-51 EFFECTIVE THIS 14th DAY OF OCTOBER, 20 14.

SECRETARY/MANAGER

CHAIRMAN

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2014-51 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 9-418

TOWNSHIP MANANGER

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 344 PAGE 22

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF OCTOBER 20 14

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018

RECORDER OF DEEDS

BUILDER/DEVELOPER:
DAN RYAN BUILDERS

DRAWING NUMBER:	1004-1414114
DRAWING SCALE:	1"=20'
DATE:	AUGUST 1, 2014
DRAWN BY:	JSS
REVISIONS:	
09.17.2014...add mortgage clause.	

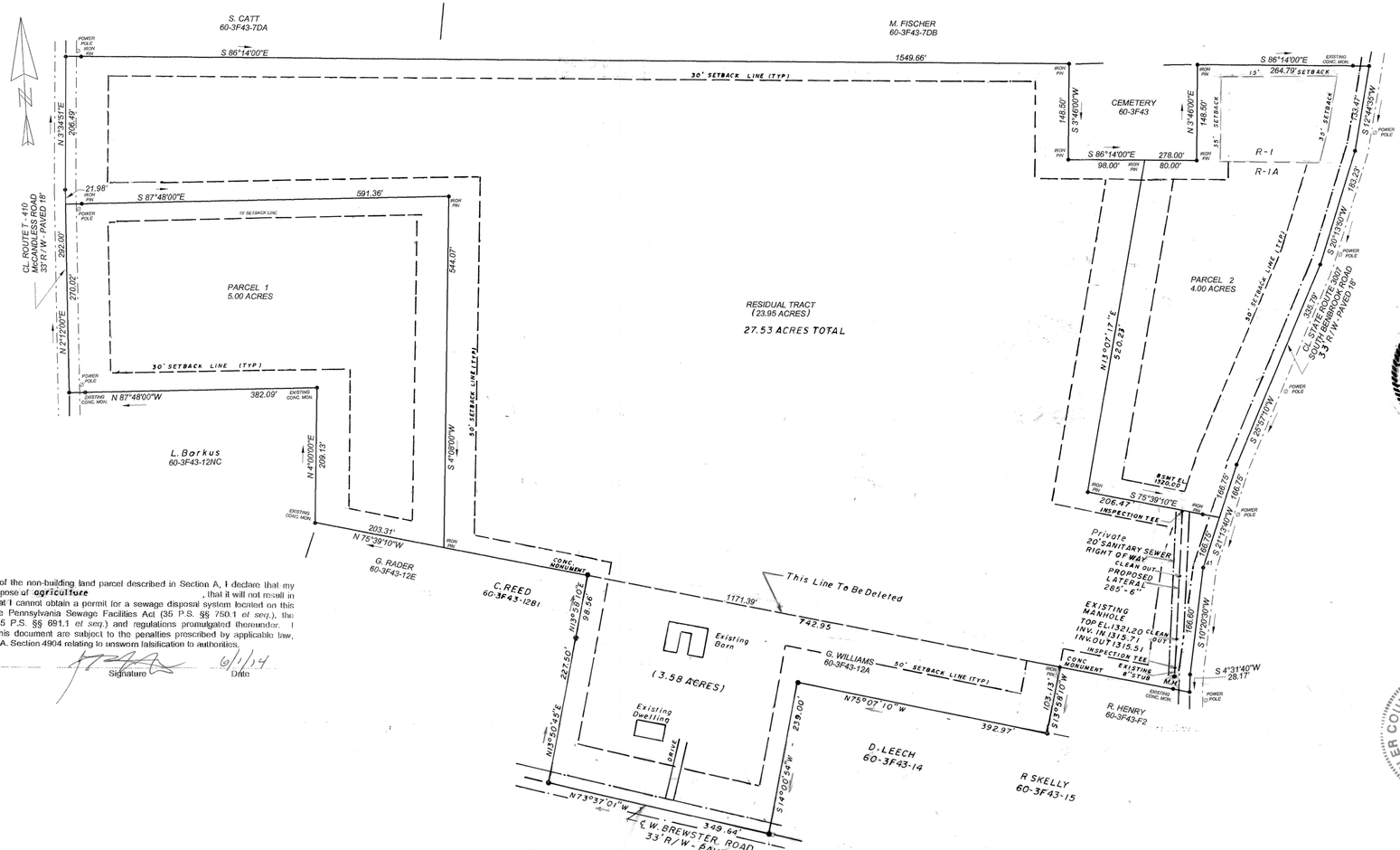
GEORGETOWN SQUARE PARCEL "U" REVISED

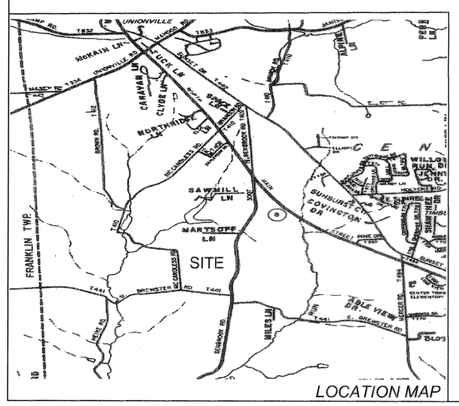
BEING A RE-SUBDIVISION OF PARCEL "U" OF THE GEORGETOWN SQUARE REVISION NO. 1 AS RECORDED IN PLAN BOOK 292, PG 28

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net

Instr: 201410270025764 10/27/2014
Pages: 1 F: $45.00 3:38PM
Michele Mustello T20140020452
Butler County Recorder FL

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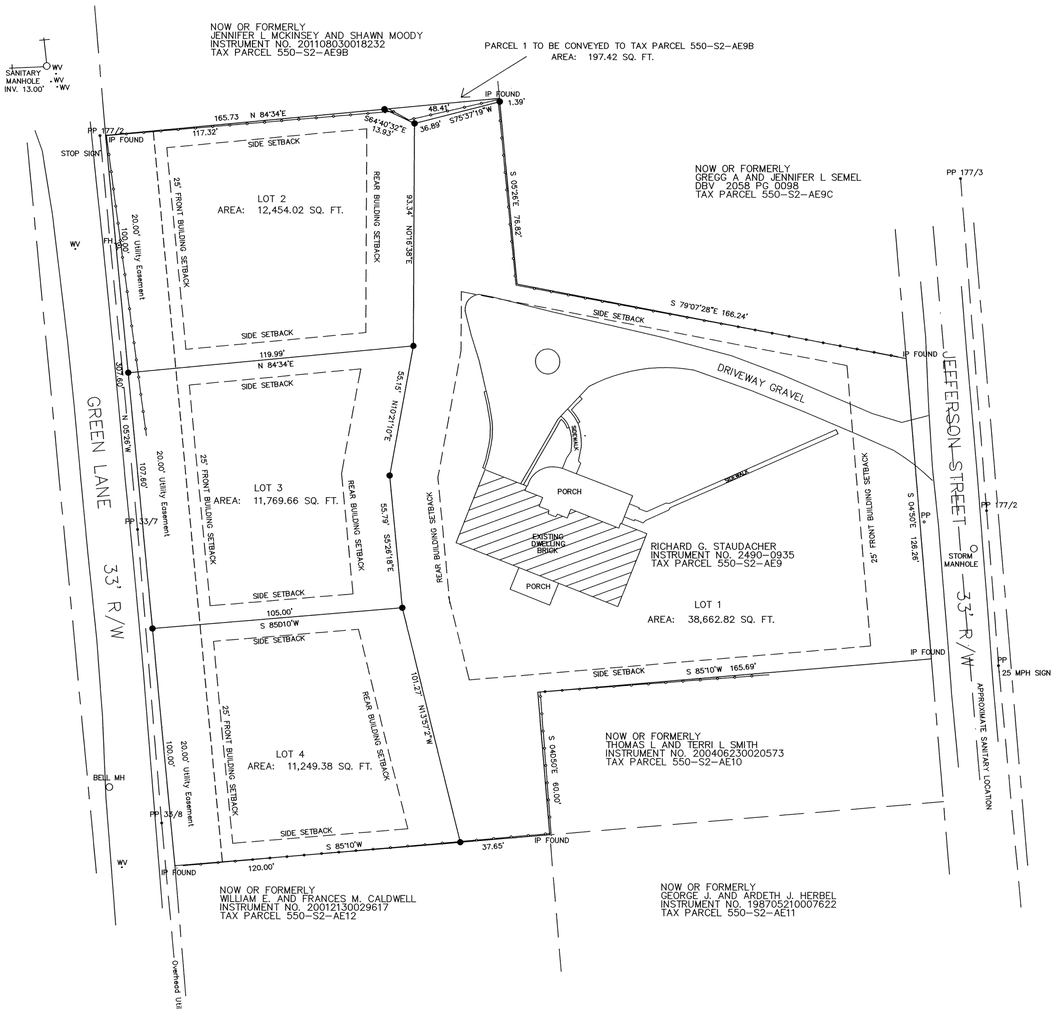
Pages: 1 $45.00 11:43AM
Michele Mustello T20140026500
Butler County Recorder ND

A. James Leroy, Jr.
Professional Land Surveyor

LEGEND:

- WV WATER VALVE
- ● IRON PIN SET
- FENCE



GENERAL PLAN NOTES:

RICHARD G. STAUDACHER
225 SOUTH JEFFERSON ST.
ZELIENOPLE PA, 16063

TAX PARCEL: 550-22-AE9

2490-0935

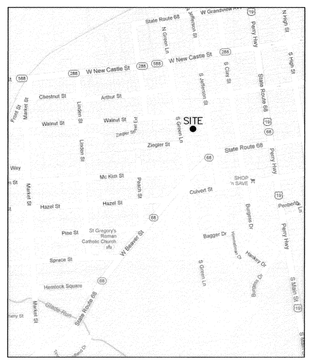
PROPOSED WATER SUPPLY:	PUBLIC / ZELIENOPLE BOROUGH
PROPOSED SEWAGE DISPOSAL:	PUBLIC / WESTERN BUTLER COUNTY AUTHORITY
TOTAL PROPERTY AFFECTED BY THIS PLAN:	74,334.42 SQ. FT.
THIS PROPERTY IS CURRENTLY ZONED R-3	

R-3 ZONING REQUIREMENTS:

MINIMUM LOT AREA:	6,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE:	60.00 FT.
MINIMUM FRONT SETBACK:	25.00 FT.
MINIMUM SIDE SETBACK:	5.00 FEET MINIMUM ONE SIDE/ 15 FEET TOTAL BOTH SIDES
MINIMUM REAR SETBACK:	20.00 FT.
MINIMUM LOT FRONTAGE:	50.00 FT.
MAXIMUM BUILDING HEIGHT:	35.00 FT.
MAXIMUM LOT COVERAGE:	40%
MAXIMUM IMPERVIOUS COVERAGE:	65%

ADDITIONAL PLAN REQUIREMENTS:

1. SHOULD THE TOTAL IMPERVIOUS AREA OF ANY IMPROVEMENT PROPOSED FOR ANY OF THE LOTS SHOWN EXCEED 2,500 SQUARE FEET BUT BE LESS THAN 5,000 SQUARE FEET, A SMALL PROJECT STORMWATER MANAGEMENT APPLICATION WILL BE REQUIRED. SHOULD THESE PROPOSED IMPROVEMENTS EXCEED 5,000 SQUARE FEET, A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED.



VICINITY MAP

KNOW ALL MEN BY THESE PRESENT, THAT WE RICHARD G. STAUDACHER OWNERS, OF THE BOROUGH OF ZELIENOPLE, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF THE PROPERTY SITUATED IN ZELIENOPLE BOROUGH AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT OF WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THIS PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE BOROUGH OF ZELIENOPLE ITS SUCCESSORS AND ASSIGNS, OF AND FROM ALL LIABILITY COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHT OF WAYS.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE BOROUGH OF ZELIENOPLE FOR "PLANNING PURPOSES ONLY" AND THAT SAID BOROUGH SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR ANY LOTS TO BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH THE BOROUGH OF ZELIENOPLE ORDINANCE OR UNTIL THE BOROUGH HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 13 , DAY OF Oct. 2014

RICHARD G. STAUDACHER

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE NAMED RICHARD G. STAUDACHER AND ACKNOWLEDGED THE FORGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECOVERED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF October 2014.

MY COMMISSION EXPIRES THE 22nd DAY OF March 2016

Sharon M. Higgins
NOTARY PUBLIC

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

SEAL:

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

APPROVED BY THE BOROUGH OF ZELIENOPLE COUNCIL THIS 13th DAY OF OCTOBER, 2014.

Donald Lore
SECRETARY

Allen E. Bayer
CHAIRPERSON

SEAL:

APPROVED BY THE BOROUGH OF ZELIENOPLE PLANNING COMMISSION THIS 25th DAY OF September, 2014.

SECRETARY

Douglas R. Huff
CHAIRPERSON

SEAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF SEPT. 2014

SECRETARY

CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION
SEAL:

I, A. JAMES LEROY JR., REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DISCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES HAVE BEEN CORRECTLY SHOWN ON THE PLAT, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

A. James Leroy 10-10-2014

A. JAMES LEROY JR, P.L.S. # SU-027129-E DATE

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ECT. IN THE COUNTY OF BUTLER IN PLAN BOOK 344 PAGE 24

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF October 2014

Michele M. Mustello
RECORDER OF DEEDS

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
A. JAMES LEROY, JR.
SEAL
LAND SURVEYOR
SU-027129-E
PENNSYLVANIA

RECORDER OF DEEDS
SEAL:
BUTLER COUNTY PA

0' 30 60 90 120
SCALE 1" = 30'

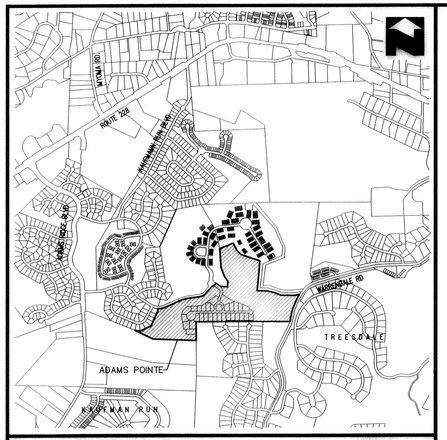
PLAN BOOK	PAGE
344	24

STAUDACHER SUBDIVISION PLAN

SITUATE
ZELIENOPLE, BUTLER COUNTY, PENNSYLVANIA
MADE FOR
RICHARD G STAUDACHER

A. JAMES LEROY JR
REGISTERED LAND SURVEYOR
P.O. Box 4
Evans City, PA 16066
(724) 776-1180

DESIGNED: A.J.L.	JOB NO.:	REVISED DATE: BOROUGH COMMENTS SEPTEMBER 17,2014
DRAWN: Z.J.L	DWG NO.:	
CHECKED: A.J.L.	SCALE: 1" = 30'	DATE: MARCH 31, 2013



LOCATION MAP 1" = 1500'

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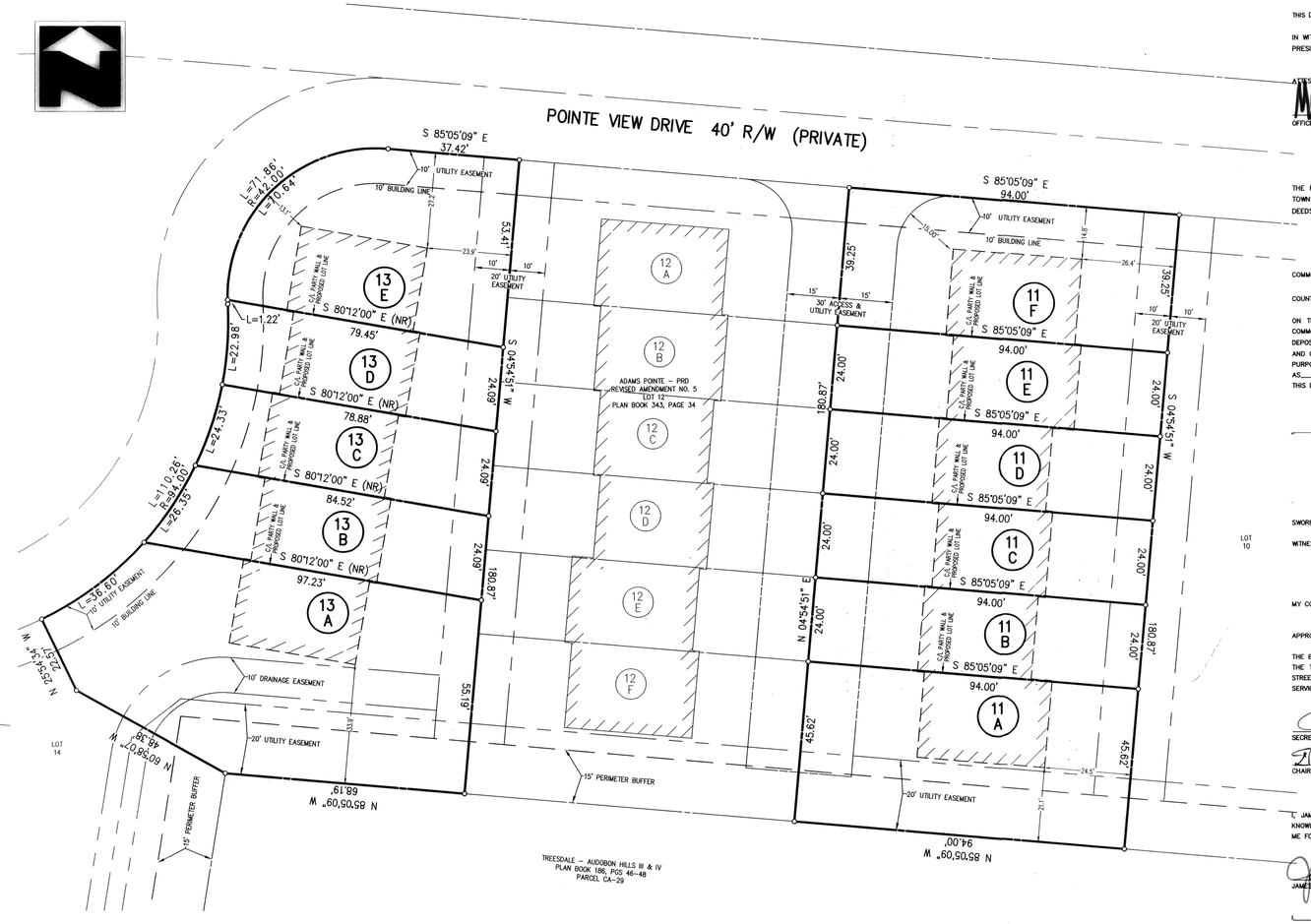
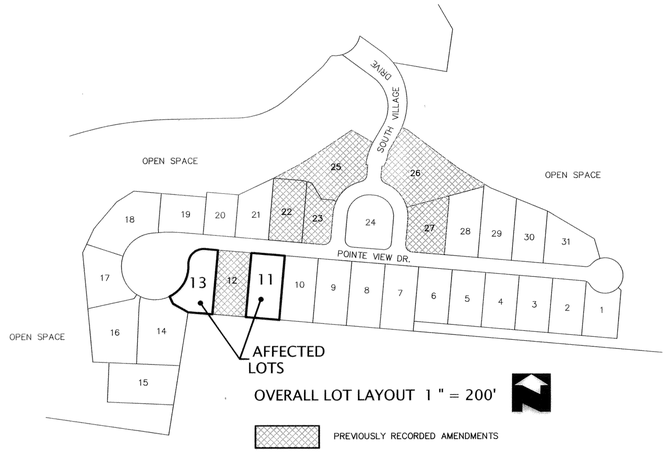
Michele Mustello T20140020604
Butler County Recorder FL





LOT AREAS

ORIGINAL LOT 11

11A	4,288.28 SQ.FT.	0.098 ACRES
11B	2,256.00 SQ.FT.	0.052 ACRES
11C	2,256.00 SQ.FT.	0.052 ACRES
11D	2,256.00 SQ.FT.	0.052 ACRES
11E	2,256.00 SQ.FT.	0.052 ACRES
11F	3,689.50 SQ.FT.	0.085 ACRES
TOTAL	17,001.78 SQ.FT.	0.390 ACRES

ORIGINAL LOT 13

13A	6,314.945 SQ.FT.	0.145 ACRES
13B	2,164.916 SQ.FT.	0.050 ACRES
13C	1,948.066 SQ.FT.	0.045 ACRES
13D	1,887.660 SQ.FT.	0.043 ACRES
13E	3,593.784 SQ.FT.	0.083 ACRES
TOTAL	15,909.371* SQ.FT.	0.365 ACRES

*NOTED ON PREVIOUS PLAN AS 15,909.35 SQ.FT.

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 21 DAY OF October 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 21 DAY OF October 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 21 DAY OF October 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 27th DAY OF October 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

10/20/14
DATE

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

Ronald Olsen 26400E
PRINTED NAME & REGISTRATION NO.

10/27/14
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF OCT 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 344 PAGE 25

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF October A.D., 20 14

BUTLER COUNTY RECORDER OF DEEDS

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

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOTS 11 & 13 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.

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

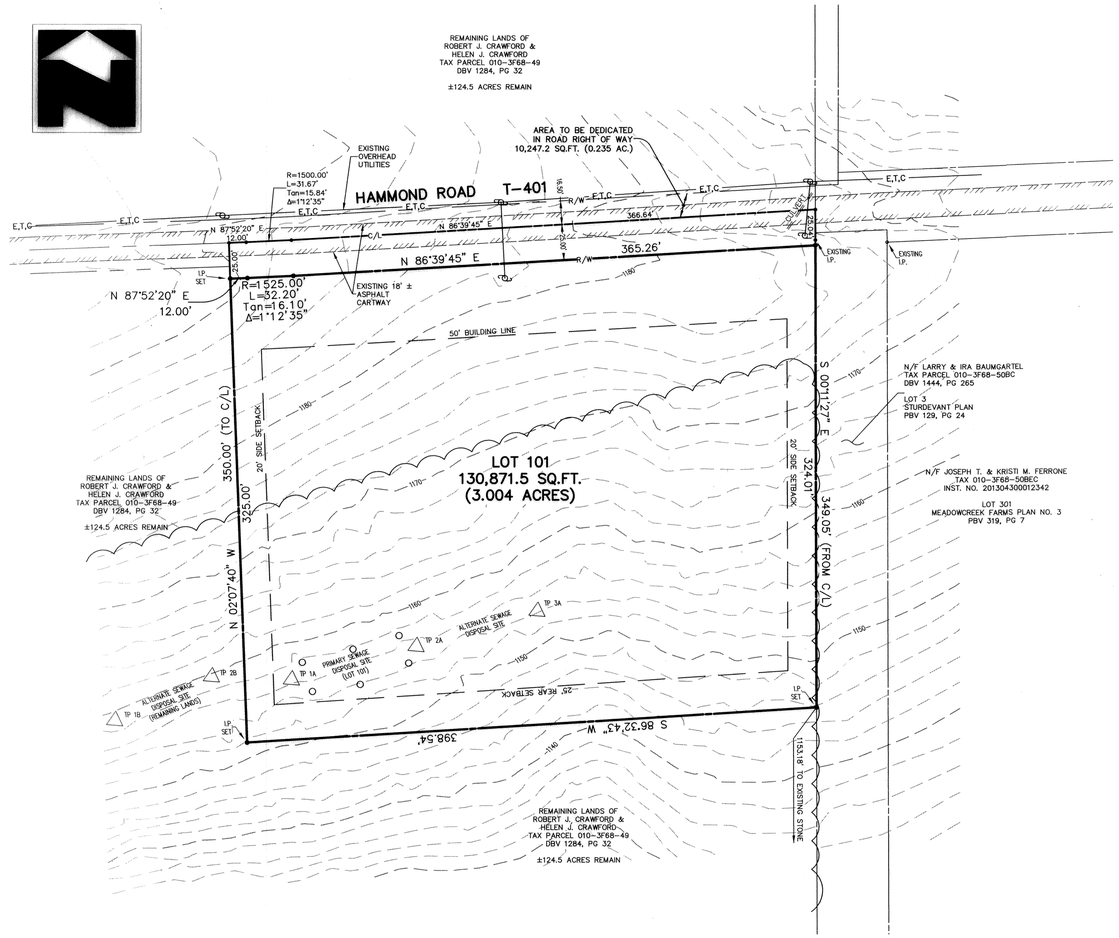
DRAWING NUMBER:	1001-1414275
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 29, 2014
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 6 LOTS 11 & 13

BEING A RE-SUBDIVISION OF LOT 11 & 13 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
724-452-4362
SLS1@zoominternet.net
SURVEYING • CIVIL • TOPOGRAPHIC • MINE
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT

Instr:201410290026049 10/29/2014
Pages:1 F:$45.00 1:16PM
Michele Mustello T20140020606
Butler County Recorder FL



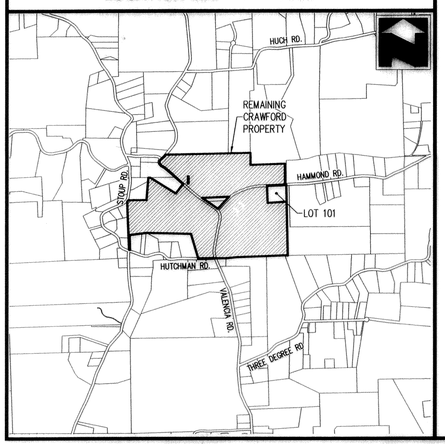
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
344	26

LOCATION MAP 1" = 1500'



REGISTERED SURVEYOR

TOWNSHIP ENGINEER

ADAMS TWP PLANNING COMMISSION

ADAMS TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PROPERTY OWNER:

ROBERT J. CRAWFORD
HELEN J. CRAWFORD
632 VALENCIA ROAD
MARS, PA 16046

TAX PARCEL 010-3F68-49

DEED BOOK 1284, PAGE 0032

TOTAL PROPERTY 127.75 ACRES (PER COUNTY TAX MAPS)

TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS.

CONTOURS HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM.
VERTICAL DATUM : NAVD88

CURRENT ZONING : RC RURAL CONSERVATION

MINIMUM REQUIREMENTS IN THE RC ZONING DISTRICT:

• MINIMUM LOT AREA	43,560 SQ.FT. (1 ACRE)
• MINIMUM LOT WIDTH AT FRONT SETBACK	150.00 FEET
• MINIMUM FRONT SETBACK	50.00 FEET
• MINIMUM SIDE SETBACK	20.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET

PROPOSED SEWAGE : ON LOT SEWAGE

PROPOSED WATER : ON LOT WELL

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT J. CRAWFORD & HELEN J. CRAWFORD OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR 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, ROBERT J. CRAWFORD & HELEN J. CRAWFORD 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 ROBERT J. CRAWFORD & HELEN J. CRAWFORD OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,WE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF October 2014

ATTEST:

Robert J. Crawford — ROBERT J. CRAWFORD
Helen J. Crawford — HELEN J. CRAWFORD

THE FOREGOING ADOPTION IS MADE BY ROBERT J. CRAWFORD & HELEN J. CRAWFORD WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, 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 OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF ROBERT J. CRAWFORD & HELEN J. CRAWFORD AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT DEED BOOK 1284, PAGE 0032

Robert J. Crawford — ROBERT J. CRAWFORD
Helen J. Crawford — HELEN J. CRAWFORD

COMMONWEALTH OF PENNSYLVANIA)
SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED ROBERT J. CRAWFORD & HELEN J. CRAWFORD WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF October 2014

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Corey R. Utz, Notary Public
Mars Boro, Butler County
My Commission Expires Nov. 5, 2014

MY COMMISSION EXPIRES THE 5th DAY OF November 2014

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 22nd DAY OF September 2014

Janet L. Lubbert — SECRETARY, ADAMS TOWNSHIP SUPERVISORS
Edward L. Vogel — ADAMS TOWNSHIP SUPERVISOR
Donald G. Cook — CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS
John E. Lee — ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR
Thomas J. Grandinetti

APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 3 DAY OF SEPT 2014

SECRETARY, ADAMS TWP. PLANNING COMM.
CHAIRPERSON, ADAMS TWP. PLANNING COMM.

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 OR THE OWNERS OR AGENTS.

James A. Sperdute — DATE 9/10/14
JAMES A. SPERDUTE, R.S. # 24457-E

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

DATE 10-27-14 REG. # 26405E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 8th DAY OF AUG. 2014

SECRETARY, BUTLER CO. PLANNING
CHAIRPERSON, BUTLER CO. PLANNING

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 344 PAGE 26

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF October 2014

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1001-1313345
DRAWING SCALE:	1"=50'
DATE:	AUGUST 2, 2014
DRAWN BY:	JSS
REVISIONS:	

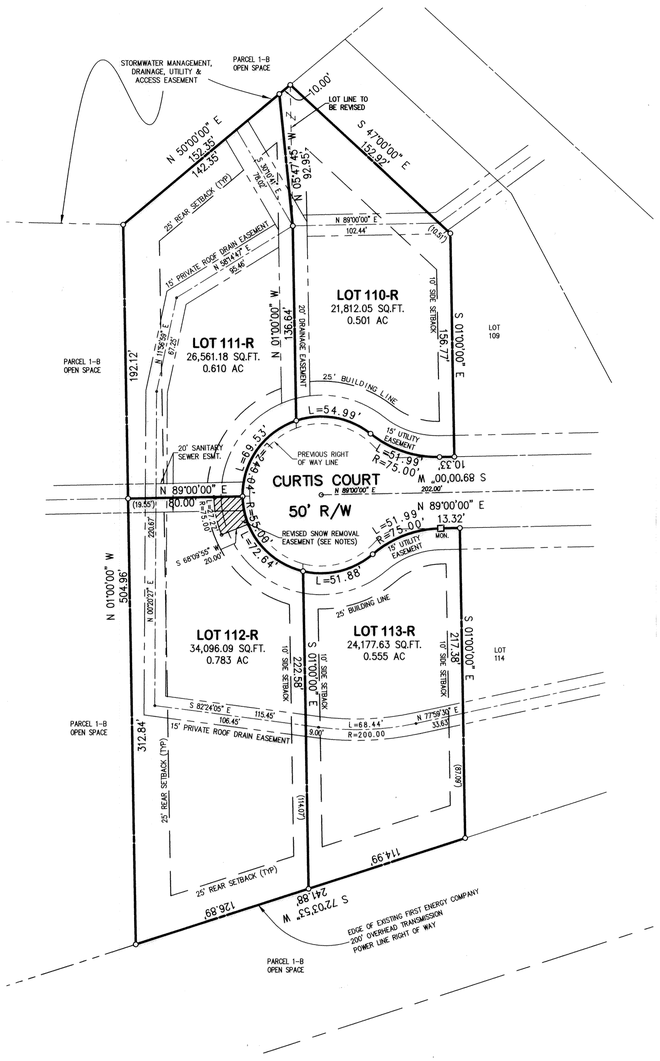
CRAWFORD PLAN NUMBER 1

BEING A SUBDIVISION OF TAX PARCEL
010-3F68-49

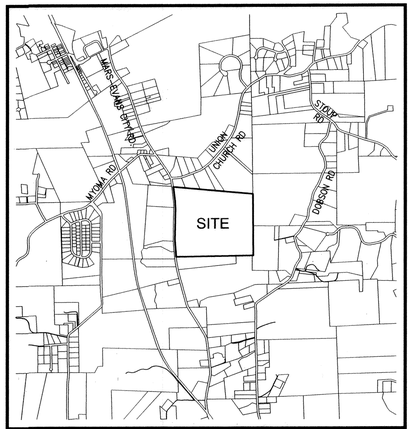
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelernet.net

Instr:201410200026048
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
10/20/2014
1:12pm
T20140020505
FL



State Plane



LOCATION MAP 1" = 2000'

GENERAL PLAN NOTES

- THIS PLAN IS A REVISION TO LOTS 110 THROUGH 113 OF THE KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT – REVISED PHASE 1 AS RECORDED IN PLAN BOOK 336, PAGES 35 – 38.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE RIGHT OF WAY LINE ALONG THE FRONTAGE OF LOTS 110 THROUGH 113 BY INCREASING THE RIGHT OF WAY RADIUS FOR THE CUL-DE-SAC FROM 50.00 FEET TO 55.00 FEET.
- THE SNOW REMOVAL EASEMENT SHOWN AS BEEN REVISED TO AVOID A FIRE HYDRANT PLACED WITHIN THE PREVIOUSLY RECORDED SNOW REMOVAL EASEMENT. THIS AREA SHALL REMAIN FREE FROM IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO DRIVEWAYS, LANDSCAPING AND MAILBOXES.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN.
- ADDITIONAL RIGHT OF WAY AREA ADDED TO EXISTING RIGHT OF WAY : 1,598.76 SQ.FT. (0.037 AC)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

THIS PROPERTY IS BEING DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT IN THE R-C RURAL CONSERVATION ZONING DISTRICT.

PROPOSED SETBACKS:

FRONT : 25.00 FEET
SIDE : 10.00 FEET
REAR : 25.00 FEET

Re-Approved by the Board of Supervisors of the Township of Adams this 13th day of October, 20 14.

Janet L Luthut
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Edward J. Vogel
ADAMS TOWNSHIP SUPERVISOR

Ronald C. Cole
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Linda E. Lee
ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Thomas J. Tranaschino

Approved by the Adam Township Planning Commission this _____day of N/A 20_____

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

Know All Men By These Presents that, LESLIE ROAD ASSOCIATES, LLC., a Pennsylvania Limited Partnership does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, LESLIE ROAD ASSOCIATES,, LLC., hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon LESLIE ROAD ASSOCIATES,, LLC., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 8 day of OCTOBER A.D.

ATTEST:

Regis J. Kowaldi
NOTARY PUBLIC

LESLIE ROAD ASSOCIATES, LLC.

My commission expires the 4th day of February 2016 A.D.

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

SECRETARY

LESLIE ROAD ASSOCIATES, LLC.

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Regis J. Kowaldi, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Feb. 4, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named FRANK ZORATES, co-MANAGER of LESLIE ROAD ASSOCIATES,, LLC., who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such. WITNESS MY HAND AND NOTARIAL SEAL this 8TH day of October 2014 A.D.

Regis J. Kowaldi
NOTARY PUBLIC

My Commission Expires the 4th day of February 2016 A.D.

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

Approved by the Board of Supervisors of the Township of Adams this 28th day of October 20 14.

Janet L Luthut
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Edward J. Vogel
ADAMS TOWNSHIP SUPERVISOR

Ronald C. Cole
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Linda E. Lee
ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Thomas J. Tranaschino

Approved by the Adam Township Planning Commission this _____day of N/A 20_____

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

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

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

DATE 9/7/14

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

DATE 10-27-14 REG # 26490E

Reviewed by the Butler County Planning Commission this 22ND day of JULY 2014

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

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 344 page 27 Given under my hand and seal this 29th day of October 20 14.

BUTLER COUNTY RECORDER OF DEEDS

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

PLAN BOOK	PAGE
344	27

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — SURVEYOR

SURVEYOR

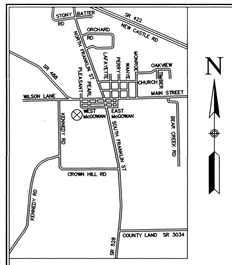
DRAWING NUMBER:	1001-141.5988
DRAWING SCALE:	1"=50'
DATE:	JULY 7, 2014
DRAWN BY:	JSS
REVISIONS:	

SUBDIVISION PLAN FOR:

KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT REVISED PHASE 1 - REVISION 1

BEING A REVISION TO LOTS 110 THROUGH 113 OF THE KINGSRIDGE PLANNED RESIDENTIAL DEVELOPMENT – REVISED PHASE 1
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

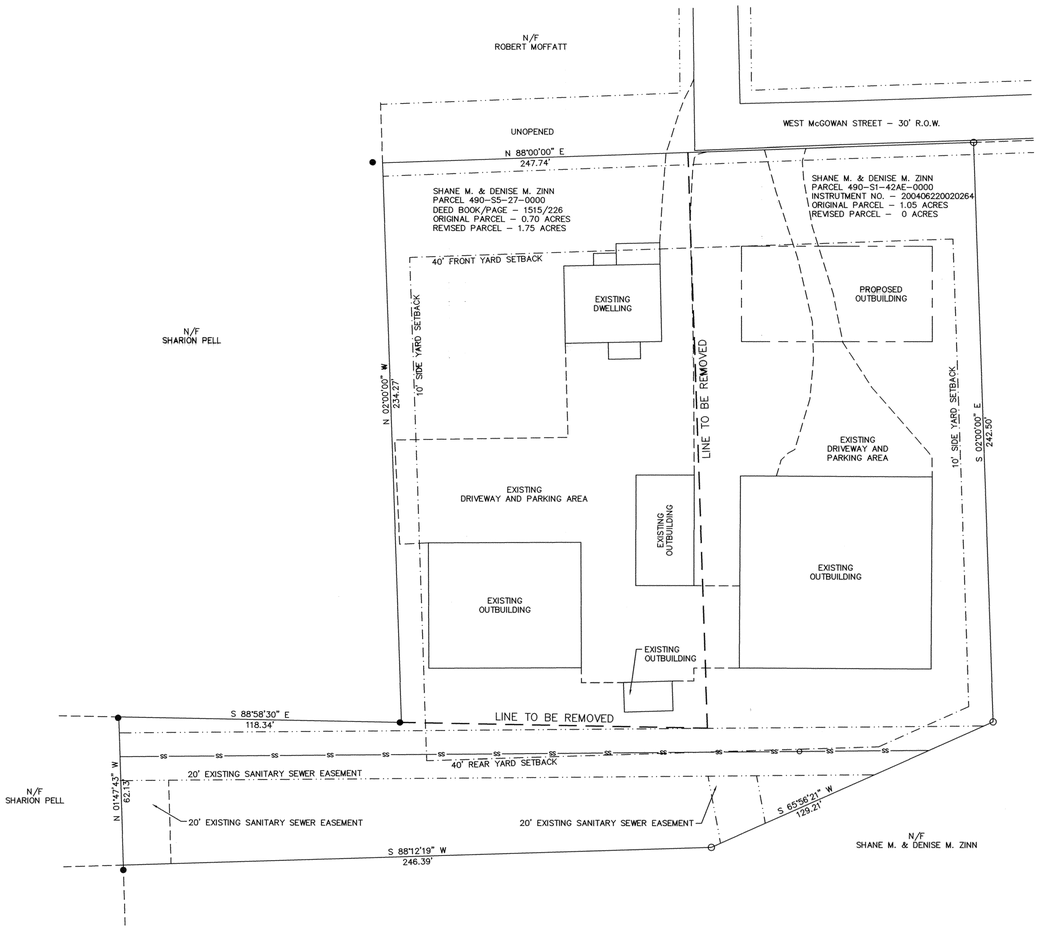
SPERDUTE LAND SURVEYING — SLS — HARMONY, PA 724-452-4762 SLS1@zoominternet.net



LOCATION MAP

PROSPECT BOROUGH
BUTLER COUNTY
SCALE: 1" = 0.5 MILE

SITE LOCATION ⊗



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 490-S5-27-0000 & 490-S1-42AE-0000.
2. EXISTING ZONING FOR PARCELS IS "R" – RESIDENTIAL
3. SEE REFERENCE DRAWING TITLED "PROSPECT FIELDS PLAN OF LOTS" RECORDED ON JUNE 9, 2004, PLAN BOOK 273, PAGE 40.



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- PROPOSED SETBACK LINE
- PROPERTY CORNER
- FOUND IRON PIN
- SS EXISTING SANITARY SEWER

Instr: 201411040026532 11/04/2014
Pages: 1 F: $45.00 1: 17PM
Michele Mustello T20140021114
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, THAT WE SHANE M. & DENISE M. ZINN OF THE BOROUGH OF PROSPECT 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 THE BOROUGH OF PROSPECT, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR HIGHWAY PURPOSES ALL STREETS AND WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, (AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER PURPOSES AS SPECIFIED ON THE PLAN) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND THE BOROUGH OF PROSPECT, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND THE BOROUGH OF PROSPECT, 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 SHANE M. & DENISE M. ZINN OUR HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 03rd day of November, 2014

ATTEST:

NOTARY PUBLIC

SHANE M. ZINN

DENISE M. ZINN

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 SHANE M. & DENISE M. ZINN 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 03rd DAY OF November, 2014

MY COMMISSION EXPIRES THE 06th DAY OF March, 2016

SEAL

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

NOTARY PUBLIC

I, JAMES F. WERNER, 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

JAMES F. WERNER PLS# SU029850E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
SEAL
JAMES FRANCIS WERNER
LAND SURVEYOR
RM-SU-29850-E

THE BOROUGH OF PROSPECT COUNCIL HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF PROSPECT 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, BOROUGH OF PROSPECT

CHAIRMAN, BOROUGH OF PROSPECT

APPROVED BY THE BOROUGH OF PROSPECT COUNCIL THIS 20th DAY OF October, 2014

SECRETARY, BOROUGH OF PROSPECT

CHAIRMAN, BOROUGH OF PROSPECT

APPROVED BY THE BOROUGH OF PROSPECT PLANNING COMMISSION THIS 30th DAY OF October, 2014

SECRETARY, BOROUGH OF PROSPECT PLANNING COMMISSION

CHAIRMAN, BOROUGH OF PROSPECT PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4TH DAY OF Nov. 2014

SECRETARY, BOROUGH OF PROSPECT PLANNING COMMISSION

CHAIRMAN, BOROUGH OF PROSPECT PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ECT., IN SAID COUNTY IN PLAN BOOK VOLUME 344 PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF November, 2014

RECORDER OF DEEDS SEAL BUTLER COUNTY, PA.

RECORDER

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

PLAN BOOK	PAGE
344	28

LOT LINE REVISION for SHANE M. & DENISE M. ZINN

COUNTY: BUTLER COUNTY	Hiser Engineering, Inc.
MUNICIPALITY: PROSPECT BOROUGH	Jonathan K. Hiser, PE – President P.O. Box 339 Worthington, PA 16262 Phone: (724) 297-5321 Fax: (724) 297-5462 E-mail: office@hiserengineering.com
DRAWN BY: cak	CURRENT OWNER: SHANE M. & DENISE M. ZINN 134 W. McGOWAN STREET PROSPECT PA 16052
DATE: OCTOBER 2014	
SCALE: 1"=30'	EXHIBIT: FINAL PLAN ACAD FILE NAME: ZINN

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 10 DAY OF October 2014.

ATTEST:

SECRETARY — PRESIDENT (Richard C. Snyder)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED, Richard C. Snyder, President OF GLACIAL SAND AND GRAVEL COMPANY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 10 DAY OF October 20 14.
MY COMMISSION EXPIRES THE 27 DAY OF September 2015

NOTARIAL SEAL
JEFFREY J ANKROM
Notary Public
BEAVER BORO., BEAVER COUNTY
My Commission Expires Sep 27, 2015

NOTARY PUBLIC

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF October 20 14.

ATTEST:

WITNESS — OWNER (Craig C. Wozniak) — OWNER (Lara J. Wozniak)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED CRAIG C. & LARA J. WOZNIAK 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 21 DAY OF October 20 14.
MY COMMISSION EXPIRES THE 27 DAY OF Sept. 2015.

NOTARIAL SEAL
JEFFREY J ANKROM
Notary Public
BEAVER BORO., BEAVER COUNTY
My Commission Expires Sep 27, 2015

NOTARY PUBLIC

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.

10-10-14 DATE — REG. NO. 35568-E

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 17th DAY OF October 20 14

SECRETARY — CHAIRMAN (Ronald L. Mintz)

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 6th DAY OF NOVEMBER, 20.14.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS (Frederick J. Brose) — SUPERVISOR (Raymond J. Gerencher)

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF OCT. 20 14.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

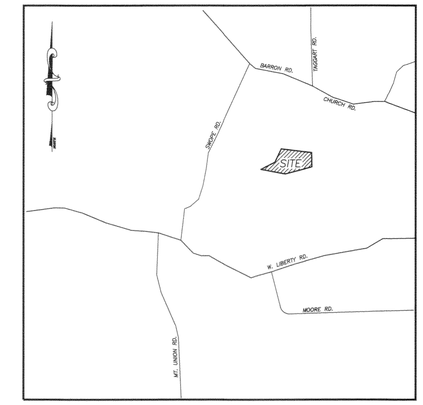
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 344 PAGE 29.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF NOVEMBER 2014

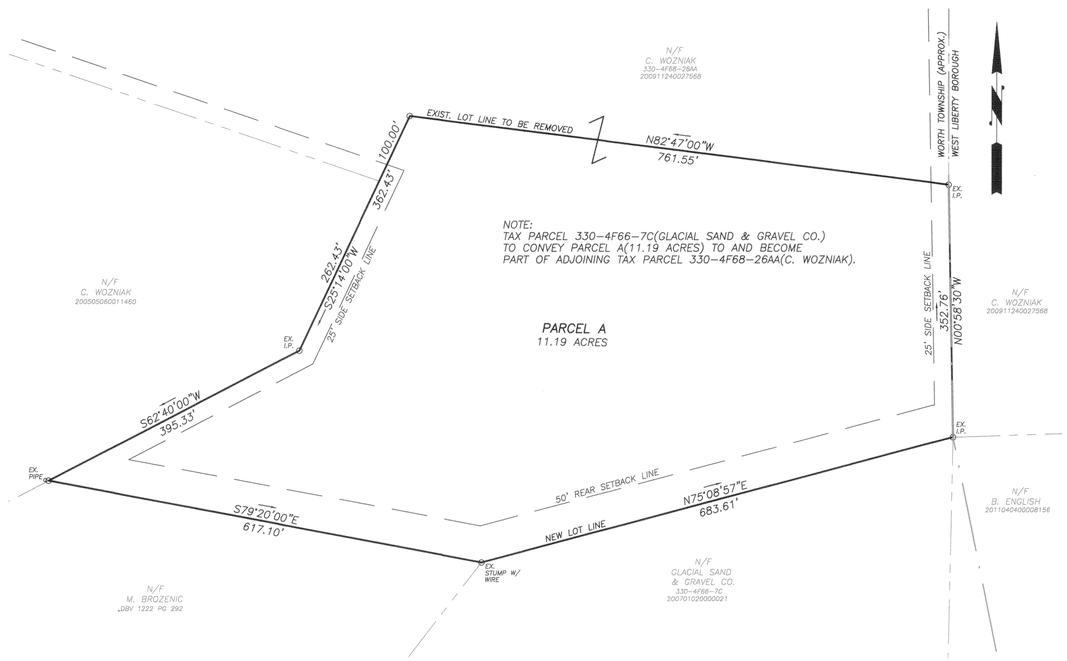
RECORDER — MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA.

Instr: 201411120027107 11/12/2014
Pages: 1 F $45.00 1:12PM
Michele Mustello T20140021595
Butler County Recorder FL



LOCATION MAP



NOTE:
TAX PARCEL 330-4F66-7C(GLACIAL SAND & GRAVEL CO.) TO CONVEY PARCEL A(11.19 ACRES) TO AND BECOME PART OF ADJOINING TAX PARCEL 330-4F68-26AA(C. WOZNIAK).

GRAPHIC SCALE

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

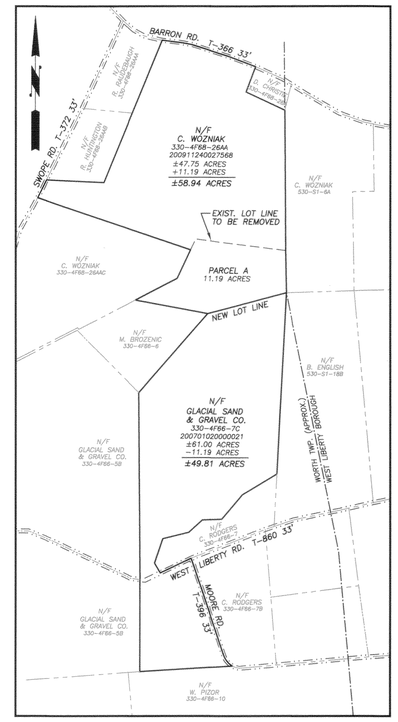
OWNER:
GLACIAL SAND AND GRAVEL CO.
P.O. BOX 1022
ONE GLADE PARK EAST
KITTANNING, PA 16201
(724)548-8108

TAX PARCEL ID: 330-4F66-7C
DEED REF: 200701020000021

OWNER:
CRAIG & LARA WOZNIAK
133 SWOPE ROAD
SLIPPERY ROCK, PA 16057
(412)559-4198

TAX PARCEL ID: 330-4F68-26AA
DEED REF: 20091240027568

TOTAL PLAN AREA ±108.75
PARCEL A 11.19 ACRES



RESIDUAL MAP
SCALE: 1" = 600'

PLAN BOOK	PAGE
344	29

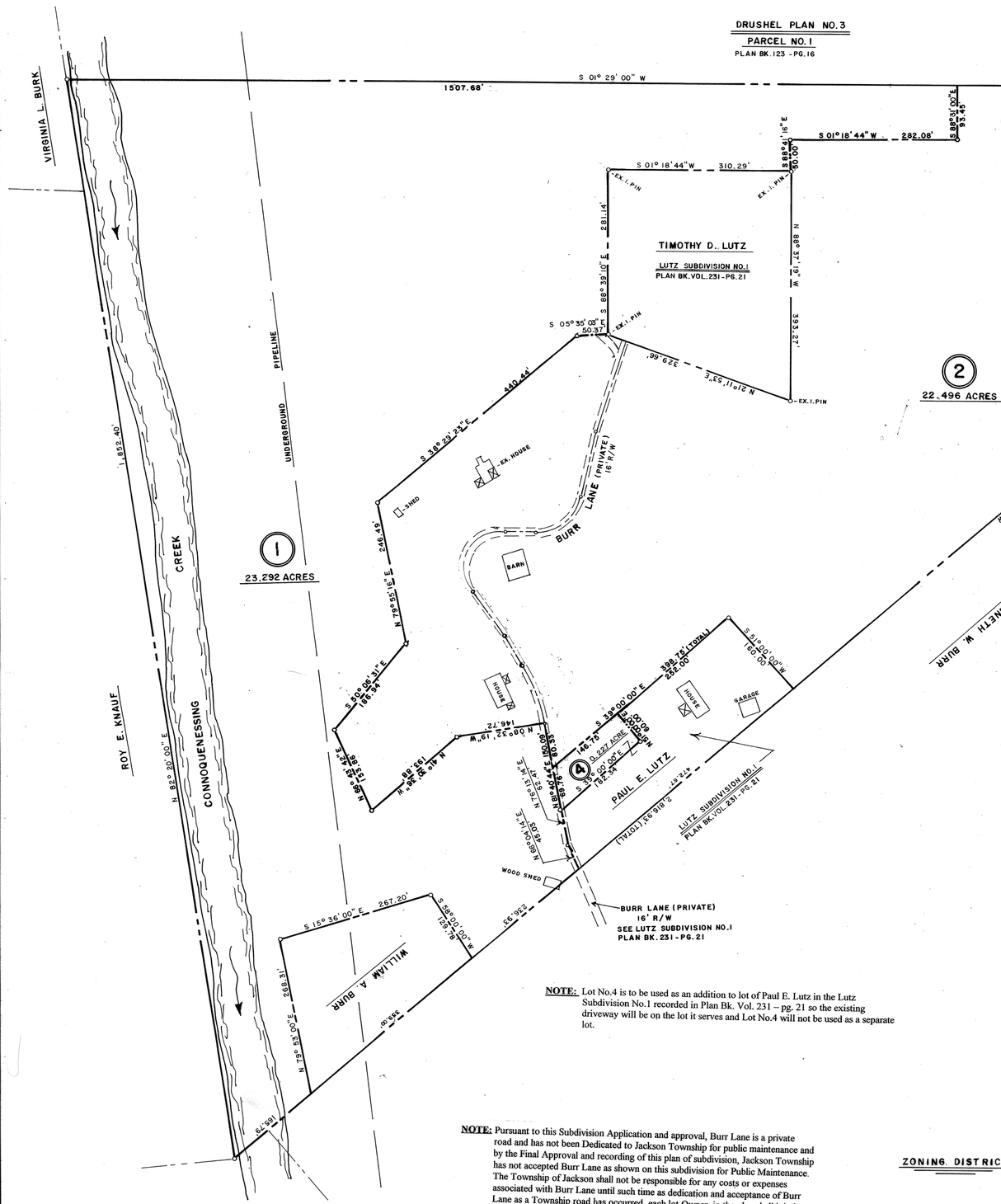
JAMES M. SHUTY — PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA

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

Scale 1" = 100'
Date Oct. 2, 2014
Job No. 2676

Wozniak Lot Line Revision
Situate in Worth Township
Butler County, Pa.
Prepared For Craig Wozniak

Sheet No. 1 of 1



NOTE: Lot No.4 is to be used as an addition to lot of Paul E. Lutz in the Lutz Subdivision No.1 recorded in Plan Bk. Vol. 231 – pg. 21 so the existing driveway will be on the lot it serves and Lot No.4 will not be used as a separate lot.

NOTE: Pursuant to this Subdivision Application and approval, Burr Lane is a private road and has not been Dedicated to Jackson Township for public maintenance and by the Final Approval and recording of this plan of subdivision, Jackson Township has not accepted Burr Lane as shown on this subdivision for Public Maintenance. The Township of Jackson shall not be responsible for any costs or expenses associated with Burr Lane until such time as dedication and acceptance of Burr Lane as a Township road has occurred, each lot Owner, in the plan shall jointly or severally indemnify, defend and hold harmless Jackson Township, its Officers, Employees and Agents from any and all costs, expenses, claims, damages, demand, suit, action or liability of any nature whatsoever, including reasonable Attorneys fees arising therefrom, including property damage, injury or death to any person arising from the use, existence, repair, improvement, maintenance or removal of Burr Lane.

ZONING DISTRICT = R - RURAL RESIDENTIAL

PLAN BOOK	PAGE
344	30

Instr. 201411140027348 11/14/2014
Pages: 1 F $45.00 1:25PM
Michele Mustello T20140021801
Butler County Recorder PL

KNOW ALL MEN BY THESE PRESENTS, that we,George R. Burr and William A. Burr of the Township of Jackson, County of Butler, State of Pennsylvania, for our heirs executors, administrators and assigns, do hereby adopt this as our plan of subdivision of our property, situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, 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 said County of Butler and Township of Jackson, we George R. Burr and William A. Burr hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Jackson, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon George R. Burr and William A. Burr our heirs, executors, administrators, assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 31 day of October, A.D., 2014.

ATTEST:

George R Burr (Owner) William A Burr (Owner)

(Notary Public) (Owner)

My commission expires the 6th day of October MAY, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS, that we George R. Burr and William A. Burr of the Township of Jackson, 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 storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the governing body and until such formal acceptance wefor ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Jackson from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon George R. Burr and William A. Burr, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31 day of October, A.D., 2014.

ATTEST:

George R Burr (Owner) William A Burr (Owner)

(Owner) (Owner)

WITNESS my hand and notarial seal this 31 day of October, A.D., 2014.

(Notary Public)

My commission expires this 6th day of MAY, A.D., 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF BUTLER :

Before me, the subscriber, a notary public in and for said state and county, personally appeared the above named George R. Burr and William A. Burr 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 31 day of October, 2014.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The governing body of the Township of Jackson, Butler County, Pennsylvania, hereby gives notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Township of Jackson does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or right-of-ways, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the governing body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the governing body of the Township of Jackson, Butler County, Pennsylvania, on this 24 day of October, 2014.

ATTEST:

(Secretary) (President)

Approved by the Jackson Township Planning Commission this 24 day of October, 2014.

(Secretary) (Chairman) Planning Director

Reviewed with comments by the Butler County Planning Commission at a meeting held this 19th day of MARCH, 2014. Letter to Jackson Township Board of Supervisors. Dated 3-19, 2014.

SEC (Director) CHAIR

COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF BUTLER :

Recorded in the office for the recording of deeds, plats, etc., in said county, in plan book vol. 344, page 30.

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

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

(Recorder of Deeds)

I, William F. Hummel, a registered land surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, and highways as surveyed and plotted by me for the owner or agents.

William F. Hummel (Surveyor)

Reg. No. SU-1010-A

The foregoing adoption and dedication is made by George R. Burr and William A. Burr with the full understanding and agreement that the approval of the governing body of the Township of Jackson, 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.

Section B- To Be Completed By Buyer or Recipient of the Non-Building Parcel

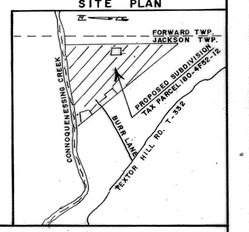
As the anticipated buyer or recipient of the non-building land parcels being lots 1 and 2 in the Burr Plan of Lots, I declare that my intended use of the lots is for the purpose of agriculture , that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. &&750.1 et seq.), the Pennsylvania Clean Streams Law (35 P.S. && 691.1 et seq.) and regulations promulgated there under. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authority

George R. Burr — George R Burr 10-29-14

William A. Burr — William A Burr

Buyer/Recipient (Print Name) — Signature — Date

SITE PLAN



TOWNSHIP SEAL

COUNTY SEAL

SURVEYOR SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA.

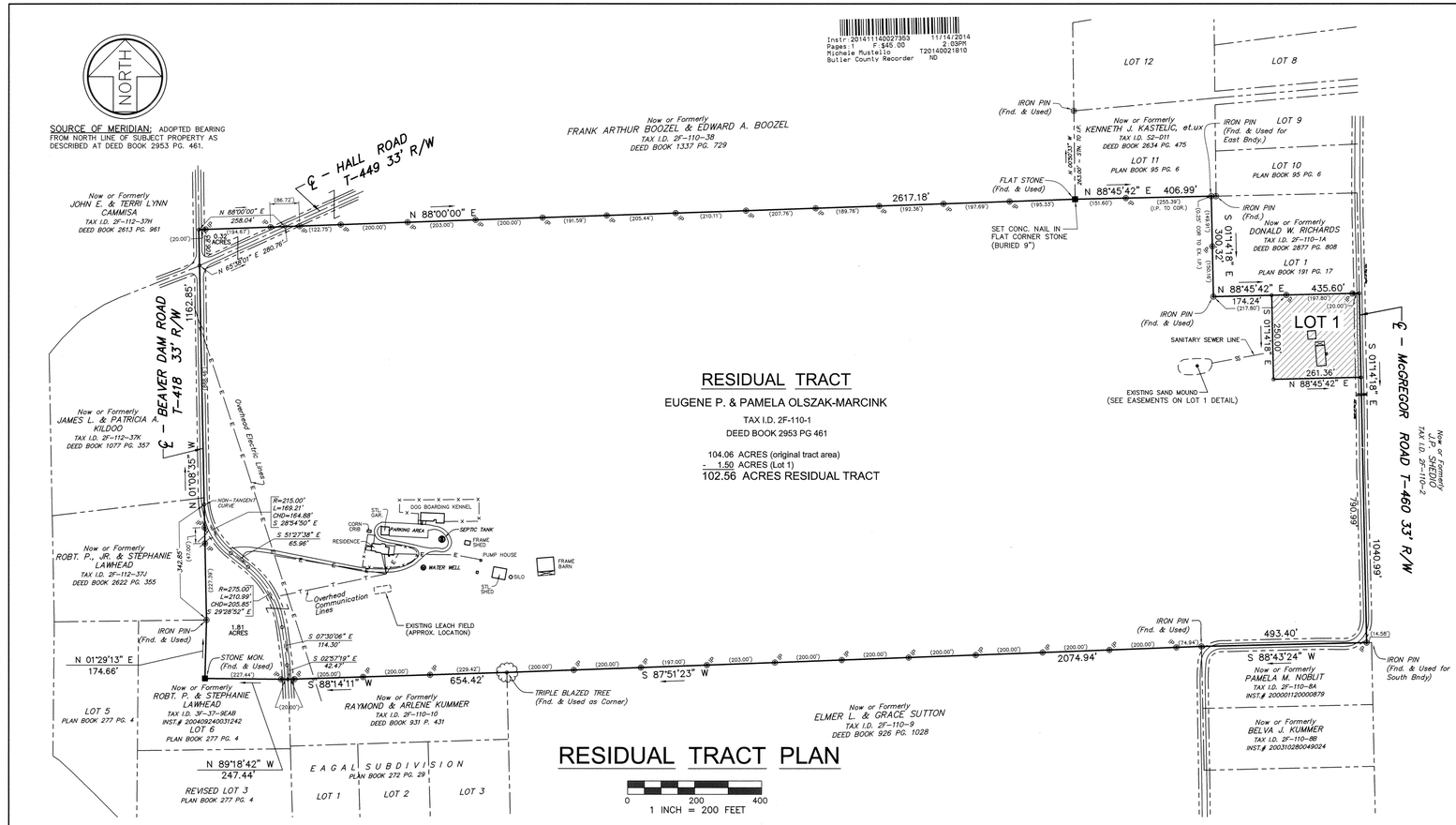
WILLIAM F. HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA.

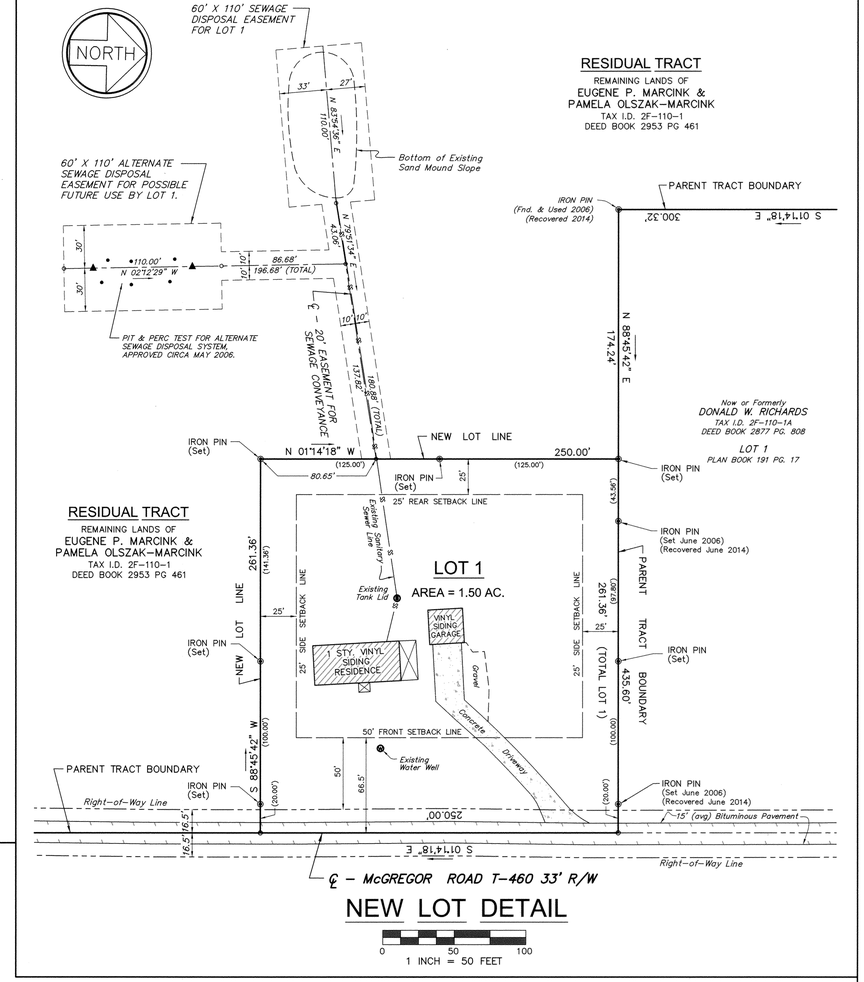
BURR PLAN

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA
FOR: GEORGE BURR
DATE: AUGUST 22, 2013 SCALE: 1" = 100'

William F. Hummel F.B. B-44/34 1268

Instr: 201411140027353 11/14/2014
Pages: 1 F: $45.00 2:03PM
Michele Mustello T20140021810
Butler County Recorder ND





LEGEND:

(200.00) INDICATES INCREMENTAL DISTANCE BETWEEN POINTS ALONG PROPERTY LINE.

N 00°00'00" E 00.00' INDICATES DESCRIPTION OF PARCELS ISOLATED FROM THE MAIN TRACT BY ROADWAYS.

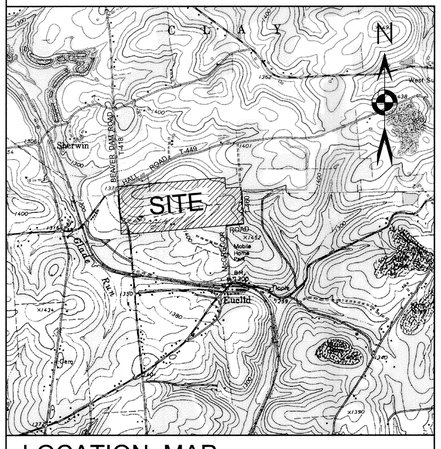
◉ IP INDICATES CAPPED IRON PIN PROPERTY MARKERS SET IN JUNE 2006.

◎ INDICATES FOUND PROPERTY MARKERS AS INDIVIDUALLY DESCRIBED.

NOTES:

1.) PROPERTY IS SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, OR AS ESTABLISHED BY DUE PROCESS.

2.) ALL SET BOUNDARY MARKERS SHOWN ON THE RESIDUAL TRACK PLAN OF THIS SUBDIVISION WERE SET BY THE UNDERSIGNED SURVEYOR IN JUNE OF 2006.



OWNER'S ADOPTION:

KNOW ALL MEN BY THESE PRESENTS: We, EUGENE P. MARCINK and PAMELA OLSZAK-MARCINK, owners of the property shown hereon, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of Lots of our property, situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate 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, rights-of-way and easements by said County of Butler and Township of Clay, We hereby agree to, and by these presents do release and forever discharge said Township of Clay, County of Butler and Commonwealth of Pennsylvania, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses, and the physical grading thereof to any grades that may be established. The dedication and release shall be binding upon EUGENE P. MARCINK and PAMELA OLSZAK-MARCINK, their heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 21st day of August, 2014.

ATTEST: Paula J. Riggs Notary Public

Eugene P. Marcink EUGENE P. MARCINK

Pamela Olszak-Marcink PAMELA OLSZAK-MARCINK

ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named EUGENE P. MARCINK and PAMELA OLSZAK-MARCINK, owners of the real estate shown hereon, and acknowledged the foregoing release and dedication and plan to be their act and deed, and desired and same to be recorded as such:

Sworn and subscribed before me this day.

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

Paula J. Riggs Notary Public

SURVEYOR'S CERTIFICATE:

I Gregg H. Bothell, 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 this plat, and that this plan represents the lots, land, streets and highways as surveyed and plotted by me for the owners and agents.

Gregg H. Bothell Registration No. SU-026137-E

AUGUST 4, 2014 Date

APPROVAL BY THE CLAY TOWNSHIP PLANNING COMMISSION:

The Clay Township Planning Commission has reviewed and recommends approval of this plan on this 18th day of Sept., 2014.

ATTEST: Thomas J. Webb Chairman, Planning Commission

Paul Bowles Secretary

APPROVAL BY THE CLAY TOWNSHIP BOARD OF SUPERVISORS:

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

Approved by the Board of Supervisors of the Township of Clay this 25th day of Sept 2014.

ATTEST: Joann Hunter Secretary

David L. Beacham Chairman, Board of Supervisors

BUTLER COUNTY PLANNING COMMISSION REVIEW:

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

Secretary

F. Wilson JRM Chairman

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

Recorded in the office of the Recorder of Deeds, Plats, etc., in said County, in Plan Book Volume 344, page 31. Given under my hand and seal this 14th of November, 2014.

Michele M. Mustello Recorder of Deeds

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

SEWAGE DISPOSAL RIGHTS & RESPONSIBILITIES:

1.) The existing sand mound sewage disposal system to serve Lot 1 is constructed within an area that is designated hereon as the RESIDUAL TRACT of this subdivision. A Sewage Facilities Planning Module Component 1 for both a Primary Disposal Area (existing Sand Mound) and an Alternate Disposal Area, was approved by the D.E.P. by letter dated June 6, 2007, with reference to Ref. No. M6-07-082 & APS No. 614517. This subdivision plan provides easements for the continued operation and maintenance of the existing sand mound disposal system, and for the possible future used of the previously appoved Alternate Disposal area, in the event that the primary disposal system should fail, and the Department of Environmental Protection shall require the use of the alternative site for sewage treatment. The owner of Lot 1 shall take title together with rights to convey and treat sewage effluent within the easements provided on the plan for such purposes, and the present and future owners of the residual tract shall be subject to such applicable rights.

2.)The owners of Lot 1, requiring the current use and potential future use of off-site sewage disposal, shall have the right use the provided sewage easements, on and through the residual tract of this subdivision, to operate, construct, install, maintain, repair, replace, remove and alter a private sewage conveyance and/or disposal system for the purpose of servicing a residence on their lot. The usage rights to said sewage easements are limited to the activities stated herein.

3).Lot owners shall not alter or disturb the subsurface of any sewage disposal area in any manner which would render the area unsuitable for sewage disposal. The surface of such areas may only be mowed or top dressed. This restriction applies to any sewage disposal area shown on the MARCINK SUBDIVISION, whether off-site, or within the boundaries of the lot for which the disposal area is intended.

4).The rights pertaining to conveyance and disposal of sewage effluent across or onto the land of others shall continue until such time as a public sewage system becomes available to serve the lot that generates such effluent, in which event a private sewage system would no longer be required.

PROPERTY OWNERS/SUBDIVIDERS:

EUGENE MARCINK & PAMELA OLSZAK-MARCINK
537 BEAVER DAM ROAD
BUTLER, PA 16001

SOURCE OF TITLE:

DEED FROM EUGENE P. MARCINK AND PAMELA OLSZAK-MARCINK TO EUGENE P. MARCINK AND PAMELA OLSZAK-MARCINK DATED FEBRUARY 23, 2012 AND RECORDED AT INST.# 201202240005159.

ASSESSMENT MAPPING INFORMATION:

THE PARENT TRACT OF THIS SUBDIVISION IS CURRENTLY DESIGNATED AS PARCEL NUMBER 2F 110-1 IN THE ASSESSMENT MAPPING OFFICE OF BUTLER COUNTY, PA

PURPOSE OF SUBDIVISION:

THE PURPOSE OF THIS PLAN IS TO CREATE A SEPARATE LOT OF RECORD SURROUNDING AN EXISTING RESIDENCE FOR THE PURPOSE OF OFFERING THE SAID RESIDENCE FOR SALE.

TOTAL AREA FOR RECORDING:

104.06 ACRES

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGG H. BOTHELL LAND SURVEYOR 026137-E

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

CLAY TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

CLAY TOWNSHIP SUPERVISORS

BUTLER COUNTY RECORDER: RECORDER OF DEEDS BUTLER COUNTY, PA

MARCINK SUBDIVISION No. 1

MINOR SUBDIVISION - FINAL PLAT

Situate in

CLAY TOWNSHIP BUTLER COUNTY

PENNSYLVANIA

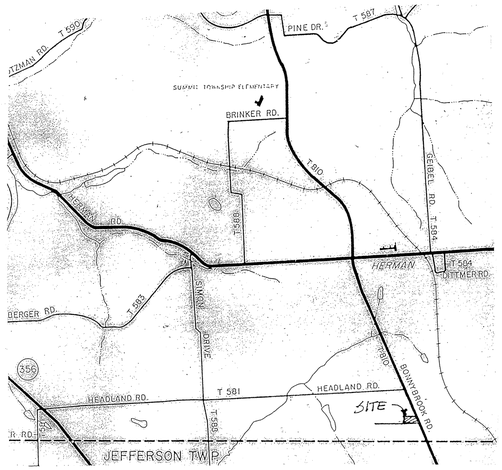
MADE FOR: EUGENE P. & PAMELA OLSZAK-MARCINK

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT No.
JULY 7, 2014	AS SHOWN	G.H.B.	G.H.B.	06020

DATE	REVISIONS	BY
8/04/14	CHANGED SIZE AND DIMENSIONS OF PROPOSED LOT 1 & RESIDUAL TRACT	GHB

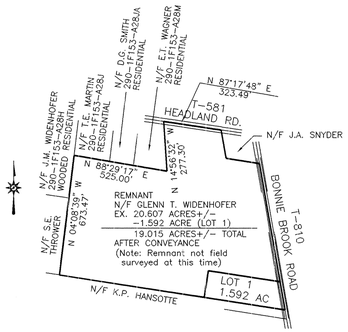
RECORDED	
PLAN BOOK	PAGE
344	31

Prepared By: G. H. BOTHELL Professional Surveying
106 Morrison Way, Vandergrift, PA 15690
Phone:(724)568-1680
bothellsurveying@comcast.net



VICINITY MAP Scale: 1" = 2000'

Instr:201411140027355 11/14/2014
Pages: 1 F:$45.00 2:24PM
Michele Mustello T20140021814
Butler County Recorder ND



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 LIES IN ZONE C - AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

ZONING: R-1

SETBACK REQUIREMENTS:

50' FRONT YARD
25' SIDE YARD
25' REAR YARD

PROPERTY OWNER: GLENN T. WIDENHOFER
315 BONNIE BROOK RD.
BUTLER, PA 16002

REF: PLAN OF SUBDIVISION PHASE 2 FOR MARY O. WIDENHOFER BY OLSEN ENGINEERING P.B. 135 PG. 8.

REF: PLAN OF SUBDIVISION FOR MARY O. WIDENHOFER BY OLSEN ENGINEERING, P.B. 138 PG. 39.

REF: HANSOTTE/SMITH LOT LINE REVISION BY S.D. GRAFF, P.B. 241 PG. 21.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10th day of November, 20 14.

ATTEST: _____ NOTARY PUBLIC

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Glenn T. Widenhofer, 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 10th day of November 20 14.

My Commission expires the 7th day of April, 20 15.

SEAL

NOTARY PUBLIC

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

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 September 25, 2014 SEAL _____ REG. NO. SU-32490-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 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 Summit this 6th day of November, 20 14.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 14 day of October, 20 14.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 25TH day of September, 20 14.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 344 page 32

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

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

14183

REVISED 9/25/14 ENGINEERS REVIEW

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: GLENN T. WIDENHOFER

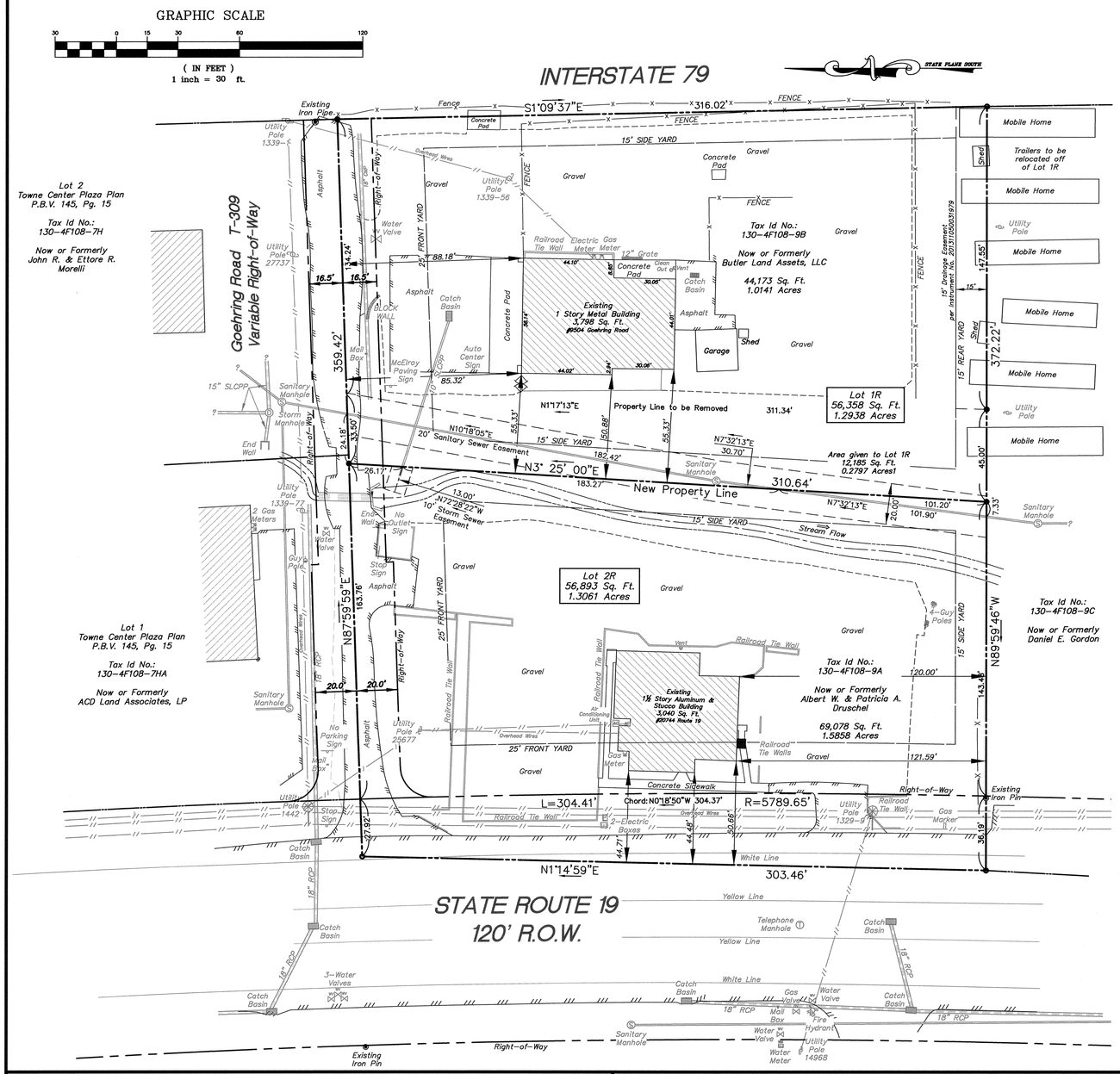
SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 09/10/14	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 290-1F153-A28		Db-Pg 2425-472	Service No. 14-101
Address 315 1/2 BONNIE BROOK RD.			

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



Surveyor

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

10-27-2014 — Date
Mark B. Schmidt
SU-036950-E — Registration number

Cranberry Township Engineer

I, Jason Krates, a registered professional engineer, the Township Engineer for Cranberry Township, d 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.

11/12/14 — Date
Township Engineer
PE071353 — Registration number

Property Area	Road Area	Total Area
130-4F108-9B: 41,952 Sq. Ft – 0.9631 Acres	2,221 Sq. Ft – 0.0510 Acres	44,173 Sq. Ft – 1.0141 Acres
130-4F108-9A: 55,239 Sq. Ft – 1.2681 Acres	13,839 Sq. Ft – 0.3177 Acres	69,078 Sq. Ft – 1.5858 Acres
Total: 97,191 Sq. Ft – 2.2312 Acres	16,060 Sq. Ft – 0.3687 Acres	113,251 Sq. Ft – 2.5999 Acres
Lot 1R: 53,579 Sq. Ft – 1.2300 Acres	2,779 Sq. Ft – 0.0638 Acres	56,358 Sq. Ft – 1.2938 Acres
Lot 2R: 43,612 Sq. Ft – 1.0012 Acres	13,281 Sq. Ft – 0.3049 Acres	56,893 Sq. Ft – 1.3061 Acres
Total: 97,191 Sq. Ft – 2.2312 Acres	16,060 Sq. Ft – 0.3687 Acres	113,251 Sq. Ft – 2.5999 Acres

PLAN BOOK	PAGE
344	33

Butler Land Assets, LLC

By resolution approved on the 27 day of OCTOBER, the Board of Directors of the Butler Land Assets, LLC, incorporated in the State of Pennsylvania, owner of the land shown on the Butler Land Assets, LLC Plan of Lots adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Butler Land Assets, LLC.
Name of Corporation

Signature and Title of Officer Witnessing — Signature and Title of Authorized Officer — October 27, 2014 Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and the County of Butler, personally appeared DAVID T. BUTLER of Butler Land Assets, LLC who stated that he/she is authorized to execute the above adoption, dedication and plan 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 27 day of OCTOBER, 2014.

Notary Public

NOTARIAL SEAL
AMY FAAS
Notary Public
ETNA BORO., ALLEGHENY COUNTY
My Commission Expires Sep 21, 2015

I hereby certify that the title to the property contained in the Butler Land Assets, LLC Plan of Lots is in the name of Butler Land Assets, LLC and is recorded in instrument number 201302130004621. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Authorized Officer

Albert W. & Patricia A. Druschel

We, owners of the land shown on the Butler Land Assets, LLC Plan of Lots hereby adopt this plan as our plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon our heirs, executors and assigns.

Signature of witness — Albert W. Druschel — Patricia A. Druschel

11-6-2014
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and the County of Butler, personally appeared Albert W. & Patricia A. Druschel and acknowledged the forgoing adoption and plan to be their act.

Witness my hand and notarial seal this 6th day of November, 2014.

My commission expires the 18th day of January, 2015.

Notary Public

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

We hereby certify that the title to the property contained in the Butler Land Assets, LLC Plan of Lots is in the name of Albert W. & Patricia A. Druschel and is recorded in deed book volume 2453, page 618. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Albert W. Druschel — Patricia A. Druschel

Cranberry Township

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2014-58, effective this 14th day of November, 2014.

Secretary — Chairperson

I, Jerry A. Andrae, Township Manager of the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2014-58 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances. OF 10/2/14

Butler County Planning Commission

Reviewed by the Butler County Planning Commission, this 9TH day of SEPT, 2014

Secretary — Chairperson

BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

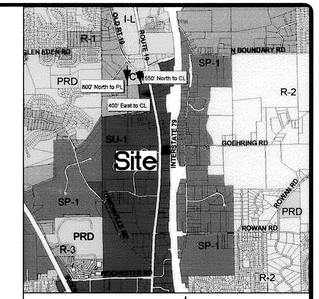
Recorded in the office of the Recorded of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 344, Page(s) 33.

Given under my hand this 14 day of November, 2014.

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

Instr:201411140027382 11/14/2014 3:19PM
Pages:1 F:$45.00
Michele Mustello T20140021828
Butler County Recorder FL

As Per Resolution: 2014-58
Dated 10/02/2014



LOCATION MAP — N.T.S.

Owners

Tax Id #: 130-4F108-9A

Albert W. & Patricia A. Druschel
20744 Route 19
Cranberry, PA 16066

Tax Id #: 130-4F108-9B

Butler Land Assets, LLC
148 Chickasaw Avenue
Pittsburgh, PA 15237

Notes

1) Simple Lot Line Revision between Tax Id # 130-4F108-9A and 130-4F108-9B

2) Total Plan Area: 113,251 Sq. Ft. 2.5999 Acres

Zoning District: Special Use (SU-1)
Minimum Lot Area: 1 Acre
Front Yard: 25 Feet
Side Yard: 15 Feet
Rear Yard: 15 Feet
Height: No structure shall exceed 3 stories in height unless every yard is increased by 1 foot for each additional 2 feet of height over 3 stories.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Rev. per Township Comments	09/16/14	GLS	MBS
2	Add Sanitary and Storm Sewer Easements	09/25/14	GLS	MBS
3	Rev. per Development Report; Dated 9/23/14	10/20/14	GLS	MBS

Surveyor — Township Engineer — Township Planning — Township Supervisors — Butler Planning — Butler Recorder

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☒ Corporate Office
Etna Technical Center
96 Wilson Street, Suite 201
Etna, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

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

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

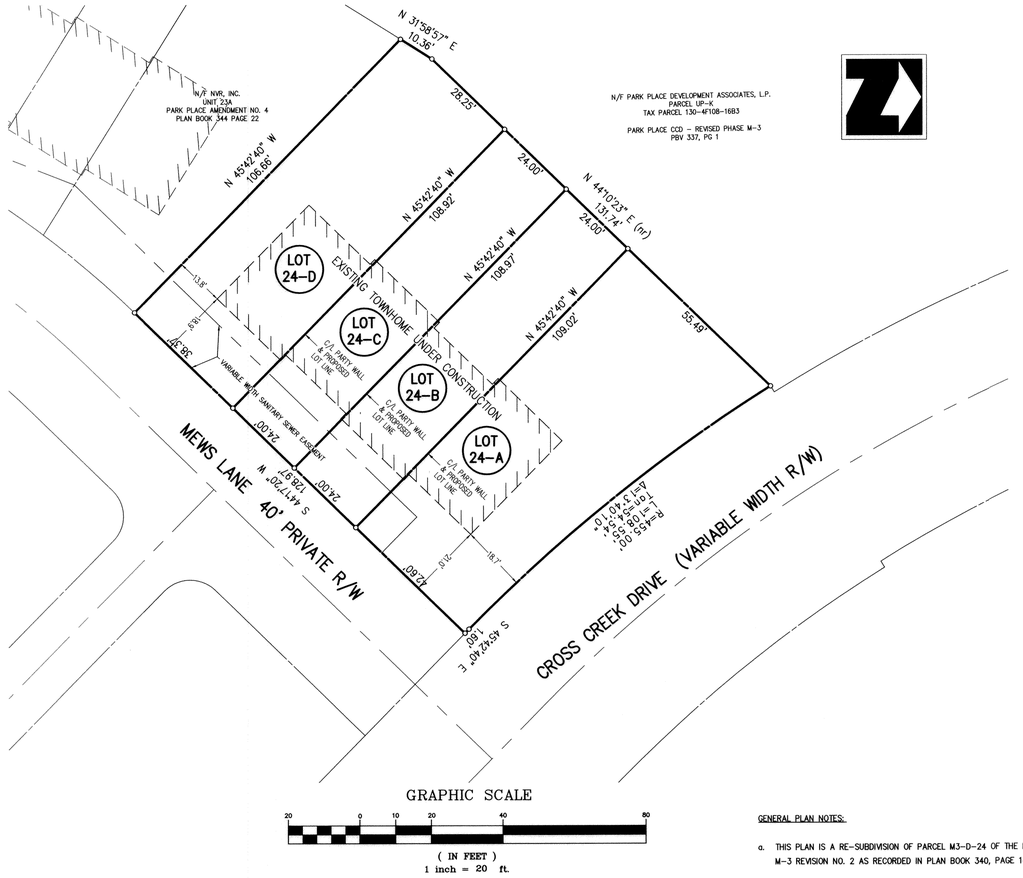
DRAWN BY: GLS
CHECKED BY: CMS
APPROVED BY: MBS
CAD FILE: 14-11382llr.dwg

TITLE: Butler Land Assets, LLC Plan of Lots
Lot Line Revision
Cranberry Township — Butler County, Pennsylvania

CLIENT: Butler Land Assets, LLC
148 Chickasaw Avenue
Pittsburgh, PA 15237

DATE ISSUED: August 11, 2014
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE:
SHEET: 1 of 1
LLR
HTA PROJECT #: 14-11382

Z:\PROJECTS\14-XXXX Jobs\14-11300 Jobs\14-11382\Dwg\14-11382.dwg, Lot Line Rev, 10/24/2014 9:32 AM, Greg Swab



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. 201408250019998
TAX PARCEL: 130-4F108-16B3B24

LOT AREAS:

24-A	5,105.15 SQ.FT.	0.117 ACRES
24-B	2,615.82 SQ.FT.	0.060 ACRES
24-C	2,614.65 SQ.FT.	0.060 ACRES
24-D	4,167.03 SQ.FT.	0.096 ACRES
TOTAL AREA:	14,502.65 SQ.FT.	0.333 ACRES

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-D-24 OF THE PARK PLACE CCD PHASE M-3 REVISION NO. 2 AS RECORDED IN PLAN BOOK 340, PAGE 14.

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

c. 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

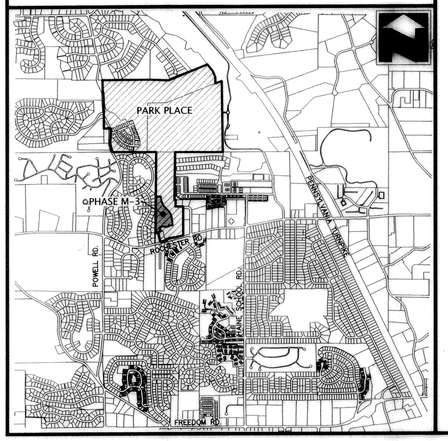
PATTERN BOOK REQUIREMENTS AFFECTING THE LOTS SHOWN:
ALL UNITS BEING BUILT AND TO BE BUILT ON THE LOTS SHOWN SHALL HAVE FRONT LOAD GARAGES AND THE FOLLOWING SETBACKS APPLY:

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 10th DAY OF November, 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. 5 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)

SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.
NAME OF CORPORATION

Pete Robertson - Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

11/10/14
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 10th DAY OF November 2014

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Fassinger, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Oct. 8, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 5 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201408250019998 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

Pete Robertson - 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.

11/7/14
DATE

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

I, _____, 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.

11/17/2014
DATE

SIGNATURE
REGISTRATION NO. PE 071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2014-66 EFFECTIVE THIS 14th DAY OF November 20 14

Jerry A. Andree

Bruce Magyar
CHAIRMAN

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2014-66 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 11/14/14.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 1ST DAY OF OCT. 20 14

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 344 PAGE 34

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF November 20 14

RECORDER OF DEEDS

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

Instr:201411180027486 11/18/2014
Pages:1 F:$45.00 8:36PM
Michele Mustello T20140021532
Butler County Recorder FL

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
344	34

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

DRAWING NUMBER:	1004-1414252
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 22, 2014
DRAWN BY:	JSS
REVISIONS:	
10.28.2014...ADD AMEND 4 INFO	

PARK PLACE CCD AMENDMENT NO. 5

BEING A RE-SUBDIVISION OF PARCEL M3-D-24 OF THE PARK PLACE CCD PHASE M-3 REVISION NO. 2 AS RECORDED IN PLAN BOOK 340, PG 14

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPROUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLST@comcastemail.net

KNOW ALL MEN BY THESE PRESENTS, That we, PJS International, LLC, of the City of Butler, 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 City of Butler, 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 City of Butler, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors or assigns from any liability for damages arising and to arise from 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 PJS International, LLC, 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 NOVEMBER, 20 14.

PJS International, LLC

ATTEST:

NOTARY PUBLIC

BY: _____ OWNER/Manager

BY: _____ OWNER/Manager

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 PJS International, LLC, and acknowledged the foregoing release and dedications 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 NOVEMBER, 20 14.

My commission expires this 3rd day of June, 20 15.

SEAL

NOTARY PUBLIC

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

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

DATE October 21, 2014

SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

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

CITY CLERK SEAL Thomas P. Donaldson MAYOR

Approval by the City Council of the City of Butler this 13th day of NOVEMBER, 20 14

CITY CLERK SEAL Thomas P. Donaldson MAYOR

Approved by the Butler City Planning Commission this 12th day of November, 20 14

SECRETARY SEAL Joseph M. Caparo CHAIRMAN

Approved by the Butler County Planning Commission this 6th day of Oct., 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 344 page 35.

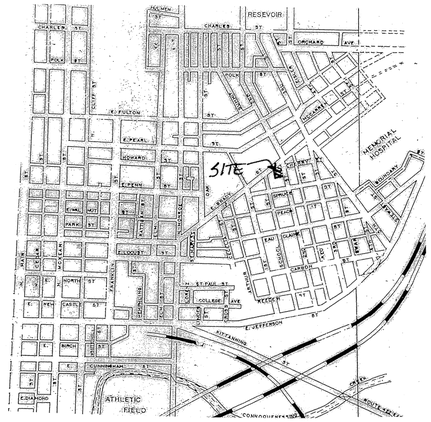
Given under my hand and seal this 19th day of November, 20 14.

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA



VICINITY MAP Scale: 1" = 2000'

Instr: 201411190027734
Pages: 1 F $45.00 11/19/2014
Michele Mustello 11:58PM
Butler County Recorder FL T20140022069

NOTES:

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

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

PA ONE CALL SERIAL NUMBER 20142261001

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

ZONING: R-2

PROPERTY OWNER: PJS INTERNATIONAL, LLC
c/o PETER J. SEBOCK
723 EAST BRADY STREET
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING TRACTS INTO ONE.

PLAN BOOK	PAGE
344	35

719-723 EAST BRADY STREET
408 SECOND STREET

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 CONSOLIDATION

FOR: PJS INTERNATIONAL, LLC.

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 09/29/14	Scale 1" = 10'	Dwn By BEC	Ckd By CAH
Parcel No. 562-45-69A & 71		Instr # 201006170013109 201406060012642	Service No. 14-117

OWNER'S ADOPTION AND DEDICATION

DSSTE, LLC., OWNER OF LAND SHOWN ON THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

DSSTE, LLC

SIGNATURE OF WITNESS — By: DOUGLAS J. SIPPEL, MANAGER

November 7, 2014
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS J. SIPPEL, MANAGER OF DSSTE, LLC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF November, 2014.

MY COMMISSION EXPIRES THE 2nd DAY OF May, 2014~~16~~

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara Buckley, Notary Public
Conway Boro, Beaver County
My Commission Expires May 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY DSSTE, LLC CONTAINED IN THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN DESCRIBED IN DEED RECORDED AS INSTRUMENT 200902040001902. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — By: DSSTE, LLC
DOUGLAS J. SIPPEL, MANAGER

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE TOWNSHIP SECRETARY OR MANAGER MAY SIGN THIS DECLARATION. THE TOWNSHIP OF JACKSON AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

11/17/14
Date

(Township Manager/Secretary)

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16TH DAY OF OCTOBER 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 — CHAIRMAN, BOARD OF SUPERVISORS

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF JUNE 2014.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 344, PAGE(S) 36-40, GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF NOV 20 14.

RECORDER OF DEEDS

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

OWNER'S ADOPTION AND DEDICATION

I, JOHN J. ALLEN AND BERNADINE J. ALLEN, OWNER OF LAND SHOWN ON THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN, BEING MAP AND PARCEL 4F-104-7B2A8, AND 4F-104-7B2A, HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON US AND UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — JOHN J. ALLEN

SIGNATURE OF WITNESS — BERNADINE J. ALLEN

November 7th, 2014
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN J. ALLEN AND BERNADINE J. ALLEN AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF NOVEMBER, 2014.

MY COMMISSION EXPIRES THE 2nd DAY OF May, 2014~~16~~

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara Buckley, Notary Public
Conway Boro, Beaver County
My Commission Expires May 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY JOHN J. ALLEN AND BERNADINE J. ALLEN CONTAINED IN THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN IS DESCRIBED IN DEED RECORDED AS DEED BOOK VOLUME 932, PAGE 346, AND DEED BOOK VOLUME 1907, PAGE 139. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — JOHN J. ALLEN

WITNESS — BERNADINE J. ALLEN

Instr:201411190027739 11/19/2014
Pages:5 F:$205.00 12:29PM
Michele Mustello T20140022074
Butler County Recorder FL

OWNER'S ADOPTION AND DEDICATION

TOMLINSON ROAD, LLC, OWNER OF LAND SHOWN ON THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN BEING MAP AND PARCEL 4F1047B2A7, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS, AND ASSIGNS.

TOMLINSON ROAD, LLC

WITNESS — By: DOUGLAS J. SIPPEL, MANAGER

November 7, 2014
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS J. SIPPEL, MANAGER OF TOMLINSON ROAD, LLC AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF NOVEMBER 2014.

MY COMMISSION EXPIRES THE 2nd DAY OF May, 2014~~16~~,

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara Buckley, Notary Public
Conway Boro, Beaver County
My Commission Expires May 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY TOMLINSON ROAD, LLC CONTAINED IN THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN DESCRIBED IN DEED RECORDED AS INSTRUMENT 201410200025236. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY

WITNESS — By: TOMLINSON ROAD, LLC
DOUGLAS J. SIPPEL, MANAGER

November , 2014
DATE

OWNER'S ADOPTION AND DEDICATION

BELL PROPERTIES, LP., OWNER OF LAND SHOWN ON THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN BEING PART OF MAP AND PARCEL 4F-104-7E HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS, AND ASSIGNS.

BELL PROPERTIES, L.P.

By: MB MANAGEMENT LLC, General Partner

SIGNATURE OF WITNESS — By: Name: ROBERT BELSTERLING, Title:

November 10, 2014
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ROBERT BELSTERLING OF BELL PROPERTIES LP., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF November 2014.

MY COMMISSION EXPIRES THE 16th DAY OF April 20 18

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Debra K. Barnett, Notary Public
Penn Twp, Butler County
My commission expires April 16, 2018

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY BELL PROPERTIES, L.P. CONTAINED IN THE SIPPEL DEVELOPMENT COMMERCE PARK SUBDIVISION PLAN IS DESCRIBED IN DEED RECORDED AS INSTRUMENT 200909020020816 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

BELL PROPERTIES, L.P.

By: MB MANAGEMENT LLC, General Partner

WITNESS — By: Name: ROBERT BELSTERLING, Manager, Title:

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON ON THIS 1st DAY OF October 20 14

SECRETARY — CHAIRPERSON

ENGINEER'S CERTIFICATION – ENGINEERING REQUIREMENTS

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

11-18-14 — DATE
NAME
PE-065433-E — REGISTRATION NUMBER

ENGINEER'S CERTIFICATION – 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.

11-18-14 — DATE
NAME
PE-05433-E — REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

11/19/14 — DATE
ANDREW D. CARDOSI — NAME
PE073155 — REGISTRATION NUMBER

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.

11/6/14 — Date
DAVID W. LaPEARLE P.L.S. Reg. No. SU-034201-E

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, DAVID W. LAPEARLE, LAND SURVEYOR 34001-E

TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, ANDREW D. CARDOSI, ENGINEER PE073155

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS — JACKSON TOWNSHIP, BUTLER COUNTY, PA

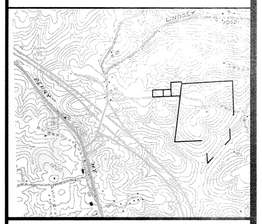
BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY PA

TOWNSHIP OF JACKSON PLANNING COMMISSION — JACKSON TOWNSHIP, BUTLER COUNTY, PA

REGISTERED ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, JOHN M. FORNICOLA, ENGINEER

PLAN BOOK	PAGE
344	36

Site Location Map: Evans City — Scale: 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE BLOCK/LOT Nos. 4F-104-7B2A7, 4F-104-7B2A8, 4F-104-7B2A, AND TO ACQUIRE 0.88 ACRE OF 4F-104-7E AND RESERVING 0.09 ACRE FOR REQUIRED RIGHT-OF-WAY AND REVISING THE NORTHEASTERLY LOT LINE OF PARCEL 180-4F104-23A RESULTING IN PARCEL 'B' HAVING A TOTAL ACREAGE OF 5.86 ACRES, RESULTING IN PARCEL 'A' 62.54 ACRES.
2. BASIS OF BEARINGS IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83).
3. HORIZONTAL DATUM AND CONTROL SHOWN HEREON IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83). HORIZONTAL CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS, BY PVE SHEFFLER.
4. FLOOD PLAIN INFORMATION IS AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42142000054, AN UNPRINTED PANEL – DENOTING AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN BOUNDARY.

0 — 150' — 300'

Prepared By:

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

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

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

811 Know what's below. Call before you dig.
POCS SER. # 20140211070

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: DATE (all caps)

PLAN REVISIONS

	DATE	DESCRIPTION
1	11/03/14	REVISED PER TOWNSHIP COMMENTS DATED OCTOBER 15, 2014

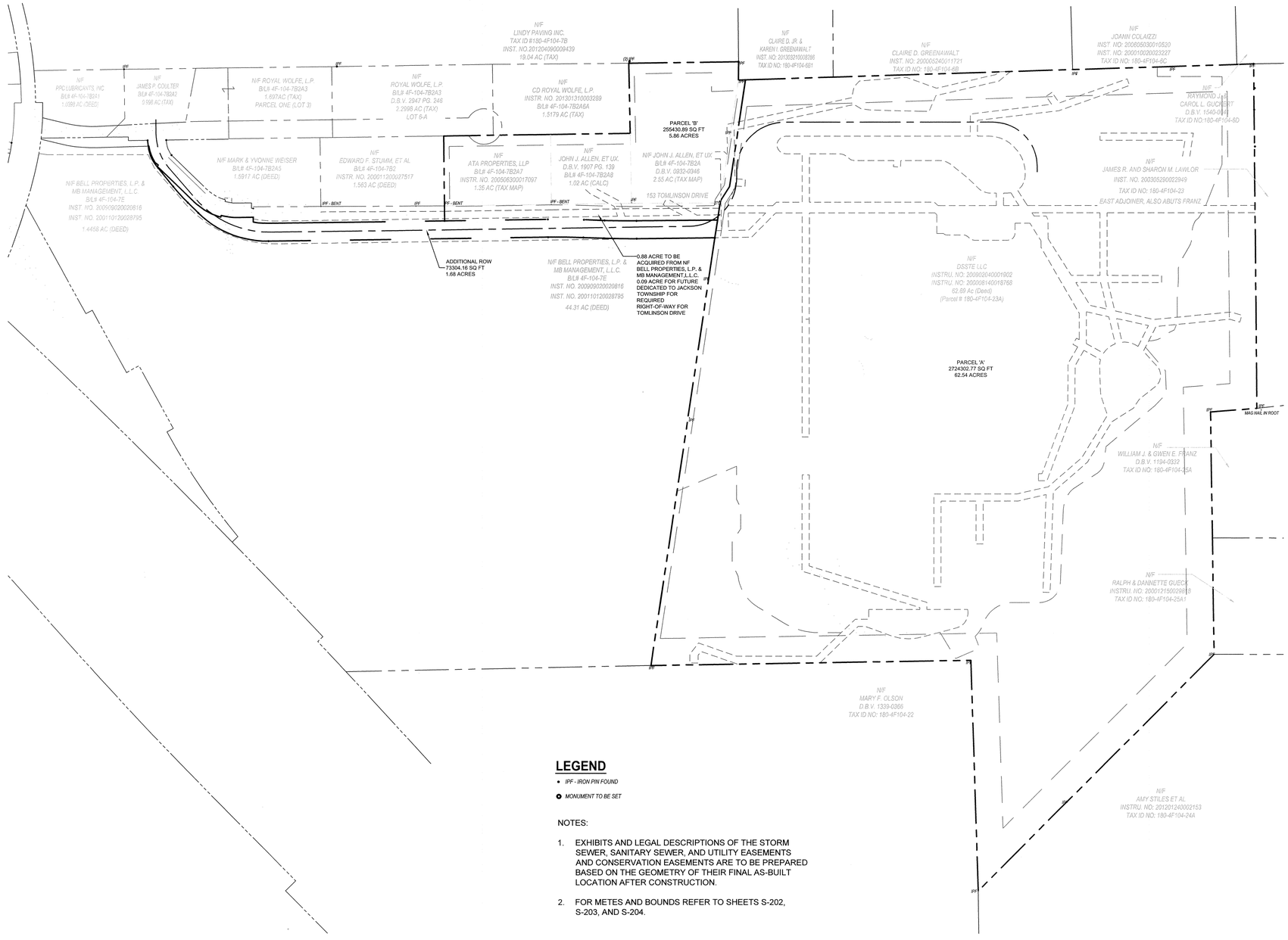
Situate In:
Jackson Township, Butler County, PA

Project Name:
SIPPEL DEVELOPMENT
COMMERCE PARK
LAND DEVELOPMENT PLANS

Drawing Name:
SIGNATURE SHEET

Project No: 160145
Drawing No: S-200

P:\60145 - Sippel-Tomlinson Rd Prop\Drawings\Survey\60145-Survey-Subdivision.dwg, 11/6/2014 11:46:00 AM, DWG To PDF.pc3
Filename: Survey Base.dwg File Location: N: Project Files - survey template-working



LEGEND

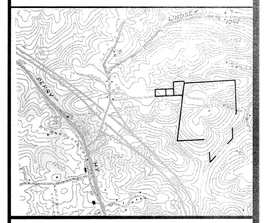
- IPF - IRON PIN FOUND
- MONUMENT TO BE SET

NOTES:

1. EXHIBITS AND LEGAL DESCRIPTIONS OF THE STORM SEWER, SANITARY SEWER, AND UTILITY EASEMENTS AND CONSERVATION EASEMENTS ARE TO BE PREPARED BASED ON THE GEOMETRY OF THEIR FINAL AS-BUILT LOCATION AFTER CONSTRUCTION.
2. FOR METES AND BOUNDS REFER TO SHEETS S-202, S-203, AND S-204.

PLAN BOOK	PAGE
344	37

Site Location Map: Evans City Scale: 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE BLOCK/LOT Nos. 4F-104-7B2A2, 4F-104-7B2A5, 4F-104-7B2A, AND TO ACQUIRE 0.88 ACRE OF 4F-104-7E AND RESERVING 0.09 ACRE FOR REQUIRED RIGHT-OF-WAY AND REVISING THE NORTHEASTERLY LOT LINE OF PARCEL 180-4F104-23A RESULTING IN PARCEL 'B' HAVING A TOTAL ACREAGE OF 5.86 ACRES, RESULTING IN PARCEL 'A' 62.54 ACRES.
2. BASIS OF BEARINGS IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83).
3. HORIZONTAL DATUM AND CONTROL SHOWN HEREON IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83). HORIZONTAL CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS, BY PVE SHEFFLER.
4. FLOOD PLAIN INFORMATION IS AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42142000058, AN UNPRINTED PANEL – DENOTING AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN BOUNDARY.

0 150' 300'

Drawing Scale: 1" = 150'

NORTH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 36015-E

Prepared By:

PVE Sheffler

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

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

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811 Know what's below. Call before you dig.
POCS SER. # 20140211070

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DATE ISSUED: DATE (all caps)

PLAN REVISIONS

	DATE	DESCRIPTION
1	11/03/14	REVISED PER TOWNSHIP COMMENTS DATED OCTOBER 15, 2014

Situate In:
Jackson Township, Butler County, PA

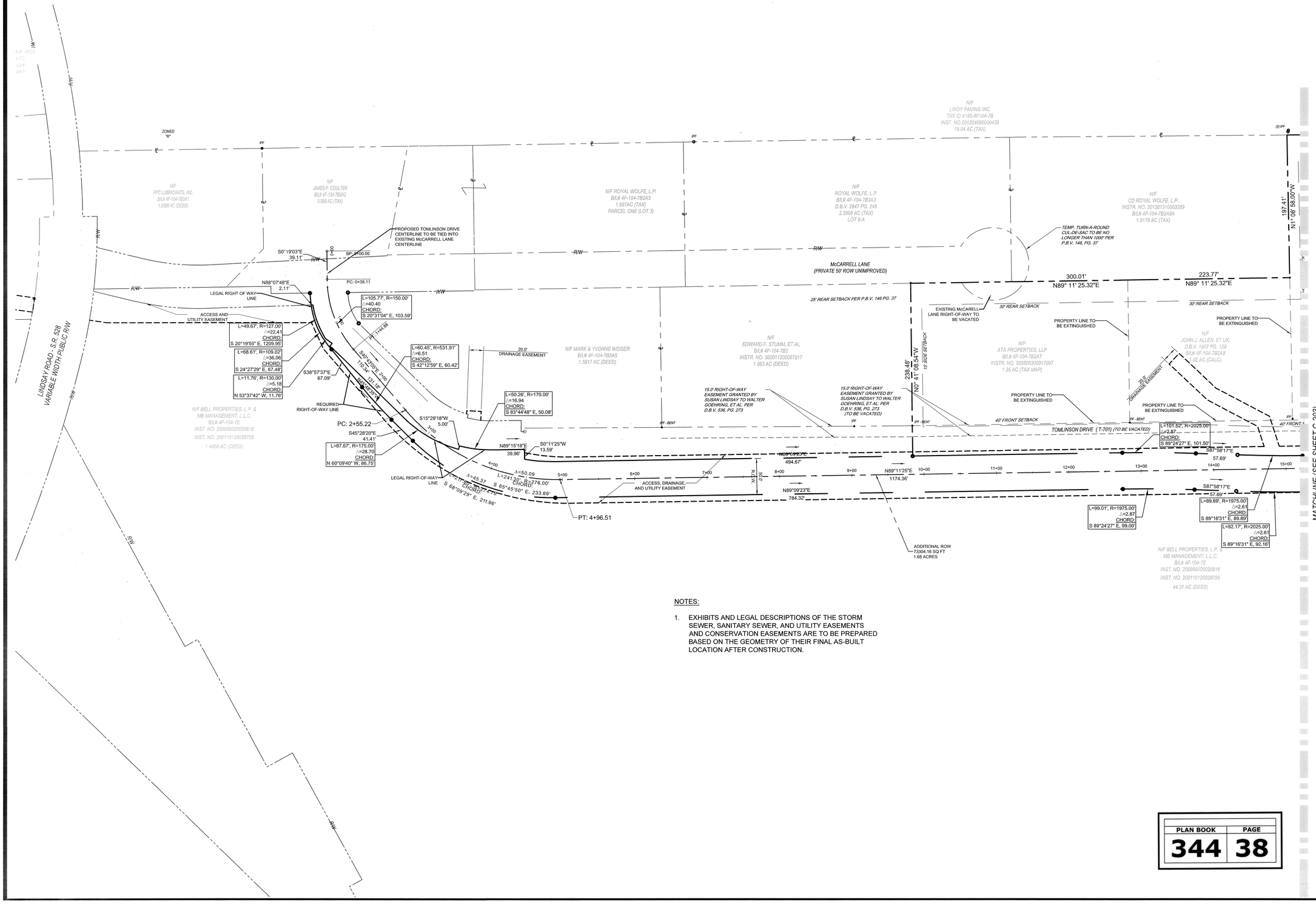
Project Name:
SIPPEL DEVELOPMENT
COMMERCE PARK
LAND DEVELOPMENT PLANS

Drawing Name: **OVERALL SUBDIVISION PLAN**

Project No: **160145**

Drawing No: **S-201**

P:\60145 - Sippel-Tomlinson Rd Prop\Drawings\Survey\60145-Survey-Subdivision.dwg, 11/6/2014 11:46:07 AM, DWG To PDF.pc3
Filename: Survey Base.dwg File Location: N:\Project Files--survey template-working--

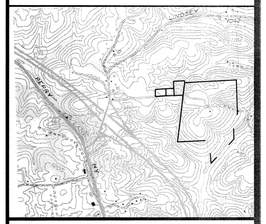


NOTES:

1. EXHIBITS AND LEGAL DESCRIPTIONS OF THE STORM SEWER, SANITARY SEWER, AND UTILITY EASEMENTS AND CONSERVATION EASEMENTS ARE TO BE PREPARED BASED ON THE GEOMETRY OF THEIR FINAL AS-BUILT LOCATION AFTER CONSTRUCTION.

PLAN BOOK	PAGE
344	38

Site Location Map: Evans City Scale: 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE BLOCK/LOT Nos. 4F-104-7B2A7, 4F-104-7B2AB, 4F-104-7B2A, AND TO ACQUIRE 0.88 ACRE OF 4F-104-7E AND RESERVING 0.09 ACRE FOR REQUIRED RIGHT-OF-WAY AND REVISING THE NORTHEASTERLY LOT LINE OF PARCEL 180-4F104-23A RESULTING IN PARCEL "B" HAVING A TOTAL ACREAGE OF 5.86 ACRES, RESULTING IN PARCEL "A" 62.54 ACRES.
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3. HORIZONTAL DATUM AND CONTROL SHOWN HEREON IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83), HORIZONTAL CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS, BY PVE SHEFFLER.
4. FLOOD PLAIN INFORMATION IS AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42142000054, AN UNPRINTED PANEL – DENOTING AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN BOUNDARY.

0 60' 120'

Drawing Scale: 1" = 60'

NORTH

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

Prepared By:

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

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

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811 Know what's **below.** **Call** before you dig.
POCS SER. # 20140211070

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: DATE (all caps)

PLAN REVISIONS

	DATE	DESCRIPTION
1	11/03/14	REVISED PER TOWNSHIP COMMENTS DATED OCTOBER 15, 2014

Situate In:
Jackson Township, Butler County, PA

Project Name:
SIPPEL DEVELOPMENT
COMMERCE PARK
LAND DEVELOPMENT PLANS

Drawing Name:
SUBDIVISION PLAN

Project No: 160145
Drawing No: S-202

P:\60145 - Sippel-Tomlinson Rd Prop\Drawings\Survey\60145-Survey-Subdivision.dwg, 11/6/2014 1:37:30 PM, DWG To PDF.pc3

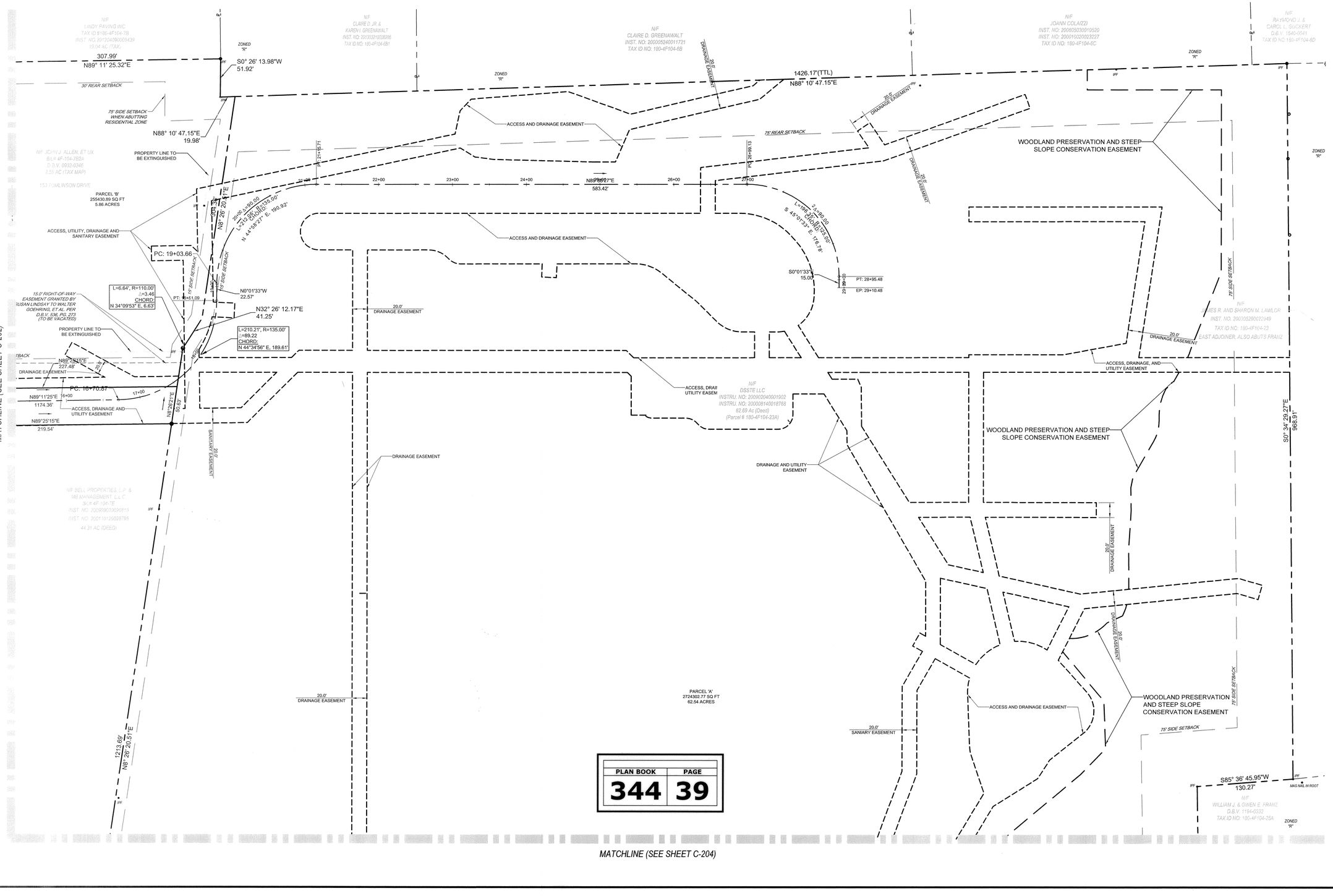
NOTES:

1. EXHIBITS AND LEGAL DESCRIPTIONS OF THE STORM SEWER, SANITARY SEWER, AND UTILITY EASEMENTS AND CONSERVATION EASEMENTS ARE TO BE PREPARED BASED ON THE GEOMETRY OF THEIR FINAL AS-BUILT LOCATION AFTER CONSTRUCTION.

2. CONSERVATION EASEMENT LOCATION IS APPROXIMATE. THE INTENT OF THE EASEMENT IS TO ALLOW CONSTRUCTION OF THE APPROVED SITE PLAN BUT THEREAFTER PRECLUDE ANY FURTHER DEVELOPMENT IN THE GENERAL AREA OF THE CONSERVATION EASEMENT. A STEEP SLOPE AND WOODLAND PRESERVATION EASEMENT WILL BE RECORDED FOLLOWING CONSTRUCTION TO PROVIDE AN "AS BUILT" LOCATION FOR THE EASEMENT.

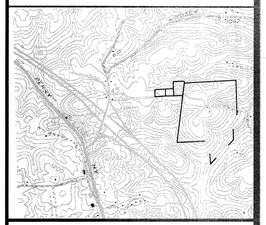
LEGEND

- *IPF - IRON PIN FOUND*
- *MONUMENT TO BE SET*



PLAN BOOK	PAGE
344	39

Site Location Map: Evans City Scale: 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE BLOCK/LOT Nos. 4F-104-7B2A7, 4F-104-7B2A8, 4F-104-7B2A, AND TO ACQUIRE 0.88 ACRE OF 4F-104-7E AND RESERVING 0.09 ACRE FOR REQUIRED RIGHT-OF-WAY AND REVISING THE NORTHEASTERLY LOT LINE OF PARCEL 180-4F104-23A RESULTING IN PARCEL 'B' HAVING A TOTAL ACREAGE OF 5.86 ACRES, RESULTING IN PARCEL 'A' 62.54 ACRES.
2. BASIS OF BEARINGS IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83).
3. HORIZONTAL DATUM AND CONTROL SHOWN HEREON IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD 83). HORIZONTAL CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS, BY PVE SHEFFLER.
4. FLOOD PLAIN INFORMATION IS AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42142C0005A, AN UNPRINTED PANEL – DENOTING AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN BOUNDARY.

0 60' 120'

Drawing Scale: 1" = 60'

NORTH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 3089-E

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143-8780

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

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

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.

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POCS SER. # 20140211070

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Jackson Township, Butler County, PA

Project Name:
SIPPEL DEVELOPMENT
COMMERCE PARK
LAND DEVELOPMENT PLANS

Drawing Name:
SUBDIVISION PLAN

Project No: **160145**

Drawing No: **S-203**

P:\60145 - Sippel-Tomlinson Rd Prop\Drawings\Survey\60145-Survey-Subdivision.dwg, 11/6/2014 11:46:17 AM, DWG To PDF.pc3

MATCHLINE (SEE SHEET C-203)

N/F
BELL PROPERTIES, L.P. &
VB MANAGEMENT, L.L.C.
INSTRU. NO: 201408260029816
INSTR. NO. 201108120020735
44.31 A. (DEED)

6' SIDE SETBACK

20.0'
DRAINAGE EASEMENT

20.0'
SANITARY EASEMENT

PARCEL 'A'
2724302.77 SQ.FT
62.54 ACRES

20.0'
DRAINAGE EASEMENT

20.0'
DRAINAGE EASEMENT

20.0'
DRAINAGE EASEMENT

WOODLAND PRESERVATION AND STEEP
SLOPE CONSERVATION EASEMENT

WOODLAND PRESERVATION AND STEEP
SLOPE CONSERVATION EASEMENT

ACCESS AND DRAINAGE EASEMENT

75' FRONT SETBACK

20.0'
DRAINAGE EASEMENT

WOODLAND PRESERVATION AND STEEP
SLOPE CONSERVATION EASEMENT

1213.69'
N8° 26' 20.31"E

S89° 03' 18.26"W
898.17'

IPF

N/F
MARY F. OLSON
D.B.V. 1339-0366
TAX ID NO: 180-4F104-22

ZONED
"TRANSITIONAL
OVERLAY"

75' SIDE SETBACK

ZONED
"R"

N/F
WILLIAM J. & GWEN E. FRANZ
D.B.V. 1194-0332
TAX ID NO: 180-4F104-25A

S0° 55' 01.37"E
679.86'(TTL)

N/F
RALPH & DANNETTE GUECK
INSTRU. NO: 200912150029816
TAX ID NO: 180-4F104-25A1

ZONED
"R"

646.28'
N1° 55' 36.26"W

75' FRONT SETBACK

75' FRONT SETBACK

S44° 54' 26.98"W
935.26'

N/F
AMY STILES ET AL
INSTRU. NO:
201201240002153
TAX ID NO: 180-4F104-24A

ZONED
"R"

LEGEND

- IPF - IRON PIN FOUND
- MONUMENT TO BE SET

NOTES:

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PLAN BOOK	PAGE
344	40

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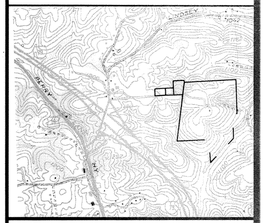

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0 60' 120'

Drawing Scale:
1" = 60'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34051-E

Prepared By:

PVE Sheffler

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

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

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COMMERCE PARK
LAND DEVELOPMENT PLANS

Drawing Name:
SUBDIVISION PLAN

Project No: 160145
Drawing No: S-204

P:\60145 - Sippel-Tomlinson Rd Prop\Drawings\Survey\60145-Survey-Subdivision.dwg, 11/6/2014 11:46:22 AM, DWG To PDF.pc3

KNOW ALL MEN BY THESE PRESENTS That I, Margaret T. Morrow of the Township of Jefferson, 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 Jefferson, 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 Jefferson, 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 Jefferson, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 29TH day of OCTOBER 2014.

Margaret T Morrow
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Margaret T. Morrow and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of October 2014.

Debra L Jeffcoat
Notary Public Seal & Stamp

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

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

23 October '14
Date

Seal

P. L. S. # 30164-E

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

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

Approved by the Supervisors of the Township of Jefferson this 10th day of Nov, 2014.

Lois J Fennell
Secretary Seal

Chairman

Approved by the Jefferson Township Planning Commission this 23 day of October 2014.

Danielle Sellitti
Secretary

Evelyn M. Grose
Chairman

Reviewed by the Butler County Planning Commission this 15th day of December 2014.

Grace Hamas ADJ
Secretary Seal

Frank Vild ADJ
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 344 Page 41.

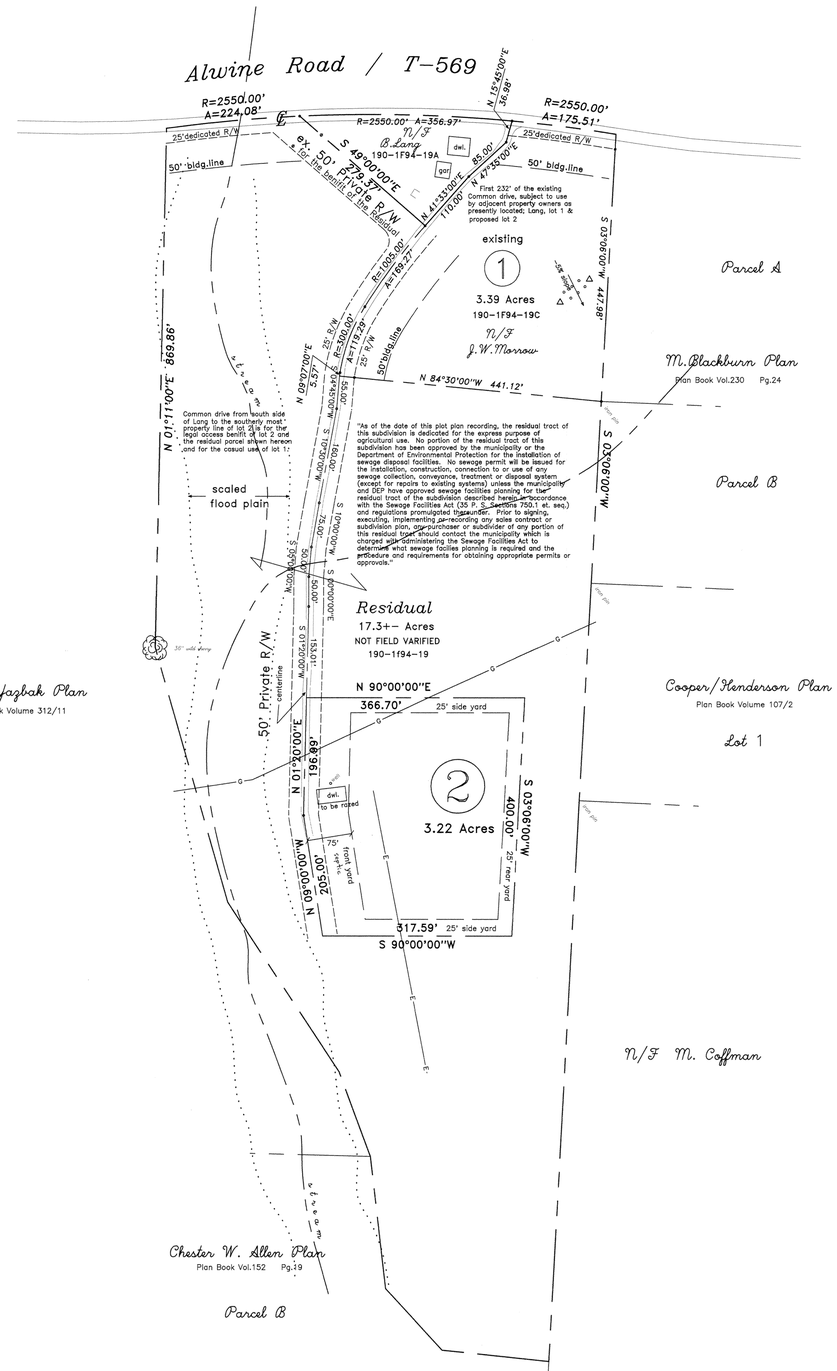
Given under my hand and seal this 19th day of November 2014.

Michele M. Mustello
Recorder Seal

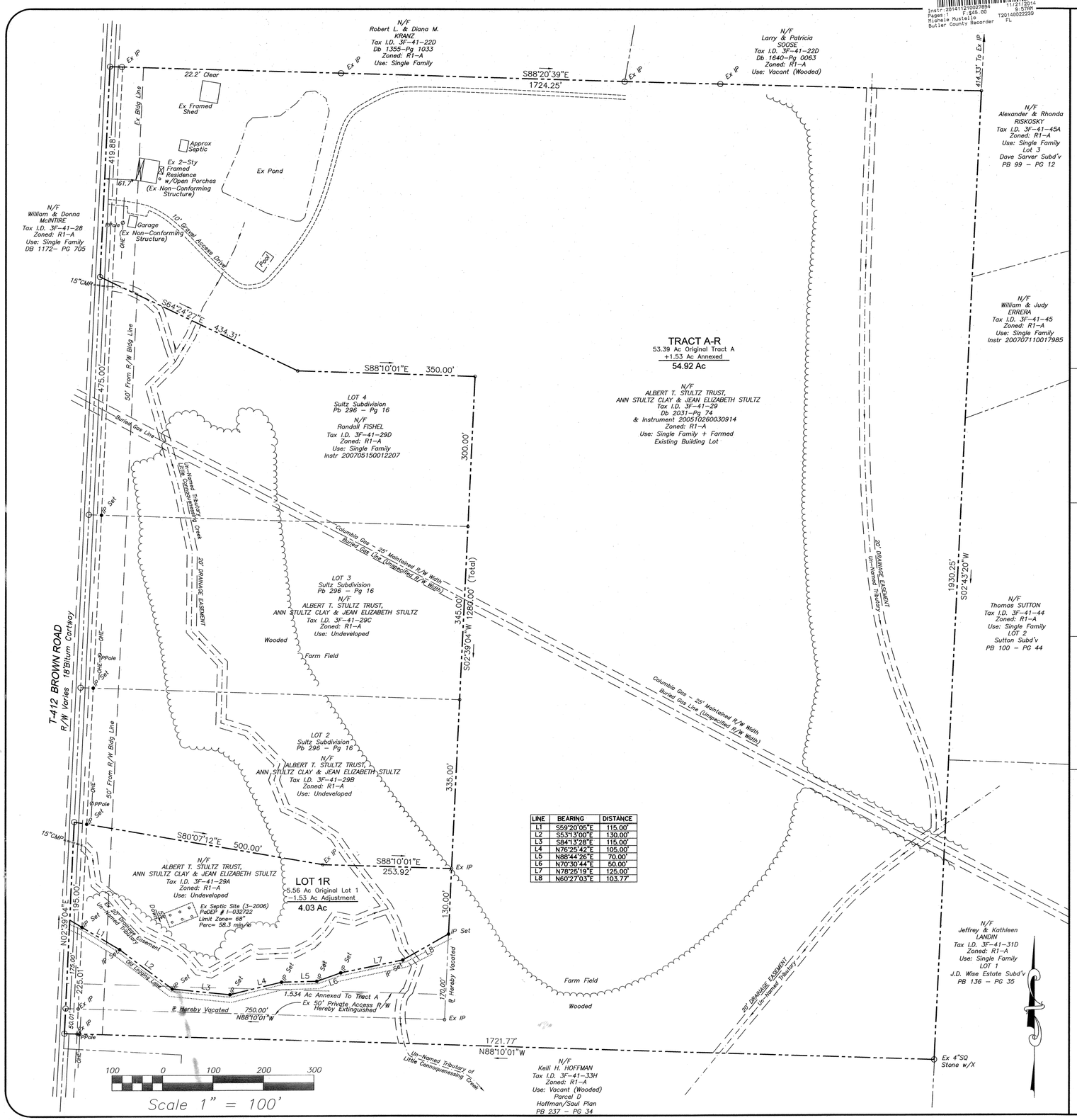
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

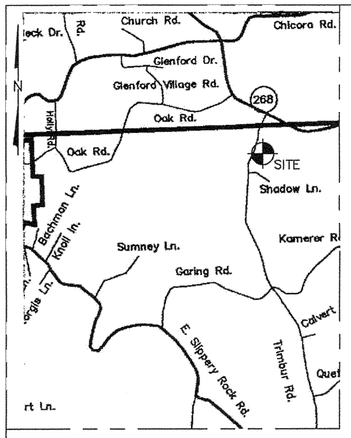
RECORDER OF DEEDS
BUTLER COUNTY, PA

Instr:201411190027760 11/19/2014
Pages:1 F:$45.00 2:46PM
Michele Mustello T20140022120
Butler County Recorder FL


Alwine Road / T-569
R=2550.00'
A=224.08'
R=2550.00' A=356.97'
R=2550.00'
A=175.51'
N 15°45'00"E 36.88'
25' dedicated R/W
50' bldg.line
ex. 50' Private R/W
50' Private R/W benefits P.P.'s Residual
S 49°00'00"E 279.97'
N/F B. Lang 190-1F94-19A
dwl.
gar.
N 41°33'00"E 110.00'
N 47°35'00"E 85.00'
First 232' of the existing Common drive, subject to use by adjacent property owners as presently located; Lang, lot 1 & proposed lot 2
existing
1
3.39 Acres
190-1F94-19C
N/F J.W. Morrow
Parcel A
M. Blackburn Plan
Plan Book Vol.230 Pg.24
R=1005.00'
A=189.27'
R=300.00'
A=118.23'
25' R/W
30' bldg.line
N 84°30'00"W 441.12'
N 01°11'00"E 869.86'
N 09°07'00"E 5.57'
S 01°20'00"W 160.00'
S 00°00'00"E 100.00'
S 00°00'00"E 100.00'
S 00°00'00"E 100

Instr:201411210027894 11/21/2014 8:57AM
Pages: 1 F $45.00 T20140022239
Michele Mustello FL
Butler County Recorder


N/F
Robert L. & Diana M.
KRANZ
Tax I.D. 3F-41-22D
Db 1355-Pg 1033
Zoned: R1-A
Use: Single Family
N/F
Larry & Patricia
SOOSE
Tax I.D. 3F-41-22D
Db 1640-Pg 0063
Zoned: R1-A
Use: Vacant (Wooded)
N/F
Alexander & Rhonda
RISKOSKY
Tax I.D. 3F-41-45A
Zoned: R1-A
Use: Single Family
Lot 3
Dave Sarver Subd'v
PB 99 - PG 12
N/F
William & Judy
ERRERA
Tax I.D. 3F-41-45
Zoned: R1-A
Use: Single Family
Instr 200707110017985
N/F
William & Donna
McINTIRE
Tax I.D. 3F-41-28
Zoned: R1-A
Use: Single Family
DB 1172- PG 705
N/F
Thomas SUTTON
Tax I.D. 3F-41-44
Zoned: R1-A
Use: Single Family
LOT 2
Sutton Subd'v
PB 100 - PG 44
N/F
Jeffrey & Kathleen
LANDIN
Tax I.D. 3F-41-31D
Zoned: R1-A
Use: Single Family
LOT 1
J.D. Wise Estate Subd'v
PB 136 - PG 35
N/F
Kelli H. HOFFMAN
Tax I.D. 3F-41-33H
Zoned: R1-A
Use: Vacant (Wooded)
Parcel D
Hoffman/Saul Plan
PB 237 - PG 34
N/F
ALBERT T. STULTZ TRUST,
ANN STULTZ CLAY & JEAN ELIZABETH STULTZ
Tax I.D. 3F-41-29
Db 2031-Pg 74
& Instrument 200510260030914
Zoned: R1-A
Use: Single Family + Farmed
Existing Building Lot
TRACT A-R
53.39 Ac Original Tract A
+1.53 Ac Annexed
54.92 Ac
LOT 4
Sultz Subdivision
Pb 296 - Pg 16
N/F
Randall FISHEL
Tax I.D. 3F-41-29D
Zoned: R1-A
Use: Single Family
Instr 200705150012207
LOT 3
Sultz Subdivision
Pb 296 - Pg 16
N/F
ALBERT T. STULTZ TRUST,
ANN STULTZ CLAY & JEAN ELIZABETH STULTZ
Tax I.D. 3F-41-29C
Zoned: R1-A
Use: Undeveloped
LOT 2
Sultz Subdivision
Pb 296 - Pg 16
N/F
ALBERT T. STULTZ TRUST,
ANN STULTZ CLAY & JEAN ELIZABETH STULTZ
Tax I.D. 3F-41-29B
Zoned: R1-A
Use: Undeveloped
N/F
ALBERT T. STULTZ TRUST,
ANN STULTZ CLAY & JEAN ELIZABETH STULTZ
Tax I.D. 3F-41-29A
Zoned: R1-A
Use: Undeveloped
LOT 1R
5.56 Ac Original Lot 1
-1.53 Ac Adjustment
4.03 Ac
T-412 BROWN ROAD
R/W Varies 18'Bitum Cartway
S88°20'39"E
1724.25'
S88°10'01"E 350.00'
S64°42'27"E 434.31'
S88°10'01"E 253.92'
S80°07'12"E 500.00'
S02°39'04"W 1280.00' (Total)
S02°43'20"W 1930.25'
N88°10'01"W 750.00'
N88°10'01"W 1721.77'
N02°39'04"E 195.00'
414.33' To Ex IP
419.85'
475.00'
345.00'
335.00'
300.00'
130.00'
170.00'
125.00'
225.01'
50.01'
Ex IP
IP Set
Ex 4"SQ Stone w/X
Ex Bldg Line
22.2' Clear
Ex Framed Shed
Approx Septic
Ex 2-Sty Framed Residence w/Open Porches (Ex Non-Conforming Structure)
Ex Pond
161.7'
Shed
Garage (Ex Non-Conforming Structure)
10' Gravel Access Drive
15"CMP
50' From R/W Bldg Line
Buried Gas Line
Columbia Gas - 25' Maintained R/W Width
Buried Gas Line (Unspecified R/W Width)
20' DRAINAGE EASEMENT
Un-Named Tributary
Little Conemaugh River
Un-Named Tributary Little Conemaugh River
Un-Named Tributary Easement
Ex Septic Site (3-2006)
PaDEP # 1-032722
Limit Zone= 68"
Perc= 58.3 min/in
1.534 Ac Annexed To Tract A
Ex 50' Private Access R/W Hereby Extinguished
R Hereby Vacated
Farm Field
Wooded
Ex Pole
OHE
Ex Fence
Ex Tree
Ex Stone Lining
Ex Stone Ring
Ex Spring
Ex Pond
Ex Shed
Ex Garage
Ex Septic
Ex Gas Valve
Ex Gas Meter
Ex Gas Line
Ex Water Line
Ex Water Valve
Ex Water Meter
Ex Water Box
Ex Sanitary Manhole
Ex Sanitary Line
Ex Storm Manhole
Ex Storm Line
Ex Inlet
Ex Culvert
Ex Guide Rail
Ex Utility Pole
Ex Light Pole
Ex Mailbox
Ex Sign
Ex Flag Pole
Ex Hydrant
Ex Telephone Pedestal
Ex Telephone Manhole
Ex Telephone Line
Ex Cable TV Pedestal
Ex Cable TV Line
Ex Electric Pedestal
Ex Electric Manhole
Ex Electric Line
Ex Underground Electric Line
Ex Overhead Electric Line
Ex Underground Telephone Line
Ex Overhead Telephone Line
Ex Underground Cable TV Line
Ex Overhead Cable TV Line
Ex Underground Gas Line
Ex Overhead Gas Line
Ex Underground Water Line
Ex Overhead Water Line
Ex Underground Storm Line
Ex Overhead Storm Line
Ex Underground Sanitary Line
Ex Overhead Sanitary



LOCATION MAP

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

SUBJECT TO :

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

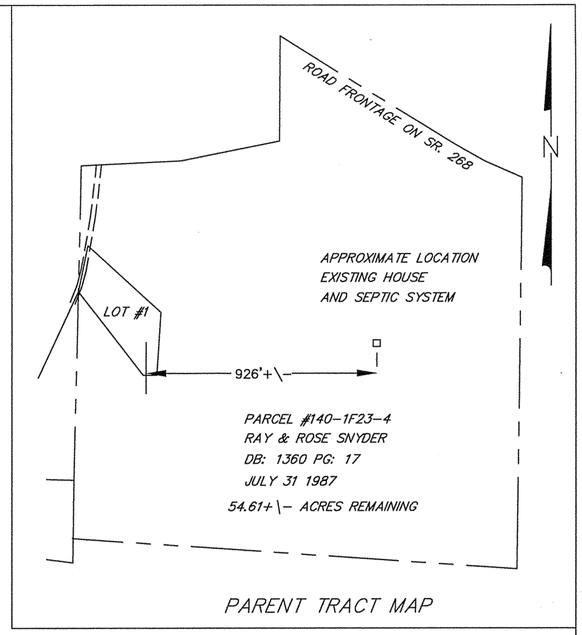
BUILDING SETBACK LINES:
FRONT 60' FROM R\W

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____day of _____, 20____ before me, the Recorder of Deeds in and for said County of Butler,personally appeared _____,who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

_____
Recorder of Deeds

Instr:201411210027930 11/21/2014
Pages:1 F:$45.00 1:12PM
Michele Mustello T20140022276
Butler County Recorder ND



PARENT TRACT MAP

Certification by Professional Land Surveyor

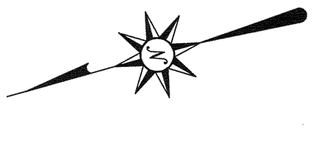
I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly shown, that the monuments and markers have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

MAY. 2014
DATE

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD D. SEDWICK
SURVEYOR
SU-050061-E

Signature of Surveyor



PARCEL #140-1F23-4
RAY & ROSE SNYDER
DB: 1360 PG: 17
JULY 31 1987

We, the undersigned RAY & ROSE SNYDER_(owners) of the Real Estate shown and described, here in do hereby certify that we have laid off,platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Rose Snyder
Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 14th day of October, 2014 Before me a Notary Public in and for said state and county personally came ROSE Snyder known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

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

Final approval by the Donegal Twp. Planning Commission
this _____ day of _____, 20____

_____ _____
Secretary Chairman

Final approval by the Donegal Twp. Supervisors
this 12 day of NOV 2014

Leslie Stewart R. [illegible]
Secretary Chairman

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

Reviewed by the Butler County Planning Commission
this 14TH day of AUG, 2014

[illegible] Seal [illegible]
Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
344	43

RECORDER OF DEEDS
BUTLER COUNTY, PA

BUTLER COUNTY, PA
Recorded in the Recorder of
Deeds Office on the 21st
November A.D. 2014
Plan Book 344 Page 43
Michele M. Mustello

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

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=40'	RAY & ROSE SNYDER
DATE: MAY 2014	DONEGAL TWP BUTLER CO.
DRAWING NO: 140-1F23-4	R.D.SEDWICK P.L.S. CHICORA,PA. 724-355-9302

Parcel Line Table		
Line #	Length	Direction
L1	32.03	S45° 12' 21.77"E
L2	94.50	N6° 06' 19.15"E
L3	70.05	N14° 47' 24.23"E
L4	105.64	N27° 19' 09.15"E
L5	88.86	N42° 11' 11.58"E
L6	73.35	N46° 02' 44.17"E
L7	131.88	N53° 09' 23.46"E
L8	26.71	N16° 14' 30.81"W
L9	142.84	S53° 09' 23.46"W
L10	75.75	S46° 02' 44.18"W
L11	92.96	S42° 11' 11.53"W
L12	111.64	S27° 19' 09.15"W
L13	74.70	S14° 47' 24.23"W
L14	76.38	S6° 06' 19.15"W

LOT AREA TABLE		
LOT #	AREA(SQ. FT)	AREA(AC.)
MARBURGER ROW	*14,232*	*0.3267*
PARCEL–A OPEN SPACE I (PEACHMONT PH–1)	*132,803*	*3.0487*
PARCEL–B FUTURE PHASE–II	*519,912*	*11.9355*
PARCEL–C OPEN SPACE II (PEACHMONT PH–1)	*44,805*	*1.0286*
PARCEL–D FUTURE PHASE–III	*374,108*	*8.5883*
PARCEL–E OPEN SPACE III (PEACHMONT PH–1)	*602,392*	*13.8290*
PHASE–I	*382,286*	*8.7761*
TOTAL SITE AREA	*2,070,538*	*47.5330*

SINGLE FAMILY DEVELOPMENT CHART	
SITE COVER (51% MAX.)	14 %
OPEN SPACE	51 %
MINUMUM LOT AREA	8000 SF
MIMUMIN LOT WIDTH@ FRONT SETBACK LINE	65Ft
FRONT YARD SETBACK	25Ft
SIDE YARD SETBACK	7.5Ft
REAR YARD SETBACK	25Ft
PERIMETER SETBACK	40Ft
PERIMETER STREET SETBACK	25Ft
MAX. BLDG HIEGHT	35Ft

PHASE-I&II DATA		
	PHASE–I	FUTURE PHASE–II
NUMBER OF LOTS	26	28
ROAD RIGHT–OF–WAY AREA	63,242 SF (1.452 AC.)	55,368 SF (1.271 AC)
LOT AREA	319,043 SF (7.324 AC.)	464,544 SF (10.664 AC.)

NOTES:

A– THE UTILITIES EASEMENTS ARE TO THE BENEFIT OF THE FORWARD TOWNSHIP MUNICIPAL AUTHORITY, FORWARD TOWNSHIP, AND OTHER UTILITY COMPANIES. THE SANITARY SEWER EASEMENT ARE TO THE BENEFIT OF FORWARD TOWNSHIP.

B– ALL STORM SEWERS LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT–OF –WAY SHALL BE PRIVATE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

C– THE 50 FOOT OPEN STEAM ON BOTH SIDES (WHERE APPLICABLE) CONSERVATION AREAS ARE NOT TO BE DISTURBED.

Instr 201411240029148 11/24/2014
Pages:2 F:$85.00 3:14PM
Michele Mustello T20140022394
Butler County Recorder PL

PARCEL–A
OPEN SPACE I
(PEACHMONT PH–1)
132803.24 SQ FT
3.05 ACRES

PARCEL–B
FUTURE PHASE–II
519912SF
11.936AC

PARCEL–C
OPEN SPACE II
(PEACHMONT PH–1)
44804.53 SQ FT
1.03 ACRES

PARCEL–D
FUTURE PHASE–III
374108SF
8.588AC

PARCEL–E
OPEN SPACE III
(PEACHMONT PH–1)
602392.32 SQ FT
13.83 ACRES

PEACHMONT PHASE-I
26 LOTS

MARBURGER RD.
T-358 33' R/W

MARBURGER ROW
14232 sqft
0.327 acres

MARS EVANS CITY ROAD

PAULINE PLACE 50'

JUNE RIDGE DR. 29FT

EXISTING 33' ROW LINE

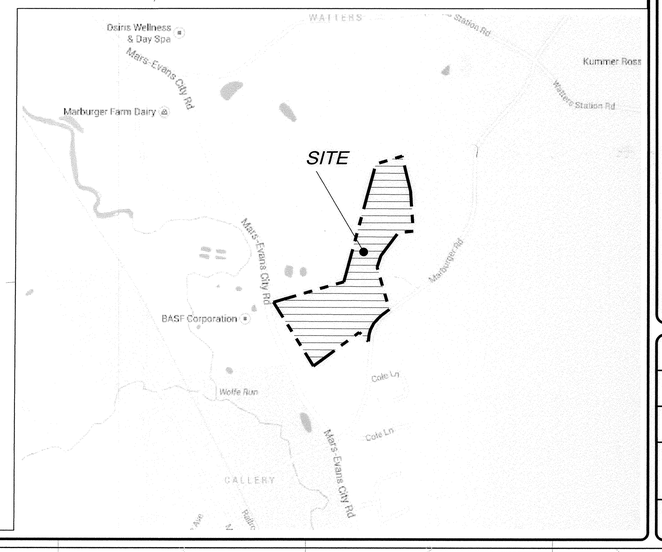
DEED

N: 522620.59
E: 1336280.76

SCALE: 1" = 100'

100' 0 100' 200'

PLAN BOOK	PAGE
344	44



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

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

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Blue Technical Center
500 Mamie Lee Drive Suite 201
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PHONE (412) 781–9660
FAX (412) 781–5904

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

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

DRAWN BY:	J.G.K
CHECKED BY:	MBS
APPROVED BY:	MBS
CAD FILE:	14–10907.dwg

TITLE: **PEACHMONT**
SITE RECORDING PLAN – TOTAL SITE
TOWNSHIP OF FORWARD, BUTLER COUNTY, PENNSYLVANIA

CLIENT: AMERICA FIRST ENTERPRISES, LLP.
1768 NORTH MAIN STREET,BUTLER CO, PA.

DATE ISSUED:	05–12–2014
HORIZONTAL SCALE:	1"=100'
VERTICAL SCALE:	
SHEET:	1 of 2
	C.131
HTA PROJECT #:	14–10907

Z:\PROJECTS\14–XXXX Jobs\14–10900 Jobs\14–10907_Dwg_14–10907.DWG, C.131, 11/6/2014 9:04 AM, Joe Khalil

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT AMERICA FIRST ENTERPRISES, LLP, A LIMITED PARTNERSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN FORWARD 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 FORWARD, AMERICA FIRST ENTERPRISES, LLP. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 AMERICA FIRST ENTERPRISES, LLP. 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 12 DAY OF November, 20 14

AMERICA FIRST ENTERPRISES, LLP.

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 JERRY OLIVER, MANAGER OF AMERICA FIRST ENTERPRISES, LLP. 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 AMERICA FIRST ENTERPRISES, LLP. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID LIMITED LIABILITY COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

TITLE OF OFFICER: MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th *DAY OF* November *20 14.*

MY COMMISSION EXPIRES THE 6th *DAY OF* March *20 16*

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

TITLE CLAUSE

AMERICA FIRST ENTERPRISES, LLP. OWNER OF THE PEACHMONT DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF AMERICA FIRST ENTERPRISES, LLP. AS RECORDED IN INSTRUMENT NUMBER 201407130028 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

AMERICA FIRST ENTERPRISES, LLP.

MORTGAGE CLAUSE Washington Financial

WE, _____ BANK , MORTGAGEE OF THE PROPERTY EMBRACED IN PEACHMONT DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

MORTGAGEE _____ WITNESS _____

FORWARD TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 22 DAY OF July, 2014

SECRETARY _____ CHAIRMAN _____

FORWARD TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO 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 FORWARD THIS 14 DAY OF August, 2014

SECRETARY _____ CHAIRMAN _____

SUPERVISOR _____ SUPERVISOR _____

SUPERVISOR _____ SUPERVISOR _____

FORWARD TOWNSHIP MUNICIPAL ENGINEER

I, _____ A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF FORWARD, 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.

DATE _____ REG. NO. _____ (SEAL) _____ SIGNATURE

Forward Township | Forward Township Engineer | Butler County Planning Commission | Butler County Recorder

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 — 11-6-2014 DATE — SU 38950-E REGISTRATION NO.

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF AUG. 20 14

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 344 PAGE(S) 44-45

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF November, 20 14

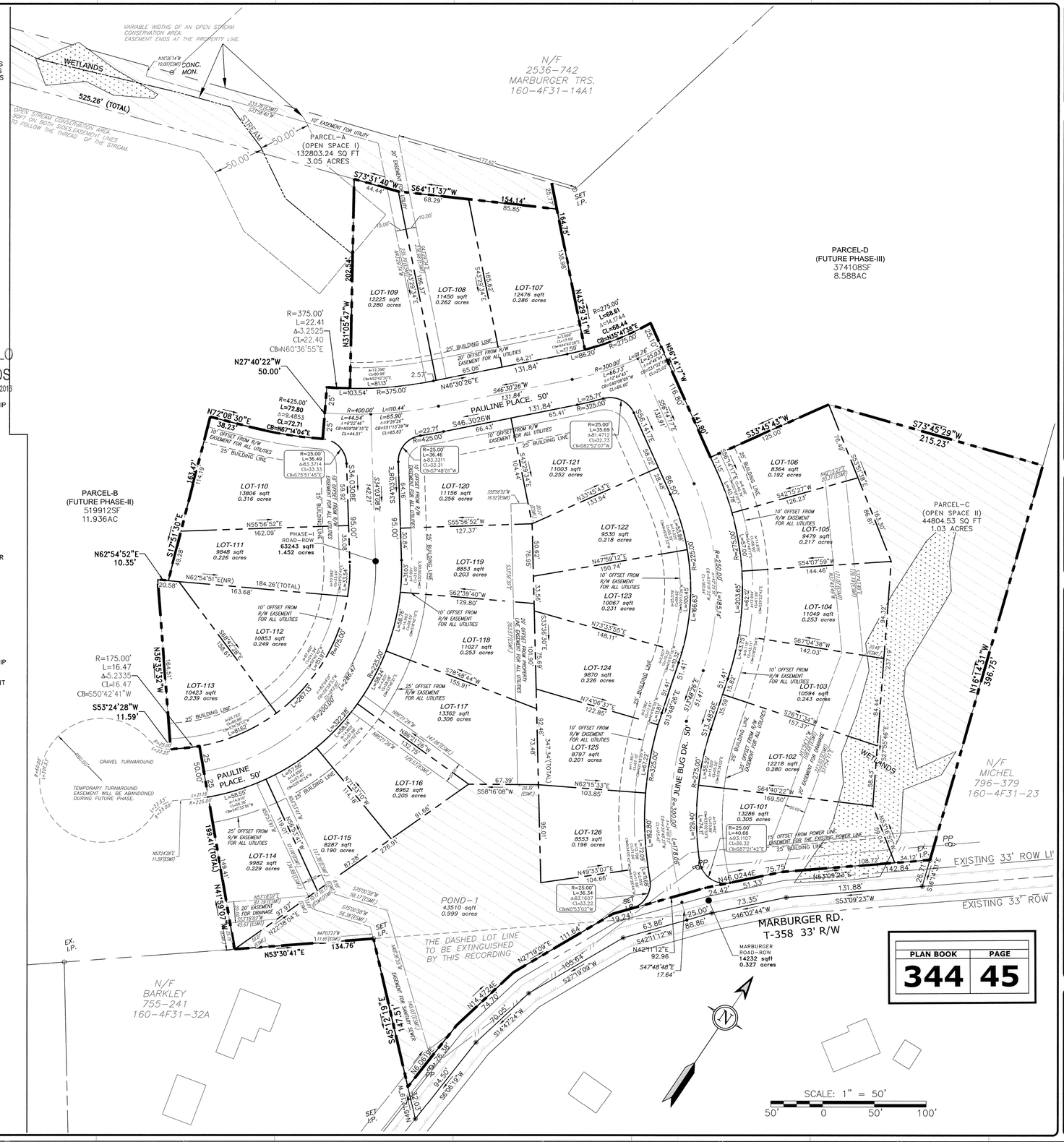
(SEAL) RECORDER OF DEEDS — MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2015

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FORWARD TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. THIS DEVELOPMENT IS TO BE CONNECTED TO BREAKNECK CREEK REGIONAL AUTHORITY SANITARY SEWERS
3. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF FORWARD TOWNSHIP WATER LINE.
4. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PEACHMONT HOMEOWNERS ASSOCIATION.
5. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PEACHMONT HOMEOWNERS ASSOCIATION.
6. THE PRESERVATION EASEMENT AREA(S) ARE INTENDED TO BE PRESERVED AND SHALL NOT BE DISTURBED BY ANY LOT OWNER NOR USED BY ANY LOT OWNER FOR ANY PURPOSE WHICH INTERFERES WITH SUCH PRESERVATION; PROVIDED, HOWEVER, THAT A LOT OWNER SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, DISEASED OR DANGEROUS TREES OR OTHER GROWTH. NOTWITHSTANDING THE FOREGOING, GRANTOR RESERVES ALL CUSTOMARY RIGHTS AND PRIVILEGES OF OWNERSHIP, INCLUDING THE RIGHT OF USE, POSSESSION AND ENJOYMENT OF THE PRESERVATION AREA.
7. ALL RESIDENTIAL LOTS SHALL BE PLANTED WITH A MINIMUM OF THREE SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH. ANY SINGLE-FAMILY DETACHED LOT SHALL HAVE AT LEAST TWO OF THE REQUIRED SHADE TREES LOCATED IN THE FRONT YARD, OR, IN THE CASE OF A CORNER LOT, IN THE FRONT YARD OR THE SIDE YARD FACING THE STREET. EXISTING TREES, OF EQUAL OR LARGER DBH SIZE, IF PROPERLY PRESERVED, WILL SATISFY THIS REQUIREMENT
8. WITHIN THE OPEN SPACE AREA. TWO SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH, OR THREE ORNAMENTAL TREES OR EVERGREEN TREES SELECTED FROM THE LIST IN THE FORWARD TOWNSHIP ZONING ORDINANCE SECTION 192-53L, SHALL BE PLANTED FOR EACH DWELLING UNIT IN THE DEVELOPMENT. EXISTING TREES OF EQUAL OR GREATER CALIPER WILL, IF IN GOOD HEALTH, SATISFY THIS REQUIREMENT
9. AREAS WITH NO TREES SHALL BE SEEDED WITH GRASS OR MAINTAINED WITH GROUND COVER.
10. ROADWAY WILL BE OWNED AND MAINTAINED BY THE TOWNSHIP.
11. ALL MONUMENTS TO BE SET AT 5FT FROM THE RIGHT-OF-WAY LINE.

LOT AREA TABLE

LOT #	AREA(SQ. FT)	AREA(AC.)
101	13,286	0.3050
102	12,218	0.2805
103	10,594	0.2432
104	11,049	0.2537
105	9,480	0.2176
106	8,365	0.1920
107	12,476	0.2864
108	11,451	0.2629
109	12,225	0.2807
110	13,807	0.3170
111	9,848	0.2261
112	10,853	0.2492
113	10,424	0.2393
114	9,983	0.2292
115	8,287	0.1902
116	8,962	0.2058
117	13,363	0.3068
118	11,028	0.2532
119	8,854	0.2033
120	11,157	0.2561
121	11,003	0.2526
124	9,871	0.2266
125	8,798	0.2020
126	8,553	0.1964
PHASE-I ROAD-ROW	63,243	1.4519



PLAN BOOK	PAGE
344	45

REGISTERED PROFESSIONAL — MARK B. SCHMIDT — LAND SURVEYOR — SU-38950-E — COMMONWEALTH OF PENNSYLVANIA

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

☒ Corporate Office: Hampton Technical Associates, Inc., 35 Wilson Street, Suite 201, Pittsburgh, PA 15223, PHONE: (412) 781-9880, FAX: (412) 781-9804
☐ Mars Office: 123 Ridge Road, Suite B, Valencia, PA 16059, PHONE: (724) 625-4544, FAX: (724) 625-4549

DRAWN BY: J.G.K.
CHECKED BY: MBS
APPROVED BY: MBS
CAD FILE: 14-10907.dwg

TITLE: **PEACHMONT** SITE RECORDING PLAN - PHASE I, TOWNSHIP OF FORWARD, BUTLER COUNTY, PENNSYLVANIA

CLIENT: AMERICA FIRST ENTERPRISES, LLP. 1768 NORTH MAIN STREET,BUTLER CO, PA.

DATE ISSUED: 05-12-2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: 2 of 2 — **C.132**
HTA PROJECT #: 14-10907

Z:\PROJECTS\14-XXXX Jobs\14-10900 Jobs\14-10907\Dwg_14-10907.DWG, C132, 11/6/2014 9:17 AM, Joe Khalil

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT AMERICA FIRST ENTERPRISES, LLP, A LIMITED PARTNERSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN FORWARD 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 FORWARD, AMERICA FIRST ENTERPRISES, LLP. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 AMERICA FIRST ENTERPRISES, LLP. 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 12 DAY OF November 2014

AMERICA FIRST ENTERPRISES, LLP.

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 JERRY OLIVER, MANAGER OF AMERICA FIRST ENTERPRISES, LLP. 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 AMERICA FIRST ENTERPRISES, LLP. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID LIMITED LIABILITY COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

TITLE OF OFFICER: MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF November 2014

MY COMMISSION EXPIRES THE 6th DAY OF MARCH, 2016

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

TITLE CLAUSE

AMERICA FIRST ENTERPRISES, LLP. OWNER OF THE PEACHMONT DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF AMERICA FIRST ENTERPRISES, LLP. AS RECORDED IN INSTRUMENT NUMBER 201009150020872 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

AMERICA FIRST ENTERPRISES, LLP.

MORTGAGE CLAUSE Washington Financial

WE _____ BANK , MORTGAGEE OF THE PROPERTY EMBRACED IN PEACHMONT DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

MORTGAGEE _____ WITNESS _____

FORWARD TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 22 DAY OF NOV 2014

SECRETARY _____ CHAIRMAN _____

FORWARD TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO 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 FORWARD THIS 14 DAY OF November 2014

SECRETARY _____ CHAIRMAN _____

SUPERVISOR _____ SUPERVISOR _____

SUPERVISOR _____ SUPERVISOR _____

FORWARD TOWNSHIP MUNICIPAL ENGINEER

I, _____, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF FORWARD, 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.

DATE _____ REG. NO. _____ (SEAL) _____ SIGNATURE

Forward Township

Forward Township Engineer

Butler County Planning Commission

Butler County Recorder

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 — 11-6-2014 DATE — SU 38950-E REGISTRATION NO.

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF AUG 2014

SECRETARY _____ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION _____

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 344 PAGE(S) 46

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF Nov. 2014

(SEAL) RECORDER OF DEEDS _____

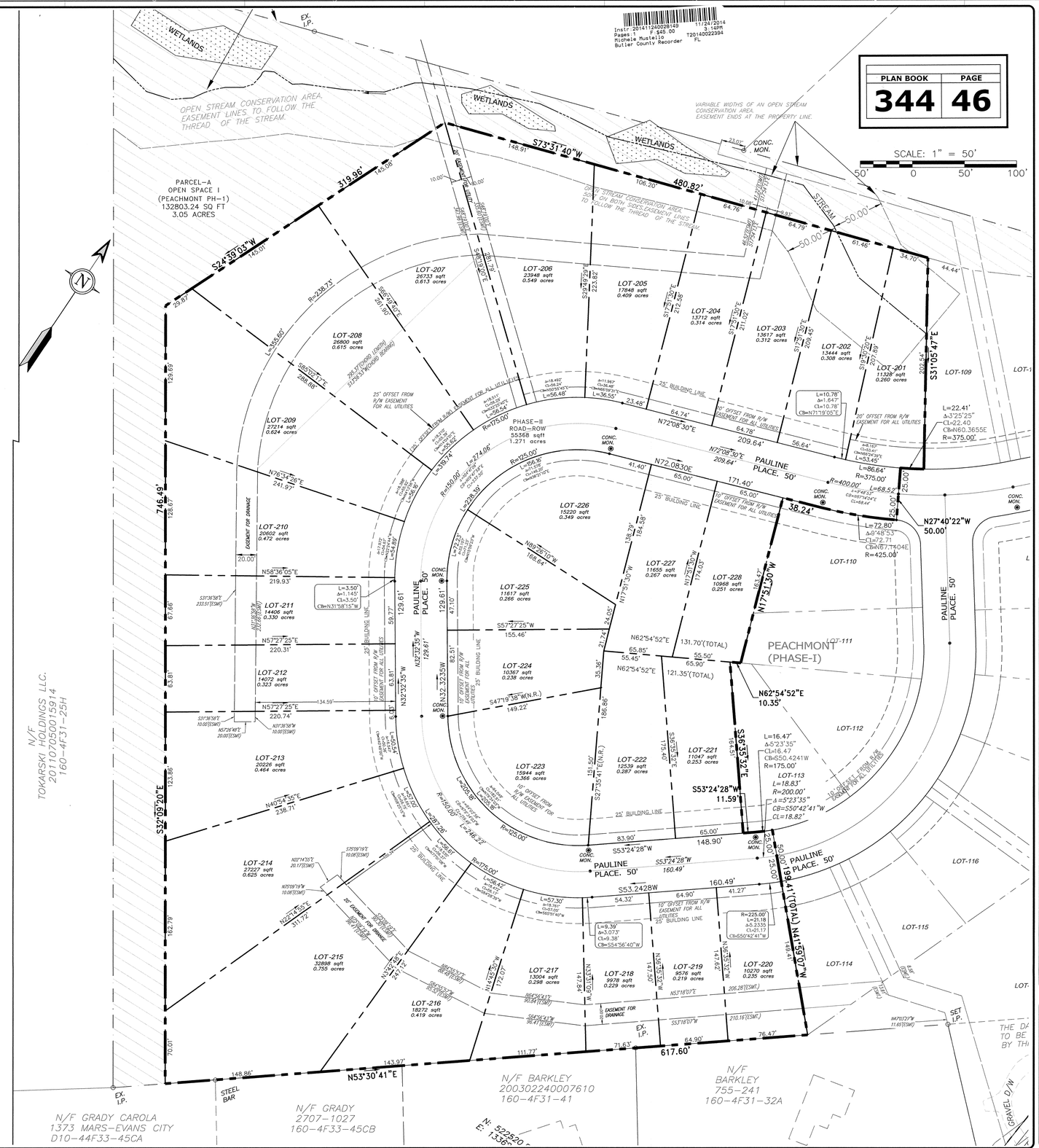
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FORWARD TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. THIS DEVELOPMENT IS TO BE CONNECTED TO BREAKNECK CREEK REGIONAL AUTHORITY SANITARY SEWERS
3. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF FORWARD TOWNSHIP WATER LINE.
4. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PEACHMONT HOMEOWNERS ASSOCIATION.
5. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PEACHMONT HOMEOWNERS ASSOCIATION.
6. THE PRESERVATION EASEMENT AREA(S) ARE INTENDED TO BE PRESERVED AND SHALL NOT BE DISTURBED BY ANY LOT OWNER NOR USED BY ANY LOT OWNER FOR ANY PURPOSE WHICH INTERFERES WITH SUCH PRESERVATION; PROVIDED, HOWEVER, THAT A LOT OWNER SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, DISEASED OR DANGEROUS TREES OR OTHER GROWTH. NOTWITHSTANDING THE FOREGOING, GRANTOR RESERVES ALL CUSTOMARY RIGHTS AND PRIVILEGES OF OWNERSHIP, INCLUDING THE RIGHT OF USE, POSSESSION AND ENJOYMENT OF THE PRESERVATION AREA.
7. ALL RESIDENTIAL LOTS SHALL BE PLANTED WITH A MINIMUM OF THREE SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH. ANY SINGLE-FAMILY DETACHED LOT SHALL HAVE AT LEAST TWO OF THE REQUIRED SHADE TREES LOCATED IN THE FRONT YARD, OR, IN THE CASE OF A CORNER LOT, IN THE FRONT YARD OR THE SIDE YARD FACING THE STREET. EXISTING TREES, OF EQUAL OR LARGER DBH SIZE, IF PROPERLY PRESERVED, WILL SATISFY THIS REQUIREMENT
8. WITHIN THE OPEN SPACE AREA, TWO SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH, OR THREE ORNAMENTAL TREES OR EVERGREEN TREES SELECTED FROM THE LIST IN THE FORWARD TOWNSHIP ZONING ORDINANCE SECTION 192-53L, SHALL BE PLANTED FOR EACH DWELLING UNIT IN THE DEVELOPMENT. EXISTING TREES OF EQUAL OR GREATER CALIPER WILL, IF IN GOOD HEALTH, SATISFY THIS REQUIREMENT
9. AREAS WITH NO TREES SHALL BE SEEDED WITH GRASS OR MAINTAINED WITH GROUND COVER.
10. ROADWAY WILL BE OWNED AND MAINTAINED BY THE TOWNSHIP.
11. ALL MONUMENTS TO BE SET AT 5FT FROM THE RIGHT-OF-WAY LINE.

LOT AREA TABLE

LOT #	AREA(SQ. FT)	AREA(AC.)
201	11,329	0.2601
202	13,445	0.3086
203	13,618	0.3126
204	13,712	0.3148
205	17,848	0.4097
206	23,948	0.5498
207	26,734	0.6137
208	26,800	0.6153
209	27,215	0.6248
210	20,603	0.4730
211	14,406	0.3307
212	14,072	0.3230
213	20,226	0.4643
214	27,227	0.6250
215	32,898	0.7552
216	18,272	0.4195
217	13,004	0.2985
218	9,978	0.2291
219	9,576	0.2198
220	10,270	0.2358
221	11,047	0.2536
222	12,539	0.2879
223	15,945	0.3660
224	10,368	0.2380
225	11,618	0.2667
226	15,221	0.3494
227	11,655	0.2676
228	10,969	0.2518
PHASE-II ROAD-ROW	55,368	1.2711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Michele Mustello T20140022394
Butler County Recorder FL
PLAN BOOK 344 PAGE 46
SCALE: 1" = 50'
WETLANDS
EX. I.P.
OPEN STREAM CONSERVATION AREA. EASEMENT LINES TO FOLLOW THE THREAD OF THE STREAM.
VARIABLE WIDTHS OF AN OPEN STREAM CONSERVATION AREA. EASEMENT ENDS AT THE PROPERTY LINE.
PARCEL-A OPEN SPACE I (PEACHMONT PH-1) 132803.24 SQ FT 3.05 ACRES
S73°31'40"W 480.82'
S24°39'01"W 145.08'
319.96'
746.49'
S32°09'20"E 123.86'
N/F TOKARSKI HOLDINGS LLC. 201107050015914 160-4F31-25H
LOT-207 26733 sqft 0.613 acres
LOT-206 23948 sqft 0.549 acres
LOT-205 17848 sqft 0.409 acres
LOT-204 13712 sqft 0.314 acres
LOT-203 13617 sqft 0.312 acres
LOT-202 13444 sqft 0.308 acres
LOT-201 11328 sqft 0.260 acres
LOT-208 26800 sqft 0.615 acres
LOT-209 27214 sqft 0.624 acres
LOT-210 20602 sqft 0.472 acres
LOT-211 14406 sqft 0.330 acres
LOT-212 14072 sqft 0.323 acres
LOT-213 20226 sqft 0.464 acres
LOT-214 27227 sqft 0.625 acres
LOT-215 32898 sqft 0.755 acres
LOT-216 18272 sqft 0.419 acres
LOT-217 13004 sqft 0.298 acres
LOT-218 9978 sqft 0.229 acres
LOT-219 9576 sqft 0.219 acres
LOT-220 10270 sqft 0.235 acres
LOT-221 11047 sqft 0.253 acres
LOT-222 12539 sqft 0.287 acres
LOT-223 15944 sqft 0.366 acres
LOT-224 10367 sqft 0.238 acres
LOT-225 11617 sqft 0.266 acres
LOT-226 15220 sqft 0.349 acres
LOT-227 11655 sqft 0.267 acres
LOT-228 10968 sqft 0.251 acres
PHASE-II ROAD-ROW 55368 sqft 1.271 acres
PAULINE PLACE. 50'
PEACHMONT (PHASE-I)
S31°05'47"E 200.54'
N27°40'22"W 50.00'
S53°24'28"W 11.59'
S53°24'28"W 160.49'
N62°54'52"E 10.35'
N62°54'52"E 131.70'(TOTAL)
N62°54'52"E 121.35'(TOTAL)
S57°27'25"W 155.46'
N57°27'25"E 220.31'
N57°27'25"E 220.74'
N58°36'05"E 219.93'
N76°34'26"E 241.97'
N27°15'55"E 311.72'
N53°30'41"E 148.86'
S53°24'28"W 617.60'
N41°59'07"W 189.41'(TOTAL)
N17°51'30"W 138.47'
N17°51'30"W 174.65'
N17°51'30"W 138.29'
N17°51'30"W 104.38'
N17°51'30"W 129.61'
N32°32'55"W 129.61'
N32°32'35"W 82.51'
S47°19'38"W(N.R.) 149.22'
S27°54'41"E(N.R.) 151.56'
S17°51'30"E 212.38'
S17°51'30"E 209.45'
S17°51'30"E 207.28'
S17°51'30"E 202.54'
S17°51'30"E 201.02'
S17°51'30"E 186.86'
S17°51'30"E 171.24'
S17°51'30"E 138.29'
S17°51'30"E 104.38'
S17°51'30"E 71.24'
S17°51'30"E 35.36'
S17°51'30"E 24.05'
S17°51'30"E 6.93'
S17°51'30"E 3.00'
S17°51'30"E 10.00'
S17°51'30"E 45.00'
S17°51'30"E 64.78'
S17°51'30"E 64.78'
S17°51'30"E 61.46'
S17°51'30"E 34.70'
S17°51'30"E 44.44'
S17°51'30"E 64.76'
S17°51'30"E 64.76'
S17°51'30"E 64.76

OWNER'S ADOPTION:

THE GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN REVISION NO. 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Dominic Gigliotti
(GENERAL PARTNER)

ACKNOWLEDGEMENT 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 Dominic Gigliotti, 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 SEAL THIS 1st DAY OF October, 2014.

MY COMMISSION EXPIRES THE 15th DAY OF December, 2014.

Timothy A. Piper
(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN REVISION No.1 IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND IS RECORDED IN INSTRUMENT NO. 200810010022292.

Eugenia M. Stein — SIGNATURE OF WITNESS
Dominic Gigliotti — SIGNATURE OF OWNER

NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN REVISION No.1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Eugenia M. Stein — SIGNATURE OF WITNESS
Vice President — NAME, TITLE, AND MORTGAGEE

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN REVISION No.1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Eugenia M. Stein — SIGNATURE OF WITNESS
Wayne M. Mamula V.P. Dollar Bank FSB — NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

09/29/14 — (DATE)
Donald P. Trant — (NAME OF SURVEYOR)
SU-075022 — (REGISTRATION NUMBER)

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.

Donald P Mahall — (SECRETARY)
(CHAIRMAN, BOARD OF SUPERVISORS)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. ____ EFFECTIVE THIS 16th DAY OF June, 2014.

Donald P Mahall — (SECRETARY)
(CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS 19th DAY OF November, 2014.

Donald P Mahall — (SECRETARY)
(CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 24 DAY OF June, 2014.

(SECRETARY)
(CHAIRMAN, PLANNING COMMISSION)

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

10-16-14 — (DATE)
044823-E — (REGISTRATION No.)
JRusnak — (SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF June, 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 344, PAGES 47-49.

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

(RECORDER OF DEEDS)

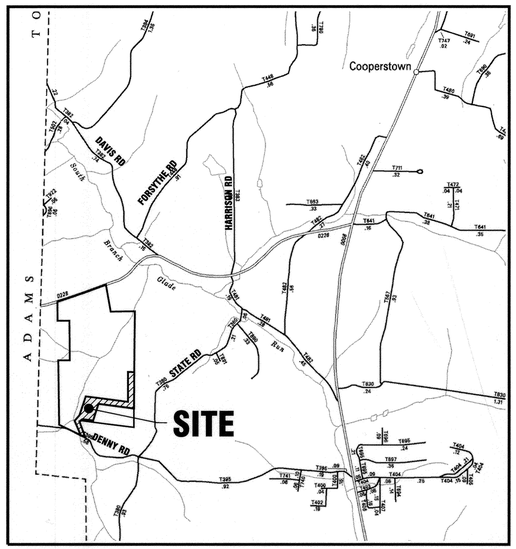
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY. SUITE 509
PITTSBURGH, PA 15220-3434

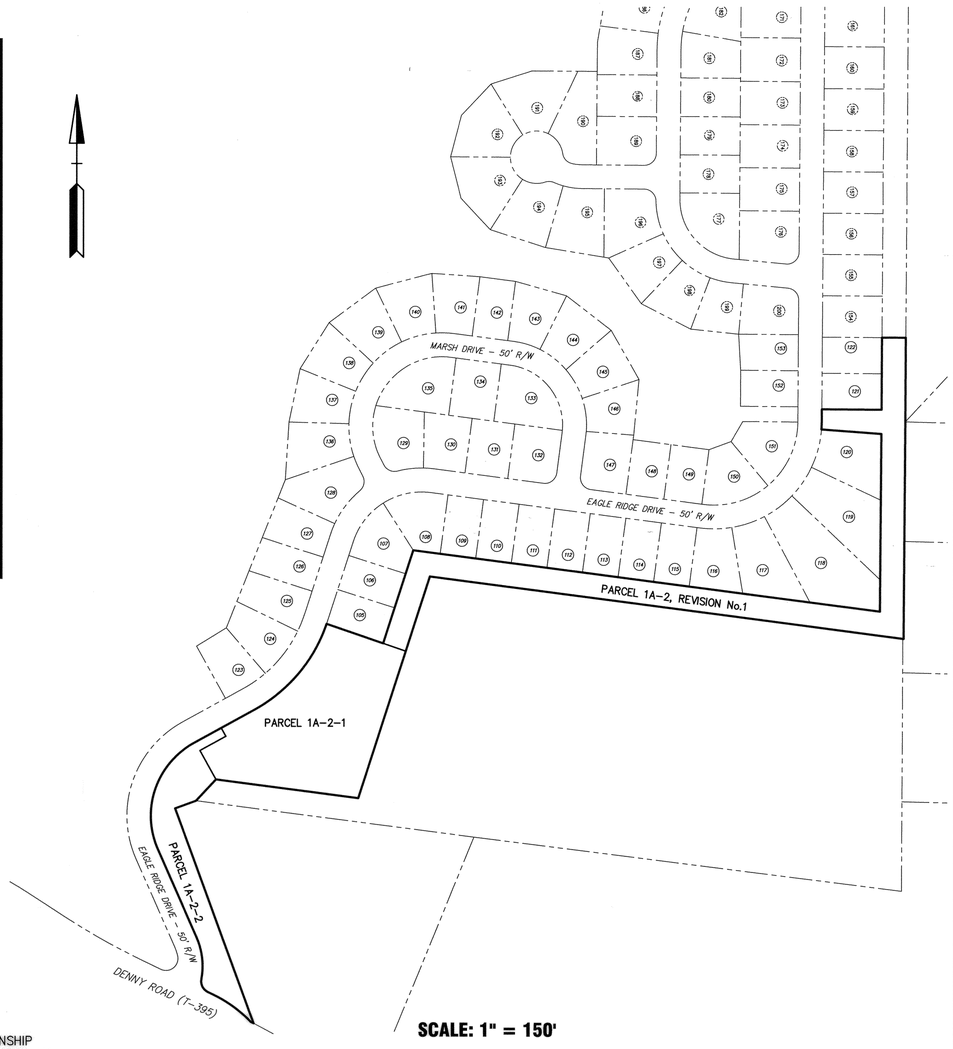
THIS PLAN IS A SUBDIVISION OF PARCEL 1A-2 AND LOTS 101, 102, 103 & 104 RECORDED IN THE WEATHERBURN HEIGHTS - PRD, PHASE 1A PLAN OF LOTS, RECORDED IN P.B.V. 317, PG. 30.

Instr: 201412030029760 12/03/2014 2:07PM
Pages: 3 F: $125.00
Michele Mustello T20140022810
Butler County Recorder PL

WEATHERBURN HEIGHTS PRD **24702.24**



LOCATION MAP **1" = 2000'**



SCALE: 1" = 150'

PLAN BOOK	PAGE
344	47

R-AG ZONING DISTRICT - RESIDENTIAL AGRICULTURE

STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS	BASED ZONING REQUIREMENT	APPROVED IN ORIGINAL PRD
MIN. SINGLE-FAMILY LOT SIZE	15,000 Sq.Ft. (0.34 AC.)	9,000 Sq.Ft. (0.207 AC.)
MIN. LOT WIDTH	150 FT.	75 FT.
MIN. FRONT YARD	50 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.
MIN. REAR YARD	75 FT.	10 FT.
PERIMETER SETBACK	50 FT.	50 FT.
BUFFER YARD	10 FT.	10 FT.

Registered Surveyor — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, DONALD P. TRANT, LAND SURVEYOR, SU-075022
Township of Middlesex Planning Commission
Township of Middlesex Board of Supervisors
Township of Middlesex Engineer — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, John Rusnak, Jr., ENGINEER, 044823-E
Butler County, Pa. Planning Commission — BUTLER COUNTY PLANNING COMMISSION
Butler County, Pa. Recorder of Deeds — RECORDER OF DEEDS, BUTLER COUNTY, PA

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION-REVISION
DRAWN BY: MAM
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

SCALE: AS NOTED

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

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
REVSION NO. 1

DATE: 06-03-2014
PROJECT NO.: 24702.24

SHEET 1 OF 3

Plot Date: 9/29/2014 7:28 AM File Name: M:\24000 PROJECTS\24702\DWG\17-PH1A\24702-PH1A-SUBDIVISION-REVISION.DWG Layout: 1

MATCH TO SHEET 3

MATCH TO SHEET 2

N/F
GIGLIOTTI HOLDINGS, L.P.
INSTR.#: 201405080010066
TAX MAP #: 230-3F59-1

N/F
ROBERT W. & PAULA M. SCHMIEDEL
INSTR.#: 200001060000390
TAX MAP #: 230-3F59-2H

N/F
JANICE KENNEDY
INSTRUMENT NO. 200108060021621
TAX MAP NO. 230-3F59-3

DRAINAGE EASEMENT

PARCEL 1A-2, REVISION NO. 1
OPEN SPACE
94,587.18 SQ. FT.
2.171 ACRES

PARCEL 1A-2-1
86,751.47 SQ. FT.
1.991 ACRES

PARCEL 1A-2-2
OPEN SPACE
38,335.47 SQ. FT.
0.881 ACRES

LOT 123

EAGLE RIDGE DRIVE - 50' R/W

DENNY ROAD (T-395)

PARCEL 1A-1
OPEN SPACE
WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
P.B.V. 317 PG. 30

PARCEL A
WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
P.B.V. 317 PG. 30

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 82°37'31" W	31.25'
L2	N 82°32'28" W	248.55'
L3	N 86°08'27" W	31.85'
L4	N 85°25'12" W	35.79'
L5	N 82°25'43" W	93.93'
L6	N 83°21'41" W	128.88'
L7	N 86°36'14" W	119.99'
L8	S 85°25'50" W	46.31'
L9	S 73°17'46" W	36.50'
L10	S 54°20'36" W	32.92'
L11	S 35°52'20" W	21.29'
L12	N 17°51'32" E	28.16'
L13	N 85°25'12" W	35.78'
L14	N 82°25'43" W	93.75'
L15	N 83°21'41" W	129.24'
L16	N 86°36'14" W	120.97'
L17	S 85°25'50" W	48.07'
L18	S 73°17'46" W	39.23'
L19	S 54°20'36" W	32.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	R=150.00'	A=89.90'	S 06°43'12" E	88.56'
C2	R=25.00'	A=32.61'	S 26°54'47" E	30.34'
C3	R=275.00'	A=98.43'	S 54°01'20" E	97.91'

PLAN BOOK	PAGE
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NOTES:

1. LOTS 101, 102, 103 & 104 TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

2. THE EXISTING 20' BUILDING LINE & UTILITY EASEMENT LOCATED THROUGH LOTS 101, 102, 103 AND 104 TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

3. THIS PLAN WILL RECORD A 30 FT. SANITARY SEWER & WATERLINE EASEMENT AND A 20 FT. WATERLINE EASEMENT THROUGH PARCEL 1A-1 & LOT 123.

4. THIS PLAN WILL RECORD A 20 FT. STORM SEWER EASEMENT THROUGH PARCEL 1A-1 ALONG EAGLE RIDGE DRIVE.

5. NO REVISIONS ARE PROPOSED TO THE METES AND BOUNDS OF PARCEL 1A-1 & LOT 123.

THIS PLAN IS A SUBDIVISION OF PARCEL 1A-2 AND LOTS 101, 102, 103 & 104 RECORDED IN THE WEATHERBURN HEIGHTS - PRD, PHASE 1A PLAN OF LOTS, RECORDED IN P.B.V. 317, PG. 30.

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION-REVISION
DRAWN BY: MAM
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 40 ft.

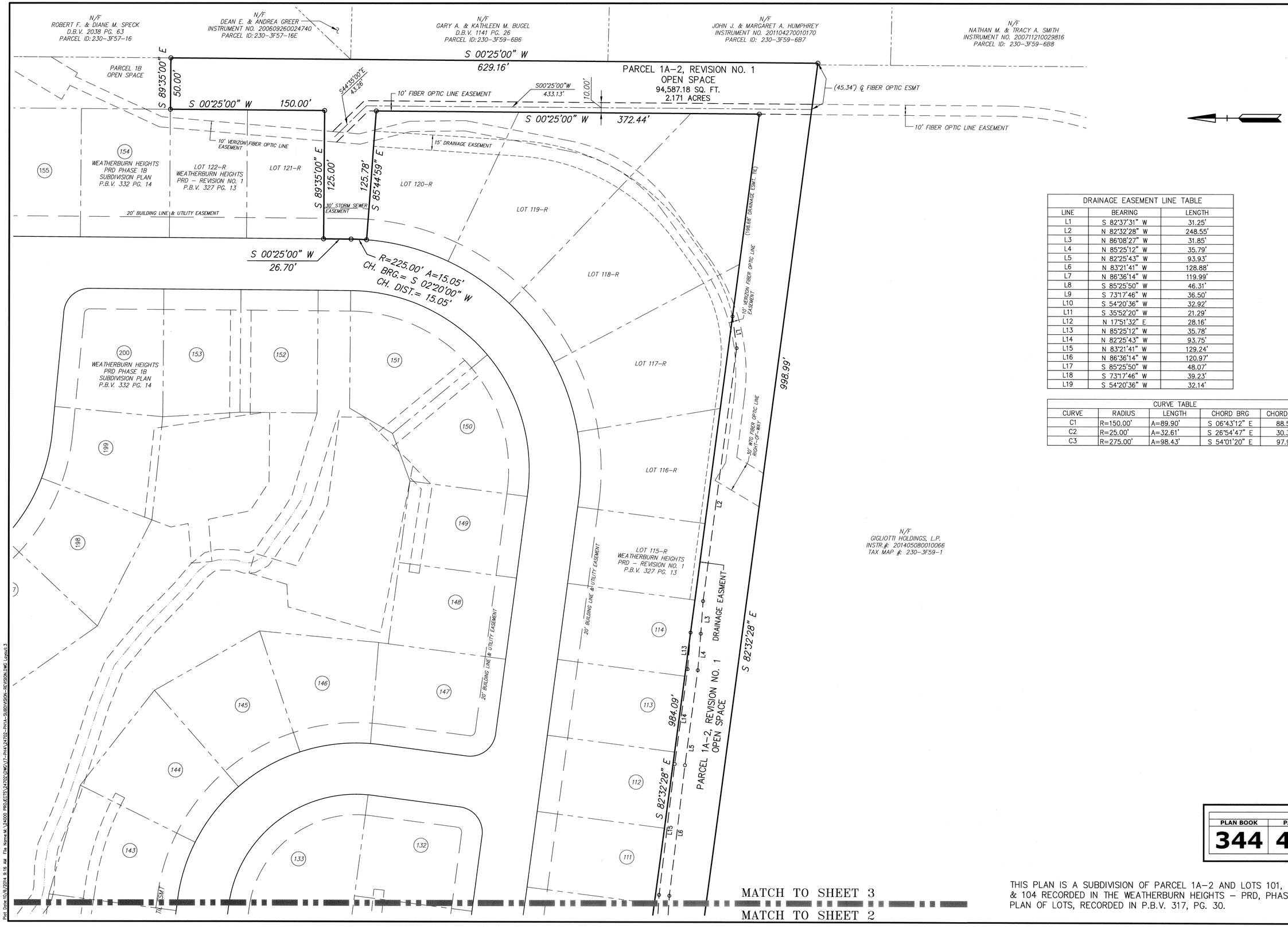
TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
REVISION NO. 1

PROJECT NO.: 24702.24 | DATE: 06-03-2014

SHEET 2 OF 3

Plot Date: 10/8/2014 8:04 AM File Name: M:\24000 PROJECTS\24702\DWG\T-PH1A-SUBDIVISION-REVISION.DWG Layout: 2



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CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
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C2	R=25.00'	A=32.61'	S 26°54'47" E	30.34'
C3	R=275.00'	A=98.43'	S 54°01'20" E	97.91'

PLAN BOOK	PAGE
344	49

THIS PLAN IS A SUBDIVISION OF PARCEL 1A-2 AND LOTS 101, 102, 103 & 104 RECORDED IN THE WEATHERBURN HEIGHTS - PRD, PHASE 1A PLAN OF LOTS, RECORDED IN P.B.V. 317, PG. 30.

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION-REVISION
DRAWN BY: MAM
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 40 ft.
40 0 20 40 80 160

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

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN
REVISION NO. 1

PROJECT NO.: 24702.24
DATE: 06-03-2014

SHEET 3 OF 3

Plot Date: 10/6/2014 9:16 AM File Name: M:\24000-PROJECTS\24702\DWG\V17-PH1A 24702-PH1A-SUBDIVISION-REVISION.DWG Layout: 3

OWNER'S ADOPTION;

THE GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Dominic Gigliotti
(GENERAL PARTNER)

ACKNOWLEDGEMENT 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 Dominic Gigliotti, 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 SEAL THIS 1st DAY OF October, 2014.

MY COMMISSION EXPIRES THE 15th DAY OF December, 2014

Timothy A. Piper
(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND IS RECORDED IN INSTRUMENT NO. 201405080010066.

Eugene M. Lisa
SIGNATURE OF WITNESS

Dominic Gigliotti
SIGNATURE OF OWNER

NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Eugene M. Lisa
SIGNATURE OF WITNESS

, VICE PRESIDENT
NAME, TITLE, AND MORTGAGEE

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Eugene M. Lisa
SIGNATURE OF WITNESS

Wayne M Mamula V.P. Dollar Bank FSB
NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

09/29/14 (DATE)

Donald P. Trant (NAME OF SURVEYOR)

SU-075022
(REGISTRATION NUMBER)

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.

Donald P Marshall
(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. ____, EFFECTIVE THIS 16th DAY OF July 2014, ____.

Donald P Marshall
(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS 19th DAY OF November, 2014.

Donald P Marshall
(SECRETARY)

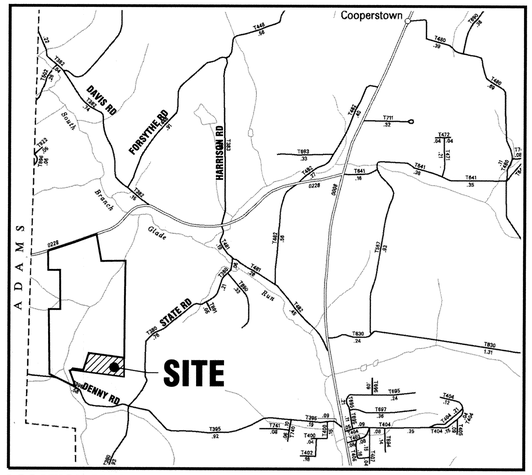
(CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 24 DAY OF JUNE, 2014

(SECRETARY)

(CHAIRMAN, PLANNING COMMISSION)

Instr: 201412230028770 12/23/2014
Pages: 3 F:$126.00
Michele Mustello 2:15PM
Butler County Recorder T20140022811
FL



LOCATION MAP **SCALE: 1" = 2000'**

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.

10-16-14 (DATE) 044823-E (REGISTRATION No.) (SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF JUNE, 2013

(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 344, PAGES 50-52.

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

(RECORDER OF DEEDS)

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

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY. SUITE 509
PITTSBURGH, PA 15220-3434

THIS PLAN INCLUDES A SUBDIVISION OF PARCEL 1A-2-1 RECORDED IN THE WEATHERBURN HEIGHTS - PRD, PHASE 1A, REVISION No.1 SUBDIVISION PLAN, RECORDED IN P.B.V. 344, PG. 47-49.



SCALE: 1" = 150'

R-AG ZONING DISTRICT - RESIDENTIAL AGRICULTURE STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS	BASED ZONING REQUIREMENT	APPROVED IN ORIGINAL PRD	APPROVED IN SECOND AMENDEMENT TO ORIGINAL PRD/PHASE 4
MIN. SINGLE-FAMILY LOT SIZE	15,000 Sq.Ft. (0.34 AC.)	9,000 Sq.Ft. (0.207 AC.)	7,500 Sq. Ft. (0.172 AC.)
MIN. LOT WIDTH	150 FT.	75 FT.	75 FT.
MIN. FRONT YARD	50 FT.	20 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.	10 FT.
MIN. REAR YARD	75 FT.	10 FT.	10 FT.
PERIMETER SETBACK	50 FT.	50 FT.	50 FT.
BUFFER YARD	10 FT.	10 FT.	10 FT.

PLAN BOOK	PAGE
344	50

Registered Surveyor — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, DONALD P. TRANT, LAND SURVEYOR SU-075022

Township of Middlesex Planning Commission

Township of Middlesex Board of Supervisors

Township of Middlesex Engineer — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, John Rusnak, Jr., ENGINEER, 044823-E

Butler County, Pa. Planning Commission — BUTLER COUNTY PLANNING COMMISSION

Butler County, Pa. Recorder of Deeds — RECORDER OF DEEDS, BUTLER COUNTY, PA

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-24-PH4-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

SCALE: AS NOTED

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

WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS

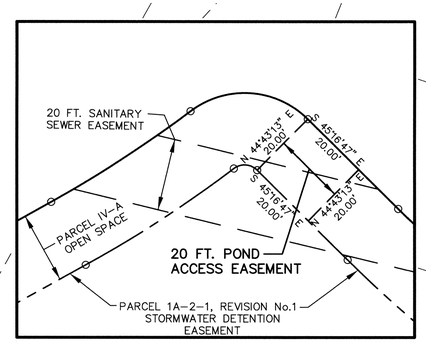
DATE: 06-03-2014

PROJECT NO.: 24702.24

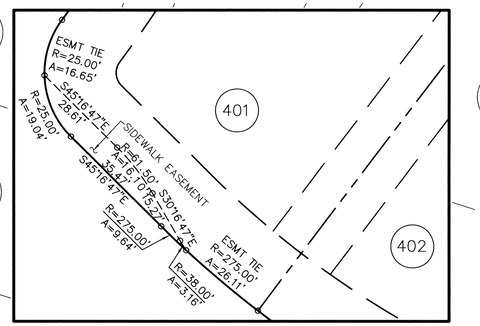
SHEET 1 OF 3

Plot Date: 9/29/2014, 3:03 PM File Name: M:\24000 PROJECTS\24702\DWGS\17-PH4\24702-24-PH4-SUBDIVISION.DWG Layout: 1

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	325.00'	46.38'	N57°01'19"E	46.34'
C2	25.00'	35.69'	S86°10'23"E	32.73'
C3	5.00'	7.14'	S86°10'23"E	6.55'
C4	345.00'	135.49'	S56°31'49"E	134.62'
C5	5025.00'	27.17'	S82°41'45"E	27.17'
C6	100.00'	11.87'	S79°26'56"E	11.87'
C7	100.00'	11.96'	S85°57'59"E	11.95'
C8	25.00'	43.81'	S32°20'28"E	38.41'
C9	25.00'	34.73'	N57°39'32"E	32.01'
C10	25.00'	35.69'	S04°23'11"E	32.73'
C11	150.00'	17.81'	S79°26'56"E	17.80'
C12	150.00'	17.93'	S85°57'59"E	17.92'
C13	4975.00'	26.90'	S82°41'45"E	26.90'



20 FT. POND ACCESS EASEMENT DETAIL
SCALE: 1"=20'



SIDEWALK EASEMENT DETAIL
SCALE: 1"=20'

MATCH TO SHEET 3

MATCH TO SHEET 2

PARCEL 1A-1 OPEN SPACE WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN P.B.V. 317 PG. 30

PARCEL 1A-2, REVISION NO.1 WHEATERBURN HEIGHTS - PRD, PHASE 1A, REVISION No.1 P.B.V. ____, PG. ____

PARCEL 1A-2-2 WHEATERBURN HEIGHTS - PRD, PHASE 1A, REVISION No.1 P.B.V. ____, PG. ____

EAGLE RIDGE DRIVE - 50' R/W

NIGHTINGALE DRIVE - 50' R/W

PARCEL 1A-2-1, REVISION No.1

STORMWATER DETENTION EASEMENT

PARCEL IV-A OPEN SPACE

20' SANITARY SEWER EASMT.

20' WATERLINE EASEMENT

20' STORMWATER DETENTION EASEMENT

20' STORM SEWER EASEMENT

10-FT UTILITY ESMT.

20' STORM SEWER ESMT.

20 FT. UTILITY EASEMENT

20' BUILDING LINE & UTILITY EASEMENT

20 FT. BUILDING LINE & UTILITY EASEMENT

10' DRAINAGE EASEMENT

20 FT. STORM SEWER EASEMENT

20 FT. SANITARY SEWER EASEMENT

20 FT. BLDG. LINE & UTILITY ESMT.

10 FT. DRAINAGE EASEMENT

EXISTING LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

50 FT. PERIMETER SETBACK

10 FT. BUFFERYARD "C"

S 82°32'28" E 593.10'

(195.51' ESMT. TIE)

N/F JANICE KENNEDY INSTR.#: 200108060021621 TAX MAP #: 230-3F59-3

PARCEL IV-A OPEN SPACE

■ - SURVEY MONUMENTS TO BE SET

THIS PLAN INCLUDES A SUBDIVISION OF PARCEL 1A-2-1 RECORDED IN THE WEATHERBURN HEIGHTS - PRD, PHASE 1A, REVISION No.1 SUBDIVISION PLAN, RECORDED IN P.B.V. 344, PG. 47-49.

PLAN BOOK	PAGE
344	51

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-24-PH4-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 30 feet

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

WEATHERBURN HEIGHTS PRD PHASE 4 PLAN OF LOTS

PROJECT NO.: 24702.24 DATE: 06-03-2014

SHEET 2 OF 3

Plot Date: 11/24/2014 11:17 AM File Name: M:\24000 PROJECTS\24702\DWG\V1-PH4\24702-24-PH4-SUBDIVISION.DWG Layout: 2

S 82°32'28" E
S82°32'28"E 489.40'
75.00' 10 FT. PRIVATE DRAINAGE ESMT.
DRAINAGE EASEMENT
30' WTG FIBER OPTIC LINE RIGHT-OF-WAY
10' VERIZON FIBER OPTIC LINE EASEMENT
10' VERIZON FIBER OPTIC LINE EASEMENT
N/F JOHN J. & MARGARET A. HUMPHREY INSTR.# 201104270010170 TAX MAP #: 230-3F59-6B7
PARCEL 1A-2, REVISION NO.1 WHEATERBURN HEIGHTS - PRD, PHASE 1A, REVISION No.1 P.B.V. ____, PG. ____
997.36' (TOTAL)
119.73'
43.71' ESMT. TIE
50.39'
49.62'
10' FIBER OPTIC LINE EASEMENT
50 FT. PERIMETER SETBACK
10 FT. BUFFERYARD "C"
S 00°16'32" W
529.11'
N/F TRACEY A. SMITH INSTR.# 200711210029816 TAX MAP #: 230-3F59-688
N/F PATRICK T. & CAROLYN J. FOLEY INSTR.# 200001030001378 TAX MAP #: 230-3F59-689
N/F BRIAN & ANNE PITTMAN INSTR.# 201203280005111 TAX MAP #: 230-3F59-2HA
N/F ROBERT W. & PAULA M. SCHMIEDEL INSTR.# 200001060000390 TAX MAP #: 230-3F59-2H
893.84'
S 82°51'03" E
(195.51' ESMT. TIE)
N 29°29'52" E 25.01' ESMT. TIE
30'
10' FIBER OPTIC LINE EASEMENT
S82°51'03"E 325.81'
MATCH TO SHEET 3
MATCH TO SHEET 2
406 12,037.55 SQ.FT. 0.276 ACRE
407 8,374.48 SQ.FT. 0.192 ACRE
408 7,500.00 SQ.FT. 0.172 ACRE
409 7,500.00 SQ.FT. 0.172 ACRE
410 7,500.00 SQ.FT. 0.172 ACRE
411 7,500.00 SQ.FT. 0.172 ACRE
412 7,761.59 SQ.FT. 0.178 ACRE
413 7,540.76 SQ.FT. 0.173 ACRE
414 8,768.20 SQ.FT. 0.201 ACRE
415 16,088.15 SQ.FT. 0.369 ACRE
416 13,443.62 SQ.FT. 0.309 ACRE
417 12,123.66 SQ.FT. 0.278 ACRE
418 19,524.37 SQ.FT. 0.448 ACRE
419 16,335.06 SQ.FT. 0.375 ACRE
420 8,491.89 SQ.FT. 0.195 ACRE
421 7,606.13 SQ.FT. 0.175 ACRE
422 7,785.06 SQ.FT. 0.179 ACRE
423 7,500.00 SQ.FT. 0.172 ACRE
424 7,500.00 SQ.FT. 0.172 ACRE
425 7,500.00 SQ.FT. 0.172 ACRE
426 7,500.00 SQ.FT. 0.172 ACRE
427 7,515.11 SQ.FT. 0.173 ACRE
431 15,423.62 SQ.FT. 0.354 ACRE
432 13,801.18 SQ.FT. 0.317 ACRE
433 13,783.21 SQ.FT. 0.316 ACRE
434 13,751.15 SQ.FT. 0.316 ACRE
435 13,719.10 SQ.FT. 0.315 ACRE
436 13,687.05 SQ.FT. 0.314 ACRE
437 14,261.24 SQ.FT. 0.327 ACRE
438 11,803.52 SQ.FT. 0.271 ACRE
439 11,803.52 SQ.FT. 0.271 ACRE
PARCEL IV-A OPEN SPACE 110,755.70 SQ. FT. 2.542 ACRE
PARCEL IV-A OPEN SPACE 110,755.70 SQ. FT. 2.543 ACRE
NIGHTINGALE DRIVE - 50' R/W
20 FT. BUILDING LINE & UTILITY EASEMENT
THE EXISTING 30' VERIZON RIGHT-OF-WAY TO BE EXTINGHUISHED WITH THE RECORDING OF THIS PLAN.
A=67.31'
A=41.20'
29.09'
A=43.13' (TOTAL)
S 82°32'28" E CH. DI ST.=224.04'
R=150.00' A=208.39'
N 57°39'32" E CH. DI ST.=160.03'
A=173.66' (TOTAL)
A=151.64'
A=125.00'
A=22.02'
55.09'
370.17' (TOTAL)
S82°32'28"E 370.17'
41.08'
C7
31.14'
50.69'
S 89°23'29" E 81.83' (TOTAL)
R=100.00' A=11.96'
R=125.00' A=14.95'
S89°23'29"E 81.83'
R=150.00' A=17.93'
C12
7.08'
47.47'
34.36'
A=24.42'
A=66.18'
A=168.72'
R=100.00' CH. BRG.=N 07°16'51" E CH. DI ST.=98.64'
A=337.44' (TOTAL)
R=125.00' A=421.81'
A=506.18' (TOTAL)
CH. DI ST.=229.77'
A=66.18'
N 85°46'22" E 123.97'
N 60°29'43" E 164.66'
S 00°25'56" W 180.44'
134.79'
125.12'
S 00°16'32" W
S 68°56'59" E 142.12'
479.02' (TOTAL)
169.49'
S 43°40'20" E 221.46'
R=280.00' A=42.72'
N 35°13'03" E 119.46'
N 09°56'24" E 88.68'
N 00°36'31" E 96.26'
5.00'
72.44'
90.04'
S 82°43'09" E 134.60'
N 13°57'11" E 95.98'
N 06°52'58" E 88.46'
S 18°23'41" E 114.29'
112.85'
178.64'
11.25'
S 82°51'03" E 408.05' (TOTAL)
C5 R=5025.00' A=27.16' (TOTAL)
A=15.04'
59.96'
R=5000.00' A=27.03'
S82°51'03"E 408.05'
C11
6.46'
R=150.00' A=17.81'
48.24'
34.36'
S 76°02'49" E 82.60' (TOTAL)
R=125.00' A=14.84'
S76°02'49"E 82.60'
C6
24.17'
58.41'
R=100.00' A=11.87'
48.09'
S 76°02'49" E 82.60' (TOTAL)
A=18.50'
A=66.18'
S 07°19'15" E 100.01'
1.56'
73.74'
42.29'
C13 16.59'
A=26.90'
2°32'28" E R=4975.00'
20 FT. BUILDING LINE & UTILITY EASEMENT
N 07°27'32" E 77.69' (NON-RADIAL)
N 07°27'32" E 79.21'
N 07°27'32" E 78.80'
N 07°27'32" E 78.38'
N 07°27'32" E 77.96'
N 07°27'32" E 77.55'
N 07°08'57" E 100.00'
N 00°36'31" E 95.98'
S 82°32'28" E 77.00'
S 82°51'03" E 77.00'
S 82°51'03" E 72.43'
S 82°32'28" E 75.00'
S 82°32'28" E 370.17' (TOTAL)
S 89°23'29" E 81.83' (TOTAL)
S 82°43'09" E 134.60'
S 82°51'03" E 837.32' (TOTAL)
S 82°51'03" E 408.05' (TOTAL)
S 82°51'03" E 77.00'
S 82°32'28" E 77.00'
S 82°32'28" E 75.00'
S 82°32'28" E 370.17' (TOTAL)
S 82°32'28" E 77.00'
S 89°23'29" E 81.83' (TOTAL)
S 82°43'09" E 134.60'
S 82°51'03" E 837.32' (TOTAL)
S 82°51'03" E 408.05' (TOTAL)
S 82°51'03" E 77.00'
S 82°32'28" E 77.00'
S 82°32'28" E 75.00'
S 82°32'28" E 370.17' (TOTAL)