KNOW ALL MEN BY THESE PRESENTS That We, Robert C. and Jacqueline S. Carson of the Township of Connoquenessing, 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 Connoquenessing, 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 Connoquenessing, 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 Connoquenesing, 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 2ND day of JUNE 2015.

Robert C Carson
Owner

Jacqueline S Carson
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 C. & Jacqueline S. Carson 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 2ND day of JUNE 2015.

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, 2019

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 3RD day of JUNE 2015.

John S. Knox
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 3RD day of JUNE 2015.

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, 2019

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.

1 JUNE '15
Date

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

SDG
P.L.S. # 30161-E

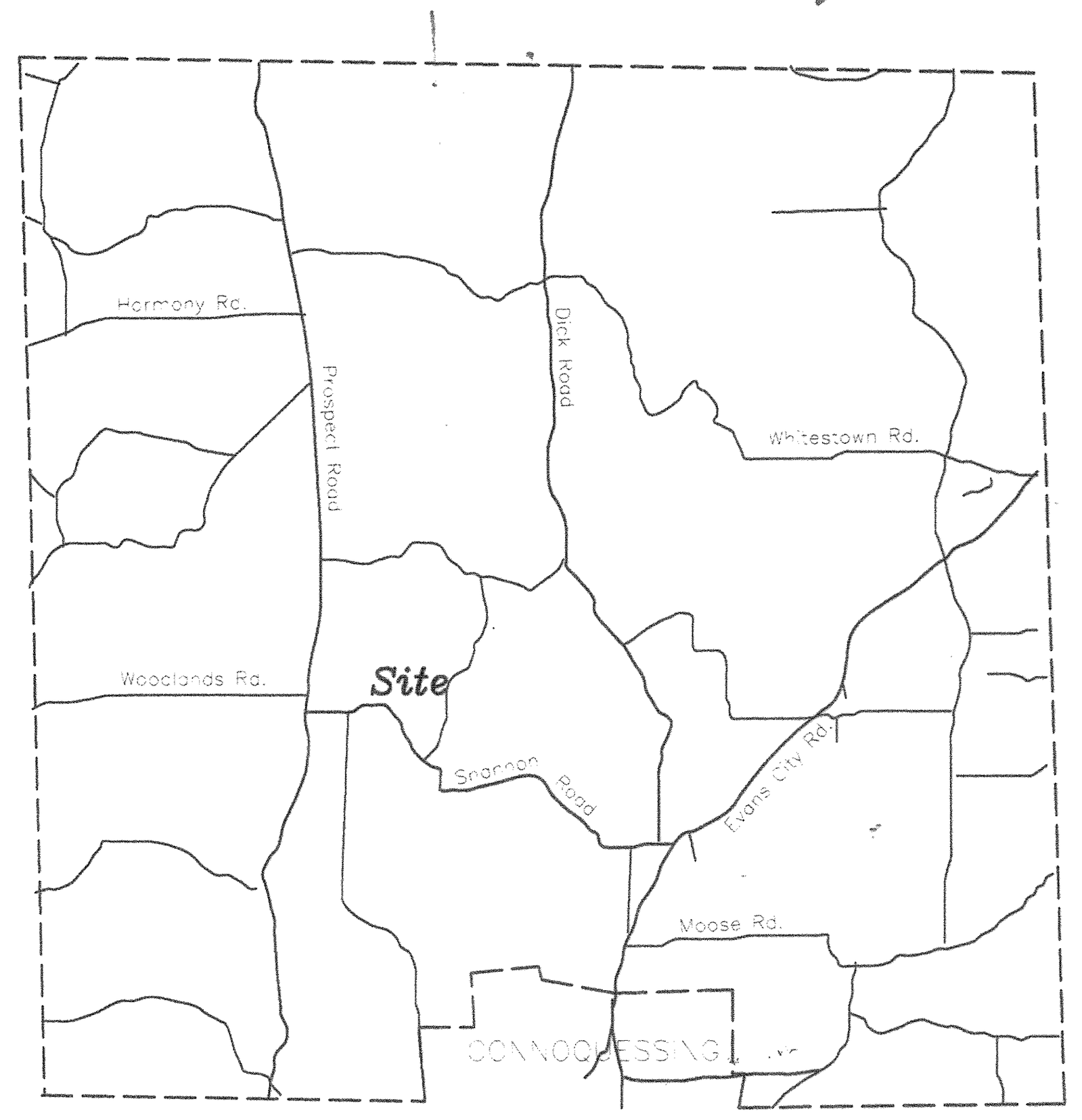
The Board of Supervisors of the Township of Connoquenessing, hereby gives public notice that in approving this plan for recording purposes only, the Township of Connoquenessing assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads 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 Connoquenessing this 1 day of July 2015.

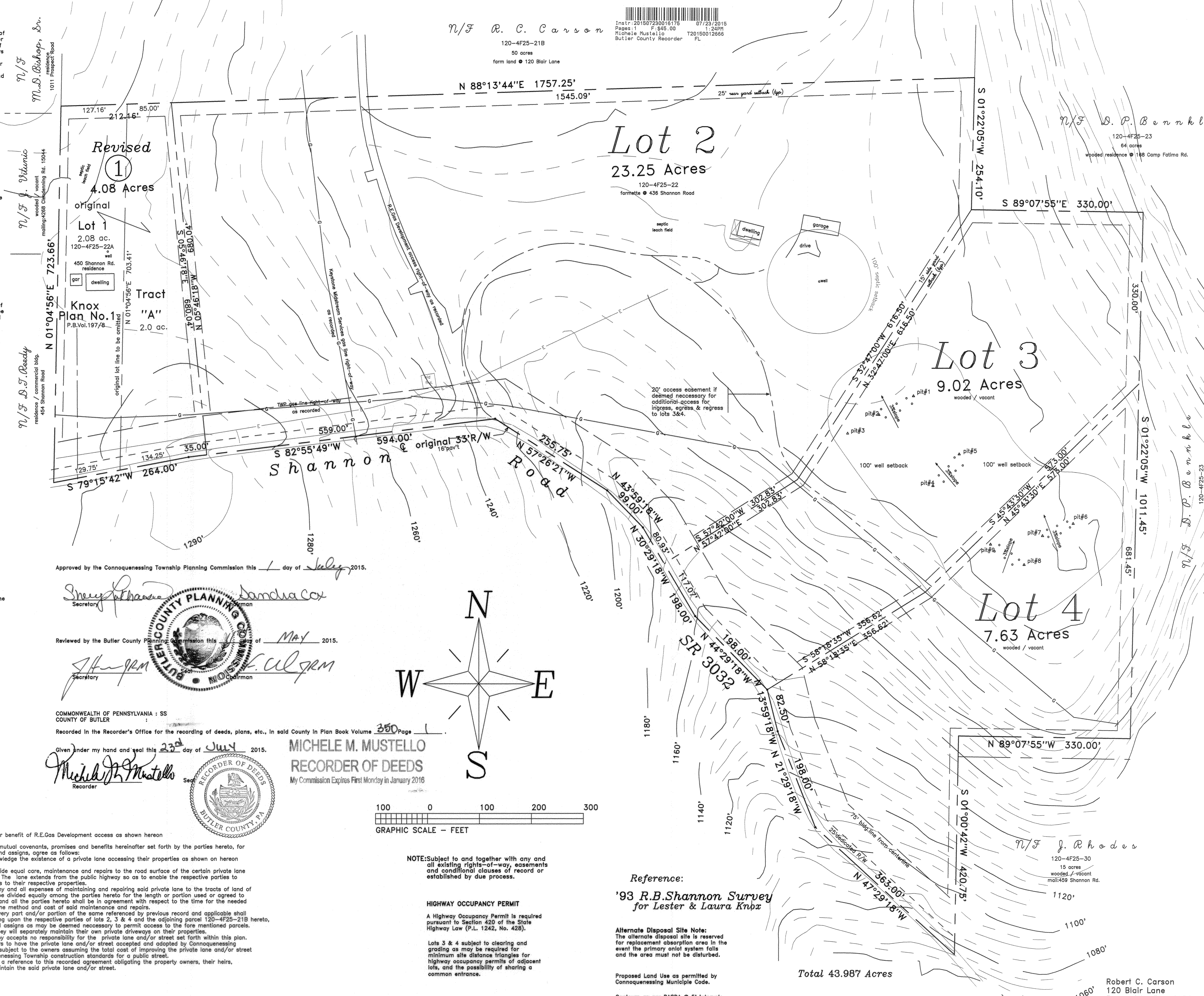
Brenda Dieter
Secretary

Seal

Scott M Longdon
Chairman



Vicinity Map



Instr:201507230016175 07/23/2015
Pages:1 F:$45.00 1:24PM
Michele Mustello T20150012666
Butler County Recorder FL

Approved by the Connoquenessing Township Planning Commission this 1 day of July 2015.

Sherry Lukhause
Secretary

Sandra Cox
Chairman

Reviewed by the Butler County Planning Commission this 11 day of MAY 2015.

JH / JRM
Secretary

Seal
BUTLER COUNTY PLANNING COMMISSION

F. C. / JRM
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 350 Page 1.

Given under my hand and seal this 23rd day of JULY 2015.

Michele M. Mustello
Recorder

Seal
RECORDER OF DEEDS BUTLER COUNTY, PA

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

Maintenance Agreement: for benefit of R.E.Gas Development access as shown hereon

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties as shown on hereon plotted Plan.
2 – The parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or agreed to previously among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
4 – This agreement and each and every part and/or portion of the same referenced by previous record and applicable shall insure to the benefit of and be binding upon the respective parties of lots 2, 3 & 4 and the adjoining parcel 120–4F25–21B hereto, their respective heirs, successors and assigns as may be deemed neccessary to permit access to the fore mentioned parcels.
5 – The parties further agree that they will separately maintain their own private driveways on their properties.
6 – Connoquenessing Township hereby accepts no responsibility for the private lane and/or street set forth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by Connoquenessing Township as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Connoquenessing Township construction standards for a public street.
8 – Deeds for each lot shall contain a reference to this recorded agreement obligating the property owners, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

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

HIGHWAY OCCUPANCY PERMIT

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

Lots 3 & 4 subject to clearing and grading as may be required for minimum site distance triangles for highway occupancy permits of adjacent lots, and the possibility of sharing a common entrance.

Reference:

'93 R.B.Shannon Survey for Lester & Laura Knox

Alternate Disposal Site Note:
The alternate disposal site is reserved for replacement absorption area in the event the primary onlot system fails and the area must not be disturbed.

Proposed Land Use as permitted by Connoquenessing Municiple Code.

Contours as per PASDA @ 5' intervals

Total 43.987 Acres

Robert C. Carson
120 Blair Lane
Evans City, PA 16033

Robert & Jacqueline Carson Plan

being a Lot Line Revision of Lot 1 &
a Subdivision of the Residual of
Lester & Laura Knox Plan No.1
Plan Book Volume 197/8

SUBDIVISION SURVEY *for* Robert C. & Jacqueline S. Carson
PROJECT No: 14172
SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA
DATE: 1/05/15 REV: 5/30/15 DWN.By: Sdg CHK.By: Co. TAX No: 120–4F25–22

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

RECORDED JULY 23 2015	
PLAN BOOK	PAGE
350	1
SHEET 1 of 1	

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13TH day of JUNE 2015.

Jeffrey L. Neubert

Connie J. Neubert

Connie Jean Neubert

Patricia Ann Steigerwald

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 Jeffrey L. & Connie J. Neubert and Connie Jean Neubert & Patricia Ann Steigerwald, 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 13TH day of JUNE 2015.

My commission expires the 17TH day of FEBRUARY 2019

Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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.

4TH JUNE '15
Date (Seal)

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

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

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

Approved by the Board of Supervisors of the Township of Winfield this 25TH day of JUNE 2015.

Secretary (Seal) Chairman

BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD BUTLER COUNTY, PENNSYLVANIA SEAL

Approved by the Planning Commission of the Township of Winfield, this 3RD day of JUNE 2015.

Secretary Chairman

Reviewed by the Butler County Planning Commission on this 8TH day of JUNE 2015.

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 350 Page(s) 2

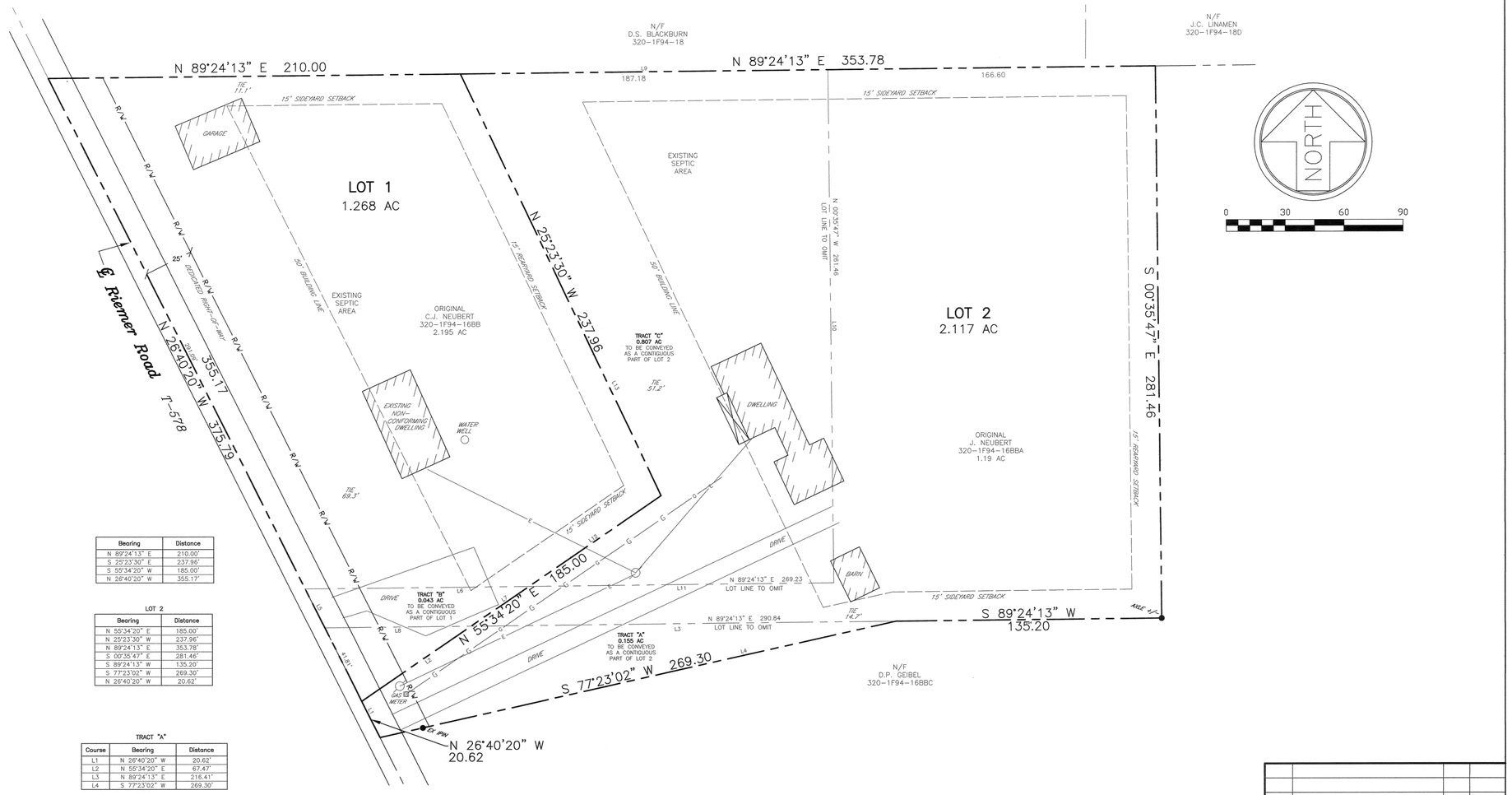
Given under my hand and seal this 23rd day of July 2015.

Recorder of Deeds

(Seal) RECORDER OF DEEDS — BUTLER COUNTY, PA

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

Instr:201507230016209 07/23/2015
Pages: 1 $45.00
Michele Mustello 3:09PM
Butler County Recorder T20150012691
FL



Bearing	Distance
N 89°24'13" E	210.00'
S 25°23'30" E	237.96'
S 55°34'20" W	185.00'
N 26°40'20" W	355.17'

LOT 2

Bearing	Distance
N 55°34'20" E	185.00'
N 25°23'30" W	237.96'
N 89°24'13" E	353.78'
S 00°35'47" E	281.46'
S 89°24'13" W	135.20'
S 77°23'02" W	269.30'
N 26°40'20" W	20.62'

TRACT "A"

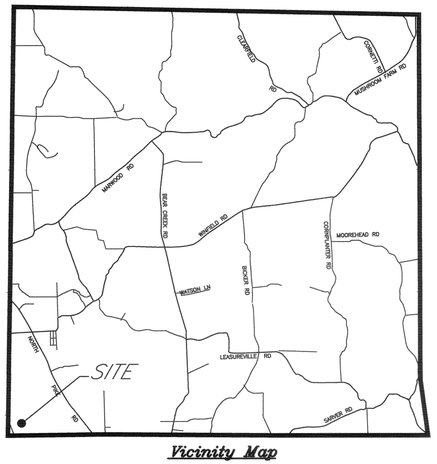
Course	Bearing	Distance
L1	N 26°40'20" W	20.62'
L2	N 55°34'20" E	67.47'
L3	N 89°24'13" E	216.41'
L4	S 77°23'02" W	269.30'

TRACT "B"

Course	Bearing	Distance
L5	N 26°40'20" W	22.27'
L6	N 89°24'13" E	114.05'
L7	S 55°34'20" W	35.92'
L8	S 89°24'13" W	74.42'

TRACT "C"

Course	Bearing	Distance
L9	N 89°24'13" E	187.18'
L10	S 00°35'47" E	261.46'
L11	S 89°24'13" W	155.18'
L12	N 55°34'20" E	81.61'
L13	N 25°23'30" W	237.96'



Vicinity Map

WINFIELD TOWNSHIP
ZONING: COMMERCIAL
SETBACKS (MINIMUM)
FRONT YARD – 50'
SIDE YARD – 15'
REAR YARD – 15'

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

AREA – TOTALS

LOT 1	
ORIG 1F94-16BB	10.000 AC
-ORIG 1F94-16BBA	1.198
-ORIG 1F94-16BBC	6.615
-TRACT A	0.155
-TRACT C	0.807
+TRACT B	0.043
LOT 1 TOTAL	1.268 AC
LOT 2	
ORIG 1F94-16BBA	1.198 AC
+TRACT A	0.155
+TRACT C	0.807
-TRACT B	0.043
LOT 1 TOTAL	2.117 AC

NOTES:

1) OWNER (16BBA): JEFFREY L. & CONNIE J. NEUBERT
OWNER (16BB): CONNIE JEAN NEUBERT & PATRICIA ANN STEIGERWALD
2) PROPERTY USE: RESIDENTIAL
3) ZONING: COMMERCIAL
4) REFERENCES:
NEUBERT & STEIGERWALD DEED FOR 1F94-16BB
INSTRUMENT #199912230035726
NEUBERT DEED FOR 1F94-16BBA
DEED BOOK 1027 PAGE 138
GEIBEL DEED FOR 1F94-16BBC
DEED BOOK 1374 PAGE 613

RECORDED JULY 23 2015	
PLAN BOOK	PAGE
350	2
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

S. D. GRAFF PROFESSIONAL SURVEYING
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

J. NEUBERT PLAN

BEING A

LOT LINE REVISION

FOR

JEFFREY & CONNIE NEUBERT

SITUATE

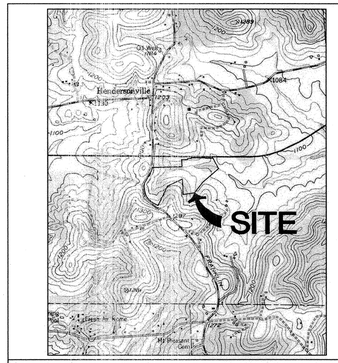
TOWNSHIP OF WINFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
5/29/15	SDG	Sdg	1" = 30'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-111	320-1F94-16BB & 16BBA	-

NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION
1	5/8/2015	REVISED PER TOWNSHIP COMMENTS
2		
3		
4		



SITE LOCATION MAP
SCALE: 1"=2000'

STA. 212+99.00 S.R. 0228
STA. 15+00.00 S.R. 3021
CENTERLINE
S.R. 0228
AREA TO BE DEDICATED FOR ROAD RIGHT OF WAY 10,156.05 SQ. FT. 0.233 ACRES
S 87°47'32" E 400.00'
S 87°47'32" E 212.88'
S 87°47'32" E 618.33'
S 87°47'32" E 100.00'
S 87°47'32" E 166.82'
REBAR FOUND
STA. 221+33.18 100' RT.
50' BUILDING SETBACK
50' BUILDING LINE
20' BUFFER ZONE
25' BUILDING LINE
SEVEN FIELDS BOROUGH
CRANBERRY TOWNSHIP
50' BUILDING SETBACK
S 26°23'00" E 324.27'
331.86'
1.39'
S 02°03'28" E 177.47'
N 19°36'34" E 21.30'
N 02°12'28" E 30.00'
N 02°12'28" E 20.00'
130-4F44-26E
INSTRUMENT NO. 201106200014427
6/20/2011
BP PRODUCTS NORTH AMERICA INC.
TO
PETER E. ARMSTRONG, SR. TRUSTEE OF
PETER E. ARMSTRONG, SR., REVOCABLE TRUST
EASEMENT FOR INGRESS, EGRESS AND REGRESS SEE D.B.V. 1415, PG. 449 TO BE VACATED WITH THE RECORDING OF THIS PLAN
FORMER PROPERTY LINE
GARAGE
CONC. PAD
SPLIT LEVEL BRICK/SIDING BLDG.
SEVEN FIELDS OFFICE PARK LOT 2
P.B.V. 190, PG. 48
LOT 2B
IRON PIN FOUND
S 89°13'00" E 822.20'
80'
50'
WALL
ASPHALT
20' BUILDING LINE
LOT 406
LOT 405
LOT 407
LOT 408
LOT 409
LOT 410
LOT 411
LOT 412
LOT 413
LOT 414
LOT 415
LOT 416
LOT 417
LOT 418
LOT 419
A=268.30'
R=869.02'
CH BRG=N 22°34'14" E
CH LEN=267.23'

LINE	BEARING	DISTANCE
L1	N 31°30'43" E	56.45'
L2	N 32°23'18" E	136.09'
L3	S 58°35'05" E	15.00'

A=14.50'
R=854.02'
CH BRG=N 31°54'07" E
CH LEN=14.50'
A=149.74'
R=231.50'
CH BRG=N 08°54'27" E
CH LEN=147.14'
TWO STORY BRICK BLDG.
BLDG. OVERHANG
PARCEL A-REVISED
1,402,373.53 SQ. FT.
32.194 ACRES
(INCLUDES AREA TO BE DEDICATED FOR ROAD PURPOSES)
20' EASEMENT FOR INGRESS, EGRESS AND REGRESS TO BE VACATED WITH THE RECORDING OF THIS PLAN
CRANBERRY TOWNSHIP
SEVEN FIELDS BOROUGH
N 52°03'47" E 685.49
30' DRAINAGE EASEMENT
50' BUILDING SETBACK
REBAR FOUND ON CORNER
REBAR FOUND ON LINE
N 66°46'00" E 459.76'
S 02°03'28" E 436.04'
376.18'
N 40°21'17" E
20' SANITARY SEWER EASEMENT
COLONIAL HEIGHTS PLAN OF LOTS
P.B.V. 61, PGS. 28-30
IP FOUND
N 82°56'56" E 321.15'
S 07°37'21" E 189.02'
607.04'
N 27°49'10" E
A=125.76'
R=281.50'
CH BRG=S 22°25'14" E
CH LEN=124.71'
A=292.99'
R=631.50'
CH BRG=S 48°30'37" E
CH LEN=290.37'
S 61°48'06" E 83.22'
16.5'
FRANKLIN ROAD
S.R. 3021
WELLINGTON DRIVE 50'
WEDGEWOOD DRIVE 50'
1.30-4F44-35E
D.B.V. 907, PG. 161
7/25/1969
RANDOLPH W. HYDE, et ux
TO
JOHN H. ALBERT, et ux

EXISTING AREA TABULATION

	SQ. FT.	ACRES
PARCEL A	1,316,539.97	30.224
TAX PARCEL 130-4F44-26AA	85,833.56	1.970
TOTAL	1,402,373.53	32.194

PROPOSED AREA TABULATION

	SQ. FT.	ACRES
PARCEL A-REVISED	1,402,373.53	32.194

ZONING INFORMATION-CRANBERRY TOWNSHIP
ZONED R-1 - RURAL RESIDENTIAL DISTRICT

	R-1
MINIMUM LOT AREA	1.25 ACRES
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	50 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM REAR YARD	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM LOT COVERAGE	15%

Instr:201507240016293 07/24/2015
Pages:2 F:$85.00 3:18PM
Michele Mustello T20150012769
Butler County Recorder FL

SEE JOB #070-737 #052-011

PLAN BOOK	PAGE
350	3

SCALE IN FEET
0 100 200

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

ST. KILIAN PARISH PLAN NO. 2

BEING A CONSOLIDATION OF PARCEL A OF THE ST. KILIAN PARISH PLAN, RECORDED IN PLAN BOOK VOLUME 302, PAGE 28 AND TAX PARCEL 130-4F44-26AA

Situate In

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Made For

ST. KILIAN PARISH,
A PENNSYLVANIA CHARITABLE TRUST

DATE:	4/6/2015	SCALE:	1"=100'
DRAWN BY:	CMM	CHECKED BY:	EDB
PROJECT NO:	143-437	APPROVED BY:	JRB

DRAWING NO.: SUB-1
SHEET 1 OF 2

P:\2014\143-437\Survey\dwg\143-437-SUB.dwg(SHT1) LS(06/08/2015 - cmccann) - LP: 7/2/2015 1:12 PM

ALL SIGNATURES MUST BE MADE WITH A BLACK INK PEN

By resolution approved on the 6th day of July, 2015, the Board of Directors of the Catholic Institute of Pittsburgh, PA, incorporated in the state of Pennsylvania, owner of the land shown on the St. Kilian Parish Plan No. 2 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.

(Seal)

Catholic Institute of Pittsburgh, PA
Name of Corporation

Signature and Title of Officer Witnessing

Lawrence A. DiNardo
Signature and Title of Authorized Officer

July 6, 2015
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Lawrence A. DiNardo (Name and title of officer) of the Catholic Institute of Pittsburgh, PA, 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 6th day of July, 2015.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Cheryl L. Giardina
Notary Public

I/we hereby certify that the title to the property contained in the name of subdivision is in the name of Most Reverend Donald W. Wuerl, Bishop of the Roman Catholic Diocese of Pittsburgh, Successor Trustee for the Roman Catholic Parish of Saint Kilian and is recorded in Instrument Numbers 200408050025697 and 200606010013225. I/we further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Lawrence A. DiNardo
Owner

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

7/8/15
Date

James R. Bruggeman, P.L.S.
Reg. No.: SU-051772-E

(Seal)

Approved by the Cranberry Township Engineer this _____ day of _____, 20___.

Date

Name

(Seal)

Registration number

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

Secretary

Chairman, Board of Supervisors

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

1/21/15
Date

Secretary

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2015-43 effective this 21ST day of July, 2015.

Secretary

Chairman, Board of Supervisors

(Seal)

I, JERRY A. ANDREE, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2015-43 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances. OF 6/4/15

Township Manager

Reviewed by the Butler County Planning Commission on this 15TH day of APRIL, 2015.

Secretary

Chairman, Butler County Planning Commission

(Seal)

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 350, page(s) 3-4.

Given under my hand and seal this 24 day of July, 2015.

(Seal)

Recorder of Deeds

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

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

LAND SURVEYOR

TOWNSHIP OF CRANBERRY ENGINEER

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
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REVISION RECORD

NO	DATE	DESCRIPTION
1	5/8/2015	REVISED PER TOWNSHIP COMMENTS

SEE JOB #070-737 #052-011

CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

ST. KILIAN PARISH PLAN NO. 2
BEING A CONSOLIDATION OF PARCEL A OF THE ST. KILIAN PARISH PLAN, RECORDED IN PLAN BOOK VOLUME 302, PAGE 28 AND TAX PARCEL 130-4F44-26AA
Situate In
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
Made For
ST. KILIAN PARISH,
A PENNSYLVANIA CHARITABLE TRUST

DATE:	4/6/2015	SCALE:	1"=100'	DRAWING NO.:	SUB-2
DRAWN BY:	CMM	CHECKED BY:	EDB		
PROJECT NO:	143-437	APPROVED BY:	JRB	SHEET 2 OF 2	

P:\2014\143-437\-Survey\Dwg\143-437-SUB.dwg(SHT2) LS:(05/08/2015 - cmccann) - LP: 7/2/2015 1:12 PM

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
FINAL LAND DEVELOPMENT PLAN

Instr: 201507240016293 07/24/2015
Pages: 1 F:$245.00 3:22PM
Michele Mustello T20150012771
Butler County Recorder FL

CORPORATION ADOPTION

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

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 2 day of August, 2015.

ATTEST: Katie Ruskin

Secretary (SEAL) Lawrence A. DeNardo, Name and Title of Officer

CORPORATION ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

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

President
(Title)

Sworn and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL THIS 2 day of August 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(SEAL)

TITLE CLAUSE

I, Lawrence A. DeNardo, owners of the plan, do hereby certify that the title of this property is in the name of Catholic Institute of Pgh PA as recorded in Deed Book Volume 359 page 3-4, Recorder of Deeds Office.

Katie Ruskin Witness — Lawrence A. DeNardo Owner

TOWNSHIP MANAGER CERTIFICATION

I, JERRY A. HAINDEL Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~resolution~~ resolution No. 2015-44 have been met in accordance with sections 22-305 and 22-306 of the Township of Cranberry Code of Ordinances of 6/4/15.

Township Manager

BOARD OF SUPERVISORS

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

Approved by Resolution Number 2015-44 by the Board of Supervisors of the Township of Cranberry, this 21st day of July, 2015.

Township Manager — President of Board CHAIRMAN

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 15 day of April, 2015.

Secretary — Chairman, Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

(SEAL)

SURVEYOR'S CERTIFICATION

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

(Signature of Surveyor)

7/2/15
Date

SU-051772-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA
Licensed Professional Land Surveyor
James R Bruggeman
SURVEYOR SEAL

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

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

(Signature)

7/23/15
Date

PE071353
Registration Number

COMMONWEALTH OF PENNSYLVANIA
[illegible]

(SEAL)

TOWNSHIP OF CRANBERRY

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

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of July, 2015.

Notary Public — Owner

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Staff Engineer
Registration Number

TOWNSHIP OF CRANBERRY

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

(SEAL)

ATTEST:

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of July, 2015.

Notary Public — Owner

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Staff Engineer
Registration Number

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 350, Page 5-10.

Given under my hand and seal this 24 day of July, 2015.

Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY PA

(SEAL)

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

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TOWNSHIP OF CRANBERRY STORMWATER CERTIFICATION

I, RAY B. SUTHERLAND, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RAY B. SUTHERLAND
ENGINEER
041436E

(SEAL)

ATTORNEY IN FACT FOR MOST REVEREND DAVID A. ZUBIK BY VIRTUE OF POWER OF ATTORNEY, DATED 5/4/12, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY AT Instrument #201203220008043

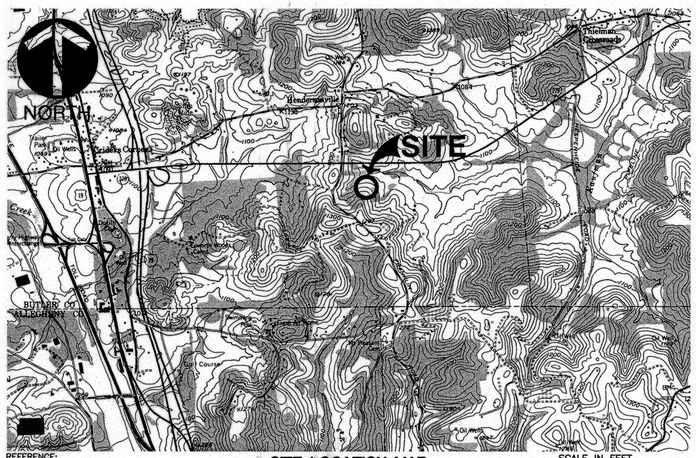
I, Jason Krulish, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

Stormwater BMP Note

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

Lawrence A. DeNardo
Owner

ATTORNEY IN FACT FOR MOST REVEREND DAVID A. ZUBIK BY VIRTUE OF POWER OF ATTORNEY, DATED 5/4/12, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY AT Instrument #201203220008043



REFERENCE:
U.S.G.S. 7.5' TOPOGRAPHIC QUADRANGLE MARS, PENNSYLVANIA, DATED 1953. PHOTOREVISED 1979.

SITE LOCATION MAP
SCALE: 1"=2000'

SCALE IN FEET
0 2000 4000

OWNER

ST. KILIAN PARISH
7076 FRANKLIN ROAD
CRANBERRY, PA 16066
(724) 625-1665

ARCHITECT

AE WORKS
6587 HAMILTON AVENUE
PITTSBURGH, PA 15206
(412) 287-7333

MEP ENGINEER

AE WORKS
6587 HAMILTON AVENUE
PITTSBURGH, PA 15206
(412) 287-7333

UTILITY CONTACTS

PENN POWER
701 W. NEW CASTLE STREET
ZELIENOPLE, PA 16063
(724) 453-3439
CONTACT: ANDY SAGULLA

CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD
SUITE 700
CRANBERRY TOWNSHIP, PA 16066
(724) 776-4806, x.1183
CONTACT: TIM ZINKHAM

ARMSTRONG CABLE SERVICES
531 PERRY HIGHWAY, P.O. BOX 40
ZELIENOPLE, PA 16063
(724) 452-5213
CONTACT: MIKE CRATTY

NORTH PITTSBURGH TELEPHONE CO.
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
(724) 443-9675
CONTACT: VICTOR STROGONOFF

DOMINION PEOPLES GAS
GIBSONIA, PA 15044
(724) 444-3237
CONTACT: GEORGE HEIL

BREAKNECK CREEK REGIONAL AUTHORITY
PO BOX 1180
MARS, PA 16046-1180
(724) 625-1699
CONTACT: MIKE DAVIDSON

YARD SETBACKS

FRONT YARD SETBACK: R-1 REQUIRED = 50 FT PROVIDED = 170'
REAR YARD SETBACK: R-1 REQUIRED = 30 FT PROVIDED = 67'
SIDE YARD SETBACK: R-1 REQUIRED = 20 FT PROVIDED = 26'

LOT AREA, COVERAGE AND WIDTH

REQUIRED LOT AREA: 1.25 ACRES
PROVIDED LOT AREA: 30.224 ACRES
MAXIMUM IMPERVIOUS LOT COVERAGE: 15%
PROVIDED IMPERVIOUS LOT COVERAGE: 2.63 AC = 7.9%
PARKING LOT AREA: 134,455 SF
MINIMUM 10% PERVIOUS WITHIN PARKING LOT
PROVIDED PERVIOUS = 24,310 SF (18.1%)

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT:
48' – 2 STORIES
PROPOSED BELL TOWER HEIGHT: 50'

CONDITIONAL USE APPROVAL

PER SECTION 27.705.20
A CONDITIONAL USE APPROVAL FOR A RELIGIOUS ESTABLISHMENT WAS APPROVED FOR THIS PROJECT.

GRANTED APRIL 2, 2015

SITE PARKING

PROPOSED USE: CHURCH
REQUIRED
1 SPACE PER 3.5 SEATS
1,200 SEATS IN THE CHURCH / 3.5 = 343 STALLS
301–400 STALLS REQUIRES 8 ADA PARKING SPACES
25% OF HANDICAP STALLS SHALL BE VAN ACCESSIBLE
8 * .25 = 2
PROVIDED
343 PARKING STALLS (INCLUDING HANDICAP)
8 HANDICAP STALLS (4 VAN ACCESSIBLE)

ZONING INFORMATION

ADDRESS : FRANKLIN ROAD AND STATE ROUTE 0228
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

TAX I.D. NO.: 130-4F-44, LOTS 26, 28B, 35

Sheet List Table

Sheet Number	Sheet Title
* C000	COVER SHEET
* C001	GENERAL NOTES SHEET
C100	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
* C200	OVERALL SITE LAYOUT PLAN
* C201	SITE LAYOUT PLAN
C204	FIRE TRUCK CIRCULATION PLAN
C300	GRADING PLAN
* C400	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C401	POST CONSTRUCTION STORMWATER MANAGEMENT PROFILES
* C500	SITE UTILITY PLAN
C501	SANITARY SEWER AND WATER LINE PROFILES
C600	LIGHTING PLAN
C601	LIGHTING CUTSHEET DETAILS
C700	OVERALL LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	LANDSCAPE PLAN
C703	LANDSCAPE DETAILS
C800	CONSTRUCTION DETAILS
C801	CONSTRUCTION DETAILS
C802	CONSTRUCTION DETAILS
C803	CONSTRUCTION DETAILS
C804	CONSTRUCTION DETAILS
C805	CONSTRUCTION DETAILS
A100	CHURCH EXTERIOR ELEVATIONS
A101	CHURCH EXTERIOR ELEVATIONS
A102	CHURCH EXTERIOR ELEVATIONS
A103	MAINTENANCE BUILDING EXTERIOR ELEVATIONS
A104	CHURCH FIRST FLOOR FLOOR PLAN
A105	CHURCH LOWER LEVEL FLOOR PLAN
A106	MAINTENANCE BUILDING FLOOR PLAN
EX 1	EXISTING SLOPES GREATER THAN 40%
EX 2	SIGNAGE AND PAVEMENT MARKING PLAN

* PLANS FOR RECORDING

MODIFICATIONS/WAIVERS GRANTED BY RESOLUTION 2015-26

MODIFICATION TO SECTION 27–403.6.G WHICH REQUIRES THE MAXIMUM BUILDING HEIGHT TO BE LESS THAN 35'.

PROPOSING: THE FOLLOWING BUILDING ELEMENTS WILL EXCEED THE 35' BUILDING HEIGHT (PROJECTION ABOVE LIMIT SHOWN IN PARENTHESIS): BELL TOWER–50' (15'), CHAPEL ROOF–48' (13')(ONLY IN AREAS WHERE THE LOWER LEVEL IS DAYLIGHTED)

JUSTIFICATION: THE R–1 BASE ZONING OF THE SUBJECT PROPERTY DOES NOT, IN GENERAL, ANTICIPATE NON–RESIDENTIAL USES. THE CHURCH BUILDING HAS BEEN DESIGNED TO MINIMIZE THE RELIEF BEING SOUGHT FOR THE MAXIMUM HEIGHT RESTRICTION. THE TOPOGRAPHY AND SITING OF THE CHURCH ON THE PROPERTY MAINTAIN THE CHARACTER OF THE NEIGHBORING PROPERTIES, AND MINIMIZES THE VISUAL IMPACT OF THESE FOUR ELEMENTS.

GRANTED APRIL 2, 2015

MODIFICATION TO SECTION 27–324 WHICH REQUIRES STREETSCAPE ENHANCEMENTS TO BE PROVIDED ALONG STATE ROUTE 228 AND FRANKLIN ROAD.

PROPOSING: TO NOT INSTALL STREETSCAPE IMPROVEMENTS OR STREET TREES ALONG STATE ROUTE 228 AND FRANKLIN ROAD, AND IN LIEU OF THESE REQUIREMENTS, ST. KILIAN PARISH WILL OFFER FOR DEDICATION TWENTY (20) ADDITIONAL FEET OF RIGHT–OF–WAY ALONG SR 228 TO FACILITATE AN ADDITIONAL LANE OF TRAFFIC AS REPRESENTED IN THE OVERALL PENNDOT STATE ROUTE 228 IMPROVEMENT PLAN. THE SPECIFICS OF THIS DEDICATION WILL BE INCLUDED IN THE FINAL LAND DEVELOPMENT SUBMISSION.

JUSTIFICATION: THE PROPERTY FRONTAGE IS PRIMARILY LOCATED SIGNIFICANTLY BELOW THE ELEVATION OF THE HIGHWAY WITH SIGNIFICANT TOPOGRAPHY AND WETLAND AND STREAM RESOURCES. STREETSCAPE IMPROVEMENTS AND STREET TREES PLACED ALONG THE FRONTAGE OF STATE ROUTE 228 AND FRANKLIN ROAD WILL NOT BE SEEN FROM THE ROADWAY, OR SERVE THE INTENDED PURPOSE OF THE STREETSCAPE ENHANCEMENTS PROVISIONS OF THE ZONING ORDINANCE.

GRANTED APRIL 2, 2015

MODIFICATIONS PREVIOUSLY GRANTED BY RESOLUTIONS 2003-73 & 2003-74:

PURSUANT TO SECTION 108.702.12 OF THE CRANBERRY TOWNSHIP ZONING ORDINACE AND SECTION 96.104 OF THE CRANBERRY TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE, THE ST. KILIAN PARISH LAND DEVELOPMENT REQUEST FOR THE BELOW MODIFICATIONS ARE GRANTED:

A. 108.705.43.2 ENCROACHMENT OF THRITY (30') FEET INTO THE REQUIRED FIFTY (50') FOOT SETBACK ALONG THE NORTHERN PROPERTY LINE ABUTTING A COMMERCIALLY ZONED PROPERTY. THIS MODIFICATION IS GRANTED SINCE THE SETBACK WAS INTENDED TO BUFFER ABUTTING RESIDENTIAL PROPERTY, RATHER THAN COMMERCIAL PROPERTY.

B. 108.705.43.6 MODIFICATION FOR A TEMPORARY UNPAVED PARKING LOT LOCATED ADJACENT TO FRANKLIN ROAD TO ACCOMMODATE THE INTERIM CHRUCH FACILITY UNTIL SUCH A TIME AS THE APPROVAL AND CONSTRUCTION OF THE MAIN CHURCH BUILDING. UPON APPROVAL OF PHASE TWO AND CONSTRUCTION OF CHURCH AND PARKING LOT FACILITIES THE TEMPORARY UNPAVED LOT SHALL BE REGRADED AND CONVERTED TO LANDSCAPE AREA PRIOR TO OR WITHIN SIXTY (60) DAYS OF WRITTEN NOTIFICATION FROM CRANBERRY TOWNSHIP AFTER ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR CHURCH BUILDING.

C. 108.312.5.5 MODIFICATION FOR AN ENCROACHMENT OF EIGHTEEN (18') FEET INTO THE REQUIRED FORTY FOOT (40') NONRESIDENTIAL PAVING SETBACK ALONG FRANKLIN ROAD AS IT ABUTS THE PROPERTY AS SHOWN ON THE PLANS. SUCH MODIFICATION IS GRANTED DUE TO THE TOPOGRAPHY OF THE SITE.

D. 96.606.2.1 MODIFICATION TO NOT IMPROVE FRANKLIN ROAD THE ENTIRE LENGTH IT ABUTS THE DEVELOPMENT. THE DEVELOPMENT PROPOSES TO DEDICATE RIGHT–OF–WAY FOR FUTURE WIDENING AS SHOWN ON PLANS.

THE ST. KILIAN PARISH LAND DEVELOPMENT AGREES TO PROVIDE AND DEDICATE THE REQUIRED SIXTY FOOT (60') RIGHT OF WAY ALONG FRANKLIN ROAD LOCATED ALONG THE NEW ALIGNMENT, PURSUANT TO THE TOWNSHIP ENGINEER AND TOWNSHIP TRAFFIC CONSULTANT REVIEW AND APPROVAL.

REVISION RECORD

NO	DATE	DESCRIPTION
1	05/08/2015	REVISED PER TOWNSHIP COMMENTS
2	06/18/2015	REVISED PER CODELSYS COMMENTS
3	06/24/2015	AS PER RESOLUTION

CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

COVER SHEET

DRAWN BY:	KJG
CHECKED BY:	EEH
DWG SCALE:	AS SHOWN
PROJECT NO:	143-437
APPROVED BY:	*SIGNATURE ON FILE
DATE:	04/07/2015

COMMONWEALTH OF PENNSYLVANIA
DANIEL W. TARAS
REGISTERED LANDSCAPE ARCHITECT
LA000946

DRAWING NO.:
C000

PM 07/24/2015 - plot by: PM - plot date: 7/24/2015 - plot time: 15:22:00 - plot file: C:\Users\pmarsh\Documents\143-437_FLDP_Cover_Sheet_pmarsh.dwg

SURVEY GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. ALL WORK WITHIN THE PENNDOT RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE HIGHWAY OCCUPPANCY PERMIT.
8. AERIAL TOPOGRAPHIC INFORMATION PROVIDED BY NOR EAST MAPPING, INC., DATE OF PHOTOGRAPHY: JANUARY 1, 2015. CONTOUR INTERVAL 2'.
9. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 143-437-SRV.DWG, DATED 01/06/2015
10. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

DEMOLITION GENERAL NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D-1157 MODIFIED PROCTOR.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
3. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
4. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. UTILITY CONTACTS ARE LISTED ON THE SITE UTILITY PLAN.
5. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
6. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
7. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
8. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
9. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
12. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
13. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
16. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITY.

LAYOUT GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE/BACK OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH CRANBERRY TWP. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

GRADING GENERAL NOTES

1. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY CIVIL & ENVIRONMENTAL CONSULTANTS INC., INC TITLED FINAL SUBSURFACE INVESTIGATION AND GEOTECHNICAL REPORT AND DATED 02/2015.
2. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
4. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TOA DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM). PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
7. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
8. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

DRAINAGE GENERAL NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.

UTILITY GENERAL NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETCETERA. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.

ABBREVIATIONS

TYP	TYPICAL
MIN	MINIMUM
DIA	DIAMETER
N.T.S	NOT TO SCALE
GAL	GALLON
UG	UNDERGROUND
SS	SANITARY SEWER
WTR	WATER
GV	GATE VALVE
FH	FIRE HYDRANT

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PENNSYLVANIA · MICHAEL W. TAKACS · REGISTRATION NUMBER LA001694 · REGISTERED LANDSCAPE ARCHITECT

REVISION RECORD

NO	DATE	DESCRIPTION
1	05/08/2015	REVISED PER TOWNSHIP COMMENTS
2	06/19/2015	REVISED PER CODE.SYS COMMENTS
3	06/24/2015	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

GENERAL NOTES SHEET

DATE:	04/07/2015	DRAWN BY:	KJG
DWG SCALE:	AS SHOWN	CHECKED BY:	EEH
PROJECT NO:			143-437
APPROVED BY:	*SIGNATURE ON FILE		MWT*

DRAWING NO.: C001

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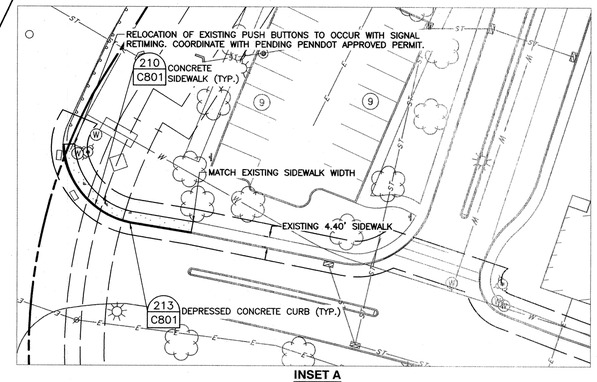
NORTH



LEGEND

- TOWNSHIP LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- 1190 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE CURB
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREELINE
- G EXISTING GAS LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING GAS MARKER
- EXISTING UTILITY POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING TREE
- EXISTING WETLAND
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING

BUILDING SQUARE FOOTAGES	
BUILDING	GROSS SQUARE FOOTAGE (SF)
CHURCH	29,981
MAINTENANCE BUILDING	5,531*
RECTORY (EXISTING HOUSE)	2,530
EXISTING GARAGE	1,040
EXISTING EDUCATION BUILDING	79,623
TOTAL	118,705
* INCLUDES 890 SF COVERED PATIO	



INSET A

SCALE IN FEET

0 30 60

REFERENCE

1. BOUNDARY MERIDIAN BASED ON PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. MONUMENTATION PROVIDED BY CRANBERRY TOWNSHIP.
2. WETLAND DELINEATION PROVIDED BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING TOPOGRAPHY PREPARED BY NOR EAST MAPPING, INC. MAY 6, 2002. LAST REVISED BY CIVIL & ENVIRONMENTAL CONSTULTANTS, INC. 01/06/2015
4. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 143-437-SRV.DWG, DATED 01/06/2015

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1–800–242–1776

ONE CALL SERIAL NO.: 20150331223

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1–800–242–1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

COMMONWEALTH OF PENNSYLVANIA — MICHAEL W. YANNO — REGISTERED LANDSCAPE ARCHITECT

REVISION RECORD

NO	DATE	DESCRIPTION
1	05/06/2015	REVISED PER TOWNSHIP COMMENTS
2	06/19/2015	REVISED PER CODE/FD COMMENTS
3	09/24/2015	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

OVERALL SITE LAYOUT PLAN

DATE:	04/07/2015
DWG SCALE:	AS SHOWN
PROJECT NO:	143-437
APPROVED BY:	*SIGNATURE ON FILE
DRAWN BY:	KJG
CHECKED BY:	EEH
	MWT*

DRAWING NO.: **C200**

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NORTH

S.R. 228

15' PRESERVATION STRIP

S 87°47'32" E 400.00'

N 02°12'28" E 10.00'

S 87°47'32" E 7.77'

S 87°47'32" E 100.00'

N 02°12'28" E 20.00'

S 87°47'32" E 166.82'

N 02°12'28" E 30.00'

ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO CRANBERRY TOWNSHIP BY SEPARATELY SUBMITTED SUBDIVISION PLAN.

50' FRONT YARD SETBACK

50' FRONT YARD

15' PUBLIC AND PEDESTRIAN ACCESS EASEMENT

10' x 10' CONSTRUCTION ACCESS EASEMENT

SEVEN FIELDS BOROUGH

CRANBERRY TOWNSHIP

15' PRESERVATION STRIP

S 02°12'28" E 1227.47'

N 19°56'34" E 21.30'

STREAM 3

STREAM 4

WETLAND A

210 C801 6' CONCRETE SIDEWALK (TYP.)

EXISTING WALL #3

STRIPED TURN AROUND NO PARKING (TYP.)

211 C801 CONCRETE WHEEL STOP (TYP.)

PROPOSED TRANSFORMER PAD

EXISTING WALL #2

COVERED PATIO

BIORETENTION AREA #1

FLUSH CURB

GARAGE ENTRANCE

PROPOSED GARAGE FINISHED FLOOR ELEVATION = 1140.50 (PREFABRICATED GARAGE TO BE PLACED OVER EXISTING FOUNDATION)

PROPOSED CHILLER

PROPOSED DUMPSTER LOCATION

205 C800 TYPICAL HANDICAP PARKING SPACE

PROPOSED CHURCH UPPER LEVEL FFE = 1141.50 LOWER LEVEL FFE = 1127.50

PATIO AREA

ENTRANCE CANOPY

12.9' ONE-WAY DRIVE AISLE

212 C801 TYPICAL STAIR DETAIL

24' DRIVE AISLE (TYP.)

24.2' DRIVE AISLE

9' TYP.

18' TYP.

EXISTING STORMWATER BASIN #2

24'DRIVE AISLE

EXISTING STORMWATER

214 C801 PROPOSED UTILITY ENCLOSURE

202 C800 8' CONCRETE CROSSWALK

210 C801 6' CONCRETE SIDEWALK (TYP.)

STRIPED NO PARKING (TYP.)

ACCESS DRIVE TO ADJACENT CHURCH PROPERTY. LOT CONSOLIDATION TO OCCUR CONCURRENTLY WITH SEPARATELY SUBMITTED SUBDIVISION PLAN.

RECTORY (EXISTING HOUSE)

206 C800 TYPICAL PARKING SPACE

203 C800 CURB CUT/ CURB RAMP (TYP.)

REAR YARD CAN BE REDUCED TO 15' PRESERVATION STRIP

30' DRAINAGE EASEMENT

213 C801 CONCRETE CURB (TYP.)

EXISTING WALL #1

201 C800 GUIDERAIL

50' REAR YARD SETBACK

50' SIDE YARD SETBACK

50' SIDE YARD

ST. KILIAN DRIVE

459.76' N 66°46'00" E

476.04' S 00°27'00" E

376.18' N 40°21'17" E

15' PRESERVATION STRIP

30' SANITARY SEWER EASE.

50'

SCALE IN FEET

0 50 100

LEGEND

- TOWNSHIP LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- 1190 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE CURB
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREELINE
- G EXISTING GAS LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING GAS MARKER
- EXISTING UTILITY POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING TREE
- EXISTING WETLAND
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING

GENERAL NOTES

1. ALL UNLABELLED RADII ARE ASSUMED TO BE 4'.
2. ALL ACCESSIBLE ROUTES WILL BE PROVIDED IN COMPLIANCE WITH ICC/ANSI A117.1-2009.
3. ALL ADA PARKING SPACES MUST HAVE CURB RAMPS.
4. PROPOSED ENTRANCE CANOPY IS AN OPTIONAL FEATURE AND MAY OR MAY NOT BE BUILT AT THIS TIME.

REFERENCE

1. BOUNDARY MERIDIAN BASED ON PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. MONUMENTATION PROVIDED BY CRANBERRY TOWNSHIP.
2. WETLAND DELINEATION PROVIDED BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING TOPOGRAPHY PREPARED BY NOR EAST MAPPING, INC. MAY 6, 2002. LAST REVISED BY CIVIL & ENVIRONMENTAL CONSTULTANTS, INC. 01/06/2015
4. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 143-437-SRV.DWG, DATED 01/06/2015

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

ONE CALL SERIAL NO.: 20150331223

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

COMMONWEALTH OF PENNSYLVANIA KENNETH W. TANNER REGISTERED LANDSCAPE ARCHITECT

REVISION RECORD

NO	DATE	DESCRIPTION
1	05/26/2015	REVISED PER TOWNSHIP COMMENTS
2	06/18/2015	REVISED PER COG/LVTS COMMENTS
3	06/24/2015	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.ceainc.com

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

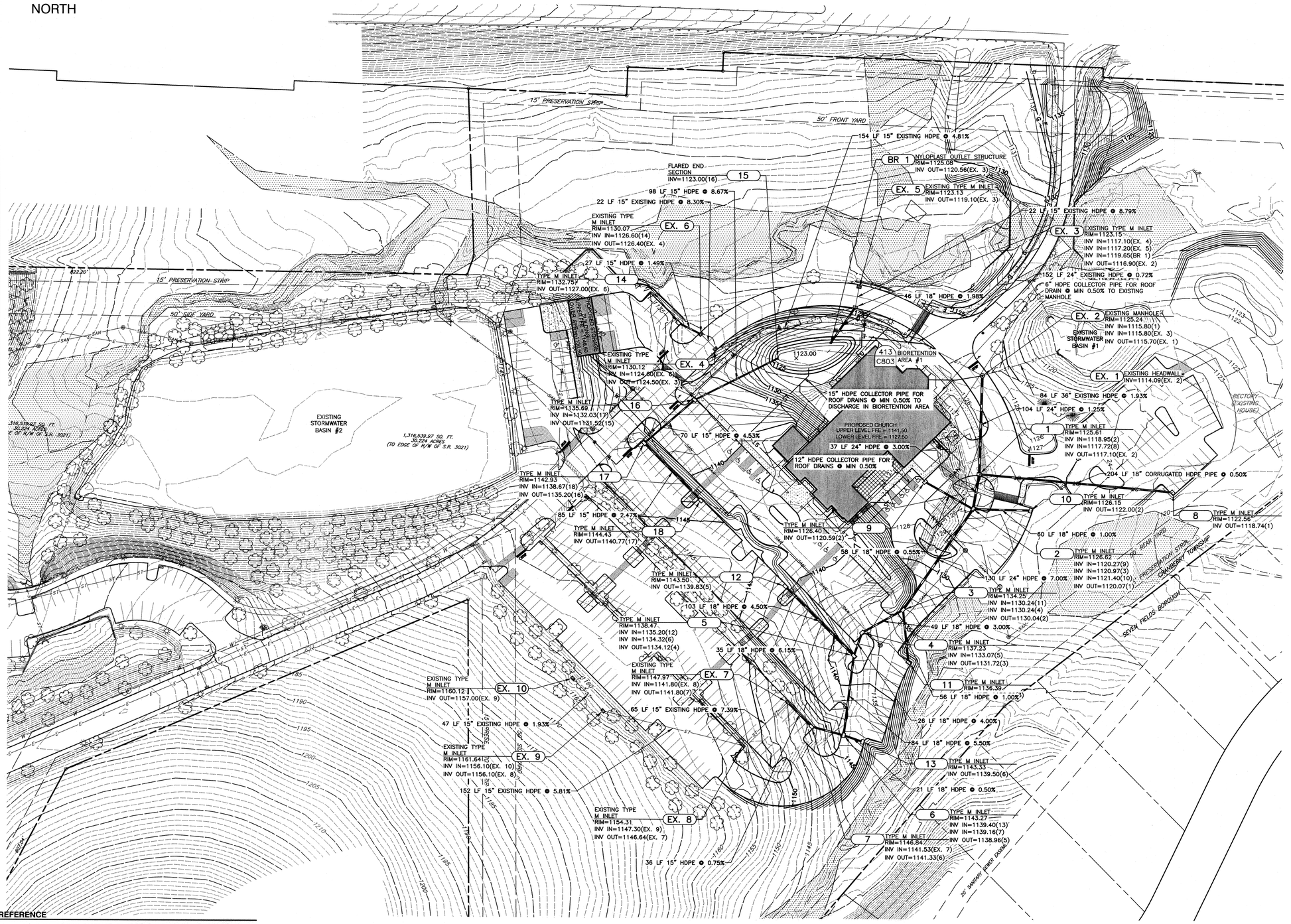
SITE LAYOUT PLAN

DATE:	04/07/2015
DRAWN BY:	KJG
DWG SCALE:	AS SHOWN
CHECKED BY:	EEH
PROJECT NO:	143-437
APPROVED BY:	*SIGNATURE ON FILE*
	MWT*

DRAWING NO.: C201

P:\2014\143-437\~CADD\dwg\0611\143437-0611-C200.dwg(2011) 15:19:24/2015 - ehaldeman - LP: 6/24/2015 3:31 PM

NORTH



SCALE IN FEET
0 50 100

LEGEND

- TOWNSHIP LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- 1190 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE CURB
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREELINE
- G EXISTING GAS LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING GAS MARKER
- EXISTING UTILITY POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING TREE
- EXISTING WETLAND
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING
- 890 PROPOSED INDEX CONTOUR
- 889 PROPOSED INTERMEDIATE CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLET
- PROPOSED DRAINAGE DITCH

REFERENCE

1. BOUNDARY MERIDIAN BASED ON PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. MONUMENTATION PROVIDED BY CRANBERRY TOWNSHIP.
2. WETLAND DELINEATION PROVIDED BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
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4. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 143-437-SRV.DWG, DATED 01/06/2015

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG!
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1-800-242-1776

ONE CALL SERIAL NO.: 20150331223

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION, IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/08/2015	REVISED PER TOWNSHIP COMMENTS
2	06/19/2015	REVISED PER CCDE/SYS COMMENTS
3	06/24/2015	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DATE:	04/07/2015
DWG SCALE:	AS SHOWN
PROJECT NO:	143-437
APPROVED BY:	*SIGNATURE ON FILE
DRAWN BY:	KJG
CHECKED BY:	EEH
	MWT*

DRAWING NO.: **C400**

P:\2014\143-437\-CAD\Dwg\C400\143437-C401-C403.dwg(C400) 6/24/2015 2:32 PM - kmbecker - LPI

NORTH

S.R. 228

S 87°47'32" E 100.00'
N 02°12'28" E 20.00'
S 87°47'32" E 166.82'
15' PRESERVATION STRIP
N 02°12'28" E 30.00'
S 87°47'32" E 400.00'
N 02°12'28" E 10.00'
S 87°47'32" E 7.77'
50' FRONT YARD
S 02°03'28" E 177.47'
N 19°56'34" E 21.30'
S 89°13'00" E 874.55'
822.20'
15' PRESERVATION STRIP
50' SIDE YARD
STREAM 3
STREAM 4
STREAM 5
STREAM 6
STREAM 7
WETLAND A
WETLAND B
WETLAND C
WETLAND D
8" x 6" TEE WITH REDUCER
HYDRANT (TYP.)
GATE VALVE (TYP.)
6" C900 PVC LINE TO HYDRANT
6" C900 PVC WATER SERVICE LINE
PROPOSED LOCATION OF 5" STORZ FIRE DEPARTMENT CONNECTION
PROPOSED 8" C900 PVC WATER LINE
EXISTING MANHOLE
RIM=1138.96
INV IN=1133.10(EX 5)
INV IN=1133.00(2)
INV OUT=1132.90(EX 3)
58 LF 6" PVC PIPE @ 0.51%
EX 4
PROPOSED STORMCEPTOR MODEL STC 4800 OR APPROVED EQUAL
2-1/2" C900 PVC WATER SERVICE LINE
EXISTING 8" C900 PVC WATER LINE
EXISTING STORMWATER BASIN #2
PROPOSED 4" PVC ELECTRICAL CONDUIT
TRANSFORMER PAD
EXISTING STORMWATER BASIN #1
PROPOSED CHURCH
UPPER LEVEL FFE = 1141.50
LOWER LEVEL FFE = 1127.50
HOUSE TRAP
GREASE INTERCEPTOR
(RECTORY (EXISTING HOUSE))
163 LF 6" PVC PIPE @ 1.00%
EX 2
EXISTING MANHOLE
RIM=1128.31
INV IN=1121.60(EX 3)
INV IN=1120.37(CHURCH CONNECTION)
INV OUT=1119.40(EX 1)
FIELD LOCATE EXISTING 8" C900 PVC LINE AND END CAP AND TAP INTO LINE
GATE VALVE (TYP.)
ST. KILIAN DRIVE
459.76'
N 66°46'00" E
276.10' L 645.30'
436.04'
S 01°21'00" E
15' PRESERVATION STRIP
50' SIDE YARD
EXISTING 6" PVC SANITARY LINE
376.18'
N 40°21'17" E
20' SANITARY SEWER EASEMENT
50'
369.40'
N 52°03'47" E
SEVEN FIELDS BOROUGH
CRANBERRY TOWNSHIP
15' PRESERVATION STRIP

LEGEND

- TOWNSHIP LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- 1190 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE CURB
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREELINE
- G EXISTING GAS LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING GAS MARKER
- EXISTING UTILITY POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING TREE
- EXISTING WETLAND
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING
- 890 PROPOSED INDEX CONTOUR
- 889 PROPOSED INTERMEDIATE CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLET
- PROPOSED DRAINAGE DITCH
- PROPOSED UNDERGROUND TELEPHONE/CABLE
- UG-E PROPOSED UNDERGROUND ELECTRIC
- G PROPOSED GAS LINE
- E/T/C PROPOSED ELECTRIC/TELEPHONE/CABLE LINE
- W PROPOSED WATER LINE
- SAN PROPOSED SANITARY LINE
- PROPOSED SANITARY MANHOLE

GENERAL NOTES

1. ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.
2. CONTRACTOR SHALL FOLLOW BREAKNECK CREEK REGIONAL AUTHORITY'S STANDARD CONSTRUCTION DETAILS FOR SANITARY SEWER INSTALLATION.

SCALE IN FEET
0 50 100

REFERENCE

1. BOUNDARY MERIDIAN BASED ON PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. MONUMENTATION PROVIDED BY CRANBERRY TOWNSHIP.
2. WETLAND DELINEATION PROVIDED BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING TOPOGRAPHY PREPARED BY NOR EAST MAPPING, INC. MAY 6, 2002. LAST REVISED BY CIVIL & ENVIRONMENTAL CONSTULTANTS, INC. 01/06/2015
4. SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., FILENAME: 143-437-SRV.DWG, DATED 01/06/2015

PLAN BOOK	PAGE
350	10

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

ONE CALL SERIAL NO.: 20150331223

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRIND, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

PENNSYLVANIA MICHAEL W. TAYLOR 3049E REGISTERED LANDSCAPE ARCHITECT

REVISION RECORD

NO.	DATE	DESCRIPTION
1	05/08/2015	REVISED PER TOWNSHIP COMMENTS
2	06/19/2015	REVISED PER CODE/PS COMMENTS
3	08/24/2015	AS PER RESOLUTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

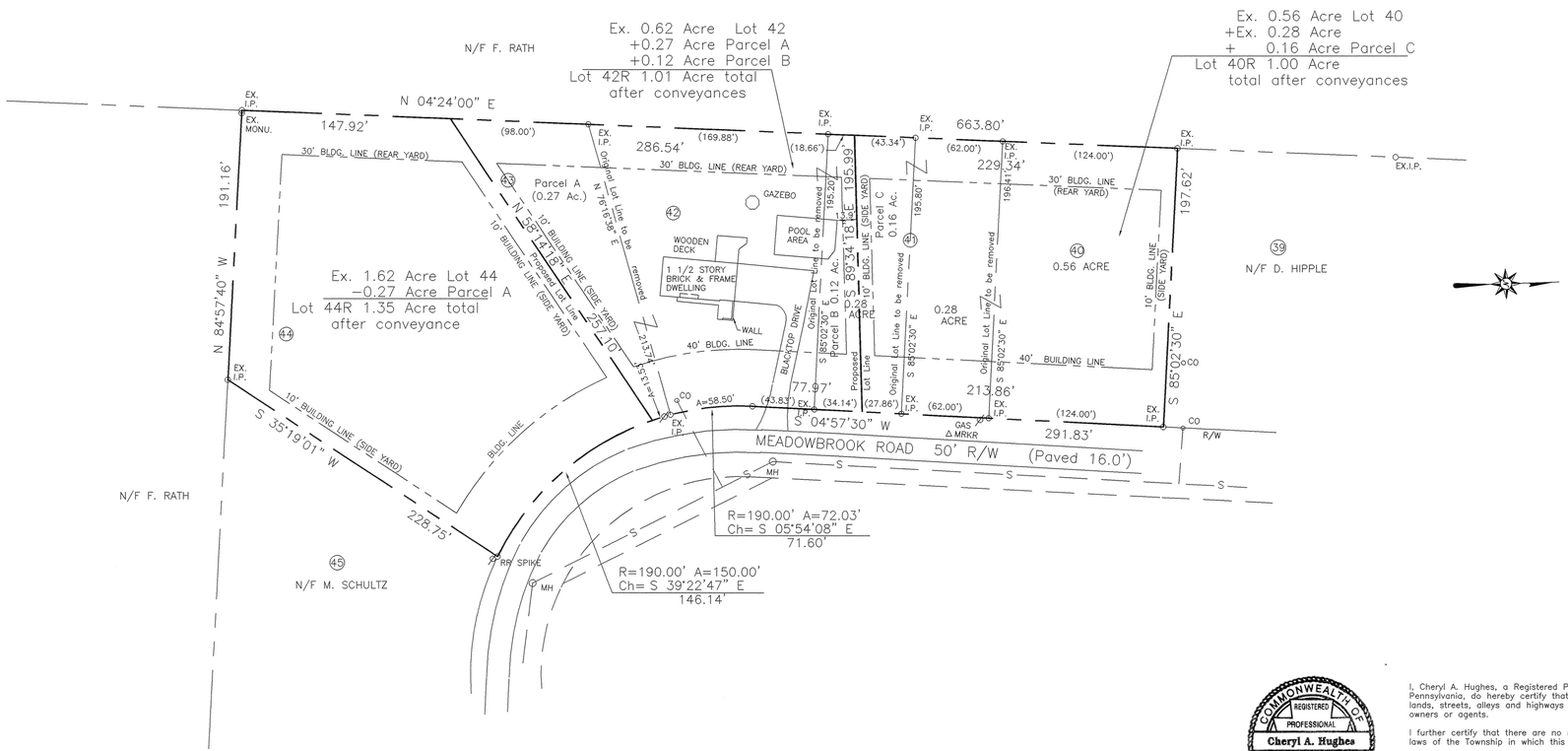
SAINT KILIAN PARISH
FRANKLIN ROAD AND STATE ROUTE 228
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

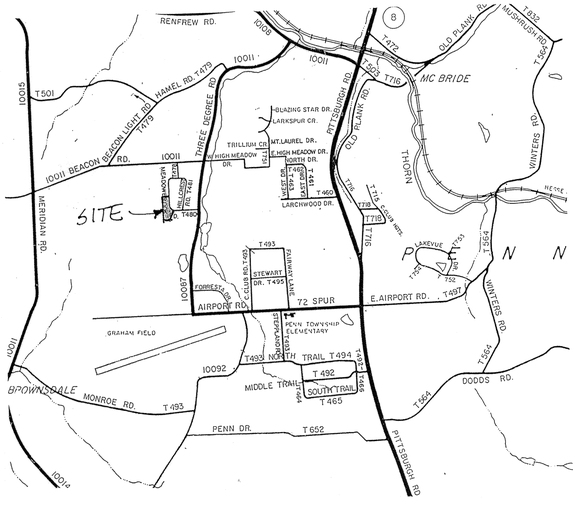
SITE UTILITY PLAN

DATE:	04/07/2015
DWG SCALE:	AS SHOWN
PROJECT NO:	143-437
APPROVED BY:	*SIGNATURE ON FILE
DRAWN BY:	KJG
CHECKED BY:	EEH
	MWT*

DRAWING NO.: C500

P:\2014\143-437\-CADD\Dwg\0611\143437-0611-C500.dwg[C500] LS(8/19/2015 - eastwestsa) - LS 6/24/2015 2:33 PM


N/F F. RATH
Ex. 0.62 Acre Lot 42
+0.27 Acre Parcel A
+0.12 Acre Parcel B
Lot 42R 1.01 Acre total
after conveyances
Ex. 0.56 Acre Lot 40
+Ex. 0.28 Acre
+ 0.16 Acre Parcel C
Lot 40R 1.00 Acre
total after conveyances
N 04°24'00" E
147.92'
(98.00')
286.54'
(169.88')
663.80'
229.34'
(124.00')
EX. MONU.
EX. I.P.
30' BLDG. LINE (REAR YARD)
Parcel A
(0.27 Ac.)
GAZEBO
POOL AREA
WOODEN DECK
1 1/2 STORY BRICK & FRAME DWELLING
WALL
BLACKTOP DRIVE
Ex. 1.62 Acre Lot 44
-0.27 Acre Parcel A
Lot 44R 1.35 Acre total
after conveyance
Parcel B
0.12 Ac.
Parcel C
0.16 Ac.
0.28 ACRE
0.56 ACRE
N/F D. HIPPLE
N 84°57'40" W
191.16'
N 35°19'01" E
257.10'
S 89°34'18" E
195.99'
S 85°02'30" E
197.62'
S 85°02'30" E
213.86'
S 04°57'30" W
291.83'
10' BUILDING LINE (SIDE YARD)
Proposed Lot Line
Original Lot Line to be removed
N 76°19'58" E
213.53'
40' BLDG. LINE
A=58.50'
(43.83')
(34.14')
(27.86')
(62.00')
(43.34')
(18.66')
CO
GAS
MRKR
MEADOWBROOK ROAD 50' R/W (Paved 16.0')
R/W
MH
R=190.00' A=72.03'
Ch= S 05°54'08" E
71.60'
R=190.00' A=150.00'
Ch= S 39°22'47" E
146.14'
RR SPIKE
S 35°19'01" W
228.75'
N/F M. SCHULTZ
BLDG. LINE


RENFROW RD.
T479
OLD PLANK RD.
MUSHRUSH RD.
T852
MC BRIDE
PITTSBURGH RD.
OLD CLARK RD.
THORN
WINTERS RD.
HAMEL RD.
THREE DEGREE RD.
BLAZING STAR DR.
LARKSPUR CIR.
MT.LAUREL DR.
TRILLIUM CIR.
HIGH MEADOW DR. NORTH
HIGH MEADOW DR.
LARCHWOOD DR.
SITE
MERIDIAN RD.
T493
STEWART DR. T495
FAIRWAY LANE
FORRESTER DR.
AIRPORT RD.
72 SPUR
E.AIRPORT RD.
T497
LAKEVUE DR.
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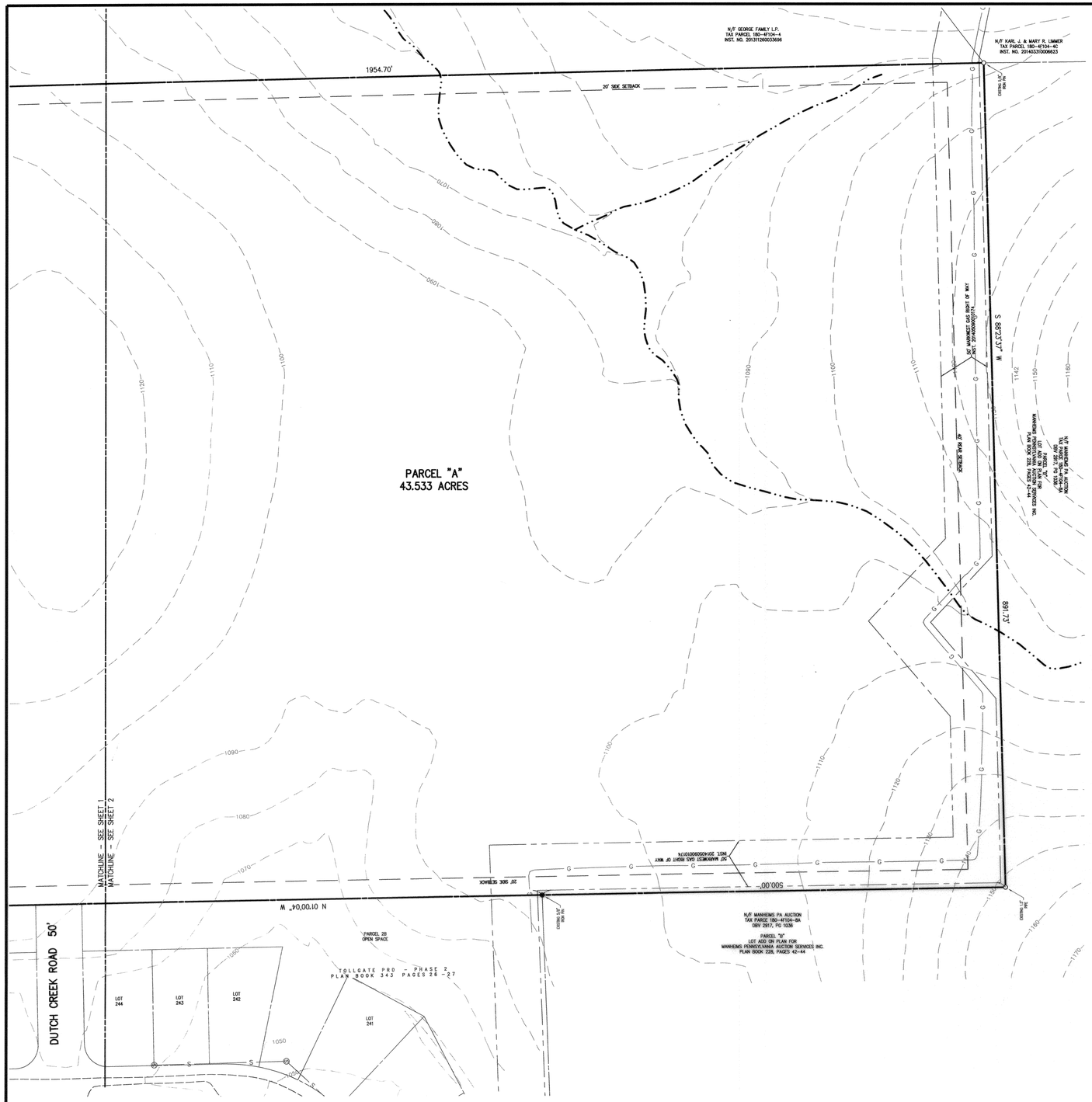
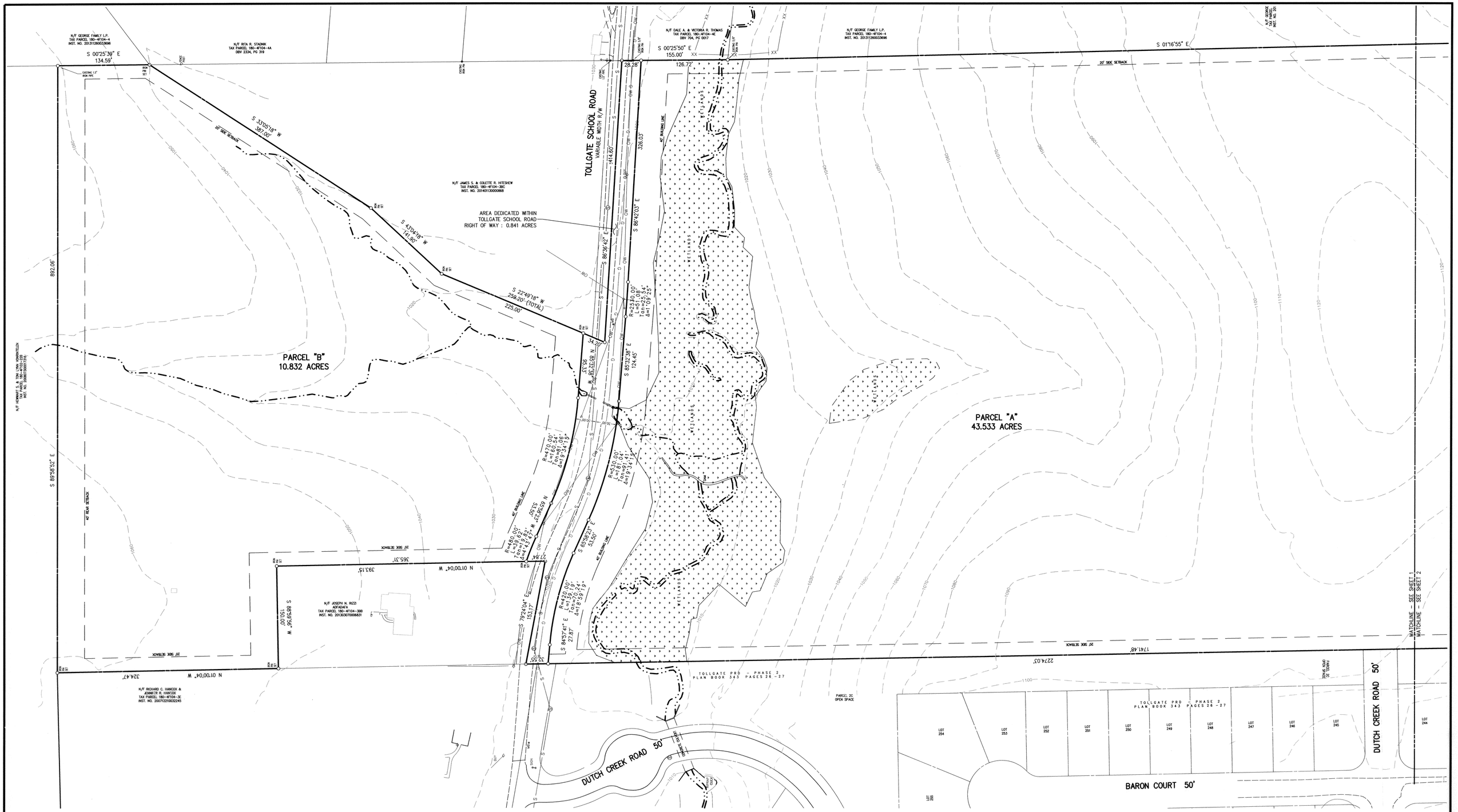

N/F GEORGE FAMILY L.P.
TAX PARCEL 180-4F104-4
INST. NO. 201312800033696
N/F KARL J. & MARY R. LIMMER
TAX PARCEL 180-4F104-4C
INST. NO. 201403310006623
1954.70'
20' SIDE SETBACK
S 88°23'37" W
891.73'
50' MARKWEST GAS RIGHT OF WAY
INST. 201405000010174
50' SIDE SETBACK
N 01°40'10" E
500.00'
PARCEL "A"
43.533 ACRES
MATCHLINE - SEE SHEET 1
MATCHLINE - SEE SHEET 2
DUTCH CREEK ROAD 50'
PARCEL 2B
OPEN SPACE
TOLLGATE PRD - PHASE 2
PLAN BOOK 343 PAGES 26 - 27
LOT 244
LOT 243
LOT 242
LOT 241
N/F MANHEIMS PA AUCTION
TAX PARCE 180-4F104-8A
DBV 2917, PG 1036
PARCEL "B"
LOT ADD ON PLAN FOR
MANHEIMS PENNSYLVANIA AUCTION SERVICES INC.
PLAN BOOK 228, PAGES 42-44
EXISTING 24" RCP
EXISTING 12" RCP
EXISTING 8" PVC
EXISTING 10" PVC
EXISTING 8" PVC
EXISTING 8" PVC
EXISTING 8



PLAN BOOK	PAGE
350	13

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CONTOUR SHOWN PROVIDED BY NOR EAST MAPPING
DATE OF PHOTOGRAPHY : 12-26-2014
CONTOUR INTERVAL : 2'

VERTICAL DATUM : NGVD88 (GEOID09)
HORIZONAL DATUM : NAD83

THE BEARING SHOWN ON THIS PLAN ARE REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS AT THE TIME OF THE SURVEY.

WETLAND DELINEATION PROVIDED BY ECOTUNE ENVIRONMENTAL CONSULTANTS

811 Know what's below Call before you dig.

DRAWING NUMBER:	1009-1414540
DRAWING SCALE:	1"=60'
DATE:	APRIL 28, 2015
DRAWN BY:	JSS
REVISIONS:	
05.07.2015..dedicate addition r/w	

SHEET 1 OF 2

SURVEY AND SUBDIVISION PLAN FOR:

FEHL PLAN OF LOTS NUMBER 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

KNOW ALL MEN BY THESE PRESENTS That I, Jeffrey J. Baur, of the Township of Adams, 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 Adams, 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 Adams, 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 Adams, 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, Jeffrey J. Baur, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 21ST day of JULY 2015.

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

Witness my hand and notarial seal this 21ST day of JULY 2015.

My commission expires the 17TH day of FEBRUARY 20 19

Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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.

17 July '15 (Seal) Stanley D Graff, P.L.S. # SU-030161-E

Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. SU030161-E

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 June 2015.

Janet L. Luthert, Secretary (Seal) — Donald C. Fiscus, Chairman

Reviewed by the Planning Commission of the Township of Adams, this 3RD day of JUNE 2015.

Secretary — Chairman

Reviewed by the Butler County Planning Commission on this 13TH day of MAY 2015.

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 350 Page(s) 14

Given under my hand and seal this 5 day of August 2015.

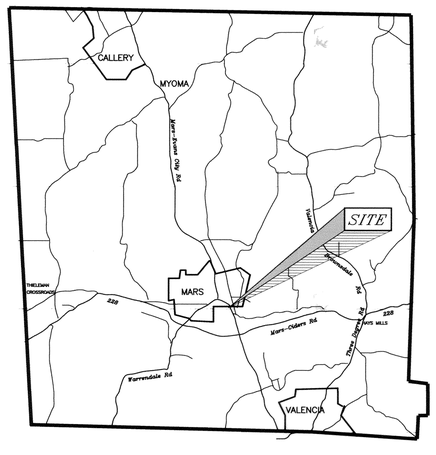
(Seal) Recorder of Deeds

RECORDER OF DEEDS BUTLER COUNTY, PA

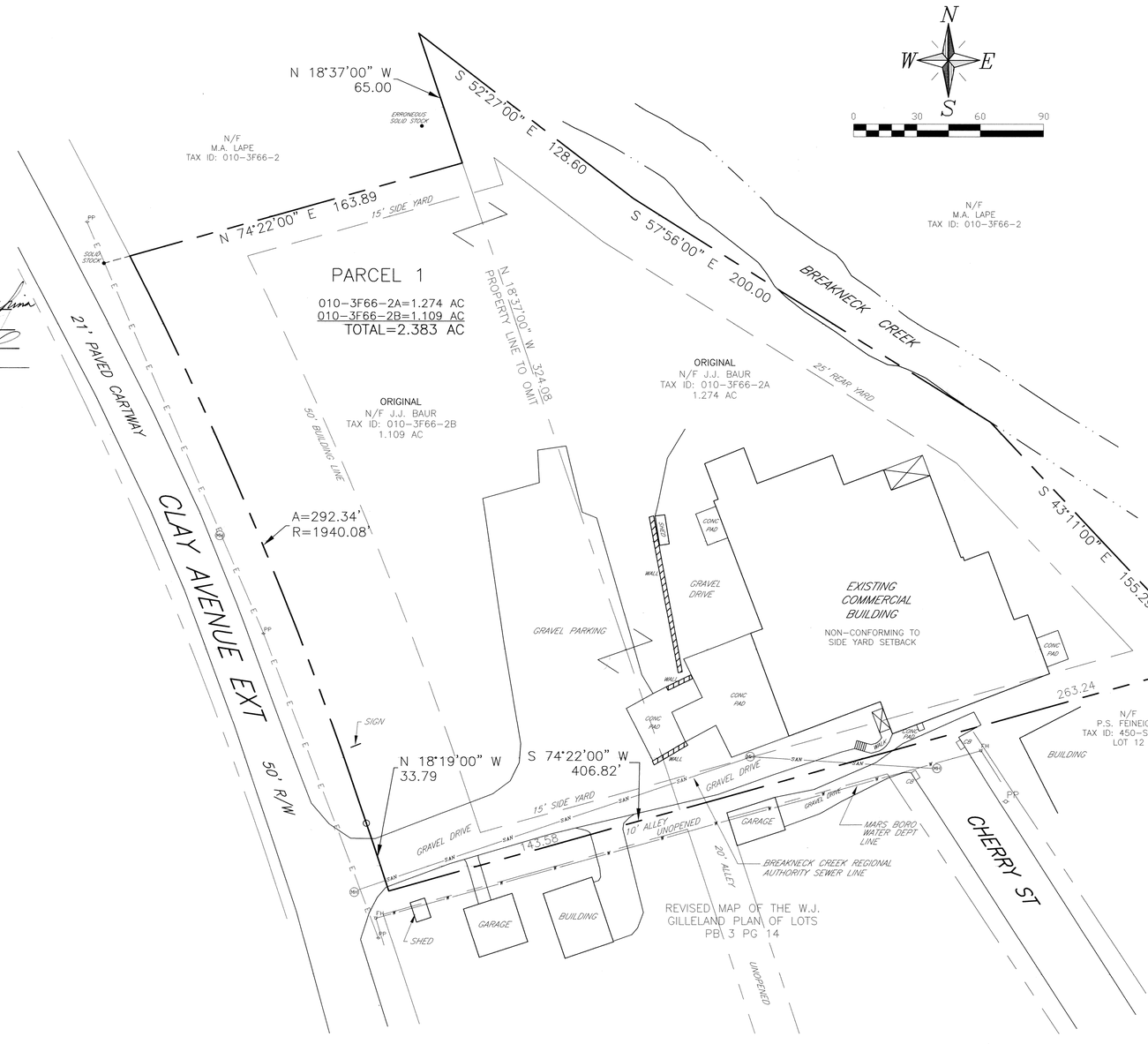
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

I, RONALD C. ISLER, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that this Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code Except as departures have been authorized by the approval authority.

7-24-15 (Date) 26400 E (Reg. No.) Signature (Seal)



ADAMS TOWNSHIP ZONING: I / INDUSTRIAL
SETBACKS
FRONT YARD – 50'
SIDE YARD – 15' (2 REQUIRED)
REAR YARD – 25'
MIN LOT AREA – 43,560 SQ FT (1 AC)
MIN LOT WIDTH – 100' @ FRONT SETBACK



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

NOTES:

1) OWNER: JEFFREY J. BAUR
2) PROPERTY ADDRESS: BAUR MACHINING
241 CLAY AVE EXT
MARS, PA 16046
3) ZONING: I-INDUSTRIAL
4) WATER SUPPLIED BY MARS BORO WATER DEPT
3) SEWER SUPPLIED BY BREAKNECK CREEK REGIONAL AUTHORITY

RECORDED AUG 5 2015
PLAN BOOK 350 PAGE 14
SHEET 1 of 1

Instr 201508050017173 08/05/2015
Pages:1 F $45.00 11:30AM
Michele Mustello T20150013442
Butler County Recorder FL

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER, M.E.S.A., Inc., LETTER DATED MAY 26, 2015	SDG	5/29/15

GRAFF SURVEYING
S. D. GRAFF PROFESSIONAL SURVEYING
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

J. BAUR PLAN

BEING A

CONSOLIDATION PLAN

FOR

JEFFREY J. BAUR

SITUATE

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
3/10/15	SDG	Sdg	1" = 30'

PROJECT NO.	TAX PARCEL NO.	REVISION
13-040	010-3F66-2A & 2B	A

KNOW ALL MEN BY THESE PRESENTS; THAT DOUGLAS & THERESA MORROW, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD 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 CONCORD, DOUGLAS & THERESA MORROW, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CONCORD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 DOUGLAS & THERESA MORROW, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 04 DAY OF August 2015.

ATTEST:

WITNESS

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 DOUGLAS & THERESA MORROW 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 04 DAY OF August 2015.
MY COMMISSION EXPIRES THE 04 DAY OF June 2018.

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

NOTARY PUBLIC

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONCORD ASSUMES NO 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 CONCORD, THIS 5th DAY OF August, 2015.

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.

07-13-15
DATE

REG. NO. 35568-E

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30th DAY OF JUNE 2015.

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 350 PAGE 15
GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF August 2015.

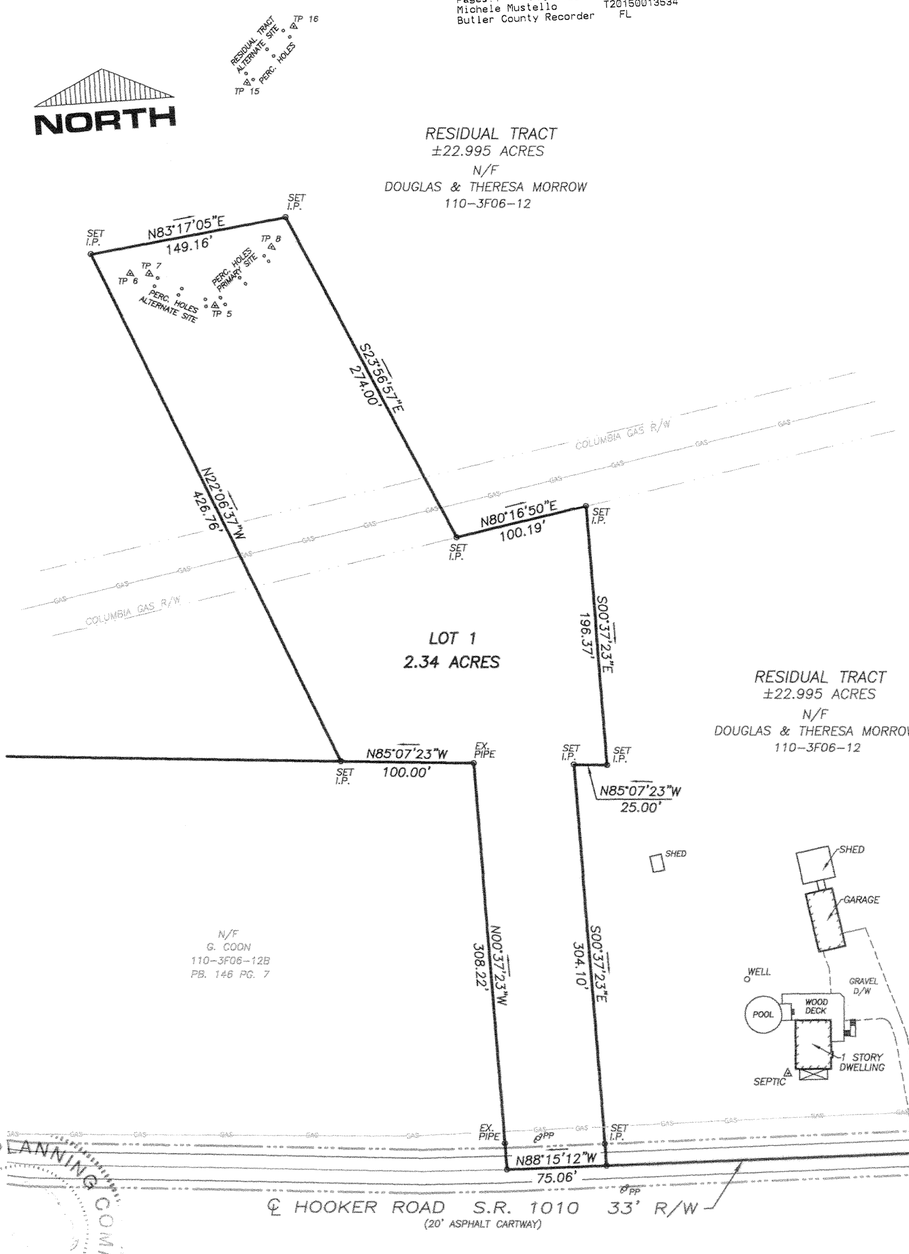
RECORDER

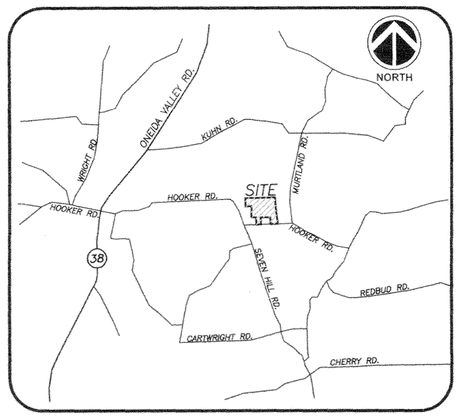
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS
BUTLER COUNTY, PA.

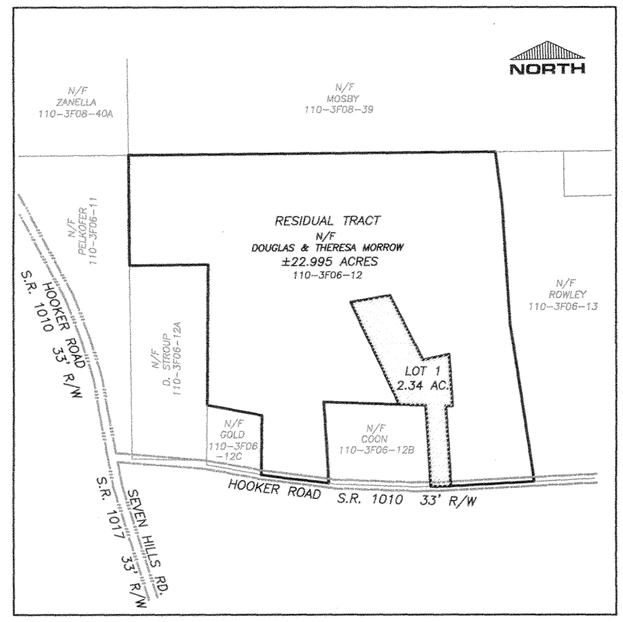
PLAN BOOK	PAGE
350	15

Instr:201508060017291 08/06/2015
Pages:1 F:$45.00 1:17PM
Michele Mustello T20150013594
Butler County Recorder FL





VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1" = 400'

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

TAX PARCEL: 110-3F06-12
DEED REF: DB. 1687 PG. 245
PLAN BOOK: 146 PG. 7

TOTAL PLAN AREA = ±25.335 ACRES
LOT 1 2.34 ACRES
RESIDUAL TRACT ±22.995 ACRES

OWNER:
DOUGLAS & THERESA MORROW
1025 HOOKER RD.
KARNS CITY, PA 16041
724-637-3678

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

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

Scale 1" = 80'
Date JUNE 23, 2015
Job No. 2749

MORROW SUBDIVISION No. 3

Situate in Concord Township
Butler County, Pa.

Prepared For DOUGLAS & THERESA MORROW

Sheet No. 1 of 1

Know All Men by These Presents, that I Ann Rosalind McGee of the Borough of Harmony, County of Butler, State of Pennsylvania, for myself , my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Subdivision of my property, situate in the Borough of Harmony, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Borough of Harmony, I Ann Rosalind McGee hereby agree to and by these presents do release and forever discharge the Borough of Harmony, its successors or assigns from any liability for damages arising and to arise from to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof any grades that may be established. This dedication and release shall be binding upon Ann Rosalind McGee my heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereto set my hand and seal this 6 day of August, A.D. 20 15.

ATTEST:

SEAL (Owner or Owners)

SEAL Notary Public (Owner or Owners)

My commission expires the 6 day of August A.D., 20 15

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Christine A. Kaelin, Notary Public Cranberry Twp., Butler County My Commission Expires May 27, 2016 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Know All Men by These Presents, that I Ann Rosalind McGee of the Borough of Harmony, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as I , our heirs, executors, administrators and assigns construct stormwater dranage facilities in accordance with Borough's specifications and requirements and the same is officially accepted by the Borough Council, Harmony Borough, and until such formal acceptance I for ourselves,our heirs, executors, administrators, and assigns do hereby release the Borough of Harmony from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Ann Rosalind McGee our heirs , executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS Day of August 6, A.D. 20 15.

SEAL (Owner or Owners)

(Owner or Owners)

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 Ann Rosalind McGee
Who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 6 day of August, 2015.

SEAL Notary Public

My commission Expires the 27 day of May ,2016.

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Christine A. Kaelin, Notary Public Cranberry Twp., Butler County My Commission Expires May 27, 2016 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The foregoing adoption and dedication is made by Ann Rosalind McGee with the full understanding and agreement that the approval of the Borough Council of the Borough of Harmony, 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 days of date of said approval.

SEAL (Owner or Owners)

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

This plat of subdivision approval by resolution of the Borough Council of the Borough of Harmony, Butler County, Pennsylvania on this 4th day of August, A.D. 20 15.

ATTEST:

(Secretary of Council) (President of Council)

This plat of subdivision has been approved by the Planning Commission of the Borough of Harmony, Butler County, Commonwealth of Pennsylvania on this 16th Day of JUNE, A.D. 20 15.

ATTEST:

(Secretary) (President)

Reviewed with comments by the Butler County Planning Commission. Letter to Harmony Borough Council dated MAY 19TH, A.D., 20 15.

SEC. (Executive Director) CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Instr: 201508070017350 08/07/2015
Pages: 1 F $45.00 12:42PM
Michele Mustello T20150013586
Butler County Recorder FL

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 350 Page 16.

Given under my hand and seal this 7 day of Aug., A.D. 20 15

(Recorder of Deeds)

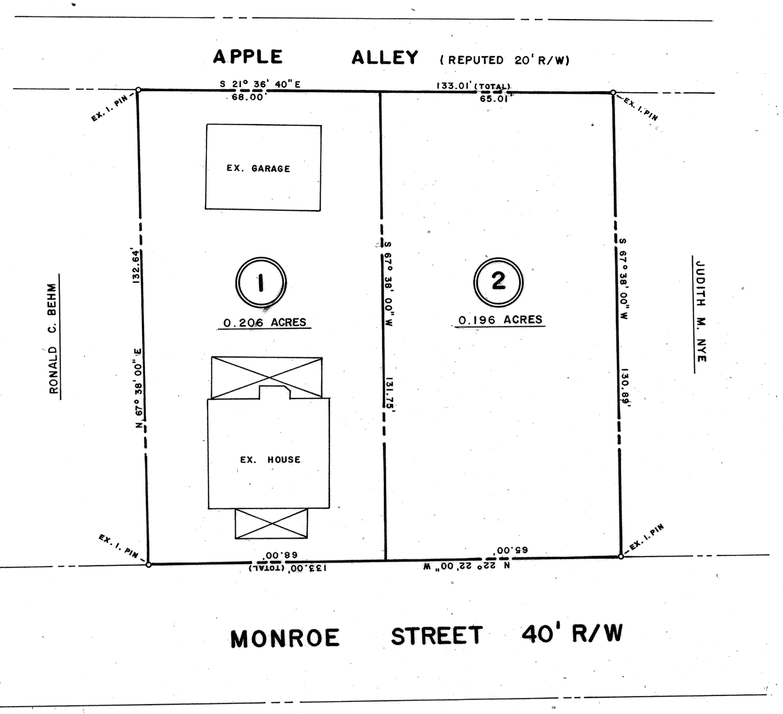
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

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

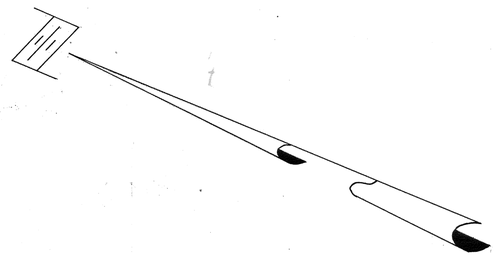
William F. Hummel SEAL

SU-1018A (Surveyors's Registration No.)

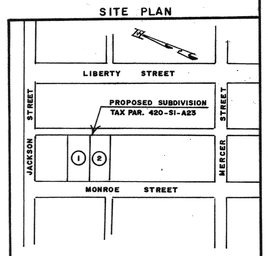
May 18, 2015 (Date)



ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT



SITE PLAN



BOROUGH SEAL

COUNTY SEAL — BUTLER COUNTY PLANNING COMMISSION

SURVEYOR SEAL

PLAN BOOK	PAGE
350	16

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

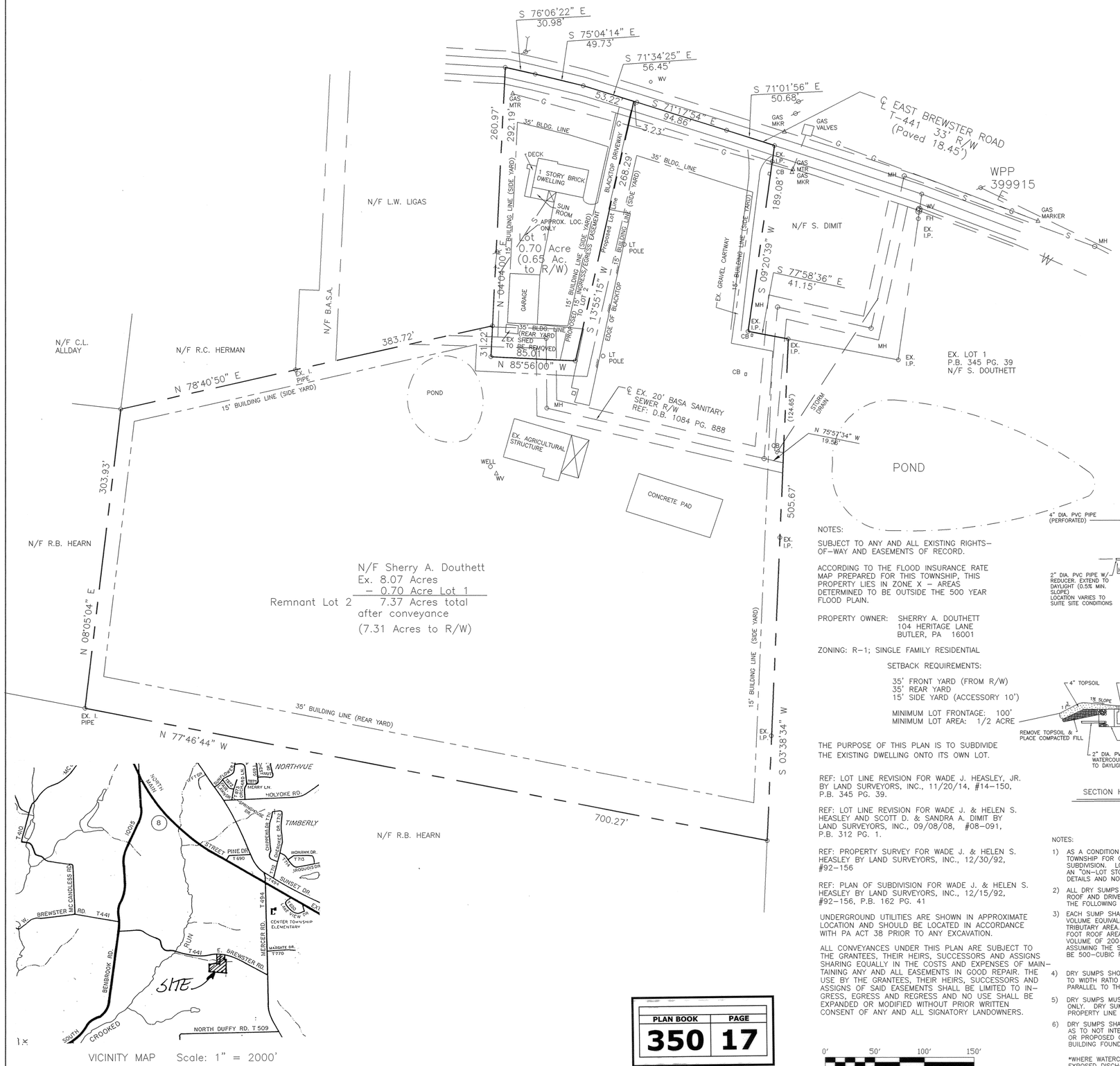
MCGEE PLAN

SITUATE: HARMONY BOROUGH, BUTLER COUNTY, PA

FOR: ANN MCGEE

DATE: MAY 12, 2015 SCALE: 1" = 20'

William F. Hummel F.B. B-43/70 1512



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
350	17

Instr: 201508100017475 08/10/2015
Pages: 1 F: $45.00 11:17PM
Michele Mustello T20150013580
Butler County Recorder FL

NOTES:

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

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

PROPERTY OWNER: SHERRY A. DOUTHETT
104 HERITAGE LANE
BUTLER, PA 16001

ZONING: R-1; SINGLE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:

35' FRONT YARD (FROM R/W)
35' REAR YARD
15' SIDE YARD (ACCESSORY 10')

MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT AREA: 1/2 ACRE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING DWELLING ONTO ITS OWN LOT.

REF: LOT LINE REVISION FOR WADE J. HEASLEY, JR. BY LAND SURVEYORS, INC., 11/20/14, #14-150, P.B. 345 PG. 39.

REF: LOT LINE REVISION FOR WADE J. & HELEN S. HEASLEY AND SCOTT D. & SANDRA A. DIMIT BY LAND SURVEYORS, INC., 09/08/08, #08-091, P.B. 312 PG. 1.

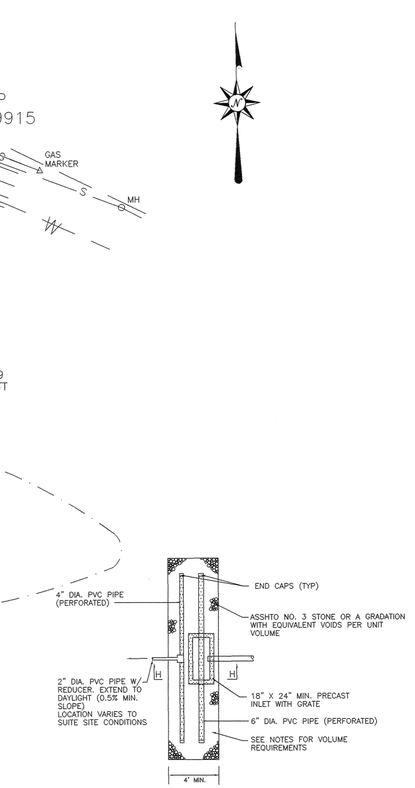
REF: PROPERTY SURVEY FOR WADE J. & HELEN S. HEASLEY BY LAND SURVEYORS, INC., 12/30/92, #92-156

REF: PLAN OF SUBDIVISION FOR WADE J. & HELEN S. HEASLEY BY LAND SURVEYORS, INC., 12/15/92, #92-156, P.B. 162 PG. 41

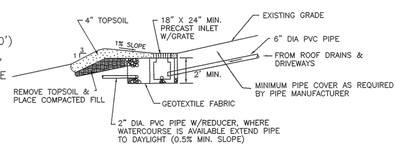
UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

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

0' 50' 100' 150'



PLAN



SECTION H - H

NOTES:

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

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

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 24th day of July, A.D. 2015.

ATTEST:

Darrin J. Nichter
NOTARY PUBLIC

Sherry A. Douthett
OWNER

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

Sherry A. Douthett
OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 24th day of July, 2015.

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

SEAL Darrin J. Nichter
NOTARY PUBLIC

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

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

June 19, 2015 DATE SEAL Cheryl A. Hughes REGISTRATION NUMBER SU-32490-E

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

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 24th day of June, 2015.

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 8th day of July, 2015.

Edward K. Latuska
CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 11th day of May, 2015.

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 350 page 17.

Given under my hand and seal this 10 day of August, 2015.

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

REVISED 06/19/15; ENGINEER'S REVIEW COMMENTS

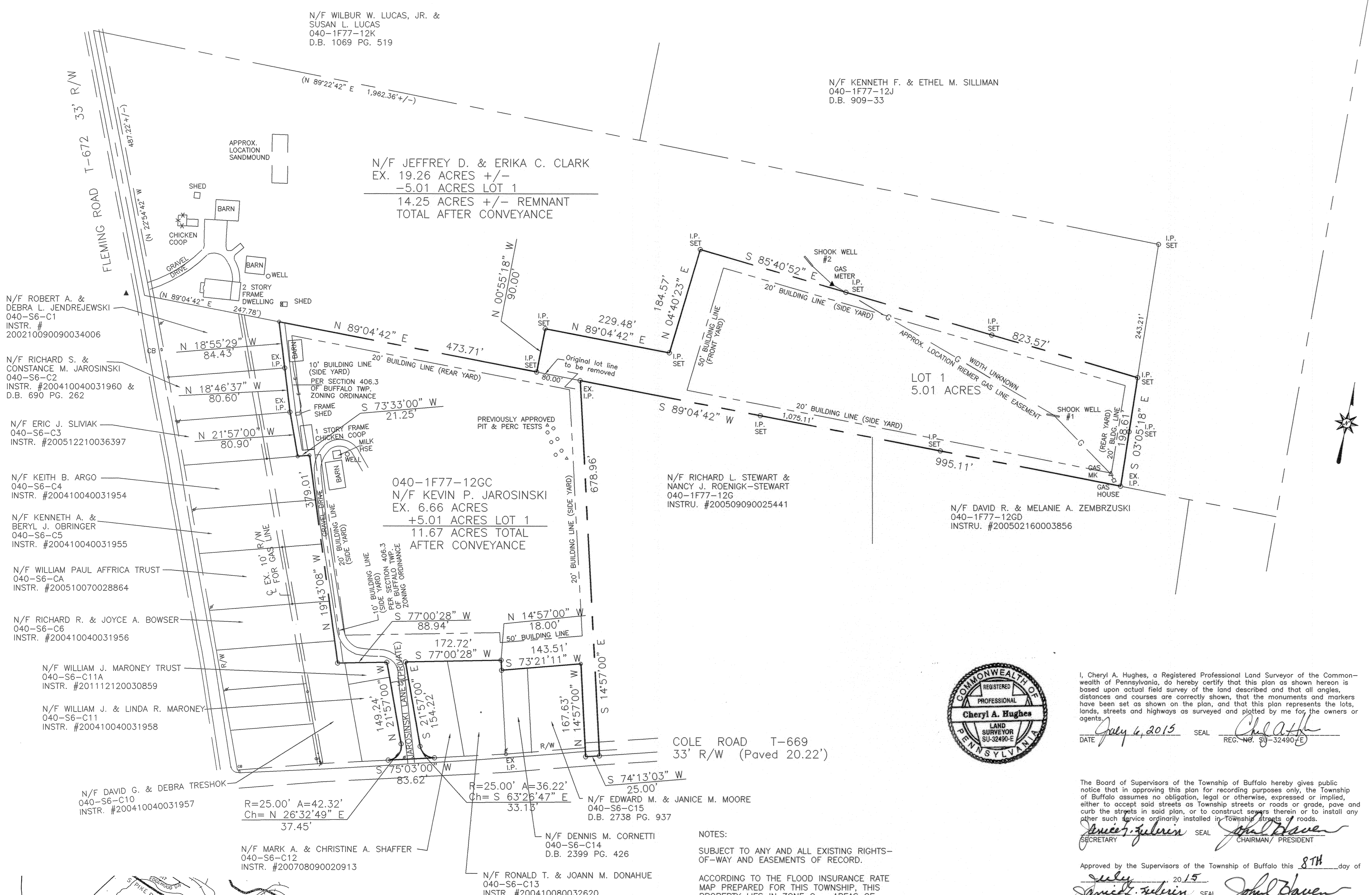
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

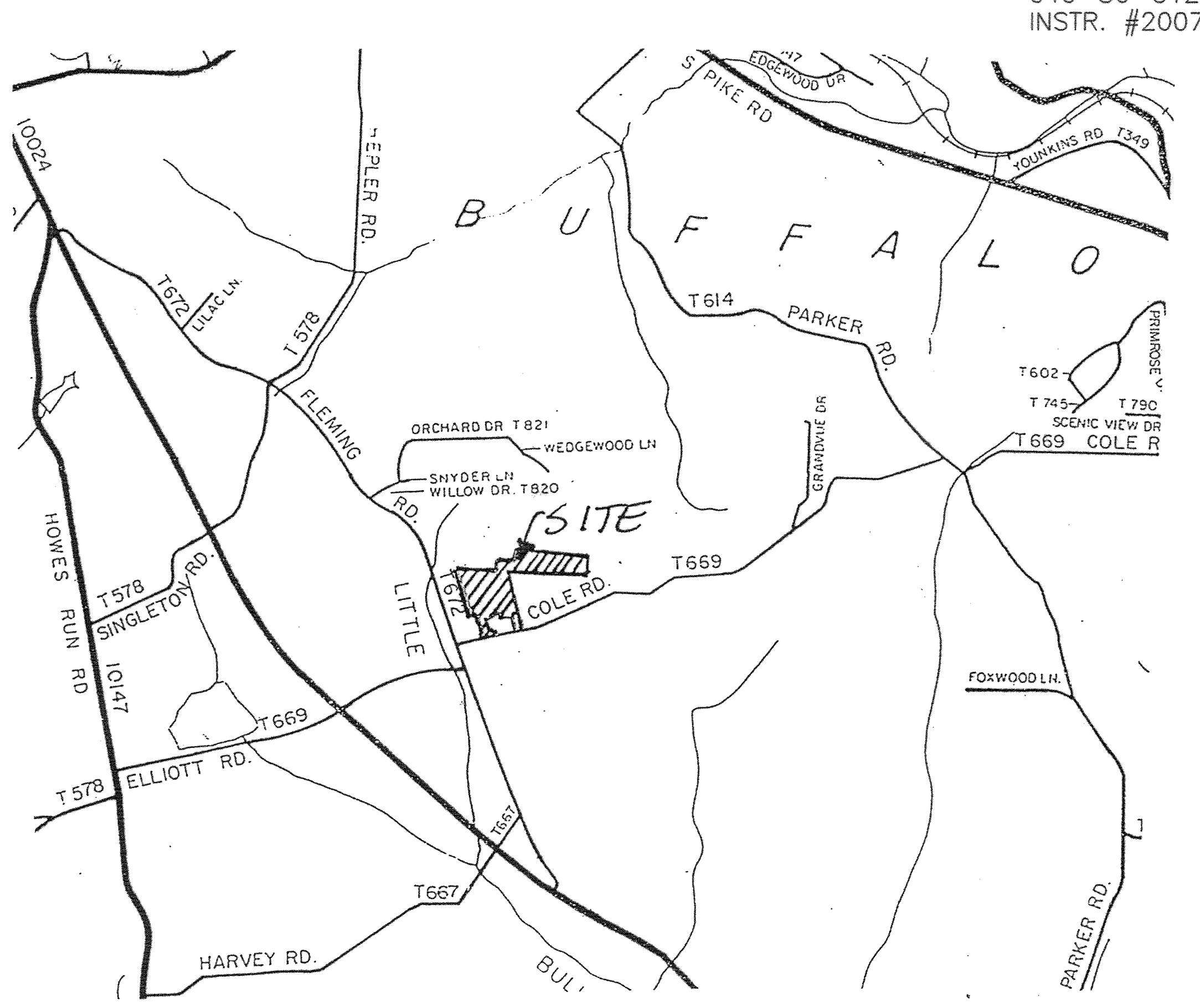
PLAN OF SUBDIVISION

FOR: SHERRY A. DOUTHETT

SITUATE: CENTER TWP., BUTLER CO., PA

Date 05/04/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F104-8D		Instrument # 201412040028895	Service No. 15-027
Address 165 E. BREWSTER ROAD			





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 OF MINIMAL FLOODING.

ZONING: A–1 AGRICULTURAL

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

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

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

REF: LOT LINE REVISION FOR MICHAEL A. & PATRICIA A. JAROSINSKI AND RICHARD S. & CONSTANCE M. JAROSINSKI BY LAND SURVEYORS, INC., #14–024, P.B. 342 PG. 27.

OWNERS: KEVIN P. JAROSINSKI
353 NORTH STREET
SPRINGDALE, PA 15144

JEFFREY D. & ERIKA C. CLARK
527 FLEMING RD.
SARVER, PA 16055

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD LOT 1 TO ADJACENT LANDS OF K. JAROSINSKI. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

PLAN BOOK	PAGE
350	18

Instr:201508110017647 08/11/2015
Pages:1 F:$45.00 2:47PM
Michele Mustello T20150013810
Butler County Recorder FL

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

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

DATE July 6, 2015 SEAL [signature] REG. NO. SU–32490–E

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

SECRETARY [signature] SEAL CHAIRMAN/ PRESIDENT [signature]

Approved by the Supervisors of the Township of Buffalo this 8TH day of July, 2015.

SECRETARY [signature] SEAL CHAIRMAN/PRESIDENT [signature]

Approved by the Buffalo Township Planning Commission this 1ST day of July, 2015.

SECRETARY [signature] SEAL CHAIRMAN/PRESIDENT [signature]

Reviewed by the Butler County Planning Commission this 8TH day of JUNE, 2015.

SECRETARY [signature] JRM SEAL CHAIRMAN/PRESIDENT [signature] JRM

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 350 page 18.

Given under my hand and seal this 11th day of August, 2015.

SEAL
RECORDER [signature]

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

0' 100' 200' 300'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of July, 2015.

ATTEST:
[signature] NOTARY PUBLIC [signature] OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of July, 2015.

My Commission expires the 14th day of September, 2015.

SEAL
[signature] NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara E. Otwell, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Sept. 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 22nd day of July, 2015.

ATTEST:
[signature] NOTARY PUBLIC [signature] OWNER [signature] OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of July, 2015.

My Commission expires the 14th day of September, 2015.

SEAL
[signature] NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara E. Otwell, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Sept. 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

We, Jeffrey D. and Erika C. Clark, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jeffrey D. and Erika C. Clark as recorded in Instrument #200605010010231, Recorder of Deeds Office.

[signature] WITNESS [signature] OWNER [signature] OWNER

We, Northwest Savings Bank, mortgagee of the property embraced in this plan of subdivision in the names of Jeffrey D. and Erika C. Clark, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

[signature] WITNESS [signature] NWSB MORTGAGEE

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 07/06/15; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION
FOR: KEVIN P. JAROSINSKI and JEFFREY D. & ERIKA C. CLARK
SITUATE: BUFFALO TWP., BUTLER CO., PA

Date 06/05/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 040–1F77–12H, 12GC	Inst. # 200605010010231 201412230030379		Service No. 14–189
Address FLEMING ROAD			

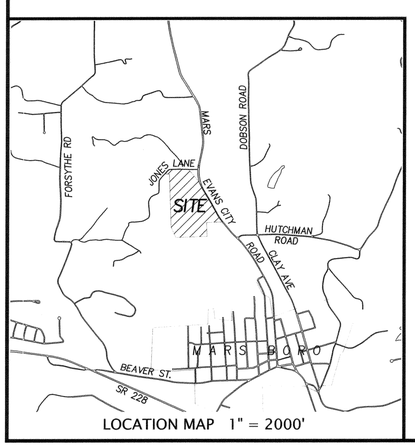
Instr:201509120017724 09/12/2015
Pages:1 F:$45.00 11:15AM
Michele Mustello T201500138S8
Butler County Recorder FL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





LOCATION MAP 1" = 2000'

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 1ST DAY OF _____, 20 15

SECRETARY CHAIRPERSON

PHASE 3 LOT AREAS:	223,961 SQ.FT.	5.14 ACRES
PHASE 3 OPEN SPACE:	0.00 SQ.FT.	0.00 ACRES
PHASE 3 STREET AREAS:	52,396 SQ.FT.	1.20 ACRES
AREA RESERVED FOR FUTURE DEVELOPMENT:	25,353 SQ.FT.	0.58 ACRES
DEVELOPMENT TOTALS:	301,710 SQ.FT.	6.92 ACRSE

PROPOSED WATER SUPPLY:	MUNICIPAL WATER AUTHOIRTY OF ADAMS TOWNSHIP
PROPOSED SEWAGE SERVICE:	BREAKNECK CREEK REGIONAL AUTHORITY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS THIS PHASE:	27
LOT REQUIREMENTS:	
MINIMUM LOT WIDTH :	60.00 FEET
FRONT BUILDING LINE :	20.00 FEET
SIDE BUILDING LINE :	8.00 FEET MIN / 20' BETWEEN STRUCTURES
REAR BUILDING LINE :	25.00 FEET
LOTS BY PHASE	
PHASE 1	36 LOTS
PHASE 2	45 LOTS
PHASE 3	27 LOTS

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

PLAN BOOK	PAGE
350	19

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

DRAWING NUMBER:	1004-1413510
DRAWING SCALE:	1"=50'
DATE:	MARCH 14, 2014
DRAWN BY:	JSS
REVISIONS:	

AMHERST VILLAGE PHASE 3

BEING A SUBDIVISION OF PARCEL 2 REVISED # 2 OF THE AMHERST VILLAGE PHASE 2 - REVISION NO. 1 PLAN RECORDED AT PLAN BOOK 334, PAGE 20
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Know All Men By These Presents that, FAR VIEW FARMS DEVELOPMENT, LLC., a Pennsylvania Limited Partnership does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, FAR VIEW FARMS DEVELOPMENT, LLC., hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FAR VIEW FARMS DEVELOPMENT, LLC., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 3 day of August, 2015 A.D.

ATTEST:

Paula M Ronchetti
NOTARY PUBLIC

FAR VIEW FARMS DEVELOPMENT LLC.

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

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

SECRETARY

FAR VIEW FARMS DEVELOPMENT, LLC.

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KACLIK general partner of FAR VIEW FARMS DEVELOPMENT, LLC., who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such: WITNESS MY HAND AND NOTARIAL SEAL this 3 day of August 2015 A.D.

Paula M Ronchetti
NOTARY PUBLIC

My Commission Expires the 15 day of August 2017

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 27th day of July, 20 15.

Janet L Leibhart
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Jane E. Lee
ADAMS TOWNSHIP SUPERVISOR

Donald A. Cole
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

James A. Francavilla
ADAMS TOWNSHIP SUPERVISOR

Edward L Vogel
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 DATE 7/29/15
JAMES A. SPERDUTE, R.S. # 24457-E

I, _____, 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 DATE 8-5-15 REG # 26400E

Reviewed by the Butler County Planning Commission this 17TH day of JUNE, 2015

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

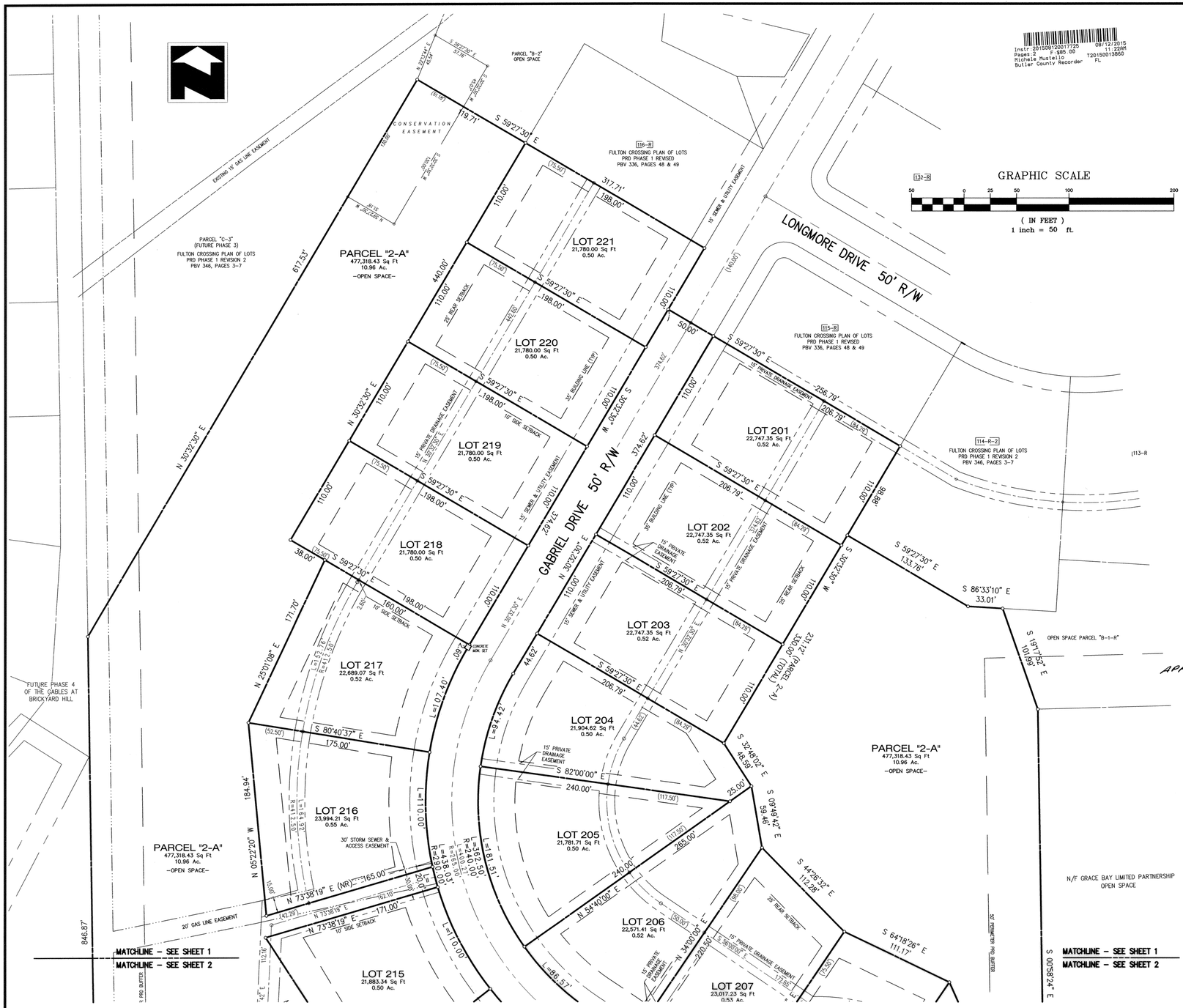
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

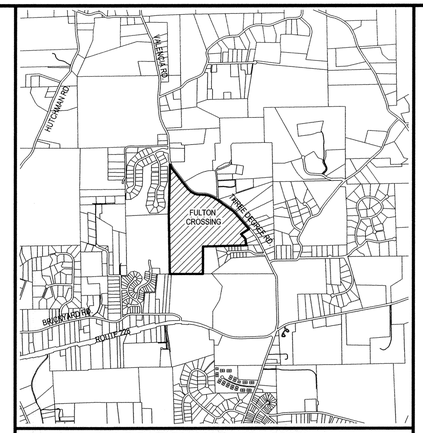
Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 350, page 19. Given under my hand and seal this 10 day of September 20 15.

BUTLER COUNTY RECORDER OF DEEDS

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



Instr: 201509150011725 08/12/2015
Pages: 2 F:$85.00 T20150013860
Michele Mustello FL
Butler County Recorder



LOCATION MAP 1" = 2000'

FULTON DEVELOPMENT COMPANY, LP BY FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, OWNERS OF THE FULTON CROSSINGS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF FULTON DEVELOPMENT COMPANY, LP. AS RECORDED IN INSTRUMENT NUMBER _____ IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

WE, DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY EMBRACED IN FULTON CROSSINGS 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 _____

I, JAMES A. SPERDUTE, 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.

JAMES A. SPERDUTE, RS # 24457-E DATE 7/28/15

REVIEWED BY THE ~~BUTLER COUNTY~~ PLANNING COMMISSION THIS 1ST DAY OF JULY, 20 15. APPROVED ADAMS TWP.

SECRETARY _____ CHAIRPERSON, COUNTY PLANNING COMMISSION _____

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 350, PAGE(S) 20-21.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF August, 20 15.

(SEAL) RECORDER OF DEEDS _____

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

KNOW ALL MEN BY THESE PRESENTS: THAT FULTON DEVELOPMENT COMPANY, LP. BY FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, FULTON DEVELOPMENT COMPANY, LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FULTON DEVELOPMENT COMPANY, LP 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 3RD DAY OF AUGUST, 20 15.

FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED CHRISTOPHER J. KACLIK, PRESIDENT OF FUTURE DEVELOPMENT GROUP, INC. ,GENERAL PARTNER OF FULTON DEVELOPMENT COMPANY, LP 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 FULTON DEVELOPMENT COMPANY, LP 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.

FULTON DEVELOPMENT COMPANY, LP
BY: FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3 DAY OF August, 2015.

MY COMMISSION EXPIRES THE 15 DAY OF August, 2017.

NOTARY PUBLIC

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

REVIEWED BY THE PLANNING COMMISSION OF THE ~~TOWNSHIP~~ BUTLER COUNTY PLANNING COMMISSION OF ADAMS THIS 17TH DAY OF JUNE, 2015.

SECRETARY _____ CHAIRPERSON _____

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 27th DAY OF July, 2015.

SECRETARY _____ CHAIRPERSON _____

SUPERVISOR _____ SUPERVISOR _____

SUPERVISOR _____ SUPERVISOR _____

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

TOWNSHIP ENGINEER _____ DATE 8-5-15 REG. NO. 26400 E

DEVELOPMENT AREAS:

AREA WITHIN LOTS :	470,857.08 SQ.FT.	OR	10.81 ACRES
OPEN SPACE :	477,318.43 SQ.FT.	OR	10.96 ACRES
RIGHT OF WAY :	59,745.49 SQ.FT.	OR	1.37 ACRES
TOTAL PHASE 2 AREA:	1,007,921 SQ.FT.	OR	23.14 ACRES

LOTS BY PHASE:

PHASE 1	42 LOTS
PHASE 2	21 LOTS
PHASE 3	19 LOTS
TOTAL	82 LOTS

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

PROPOSED SETBACKS:

FRONT :	35.00 FEET
SIDE :	10.00 FEET
REAR :	25.00 FEET

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

PLAN BOOK	PAGE
350	20

OWNER/DEVELOPER:
FULTON DEVELOPMENT COMPANY, L.P.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

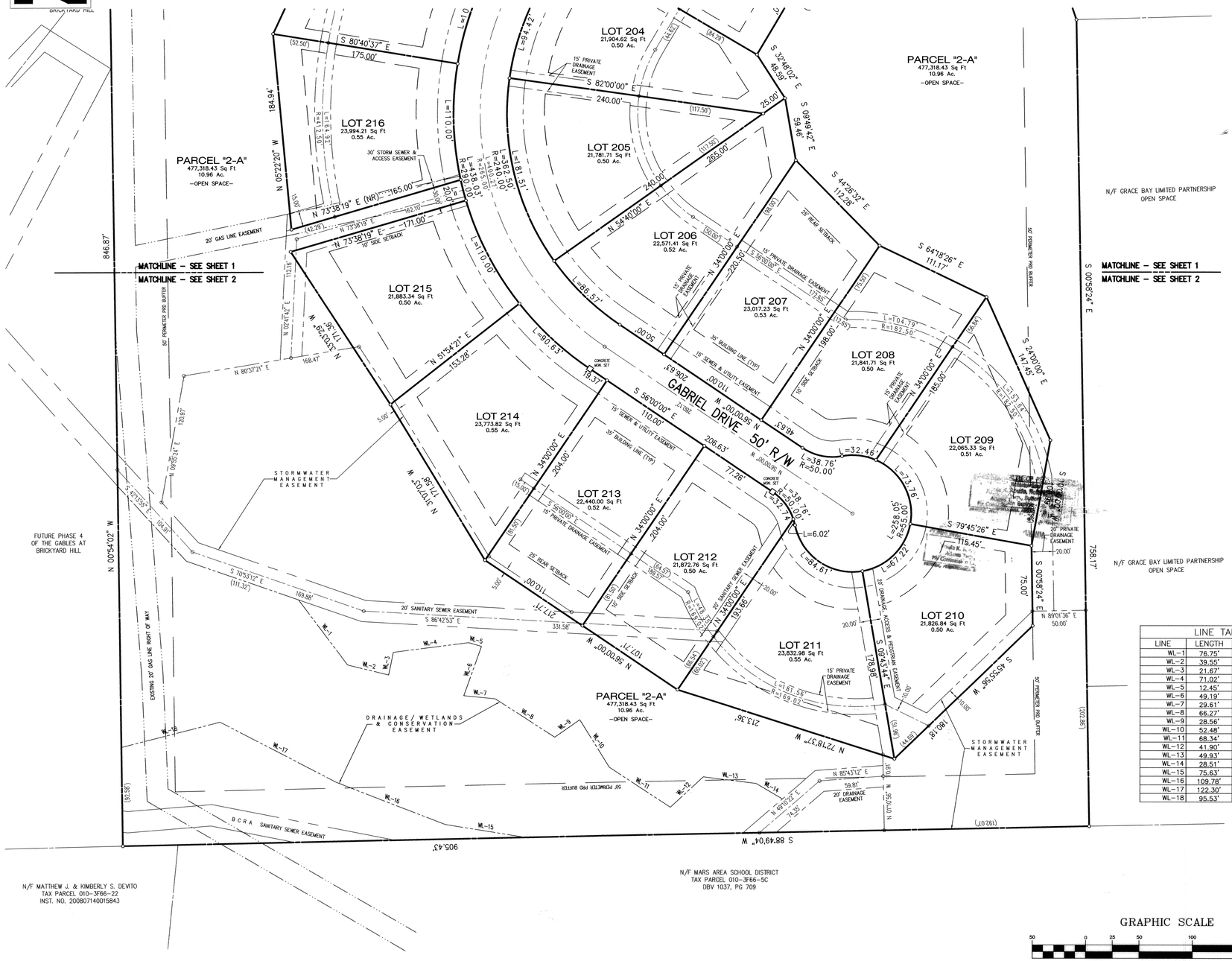
DRAWING NUMBER:	1001-1515044
DRAWING SCALE:	1"=50'
DATE:	JUNE 4, 2015
DRAWN BY:	JSS
REVISIONS:	

SHEET 1 OF 2

FULTON CROSSING PHASE 2

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING LAYOUT • SUBDIVISIONS • DEEDS
CONSTRUCTION LAYOUT • CONDOMINIUMS • MONUMENTS
AS-BUILT DRAWINGS • LAND DEVELOPMENT



LINE TABLE		
LINE	LENGTH	BEARING
WL-1	76.75'	S 36°53'29" E
WL-2	39.55'	S 76°18'12" E
WL-3	21.67'	N 11°38'33" E
WL-4	71.02'	N 82°45'01" E
WL-5	12.45'	S 73°44'06" E
WL-6	49.19'	S 19°27'55" W
WL-7	29.61'	S 84°04'04" E
WL-8	66.27'	S 57°03'35" E
WL-9	28.56'	N 55°14'36" E
WL-10	52.48'	S 31°50'16" E
WL-11	68.34'	S 56°55'40" E
WL-12	41.90'	N 47°21'35" E
WL-13	49.93'	S 83°03'19" E
WL-14	28.51'	S 59°36'15" E
WL-15	75.63'	N 80°44'55" W
WL-16	109.78'	N 68°43'49" W
WL-17	122.30'	N 62°33'45" W
WL-18	95.53'	S 75°43'57" W

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 : 35.00 FEET
SIDE : 10.00 FEET
REAR : 25.00 FEET

PLAN BOOK	PAGE
350	21

OWNER/DEVELOPER:
FULTON DEVELOPMENT COMPANY, L.P.
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

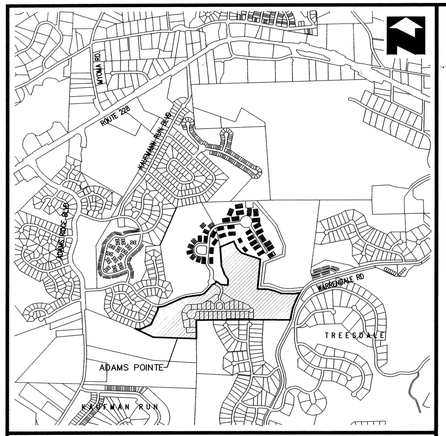
DRAWING NUMBER:	1001-1515044
DRAWING SCALE:	1"=50'
DATE:	JUNE 4, 2015
DRAWN BY:	JSS
REVISIONS:	

SHEET 2 OF 2

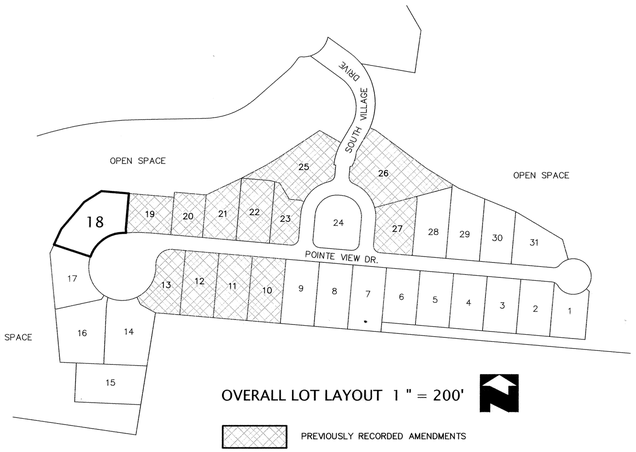
FULTON CROSSING PHASE 2

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPECIALTY LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelemed.net
CONSTRUCTION LAYOUT • SUBDIVISIONS • LAND DEVELOPMENT



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

ORIGINAL LOT 18		
18A	7,929.08 SQ.FT.	0.18 ACRES
18B	2,859.92 SQ.FT.	0.07 ACRES
18C	2,732.85 SQ.FT.	0.06 ACRES
18D	2,654.29 SQ.FT.	0.06 ACRES
18E	6,523.74 SQ.FT.	0.15 ACRES
TOTAL	22,699.88 SQ.FT.	0.52 ACRES

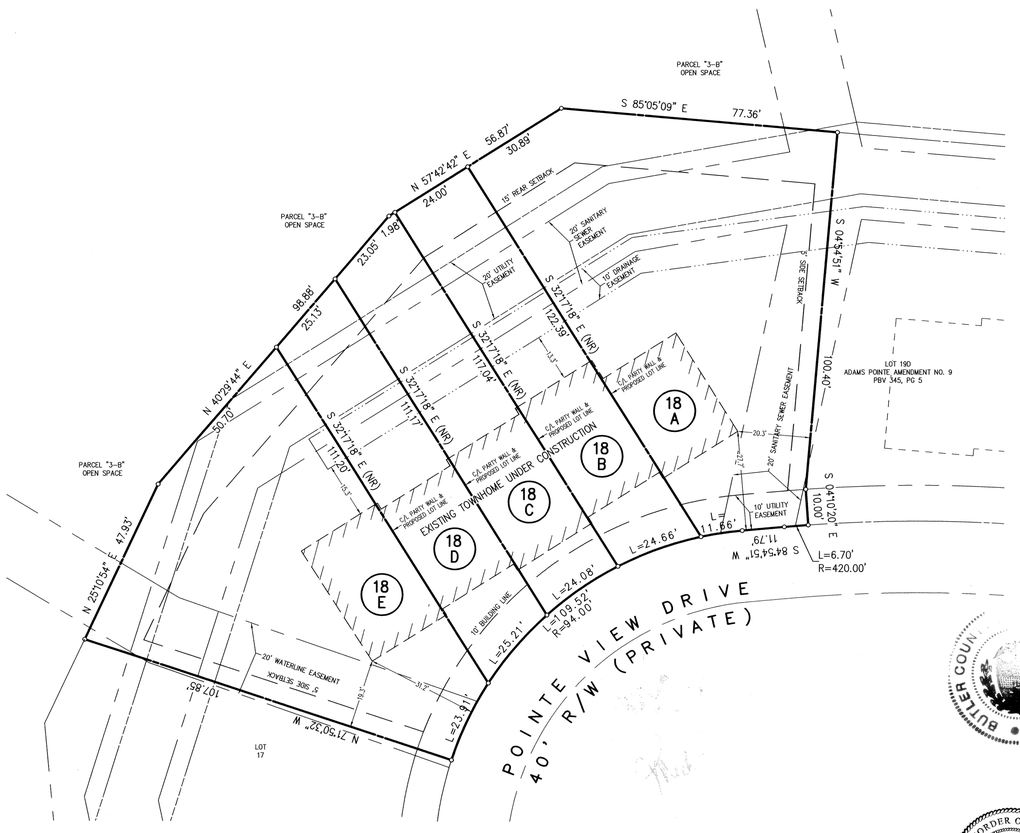
LOT SETBACKS:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



Instr:201508120017726 08/12/2015
Pages:1 F $45.00 11:26AM
Michele Mustello T20150013861
Butler County Recorder FL

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 28TH DAY OF JULY, A.D. 20 15

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 28TH DAY OF JULY A.D. 20 15 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 28 DAY OF JULY A.D., 20 15

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 July 20 15

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 7/20/15

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

PRINTED NAME & REGISTRATION NO. Ronald Olsen 26460E — DATE 8-5-15

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF APRIL A.D. 20 15

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

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 350 PAGE 22

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF August A.D., 20 15

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

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

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

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 18 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.

OWNER INFORMATION:

NVR, INC
ONE PENN CENTER WEST
SUITE 220
PITTSBURGH, PA 15276

TAX PARCEL : 010-S18-B18

INSTRUMENT NO. 201505040009240

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

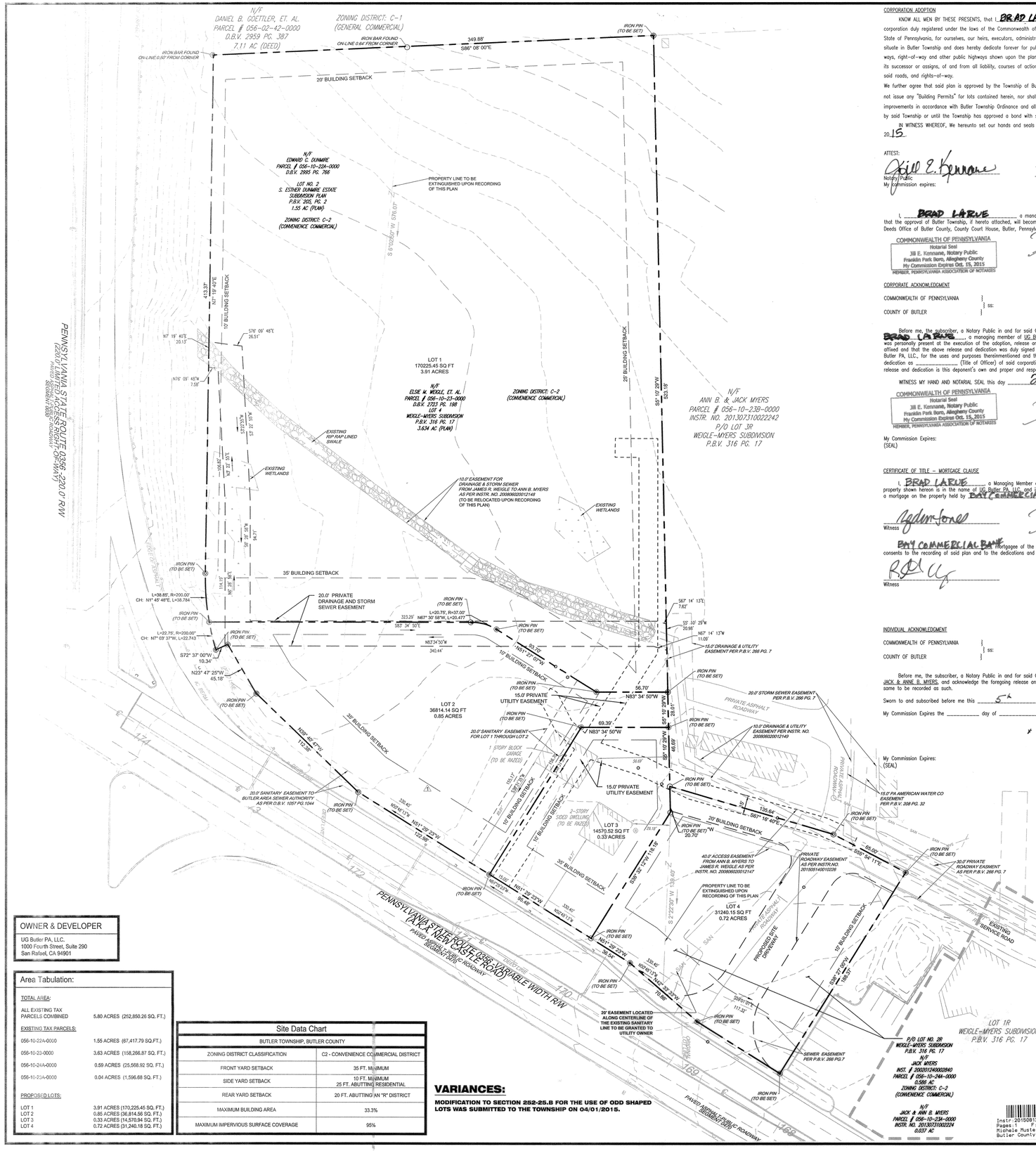
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1001-1515098
DRAWING SCALE:	1"=20'
DATE:	JUNE 11, 2015
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 10 LOT 18

BEING A RE-SUBDIVISION OF LOT 18 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 ENGINEERING • LAND DEVELOPMENT



OWNER & DEVELOPER

UG Butler PA, LLC.
1000 Fourth Street, Suite 290
San Rafael, CA 94901

Area Tabulation:

TOTAL AREA:

ALL EXISTING TAX PARCELS COMBINED	5.80 ACRES (252,850.26 SQ. FT.)

EXISTING TAX PARCELS:

056-10-22A-0000	1.55 ACRES (67,417.79 SQ.FT.)
056-10-22-0000	3.63 ACRES (158,266.87 SQ. FT.)
056-10-24A-0000	0.59 ACRES (25,568.92 SQ. FT.)
056-10-23A-0000	0.04 ACRES (1,596.68 SQ. FT.)

PROPOSED LOTS:

LOT 1	3.91 ACRES (170,225.45 SQ. FT.)
LOT 2	0.85 ACRES (36,814.56 SQ. FT.)
LOT 3	0.33 ACRES (14,570.94 SQ. FT.)
LOT 4	0.72 ACRES (31,240.18 SQ. FT.)

Site Data Chart

BUTLER TOWNSHIP, BUTLER COUNTY	
ZONING DISTRICT CLASSIFICATION	C2 - CONVENIENCE COMMERCIAL DISTRICT
FRONT YARD SETBACK	35 FT. MINIMUM
SIDE YARD SETBACK	10 FT. MINIMUM 25 FT. ABUTTING RESIDENTIAL
REAR YARD SETBACK	20 FT. ABUTTING AN "R" DISTRICT
MAXIMUM BUILDING AREA	33.3%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	95%

VARIANCES:

MODIFICATION TO SECTION 252-25.B FOR THE USE OF ODD SHAPED LOTS WAS SUBMITTED TO THE TOWNSHIP ON 04/01/2015.

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that I, BRAD LARUE, a managing member of UG Butler PA, LLC, a corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, does hereby adopt this Plan for its property situate in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, right-of-way and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

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

IN WITNESS WHEREOF, We hereunto set our hands and seals this 24th day of July, 20 15.

ATTEST:

Jill E. Kennane — Notary Public
My commission expires:

Signature of Managing Member

Witness

I, BRAD LARUE, a managing member of UG Butler PA, LLC, fully understand and agree that the approval of Butler Township, 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 the date of said approval.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jill E. Kennane, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires Oct. 15, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signature of Managing Member

Witness

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared BRAD LARUE, a managing member of UG Butler PA, LLC, who being duly sworn deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporation seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said UG Butler PA, LLC., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as _____ (Title of Officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

WITNESS MY HAND AND NOTARIAL SEAL this day 24th of July, 20 15.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jill E. Kennane, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires Oct. 15, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signature of Managing Member

My Commission Expires:
(SEAL)

Notary Public

CERTIFICATE OF TITLE – MORTGAGE CLAUSE

I, BRAD LARUE, a Managing Member of UG Butler PA, LLC, do hereby certify that the title to the property shown hereon is in the name of UG Butler PA, LLC, and is recorded in Instrument No. _____, and that there is a mortgage on the property held by BAY COMMERCIAL BANK

(Name of Lender)

Witness

Signature of Managing Member

BAY COMMERCIAL BANK, mortgagee of the property contained in the Greenwood Plaza Plan of Lots No. 1 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Authorized Signature

Vice President
Title

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named JACK & ANNE B. MYERS, 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 to and subscribed before me this 5th day of August, A.D. 2015

My Commision Expires the _____ day of _____, 19____.

Signature of Owner(s)

My Commission Expires:
(SEAL)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patrick V. Hammonds, Notary Public
City of Butler, Butler County
My Commission Expires June 3, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BOARD OF COMMISSIONER'S FINAL APPROVAL CERTIFICATE

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, expresses 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 Commissioners of the Township of Butler this day of July 23, 20 15

ATTEST:

Theresa Dicken — Secretary (SEAL)

President

LOCAL PLANNING COMMISION APPROVAL CERTIFICATE

Approved by the Butler Township Planning Commission this day of July 7, 20 15

ATTEST:

Ernest R. Oesterling — Secretary (SEAL)

Chairman

COUNTY PLANNING COMMISIONER REVIEW

Reviewed by the Butler County Planning Commission this day of July 15, 20 15

ATTEST:

Secretary (SEAL)

Chairman

COUNTY CONSERVATION DISTRICT

Approved by the Butler County Conservation District this day of _____, 20_____

ATTEST:

Chairman

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

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} ss:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, at Instrument Number 201508120017746

Given under my hand and seal this 12 day of August, A.D. 20 15.

HIGHWAY OCCUPANCY PERMIT:

A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". A Highway Occupancy Permit is required before access to Mars Evans City Road (S.R. 3015) is permitted.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

(SEAL)

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

7/20/15
Date

OWNER ADOPTION

Know all men by these Presents, That We JACK & ANNE B. MYERS, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, way, 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 _____ day of _____, 19 2015

Notary Public

IN WITNESS WHEREOF, We hereunto set our hands and seals this 7 day of July, 20 15.

ATTEST:

Notary Public
My commission expires: 9-12-16

Signature of Owner(s)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2016

CERTIFICATE OF TITLE – NO MORTGAGE CLAUSE

We JACK & ANNE B. MYERS owners of the PARCEL 056-10-24A-0000, do hereby certify that the title of this property is in the name of JACK & ANNE B. MYERS as recorded in plan Book Volume 316 page 17, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

We JACK & ANNE B. MYERS owners of the PARCEL 56-10-23A-0000, do hereby certify that the title of this property is in the name of JACK & ANNE B. MYERS as recorded in plan Book Volume 316 page 17, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness

Owner

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SURVEYOR

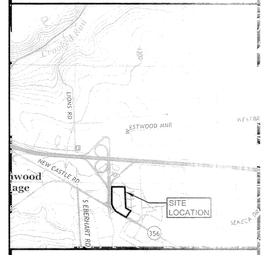
BUTLER TOWNSHIP BOARD OF COMMISSIONERS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

Instr:201508120017746 08/12/2015
Pages:1 F:$45.00 1:11PM
Michele Mustello T20150013890
Butler County Recorder FL

Site Location Map: Mt. Chestnut (Scale 1"=2000')



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING FOUR PARCELS OF LAND, OWNED BY EDWARD C. DUNMIRE, (PARCEL NO. 056-10-22A-0000), ELSIE M. WEIGLE, ET AL., (PARCEL NO. 056-10-23-0000), JACK & ANN B. MYERS, (PARCEL NO. 056-10-23A-0000), & JACK MYERS, (PARCEL NO. 056-10-24A-0000) INTO ON PARCEL OF LAND. THIS CONSOLIDATED PARCEL WILL THEN BE SUBDIVIDED INTO THREE NEW LOTS, LOT NO. 1, LOT NO. 2, LOT NO. 3 & LOT NO. 4 AS SHOWN HEREON.
2. MERIDIAN SHOWN HEREON WAS ESTABLISHED USING BEARINGS FOUND ON THE S. ESTHER DUNMIRE ESTATE SUBDIVISION PLAN, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLADND BOOK VOLUME 205, PAGE 2.
3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. CONTOUR INTERVAL = 2'. COORDINATES WERE ESTABLISHED USING GPS OBSERVATIONS.
4. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM HE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.T. 0356 AND 3036, SHEET NOS. 10 & 11 OF 11, PREPARED BY TRANS ASSOCIATES AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN HIGHWAY BOOK 65, PAGE 79, ALSO PUR HIGHWAY RIGHT-OFWAYPLANS FOR ROUTE 72, SECTION S, SHEET NO. 17 OF 44 OF PLANS DATED 3/19/1964.
5. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE C AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42113800108, BEARING AN EFFECTIVE DATE OF 04/9/1978. ZONE C DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN BOUNDARY, AREAS OF MINIMAL FLOODING.
6. ALL LOTS HAVE A CROSS ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS.
7. ANY ENCROACHMENTS TO STREAMS OR WETLANDS ARE SUBJECT TO PA DEP CHAPTER 105 PERMITTING.
8. THE PORTION OF K&L LANE AS SHOWN HEREIN WILL REMAIN A PRIVATE LANE, AND WILL BE MAINTAINED AS SET FORTH IN THE DEVELOPER'S AGREEMENT BY THE ADJACENT PROPERTY OWNERS. BUTLER TOWNSHIP WILL NOT HAVE ANY MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE K&L LANE.
9. THE PROPOSED ASPHALT PAVEMENT AREAS PROPOSED WITH THIS PLAN ARE FOR THE JOINT USE OF ALL LOTS SHOWN ON THIS PLAN AND MAY BE USED FOR INGRESS, EGRESS, REGRESS, CIRCULATION AND PARKING FOR ALL LOTS.

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

Prepared By:

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

Prepared For:

UG Butler PA, LLC
1000 Fourth Street, Suite 290
San Rafael, CA 94901

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

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

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

DATE ISSUED: JUNE 19, 2015

PLAN REVISIONS

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

Situate In:
Butler Township, Butler County, Pennsylvania

Project Name:
GREENWOOD PLAZA
COMMERCIAL LAND DEVELOPMENT
PLAN OF LOTS No. 1

Drawing Name:
PLAN OF SUBDIVISION

Project No: 160985

Drawing No: S-200

KNOW ALL MEN BY THESE PRESENTS; THAT PAUL L. & GERTRUDE G. SUORSA, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, PAUL L. & GERTRUDE G. SUORSA, 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 PAUL L. & GERTRUDE G. SUORSA, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 24th DAY OF July 2015.

ATTEST:

Paul L. Suorsa — OWNER

Gertrude G. Suorsa — 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 PAUL L. & GERTRUDE G. SUORSA 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 24th DAY OF July 2015.
MY COMMISSION EXPIRES THE 1st DAY OF July 2017.

Patti J. Thompson — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patti J. Thompson, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires July 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 10th DAY OF August, 2015.

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 10th DAY OF August, 2015.

Karen Farnell — 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.

07-23-15 — DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF JUNE 2015.

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 350 PAGE 24.

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF Aug. 2015.

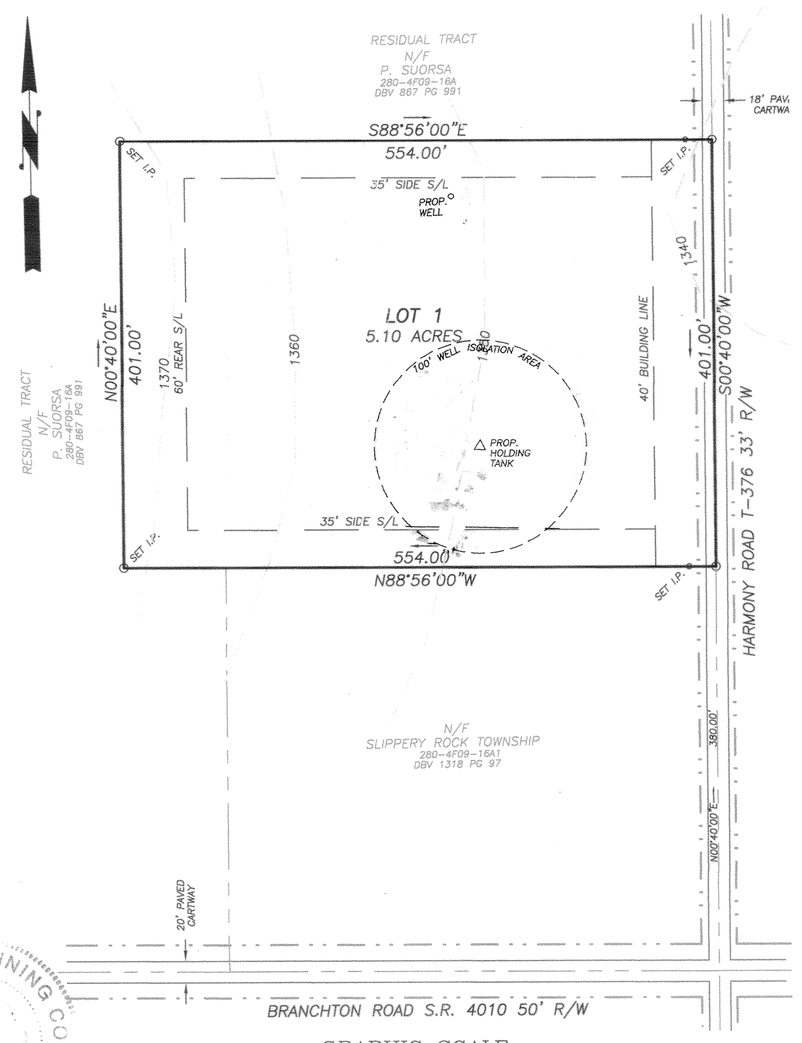
Michele M. Mustello — RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201508130017832 08/13/2015
Pages:1 F:$45.00 11:23AM
Michele Mustello T20150013956
Butler County Recorder FL

NOTE: LOCATION OF PROPOSED HOLDING TANK AND WELL TO BE LOCATED ON LAND DEVELOPMENT PLAN.

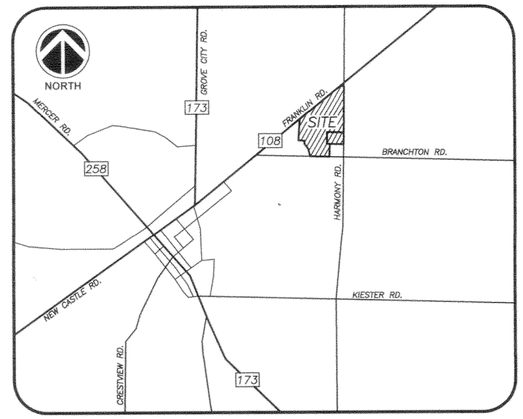


GRAPHIC SCALE

100 0 50 100 200 400

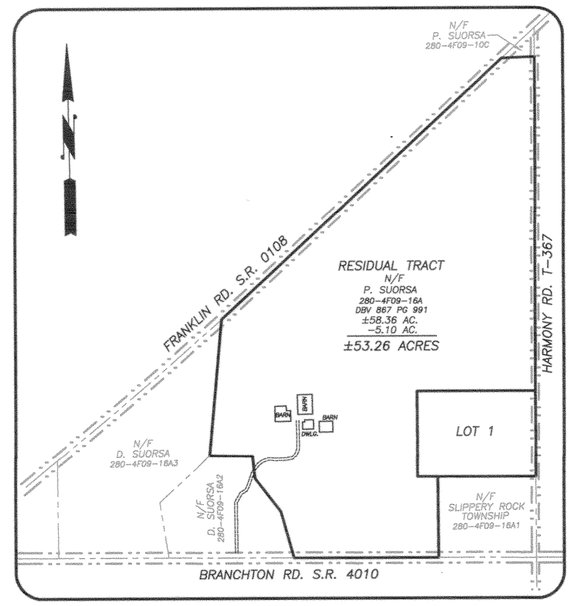
(IN FEET)
1 inch = 100 ft.

ZONING A-1	
ALL OTHER USES	
MIN. LOT AREA	2 ACRES
MIN. LOT WIDTH	200'
BUILDING SET BACKLINES:	
FRONT YARD	40'
SIDE YARD	35'
REAR YARD	60'
MAX. HEIGHT	45'
MAX. COVERAGE	20%



VICINITY MAP

NOT TO SCALE



RESIDUAL MAP

1" = 500'

OWNER:
PAUL & GERTRUDE SUORSA
133 BRANCHTON RD.
SLIPPERY ROCK, PA 16057
724-794-3288

TAX PARCEL #280-4F09-16A
DEED REF: DBV 867 PG 991
PBV 115 PG. 22

TOTAL PLAN AREA	±58.36 ACRES
RESIDUAL TRACT	±53.26 ACRES
LOT 1	5.10 ACRES

PLAN BOOK	PAGE
350	24

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

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

Scale 1" = 100'
Date March 23, 2015
Job No. 2780

Suorsa Subdivision
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For Paul Suorsa
Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS; THAT TROY & SUSAN FOWLER, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, TROY & SUSAN FOWLER, 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 TROY & SUSAN FOWLER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 17th DAY OF July 20 15.

ATTEST:

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 TROY & SUSAN FOWLER 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 17th DAY OF July 20 15
MY COMMISSION EXPIRES THE 26th DAY OF July 2015

NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS; THAT ERIC & MARY FOWLER, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, ERIC & MARY FOWLER, 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 ERIC & MARY FOWLER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 17th DAY OF July 20 15.

ATTEST:

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 ERIC & MARY FOWLER 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 17th DAY OF July 20 15
MY COMMISSION EXPIRES THE 26th DAY OF July 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF July, 20 15.

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 SHOWN ON 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 27th DAY OF July, 20 15.

SECRETARY — Vice-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.

06-23-15
DATE — REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 1ST DAY OF JUNE 2015

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 350 PAGE 25.

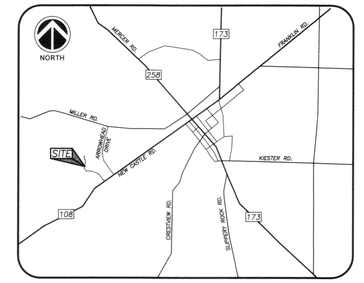
GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF Aug 20 15.

RECORDER

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

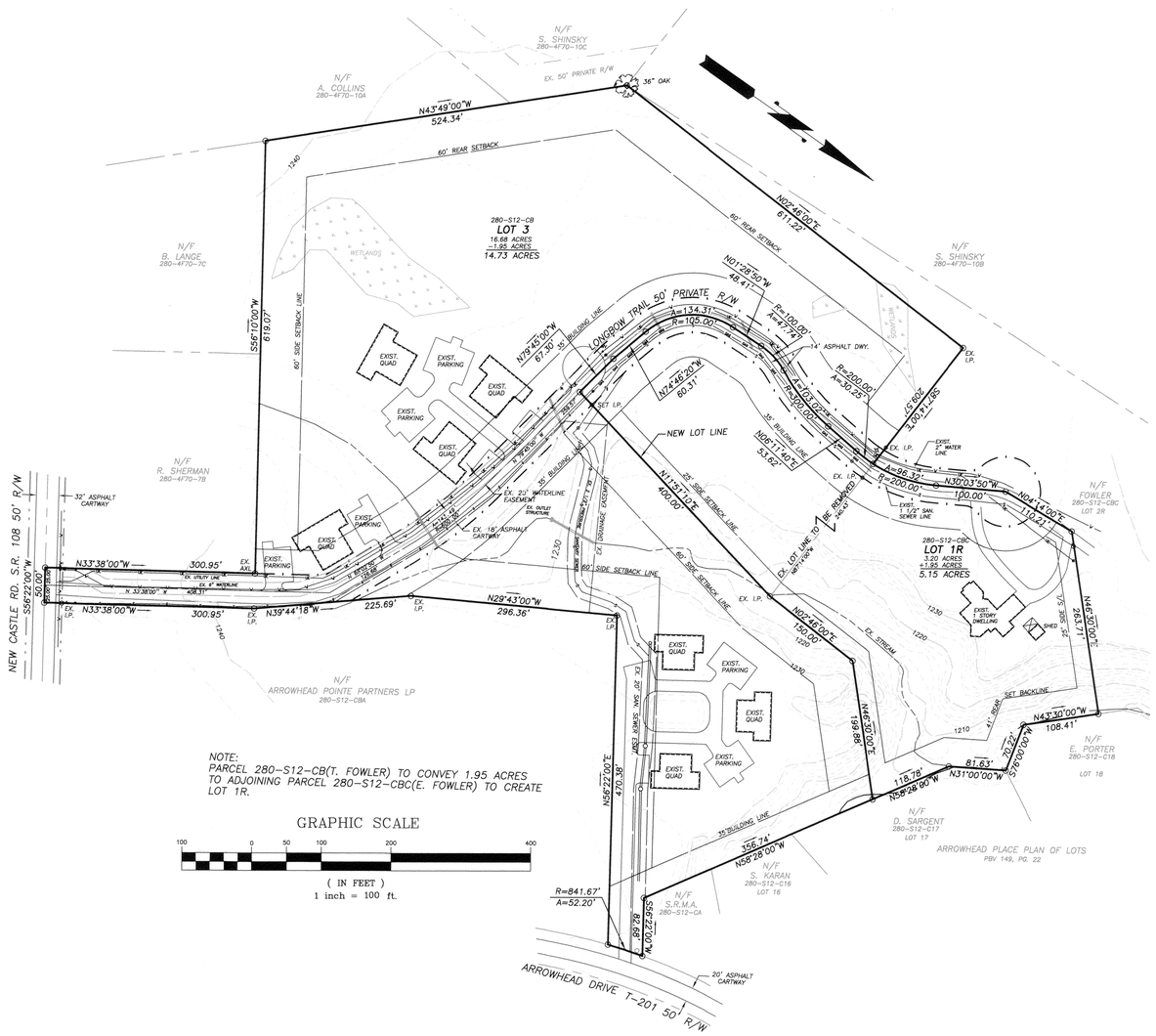
RECORDER OF DEEDS BUTLER COUNTY, PA.

Instr: 201508130017833
Pages: 1 $45.00 08/13/2015
Michele Mustello 11:23am
Butler County Recorder T20150013956
PL



VICINITY MAP

NOT TO SCALE



NOTE:
PARCEL 280-S12-CB(T. FOWLER) TO CONVEY 1.95 ACRES TO ADJOINING PARCEL 280-S12-CBC(E. FOWLER) TO CREATE LOT 1R.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRIVATE RIGHT OF WAY

All conveyances under this plan are subject to the grantees sole resposibility of costs and expenses of maintaining any and all right-of-ways/roadways of this plan in good repair. The use by grantees of said right-of-ways/roadways shall be limited to ingress, egress, and regress and no use shall be expanded or modified without prior written consent of any and all landowner, shown on this plan and having interest in the right of way shown.

ZONING RC-1
SUBURBAN DENSITY
(WITH PUBLIC SEWER)

MIN. LOT AREA	4 UNITS / ACRE
MIN. LOT WIDTH	125'
BUILDING SET BACKLINES:	
FRONT. YARD	35'
SIDE YARD	25' FOR 1ST UNIT PLUS 3' /UNIT MAX. 60'
REAR YARD	40' PLUS 1'/UNIT MAX. 60'
MAX. COVERAGE	30%

TOTAL PLAN AREA	19.88 ACRES
LOT 1R	5.15 ACRES
LOT 3	14.73 ACRES

OWNER:
TROY & SUSAN FOWLER
875 LONGBOW TRAIL
SLIPPERY ROCK, PA 16057
TAX PARCEL #280-S12-CB
DEED REF: INST. #201410030023734
PBV 271 PG. 50
PBV 259 PG 46

OWNER:
ERIC & MARY FOWLER
800 LONGBOW TRAIL
SLIPPERY ROCK, PA 16057
TAX PARCEL #280-S12-CBC
DEED REF: INST. #200404200012266
PBV 271 PG 50

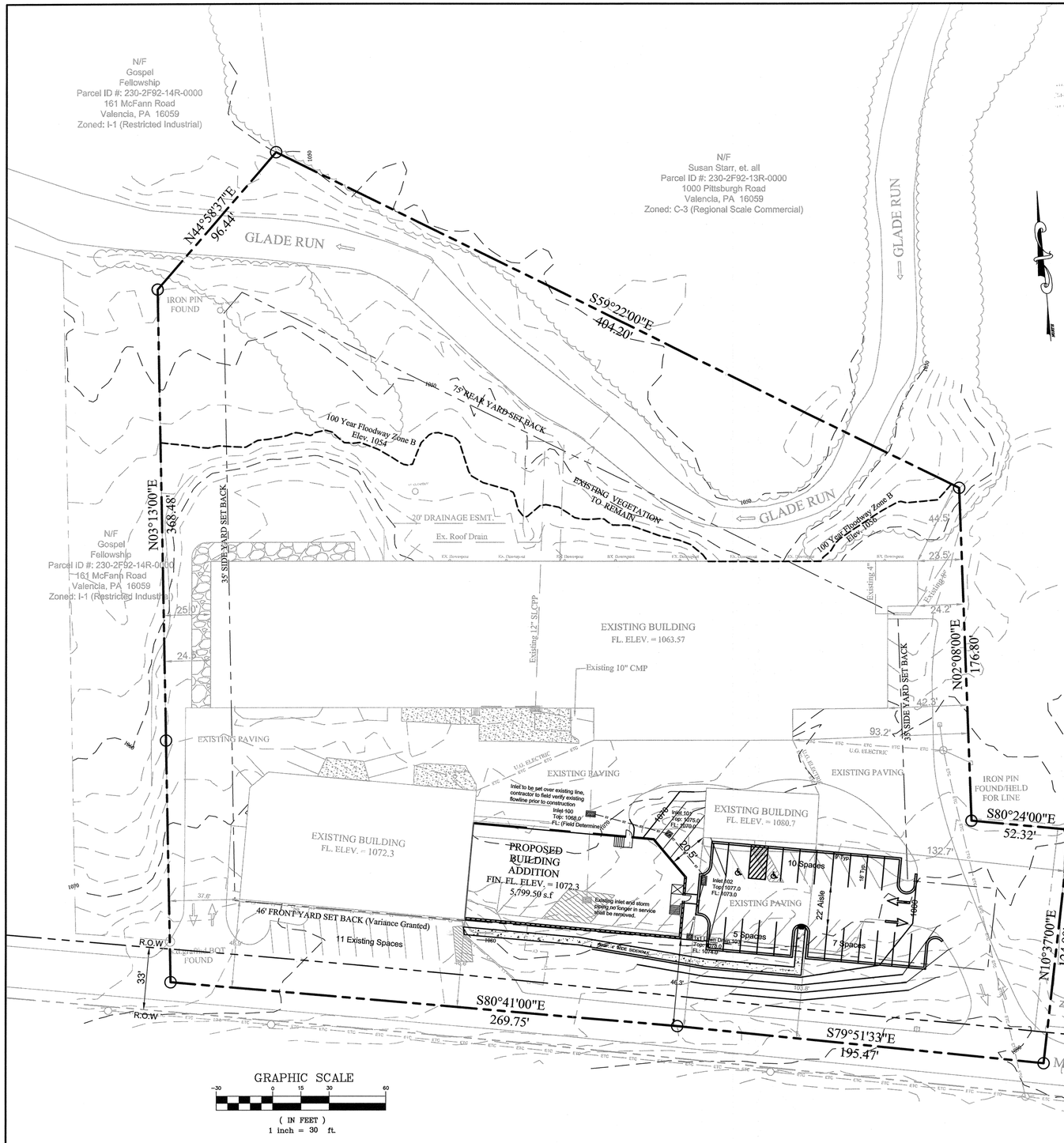
PLAN BOOK	PAGE
350	25

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

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

Scale 1" = 100'
Date Feb. 27, 2015
Job No. 2709

Fowler Lot Line Revision
Situate in Slippery Rock Township Butler County, Pa.
Prepared For Eric & Troy Fowler
Sheet No. 1 of 1



GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

The Peter P. Bova, Limited Partnership, owner of the land shown on the Bova Warehouse Addition hereby adopts this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be stablished. This adoption and dedication shall be binding upon the partnership and upon is heirs, executors, and assigns.

IN WITNESS OF WHICH, to this we, set our hand and seal this 23rd day of July, 20 15.

ATTEST:

Notary Public

Peter P. Bova, President

Peter P. Bova's President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Peter P. Bova, Limited Partnership, and acknowledged the foregoing adoption, dedication and plan to be the act of the partnership and desired the same to be recorded as such.

Witness my hand and notarial seal this 23rd day of July, 20 15.

My commission expires the 20th day of October, 20 18.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jason F. Paulovich, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

We, hereby certify that the title to the property contained in the Bova Warehouse Addition is in the name of Peter P. Bova, Limited Partnership and is recorded in instrument # 201212200036691. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Peter P. Bova, President

I, John Jerome Schleicher 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.

7-24-2015
Date

John Jerome Schleicher, P.L.S.
Registration Number: SU-053786-E

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

Secretary

Chairman, Board of Supervisors

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 18, effective this 29 day of July, 20 15.

Secretary

Chairman, Board of Supervisors

Reviewed by the Planning Commission of the Township of Middlesex, this 23rd day of June, 2015.

Secretary

Chairman, Planning Commission

I, Benjamin L. Gilbert, P.E., a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

7-29-15
Date

Signature
Registration Number: PE 077527

Reviewed by the Butler County Planning Commission on this 20th day of JUNE, 2015.

Secretary

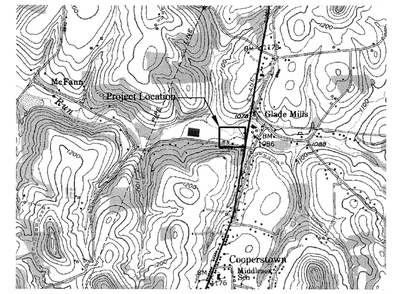
Chairman, Butler County Planning Commission

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 350, Page(s) 26.

Given under my hand and seal this 14th day of August, 20 15

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

Recorder of Deeds



Project Location Map
Scale 1" = 2,000'

OWNER / DEVELOPER:
Peter P. Bova LTD
Parcel ID #: 230-2F92-14H-0000
111 McFann Road
Valencia, PA 16059
(724) 898-0288
Zoned: I-1 (Restricted Industrial)
Total Plan Area: 3.82 acres

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

Instr: 201508140017968 08/14/2015
Pages:1 F:$45.00 2:52PM
Michele Mustello T20150014072
Butler County Recorder FL

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

TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527

MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
THE TOWNSHIP OF MIDDLESEX OF BUTLER COUNTY PENNSYLVANIA

RECORDER OF DEEDS
RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
350	26

DATE		REVISION

DATE 05-13-2015 SCALE 1" = 30'
DRAWN BY BSW CHECKED BY
DRAWING NO. RP-1

PLAN FOR RECORDING

Bova Warehouse Addition
SITUATE IN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
BOVA CORPORATION

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

Instr: 201508180018200 08/18/2015
Pages: 1 F: $45.00 11:12PM
Michele Mustello T20150014202
Butler County Recorder FL

N/F C.J. SMITH TAX ID: 230-2F75-5

N/F D.W. SONES TAX ID: 230-2F75-6

N/F K.R. LARK TAX ID: 230-2F75-50A

N 89°09'16" E 2157.33

1370.75

786.58

EXISTING 30' RIGHT-OF-WAY (DB 1102 PG 591)

EXISTING 30' RIGHT-OF-WAY (PB 195 PG 6)

25' SIDE YARD SETBACK

75' REAR YARD SETBACK

S 21°00'00" E 256.44

S 00°49'43" E 253.27

RELOCATED RIGHT-OF-WAY AS PER DESCRIPTION IN DBV 1102 PG 590 AND REDEFINED IN BRADY SUBDIVISION AS RECORDED IN PBV 195 PG 6

N 89°10'25" E 11.00

EX PIPE

TP 2B

TP 1B

EX PIPE

N/F K.R. LARK TAX ID: 230-2F75-50A

N/F K.R. LARK TAX ID: 230-2F75-50B

STONE MON.

N 89°10'25" E 24.10

N 25°35'25" E 150.42

N/F G. ZOLLA TAX ID: 230-2F75-7C1

N/F D.M. HAHN JR. TAX ID: 230-2F75-7C

N/F D.E. HAY TAX IDS: 230-2F75-7AA & 8

N 00°15'15" W 1047.59 (MEASURED)

538.87' +/- ORIGINAL

515' +/- ORIGINAL

N/F J.R. ARNER TAX ID: 230-2F75-4

25' REAR YARD SETBACK

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

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

ORIGINAL
N/F J.R. ARNER
TAX ID: 230-2F75-7
28 AC

PARCEL B
BEING REVISED
TAX ID: 230-2F75-7
12.21 AC

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

S 30°17'00" W 580.00

N 30°17'00" E 580.00

25' SIDE YARD SETBACK

S 00°49'35" E 586.00

25' SIDE YARD SETBACK

LOT LINE TO BE OMITTED

N 89°09'16" E 2157.33 +/-

LOT LINE TO BE OMITTED

PARCEL A
BEING REVISED
TAX ID: 230-2F75-7A
46.68 AC

TP 3A

TP 2A

TP 1A

N/F D.M. HAHN JR. TAX ID: 230-2F75-7B

℄ Logan Road
T-482 – 50' R/W
18' paved

S 00°19'43" E 798.85

ORIGINAL
N/F J.R. ARNER
TAX ID: 230-2F75-7A
32.53 AC

50' BUILDING LINE

N 68°00'00" W 370.00

S 68°00'00" E 370.00

IP SET

EX S STOCK

EX S STOCK

S 26°59'20" W 56.53

EX PIPE

N 89°10'25" E 644.18

S 89°10'25" W 700.00

N 89°10'25" E 700.00

N 29°10'25" E 521.10

75' BUILDING LINE FROM CENTERLINE

PART OF PARCEL A

Z-BAR INDICATES PARCELS ARE CONTIGUOUS; ROADWAY IS NOT A DIVIDING LINE

APPROX LOCATION OF 100' TEMP WORKING R/W-INSTR 201406200013744

APPROX LOCATION OF 75' PERMANENT UTILITY R/W INSTR 201406200013744

S 88°32'24" W 1129.05

S 89°53'45" W 1540.56

EX. CUT STONE

EX. IRON PIN

EX. IRON PIN

25' SIDE YARD SETBACK

N/F D.O. KERKAN TAX ID: 230-2F75-11D

N/F J.H. RENO TAX ID: 230-2F75-11

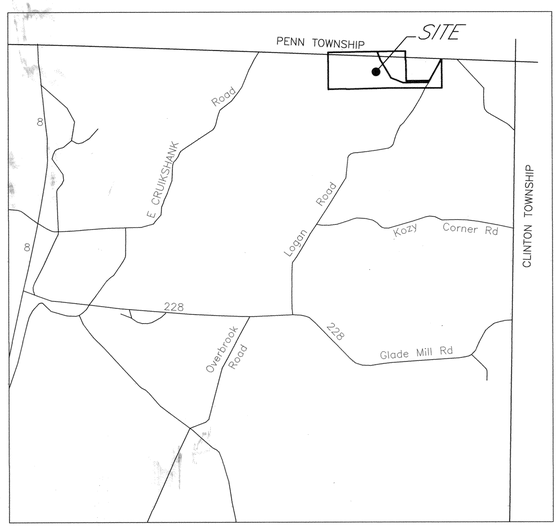
N/F P.P. LUCIANO TAX ID: 230-2F75-11EA

N/F R.A. FERREE TAX ID: 230-2F75-10A9

N/F M.J. LAROCCA TAX ID: 230-2F75-10A1B

NORTH

0 100 200 300



Vicinity Map
Scale: 1"=2000'

We, Ronald J. & June R. Arner, owners of the land shown on the J. Arner Plan, 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.

Owner Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Ronald J. & June R. Arner, 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 18TH day of MAY 2015.

My commission expires the 17TH day of ~~MAY~~ Feb 2019

Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

Certification of Title (no mortgage).
We hereby certify that the title to the property contained in the J. Arner Plan is in the name of Ronald J. & June R. Arner and is recorded as Instrument #200412280040544. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness Owner

Witness Owner

Certification of Title (Mortgage clause and consent of mortgagee).
We hereby certify that the title to the property contained in the J. Arner Plan is in the name of Ronald J. & June R. Arner and is recorded as Instrument #200412280040544.

NA
Witness Owner

Witness Owner

Witness (name of mortgagee), mortgagee of the property contained in the J. Arner Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee

I certify, 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.

15 MAY 15 Name of Surveyor
Date

(Seal) 30164-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 30164-E STANLEY D. GRAFF

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

Secretary Chairman, Board of Supervisors

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 16, effective this 20TH day of May 2015.

Secretary (Seal) Chairman, Board of Supervisors

THE TOWNSHIP OF MIDDLESEX OF BUTLER COUNTY PENNSYLVANIA

Reviewed by the Planning Commission of the Township of Middlesex, this 28TH day of Apr.1

Secretary Chairman, Planning Commission

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077507

I, Benjamin L. Gilberti, 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.

5-29-15 Date PE 077507 Reg. No. (Seal) Signature

Reviewed by the Butler County Planning Commission on this 6TH day of APRIL 2015.

Secretary (Seal) Chairman, Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 350 Page(s) 27

Given under my hand and seal this 18TH day of August 2015.

(Seal) Recorder of Deeds

RECORDER OF DEEDS BUTLER COUNTY PA

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

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

LOT AREA
ORIG. TAX ID 7 28 AC
ORIG. TAX ID 7A 32.53 AC
ORIG. TOTAL =60.53 AC ASSESSED

PARCEL A 46.68 AC
PARCEL B 12.43 AC
REV. TOTAL =59.11 AC MEASURE

MIDDLESEX TOWNSHIP
ZONING: AG-B / AGRICULTURE
SETBACKS
FRONT YARD – 50' FROM LOT LINE OR 75' FROM CENTERLINE
SIDE YARD – 25' DWELLING / 10' ACCESSORY
REAR YARD – 75' PRINCIPAL / 10' ACCESSORY
MIN SINGLE FAMILY LOT AREA – 1 ACRE
MIN LOT WIDTH – 150'

NOTES:
1) OWNERS: RONALD J. & JUNE R. ARNER
2) PROPERTY ADDRESS:
LOGAN ROAD
VALENCIA, PA 16059
3) PROPERTY USE: RESIDENTIAL
4) ZONING: RURAL RESIDENTIAL (AG-B)
5) FLOOD INSURANCE RATE MAP (FIRM)
TOWNSHIP OF MIDDLESEX
COMMUNITY-PANEL NO. 421229 0005 B
EFFECTIVE DATE: DECEMBER 1, 1983
ZONE C: AREA OF MINIMAL FLOODING
6) REFERENCES:
1899 PLAN OF SUBDIVISION FOR JOHANNA BARRETT PROPERTY UNRECORDED
HAYS PLAN
PLAN BOOK 82 PAGE 31
LANDAU SUBDIVISION NO. 1
PLAN BOOK 157 PAGE 21
BRADY SUBDIVISION PLAN
PLAN BOOK 195 PAGE 6
ACCESS EASEMENT
DEED BOOK 1102 PAGE 591
RIGHT-OF-WAY AGREEMENT
INSTRUMENT #201406200013744

RECORDED AUGUST 18, 2015	
PLAN BOOK	PAGE
350	27
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	REVISIONS MADE PER TOWNSHIP PLANNING COMMISSION MEETING ON 4/28/15	SDG	5/6/15

GRAFF SURVEYING
S. D. GRAFF PROFESSIONAL SURVEYING
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

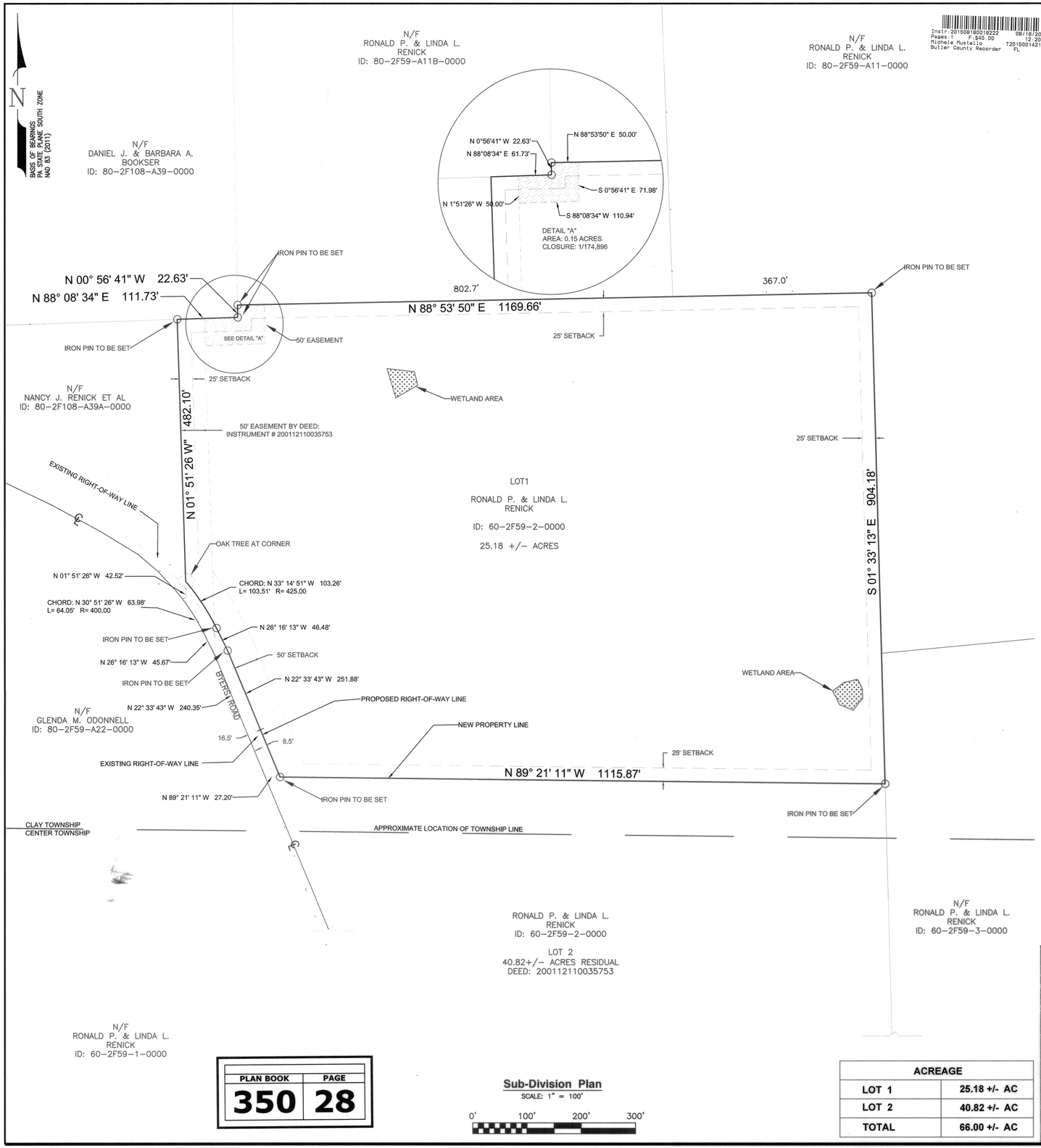
PROJECT DESCRIPTION
J. ARNER PLAN
BEING A
LOT LINE REVISION
FOR
RONALD J. & JUNE R. ARNER

SITUATE
TOWNSHIP OF MIDDLESEX
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/25/15	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
14-086	23-2F75-7 & 7A	A

Instr:201508180019222 08/18/2015
Pages:1 F:$45.00 12:20PM
Michele Mustello T20150019216
Butler County Recorder FL



PLAN BOOK	PAGE
350	28

Sub-Division Plan
SCALE: 1" = 100'
0' 100' 200' 300'

ACREAGE	
LOT 1	25.18 +/- AC
LOT 2	40.82 +/- AC
TOTAL	66.00 +/- AC

CLAY TOWNSHIP SUPERVISORS

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

Secretary SEAL Chairman

Approval by the Board of Supervisors of the Township of Clay this 28th day of May 20 15.

Secretary SEAL Chairman of Board

CLAY TOWNSHIP PLANNING COMMISSION

Reviewed by the Clay Township Planning Commission this 17th day of August 20 15.

Secretary SEAL Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 18th day of MAY 20 15.

Secretary SEAL Chairman

BUTLER COUNTY, PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorder in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 350 page 28.

Given under my hand and seal this 18th day of August 20 15.

SEAL Recorder

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

CLAY TOWNSHIP, ENGINEER'S

Approved by the Clay Township Engineer this _____ day of _____ 20_____.

SEAL Engineer

CENTER TOWNSHIP PLANNING COMMISSION

This plat of subdivision has been approved by the Planning Commission of the Township of Center, Butler County, Pennsylvania on this 24th day of June 20 15.

ATTEST:

Secretary Chairman

CENTER TOWNSHIP SUPERVISORS

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 8th day of July, 2015.

ATTEST:

Secretary of Board Chairman of Board

SEAL:

NOTES:

1. NO SEWAGE OR WATER TO BE ON SITE.
2. NON-BUILDING WAVER:
   AS OF THE DATE OF THIS PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITY ACT AND REGULATIONS PROMULGATED THERE UNDER.
   PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITY ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS AND APPROVALS.
3. A DRIVEWAY PERMIT IS REQUIRED FROM CLAY TOWNSHIP BEFORE DRIVEWAY ACCESS TO BYERS ROAD IS PERMITTED. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A DRIVEWAY PERMIT.
4. THERE IS NO ZONING FOR THIS SITE.
5. BASIS OF BEARINGS: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE - NAD 1983(2011).
6. CLOSURE ERROR = 1/420,780



CLAY TOWNSHIP, OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That we RONALD P. & LINDA L. RENICK of WEST SUNBURY, 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 Butler County, Pennsylvania, and for divers advantages accruing to, 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 Clay, 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 Clay, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon RONALD P. & LINDA L. RENICK our heirs, executors, administrators, assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 18th day of August 20 15.

ATTEST:

Owner Notary Public

Owner SEAL:

NOTARIAL SEAL
Brock Nagle
NOTARY PUBLIC
Butler City, Butler County
My Commission Expires 04/15/2019

CLAY TOWNSHIP, INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)SS:
CLAY TOWNSHIP)

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of August 20 15.

My commission Expires this 15 day of April 20 15.

Notary Public SEAL:

NOTARIAL SEAL
Brock Nagle
NOTARY PUBLIC
Butler City, Butler County
My Commission Expires 04/15/2019

TITLE CLAUSE (NO MORTGAGE)

We RONALD P. & LINDA L. RENICK owners of the RONALD P. & LINDA L. RENICK PLAN OF LOTS #1, do hereby certify that the title of this property is in the name of RONALD P. & LINDA L. RENICK as recorded in Instrument #200112110035753, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrances against this property.

Witness Owner

Owner

CENTER TOWNSHIP, OWNERS ADOPTION

Know All Men By These Presents, that We RONALD P. & LINDA L. RENICK of the BOROUGH of WEST SUNBURY, County of BUTLER, Commonwealth of PENNSYLVANIA, for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Center, 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 ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or Township of Center We, RONALD P. & LINDA L. RENICK, hereby agree to and by these presents do release and forever discharge said County of Butler or said Township of Center, their successors or assigns from any liability for damages arising and to arise from 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 RONALD P. & LINDA L. RENICK, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We have unto set our hands and seals this _____day of _____ A.D., 20____.

ATTEST:

Owner

Owner

The foregoing adoption and dedication is made by Ronald P. and Linda L. Renick (Name of Individual)

with the full understanding and agreement that (Owner or Owners)

the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within ninety (90) days of said approval.

_____(SEAL)

SURVEYOR'S CERTIFICATION

I, Thomas C. Smit, 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.

7/14/15 Date

THOMAS C. SMIT, PLS SU020659E SEAL:

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

SUB-DIVISION PLAN

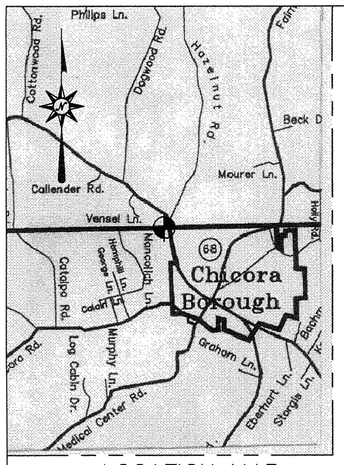
DRAWN	JAF	DATE	05/05/2015	RONALD P. & LINDA L. RENICK PLAN OF LOT #1
CHECKED	TCS	DATE	05/08/2015	
APPROVED	TCS	DATE	05/08/2015	
SCALE	AS NOTED	SHEET	01 OF 1	

Situate in:
Clay Township, Butler County
Commonwealth of Pennsylvania

OWNERS
RONALD P. & LINDA L. RENICK
115 PRIVATE LANE
WEST SUNBURY, PA 16061

KEYSTONE
CONSULTANTS, INC.
32 East Main Street
Carnegie, PA 15106
412-278-2100
412-278-2126 Fax

Instr:201508180018225 08/18/2015
Pages:1 F:$45.00 1:00PM
Michele Mustello T20150014221
Butler County Recorder ND



LOCATION MAP

We, the undersigned_CHRISTOPHER & SHERRY SMITH_(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.

Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER

on this 18 day of Aug, 2015 Before me a Notary Public in and for said state and county personally came CHRISTOPHER & SHERRY SMITH known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and offical seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen E. Allen, Notary Public
Donegal Twp., Butler County
My Commission Expires Feb. 25, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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, etc. as surveyed

June 2015
DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD D. SEDWICK
SURVEYOR
SU-050061-E

Signature of Surveyor

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.

FRONT BUILDING SETBACK 50'

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

Final approval by the Fairview Twp. Supervisors
this 3rd day of Aug, 2015

Secretary Chairman

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA

Final approval by the Butler County Planning Commission
this 14TH day of July, 2015

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

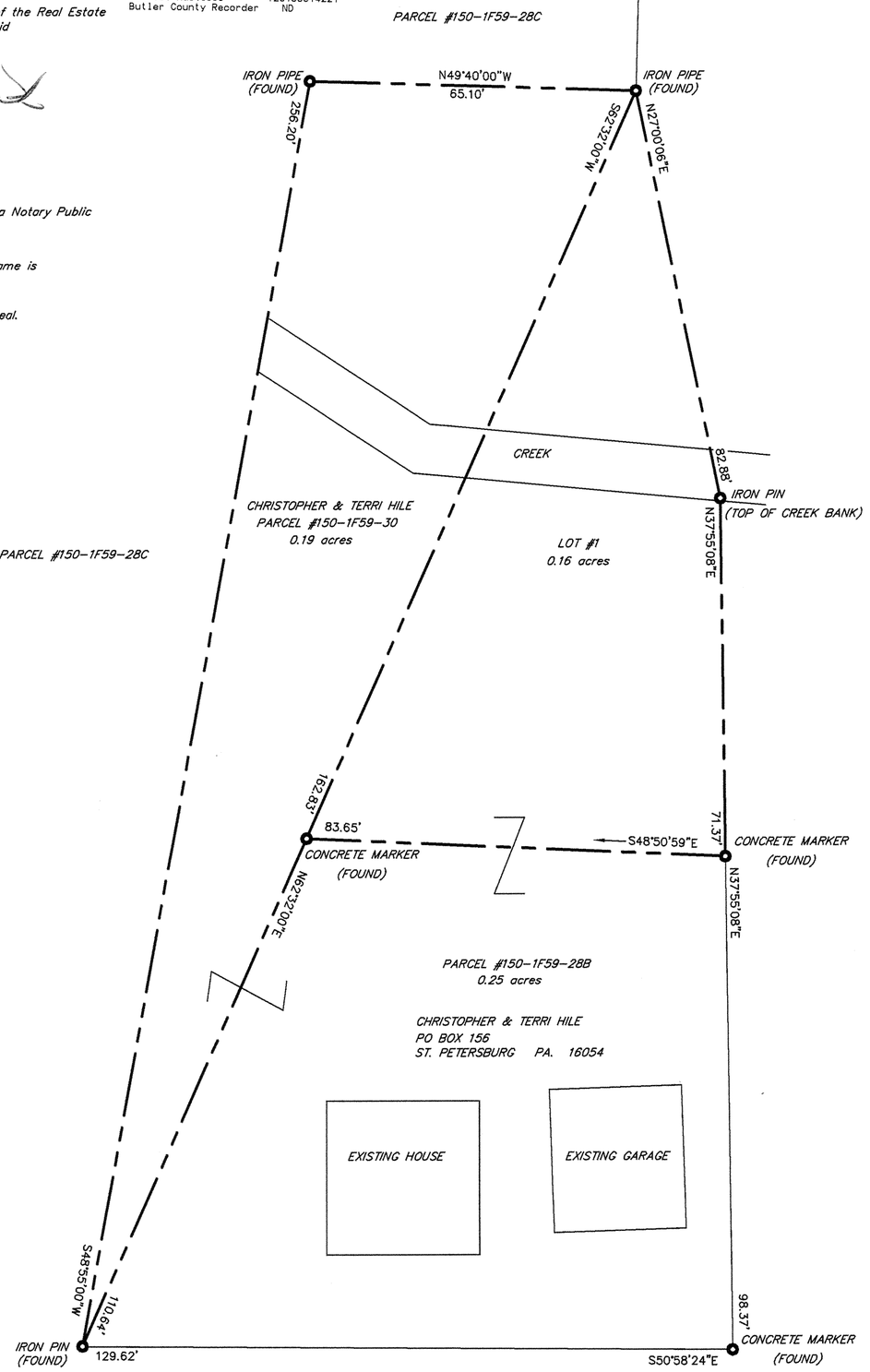
RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the 18th day of August, 2015 before me ,the Recorder of Deeds in and for said County of Butler,personally appeared _____ who in due form acknowledged the within plot to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

Recorder of Deeds
Plan Book 350 Page 29

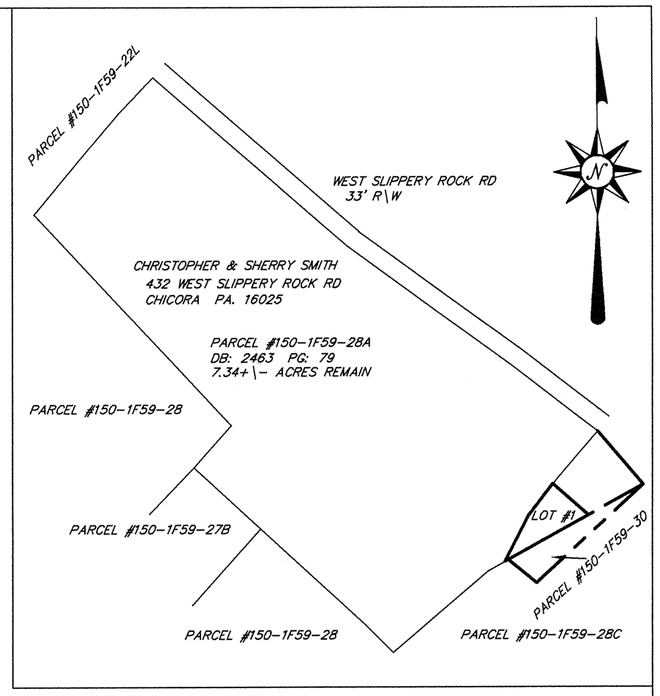
RECORDER OF DEEDS BUTLER COUNTY, PA

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



WEST SLIPPERY ROCK RD
33' R\W

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



PARENT TRACT MAP

We, the undersigned_CHRISTOPHER & TERRI HILE_(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.

Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER

on this 14th day of August, 2015 Before me a Notary Public in and for said state and county personally came Christopher M Hile & Terri L Hile known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and offical seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jeanette L. Johns, Notary Public
Emlenton Boro, Venango County
My Commission Expires Oct. 3, 2017

PARCEL #150-1F59-30 AND LOT #1 OF PARCEL #150-1F59-28A WILL BECOME PART OF PARCEL #150-1F59-28B

PLAN BOOK	PAGE
350	29

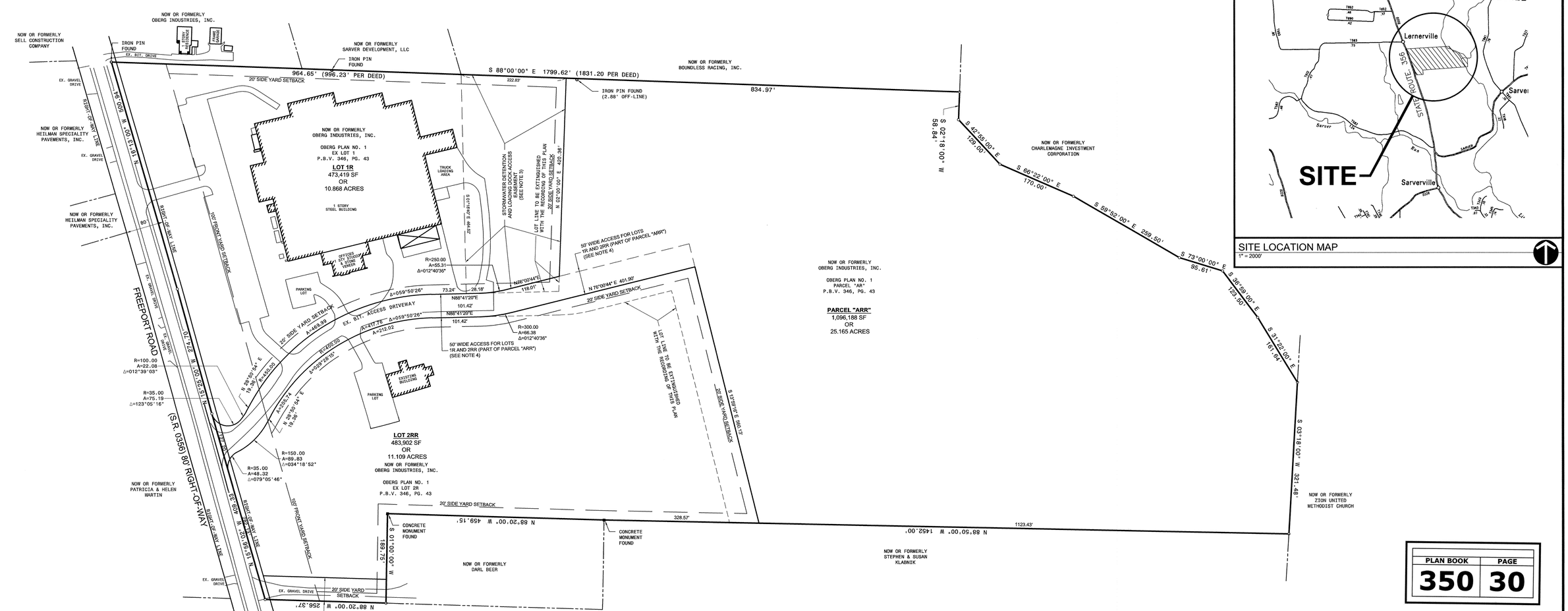
#15183

HILE PLAN #1

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=20'	CHRISTOPHER & TERRI HILE
DATE: JUNE 2015	FAIRVIEW TWP. BUTLER CO.
DRAWING NO: 1F-59-21	RICHARD.D.SEDWICK 326 CONERTY RD. CHICORA,PA. 724-355-9302

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

Instr: 201508210018473 08/21/2015
Pages: 1 F: $45.00 9:27AM
Michele Mustello T20150014424
Butler County Recorder ND



SITE LOCATION MAP
1" = 2000'

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

NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES ARE SHOWN AS DEPICTED ON THE BUFFALO TOWNSHIP INDUSTRIAL PARK PLAN AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 175, PAGE 43.
2. ALL BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT BUILDING SETBACK REQUIREMENTS OF THE BUFFALO TOWNSHIP ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY(IES) INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED BUILDING SETBACK LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF BUFFALO TOWNSHIP.
3. STORMWATER DETENTION POND AND LOADING DOCK ACCESS EASEMENT IS FOR THE USE AND BENEFIT OF LOT 1R AND LOT 2RR.
4. THE 50' WIDE ACCESS IS FOR THE PURPOSE OF INGRESS AND EGRESS FOR LOTS 1R, 2RR, AND PARCEL ARR.
5. THIS PLAN IS A REVISION TO LOT 1, LOT 2R, AND PARCEL AR OF THE OBERG PLAN NO. 1 AS RECORDED IN PLAN BOOK VOLUME 346, PAGE 43.

NOTARY

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

TOWNSHIP SUPERVISORS

COUNTY PLANNING
BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY, PA

CORPORATION ADOPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT OBERG INDUSTRIES, INC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN BUFFALO TOWNSHIP, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-WAY AND EASEMENTS BY BUFFALO TOWNSHIP, OF BUTLER COUNTY, OBERG INDUSTRIES, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE BUFFALO TOWNSHIP, BUTLER COUNTY, OF 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 OBERG INDUSTRIES, 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 ATTESTED SECRETARY, THIS 12TH DAY OF AUG, 2015.

OBERG INDUSTRIES, INC.
ATTEST:

SECRETARY PRESIDENT

CORPORATION ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

ON THIS 12TH DAY OF August, 2014 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED D. BENVENUTO, PRESIDENT OF OBERG INDUSTRIES, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID OBERG INDUSTRIES, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION D. BENVENUTO, PRESIDENT OF OBERG INDUSTRIES, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER AND RESPECTIVE HANDWRITING.

PRESIDENT, OBERG INDUSTRIES, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF August 2015.

MY COMMISSION EXPIRES THE 3RD DAY OF July 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy M. Kijowski, Notary Public
Ford City Boro, Armstrong County
My Commission Expires July 3, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (WITH MORTGAGE):

WE, OBERG INDUSTRIES, INC. OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF OBERG INDUSTRIES, INC. AS RECORDED IN INSTRUMENT NO. 200503090005617 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OBERG INDUSTRIES, INC.
ATTEST:

SECRETARY PRESIDENT

WE, CITIZENS BANK OF PA, FIRST LIEN HOLDER (MORTGAGEE) OF THE PROPERTY EMBRACED IN THIS PLAN, 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.

WITNESS CITIZEN'S BANK OF PA

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

MICHAEL ALLEN OGIN, PLS 07 / 28 / 2015
REG. NO. SU-075288 DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 7TH DAY OF AUG, 2015.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 15062

BUFFALO TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 5 DAY OF AUG, 2015.

SECRETARY VICE CHAIRMAN

MUNICIPAL APPROVAL:

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE BUFFALO TOWNSHIP BOARD OF SUPERVISORS THIS 12TH DAY OF AUG 2015.

SECRETARY CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 350 PAGE(S) 30

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF Aug, 2015.

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
350	30

TOTAL AREA OF RECORDING = 2,053,509 SQ. FT. OR 47.142 ACRES

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
400 Holiday Drive, Suite 300, Pittsburgh, PA 15220
gatewayengineers.com 855-634-9284

OBERG PLAN NO. 2

BEING A REVISION TO LOT 1, LOT 2R, AND PARCEL AR OF THE OBERG PLAN NO. 1 AS RECORDED IN PLAN BOOK VOLUME 346 PAGE 43

SITUATE IN

BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

OBERG INDUSTRIES, INC.

PM: MAO DB: LPW CB: MAO SCALE:1" = 100' Date: 2015-07-28 Job Number C-16702-0003 DWG No:

© Gateway Engineers Inc. All Rights Reserved

I:\Path & Filename=R:\Projects\16000\16702 Oberg\-0003 Oberg Phase 2\Dwg\01-Base\16702-0003 REC BASE-SHEET_Plan No 2.dwg
Save Date=8/5/2015 4:40 PM
Plot Date=8/7/2015 9:49 AM Lucas P. Wassam

KNOW ALL MEN BY THESE PRESENTS, That I,We The Howard Family Protector Trust of the Township of Lancaster, of the County of Butler, Commonwealth of Pennsylvania, for, ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public Streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, their successors or assigns from any liability for damages arising and to arise from 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 Howard Family Protector Trust our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I,We) hereunto set (my,our) hand and Seal this 17th day of Aug, 20 15.

ATTEST:

Notary Public

Helen Katherine Howard
~~Owner~~ ~~TRUSTEE~~

Howard family protector trust
Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth J. Mushar, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 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 The Howard Family Protector Trust and HELEN KATHERINE HOWARD TRS. acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL, This 17th day of Aug, 2015.

My Commission Expires the 9 day of Nov, 2015.

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth J. Mushar, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

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.

Temp. Secretary SEAL Dennis C. Kerr
Chairman

Date: August 17th 2015

Reviewed by the Lancaster Township Planning Commission this 13 day of August, 2015.

Secretary SEAL
Chairman

Reviewed by the Butler County Planning Commission this 27th day of July, 2015.

SEC. Director / Chairman

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

Witness

Howard family protector trust
Owner Helen Katherine Howard

I, We The Howard Family Protector Trust owners of the proposed subdivision, do hereby certify that the title of this property is in the name of The Howard Family Protector Trust as recorded in Instrument No. 201309110026379, Recorder of Deeds Office further certify that there is no mortgage, lien or encumbrance against property.

Witness

Howard family protector trust
Owner

Helen Katherine Howard
Owner

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 350 page 31.

Given under my hand and seal this 21st day of August, 2015

RECORDER OF DEEDS
BUTLER COUNTY, PA

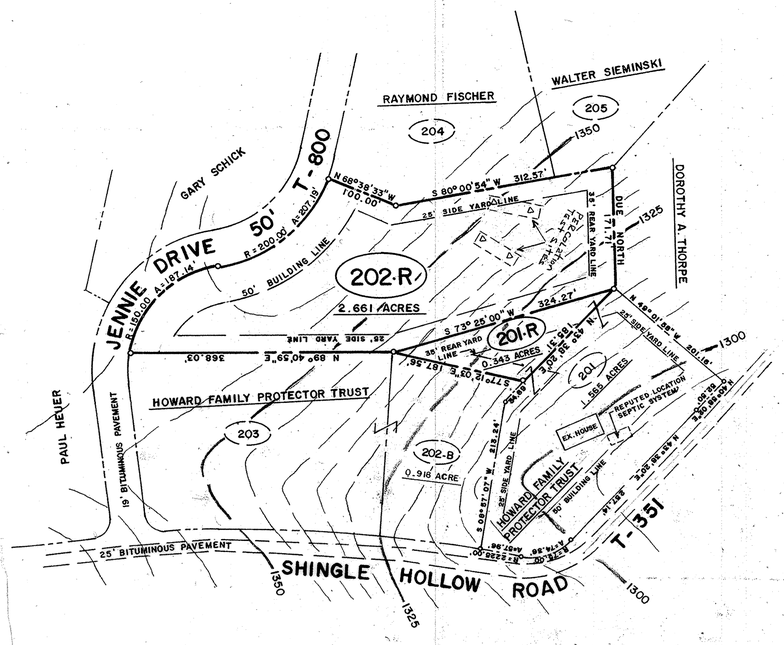
Instr 201508210018491 08/21/2015
Pages:1 F $45.00 2:56PM
Michele Mustello T20150014436
Butler County Recorder NO

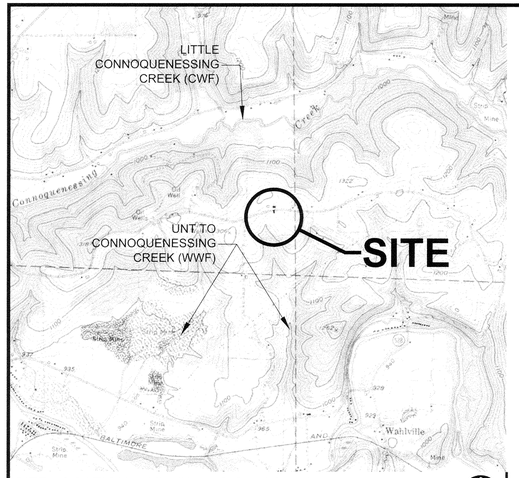
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

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

August 17, 2015
Date

SEAL William F. Hummel
SU-1010-A


RAYMOND FISCHER
WALTER SIEMINSKI
GARY SCHICK
DOROTHY A. THORPE
JENNIE DRIVE
50' T-800
204
205
1350
1325
202-R
2.661 ACRES
201-R
0.343 ACRES
201
1.583 ACRES
202-B
0.916 ACRE
203
HOWARD FAMILY PROTECTOR TRUST
PAUL HEUER
19' BITUMINOUS PAVEMENT
25' BITUMINOUS PAVEMENT
SHINGLE HOLLOW ROAD
T-351
1300
1350
1325
50' BUILDING LINE
28' SIDE YARD LINE
55' REAR YARD LINE
30' SIDE YARD LINE
CK. HOUSE
REPUTED LOCATION SEPTIC SYSTEM
N 89° 40' 39" E 368.03'
S 73° 25' 00" W 324.27'
S 80° 00' 54" W 312.57'
N 68° 36' 33" W 100.00'
R = 200.00' A = 167.14'
N 82° 20' 26" E 251.16'
N 00° 25' 05" E 215.24'
S 00° 25' 05" W 215.24'
N 89° 34' 55" W 100.00'
S 89° 34' 55" E 100.00'
N 00° 25' 05" E 100.00'
S 00° 25' 05" W 100.00



SITE LOCATION MAP - EVANS CITY QUAD

1" = 2000'

NOTE:

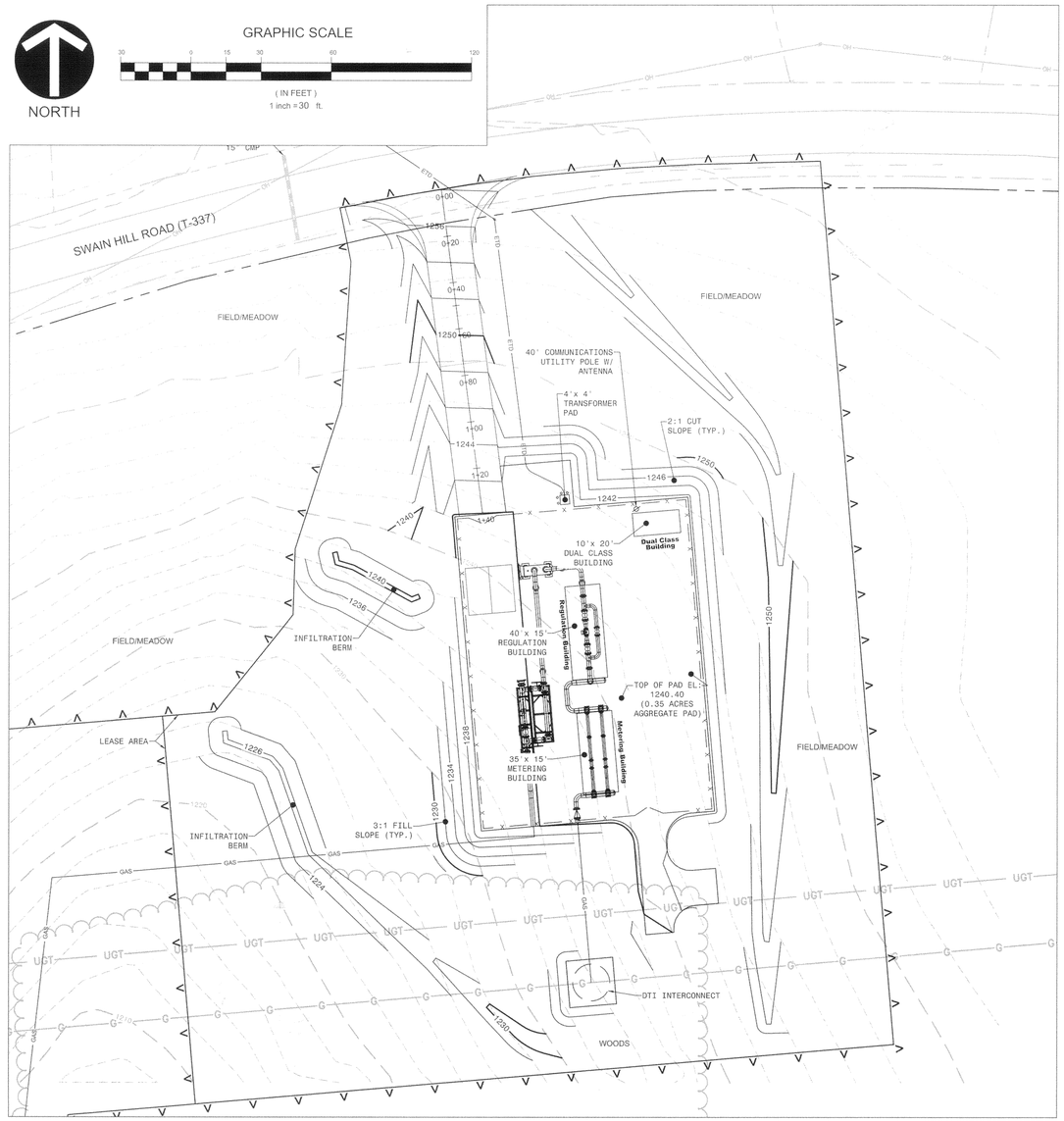
1. STORMWATER MANAGEMENT CONTROLS WERE DESIGNED BY TETRA TECH, INC. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT ANALYSIS.
2. THE TOWNSHIP OR ITS ASSIGNS IS HEREBY GRANTED ACCESS TO REVIEW THE STORMWATER MANAGEMENT FACILITIES VIA THE NEAREST PUBLIC RIGHT-OF-WAY.
3. THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER SITE PLAN.

NORTH

GRAPHIC SCALE

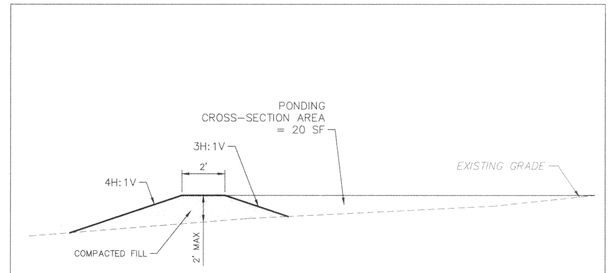
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



PLAN VIEW

1" = 30'



INFILTRATION BERM DETAIL

NOT TO SCALE

B-01 INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, That We, Edward L. & Margaret J. Vogel of Lancaster Township 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 Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, I hereby covenant and agree to and with these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, their successors or assigns from any liability for damages arising and to arise from 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 Edward L. & Margaret J. Vogel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17th day of July 2015

ATTEST:

Notary Public

NOTARIAL SEAL
ADAM R MILLER
Notary Public
EVANS CITY, BUTLER COUNTY
My Commission Expires Jan 11, 2016

Edward L. Vogel

Margaret J. Vogel

I, MATTHEW E. BAGALEY hereby certify that the Stormwater Management Plan meets all design standards and criteria of the "Lancaster Township Stormwater Management Ordinance."

Matthew E. Bagaley, P.E.

I, Edward L. & Margaret J. Vogel, acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

Edward L. Vogel
Margaret J. Vogel landowner

I, Thomas L. Thompson have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the "Lancaster Township Stormwater Management Ordinance."

Township Engineer

Jackson Township, Butler County, has reviewed the location of the grading and site work associated with this project. Given that the project is located entirely within the corporate boundary of Lancaster Township, Jackson Township does not possess any governmental authority or responsibility for the review of plans on the site.

Chris Rearick
Planning Director/Township Manager

B-05 TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 13 day of August, 2015

Secretary SEAL Chairman

B-06 BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

Kathy Rook-Fosteadt SEAL Chairman

Secretary

August 17 2015

Date

B-02 INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Edward L. Vogel 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 27th day of July 2015

My Commission Expires the 17th day of Jan 2016

SEAL

Notary Public

NOTARIAL SEAL
ADAM R MILLER
Notary Public
EVANS CITY, BUTLER COUNTY
My Commission Expires Jan 11, 2016

Edward L. Vogel

B-07 BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 21ST day of MAY 2015

SEC

Director CHAIR

BUTLER COUNTY PLANNING COMMISSION

B-08 PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 350 page 32

Given under my hand and seal this 21st day of Aug 2015

Michele M. Mustello

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

RECORDER OF DEEDS
BUTLER COUNTY PA

PLAN BOOK	PAGE
350	32

Instr:201508210018492 08/21/2015
Pages:1 F:$45.00 10:11PM
Michele Mustello T20150014436
Butler County Recorder NO

GATEWAY
On Call, On Time, On Target

Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com

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REVISION RECORD

No	Date
01	6/30/2015 ADDED JACKSON TOWNSHIP CLAUSE
02	-
03	-
04	-
05	-
06	-
07	-
08	-

WAHLVILLE METER STATION
340 SWAIN HILL
EVANS CITY, PA. 16033
LOCATED IN: LANCASTER TWP; PROPERTY TAXED TO JACKSON TWP

PREPARED FOR:
MARKWEST LIBERTY BLUESTONE, L.L.C.
4600 J. BARRY COURT, SUITE 500
CANONSBURG, PA 15317

RECORDABLE
STORMWATER PLAN

Project Number: C-18047-0255
Drawing Scale: AS NOTED
Date Issued: APRIL 2015
Index Number: –
Drawn By: LEA
Checked By: MEB
Project Manager: MEB

C141

Path & Filename: G:\Projects\18000\18047 MarkWest\-0255 Wahlville Meter Station\Dwg\02-Sheet\C141 RECORDABLE STORMWATER PLAN.dwg
Plot Date=7/14/2015 2:52 PM Engineer: S. Rinker, E.I.T. Save Date=7/14/2015 2:47 PM

Instr:201508210018527 08/21/2015
Pages:2 F:$85.00 11:39PM
Michele Mustello T20150014465
Butler County Recorder ND

INDIVIDUAL OWNER'S ADOPTION

I, OWNER OF THE LAND SHOWN ON THE 1514 NORTH MAIN STREET EXTENSION EXISTING CONDITIONS PLAN AND SITE PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF CENTER. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 03rd DAY OF June, 2015.

ATTEST:

NOTARY PUBLIC

TAMMY BLATT

ACKNOWLEDGMENT OF NOTARY PUBLIC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE NAMED TAMMY BLATT. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT OF THE.

WITNESS MY HAND AND NOTARIAL SEAL THIS 03rd DAY OF June, 2015.

MY COMMISSION EXPIRES THE 06th DAY OF MARCH, 2016.

NOTARY PUBLIC (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

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN 1514 NORTH MAIN STREET EXTENSION EXISTING CONDITIONS AND SITE PLAN, TAMMY BLATT AND IS RECORDED IN DEED BOOK VOLUME 2900, PAGE 797. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

TAMMY BLATT

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

BY THE SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER BY ORDINANCE/RESOLUTION NO. 2015-03-06, EFFECTIVE THIS 12th DAY OF August, 2015.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SIGNED AND NOTED AS APPROVED THIS 12th DAY OF August, 2015.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

BY THE PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 25th DAY OF March, 2015.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

MUNICIPAL ENGINEER'S CERTIFICATION

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

June 3, 2015
DATE

Donald Trant
NAME

26400 E
REGISTRATION NUMBER

REQUIRED COUNTY PLANNING REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JAN., 2015

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 350 PAGE(S) 33-37.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF August, 2015

RECORDER OF DEEDS

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

PENNSYLVANIA ACT 187 (1996)
REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, BLASTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:

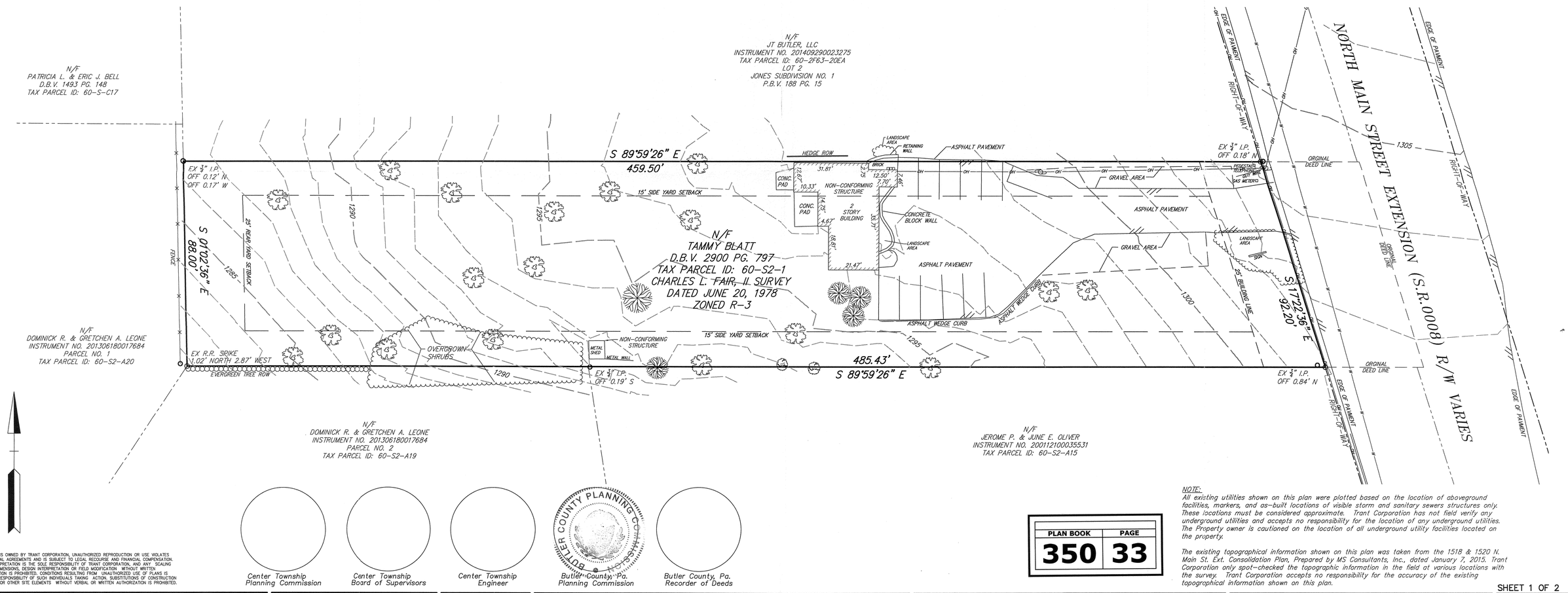
PA ONE-CALL
1-800-242-1776
PRIOR TO START OF WORK.

EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

SERIAL#: 20150630221

LEGEND

- POWER POLE WITH OVERHEAD WIRES
- WATER LINE
- DECIDOUS TREE
- EVERGREEN
- SHRUB



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

The existing topographical information shown on this plan was taken from the 1518 & 1520 N. Main St. Ext. Consolidation Plan, Prepared by MS Consultants, Inc., dated January 7, 2015. Trant Corporation only spot-checked the topographic information in the field at various locations with the survey. Trant Corporation accepts no responsibility for the accuracy of the existing topographical information shown on this plan.

PLAN BOOK	PAGE
350	33

Center Township Planning Commission

Center Township Board of Supervisors

Center Township Engineer

Butler County Planning Commission

Butler County, Pa. Recorder of Deeds

THIS PLAN IS OWNED BY TRANT CORPORATION, UNAUTHORIZED REPRODUCTION OR USE VIOLATES CONTRACTUAL AGREEMENTS AND IS SUBJECT TO LEGAL RECOURSE AND FINANCIAL COMPENSATION. PLAN INTERPRETATION IS THE SOLE RESPONSIBILITY OF TRANT CORPORATION, AND ANY SCALING OF PLAN DIMENSIONS, DESIGN INTERPRETATION OR FIELD MODIFICATION WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED. CONDITIONS RESULTING FROM UNAUTHORIZED USE OF PLANS IS THE SOLE RESPONSIBILITY OF SUCH INDIVIDUALS TAKING ACTION. SUBSTITUTIONS OF CONSTRUCTION MATERIALS OR OTHER SITE ELEMENTS WITHOUT VERBAL OR WRITTEN AUTHORIZATION IS PROHIBITED.

REV. NO.	DATE	DESCRIPTION	BY
1	04-06-2015	ADDRESS TOWNSHIP COMMENTS	APT
2	05-08-2015	RECORDING CERTIFICATIONS	MAM

DWG. NAME: 25271-BOUNDARY-FINAL
DRAWN BY: MAM
CHECKED BY: DUB

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
DONALD P. TRANT
ENGINEER
043296-E

TRANT CORPORATION
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090

Environmental
Surveying
Site Civil
Traffic

PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

1514 NORTH MAIN STREET EXT.
CENTER TOWNSHIP - BUTLER COUNTY - PA

20 0 10 20 40 80
1 inch = 20 feet

EXISTING CONDITIONS PLAN
PREPARED FOR
TAMMY BLATT

PROJECT NO.: 25271
SURVEY DATE: 12-29-2014
DRAWING DATE: 03-11-2015

SHEET 1 OF 2
SHEET NO.
C101

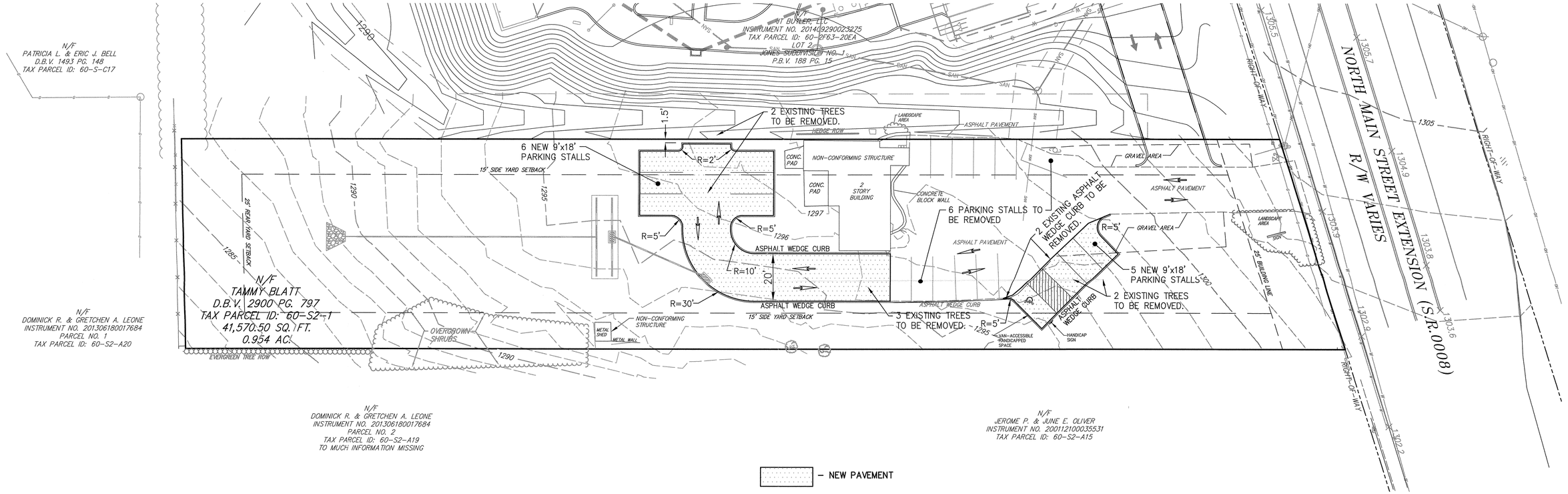
Plot Date: 5/8/2015 1:48 PM File Name: N:\25000 PROJECTS\25271\DWG\02-SURVEY\25271-BOUNDARY-FINAL.DWG Layout: C101

PENNSYLVANIA ACT 187 (1996)
REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, BLASTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:

PA ONE-CALL
1-800-242-1776
PRIOR TO START OF WORK.

EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

SERIAL# 20150630221



PLAN BOOK	PAGE
350	34

R-3 HIGH DENSITY RESIDENTIAL DISTRICT ZONING STANDARDS

SITE STANDARDS:	REQ'D./PERMITTED	EXISTING	PROVIDED
MINIMUM LOT AREA:	ONE HALF ACRE	0.954 AC.	
BUILDING SETBACKS:			
FRONT YARD	25 FT.	25 FT.	
SIDE YARD	15 FT.	15 FT.	
REAR YARD	25 FT.	25 FT.	
MINIMUM LOT FRONTAGE:	75 FT.	92.20 FT.	
MAXIMUM LOT COVERAGE:	40%	6687.11 SQ.FT. 16.1%	11136.70 SQ.FT. 26.8%

SITE PARKING REQUIREMENTS

LAND USE	MIN. REQUIREMENT:	REQUIRED PARKING
RTETAIL	1 STALL PER 300 SQ. FT.	1900 SQ. FT. = 6.33 STALLS

TOTAL EXISTING PARKING STALLS:	11 STALLS
EXISTING PARKING TO BE REMOVED:	-6 STALLS TO BE REMOVED
NEW PARKING PROVIDED:	10 STALLS
HANDICAP PARKING ACCESSIBLE STALL:	1 STALL
TOTAL SITE PARKING PROVIDED:	15 PARKING STALLS

PROPOSED PARKING EXPAINSION IMPERVIOUS AREA: 4607.53 SQ. FT.

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

The existing topographical information shown on this plan was taken from the 1518 & 1520 N. Main St. Ext. Consolidation Plan, Prepared by MS Consultants, Inc., dated January 7, 2015. Trant Corporation only spot-checked the topographic information in the field at various locations with the survey. Trant Corporation accepts no responsibility for the accuracy of the existing topographical information shown on this plan.

THIS PLAN IS OWNED BY TRANT CORPORATION, UNAUTHORIZED REPRODUCTION OR USE VIOLATES CONTRACTUAL AGREEMENTS AND IS SUBJECT TO LEGAL RECOURSE AND FINANCIAL COMPENSATION. PLAN INTERPRETATION IS THE SOLE RESPONSIBILITY OF TRANT CORPORATION, AND ANY SCALING OF PLAN DIMENSIONS, DESIGN INTERPRETATION OR FIELD MODIFICATION WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED. CONDITIONS RESULTING FROM UNAUTHORIZED USE OF PLANS IS THE SOLE RESPONSIBILITY OF SUCH INDIVIDUALS TAKING ACTION. SUBSTITUTIONS OF CONSTRUCTION MATERIALS OR OTHER SITE ELEMENTS WITHOUT VERBAL OR WRITTEN AUTHORIZATION IS PROHIBITED.

REV. NO.	DATE	DESCRIPTION	BY
1	04-06-2015	ADDRESS TOWNSHIP COMMENTS	APT
2	05-08-2015	RECORDING CERTIFICATIONS	MAM

DWG. NAME: 25271-SITE
DRAWN BY: RLB
CHECKED BY: MDK

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — DONALD P. TRANT — 043296-E

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

1514 NORTH MAIN STREET EXT.
CENTER TOWNSHIP - BUTLER COUNTY - PA

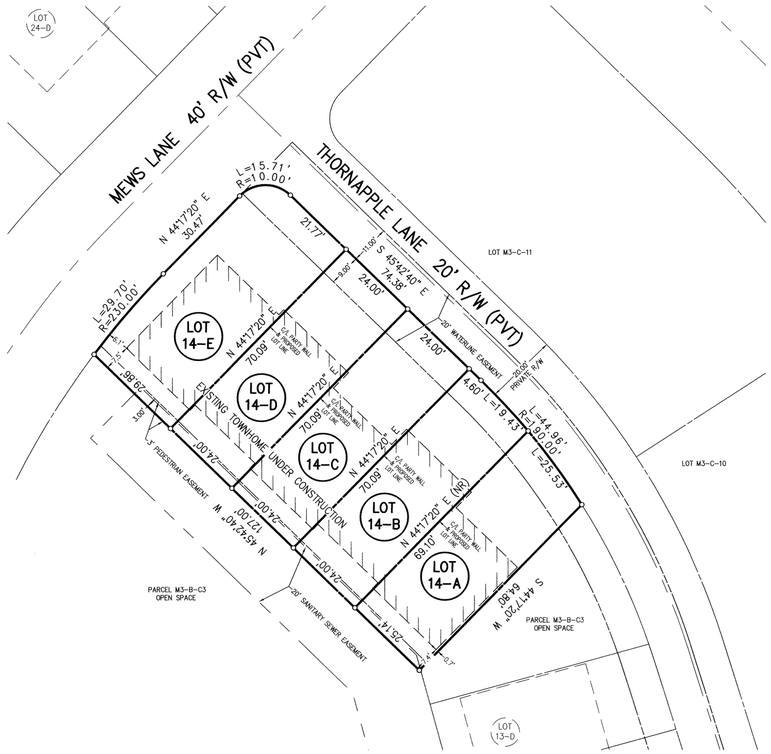
20 0 10 20 40 80
1 inch = 20 ft.

SITE PLAN

PROJECT NO.: 25271
DATE: 03-11-2015

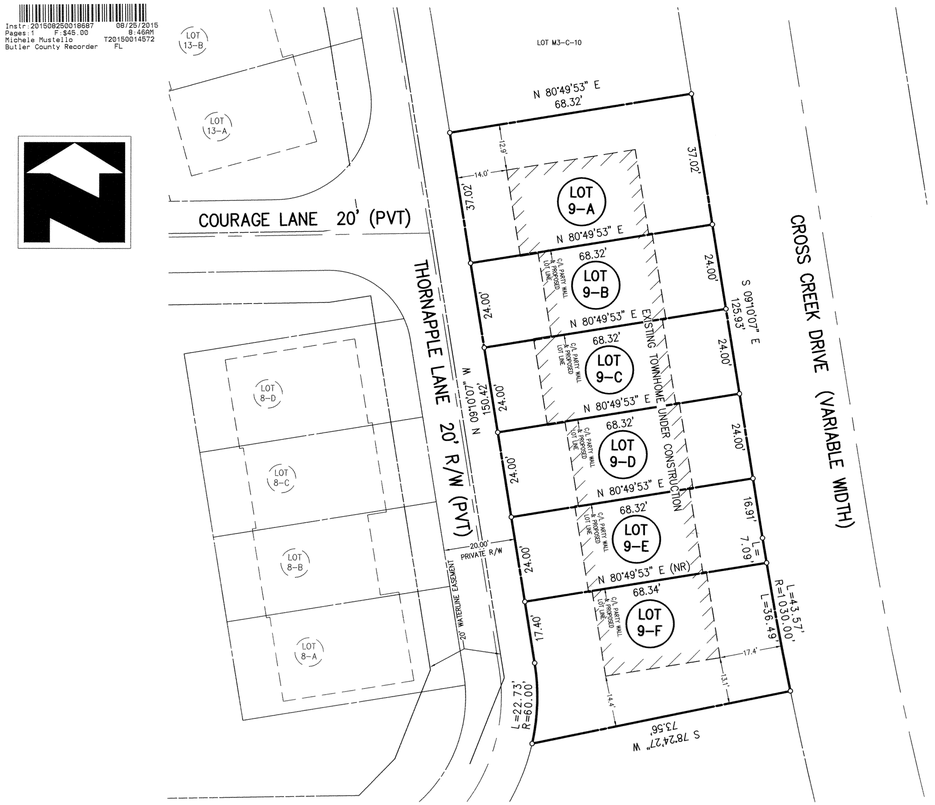
SHEET 2 OF 2
SHEET NO. C102

P:\Trant Corp\Projects\2015\DWG\25271-SITE.DWG, Layout: C102 Plot Date: 5/8/2015 1:51 PM File Name: M:\2015\DWG\25271-SITE.DWG, Layout: C102



LOT 14

Instr: 201508250018687 08/25/2015
Pages: 1 F:$45.00 8:46PM
Michele Mustello T20150014572
Butler County Recorder FL



LOT 9

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-C-9 & M3-B-14 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.

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

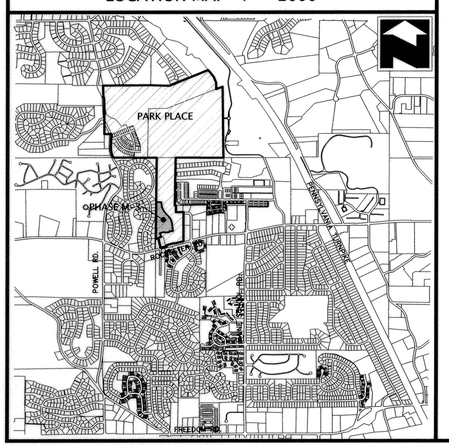
LOT M3-C-9
TAX PARCEL: 130-4F108-16B3DB9

LOT M3-B-14
TAX PARCEL: 130-4F108-16B3DB14

LOT AREAS:

9-A	2,529.03 SQ.FT.	0.06 ACRES
9-B	1,639.68 SQ.FT.	0.04 ACRES
9-C	1,639.68 SQ.FT.	0.04 ACRES
9-D	1,639.68 SQ.FT..	0.04 ACRES
9-E	1,639.77 SQ.FT.	0.04 ACRES
9-F	2,636.80 SQ.FT.	0.06 ACRES
TOTAL AREA:	11,724.64 SQ.FT.	0.27 ACRES
14-A	1,690.75 SQ.FT.	0.04 ACRES
14-B	1,675.82 SQ.FT.	0.04 ACRES
14-C	1,682.16 SQ.FT.	0.04 ACRES
14-D	1,682.16 SQ.FT..	0.04 ACRES
14-E	2,186.64 SQ.FT.	0.04 ACRES
TOTAL AREA:	8,917.53 SQ.FT.	0.21 ACRES

LOCATION MAP 1" = 2000'



TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 3RD DAY OF AUGUST 2015, THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE CCD AMENDMENT NO. 8 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

NVR, INC
NAME OF CORPORATION

SIGNATURE AND TITLE OF OFFICER WITNESSING

VICE PRESIDENT
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

8-3-2015
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 3 DAY OF August 2015

(SEAL)

NOTARY PUBLIC

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

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 8 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201508040009231 & 201507090014913. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

8/5/15
DATE

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

I, Jason Kraft, 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.

8/24/15
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2015-62 EFFECTIVE THIS 11TH DAY OF AUGUST 20 15.

TOWNSHIP MANAGER

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2015-62 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 7/30/15.

TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF JULY 20 15

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 350 PAGE 35.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF AUGUST 20 15

RECORDER OF DEEDS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
350	35

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

DRAWING NUMBER:	1004-1515201
DRAWING SCALE:	1"=20'
DATE:	JULY 3, 2015
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE CCD AMENDMENT NO. 8

BEING A RE-SUBDIVISION OF PARCEL M3-C-9 & MC-B-14 OF THE PARK PLACE CCD PHASE M-3 REVISION NO. 2 AS RECORDED IN PLAN BOOK 340, PG 14

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

KNOW ALL MEN BY THESE PRESENTS That I, Mima M. Sipes of the Township of Jackson, 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 Jackson, 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 Jackson, 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 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 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 4th day of Aug 2015.

Chris D. Sipes POA
Owner: Mima M. Sipes / Chris D. Sipes, POA

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 4th day of Aug 2015.

Elizabeth J. Musher
Notary Public

Seal & Stamp — COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth J. Musher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

9TH Mar '15
Date

Seal

S. D. Graff
P. L. S. # 30167-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR NO. 30167-E

Approved by the Planning Director of the Township of Jackson on the 25 day of March 2015 pursuant to Chapter 22 of the Jackson Township Code of Ordinance, Subdivision and Land Development, as amended. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve such streets, land of facilities.

Signed and noted as approved this 25 day of March 2015.

Township Secretary — Seal — Planning Director

This plat was delivered to Chris D. Sipes, by Jackson Township on August 24 2015.

Township Secretary / Manager

Reviewed by the Butler County Planning Commission this 10TH day of MARCH 2015.

Secretary — Seal — F. Eakin
Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

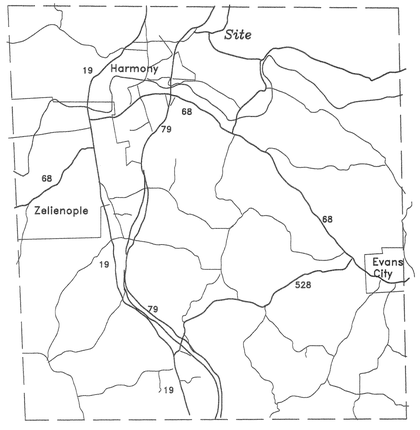
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 350 Page 36.

Given under my hand and seal this 26th day of August 2015.

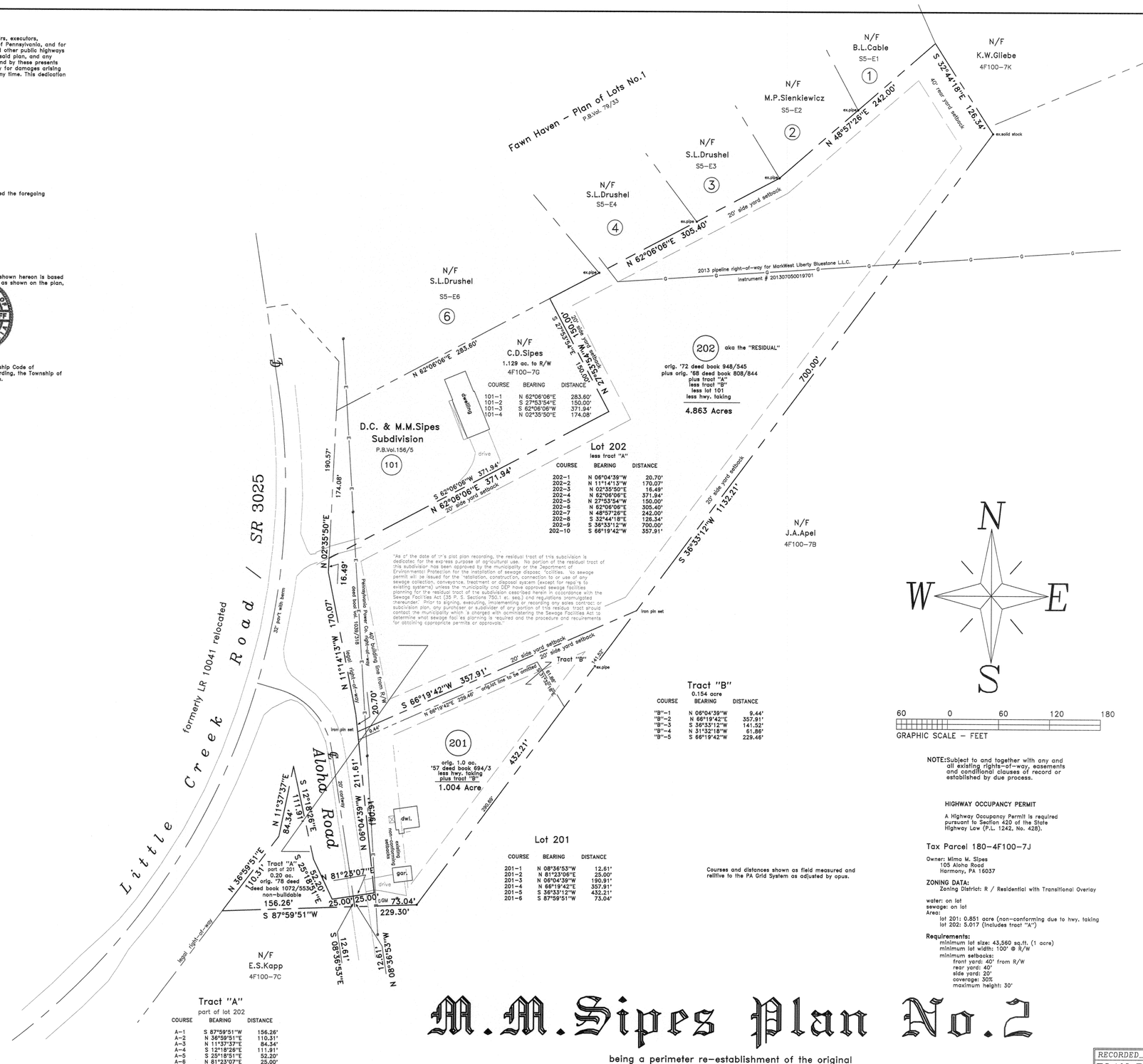
Michele M. Mustello
Recorder

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



Vicinity Map



COURSE	BEARING	DISTANCE
101–1	N 62°06'06"E	283.60'
101–2	S 27°53'54"E	150.00'
101–3	S 62°06'06"W	371.94'
101–4	N 02°35'50"E	174.08'

COURSE	BEARING	DISTANCE
202–1	N 06°04'39"W	20.70'
202–2	N 11°14'13"W	170.07'
202–3	N 02°35'50"E	16.49'
202–4	N 62°06'06"E	371.94'
202–5	N 27°53'54"W	150.00'
202–6	N 62°06'06"E	305.40'
202–7	N 48°57'26"E	242.00'
202–8	S 32°44'18"E	126.34'
202–9	S 36°33'12"W	700.00'
202–10	S 66°19'42"W	357.91'

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

COURSE	BEARING	DISTANCE
A–1	S 87°59'51"W	156.26'
A–2	N 36°59'51"E	110.31'
A–3	N 11°37'37"E	84.34'
A–4	S 12°18'26"E	111.91'
A–5	S 25°18'51"E	92.20'
A–6	N 81°23'07"E	25.00'
A–7	S 08°36'53"E	12.61'

Tract "A" part of lot 202

COURSE	BEARING	DISTANCE
"B"–1	N 06°04'39"W	9.44'
"B"–2	N 66°19'42"E	357.91'
"B"–3	S 36°33'12"W	141.52'
"B"–4	N 31°32'18"W	61.86'
"B"–5	S 66°19'42"W	229.46'

Tract "B" 0.154 acre

COURSE	BEARING	DISTANCE
201–1	N 08°36'53"W	12.61'
201–2	N 81°23'06"E	25.00'
201–3	N 06°04'39"W	190.91'
201–4	N 66°19'42"E	357.91'
201–5	S 36°33'12"W	432.21'
201–6	S 87°59'51"W	73.04'

Lot 201

Courses and distances shown as field measured and reillitive to the PA Grid System as adjusted by opus.

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

HIGHWAY OCCUPANCY PERMIT

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

Tax Parcel 180-4F100-7J

Owner: Mima M. Sipes
105 Aloha Road
Harmony, PA 16037

ZONING DATA:
Zoning District: R / Residential with Transitional Overlay

water: on lot
sewage: on lot
Area:
lot 201: 0.851 acre (non-conforming due to hwy. taking
lot 202: 5.017 (Includes tract "A")

Requirements:
minimum lot size: 43,560 sq.ft. (1 acre)
minimum lot width: 100' @ R/W
minimum setbacks:
front yard: 40' from R/W
rear yard: 40'
side yard: 20'
coverage: 30%
maximum height: 30'

M.M.Sipes Plan No.2

being a perimeter re-establishment of the original one acre lot conveyed to Donald Clair & Mima M. Sipes in 1957 and recorded in the Butler County Recorders' Office in Deed Book Volume 694, page 3. (now reconfigured and shown hereon as lot 201)

Instr:201508260018922 08/26/2015 10:09AM
Pages:1 F:$45.00 T20150014685
Michele Mustello
Butler County Recorder FL

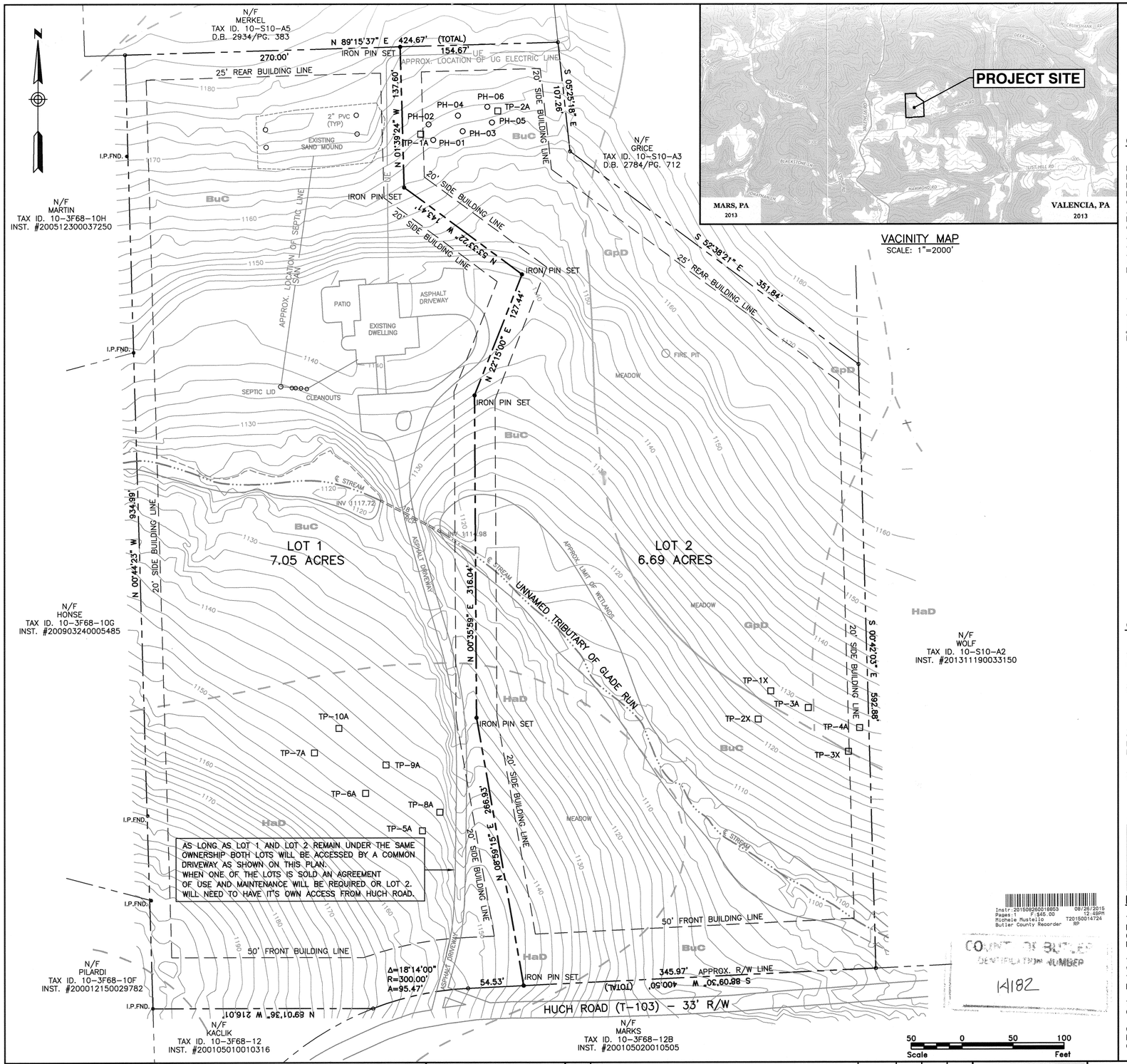
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056 (724) 352-3811 FAX 352-1059

for Mima M. Sipes

Co. TAX No: 180-4F-100-7J

SUBDIVISION SURVEY
PROJECT No: 15005
SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA
DATE: 3/01/15
REV:
DWN.By: Sdg
CHK.By:

RECORDED Aug 26 2015
PLAN BOOK 350 PAGE 36
SHEET 1 of 1



TOWNSHIP | COUNTY | SURVEYOR | RECORDER | ENGINEER

OWNERS ADOPTION:

I, W. JAY HENDERSON, OWNER OF THE LAND SHOWN ON THE HENDERSON SUBDIVISION PLAN NO. 1, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, 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 ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

31st IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF July, 2015.

ATTEST:

Georgia-Thea Martini — W. Jay Henderson

NOTARY PUBLIC — OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED W. JAY HENDERSON AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HIS ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF July 2015. MY COMMISSION EXPIRES THE 13th DAY OF September 2018.

Georgia-Thea Martini
NOTARY PUBLIC (SIGNATURE)

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Georgia-Thea Martin, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

CERTIFICATION OF TITLE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HENDERSON SUBDIVISION PLAN NO. 1 IS IN THE NAME OF W. JAY HENDERSON AND IS RECORDED AT INSTR. No. 201410070024005.

Mark S Tinsley — W. Jay Henderson

WITNESS — OWNER

RBS Citizens, N.A. MORTGAGEE OF THE PROPERTY CONTAINED IN THE HENDERSON SUBDIVISION PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Mark S Tinsley — Yvonne Dietrich

WITNESS — NAME, TITLE AND MORTGAGEE

Yvonne Dietrich - Vice President RBS Citizens, N.A.

ACREAGE:

PARCEL No.	EXISTING ACREAGE	NEW ACREAGE
LOT 1	598,437.59 SQ. FT. OR 13.74 AC.	307,049.53 SQ. FT. OR 7.05 AC.
LOT 2		291,388.06 SQ. FT. OR 6.69 AC.
TOTAL		598,437.59 SQ. FT. OR 13.74 AC.

NOTES:

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

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

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 10-S10-A4.

CURRENT TITLE OF PROPERTY RECORDED AT INSTR. No. 201410070024005IN THE NAME OF W. JAY HENDERSON. CANCILLA.

BULK AREAS:

ZONING: RC (RURAL CONSERVATION)
MINIMUM LOT SIZE 43,560 SQ. FT.
MINIMUM LOT WIDTH 150 FT.
MINIMUM FRONT YARD 50 FT.
MINIMUM REAR YARD 25 FT.
MINIMUM SIDE YARD 20 FT EACH SIDE

OWNER ADDRESS:

139 HUCH ROAD, MARS, PA

PURPOSE:

TO SUBDIVIDE TAX PARCEL 10-S10-A4 INTO TWO PARCELS.

MUNICIPAL DECLARATIONS:

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

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BY RESOLUTION No. _____, EFFECTIVE THIS 27th DAY OF April, 2015.

Janet L Burkhart — Donald C. Acker

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, THIS _____ DAY OF _____, 20__.

SECRETARY — CHAIRMAN BOARD OF PLANNING COMMISSION

TOWNSHIP ENGINEER:

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

8-23-15 — 26400 E — SIGNATURE

DATE — REGISTRATION No.

TOWNSHIP SUPERVISORS: REAPPROVAL:

RE-APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BY RESOLUTION No. _____, EFFECTIVE THIS 24th DAY OF July, 2015.

Janet L Burkhart — Donald C. Acker

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

Thomas F Franceschina — Frank E. Uhl

SUPERVISOR — SUPERVISOR

Edward L Vogel

SUPERVISOR — SUPERVISOR

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25TH DAY OF SEPT, 2014

Jessa Lines — Frank E. Uhl

SECRETARY — CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

SURVEYORS CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

7-22-15 — Paul J. Neff

DATE — PAUL J. NEFF SU051242

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 350, PAGE(S) 37 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF AUGUST, 2015.

RECORDER OF DEEDS

Recorded: AUGUST 26, 2015

PLAN BOOK	PAGE
350	37

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	GREENOUGH, McMAHAN; SWALL PLAN OF LOTS; Aug, 25, 1955; Rec. PBV 1, PG 23.	

REVISIONS

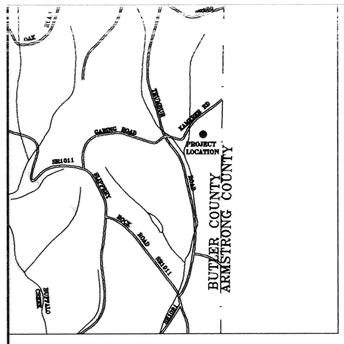
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	ADDED RE-APPROVAL STATEMENT FOR TOWNSHIP BOARD OF SUPERVISORS	07/15/15	BJE	TRS	PJN
1	ADDED ADDITIONAL TEST PITS AND PERC HOLES	01/20/15	JAL	TRS	PJN

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

CLIENT: W. JAY HENDERSON
139 HUCH ROAD, MARS, PA

PROJECT: HENDERSON SUBDIVISION PLAN NO. 1
BEING
SUBDIVISION OF TAX PARCEL 10-S10-A4
LOCATED AT INSTR. No. 201410070024005
SITUATE IN
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVAINA

DRAWN	JAL
CHECKED	PJN
APPROVED	PJN
DATE	10/08/14
ISSUE DATE	07/15/15
REV. #	2
PROJECT #	14-013
SCALE	1"=50'
DWG #	SB1
SHEET	1 OF 1



LOCATION MAP

1" = 1 MILE

- ○ Corner
- ● Set Iron Pin
- ◉ Found Iron Pin

Setback Lines
60' Front From Curb Line
10' Side And Rear

Final approval by the Donegal Twp. Planning Commission this 25 day of August, 2015

Chairman Secretary

Final approval by the Donegal Twp. Supervisors this 25 day of August, 2015

Chairman Secretary

Final approval by the Butler County Planning Commission this 15th day of July, 2015

Chairman Secretary

Note: The Parcel 140-1F21-5F Was Placed On This Map From Existing Deeds And Was Not Verified In The Field.

I, Harry L. Breski, 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 plat, and that this plan correctly represents the lots, land streets and highways as surveyed and plotted by me for the owners or agents

Date

Seal

Harry L. Breski, PLS
#SU-033608-E

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this the 28 day of August, 2015 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.

BK 350 Pg 38

Recorder of Deeds

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

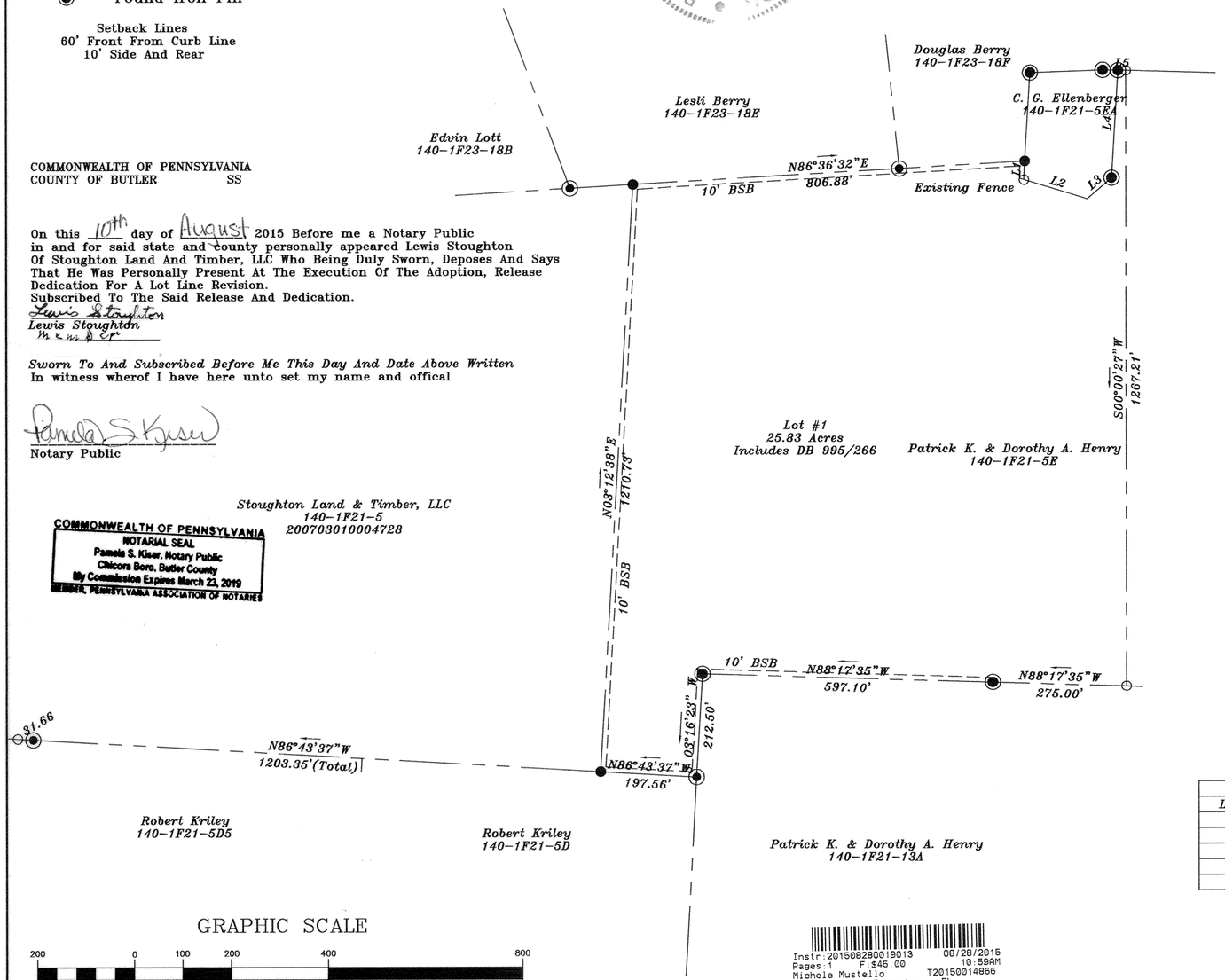
On this 10th day of August 2015 Before me a Notary Public in and for said state and county personally appeared Lewis Stoughton Of Stoughton Land And Timber, LLC Who Being Duly Sworn, Deposes And Says That He Was Personally Present At The Execution Of The Adoption, Release Dedication For A Lot Line Revision.
Subscribed To The Said Release And Dedication.

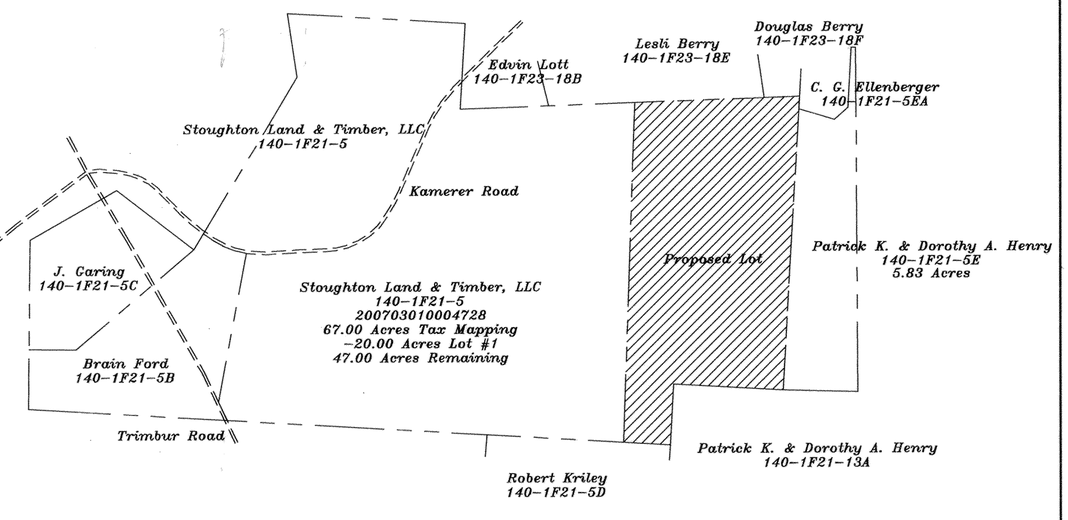
Lewis Stoughton
Member

Sworn To And Subscribed Before Me This Day And Date Above Written
In witness wherof I have here unto set my name and offical

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela S. Kiser, Notary Public
Chicora Boro, Butler County
My Commission Expires March 23, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES





PLAN BOOK	PAGE
350	38

Patrick K. Henry (Buyer)

Dorothy A. Henry (Buyer)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 17th day of August 2015 Before me a Notary Public in and for said state and county personally came Patrick K. Henry Dorothy A. Henry known to be the person whose name is subscribed to the within instrument And Agrees To Accept This Subdivision As A Lot Line Revision Of Their Existing Land.

In witness wherof I have here unto set my name and offical

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela S. Kiser, Notary Public
Chicora Boro, Butler County
My Commission Expires March 23, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.36	S03°34'32"W
L2	136.90	S73°04'38"E
L3	66.00	N48°44'03"E
L4	221.00	N03°34'37"E
L5	16.00	S88°30'10"E

Instr:201508280019013 08/28/2015
Pages:1 F:$45.00 10:59AM
Michele Mustello T20150014866
Butler County Recorder FL

Note: Lot #1 Containing 20.00 Acres Is To Be Adjoined To The 5.83 Acre Tract And Now Containing 25.83 Acres Total. This Is A Lot Line Revision.

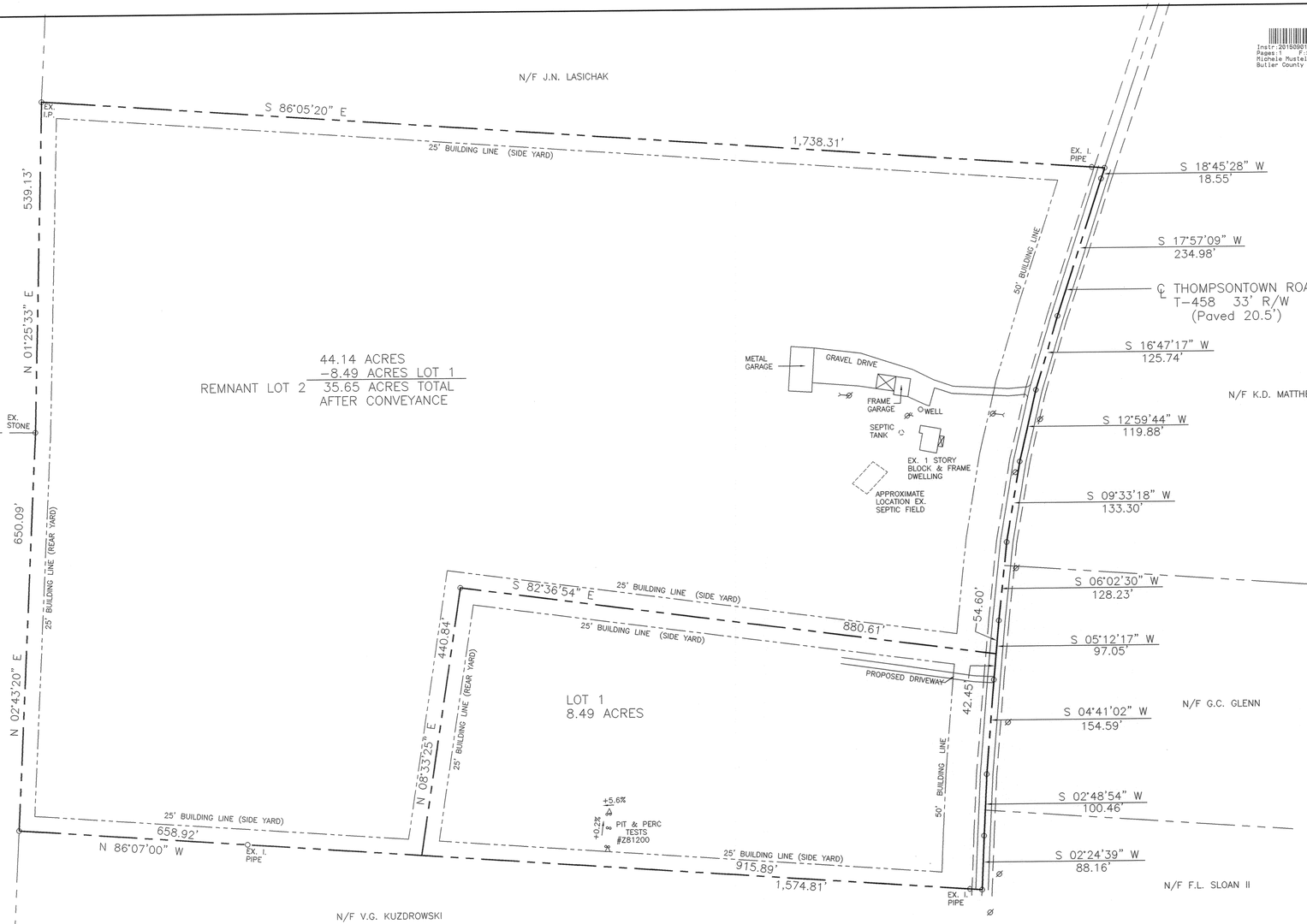
DRAWN BY: HLB	APPROVED BY:
DATE: 4-1-15	PROJ. NO.
DWG. NO.:	DWG.

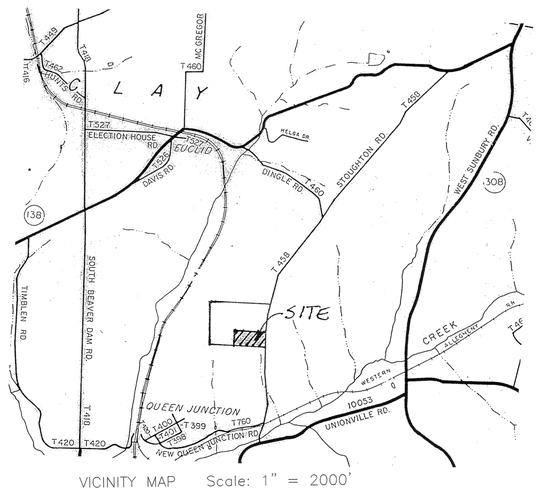
REVISIONS

Stoughton Land And Timber, LLC Plan #1
Stoughton Land And Timber, LLC - Owners
Donegal Township
Butler Co., PA

Breski Surveying
Harry L. Breski, PLS
1381 Butler Road
Worthington, PA 16262

Instr:201509010019244 09/01/2015
Pages:1 F:$45.00 11:24PM
Michele Mustello T20150015063
Butler County Recorder FL





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 DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

△∘ PIT & PERC TESTS

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

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE NEW RESIDENTIAL BUILDING LOT.

REF: O'MALLEY SUBDIVISION, P.B. 247 PG. 38.

0' 100' 200' 300'

CLAY TOWNSHIP DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That I, William F. Young, III, of the Township of Butler, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Clay 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 Clay, 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 Clay, their successors or assigns from any liability for damages arising out of and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon William F. Young, III, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 1 day of Sept., 2015.

ATTEST: _____ _____
NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
CLAY TOWNSHIP]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named William F. Young, III, and acknowledged the foregoing release and dedications 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 1 day of Sept., 2015.

My commission expires this 10 day of December, 2016.

SEAL

NOTARY PUBLIC

NOTARIAL SEAL
ROBIN J. CHRISTY, NOTARY PUBLIC
CITY OF BUTLER, BUTLER CO., PA
MY COMMISSION EXPIRES DEC. 10, 2016

TITLE CLAUSE (NO MORTGAGE)

I, William F. Young, III, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of William F. Young, III, As recorded in Deed Book Volume 2194 page 244, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS _____ _____ OWNER

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

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the 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 July 20, 2015 _____
SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

_____ SEAL _____
SECRETARY CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 30th day of July, 2015.

_____ SEAL _____
SECRETARY CHAIRMAN

Reviewed by the Clay Township Planning Commission this 23rd day of July, 2015.

_____ SEAL _____
SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 13TH day of AUG, 2015.

_____ SEAL _____
SECRETARY 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 350 page 39

Given under my hand and seal this 1 day of September 2015.

SEAL

RECORDER _____

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
350	39

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
(2 LOTS)

FOR: WILLIAM F. YOUNG, III

SITUATE: CLAY TOWNSHIP, BUTLER CO., PA

Date 07/20/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 080-2F110-32		Db-Pg 2194-244	Service No. 15-057
Address THOMPSONTOWN ROAD			

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

IN WITNESS OF WHICH, to this we set our hand and seal this 24th day of August, 20 15.

ATTEST:

Notary Public

Larry M. Schoeneberger

Janice Schoeneberger

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jason F. Pravlovich, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF PENNSYLVANIA)
SS:
COUNTY OF BUTLER)

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County Butler, personally appeared the above named Larry M. and Janice Schoeneberger, and acknowledged the foregoing adoption and dedication to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 24th day of August, 20 15.

My Commission expires the 20th day of October, 20 18.

(seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jason F. Pravlovich, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

We hereby certify that the title to the property contained in the Schoeneberger Plan of Lots is in the mane of Larry M. and Janice Schoeneberger and is recorded in instrument number 201506220013318. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Larry M. Schoeneberger

Janice Schoeneberger

I, John Jerome Schleicher, 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 owners or agents.

8-26-2015
Date

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

Reviewed by the Butler County Planning Commission this 15TH day of JULY, 20 15.

Secretary

Chairman

Approved by the Planning Commission of Buffalo Township this 1ST day of JULY, 20 15.

Secretary

Chairman

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

Date

Secretary

Instr:201509093019472 09/03/2015
Pages:1 F:$45.00 ID:0899
Michele Mustello T20150015225
Butler County Recorder ND

The Township of Buffalo hereby gives public notice that in approving this plat 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, to grade, pave and curb streets in said plat, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Reviewed and approved by the Supervisors of Buffalo Township this 8TH day of JULY, 20 15.

Secretary

Chairman

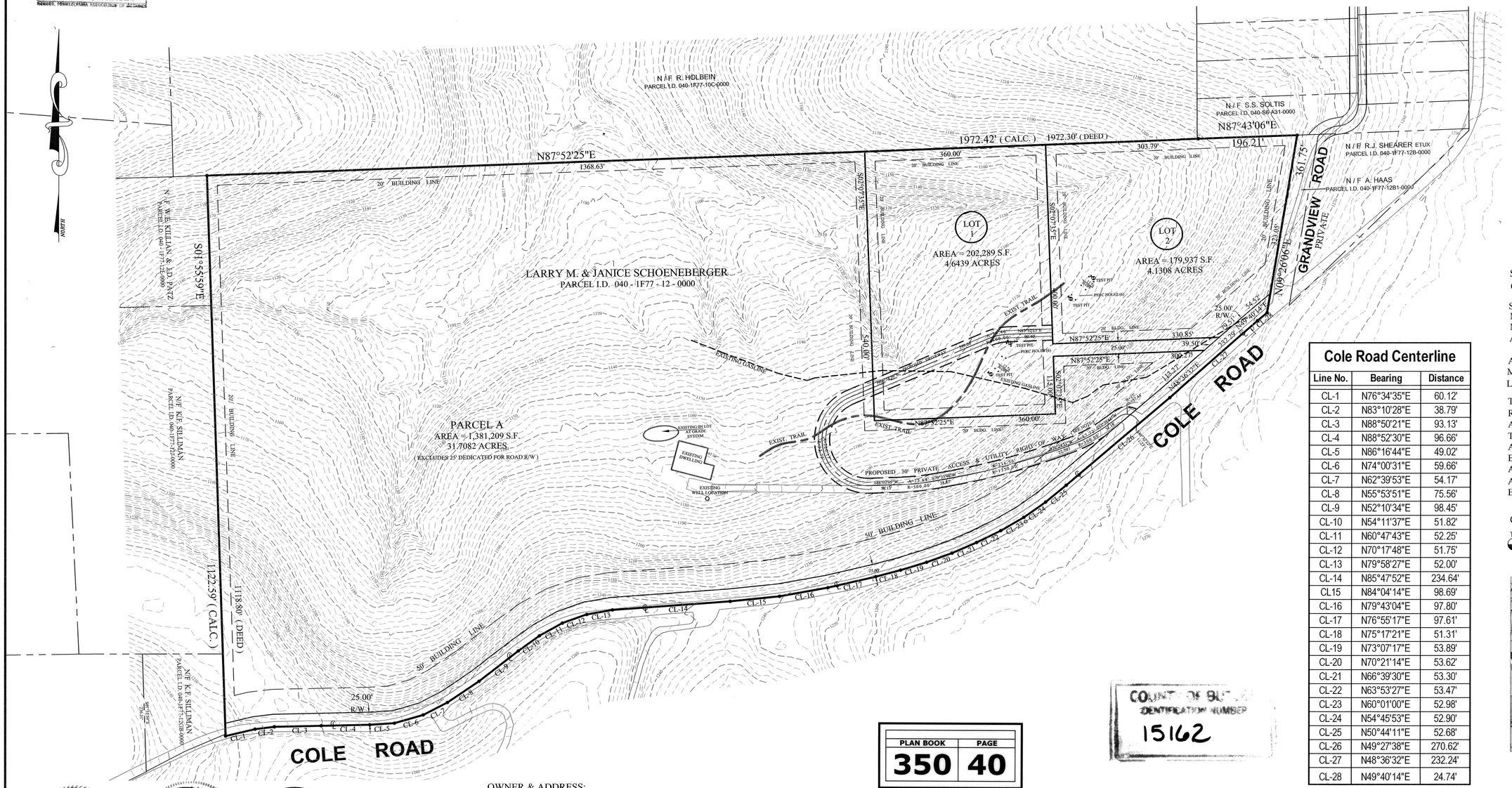
STATE OF PENNSYLVANIA)
SS:
COUNTY OF BUTLER)

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 350, Page(s) 40.

Given under my hand and seal this 3rd day of Sept, 20 15.

Recorder

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



AREA CHART :

PROPOSED LOT NO. 1	=	202,289 S.F.	4.6439 ACRES
PROPOSED LOT NO. 2	=	179,938 S.F.	4.1308 ACRES
PARCEL " A "	=	1,366,890 S.F.	31.3795 ACRES
25' DEDICATED ROAD R/W	=	58,010 S.F.	1.3317 ACRES
TOTAL PLAN AREA	=	**1,807,127 S.F.**	**41.4859 ACRES**

ZONING : A-1 AGRICULTURAL

MIN. LOT AREA : 80,000 S.F.
MIN. LOT WIDTH : 150'
FRONT YARD : 50' FROM R/W
SIDE YARD : 20'
REAR YARD : 20'
MAX. BUILDING HEIGHT : 28'
MAX. COVERAGE : 20 %

NOTES :

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

SCHOENEBERGER DEED DOES NOT CLOSE MATHEMATICALLY BY 3.79 FEET. CORRECTIONS MADE BASED ON FIELD MEASUREMENTS AND ADJOINERS DEEDS.

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOODING

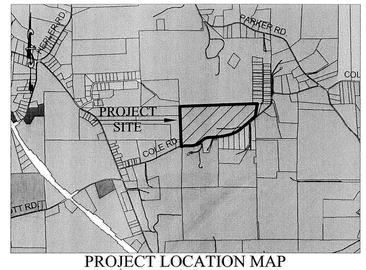
THE PROPOSED 30' PRIVATE ACCESS AND UTILITY RIGHT OF WAY IS FOR INGRESS,EGRESS, AND REGRESS AND A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PASSAGE AND ACCOMODATION OF PEDESTRIANS AND VEHICLES, BUT NOT FOR PARKING ON OR ACROSS EASEMENT FOR THE OWNERS OF PARCEL A , LOT NO. 1, AND LOT NO. 2, THEIR HEIRS, SUCCESSORS, AND AND ASSIGNS. MAINTENANCE AND REPAIR OF SAID EASEMENT SHALL BE SHARED EQUALLY BY THE SAME.

○ - INDICATES PERC HOLE

TP - INDICATES TEST PIT

Cole Road Centerline

Line No.	Bearing	Distance
CL-1	N76°34'35"E	60.12'
CL-2	N83°10'28"E	38.79'
CL-3	N88°50'21"E	93.13'
CL-4	N88°52'30"E	96.66'
CL-5	N86°16'44"E	49.02'
CL-6	N74°00'31"E	59.66'
CL-7	N62°39'53"E	54.17'
CL-8	N55°53'51"E	75.56'
CL-9	N52°10'34"E	98.45'
CL-10	N54°11'37"E	51.82'
CL-11	N60°47'43"E	52.25'
CL-12	N70°17'48"E	51.75'
CL-13	N79°58'27"E	52.00'
CL-14	N85°47'52"E	234.64'
CL15	N84°04'14"E	98.69'
CL-16	N79°43'04"E	97.80'
CL-17	N76°55'17"E	97.61'
CL-18	N75°17'21"E	51.31'
CL-19	N73°07'17"E	53.89'
CL-20	N70°21'14"E	53.62'
CL-21	N66°39'30"E	53.30'
CL-22	N63°53'27"E	53.47'
CL-23	N60°01'00"E	52.98'
CL-24	N54°45'53"E	52.90'
CL-25	N50°44'11"E	52.68'
CL-26	N49°27'38"E	270.62'
CL-27	N48°36'32"E	232.24'
CL-28	N49°40'14"E	24.74'



PROJECT LOCATION MAP
(From Buffalo Twp Zoning Map)
Scale: 1" = 2000'

COUNTY OF BUTLER
IDENTIFICATION NUMBER
15162

PLAN BOOK	PAGE
350	40

OWNER & ADDRESS:
LARRY M. & JANICE SCHOENEBERGER
TRUSTEES OF THE LARRY M. SCHOENEBERGER LIVING TRUST
354 COLE ROAD
SARVER , PA. 16055
PARCEL I.D. 040-1F77-12-0000

SURVEYOR & ADDRESS:
GIBSON - THOMAS ENGINEERING CO., INC.
9951 OLD PERRY HIGHWAY
WEXFORD, PA. 15090

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

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS
BUTLER COUNTY, PA.
BUTLER COUNTY RECORDER OF DEEDS

DATE		REVISION
07-02-2015	BSW	Bankson Engineers review dated 7-01-2015
07-20-2015	JDO	Soil Types, On Lot System Slopes,
07-20-2015	JDO	Ex. On Lot System, & Well Locations

DATE: JUNE, 2015
SCALE: 1" = 100'
SHEET 1 OF 1
DRAWN BY: JDO
CHECKED BY:
DRAWING NO. RP-1

SCHOENEBERGER PLAN OF LOTS
SCHOENEBERGER SUBDIVISION
SITUATE IN
BUFFALO TWP., BUTLER CO., PA.
MADE FOR
LARRY & JANICE SCHOENEBERGER

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



LOCATION MAP 1" = 2000'

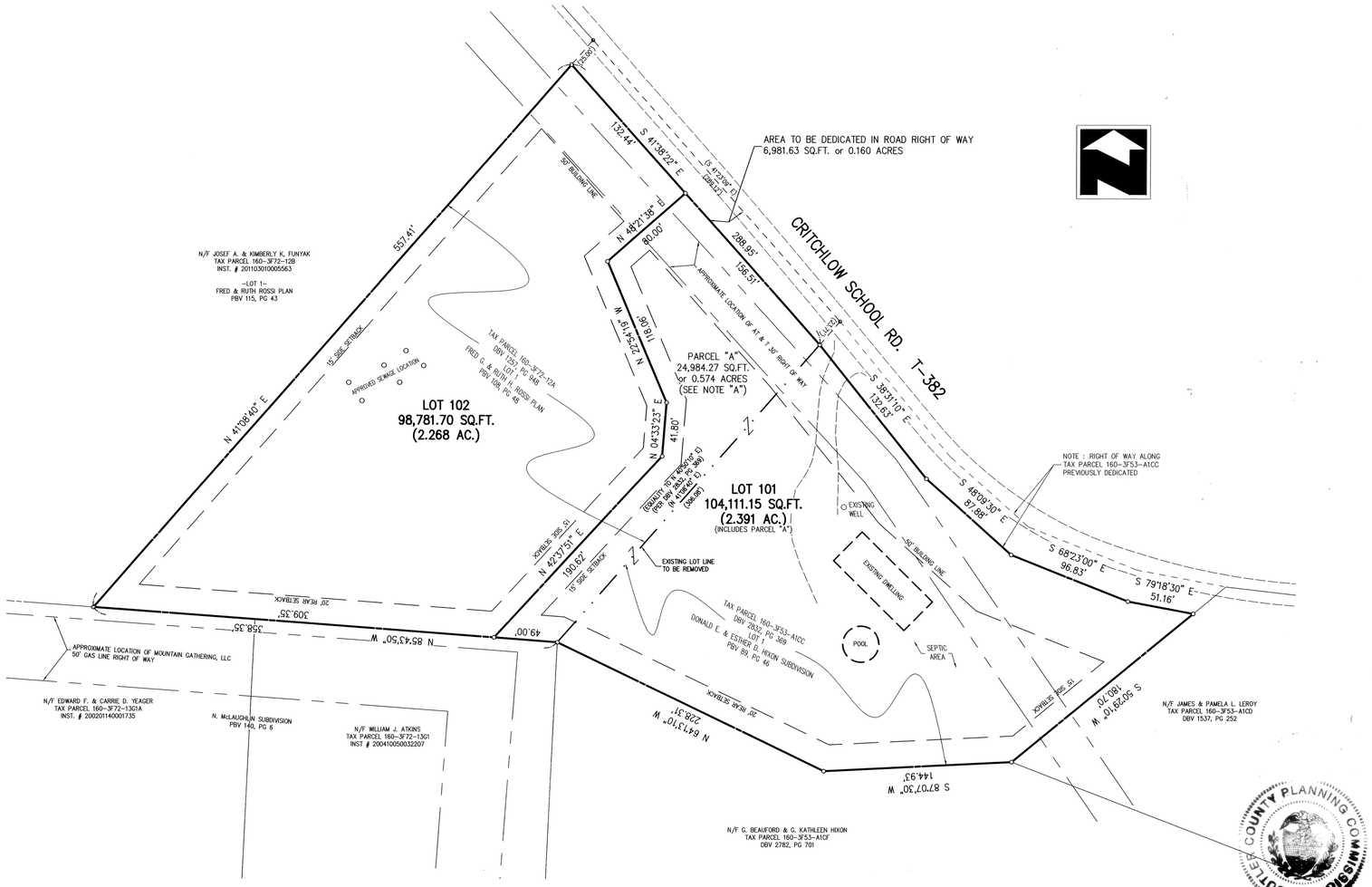
SURVEYOR

FORWARD TOWNSHIP
PLANNING COMMISSION

FORWARD TOWNSHIP
SUPERVISORS

BUTLER COUNTY
PLANNING COMMISSION

BUTLER COUNTY
RECORDER OF DEEDS



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
350	41

GENERAL PLAN NOTES:

a. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS, LEASES, CONVEYANCES OR RESTRICTIONS OF RECORD.

b. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX PARCELS 160-3F72-12A & 160-3F72-A1CC BY CONVEYING PARCEL "A". NO NEW BUILDING LOTS ARE BEING CREATED.

c. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO THE SUBDIVISION PREPARED FOR FRED G. & RUTH H. ROSSI AS RECORDED IN PLAN BOOK 108, PAGE 48.

PROPERTY REFERENCES:

PROPERTY OWNER:

DANIEL M. & REBECCA L. HIXON
170 CRITCHLOW SCHOOL ROAD
RENFREW, PA 16053

TAX PARCEL 160-3F53-A1CC

DBV 2832, PG 369

BEING LOT 1 OF THE DONALD E. & ESTHER HIXON SUBDIVSION AS RECORDED IN PLAN BOOK 89, PAGE 46

TAX PARCEL 160-3F53-12A

DBV 1257, PG 948

BEING LOT 1 OF THE FRED G. & RUTH H. ROSSI PLAN OF SUBDIVISION AS RECORDED IN PLAN BOOK 108, PG 48.

Know All Men By These Presents that, we DANIEL M. & REBECCA L. HIXON, 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 DANIEL M. & REBECCA L. HIXON 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 DANIEL M. & REBECCA L. HIXON, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

DANIEL M. & REBECCA L. HIXON do set my hands and seals this 1 day of AUGUST, 2015 A.D.

ATTEST:

Mary L Rask
NOTARY PUBLIC

David M Hixon
DANIEL M. HIXON

Rebecca L Hixon
REBECCA L. HIXON

AUG 1, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

COMMONWEALTH OF PA)
) SS
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for FORWARD TWP, personally appeared the above named DANIEL M. & REBECCA L. HIXON, 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 27 day of August, 2015 A.D.

My Commission Expires the 17 day of APRIL, 2017 A.D.

We, do hereby certify that the title to the property shown hereon is in the name of DANIEL M. & REBECCA L. HIXON as recorded in the Butler County Recorder of Deeds Office at Deed Book 1257, Pg 948 & Deed Book 2832, Pg 369

Daniel M Hixon
DANIEL M. HIXON

Rebecca L Hixon
REBECCA L. HIXON

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

SECRETARY

CHAIRPERSON

Approved by the Board of Supervisors of the Township of Forward this 11 day of August, 2015

Approved by the Forward Township Planning Commission this 13 day of JULY, 2015.

SECRETARY

CHAIRPERSON

Reviewed by the Butler County Planning Commission this 13TH day of July, 2015.

SECRETARY

CHAIRPERSON

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

DATE 7/29/15

JAMES A. SPERDUTE, R.S. # 2445

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 350, page 41.

Given under my hand and seal this 4TH day of Sept., 2015

BUTLER COUNTY PLANNING COMMISSION

Instr.201509040019604
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
09/04/2015
10:17AM
T20150015296
NO

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

811 Know what's below Call before you dig.

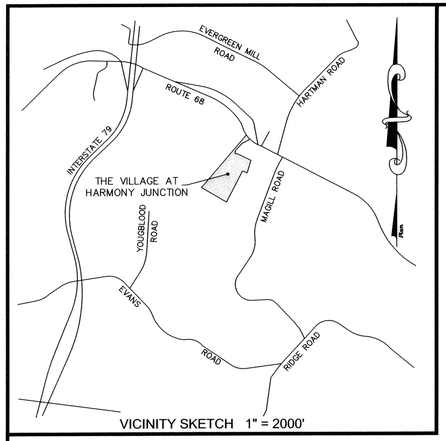
DRAWING NUMBER:	1006-1515078
DRAWING SCALE:	1"=50'
DATE:	JULY 3, 2015
DRAWN BY:	JSS
REVISIONS:	
07.09.2015...ADD WELL & SEPTIC	
07.29.2015...OWNERS INITIALS	

PROPOSED PLAN OF LOT LINE REVISION FOR

HIXON PLAN OF LOT LINE REVISION

FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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



VICINITY SKETCH 1" = 2000'

General Plan Notes:

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

This plan is a re-subdivision of Lots 15 & 16 of The Village at Harmony Junction Plan as recorded in Plan Book 292, Pages 13 – 15

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 15 ownership reference:
Tax Parcel 180-S7-C15
Inst No. 200706070014376

Lot 16 ownership reference:
Tax Parcel 180-S7-C16
Inst No. 200706070014376

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

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

Current Zoning Requirements – RH – Residential High Density

	REQUIRED	PROPOSED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.	2,496.17 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	4,471.48 SQ.FT. (Smallest)
Min. Lot width at R/W	22.00'	24.375' (Smallest)
Min. Front Setback:	20.00'	20.00'
Min. Rear Setback:	20.00'	20.00'
Min. Side Setback (End Unit)	10.00'	10.00'

Unit Areas:

15A	4,471.48 SQ.FT.	0.103 AC.
15B	2,496.17 SQ.FT.	0.057 AC.
15C	2,561.44 SQ.FT.	0.059 AC.
15D	5,292.23 SQ.FT.	0.121 AC.
TOTAL	14,821.32 SQ.FT.	0.340 AC.
16A	4,510.73 SQ.FT.	0.104 AC.
16B	2,549.15 SQ.FT.	0.059 AC.
16C	2,691.27 SQ.FT.	0.062 AC.
16D	5,220.51 SQ.FT.	0.120 AC.
TOTAL	14,971.66 SQ.FT.	0.345 AC.

Total area affected by this plan : 0.685 Acres
Total number of units created: 8

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

By a resolution approved on the_____day of_____,20_____, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lots 15 & 16 Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SEAL)
Robert Mibek, V.P.
Signature and title of officer
8-3-15
Date

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

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

Witness my hand and notarial seal this 3rd day of August, 2015 My commission expires the 20th day of January, 2018.

(SEAL)
Notary Public

We hereby certity that the title to the property contained in The Village at Harmony Junction Lots 15 & 16 Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

Maronda Homes Inc.
Witness

Robert Mibek V.P.
Printed Name & Title

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 8/5/15

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

Township Manager / Secretary — *DATE* 8/27/15

Approved by the Planning Director of the Township of Jackson on the 27th day of August, 20 15 pursuant to Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated August 27 2015. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilties.

Signed and noted as approved this 27 day of August, 20 15.

Township Secretary — *Planning Director*

Approved by the Board of Supervisors of Jackson Township on the 27 day of August, 20 15 subject to certain conditions referenced in the Township decision letter dated August 27, 2015. 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 27 day of August, 20 15

Township Secretary — *Chairperson*

This plat was delivered to Maronda Homes Inc., by Jackson Township on August 28, 2015

Township Secretary/Manager

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 8th day of July 2015

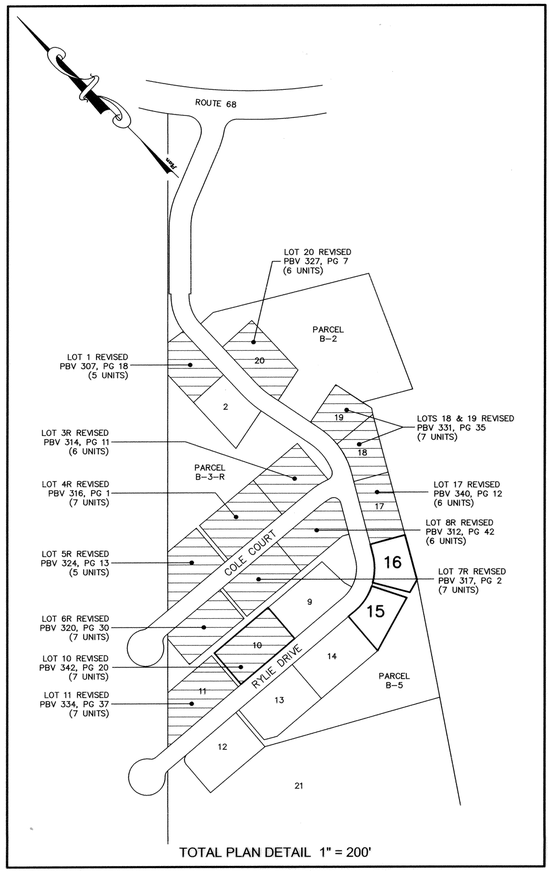
Secretary — *Chairman*

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 350, Page 42. Witness by hand and seal of office this 4th day of Sept A.D. 20 15

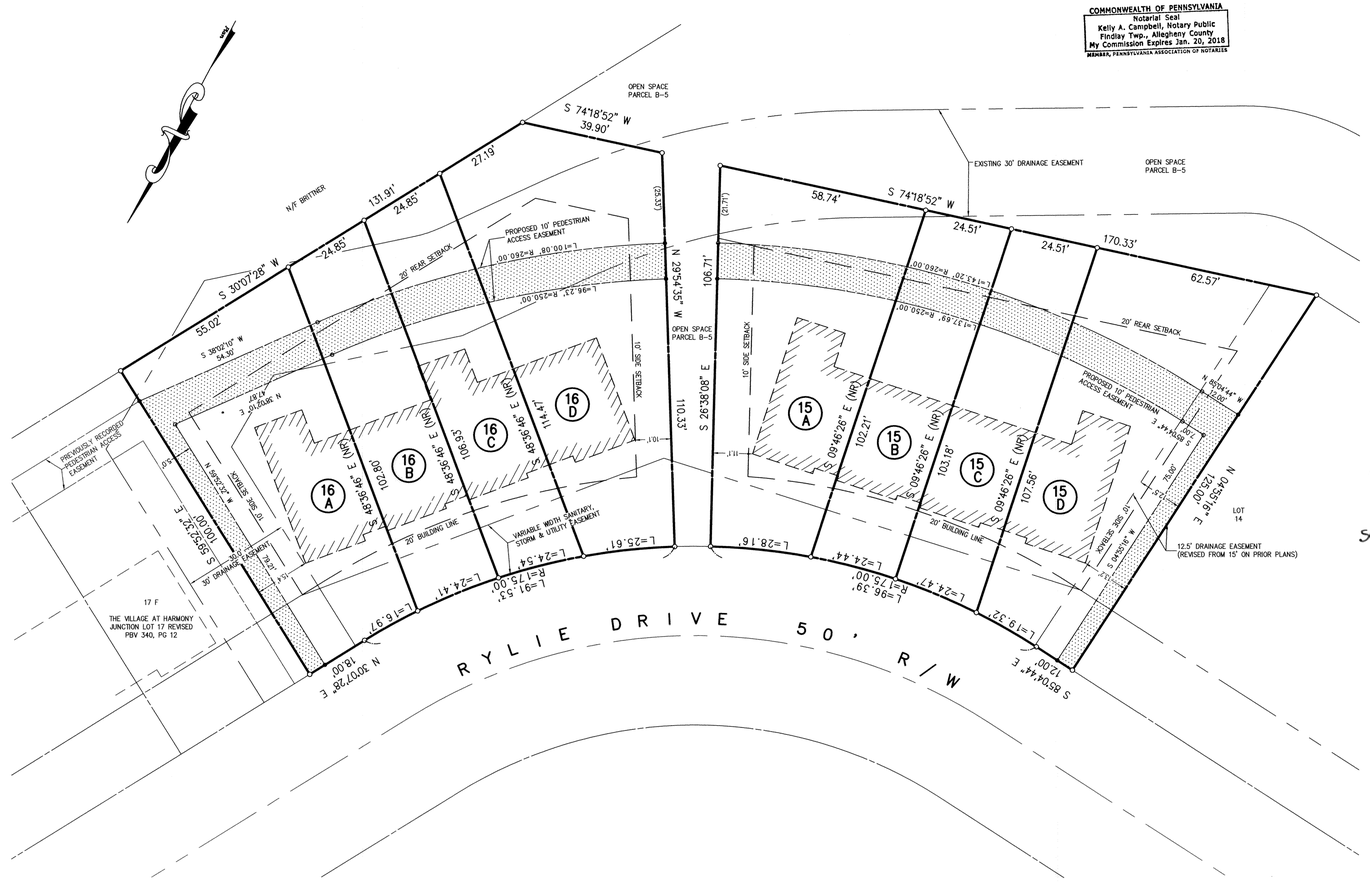
Instr 201509040019885
Pages:1 F $45.00
Michele Mustello
Butler County Recorder
09/04/2015
10:18PM
T20150015297
ND

SEAL
Butler County Recorder of Deeds

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



TOTAL PLAN DETAIL 1" = 200'



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

Maronda Homes, Inc.

Notary Public

Surveyor

Jackson Township

Butler County Planning Commission

Butler County Recorder of Deeds

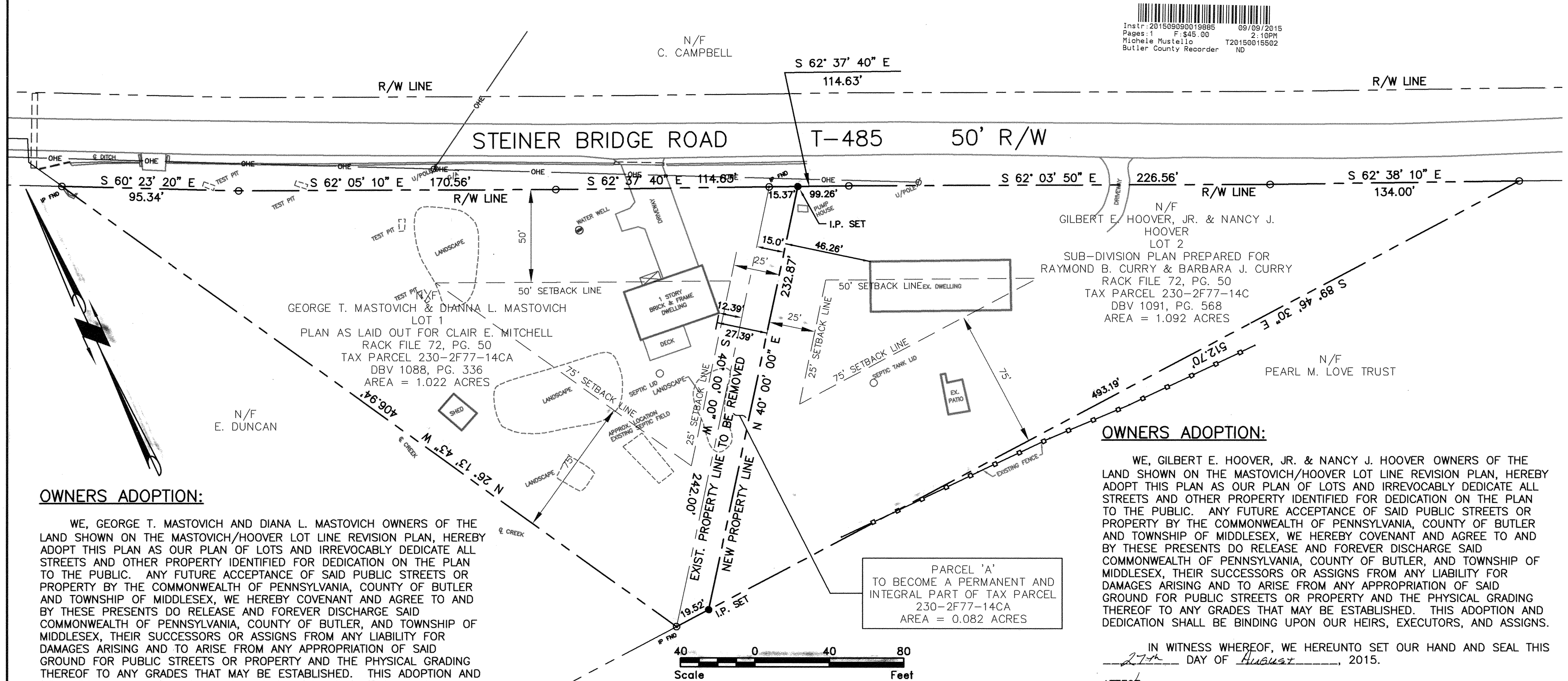
DRAWING NUMBER:	1009-1515200
DRAWING SCALE:	1"=20'
DATE:	JULY 3, 2015
DRAWN BY:	JSS
REVISIONS:	

THE VILLAGE AT HARMONY JUNCTION LOTS 15 & 16 REVISED

BEING A RE-SUBDIVISION OF LOTS 15 & 16 OF THE VILLAGE AT HARMONY JUNCTION PLAN AS RECORDED IN PLAN BOOK 292, PAGES 13-15
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr:201509090019885 09/09/2015
Pages:1 F:$45.00 2:10PM
Michele Mustello T20150015502
Butler County Recorder ND



OWNERS ADOPTION:

WE, GEORGE T. MASTOVICH AND DIANA L. MASTOVICH OWNERS OF THE LAND SHOWN ON THE MASTOVICH/HOOVER LOT LINE REVISION PLAN, 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 20th DAY OF August, 2015.

ATTEST:

Christine R Birckbichler — NOTARY PUBLIC
George T Mastovich — GEORGE T. MASTOVICH

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine R Birckbichler, Notary Public
Butler Twp., Butler County
My Commission Expires Dec. 16, 2018

Diana L. Mastovich — DIANA L. MASTOVICH

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MASTOVICH/HOOVER LOT LINE REVISION PLAN IS IN THE NAME OF GEORGE T. MASTOVICH AND DIANA L. MASTOVICH AND IS RECORDED IN DEED BOOK VOLUME 1088, PAGE 336. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS
George T Mastovich — GEORGE T. MASTOVICH
Diana L. Mastovich — DIANA L. MASTOVICH

ACKNOWLEDGEMENT OF NOTARY:

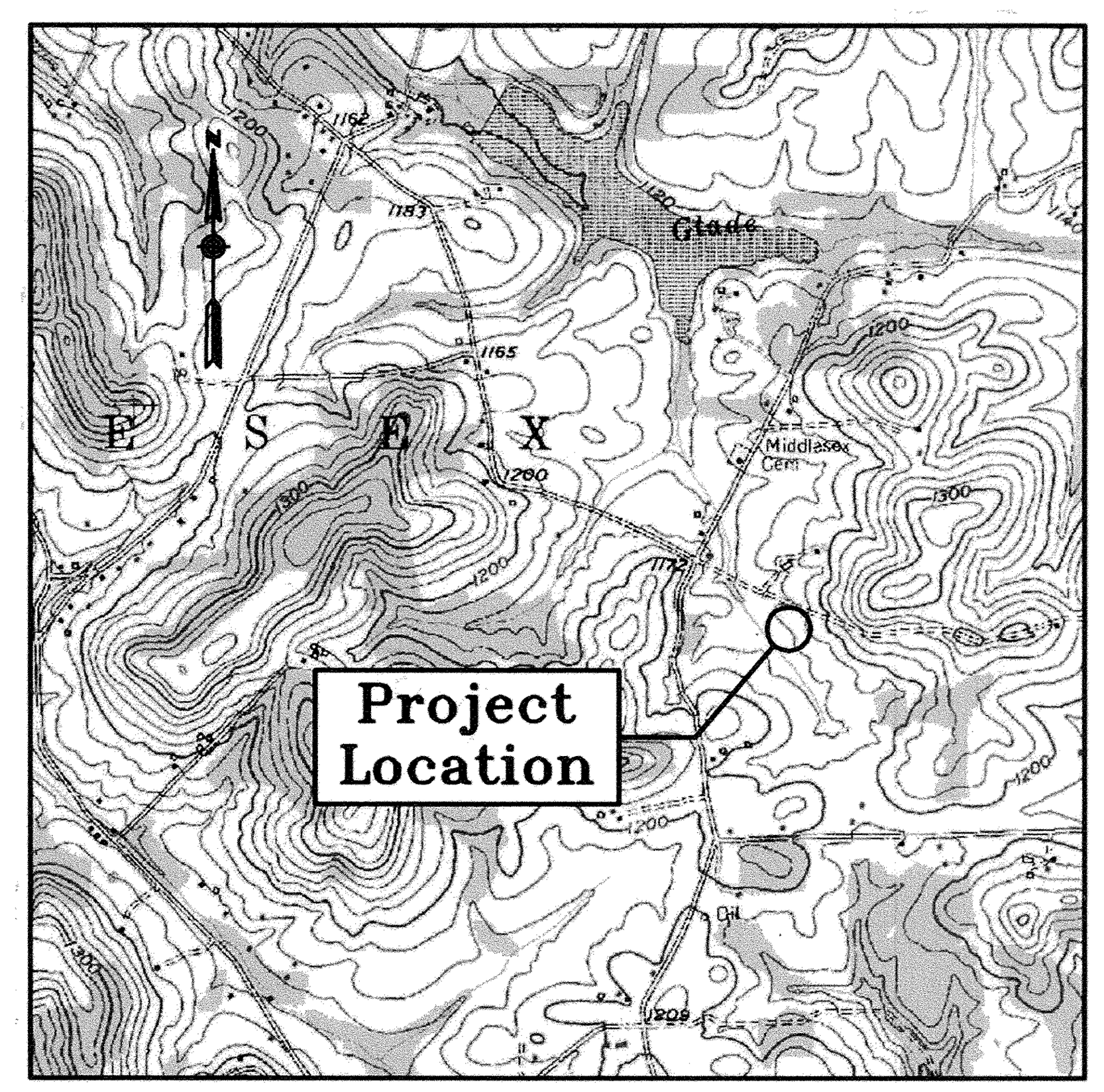
COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED GEORGE T. MASTOVICH AND DIANA L. MASTOVICH 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 20th DAY OF August 2015. MY COMMISSION EXPIRES THE 16th DAY OF December 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine R Birckbichler, Notary Public
Butler Twp., Butler County
My Commission Expires Dec. 16, 2018

Christine R Birckbichler — NOTARY PUBLIC (SIGNATURE)



VICINITY MAP

SCALE: N.T.S.

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA 7.5 MINUTE SERIES, 2013

AREA TABULATIONS

TAX PARCEL	OLD ACREAGE	PARCEL 'A' ACREAGE	NEW ACREAGE
230-2F77-14CA	1.022 AC.	+ 0.082 AC.	1.104 AC.
230-2F77-14C	1.092 AC.	− 0.082 AC.	1.010 AC.
TOTAL	2.114 AC.	0.082 AC.	2.114 AC.

OWNERS ADOPTION:

WE, GILBERT E. HOOVER, JR. & NANCY J. HOOVER OWNERS OF THE LAND SHOWN ON THE MASTOVICH/HOOVER LOT LINE REVISION PLAN, 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 27th DAY OF August, 2015.

ATTEST:

Kathi E. Elder — NOTARY PUBLIC
Gilbert E. Hoover — GILBERT E. HOOVER
Nancy J. Hoover — NANCY J. HOOVER

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MASTOVICH/HOOVER LOT LINE REVISION PLAN IS IN THE NAME OF GILBERT E. HOOVER, JR. & NANCY J. HOOVER AND IS RECORDED IN DEED BOOK VOLUME 1091, PAGE 568. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Diana L. Mastovich — WITNESS
Gilbert E. Hoover Jr. — GILBERT E. HOOVER, JR.
Nancy J. Hoover — NANCY J. HOOVER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED GILBERT E. HOOVER, JR. & NANCY J. HOOVER 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 27th DAY OF August 2015 MY COMMISSION EXPIRES THE 12th DAY OF September 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Kathi E. Elder — NOTARY PUBLIC (SIGNATURE)

MUNICIPAL DECLARATIONS:

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

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 19, EFFECTIVE THIS 18th DAY OF August, 2015.

SECRETARY — CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION [illegible] SHIP OF MIDDLESEX, THIS 28th DAY OF July 2015.

SECRETARY COMMISSION — CHAIRMAN BOARD OF PLANNING

TOWNSHIP ENGINEER:

I, ____________________, 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.

8-31-15 — DATE
PE 077527 — REGISTRATION No.
Benjamin L. Gilberti — SIGNATURE

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 30TH DAY OF JULY, 2015.

SECRETARY COMMISSION — CHAIRMAN BUTLER COUNTY PLANNING

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 350, PAGE(S) 43 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF Sept, 2015.

RECORDER OF DEEDS

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

SURVEYORS CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

8-19-15 — DATE
PAUL J. NEFF
SU051242

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN L. GILBERTI — ENGINEER — PE077527

ENGINEER

RECORDER OF DEEDS — BUTLER COUNTY, PA

RECORDER

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

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

COUNTY

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

TOWNSHIP

PURPOSE:

TO REVISE THE CURRENT LOT LINE BETWEEN TAX PARCELS 230-2F77-14C AND 230-2F77-14CA.

APPLICABLE ZONING REQUIREMENTS:

ZONING: AG-A RURAL RESIDENTIAL DISTRICT
MINIMUM LOT SIZE: 43,560 SQ. FT. (1 ARCE)
MINIMUM LOT WIDTH AT BUILDING LINE 150 FEET
SETBACKS
FRONT 50 FEET FROM RIGHT-OF-WAY LINE
REAR 75 FEET
SIDE 25 FEET

OWNERS:

GEORGE & DIANA MASTOVICH
1132 LILLY VUE CT.
MARS, PA 16046

PROPERTY ADDRESS;
312 STEINER BRIDGE ROAD
VALENCIA, PA 16059

GILBERT & NANCY HOOVER
308 STEINER BRIDGE ROAD
VALENCIA, PA 16059

PROPERTY ADDRESS;
SAME AS ABOVE

Recorded: SEPTEMBER 9, 2015

PLAN BOOK	PAGE
350	43

REFERENCES		
REF. #	DESCRIPTION	SHT. #

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

REVISIONS

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

CLIENT: GEORGE T. MASTOVICH & DIANA L. MASTOVICH
1132 LILLY VUE CT. MARS, PA 16059

PROJECT: MASTOVICH/HOOVER LOT LINE REVISION PLAN

SHEET TITLE: PLAN

DRAWN: JfC
CHECKED: PJN
APPROVED: PJN
DATE: 7/13/15
ISSUE DATE: 7/13/15
REV. #: 0
PROJECT #: 15-022
SCALE: 1"=40'
DWG #: 1
SHEET 1 OF 1

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 29TH day of AUGUST 2015.

Mary Lou Myers Owner James R. Myers Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came James R. and Mary Lou Myers 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 29TH day of AUGUST 2015.

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, 2019

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

29TH Aug '15 Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — STANLEY D. GRAFF — No. 30581-E

Seal P. L. S. # 30581-E

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

Approved by the Supervisors of the Township of Winfield this 27th day of August 2015.

Secretary Seal Vice Chairman

BUTLER COUNTY COMMISSIONERS — BUTLER COUNTY — SEAL — PENNSYLVANIA

Approved by the Winfield Township Planning Commission this 19th day of August 2015.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 14TH day of AUG. 2015.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

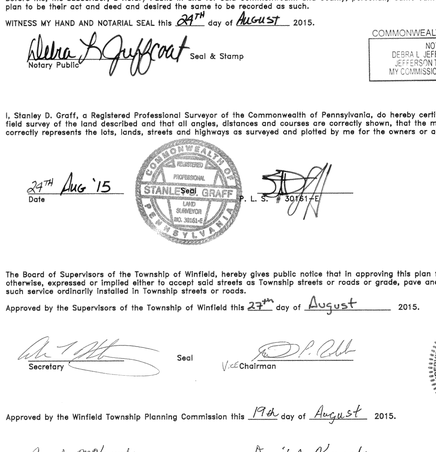
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 350 Page 44.

Given under my hand and seal this 9th day of September 2015.

Michele M. Mustello Recorder

RECORDER OF DEEDS — BUTLER COUNTY, PA

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



Vicinity Map

Instr: 201509090019899 09/09/2015
Pages: 1 F: $45.00 3:29PM
Michele Mustello T20150015517
Butler County Recorder FL

Mary Nemec Plan No. 1
Plan Book Vol. 197/25
4R

N/F R. A. Lemmon, Jr.
320-1F94-6

N/F J. W. Moser
320-S1-7

N/F D. Zotter
320-S1-7A

S 88°39'00"E 264.93'
15' side yard
N 00°28'30"E 81.88'
S 18°24'00"E 161.15'
15' rear yard
33.04'
N 88°34'30"W 104.50'
S 88°34'30"E 104.50'
15' side yard
S 81°48'30"W 225.00'
N 81°48'30"E 225.00'
15' rear yard
S 13°55'00"E 213.56'
180.52'
320-S1-8A
N 00°21'00"E 100.00'
N 00°15'00"W 110.00'
44.50'
N 00°15'00"W 65.50'
N 00°45'00"W 92.50'
S 88°06'00"W 368.78'
25' dedicated R/W
50' building line
50' building line
garage
mobile home
garage
dwelling
2
1.385 Acre
1
1.385 Acre
Municipal Authority of Buffalo Township 20' Sanitary Sewer Easement
variable width cartway
16.5' R/W
16.5' R/W
T-576 15' cartway
Warnick Road
Winfield Road / SR 2010

N
W E
S

30 0 30 60 90
GRAPHIC SCALE – FEET

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

HIGHWAY OCCUPANCY PERMIT

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

Zone / C – Commercial
Total / 2.771 Acres

J. R. Myers Plan

being a subdivision of part of A.L. Warnick Lot C.F. Keasey Plot
Plan Book Volume 4/13

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

SUBDIVISION SURVEY for James R. & Mary Lou Myers
PROJECT No: 15138 SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 8/14/15 REV: DWN.By: Sdg CHK.By: Co. TAX No: 320-S1-8

RECORDED SEP 9 2015	
PLAN BOOK	PAGE
350	44

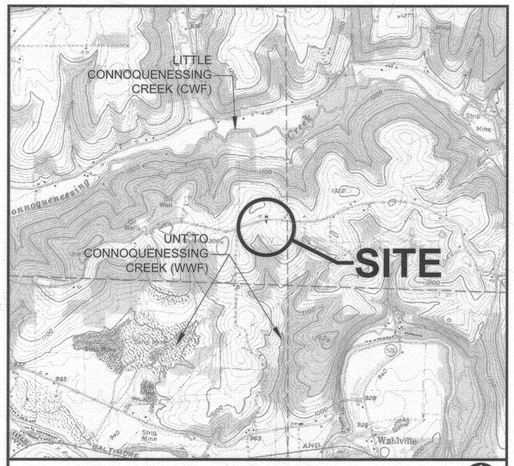
SHEET 1 of 1

WAHLVILLE METER STATION

340 SWAIN HILL
EVANS CITY, PA 16033

PREPARED FOR:

MARKWEST LIBERTY BLUESTONE, L.L.C.
4600 J. BARRY COURT, SUITE 500
CANONSBURG, PA 15317



SITE LOCATION MAP - EVANS CITY QUAD
1" = 2000'

SHEET INDEX	
C000	COVER SHEET
C300	SITE PLAN
ES-1	GENERAL NOTES & LEGEND
ES-2	EROSION & SEDIMENT CONTROL PLAN
ES-3	EROSION & SEDIMENT CONTROL NOTES
ES-4	EROSION & SEDIMENT CONTROL DETAILS
SR-1	SITE RESTORATION PLAN GENERAL NOTES & LEGEND
SR-2	SITE RESTORATION PLAN & DETAILS
C141	RECORDABLE STORMWATER PLAN
L101	LANDSCAPE PLAN AND DETAILS

CONSULTANTS
TETRA TECH 661 ANDERSEN DRIVE - FOSTER PLAZA 7 PITTSBURGH, PA 15220 T: (412) 921-7090 F: (412) 921-4040
I3 ENGINEERING AND CONSULTING, LLC T: (304) 848-6730
LIST OF UTILITIES
PENN POWER 701 W. NEW CASTLE STREET ZELIENOPLE, PA 16063 T: (724) 453-3413

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
8-1-1
POCS Serial No. -

RECORDER OF DEEDS BUTLER COUNTY PA

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 10 day of SEPTEMBER 2015
to HISTORY PLAN BOOK No. 350 PAGES 43-50
Witness my hand and the seal of said office.
RECORDER

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

B-01 INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, That We, Edward L. & Margaret J. Vogel of Lancaster Township 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 Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, 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 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 any time. This dedication and release shall be binding upon Edward L. & Margaret J. Vogel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27th day of July 20 15

ATTEST:

Notary Public

NOTARIAL SEAL
ADAM R MILLER
Notary Public
CECIL TWP., WASHINGTON COUNTY
My Commission Expires Jan 11, 2016

Edward L. Vogel

Margaret J. Vogel

B-05 TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 13 day of AUGUST, 2015

Secretary SEAL Chairman

B-07 BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 21ST day of MAY 2015

Director CHAIR!

BUTLER COUNTY PLANNING COMMISSION

B-09 PROFESSIONAL ENGINEER/LAND SURVEYOR CERTIFICATE

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

7/30/15 SEAL PE 62962
Date Registration Number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MATTHEW EDWARD BAGALEY ENGINEER PE062962

I, Edward L. & Margaret J. Vogel, acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

Edward L. Vogel Margaret J. Vogel
Landowner

B-02 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 Edward L. & Margaret J. Vogel, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
Witness my hand and notarial seal this 27th day of July 2015.
My commission expires the 11th day of January, 20 16

Notary Public

NOTARIAL SEAL
ADAM R MILLER
Notary Public
CECIL TWP., WASHINGTON COUNTY
My Commission Expires Jan 11, 2016

B-06 BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

8/17/15
Date

"I, MATTHEW E. BAGALEY, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the "Lancaster Township Stormwater Management Ordinance."

Matthew E. Bagaley, P.E.

"I, THOMAS L. THOMPSON have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the "Lancaster Township Stormwater Management Ordinance."

Township Engineer

Jackson Township, Butler County, has reviewed the location of the grading and site work associated with this project. Given that the project is located entirely within the corporate boundary of Lancaster Township, Jackson Township does not possess any governmental authority or responsibility for the review of plans on the site.

Chris Rearick
Planning Director/Township Manager

Instr:201509100019987 09/10/2015
Pages:6 F:$245.00 1:2291
Michele Mustello T20150015592
Butler County Recorder FL

PLAN BOOK	PAGE
350	45

LANDOWNERS:

EDWARD L. & MARGARET J. VOGEL
362 MYOMA ROAD
MARS, PA 16046
T: (724) 776-6000

START OF ACCESS ROAD AT SWAIN HILL ROAD (T-337)
LATITUDE: 40° 49' 18.871" N LONGITUDE: 80° 03' 59.379" W

CENTER OF METER STATION
LATITUDE: 40° 49' 16.884" N LONGITUDE: 80° 03' 58.509" W

BASED ON NAD 83 PROJECTIONS

WATERSHED NAME (PA WATER PLAN): SLIPPERY ROCK CREEK
RECEIVING STREAM (USGS BLUE LINE): UNT TO CONNOQUENESSING CREEK (WWF)
DISTANCE TO NEAREST USGS BLUE LINE STREAM = ±1488 L.F.
NO ANTICIPATED WETLAND IMPACTS

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Pittsburgh, PA
gatewayengineers.com 855-634-9284
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REVISION RECORD

No	Date
01	added Jackson Twp clause
02	-
03	-
04	-
05	-
06	-
07	-
08	-

WAHLVILLE METER STATION
340 SWAIN HILL
EVANS CITY, PA 16033 Located in: Lancaster Twp, Butler Twp & Jackson Twp

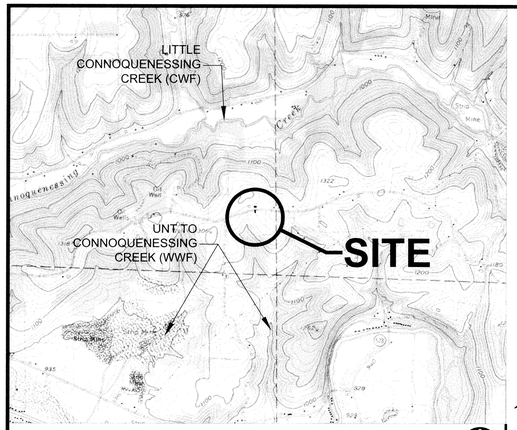
PREPARED FOR:
MARKWEST LIBERTY BLUESTONE, L.L.C.
4600 J. BARRY COURT, SUITE 500
CANONSBURG, PA 15317

COVER SHEET

Project Number: C-18047-0255
Drawing Scale: N.T.S.
Date Issued: APRIL 2015
Index Number: --
Drawn By: LEA
Checked By: MEB
Project Manager: MEB

C000

I:\Path & Filename=G:\Projects\18000\18047 MarkWest\-0255 Wahlville Meter Station\Dwg\02-Sheet\C000 COVER SHEET.dwg
Plot Date=7/14/2015 2:52 PM Zachary D. Rikker, E.I.T. Save Date=7/14/2015 2:39 PM



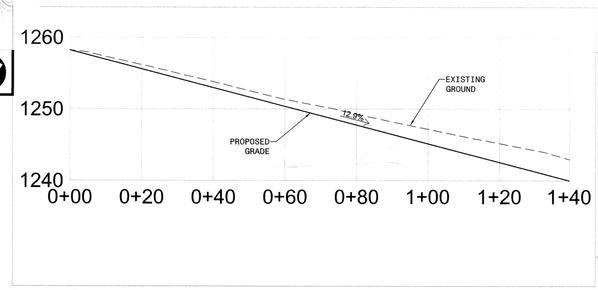
SITE LOCATION MAP
1" = 2000'

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

NORTH

GENERAL NOTES:

1. EXISTING INFORMATION AND SURVEY WAS PREPARED BY TETRA TECH, INC. IN NAD83 PA STATE PLANE DATUM.
2. EROSION AND SEDIMENT CONTROLS WERE DESIGN BY TETRA TECH, INC. REFER TO EROSION AND SEDIMENT CONTROL PLAN.
3. POST CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE AND SITE RESTORATION PLAN WERE PREPARED BY TETRA TECH, INC.
4. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE OR USED AS SPOIL. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE SPREAD UNIFORMLY ACROSS SITE, SEEDED AND MULCHED.
5. GRADING PLAN PREPARED BY TETRA TECH, INC.
6. REFER TO PLANS BY TETRA TECH, INC. FOR METER STATION LAYOUT AND DETAILS.
7. AS-BUILT PLANS SHALL BE PROVIDED FOR ALL BUILDINGS, METERS, VALVES, FENCES, PIPELINE AND ANY OTHER APPURTENANCES ASSOCIATED WITH THE METER STATION CONSTRUCTION.
8. THE PROPOSED SITE FALLS WITHIN THE RURAL RESIDENTIAL (R-1) ZONING DISTRICT.
9. THERE IS NO PROPOSED WATER OR SEWAGE SUPPLY FOR THE PROPOSED PROJECT.
10. THERE ARE NO EXISTING WATERCOURSES ON SITE.
11. CONSTRUCTION MAY ONLY OCCUR DURING TOWNSHIP WORKING HOURS BETWEEN 7:00 AM TO 9:00 PM.



ZONING REQUIREMENTS

SITE ZONING: RURAL RESIDENTIAL (R-1)
USE:

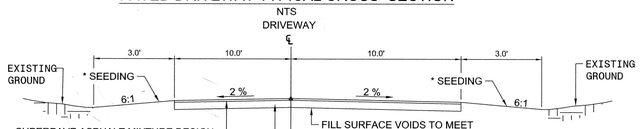
TOWNSHIP STANDARD	REQUIRED	PROVIDED
USE		
BUILDING HEIGHT		BUILDINGS: 8' COMMUNICATIONS TOWER: <= 80'
BUILDING COVERAGE	<10%	<1%
LOT AREA	>2 ACRES	2.3 ACRES
SETBACKS		
FRONT YARD	50'	93'
REAR YARD	30'	2198'
SIDE YARD	25'	215'

PERMIT REQUIREMENTS:
N.P.D.E.S. PERMIT - PA DEPT. OF ENVIRONMENTAL PROTECTION
PLANNING MODULE EXEMPTION - PA DEPT. OF ENVIRONMENTAL PROTECTION

STORMWATER MANAGEMENT MAINTENANCE PROGRAM:
THE OWNERS SHALL BE RESPONSIBLE FOR INSPECTING THE STORMWATER DETENTION BASIN ON A SEMI-ANNUAL BASIS (JANUARY 2 AND JULY 2 OF EACH YEAR), PLUS AFTER EACH SIGNIFICANT RAINFALL. ANY DEBRIS WHICH MIGHT IMPEDE FLOW AT OR THROUGH THE OUTLET STRUCTURE SHALL BE REMOVED. ANY SEDIMENT WHICH ACCUMULATES WITHIN THE BASIN SHALL BE SPREAD OUT OVER THE BANKS OF THE BASIN AND SEEDED.

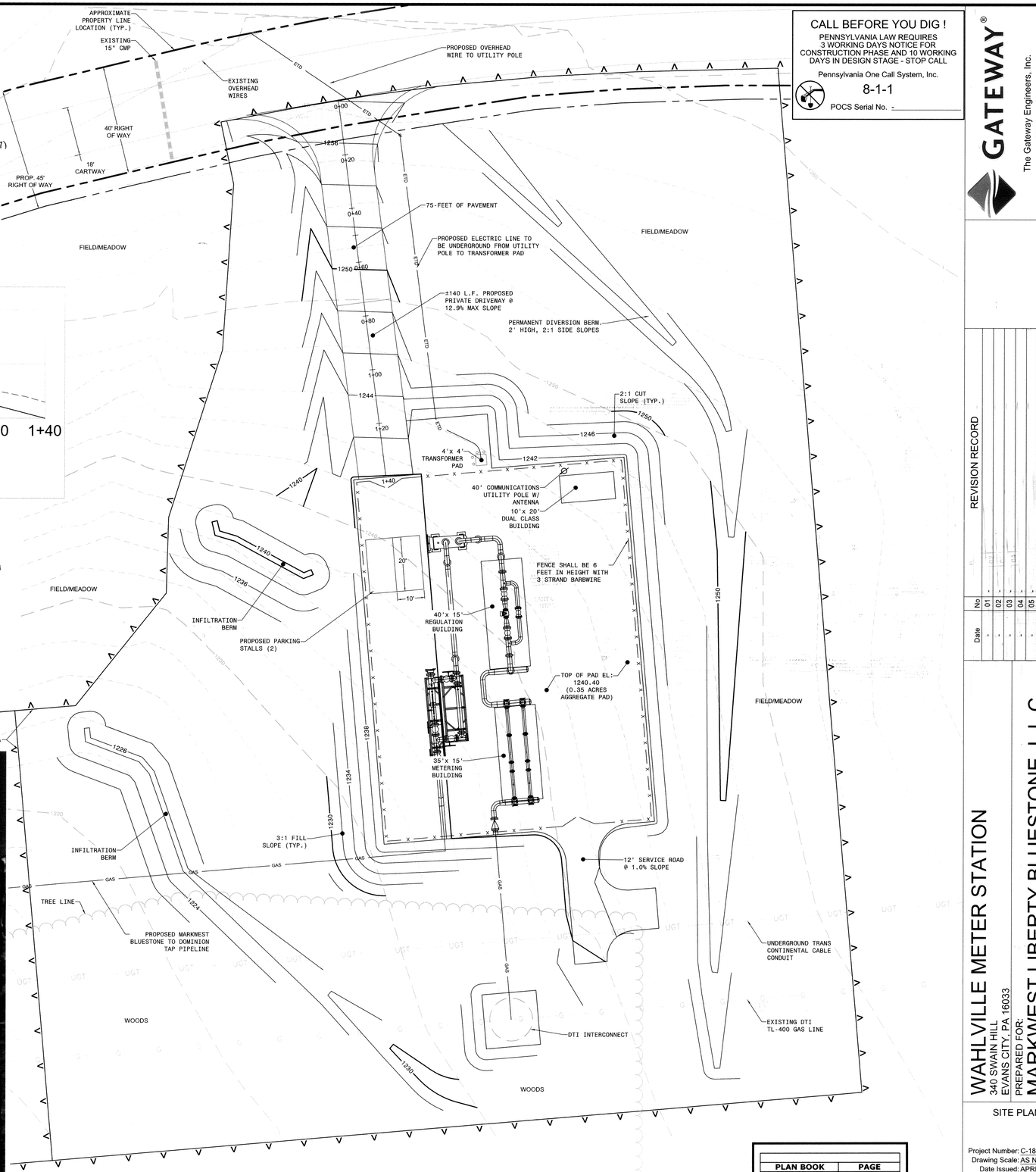
PAVED DRIVEWAY TYPICAL CROSS SECTION

NTS



* NOTE: SEEDING FORMULA D, IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 804-SEEDING AND SOIL SUPPLEMENTS.





CALL BEFORE YOU DIG !

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

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8-1-1
POCS Serial No. -_____

PLAN BOOK	PAGE
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REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

WAHLVILLE METER STATION
340 SWAIN HILL
EVANS CITY, PA 16033

PREPARED FOR:
MARKWEST LIBERTY BLUESTONE, L.L.C.
4600 J. BARRY COURT, SUITE 500
CANONSBURG, PA 15317

SITE PLAN

Project Number: C-18047-0255
Drawing Scale: AS NOTED
Date Issued: APRIL 2015
Index Number: --
Drawn By: LEA
Checked By: MEB
Project Manager: MEB

C300

[Path & Filename=G:\Projects\180\01\8047 MarkWest\-0255 Wahlville Meter Station\Dwg\02-Sheet\C300 Site Plan.dwg
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Save Date=6/11/2015 1:34 PM
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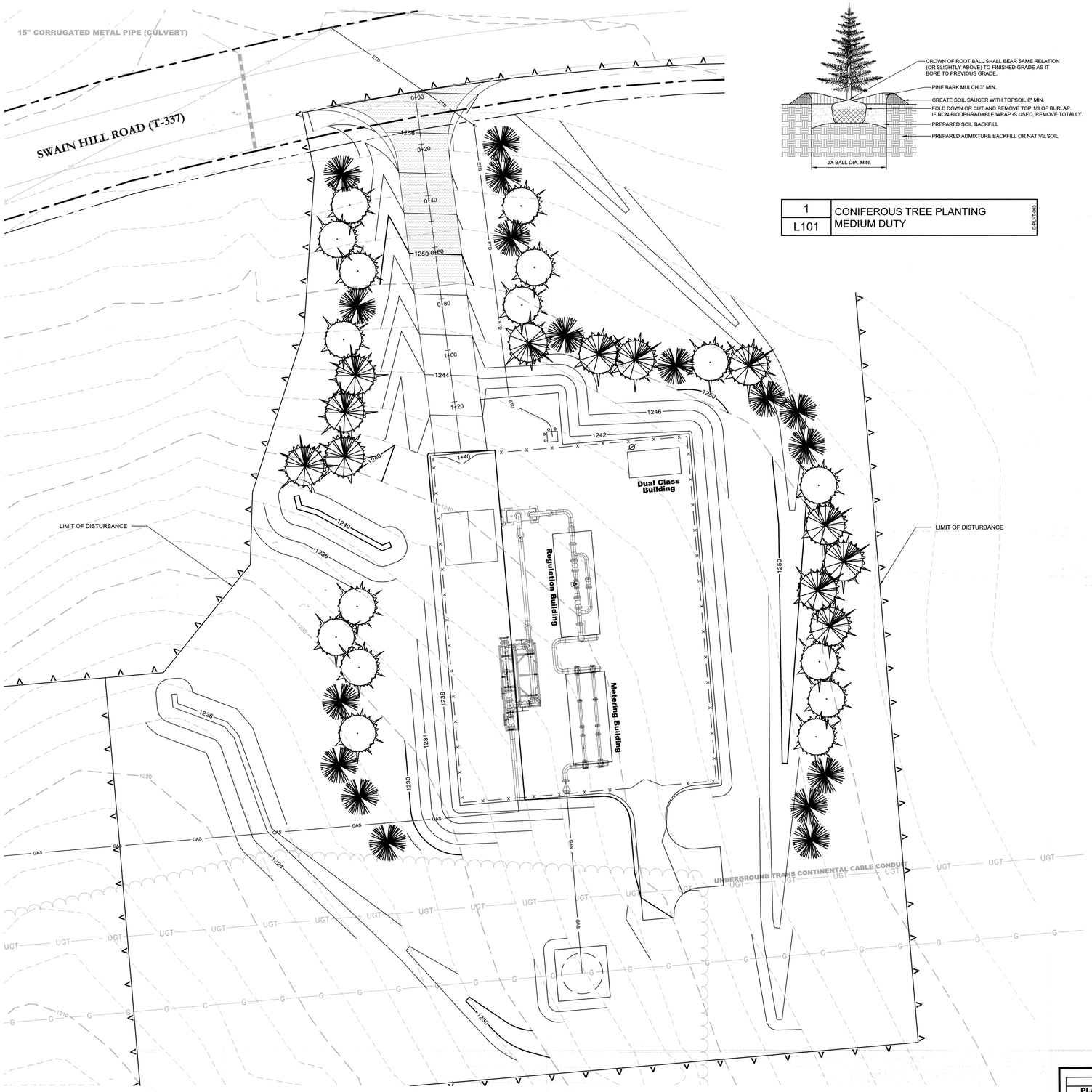

1	CONIFEROUS TREE PLANTING MEDIUM DUTY
L101	GP-LNT-003

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONDITION
	TREES				
12	Abies concolor	White Fir	As Shown	10' Ht.	B&B
17	Picea glauca	White Spruce	As Shown	10' Ht.	B&B
16	Picea pungens	Colorado Spruce	As Shown	10' Ht.	B&B

PLANTING LEGEND

Abies concolor (White Fir)

Picea glauca (White Spruce)

Picea pungens (Colorado Spruce)

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/ OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN CLIMATES SIMILAR TO PROJECT AREA.
6. PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FULFILL THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
7. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DO NOT INSTALL DAMAGED, WILTING OR UNHEALTHY PLANTS.
8. IN THE EVENT THAT A PROPOSED PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
9. PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 – JUNE 15 AND SEPTEMBER 15 – NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. PROPOSED HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
11. TOPSOIL SHALL MEET ASTMD 5268, HAVE A PH RANGE OF 5.5-7, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND FREE OF DEBRIS AND NON-ORGANIC MATERIAL. A SOIL SAMPLE SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
12. PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONFIRM ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF BEDROCK IS ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
13. PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
14. PLANTING MIXES: PLANTING MIX FOR BACKFILLING PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR BACKFILLING PLANT PITS OF NEEDLED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
15. REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS. PRIOR TO INSTALLATION OF SOD OR SEED, ALL LAWN AREAS SHALL RECEIVE TOPSOIL TO A DEPTH OF 4" AFTER LIGHT ROLLING. DO NOT COMPACT. THE AREAS SHALL BE DISKED AND RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
16. A 3" THICK DOUBLE SHREDDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
17. WARRANTY PERIOD FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GROUNDCOVER, LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
18. A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 5"X5" SQUARE.
19. REFER TO LANDSCAPE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPE INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING/ SPACING OF PLANTS.

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
8-1-1
POCS Serial No. -

PLAN BOOK	PAGE
350	47

NORTH

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

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REVISION RECORD

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02	-
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08	-

WAHLVILLE METER STATION
340 SWAIN HILL
EVANS CITY, PA 16033

PREPARED FOR:
MARKWEST LIBERTY BLUESTONE, L.L.C.
4600 J. BARRY COURT, SUITE 500
CANONSBURG, PA 15317

LANDSCAPE PLAN AND DETAILS

Project Number: C-18047-0255
Drawing Scale: 1" = 20'
Date Issued: APRIL 2015
Index Number: --
Drawn By: LEA
Checked By: MEB
Project Manager: MEB

L101

Path & Filename=G:\Projects\18000\18047 MarkWest\-0255 Wahlville Meter Station\Dwg\02-Sheet\L100 Landscape Plan.dwg
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Save Date=6/29/2015 1:26 PM
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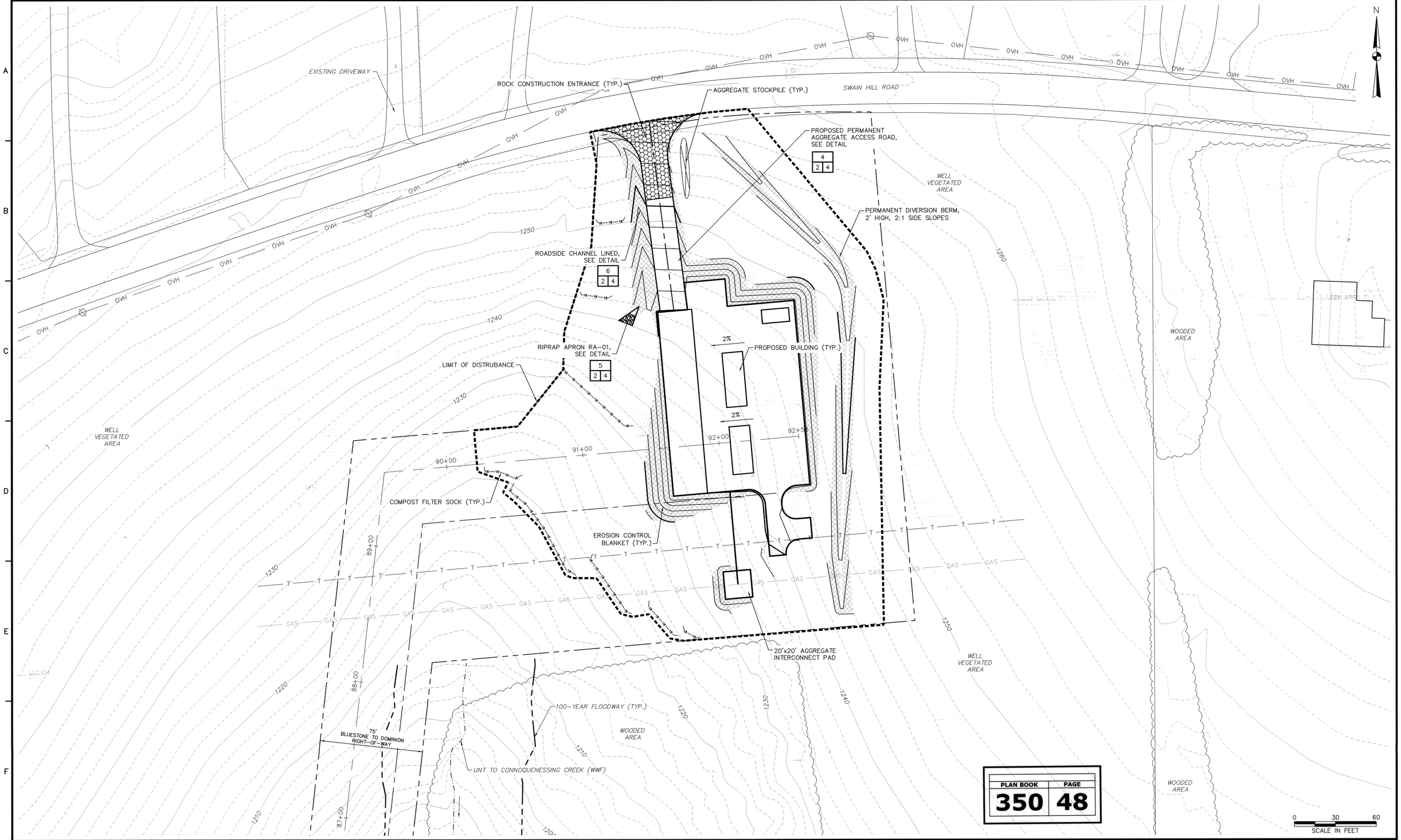

PLAN BOOK	PAGE
350	48

0 30 60
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NO.	BY	DATE	REMARKS

MARKWEST LIBERTY BLUESTONE LLC.
CANONSBURG, PENNSYLVANIA

WAHLVILLE METER STATION

EROSION & SEDIMENT CONTROL PLAN

DATE:	4/23/15
PROJECT NO.:	00037
DESIGNED BY:	BH
DRAWN BY:	BH
CHECKED BY:	JB

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SHEET 2 OF 4

R:_212 – OCA\D&G\MarkWest\00037 – Wahlville Meter Station\E&S\00037ES002.dwg PIT BEN.HOPPE 4/23/2015 11:53:31 AM

NOTES:

1. TOPOGRAPHIC MAPPING AND FEATURES COMPILED FROM WWW.PASDA.PSU.EDU.
2. THE PROJECT TAKES PLACE WITHIN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.
3. TOWNSHIP BOUNDARIES TAKEN FROM WWW.PASDA.PSU.EDU.
4. SITE DRAINS TO UNT'S TO CONNOQUENESSING CREEK, AND CONNOQUENESSING CREEK. CONNOQUENESSING CREEK IS LISTED AS WWF UNDER CHAPTER 93.
5. PIPELINE LOCATION AND RIGHT-OF-WAY INFORMATION OBTAINED FROM MARKWEST LIBERTY BLUESTONE, LLC.
6. USE COMPOST FILTER SOCK AS REQUIRED TO PREVENT RUNOFF FROM SPOIL AREA.
7. THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF MARKWEST LIBERTY BLUESTONE, LLC. TO SECURE WITH THE INDIVIDUAL PROPERTY OWNER. THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PERMIT DRAWING REPRESENT THE BEST AVAILABLE PROPERTY INFORMATION AS PROVIDED TO TETRA TECH, INC. BY MARKWEST LIBERTY BLUESTONE, LLC. THE RIGHTS-OF-WAY AND EASEMENTS SHALL BE VERIFIED AND LOCATED IN THE FIELD BY MARKWEST LIBERTY BLUESTONE, LLC.
8. PAST AND PRESENT LAND USE CONSISTS OF AGRICULTURAL & FORESTED AREAS, AND EXISTING PIPELINE RIGHT-OF-WAY. POST CONSTRUCTION LAND USE WILL BE A MAINTAINED, VEGETATED RIGHT-OF-WAY AND A PERMANENT METER PAD.
9. PERMIT DRAWINGS REPRESENT THE FINAL PLAN FOR CONSTRUCTION.
10. THE EROSION & SEDIMENT CONTROL PLAN AND SITE RESTORATION PLAN, INSPECTION REPORTS, AND MONITORING REPORTS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT.

SITE RESTORATION SCHEDULE

1. AGRICULTURAL LIME APPLICATION RATES WILL BE DETERMINED BY FIELD PH TESTING. TESTING WILL BE PERFORMED AT A RATE OF 1 TEST/ACRE (MIN). IN ABSENCE OF FIELD TESTING, APPLY AT 6 TONS/ACRE.
2. APPLY 10-20-20 FERTILIZER AT THE RATE OF 1,000 LB/ACRE, OR AT A RATE DETERMINED BY FIELD TESTING.
3. WORK IN LIME AND FERTILIZER TO A DEPTH OF 4 IN. USING SUITABLE EQUIPMENT.
4. SEED PER PERMANENT SEED MIXTURE.
5. STRAW MULCH SHALL BE APPLIED AT THE RATE OF THREE TONS PER ACRE. CHEMICALLY TREATED OR SALTED STRAW IS NOT ACCEPTABLE AS MULCH.

4. PERMANENT COVER – SEE LINE LIST FOR LANDOWNER REQUIREMENTS. IN ABSENCE OF A SPECIFIED MIXTURE IT SHALL BE:

PERMANENT SEED MIXTURE

SCIENTIFIC NAME	COMMON NAME	REQUIRED VARIETIES	MINIMUM % PURITIY	MINIMUM % GERMINATION	SEEDING RATE (LBS/ 1000 SF)	SEEDING RATE (LBS/ ACRE)
LOLIUM PERENNE	PERENNIAL RYEGRASS	A MIXTURE OF AT LEAST 2 FINE LEAF, TURF TYPE VARITIES ADAPTED TO LOCAL CONDITIONS	98	90	0.8	35
FESTUCA RUBRA	RED FESCUE	"PENNLAWN"	98	85	0.8	35
LOTUS COMICULATUS	BIRDSFOOT TREFOIL (BIRDSFOOT DEEVETCH)	"VIKING", "EMPIRE", "LEO" OR "NORCEN" (PLUS 5X LEGUME INOCULANT RATE)	98	80	0.7	30
PLUS, DEPENDING ON THE SEASON AND SEED AVAILABILITY, ALSO ADD ONE OF THE FOLLOWING "NURSE CROP" SPECIES:						
AVENA SATIVA	OATS – APRIL 1 TO SEPTEMBER 1	COMMON SEED	98	85	0.7	32
SECALE CEREALE	WINTER RYE – APRIL 1 TO OCTOBER 1	"AROOSTOOK" OR COMMON SEED	98	85	1.3	56
SECALE CEREALE	WINTER RYE – OCTOBER 1 TO APRIL 1	"AROOSTOOK" OR COMMON SEED	98	85	2.6	112
				TOTAL	3 TO 5	132 TO 212

* STRAW MULCH SHALL BE APPLIED AT THE RATE OF THREE TONS PER ACRE. CHEMICALLY TREATED OR SALTED STRAW IS NOT ACCEPTABLE AS MULCH.

* IN WETLAND AREAS, EXCAVATED TOPSOIL WITH THE VEGETATIVE ROOT MASS SHALL BE CAREFULLY REMOVED AND STOCKPILED SEPARATELY FROM THE SUBSOIL AND REPLACED IMMEDIATELY FOLLOWING CONSTRUCTION. IF NECESSARY APPLY ANNUAL RYEGRASS AT 40 LB/ACRE AND STRAW MULCH AT 3 TON/ACRE WITHOUT BINDING AGENTS.

SITE RESTORATION

FOLLOWING COMPLETION OF ACCESS ROAD AND METER PAD CONSTRUCTION, THE AREA SHALL BE RETURNED TO THE GENERAL GRADE PRESENT PRIOR TO CONSTRUCTION IN ORDER TO MAINTAIN PRECONSTRUCTION DRAINAGE PATTERNS. GROUNDS DISTURBED BY ANY OF THE OPERATIONS NECESSARY TO COMPLETE THE WORK FOR THIS PROJECT ARE TO BE PERMANENTLY SEEDED, OR IF SPECIFIED, SODDED, UNLESS DESIGNATED AS A PERMANENT ACCESS ROAD OR METER PAD. A TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES THAT LASTS FOUR DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION. DISTURBED AREAS, WHICH ARE AT FINAL GRADE, SHALL BE SEEDED AND MULCHED IMMEDIATELY. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY AFTER THE AREA REACHES FINAL GRADE DUE TO WEATHER CONDITIONS, THE DISTURBED AREA SHALL BE STABILIZED AND MULCHED WITH STRAW AT THE RATE OF THREE TONS PER ACRE. THIS STRAW SHALL BE ANCHORED USING A METHOD DESCRIBED UNDER MULCHING OF THIS NARRATIVE.

LONG TERM INSPECTIONS AND MAINTENANCE

LONG TERM MAINTENANCE WILL INCLUDE PERIODIC VISUAL INSPECTIONS FOR SUFFICIENT VEGETATIVE GROWTH AND COVER FOR AREAS THAT ARE DISTURBED DURING CONSTRUCTION OF THE ACCESS ROAD. INSUFFICIENT VEGETATIVE COVER IS DEFINED AS ANY AREA NOT ACHIEVING A UNIFORM 70% PERENNIAL VEGETATIVE COVER. BARE SPOTS AND AREAS WITH INSUFFICIENT VEGETATIVE COVER WILL BE RESEEDED AND MULCHED WITHIN 24 HOURS OF DISCOVERY.

THE ACCESS ROAD AND METER PAD WILL REMAIN AS PERMANENT GRAVEL SURFACES AFTER CONSTRUCTION IS COMPLETE. THE ACCESS ROAD AND PAD WILL BE INSPECTED BIANNUALLY AT A MINIMUM, AND AGGREGATE WILL BE APPLIED AS NEEDED TO MAINTAIN AN ADEQUATE THICKNESS. CARE WILL BE TAKEN SO AS NOT TO CHANNELIZE FLOW ACROSS OR ALONG THE ROADWAYS IN ORDER TO PRESERVE DESIRED DRAINAGE PATTERNS. THE ROADSIDE DITCH AND RIPRAP APRON SHALL BE INSPECTED WEEKLY AND AFTER RUNOFF EVENTS AND CLEANED OF DEBRIS, AS NECESSARY. THE INFILTRATION BERM SHALL BE INSPECTED REGULARLY TO ENSURE THAT IT IS INFILTRATING PROPERLY AND NOT CLOGGED WITH SEDIMENT. VEGETATION OVER THE BERMS SHALL BE MAINTAINED AS NECESSARY, WHICH MAY REQUIRE ANNUAL MULCHING. ROUTINELY REMOVE ACCUMULATED DEBRIS AND INVASIVE PLANTS AS NEEDED. INSPECT FOR SIGNS OF FLOW CHANNELIZATION AND RESTORE LEVEL GRADIENT IMMEDIATELY AFTER ANY DEFICIENCIES ARE OBSERVED.

A WRITTEN REPORT IS REQUIRED FOR EACH INSPECTION AND FOR EACH REPAIR OR MAINTENANCE ACTIVITY, AND THE REPORT SHOULD SPECIFY HOW TO ACCESS THE SITE. MARKWEST LIBERTY BLUESTONE, LLC IS RESPONSIBLE FOR MAINTAINING THE RIGHT OF WAY UNDER THE PROVISIONS OF THIS PERMIT.

CONSTRUCTION SEQUENCE:

REFER TO THE PLAN DRAWINGS IN ATTACHMENT 4 FOR THE LOCATION OF THE PROPOSED WORK. A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR RESTORATION OF THE SITE. NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS REPORT SHOW DETAILED INFORMATION ON METHODS AND MATERIALS. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED IN THE FIELD.

A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THE PADEP OR APPLICABLE COUNTY CONSERVATION DISTRICT, CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, AND THE PLAN PREPARER MUST BE INVITED TO THIS MEETING AT LEAST SEVEN DAYS IN ADVANCE.

1. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
2. COMPLETE SITE GRADING AND STABILIZE WITHIN THE LIMIT OF DISTURBANCE EXCEPT WHERE THE INFILTRATION BERM WILL BE CONSTRUCTED; MAKE EVERY EFFORT TO MINIMIZE BERM FOOTPRINT AND NECESSARY ZONE OF DISTURBANCE (INCLUDING BOTH REMOVAL OF EXISTING VEGETATION AND DISTURBANCE OF EMPTY SOIL) IN ORDER TO MAXIMIZE INFILTRATION.
3. LIGHTLY SCARIFY THE SOIL IN THE AREA OF THE PROPOSED BERM BEFORE DELIVERING SOIL TO SITE. TILL THE GROUND AND MIX IN COMPOST AT A RATE OF 2:1 (SOIL:COMPOST) TO A DEPTH OF 20 INCHES IN THE PONDING AREA AS SHOWN ON THE PLAN.
4. BRING IN FILL MATERIAL TO MAKE UP THE MAJOR PORTION OF THE BERM. SOIL SHOULD BE ADDED IN 8-INCH LIFTS AND COMPACTED AFTER EACH ADDITION ACCORDING TO DESIGN SPECIFICATIONS. THE SLOPE AND SHAPE OF THE BERM SHOULD BE GRADED OUT AS SOIL IS ADDED.
5. PROTECT THE SURFACE PONDING AREA AT THE BASE OF THE BERM FROM COMPACTION. TILL THE GROUND AND MIX IN COMPOST AT A RATE OF 2:1 (SOIL:COMPOST) TO A DEPTH OF 20 INCHES IN THE PONDING AREA AS SHOWN ON THE PLAN.
6. COMPLETE FINAL GRADING OF THE BERM AFTER THE TOP LAYER OF SOIL IS ADDED. TAMP SOIL DOWN LIGHTLY AND SMOOTH SIDES OF THE BERM. THE CREST AND BASE OF THE BERM SHOULD BE AT LEVEL GRADE.
7. PLANT BERM WITH TURF, MEADOW PLANTS, SHRUBS OR TREES, AS DESIRED.
8. MULCH PLANTED AND DISTURBED AREAS WITH COMPOST MULCH TO PREVENT EROSION WHILE PLANTS BECOME ESTABLISHED.

LEGEND

- 1320 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING STORM PIPE
- EXISTING TREE LINE
- EXISTING FENCELINE
- EXISTING STREAM WITH FLOW DIRECTION
- EXISTING BUILDING
- AREA TO BE RESTORED

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MARKWEST LIBERTY BLUESTONE LLC.
CANONSBURG, PENNSYLVANIA

WAHLVILLE METER STATION

SITE RESTORATION PLAN
GENERAL NOTES & LEGEND

DATE:	4/23/15
PROJECT NO.:	00037
DESIGNED BY:	BH
DRAWN BY:	BH
CHECKED BY:	JB

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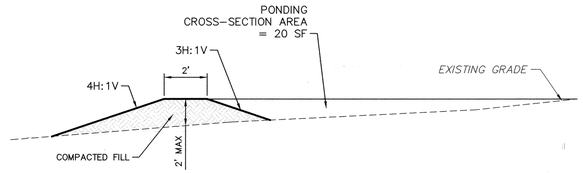

INFILTRATION BERM DETAIL
NOT TO SCALE

PLAN BOOK	PAGE
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WAHLVILLE METER STATION

SITE RESTORATION PLAN & DETAILS

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SHEET 2 OF 2

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