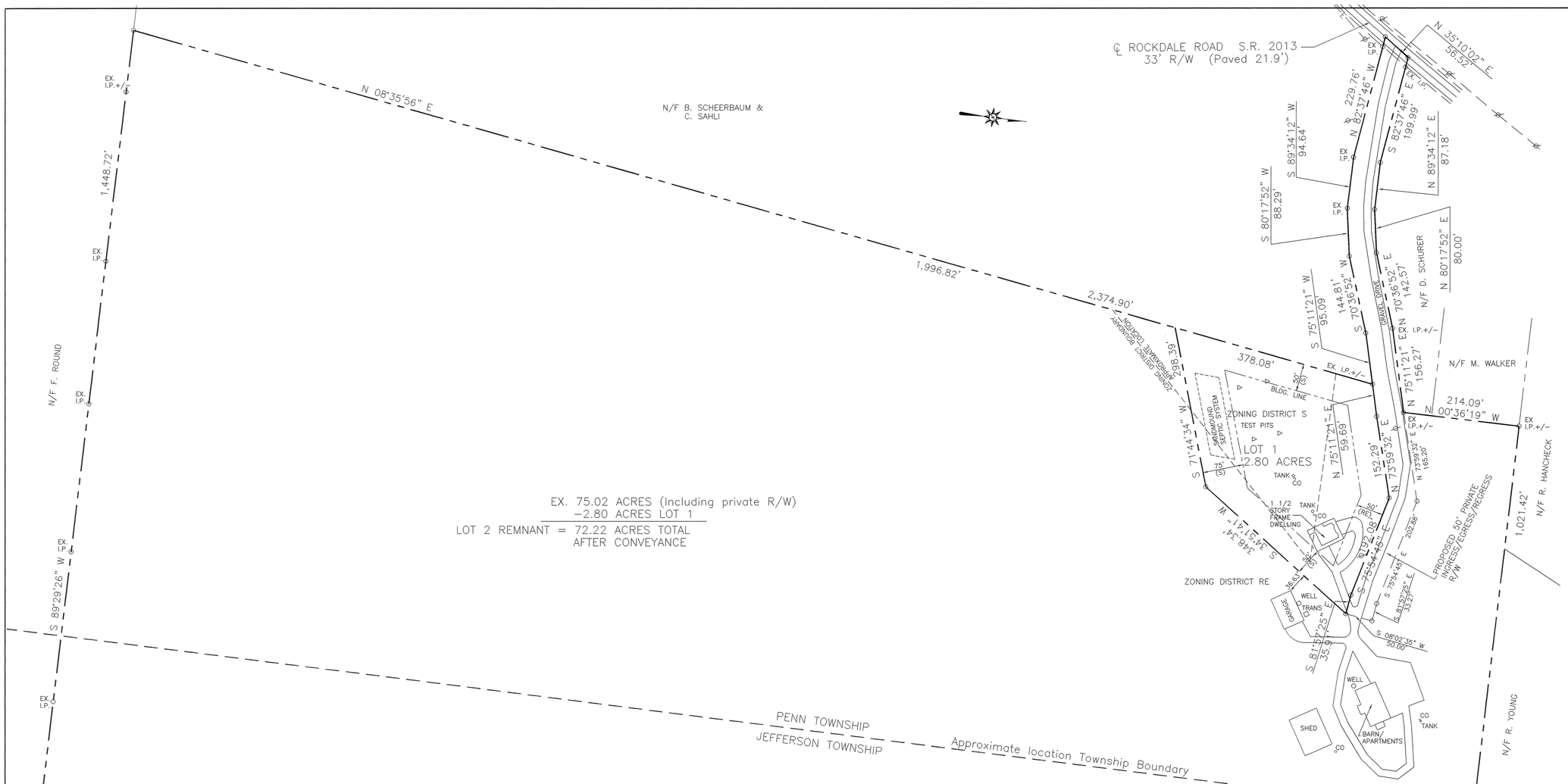
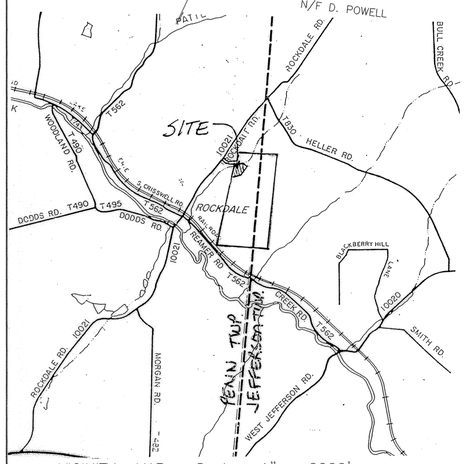

℄ ROCKDALE ROAD S.R. 2013
33' R/W (Paved 21.9')
N 35°10'02" E
36.52'
N 82°37'46" W
229.76'
S 82°37'46" E
199.99'
N 89°34'12" E
87.18'
S 89°34'12" W
94.64'
S 80°17'52" W
88.29'
N 80°17'52" E
80.00'
N/F D. SCHURER
GRAVEL DRIVE
EX I.P.+/-
S 70°36'52" W
144.81'
N 70°36'52" E
142.57'
S 75°11'21" W
95.09'
N 75°11'21" E
156.27'
N/F M. WALKER
378.08'
EX. I.P.+/-
50' (S)
BLDG. LINE
ZONING DISTRICT S
TEST PITS
LOT 1
2.80 ACRES
TANK
CO
1 1/2 STORY FRAME DWELLING
S 71°44'34" W
398.39'
ZONING DISTRICT BOUNDARY APPROXIMATE LOCATION
S 75°11'21" W
59.69'
N 75°11'21" E
152.29'
N 73°59'32" E
165.20'
214.09'
N 00°36'19" W
EX I.P.+/-
N/F R. HANCHECK
1,021.42'
PROPOSED 50' PRIVATE INGRESS/EGRESS/REGRESS R/W
S 34°51'41" W
348.34'
S 73°54'45" E
202.88'
S 16°05'15" W
192.08'
50' (REC)
50' (S)
75' (S)
ZONING DISTRICT RE
WELL
TRANS
CO
CANOPY
S 81°57'25" E
33.21'
S 08°02'35" W
50.00'
S 01°17'25" E
35.61'
SHED
BARN / APARTMENTS
TANK
N/F B. SCHEERBAUM & C. SAHLI
N 08°35'56" E
1,448.72'
1,996.82'
2,374.90'
N/F F. ROUND
EX. I.P.+/-
S 89°29'26" W
EX. 75.02 ACRES (Including private R/W)
−2.80 ACRES LOT 1
LOT 2 REMNANT = 72.22 ACRES TOTAL
AFTER CONVEYANCE
PENN TOWNSHIP
JEFFERSON TOWNSHIP
Approximate location Township Boundary
S 00°39'22" E
2,217.26'
2,623.83'
N/F R. SCOTT
N/F D. POWELL
N/F E. LAWSON
N/F R. YOUNG
N 89°23'41" E
EX. I.P.
EX. I.P.+/-


SITE
ROCKDALE
PENN TWP
JEFFERSON TWP.
ROCKDALE RD.
T490
T492
T495
T502
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T564
T1030
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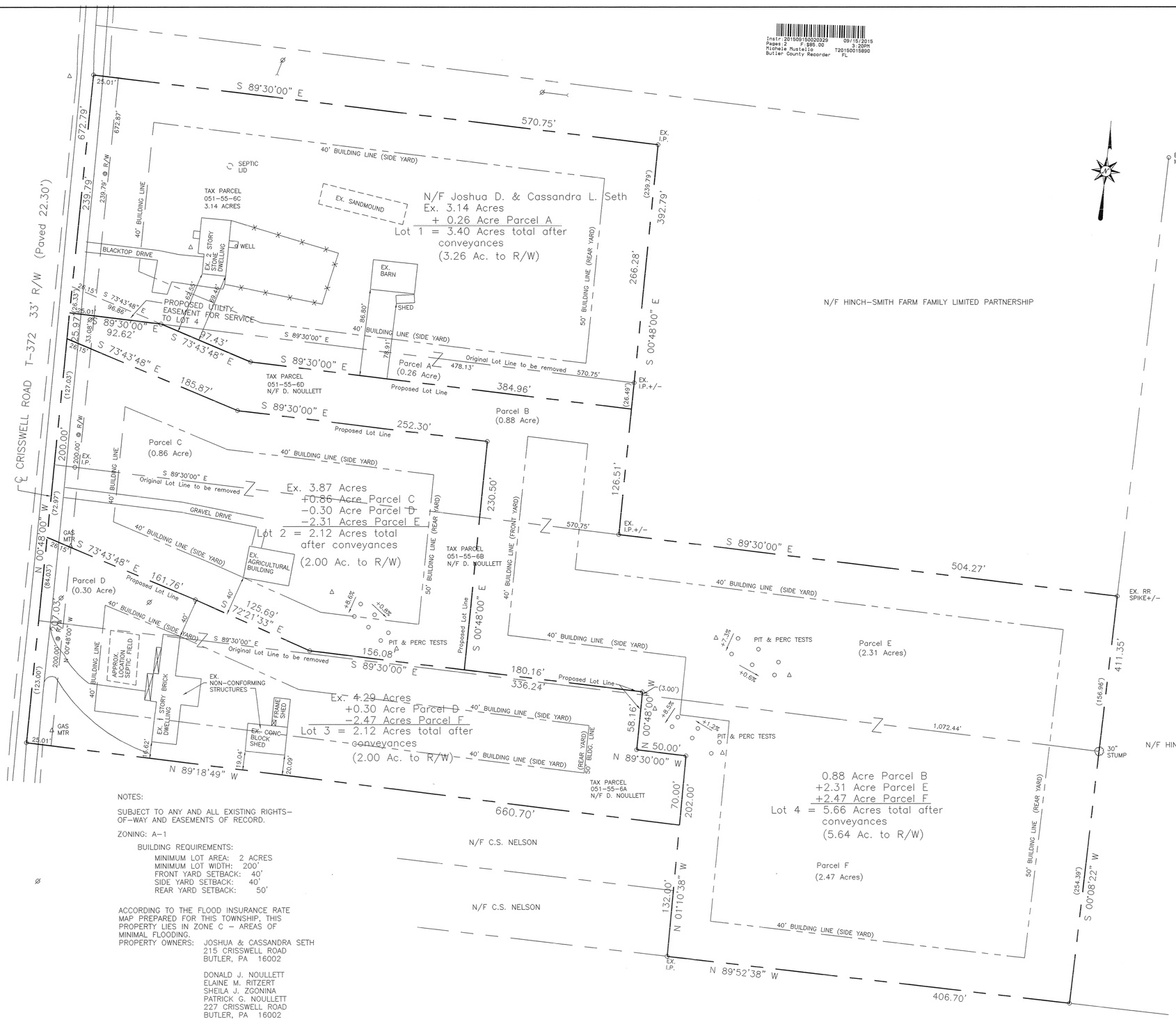
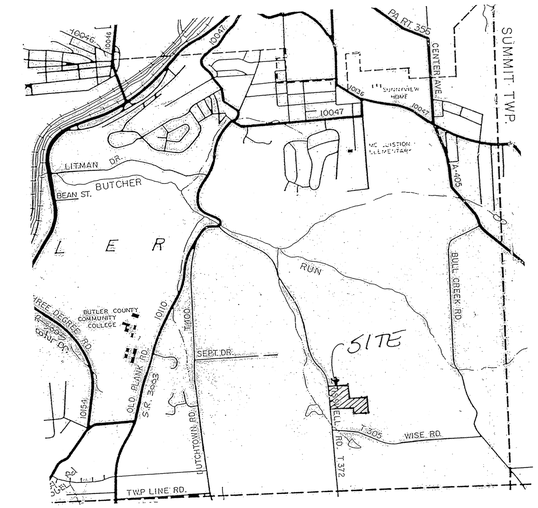
Instr: 201509150020229 09/15/2015
Pages: 2 F: $85.00
Michele Mustello 3:20PM
Butler County Recorder T20150015890
FL





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ZONING: A-1

BUILDING REQUIREMENTS:

MINIMUM LOT AREA:	2 ACRES
MINIMUM LOT WIDTH:	200'
FRONT YARD SETBACK:	40'
SIDE YARD SETBACK:	40'
REAR YARD SETBACK:	50'

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

PROPERTY OWNERS: JOSHUA & CASSANDRA SETH
215 CRISSWELL ROAD
BUTLER, PA 16002

DONALD J. NOULLETT
ELAINE M. RITZERT
SHEILA J. ZGONINA
PATRICK G. NOULLETT
227 CRISSWELL ROAD
BUTLER, PA 16002

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO REVISE 4 EXISTING LOTS INTO 4 NEW LOTS.

DUE TO THE LIMITED ACCESS TO LOT 4, IT IS NOT ABLE TO BE SUBDIVIDED IN THE FUTURE.

IRON PINS TO BE SET AT LOT CORNERS.

○△ PIT & PERC TESTS

PLAN BOOK	PAGE
351	2

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

Sheet 1 of 2

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

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

LOT LINE REVISION

FOR: JOSHUA D. & CASSANDRA L. SETH,
DONALD J. NOULLETT, PATRICK G. NOULLETT,
SHEILA J. ZGONINA & ELAINE M. RITZERT

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 06/05/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 051-55-6A, 6B, 6C, 6D		Db-Pg 1375-455 1255-920 2354-517	Service No. 14-183
Address		Inst. # 200704300010541	

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

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

In Witness Whereof, we hereunto set our hands and seals this 3Rd day of AugusT, 2015.

Carol I King — NOTARY PUBLIC   OWNER   OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Joshua D. and Cassandra L. Seth, 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 3Rd day of AugusT, 2015.

My Commission Expires the 3Rd day of AugusT, 2015.

SEAL
Carol I King — NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
We, Joshua D. and Cassandra L. Seth, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Joshua D. and Cassandra L. Seth, as recorded in Instrument Number 200704300010541, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Carol I King — WITNESS   OWNER   OWNER

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

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

In Witness Whereof, I hereunto set my hand and seal this 14th day of Aug., 2015.

Sharon M. Nates — NOTARY PUBLIC   OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Donald J. Noullet, 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 14th day of Aug, 2015.

My Commission Expires the 19th day of Aug, 20 2018

SEAL
Sharon M. Nates — NOTARY PUBLIC

NOTARIAL SEAL
SHARON M NATES, NOTARY PUBLIC
NEW KENSINGTON CITY, WESTMORELAND COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2018

TITLE CLAUSE (NO MORTGAGE)
I, Donald J. Noullet, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Donald J. Noullet, as recorded in Deed Book Volume 1375 page 455, Deed Book Volume 1255 page 920 and Deed Book Volume 2354 page 517, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Sharon M. Nates — WITNESS   OWNER

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

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

In Witness Whereof, I hereunto set my hand and seal this 17th day of August, 2015.

Carol Doll — NOTARY PUBLIC   OWNER

STATE OF ILLINOIS)SS:
COUNTY OF ~~Illinois~~ Clinton)

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

Sworn to and subscribed before me this 17th day of August, 2015.

My Commission Expires the ____day of 9/14/17, 20____.

SEAL
Carol Doll — NOTARY PUBLIC

OFFICIAL SEAL
CAROL DOLL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/14/17

TITLE CLAUSE (NO MORTGAGE)
I, Sheila J. Zgonina, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Sheila J. Zgonina, as recorded in Deed Book Volume 1375 page 455, Deed Book Volume 1255 page 920 and Deed Book Volume 2354 page 517, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Carol Doll — WITNESS   OWNER

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

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

In Witness Whereof, I hereunto set my hand and seal this 12th day of Aug., 20 2015.

Betty L Piecka — NOTARY PUBLIC   Patrick G. Noullet — 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 Patrick G. Noullet, 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 12th day of Aug, 2015.

My Commission Expires the 14th day of April, 2018.

SEAL
Betty L Piecka — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Betty L Piecka, Notary Public
City of New Kensington, Westmoreland County
My Commission Expires April 14, 2018

TITLE CLAUSE (NO MORTGAGE)
I, Patrick G. Noullet, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Patrick G. Noullet, as recorded in Deed Book Volume 1375 page 455, Deed Book Volume 1255 page 920 and Deed Book Volume 2354 page 517, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Betty L Piecka — WITNESS   Patrick G. Noullet — OWNER

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

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

In Witness Whereof, I hereunto set my hand and seal this 10th day of August, 2015.

Betty L Piecka — NOTARY PUBLIC   Elaine M. Ritzert — 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 Elaine M. Ritzert, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 10th day of August, 20 2015

My Commission Expires the 14th day of April, 2018.

SEAL
Betty L Piecka — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Betty L Piecka, Notary Public
City of New Kensington, Westmoreland County
My Commission Expires April 14, 2018

TITLE CLAUSE (NO MORTGAGE)
I, Elaine M. Ritzert, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Elain M. Ritzert, as recorded in Deed Book Volume 1375 page 455, Deed Book Volume 1255 page 920 and Deed Book Volume 2354 page 517, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Betty L Piecka — WITNESS   Elaine M. Ritzert — OWNER

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

June 19, 2015 — DATE   SEAL   Cheryl A. Hughes — SIGNATURE AND REG. NO. SU-32490-E

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

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

Theresa Giesler — SECRETARY   SEAL   PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 13TH day of July, 2015.

Theresa Giesler — SECRETARY   SEAL   PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 7TH day of July, 2015.

Ernest R Oesterling — SECRETARY   SEAL   CHAIRMAN

Reviewed by the Butler County Planning Commission this 9TH day of JUNE, 2015.

SECRETARY   SEAL   CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
351	3

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 351 page 2&3.

Given under my hand and seal this 15TH day of September, 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

Sheet 2 of 2

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: JOSHUA D. & CASSANDRA L. SETH, DONALD J. NOULLET, PATRICK G. NOULLET, SHEILA J. ZGONINA & ELAINE M. RITZERT

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 06/05/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 051-55-6A, 6B, 6C, 6D		Db-Pg 1375-455, 1255-920, 2354-517	Service No. 14-183
Address		Inst. # 200704300010541	

Instr: 201509210020737 09/21/2015
Pages: 1 F: $45.00 11:09AM
Michele Mustello T20150016193
Butler County Recorder FL

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 03 day of August 2015

ATTEST:

NOTARY PUBLIC — OWNER Everett C. Smith

COMMONWEALTH OF PENNSYLVANIA, BUTLER COUNTY

Before me, the subscriber, a Notary Public in and for said County, personally appeared the above named **EVERETT C. SMITH** 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 03 day of August, 2015.

My Commission expires the 04 day of June, 2018.

SEAL

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

NOTARY PUBLIC

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

8-2-15 DATE SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN E. DUSHECK SURVEYOR

Reviewed by the **Cherry** *Twp., Board of Supervisors this* 4th *day of* AUGUST, 2015.

SECRETARY Carolyn L. Yeager CHAIRMAN Frank V. Lisi

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 3RD *day of* AUGUST, 2015.

SECRETARY Joyce Hinerman CHAIRMAN Frank V. Lisi

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 351 *Page* 4

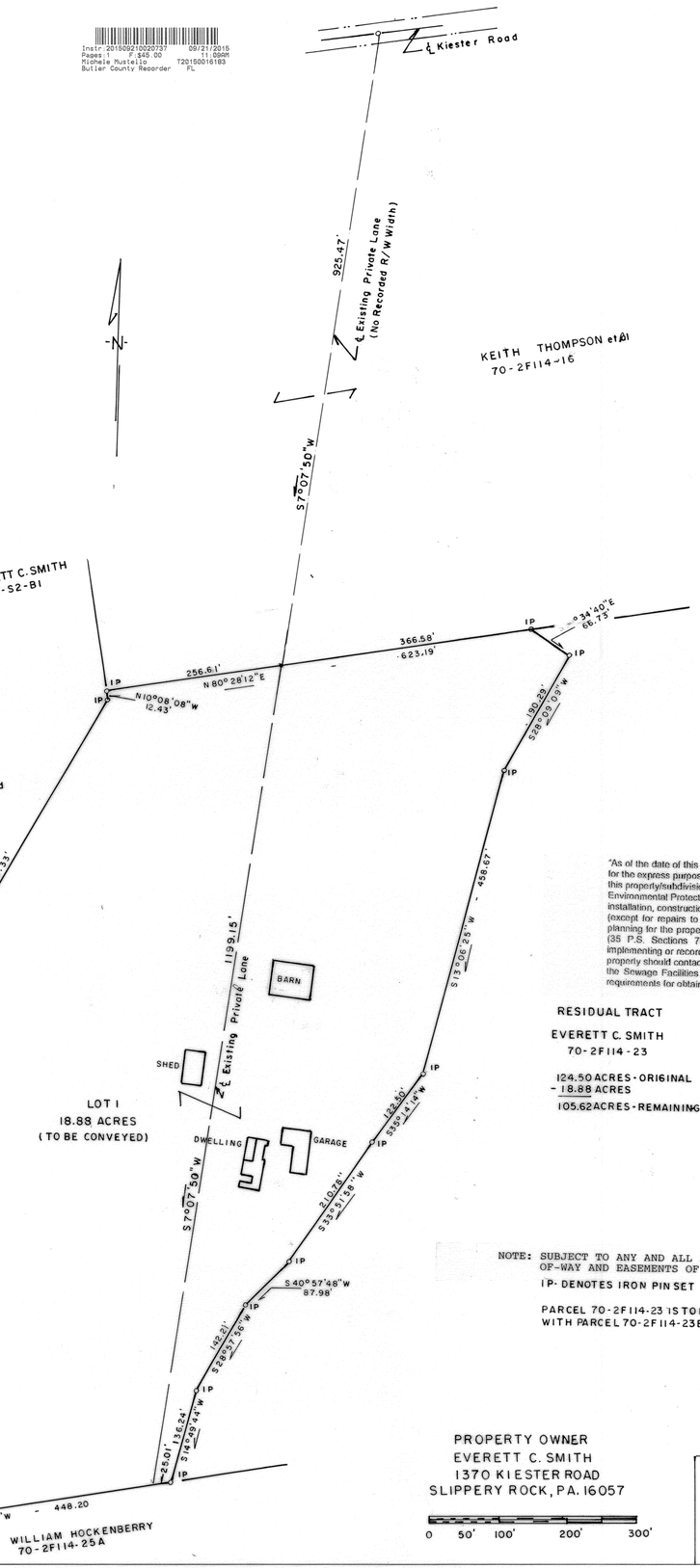
Given under my hand and seal this 21st *day of* SEPTEMBER, 2015.

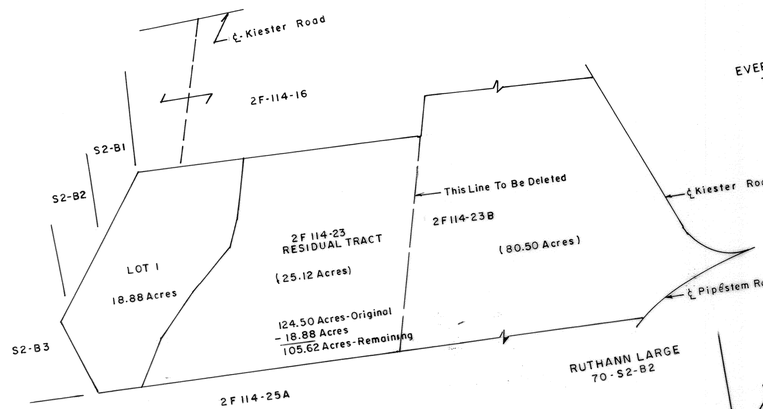
SEAL MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

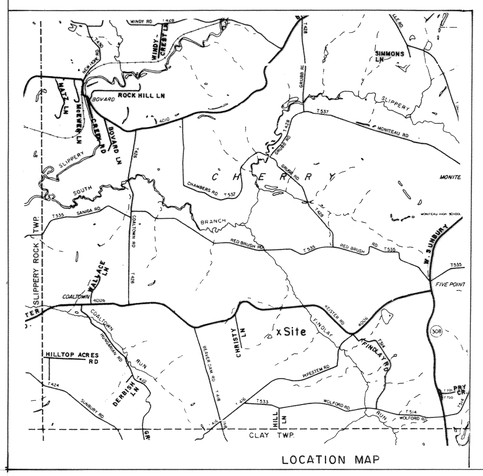
RECORDER OF DEEDS BUTLER COUNTY PA

RECORDER Michele M. Mustello

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







RESIDUAL TRACT
EVERETT C. SMITH
70-2F114-23

124.50 ACRES-ORIGINAL
- 18.88 ACRES
105.62 ACRES-REMAINING

NOTICE TO SUBDIVIDERS:

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

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

IP- DENOTES IRON PIN SET

PARCEL 70-2F114-23 IS TO BE COMBINED WITH PARCEL 70-2F114-23B AS CONTIGUOUS USE

PROPERTY OWNER
EVERETT C. SMITH
1370 KIESTER ROAD
SLIPPERY ROCK, PA. 16057

0 50' 100' 200' 300'

15191

TOTAL AREA 44.00 ACRES

RECORDED Sep. 21, 2015	
PLAN BOOK 351	PAGE 4

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

DATE: 7/31/2015
SCALE: 1" = 100'

PROPERTY SUBDIVISION
FOR: EVERETT C. SMITH
SITUATE: CHERRY TWP., BUTLER CO., PA.

KNOW ALL MEN BY THESE PRESENTS, THAT MOUNTAIN GATHERING, LLC, A CORPORATION, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIPS OF FORWARD AND CONNOQUENESSING, BUTLER COUNTY, STATE OF PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS CORPORATE REPRESENTATIVE AND THE SAME TO BE ATTESTED BY THEIR WITNESS THIS 25 DAY OF August, 2015.

ATTEST: Mountain Gathering, LLC
(NAME OF CORPORATION)

(CORPORATE REPRESENTATIVE) (CORPORATE REPRESENTATIVE)

THE FOREGOING ADOPTION IS MADE BY MOUNTAIN GATHERING, LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIPS OF FORWARD AND CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

Instr:201509210020744 09/21/2015
Pages:1 F:$45.00 11:37AM
Michele Mustello T20150016192
Butler County Recorder FL

CORPORATION ACKNOWLEDGEMENT

STATE OF TEXAS :
: SS:
COUNTY OF TARRANT :

ON THIS 25 DAY OF August, 2015 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED

Peter Tunnard Attorney-in-Fact
(NAME AND TITLE OF OFFICER)

MOUNTAIN GATHERING, LLC, 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 CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Attorney-in-Fact OF SAID CORPORATION,
(TITLE OF OFFICER)
ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

Peter Tunnard (SEAL)
(NAME OF OFFICER)

Attorney-in-Fact (SEAL)
(TITLE OF OFFICER)

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF August 2015

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES THE 30 DAY OF June, A.D., 2016

TAYLOR MICHELLE HAYES
Notary Public
STATE OF TEXAS
My Comm. Exp. June 30, 2016

FORWARD TOWNSHIP

APPROVED BY THE FORWARD TOWNSHIP PLANNING COMMISSION THIS 23, DAY OF June, 2015.

Debra Bajchel
SECRETARY CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD, BUTLER COUNTY, PENNSYLVANIA HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS, OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS AND ROADS.
ATTEST:
Debra Bajchel Mark M. Wilson
SECRETARY CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 14, DAY OF July, 2015

Debra Bajchel Mark M. Wilson
SECRETARY CHAIRMAN

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

CONNOQUENESSING TOWNSHIP

APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 1st, DAY OF July, 2015.

SECRETARY CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS, OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS AND ROADS.
ATTEST:
Brenda Davis Scott M. Longdon
SECRETARY CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING
THIS 1st, DAY OF July, 2015

Brenda Davis Scott M. Longdon
SECRETARY CHAIRMAN

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC, IN BUTLER COUNTY IN PLAN BOOK NUMBER 351, PAGE 5. GIVEN UNDER MY HAND AND SEAL ON THIS 21st DAY OF SEPTEMBER, 2015.

Michele M. Mustello
RECORDER OF DEEDS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION, COMMONWEALTH OF PENNSYLVANIA ON THIS 15th DAY OF July, 2015

SECRETARY CHAIRMAN

PURPOSE OF PLAN

THE PURPOSE OF THIS MINOR SUBDIVISION PLAN IS TO SUBDIVIDE PARCEL "A" FROM THE PROPERTY CURRENTLY OWNED BY MOUNTAIN GATHERING, LLC AND BEING PART OF TAX PARCEL: 120-3F74-A12. WITH THE CREATION OF THE NEW PARCEL LINES, MOUNTAIN GATHERING, LLC REMAINING ACREAGE WILL BE 30.354 ACRES AND PARCEL "A" ACREAGE WILL BE 9.646 ACRES.

PARCEL "A" HAS AN EXISTING ON-LOT SEWAGE SYSTEM AND PRIVATE WATER WELL. MOUNTAIN GATHERING'S REMAINING PROPERTY HAS ACCESS TO PUBLIC WATER ALONG REIBER ROAD AND POWDER MILL ROAD.

ACCESS TO PARCEL "A" WILL BE BY WAY OF THE PROPOSED 50' WIDE ACCESS EASEMENT AS SHOWN RUNNING ALONG THE EXISTING RUTLEDGE LANE FROM POWDER MILL ROAD TO THE NORTH PROPERTY LINE OF PARCEL "A". THIS IS A PRE-EXISTING DRIVEWAY TO THE HOUSE ON PARCEL "A".

A ROAD MAINTENANCE AGREEMENT BETWEEN MOUNTAIN GATHERING, LLC AND THE PURCHASER OF PARCEL "A" SHALL BE RECORDED IN THE RECORDER'S OFFICE IN BUTLER COUNTY.

SURVEY NOTES

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

PROPERTY IS SUBJECT TO EASEMENTS, SERVICES, RIGHT-OF-WAYS, LEASES, RESERVATIONS, EXCEPTIONS, RESTRICTIONS, ETC., IF ANY MAY APPEAR, EITHER RECORDED OR UNRECORDED.

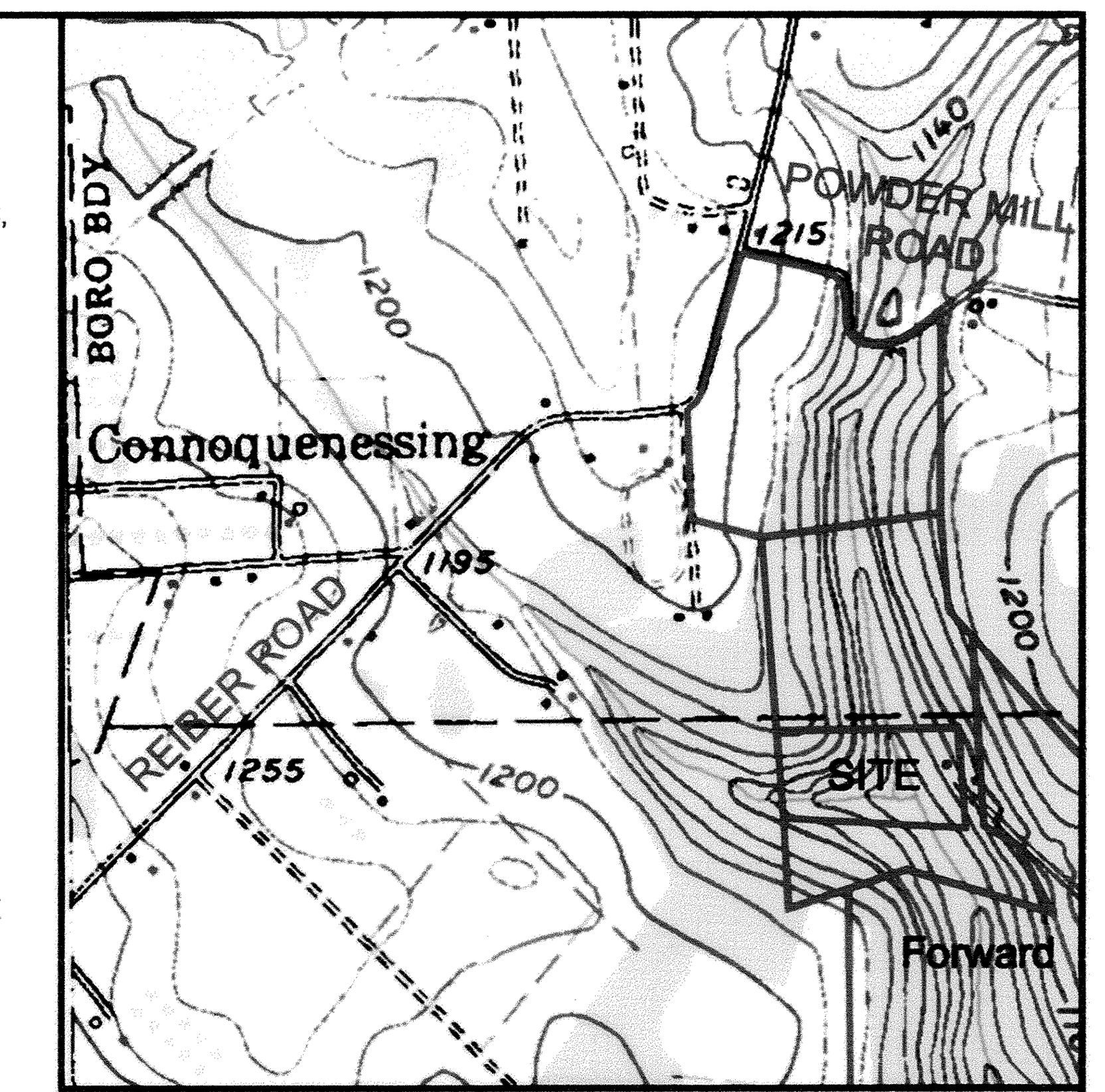
FEMA FLOOD ZONE INFORMATION

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S: MAP NUMBER 04, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 1986 FOR COMMUNITY NUMBER 421418A IN CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND COMMUNITY PANEL NUMBER 421419 0002 B, IN FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, WITH AN EFFECTIVE DATE OF JUNE 19, 1989, THE SUBJECT PARCEL, LIES OUTSIDE THE 500-YEAR FLOOD PLAIN,

SURVEYOR'S CERTIFICATION

I, RYAN JONES, A REGISTERED 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, LAND, STREETS, ALLEYS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS.

Ryan Jones 7-30-15
RYAN JONES, PLS DATE
REGISTRATION NO. SU075334



BUTLER QUADRANGLE SCALE 1" = 1000'

PLAN BOOK	PAGE
351	5

LEGEND

◆ MONUMENT FOUND AS NOTED

▲ SET 30" LONG 5/8" DIAMETER REBAR WITH RED PLASTIC CAP LABELED "PA SU075334 WV2165 JONES"

OWNER INFORMATION

OWNER	MOUNTAIN GATHERING, LLC
ADDRESS	810 HOUSTON STREET, FORT WORTH, TEXAS 76102
TELEPHONE	(817) 885-2979
SOURCE OF TITLE	INSTRUMENT #201206150016991
TAX MAP NUMBER	120-3F74-A12

SETBACK INFORMATION

FRONT SETBACK:	50 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	20 FEET

PARCEL DATA

MOUNTAIN GATHERING, LLC

ORIGINAL PARCEL (DEED)	40 ACRE
– PARCEL A	9.646 ACRE
REMAINING PARCEL	30.354 ACRES

JONES CONSULTANTS
SURVEYING & MAPPING
(724) 757 - 2417
2402 Pennsylvania 66
Delmont, PA. 15626
www.jonesconsultant.com

BUTLER COUNTY PLANNING DEPARTMENT

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

PROFESSIONAL LAND SURVEYOR

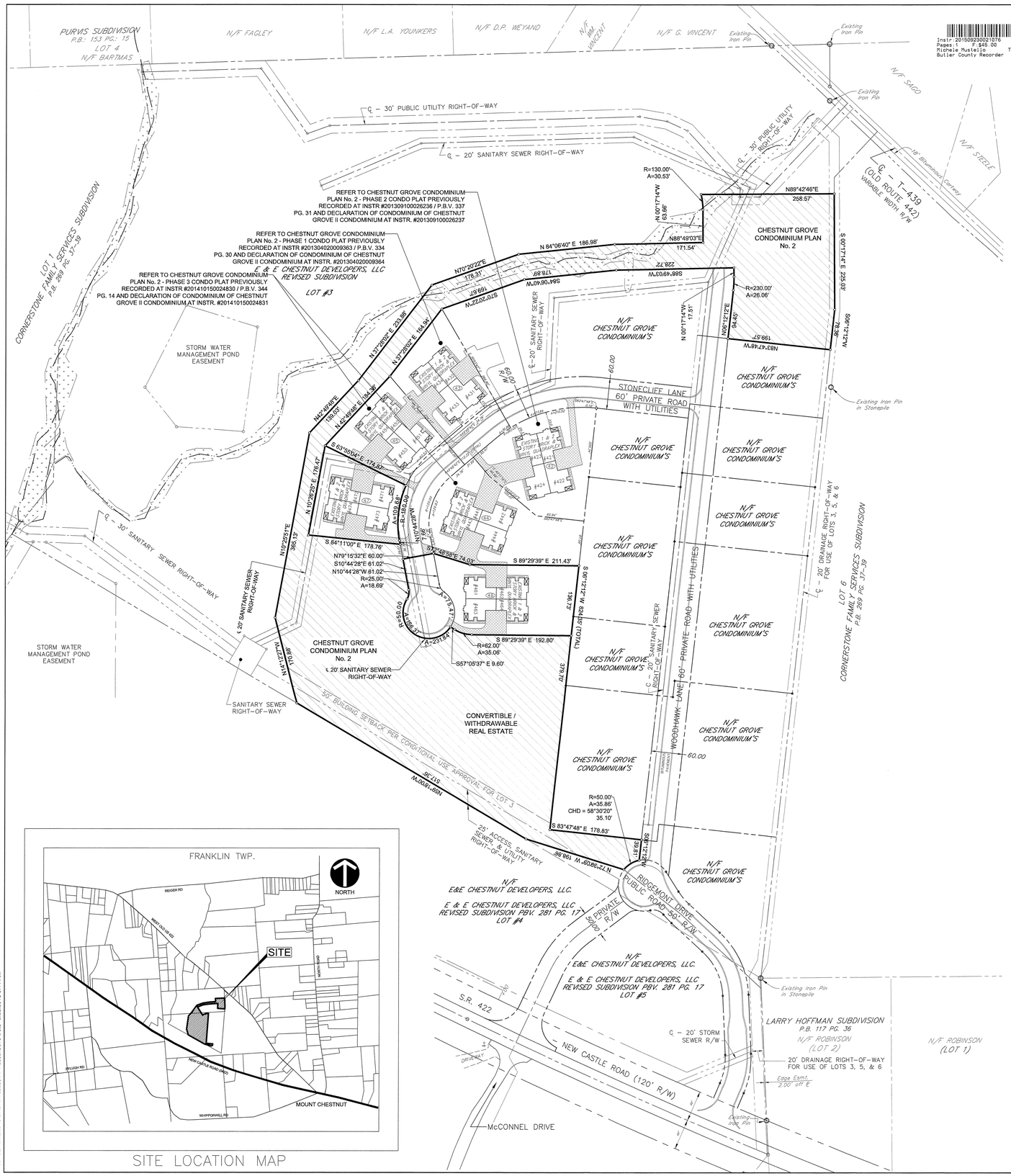
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN JONES LAND SURVEYOR SU075334

MOUNTAIN GATHERING PLAN of LOTS No. 2

MINOR SUBDIVISION
for MOUNTAIN GATHERING, LLC

CONNOQUENESSING & FORWARD TOWNSHIPS
BUTLER COUNTY, PENNSYLVANIA

Drawn By:	Date:	Revision:	File No.:	Scale:
RJ	7/20/15	–	JC2014-41	1" = 100'


PURVIS SUBDIVISION
P.B.: 153 PG.: 15
LOT 4
N/F BARTMAS
N/F FAGLEY
N/F L.A. YOUNKERS
N/F D.P. WEYAND
N/F M. VINCENT
N/F G. VINCENT
Existing Iron Pin
N/F SACO
N/F STEELE
℄ – 30' PUBLIC UTILITY RIGHT–OF–WAY
℄ – 20' SANITARY SEWER RIGHT–OF–WAY
℄ – T–439 (OLD ROUTE 442) VARIABLE WIDTH R/W
18" Bituminous Curbing
CORNERSTONE FAMILY SERVICES SUBDIVISION
P.B. 269 PG. 37–39
LOT 1
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 2 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201309100026236 / P.B.V. 337 PG. 31 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201309100026237
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 1 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201304020009363 / P.B.V. 334 PG. 30 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201304020009364
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 3 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201410150024830 / P.B.V. 344 PG. 14 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201410150024831
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION
LOT #3
CHESTNUT GROVE CONDOMINIUM PLAN No. 2
STORM WATER MANAGEMENT POND EASEMENT
N/F CHESTNUT GROVE CONDOMINIUM'S
STONECLIFF LANE 60' PRIVATE ROAD WITH UTILITIES
WOODHAWK LANE 60' PRIVATE ROAD WITH UTILITIES
RIDGEMONT DRIVE PUBLIC ROAD 50' R/W
CONVERTIBLE / WITHDRAWABLE REAL ESTATE
CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 4
CONSTRUCTION 1 & 2 STORY TOWNHOUSE WITH GARAGES
CONSTRUCTION 1 & 2 STORY TOWNHOUSE WITH GARAGES
CONSTRUCTION 1 STORY TOWNHOUSE WITH GARAGES
20' DRAINAGE RIGHT–OF–WAY FOR USE OF LOTS 3, 5, & 6
LOT 6
CORNERSTONE FAMILY SERVICES SUBDIVISION
P.B. 269 PG. 37–39
20' SANITARY SEWER RIGHT–OF–WAY
SANITARY SEWER RIGHT–OF–WAY
30' BUILDING SETBACK PER CONDITIONAL USE APPROVAL FOR LOT 3
25' ACCESS SANITARY SEWER & UTILITY RIGHT–OF–WAY
N/F E&E CHESTNUT DEVELOPERS, LLC.
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION PBV. 281 PG. 17 LOT #4
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION PBV. 281 PG. 17 LOT #5
S.R. 422
NEW CASTLE ROAD (120' R/W)
McCONNEL DRIVE
LARRY HOFFMAN SUBDIVISION P.B. 117 PG. 36
N/F ROBINSON (LOT 2)
N/F ROBINSON (LOT 1)
Existing Iron Pin in Stonepile
Edge Eamt. 2.00' off E
DRIVEWAY
℄ – 20' STORM SEWER R/W
S84°11'00"E 178.76'
N79°15'32"E 60.00'
S10°44'28"E 61.02'
N10°44'28"W 61.02'
R=25.00'
A=18.69'
S72°48'58"E 74.03'
S 89°29'39" E 211.43'
R=230.00'
A=26.06'
R=130.00'
A=30.53'
N89°42'46"E 258.57'
N00°17'14"W 63.66'
N88°49'03"E 171.54'
S00°17'14"E 252.03'
S89°12'12"E 94.45'
N83°47'48"W 198.67'
N 84°06'40" E 186.98'
N70°20'22"E 178.31'
S89°09'50"W 178.89'
S17°20'22"W 169.67'
N 37°28'02" E 253.98'
N 37°28'02" E 164.96'
N52°46'46"E 138.83'
N 42°46'46" E 104.36'
S 63°55'14" E 174.87'
N10°26'25"E 176.47'
N10°26'25"E 365.73'
S 84°11'00" E 178.76'
S 89°29'39" E 192.80'
R=62.00'
A=35.06'
S57°05'37" E 9.60'
R=50.00'
A=35.89'
CHD = 58°30'20" 35.10'
S 83°47'48" E 178.83'
N 00°30'49" W 198.66'
N12°38'09"W 198.66'
S89°12'12"E 98.81'
379.70'
N/F CHESTNUT GROVE CONDOMINIUM'S
N/F E&E CHESTNUT DEVELOPERS, LLC.
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION PBV. 281 PG. 17 LOT #5
20' PRIVATE R/W
50.00'
60.00
69.00'
R=130.00'
A=30.53'
R=230.00'
A=26.06'
R=50.00'
A=35.89'
R=62.00'
A=35.06'
R=25.00'
A=18.69'
R=50.00'
A=198.67'
A=231.64'
A=29.64'
A=100.64'
R=186.00'
A=29.64'
R=50.00'
A=29.64'
N/F E&E CHESTNUT DEVELOPERS, LLC.
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION PBV. 281 PG. 17 LOT #4
N/F E&E CHESTNUT DEVELOPERS, LLC.
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION PBV. 281 PG. 17 LOT #5
#421
#422
#423
#424
#431
#432
#433
#434
#441
#442
#443
#444
#451
#452
#453
#454
#461
#462
#463
#464
#471
#472
#473
#474
#481
#482
#483
#484
#491
#492
#493
#494
#501
#502
#503
#504
#511
#512
#513
#514

** ALL SIGNATURES MUST BE MADE WITH BLACK WATERPROOF INDIA INK OR SIMILAR **

KNOW ALL MEN BY THESE PRESENTS: THAT THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ALLEGHENY 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 ALLEGHENY, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ALLEGHENY, 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 ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 29 DAY OF July, 2015. ATTEST:

ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION

Sally Vereb
SECRETARY

Sally Vereb, Secretary
SIGNATURE / TITLE OF OFFICER:

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Linda Burns PRESIDENT OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, 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 ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, 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 THE DEPONENT'S OWN AND PROPER AND RESPECTIVE HAND-WRITING.

Linda Burns / Pres.
SIGNATURE / TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF July, 2015. MY COMMISSION EXPIRES THE 8 DAY OF July, 2016

Janet M Guthrie
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet M. Guthrie, Notary Public
Perry Twp., Clarion County
My Commission Expires July 8, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 10 PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, AS RECORDED IN DEED BOOK VOLUME 2513, PAGE 85, AND INSTRUMENT NO. 200311190052161 RECORDER OF DEEDS OFFICE.

Linda Burns / Pres — SIGNATURE / TITLE OF OFFICER:
Walt B. [signature] — WITNESS

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, THE OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 10, DO HEREBY AGREE TO MAINTAIN THE PRIVATE ROADS AND THE ASSOCIATED STORM SEWER SYSTEM WITHIN SAID PLAN OF LOTS UNTIL SUCH TIME THAT THE TOWNSHIP OF ALLEGHENY AGREES TO ACCEPT OWNERSHIP OF SAID ROADWAYS AND ASSOCIATED STRUCTURES. ALL LOTS, WHICH HAVE FRONTAGE ON SAID ROADWAYS, ARE GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER SAID ROADWAYS.

Linda Burns / Pres. — TITLE OF OFFICER:
Walt B. [signature] — WITNESS

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

[signature] MARK B. SCHMIDT — REG # SU-36950-E, PLS — 7-15-2015 DATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ALLEGHENY 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 ALLEGHENY BY RESOLUTION, THIS 11th DAY OF August, 2015.

[signature] SECRETARY — [signature] CHAIRMAN

APPROVED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Aug., 2015.

[signature] JRM SECRETARY — [signature] JRM CHAIRMAN

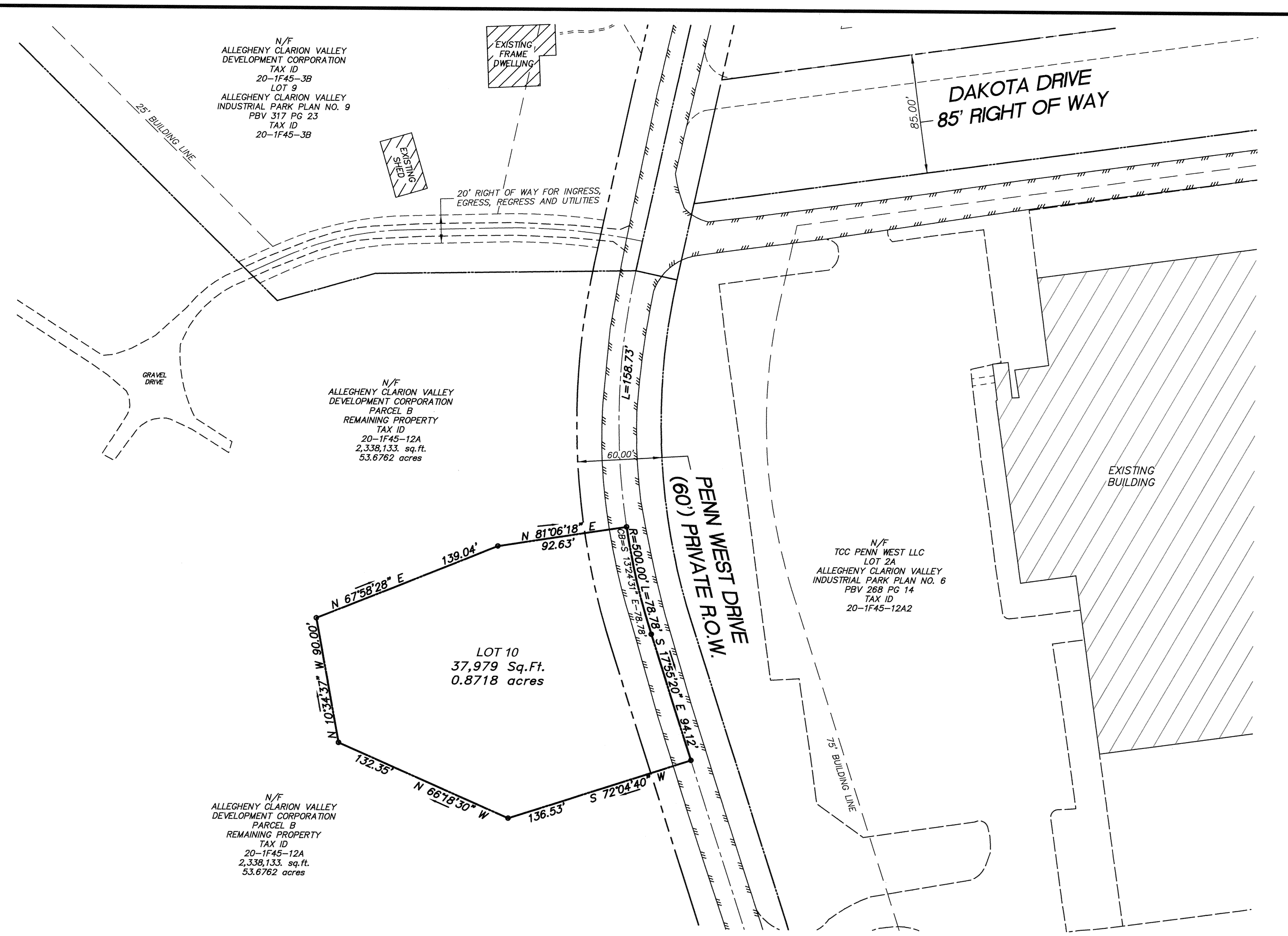
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 15110

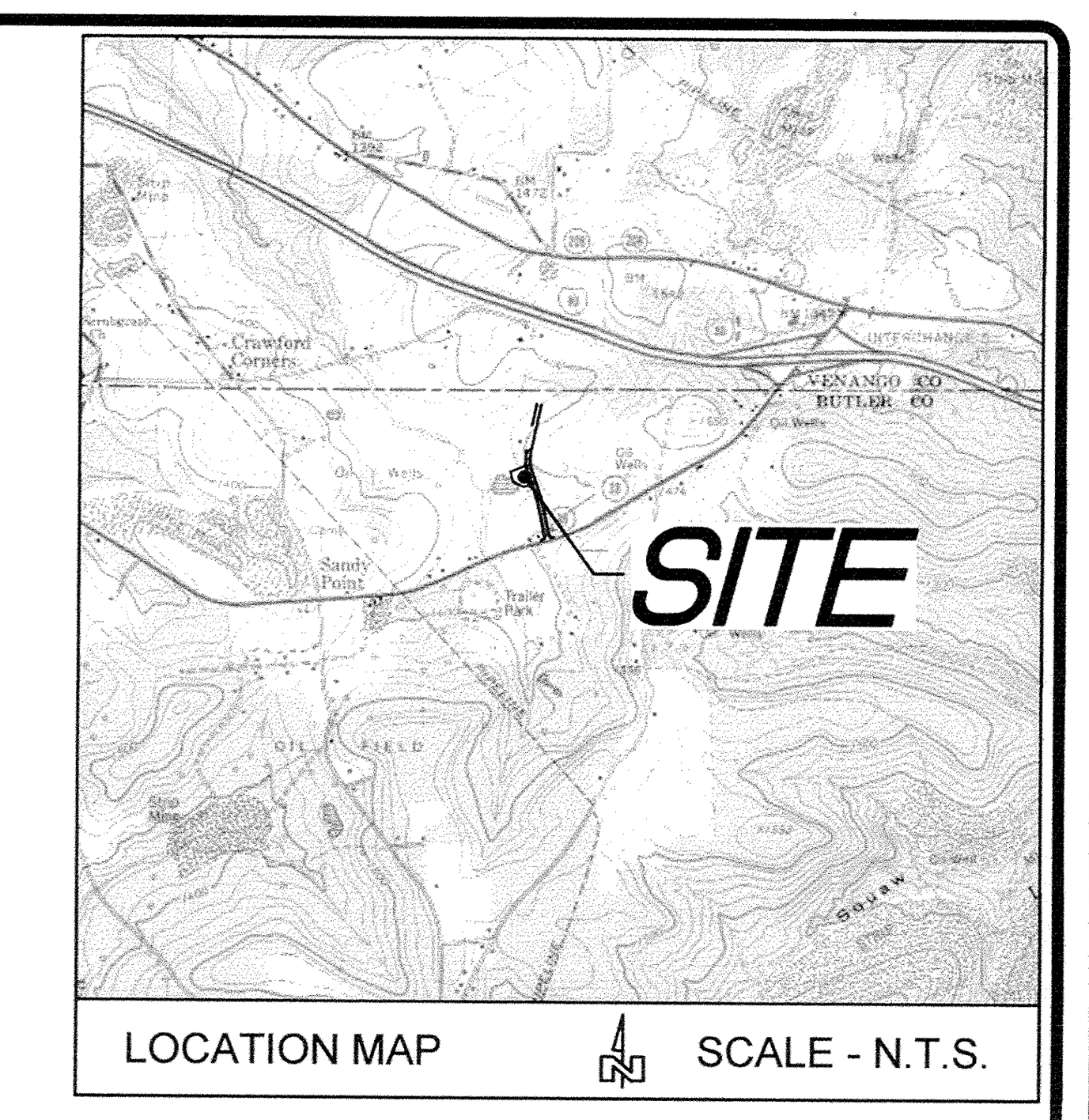
COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER SS:

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 351, PAGE 7. GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF SEPTEMBER, 2015.

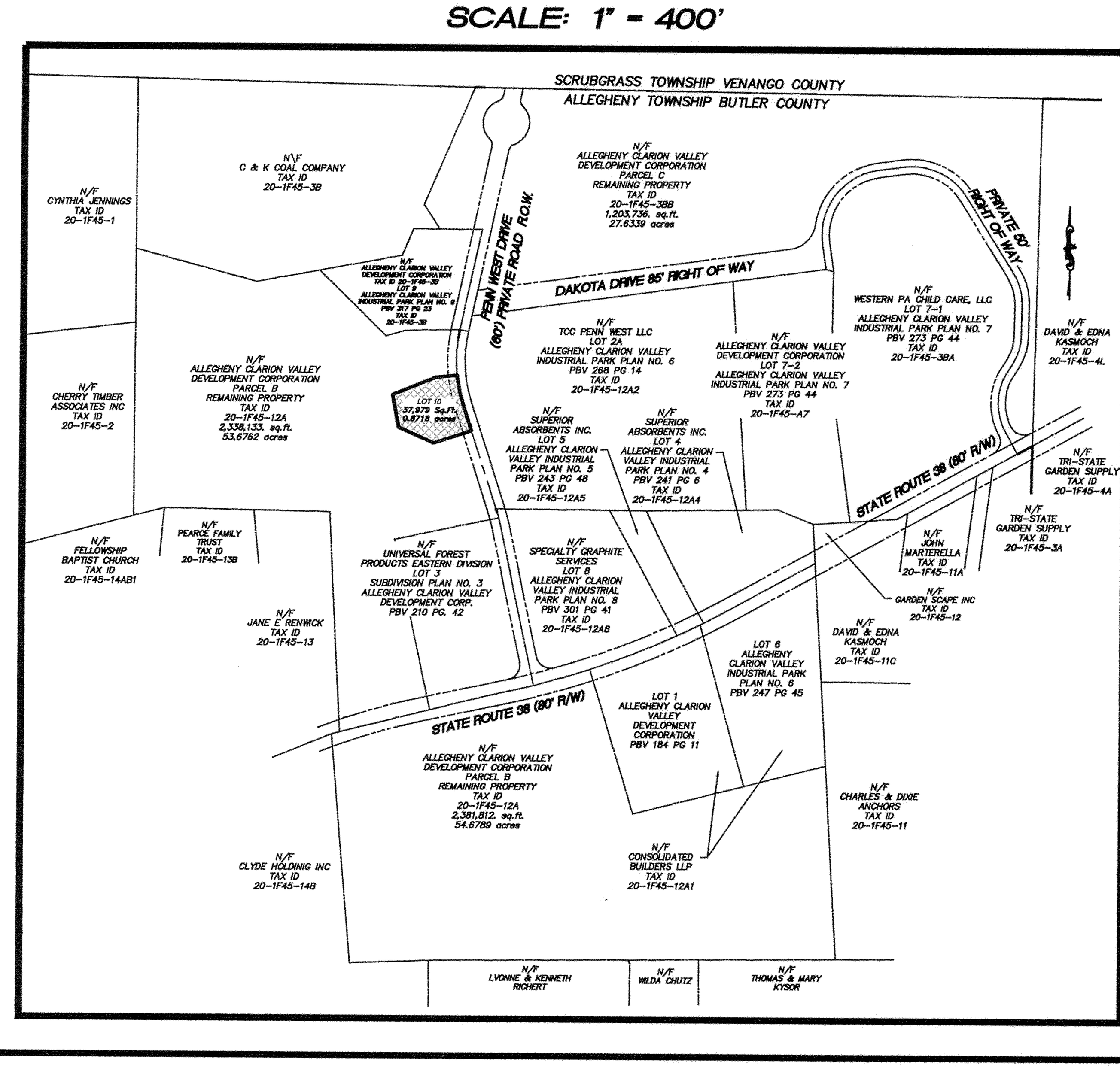
Michele M. Mustello
RECORDER OF DEEDS

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





EXPANDED VIEW
SCALE: 1" = 400'



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MAPCHECK CLOSURE

ERROR CLOSURE: 0.00 -- COURSE: N 89° 06' 49" E

PRECISION 1: 244,052.56'

PERIMETER: 813.96'

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

NOTES:

1. FINAL SUBDIVISION PLAN.

2. THIS PLAN IS A SUBDIVISION OF PART OF PARCEL B DEED BOOK VOLUME 2513, PAGE 85 REMAINING PROPERTY OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION.

3. ALLEGHENY TOWNSHIP HAS NO ZONING ORDINANCE.

PLAN BOOK	PAGE
351	7

Instr:201509240021154 09/24/2015
Pages:1 F:$45.00 1:14PM
Michele Mustello T20150016471
Butler County Recorder FL

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

ALLEGHENY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA
BUTLER COUNTY RECORDER OF DEEDS

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

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

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

HAMPTON TECHNICAL ASSOCIATES

DRAWN BY: J.N.
CHECKED BY: M.S.
APPROVED BY: M.S.
CAD FILE: 15-5442-17sub,DWG

TITLE
ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 10
ALLEGHENY TOWNSHIP
BUTLER COUNTY, PA

CLIENT
ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
PO BOX 11
FOXBURG PA, 16036

DATE ISSUED: 7-08-2015
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: SUB
HTA PROJECT #: 15-5442-17

Z:\PROJECTS\15-XXXXX Jobs\15-5400 Jobs\15-5442-17\Dwg\15-5442-17sub.dwg, SUBDIVISION, 7/15/2015 1:56 PM, Thomas Cenna

THIS PLAN IS FOR POST CONSTRUCTION STORMWATER MANAGMENT PURPOSES ONLY

REVISION NO. 2 TO ADDITION NO. 9
TO PLAN NO. 3
THORN HILL INDUSTRIAL PARK
P.B.V. 271 PG. 29

Instr:201509290021309 09/25/2015
Pages:2 $85.00 3:25PM
Richelle Mustello T20150316574
Butler County Recorder FL

PROPOSED BUILDING
60,000 SQ. FT.
FFE = 1046.00

LOT 545
REVISION NO. 2 TO
ADDITION NO. 9 TO PLAN
NO. 3
THORN HILL INDUSTRIAL
PARK
P.B.V. 271 PG. 29

LOT 539
ADDITION NO. 9 TO
PLAN NO. 3
THORN HILL
INDUSTRIAL PARK
P.B.V. 145 PG. 9

THORN HILL ROAD (T-937)
70' R/W

YARD DRAIN #11
YARD DRAIN #12
PERMANENT CHANNEL #1
PERMANENT CHANNEL #2
PERMANENT CHANNEL #3
INLET #10
INLET #9
INLET #8
INLET #7
INLET #6
INLET #2
MANHOLE #6
ENDWALL #13
ENDWALL #3
ENDWALL #5
BIO-RETENTION AREA #1
TOP: 1033.00
BOTTOM: 1031.00
INFILTRATION TEST
LOCATION #1
DEPTH: 2.0 FT
INFILTRATION TEST
LOCATION #2
DEPTH: 2.0 FT
SEDIMENT BASIN /
INFILTRATION BASIN 1
TOP EL: 1033.00
BOTTOM EL: 1026.00
OUTLET CONTROL
STRUCTURE
10' WIDE TOP OF BERM
EMERGENCY
SPILLWAY 10' WIDE
CREST EL. 1131.40
EXISTING TREES
TO REMAIN
FLARED END
SECTION #1
SEDIMENT BASIN /
INFILTRATION BASIN 1
FOREBAY
USGS BLUE LINE STREAM
UNT TO BRUSH CREEK
CHAP. 93 DES: WWF
UNT TO BRUSH CREEK
CHAP. 93 DES: WWF
20' DRAINAGE EASEMENT
15' SANITARY SEWER
12" SANITARY SEWER
SAN MH
TOP 1046.60
FL
SAN MH
TOP 1046.86
SAN MH #1
TOP 1026.84
FL 1014.04
SAN MH #2
TOP 1029.72
FL 1016.67
SAN MH
TOP 1024.25
FL 1015.01
SAN MH
TOP 1029.56
FL 1019.47
SAN MH
TOP 1026.83
FL 1016.21
SAN MH
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TOP 1049.31
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WaC
CIC
BrC
GpC

POST-CONSTRUCTION STORMWATER MANAGEMENT LEGEND

- SOIL BOUNDARIES
- LIMITS OF DISTURBANCE

NOTE:
PERMIT BOUNDARY - PROJECT SITE IS CONTAINED WITHIN THE PERMIT BOUNDARY OF RIDC THORN HILL INDUSTRIAL PARK WITH EXISTING PERMIT No. PAG-02-0010-10-0005-R

PROJECT AREAS

TOTAL PERMIT AREA = 6.25 ACRES
DISTURBED AREA = 6.25 ACRES

NORTH

GRAPHIC SCALE

0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

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. 20142602737

PLAN BOOK	PAGE
351	8

REVISION RECORD

Date	No	
2015-01-07	01	REVISED PER TOWNSHIP REVIEW LETTER DATED 2014-11-25
2015-05-15	02	REVISED PER TOWNSHIP RESOLUTION LETTER DATED 2015-02-06
2015-06-05	03	REVISED BUILDING AND LOADING AREA LAYOUT
-	04	-
-	05	-
-	06	-
-	07	-
-	08	-

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

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BURNS INDUSTRIAL EQUIPMENT
THORN HILL ROAD - LOT 545
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
BURNS INDUSTRIAL EQUIPMENT, INC.
1050 RICO ROAD
MONROEVILLE, PA 15146

POST-CONSTRUCTION STORMWATER MANAGEMENT CONTROL PLAN

Project Number: 18893-0001
Drawing Scale: 1" = 30'
Date Issued: OCT. 2014
Index Number: --
Drawn By: JSR
Checked By: JEG
Project Manager: JEG

C701

G:\Path & Filename=R:\Projects\18900\18893 Yale Lot 545\-0001 Land Development\Dwg\02-Sheet\18893-0001_C400.dwg
Plot Date=6/5/2015 11:46 AM Jonathan E. Garczewski, P.E.
Save Date=6/4/2015 2:51 PM

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

OWNER'S ADOPTION - CORPORATION

By resolution approved on the 26 day of June, 2015,the Board of Directors of Burns Properties & Leasing, LLC, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Burns Industrial Equipment plan adopted this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Attest: Witness

Burns Properties & Leasing, LLC
Christopher J. Burns, Owner
Burns Properties & Leasing, LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~BUTLER~~ Allegheny

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of ~~Butler~~ Allegheny personally appeared Christopher J. Burns, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

WITNESS My hand and notorial seal this 26th day of June, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Thomas M. Joos Jr., Notary Public
Plum Boro, Allegheny County
My Commission Expires July 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the Burns Industrial Equipment, Site Plan for Recording is in the name of Burns Properties & Leasing, LLC and is recorded in instrument number 201503130005196

Witness

Christopher J. Burns, Owner
Burns Properties & Leasing, LLC

Dollar Bank, mortgagee of the property contained in the Burns Industrial Equipment Land Development consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title

MUNICIPAL DECLARATIONS

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

Secretary

Chairman, Board of Supervisors

STORMWATER MANAGEMENT DECLARATIONS

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

Jonathan Garczewski
PA#: 079459-PE

2015.6.24
Date

Burns Properties & Leasing, LLC, owner of the land shown on the Burns Industrial Equipment plan hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Cranberry Township.

6/26/2015
Date

Christopher J. Burns, Owner
Burns Properties & Leasing, LLC

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

Township Engineer

7/23/15
Date

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Board of Supervisors of the Township of Cranberry by ~~motion~~ Resolution No. 2015-06 on the 21st day of July 2015.

Secretary

Chairman, Board of Supervisors

APPROVAL BY THE TOWNSHIP MANAGER

I, Jerry A. Anders, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~motion~~ Resolution No. 2015-06 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 2/5/15.

Township Manager

MUNICIPAL ENGINEER'S CERTIFICATE

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

7/23/15 | PE071353 | SIGNATURE

DATE | REG. NO.

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 19th day of Nov, 2014.

Secretary

Chairman, Planning Commission

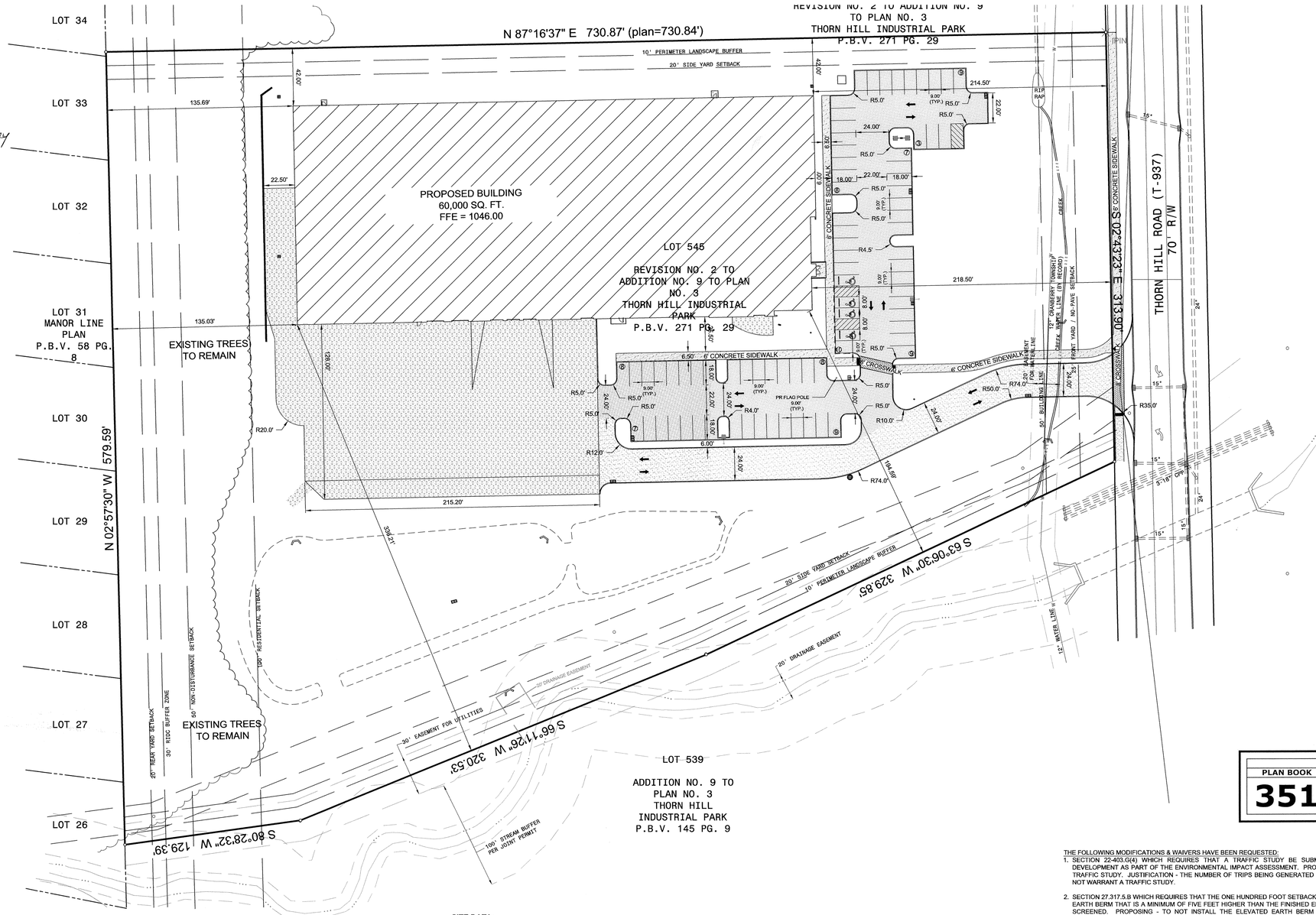
PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 351, Page 9.
Given under my hand and seal this 25th day of September 2015

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

RECORDER OF DEEDS

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



SITE DATA:

ZONING DISTRICT: SPECIAL GROWTH DISTRICT (SP-1)

PROPOSED USE: HEAVY EQUIPMENT SALES & SERVICE (CONDITIONAL USE)

LOT SIZE: 6.820 ACRES

SP-1 DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FROM RESIDENTIAL USE:	100 FEET	N/A
MINIMUM FRONT YARD:	25 FEET	25 FEET
MINIMUM REAR YARD:	20 FEET	20 FEET
MINIMUM SIDE YARD:	20 FEET	20 FEET
MINIMUM NO PAVE SETBACK:	25 FEET	25 FEET
MINIMUM LOT AREA:	1.00 ACRES	7.81 ACRES
MINIMUM LOT WIDTH:	80 FEET	313.90 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET	35 FEET
MAXIMUM IMPERVIOUS COVER:	70%	35.79%

PARKING CALCULATIONS

HEAVY EQUIPMENT SALES, RENTAL & SERVICE
1 PER EACH 1,000 SQ FT OF STORAGE AND WAREHOUSE SPACE
- 49,100 SQ FT/1,000 SQ FT = 49.1 = 49 SPACES
1 PER EACH 400 SQ FT OF SALES AND OFFICE SPACE
10,900 SQ FT/400 SQ FT = 27.3 = 27 SPACES
1 PER EACH 5,000 SQ FT OF OUTDOOR STORAGE AND DISPLAY
4,291 SQ FT/5,000 SQ FT = 0.86 = 1 SPACES
PARKING SPACES REQUIRED = 49 + 27 + 1 = 77 SPACES
PARKING SPACES PROVIDED = 78 SPACES
HANDICAP SPACES REQUIRED = 4 (75 - 100)
HANDICAP SPACES PROVIDED = 4

GREENSPACE CALCULATION PARKING LOT CALCULATION			
PARKING AREA	GREENSPACE	REQUIRED PERCENTAGE	ACTUAL PERCENTAGE
27,389 SF	3,477 SF	10%	12.69%

SITE PLAN FOR RECORDING NOTES:

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. BUILDING SETBACK LINES SHOWN ARE FOR SP-1 SPECIAL GROWTH DISTRICT. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS FOR THE ANTICIPATED LAND USE WITH THE APPROPRIATE TOWNSHIP OFFICIAL PRIOR TO CONSTRUCTION.
3. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
4. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
5. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
6. RECEPTACLES AND COMPACTORS FOR TRASH, REFUSE, RECYCLABLES, AND THE LIKE WILL NOT BE ACCESSED FOR PICK UP, DELIVERY, OR REMOVAL BETWEEN THE HOURS OF 10PM AND 6AM.
7. ACCESSIBLE ROUTES WILL BE PROVIDED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, ICC/ANSI A117.1.

THE FOLLOWING MODIFICATIONS & WAIVERS HAVE BEEN REQUESTED:

1. SECTION 22-403.G(4) WHICH REQUIRES THAT A TRAFFIC STUDY BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT, PROPOSING - TO NOT SUBMIT THE TRAFFIC STUDY. JUSTIFICATION - THE NUMBER OF TRIPS BEING GENERATED BY THE PROPOSED USE DOES NOT WARRANT A TRAFFIC STUDY.
2. SECTION 27.317.5.B WHICH REQUIRES THAT THE ONE HUNDRED FOOT SETBACK SHALL INCLUDE AN ELEVATED EARTH BERM THAT IS A MINIMUM OF FIVE FEET HIGHER THAN THE FINISHED ELEVATION OF THE AREA TO BE SCREENED. PROPOSING - TO NOT INSTALL THE ELEVATED EARTH BERM IN THE REQUIRED 100 FOOT NON-RESIDENTIAL BUFFER AREA BUT RATHER UTILIZE THE PROPOSED GRADING TO THE WEST OF THE BUILDING AS THE REQUIRED BERM AND UTILIZE THE EXISTING EVERGREEN TREES AS THE REQUIRED PLANTINGS. JUSTIFICATION - THE PROPOSED GRADING OF THE SITE RESULTS IN THE BUILDING AND PAVED AREAS SITTING BETWEEN FIVE (5) AND SIXTEEN (16) FEET BELOW THE EXISTING ELEVATION AT THE WESTERN EDGE OF THE PROPERTY, MEETING AND EXCEEDING THE REQUIREMENTS. FURTHERMORE, IN ORDER TO PROVIDE THE REQUIRED LANDSCAPE REQUIREMENTS, EXISTING, MATURE VEGETATION WOULD NEED TO BE REMOVED.

PLAN BOOK	PAGE
351	9

NORTH

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date	
01	2015-01-07	REVISED PER TOWNSHIP REVIEW LETTER DATED 2014-11-25
02	2015-05-15	REVISED PER TOWNSHIP RESOLUTION LETTER DATED 2015-02-06
03	2015-06-05	REVISED BUILDING AND LOADING AREA LAYOUT
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

BURNS INDUSTRIAL EQUIPMENT
THORN HILL ROAD - LOT 545
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
BURNS INDUSTRIAL EQUIPMENT, INC.
1050 RICO ROAD
MONROEVILLE, PA 15146

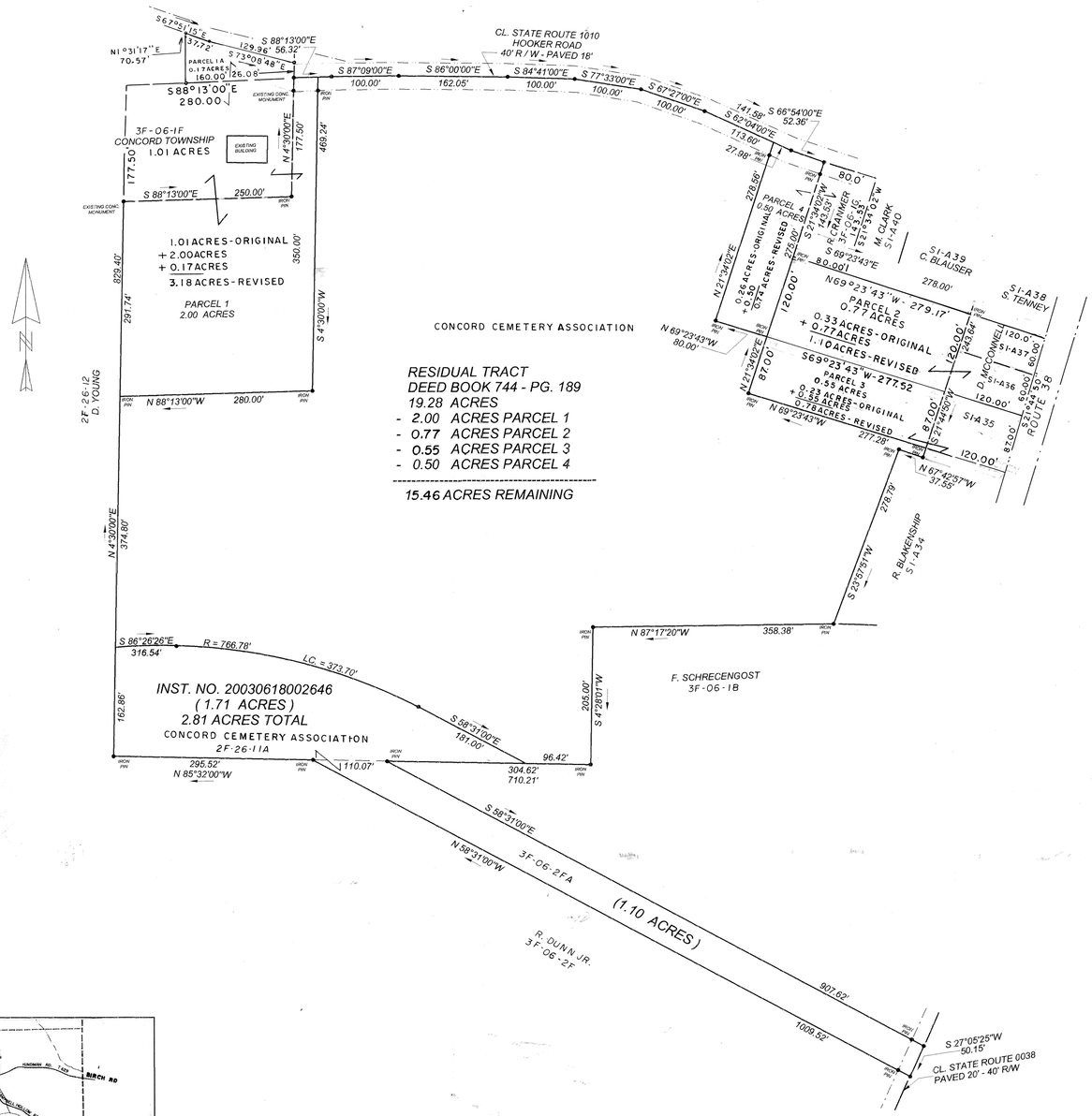
SITE PLAN FOR RECORDING

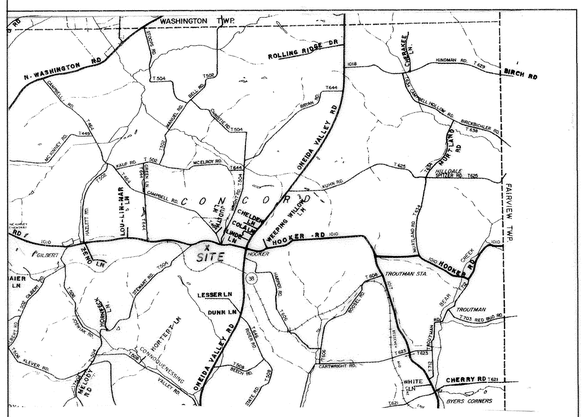
Project Number: 18893-0001
Drawing Scale: 1" = 40'
Date Issued: OCT. 2014
Index Number: --
Drawn By: JSR
Checked By: JEG
Project Manager: JEG

C102

J:\Path & Filename=R:\Projects\18000\18893 Yale Lot 545\-0001 Land Development\Dwg\02-Sheet\18893-0001_C102.dwg
Plot Date=6/25/2015 4:01 PM Lucas P. Wassam
15:01

Instr: 201509280021374 09/28/2015
Pages: 2 F: $85.00
Michele Mustello 12:32PM
Butler County Recorder T20150016635
FL





LOCATION MAP

PARCELS 1 , 2 ,3 & 4 ARE TO BE CONVEYED TO THE ADJACENT PROPERTY OWNERS AS CONTIGUOUS USE AND COMBINE WITH THERE EXISTING PROPERTY INTO ONE LEGAL DESCRIPTION AND RECORD AS SUCH.

KNOW ALL MEN BY THESE PRESENTS, that Concord Cemetery Association, ***William T. Slater, Pres.*** *of the Townshipof Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Concord Cemetery Association* ***William T. Slater, Pres.*** *our heirs, executors, administrators and assigns and purchasers of lots in this plan.*

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this _____day of_____, 2014 .

ATTEST:

NOTARY PUBLIC — PRESIDENT — William T. Slater

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 Concord Cemetery Association ***Wm. T. Slater, Pres.*** *and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.*

Sworn to and subscribed before me this 26th day of September, 2014 .

My Commission expires the 26th day of March 2016

SEAL

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

NOTARY PUBLIC

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

9-10-14 — DATE — SEALS — REGISTRATION NO. SU - 073089E

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

Reviewed by the Concord Twp., Board of Supervisors this 2nd day of September 2015

SECRETARY — CHAIRMAN

Approved by the Butler County Planning Commission this 15th day of Aug., 2015

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 351 Page 10 & 11 .

Given under my hand and seal this 28TH day of SEPTEMBER, 2015

SEAL — RECORDER OF DEEDS OF BUTLER COUNTY, PA

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

RECORDER

NOTICE TO SUBDIVIDERS:

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

PROPERTY OWNER
CONCORD CEMETERY ASSOCIATION
625 HOOKER ROAD
WEST SUNBURY PA., 16061

0 50' 100' 200' 300'

TOTAL AREA = 22.09 ACRES

(FINAL PLAN)

RECORDED 9/28/15	
PLAN BOOK	PAGE
351	10

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

Date : 5/18/2014	***PROPERTY SUBDIVISION***
Scale : 1 " = 100'	*FOR: CONCORD CEMETERY ASSOCIATION*
Dwn. By : SAB	*SITUATE: CONCORD TWP., BUTLER CO., PA*
REVISED : 8/7/2015	SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS , that Judith C. Stewart of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Judith C. Stewart our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 14th day of July 2015.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

Judith C Stewart — OWNER

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

Sworn to and subscribed before me this 14th day of July, 2015

My Commission expires the ___ day of ___, ___.

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2015

Judith A Stoops — NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS , that Norma L. McConnell of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Norma L. McConnell our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 15th day of July 2015.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

Norma L. McConnell — OWNER

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

Sworn to and subscribed before me this 15th day of July, 2015

My Commission expires the ___ day of ___, ___.

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2015

Judith A Stoops — NOTARY PUBLIC

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 27th day of April 2015.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

Richard L Cranmer — OWNER

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

Sworn to and subscribed before me this 27th day of April, 2015

My Commission expires the 11 day of August, 2016

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS , that Concord Township of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Concord Township our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 29th day of December 2014.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

OWNER

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

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

My Commission expires the 11 day of August, 2016

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS , that I David A. McConnell of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 David A. McConnell our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 29th day of December 2014.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

David A. McConnell — OWNER

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

Sworn to and subscribed before me this 29th day of December 2015

My Commission expires the ___ day of August, 2016.

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS , that I Mark T. Stewart of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Mark T. Stewart our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 27th day of February 2015.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

OWNER

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

Sworn to and subscribed before me this 27th day of February, 2015.

My Commission expires the 11 day of August, 2016

SEAL.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC

Reviewed by the Concord Twp., Board of Supervisors this 2nd day of September, 2015.

SECRETARY — CHAIRMAN

Approved by the Butler County Planning Commission this 15TH day of AUG., 2015.

SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 351 Page 10 & 11.

Given under my hand and seal this 28TH day of SEPTEMBER, 2015.

SEAL
RECORDER OF DEEDS
BUTLER COUNTY, PA

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

BUTLER COUNTY PLANNING COMMISSION

RECORDED 9/28/15	
PLAN BOOK	PAGE
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JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 5/18/2014
Scale : 1 "= 100'
Dwn. By : SAB
REVISED: 8/7/2015

PROPERTY SUBDIVISION
FOR: CONCORD CEMETERY ASSOCIATION
SITUATE: CONCORD TWP., BUTLER CO., PA

SHEET 2 OF 2

KNOW ALL MEN BY THESE PRESENTS , that Concord Presbyterian Church of the Township of Concord of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 Concord Presbyterian Church our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 29th day of December 2014.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

[signature] — TRUSTEE

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

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

My Commission expires the _____ day of _____, _____.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 29th day of December 2014.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

Gerald E Campbell — OWNER

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

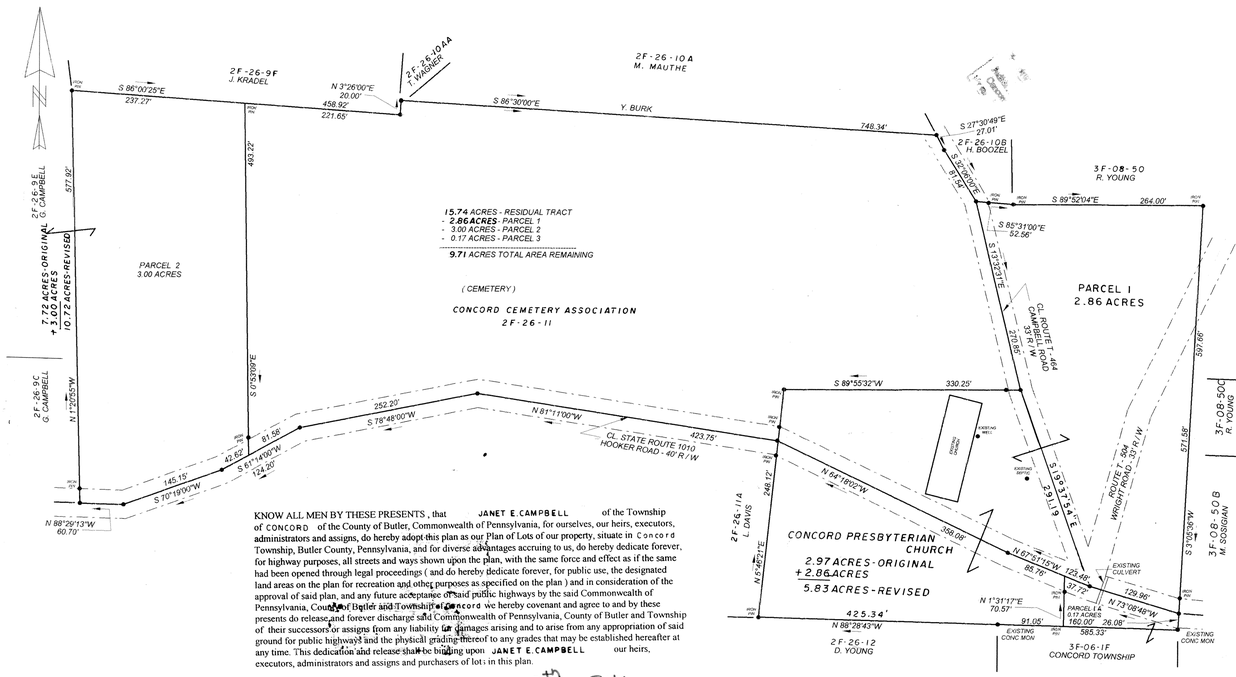
Sworn to and subscribed before me this 29th day of December, 2014

My Commission expires the _____, _____.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS , that JANET E. CAMPBELL of the Township of CONCORD of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Concord we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 JANET E. CAMPBELL our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 13th day of July 2015.

ATTEST:

Judith A Stoops — NOTARY PUBLIC

Janet E Campbell — OWNER

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

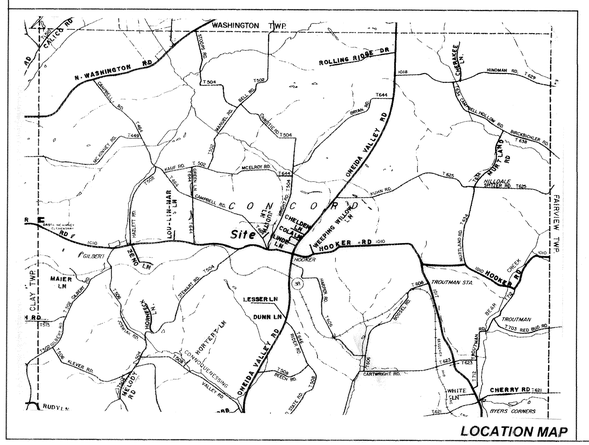
Sworn to and subscribed before me this 13th day of July, 2015

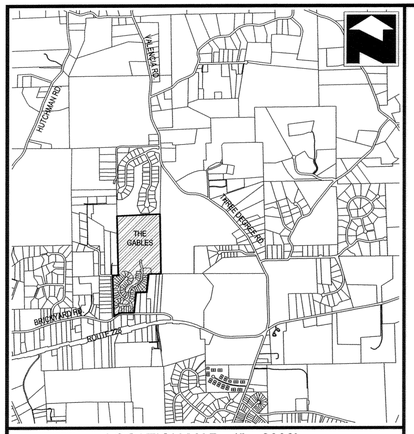
My Commission expires the _____, _____.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Stoops, Notary Public
Concord Twp, Butler County
My commission expires August 11, 2016

Judith A Stoops — NOTARY PUBLIC





LOCATION MAP 1" = 2000'

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

GENERAL PLAN NOTES:

PROPERTY OWNERS:

BRENNAN BUILDERS INC.
800 SOUTH WASHINGTON STREET
EVANS CITY, PA 16033
724-865-2929

TAX PARCELS & DEED REFERENCES ARE SHOWN IN THE LOT AREA CHART

THE PURPOSE OF THIS PLAN IS TO FURTHER SUBDIVIDE THE LOTS SHOWN AT THE CENTERS OF THE BUILDING PARTY WALLS AS SHOWN.

THIS PLAN IS SUBJECT TO THE CONDITIONS OF APPROVAL OF THE GABLES AT BRICKYARD HILL MASTER PLAN AND SUBSEQUENT GABLES AT BRICKYARD HILL PHASE IV PLAN.

PROPOSED SEWER: BCRA

PROPOSED WATER: MWAAT

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF September 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. # 2457-E — DATE 9/9/15

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

PRINTED NAME & REGISTRATION NO. 21090E — DATE 9-28-15

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4TH DAY OF SEPT. A.D. 20 15

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

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 351 PAGE 13

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF September A.D. 20 15

BUTLER COUNTY RECORDER OF DEEDS

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jane L. Wilson, Notary Public
Evans City Boro, Butler County
My Commission Expires Dec. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS THAT BRENNAN BUILDERS 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, BRENNAN BUILDERS, 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 BRENNAN BUILDERS 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 23 DAY OF SEPT A.D. 20 15

ATTEST:

OFFICER WITNESSING — ROBERT BRENNAN, PRESIDENT, BRENNAN BUILDERS, INC.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY BRENNAN BUILDERS 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.

ROBERT BRENNAN
PRESIDENT, BRENNAN BUILDERS INC.

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 23 DAY OF SEPT A.D. 20 15 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ROBERT BRENNAN OF BRENNAN BUILDERS, 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, BRENNAN BUILDERS INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF BRENNAN BUILDERS, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

ROBERT BRENNAN
PRESIDENT, BRENNAN BUILDERS, INC.

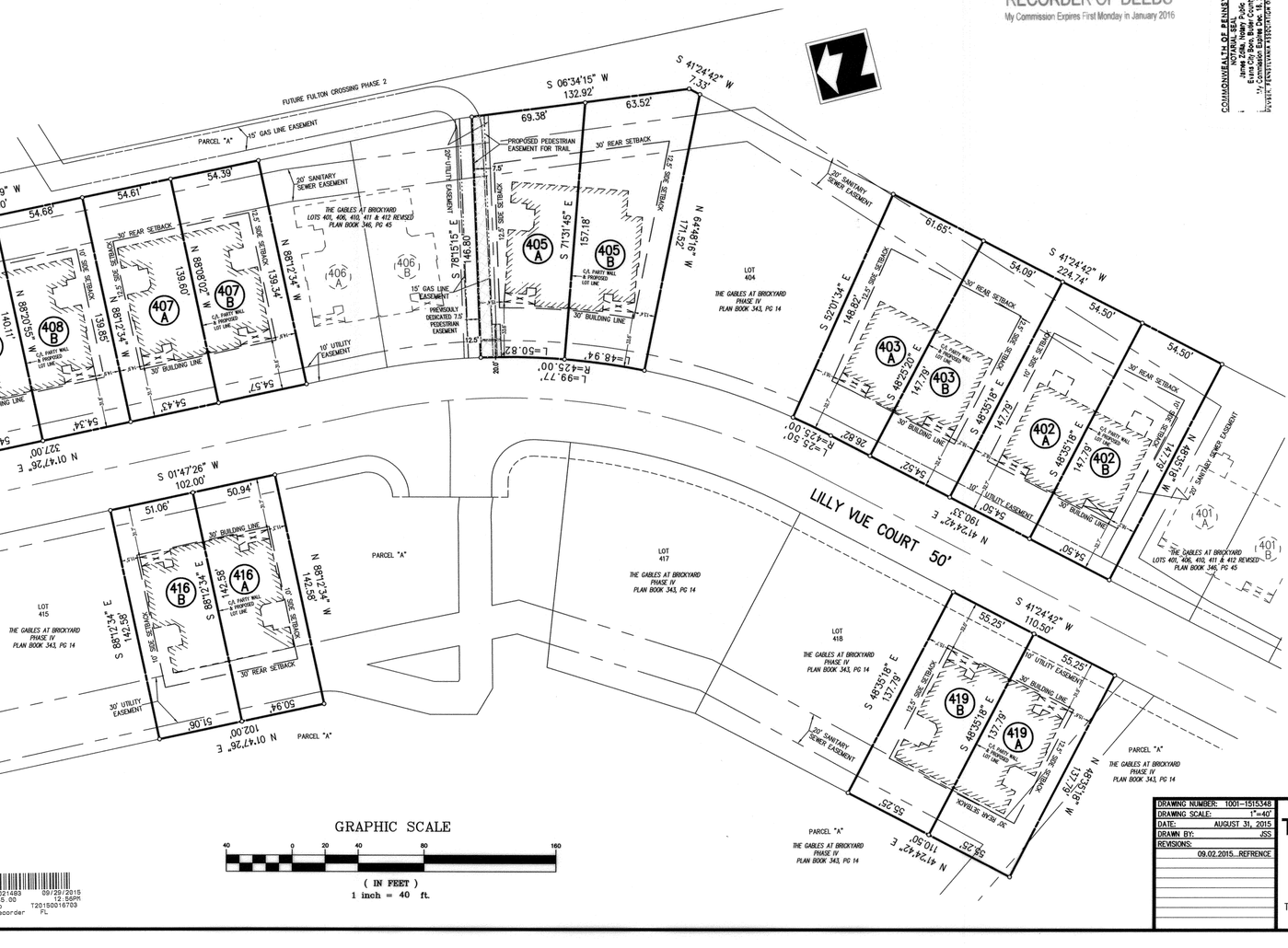
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jane L. Wilson, Notary Public
Evans City Boro, Butler County
My Commission Expires Dec. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF Sept A.D. 20 15

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 18 DAY OF DECEMBER A.D. 20 18



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Instr:201509290021483 09/29/2015
Pages:1 F:$45.00 12:56PM
Michele Mustello 12015016703
Butler County Recorder FL

LOT AREAS:

LOT #	SQ.FT.	ACRES	ORIGINAL TAX PARCEL	DEED REFERENCE	ORIGINAL LOT TYPE
402A	8,054.55	0.185			
402B	8,054.55	0.185			
ORIGINAL LOT 402	16,109.10	0.370	010-S16-BB402	201507010014214	TRADITIONAL LOT
403A	8,430.79	0.194			
403B	8,025.27	0.184			
ORIGINAL LOT 403	16,456.06	0.378	010-S16-BB403	201505070009615	NEIGHBORHOOD LOT
405A	9,032.23	0.207			
405B	9,713.85	0.223			
ORIGINAL LOT 405	18,746.08	0.430	010-S16-BB405	201503050004460	NEIGHBORHOOD LOT
407A	7,617.71	0.175			
407B	7,598.36	0.174			
ORIGINAL LOT 407	15,216.07	0.349	010-S16-BB407	201505260011153	NEIGHBORHOOD LOT
408A	7,641.51	0.175			
408B	7,630.05	0.175			
ORIGINAL LOT 408	15,271.56	0.351	010-S16-BB408	201503250006147	TRADITIONAL LOT
409A	7,670.34	0.176			
409B	7,656.69	0.176			
LOT 409	15,327.03	0.352	010-S16-BB409	201503250006148	NEIGHBORHOOD LOT
416A	7,262.40	0.167			
416B	7,280.60	0.167			
ORIGINAL LOT 416	14,543.00	0.334	010-S16-BB416	201507130015134	TRADITIONAL LOT
419A	7,612.90	0.175			
419B	7,612.90	0.175			
ORIGINAL LOT 419	15,225.80	0.350	010-S16-BB419	201504200008049	NEIGHBORHOOD LOT

PLAN BOOK	PAGE
351	13

BRENNAN
BUILDERS, INC
800 SOUTH WASHINGTON STREET
EVANS CITY, PA 16033
724-865-2929

DRAWING NUMBER:	1001-1515348
DRAWING SCALE:	1"=40'
DATE:	AUGUST 31, 2015
DRAWN BY:	JSS
REVISIONS:	09.02.2015...REFRENCE

EXISTING CONDITIONS SURVEY PREPARED FOR:

THE GABLES AT BRICKYARD HILL LOTS 402, 403, 405, 407, 408, 409, 416 & 419 REVISED

BEING A REVISION TO LOTS 402, 403, 405, 407, 408, 409, 416 & 419 OF THE GABLES AT BRICKYARD HILL PHASE IV AS RECORDED AT PLAN BOOK 343, PAGE 14
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4382
SLS1@zoomfiremail.net

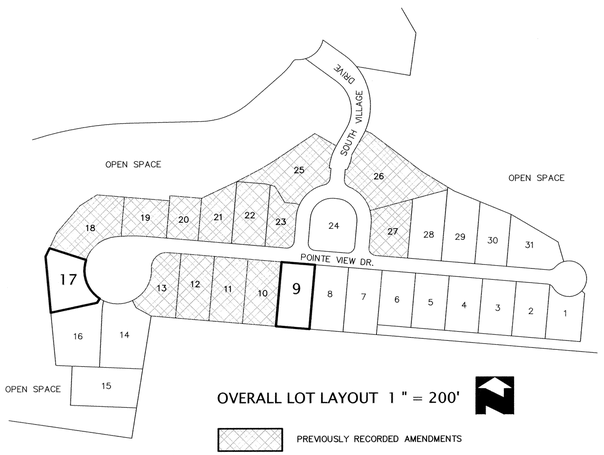


LOCATION MAP 1" = 1500'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

ORIGINAL LOT 9

9A	4,331.52 SQ.FT.	0.10 ACRES
9B	2,256.00 SQ.FT.	0.05 ACRES
9C	2,256.00 SQ.FT.	0.05 ACRES
9D	2,256.00 SQ.FT.	0.05 ACRES
9E	2,256.00 SQ.FT.	0.05 ACRES
9F	3,646.26 SQ.FT.	0.08 ACRES
TOTAL	17,001.78 SQ.FT.	0.39 ACRES

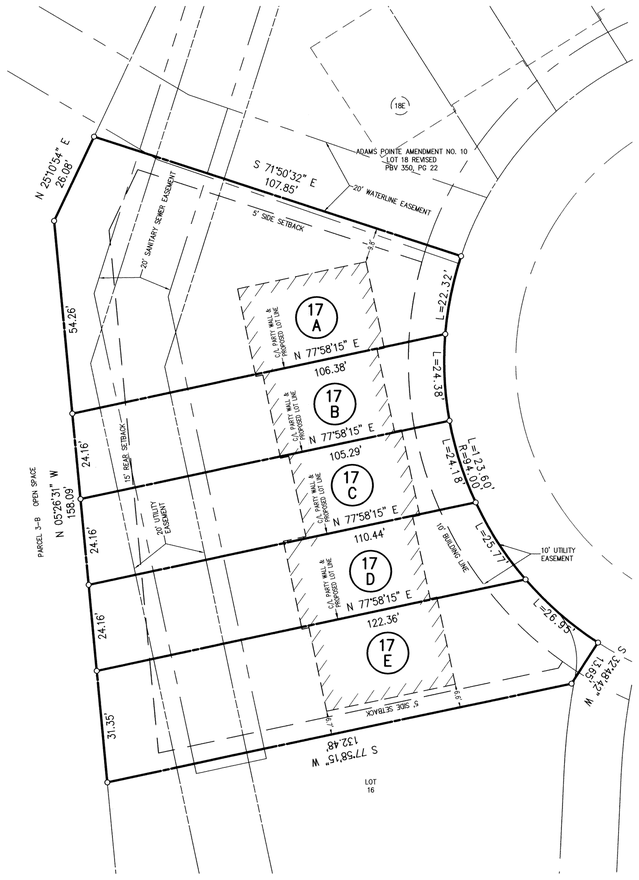
ORIGINAL LOT 17

17A	5,516.03 SQ.FT.	0.13 ACRES
17B	2,527.25 SQ.FT.	0.06 ACRES
17C	2,576.22 SQ.FT.	0.06 ACRES
17D	2,778.50 SQ.FT.	0.06 ACRES
17E	4,132.76 SQ.FT.	0.09 ACRES
TOTAL	17,530.76 SQ.FT.*	0.40 ACRES

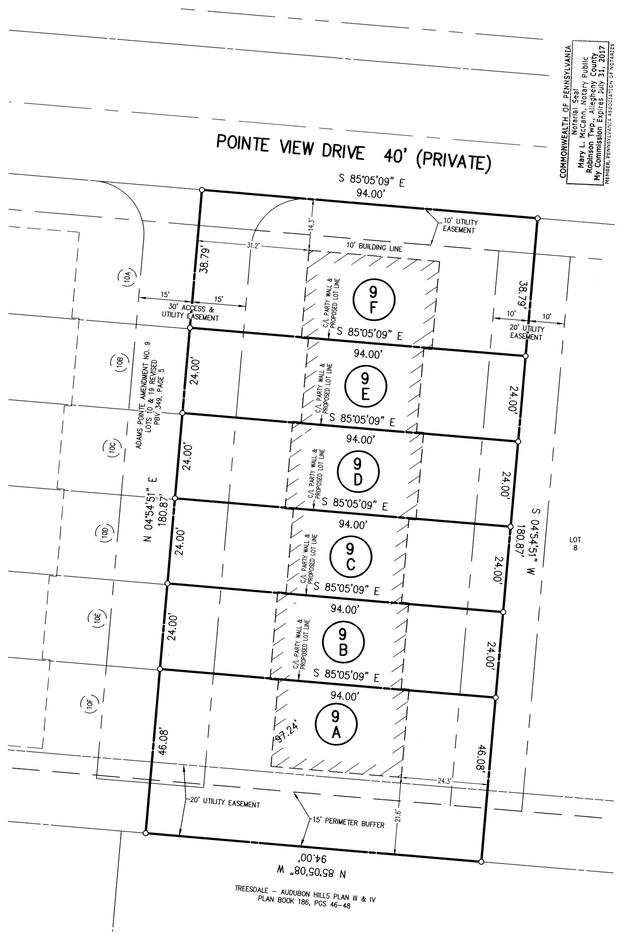
*SHOWN AS 17,524.81 SQ.FT. ON ORIGINAL PLAN

LOT SETBACKS:

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



LOT 17



LOT 9

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 21 DAY OF SEPTEMBER, A.D. 2015

ATTEST:

Sales Manager
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 21ST DAY OF SEPTEMBER A.D., 2015 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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary L. McCann, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PETE ROBERTSON

VICE PRESIDENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF SEPTEMBER A.D., 2015

Mary L. McCann
NOTARY PUBLIC

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

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF September 2015

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. # SU457-E — DATE 9/22/15

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

PRINTED NAME & REGISTRATION NO. — DATE 9-28-15

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 9TH DAY OF SEPT. A.D. 20 15

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

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 351 PAGE 14

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF September A.D., 20 15

BUTLER COUNTY RECORDER OF DEEDS

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

PLAN BOOK	PAGE
351	14

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

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY, PA

THIS PLAN IS A RE-SUBDIVISION OF LOTS 9 & 17 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN. BEARINGS LABELED (NR) ARE NON-RADIAL.

Instr:201509290021484 09/29/2015
Pages:1 F:$45.00 12:58PM
Michele Mustello T20150016705
Butler County Recorder FL

OWNER INFORMATION:

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

LOT 9
TAX PARCEL : 010-S18-B9
INSTRUMENT NO. 201507200015738

LOT 17
TAX PARCEL : 010-S18-B17
INSTRUMENT NO. 201508110017591

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

DRAWING NUMBER:	1001-1515378
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 2, 2015
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 11 LOTS 9 & 17

BEING A RE-SUBDIVISION OF LOTS 9 & 17 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

KNOW ALL MEN BY THESE PRESENTS That we, David W. and Barbara J. Linden, 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, David W. and Barbara J. Linden, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seal this 24TH day of AUGUST 2015.

David W. Linden

Barbara J. Linden

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 David W. and Barbara J. Linden, 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 24TH day of AUGUST, 2015.

My commission expires the 17TH day of FEBRUARY, 2019

Debra L Jeffcoat
Notary Public

(Seal)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 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 platted by me for the owners or agents.

19 August '15
Date

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
STANLEY D. GRAFF
LAND
SURVEYOR
NO. SU030161-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 2nd day of September, 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 2nd day of September, 2015.

Jennifer M. Kennedy
Secretary

David R. Kennedy
Chairman

Reviewed by the Butler County Planning Commission on this 19TH day of AUGUST 2015.

Secretary
(Seal)

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

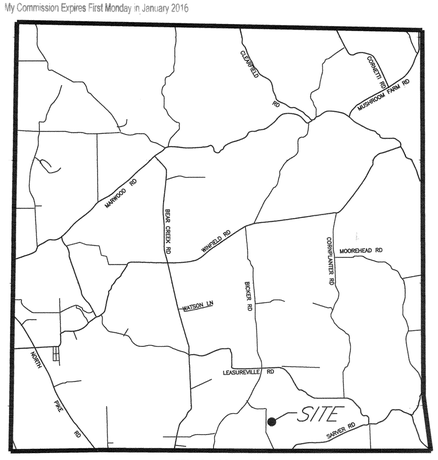
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 351 Page(s) 15.

Given under my hand and seal this 29TH day of SEPTEMBER 2015.

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

Recorder of Deeds

RECORDER OF DEEDS BUTLER COUNTY PA

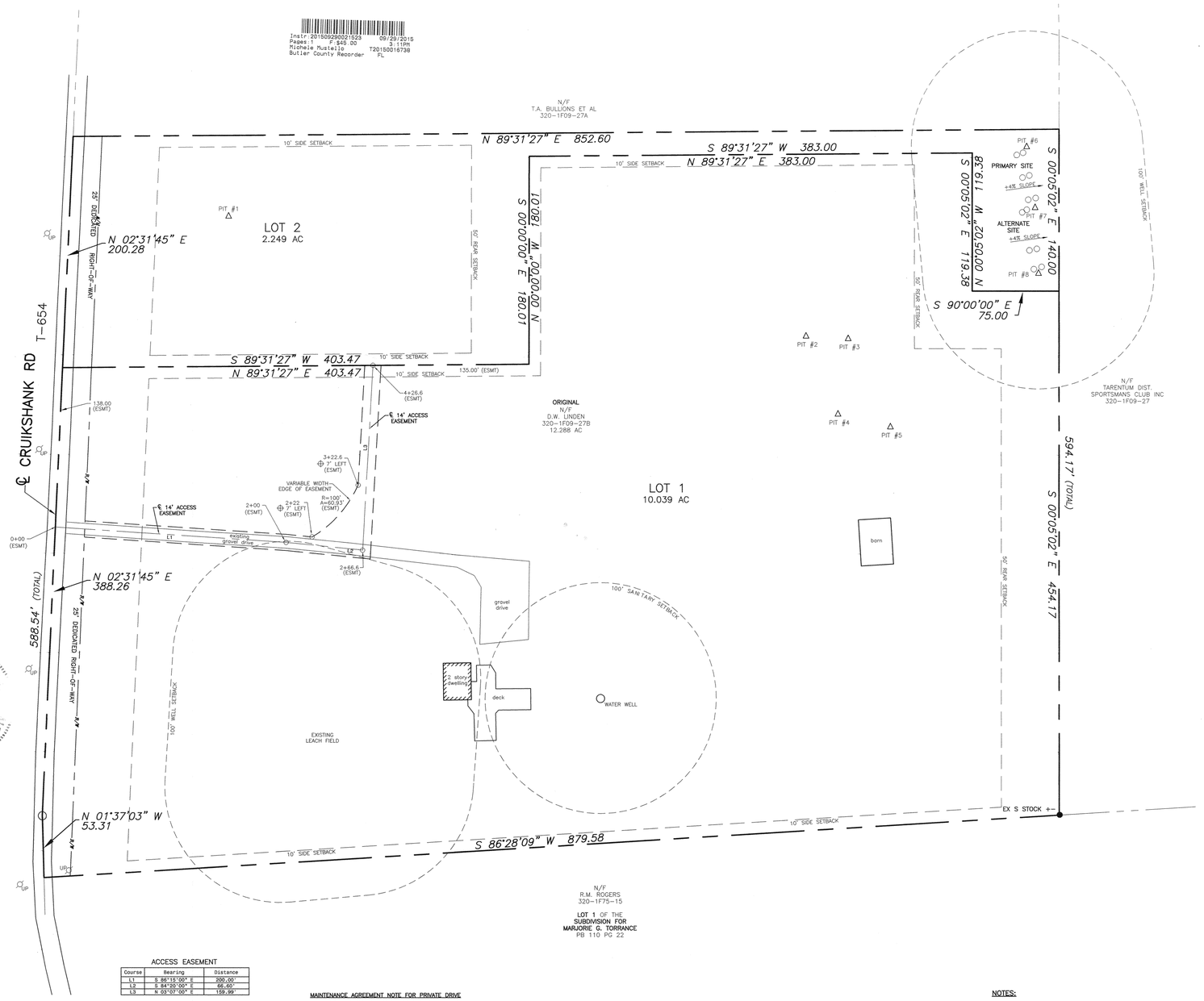


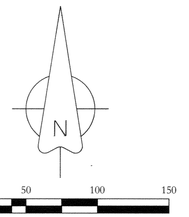
Vicinity Map

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

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

Instr: 201509290021523 09/29/2015
Pages: 1 F: $45.00 3:11PM
Michele Mustello T2015030016738
Butler County Recorder FL





ALTERNATE DISPOSAL SITE NOTE: THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS AND THE AREA MUST NOT BE DISTURBED.

ACCESS EASEMENT

Course	Bearing	Distance
L1	S 86°15'00" E	200.00'
L2	S 84°20'00" E	66.60'
L3	N 03°07'00" E	159.99'

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 1 AND 2.

3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.

4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1 AND 2, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.

6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.

7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

8) DEEDS CONVEYING LOTS 1 AND 2 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

David W. Linden

Barbara J. Linden

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 24TH day of AUGUST 2015.

NOTARY PUBLIC

SEAL & STAMP

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

NOTES:

1) OWNERS: DAVID W. & BARBARA J. LINDEN
2) PROPERTY USE: RESIDENTIAL
3) ZONING: A/R-RESIDENTIAL/AGRICULTURAL
4) REFERENCES:
SUBDIVISION FOR MARJORIE G. TORRANCE
PLAN BOOK 110 PAGE 22

WINFIELD TOWNSHIP
ZONING: R/A-RESIDENTIAL/AGRICULTRE
LOT SIZE (MIN) – 2 ACRES TO R/W
WIDTH (MIN @ BUILDING LINE) – 200'
SETBACKS (MINIMUM)
FRONT YARD – 75' FROM CENTERLINE
SIDE YARDS – 10'
REAR YARD – 50' (PRINCIPAL STRUCTURE)
10' (ACCESSORY STRUCTURE)

RECORDED SEP. 29 2015	
PLAN BOOK	PAGE
351	15
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	14' ACCESS EASEMENT ADDED	SDG	8/12/15

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

D. LINDEN PLAN

BEING A

SUBDIVISION

FOR

DAVID W. & BARBARA J. LINDEN

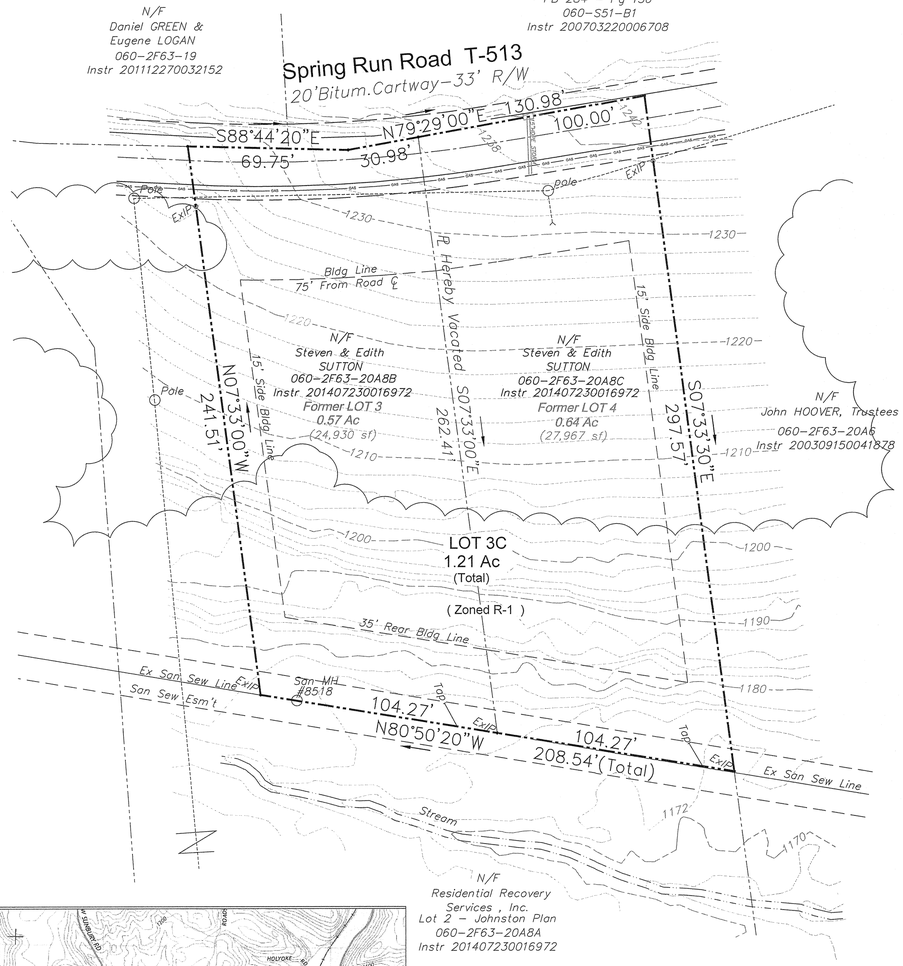
SITUATE

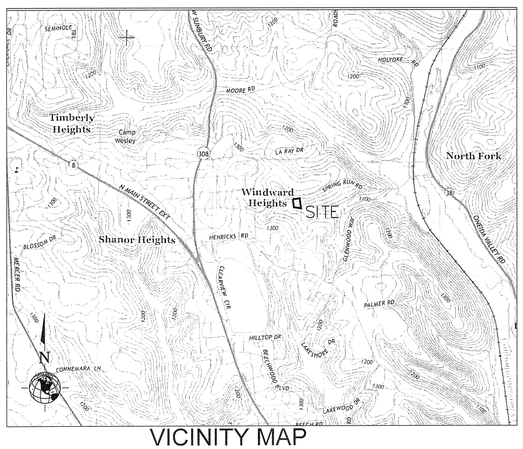
TOWNSHIP OF WINFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
7/20/15	SDG	Sdg	1" = 50'

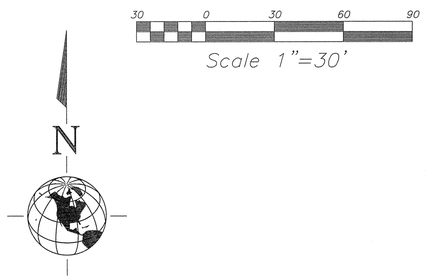
PROJECT NO.	TAX PARCEL NO.	REVISION
15-144	320-1F09-27B	A

Instr 201509090021043 09/30/2015
Pages:1 F:$45.00 1:07PM
Michele Mustello T20150016820
Butler County Recorder FL





VICINITY MAP
1"=2000'
(ref: 2013USGS- Mt. Chestnut Quad)



KNOW ALL MEN BY THESE PRESENTS, THAT STEVEN K. & EDITH L. SUTTON, OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS THEIR PLAN OF LOTS OF THER PROPERTIES SITUATED IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CENTER.

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 11th DAY OF August

ATTEST: _____ Steven K. Sutton
NOTARY PUBLIC STEVEN K. SUTTON

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE R STITT
Notary Public
BUTLER CITY, BUTLER COUNTY
Commission Expires Mar 30, 2018

MY COMMISSION EXPIRES COMMONWEALTH OF PENNSYLVANIA THE 30th DAY OF March 20 18

ATTEST: _____ Edith L. Sutton
NOTARY PUBLIC EDITH L. SUTTON

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE R STITT
Notary Public
BUTLER CITY, BUTLER COUNTY
Commission Expires Mar 30, 2018

MY COMMISSION EXPIRES THE 30th DAY OF March 20 18.

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 STEVEN K. & EDITH L. SUTTON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF August, 2015. MY COMMISSION EXPIRES THE 30th DAY OF March 20 18

_____
NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE R STITT
Notary Public
BUTLER CITY, BUTLER COUNTY
My Commission Expires Mar 30, 2018

SEAL

WE, STEVEN K. & EDITH L. SUTTON, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF STEVEN K. & EDITH L. SUTTON, AS RECORDED AS INSTRUMENT 201407230016972 BUTLER COUNTY RECORDER OF DEEDS OFFICE.

_____ Steven K. Sutton
WITNESS STEVEN K. SUTTON

_____ Edith L. Sutton
WITNESS EDITH L. SUTTON

AREA TABULATIONS:

FORMER LOT 3 = 0.57 Ac
FORMER LOT 4 = 0.64 Ac
CONSOLIDATED LOT 3C= 1.21 Ac

PROPERTY OWNERS:

STEVEN K. & EDITH L. SUTTON
110 MEADOWVIEW DRIVE
RENFREW, PA 16053
724-584-0007

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

Edward H. Latuska 9/21/2015
PRESIDENT (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 9th DAY OF September, 2015.

_____ _____
SECRETARY (SEAL)

REVIEWED/APPROVED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS 26th DAY OF August, 2015.

_____ _____
SECRETARY CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12th DAY OF AUG, 2015.

_____ _____
SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION (SEAL)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 15196

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 351, PAGE 16
GIVEN UNDER OUR HAND AND SEAL THIS 30th DAY OF SEPTEMBER, 2015.

RECORDER OF DEEDS (SEAL) BUTLER COUNTY, PA

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

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

08-10-2015 James A. Day
DATE REGISTRATION NO. SU-039394-E

NOTES :

1. THIS PLAN PROPOSES THE CONSOLIDATION OF TWO EXISTING BUILDING LOTS AS ONE LOT. NO NEW BUILDING LOT IS PROPOSED, NOR ADDITIONAL SEWAGE FLOWS GREATER THAN PRIOR PADEP & BASA APPROVED FLOWS.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. DEVELOPMENT OF THIS PROPERTY SUBJECT TO THE REQUIREMENT OF THE INSTALLATION OF ON-LOT STORMWATER MANAGEMENT SUMP/S, AS PER PRIOR RECORDED PLAN PB275 - PG40. REFER TO CURRENT CENTER TOWNSHIP STORMWATER MANAGEMENT SUMP CONSTRUCTION DETAIL, AS THE REQUIRED ENTITY TO BE CONSTRUCTED.
4. PUBLIC SEWER EXISTS, AS PER PRIOR RECORDED PLAN PB 275 - PG 40. SEWER TAPS AS SHOWN HEREON ARE DERIVED FROM GRAPHICS ON SAID PLAN AND MAY NOT YET BE PHYSICALLY INSTALLED. ACTUAL PROPOSED TAP LOCATION MAY VARY FROM PROPOSED LOCATIONS AS SITE DEVELOPMENT WARRANTS. COORDINATE WITH BASA FOR REQUIRED SEWER CONSTRUCTION DETAILS AND INSTALLATION.
5. PROPERTY SHOW IS NOT IN A DESIGNATED FLOODPLAIN. FEMA PANEL 42141700015B SHOWS THIS AREA AS ZONE X- AREAS OUTSIDE THE 500-YR FLOODPLAIN.
6. NO PUBLIC WATER. PRIVATE ONLOT WELL SHALL BE INSTALLED FOR WATER SURFACE.

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

Situated at:
158 & 160 SPRING RUN ROAD
TOWNSHIP OF CENTER
BUTLER COUNTY, PA

LOTS 3-4 CONSOLIDATION PLAN
JOHNSTON PLAN (PB 275-PG 40)
LANDS OF SUTTON

JAMES A. DAY - P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-586-5057
email: jadinday@msn.com

DATE: 08-09-2015
SCALE: 1"=30'

RECORDED SEP 30, 2015	
PLAN BOOK	PAGE
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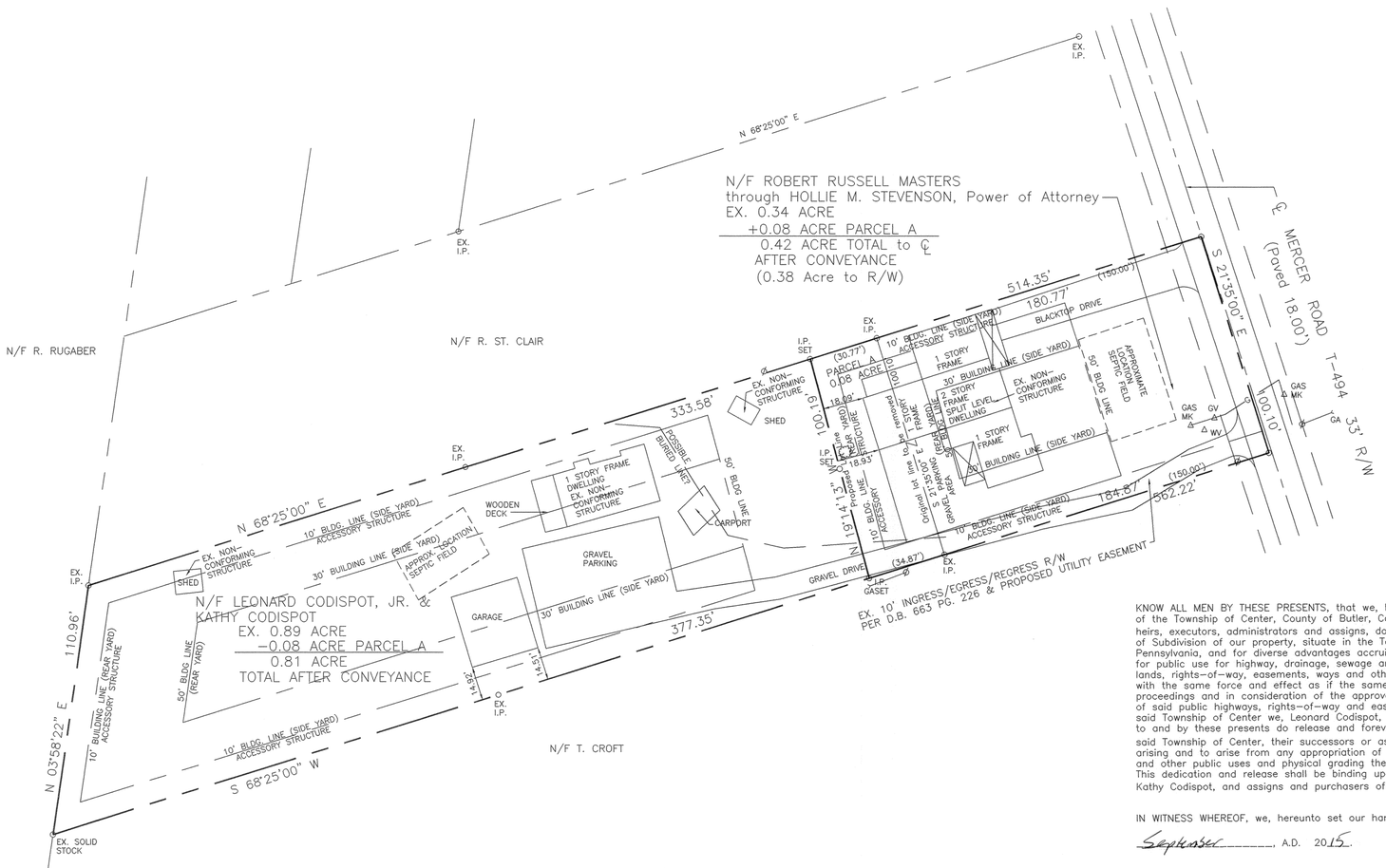
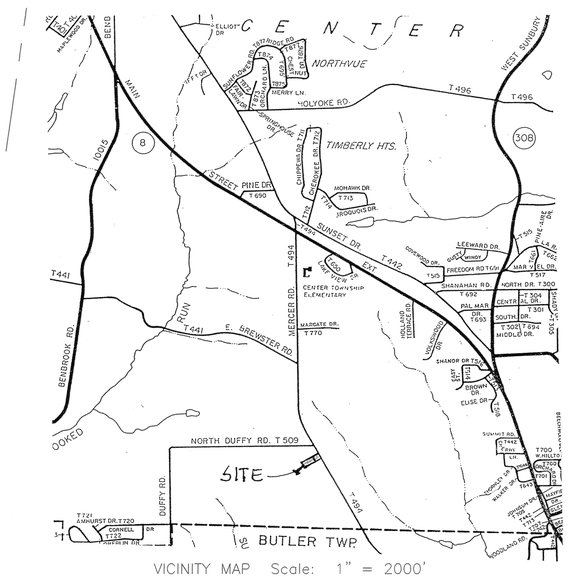

N/F ROBERT RUSSELL MASTERS
through HOLLIE M. STEVENSON, Power of Attorney
EX. 0.34 ACRE
+0.08 ACRE PARCEL A
0.42 ACRE TOTAL to ℄
AFTER CONVEYANCE
(0.38 Acre to R/W)
N/F R. RUGABER
N/F R. ST. CLAIR
N/F T. CROFT
N/F LEONARD CODISPOT, JR. & KATHY CODISPOT
EX. 0.89 ACRE
-0.08 ACRE PARCEL A
0.81 ACRE
TOTAL AFTER CONVEYANCE
PARCEL A
0.08 ACRE
℄ MERCER ROAD (Paved 18.00')
T-494
33' R/W
N 68°25'00" E
S 21°35'00" E
N 03°58'22" E
S 68°25'00" W
514.35'
180.77'
562.22'
184.87'
377.35'
333.58'
110.96'
100.10'
100.10'
BLACKTOP DRIVE
GRAVEL DRIVE
GRAVEL PARKING
1 STORY FRAME DWELLING EX. NON-CONFORMING STRUCTURE
1 STORY FRAME
2 STORY FRAME SPLIT LEVEL DWELLING
EX. NON-CONFORMING STRUCTURE
APPROXIMATE LOCATION OF SEPTIC FIELD
WOODEN DECK
GARAGE
CARPORT
SHED
GAZEBO
POSSIBLE BURIED TANK?
APPROX. LOCATION SEPTIC FIELD
10' BLDG. LINE (SIDE YARD) ACCESSORY STRUCTURE
30' BUILDING LINE (SIDE YARD)
50' BLDG LINE
50' BUILDING LINE (REAR YARD)
10' BUILDING LINE (REAR YARD) ACCESSORY STRUCTURE
EX. NON-CONFORMING STRUCTURE
EX. 10' INGRESS/EGRESS/REGRESS R/W PER D.B. 663 PG. 226 & PROPOSED UTILITY EASEMENT
I.P. SET
EX. I.P.
GASET
GAS MK
GV
WV
GA
EX. SOLID STOCK


CENTER
NORTHVUE
WEST SUNBURY
HOLYOKE RD.
T-496
TIMBERLY HTS.
MOHAWK DR.
IROQUOIS DR.
SUNSET DR. EXT.
PINE DR.
T 690
LEEWARD DR.
FREEDOM RD. T 694
SHANAHAN RD.
T 692
NORTH DR. T 300
CENTRAL DR.
T 304
SOUTH DR.
T 301
PAL MAR DR.
T 693
MIDDLE DR.
T 302
T 694
MAR VEL DR.
T 691
CENTER TOWNSHIP ELEMENTARY
MERCER RD.
T 770
MARGATE DR.
HOLLAND TERRACE RD.
HOLLYBROOK DR.
SHANOR DR. T 705
BROWN DR.
ELISE DR.
T 706
T 707
T 708
T 709
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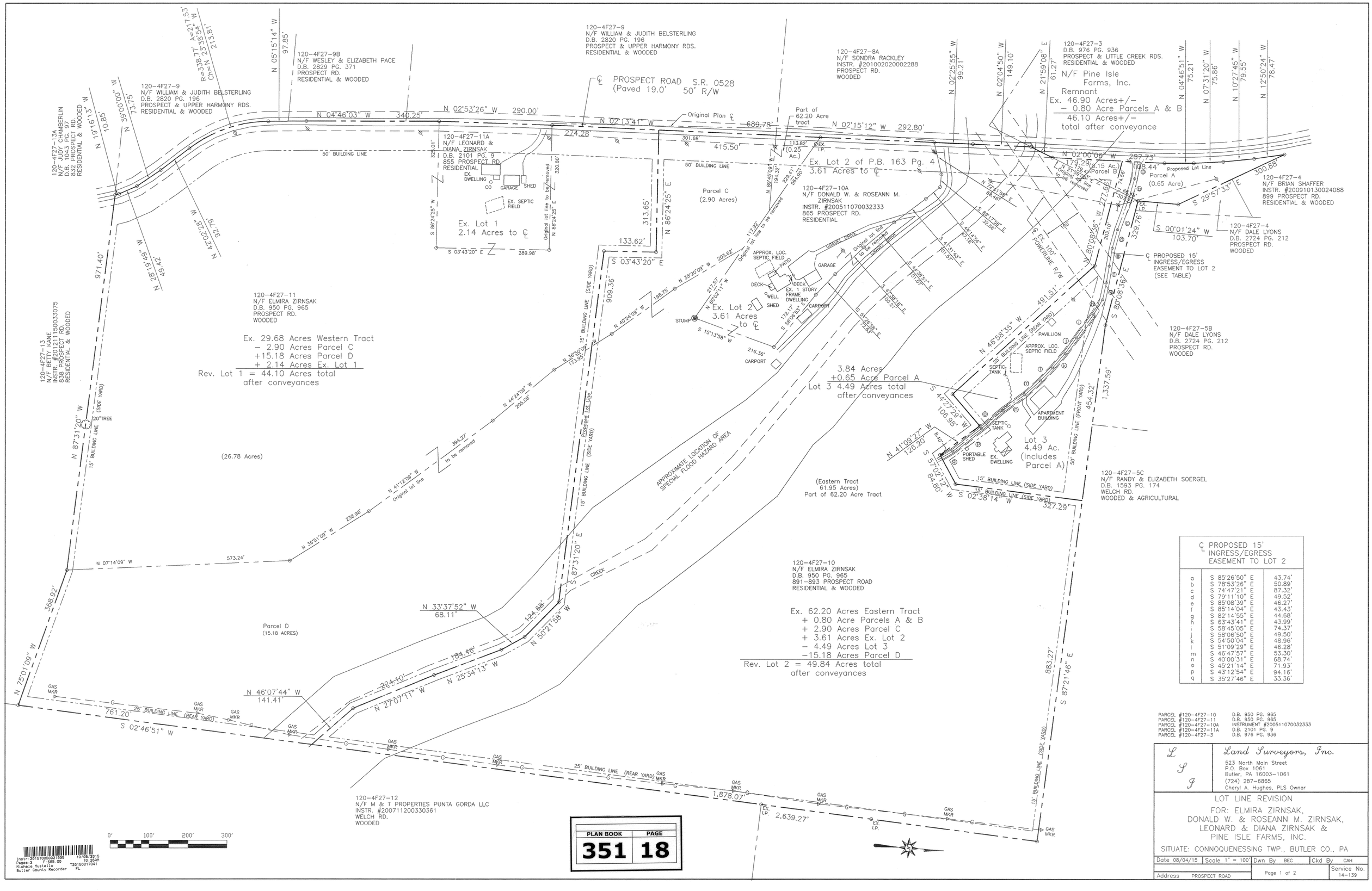

℄ PROPOSED 15' INGRESS/EGRESS EASEMENT TO LOT 2		
a	S 85°26'50" E	43.74'
b	S 78°53'26" E	50.89'
c	S 74°47'21" E	87.32'
d	S 79°11'10" E	49.52'
e	S 85°08'39" E	46.27'
f	S 85°14'04" E	43.43'
g	S 82°14'55" E	44.68'
h	S 63°43'41" E	43.99'
i	S 58°45'05" E	74.37'
j	S 58°06'50" E	49.50'
k	S 54°50'04" E	48.96'
l	S 51°09'29" E	46.28'
m	S 46°47'57" E	53.30'
n	S 40°00'31" E	68.74'
o	S 45°21'14" E	71.93'
p	S 43°12'54" E	94.16'
q	S 35°27'46" E	33.36'

PARCEL #120-4F27-10 D.B. 950 PG. 965
PARCEL #120-4F27-11 D.B. 950 PG. 965
PARCEL #120-4F27-10A INSTRUMENT #200511070032333
PARCEL #120-4F27-11A D.B. 2101 PG. 9
PARCEL #120-4F27-3 D.B. 976 PG. 936

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: ELMIRA ZIRNSAK,
DONALD W. & ROSEANN M. ZIRNSAK,
LEONARD & DIANA ZIRNSAK &
PINE ISLE FARMS, INC.
SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 08/04/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Address PROSPECT ROAD		Page 1 of 2	Service No. 14-139

Instr.201510090021935 10/05/2015
Pages:2 F:$85.00 10:26PM
Michele Mustello T20150017041
Butler County Recorder FL

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

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 30 day of Sept, 20 15.

ATTEST:

Leonard Zirnsak (SEAL) Diana Zirnsak
OWNER OWNER

[signature] (SEAL)
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

My Commission Expires the 12 day of Sept, A.D., 20 18.

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

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Leonard and Diana Zirnsak, 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 30 DAY OF Sept, 20 15.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

KNOW ALL MEN BY THESE PRESENTS, THAT we, Leonard and Diana Zirnsak of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Leonard and Diana Zirnsak, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 30 day of Sept, A.D., 20 15.

ATTEST:

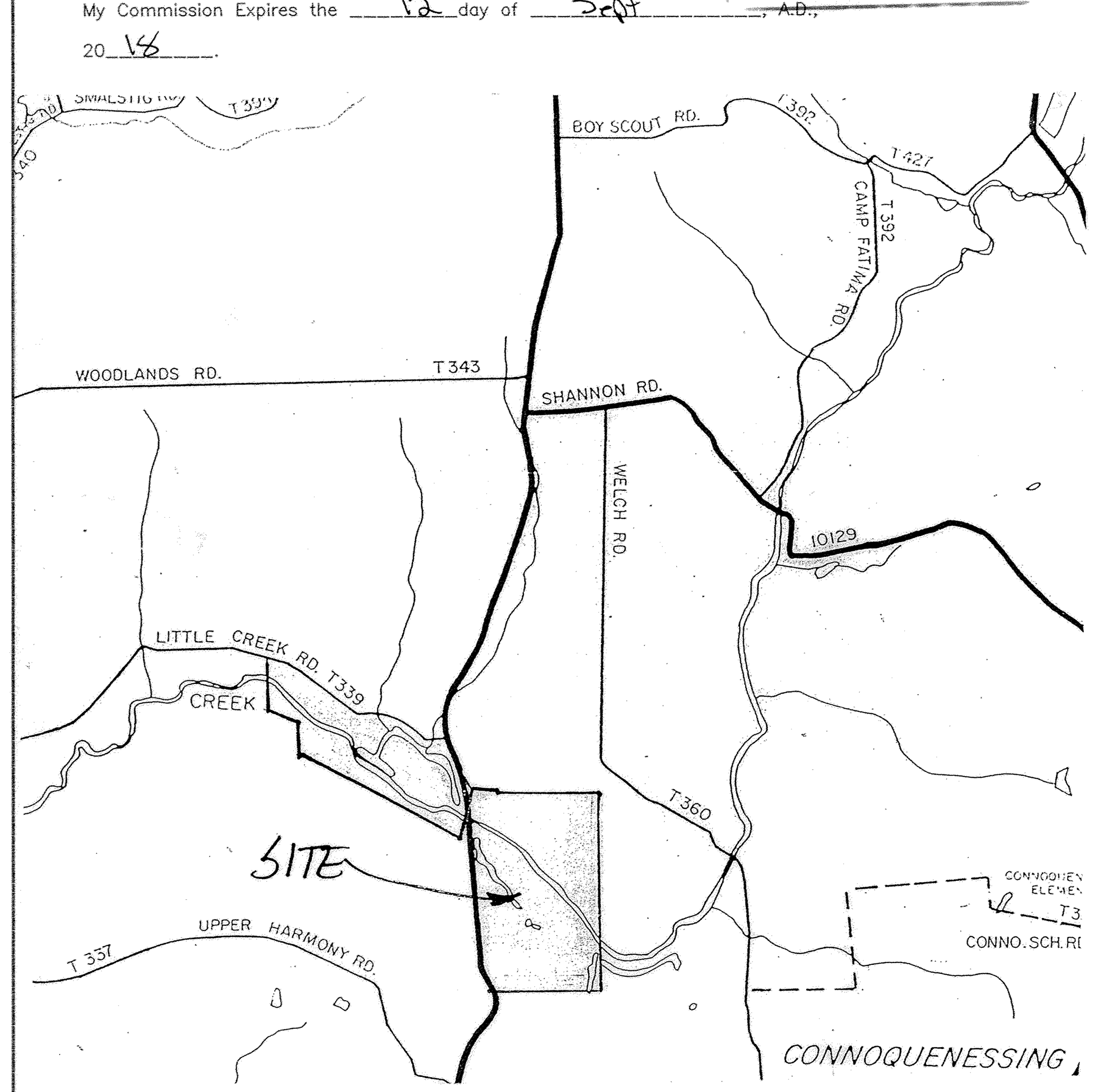
Leonard Zirnsak Diana Zirnsak
OWNER OWNER

WITNESS My hand and notarial seal this 30 day of Sept, A.D., 20 15.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

My Commission Expires the 12 day of Sept, A.D., 20 18.



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Donald W. and Roseann M. Zirnsak, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision 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, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, we, Donald W. and Roseann M. Zirnsak, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Donald W. and Roseann M. Zirnsak, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 30 day of Sept, 20 15.

ATTEST:

[signature] (SEAL) Roseann M. Zirnsak
OWNER OWNER

[signature] (SEAL)
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

My Commission Expires the 12 day of Sept, A.D., 20 18.

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

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Donald W. and Roseann M. Zirnsak, 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 30 DAY OF Sept, 20 15.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

KNOW ALL MEN BY THESE PRESENTS, THAT we, Donald W. and Roseann M. Zirnsak, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Donald W. and Roseann M. Zirnsak, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 30 day of Sept, A.D., 20 15.

ATTEST:

[signature] Roseann M. Zirnsak
OWNER OWNER

WITNESS My hand and notarial seal this 30 day of Sept, A.D., 20 15.

[signature]
NOTARY PUBLIC

My Commission Expires the 12 day of Sept, A.D., 20 18.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA, A PORTION OF THIS PROPERTY LIES IN AN AREA OF SPECIAL FLOOD HAZARD.

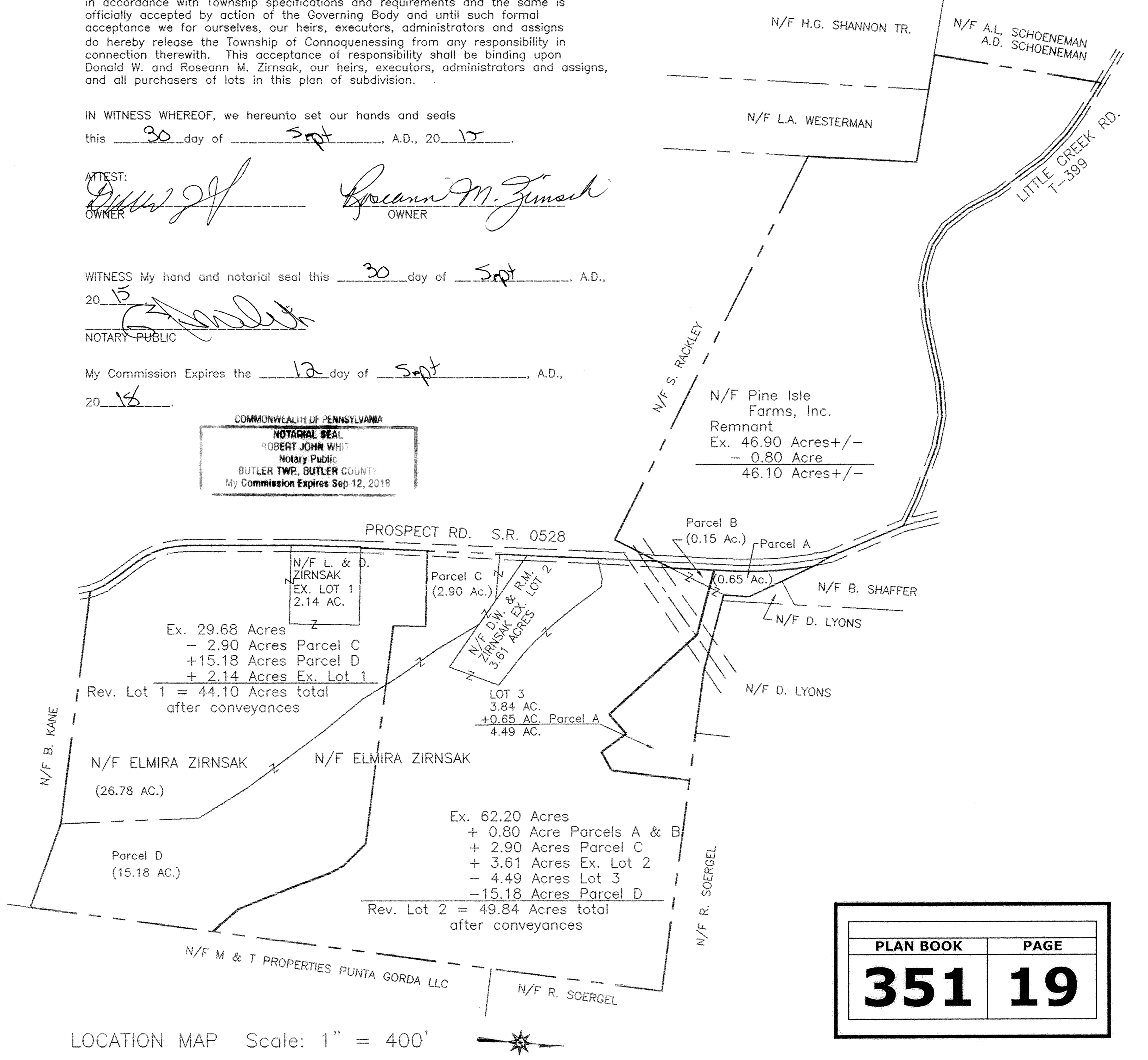
REF: SURVEY JOHN ZIRNSAK BY GREENOUGH-McMAHON-GREENOUGH INC., AUGUST 1950.

REF: RIGHT-OF-WAY SURVEY FOR ELMIRA ZIRNSAK BY LAND SURVEYORS, INC., 10/07/14, #14-139.

REF: PLAN OF SUBDIVISION FOR WILLIAM & ELMIRA ZIRNSAK BY LAND SURVEYORS, INC., #92-205, P.B. 163 PG. 4.

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE 4 LOTS INTO 3 LOTS AND TO ADD 0.80 ACRE FROM PINE ISLE FARMS TO ZIRNSAK FOR FRONTAGE TO LOT #3.

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.



LOCATION MAP Scale: 1" = 400'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 30 day of Sept, 20 15.

ATTEST:

Elmira Zirnsak (SEAL)
OWNER

[signature] (SEAL)
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

My Commission Expires the 12 day of Sept, A.D., 20 18.

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

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF Sept, 20 15.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

KNOW ALL MEN BY THESE PRESENTS, THAT I, Elmira Zirnsak of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Elmira Zirnsak, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 30 day of Sept, A.D., 20 15.

ATTEST:

Elmira Zirnsak
OWNER OWNER

WITNESS My hand and notarial seal this 30 day of Sept, A.D., 20 15.

[signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

My Commission Expires the 12 day of Sept, A.D., 20 18.

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

Cheryl A. Hughes 8/26/15
SURVEYOR - REG. NO. SU-32490-E DATE

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

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

Reviewed and approved by the Connoquenessing Township Planning Commission

this 02 day of September 20 15.

Sherry Lakhauser Sandra L Cox
SECRETARY CHAIRMAN

SEAL:

The Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Governing Body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania, on this 2nd day of September 20 15.

ATTEST:

Brenda Ran Scott M Longdon
SECRETARY CHAIRMAN

SEAL:

Reviewed with comments by the Butler County Planning Commission at a meeting held this 16TH day of SEPT., 20 15. Letter to Connoquenessing Township Board of Supervisors dated SEPT. 18TH, 20 15.

[signature] for RM F. [signature] for RM
SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS, that Pine Isle Farms, Inc., a corporation, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its plan of lots of its property situate in the Township of Connoquenessing, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown on 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 Township of Connoquenessing, Butler County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of Connoquenessing, its successors or assigns from any liability for damage 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 Pine Isle Farms, 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 30 day of Sept, A.D., 20 15.

ATTEST: (PINE ISLE FARMS, INC.)

Richard L. Limmer Jr. Richard L. Limmer Jr.
SECRETARY PRESIDENT

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

COMMONWEALTH OF PENNSYLVANIA:
:SS:
COUNTY OF BUTLER :

On this 30 day of Sept, A.D., 20 15, before me, a Notary Public in and for said County and State, personally appeared Richard L Limmer Sr (Name and Title of Officer) of (name of corporation) who being duly sworn deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as the president (Title of Officer) of said corporation, attestation of the due execution and delivery of said release and dedication of this deponent?s own proper and respective handwriting.

Richard L. Limmer Jr. (SEAL)
NAME OF OFFICER

PRESIDENT (SEAL)
TITLE OF OFFICER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

Sworn to and subscribed before me the day and date written.

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of Sept, 20 15.

[signature] (SEAL)
NOTARY PUBLIC

My Commission Expires the 12 day of Sept, A.D., 20 18.

KNOW ALL MEN BY THESE PRESENTS, THAT we, Pine Isle Farms, Inc., of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Governing Body and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Pine Isle Farms, Inc., our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30 day of Sept, A.D., 20 15.

ATTEST:

Richard L. Limmer Jr.
OWNER OWNER

WITNESS My hand and notarial seal this 30 day of Sept, A.D., 20 15.

[signature]
NOTARY PUBLIC

My Commission Expires the 12 day of Sept, A.D., 20 15.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

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 351, Page 18-19

Given under my hand and seal this 5th day of October, 20 15.

Michele M. Mustello
RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

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

REVISED 08/26/15; COUNTY REVIEW: PRIVATE R/W NOTATION.

PARCEL #120-4F27-10	D.B. 950 PG. 965
PARCEL #120-4F27-11	D.B. 950 PG. 965
PARCEL #120-4F27-10A	INSTRUMENT #200511070032333
PARCEL #120-4F27-11A	D.B. 2101 PG. 9
PARCEL #120-4F27-3	D.B. 976 PG. 936

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

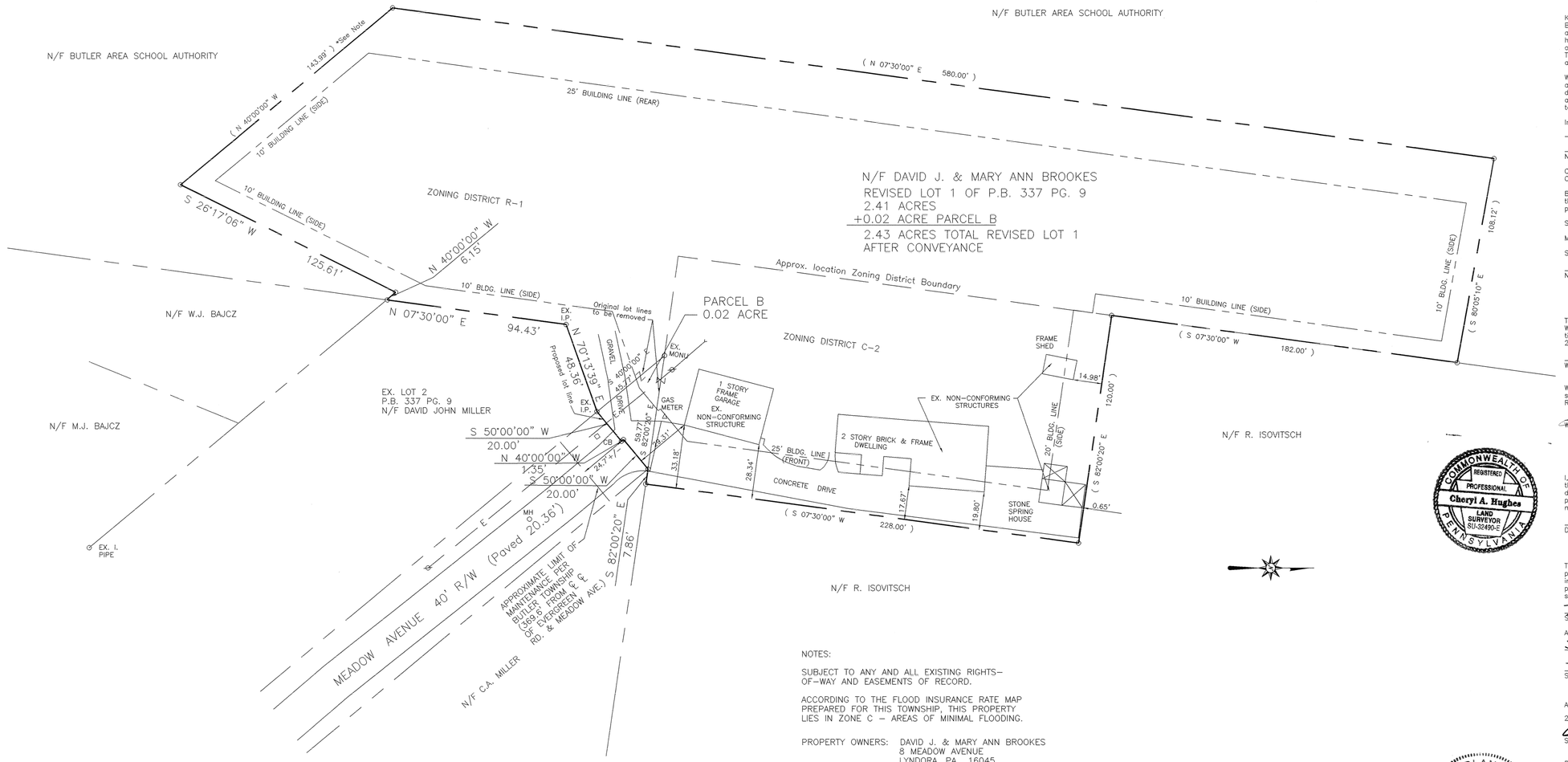
LOT LINE REVISION

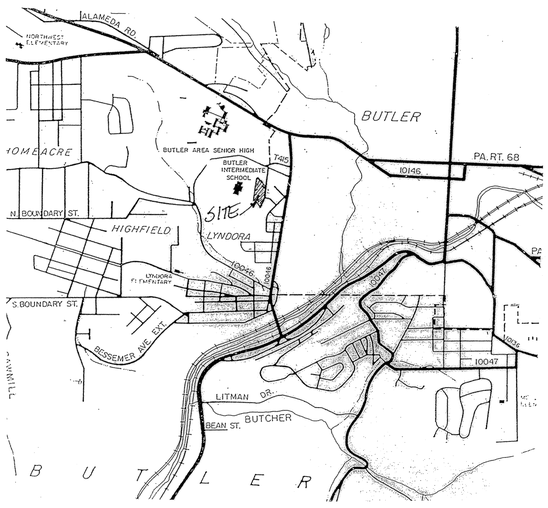
FOR: ELMIRA ZIRNSAK,
DONALD W. & ROSEANN M. ZIRNSAK,
LEONARD & DIANA ZIRNSAK &
PINE ISLE FARMS, INC.

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 08/04/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Address PROSPECT ROAD		Page 2 of 2	Service No. 14-139

Instr:201510050021942 10/05/2015
Pages:1 F:$45.00 10:49AM
Michele Mustello T20150017047
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 OF MINIMAL FLOODING.

PROPERTY OWNERS: DAVID J. & MARY ANN BROOKES
8 MEADOW AVENUE
LYNDORA, PA 16045

ZONING DISTICTS: R-1 & C-2

DISTRICT R-1:

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'

DISTRICT C-2:

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 25'

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY TO CONVEY PARCEL B TO ADJOINING LANDS OF BROOKES. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

* REMNANT OF LOT 1 SHOWN PER DESCRIPTION OF LOT LINE REVISION FOR BUTLER AREA SCHOOL DISTRICT, P.B. 324 PG. 33.

SUBJECT TO ABUTTING LANDOWNERS PRIVATE RIGHTS AND INTERESTS TO UNOPENED STREET AND ALLEYS. BUTLER TOWNSHIP ASSUMES NO RESPONSIBILITY IN UNOPENED STREETS AND ALLEYS.

0' 30' 60' 90'

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

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

In Witness Whereof, we hereunto set our hands and seals this 27 day of July 20 15.

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named David J. and Mary Ann Brookes, 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 27 day of July, 20 15.

My Commission Expires the 12 day of Sept 20 18.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

TITLE CLAUSE (MORTGAGE CLAUSE)
We, David J. and Mary Ann Brookes, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of David J. and Mary Ann Brookes as recorded in Instrument Number 201205250015039, Recorder of Deeds Office.

WITNESS — OWNER — OWNER

We, Butler Area Employees Credit Union, mortgagee of the property embraced in this plan or subdivision in the names of David J. and Mary Ann Brookes, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — William Bell MORTGAGEE

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

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

DATE June 30, 2015 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY Theresa Giesler SEAL PRESIDENT Joseph J. Hampbell

Approved by the Board of Commissioners of the Township of Butler this 13th day of July 20 15.

SECRETARY Theresa Giesler SEAL PRESIDENT OF BOARD Joseph J. Hampbell

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

SECRETARY Ernest R. Osterling SEAL CHAIRMAN Tom Young

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 7TH day of JULY 20 15.

SECRETARY for Thomas J. Graham SEAL CHAIRMAN Eric Ogrin

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 351 page 20.

Given under my hand and seal this 5TH day of OCTOBER, 20 15.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

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REVISED 06/30/15; NOTE REGARDING LIMIT OF MAINTENANCE ON MEADOW AVENUE.

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

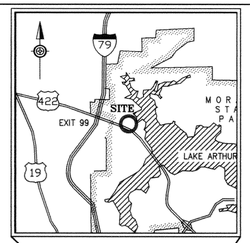
LOT LINE REVISION

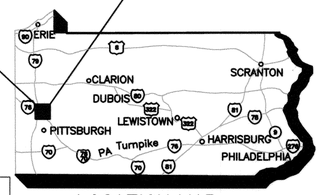
FOR: DAVID J. & MARY ANN BROOKES

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 05/22/15	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 052-29-48		Instr. # 201205250015039	Service No. 15-061
Address 8 MEADOW AVENUE			

DRAWING INDEX	
DWG NO.	TITLE
LD-001	COVERSHEET
LD-002	PROPERTY PLAN AND NOTES
C-001	EXISTING SITE PLAN
C-002	SITE PLAN
C-003	SITE PAVING PLAN
C-004	STORMWATER SITE PLAN
C-005	STORMWATER PROFILES
C-006	CIVIL DETAILS
C-007	CIVIL DETAILS
C-008	CIVIL DETAILS
ES-001	EROSION & SEDIMENTATION CONTROLS SITE PLAN
ES-002	EROSION & SEDIMENTATION CONTROLS DETAILS
ES-003	EROSION & SEDIMENTATION CONTROLS DETAILS
ES-004	EROSION & SEDIMENTATION CONTROLS NOTES
ES-005	EROSION & SEDIMENTATION CONTROLS EXISTING SITE DEMOLITION PLAN





LOCATION MAP
NO SCALE

Instr 201510050021993 10/05/2015
Pages:15 F:$65.00 2:57PM
Michele Mustello T201500017092
Butler County Recorder FL

pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES
OFFICE OF PARKS AND FORESTRY
BUREAU

PROJECT NO: FDC-210-4525
WASTEWATER TREATMENT PLANT IMPROVEMENT
FINAL LAND DEVELOPMENT PLAN

MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY

TOM WOLF
GOVERNOR

CINDY ADAMS DUNN
SECRETARY, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PREPARED BY:
GHD, 1240 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112

PREPARED FOR:
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
BUREAU OF FACILITY DESIGN AND CONSTRUCTION
400 MARKET STREET, HARRISBURG, PA 17101

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, the Department of Conservation and Natural Resources, through the Bureau of State Parks, do hereby adopt this Development Plan, as its Plan for Sewage Plant Rehabilitation within Moraine State Park, situated in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to the State Park, do hereby certify that the real property which is the location / subject of this Sewage Plant Rehabilitation Development Plan is exclusively and irrevocably owned by the Department of Conservation and Natural Resources, administered through the Bureau of State Parks, for the benefit of the Township and the general public, whose use of the Park Facilities will be enhanced by the work being undertaken here.

IN WITNESS WHEREOF, the Department of Conservation and Natural Resources, through the Bureau of State Parks, hereunto sets its hand this 17th day of July, 2015.

ATTEST:

NOTARIAL SEAL
CONSTANCE A PLONKOWSKI
Notary Public
HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires Jul 25, 2015

Notary Public

Director, Bureau of State Parks

I, David Kemmerer, fully understand and agree that the approval of the Board of Supervisors of Muddy Creek Township, if hereto attached, will become null and void unless Plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania, within ninety (90) days of the date of said approval.

Director, Bureau of State Parks

SURVEY CERTIFICATION

I, CHAD ANGLE, a Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon field survey completed by Erdman Anthony on June 24, 2010 on behalf of the Pennsylvania Department of Conservation and Nature Resources for a portion of Parcel #240-4F90-A6 related to the improvements of the existing wastewater treatment plant.

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE057299
PENNSYLVANIA

Date: 6/30/2015

Chad M. Angle, P.E.

STORMWATER CERTIFICATES

I, Chad M. Angle, P.E., hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Muddy Creek Township Stormwater Management Ordinance.

6/30/2015
Date

Chad M. Angle, P.E.

I, Thomas L. Thompson, P.E., hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Muddy Creek Township Stormwater Management Ordinance.

8/11/2015
Date

Thomas L. Thompson, P.E.

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Dauphin :

On this, the 17th day of July, 2015, before me a Notary Public
Personally appeared Richard Kemmerer, know to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

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

Notary Public

NOTARIAL SEAL
CONSTANCE A PLONKOWSKI
Notary Public
HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires Jul 25, 2015

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE057299
PENNSYLVANIA
6/30/2015

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 7th day of April, 2015.

ATTEST:

Secretary – Recording

~~Chairman~~ Member

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

The Board of Supervisors of the Township of Muddy Creek hereby given public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 11th day of August, 2015.

ATTEST:

Secretary, Board of Supervisors

Chairman, Board of Supervisors

SEAL

MUDDY CREEK TOWNSHIP SUPERVISORS
OFFICIAL SEAL
BUTLER CO., PA

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed with or without comments by the Butler County Planning Commission this 15TH day of APRIL, 2015.

SEAL

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

~~Director~~ CHAIRMAN

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plans, etc, in said County, at Instrument Number Book 351 Page 21-35

Given under my hand and seal this 5TH day of OCTOBER, A.D. 2015

RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires 1st Monday in January 2016

Recorder

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DRAWING NO.: LD-001
SHEET 1 OF 15

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 OR 811

POCS SERIAL NUMBER - 20142201224

UNDERGROUND UTILITIES ACT:

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE PENNSYLVANIA GENERAL ASSEMBLY UNDERGROUND UTILITY LINE PROTECTION ACT, PA ACT 287 OF 1974, AS AMENDED BY ACT 121 OF 2008, 73 P.S. § 176 ET SEQ., FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN THE CONTRACT AREA. THE ONE UNDERGROUND UTILITIES CALL NUMBER IS 800-242-1776 OR 811.

ARMSTRONG
531 PERRY WAY
ZELIENOPLE, PA. 16063
CONTACT: OFFICE PERSONNEL

COLUMBIA GAS TRANSMISSION LLC
315 SHADY REST ROAD
ELLWOOD CITY, PA. 16117
CONTACT: KEN HOUSTON
EMAIL: kphouston@nisource.com

WEST PENN POWER
76 S MAIN STPO BOX 570
AKRON, OH. 44308-1890
CONTACT: OFFICE PERSONNEL

MUDDY CREEK TOWNSHIP
420 STANFORD RD
PROSPECT, PA. 16052
CONTACT: GLEN HEMPFLING
EMAIL: muddycreektwproaddept@embarqmail.com

MARKWEST LIBERTY MIDSTREAM AND RESOURCES
601 TECHNOLOGY DR SUITE 130
CANONSBURG, PA. 15317
CONTACT: JEFF STARK
EMAIL: jstark@markwest.com

CENTURYLINK
122 BALTIMORE STREET
HANOVER, PA. 17331
CONTACT: LEO HILBERT
EMAIL:leo.c.hilbert@centurylink.com

OPERATION & MAINTENANCE AND FACILITY ACCESS REQUIREMENTS

1. The Landowner shall construct the SWM Facilities in accordance with the plans and specifications identified in the SWM Site Plan.
2. The Landowner shall operate and maintain the SWM Facilities as shown on the SWM Plan in good working order in accordance with the specific operation and maintenance requirements noted in the executed O&M Agreement.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the SWM Facilities whenever necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event of the Landowner fails to operate and maintain the SWM Facilities in accordance with the O&M Agreement, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said SWM Facilities. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.

STORMWATER MANAGEMENT PLAN NOTES

1. The Landowner acknowledges that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
2. The executed Operation and Maintenance (O&M) Agreement is a part of the Stormwater Management Site Plan.
3. Record Drawings will be provided for all stormwater facilities prior to occupancy, or the release of the surety bond.

LEGEND:

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EDGE OF WATER
- EDGE OF ROAD
- 100-YEAR FLOODPLAIN
- PARCEL BOUNDARY
- EASEMENT

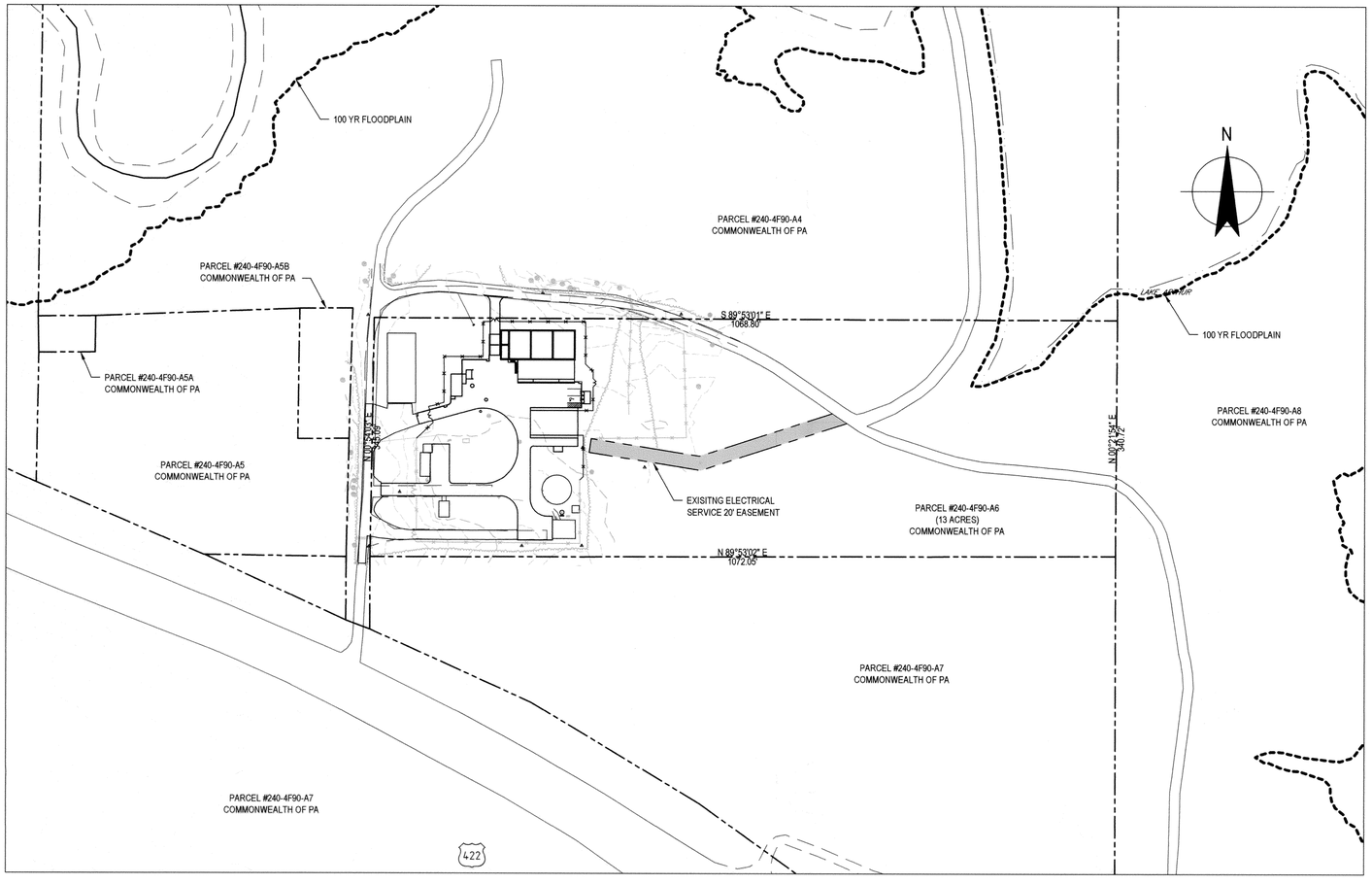
GENERAL NOTES:

Owner of record is

1. The property described on this plan is owned by the State of Pennsylvania
   The property is comprised of the following:
   The Parcel Number is:
   240-4F90-A6
   The Wastewater Treatment Plant Address is:
   1864 New Castle Road
   Portersville, PA. 16051
2. Proposed use: Utility
3. Horizontal datum: NAD 83 PA South Zone Grid
4. Vertical datum: Information provided by others.
5. This land development plan involves approximately 2.09 acres of the total 16,429.8 acres of Moraine State Park. No development or earth moving activities will occur except for the activities shown on this plan.
6. No private streets will be provided.
7. There are to be no areas to be dedicated to Muddy Creek Township as a result of this approved land development plan.
8. DCNR grants Muddy Creek Township the right to access this property for the purpose of the inspection of all stormwater facilities installed per this approved plan.
9. Muddy Creek Township will inspect all phases of the installation of any temporary or permanent Storm Water Management facilities during construction. The Township requires at least forty eight (48) hours' notice prior to the start of construction of any improvements that are subject to inspection. Inspections should be requested, in writing, at least seventy two (72) hours in advance of the inspection time and date.

   It is required that the following phases of site construction have mandatory inspection:

   a. Upon completion of preliminary site preparation including stripping of the vegetation, stockpiling of topsoil and construction of temporary erosion and sedimentation control devices.
   b. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and ground covers.
   c. During construction of permanent storm water management and BMP facilities.
   d. Upon the final completion of permanent storm water management and BMP facilities, including the establishment of ground covers and plantings.
   e. After review of the as-built drawings, but prior to final release of the financial security for completion of final grading, vegetative controls required by the BMP standards, or other site restoration work.
10. 100-year Floodplain boundary digitized from FEMA Preliminary Maps 42019C0235D and 42019C0255D dated June 26, 2013.



0 50 100 150 200'
SCALE 1"=100' AT ORIGINAL SIZE

PLOT PLAN
SCALE 1"=100'

PLAN BOOK	PAGE
351	22

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

GHD
1240 North Mountain Road
Harrisburg, PA 17112 USA
T 1 717 541 0622 F 1 717 441 0161
E harrisburg@ghd.com W www.ghd.com
Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE057259

SUBMITTED
PROJECT DESIGNER — PROJECT COORDINATOR

APPROVED
DIVISION CHIEF — SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES

PROJECT NO: FDC-210-4525

APPLICABLE CONTRACT NUMBERS:

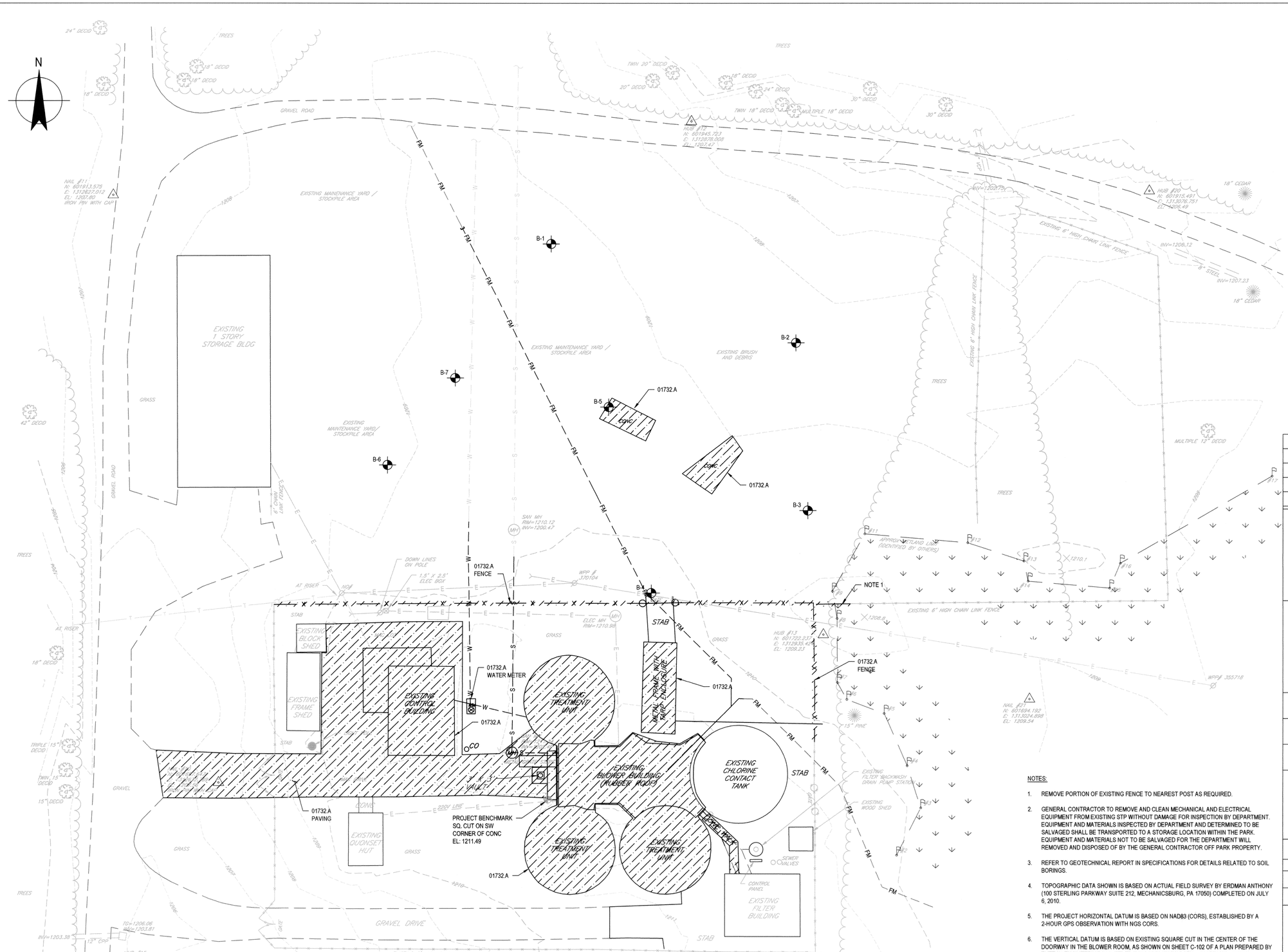
GENERAL: FDC-210-4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

LAND DEVELOPMENT PLOT PLAN AND NOTES

DRAWN BY:	DATE:	DRAWING NO.
BAA	3/17/2015	LD002
CHECKED BY: MRW	SCALE: 1"=2000'	SHEET 2 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



LEGEND

- EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR
- EXISTING WATERLINE
- EXISTING UNDERGROUND SEWER
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING STORM PIPE
- EXISTING FORCEMAIN
- EXISTING TREE LINE
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE
- WETLANDS BOUNDARY
- WETLANDS DELINEATION
- ITEMS TO BE DEMOLISHED
- BORING LOCATION

MATERIALS KEYING LEGEND

01732: SELECTIVE DEMOLITION
A TO BE REMOVED

NOTES:

1. REMOVE PORTION OF EXISTING FENCE TO NEAREST POST AS REQUIRED.
2. GENERAL CONTRACTOR TO REMOVE AND CLEAN MECHANICAL AND ELECTRICAL EQUIPMENT FROM EXISTING STP WITHOUT DAMAGE FOR INSPECTION BY DEPARTMENT. EQUIPMENT AND MATERIALS INSPECTED BY DEPARTMENT AND DETERMINED TO BE SALVAGED SHALL BE TRANSPORTED TO A STORAGE LOCATION WITHIN THE PARK. EQUIPMENT AND MATERIALS NOT TO BE SALVAGED FOR THE DEPARTMENT WILL REMOVED AND DISPOSED OF BY THE GENERAL CONTRACTOR OFF PARK PROPERTY.
3. REFER TO GEOTECHNICAL REPORT IN SPECIFICATIONS FOR DETAILS RELATED TO SOIL BORINGS.
4. TOPOGRAPHIC DATA SHOWN IS BASED ON ACTUAL FIELD SURVEY BY ERDMAN ANTHONY (100 STERLING PARKWAY SUITE 212, MECHANICSBURG, PA 17050) COMPLETED ON JULY 6, 2010.
5. THE PROJECT HORIZONTAL DATUM IS BASED ON NAD83 (CORS), ESTABLISHED BY A 2-HOUR GPS OBSERVATION WITH NGS CORS.
6. THE VERTICAL DATUM IS BASED ON EXISTING SQUARE CUT IN THE CENTER OF THE DOORWAY IN THE BLOWER ROOM, AS SHOWN ON SHEET C-102 OF A PLAN PREPARED BY ENTECH ENGINEERING INC. TITLED "MORAINE STATE PARK - WATER TREATMENT & SEWAGE PLANT IMPROVEMENTS", DATED 4/26/2002. THE ELEVATION OF THIS BENCHMARK IS 1211.50 FT.

PLAN BOOK	PAGE
351	23

0 10 20 30 40'
SCALE 1"=20' AT ORIGINAL SIZE

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER
PE057205

SUBMITTED
PROJECT DESIGNER PROJECT COORDINATOR
APPROVED
DIVISION CHIEF SECTION CHIEF
APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

DCNR pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

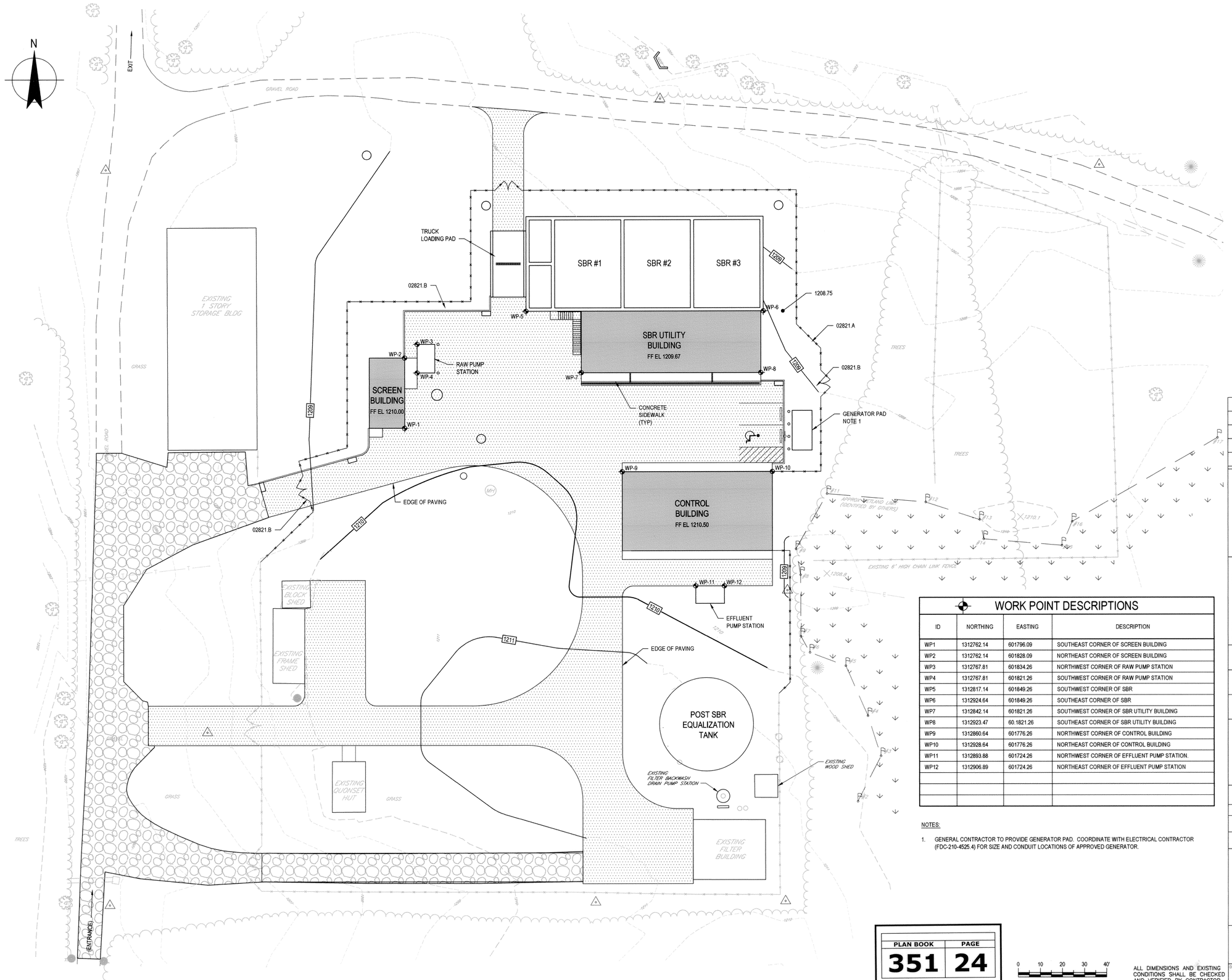
APPLICABLE CONTRACT NUMBERS:	
GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

EXISTING SITE DEMOLITION PLAN

DRAWN BY:	DATE:	DRAWING NO.:
EC	3/17/2015	C-001
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 3 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



LEGEND

- EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR
- EXISTING WATERLINE
- EXISTING UNDERGROUND SEWER
- EXISTING FENCE
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING STORM PIPE
- EXISTING FORCEMAIN
- EXISTING TREE LINE
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE
- NEW CONTOUR - MAJOR
- NEW CONTOUR - MINOR
- WETLANDS BOUNDARY
- WETLANDS DELINEATION
- PAVING
- STRUCTURE
- FENCE
- GRAVEL

MATERIALS KEYING LEGEND

02821: CHAIN LINK FENCING AND GATES
- .A 6' CHAIN LINK FENCE
- .B 12' DOUBLE SWING GATE

WORK POINT DESCRIPTIONS

ID	NORTHING	EASTING	DESCRIPTION
WP1	1312762.14	601796.09	SOUTHEAST CORNER OF SCREEN BUILDING
WP2	1312762.14	601828.09	NORTHEAST CORNER OF SCREEN BUILDING
WP3	1312767.81	601834.26	NORTHWEST CORNER OF RAW PUMP STATION
WP4	1312767.81	601821.26	SOUTHWEST CORNER OF RAW PUMP STATION
WP5	1312817.14	601849.26	SOUTHWEST CORNER OF SBR
WP6	1312924.64	601849.26	SOUTHEAST CORNER OF SBR
WP7	1312842.14	601821.26	SOUTHWEST CORNER OF SBR UTILITY BUILDING
WP8	1312923.47	60.1821.26	SOUTHEAST CORNER OF SBR UTILITY BUILDING
WP9	1312860.64	601776.26	NORTHWEST CORNER OF CONTROL BUILDING
WP10	1312928.64	601776.26	NORTHEAST CORNER OF CONTROL BUILDING
WP11	1312893.88	601724.26	NORTHWEST CORNER OF EFFLUENT PUMP STATION.
WP12	1312906.89	601724.26	NORTHEAST CORNER OF EFFLUENT PUMP STATION

NOTES:

1. GENERAL CONTRACTOR TO PROVIDE GENERATOR PAD. COORDINATE WITH ELECTRICAL CONTRACTOR (FDC-210-4525.4) FOR SIZE AND CONDUIT LOCATIONS OF APPROVED GENERATOR.

PLAN BOOK	PAGE
351	24

0 10 20 30 40'
SCALE 1"=20' AT ORIGINAL SIZE

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHAD M. ANGLE ENGINEER NO. PE067539

SUBMITTED
PROJECT DESIGNER — PROJECT COORDINATOR

APPROVED
DIVISION CHIEF — SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania DCNR DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

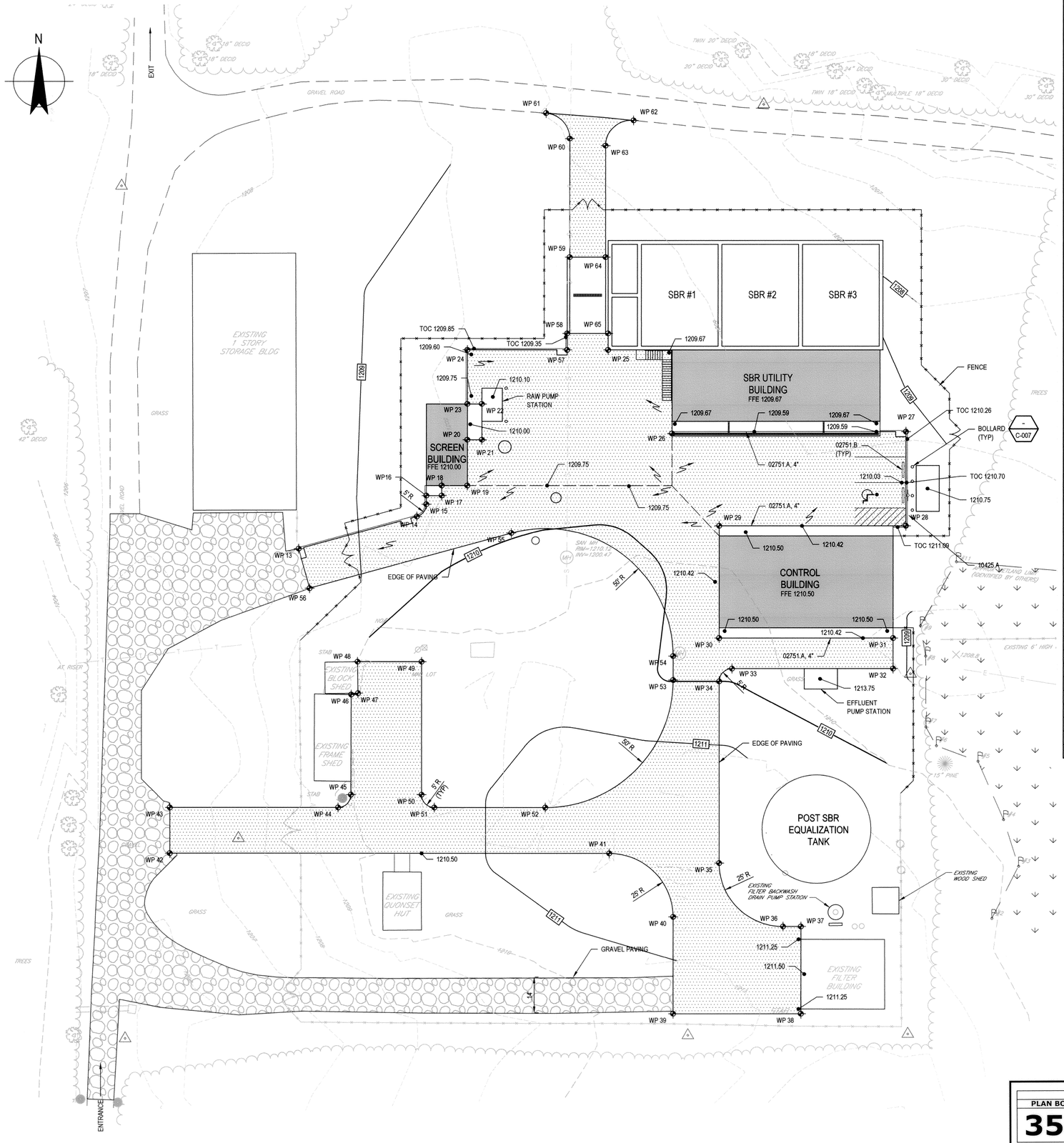
GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SITE PLAN

DRAWN BY:	DATE:	DRAWING NO.:
EC	10/21/14	C-002
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 4 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



WORK POINT DESCRIPTIONS

WORK POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
WP13	601771.16	1312696.31	1208.44	EDGE OF PAVING
WP14	601783.87	1312742.47	1208.91	EDGE OF PAVING
WP15	601788.69	1312746.14	1208.93	EDGE OF PAVING
WP16	601792.09	1312746.14	1209.92	EDGE OF PAVING
WP17	601792.09	1312752.14	1209.92	EDGE OF PAVING
WP18	601796.09	1312752.14	1210.00	EDGE OF PAVING
WP19	601796.09	1312762.14	1209.75	EDGE OF PAVING
WP20	601814.09	1312762.14	1209.88	EDGE OF PAVING
WP21	601814.09	1312767.81	1209.88	EDGE OF PAVING
WP22	601828.09	1312767.81	1209.88	EDGE OF PAVING
WP23	601828.09	1312762.14	1209.82	EDGE OF PAVING
WP24	601849.26	1312762.14	1209.18	EDGE OF PAVING
WP25	601849.26	1312817.14	1209.00	EDGE OF PAVING
WP26	601817.26	1312842.14	1209.59	EDGE OF PAVING
WP27	601817.26	1312933.64	1209.80	EDGE OF PAVING
WP28	601780.26	1312933.64	1210.42	EDGE OF PAVING
WP29	601780.26	1312860.65	1210.42	EDGE OF PAVING
WP30	601736.26	1312860.63	1210.42	EDGE OF PAVING
WP31	601736.26	1312928.64	1210.42	EDGE OF PAVING
WP32	601724.26	1312928.64	1210.18	EDGE OF PAVING
WP33	601724.26	1312865.64	1210.18	EDGE OF PAVING
WP34	601719.26	1312860.64	1210.00	EDGE OF PAVING
WP35	601648.00	1312860.64	1211.17	EDGE OF PAVING
WP36	601623.00	1312885.64	1211.23	EDGE OF PAVING
WP37	601623.00	1312892.60	1211.25	EDGE OF PAVING
WP38	601588.85	1312892.60	1211.25	EDGE OF PAVING
WP39	601588.85	1312842.64	1210.52	EDGE OF PAVING
WP40	601626.81	1312842.64	1211.15	EDGE OF PAVING
WP41	601651.81	1312817.64	1211.09	EDGE OF PAVING
WP42	601651.81	1312645.96	1206.68	EDGE OF PAVING
WP43	601669.81	1312645.96	1206.63	EDGE OF PAVING
WP44	601669.81	1312711.72	1209.63	EDGE OF PAVING
WP45	601674.79	1312716.72	1209.97	EDGE OF PAVING
WP46	601714.07	1312716.86	1209.92	EDGE OF PAVING
WP47	601714.61	1312719.53	1210.00	EDGE OF PAVING
WP48	601726.92	1312719.31	1210.00	EDGE OF PAVING
WP49	601669.80	1312744.31	1210.50	EDGE OF PAVING
WP50	601674.81	1312744.31	1210.50	EDGE OF PAVING
WP51	601669.81	1312749.31	1210.59	EDGE OF PAVING
WP52	601669.81	1312792.64	1211.04	EDGE OF PAVING
WP53	601719.81	1312842.64	1209.99	EDGE OF PAVING
WP54	601729.22	1312842.64	1209.94	EDGE OF PAVING
WP55	601777.43	1312779.37	1209.97	EDGE OF PAVING
WP56	601755.68	1312700.58	1208.48	EDGE OF PAVING
WP57	601849.26	1312797.13	1208.68	EDGE OF PAVING
WP58	601855.76	1312800.22	1209.14	EDGE OF PAVING
WP59	601885.76	1312798.10	1209.14	EDGE OF PAVING
WP60	601932.31	1312796.10	1208.96	EDGE OF PAVING
WP61	601942.279	1312798.93	1208.97	EDGE OF PAVING
WP62	601939.44	1312816.71	1208.48	EDGE OF PAVING
WP63	601929.489	1312812.99	1208.73	EDGE OF PAVING
WP64	601885.759	1312811.90	1209.14	EDGE OF PAVING
WP65	601855.759	1312811.89	1209.14	EDGE OF PAVING

LEGEND

- 1200 — EXISTING CONTOUR – MAJOR
- 1207 — EXISTING CONTOUR – MINOR
- W — EXISTING WATERLINE
- S — EXISTING UNDERGROUND SEWER
- X — EXISTING FENCE
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- EXISTING STORM PIPE
- FM — EXISTING FORCEMAIN
- EXISTING TREELINE
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE
- WETLANDS BOUNDARY
- WETLANDS DELINEATION
- PAVING
- GRAVEL PAVING
- STRUCTURE
- FENCE
- 1210 — CONTOUR LINE - INDEX
- 1209 — CONTOUR LINE - MINOR

MATERIALS KEYING LEGEND

02751: CEMENT CONCRETE PAVEMENT
- A CONCRETE SIDEWALK
- B PRECAST CONCRETE WHEEL STOP

10425: SIGNS
- A ACCESIBLE PARKING SIGN

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE067222
SYLVIA

SUBMITTED
PROJECT DESIGNER — PROJECT COORDINATOR
APPROVED
DIVISION CHIEF — SECTION CHIEF
APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SITE PAVING PLAN

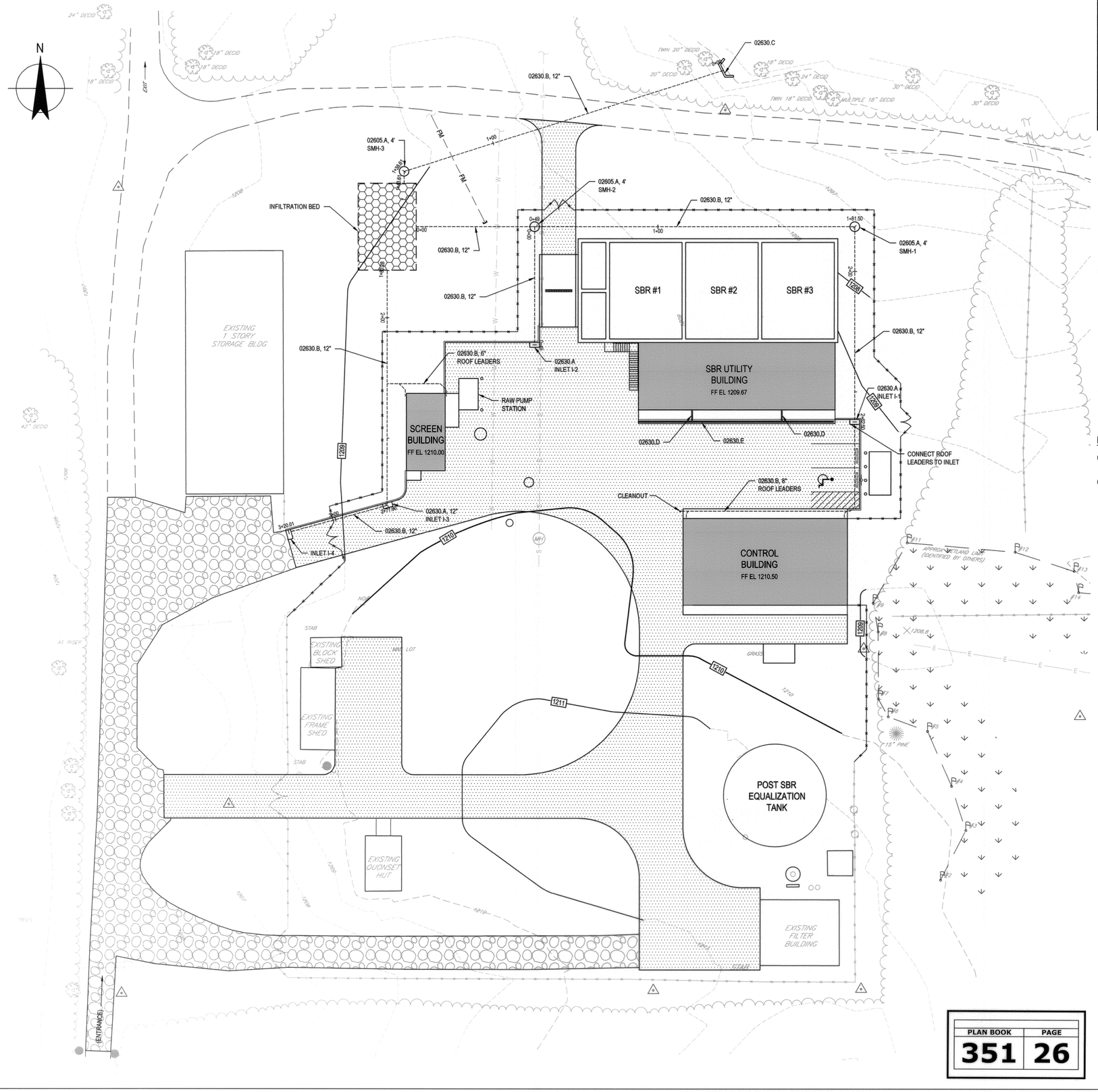
PLAN BOOK	PAGE
351	25

SCALE 1"=20' AT ORIGINAL SIZE

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

DRAWN BY:	DATE:	DRAWING NO.:
EC	3/17/2015	C-003
CHECKED BY:	SCALE:	
MRW	AS NOTED	SHEET 5 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



STORMWATER STRUCTURE TABLE

ID	TYPE	TOP / GRATE / RIM	INV IN	INV OUT
I-1	INLET	1209.42	1206.42	1206.42
I-2	INLET	1208.33	1205.33	1205.33
I-3	INLET	1209.30	1205.14	1204.97
I-4	INLET	1208.33	1205.33	1205.33
SMH-1	MANHOLE	1208.21	1206.03	1205.86
SMH-2	MANHOLE	1209.36	1205.10	1204.93
SMH-3	MANHOLE	1209.00	1206.64	1206.64

LEGEND

- 1249 — EXISTING CONTOUR – MAJOR
- 1207 — EXISTING CONTOUR – MINOR
- W — EXISTING WATER LINE
- S — EXISTING UNDERGROUND SEWER
- X — EXISTING FENCE
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- EXISTING STORM PIPE
- EXISTING TREE LINE
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE
- 1210 — NEW CONTOUR - MAJOR
- 1209 — NEW CONTOUR - MINOR
- WETLANDS BOUNDARY
- PAVING
- STRUCTURE
- FENCE
- GRAVEL

MATERIALS KEYING LEGEND

02605: MANHOLES - SANITARY AND SEWER
- .A PRECAST MANHOLE

02630: STORM DRAINAGE
- .A CATCH BASIN, TYPE "C"
- .B SLHDPE DRAIN PIPE
- .C PRE-CAST CONCRETE ENDWALL
- .D SHALLOW TRENCH DRAIN
- .E TRENCH DRAIN

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER
NO. PE067255

SUBMITTED
PROJECT DESIGNER — PROJECT COORDINATOR

APPROVED
DIVISION CHIEF — SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

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PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

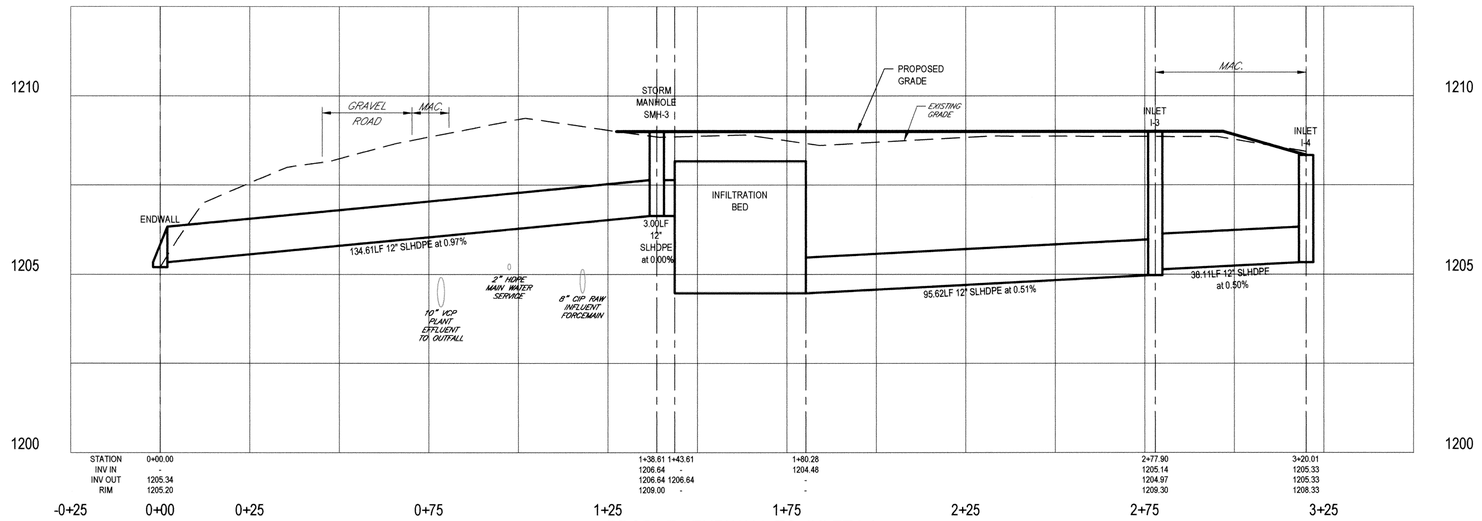
STORMWATER SITE PLAN

PLAN BOOK	PAGE
351	26

0 10 20 30 40'
SCALE 1"=20' AT ORIGINAL SIZE

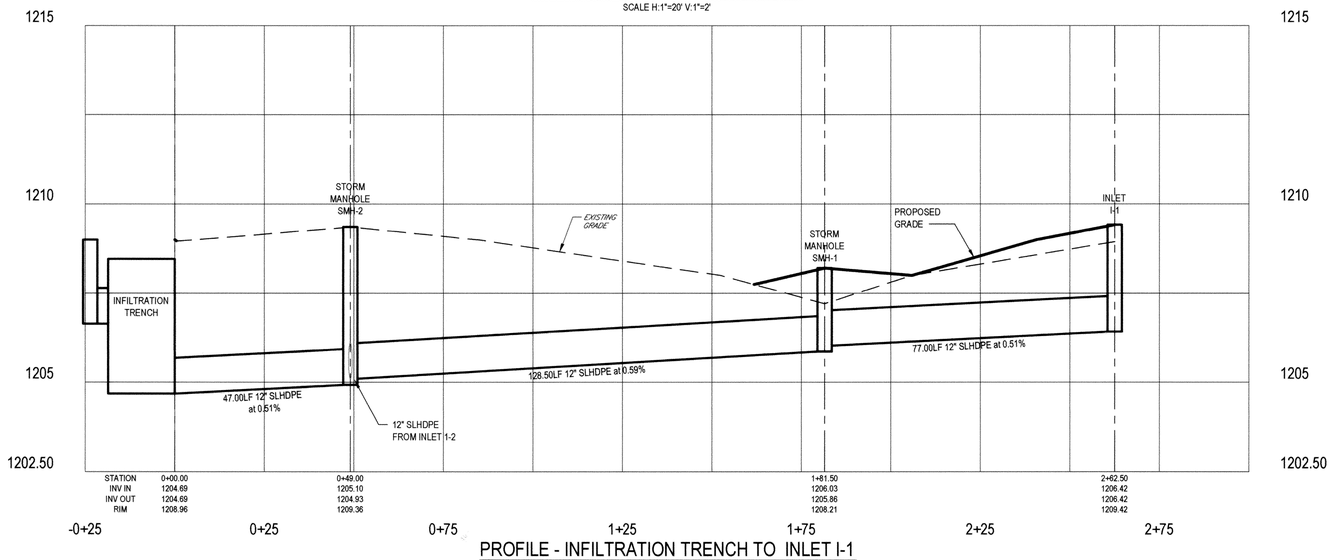
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

DRAWN BY	DATE	DRAWING NO.
EC	3/17/2015	C-004
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 6 OF 15



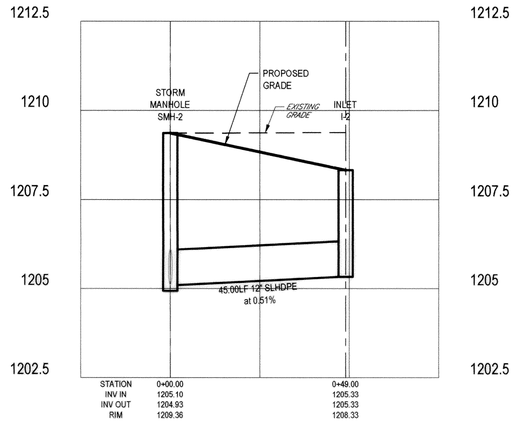
PROFILE - ENDWALL TO INLET I-4

SCALE H:1"=20' V:1"=2'



PROFILE - INFILTRATION TRENCH TO INLET I-1

SCALE H:1"=20' V:1"=2'



PROFILE - STORM MH SMH-2 TO INLET I-2

SCALE H:1"=20' V:1"=2'

PLAN BOOK	PAGE
351	27

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

GHD
1240 North Mountain Road
Harrisburg, PA 17112 USA
T 1 717 541 0622 F 1 717 441 0161
E harrisburg@ghd.com W www.ghd.com
89-10931

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHAD M. ANGLE ENGINEER NO. PE047292

SUBMITTED

PROJECT DESIGNER | PROJECT COORDINATOR

APPROVED

DIVISION CHIEF | SECTION CHIEF

APPROVED

DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

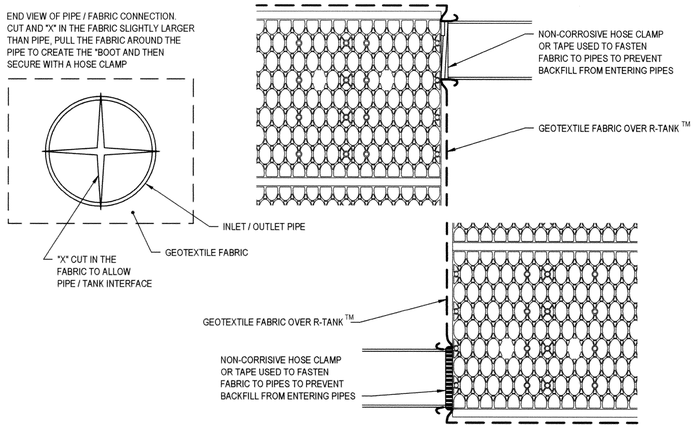
WASTEWATER TREATMENT PLANT IMPROVEMENT

MORAINE STATE PARK

MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

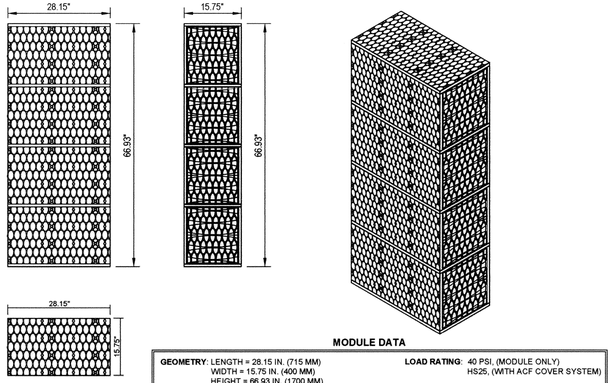
STORMWATER PROFILES

DRAWN BY:	DATE:	DRAWING NO.:
BAA	3/17/2015	C-005
CHECKED BY:	SCALE:	
MRW	AS NOTED	SHEET 7 OF 15



TANK INLET / OUTLET DETAIL

NO SCALE



MODULE DATA

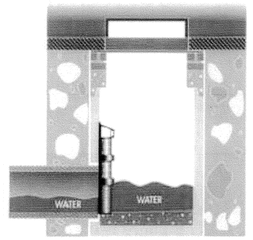
GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 66.93 IN. (1700 MM)
STORAGE VOLUME = 16.31 CF (462 L)
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

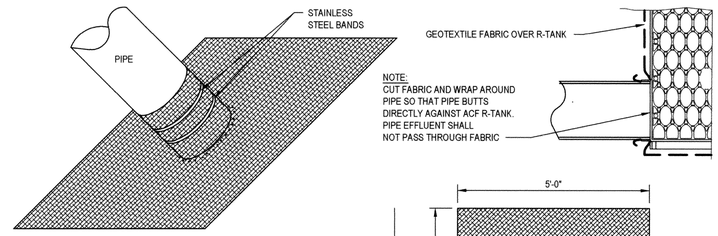
LOAD RATING: 40 PSI. (MODULE ONLY)
HS25. (WITH ACF COVER SYSTEM)

MATERIAL: 85% RECYCLED POLYPROPYLENE

INFILTRATION BED - QUAD MODULE DETAIL

NO SCALE

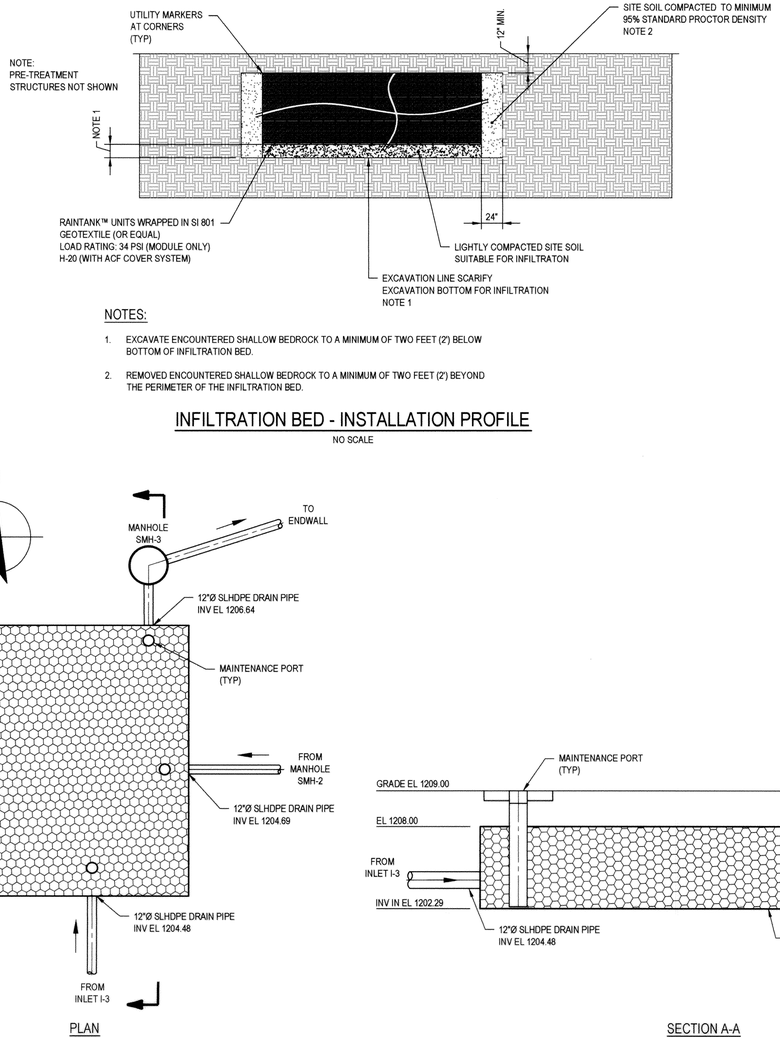




- 12 OZ/SY NON-WOVEN GEOTEXTILE
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET / OUTLET PIPE

FABRIC PIPE BOOT DETAIL

NO SCALE

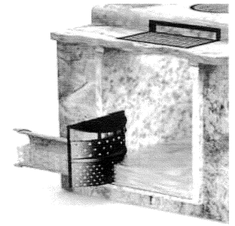


NOTES:

1. EXCAVATE ENCOUNTERED SHALLOW BEDROCK TO A MINIMUM OF TWO FEET (2') BELOW BOTTOM OF INFILTRATION BED.
2. REMOVED ENCOUNTERED SHALLOW BEDROCK TO A MINIMUM OF TWO FEET (2') BEYOND THE PERIMETER OF THE INFILTRATION BED.

INFILTRATION BED - INSTALLATION PROFILE

NO SCALE



NOTES:

1. INLET TRASH GUARD SHALL BE TRASH GUARD INSERT 23" OR APPROVED EQUAL.
2. TRASH GUARD SHALL BE INSTALLED AT THE OUTLET PIPE OF EACH PROPOSED INLET CONNECTED TO THE UNDERGROUND INFILTRATION / DETENTION FACILITY.

TRASH GUARD DETAIL

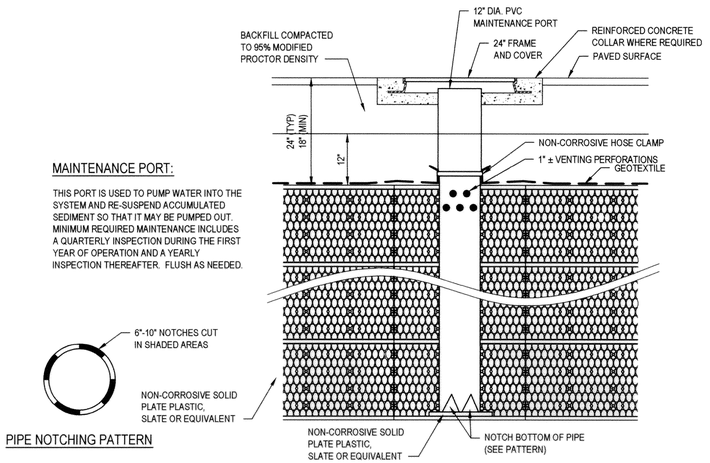
NO SCALE

PLAN

SECTION A-A

INFILTRATION BED DETAILS

NO SCALE



MAINTENANCE PORT DETAIL

NO SCALE

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER
PE067282

SUBMITTED
PROJECT DESIGNER
PROJECT COORDINATOR
APPROVED
DIVISION CHIEF
SECTION CHIEF
APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–45251	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

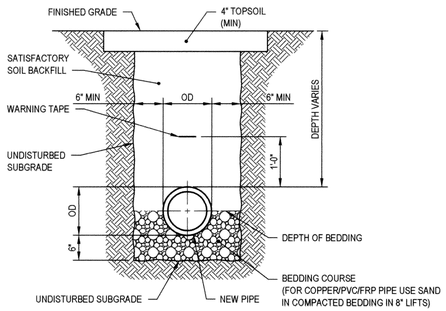
CIVIL DETAILS

PLAN BOOK	PAGE
351	28

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

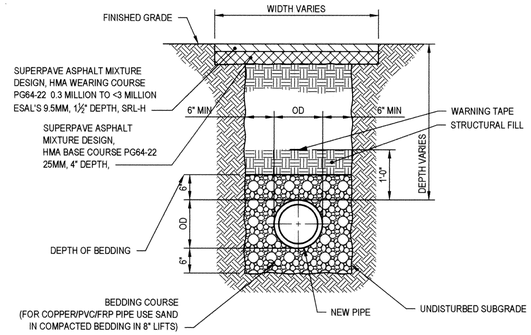
DRAWN BY:	DATE:	DRAWING NO.:
EC	3/17/2015	C-006
CHECKED BY:	SCALE:	SHEET 8 OF 15
MRW	AS NOTED	

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



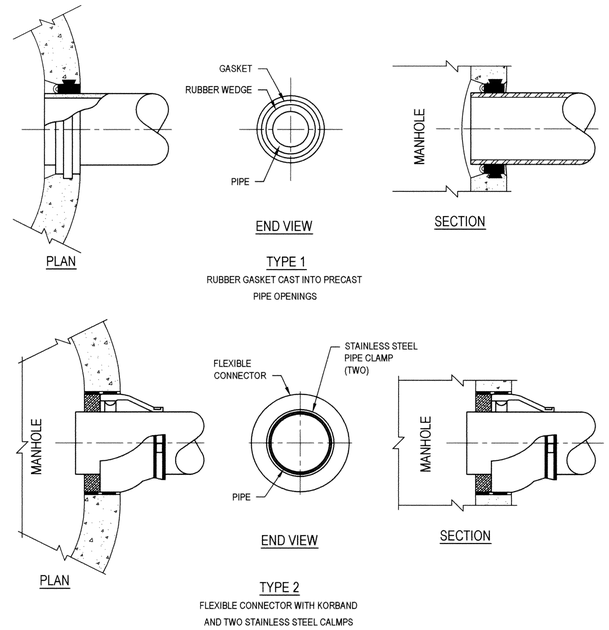
TRENCH IN UNPAVED AREAS DETAIL

NO SCALE



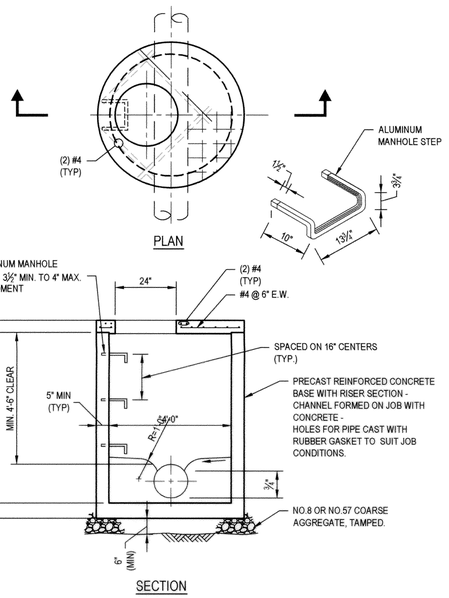
TRENCH IN PAVED AREAS DETAIL

NO SCALE



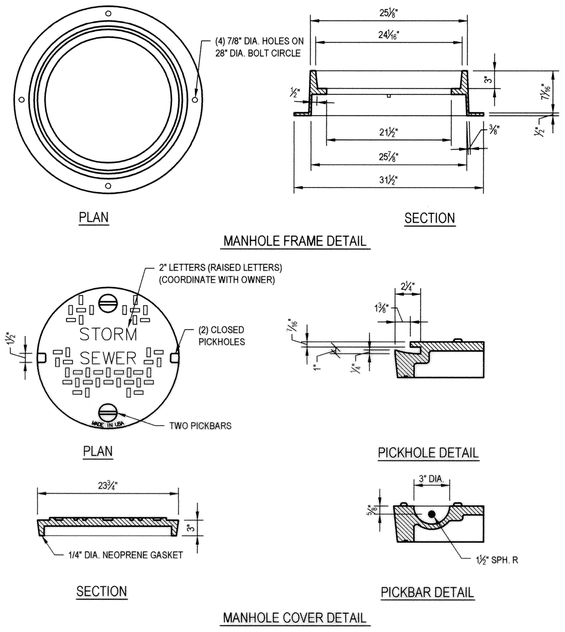
MANHOLE PIPE GASKETS

NO SCALE



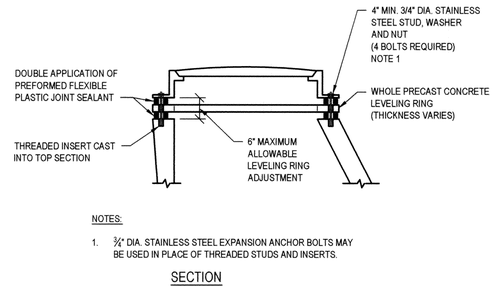
PRECAST CONCRETE SHALLOW MANHOLE WITH PRECAST CONCRETE BASE

NO SCALE



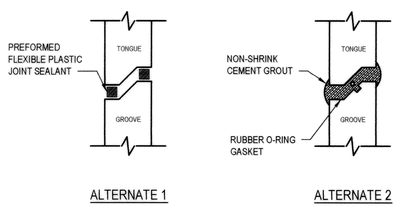
MANHOLE FRAME AND COVER DETAIL

NO SCALE



MANHOLE FRAME AND LEVELING RINGS

NO SCALE



MANHOLE GASKET DETAIL

NO SCALE

PLAN BOOK	PAGE
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ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

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1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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E harrisburg@ghd.com W www.ghd.com
Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE067292

SUBMITTED
PROJECT DESIGNER
PROJECT COORDINATOR
APPROVED
DIVISION CHIEF
SECTION CHIEF
APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

DCNR pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–45251	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CIVIL DETAILS

DRAWN BY:	DATE:	DRAWING NO.:
EC	3/17/2015	C-007
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 9 OF 15

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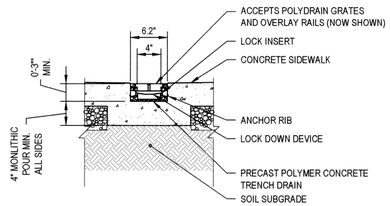
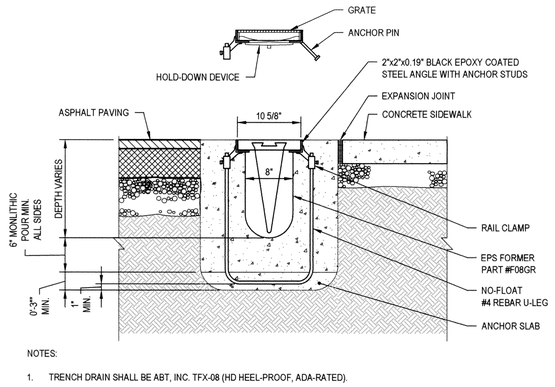


ROOF LEADER SHALLOW TRENCH DRAIN DETAIL

NO SCALE

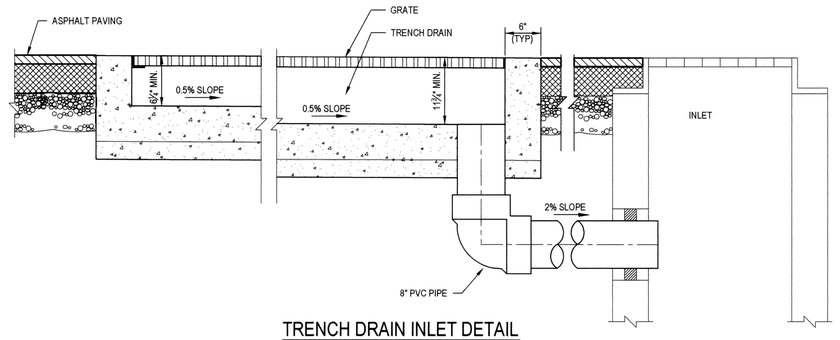


NOTES:

1. TRENCH DRAIN SHALL BE ABT, INC. TFX-08 (HD HEEL-PROOF, ADA-RATED).

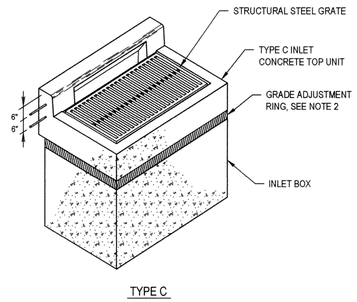
TRENCH DRAIN DETAIL

NO SCALE

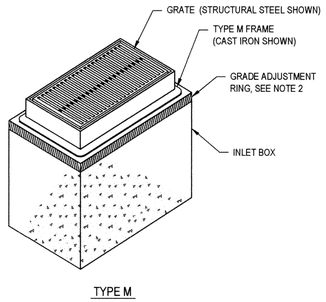


TRENCH DRAIN INLET DETAIL

NO SCALE



TYPE C



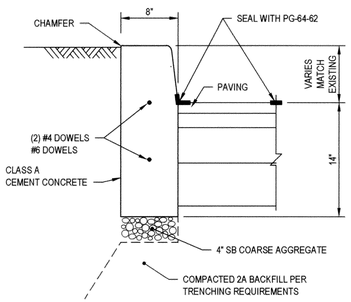
TYPE M

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 714 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES. STRUCTURE SHALL BE CERTIFIED FOR H20 LOADING.
2. USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED. (REHABILITATION PROJECTS)

INLET DETAIL

NO SCALE

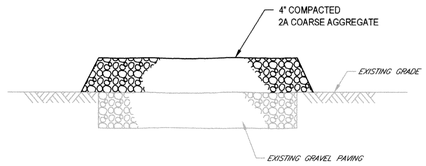


NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PALIN CEMENT CONCRETE CURB AND DEPRESSED CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS. CONTRACTION JOINTS SHALL BE 2" DEEP, ⅜" WIDE AND SPACED AT 4' MIN AND 10' MAX.
3. PLACE ¾" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO THE AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. FULL DEPTH FORMING REQUIRED FRONT/BACK OF CURB.
5. SAW CUT AND REMOVE PAVEMENT 2' IN FRONT OF CURB.

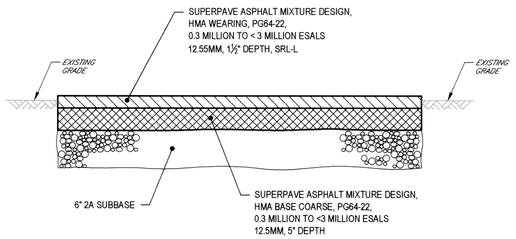
CONCRETE CURB DETAIL

NO SCALE



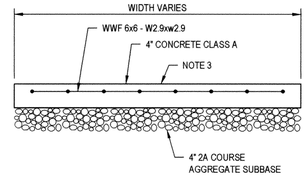
GRAVEL TOPPING DETAIL

NO SCALE



ASPHALT PAVING DETAIL

NO SCALE



NOTES:

1. PROVIDE EXPANSION JOINT MATERIAL EVERY 20 FEET WITH CONTRACTION JOINT EVERY 5'.
2. ALL EXTERIOR CONCRETE SIDEWALKS SHALL BE AIR ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRESS OF 3500 PSI AT 28 DAYS.
3. PROVIDE NON-SLIP BROOM FINISH.

CONCRETE SIDEWALK DETAIL

NO SCALE

PLAN BOOK	PAGE
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ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

GHD
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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE042200

SUBMITTED
PROJECT DESIGNER — PROJECT COORDINATOR

APPROVED
DIVISION CHIEF — SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:	
GENERAL: FDC–210–45251	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CIVIL DETAILS

DRAWN BY:	DATE:	DRAWING NO.:
EC	3/17/2015	C-008
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 10 OF 15

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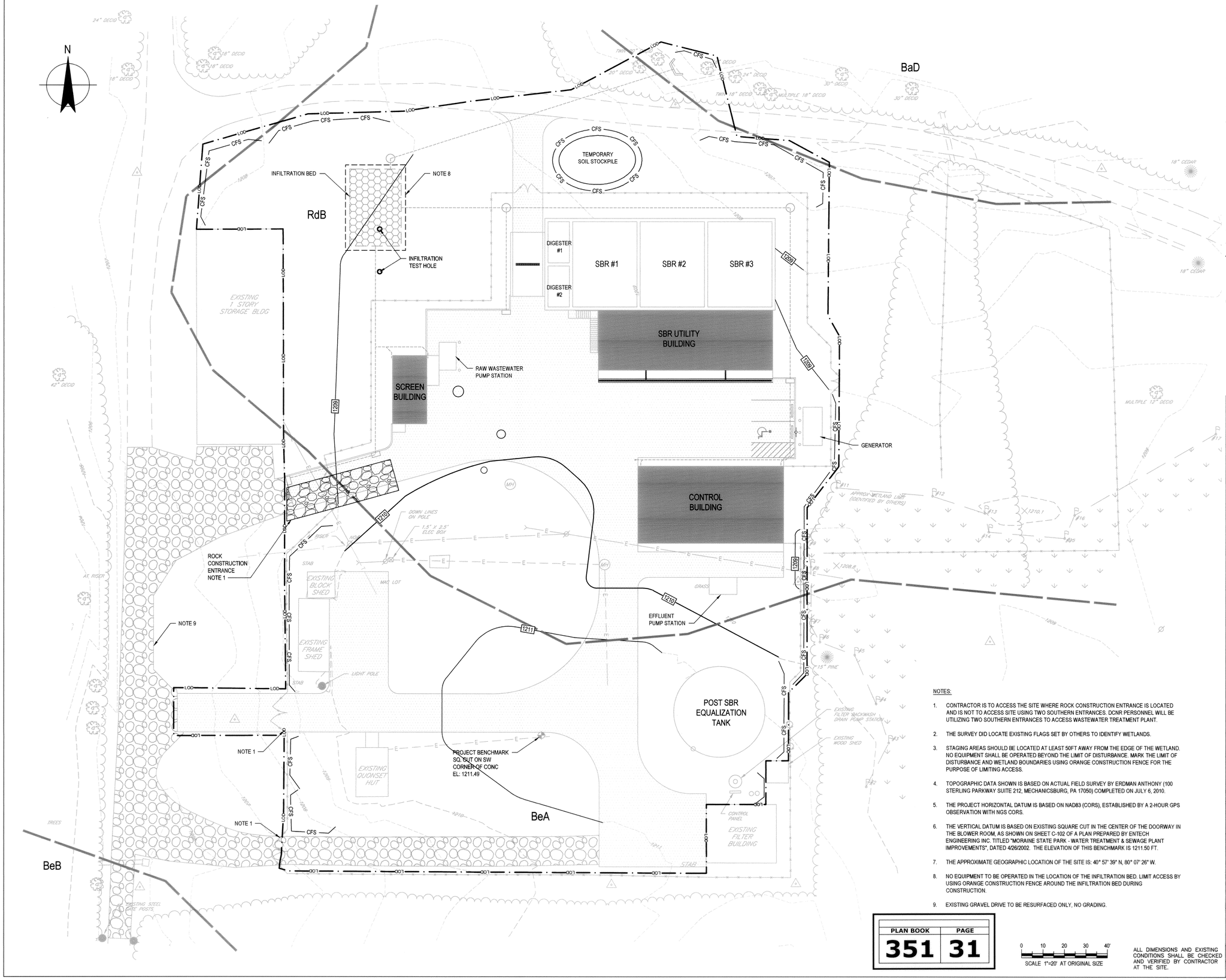

NOTES:

1. CONTRACTOR IS TO ACCESS THE SITE WHERE ROCK CONSTRUCTION ENTRANCE IS LOCATED AND IS NOT TO ACCESS SITE USING TWO SOUTHERN ENTRANCES. DCNR PERSONNEL WILL BE UTILIZING TWO SOUTHERN ENTRANCES TO ACCESS WASTEWATER TREATMENT PLANT.
2. THE SURVEY DID LOCATE EXISTING FLAGS SET BY OTHERS TO IDENTIFY WETLANDS.
3. STAGING AREAS SHOULD BE LOCATED AT LEAST 50FT AWAY FROM THE EDGE OF THE WETLAND. NO EQUIPMENT SHALL BE OPERATED BEYOND THE LIMIT OF DISTURBANCE. MARK THE LIMIT OF DISTURBANCE AND WETLAND BOUNDARIES USING ORANGE CONSTRUCTION FENCE FOR THE PURPOSE OF LIMITING ACCESS.
4. TOPOGRAPHIC DATA SHOWN IS BASED ON ACTUAL FIELD SURVEY BY ERDMAN ANTHONY (100 STERLING PARKWAY SUITE 212, MECHANICSBURG, PA 17050) COMPLETED ON JULY 6, 2010.
5. THE PROJECT HORIZONTAL DATUM IS BASED ON NAD83 (CORS), ESTABLISHED BY A 2-HOUR GPS OBSERVATION WITH NGS CORS.
6. THE VERTICAL DATUM IS BASED ON EXISTING SQUARE CUT IN THE CENTER OF THE DOORWAY IN THE BLOWER ROOM, AS SHOWN ON SHEET C-102 OF A PLAN PREPARED BY ENTECH ENGINEERING INC. TITLED "MORAINE STATE PARK - WATER TREATMENT & SEWAGE PLANT IMPROVEMENTS", DATED 4/26/2002. THE ELEVATION OF THIS BENCHMARK IS 1211.50 FT.
7. THE APPROXIMATE GEOGRAPHIC LOCATION OF THE SITE IS: 40° 57' 39" N, 80° 07' 26" W.
8. NO EQUIPMENT TO BE OPERATED IN THE LOCATION OF THE INFILTRATION BED. LIMIT ACCESS BY USING ORANGE CONSTRUCTION FENCE AROUND THE INFILTRATION BED DURING CONSTRUCTION.
9. EXISTING GRAVEL DRIVE TO BE RESURFACED ONLY, NO GRADING.

PLAN BOOK	PAGE
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0 10 20 30 40'
SCALE 1"=20' AT ORIGINAL SIZE

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
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Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER
No. PE057255

SUBMITTED
PROJECT DESIGNER
PROJECT COORDINATOR

APPROVED
DIVISION CHIEF
SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

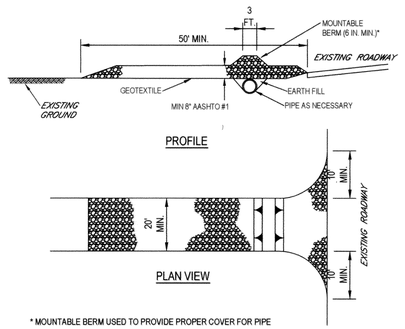
GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION CONTROLS SITE PLAN

DRAWN BY:	DATE:	DRAWING NO.:
EC	11/24/14	ES-001
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 11 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE



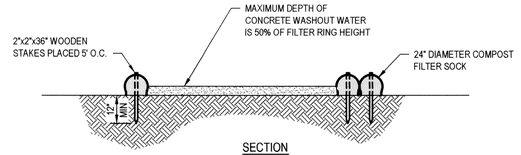
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

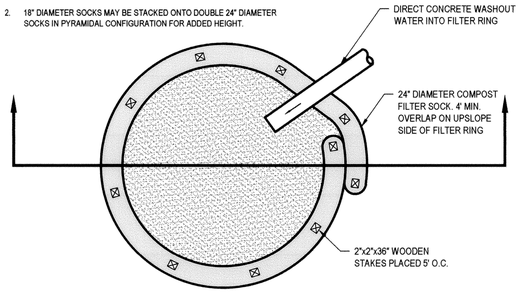
ROCK CONSTRUCTION ENTRANCE DETAIL #3-1

NO SCALE



NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER SOCKS MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



NOTES:

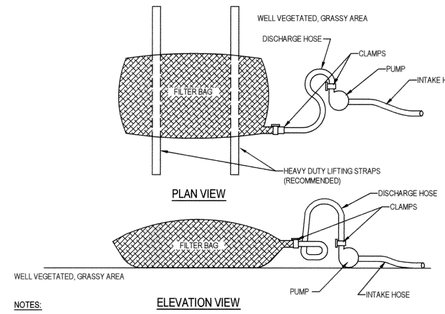
1. UNDER NO CIRCUMSTANCES SHOULD WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.
3. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

MAINTENANCE:

1. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
3. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TYPICAL COMPOST SOCK WASHOUT DETAIL

NO SCALE



NOTES:

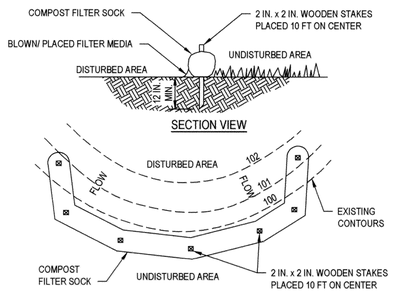
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG DETAIL #3-16

NO SCALE



NOTES:

1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURE. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-filament Polypropylene (MFPP)	Heavy Duty Multi-filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Biodegradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting			HDPE biaxial net		
			Continuously wound		
			Fusion-welded junctures		
			3/4" x 3/4" Max. aperture size		
Outer Filtration Mesh			Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)		
			3/16" Max. aperture size		
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

COMPOST FILTER SOCK DETAIL #4-1

NO SCALE

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NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

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PROJECT DESIGNER — PROJECT COORDINATOR

APPROVED
DIVISION CHIEF — SECTION CHIEF

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

DCNR pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION CONTROLS DETAILS

DRAWN BY:	DATE:	DRAWING NO.:
EC	11/24/14	ES-002
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 12 OF 15

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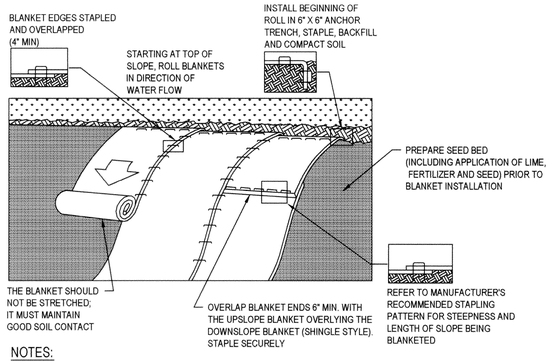


NOTES:

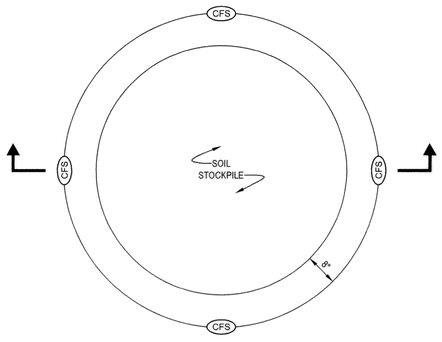
1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.
7. EROSION CONTROL BLANKET TO BE AS FOLLOWS:

SLOPES	EROSION CONTROL BLANKET
≤ 3:1	NAG S75BN, EAST COAST ECS-1B OR APPROVED EQUAL
≤ 2:1	NAG S150BN, EAST COAST ECS-2B OR APPROVED EQUAL
1:1	NAG SC150BN, EAST COAST ECSC-2B OR APPROVED EQUAL

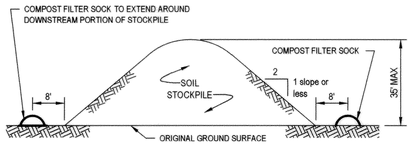
NAG - NORTH AMERICAN GREEN, EC - EAST COAST EROSION CONTROL

EROSION CONTROL BLANKET DETAIL - SLOPE INSTALLATION

NO SCALE



PLAN VIEW



SECTION VIEW

NOTES:

1. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
2. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
3. UPON COMPLETION OF SOIL STOCKPILING, THE PILE SHALL BE SURROUND WITH COMPOST FILTER SOCK, THEN STABILIZED WITH VEGETATION OR COVERED.
4. COMPOST FILTER SOCK MUST BE PLACED AT LEAST 8 FEET FROM TOE OF STOCKPILE.
5. SEE COMPOST FILTER SOCK DETAIL FOR MATERIALS AND INSTALLATION METHODS.
6. INSPECTION OF COMPOST FILTER SOCK SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SEDIMENT TRAPPED BY THE COMPOST FILTER SOCK SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
8. COMPOST FILTER SOCK SHALL BE MAINTAINED IN PLACE UNTIL SOIL STOCKPILE HASBE ELIMINATED.

TEMPORARY SOIL STOCKPILE DETAIL

NO SCALE

NO.	DATE	REVISION	APPR.
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SUBMITTED
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EROSION & SEDIMENTATION CONTROLS DETAILS

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DRAWN BY:	DATE:	DRAWING NO.
EC	11/24/14	ES-003
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 13 OF 15

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EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICES (BMPS)

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE CONSERVATION DISTRICT) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE CONSERVATION DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. CONTRACTOR IS REQUIRED TO HAVE A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN FOR THE PROJECT SITE. PPC PLAN IS TO BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH PA DEP REQUIREMENTS AND IS TO BE IN PLACE BEFORE CONSTRUCTION IS STARTED.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.
5. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE CONSERVATION DISTRICT.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
7. CONTRACTOR IS TO ACCESS THE SITE WHERE ROCK CONSTRUCTION ENTRANCE IS LOCATED AND IS NOT TO ACCESS THE SITE USING THE TWO SOUTHERN ENTRANCES. DCNR PERSONNEL WILL BE UTILIZING THE TWO SOUTHERN ENTRANCES TO ACCESS THE WASTEWATER TREATMENT PLANT.
8. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
9. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
10. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES; 6 - 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
11. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
12. THOSE LAWN AND RE-VEGETATED AREAS INTENDED TO RECEIVE STORMWATER RUNOFF FROM DISCONNECTED ROOF LEADERS, AND DISCONNECTED NON-ROOF IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, PARKING AREAS, ETC., SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR AN EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. ALL OTHER RE-VEGETATED AND LAWN AREAS SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. OTHER PLANNED STORMWATER MANAGEMENT BMPS SUCH AS RAIN GARDENS, INFILTRATION SWALES, BIO-RETENTION AREAS ETC., SHALL BE CONSTRUCTED WITH SOIL AMENDMENT OR TOPSOIL REQUIREMENTS, INCLUDING SOIL DEPTH, AS SPECIFIED IN THE FINAL APPROVED SITE PLAN DRAWINGS, NOTES, AND CONSTRUCTION DETAILS.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, DISCHARGING OVER UNDISTURBED VEGETATED AREAS.
14. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
15. SEDIMENT TRACKED ONTO ANY PARK ROAD, PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
16. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
17. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
18. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
19. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
20. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
21. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE CONSERVATION DISTRICT.
22. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
23. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
24. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
25. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

SOIL DESCRIPTION

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE USDA NRCS ONLINE WEBSOIL SURVEY (HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/). THE SOILS FOUND WITHIN THE PROJECT AREA ARE SUMMARIZED BELOW.

Soil Map Unit	Soil Series Name	Slope	Soil Limitations
BaD	Bethesda channery silt loam	8-25%	Depth to saturated zone,depth to thin and thick cemented pan, dusty, large stones, pH, slope, unstable excavation walls
BeA	Braceville loam	0-3%	Depth to saturated zone, depth to thick and thin cemented pan, droughty
RdB	Riverhead sandy loam	3-8%	Depth to saturated zone, pH, slope

SOIL LIMITATION RESOLUTIONS:

- CONTRACTOR IS REQUIRED BY LAW TO FOLLOW OSHA REQUIREMENTS; THIS WILL ADDRESS ANY LIMITATIONS ASSOCIATED WITH UNSTABLE EXCAVATION WALLS.
- DEPTH TO SATURATED ZONE LIMITATION WILL BE ADDRESSED BY USE OF A PUMPED WATER FILTER BAG IF NECESSARY. PUMPED WATER FILTER BAGS MUST BE PLACED AT LEAST 50 FEET FROM ANY STREAM BANKS IN WELL VEGETATED, FLAT AREAS.
- PH LIMITATION WILL BE ADDRESSED BY LIME ADDITION AS PART OF SEEDING AND FERTILIZING REQUIREMENTS.
- DROUGHTY AND DUSTY LIMITATIONS WILL BE ADDRESSED BY ADDITIONAL WATERING AS NECESSARY.
- DEPTH TO CEMENTED PAN LIMITATION WILL BE ADDRESSED BY USE OF A ROCK BREAKER OR BLASTING, IF NECESSARY. IT IS NOT EXPECTED THAT BLASTING WILL BE REQUIRED FOR THIS PROJECT.
- SLOPE LIMITATION WILL BE ADDRESSED BY LIMITING THE AMOUNT OF SOIL THAT IS EXPOSED. AN EROSION CONTROL BLANKET WILL BE USED ON ALL SLOPES THAT 3:1 OR GREATER. ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED USING TEMPORARY SEEDING.
- LARGE STONE LIMITATION WILL BE ADDRESSED BY THE USE OF SUITABLE BACKFILL AS NEEDED.

STAGING OF CONSTRUCTION ACTIVITIES

PROJECT CONSTRUCTION IS ANTICIPATED TO TAKE PLACE IN 2015.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THIS PLAN. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 OR 811 FOR BURIED UTILITIES LOCATIONS.

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. E&S BMPS MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE COUNTY CONSERVATION DISTRICT.

THE CONSTRUCTION SEQUENCE WILL BE AS FOLLOWS:

1. MARK LIMITS OF DISTURBANCE AND WETLAND BOUNDARIES USING ORANGE CONSTRUCTION FENCE.
2. INSTALL EROSION AND SEDIMENT CONTROLS (ROCK CONSTRUCTION ENTRANCE, ALL COMPOST FILTER SOCKS) AS SHOWN ON THE PLAN DRAWINGS.
3. PROTECT INFILTRATION BASIN AREA FROM COMPACTION BY INSTALLING ORANGE CONSTRUCTION FENCE AROUND THE AREA BEFORE STARTING EARTH DISTURBANCE ACTIVITIES.
4. CLEAR AND GRUB AREA AS NECESSARY.
5. CONSTRUCT NEW STORM WATER COLLECTION AND CONVEYANCE FACILITIES, UNDERGROUND INFILTRATION BED, BURIED PIPING, SCREEN BUILDING, SBR TANKS, SBR UTILITY BUILDING, CONTROL BUILDING AND PUMP STATIONS.
6. INSTALL INLET PROTECTION FOR NEW STORMWATER COLLECTION AND CONVEYANCE FACILITIES INLETS.
7. CONSTRUCT NEW ELECTRICAL SERVICE WHILE MAINTAINING EXISTING ELECTRICAL SERVICE.
8. PROVIDE TEMPORARY PIPING CONNECTIONS TO ALLOW START UP AND TESTING OF NEW TREATMENT FACILITIES WHILE LEAVING EXISTING PLANT CONNECTED TO PIPING AND IN SERVICE UNTIL SUCH TIME AS START-UP AND PERFORMANCE TESTING IS SATISFACTORILY COMPLETED.
9. TEMPORARILY DIRECT SBR EFFLUENT PIPING TO UV UNITS WHILE BYPASSING CHLORINE CONTACT TANK TO BE CONVERTED TO POST-SBR EQUALIZATION BASIN.
10. MAKE PERMANENT CONNECTIONS FROM SBR TO EQUALIZATION TANK AND FROM EQUALIZATION TANK TO UV UNITS.
11. DEMOLITION OF EXISTING TREATMENT PLANT EQUIPMENT, CONTROL BUILDING AND ELECTRICAL SERVICE.
12. PAVE PARKING LOT AND ACCESS ROAD.
13. CONSTRUCT INFILTRATION BED.
14. PRIOR TO MAKING FINAL INLET CONNECTION TO INFILTRATION FACILITY, ENSURE THAT ALL AREAS DRAINING TO INLETS ARE STABILIZED. PAVING AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCH SPECIFICATIONS. MAKE FINAL INLET AND OUTLET CONNECTIONS TO MANHOLES AND OUTLET STRUCTURE, RESPECTIVELY.
15. COMPLETE FINAL PAVING.
16. FINAL PLACEMENT OF TOPSOIL, SEEDING, AND MULCHING OF ALL CONSTRUCTION DISTURBED AREAS THAT ARE NOT PAVED. (NOTE: SEE SPECIFIC REQUIREMENTS IN SEEDING AND FERTILIZING SECTION OF DRAWINGS.)
17. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY E&S BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.
18. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPS, PERMANENT STABILIZATION OF ALL DISTURBED AREAS, AND IMPLEMENTATION OF THE PCSM PLAN, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.

TEMPORARY MEASURES

1. E&S BMPS ARE TO BE LOCATED AND INSTALLED AS SHOWN ON THE DRAWINGS.
2. ANY REQUIRED PUMPING OF WATER SHALL BE DISCHARGED TO A PUMPED WATER FILTER BAG. IF POSSIBLE, PUMPED WATER FILTER BAGS SHOULD BE PLACED AT LEAST 50 FEET FROM ANY STREAM BANKS IN WELL VEGETATED, FLAT AREAS.
3. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION ARE TO BE PROTECTED BY MULCHING AND TEMPORARY SEEDING. HAY OR STRAW MULCH MUST BE APPLIED AT 1,200 LBS PER 1,000 SQUARE YARDS. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETING MUST BE INSTALLED ON ALL SLOPES 3H:1V AND STEEPER. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
4. ALL TEMPORARY EARTH BERMS, DIVERSIONS, SILT DAMS AND SOIL STOCKPILES ARE TO BE MULCHED AND/OR SEEDED FOR TEMPORARY VEGETATIVE COVER WITHIN 10 DAYS AFTER THEY ARE CONSTRUCTED.
5. TEMPORARY SEEDING, MULCHING, AND/OR PAVING SHALL BE PROVIDED FOR PROTECTION OF EXPOSED CRITICAL AREAS THAT WILL BE EXPOSED FOR 24 HOURS OR MORE.
6. ALL SLOPES, CHANNELS, DITCHES, OR ANY OTHER DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER FINAL EARTH MOVING HAS BEEN COMPLETED OR WHERE CONSTRUCTION ACTIVITY CEASED FOR MORE THAN FIVE CALENDAR DAYS. WHERE IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA IMMEDIATELY AFTER FINAL EARTHMOVING HAS BEEN COMPLETED, OR WHERE ACTIVITY CEASED FOR MORE THAN 20 DAYS, INTERIM STABILIZATION MEASURES SHALL BE IMPLEMENTED PROMPTLY.
7. ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON BY OCTOBER 15, AND THAT WILL REMAIN IN THIS CONDITION FOR 60 TO 90 DAYS, IS TO BE PROTECTED BY MULCHING, TEMPORARY SEEDING, OR PLANNED ENGINEERING WORKS.
8. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 20 CALENDAR DAYS.
9. CONTRACTOR IS TO ADHERE TO ALL CONTROL MEASURES INDICATED IN THE EROSION AND SEDIMENTATION CONTROL NOTES.

PERMANENT MEASURES

1. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT PAVED ARE TO BE TOP SOILED, SEEDED, FERTILIZED, AND MULCHED ACCORDING TO THE SEEDING AND FERTILIZING SECTION. HAY AND STRAW MULCH ARE TO BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
2. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERCENT PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

STAGING, LAYDOWN, AND EQUIPMENT STORAGE AREAS

THE CONTRACTOR IS TO COORDINATE ALL STAGING, LAYDOWN AND EQUIPMENT STORAGE AREAS WITH THE OWNER. THE CONTRACTOR IS REQUIRED TO PROVIDE ADEQUATE EROSION AND SEDIMENTATION CONTROL FOR THESE AREAS.

STORAGE AND DISPOSAL AREAS FOR EXCESS EXCAVATED MATERIAL

AREAS USED FOR STORAGE AND DISPOSAL OF EXCESS EXCAVATED MATERIAL WILL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MUST ENSURE THAT THE SITE RECEIVING THE EXCESS MATERIAL HAS AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE AND FEDERAL REGULATIONS AND, IF REQUIRED BY THE SIZE OF THE AREA, AN NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE BUTLER COUNTY CONSERVATION DISTRICT IS TO BE NOTIFIED OF THE LOCATION OF ALL SOILS REMOVED FROM THE PROJECT SITE.

RECYCLING

WHEREVER POSSIBLE, RECYCLING OF WASTE MATERIALS IS PREFERRED RATHER THAN DISPOSAL. THE CONTRACTOR SHALL ENSURE THAT MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. THE CONTRACTOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH PA DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET. SEQ., AND 287.1 ET. SEQ. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE CONSERVATION DISTRICT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THE SITE.

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL BMPS

1. UNTIL THE SITE IS STABILIZED, ALL E&S BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL E&S BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
2. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
3. THE PERMITTEE AND CO-PERMITTEE MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT, BY QUALIFIED PERSONNEL TRAINED AND EXPERIENCED IN E&S, TO ASCERTAIN THAT THE E&S BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, WHICH SHALL INCLUDE AT A MINIMUM (1) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND (2) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.
4. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
5. OTHER CONTROL MEASURES INDICATED IN THE EROSION AND SEDIMENTATION CONTROL NOTES SHALL BE MAINTAINED.

FILL MATERIAL

1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
2. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
3. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
4. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
5. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

CLEAN FILL REQUIREMENTS

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.).
2. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OR THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
3. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILL."

RECEIVING STREAM NAMES/CHAPTER 93 CLASSIFICATION

MUDDY CREEK - WWF

SEEDING AND FERTILIZING

1. TEMPORARY SEEDING

TEMPORARY SEED IS TO BE ANNUAL RYEGRASS WITH 95% PURITY, 85% GERMINATION, AND 0.10% MAX WEED SEED. SEEDING RATE IS TO BE 40 LBS/ACRE. SEEDING DATES MARCH 15 TO OCTOBER 15.

2. PERMANENT SEEDING

SEED MIXTURE IS PER THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND". THE SEED MIXTURE SHALL CONSIST OF:

MINIMUM SEED SPECIFICATIONS

SPECIES	PURITY (%)	READY GERM (%)	HARD SEED (%)	TOTAL GERM (%)	SEEDS/LB (1,000s)	SEEDING RATE - PURE LIVE SEED (lb/A)
ANNUAL RYEGRASS	95	85		85	227	15
BIRDSFOOT TREFOIL	98	60	20	80	400	10
TALL FESCUE	95	80		80	227	35

MINIMUM SEED LOTS ARE TRULY MINIMUM, AND SEED LOTS TO BE USED FOR REVEGETATION PURPOSES SHOULD EQUAL OR EXCEED THESE STANDARDS.

PLS IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES THE PERCENTAGE GERMINATION DIVIDED BY 100. TO DETERMINE THE ACTUAL PLANTING RATE, DIVIDE THE POUNDS PLS BY THE PLS PERCENTAGE SHOWN ON THE SEED TAG OR CALCULATED AS PREVIOUSLY DISCUSSED.

SEEDING DATES: MARCH 15 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. RYEGRASS PORTION: MARCH 15 TO OCTOBER 15.

AFTER SEEDING, FERTILIZER AND MULCH HAVE BEEN APPLIED, ALL SLOPES 3H:1V OR GREATER SHALL HAVE EROSION CONTROL MAT INSTALLED.

1. FERTILIZING AND LIMING

COMMERCIAL FERTILIZER CONFORMING TO THE REQUIREMENTS OF THE PENNSYLVANIA SOIL CONDITIONER AND PLANT GROWTH SUBSTANCE LAW. PULVERIZED AGRICULTURAL LIMESTONE CONFORMING TO THE REQUIREMENTS OF THE AGRICULTURAL LIMING MATERIALS ACT.

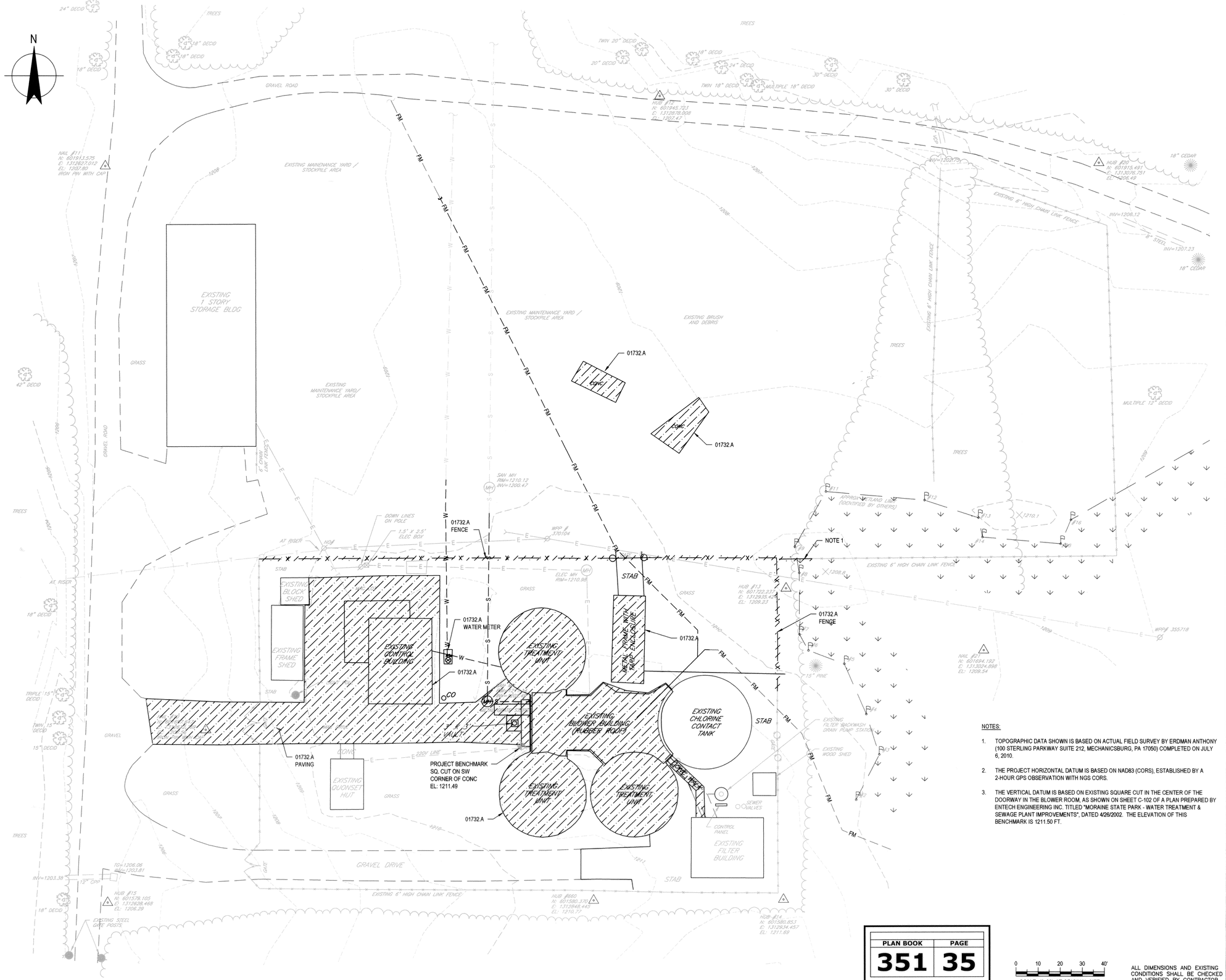
TEMPORARY SEEDING FERTILIZER TO BE 10-10-10 ANALYSIS COMMERCIAL FERTILIZER; FERTILIZER RATE TO BE 500 LB/ACRE; AGRICULTURAL LIMESTONE RATE TO BE 1 TON/ACRE.

PERMANENT SEEDING FERTILIZER TO BE 10-10-20 ANALYSIS COMMERCIAL FERTILIZER; FERTILIZER RATE TO BE 1000 LB/ACRE; AGRICULTURAL LIMESTONE RATE TO BE 6 TONS/ACRE.

2. MULCHING

MULCH MATERIAL, MULCH BINDERS, CONSTRUCTION AND MAINTENANCE WILL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SECTION 805 AND WITH THE PA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, DATED MARCH 2012. MULCH RATE FOR HAY AND STRAW TO BE 3 TONS/ACRE.

STRAW AND HA



LEGEND

- EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR
- EXISTING WATERLINE
- EXISTING UNDERGROUND SEWER
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING STORM PIPE
- EXISTING FORCEMAIN
- EXISTING TREE LINE
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE
- WETLANDS BOUNDARY
- ITEMS TO BE DEMOLISHED

MATERIALS KEYING LEGEND

01732: SELECTIVE DEMOLITION
A TO BE REMOVED

NOTES:

1. TOPOGRAPHIC DATA SHOWN IS BASED ON ACTUAL FIELD SURVEY BY ERDMAN ANTHONY (100 STERLING PARKWAY SUITE 212, MECHANICSBURG, PA 17050) COMPLETED ON JULY 6, 2010.
2. THE PROJECT HORIZONTAL DATUM IS BASED ON NAD83 (CORS), ESTABLISHED BY A 2-HOUR GPS OBSERVATION WITH NGS CORS.
3. THE VERTICAL DATUM IS BASED ON EXISTING SQUARE CUT IN THE CENTER OF THE DOORWAY IN THE BLOWER ROOM, AS SHOWN ON SHEET C-102 OF A PLAN PREPARED BY ENTECH ENGINEERING INC. TITLED "MORAINE STATE PARK - WATER TREATMENT & SEWAGE PLANT IMPROVEMENTS", DATED 4/26/2002. THE ELEVATION OF THIS BENCHMARK IS 1211.50 FT.

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0 10 20 30 40'
SCALE 1"=20' AT ORIGINAL SIZE

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE.

NO.	DATE	REVISION	APPR.
1	5/29/15	FINAL LAND DEVELOPMENT PLAN SUBMITTAL	

GHD
1240 North Mountain Road
Harrisburg, PA 17112 USA
T 1 717 541 0622 F 1 717 441 0161
E harrisburg@ghd.com W www.ghd.com
Ref No. 89-10931

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD M. ANGLE
ENGINEER NO. PE057292

SUBMITTED
PROJECT DESIGNER ____ PROJECT COORDINATOR ____

APPROVED
DIVISION CHIEF ____ SECTION CHIEF ____

APPROVED
DIRECTOR – BUREAU OF FACILITY DESIGN AND CONSTRUCTION

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PROJECT NO: FDC–210–4525

APPLICABLE CONTRACT NUMBERS:

GENERAL: FDC–210–4525.1	MECHANICAL: N/A
PLUMBING: N/A	ELECTRICAL: N/A

WASTEWATER TREATMENT PLANT IMPROVEMENT
MORAINE STATE PARK
MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION CONTROLS EXISTING SITE DEMOLITION PLAN

DRAWN BY:	DATE:	DRAWING NO.
EC	3/17/2015	ES-005
CHECKED BY: MRW	SCALE: AS NOTED	SHEET 15 OF 15

DRAWING SIZE IS 24" x 36" - PRINT AT 100% TO RETAIN SCALE

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TANGLEWOOD SENIOR CENTER SUBDIVISION IN THE NAME OF TANGLEWOOD SENIOR CENTER, A PENNSYLVANIA NON-PROFIT CORPORATION, IS RECORDED IN DEED VOLUME 1363, Pge 933, TAX PARCEL 52-29-F75; DEED VOLUME 1363, PAGE 929, TAX PARCEL No. 52-29-F76, DEED VOLUME 1121, PAGE 711, TAX PARCEL 52-29-F68 AND DEED VOLUME 1268, PAGE 518, TAX PARCEL 52-29-F68B.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE PROPERTY.

WITNESS _____ OWNER _____ C.E.O

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TANGLEWOOD SENIOR CENTER SUBDIVISION IN THE NAME OF SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY IS RECORDED IN INSTRUMENT NUMBER 201506240013603, TAX PARCEL NUMBER 52-29-F82 AND INSTRUMENT NUMBER 201506080012139, TAX PARCEL NUMBERS. 52-29-F74, 52-29-F80 AND 52-29-F81.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE PROPERTY.

SPEEDWAY LLC

WITNESS ~~PLANNING~~ APPROVED AS TO FORM ~~PLANNING~~ DIRECTOR, REAL ESTATE & OPERATIONS ~~Planning~~ Revised

BUTLER COUNTY PLANNING COMMISSION APPROVAL

~~APPROVED~~ REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF MARCH 20 15

CHAIRMAN _____ SECRETARY _____

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 15059

BUTLER COUNTY PLANNING COMMISSION SEAL

MUNICIPAL APPROVAL

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE BUTLER TOWNSHIP PLANNING COMMISSION ON THIS 7TH DAY OF APRIL, 2015

CHAIRMAN _____

BUTLER TOWNSHIP SEAL

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF 17TH OF SEPTEMBER, 2015 TH

SECRETARY _____

PRESIDENT OF BOARD _____

SEAL

LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF 7TH APRIL, 2015

SECRETARY _____

CHAIRMAN _____

SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK VOLUME 351, PAGE 36-37

WITNESS MY HAND AND SEAL OF OFFICE THIS 19 DAY OF October, 2015.

RECORDER OF DEEDS _____

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

SEAL

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LOCAL AUTHORITY STIPULATION

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.

SECRETARY _____

PRESIDENT _____

SEAL

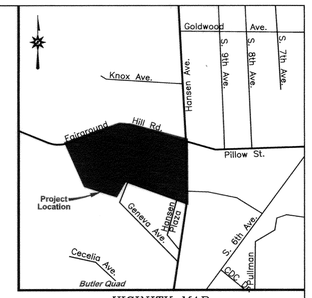
NOTES:

1. ALL STRUCTURES LOCATED ON LOT No. 1 REVISED, WILL BE REMOVED AS PART OF A SEPARATE LAND DEVELOPMENT PLAN.
2. THE STORM SEWER IN OR NEAR THE 10 FT STORM SEWER RIGHT-OF-WAY (TO BE VACATED) WILL BE REROUTED TO THE LOCATION OF THE STORM SEWER EASEMENT, SHOWN HEREON, AS PART OF A SEPARATE LAND DEVELOPMENT PLAN.
3. THE PROPERTY SHOWN HEREON IS ZONED C-2 OVERLAY DISTRICT H AND HAS A 0 FT. SETBACK, EXCEPT FOR CANOPIES WHICH IS 10 FT. AS SHOWN HEREON.
4. ALL LOT LINES AND VACATED AVENUE LINES, INTERIOR TO LOTS No. 1 AND 2 REVISED AS SHOWN HEREON WILL BE EXTINGUISHED UPON APPROVAL OF THIS PLAN.

CENTER OF SITE
LAT: 40°51'36.621" N
LON: 79°54'41.232" W

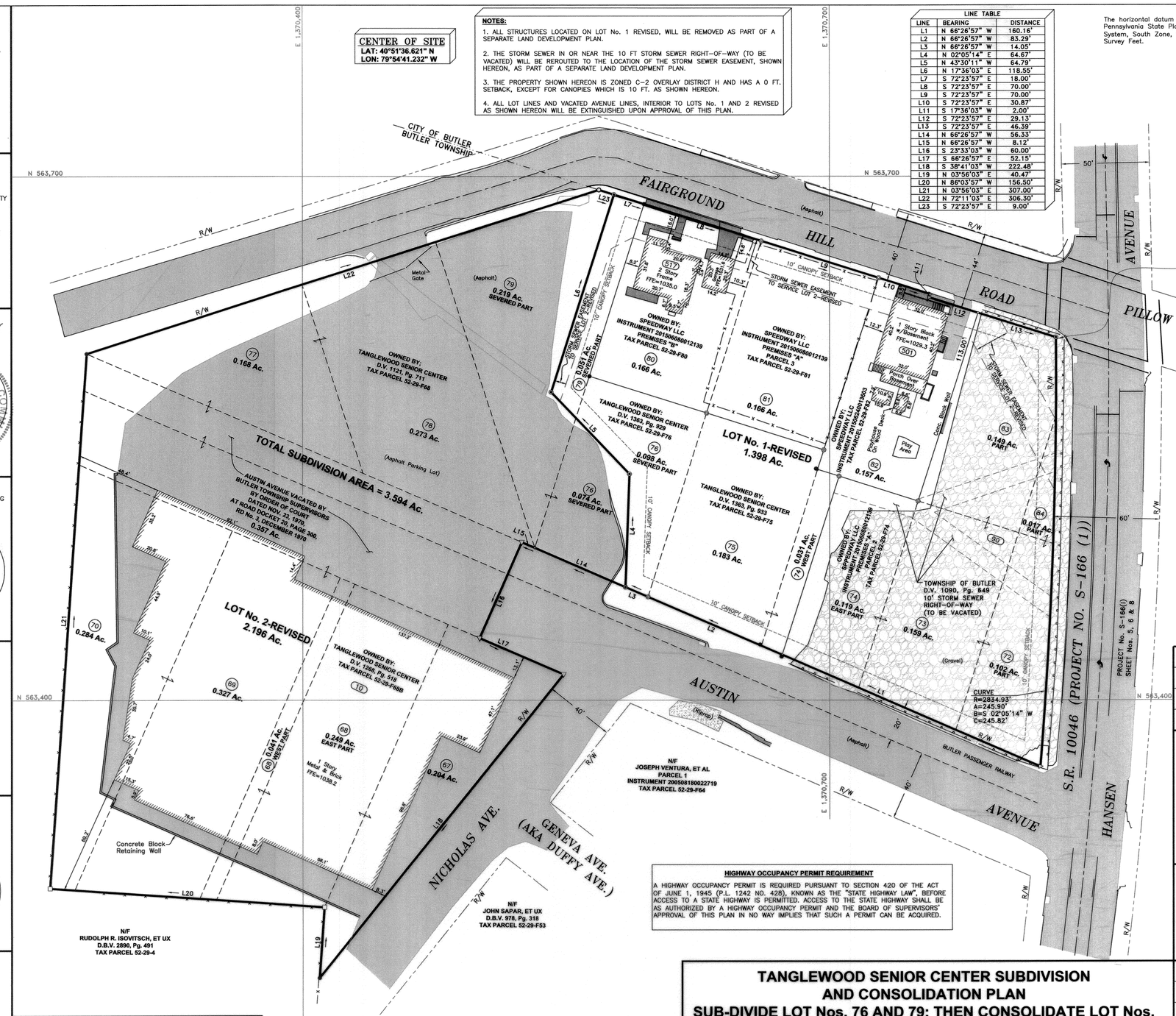
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°26'57" W	160.16'
L2	N 66°26'57" W	83.29'
L3	N 66°26'57" W	14.05'
L4	N 02°05'14" E	64.67'
L5	N 43°30'11" W	64.79'
L6	N 17°36'03" E	118.55'
L7	S 72°23'57" E	18.00'
L8	S 72°23'57" E	70.00'
L9	S 72°23'57" E	70.00'
L10	S 72°23'57" E	30.87'
L11	S 17°36'03" W	2.00'
L12	S 72°23'57" E	29.13'
L13	S 72°23'57" E	46.39'
L14	N 66°26'57" W	56.33'
L15	N 66°26'57" W	8.12'
L16	S 23°33'03" W	60.00'
L17	S 66°26'57" E	52.15
L18	S 38°41'03" W	222.48'
L19	N 03°56'03" E	40.47'
L20	N 86°03'57" W	156.50'
L21	N 03°56'03" E	307.00'
L22	N 72°11'03" E	306.30'
L23	S 72°23'57" E	9.00'

The horizontal datum is based on the Pennsylvania State Plane Coordinate System, South Zone, NAD '83, U.S. Survey Feet.



VICINITY MAP
SCALE: 1" = 2000'

P.O.B. (Tax Parcel 52-29-F74)
PARCEL 2
INSTRUMENT 200508180022719
AND THIS SURVEY
N: 563,607.70
E: 1,370,828.76



HIGHWAY OCCUPANCY PERMIT REQUIREMENT

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 ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS' APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.

SURVEYOR'S CERTIFICATE

I hereby certify that, to the best of my information, knowledge, and belief, that the plan shown hereon is true and correct to the accuracy required by the Butler Township Subdivision and Land Development Ordinance.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RONALD L. EASTHAM LAND SURVEYOR T-003662

Registered Professional Surveyor

Instr. 201510010022027
Pages 2 F $65.00 10/07/2015
Michele Mustello 11:12PM
Butler County Recorder T20150017185 FL

LEGEND

- ◉ 5/8" Reinforcing Rod w/Red Plastic Cap Stamped "EASTHAM & ASSOCIATES" (set)
- ◎ 5/8" Reinforcing Rod w/Yellow Plastic Cap Stamped "LSI 724-287-6865" (found)
- ▽ Survey Spike Set
- ● 5/8" Iron Pin (found)
- □ 5/8" Reinforcing Rod in Concrete Monument (found)
- ○ 1" Iron Pin (found)
- ◦ Unmonumented Point
- Boundary Line
- Original Tract Line
- Inner Tract Line
- Metal Rail
- Chainlink Fence
- Guardrail
- Proposed Public Storm Water Easement
- Traffic Turn Arrows
- (80) Original Lot Number "Austin View Plan of Lots" Plat Book 13, Pg. 1
- (90) Street Address Per Tax Data
- P.O.B. Point of Beginning
- N/F Now or Formerly

0' 30' 60' 90'

DATE	DESCRIPTION	NO.
7-20-15	Added Speedway LLC as owner	1

REVISIONS

Subdivision Plan
for Store No. 100631

Speedway LLC
500 Speedway Drive, Enon, Ohio 45323

PROJECT LOCATION
Commonwealth of Pennsylvania
Butler County
ADDRESS: Butler Township
LOT No. 1 REVISED
90 Hansen Ave.; 501 & 517 Fairground Hill Rd.;
Lyndora, PA 16045
LOT No. 2 REVISED
10 Austin Ave. Lyndora, PA 16045

TANGLEWOOD SENIOR CENTER SUBDIVISION AND CONSOLIDATION PLAN
SUB-DIVIDE LOT Nos. 76 AND 79; THEN CONSOLIDATE LOT Nos. P/O 72, 73, 74, 75, P/O 76, P/O 79, 80, 81, 82, P/O 83, AND P/O 84 INTO LOT No. 1-REVISED.

CONSOLIDATE LOT Nos. 67, 68, 69, 70, P/O 76, 77, 78, P/O 79 AND VACATED AUSTIN AVENUE INTO LOT No. 2-REVISED.

BUTLER TOWNSHIP, BUTLER COUNTY, PA.
LOCATED AT 10 AUSTIN AVE. LYNDORA, PA 16045
JANUARY 28, 2015

JOB NO. 6923 PB	DRAWING NO.
DATE : January 28, 2015	6923 Subdivision
SCALE : 1" = 30'	
DRN. BY : M. Haney	
CHKD. BY : R. L. Eastham	SHEET 1 OF 2

Eastham & Associates
ENGINEERS - SURVEYORS - PLANNERS
3992 STATE ROUTE 7, CHESAPEAKE, OH 45619
(740) 867-8369 (800) 424-5258 Fax (740) 867-8146
E-mail Address eastham@eastham-assoc.com
http://www.eastham-assoc.com

CORPORATION ADOPTION

BY A RESOLUTION ON THE 21 DAY OF July, 20 15, THE BOARD OF DIRECTORS OF THE TANGLEWOOD SENIOR CENTER, A PENNSYLVANIA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN ON THE TANGLEWOOD SENIOR CENTER SUBDIVISION, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE BUTLER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

TANGLEWOOD SENIOR CENTER

Marla Rector — SIGNATURE AND TITLE OF OFFICER WITNESSING

Paul H. Dunbar C.F.O. — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

CORPORATION ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED FOR THE TANGLEWOOD SENIOR CENTER, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT. Paul H. Dunbar

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF JULY, 20 15.

MY COMMISSION EXPIRES THE 29 DAY OF MAY, 2017.

Jane E. Douthett
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JANE E DOUTHETT
Notary Public
PENN TWP. BUTLER COUNTY
My Commission Expires May 29, 2017

SEAL

COMPANY ADOPTION

BY A RESOLUTION ON THE 29th DAY OF September, 20 15, THE BOARD OF ~~DIRECTORS~~ * OF THE SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THE TANGLEWOOD SENIOR CENTER SUBDIVISION, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE BUTLER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

* MANAGERS

SPEEDWAY LLC

Rhonda Hall — SIGNATURE AND TITLE OF OFFICER WITNESSING
VP HR & Training

APPROVED KC#930

David E. Ball — SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Vice President-Law

COMPANY ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF OHIO AND COUNTY OF CLARK, PERSONALLY APPEARED THE ABOVE NAMED FOR THE SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF September, 20 15.

MY COMMISSION EXPIRES THE 16th DAY OF March, 2019.

Katherine S. Borgwald
NOTARY PUBLIC

KATHERINE S. BORGWALD
NOTARY PUBLIC • STATE OF OHIO
My commission expires 3/16/19

NOTARIAL SEAL STATE OF OHIO

SEAL

SUMMARY OF THE COMPOSITION OF LOTS OR PORTIONS OF LOTS THAT COMPRISE LOTS 1 AND 2 REVISED

LOT NO. 1–REVISED

ORIGINAL LOT	OWNER	SOURCE RECORD	TAX PARCEL	ACREAGE	SQUARE FEET
PART LOT 72	SPEEDWAY LLC	INST. 201506080012139	52–29–F74	0.102	4,420
LOT 73	SPEEDWAY LLC	INST. 201506080012139	52–29–F74	0.159	6,918
EAST PART LOT 74	SPEEDWAY LLC	INST. 201506080012139	52–29–F74	0.119	5,174
WEST PART LOT 74	TANGLEWOOD SENIOR CENTER	DV 1363, PG 933	52–29–F75	0.031	1,369
LOT 75	TANGLEWOOD SENIOR CENTER	DV 1363, PG 933	52–29–F75	0.183	7,979
SEVERED PART LOT 76	TANGLEWOOD SENIOR CENTER	DV 1363, PG 929	52–29–F76	0.098	4,267
SEVERED PART LOT 79	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.051	2,225
LOT 80	SPEEDWAY LLC	INST. 201506080012139	52–29–F80	0.166	7,231.
LOT 81	SPEEDWAY LLC	INST. 201506080012139	52–29–F81	0.166	7,231
LOT 82	SPEEDWAY LLC	INST. 201506240013603	52–29–F82	0.157	6,842
PART LOT 83	SPEEDWAY LLC	INST. 201506080012139	52–29–F74	0.149	6,490
PART LOT 84	SPEEDWAY LLC	INST. 201506080012139	52–29–F74	0.017	729
		LOT NO. 1–REVISED	TOTAL	1.398	60,875

LOT NO. 2–REVISED

ORIGINAL LOT	OWNER	SOURCE RECORD	TAX PARCEL	ACREAGE	SQUARE FEET
LOT 67	TANGLEWOOD SENIOR CENTER	DV 1268, PG 518	52–29–F68B	0.204	8,895
EAST PART LOT 68	TANGLEWOOD SENIOR CENTER	DV 1268, PG 518	52–29–F68B	0.249	10,852
WEST PART LOT 68	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.041	1,793
LOT 69	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.327	14,247
LOT 70	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.284	12,381
SEVERED PART LOT 76	TANGLEWOOD SENIOR CENTER	DV 1363, PG 929	52–29–F76	0.074	3,202
LOT 77	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.168	7,296
LOT 78	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.273	11,887
SEVERED PART LOT 79	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.219	9,529
VACATED AUSTIN AVE.	TANGLEWOOD SENIOR CENTER	DV 1121, PG 711	52–29–F68	0.357	15,559
		LOT NO. 2–REVISED	TOTAL	2,196	95,641

PLAN BOOK	PAGE
351	37

Subdivision Plan

for Store No. 100631

Speedway LLC

500 Speedway Drive, Enon, Ohio 45323

PROJECT LOCATION
Commonwealth of Pennsylvania
Butler County
ADDRESS: Butler Township
LOT No. 1 REVISED
90 Hansen Ave.; 501 & 517 Fairground Hill Rd.;
Lyndora, PA 16045

LOT No. 2 REVISED
10 Austin Ave. Lyndora, PA 16045

JOB NO. 6923 PB	DRAWING NO.
DATE : January 28, 2015	6923 Subdivision
SCALE : N.T.S.	
DRN. BY : M. Haney	
CHKD. BY : R. L. Eastham	SHEET 2 OF 2

Eastham & Associates
ENGINEERS - SURVEYORS - PLANNERS
3992 STATE ROUTE 7, CHESAPEAKE, OH 45619
(740) 867-8369 (800) 424-5258 Fax (740) 867-8146
E-mail Address eastham@eastham-assoc.com
http://www.eastham-assoc.com

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

CORPORATION ADOPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT J&J REAL PROPERTY, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN FRANKLIN 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-OF-WAY AND EASEMENTS BY FRANKLIN TOWNSHIP, OF BUTLER COUNTY, J&J REAL PROPERTY, LLC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE FRANKLIN 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 J&J REAL PROPERTY, LLC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED SECRETARY, THIS 5th DAY OF October, 2015.

J&J REAL PROPERTY, LLC.
ATTEST:

~~SECRETARY~~ MEMBER ~~PRESIDENT~~ MEMBER

CORPORATION ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

ON THIS 5th DAY OF October, 2015 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ~~JEFFREY LASOK~~ ~~PRESIDENT~~ OF J&J REAL PROPERTY, LLC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ABOVE AND FOREGOING PLAN OF SUBDIVISION, 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 J&J REAL PROPERTY, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION JEFFREY LASOK ~~PRESIDENT~~ OF J&J REAL PROPERTY, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER AND RESPECTIVE HANDWRITING.

~~PRESIDENT~~ J&J REAL PROPERTY, LLC
~~MEMBER~~
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF October 2015.

MY COMMISSION EXPIRES THE 30 DAY OF October, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jessica R. Brenckle, Notary Public
Center Twp., Butler County
My Commission Expires Oct. 30, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Jessica R Brenckle
NOTARY PUBLIC

CERTIFICATION OF TITLE (WITH MORTGAGE):

WE, J&J REAL PROPERTY, LLC OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF J&J REAL PROPERTY, LLC. AS RECORDED IN INSTRUMENT NO. 201510070022270 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

J&J REAL PROPERTY, LLC
ATTEST:

~~SECRETARY~~ MEMBER ~~PRESIDENT~~ MEMBER

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 ~~CITIZENS BANK OF PA~~ KLEBERTON STATE BANK

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
REG. NO. SU-075288

9-29-15
DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF SEPT. 2015.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 15212

FRANKLIN TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE FRANKLIN TOWNSHIP PLANNING COMMISSION THIS 8 DAY OF Sept 2015.

SECRETARY CHAIRMAN

MUNICIPAL APPROVAL:

APPROVED BY THE FRANKLIN TOWNSHIP BOARD OF SUPERVISORS THIS 5th DAY OF Oct. 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 351 PAGE(S) 38

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF October, 2015.

RECORDER OF DEEDS

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

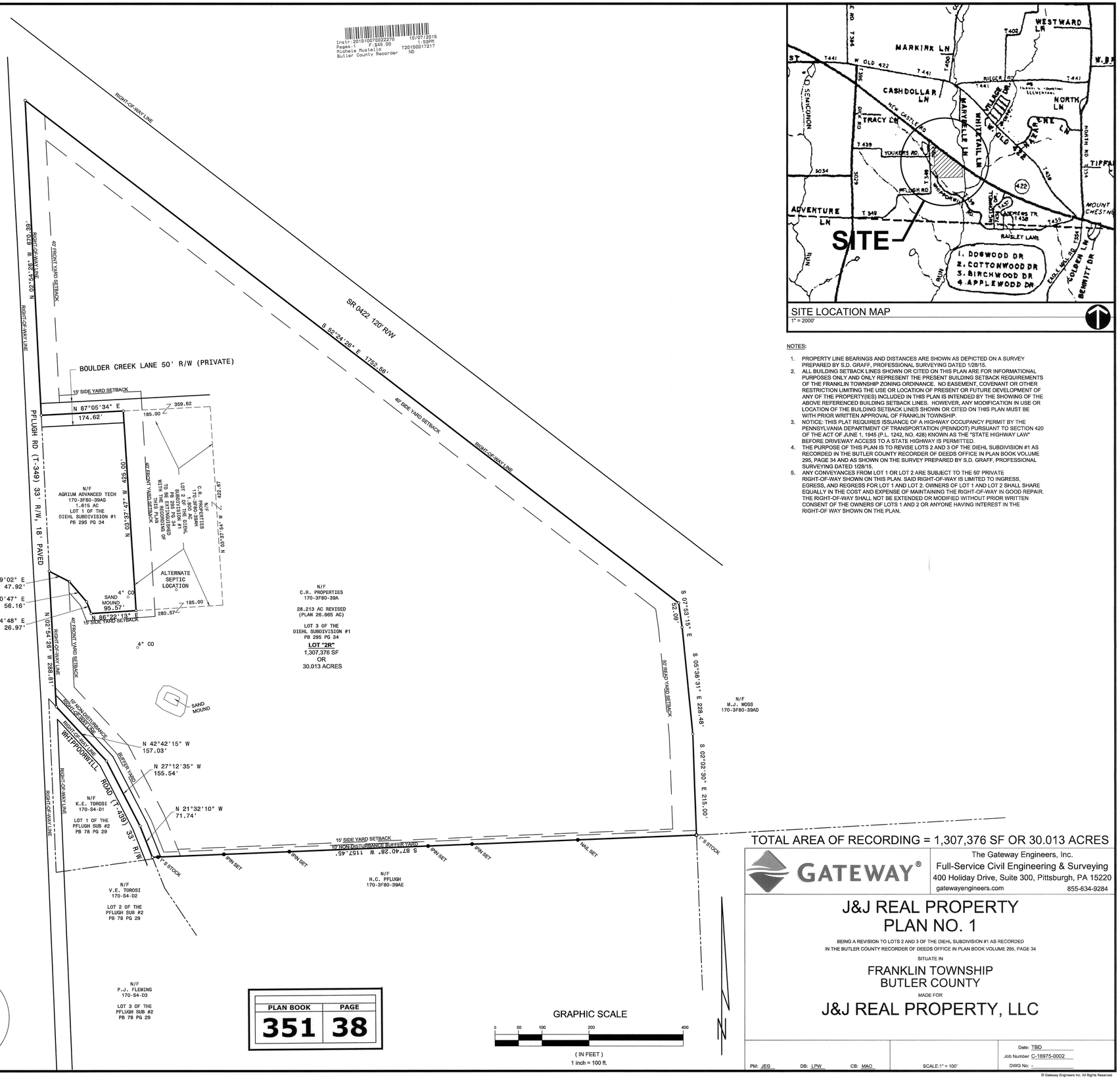
NOTARY | SURVEYOR | TOWNSHIP SUPERVISORS | COUNTY PLANNING | RECORDER OF DEEDS

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

COUNTY PLANNING: BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS: RECORDER OF DEEDS — BUTLER COUNTY PA

Instr:201510070022270 10/07/2015
Pages: 1 F:$65.00 1:53PM
Michele Mustello T20150017217
Butler County Recorder ND



SITE LOCATION MAP
1" = 2000'

NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES ARE SHOWN AS DEPICTED ON A SURVEY PREPARED BY S.D. GRAFF, PROFESSIONAL SURVEYING DATED 1/28/15.
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 FRANKLIN 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 FRANKLIN TOWNSHIP.
3. NOTICE: THIS PLAT REQUIRES ISSUANCE OF A HIGHWAY OCCUPANCY PERMIT BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) 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.
4. THE PURPOSE OF THIS PLAN IS TO REVISE LOTS 2 AND 3 OF THE DIEHL SUBDIVISION #1 AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 295, PAGE 34 AND AS SHOWN ON THE SURVEY PREPARED BY S.D. GRAFF, PROFESSIONAL SURVEYING DATED 1/28/15.
5. ANY CONVEYANCES FROM LOT 1 OR LOT 2 ARE SUBJECT TO THE 50' PRIVATE RIGHT-OF-WAY SHOWN ON THIS PLAN. SAID RIGHT-OF-WAY IS LIMITED TO INGRESS, EGRESS, AND REGRESS FOR LOT 1 AND LOT 2. OWNERS OF LOT 1 AND LOT 2 SHALL SHARE EQUALLY IN THE COST AND EXPENSE OF MAINTAINING THE RIGHT-OF-WAY IN GOOD REPAIR. THE RIGHT-OF-WAY SHALL NOT BE EXTENDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNERS OF LOTS 1 AND 2 OR ANYONE HAVING INTEREST IN THE RIGHT-OF WAY SHOWN ON THE PLAN.

PLAN BOOK	PAGE
351	38

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

TOTAL AREA OF RECORDING = 1,307,376 SF OR 30.013 ACRES

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

J&J REAL PROPERTY
PLAN NO. 1

BEING A REVISION TO LOTS 2 AND 3 OF THE DIEHL SUBDIVISION #1 AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 295, PAGE 34

SITUATE IN

FRANKLIN TOWNSHIP
BUTLER COUNTY

MADE FOR

J&J REAL PROPERTY, LLC

PM: JEG DB: LPW CB: MAO
SCALE:1" = 100'
Date: TBD
Job Number C-18975-0002
DWG No: -

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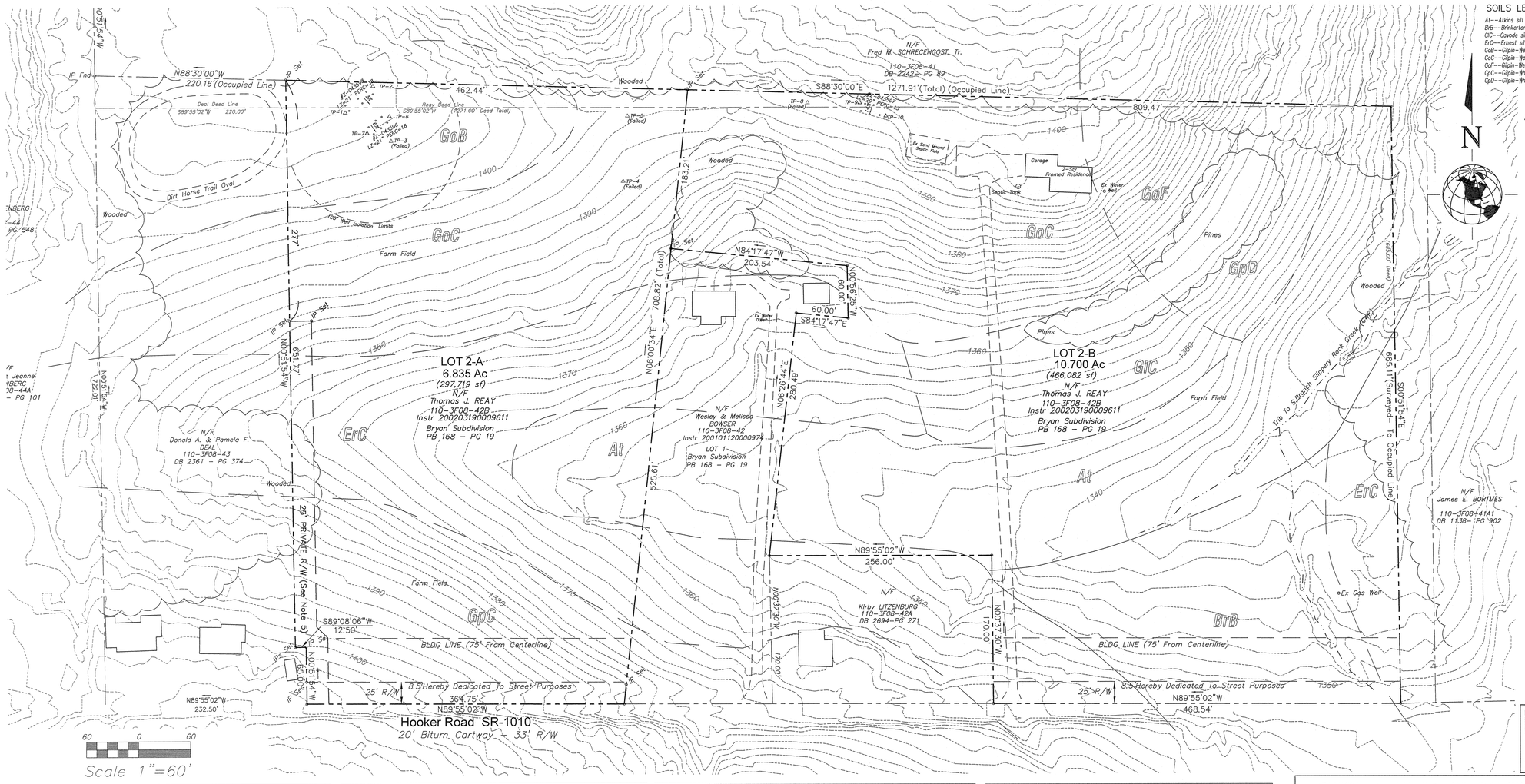
15.82 | Path & Filename=R:\Projects\18000\18975 JJ Real Property\C-0002 Land Development\Dwg\01-Base\18975-0002 REC.dwg
Plot Date=9/24/2015 10:59 AM Jonathan E. Garczewski, P.E. Save Date=9/11/2015 9:26 AM

Instr 201510090022340 10/09/2015
Pages:1 F:$45.00 8:54AM
Michele Mustello T20150017266
Butler County Recorder FL



SOILS LEGEND:

At--Atkins silt loam
BrB--Brinkerton silt loam, 3 to 8 percent slopes
OdC--Cavode silt loam, 8 to 15 percent slopes
ErC--Ernest silt loam, 8 to 15 percent slopes
GoB--Gilpin-Wekert channery silt loams, 3 to 8 percent slopes
GoC--Gilpin-Wekert channery silt loams, 8 to 15 percent slopes
GoF--Gilpin-Wekert channery silt loams, 25 to 70 percent slopes
GpC--Gilpin-Wharton silt loams, 8 to 15 percent slopes
GpD--Gilpin-Wharton complex, 15 to 25 percent slopes

AREA TABULATIONS:

LOT 2A = 6.835 Ac
LOT 2B = 10.700 Ac
TOTAL = 17.535 Ac

PROPERTY OWNER:

THOMAS J. REAY
929 HOOKER ROAD
KARNS CITY, PA 16041

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
No. SU-039394-E

Situated at:
929 HOOKER ROAD
TOWNSHIP OF CONCORD
BUTLER COUNTY, PA

DIVISION OF LOT 2
BRYAN SUBDIVISION 1

KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS J. REAY, OF THE TOWNSHIP, CONCORD, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY SITUATED IN THE TOWNSHIP OF CONCORD, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CONCORD.

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 CONCORD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, HIS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 05th DAY OF October, 2015.

ATTEST:
NOTARY PUBLIC — THOMAS J. REAY

MY COMMISSION EXPIRES THE 16th DAY OF March 2016

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED THOMAS J. REAY 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 05th DAY OF October, 2015. MY COMMISSION EXPIRES THE 16th DAY OF March 2016

NOTARY PUBLIC (SIGNATURE)

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
SEAL

I, THOMAS J. REAY, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THOMAS J. REAY, AS RECORDED AS INSTRUMENT 200203190009611, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — THOMAS J. REAY (SEAL)

THE 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 GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP.

PRESIDENT — 10-5-15 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD THIS 5th DAY OF October, 2015.

SECRETARY — (SEAL)

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2nd DAY OF Oct, 2015.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 15231 (SEAL)

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 351, PAGE 39
GIVEN UNDER OUR HAND AND SEAL THIS 8 DAY OF October 2015.

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

RECORDER OF DEEDS BUTLER COUNTY, PA

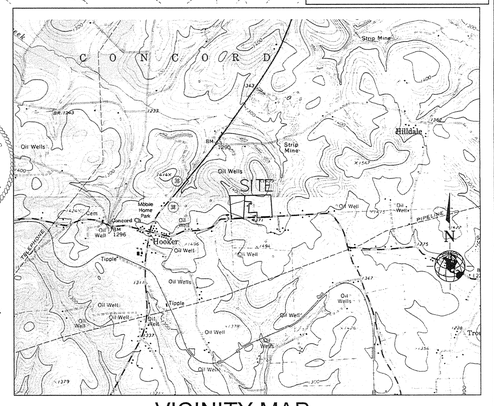
I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

10-02-2015 — James A. Day
DATE — REGISTRATION NO. SU-039394-E

RECORDED	Oct 8, 2015
PLAN BOOK	PAGE
351	39

NOTES :

1. THIS PLAN PROPOSES THE DIVISION OF AN EXISTING RESIDENTIAL LOT, TO CREATE A NEW RESIDENTIAL LOT.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. PROPOSED LOT 2-A WILL REQUIRE ON-LOT SEWAGE AND WATER WELL.SEWAGED SOIL TESTING COMPLETED. APRIL 18, 2015 AND RESULTS SHOWN ON PLAN GRAPHICS.
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.
5. 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2A AND WESTERN ADJOINER OWNER (DEAL), FOR ACCESS AND UTILITY PURPOSES. MAINTENANCE OF R/W SHALL BE SHARED EQUALLY BETWEEN THESE TWO PARTIES. RIGHT-OF-WAY IS EXTINGUISHED UPON WESTERN ADJOINER (DEAL) CONVEYING THEIR PROPERTY TO OTHERS.

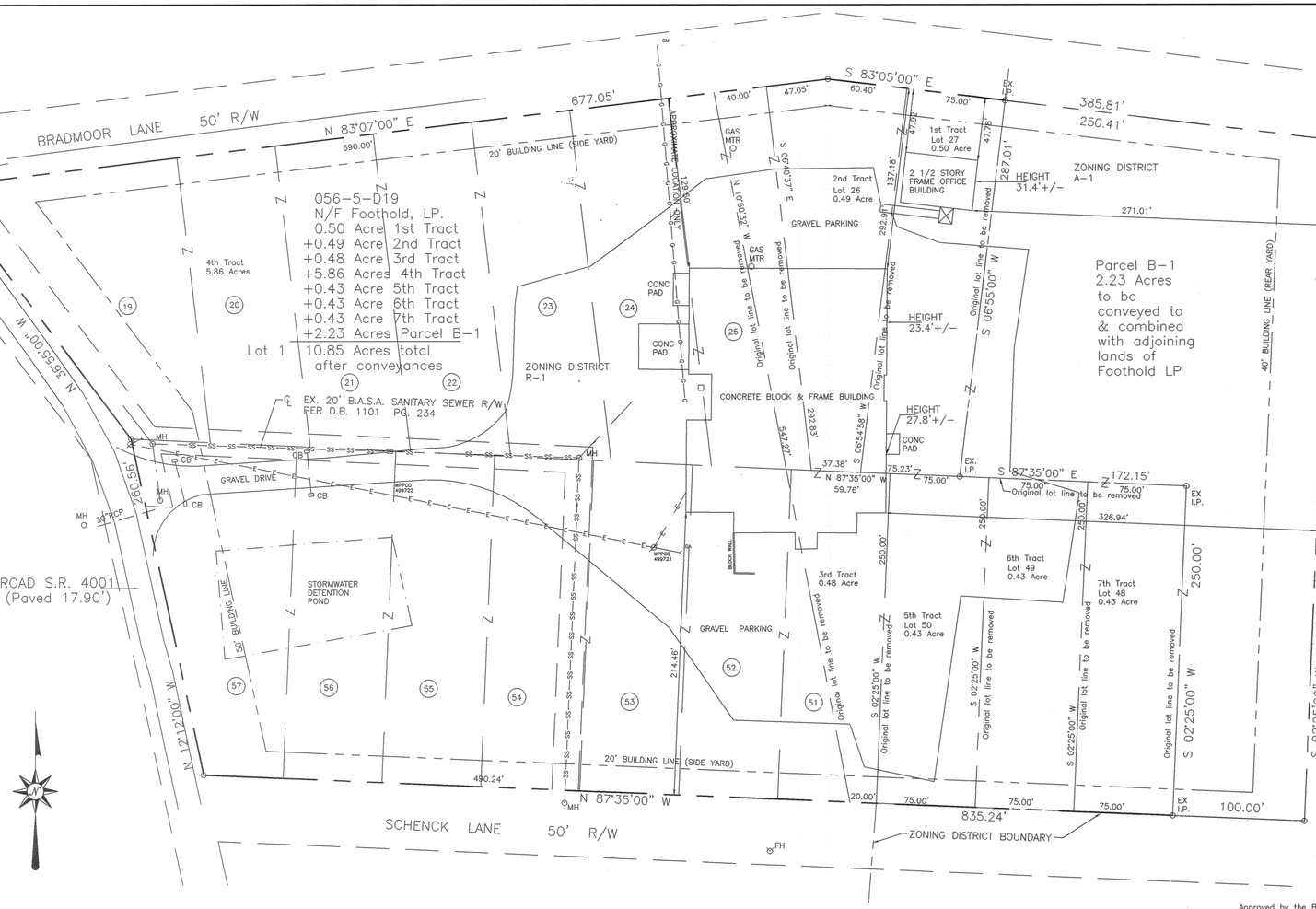


VICINITY MAP

Not to Scale
(ref: USGS Hilliards 1963 / East Butler 1964)

JAMES A. DAY, P.E.,P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
phone: 724-586-7667
email: jadaysr@msn.com

DATE: 09-09-2015
SCALE: 1"=60'



NOTES:

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

REF: SCHENCK PLAN OF LOTS, R.F. 3 PG. 1

ZONING R-1 & A-1 (BUTLER TWP.)

BUILDING REQUIREMENTS: R-1	BUILDING REQUIREMENTS: A-1
MINIMUM LOT AREA: 1 ACRE	MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100'	MINIMUM LOT WIDTH: 100'
FRONT SETBACK: 50'	FRONT SETBACK: 50'
SIDE SETBACK: 20'	SIDE SETBACK: 20'
REAR SETBACK: 40'	REAR SETBACK; 40'

ZONING R-1 & R-1A (CENTER TWP)

BUILDING REQUIREMENTS: R-1	BUILDING REQUIREMENTS: R-1A
MIN. LOT AREA: 1/2 ACRE	MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 100'	MIN. LOT WIDTH: 125'
FRONT SETBACK: 35'	FRONT SETBACK: 50'
SIDE SETBACK: 15'	SIDE SETBACK: 30'
REAR SETBACK: 35'	REAR SETBACK: 50'

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

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL B-1 TO FOOTHOLD LP AND COMBINE WITH 7 EXISTING TRACTS TO MAKE NEW LOT 1.

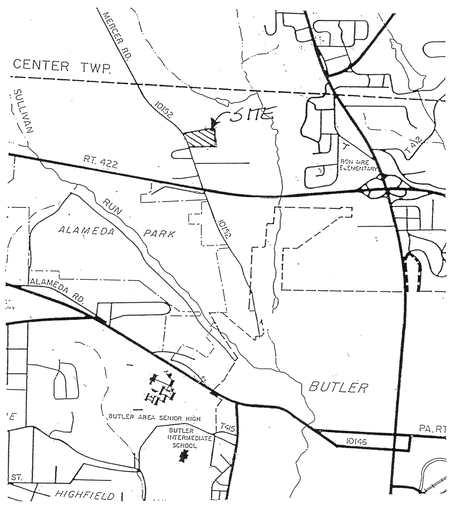
UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

REF: SUBDIVISION FOR BOARD OF CHURCH EXTENSION & HOME MISSIONS OF THE CHURCH OF GOD, INC., BY LAND SURVEYORS, INC., RECORDED 06/15/01, P.B. 242 PG. 29.

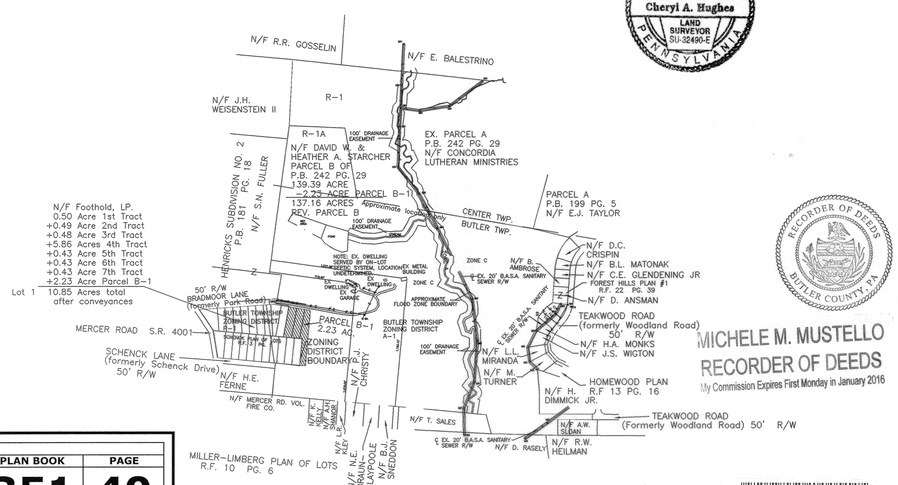
REF: SURVEY OF CARL SLEAR PROPERTY FOR GRAY-WARNICK ENGINEERING BY LAND SURVEYORS, INC., #99-305.

PROPERTY OWNERS: FOOTHOLD LP
670 MERCER ROAD
BUTLER, PA 16001

DAVID W. & HEATHER A. STARCHER
135 BRADMOOR LANE
BUTLER, PA 16001



VICINITY MAP Scale: 1 = 2000'



LOCATION MAP

PLAN BOOK	PAGE
351	40

Know all men by these Presents, that we, David W. and Heather A. Starcher, 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 and Center Townships and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, we hereunto set our hands and seals this 26th day of September, 20 15.

Notary Public OWNER OWNER

Commonwealth of Pennsylvania) SS: County of Butler

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named David W. and Heather A. Starcher, 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 day, WITNESS MY HAND AND NOTARIAL SEAL THIS 26th day of October, 2015.

My Commission Expires the 12th day of March, 2018

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ELENA H. GOMOLA, Notary Public
Butler City, Butler County
My Commission Expires March 12, 2018

TITLE CLAUSE (MORTGAGE CLAUSE)
We, David W. and Heather A. Starcher, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of David W. and Heather A. Starcher, as recorded in Instrument Number 200107260020421, Recorder of Deeds Office.

WITNESS OWNER OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the names of David W. and Heather A. Starcher, do hereby consent to the recording of said plan in the Recorder?s Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE

Know all men by these Presents, that Foothold, LP., 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 and Center Townships and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, we hereunto set our handsand seals this 25th day of September, 20 15.

Notary Public OWNER OWNER

Commonwealth of Pennsylvania)SS: County of Butler

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared the above named Arthur Slear, owner of Foothold, LP who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Foothold, LP, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as owner 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.

Owner sworn and subscribed before me this day. WITNESS MY HAND AND NOTARIAL SEAL THIS 6th day of October, 2015.

My Commission Expires the 12th day of March, 2018

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ELENA H. GOMOLA, Notary Public
Butler City, Butler County
My Commission Expires March 12, 2018

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Foothold, LP., owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Foothold, LP., as recorded in Instrument Number 200305090019753, Recorder of Deeds Office.

WITNESS OWNER OWNER

We, PNC Bank, mortgagee of the property embraced in this plan or subdivision in the name of Foothold, LP., do hereby consent to the recording of said plan in the Recorder?s Office, of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE

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

DATE May 28, 2015 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 20th day of July, 20 15.

SECRETARY SEAL PRESIDENT OF BOARD

REVISED 05/28/15; ENGINEER'S REVIEW COMMENTS

Approved by the Butler Township Planning Commission this 2nd day of June, 20 15.

SECRETARY SEAL CHAIRMAN

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 27th day of May, 20 15.

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, 20 15.

CHAIRMAN SEAL SECRETARY

Reviewed by the Butler County Planning Commission this 11TH day of May, 20 15.

SECRETARY SEAL CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 351 page 40

Given under my hand and seal this 8th day of October, 20 15.

SEAL RECORDER

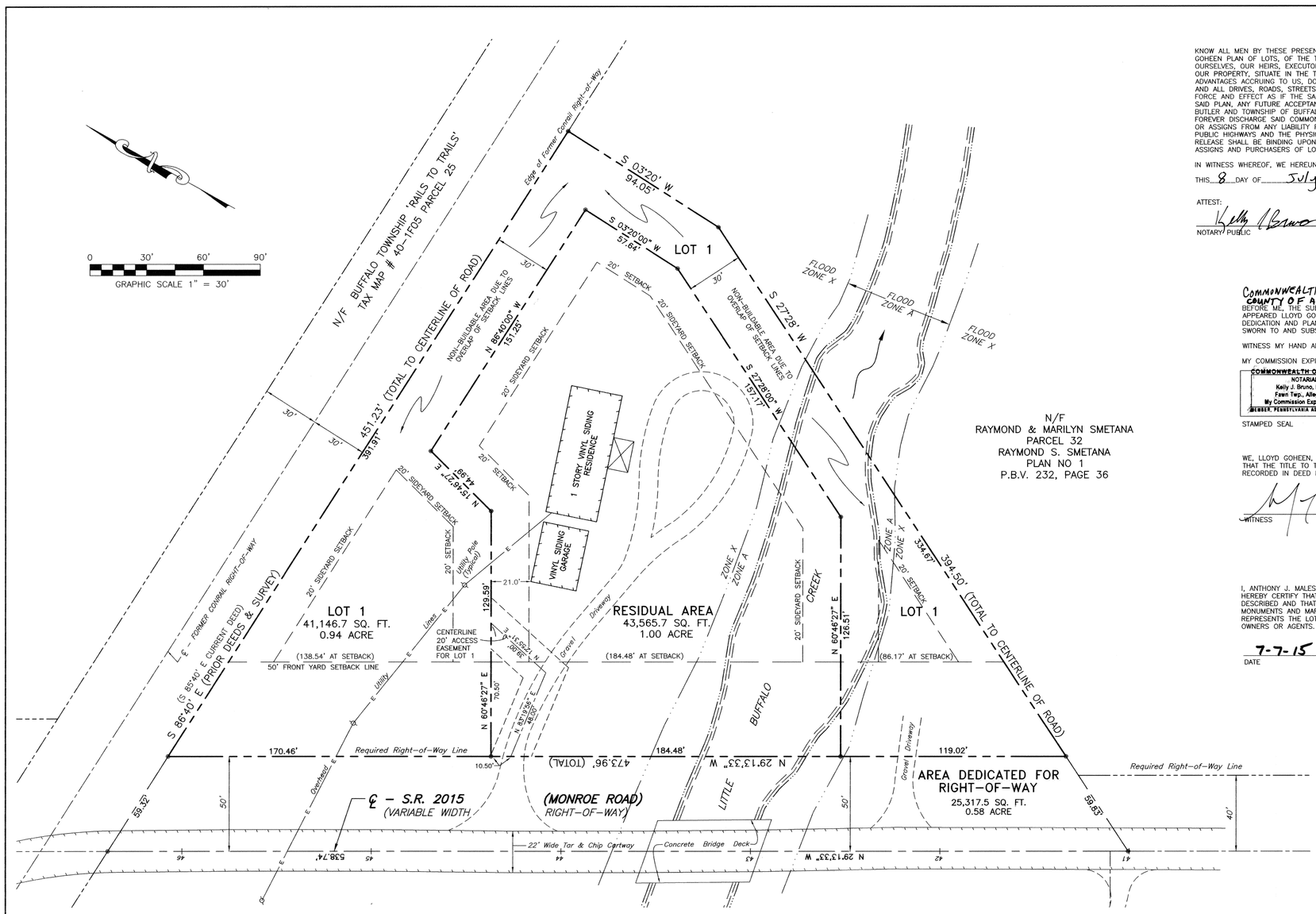
Instr: 200510080022425 10/08/2015
Pages:1 F:$45.00 3:33PM
Michele Mustello T20150017343
Butler County Recorder FL

0' 50' 100' 150'

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

LOT LINE REVISION
FOR: FOOTHOLD, LP.
and
DAVID W. & HEATHER A. STARCHER
SITUATE: BUTLER & CENTER TWP., BUTLER CO., PA

Date 04/30/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-5-D19 & 4		Instru# 200305090019753 200107260020421	Service No. 15-025
Address 670 MERCER ROAD			



LOT WIDTHS AT FRONT BUILDING LINE:

LOT 1: 138.54' + 86.17' = 224.71'
RESIDUAL AREA: 184.48'

ZONING SUMMARY

ZONING: C-1
(CONSERVATION DISTRICT)

SETBACK REQUIREMENTS:

FRONT YARD: 50' MIN
REAR YARD: 20' MIN
SIDE YARD: 20' MIN
LOT WIDTH: 150' MIN
LOT AREA: 40,000 SQ.FT.

FLOODPLAIN INFORMATION

PROPERTY IS LOCATED IN ZONE X (UNSHADED), WHICH IS OUTSIDE THE 500-YEAR FLOODPLAIN, AND ZONE A, WHICH IS WITHIN THE 100-YEAR FLOODPLAIN (NO BASE ELEVATION DETERMINED), PER FLOOD INSURANCE RATE MAP (FIRM) NO.: 421416-0005C, DATED JULY 5, 2001.

AVAILABLE UTILITIES

WATER: BUFFALO TOWNSHIP MUNICIPAL AUTHORITY
SEWAGE: BUFFALO TOWNSHIP MUNICIPAL AUTHORITY
ELECTRIC: WEST PENN POWER
GAS: PEOPLES TWP

NOTES:

1.) PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.

2.) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED ALONG S.R. 2015 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.

3.) DRIVEWAY MAINTENANCE AGREEMENT: LOT 1 TO ACCESS PROPERTY USING THE EXISTING GRAVEL DRIVEWAY ON THE RESIDUAL AREA TRACT. THE OWNER OF THE RESIDUAL AREA WILL BE RESPONSIBLE TO MAINTAIN THE EXISTING GRAVEL DRIVEWAY, AND THE OWNER OF LOT 1 WILL BE RESPONSIBLE TO MAINTAIN THE DRIVEWAY (TO BE INSTALLED) FROM THE EXISTING DRIVEWAY TO LOT 1 PROPERTY LINE.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LLOYD GOHEEN, JR. & CONNIE GOHEEN, OWNERS OF THE PROPERTY IN THE GOHEEN PLAN OF LOTS, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANDS, 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, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE 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, 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. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON LLOYD GOHEEN, JR. & COLLEEN GOHEEN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.

THIS 8 DAY OF July, 20 15

ATTEST:

Kelly J Bruno
NOTARY PUBLIC

Lloyd Goheen JR.
LLOYD GOHEEN, JR.

Connie Goheen
CONNIE GOHEEN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED LLOYD GOHEEN, JR. & CONNIE GOHEEN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BY 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 NOTORIAL SEAL THIS 8 DAY OF July, 20 15

MY COMMISSION EXPIRES THE 31 DAY OF July, 20 18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly J. Bruno, Notary Public
Fawn Twp., Allegheny County
My Commission Expires July 31, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STAMPED SEAL

Kelly J Bruno
NOTARY PUBLIC

WE, LLOYD GOHEEN, JR. & CONNIE GOHEEN, OWNERS OF THE GOHEEN PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAMES OF LLOYD GOHEEN, JR. & CONNIE GOHEEN, AS RECORDED IN DEED BOOK VOLUME 1488, PG. 634 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY.

WITNESS

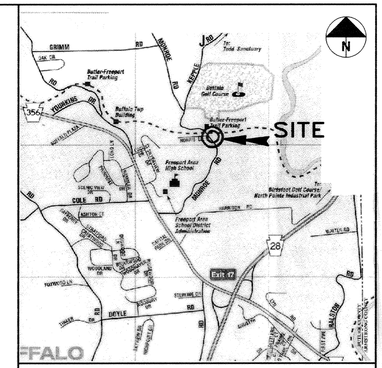
Lloyd Goheen JR.
LLOYD GOHEEN, JR.

Connie Goheen
CONNIE GOHEEN

I, ANTHONY J. MALES, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN. THAT THE MONUMENTS AND MARKERS 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.

7-7-15
DATE

ANTHONY J. MALES, P.L.S. – REG. NO. 23630-E



VICINITY MAP

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION
THIS 16TH DAY OF July, 20 15

SECRETARY CHAIRPERSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO
THIS 8TH DAY OF July, 20 15
October 14, 2015

SECRETARY CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 17TH DAY OF June, 20 15

SECRETARY CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY.

INSTRUMENT NUMBER 201510150022880
GIVEN UNDER MY HAND AND SEAL BK 351 PG 41
THIS 15th DAY OF October 20 15

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

RECORDER

OWNERS:

LLOYD GOHEEN, JR. &
CONNIE GOHEEN
155 MONROE ROAD
SARVER, PA 16055

TAX MAP:
40-1F05 PARCEL 12A

RECORDED Oct 15, 2015	
PLAN BOOK	PAGE NO.
351	41
SHEET 1 OF 1	

GOHEEN PLAN OF LOTS

SITUATE IN
BUFFALO TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
LLOYD & CONNIE GOHEEN

ALPHA ENGINEERING COMPANY, INCORPORATED
DESIGNERS-PLANNERS-ENGINEERS-SURVEYORS
2668 LEECHBURG ROAD; LOWER BURRELL, PA 15068 (724) 339-2000

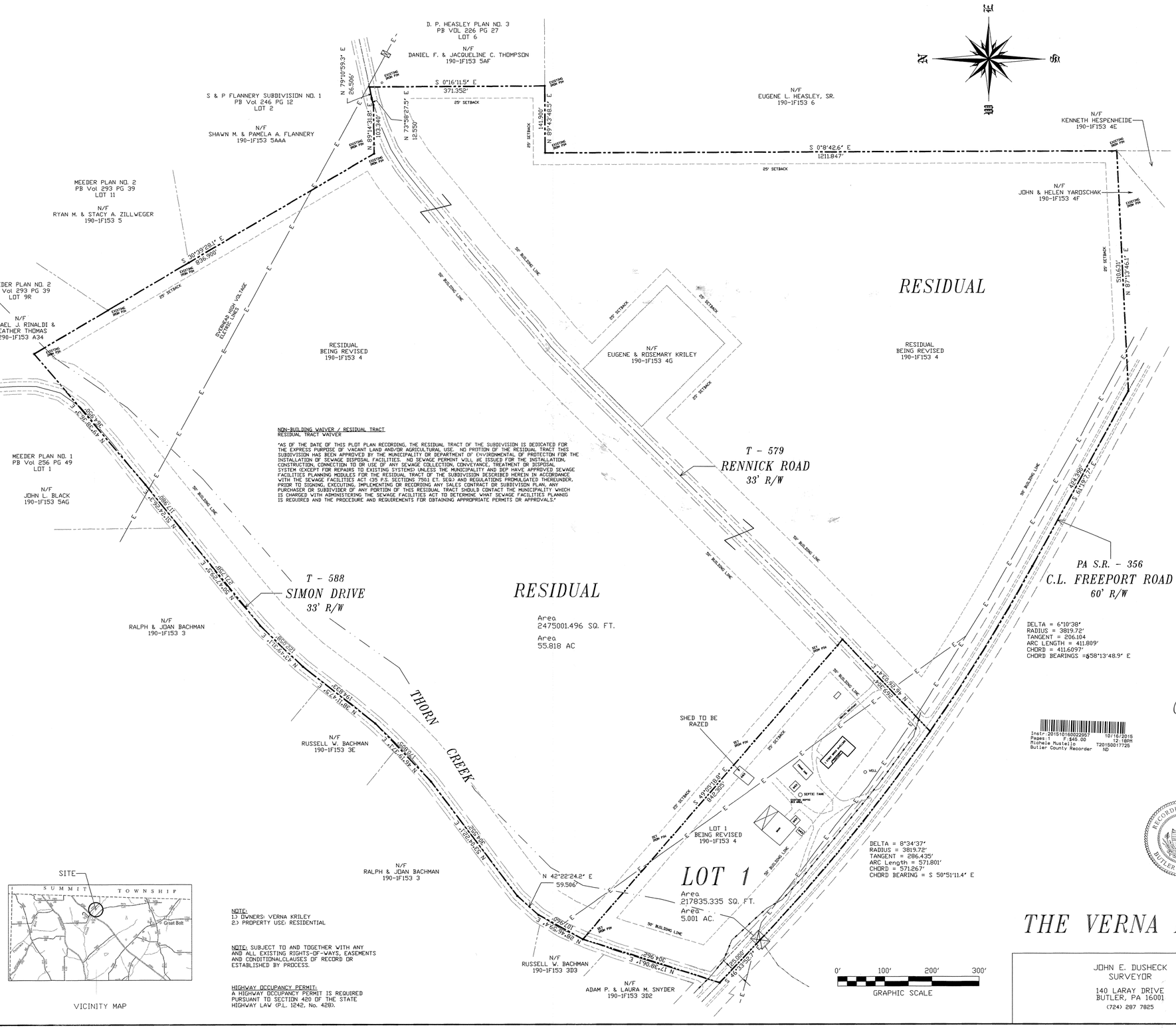
SURVEYOR	SCALE: HORZ: 1" = 30' VERT: N/A	DATE: MAY 2015		
	DRAWN BY: A.R.H.	CHECKED BY: A.J.M.	COMPUTER FILE: GOHEEN_REC-PLAN.DWG	DRAWING NUMBER: B-15365
	REFERENCES:	REVISIONS: 7-7-15: PER ENGR COMMENTS		SHEET 1 OF 1

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY J. MALES
LAND SURVEYOR
PENNSYLVANIA

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDER | COUNTY PLANNING | TOWNSHIP SUPERVISORS | TOWNSHIP PLANNING | NOTARY

Instr:201510150022880 10/15/2015 2:42PM
Pages:1 F:$45.00 T20150017656
Michele Mustello FL
Butler County Recorder



NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THE SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR DEPARTMENT OF ENVIRONMENTAL OF PROTECTON FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMINT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 7501 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 PLANNIG IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

VICINITY MAP

NOTE:
1.) OWNERS: VERNA KRILEY
2.) PROPERTY USE: RESIDENTIAL

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAYS, EASEMENTS AND CONDITIONALCLAUSES OF RECORD OR ESTABLISHED BY PROCESS.

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, VERNA KRILEY, (LORETTA A. PFLUGH EXECUTOR) OF THE TOWNSIP OF JEFFERSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTOR, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY SITUATED IN THE TOWNSHIP OF JEFFERSON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND 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 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER , AND THE TOWNSHIP OF JEFFERSON, 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 JEFFERSON, 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 ABOVE NAMED PROPERTY OWNER , MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF September 2015

ATTEST:

Barbara A. Simpson
NOTARY PUBLIC

Loretta A. Pflugh executor
LORETTA A. PFLUGH (EXECUTORS)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LORRETTA A. PFLUGH, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE THIS 25th DAY OF September, 2015.

MY COMMISSION EXPIRES THE 9th DAY OF April 2019.

Barbara A. Simpson
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BARBARA A. SIMPSON, NOTARY PUBLIC
SAXONBURG BOROUGH, BUTLER COUNTY
MY COMMISSION EXPIRES APRIL 9, 2019

I, JOHN E. DUSHECK, A REGISTERED LAND SURVEYOR FOR 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 MOUNUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THE PLAN CORRECTLY REPRESENTS THE LOTS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

9-28-15
DATE

John E. Dusheck
REGISRATION No. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
No. SU039394E
PENNSYLVANIA

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 6th DAY OF Oct., 2015

Lisa Fennell
SECRETARY
(SEAL)

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 24 DAY OF Sept. 2015.

Daniel Sedlak
SECRETARY

Evelyn M. Gross
CHAIRMAN

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF Nov., 2015.

SECRETARY
(SEAL)

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Instr: 201510160022957 10/16/2015
Pages: 1 F.$45.00 12:18PM
Michele Mustello T20150017725
Butler County Recorder ND

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 351, PAGE(S) 42

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF Oct., 2015.

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
Commonwealth of Pennsylvania - Notary Seal

THE VERNA KRILEY PLAN OF LOTS

RECORDED Oct 16, 2015
PLAN BOOK 351 PAGE 42

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

DATE: 09-08-2015
SCALE: 1" = 100'
DWN BY: JED
REVISION 1
DATE: 09-25-2015

PROPERTY SUBDIVISION
FOR: THE ESTATE OF VERNA KRILEY
SITUATE: JEFFERSON TWP., BUTLER CO., PA.

TAX PARCEL NO.
190-1F153 4

Owners' Adoption - Dutilh Property Associates, L.P.

The Dutilh Property Associates, L.P. owner of the land shown on the Dutilh Property Assocoites Plan of Lots adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

Dutilh Property Associates, L.P.

Robert A. Ferree
Manager of Dutilh Property LLC,
General Partner of Dutilh Property Associates, LP

Witnessing

Acknowledgment of Partnership Adoption and Dedication - Dutilh Property Associates, L.P.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Robert A. Ferree, Manager of Dutilh Property LLC, General Partner of Dutilh Property Associates LP, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 8th *day of* October, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie L. Fitzgerald, Notary Public
Hampton Twp, Allegheny County
My Commission Expires June 23, 2018

Julie L Fitzgerald
Notary Public

Certification of Title - Dutilh Property Associates, L.P.

We Dutilh Property Associates, L.P. hereby certify that the title of Dutilh Road Office Development Plan is in the name of Dutilh Property Associates, L.P. and is recorded in instrument # 201004230008395. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness

Robert A. Ferree
Manager of Dutilh Property LLC,
General Partner of Dutilh Property Associates, LP

Cranberry Township Manager

I, Jerry Andree, *Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No.* 2015-10 *have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of* 2/5/15.

Township Manager

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2015-10, *on the* 5th *day of* OCTOBER, 2015.

Secretary

Chairman, Board of Supervisors

The board of supervisors of the Township of Cranberry, herey 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 deveopement" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

10/8/15
Date

Secretary

Cranberry Township Municipal Engineer

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

10/13/2015
Date

Signature
Registration # PE071353

Surveyor's Certification

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

10-5-2015
Date

Mark B. Schmidt
Registration # SU36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 26TH *day of* DEC, 2015.

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Instr: 201510160022972 10/16/2015
Pages: 2 F: $85.00 1:46PM
Michele Mustello T20150017741
Butler County Recorder ID

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 351, *Page(s)* 43-44.

Given under my hand and seal this 14th *day of* October, 2015.

Recorder of Deeds

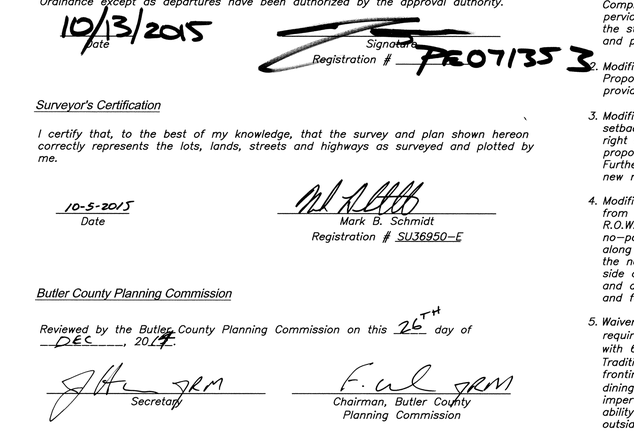
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Waivers and Modifications

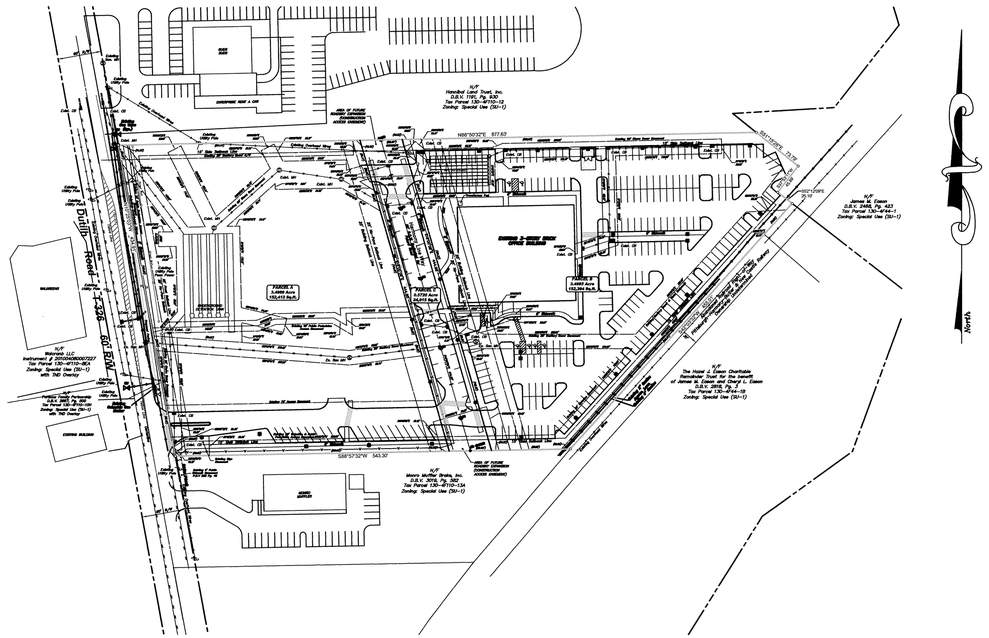
1. *Modification to Section 27-408.4 which requires a maximum of 60% impervious surface permitted. Proposing - 73.9% maximum impervious surface. Justification - The applicant is proposing to construct a road that will be bi-sect the site that is consistent with the Township's Comprehensive Plan. The new road utilizes space that otherwise could have been used as pervious landscaped area. To justify the increase in impervious area, the applicant is enhancing the streetscape presence along the new road by providing parallel parking, installing street lights, and placing the proposed buildings closer to the road.*
2. *Modification to Section 27-408.7.B(2)(b) which requires a 50' front yard building setback. Proposing - 8' setback from the interior R.O.W. Justification - Reducing the building setback will provide for an enhanced streetscape presence along the new road.*
3. *Modification to Section 27-317.2.A and 27-317.2.B which requires a 50' and 40' no-pave setback. Proposing - A minimum setback of 6' along Dutilh Road and the proposed interior right of way. Justification - Reducing the no-pave setback will allow the applicant to pull the proposed buildings closer to the new interior road which will enhance the streetscape presence. Further enhancement will be provided by the installation of street lights along both sides of the new road as well as a street wall along Dutilh Road.*
4. *Modification to Section 27-317.2.C which requires no pave plantings in the no pave setback from the R.O.W. Proposing - To not provide the no-pave setback plantings along the interior R.O.W. or Dutilh Road. Justification - The applicant has requested for a reduction in the no-pave setback requirement which reduces the area available for no-pave setback plantings along both the new road as well as Dutilh Road. In addition to the required street trees along the new road, the applicant has provided street lights and building foundation plantings on the side of each building facing the interior R.O.W. to enhance the streetscape as well as benches and a pedestrian path. The applicant has also provided a street wall consisting of masonry piers and fencing along Dutilh Road to enhance the streetscape along this corridor.*
5. *Waiver to Chapter 17, RD-22 which requires that Local Commercial Streets with parallel parking required at 66' R.O.W. and 15' wide sidewalk with street trees in grates. Proposing - 56' R.O.W. with 6' sidewalk at the curb and planting street trees outside of the sidewalk. Justification - In Traditional Neighborhood Developments, 15' sidewalks are only required by Code for streets fronting businesses with outdoor dining facilities. The development does not propose any outdoor dining facilities. Furthermore, reducing the required sidewalk to 6' will reduce the amount of impervious surface. Planting trees in grates within a 6 foot sidewalk would significantly inhibit the ability of pedestrians to utilize the sidewalk in a safe, effective manner. Placing the trees on the outside of the sidewalk will still provide the desired effect and maintain an open, uninterrupted pedestrian thoroughfare.*

Notes

1. *All Private Drainage Easements are to Owned by Dutilh Property Associates, L.P. for the Purpose of Operation and Maintenance of the Private Stormwater System.*
2. *Driveway to Dutilh Road to be converted to a right-in, right-out at the time of acceptance of the internal street by the Township.*
3. *As per resolution subdivision plans - #2015-10 February 5, 2015*



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



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
351	43

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
2	Revise Dedications	9-29-15	MS	-
1	AS Per Resolution Comments	8-17-15	MS	-

Cranberry Township Board of Supervisors

Cranberry Township Municipal Engineer

Butler County Planning Commission

Butler County Recorder of Deeds Office

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

☐ Corporate Office
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355 Thorn Run Road, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-8660
FAX: (412) 781-8904

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

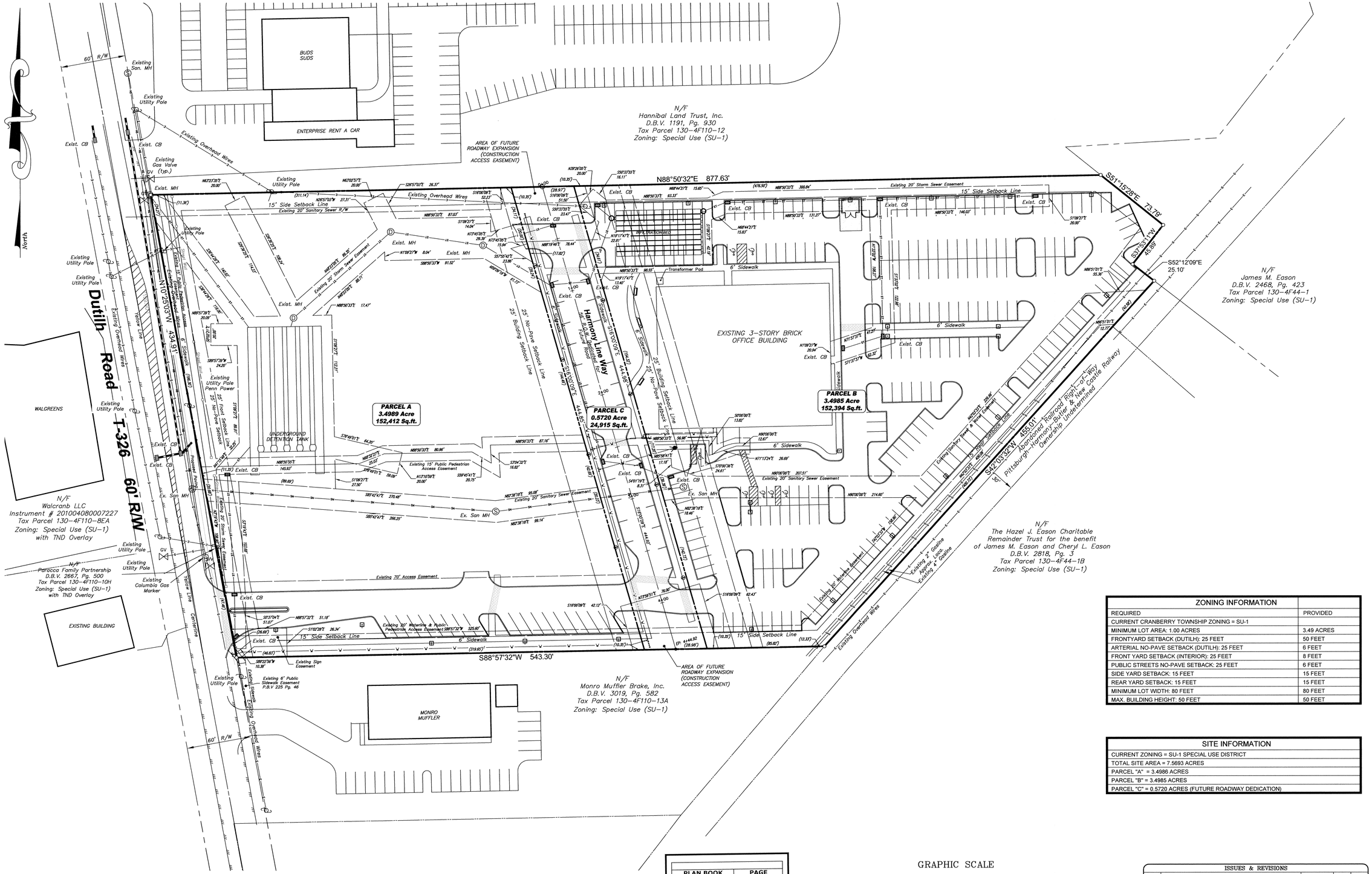
DRAWN BY:
CHECKED BY: MS
APPROVED BY: MS
CAD FILE: 11-7106-3 Subdivision

DUTILH PROPERTY ASSOCIATES PLAN OF LOTS

TITLE: PLAN FOR RECORDING
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CLIENT: DUTILH PROPERTY ASSOCIATES, L.P.
4848 ROUTE 8, UNIT 2 ALLISON PARK, PA 15101

DATE ISSUED: December 1, 2014
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SHEET: C.101
HTA PROJECT #: 14-7106-3



ZONING INFORMATION	
REQUIRED	PROVIDED
CURRENT CRANBERRY TOWNSHIP ZONING = SU-1	
MINIMUM LOT AREA: 1.00 ACRES	3.49 ACRES
FRONTYARD SETBACK (DUTILH): 25 FEET	50 FEET
ARTERIAL NO-PAVE SETBACK (DUTILH): 25 FEET	6 FEET
FRONT YARD SETBACK (INTERIOR): 25 FEET	8 FEET
PUBLIC STREETS NO-PAVE SETBACK: 25 FEET	6 FEET
SIDE YARD SETBACK: 15 FEET	15 FEET
REAR YARD SETBACK: 15 FEET	15 FEET
MINIMUM LOT WIDTH: 80 FEET	80 FEET
MAX. BUILDING HEIGHT: 50 FEET	50 FEET

SITE INFORMATION
CURRENT ZONING = SU-1 SPECIAL USE DISTRICT
TOTAL SITE AREA = 7.5693 ACRES
PARCEL "A" = 3.4986 ACRES
PARCEL "B" = 3.4985 ACRES
PARCEL "C" = 0.5720 ACRES (FUTURE ROADWAY DEDICATION)

PLAN BOOK	PAGE
351	44

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
2	Revise Dedications	9-29-15	MS	–
1	AS Per Resolution Comments	8-17-15	MS	–

COMMONWEALTH OF PENNSYLVANIA
Professional Engineer
MARK B. SCHMIDT
MARK SCHMIDT 34950-E
REGISTERED PROFESSIONAL ENGINEER

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

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FAX (412) 781-9864

☒ Mars Office
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Mars, PA 16046
PHONE (724) 625-4544
FAX (724) 625-4549

DRAWN BY:

CHECKED BY: MS

APPROVED BY: MS

CAD FILE: 11-7106-3 Subdivision

TITLE: **DUTILH PROPERTY ASSOCIATES PLAN OF LOTS**
PLAN FOR RECORDING
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CLIENT: DUTILH PROPERTY ASSOCIATES, L.P.
4848 ROUTE 8, UNIT 2
ALLISON PARK, PA 15101

DATE ISSUED: December 1, 2014

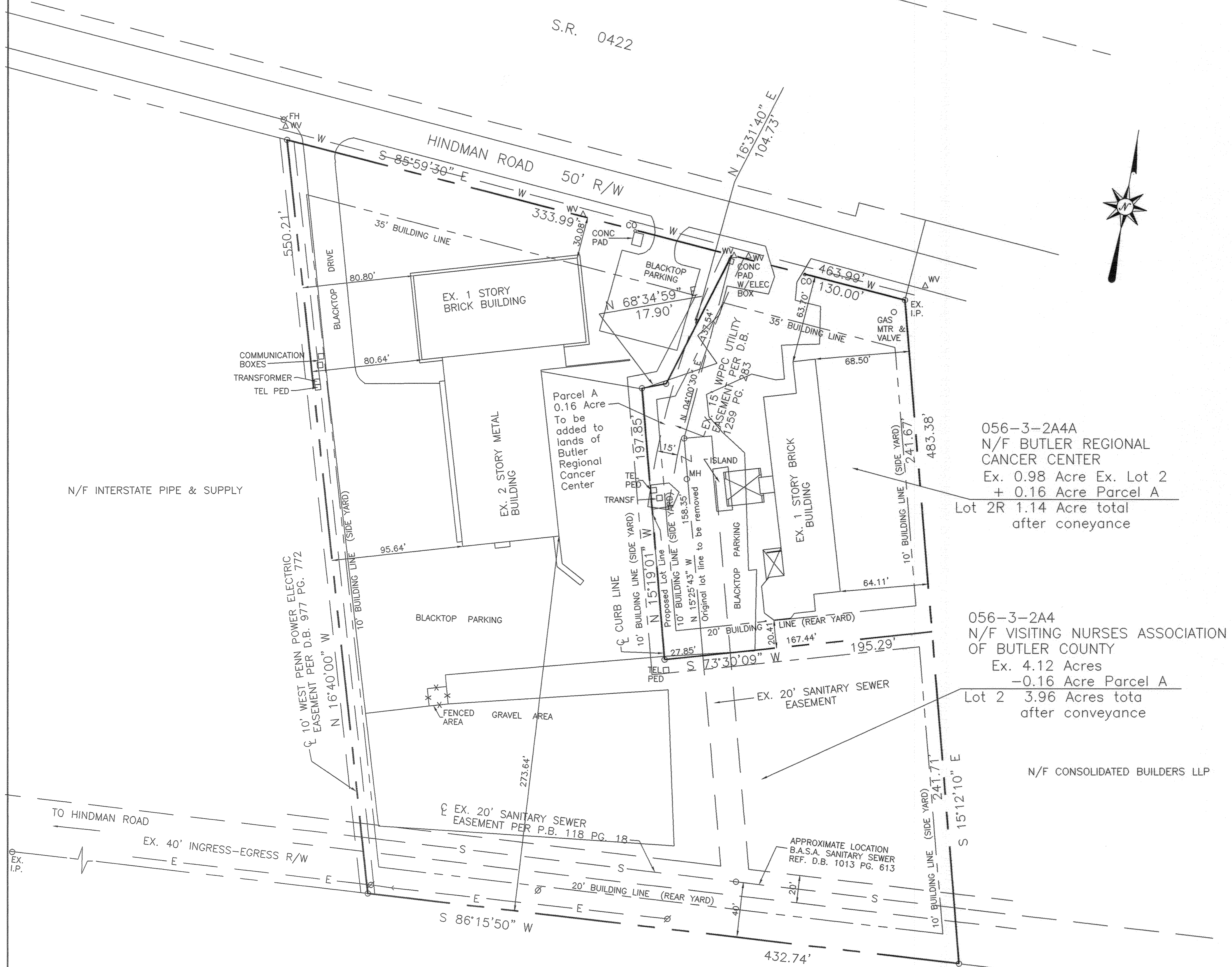
HORIZONTAL SCALE: 1" = 40'

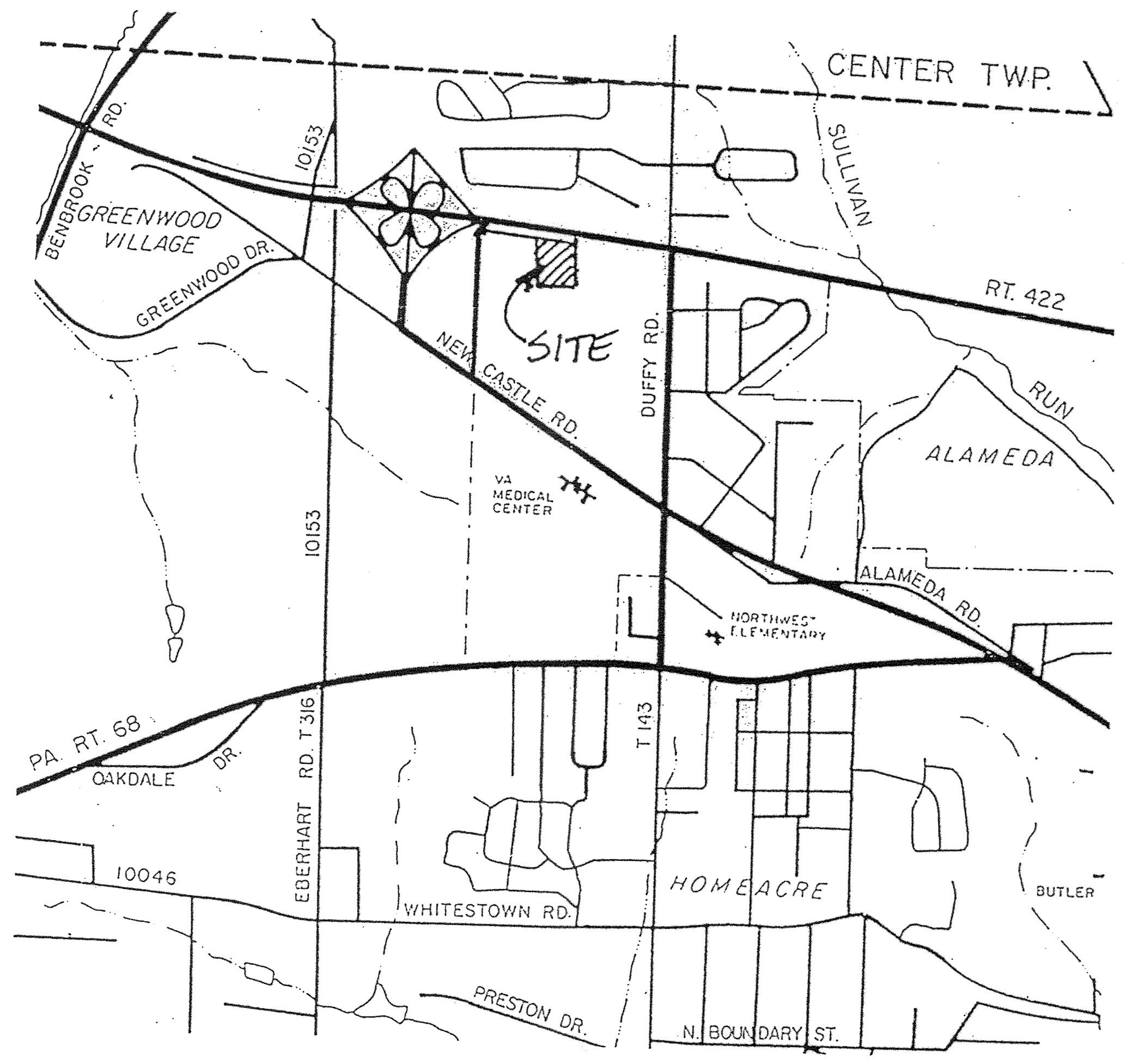
VERTICAL SCALE:

SHEET: C.102

HTA PROJECT #: 11-7106-3

Instr:201510190023032 10/19/2015
Pages:1 F:$45.00 10:25AM
Michele Mustello T20150017779
Butler County Recorder FL





VICINITY MAP Scale: 1" = 2000'

Know all men by these Presents, that Visiting Nurses Association of Butler County, a Corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan for its property situated in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, We hereunto set our hand and seal this 5th day of October, 2015.

[signature] NOTARY PUBLIC — [signature] OWNER — N/A OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared DAVID Fenoglietto President & CEO (name and title of officer) of the Visiting Nurses Association of Butler County, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Visiting Nurses Association of Butler County, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President & CEO (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.

President & CEO
Title of Officer

Sworn to and subscribed before me this 5th day of October, 2015.

My Commission Expires the 3rd day of August, 2016.

SEAL [signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A GRAYBURN
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 3, 2016

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Visiting Nurses Association of Butler County, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Visiting Nurses Association of Butler County as recorded in Deed Book Volume 1246 page 867, Recorder of Deeds Office.

[signature] WITNESS — [signature] OWNER — N/A OWNER

We, DOLLAR BANK, mortgagee of the property embraced in this plan or subdivision in the names of Butler Regional Cancer Center and Visiting Nurses Association of Butler County, 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] MORTGAGEE

Know all men by these Presents, that Butler Regional Cancer Center, a Corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan for its property situated in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, We hereunto set our hand and seal this 5th day of October, 2015.

[signature] NOTARY PUBLIC — [signature] OWNER — N/A OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Sigurdur Petursson, President (name and title of officer) of the Butler Regional Cancer Center, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Butler Regional Cancer Center, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as 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 and respective handwriting.

President
Title of Officer

Sworn to and subscribed before me this 5th day of October, 2015.

My Commission Expires the 3rd day of August, 2016.

SEAL [signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A GRAYBURN
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 3, 2016

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Butler Regional Cancer Center, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Butler Regional Cancer Center as recorded in Instrument Number 200312090054531, Recorder of Deeds Office.

[signature] WITNESS — [signature] OWNER — N/A OWNER

We, NexTier Bank N.A., mortgagee of the property embraced in this plan or subdivision in the names of Butler Regional Cancer Center and Visiting Nurses Association of Butler County, 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] MORTGAGEE

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

August 18, 2015 DATE — SEAL — [signature] SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Giesler SECRETARY — SEAL — [signature] PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 21st day of September, 2015.

Theresa Giesler SECRETARY — SEAL — [signature] PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 1st day of September 2015.

Ernest R Oesterling SECRETARY — SEAL — [signature] CHAIRMAN

Reviewed by the Butler County Planning Commission this 13th day of Aug., 2015.

[signature] JRM SECRETARY — SEAL — [signature] JRM 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 351 page 45.

Given under my hand and seal this 19th day of OCTOBER, 2015.

SEAL [signature]
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

NOTES:

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

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

ZONING: C-1

MINIMUM LOT AREA:	20,000 SQ. FT.
MINIMUM LOT WIDTH:	100'
FRONT BUILDING LINE:	35'
SIDE BUILDING LINE:	10'
REAR BUILDING LINE:	20'

IRON PINS TO BE SET AT CORNERS.

PROPERTY OWNERS: VISITING NURSES ASSOCIATION OF BUTLER COUNTY
154 HINDMAN ROAD
BUTLER, PA 16001

BUTLER REGIONAL CANCER CENTER
160 HINDMAN ROAD
BUTLER, PA 16001

REF: PLAN OF SUBDIVISION FOR VISITING NURSES ASSOCIATION OF BUTLER COUNTY BY LUCAS ENGINEERING CO. & ASSOC., P.B. 118 PG. 28.

REF: ALAMEDA COMMERCIAL PARK BY GREENOUGH & GREENOUGH, INC., R.F. 64 PG. 11.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF BUTLER REGIONAL CANCER CENTER FOR PARKING PURPOSES.

0' 50' 100' 150'

PLAN BOOK	PAGE
351	45

REVISED 08/18/15; ENGINEER'S REVIEW COMMENTS

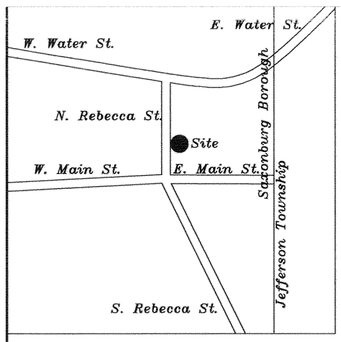
L S I — Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: VISITING NURSES ASSOCIATION OF BUTLER COUNTY
and
BUTLER REGIONAL CANCER CENTER

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 07/29/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-6-2A4, 2A4A		Db-Pg 1246-867 Inst. # 200312090054531	Service No. 15-068
Address 154/160 HINDMAN ROAD			



LOCATION MAP

1" = 1 MILE

○ Corner
● Set Iron Pin
◉ Found Iron Pin

Final approval by the Saxonburg Borough Zoning this 9th day of September 2015

Carol J. Neubert — Edward J. Bulick
Chairman — Secretary

Final approval by Saxonburg Borough this 7th day of October, 2015

Carol J. Neubert — Linda L. Kovanik
Chairman — Secretary

Final ~~approval~~ REVIEW by the Butler County Planning Commission this 8TH day of OCT., 2015

E. Ulgrm — [signature]
Chairman — Secretary

BUTLER COUNTY PLANNING COMMISSION

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HARRY L. BRESKI LAND SURVEYOR SU-033608-E

Harry L. Breski, PLS
#SU-033608-E

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this the 20TH day of October, 2015 before me, the Recorder of Deeds in and for said County of Butler , personally appeared Jeffrey A. & Kristen L. Christy, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

Recorder of Deeds

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 20TH day of OCTOBER 2015 to [redacted] PLAN BOOK No. Bk 351 Pg 46
Witness my hand and the seal of said office.
Michele M. Mustello RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 19th day of October, 2015 Before me a Notary Public in and for said state and county personally appeared Jeffrey A. & Kristen L. Christy Who Being Duly Sworn, Deposes And Says That They Were Personally Present At The Execution Of The Adoption, Release Dedication For A Lot Line Revision. Subscribed To The Said Release And Dedication.

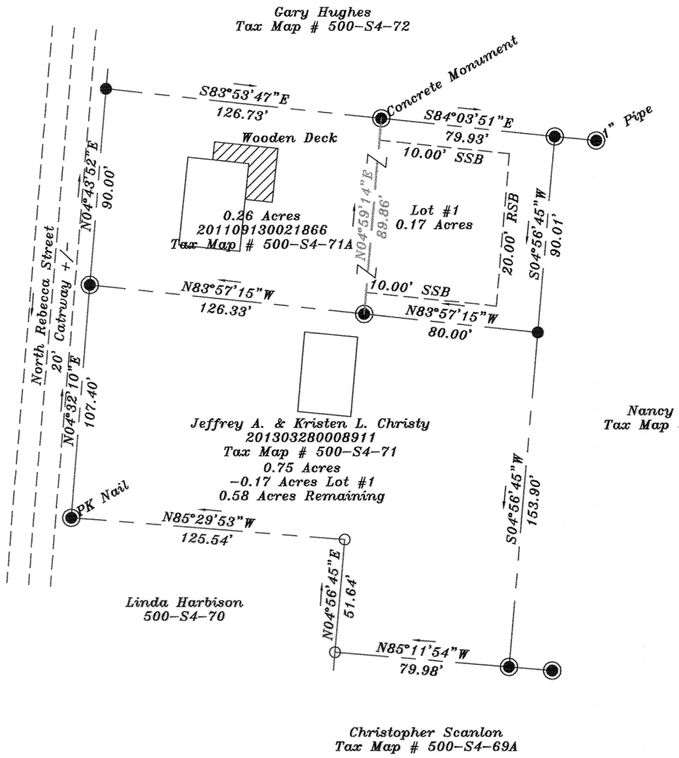
Jeffrey A. Christy

Kristen L. Christy

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
Heidi M. Holben, Notary Public
Clinton Twp., Butler County
My Commission Expires July 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 20th day of October, 2015 Before me a Notary Public in and for said state and county personally came Andrea M. Wehner 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
Heidi M. Holben, Notary Public
Clinton Twp., Butler County
My Commission Expires July 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Andrea M. Wehner

Andrea M. Wehner (Buyer)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Instr:201510200023209 10/20/2015
Pages:1 F:$45.00 1:54PM
Michele Mustello T20150017913
Butler County Recorder FL

Zoned C-2 Saxonburg Borough

PLAN BOOK	PAGE
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DRAWN BY: HLB	APPROVED BY:	REVISIONS
DATE: 8-10-15	PROJ. NO.	
DWG. NO.:	DWG.	

Christy Plan #1
Jeffrey A. & Kristen L. Christy - Owners
Saxonburg Borough
Butler Co., PA

Breski Surveying
Harry L. Breski, PLS
1381 Butler Road
Worthington, PA 16262

Instr:201510200023234 10/20/2015
Pages:3 F:$125.00 3:15PM
Michele Mustello T20150017928
Butler County Recorder FL

OWNERS ADOPTION

Sippel Enterprises, L.P., owner or beneficial owner of the land shown on the Cranberry Springs Plan of Lots, Revision No. 1, adopted this plan as its Plan of Lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

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

Witness ________ By: ________ Gary A. Sippel, President

Sept 24. 2015
Date

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

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

Witness my hand and notarial seal this 24th day of Sept, 2015

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

________ Notary Public

CERTIFICATION OF TITLE (With Mortgage and consent of Mortgagee)

We hereby certify that the title to the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, is in the name of Sippel Enterprises, L.P. and is recorded in instrument numbers 201012270030665, 201203050006112, and 201212190036431 .

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

Witness ________ By: ________ Gary A. Sippel, President

First Niagra Bank, N.A., Mortgagee of the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

First Niagra Bank, N.A.

Witness ________ By: ________

Vice President
Title

David C. & Constance P. McElroy, Mortgagees of the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness ________ David C. McElroy

Witness ________ Constance P. McElroy

Theodore L. & Katherine E. Kay, Mortgagees of the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness ________ Theodore L. Kay

Witness ________ Katherine E. Kay

SURVEYOR'S CERTIFICATION

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

8/10/15
Date ________ Gary A. Sheffler - Reg No. 11786-E

MUNICIPAL ENGINEER

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

10/14/2015
Date ________ Signature - Registration No. PE071353

OWNERS ADOPTION

Gary A. Sippel, Owner of the land shown on the Cranberry Springs Plan of Lots, Revision No. 1, hereby adopts this Plan as its Plan of Lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Witness ________ Signature of Owner ________

Sept 24. 2015
Date

ACKNOWLEDGMENT OF PARTNER ADOPTION AND DEDICATION

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Gary A. Sippel, and acknowledged the foregoing adoption and dedication to be it's act.

Witness my hand and notarial seal this 24th day of Sept, 2015.

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

________ Notary Public

CERTIFICATION OF TITLE (With Mortgage and consent of Mortgagee)

We hereby certify that the title to the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, is in the name of Gary A. Sippel and is recorded in deed book volume 1393, page 628, deed book volume 1453, page 893, deed book volume 2393, page 469, deed book volume 2681, page 441, deed book volume 2681, page 444, deed book volume 3035, page 277, instrument number 20112140036096, instrument number 201408250020104, and instrument number 201408260020125.

Witness ________ Gary A. Sippel ________

Dollar Bank, Mortgagee of the property contained in the Cranberry Springs Plan of Lots, Revision No. 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Dollar Bank F.S.B.

Witness ________ By: ________

Vice President
Title

MUNICIPAL DECLARATIONS

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

Secretary ________ Chairman, Board of Supervisors ________

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

10-15-15
Date ________ Secretary ________

As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the Township or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system unless the Township and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S § 750.1 et seq.) And regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the Township, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

A highway occupancy permit is required pursuant to § 420 of the act of June 1, 1645 9p.l. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2015-47 on the 15th day of Oct. 2015

Secretary ________ Chairman, Board of Supervisors ________

TOWNSHIP MANAGER

I, Jerry Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2015-47 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

________ Township Manager

BUTLER COUNTY PLANNING COMMISSION

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

Secretary ________ Chairman, Butler County Planning Commission ________

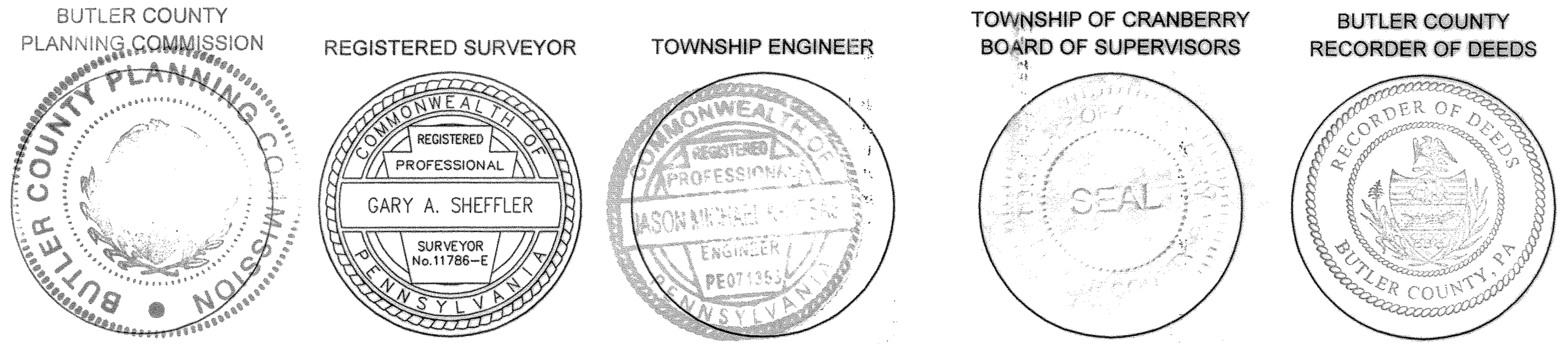
PROOF OF RECORDING

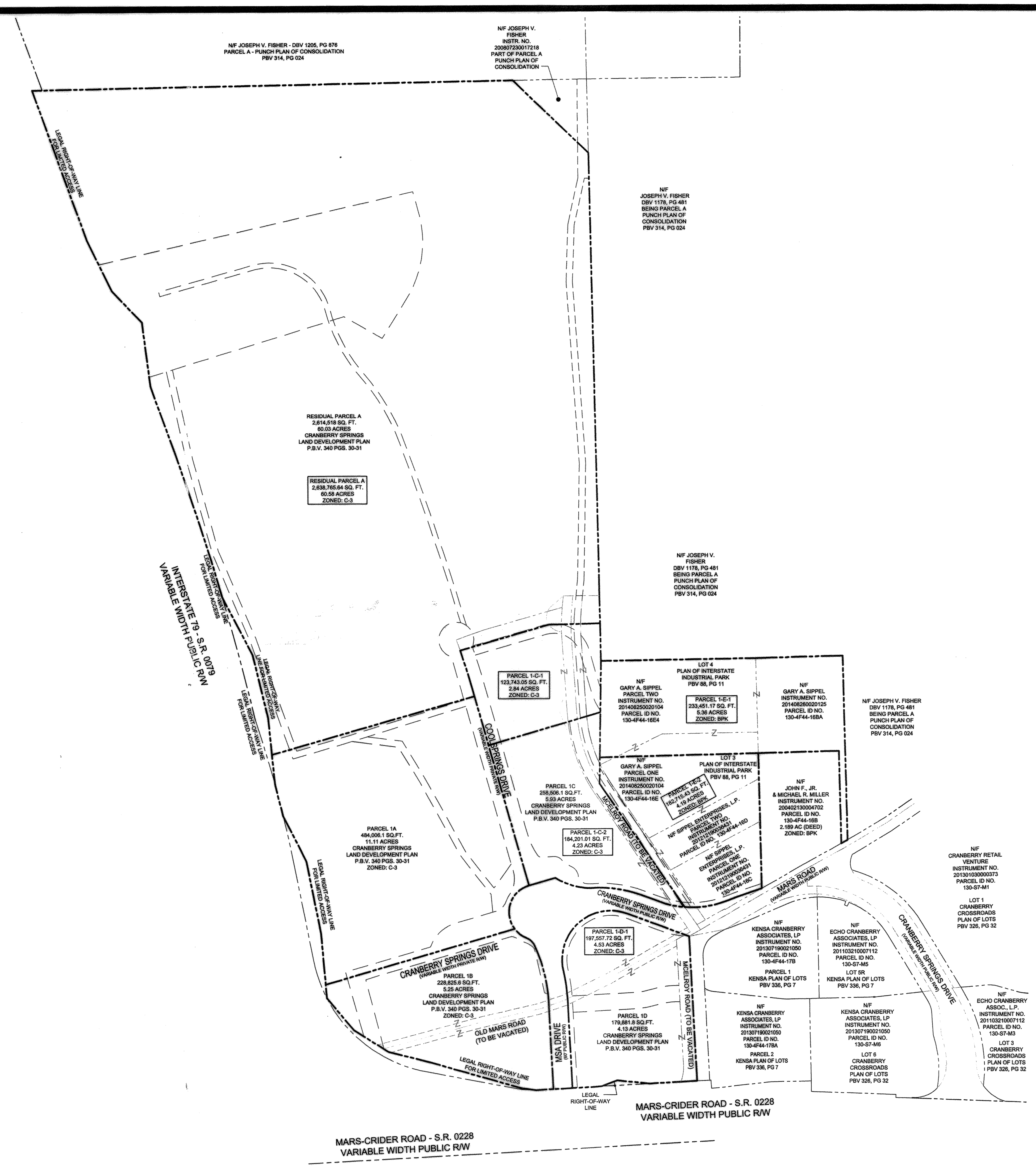
Recorded in the office of the Recorder of Deed of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 351, Page 47-49
Given under my hand and seal this 20th day of OCTOBER, 2015

(seal) ________ Recorder of Deeds

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

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





COUNTY OF BUTLER
IDENTIFICATION NUMBER
15101

PLAN BOOK	PAGE
351	47

INDEX PLAN
SCALE: 1"=200'

NOTE: SEE SHEET LN-2 FOR SUBDIVISION PLAN LOT LAYOUT

Site Data Chart:

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BPK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO RECORD A REVISION NO. 1 OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN RECORDED IN PLAN BOOK VOLUME 340, PAGES 30 & 31. THE LOT LINE BETWEEN RESIDUAL PARCEL A AND PARCEL 1C OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN WILL THEN BE REVISED. LOT 1C WILL THEN BE SUBDIVIDED INTO TWO LOTS, PARCEL 1C-1 AND PARCEL 1C-2. THE PORTION OF MCELROY ROAD NORTH OF MARS ROAD WILL BE VACATED AND FIVE (5) ADDITIONAL PROPERTIES TO THE EAST OWNED BY GARY A. SIPPEL AND SIPPEL ENTERPRISES, L.P. WILL BE CONSOLIDATED INTO TWO NEW LOTS, PARCEL 1-E-1, AND PARCEL 1-E-2. THE PORTION OF McELROY ROAD SOUTH OF CRANBERRY SPRINGS DRIVE WILL THEN BE VACATED AND THE PROPERTY LINE OF PARCEL 1D OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN WILL BE REVISED TO CREATE PARCEL 1-D-1. THE OLD MARS ROAD RIGHT-OF-WAY WILL THEN BE VACATED ALONG THE PORTION RUNNING THROUGH PARCEL 1-B, MSA DRIVE, & PARCEL 1-D-1. A PROPOSED FIFTY (50) FOOT ACCESS AND UTILITY EASEMENT WILL BE CREATED IN AND ALONG RESIDUAL PARCEL A, PARCEL 1C-1, PARCEL 1C-2, PARCEL 1-E-1, & PARCEL 1-E-2, PARTIALLY FOLLOWING THE CENTERLINE OF THE VACATED MCELROY ROAD FOR FUTURE ACCESS AND UTILITIES. A PROPOSED FIFTY (50) FOOT ACCESS AND UTILITY EASEMENT WILL BE CREATED IN AND ALONG A PORTION OF THE VACATED McELROY ROAD SOUTH OF CRANBERRY SPRINGS DRIVE, & PARCEL 1-D-1.

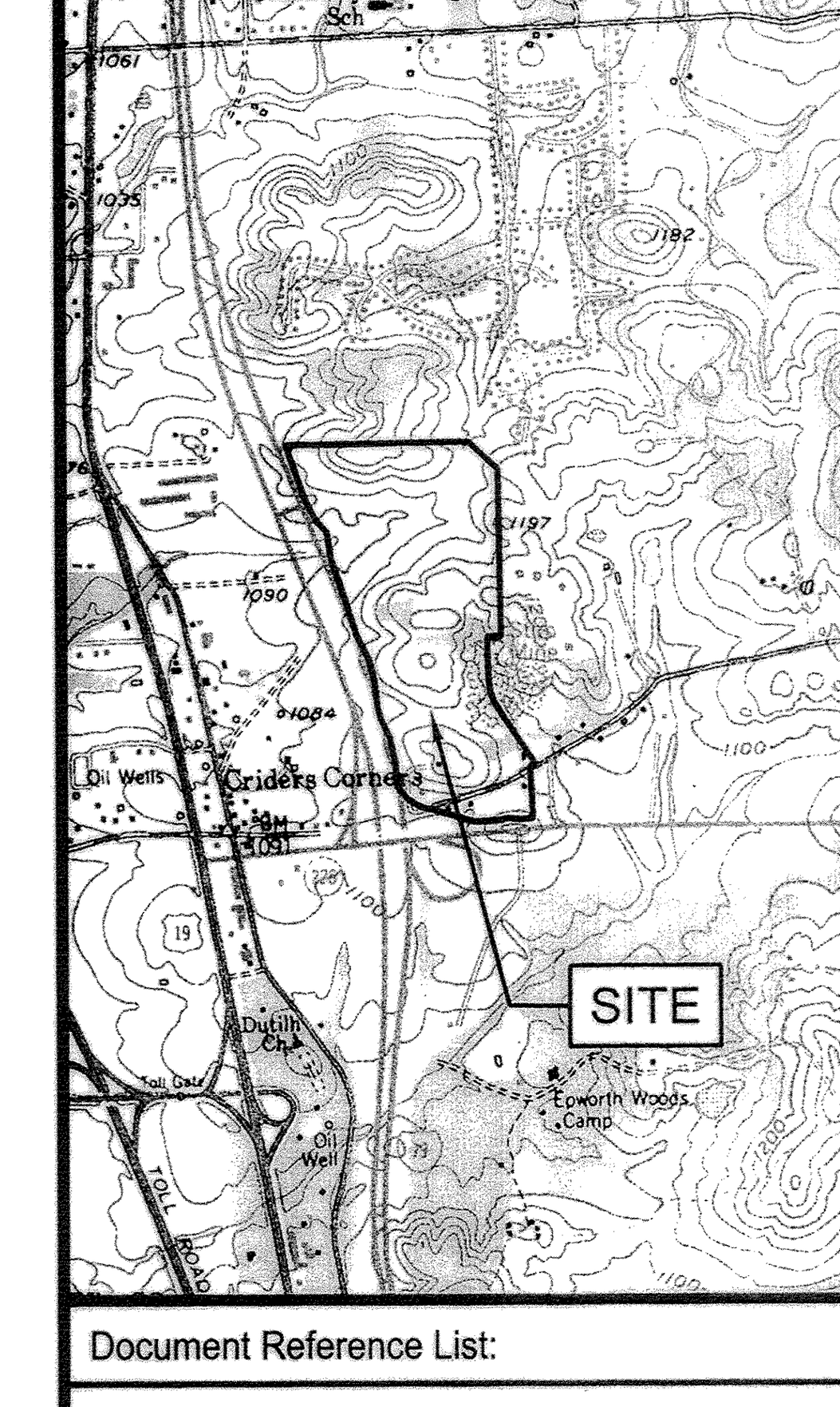
2. THE EASEMENTS FOR THE PROPOSED STORMWATER, STORM SEWERS AND OTHER GENERAL UTILITIES ARE SHOWN AS THE INTENDED LOCATION TO ACCOMMODATE FACILITIES. THE FINAL LOCATION OF EASEMENTS WILL BE SPECIFICALLY DEFINED BASED ON AS-BUILT LOCATIONS AND DOCUMENTATION WILL BE PREPARED FOR RECORDATION OF SAID EASEMENTS.

3. OPEN CIRCLES AT PROPERTY CORNERS DENOTE IRON PINS WITH CAP TO BE SET UPON APPROVAL OF THIS SUBDIVISION PLAN.

Area Tabulation:

TOTAL PROPERTY AREA	4,371,162.7 SQ. FT.	100.35 ACRES
EXISTING PARCELS		
• PARCEL NO. 1A	484,006.1 SQ. FT.	11.11 ACRES
• PARCEL NO. 1B	228,825.6 SQ. FT.	5.25 ACRES
• PARCEL NO. 1C	258,506.1 SQ. FT.	5.93 ACRES
• PARCEL NO. 1D	179,881.8 SQ. FT.	4.13 ACRES
• RESIDUAL PARCEL A	2,614,518.0 SQ. FT.	60.03 ACRES
• ROAD R/W (CRANBERRY SPRINGS & MSA)	88,669.6 SQ. FT.	2.04 ACRES
• TAX PARCEL 130-4F44-16E4	147,193.1 SQ. FT.	3.38 ACRES
• TAX PARCEL 130-4F44-16BA	86,728.4 SQ. FT.	1.99 ACRES
• TAX PARCEL 130-4F44-16E	104,187.7 SQ. FT.	2.39 ACRES
• TAX PARCEL 130-4F44-16D	42,385.2 SQ. FT.	0.97 ACRES
• TAX PARCEL 130-4F44-16C	49,181.8 SQ. FT.	1.13 ACRES
• ROAD R/W (McELROY RD)	87,079.3 SQ. FT.	2.00 ACRES
PROPOSED SUBDIVISION		
• PARCEL NO. 1A	484,006.1 SQ. FT.	11.11 ACRES
• PARCEL NO. 1B	228,825.6 SQ. FT.	5.25 ACRES
• PARCEL 1-C-1	123,743.0 SQ. FT.	2.84 ACRES
• PARCEL 1-C-2	184,201.0 SQ. FT.	4.23 ACRES
• PARCEL 1-D-1	197,557.7 SQ. FT.	4.53 ACRES
• PARCEL 1-E-1	233,451.2 SQ. FT.	5.36 ACRES
• PARCEL 1-E-2	182,715.4 SQ. FT.	4.19 ACRES
• RESIDUAL PARCEL A	2,638,765.6 SQ. FT.	60.58 ACRES
• ROAD R/W (CRANBERRY SPRINGS & MSA)	97,897.1 SQ. FT.	2.26 ACRES

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



Document Reference List:

1. RECORDED PLANS
   - INTERSTATE INDUSTRIAL PARK PLAN, PBV 88, PG 11
   - PUNCH PLAN OF CONSOLIDATION, PBV 314, PGS 24-26
   - CRANBERRY SPRINGS LAND DEV. PLAN, PBV 340, PGS 30-31
   - KENSA PLAN OF LOTS, PBV 336, PG 7
   - CRANBERRY CROSSROADS PLAN OF LOTS, PBV 326, PG 32
2. DEEDS
   - GARY SIPPEL: DBV 1393, PG 628; DBV 1453, PG 893; DBV 2393, PG 469; DBV 2681, PG 441; DBV 2681, PG 444; DBV 3035, PG 277; INSTR. NO. 20112140036096; INSTR. NO. 201408250020104, INSTR. NO. 201408260020125.
   - SIPPEL ENTERPRISES, L.P.: INSTR. NO. 201012270030665; INSTR. NO. 201203050006112; INSTR. NO. 201212190036431.
   - KENSA CRANBERRY ASSOCIATES, L.P.: INSTR. NO. 201307190021050; INSTR. NO. 201307190021050

0 200' 400'

Drawing Scale:
1" = 200'

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:

SIPPEL ENTERPRISES
2591 WEXFORD BAYNE ROAD, #100
SEWICKLEY, PA 15143-8676

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

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

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

DATE ISSUED: JUNE 17TH, 2015

PLAN REVISIONS

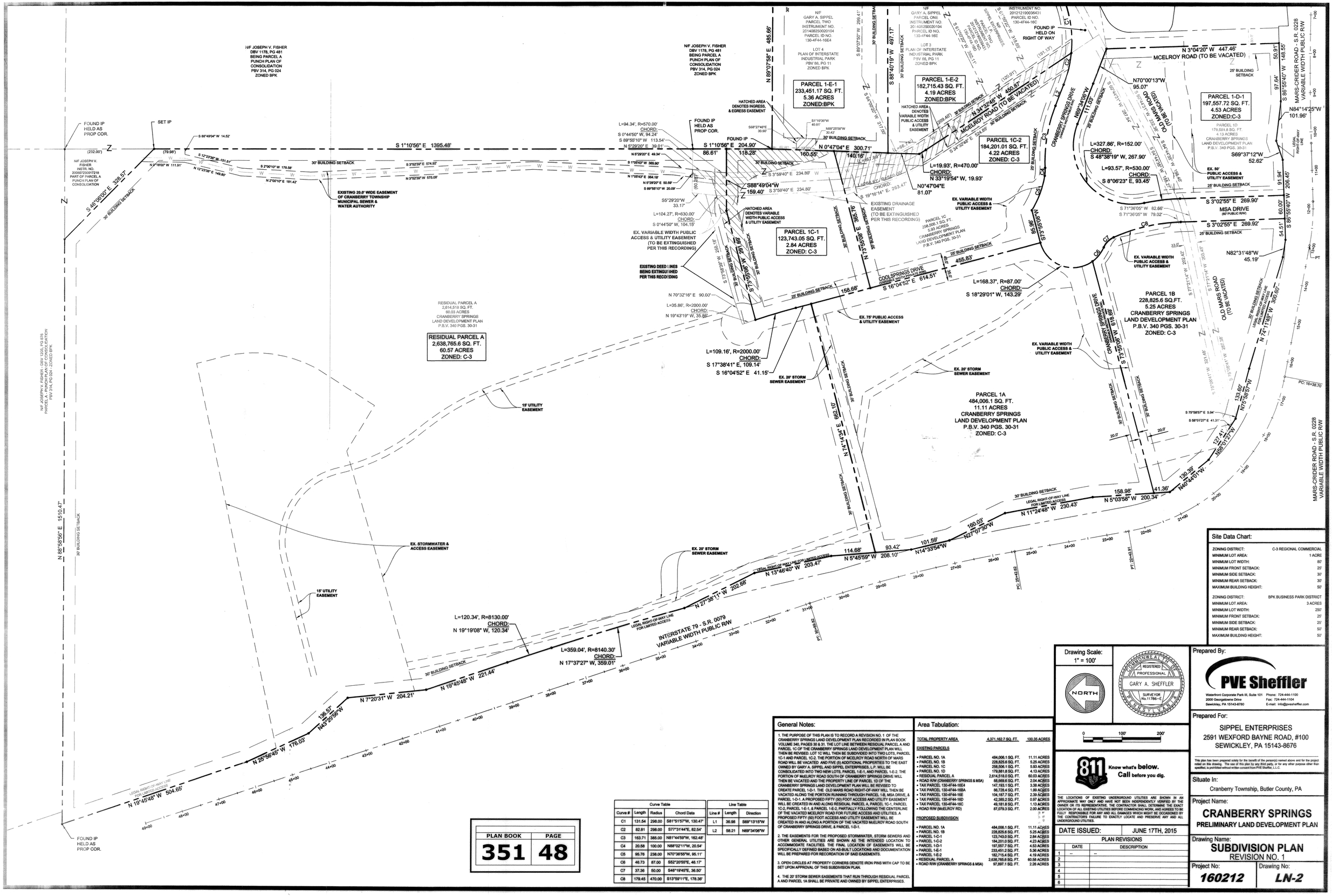
	DATE	DESCRIPTION
1	--	--
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

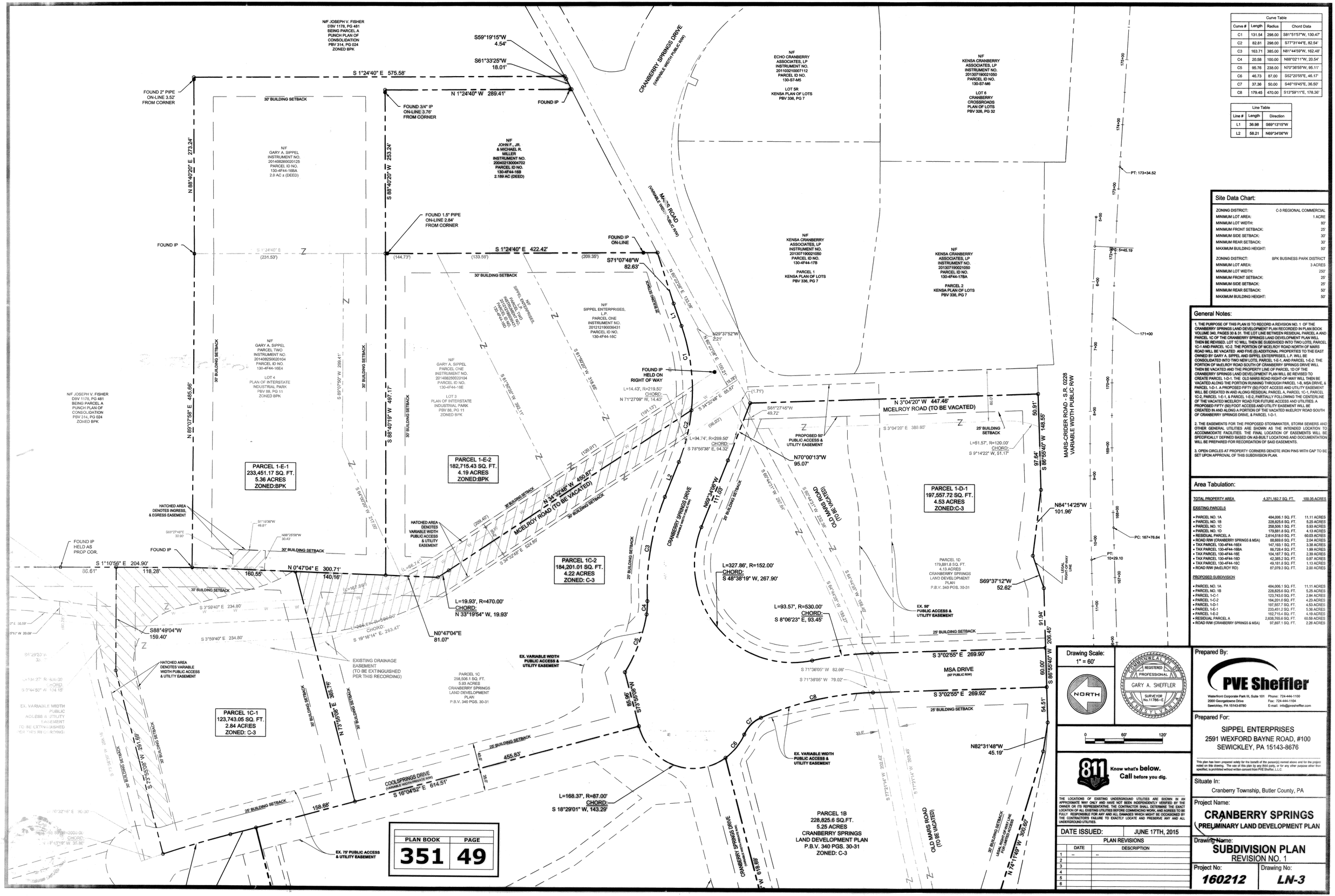
Situate In:
Cranberry Township, Butler County, PA

Project Name:
CRANBERRY SPRINGS
PRELIMINARY LAND DEVELOPMENT PLAN

Drawing Name:
SUBDIVISION PLAN
REVISION NO. 1

Project No: *160212*
Drawing No: *LN-1*


N/F JOSEPH V. FISHER DBV 1178, PG 481 BEING PARCEL A PUNCH PLAN OF CONSOLIDATION PBV 314, PG 024 ZONED BPK
N/F GARY A. SIPPEL PARCEL TWO INSTRUMENT NO. 201408250020104 PARCEL ID NO. 130-4F44-16E4
LOT 4 PLAN OF INTERSTATE INDUSTRIAL PARK PBV 88, PG 11 ZONED BPK
N/F GARY A. SIPPEL PARCEL ONE INSTRUMENT NO. 201408250020104 PARCEL ID NO. 130-4F44-16E
LOT 3 PLAN OF INTERSTATE INDUSTRIAL PARK PBV 88, PG 11 ZONED BPK
N/F SIPPEL ENTERPRISES INSTRUMENT NO. 201212190036431 PARCEL ID NO. 130-4F44-16C
N/F JOSEPH V. FISHER, INSTR. NO. 200607230017218 PART OF PARCEL A PUNCH PLAN OF CONSOLIDATION
N/F JOSEPH V. FISHER, DBV 1205, PG 676 PARCEL A - PUNCH PLAN OF CONSOLIDATION PBV 314, PG 024 - ZONED BPK
PARCEL 1-E-1 233,451.17 SQ. FT. 5.36 ACRES ZONED:BPK
PARCEL 1-E-2 182,715.43 SQ. FT. 4.19 ACRES ZONED:BPK
PARCEL 1C-1 123,743.05 SQ. FT. 2.84 ACRES ZONED: C-3
PARCEL 1C-2 184,201.01 SQ. FT. 4.22 ACRES ZONED: C-3
PARCEL 1C 258,596.1 SQ. FT. 5.93 ACRES CRANBERRY SPRINGS LAND DEVELOPMENT PLAN P.B.V. 340 PGS. 30-31
PARCEL 1B 228,825.6 SQ.FT. 5.25 ACRES CRANBERRY SPRINGS LAND DEVELOPMENT PLAN P.B.V. 340 PGS. 30-31 ZONED: C-3
PARCEL 1A 484,006.1 SQ. FT. 11.11 ACRES CRANBERRY SPRINGS LAND DEVELOPMENT PLAN P.B.V. 340 PGS. 30-31 ZONED: C-3
PARCEL 1-D-1 197,557.72 SQ. FT. 4.53 ACRES ZONED:C-3
PARCEL 1D 179,581.8 SQ. FT. 4.13 ACRES CRANBERRY SPRINGS LAND DEVELOPMENT PLAN P.B.V. 340 PGS. 30-31
RESIDUAL PARCEL A 2,614,518.0 SQ. FT. 60.03 ACRES ZONED: C-3
RESIDUAL PARCEL A 2,614,518 SQ. FT. 60.03 ACRES CRANBERRY SPRINGS LAND DEVELOPMENT PLAN P.B.V. 340 PGS. 30-31
MCELROY ROAD (TO BE VACATED)
OLD MARS ROAD (TO BE VACATED)
MARS-CRIDER ROAD - S.R. 0228 VARIABLE WIDTH PUBLIC R/W
INTERSTATE 79 - S.R. 0079 VARIABLE WIDTH PUBLIC R/W
CRANBERRY SPRINGS DRIVE (PRIVATE ROAD)
COOL SPRINGS DRIVE (PRIVATE ROAD)
MSA DRIVE (60' PUBLIC R/W)
EXISTING DRAINAGE EASEMENT (TO BE EXTINGUISHED PER THIS RECORDING)
EXISTING DEED LINES BEING EXTINGUISHED PER THIS RECORDING
EXISTING 20.0' WIDE EASEMENT OF CRANBERRY TOWNSHIP MUNICIPAL SEWER & WATER AUTHORITY
EX. VARIABLE WIDTH PUBLIC ACCESS & UTILITY EASEMENT (TO BE EXTINGUISHED PER THIS RECORDING)
EX. VARIABLE WIDTH PUBLIC ACCESS & UTILITY EASEMENT
EX. 75' PUBLIC ACCESS & UTILITY EASEMENT
EX. 20' STORM SEWER EASEMENT
EX. STORMWATER & ACCESS EASEMENT
15' UTILITY EASEMENT
EX. 50' PUBLIC ACCESS & UTILITY EASEMENT
HATCHED AREA DENOTES INGRESS, & EGRESS EASEMENT
HATCHED AREA DENOTES VARIABLE WIDTH PUBLIC ACCESS & UTILITY EASEMENT
FOUND IP HELD AS PROP COR.
FOUND IP HELD ON RIGHT OF WAY
SET IP
30' BUILDING SETBACK
25' BUILDING SETBACK
LEGAL RIGHT-OF-WAY LINE FOR LIMITED ACCESS
S 1°10'56" E 1395.48'
N 89°07'58" E 485.66'
S 88°40'19" W 497.17'
N 3°04'20" W 447.46'
N70°00'13"W 95.07'
N 34°32'48" W 450.87'
L=94.34', R=570.00' CHORD: S 0°44'50" W, 94.24'
L=104.27', R=630.00' CHORD: S 0°44'50" W, 104.15'
L=66.86', R=2000.00' CHORD: S 19°16'14" E, 263.47'
L=109.16', R=2000.00' CHORD: S 17°38'41" E, 109.14'
L=35.86', R=2000.00' CHORD: N 19°43'19" W, 35.86'
L=19.93', R=470.00' CHORD: N 33°19'54" W, 19.93'
L=327.86', R=152.00' CHORD: S 48°38'19" W, 267.90'
L=93.57', R=530.00' CHORD: S 8°06'23" E, 93.45'
L=168.37', R=87.00' CHORD: S 18°29'01" W, 143.29'
L=359.04', R=8140.30' CHORD: N 17°37'27" W, 359.01'
L=120.34', R=8130.00' CHORD: N 19°19'08" W, 120.34'
S 46°05'00" E 328.57'
S 1°10'56" E 204.90'
N 0°47'04" E 300.71'
S88°49'04"W 159.40'
N 3°02'55" E 269.90'
N 3°02'55" E 269.92'
S 3°02'55" E 269.90'
N82°31'48"W 45.19'
N84°14'25"W 101.96'
S 86°55'40" W 148.55'
S 86°55'40" W 206.45'
N 74°11'48" W 300.60'
N 74°14'34" E 692.10'
N 88°58'56" E 1510.47'
N 25°56'45" W 176.03'
N 7°20'31" W 204.21'
N 19°45'48" W 221.44'
N 19°45'48" W 504.65'
N 27°36'11" W 202.68'
N 13°46'40" W 203.47'
N 5°45'59" W 208.10'
N 14°33'54"W 101.59'
N27°07'30"W 160.03'
N 11°24'48" W 230.43'
N 5°03'58" W 200.34'
N40°44'51"W 130.39'
N 75°58'57" W 139.69'
N 75°58'57" W 123.69'
N 75°58'57" W 616.69'
N 75°58'57" W 455.83'
N 16°04'52" E 614.51'
S 16°04'52" E 41.15'
S 16°04'52" E 158.68'
N 70°32'16" E 90.00'
S 73°30'08" W 92.76'
N 3°59'40" W 234.80'
S 3°59'40" E 234.80'
S 3°52'39" E 574.92'
N 3°52'39" W 575.05'
N 1°05'43" W 364.18'
S 1°05'43" W 365.90'
N 5°29'20" E 49.34'
N 5°29'20" E 50.59'
S 89°55'10" W 20.09'
S5°29'20"W 33.17'
S 89°07'58" W 260.41'
S 88°40'19" W 260.41'
S 61°50'20" W 315.65'
S 61°50'20" W 263.11'
S 64°00'00" W 217.00'
S 64°44'25" W 263.54'
S 64°44'25" W 158.40'
S 64°44'25" W 152.15'
S 64°44'25" W 263.48'
S 71°36'05" W 82.66'
S 71°36'05" W 79.02'
S 77°12'47" W 204.48'
S 77°12'47" W 33.00'
S 77°12'47" W 202.82'
S 77°12'47" W 38.25'
S 77°12'47" W 38.25'
S 75°58'57" E 5.94'
S 58°01'27" E 41.31'
N 58°01'27" W 127.41'
N 58°01'27" W 130.39'
N 58°01'27" W 41.36'
N 58°01'27" W 158.98'
N 58°01'27" W 200.34'
N 58°01'27" W 130.39'
N 40°44'51"W 130.39'
N 40°44'51"W 158.98'
N 40°44'51"W 41.36'
N 40°44'51"W 200.34



Curve Table			
Curve #	Length	Radius	Chord Data
C1	131.54	298.00	S81°51'57"W, 130.47'
C2	82.81	298.00	S77°31'44"E, 82.54'
C3	163.71	385.00	N81°44'59"W, 162.48'
C4	20.58	100.00	N88°02'11"W, 20.54'
C5	95.76	238.00	N70°36'55"W, 95.11'
C6	46.73	87.00	S52°20'55"E, 46.17'
C7	37.36	50.00	S46°19'45"E, 36.50'
C8	179.45	470.00	S13°59'11"E, 178.36'

Line Table		
Line #	Length	Direction
L1	36.98	S69°13'15"W
L2	58.21	N69°34'06"W

Site Data Chart:

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BPK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO RECORD A REVISION NO. 1 OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN RECORDED IN PLAN BOOK VOLUME 340, PAGES 30 & 31. THE LOT LINE BETWEEN RESIDUAL PARCEL A AND PARCEL 1C OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN WILL THEN BE REVISED. LOT 1C WILL THEN BE SUBDIVIDED INTO TWO LOTS, PARCEL 1C-1 AND PARCEL 1C-2. THE PORTION OF MCELROY ROAD NORTH OF MARS ROAD WILL BE VACATED AND FIVE (5) ADDITIONAL PROPERTIES TO THE EAST OWNED BY GARY A. SIPPEL AND SIPPEL ENTERPRISES, L.P. WILL BE CONSOLIDATED INTO TWO NEW LOTS, PARCEL 1-E-1, AND PARCEL 1-E-2. THE PORTION OF McELROY ROAD SOUTH OF CRANBERRY SPRINGS DRIVE WILL THEN BE VACATED AND THE PROPERTY LINE OF PARCEL 1D OF THE CRANBERRY SPRINGS LAND DEVELOPMENT PLAN WILL BE REVISED TO CREATE PARCEL 1-D-1. THE OLD MARS ROAD RIGHT-OF-WAY WILL THEN BE VACATED ALONG THE PORTION RUNNING THROUGH PARCEL 1-B, MSA DRIVE, & PARCEL 1-D-1. A PROPOSED FIFTY (50) FOOT ACCESS AND UTILITY EASEMENT WILL BE CREATED IN AND ALONG RESIDUAL PARCEL A, PARCEL 1C-1, PARCEL 1C-2, PARCEL 1-E-1, & PARCEL 1-E-2, PARTIALLY FOLLOWING THE CENTERLINE OF THE VACATED MCELROY ROAD FOR FUTURE ACCESS AND UTILITIES. A PROPOSED FIFTY (50) FOOT ACCESS AND UTILITY EASEMENT WILL BE CREATED IN AND ALONG A PORTION OF THE VACATED McELROY ROAD SOUTH OF CRANBERRY SPRINGS DRIVE, & PARCEL 1-D-1.

2. THE EASEMENTS FOR THE PROPOSED STORMWATER, STORM SEWERS AND OTHER GENERAL UTILITIES ARE SHOWN AS THE INTENDED LOCATION TO ACCOMMODATE FACILITIES. THE FINAL LOCATION OF EASEMENTS WILL BE SPECIFICALLY DEFINED BASED ON AS-BUILT LOCATIONS AND DOCUMENTATION WILL BE PREPARED FOR RECORDATION OF SAID EASEMENTS.

3. OPEN CIRCLES AT PROPERTY CORNERS DENOTE IRON PINS WITH CAP TO BE SET UPON APPROVAL OF THIS SUBDIVISION PLAN.

Area Tabulation:

TOTAL PROPERTY AREA	4,371,182.7 SQ. FT.	100.35 ACRES
EXISTING PARCELS		
• PARCEL NO. 1A	484,006.1 SQ. FT.	11.11 ACRES
• PARCEL NO. 1B	228,825.6 SQ. FT.	5.25 ACRES
• PARCEL NO. 1C	258,506.1 SQ. FT.	5.93 ACRES
• PARCEL NO. 1D	179,881.8 SQ. FT.	4.13 ACRES
• RESIDUAL PARCEL A	2,614,518.0 SQ. FT.	60.03 ACRES
• ROAD R/W (CRANBERRY SPRINGS & MSA)	88,669.6 SQ. FT.	2.04 ACRES
• TAX PARCEL 130-4F44-16E4	147,193.1 SQ. FT.	3.38 ACRES
• TAX PARCEL 130-4F44-16BA	69,728.4 SQ. FT.	1.99 ACRES
• TAX PARCEL 130-4F44-16E	104,187.7 SQ. FT.	2.39 ACRES
• TAX PARCEL 130-4F44-16D	42,385.2 SQ. FT.	0.97 ACRES
• TAX PARCEL 130-4F44-16C	49,181.8 SQ. FT.	1.13 ACRES
• ROAD R/W (McELROY RD)	87,079.3 SQ. FT.	2.00 ACRES
PROPOSED SUBDIVISION		
• PARCEL NO. 1A	484,006.1 SQ. FT.	11.11 ACRES
• PARCEL NO. 1B	228,825.6 SQ. FT.	5.25 ACRES
• PARCEL 1-C-1	123,743.0 SQ. FT.	2.84 ACRES
• PARCEL 1-C-2	184,201.0 SQ. FT.	4.23 ACRES
• PARCEL 1-D-1	197,557.7 SQ. FT.	4.53 ACRES
• PARCEL 1-E-1	233,451.2 SQ. FT.	5.36 ACRES
• PARCEL 1-E-2	182,715.4 SQ. FT.	4.19 ACRES
• RESIDUAL PARCEL A	2,638,765.6 SQ. FT.	60.58 ACRES
• ROAD R/W (CRANBERRY SPRINGS & MSA)	97,897.1 SQ. FT.	2.26 ACRES

Drawing Scale: 1" = 60'

NORTH

0 60' 120'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR
No.11786-E

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 17TH, 2015

PLAN REVISIONS		
	DATE	DESCRIPTION
1	--	--
2		
3		
4		
5		
6		

Prepared By:

PVE Sheffler

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143-8780

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

Prepared For:

SIPPEL ENTERPRISES
2591 WEXFORD BAYNE ROAD, #100
SEWICKLEY, PA 15143-8676

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

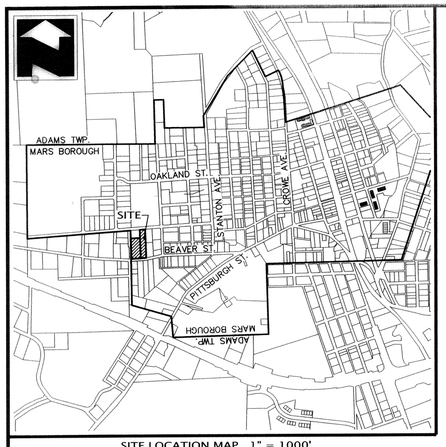
Situate In:
Cranberry Township, Butler County, PA

Project Name:
CRANBERRY SPRINGS
PRELIMINARY LAND DEVELOPMENT PLAN

Drawing Name:
SUBDIVISION PLAN
REVISION NO. 1

Project No: **160212**

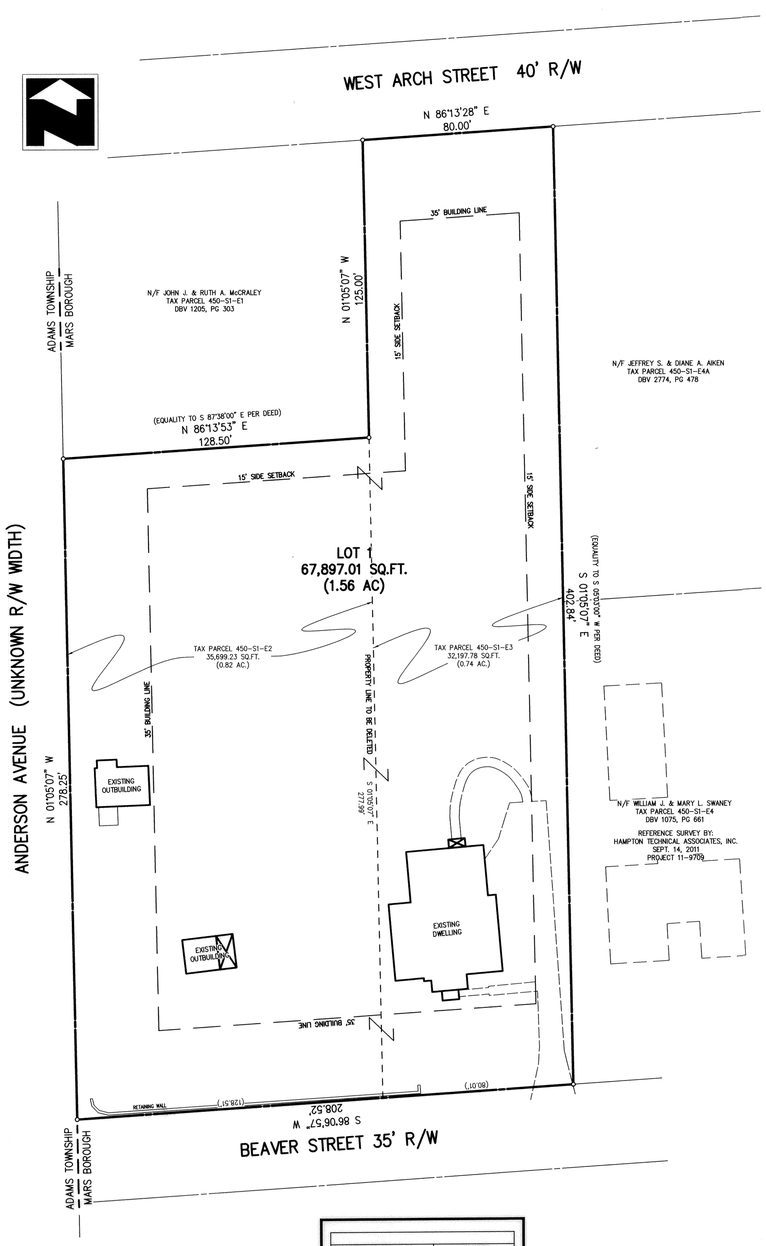
Drawing No: **LN-3**



SITE LOCATION MAP 1" = 1000'

15187

Instr: 201510210023346 10/21/2015
Pages: 1 F: $40.00 4:08PM
Michele Mustello T20150017995
Butler County Recorder FL



CURRENT ZONING : R-1	
MINIMUM LOT AREA:	10,000 SQ.FT.
MINIMUM LOT WIDTH AT SETBACK:	75.00 FEET
MINIMUM FRONT SETBACK:	35.00 FEET
MINIMUM SIDE SETBACK:	15.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET

GENERAL PLAN NOTES:

PROPERTY OWNERS: JANET L. BALENTINE
PO BOX 386
MARS, PA 16046

OWNERSHIP REFERENCE: TAX PARCEL 450-S1-E2 / INSTRUMENT NO. 201006170013174
TAX PARCEL 450-S1-E3 / INSTRUMENT NO. 201006170013173

TOTAL PROPERTY: 67,879.01 (1.56 ACRES)

PROPOSED WATER SOURCE: MARS BOROUGH WATER

PROPOSED SEWAGE SERVICE: BREAKNECK CREEK REGIONAL AUTHORITY

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 450-S1-E2 & 450-S1-E3 INTO ONE PARCEL. NO ADDITIONAL BUILDING LOTS ARE BEING PROPOSED OR CREATED.

THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH BY GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY. THE ROTATION FROM DEED BEARINGS TO THE BEARINGS SHOWN ON THIS PLAN IS 06°08'07".

PLAN BOOK	PAGE
351	50

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KNOW ALL MEN BY THESE PRESENTS THAT, I, JANET L. BALENTINE OF THE BOROUGH OF MARS , COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, MY EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY SITUATE IN THE BOROUGH OF MARS , 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 BOROUGH OF MARS. I , JANET L. BALENTINE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND DISCHARGE THE BOROUGH OF MARS , 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 JANET L. BALENTINE MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I, JANET L. BALENTINE DO SET MY HANDS AND SEALS THIS 16 DAY OF DECEMBER A.D. 2014

ATTEST:

JANET L. BALENTINE

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY JANET L. BALENTINE WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF MARS , 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.

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 JANET L. BALENTINE 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 16 DAY OF December A.D. 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 23rd DAY OF April 2016 A.D.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Timothy H. West, Notary Public
McCandless Twp., Allegheny County
My Commission Expires April 23, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, JANET L. BALENTINE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF JANET L. BALENTINE AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201006170013174 & 201006170013173.

JANET L. BALENTINE

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

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MARS THIS 14 DAY OF SEPT 20 15

SECRETARY CHAIRPERSON

APPROVED BY THE MARS BOROUGH PLANNING COMMISSION THIS 4th DAY OF MAY 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.

JAMES A. SPERDUTE, R.S. # 24457-E DATE 12/15/14

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30TH DAY OF JULY 20 15

SECRETARY, BUTLER COUNTY PLANNING COMMISSION CHAIRPERSON, 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 351 PAGE 50

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF OCTOBER 20 15

BUTLER COUNTY RECORDER OF DEEDS

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

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

MARS BOROUGH PLANNING COMMISSION

MARS BOROUGH BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

Know what's below Call before you dig.

DRAWING NUMBER:	1011-1413767
DRAWING SCALE:	1"=30'
DATE:	MAY 2, 2014
DRAWN BY:	JSS
REVISIONS:	

BALENTINE PLAN OF LOT CONSOLIDATION

BEING A CONSOLIDATION OF TAX PARCELS 450-S1-E2 & TAX PARCEL 450-S1-E3
BOROUGH OF MARS, BUTLER COUNTY, PENNSYLVANIA

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