## CORPORATION ADOPTION

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

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 1ST DAY OF FEBRUARY 2016

ATTEST

Chris L Shipley
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chris L. Shipley, Notary Public
Cranberry Twp, Butler County
My commission expires January 05, 2018

REIBOLD ASSOCIATES, INC.

FRANK L. SHIPLEY, PRESIDENT

## CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA ) SS: COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED FRANK L. SHIPLEY, PRESIDENT OF THE REIBOLD ASSOCIATES, INC, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID REIBOLD ASSOCIATES, INC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS . FRANK L. SHIPLEY, PRESIDENTOF 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,

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF FEBRUARY 2016

MY COMMISSION EXPIRES THE 5TH DAY OF JAN, 20 16

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chris L. Shipley, Notary Public
Cranberry Twp, Butler County
My commission expires January 05, 2018

Chris L Shipley
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chris L. Shipley, Notary Public
Cranberry Twp, Butler County
My commission expires January 05, 2018

## TITLE CLAUSE

WE, REIBOLD ASSOCIATES, INC, OWNERS OF THE WILSON RIDGE PHASE 3 AND 4 PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF REIBOLD ASSOCIATES, INC., AS RECORDED IN INSTRUMENT NUMBER 201608160018118 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OWNER

WE, SOMERSET TRUST COMPANY, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, WILSON'S RIDGE PHASE 3 AND 4, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HEREON.

Christine Kohan
WITNESS

Robert L Ross, S.V.P.
SOMERSET TRUST COMPANY

## SURVEYOR'S CERTIFICATION

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

MARK B. SCHMIDT, P.L.S.
SU-36950-E

1-28-2016
DATE

## FORWARD TOWNSHIP BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP 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

Mary L McElhaney
CHAIRMAN OF THE BOARD

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 9 DAY OF FEBRUARY, 2016

SECRETARY SEAL

Mary L McElhaney
CHAIRMAN OF THE BOARD

## FORWARD TOWNSHIP PLANNING COMMISSION

APPROVED BY THE FORWARD TOWNSHIP PLANNING COMMISSION THIS 9 DAY OF FEBRUARY, 2016

SECRETARY SEAL

CHAIRMAN

## BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF NOV, 2014

SECRETARY SEAL

CHAIRMAN

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA ) SS:

COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 354 PAGE 1-5

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF February, 2016

SEAL

RECORDER OF DEEDS

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
My Commission Expires First Monday in January 2020

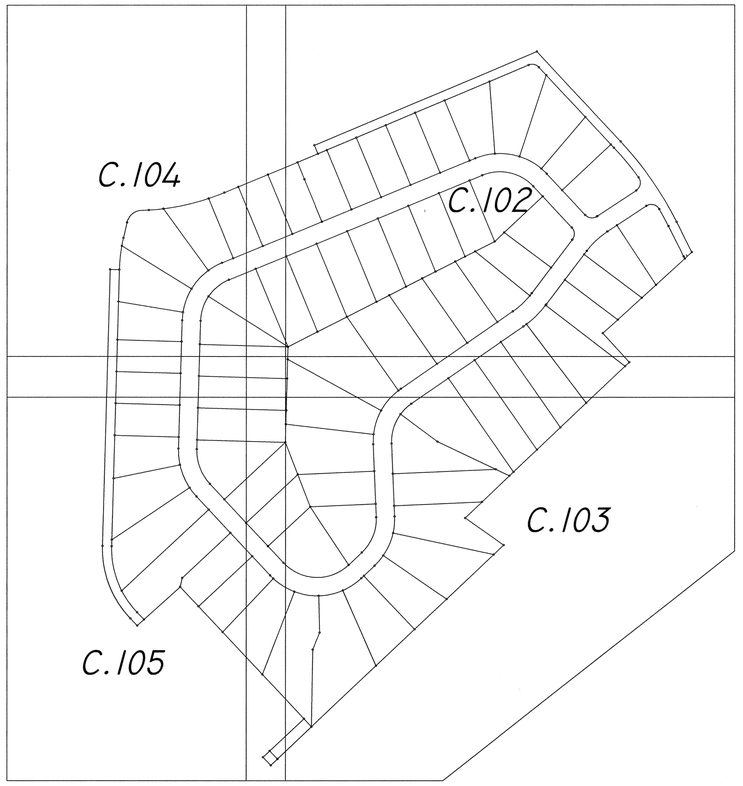
## GENERAL NOTES

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHT-OF-WAYS AND EASEMENTS OF RECORD.
2. BUILDING SETBACK LINES ARE SHOWN IN ACCORDANCE WITH THE CURRENT FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL STORM SEWERS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY FORWARD TOWNSHIP. ALL STORM SEWERS NOT LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAY BUT WITH STORM SEWER EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE WILSON'S RIDGE DEVELOPMENT.
4. UPON INDIVIDUAL LOT DEVELOPMENT, AN AS-BUILT PLOT PLAN DRAWING MUST BE PROVIDED TO FORWARD TOWNSHIP, SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR, FOR EACH LOT DEVELOPED.
5. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO THE PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 02° 28' 04" COUNTERCLOCKWISE FROM THE BEARING PROVIDED ON THE SHIPLEY PLAN NO. 2, P.B.V. 318 PG 20, AS RECORDED AT THE BULTER COUNTY RECORDER OF DEEDS.

## SITE AREA TABULATION

| | | | | |
|---|---|---|---|---|
| TOTAL PROJECT AREA: | 40.5415 | AC | 1,765,990 | SQ. FT. |
| PHASE 3 LOT AREA (39 LOTS): | 21.0177 | AC | 915,531 | SQ. FT |
| PHASE 4 LOT AREA (33 LOTS): | 13.8507 | AC | 603,340 | SQ. FT. |
| PARCEL A: | 0.0880 | AC | 3,832 | SQ. FT. |
| ROAD ROW FOR DEDICATION: | 5.5851 | AC | 243,287 | SQ. FT. |

OWNER/DEVELOPER:
REIBOLD ASSOCIATES, INC
8037 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066
PH. (724) 776-6060




KEY MAP - NOT TO SCALE

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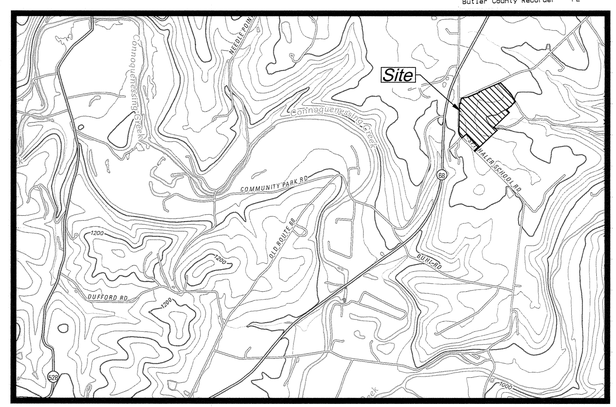
Pages: 5 F: $205.00 2:48PM
Michele Mustello T20160002681
Butler County Recorder FL




LOCATION MAP
USGS 7.5 MIN. QUADRANGLE
EVANS CITY, PA. 2010
SCALE: 1" = 2000'

FORWARD TOWNSHIP BOARD OF SUPERVISORS

FORWARD TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

| PLAN BOOK | PAGE |
|---|---|
| 354 | 1 |

NOTE: THIS PLAN IS A SUBDIVISION OF LOT 2A IN THE SHIPLEY PLAN NO. 2 AS RECORDED IN PLAN BOOK VOLUME 318 PAGES 20.

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 2 | Parcel & Easement Changes | 1-14-16 | MS | - |
| 1 | PA DEP Wetland Comments | 11-05-15 | MS | - |

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


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

Corporate Office
Star Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-8860
FAX (412) 781-5904

Mars Office
3333 Route 8, Suite B
Valencia, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549


DRAWN BY: JPC
CHECKED BY: MS
APPROVED BY: -
CAD FILE: 11113 Const.dwg

TITLE: **Wilson's Ridge - Phase 3 and 4**
Plan for Recording
Forward Township Butler County, Pennsylvania

CLIENT: Reibold Associates, Inc.
8037 Rowan Road
Cranberry Township, PA 16066

DATE ISSUED: June 1, 2015
HORIZONTAL SCALE: NTS
VERTICAL SCALE: NTS
SHEET: C.101
HTA PROJECT #: 11113




| PLAN BOOK | PAGE |
|---|---|
| 354 | 2 |

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 2 | Parcel & Easement Changes | 1-14-16 | MS | - |
| 1 | PA DEP Wetland Comments | 11-05-15 | MS | - |

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


HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
Corporate Office
Rivers Edge Corporate Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
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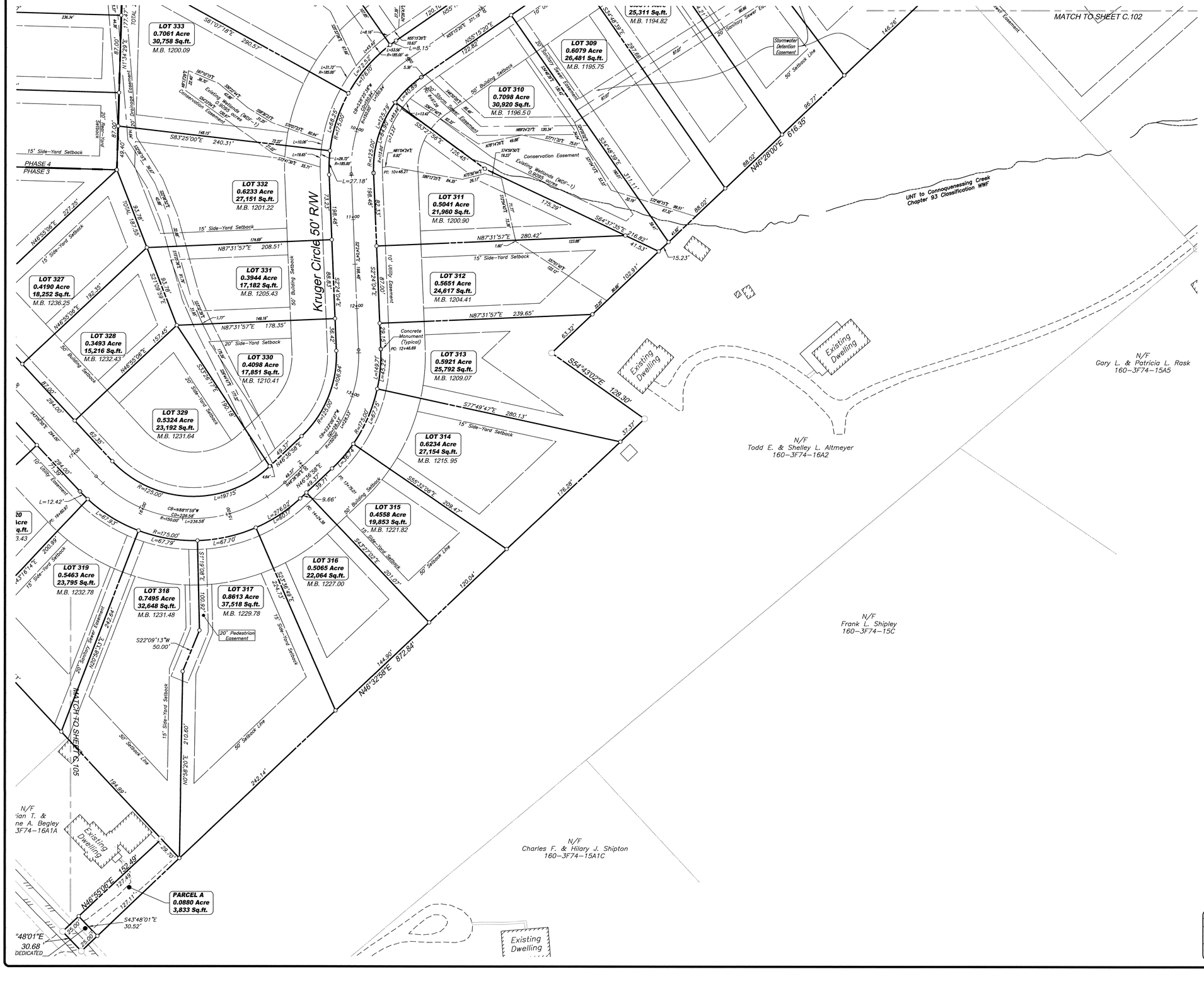
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549
www.Hampton-Technical.com
email@Hampton-Technical.com


| | |
|---|---|
| DRAWN BY: | JPC |
| CHECKED BY: | MS |
| APPROVED BY: | - |
| CAD FILE: | 11113 Const.dwg |

TITLE: **Wilson's Ridge - Phase 3 and 4**
Plan for Recording
Forward Township
Butler County, Pennsylvania
Cranberry Township, PA 16066

CLIENT: Reibold Associates, Inc.
8037 Rowan Road

| | |
|---|---|
| DATE ISSUED: | June 1, 2015 |
| HORIZONTAL SCALE: | 1"=50' |
| VERTICAL SCALE: | |
| SHEET: | C.102 |
| HTA PROJECT #: | 11113 |




| PLAN BOOK | PAGE |
|---|---|
| 354 | 3 |

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 2 | Parcel & Easement Changes | 1-14-16 | MS | – |
| 1 | PA DEP Wetland Comments | 11-05-15 | MS | – |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
36950-E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TECHNICAL ASSOCIATES, INC.
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email@Hampton-Technical.com

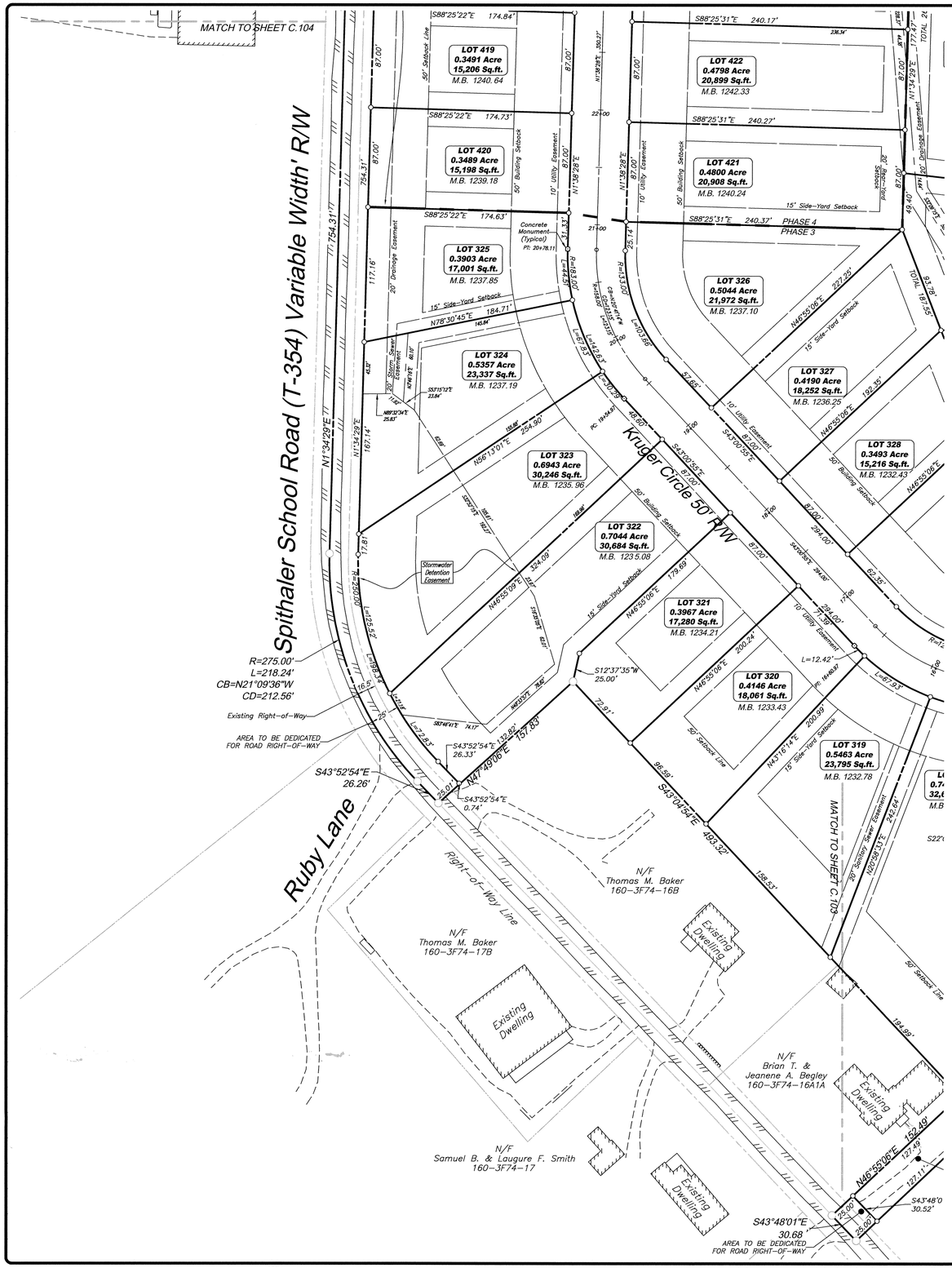

| | |
|---|---|
| DRAWN BY: | JPC |
| CHECKED BY: | MS |
| APPROVED BY: | – |
| CAD FILE: | 11113 Const.dwg |

TITLE
**Wilson's Ridge - Phase 3 and 4**
Plan for Recording
Forward Township
Butler County, Pennsylvania

CLIENT
Reibold Associates, Inc.
8037 Rowan Road
Cranberry Township, PA 16066

| | |
|---|---|
| DATE ISSUED: | June 1, 2015 |
| HORIZONTAL SCALE: | 1"=50' |
| VERTICAL SCALE: | |
| SHEET: | C.103 |
| HTA PROJECT #: | 11113 |

Reibold Road (SR 1013) Variable R/W
MATCH TO SHEET C.102
MATCH TO SHEET C.105
Right-of-Way Line
Existing Right-of-Way
Rear Setback Line
50' Setback Line
15' Side-Yard Setback
50' Building Setback
10' Utility Easement
50' Drainage Easement
50' Grading Easement (Future Grading of Reibold Road)
Temporary Access Easement Until Roadway is Relocated to Within Shown Right-of-Way
50' Utility Easement (Future Grading of Reibold School Road)
AREA TO BE DEDICATED FOR ROAD RIGHT-OF-WAY
Existing Commercial Structure
Existing Commercial Structure
Concrete Monument (Typical)
See Reibold Road Plan No. 1 P.B.V. 304 PG. 33 for Roadway Dedication
R=42.00'
L=55.21'
CB=N50°36'22"E
CD=51.32'
N67°06'29"E 60.47'
N12°56'49"E 43.30'
R=439.51'
L=87.33'
CB=N7°15'28"E
CD=87.19'
S88°25'31"E 25.00'
S1°34'29"W
N1°34'29"E
LOT 412 0.3478 Acre 15,152 Sq.ft. M.B. 1241.56
LOT 413 0.3482 Acre 15,168 Sq.ft. M.B. 1247.33
LOT 414 0.4185 Acre 18,231 Sq.ft. M.B. 1252.10
LOT 415 0.6220 Acre 27,094 Sq.ft. M.B. 1252.84
LOT 416 0.4821 Acre 20,999 Sq.ft. M.B. 1249.75
LOT 417 0.3713 Acre 16,173 Sq.ft. M.B. 1247.03
LOT 418 0.3493 Acre 15,215 Sq.ft. M.B. 1243.80
LOT 419 0.3491 Acre 15,206 Sq.ft. M.B. 1240.64
LOT 422 0.4798 Acre 20,899 Sq.ft.
LOT 423 0.4796 Acre 20,891 Sq.ft. M.B. 1244.72
LOT 424 0.3813 Acre 16,609 Sq.ft. M.B. 1248.00
LOT 425 0.4152 Acre 18,084 Sq.ft. M.B. 1251.13
LOT 426 0.4681 Acre 20,389 Sq.ft. M.B. 1246.94
N67°31'42"E 87.00'
S22°28'15"E 174.71'
S22°28'15"E 174.71'
S22°28'15"E 330.20'
S37°39'29"E 256.48'
S88°25'31"E 240.07'
S88°25'22"E 174.94'
S88°25'22"E 174.84'
S88°25'31"E 240.17'
S40°40'01"E 178.09'
S22°28'18"E
N67°35'41"E 745.78'
S88°22'23"E 223.21'
S1°04'43"E 201.74'
S1°04'43"E 175.63'
S1°04'43"E 754.31'
N1°34'29"E 754.31'
N14°29'E 261.00' TOTAL
L=231.63'
R=640.00'
L=45.46'
L=126.10'
L=60.08'
L=21.99'
L=85.34'
L=5.46'
L=22.37'
L=468.24'
R=450.00'
CB=S38°47'08"E
CD=447.60'
L=143.89'
R=125.00'
L=70.83'
L=64.13'
L=54.13'
41.58'
215.93'
87.35'
33.17'
78.80'
90.00'
87.00'
104.28'
64.13'
350.27'
87.00'
87.00'
87.00


MATCH TO SHEET C.104
Spithaler School Road (T-354) Variable Width' R/W
Kruger Circle 50' R/W
Ruby Lane
LOT 419
0.3491 Acre
15,206 Sq.ft.
M.B. 1240.64
LOT 420
0.3489 Acre
15,198 Sq.ft.
M.B. 1239.18
LOT 325
0.3903 Acre
17,001 Sq.ft.
M.B. 1237.85
LOT 324
0.5357 Acre
23,337 Sq.ft.
M.B. 1237.19
LOT 323
0.6943 Acre
30,246 Sq.ft.
M.B. 1235.96
LOT 322
0.7044 Acre
30,684 Sq.ft.
M.B. 123 5.08
LOT 321
0.3967 Acre
17,280 Sq.ft.
M.B. 1234.21
LOT 320
0.4146 Acre
18,061 Sq.ft.
M.B. 1233.43
LOT 319
0.5463 Acre
23,795 Sq.ft.
M.B. 1232.78
LOT 422
0.4798 Acre
20,899 Sq.ft.
M.B. 1242.33
LOT 421
0.4800 Acre
20,908 Sq.ft.
M.B. 1240.24
LOT 326
0.5044 Acre
21,972 Sq.ft.
M.B. 1237.10
LOT 327
0.4190 Acre
18,252 Sq.ft.
M.B. 1236.25
LOT 328
0.3493 Acre
15,216 Sq.ft.
M.B. 1232.43
PHASE 4
PHASE 3
Concrete Monument (Typical) Pt. 20+78.11
Stormwater Detention Easement
Existing Right-of-Way
AREA TO BE DEDICATED FOR ROAD RIGHT-OF-WAY
Right-of-Way Line
N/F Thomas M. Baker 160-3F74-16B
N/F Thomas M. Baker 160-3F74-17B
N/F Brian T. & Jeanene A. Begley 160-3F74-16A1A
N/F Samuel B. & Laugure F. Smith 160-3F74-17
Existing Dwelling
MATCH TO SHEET C.103
50' Setback Line
50' Building Setback
15' Side-Yard Setback
10' Utility Easement
20' Drainage Easement
30' Storm Sewer Easement
20' Sanitary Sewer Easement
R=275.00'
L=218.24'
CB=N21°09'36"W
CD=212.56'
S43°52'54"E 26.26'
N41°49'06"E 151.83'
S43°48'01"E 30.68'
S43°48'0 30.52'
N46°55'06"E 152.49'
127.49'
127.11'
S88°25'22"E 174.84'
S88°25'22"E 174.73'
S88°25'22"E 174.63'
S88°25'31"E 240.17'
S88°25'31"E 240.27'
S88°25'31"E 240.37'
N78°30'45"E 184.71'
N56°13'01"E 254.90'
S43°04'54"E 493.32'
158.53'
184.89'
N46°55'06"E 227.25'
N46°55'06"E 192.35'
N46°55'06"E 294.00'
N46°55'06"E 179.69'
N46°55'06"E 200.24'
N43°16'14"E 200.99'
S54°00'54"E 87.00'
S54°00'54"E 394.00'
S54°00'54"E 394.00'
S54°00'54"E 87.00'
N1°38'28"E 87.00'
N1°38'28"E 87.00'
N1°34'29"E 754.31'
N1°34'29"E 167.14'
N1°34'29"E 87.00'
N1°34'29"E 87.00'
N1°34'29"E 87.00

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19 day of JANUARY 2016.

Mary L. Welchey
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Mary L. Welchey 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 19 day of JANUARY 2016.

Debra L Jeffcoat
Notary Public Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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

Jan 18 '16
Date

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

S.D.G. L.S. # 30161-E

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

Approved by the Supervisors of the Township of Summit this 20th day of January 2016.

Karen L. Slosky
Secretary

Seal

Mark Holen
Chairman

Approved by the Summit Township Planning Commission this 20th day of January 2016.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 15TH day of DEC 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 354 Page 6.

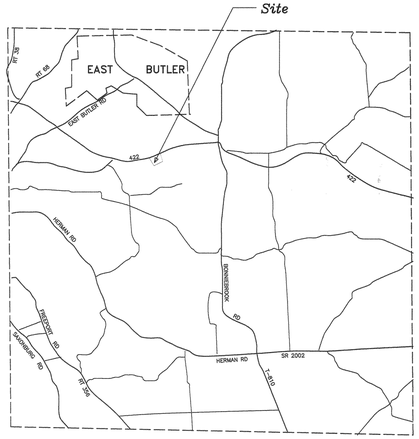
Given under my hand and seal this 25 day of February 2016.

Michele M. Mustello
Recorder

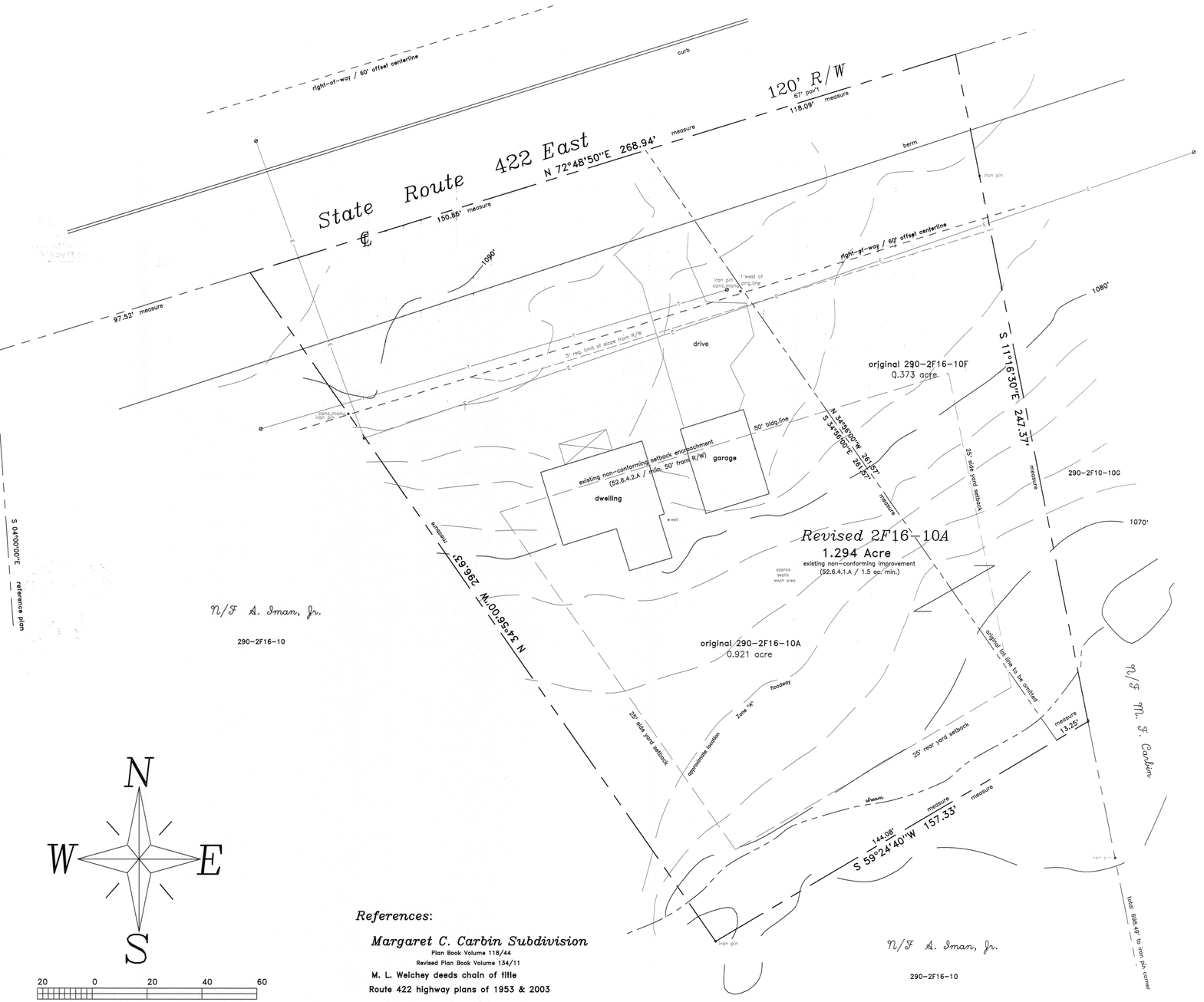
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA

Site




Vicinity Map







20 0 20 40 60
GRAPHIC SCALE – FEET

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

Septic data per owner.

Zone / R-1 (residential)

setbacks subject to change if zoning classification permits less restrictive setbacks.

*References:*

*Margaret C. Carbin Subdivision*
Plan Book Volume 118/44
Revised Plan Book Volume 134/11

M. L. Welchey deeds chain of title

Route 422 highway plans of 1953 & 2003

*M. C. Carbin, et ali Subdivision*
Plan Book Volume 246/44

*FIRM / flood insurance rate maps*
existing and preliminary

Owner:
Mary L. Welchey
426 Rt.422 E
Butler, PA

Instr:201602290003632 02/25/2016
Pages:1 F:$45.00 3:13PM
Michele Mustello
Butler County Recorder T20160302942
FL

# M. L. Welchey Plan

being a Consolidation of
tax parcels 290-2F16-10A & 10F

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

*Mary L. Weichey*
Co. TAX No: 290-2F16-10A & 10F

Rev...1/15/16...well, septic, vicinity map
CONSOLIDATION SURVEY for
PROJECT No: 15212
SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA
DATE: 11/16/15 REV: 1/13/16 DWN.By: Sdg CHK.By:

| RECORDED Feb 25 2016 | |
|---|---|
| PLAN BOOK | PAGE |
| 354 | 6 |

SHEET 1 of 1

## OWNER'S ADOPTION

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

THIS 9th DAY OF February, 2016.

CABOT RESOURCES CORPORATION — NAME OF CORPORATION
2-9-16 — DATE
SEAL

Kimberly Smith, Ass't Secretary — KIMBERLY SMITH, SECRETARY
Joseph W. Conway — JOSEPH W. CONWAY, PRESIDENT

## ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

ON THIS _____ DAY OF _____ BEFORE ME, NOTARY PUBLIC AND FOR SAID COUNTY OF COMMONWEALTH, PERSONALLY APPEARED JOSEPH W. CONWAY, PRESIDENT OF CABOT RESOURCES CORPORATION, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID CABOT RESOURCES CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Joseph W. Conway
JOSEPH W. CONWAY, PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF February 2016

MY COMMISSION EXPIRES THE 25th DAY OF July, 20 16

Jacalyn Smith
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacalyn Smith, Notary Public
Buffalo Twp., Butler County
My Commission Expires July 25, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## CERTIFICATION OF TITLE

I, JOSEPH W. CONWAY, PRESIDENT OF CABOT RESOURCES CORPORATION HEREBY CERTIFY THAT THE TITLE TO PROPERTIES CONTAINED IN THE HIGH POINT REVISION PLAN (BEING BUTLER COUNTY TAX PARCELS 040-S13-C102 AND 040-S13-C103) ARE IN THE NAME OF CABOT RESOURCES CORPORATION AND ARE RECORDED IN DEED BOOK VOLUME 1073 PAGE 689 AND DEED BOOK VOLUME 2799 PAGE 907. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THESE PROPERTIES.

Jacalyn Smith — WITNESS
Joseph W. Conway — JOSEPH W. CONWAY, PRESIDENT

## SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON THE 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.

6TH FEBRUARY '16 — DATE
STANLEY D. GRAFF REG. NO. SU-030161-E

## MUNICIPAL DECLARATIONS

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

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

## MUNICIPAL REVIEW AND APPROVAL STATEMENTS

REVIEWED BY THE TOWNSHIP OF BUFFALO PLANNING COMMISSION THIS 3RD DAY OF February 2016 .

SECRETARY
CHAIRMAN, PLANNING COMMISSION

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO BY RESOLUTION NO. ____, ON THIS 10TH DAY OF FEBRUARY, 2016 .

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

## BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF JAN, 2016

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION: PLAN NUMBER 16024

SECRETARY
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION
SEAL

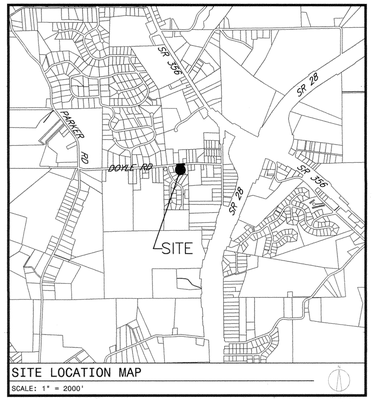
## PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 354 PAGE 7

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF February, 2016

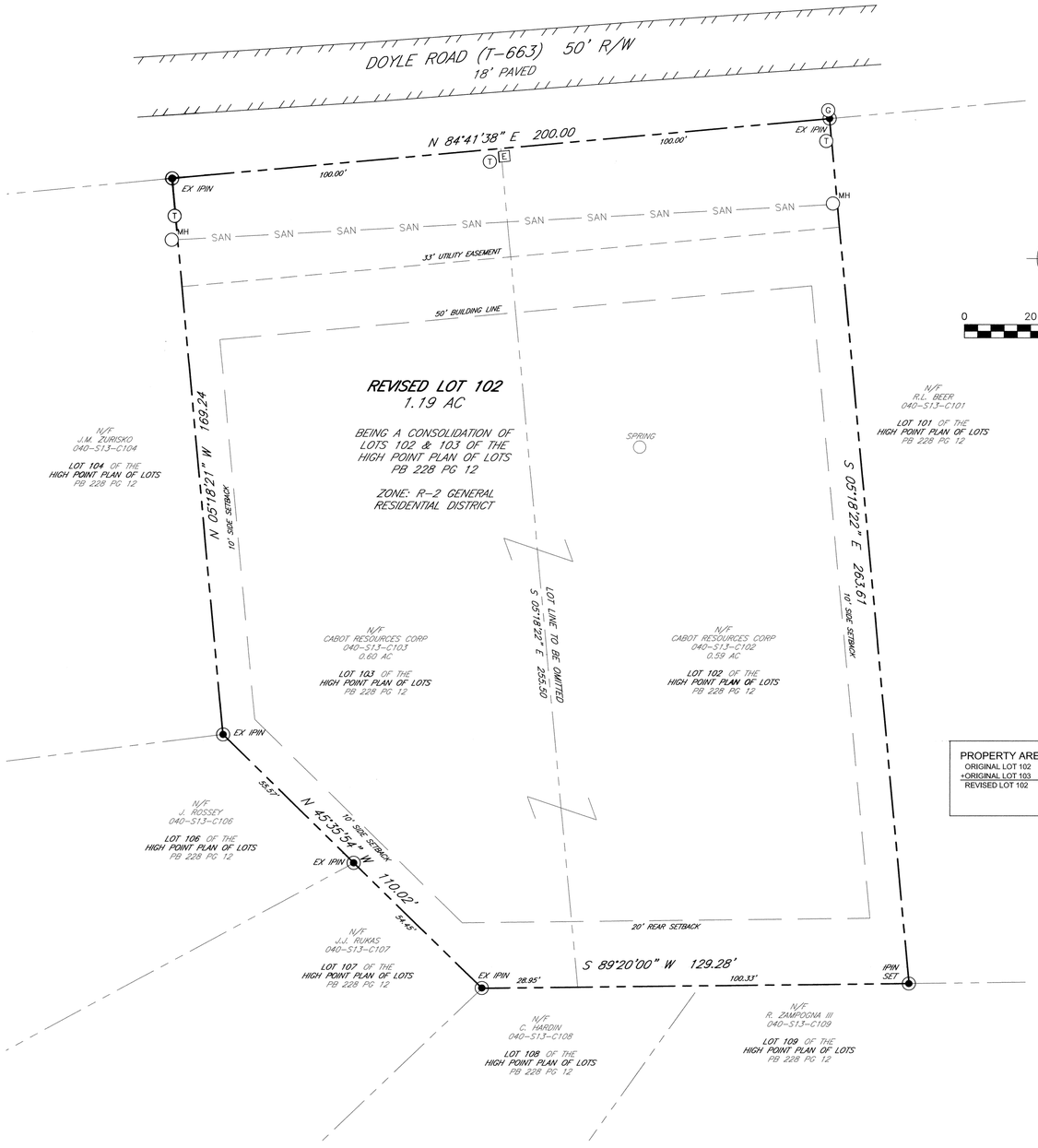
RECORDER OF DEEDS
SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020




SITE LOCATION MAP
SCALE: 1" = 2000'

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




## GENERAL NOTES:

1. OWNERS: 040-S13-C102 - CABOT RESOURCES CORPORATION
   040-S13-C103 - CABOT RESOURCES CORPORATION
2. REFERENCES
   2.1. CURRENT DEEDS OF RECORD
   2.2. PREVIOUSLY RECORDED PLANS
   2.2.1. HIGH POINT PLAN OF LOTS PLAN BOOK 228 PG 12

## ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF BUFFALO

ZONING DISTRICT: R-2 GENERAL RESIDENTIAL DISTRICT

SITE REQUIREMENTS WITH PUBLIC WATER & SEWER:
1. MIN. LOT AREA = 20,000 SQ FT
2. MIN. LOT WIDTH = 100 FT
3. SET BACK REQUIREMENTS.
   3.1. MIN. FRONT YARD = 50 FT
   3.2. MIN. SIDE YARD = 10 FT
   3.3. MIN. REAR YARD = 20 FT

## PROPERTY AREAS:

| | |
|---|---|
| ORIGINAL LOT 102 | 0.60 ACRES |
| +ORIGINAL LOT 103 | 0.59 ACRES |
| REVISED LOT 102 | 1.19 ACRES |

CORPORATION

REGISTERED SURVEYOR

BUFFALO TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201602250003633 02/25/2016
Pages:1 F:$45.00 3:13PM
Michele Mustello T20160002942
Butler County Recorder FL

RECORDED FEB 25 2016
PLAN BOOK 354 PAGE 7
SHEET 1 of 1

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| A | REVISIONS PER TOWNSHIP ENGINEER COMMENT FAX ON 2/3/16 | SDG | 2/3/16 |


GRAFF SURVEYING

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


PROJECT DESCRIPTION

# HIGH POINT REVISION

BEING A
LOT CONSOLIDATION
OF LOTS 102 & 103
FOR
CABOT RESOURCES
CORPORATION

SITUATE
TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|---|---|---|---|
| 1/12/16 | SDG | Sdg | 1" = 20' |

| PROJECT NO. | TAX PARCEL NO. | REVISION |
|---|---|---|
| 15-224 | 40-S13-C102 & C103 | A |

Instr: 201602290003760 02/29/2016
Pages: 2 F: $85.00 10:39AM
Michele Mustello T20160003018
Butler County Recorder FL

## CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:
That J.T. Butler, LLC by virtue of a Resolution of its Board of Directors, does hereby adopt this plan of subdivision of its property, situated in the Township of Center, 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 the Township of Center, County of Butler.

J.T. Butler, LLC hereby covenants and agrees to and by these presents do release and forever discharge the Township of Center, County of Butler, 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 J.T. Butler, 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 25 day of February, A.D. 20 16.

J.T. BUTLER, LLC
Attest:
_____ (SEAL)
Secretary
_____ (SEAL)
President

## CORPORATION ACKNOWLEDGEMENT

~~COMMONWEALTH OF PENNSYLVANIA~~ STATE OF OHIO

COUNTY OF ~~BUTLER~~ FRANKLIN SS:

On this 25th day of February, a.d. 20 16 before me, a Notary Public and for said County and ~~Commonwealth~~, personally appeared John A. Hicks of J.T. Butler, LLC who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and Corporate seal of the said corporation duly sign and sealed by and as for the act and deed of the said J.T. Butler, LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication

Gary B Gitlitz of J.T. Butler, LLC in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

_____ (SEAL)
(Name of Officer).
Secretary (SEAL)
(Title of Officer)

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

WITNESS MY HAND AND NOTARIAL SEAL this 25 day of FEB., 20 16.

_____
(Notary public)

My commission expires the 22nd day of August, 20 16.

JUDITH L. PASDEN
Notary Public, State of Ohio
My Commission Expires 08-22-2016

## CERTIFICATION OF TITLE AND NO MORTGAGE

(I/We) hereby certify that the title to the properties contained in the Rite Aid Plan of Subdivision are recorded in Instrument Nos. 201409290023275, 201409290023276 and 201510290023993. (I/We) further certify that there is no mortgage, lien, or other encumbrance against the property.

_____ Witness

JT BUTLER, LLC
_____ Owner

February 25, 2016
Date

## MUNICIPAL APPROVAL

Reviewed and approved (or Reviewed with comments) by the Township of Center this _____day of _____, 20__.

_____ (Secretary)

_____ (Chairman)

## TOWNSHIP PLANNING COMMISSION APPROVAL

This plat of subdivision has been approved by the planning commission of the Township of Center, Butler County, Pennsylvania on this 28th day of October, 20 15.

ATTEST:

_____ (Secretary)

_____ (Chairman)

## APPROVAL BY TOWNSHIP OF CENTER

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

This plat of subdivision has been approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 17th day of February, 2016.

ATTEST:

_____ (Secretary of Board)

Edward M. Latuska (Chairman of Board)

SEAL:

## ACCESS TO STATE HIGHWAY

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

## DATE OF DELIVERY

This plat was delivered to J.T. Butler, LLC by the Township of Center this _____ day of _____, 20__.

_____
Center Township Secretary

## BUTLER COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

~~REVIEWED~~
Approved by the Butler County Planning Commission this 21st day of JAN., 20 15

_____ (Secretary)

_____ (Chairman)

See comments on file at the Butler County Planning Commission

Plan Number: 15006

## 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 354 Page(s) 849 Given under my hand and seal this 29th day of February, 2016

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

_____ Recorder of Deeds

## PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

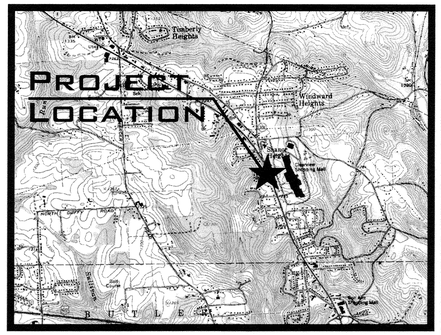
I, Joseph Duganich, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown, that the monuments and markers as shown on the plat 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.

_____
Joseph Duganich

(SU-34196-E)

Dec 12, 2015
(Date)

COUNTY OF BUTLER
15006




SOURCE:
MAP TAKEN FROM THE MT. CHESTNUT, PA USGS QUADRANGLE

**Butler County Planning Commission**

COUNTY PLANNING COMMISSION BUTLER

**Center Township Board Of Supervisors**

**Butler County Recorder**

RECORDER OF DEEDS BUTLER COUNTY, PA

**Notary**

**Surveyor**

COMMONWEALTH OF REGISTERED PROFESSIONAL JOSEPH DUGANICH LAND SURVEYOR 34196-E PENNSYLVANIA

| PLAN BOOK | PAGE |
|---|---|
| 354 | 8 |

### OWNER / DEVELOPER INFORMATION

J.T. BUTLER, LLC
543 SCHOOLHOUSE ROAD
JOHNSTOWN, PENNSYLVANIA 15904
PHONE #: 814-269-3928
PARCEL NUMBER: 60-2F63-20E, 60-2F63-20EA, AND 060-S2-CAB

**REVISIONS**

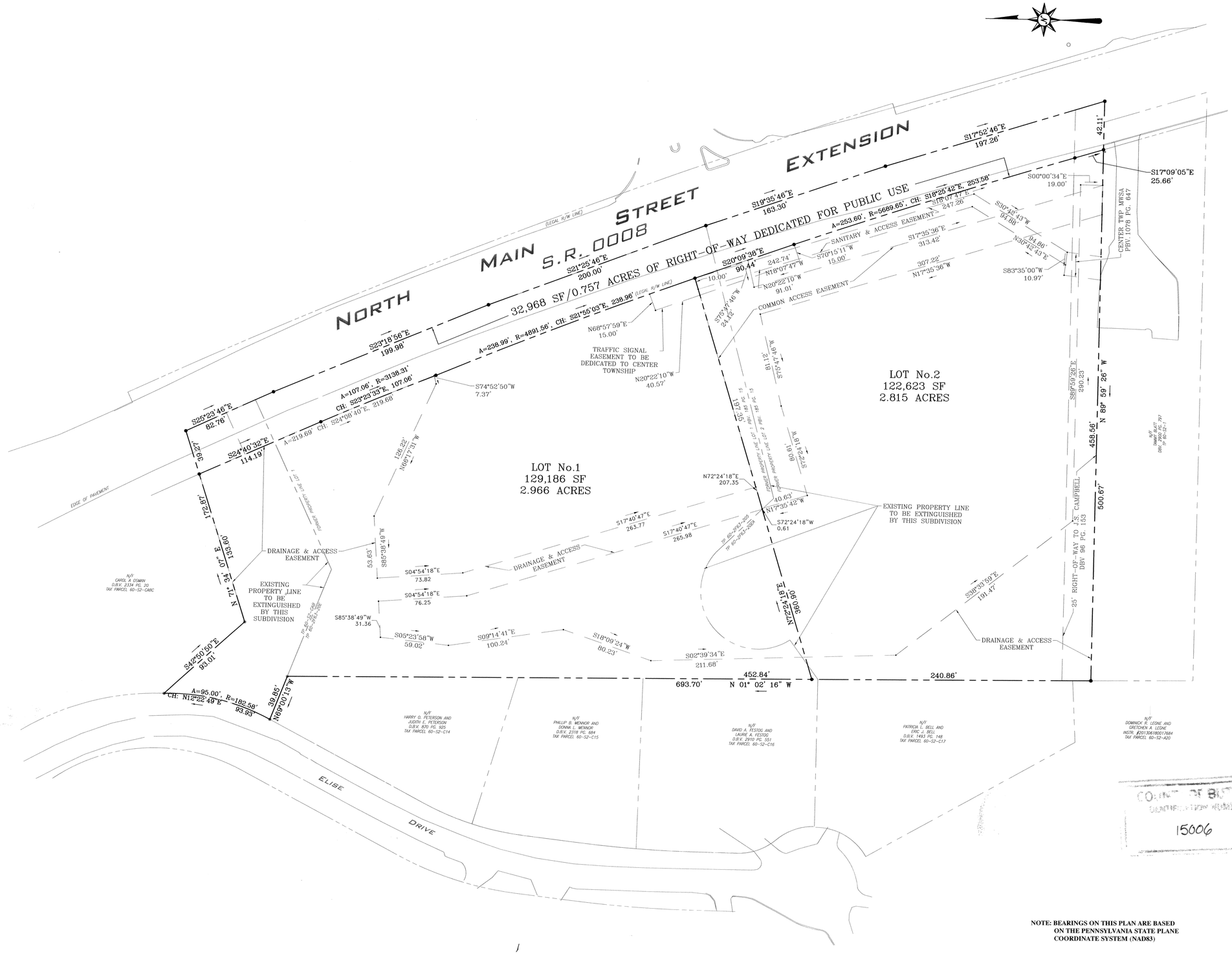
| No. | Date | Description | By |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Rite Aid Plan Of Subdivision**
Prepared For
**J.T. Butler, LLC**
Situate In
**Center Township, Butler County, Pennsylvania**

| | | |
|---|---|---|
| Drawn By: CMD | Scale: | Drawing No.: M668-01-1 |
| Checked By: JD | | Sheet No.: 1 of 2 |
| Approved By: JD | Date: October 2015 | Filename: M66801 Sub.dwg |

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

\\192.168.10.204\Vol1\Projects\M668\Dwg\Layout\M66801 Sub.dwg Layout=Subdivision Sig-Overall User=Jason McKeogh Plotted=12/18/2015 10:40 AM




## Zoning Data

ZONING INFORMATION (CENTER TOWNSHIP):
C-2 HIGHWAY -- (HIGHWAY COMMERCIAL)

| | REQUIRED |
|---|---|
| MINIMUM LOT AREA | 1 ACRES |
| MINIMUM LOT WIDTH | 125 FEET |
| **SETBACK** | |
| MINIMUM FRONT YARD: | 50 FEET |
| MINIMUM SIDE YARD: | 30 FEET |
| MINIMUM REAR YARD: | 20 FEET |
| **BUILDING** | |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| MAXIMUM LOT COVERAGE: | 80% |

| PROPOSED AREA SUMMARY | | |
|---|---|---|
| Proposed Lot 1 | 129,186 SQ. FT. | 2.966 ACRE |
| Proposed Lot 2 | 122,623 SQ. FT. | 2.815 ACRE |
| Right Of Way To Be Dedicated | 32,968 SQ. FT | 0.757 ACRE |
| Total | 284,777 SQ. FT. | 6.538 ACRES |

**OWNER / DEVELOPER INFORMATION**

J.T. BUTLER, LLC
543 SCHOOLHOUSE ROAD
JOHNSTOWN, PENNSYLVANIA 15904
PHONE #: 814-269-3928
PARCEL NUMBER: 60-2F63-20E, 60-2F63-20EA,
AND 060-S2-00
INSTRUMENT #201409290023275

COUNTY OF BUTLER
SUBDIVISION NUMBER
15006

**BEING A SUBDIVISION/ LOT CONSOLIDATION PLAN OF LOT 1 (TP 60-2F63-20E) AND LOT 2 (TP60-2F63-20EA) IN THE JONES SUBDIVISION No. 1, PBV 188 PG. 15 AND LOT No.2, (TP 60-S2-CAB) IN THE FERNE SUBDIVISION, PBV 133 PG 41**

**NOTE: BEARINGS ON THIS PLAN ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83)**

| PLAN BOOK | PAGE |
|---|---|
| 354 | 9 |

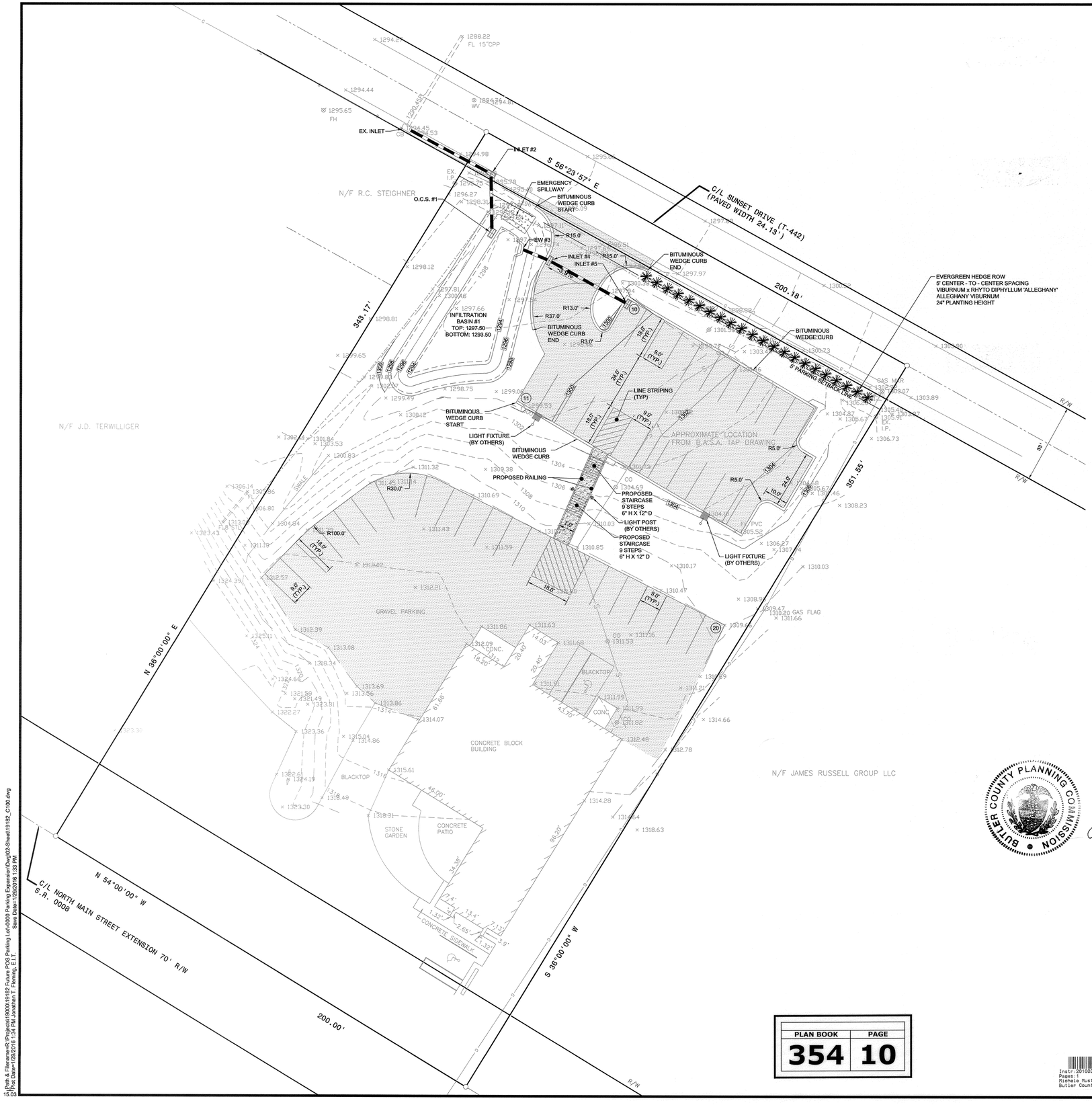
| No. | Date | Description | By |
|---|---|---|---|
| | | | |

**Rite Aid Plan Of Subdivision**
Prepared For
**J.T. BUTLER, LLC**
Situate In
**Center Township, Butler County, Pennsylvania**

| | | |
|---|---|---|
| Drawn By: JD | Scale: 1"=40' | Drawing No.: M668-01-2 |
| Checked By: JP | | Sheet No.: 2 of 2 |
| Approved By: JD | Date: October 2015 | Filename: M66801 Sub.dwg |

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

N:\668\2A\1000\1000-668\DWG\m66801 Sub.dwg Layout1 Subdivision User=John Wright Plotted=12/14/2015 4:28 PM




## OWNER'S ADOPTION

Commonwealth of Pennsylvania:
County of Butler

We, Giles Holdings 1737 Main, LLC of the land shown on the Future POS Parking Expansion, hereby adopt his plan as our land development and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

David C. Harkins, Notary — Signature and Title of Officer Witnessing
John Giles, Member — Signature and Title of Authorized Officer

2-1-2016
Date

Sworn and subscribed before me me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 01 day of February, 2016

My Commission Expires the 04 day of June 2018

David C. Harkins
Notary Public

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

## ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared JOHN GILES of Giles Holdings 1737 Main, LLC, and acknowledged the foregoing adoption and dedication to be (his, her, their) act.

WITNESS My hand and notarial seal this 01 day of February, 2016

My commission expires the 04 day of June 2018

David C. Harkins
Notary Public

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

## CERTIFICATION OF TITLE

I, JOHN GILES, of Giles Holdings 1737 Main, LLC do hereby certify that the title of this property is in the name of Giles Holdings 1737 Main, LLC as recorded in Instrument #201303190007959, Recorder of Deeds Office. I further certify that there is no mortgage, lien, or other encumbrance against this property.

David C. Harkins — Witness
(Owner)
2-1-2016 — Date

## MUNICIPAL DECLARATIONS

The Center Township Planning Commission has reviewed and approves this land development plan on this 18th day of NOVEMBER, 2015

Secretary
Chairman, Board of Supervisors PLANNING COMMISSION

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

The Center Township Board of Supervisors has reviewed and approves this land development plan on this 25th day of February, 2016

Secretary
Edward B. Latuska
Chairman, Board of Supervisors

## STORMWATER MANAGEMENT DECLARATIONS

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

Jonathan E. Garczewski, P.E.
2016-01-29
Date

I, JOHN GILES, of Giles Holdings 1737 Main, LLC, Owner of the land shown on the Future POS Parking Expansion Site-Utility Plan for Recording hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Center Township.

Signature of Authorized Officer
2-1-2016
Date

I, Ronald Olsen, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Center Township Stormwater Management Ordinance.

Ronald Olsen, Township Engineer
Reg. No. 24400 E
2-4-16
Date

## BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 18th day of Feb, 2016

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 354, Page 10
Given under my hand and seal this 1st day of March, 2016

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

| PLAN BOOK | PAGE |
|---|---|
| 354 | 10 |

Instr: 201603010003030 03/01/2016
Pages: 1 F: $45.00 12:47PM
Michele Mustello T20160003112
Butler County Recorder PL

811 Know what's below. Call before you dig.
Serial No. -

## SITE LEGEND

| | | |
|---|---|---|
| | 01 C601 | PROPOSED STANDARD DUTY BITUMINOUS ASPHALT SURFACE |
| 0 | | PROPOSED PARKING COUNT |
| | SD12 C601 | PROPOSED TYPE 'M' INLET |
| | 0 C000 | PROPOSED LIGHT POST |
| | 0 C000 | PROPOSED LIGHT FIXTURE |
| | | PROPOSED STORM LINE |

## UTILITY ABBREVIATIONS

| | |
|---|---|
| EX | EXISTING |
| OCS | OUTLET CONTROL STRUCTURE |
| EW | ENDWALL |

## SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
3. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
4. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
5. CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
7. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
8. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
9. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, COLOR WHITE.
10. WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND SHOULDER. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT; AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

## UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC, LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
6. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
7. ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
8. THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
10. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
11. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.

NORTH

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

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855-534-9284
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

| No | Date | |
|---|---|---|
| 01 | 2015-11-30 | REVISED PER O.SEN & ASSOC. REVIEW LETTER DATED 2015-11-13 |
| 02 | 2016-01-13 | ISSUED FOR CONSTRUCTION |
| 03 | - | - |
| 04 | - | - |
| 05 | - | - |
| 06 | - | - |
| 07 | - | - |
| 08 | - | - |

FUTURE POS PARKING EXPANSION
1737 N. MAIN STREET EXT.
BUTLER, PA 16001

PREPARED FOR:
FUTURE POS, INC.
1737 N. MAIN STREET EXT.
BUTLER, PA 16001

SITE - UTILITY PLAN

Project Number: C-19182
Drawing Scale: 1" = 20'
Date Issued: NOV 2015
Index Number: PENDING
Drawn By: MTT
Checked By: JEG
Project Manager: JEG

C101

I:\Path & Filename=R:\Projects\1900\19182 Future POS Parking Lot-2000 Parking Expansion\Dwg\02-Sheet\19182_C100.dwg
Save Date=1/29/2016 1:33 PM
Plot Date=1/29/2016 1:34 PM Jonathan T. Fleming, E.I.T.
15.03

OWNERS ADOPTION

JACKSON PARK DEVELOPMENT ASSOCIATES, LP, OWNER OF THE LAND SHOWN ON THE REVISION TO LOTS 101-103 AT JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF AUTHORIZED PARTNER

2-11-16
DATE

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS SR., AS GENERAL PARTNER FOR JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF February, 2016.

MY COMMISSION EXPIRES THE 28th DAY OF December, 2019

Charlene M. Mottiqua
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charlene M. Mottiqua, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires Dec. 28, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISION TO LOTS 101-103 AT JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN IS IN THE NAME OF THE JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND IS RECORDED IN INSTRUMENT(S) 201404020006861.

WITNESS — SIGNATURE OF AUTHORIZED PARTNER

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE

DOLLAR BANK FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE REVISION TO LOTS 101-103 AT JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — SIGNATURE OF AUTHORIZED AGENT

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE TOWNSHIP SECRETARY OR MANAGER MAY SIGN THIS DECLARATION. THE TOWNSHIP OF JACKSON AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

2/22/16
Date — Township Manager/Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON ON THE 2nd DAY OF December, 2015 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED December 2 2015. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.
SIGNED AND NOTED AS APPROVED THIS 22 DAY OF February, 2016

TOWNSHIP SECRETARY — CHAIRPERSON

(SEAL)

THIS PLAT WAS DELIVERED TO DONALD B. RODGERS SR BY JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20__.

TOWNSHIP MANAGER/SECRETARY

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 1ST DAY OF MARCH 2016

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 354, PAGE (S) 11. GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF March 2016

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS

ENGINEER'S REQUIREMENTS

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

2/24/2016
DATE — NAME: PE 077527
REGISTRATION NUMBER

Instr:201603010003941 03/01/2016 2:52PM
Pages:1 F:$45.00
Michele Mustello T20160003125
Butler County Recorder FL

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, JERRON R. ATKIN, LAND SURVEYOR

TOWNSHIP ENGINEER

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS — JACKSON TOWNSHIP, BUTLER COUNTY, PA

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

STORMWATER MANAGEMENT REQUIREMENTS

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

DATE — NAME — REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

DATE — NAME — REGISTRATION NUMBER

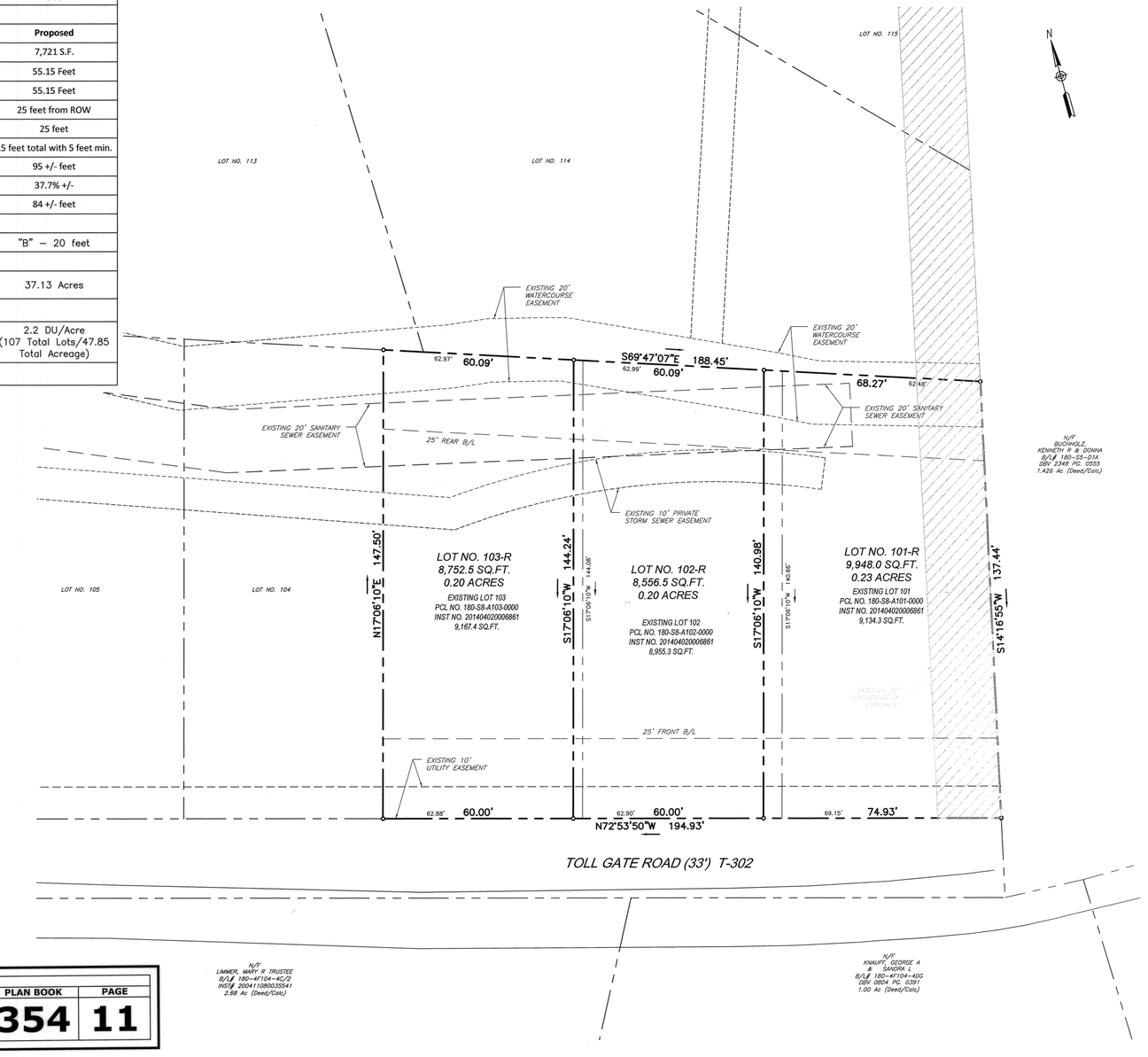
**TABULATION OF ZONING DATA**

| Zoning District | R - Residential (Cluster Option) | Single Family Allowed Use |
|---|---|---|
| **Zoning Yard & Build Requirements** | **Required** | **Proposed** |
| Minimum Lot Size | 7,200 S.F. per lot | 7,721 S.F. |
| Minimum Lot Width at ROW | 55 Feet | 55.15 Feet |
| Minimum Lot Width at Front Setback | 55 feet | 55.15 Feet |
| Minimum Front Yard | 25 feet from ROW | 25 feet from ROW |
| Minimum Rear Yard | 25 feet | 25 feet |
| Minimum Side Yard | 15 feet total with 5 feet min. | 15 feet total with 5 feet min. |
| Side Yard Abutting Residential | 15 feet | 95 +/- feet |
| Maximum Lot Coverage | 80% | 37.7% +/- |
| Distance Between Buildings | 30 feet | 84 +/- feet |
| Bufferyards | "B" - 20 feet | "B" - 20 feet |
| Open Space | 35% of Total Acreage (Total = 47.85 Acres) | 37.13 Acres |
| Max. Permitted Density | 4 DU/Acre (with incentive zoning) | 2.2 DU/Acre (107 Total Lots/47.85 Total Acreage) |

SURVEYORS CERTIFICATION

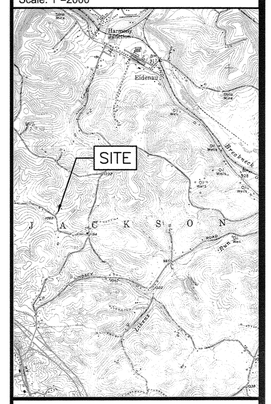
I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

2-11-16
Date — JERRON ATKIN P.L.S. Reg. No. SU075405




| PLAN BOOK | PAGE |
|---|---|
| 354 | 11 |

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




Document Reference List:

1. RECORDED PLANS
2. REVISION 1 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN, IN-PROGRESS OF RECORDING
   - REVISION 2 JACKSON CROSSING RESIDENTIAL SUBDIVISION PLAN, PB 345, PG 27-30
   - JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1, PB 342, PG 28-30
   - DAVID & IRENE BEIGHT, PBV 258, PG 20
2. DEEDS
   - INS. NO. 201404020006861
   - INS. NO. 201302120004507
   - DAVID & IRENE BEIGHT, DBV 1539, PG 0014
   - INS. NO. 200412050034122

0 20' 40'
Drawing Scale: 1" = 20'

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

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

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

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

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: OCTOBER 20, 2015

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | --- | --- |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

Situate In:
Jackson Township, Butler County, PA

Project Name:
**REVISION TO LOTS 101-103 AT JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN**

Being a lot line revisions to Lots 101,102 & 103 (Pcl Nos. 180-S8-A101-0000,180-S8-A102-0000 & 180-S8-A103-0000) recorded in Instrument No. 20140420006861.

Project No: **160960**
Drawing No: **1**

Plotted: Mon, Feb 22, 2016 - 3:38pm File Location: N:\Project Files\160960 Toll Gate Project Drawings\Survey Plot Date: 10/20/15

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12th DAY OF January 20 16.

ATTEST:

Vonnie J. Hogg — WITNESS — David B. Culp — OWNER

Vonnie J. Hogg — WITNESS — Nancy R. Culp — OWNER

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, Butler PERSONALLY APPEARED ABOVED NAMED DAVID B. & NANCY R. CULP AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 12th DAY OF January 20 16.
MY COMMISSION EXPIRES THE 26th DAY OF July 2019

Vonnie J. Hogg — NOTARY PUBLIC

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

REVIEWED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 12th DAY OF February 20 16.

Vonnie J. Hogg — SECRETARY — CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 12th DAY OF February, 20 16.

Karen Carnell — SECRETARY — Paul A. Richey — CHAIRMAN, BOARD OF SUPERVISORS

Terry L. Haden — SUPERVISOR

I, David Neill, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF SLIPPERY ROCK, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING REQUIREMENTS OF THE TOWNSHIP OF SLIPPERY ROCK SUBDIVISION AND ZONING ORDINANCES, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

2/11/16 — DATE — PE075376 — REG. NO.

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

12-18-15 — DATE — REG. NO. SU-052331-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 8TH DAY OF FEB. 20 16.

SECRETARY — CHAIRMAN

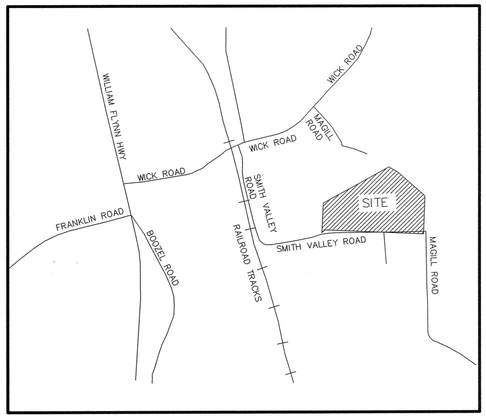
COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 354 PAGE 12

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF March 20 16.

RECORDER

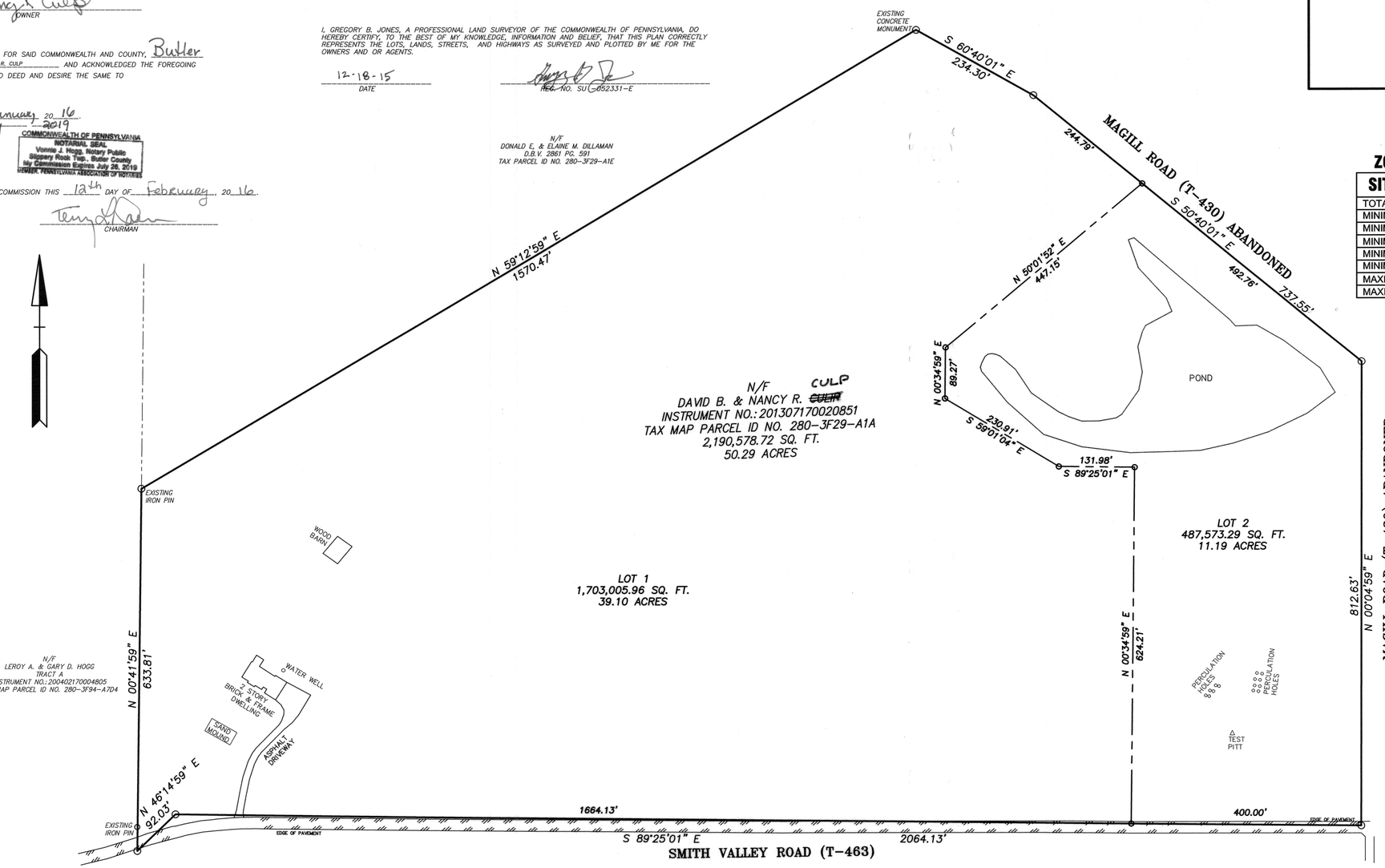
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2020




LOCATION MAP

## ZONED RC-1 RURAL CONSERVATION

| SITE DATA | |
|---|---|
| TOTAL PLAN AREA | 50.29 ACRES |
| MINIMUM LOT AREA | 1 ACRE |
| MINIMUM LOT WIDTH | 150 FEET MINIMUM |
| MINIMUM FRONT YARD | 50 FEET MINIMUM |
| MINIMUM SIDE YARD | 25 FEET MINIMUM |
| MINIMUM REAR YARD | 50 FEET MINIMUM |
| MAXIMUM STRUCTURE HEIGHT | 35 FEET MAXIMUM |
| MAXIMUM LOT COVERAGE (%) | 15% MAXIMUM |




N/F
DONALD E, & ELAINE M. DILLAMAN
D.B.V. 2861 PG. 591
TAX PARCEL ID NO. 280-3F29-A1E

N/F CULP
DAVID B. & NANCY R. ~~CULP~~
INSTRUMENT NO.: 201307170020851
TAX MAP PARCEL ID NO. 280-3F29-A1A
2,190,578.72 SQ. FT.
50.29 ACRES

Instr: 201603030004019 03/03/2016
Pages: 1 F: $45.00 9:26AM
Michele Mustello T20160003193
Butler County Recorder FL

100 0 50 100 200 400
1 inch = 100 ft.

OWNER: David & Nancy Culp
201 Smith Valley Road
Slippery Rock, PA 16057
Phone: 724-735-4716

NOTE: THE BEARING SYSTEM USED ON THIS PLAN IS BASED ON THE NORTH AMERICAN DATUM (NAD) 1983.

| PLAN BOOK | PAGE |
|---|---|
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# R. Mamoozadeh Subdivision Plan

*Situate in*

## Slippery Rock Township
## Butler County, Pennsylvania

*Prepared For*

## David & Nancy Culp


**Prepared By:**
**Greg Jones Surveying**
**752 Harmony Road**
**Slippery Rock, Pa. 16057**
**(724) 421-6163**


Scale: 1" = 100'
Date: November 20, 2015
DWG: RAMEEN
DRAWN BY: MAM
CHECKED BY: GBJ

SHEET 1 OF 1

Notary Public

Registered Surveyor — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Gregory B. Jones — LAND SURVEYOR — 1G SURVEY — PENNSYLVANIA

Slippery Rock Township Planning Commission

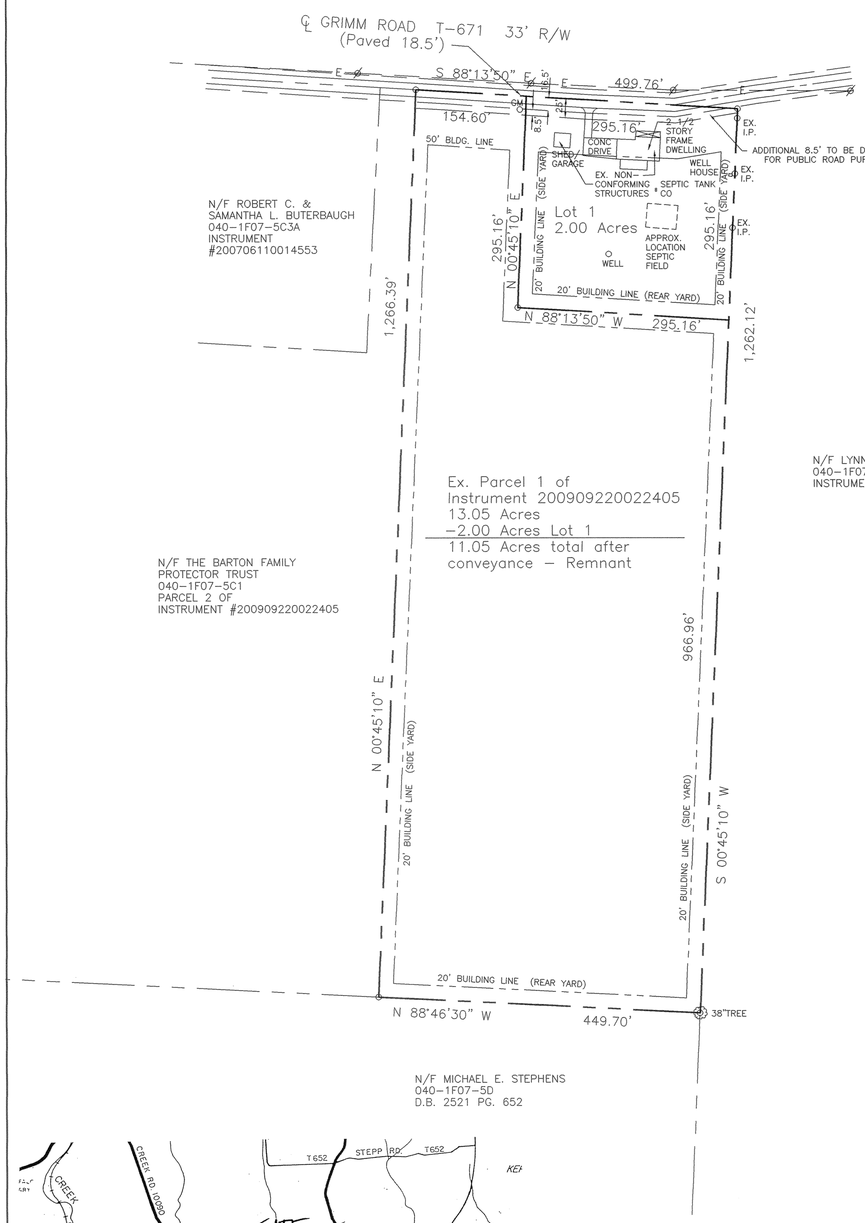
Slippery Rock Township Board of Supervisors

Slippery Rock Township Engineer

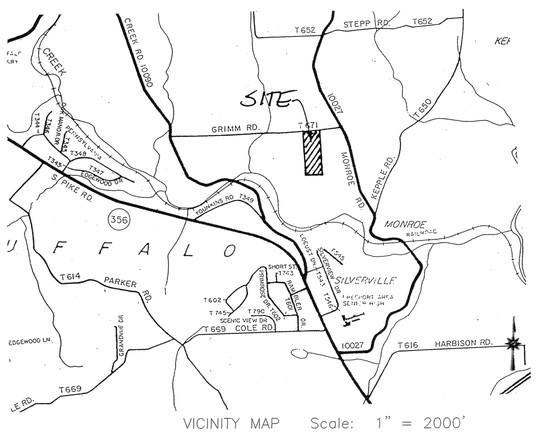
Butler County, Pa. Planning Commission — BUTLER COUNTY PLANNING COMMISSION

Butler County, Pa. Recorder of Deeds — RECORDER OF DEEDS — BUTLER COUNTY PA

Plot Date: 12/3/2015 6:48 PM File Name: E:\RAMEEN-MAMOOZADEH\RAMEEN.DWG Layout: 1




N/F LYNN G. SHEARER
040-1F07-5B
INSTRUMENT #201005280011378



VICINITY MAP Scale: 1" = 2000'

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

NOTES:

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

ZONED: A-1
MINIMUM LOT AREA: 80,000 SQ. FT.
MINIMUM LOT WIDTH: 150'
50' BUILDING LINE FRONT YARD
20' BUILDING LINE SIDE YARD
20' BUILDING LINE REAR YARD

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

PROPERTY OWNERS:
THE BARTON FAMILY PROTECTOR TRUST
c/o KAREN PAPPAS
102 PINEVIEW CIRCLE
RENFREW, PA 16053

REF: SUBDIVISION FOR CHARLES L. BARTON, JR., BY GREENOUGH & GREENOUGH, INC., P.B. 68 PG. 9

DEP SEWAGE FACILITIES PLANNING MODULE NOT REQUIRED DUE TO NON-BUILDING WAIVER.

0' 100' 200' 300'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 3rd day of March, 2016.

ATTEST:
Deborah A. Morrow
NOTARY PUBLIC
Alice M. Barton
TRUSTEE

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

*Alice M. Barton, trs

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of March, 2016.

My Commission expires the 28th day of November, 2017.

SEAL
Deborah A. Morrow
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah A. Morrow, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 28, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

February 23, 2016 SEAL
DATE
REG. NO. SU-32490-E

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

Janice E. Sylvain
SECRETARY SEAL
John L. Haven
CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Buffalo this 24th day of February, 2016.

Janice E. Sylvain
SECRETARY SEAL
John L. Haven
CHAIRMAN/PRESIDENT

TOWNSHIP OF BUFFALO SEAL

Approved by the Buffalo Township Planning Commission this 3rd day of February, 2016.

SECRETARY SEAL
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 22ND day of Dec, 2016.

SECRETARY SEAL
CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 354 page 13.

Given under my hand and seal this 3rd day of March, 2016.

SEAL
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY PA

REVISED: 02/23/2016; REMNANT WAIVER
REVISED: 01/19/2016; ENGINEER'S REVIEW COMMENTS

| PLAN BOOK | PAGE |
|---|---|
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L S J

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

PLAN OF SUBDIVISION

FOR: THE BARTON FAMILY PROTECTOR TRUST

SITUATE: BUFFALO TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 12/15/15 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel No. 040-1F07-5C1 | | Instrument # 200909220022405 | Service No. 15-142 |
| Address 174 GRIMM ROAD | | | |

Instr: 201603030004026 03/03/2016
Pages: 1 P: $45.00
Michele Mustello 15:08PM
Butler County Recorder T20160003202
FL

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared Betty Jane Montgomery, 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:

Betty Jane Montgomery
Betty Jane Montgomery

WITNESS MY HAND AND NOTARIAL SEAL this 11TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared Robert G. Montgomery, 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:

Robert G. Montgomery
Robert G. Montgomery

WITNESS MY HAND AND NOTARIAL SEAL this 11TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared D. Jeanne Arner, 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:

D. Jeanne Arner
D. Jeanne Arner

WITNESS MY HAND AND NOTARIAL SEAL this 11TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA Florida }
} SS:
COUNTY OF Lake }

LINDA MEDLEY
MY COMMISSION # FF 186668
EXPIRES: June 5, 2019
Bonded Thru Notary Public Underwriters

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared James Lee Arner, 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:

James Lee Arner
James Lee Arner

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of February, 2016. Linda Medley
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF VENANGO }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared David L. Gardner, 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:

David L. Gardner
David L. Gardner

WITNESS MY HAND AND NOTARIAL SEAL this 16TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF VENANGO }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared Richard A. Gardner, 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:

Richard A. Gardner
Richard A. Gardner

WITNESS MY HAND AND NOTARIAL SEAL this 16TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared Hollis D. Dillaman, 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:

Hollis D. Dillaman
Hollis D. Dillaman

WITNESS MY HAND AND NOTARIAL SEAL this 11TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terry E. McMaster, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Nov. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared Sharon D. Dillaman, 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:

Sharon D. Dillaman
Sharon D. Dillaman

WITNESS MY HAND AND NOTARIAL SEAL this 16TH day of FEBRUARY, 2016. Terry E. McMaster
Notary Public

## BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 25TH day of JAN., 2016.

Secretary JKM — Chairman JKM

File Number: 16028.

## SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

Reviewed by the Slippery Rock Township Planning Commission this 19th day of January, 2016.

Secretary Vonnie J. Hogg — Chairman

## SLIPPERY ROCK TOWNSHIP SUPERVISORS APPROVAL

Approved by the Slippery Rock Township Supervisors this 8th day of February, 2016.

Secretary Karen Connell — Chairman Paul A. Dickey

## 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 354 Page(s) 14.

Given under my hand and seal this 4th day of March, 2016.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

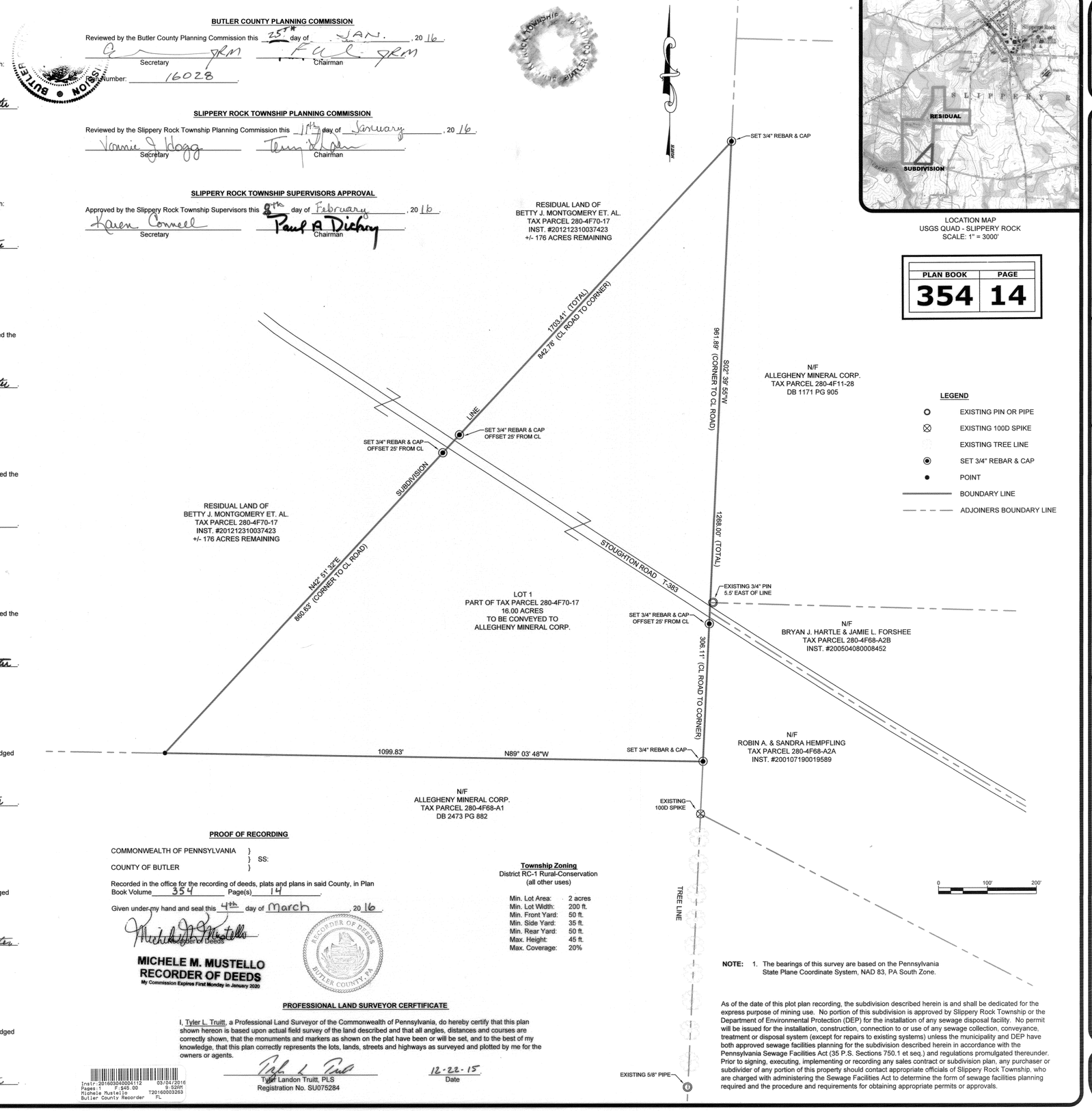
Instr:201603040004112 03/04/2016
Pages:1 F:$45.00 9:52PM
Michele Mustello T20160003263
Butler County Recorder FL

## PROFESSIONAL LAND SURVEYOR CERFTIFICATE

I, Tyler L. Truitt, 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.

Tyler Landon Truitt, PLS
Registration No. SU075284

12-22-15
Date




**Township Zoning**
District RC-1 Rural-Conservation
(all other uses)

| | |
|---|---|
| Min. Lot Area: | 2 acres |
| Min. Lot Width: | 200 ft. |
| Min. Front Yard: | 50 ft. |
| Min. Side Yard: | 35 ft. |
| Min. Rear Yard: | 50 ft. |
| Max. Height: | 45 ft. |
| Max. Coverage: | 20% |

**NOTE:** 1. The bearings of this survey are based on the Pennsylvania State Plane Coordinate System, NAD 83, PA South Zone.

As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of mining use. No portion of this subdivision is approved by Slippery Rock Township 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 subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Slippery Rock Township, 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.




LOCATION MAP
USGS QUAD - SLIPPERY ROCK
SCALE: 1" = 3000'

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|---|---|
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**LEGEND**

- EXISTING PIN OR PIPE
- EXISTING 100D SPIKE
- EXISTING TREE LINE
- SET 3/4" REBAR & CAP
- POINT
- BOUNDARY LINE
- ADJOINERS BOUNDARY LINE

Seal
COMMONWEALTH OF PENNSYLVANIA
TYLER LANDON TRUITT
LAND SURVEYOR
PROFESSIONAL
PROFESSIONAL ENGINEER
Date 12-22-15

| No. | Revisions | Date |
|---|---|---|
| | | |

Scale 1" = 100'
Date 12-22-2015
Drawn By TLT
Checked By RGT
Project No. 0270-14-001.07
File No.

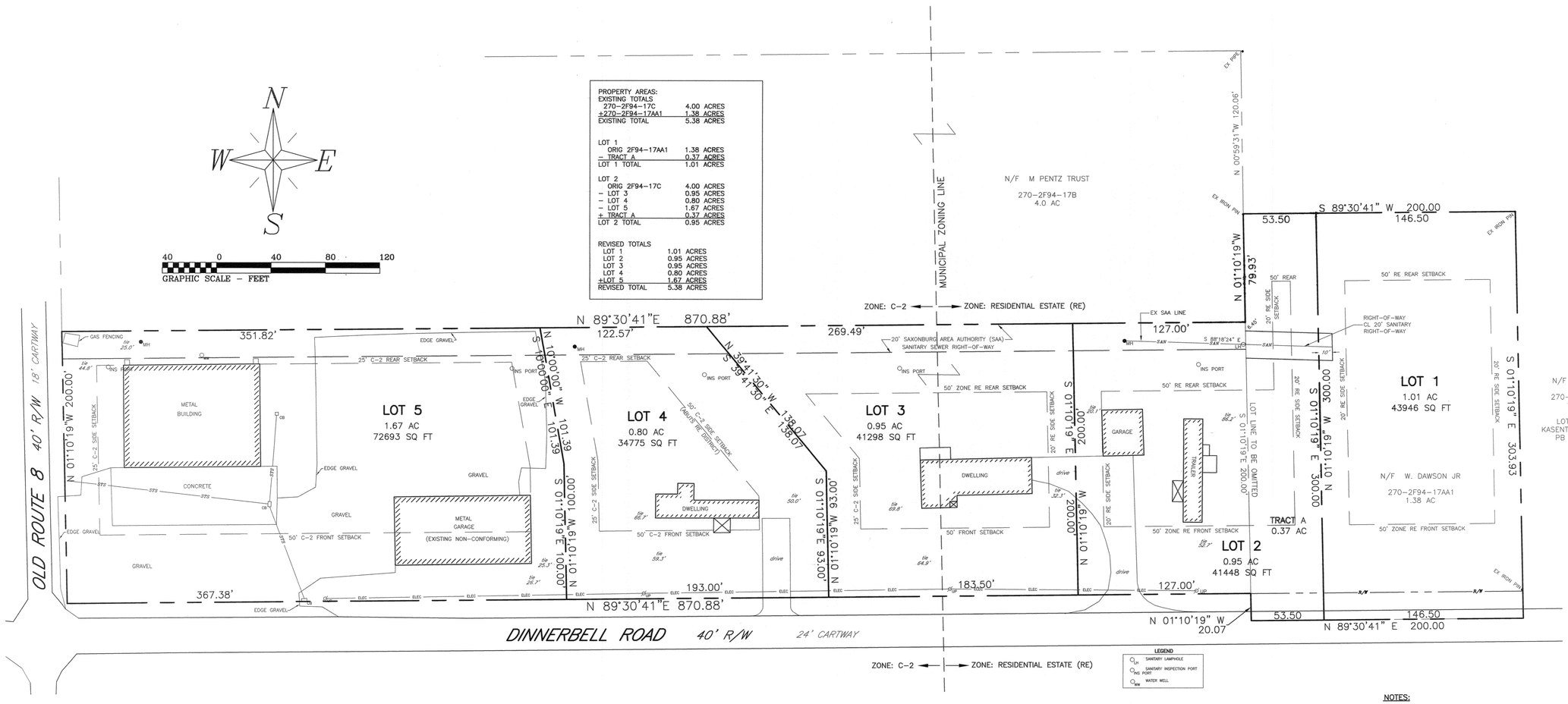

EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
15392 ROUTE 322
CLARION, PA. 16214
Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com
ALTOONA, PA.
CLARION, PA.
JOHNSTOWN, PA.
LEWISTOWN, PA.
SOMERSET, PA.
CUMBERLAND, MD.


SINGLE LOT SUBDIVISION
LANDS OF BETTY J. MONTGOMERY ET. AL.

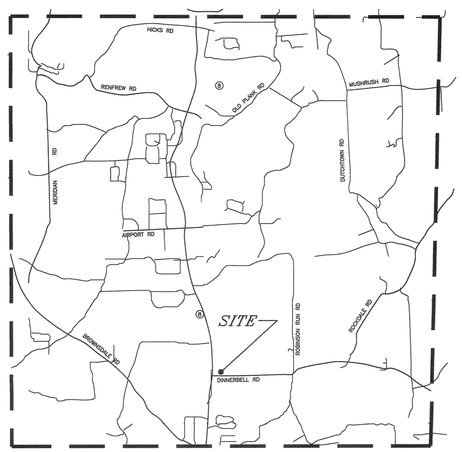
# AMC CONVEYOR SUBDIVISION PLAN

SITUATE
SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Drawing No.
1 OF 1




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




Vicinity Map

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 12TH day of FEBRUARY 2016.

Walter L Dawson Jr
Owner

Linda L Marshall Dawson
Owner

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

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

Witness my hand and notarial seal this 12TH day of FEBRUARY 2016.

My commission expires the 17 day of FEBRUARY 2019

Debra L Juffcoat
Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 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.

12TH FEBRUARY '16
Date (Seal)

Stanley D Graff P.L.S. # SU–030161–E

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

Instr:201603070004244 03/07/2016
Pages:1 F:$45.00 1:2996
Michele Mustello T20160003362
Butler County Recorder FL

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

Approved by the Board of Supervisors of the Township of Penn this 15 day of February 2016.

Linda A Zerfoss
Secretary (Seal)

Chairman

Reviewed by the Planning Commission of the Township of Penn, this 11th day of February 2016.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 17TH day of FEBRUARY 2016.

Secretary (Seal)

Frank E. Uhl
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 354 Page(s) 15

Given under my hand and seal this 7th day of March 2016.

(Seal)

Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

16038

NOTES:

1) OWNER: WALTER & LINDA WALTER JR
113 DINNERBELL ROAD
BUTLER, PA 16002
2) RIGHTS–OF–WAY AND CENTERLINES PER RESPECTIVE RECORDED DEEDS AND/OR PLANS
3) NON CONFORMING LOT SIZES APPROVED BY PENN TOWNSHIP ZONING BOARD ON JANUARY 21, 2016 FOR RELIEF FROM PENN TOWNSHIP ZONING ORDINANCE SECTIONS 4.04(A) AND 7.04(A)

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

C–2 HIGHWAY COMMERCIAL DISTRICT
SETBACKS
FRONT YARD – 50' FROM R/W
SIDE YARD – 25' ON EACH SIDE
50' IF ABUTS ANY "R" DISTRICT
REAR YARD – 25'
50' IF ABUTS ANY "R" DISTRICT
MIN LOT AREA – 1 ACRE
MIN LOT WIDTH
INTERIOR LOT – 150'
CORNER LOT – 175'

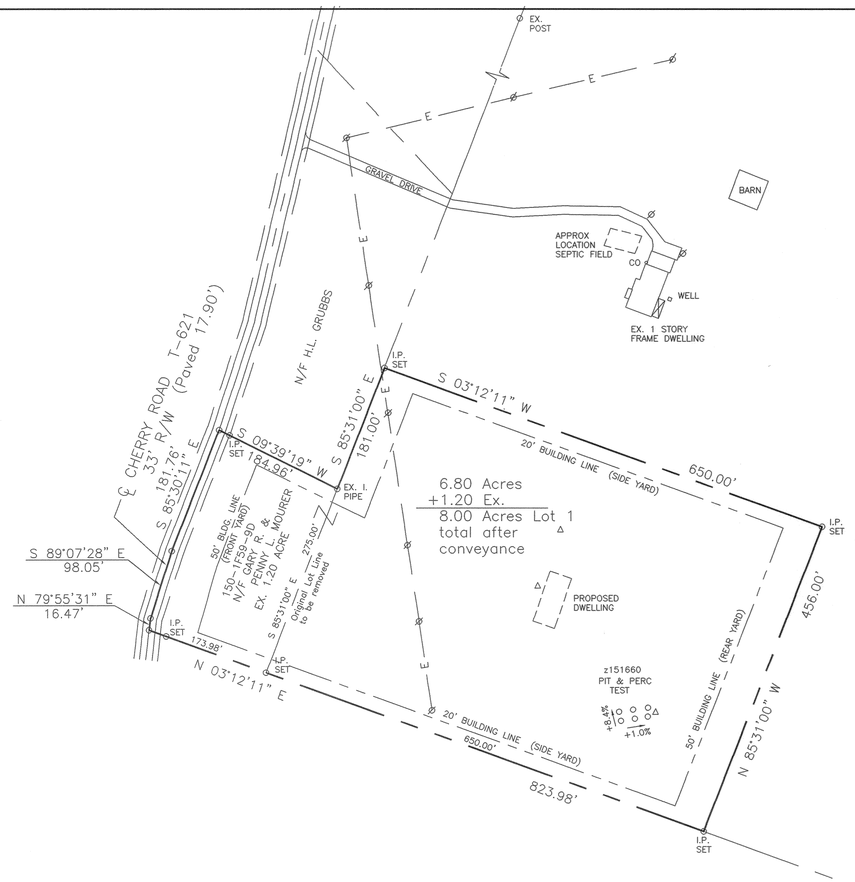
Rev 2/2/16 revise distance

SUBDIVISION SURVEY for WALTER L. DAWSON JR & LINDA L. MARSHALL DAWSON
PROJECT No: 14–017
SITUATE: PENN TOWNSHIP, BUTLER COUNTY, PA TAX No: 270–2F94–17C & 17AA1
DATE: 3/7/14 REV: 2/2/16 DWN.By: SDG CHK.By: Sdg

W. DAWSON PLAN

RECORDED MARCH 7 2016
PLAN BOOK 354 PAGE 15
SHEET 1 of 1


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




150-1F59-9
N/F Gary R. & Penny L. Mourer
Ex. 41.50 Acres +/-
-6.80 Acres
34.70 Acres+/- REMNANT
total after conveyance

N/F B.S. ARENDOSH

N/F R.M. HOLT, III

N/F R.L. HILLIARD

EX. I.P.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27 day of February, 20 16.

ATTEST: Vickie Young — Gary R. Mourer — Amy Z. Mourer
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 Gary R. and Penny L. Mourer, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 27th day of February 20 16.
My Commission expires the 21st day of August 20 18.
SEAL
Vickie Young
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Vickie Young, Notary Public
Fairview Twp., Butler County
My Commission Expires Aug. 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

February 10, 2016 — SEAL — REG. NO. SU-32490-E
DATE

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

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

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO. PA

Approved by the Supervisors of the Township of Fairview this 7th day of March, 20 16.

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

Approved
Reviewed by the Butler County Planning Commission this 19TH day of FEB. 20 16

SECRETARY GRM — SEAL — CHAIRMAN/PRESIDENT GRM

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 354 page 16.
Given under my hand and seal this 8th day of March 20 16.
SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201603080004383 03/08/2016
Pages: 1 F: $45.00 3:38PM
Michele Mustello T20160003463
Butler County Recorder FL

NOTES:

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

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

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION, TO ADD 6.80 ACRES TO AN EXISTING 1.20 ACRE TRACT FOR RESIDENTIAL BUILDING PURPOSES.

0' 100' 200' 300'

| PLAN BOOK | PAGE |
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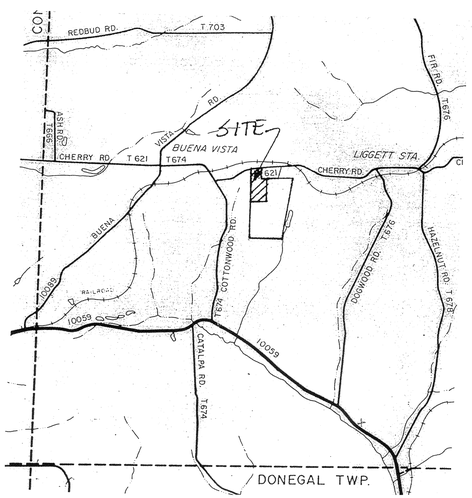
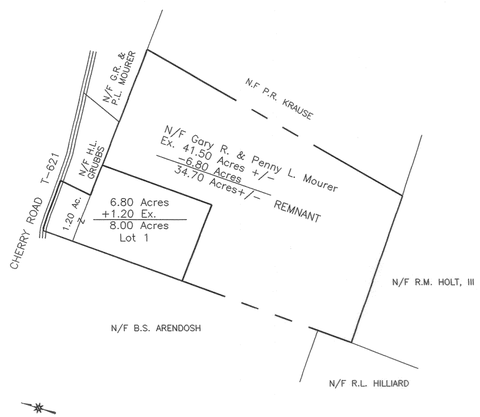
| 354 | 16 |




VICINITY MAP Scale: 1" = 2000'




LOCATION MAP Scale: 1" = 400'

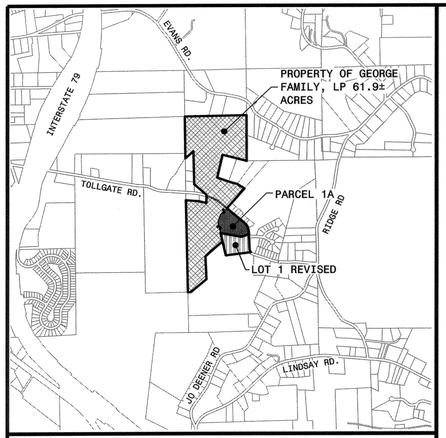
| | |
|---|---|
| L S J | Land Surveyors, Inc.<br>523 North Main Street<br>P.O. Box 1061<br>Butler, PA 16003-1061<br>(724) 287-6865<br>Cheryl A. Hughes, PLS Owner |

LOT LINE REVISION

FOR: GARY R. & PENNY L. MOURER

SITUATE: FAIRVIEW TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 02/10/16 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel No. 150-1F59-9 & 9D | | Db-Pg 1427-587 1427-591 | Service No. 15-150 |
| Address 354 CHERRY ROAD | | | |




**LOCATION MAP.....1"=1500'**

## BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF BUTLER :

RECORDED IN THE RECORDER OF DEEDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY OF BUTLER IN PLAN BOOK VOLUME 354 PAGES 17

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF March 20 16

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

PROPERTY OWNERS:

DAVIDE W. & IRENE R. BEIGHT
269 TOLLGATE SCHOOL ROAD
ZELIENOPLE, PA 16063

TAX PARCEL 180-4F104-4BA
DEED BOOK 1539, PAGE 0014

LOT 1 OF THE DAVID & IRENE BEIGHT
PLAN OF SUBDIVISION
PLAN BOOK 258, PAGE 20

TOTAL PROPERTY : 10.887 ACRES

THE PURPOSE OF THIS PLAN IS TO SEPARATE LOT 1 OF THE DAVID & IRENE BEIGHT PLAN OF SUBDIVISION INTO 2 PARCELS.

NOTE "A" PARCEL "1-A" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF HE ADJOINING LANDS OF GEORGE FAMILY L.P. AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. THIS PARCEL MUST BE CONVEYED BY DEED UPON THE RECORDING OF THIS PLAN. THE RECORDING OF THIS PLAN DOES NOT CONVEY OWNERSHIP.

NOTE "B" THE ALTERNATE SEWAGE DISPOSAL SITE SHOWN IS FROM TESTING DONE AT THE TIME OF THE DAVID AND IRENE BEIGHT SUBDIVISION (NOVEMBER 2002) THIS AREA WAS PROTECTED BY EASEMENT AND SHALL REMAIN AS AN ALTERNATE SEWAGE SITE IF NEEDED. IT SHOULD BE NOTED THAT ACCESS TO PUBLIC SEWER IS NOW AVAILABLE. AT SUCH TIME THAT THE DWELLING ON LOT 1 REVISED IS CONNECTED TO PUBLIC SEWAGE FACILITIES, THE ALTERNATE SEWAGE EASEMENT SHALL BE ELIMINATED.

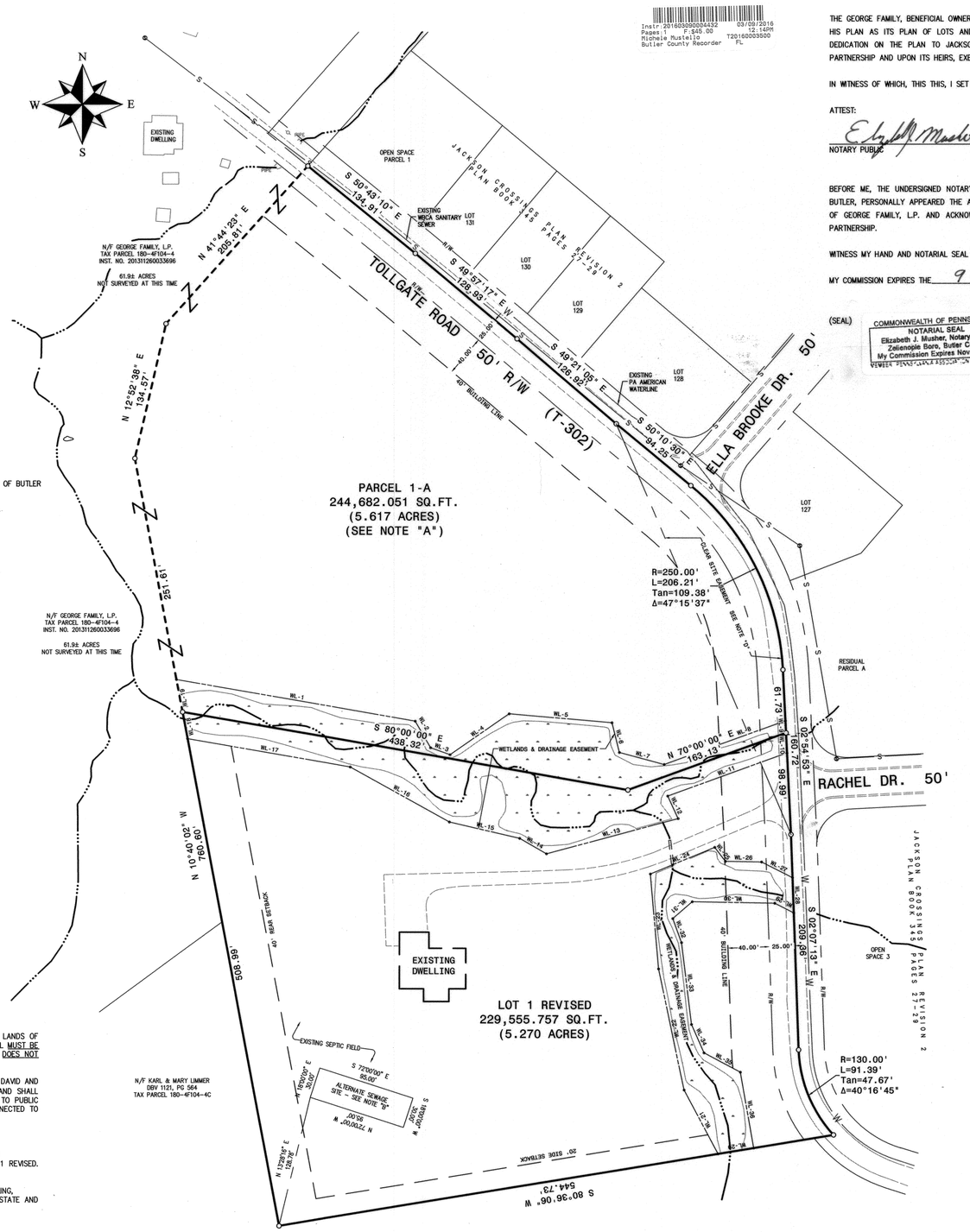
NOTE "C" THE ENTIRE GEORGE FAMILY, L.P. PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

NOTE" D" THE CLEAR SITE EASEMENT US TO REMAIN FREE FROM IMPROVEMENTS THAT WOULD BLOCK OR OTHERWISE INHIBIT CONTINUOUS CLEAR SITE LINES FOR THE DRIVEWAY ENTRANCE ON LOT 1 REVISED. THIS EXCLUDES AGRICULTURAL ACTIVITIES.

NOTE "E" THE WETLANDS AND DRAINAGE EASEMENT IS TO REMAIN FREE FROM ANY ENCROACHMENT, FILLING, EXCAVATING OR GRADING. ANY ACTIVITY WITHIN THIS EASEMENT MAY REQUIRE TOWNSHIP, STATE AND FEDERAL APPROVAL.

AFFECTED ZONING DISTRICT: R – RESIDENTIAL

| | |
|---|---|
| MINIMUM LOT AREA: | 1 ACRE<br>20,000 SQ.FT. WITH PUBLIC WATER & SEWER |
| MINIMUM LOT WIDTH AT BUILDING LINE: | 100.00 FEET |
| MINIMUM FRONT SETBACK: | 40.00 FEET |
| MINIMUM SIDE SETBACK: | 20.00 FEET<br>10.00 FEET (ACCESSORY STRUCTURE) |
| MINIMUM REAR SETBACK: | 40.00 FEET<br>10.00 FEET (ACCESSORY STRUCTURE) |
| MAXIMUM LOT COVERAGE: | 50% |
| MAXIMUM RESIDENTIAL DENSITY: | 2.178 UNITS PER ACRE |


N
W
E
S
EXISTING DWELLING
OPEN SPACE PARCEL 1
JACKSON CROSSINGS PLAN BOOK 345 PAGES 27-28 PLAN REVISION 2
EXISTING MBCA SANITARY SEWER
LOT 131
LOT 130
LOT 129
LOT 128
LOT 127
S 90°49'10" E 134.91'
N 41°44'23" E 205.81'
N/F GEORGE FAMILY, L.P. TAX PARCEL 180-4F104-4 INST. NO. 201311260033696
61.9± ACRES NOT SURVEYED AT THIS TIME
S 49°57'17" E 129.93'
S 49°21'05" E 129.95'
S 50°10'00" E 94.25'
TOLLGATE ROAD 50' R/W (T-302)
ELLA BROOKE DR. 50'
EXISTING PA AMERICAN WATERLINE
"B" ALTERNATE SEWAGE SITE
"D" CLEAR SITE EASEMENT SEE NOTE "D"
N 12°52'38" E 134.57'
N 19°15'23" E 69.30'
PARCEL 1-A
244,682.051 SQ.FT.
(5.617 ACRES)
(SEE NOTE "A")
R=250.00'
L=206.21'
Tan=109.38'
Δ=47°15'37"
RESIDUAL PARCEL A
S 02°54'53" E 60.72'
S 02°07'13" E 98.99'
RACHEL DR. 50'
N 70°00'00" E 163.13'
S 80°00'00" E 438.32'
WETLANDS & DRAINAGE EASEMENT
WL-1
WL-2
WL-3
WL-4
WL-5
WL-6
WL-7
WL-8
WL-9
WL-10
WL-11
WL-12
WL-13
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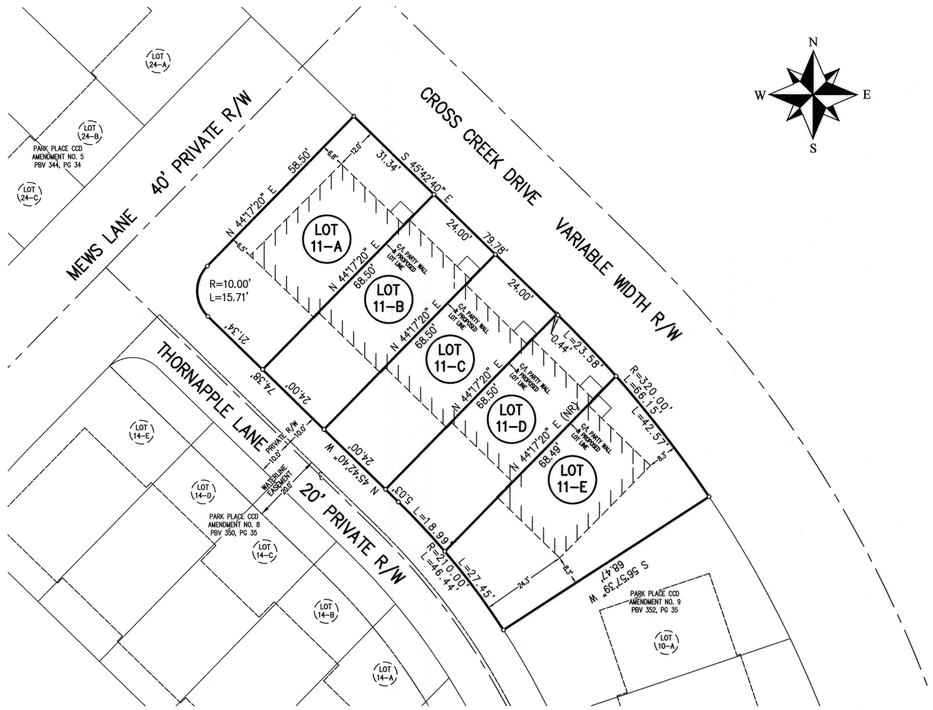


| PLAN BOOK | PAGE |
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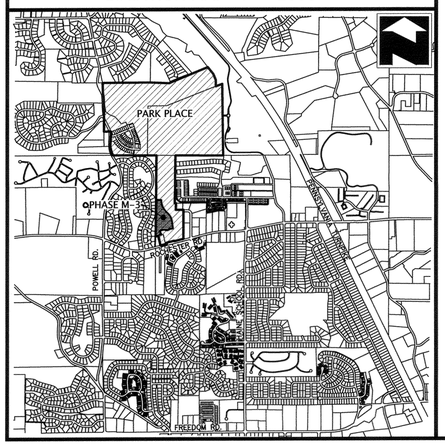
LOCATION MAP 1" = 2000'




OWNERSHIP REFERENCE

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

LOT M3-C-11
TAX PARCEL: 130-4F108-16B3D11
INSTRUMENT NO: 201512020026475

LOT AREAS:

| | | |
|---|---|---|
| 11-A | 2,125.433 SQ.FT. | 0.048 ACRES |
| 11-B | 1,644.000 SQ.FT. | 0.038 ACRES |
| 11-C | 1,644.000 SQ.FT. | 0.038 ACRES |
| 11-D | 1,642.607 SQ.FT.. | 0.038 ACRES |
| 11-E | 2,391.469 SQ.FT. | 0.055 ACRES |
| TOTAL AREA: | 9,447.509 SQ.FT. | 0.217 ACRES |

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL M3-C-11 OF THE PARK PLACE CCD PHASE M-3 REVISION NO. 2 AS RECORDED IN PLAN BOOK 340, PAGE 14.

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

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

ZONING INFORMATION :

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

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

FRONT SETBACK : EACH TOWNHOME SHALL HAVE A FRONT SETBACK OF 6 TO 20 FEET FROM THE FRONT PROPERTY LINE. THIS AREA IS DEFINED AS THE FRONT FACADE ZONE.

SIDE SETBACK: THERE IS NO MINIMUM SIDE SETBACK, HOWEVER THERE SHALL BE A MINIMUM 12 FOOT SEPARATION BETWEEN TOWNHOME BUILDINGS.

REAR SETBACK: EACH LOT SHALL HAVE A MINIMUM 3 FOOT SETBACK FROM THE REAR PROPERTY LINE.

BY RESOLUTION APPROVED ON THE 17TH DAY OF FEB, 2016 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE CCD AMENDMENT NO. 11 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Office Manager — Vice President
SIGNATURE AND TITLE OF OFFICER WITNESSING — NAME OF CORPORATION, SIGNATURE AND TITLE OF AUTHORIZED OFFICER

FEB. 17, 2016
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED PETE ROBERTSON OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF February 2016

(SEAL)

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

NOTARY PUBLIC

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 11 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201512020026475. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — Vice President — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

2-11-16
DATE — JAMES A. SPERDUTE, R.S. # 24457-E

JASON KRATZ, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

3/3/16
DATE — SIGNATURE — REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2016-16 EFFECTIVE THIS 2nd DAY OF March 20 16.

TOWNSHIP MANAGER — CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2016-16. HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 2/4/16.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF JAN 20 16

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 354 PAGE 18

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF March 20 16

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

GRAPHIC SCALE

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

TOWNSHIP ENGINEER

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

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201603130004537 03/10/2016 2:59PM
Pages:1 F:$45.00
Michele Mustello T20160003596
Butler County Recorder FL

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

| | |
|---|---|
| DRAWING NUMBER: | 1004-1615810 |
| DRAWING SCALE: | 1"=20' |
| DATE: | JANUARY 11, 2016 |
| DRAWN BY: | JSS |
| REVISIONS: | |

# PARK PLACE CCD AMENDMENT NO. 11

BEING A RE-SUBDIVISION OF PARCEL M3-C-11 OF THE THE PARK PLACE CCD PHASE M-3 REVISION NO. 2 AS RECORDED IN PLAN BOOK 340, PG 14

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

**Design Certification:**
I, Todd Fleming, certify that the stormwater management plan meets all design standards and criteris of the Cranberry Township Stormwater Management Ordinance.

Signed ______ Date 3/2/16

**Twp. Engineer Certification:**
I, Jason Kratsas, have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

Signed ______ Date 3/10/16

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071363

**Landowner Certification:**
I, Gumberg Associated - Cranberry Mall, acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the township.

Signed ______ Date 3/4/16
Lawrence N. Gumberg, General Partner

**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 Ordinance/Resolution No. 2015-71 on the 10th Day of MARCH, 2016.

Secretary ______ Chairman, Board of Supervisors ______

(Seal)

**Township Manager:**
I, JERRY ANDREE, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlines in Ordinance/ Resolution No. 2015-71 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances, of 9/8/15.

Township Manager ______

**Butler County Planning Commission:**
Reviewed by the Butler County Planning Commission on this 15th day of JULY, 15.

Secretary ______ Chairman, Butler County Planning Commission ______

BUTLER COUNTY PLANNING COMMISSION

(Seal)

**Owner's Adoption Certification:**
By resolution approved on the 9 day of September, 2015, the General Partner of Gumberg Associates - Cranberry Mall, a Pennsylvania limited partnership, owner of the land shown on this plan adopted as its plan and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.
(Seal) Gumberg Associates - Cranberry Mall

Signature of and title of Officer Witnessing Brian Gumberg Date 3/4/16 — Signature of and title of Authorized Officer Lawrence N. Gumberg General Partner Date 3/4/16

Notary:
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appears Lawrence N. Gumberg of Gumberg Associates - Cranberry Mall, who stated that he/she is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therin to the public.

Witness my hand and notary seal this 4th day of March, 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kendra J. Jenkins, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 12, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal) Notary Public ______

**Certification of Title:**
We hereby certify that the title to the property contained in the Panda Express Plan is in the name of Gumberg Associated - Cranberry Mall and is recorded in Deed Book Volume 1271, Page(s) 34.

Witness Brian Gumberg — Owner General Partner

Gumberg Associates - Cranberry Mall, Mortgagee of the property contained in the Panda Express Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Brian Gumberg — Owner General Partner

**PROOF OF RECORDING:**
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 354, Page(s) 19-21

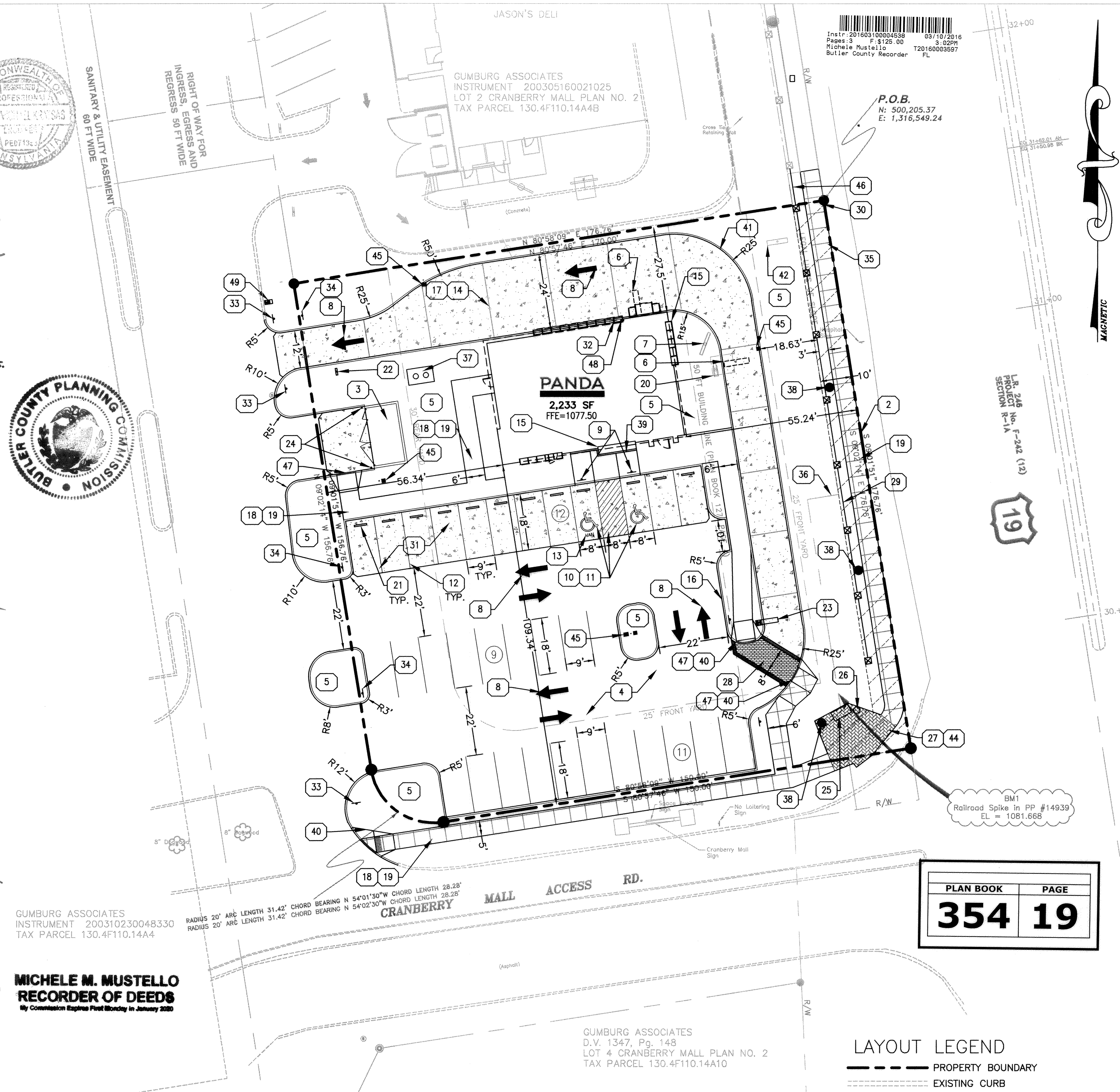
Given under my hand and seal this 10th day of MARCH, 2016

(Seal) Recorder of Deeds ______

RECORDER OF DEEDS BUTLER COUNTY, PA

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
My Commission Expires First Monday in January 2020

Instr:201603100004538 03/10/2016
Pages:3 F:$125.00 3:02PM
Michele Mustello T20160003597
Butler County Recorder FL




| PLAN BOOK | PAGE |
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| CIVIL SHEET INDEX | | SHEET NUMBER |
|---|---|---|
| C-1.0 | COVER SHEET | 1 |
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| C-1.2 | LAYOUT PLAN | 3 |
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GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

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| PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| NUMBER OF SPACES | 34 | 34* |
| PARKING REQUIREMENTS: 1 PS PER 75 SF PLUS 1 PER 2 EMPLOYEES THEREFORE: 2,233 SF / 75 (+4)= 34 | | |

| LAND USE DATA | PERCENTAGE OF SITE AREA | PROPOSED AREA | EXISTING AREA |
|---|---|---|---|
| BUILDING | 7.5 % | 0.05 AC. | 0.06 AC. |
| PAVEMENT/ IMPERVIOUS | 71.1 %** | 0.51 AC. | 0.33 AC. |
| LANDSCAPING | 21.4 % | 0.14 AC. | 0.40 AC. |
| TOTAL | 100 % | 0.69 AC. | 0.69 AC. |

CURRENT ZONING: REGIONAL COMMERCIAL (C-3) DISTRICT WITH STREETSCAPE ENHANCEMENT OVERLAY
*34 PARKING SPACES ARE REQUIRED BY CODE. ONLY 32 PARKING SPACES ARE PROVIDED ON SITE, HOWEVER PURSUANT TO DISCUSSIONS WITH THE CRANBERRY TOWNSHIP PLANNING STAFF, REMAINING 2 REQUIRED PARKING SPACES CAN BE ACCOUNTED FOR WITHIN THE CRANBERRY MALL.
**OVERALL SHOPPING CENTER IS BELOW 70%.

| BUILDING SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT: U.S. ROUTE 19 | 25' | 55.25' |
| FRONT: CRANBERRY MALL ACCESS ROAD | 25' | 109.34' |
| REAR: WEST | 30' | 56.34' |
| SIDE: NORTH | 0' | 27.5' |
| **PARKING SETBACKS** | | |
| FRONT: U.S. ROUTE 19 | 25' | 46.69' |
| FRONT: CRANBERRY MALL ACCESS ROAD | 0' | 1.4' |
| REAR: WEST | 0' | 4.3' |
| SIDE: NORTH | 0' | 77.3' |
| **LANDSCAPE SETBACKS** | | |
| FRONT: U.S. ROUTE 19 | 25' | 27.61' |
| FRONT: CRANBERRY MALL ACCESS ROAD | 0' | 1.4' |
| REAR: WEST | 0' | 4.3' |
| SIDE: NORTH | 0' | 3.0' |
| **PEDESTRIAN POCKET** | | |
| AREA | 300 SF | 303 SF |

## LAYOUT LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING CONCRETE WALK
- EXISTING SITE LIGHT FIXTURE
- E — EXISTING ELECTRICAL SERVICE LINE
- GAS — EXISTING GAS SERVICE LINE
- SAN> — EXISTING SANITARY SEWER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER SERVICE LINE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED PEDESTRIAN EASEMENT
- PROPOSED BRICK PAVER PEDESTRIAN POCKET
- N 80°58'09" E 176.76' MEASURED BEARINGS & DISTANCES
- N 80°57'46" E 170.00' RECORDED BEARINGS & DISTANCES

LAYOUT PLAN AND LEGEND 1
Scale= 1"=20' C-1.2

## GENERAL NOTE:

1. GENERAL CONTRACTOR TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR AND DRIVE THROUGH MENU BOARD, BY GENERAL CONTRACTOR. VERIFY WITH PANDA PROJECT MANAGER.
2. MECHANICAL EQUIPMENT PLACED ON THE ROOF OF THE BUILDING WILL BE BELOW THE HEIGHT OF THE PARAPET WALL.
3. CONTRACTOR TO REPLACE ANY CURBS, SIDEWALKS, LANDSCAPING, ETC. THAT IS DISTURBED DURING CONSTRUCTION OUTSIDE OF LIMITS OF CONSTRUCTION.
4. GENERAL CONTRACTOR TO PROVIDE PLANS AND MYLARS THAT IDENTIFY THE SITE AND ALL SITE IMPROVEMENTS, AS CONSTRUCTED, WHICH INCLUDES THE FINAL AS-BUILT LOCATION, ELEVATION AND/OR DEPTH, SIZE, MATERIALS, PROFILES, CROSS SECTIONS AND CONSTRUCTION DETAILS OF ALL COMPLETED PUBLIC AND PRIVATE IMPROVEMENTS.

## LAYOUT KEY NOTES:

1 LIMIT OF DISTURBANCE. (NOT SHOWN, REFER TO C-3.0 EROSION AND SEDIMENT)
2 PROPERTY LINE.
3 TRASH ENCLOSURE.
4 ASPHALT PAVING.
5 LANDSCAPING, REFER TO LANDSCAPE DRAWINGS L-1.0 AND L-2.0.
6 DRIVE THRU LAND SENSOR LOOP, REFER SHEET A-405.
7 DRIVE THROUGH MENU BOARD (SEE GENERAL NOTE ABOVE).
8 DIRECTIONAL ARROW.
9 ACCESSIBLE PARKING POLE SIGN. SIGN WILL BE CONSTRUCTED IN ACCORDANCE WITH CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE (PPIC) CONSTRUCTION STANDARD SD-11. REFER TO SHEET C-5.2.
10 INTERNATIONAL ACCESSIBILITY SYMBOL AT PARKING SPACE.
11 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES AT 3'-0" ON CENTER.
12 PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT.
13 DESIGNATED ADA ACCESIBLE PARKING SPACE; ALLOWING VAN ACCESSIBILITY.
14 CONCRETE DRIVEWAY.
15 LANDSCAPE PLANTER.
16 CONCRETE CURB AT LANDSCAPE AREA. CURB WILL BE CONSTRUCTED ACCORDING TO PPIC STANDARD DETAIL SD-12. REFER TO SHEET C 5.2.
17 EXPANSION JOINT AT 20'-0" ON CENTER MAXIMUM.
18 TOOLED JOINTS AT 5'-0" X 5'-0" ON CENTER. EXPANSION JOINT AT 20'-0" IN CENTER.
19 SEALED CONCRETE SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH PPIC CONSTRUCTION STANDARD RD-09. REFER TO SHEET C-5.4.
20 ORDER CONFIRMATION BOARD.
21 RUBBER WHEEL STOP.
22 DIRECTIONAL DO NOT ENTER/THANK YOU SIGN
23 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR. SEE ELECTRICAL DRAWING, E-105 FOR ELECTRICAL REQUIREMENTS, GENERAL CONTRACTOR TO COORDINATE.
24 STEEL PIPE BOLLARD. BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICAITON OF LDPE SLEEVE.
25 PROPOSED BENCH. COLOR TO BE RAL-3005. REFER TO SHEET C-5.4 FOR DETAILS.
26 PROPOSED WASTE RECEPTACLE.
27 PROPOSED STAMPED CONCRETE TO BE BURGUNDY RAL 3005 COLOR WITHIN THE 300 SF PEDESTRIAN POCKET.TO BE CONSTRUCTED ACCORDING TO PPIC CONSTRUCTION STANDARD RD-27. REFER TO SHEET C-5.4.
28 PROPOSED STAMPED CONCRETE CROSSWALK. TO BE CONSTRUCTED ACCORDING TO PPIC CONSTRUCTION STANDARD RD-27. REFER TO SHEET C-5.4.
29 PROPOSED FENCE WITH PIERS TO BE CONSISTENT WITH THE ADJACENT PROPERTY IN RELATION TO COLOR, HEIGHT, MATERIALS, ETC.
30 SIDEWALK TO MEET EXISTING SIDEWALK ON ADJACENT LOT.
31 CONCRETE APRON.
32 ROOF DRAIN TO DISCHARGE TO GRADE
33 "DO NOT ENTER" SIGN.
34 "STOP" SIGN.
35 PROPOSED 10' PUBLIC PEDESTRIAN ACCESS EASEMENT.
36 EXISTING SLOPE EASEMENT.
37 UNDERGROUND GREASE INTERCEPTOR, REFER TO C-2.0 GENERAL UTILITY NOTE #16 AND PLUMBING DRAWING P-101.
38 PROPOSED STREETLIGHT POLE AND FOUNDATION.
39 CURB AT BACK OF ADA RAMP. REFER TO DETAIL 3/C-1.3 AND DETAIL 3/C-5.3.
40 CURB RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND IN ACCORDANCE WITH PPIC CONSTRUCTION STANDARD SD-10. REFER TO SHEET C-5.3.
41 FINE GRADING AND SOD SHALL EXTEND TO EXISTING BACK OF CURB. REFERENCE LANDSCAPE DRAWINGS FOR INFORMATION.
42 SIGN COMPANY COORDINATE SIGN PACKAGE AND SIGN FOOTING. DETAIL COMPLY WITH LOCAL CODES. SIGN INSTALLATION SHALL COMPLY WITH CRANBERRY TOWNSHIP PPIC SECTION 17-410.
43 NOT USED.
44 STREETSCAPE POCKET PARK. REFER TO PEDESTRAIN POCKET GRADING DETAIL/C-1.3
45 LIGHT POLES.
46 PROPOSED STREET WALL TO CONNECT TO ADJACENT PROPERTY'S WALL WITH THE ADDITION OF THE FENCE.
47 DEPRESSED CURB. CURB RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT AND BE CONSTRUCTED IN ACCORDANCE WITH PPIC CONSTRUCTION STANDARDS SD-10, CURB CUT/RAMP DETAIL.
48 BOLLARD, REFER TO ARCH PLAN DETAIL 18/A-407.
49 MAILBOX.

KEY NOTES A
Scale= NTS C-1.2

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ISSUE DATE:

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|---|---|---|
| 01 | CRANBERRY TOWNSHIP SUBMISSION | 07-01-15 |
| 02 | REVISED PER CRANBERRY TOWNSHIP | 08-04-15 |
| 03 | REVISED PER CRANBBERY TOWNSHIP | 10-01-15 |
| 04 | REVISED PER CRANBBERY TOWNSHIP | 11-30-15 |
| 05 | BID SET | 02-19-16 |

DRAWN BY: T. FLEMING

PANDA PROJECT #: S8-16-D4397
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C-1.2

LAYOUT PLAN



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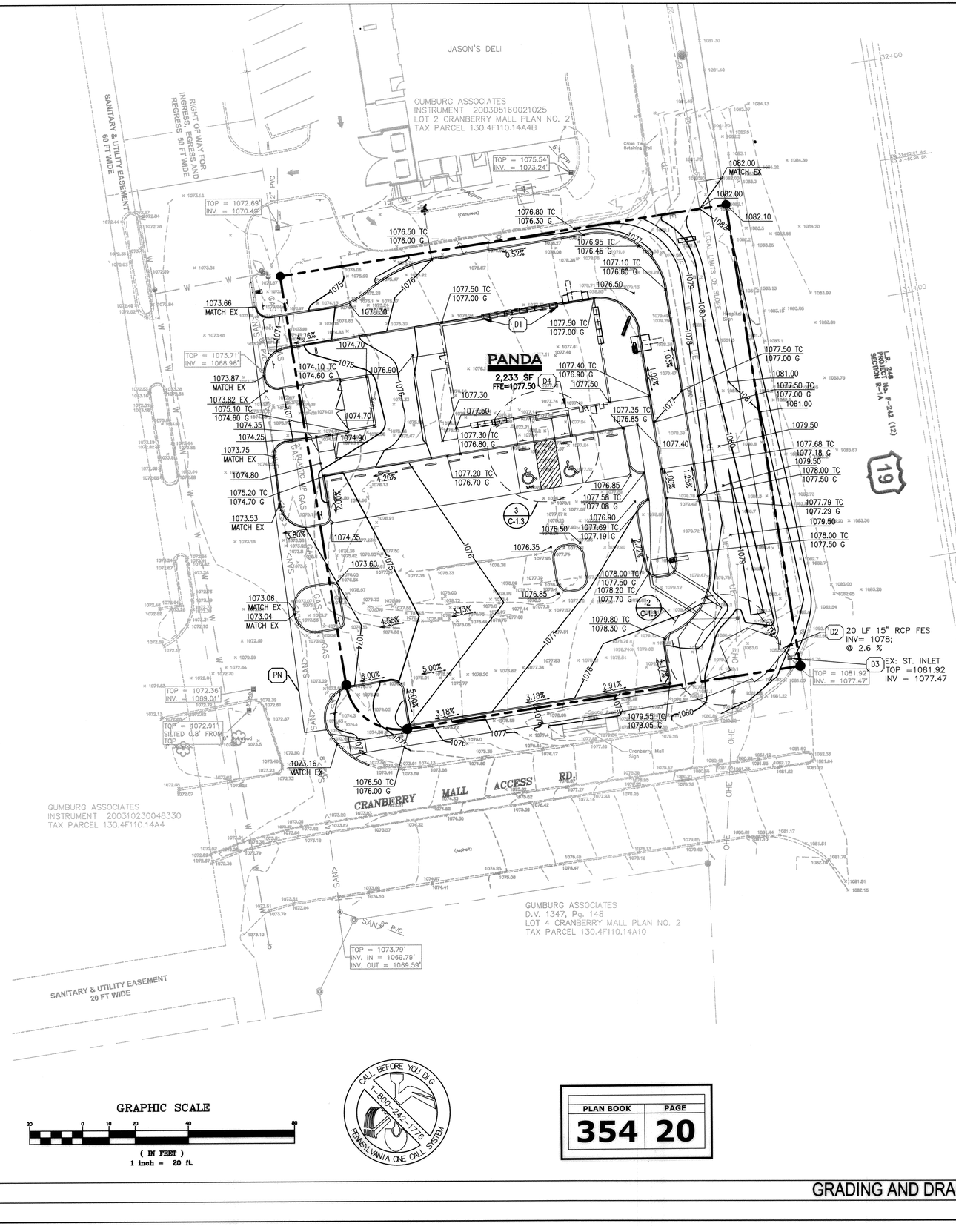



## GENERAL GRADING NOTES:

1. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING IN AND AROUND EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
2. EXCAVATE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. UNLESS OTHERWISE DIRECTED REFER TO GEOTECHNICAL REPORT), USE ALL EXCAVATED SOILS AS FILL ON SITE. TRUCKS AND HAULED TO OWNER'S APPROVED LOCATION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED SEPARATELY AND SHALL NOT BE COMMINGLED WITH CLEAN SOILS.
3. ANY DISCREPANCIES BETWEEN ELEVATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER.
4. TEMPORARY EASEMENT WILL BE PROVIDED FOR ANY GRADING OUTSIDE THE PROPERTY LINE.

## DRAINAGE KEY NOTES:

(D1) ROOF DRAINS TO DISCHARGE TO GRADE. REFER TO PLUMBING PLAN, P-101.

(D2) 15" RCP STORM PIPE. SEE PLAN FOR SIZE AND SLOPE.

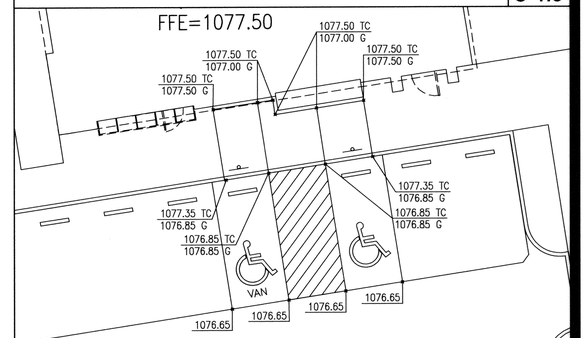
(D3) CONNECT TO EXISTING STORM STRUCTURE.

(D4) 2" ø PVC SCH 80 PLANTER DRAIN AT FACE OF CURB.

## GRADING KEY NOTES:

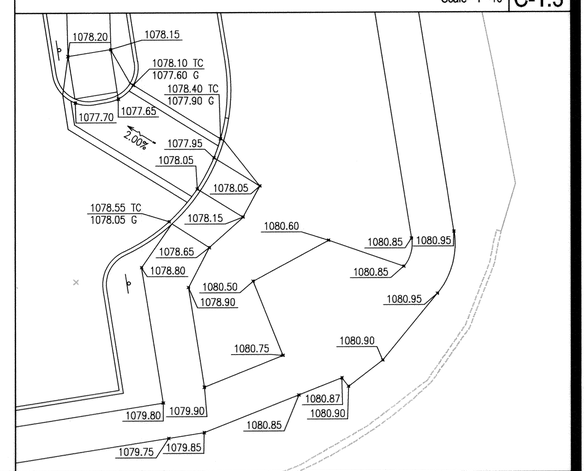
(PN) NEW ASPHALT PAVEMENT TO MEET EXISTING ASPHALT PAVEMENT IN ACCORDANCE WITH PPIC (CHAPTER 17) CONSTRUCTION STANDARD RD-08, PAVING NOTCH DETAIL. REFER TO SHEET C 5.3 FOR PAVING NOTCH DETAIL.

| KEY NOTES | 4 |
|---|---|
| Scale= NTS | C-1.3 |




NOTE: REFER TO DETAIL 3/C-5.3 FOR ADDITIONAL ADA RAMP GRADING REQUIREMENTS.

| ADA RAMP GRADING DETAIL | 3 |
|---|---|
| Scale= 1"=10' | C-1.3 |




| PEDESTRAIN POCKET GRADING DETAIL | 2 |
|---|---|
| Scale= 1"=10' | C-1.3 |

## GRADING LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING CONCRETE WALK
- EXISTING SITE LIGHT FIXTURE
- EXISTING SPOT ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- E — EXISTING ELECTRICAL SERVICE LINE
- GAS — EXISTING GAS SERVICE LINE
- SAN> — EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- T — EXISTING TELEPHONE SERVICE LINE
- W — EXISTING WATER SERVICE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

GRAPHIC SCALE

30 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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| PLAN BOOK | PAGE |
|---|---|
| 354 | 20 |

| GRADING AND DRAINAGE PLAN AND LEGEND | 1 |
|---|---|
| Scale= 1"=20' | C-1.3 |

P:\2015\20150100\ACD CM\20150100 C-1.3 GRADING AND DRAINAGE PLAN.dwg

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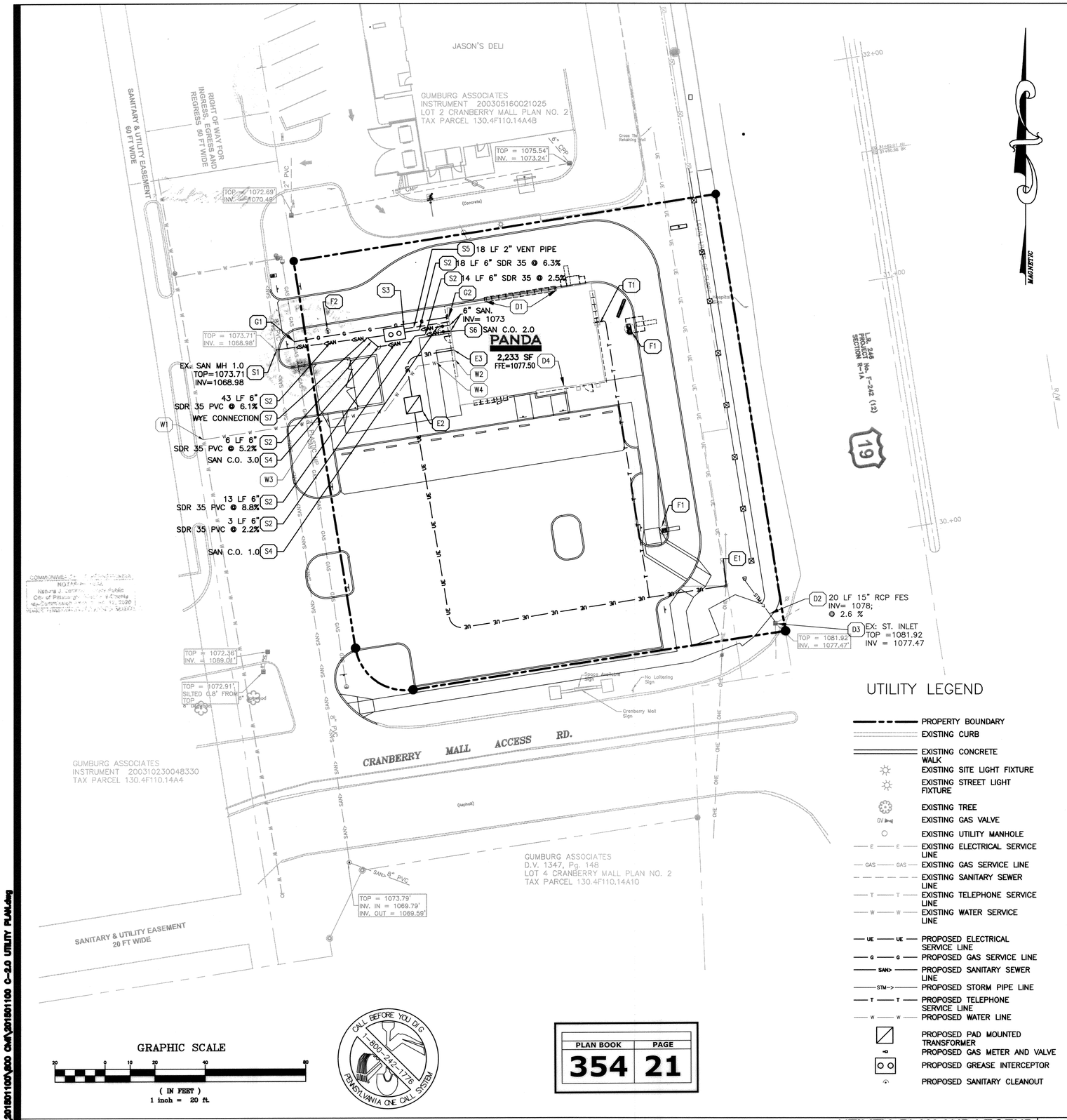
C-1.3

GRADING AND DRAINAGE PLAN




## UTILITY LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING CONCRETE WALK
- EXISTING SITE LIGHT FIXTURE
- EXISTING STREET LIGHT FIXTURE
- EXISTING TREE
- EXISTING GAS VALVE
- EXISTING UTILITY MANHOLE
- EXISTING ELECTRICAL SERVICE LINE
- EXISTING GAS SERVICE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE SERVICE LINE
- EXISTING WATER SERVICE LINE
- PROPOSED ELECTRICAL SERVICE LINE
- PROPOSED GAS SERVICE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM PIPE LINE
- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED PAD MOUNTED TRANSFORMER
- PROPOSED GAS METER AND VALVE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED SANITARY CLEANOUT

| PLAN BOOK | PAGE |
|---|---|
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## GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXITING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE AND WATER MAINS. IF ANY INVERTS ELEVATION VARIES MORE THAN 0.1 FEET FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
5. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
6. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
7. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
8. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
9. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
10. WATER SERVICE LINE SHALL HAVE A MINIMUM DEPTH OF 48 INCHES.
11. THE SANITARY SEWER AND POTABLE WATER LINES ARE TO BE SEPARATED BY AT LEAST 10 FEET HORIZONTALLY, OR THE POTABLE WATER LINE SHALL BE AT LEAST 18 INCHES VERTICALLY ABOVE THE SANITARY SEWER.
13. CONTRACTOR TO RECONFIGURE PROPOSED ELECTRICAL/TELEPHONE CONDUITS NECESSARY TO AVOID CONFLICT WITH TREE LANDSCAPING. SEE LANDSCAPING PLANS FOR DETAILS.
14. ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
15. SITE CONTRACTOR TO BRING UTILITIES WITHIN 5 FEET OF BUILDING AT LOCATIONS SHOWN. COORDINATE ALL BUILDING ENTRY CONNECTIONS WITH BUILDING DRAWINGS.
16. CONTRACTOR IS TO COORDINATE WITH CRANBERRY TOWNSHIP, RHONDA ZELLHARD, PRETREATMENT ADMINISTER (724-776-4806 X1513) DURING THE INSTALLATION OF THE GREASE TRAP. INSPECTION IS REQUIRED PRIOR TO BACKFILLING, AFTER THE UNIT IS INSTALLED AND PLUMBED IN. THIS INSPECTION IS IN ADDITION TO ANY PLUMBING INSPECTION REQUIRED BY THE CRANBERRY TOWNSHIP CODES DEPARTMENT.
17. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

## UTILITY KEY NOTES:

- (D1) ROOF DRAINS TO DISCHARGE TO GRADE. REFER TO PLUMBING PLAN, P-101.
- (D2) 20 LF 15" ø RCP FLARED END STORM PIPE. SEE PLAN FOR SIZE AND SLOPE.
- (D3) CONNECT TO EXISTING STORM STRUCTURE.
- (E1) CONTRACTOR TO PROVIDE PRIMARY CONDUITS BASED ON UTILITY COMPANY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (E2) PROVIDE PADMOUNT TRANSFORMER PER UTILITY COMPANY REQUIREMENTS.
- (E3) CONTRACTOR TO PROVIDE TWO (2) 4" SECONDARY CONDUITS OR AS DIRECTED BY UTILITY COMPANY.
- (F1) 2' DIAMETER FOOTING BY SIGN VENDOR.
- (F2) 1' DIAMETER FOOTING BY SIGN VENDOR.
- (G1) CONTRACTOR SHALL FURNISH AND INSTALL 2" GAS LINE FROM METER TO NEW TAP. CONTRACTOR SHALL COORDINATE INSTALLATION WITH GAS COMPANY.
- (G2) CONTRACTOR SHALL INSTALL GAS METER AND THE GAS LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH GAS COMPANY.
- (S1) CONTRACTOR SHALL USE EXISTING CONNECTION POINT FOR NEW SEWER CONNECTION.
- (S2) CONTRACTOR SHALL INSTALL PVC SANITARY SEWER LINE FROM BUILDING TO APPROPRIATE SERVICE LATERAL PER FIELD CONDITIONS. MINIMUM SLOPE SHALL BE 1.0%
- (S3) CONTRACTOR SHALL INSTALL GREASE INTERCEPTOR: JENSEN GREASE INTERCEPTOR 1000 GALLON MODEL JP-1000G, OR APPROVED EQUAL. INSTALL BELOW GRADE PER MANUFACTURER'S INSTRUCTIONS.
- (S4) CONTRACTOR SHALL INSTALL CLEANOUTS AS SHOWN ON PLAN.
- (S5) UNDERGROUND VENT PIPE FROM GREASE INTERCEPTOR TO BUILDING PER MANUFACTURE'S RECOMMENDATIONS.
- (S6) FRESH AIR VENT.
- (T1) CONTRACTOR TO PROVIDE CONDUITS BASED ON TELEPHONE COMPANY REQUIREMENTS. CONTRACTOR TO COORDINATE EXACT ROUTING AND CONNECTION IN FIELD.
- (W1) PROPOSED 2" DOMESTIC WATER TAPPING SLEEVE AND VALVE PER TOWNSHIP REQUIREMENTS & STANDARDS. EXISTING SERVICE TAP SHALL BE DISCONNECTED AT THE MAIN AND A PLUG WITH CONCRETE ENCASEMENT SHALL BE INSTALLED. MATERIAL OF SERVICE TO BE TYPE K SOFT COPPER TUBING PER FED SPEC WW-T-799.
- (W2) BUILDING WILL NOT HAVE A FIRE SUPPRESSION SYSTEM.
- (W3) PROPOSED CURB BOX TO BE PROVIDED BY THE TOWNSHIP. CONTRACTOR TO COORDINATE WITH THE TOWNSHIP FOR INSTALLATION.
- (W4) CONTRACTOR TO INSTALL A 2" TYPE K SOFT COPPER TUBING BETWEEN THE CURB BOX AND THE BUILDING. THIS LINE SHALL BE CONTINUOUS AND SHALL NOT UTILIZE UNIONS OR FITTINGS. ANY ALTERNATE PIPE MATERIAL SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO INSTALLATION.

## SANITARY SEWER STRUCTURES

| | | |
|---|---|---|
| SAN C.O. 1.0<br>RIM = 1077.54<br>INV = 1072.69 | SAN C.O. 3.0<br>RIM = 1075.30<br>INV = 1071.42 | SAN GI 1.0<br>INV(IN) = 1071.86<br>INV(OUT) = 1071.61 |
| SAN C.O. 2.0<br>RIM = 1077.54<br>INV = 1072.88 | WYE CONNECTION<br>INV = 1071.13 | |

UTILITY PLAN AND LEGEND | 1
Scale= 1"=20' | C-2.0

KEY NOTES | A
Scale= NTS | C-2.0

P:\2015\20150110\500 CAD\20150110 C-2.0 UTILITY PLAN.dwg

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All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

| | | |
|---|---|---|
| 01 | CRANBERRY TOWNSHIP SUBMISSION | 07-01-15 |
| 02 | REVISED PER CRANBERRY TOWNSHIP | 08-04-15 |
| 03 | REVISED PER CRANBERRY TOWNSHIP | 10-01-15 |
| 04 | REVISED PER CRANBERRY TOWNSHIP | 11-30-15 |
| 05 | BID SET | 02-19-16 |

DRAWN BY: T. FLEMING

PANDA PROJECT #: S8-16-D4397
ENG PROJECT #: 20150110.0

GreenbergFarrow
3 Executive Drive, Suite 150
Somerset, NJ 08873
t: 732 537 0811
www.greenbergfarrow.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD DANIEL FLEMING ENGINEER PE062863

TODD D. FLEMING
PROFESSIONAL ENGINEER
LICENSE NO. PE062863

PANDA EXPRESS
BRIGHT AND FRESH
20111 ROUTE 19
CRANBERRY TOWNSHIP, PA 16066

C-2.0

UTILITY PLAN

SHEET 5 OF 23

OWNER'S ADOPTION:

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 13th day of January, 2016.

**WITNESS/ATTEST** **DECLARANT:**

SERIES D. MARKETING, LLC, a Pennsylvania limited liability company

By: SEMPER FI ASSOCIATES, LLC, a Pennsylvania limited liability company, As its Managing Member.

By: SERIES D. ASSOCIATES, LP, a Pennsylvania limited partnership, its Sole Member

By Series D. Management Company, LLC, a Pennsylvania limited liability company, its General Partner

By:_____
Name: Donald B. Rodgers, Member

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

On this 13th day of January 2016 before me, the undersigned Notary Public, personally appeared Donald B. Rodgers, who acknowledged himself to be the Sole Member of Series D. Management Company, LLC, a Pennsylvania limited liability company and the general partner of Series D. Associates, LP, a Pennsylvania limited partnership and the sole member of Semper Fi Associates, LLC, a Pennsylvania limited liability company and the managing member of Series D. Marketing, LLC, a Pennsylvania limited liability company, and acknowledged that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of such limited liability companies as such Sole Member.

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

My Commission Expires: 9-15-16

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 15, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE:

I hereby certify that the title of this property contained in The Gables At Brickyard Hill Phase IV Land Development, is in the name of Series D. Marketing, LLC, and is recorded in Instrument #200407150023266.

Witness Owner

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE:

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

Witness By: John Shelley, Its Vice President

SURVEYOR'S CERTIFICATION:

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

1/12/16 Date — David W. LaPearle Signature of Surveyor — PA SU034201E Registration Number

MUNICIPAL ENGINEER'S CERTIFICATION:

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

1-8-16 Date — Signature of Engineer — 26400 E Registration Number

MUNICIPAL STIPULATION:

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 in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads. Adams Township agrees not to issue building permits until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Attest: Chairman, Board of Supervisors

Board of Supervisors — Board of Supervisors

Board of Supervisors — Board of Supervisors

GUARANTEE OF PROVISIONS OF UTILITIES:

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

Signature of Owner

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

Signature of Owner

PLANNING COMMISSION APPROVAL:

Approved by the Adams Township Planning Commission this 4th day of November 2015

Secretary — Chairman of the Planning Commission

MUNICIPAL APPROVAL:

Approved by the Board of Supervisors of the Township of Adams this 14 day of December 2015

Secretary — Chairman, Board of Supervisors

Board of Supervisors — Board of Supervisors

Board of Supervisors — Board of Supervisors

COUNTY PLANNING COMMISSION APPROVAL:

Approved by the Butler County Planning Commission this 25 day of JAN 2016.

Secretary — Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER )

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

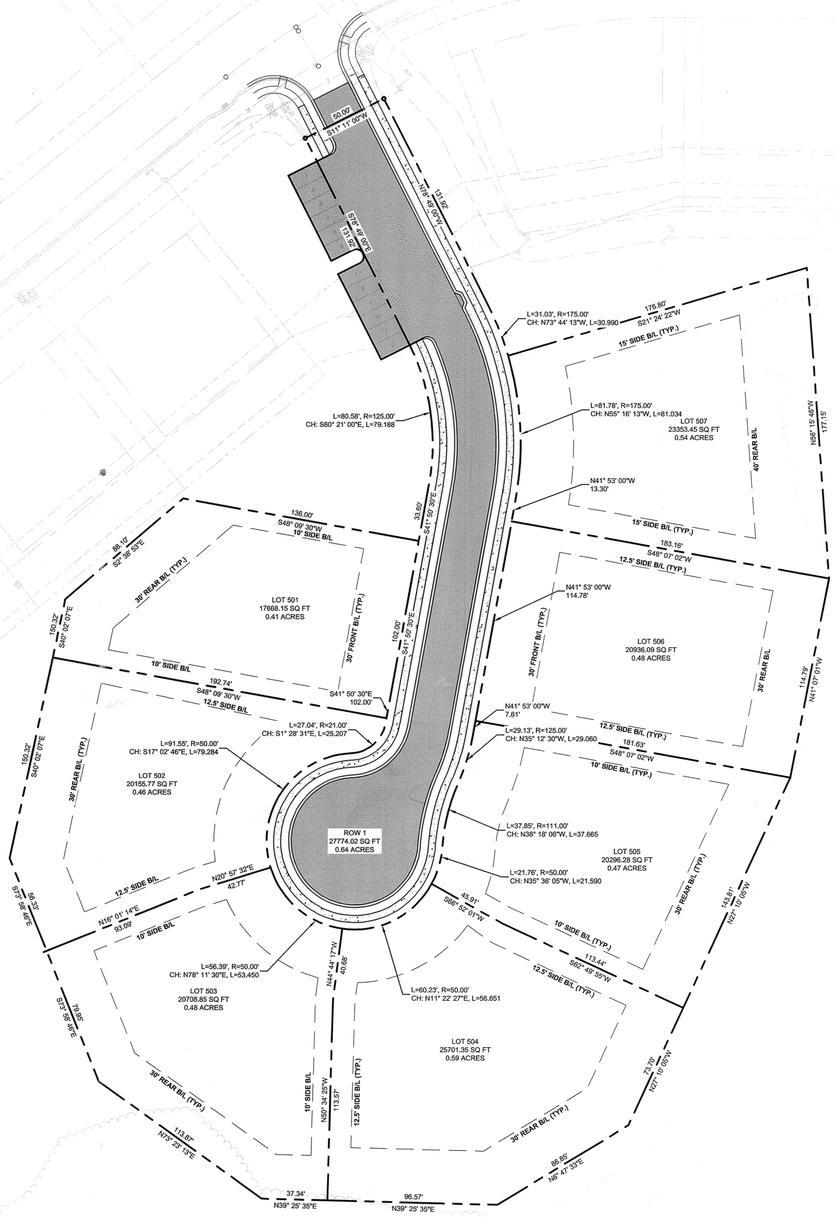
Plan Book Volume 354 Pgs 22

Given under my hand and seal this 11TH day of MARCH, 2016.

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Instr:201603110004604 03/11/2016
Pages:1 F:$45.00 2:33PM
Michele Mustello T20160003650
Butler County Recorder FL




| NOTARY PUBLIC | REGISTERED SURVEYOR | BUTLER COUNTY RECORDER OF DEEDS | BUTLER COUNTY PLANNING COMMISSION | TOWNSHIP OF ADAMS BOARD OF SUPERVISORS | MUNICIPAL ENGINEER | TOWNSHIP OF ADAMS PLANNING COMMISSION |
|---|---|---|---|---|---|---|
| | COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 34201-E | RECORDER OF DEEDS BUTLER COUNTY, PA. | BUTLER COUNTY PLANNING COMMISSION | | | |

| PLAN BOOK | PAGE |
|---|---|
| 354 | 22 |

0 100' 200'

Drawing Scale: 1" = 100'

NORTH

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

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

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

Prepared For:

Series D Marketing, LLC
215 Executive Drive
Cranberry Twp, PA, 16066-6499

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

811 Know what's below. Call before you dig.
PCOS SER. # 20130700194

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

DATE ISSUED: JANUARY 5, 2016

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

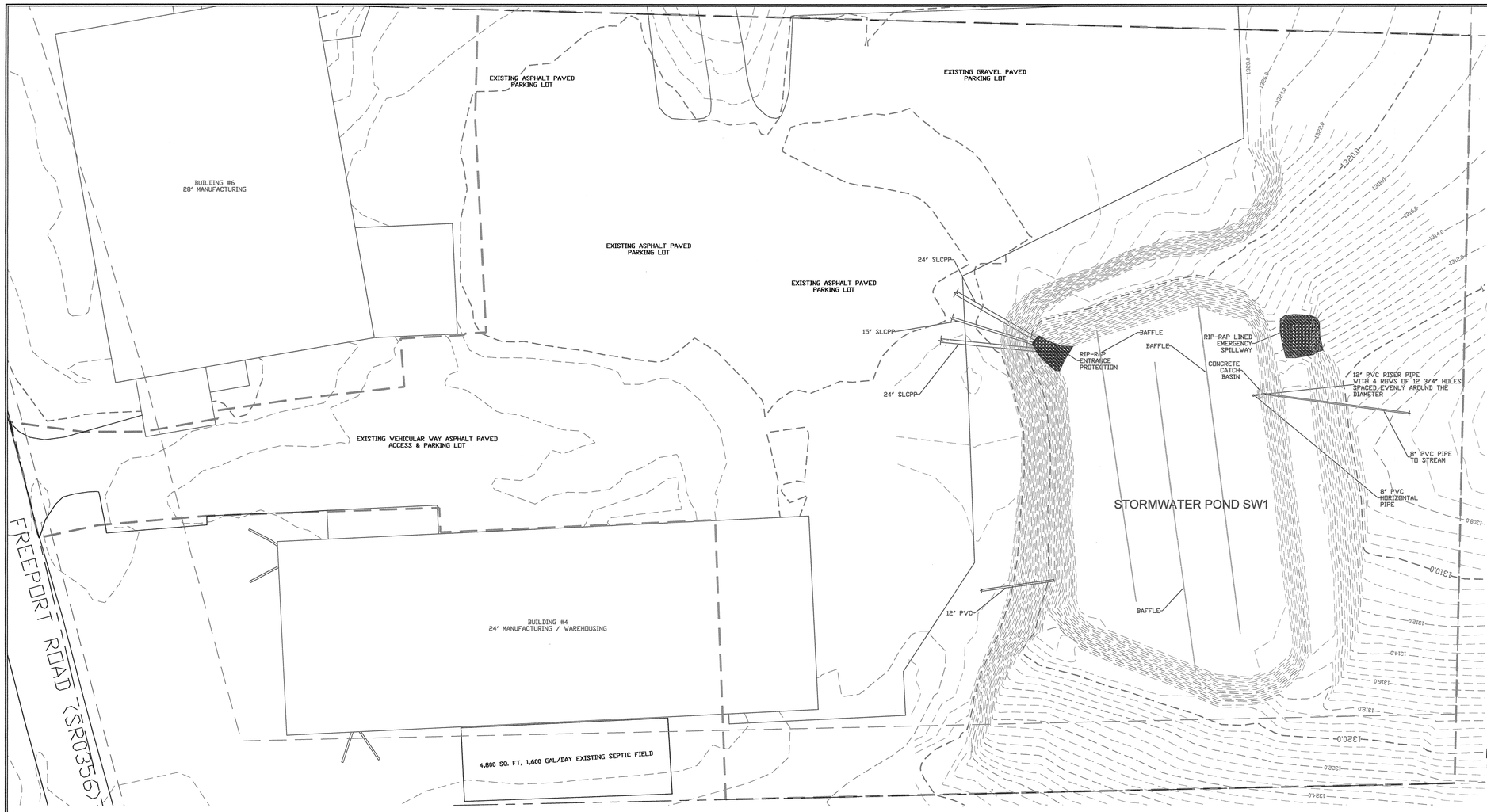
Situate In:
Adams Township, Butler County, Pennsylvania

Project Name:
**THE GABLES AT BRICKYARD HILL PHASE V LAND DEVELOPMENT**

Drawing Name:
**PLAN OF RECORDING PLAN**

Project No: **160107**

Drawing No: **C-1200**




I, WILLIAM JONES, PRESIDENT OF PENN UNITED TECHNOLOGIES, INC. DO ACKNOWLEDGE THAT STORMWATER POND SW1 IS A FIXTURE THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP. I FURTHER ACKNOWLEDGE THE PCSM BMP'S FOR SW1 ARE BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES.

WILLIAM JONES, PRESIDENT

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

ON THIS, THE 1st DAY OF March, 2016, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM JONES, HAVING TITLE OF PRESIDENT WITHIN THE BUSINESS ENTITY OF PENN UNITED TECHNOLOGIES, INC., KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WHITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Mazzanti, Notary Public
Jefferson Twp., Butler County
My Commission Expires April 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

I, JONATHAN K. HISER, PE, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS DRAWING ACCURATELY REFLECTS THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN K. HISER
ENGINEER
NO. 34260-E

JONATHAN K. HISER, PE
34260-E

Instr 201603150004866 03/15/2016
Pages:1 F $45.00 1:28PM
Michele Mustello T2016003816
Butler County Recorder ND

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 201603150004866 Plan Book 354 Pg 23

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March, A.D. 2016.

RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

MAINTENANCE PLAN

THE OWNER SHALL MAINTAIN ALL FACILITIES IN ACCORDANCE WITH THE BELOW MAINTENANCE SCHEDULE AND SHALL KEEP ALL FACILITIES MAINTAINED IN A SAFE AND ATTRACTIVE MANNER. THE OWNER SHALL CONVEY TO THE TOWNSHIP EASEMENTS AND/OR RIGHTS-OF-WAY TO ASSURE ACCESS FOR PERIODIC INSPECTIONS BY THE TOWNSHIP. THE OWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES. IN THE EVENT OF A CHANGE, NEW INFORMATION WILL BE SUBMITTED TO THE TOWNSHIP WITHIN TEN (10) DAYS OF THE CHANGE.

ROCK CONSTRUCTION ENTRANCE

1. THE ROCK THICKNESS AND/OR PAVEMENT WILL BE CHECKED DAILY AND AFTER EACH RUNOFF EVENT AND WILL BE MAINTAINED BY ADDING STONE WITHIN 24 HOURS OF DETECTION OF A PROBLEM.
2. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED IMMEDIATELY AND RETURNED TO THE SITE.

ROCK FILTERS *(IF USED)*

1. ROCK FILTERS WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE FILTERS.

FILTER FABRIC FENCE

1. FILTER FABRIC FENCE WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
3. ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE STANDARD CONSTRUCTION DETAIL #18.

INLET FILTER BAG & PUMPED WATER FILTER BAGS *(IF USED)*

1. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ½ CAPACITY OF THE SACK/BAG.
2. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

CHANNELS

1. CHANNELS WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. MAINTAIN ALL DESIGN SPECIFICATIONS OF CHANNELS, MAKING SURE SIDE SLOPES ARE STABLE AND NO OBSTRUCTIONS ARE PREVENTING THE PROPER FLOW THROUGH CHANNEL. ANY SIDE SLOPES THAT ARE FAILING MUST BE REPAIRED AND ANY OBSTRUCTIONS MUST BE REMOVED.

STORMWATER BASINS

1. STORMWATER BASINS WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. ANY OBSTRUCTION PREVENTING THE DISCHARGE FROM ENTERING THE SPILLWAY SHOULD BE REMOVED IMMEDIATELY.
3. SEDIMENT SHOULD BE REMOVED FROM THE BOTTOM OF THE BASIN, WHEN IT REACHES NO HIGHER THAN THE 'CLEANOUT ELEVATION' SPECIFIED ON THE DETAIL SHEETS.
4. MOWING TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS.
5. CHEMICAL WEED CONTROL IS NOT PROPOSED FOR USED WITH THIS PLAN UNLESS STATE AND THE TOWNSHIP REGULATIONS ARE MET.

*ESTIMATED ANNUAL BASIN MAINTENANCE COSTS ARE APPROXIMATELY $500 TO $1,000.

EROSION CONTROL MATTING (IF USED)

1. ANY MATTING USED WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. ALL MATTING SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

VEGETATIVE SURFACE STABILIZATION

1. VEGETATIVE SURFACE STABILIZATION WILL BE CHECKED WEEKLY AND AFTER EACH RUNOFF EVENT.
2. ANY AREA FAILING TO VEGETATE SHALL BE RESEEDED AND REMULCHED ACCORDING TO THE ORIGINAL SPECIFICATIONS. PROTECTIVE FIBER MATTING MAY BE NECESSARY TO ESTABLISH GROWTH.
3. IF VEGETATION DOES NOT GROW WITHIN 20 DAYS OF APPLICATION, THE AREA WILL BE SEEDED AGAIN IN ACCORDANCE WITH THE PERMANENT SEEDING SCHEDULE.
4. WHEN VEGETATIVE COVER IS ESTABLISHED TO UNIFORM 70% PERMANENT VEGETATION, ALL TEMPORARY E & S CONTROL MEASURES WILL BE REMOVED.
5. AREAS DISTURBED BY REMOVAL OF FACILITIES WILL BE SEEDED PER THE PERMANENT SEEDING SCHEDULE.

WASTE DISPOSAL

1. ALL COLLECTED CLEAN SEDIMENT AND OTHER NATURAL SOIL LIKE MATERIAL WILL BE MIXED WITH STORED TOPSOIL AND REUSED FOR RECLAMATION.
2. ALL WASTE MATERIALS SUCH AS METAL, GLASS, PLASTIC AND CARDBOARD WILL RECYCLED AT APPROVED AND PERMITTED RECYCLING CENTERS.
3. ALL OTHER WASTE MATERIAL WHICH DOES NOT QUALIFY AS CLEAN SHALL BE DISPOSED OF IN A PROPERLY PERMITTED LANDFILL OR OTHER APPROVED E&SPC PLAN SITE(S).
4. NO CONCRETE TRUCK WASH WATER IS TO BE DUMPED AT THE SITE. AN ADMIXTURE SUCH AS DELVO, RECOVERY, FRITZ-PAK MINI DELAYED SET OR THE LIKE WILL BE ADDED TO ALL CONCRETE TRUCK WASH WATER, CIRCUMVENTING THE NECESSITY TO REMOVE ANY WASH WATER FROM CONCRETE TRUCK DRUMS, AND ALLOWING WASH WATER TO BE REUSED FOR MIXING MORE CONCRETE.
5. TEMPORARY PORTABLE TOILETS WILL BE USED TO STORE AND PROPERLY DISPOSE OF SANITARY WASTE DURING CONSTRUCTION ACTIVITIES.

NOTE:
ALL OFF-SITE WASTE OR BORROW AREAS MUST HAVE AN APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN BEFORE BEING USED.

**ENVIRONMENTAL DUE DILIGENCE:** THE CONTRACTOR/OWNER WILL PERFORM ENVIRONMENTAL DUE DILIGENCE 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 REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT WILL 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 FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND WILL BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

ALL RESPONSIBILITY OF THE ABOVE MAINTENANCE PLAN, INCLUDING, BUT NOT LIMITED TO OWNERSHIP, CONTROL AND MAINTENANCE OF ALL PERMANENT STORMWATER FACILITIES WILL INDEFINITELY BE ASSUMED BY THE PROPERTY OWNER. PENN UNITED TECHNOLOGIES, INC., OR ANY OTHER FUTURE PROPERTY OWNER IF THE PROPERTY SHOULD HAPPEN TO BE SOLD.

NOTICE:

AS PER 25 PA CODE §102.8(M)(2), THIS INSTRUMENT WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THIS RECORDED INSTRUMENT IDENTIFIES THE PCSM BMP FOR SW1, AND PROVIDES FOR THE NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP FOR SW1 AND PROVIDES NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP FOR SW1 IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES.

| PLAN BOOK | PAGE |
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| 354 | 23 |

LEGEND

- PROJECT LIMITS - 5.7 ACRES
- EXISTING BUILDING OR STRUCTURE
- EXISTING CONTOUR
- SR356 ROW
- BUILDING SETBACK LINE
- PROPERTY LINE
- FLOW DIRECTION

30 22.5 15 7.5 0 15 30 60

SCALE: 1"=30'

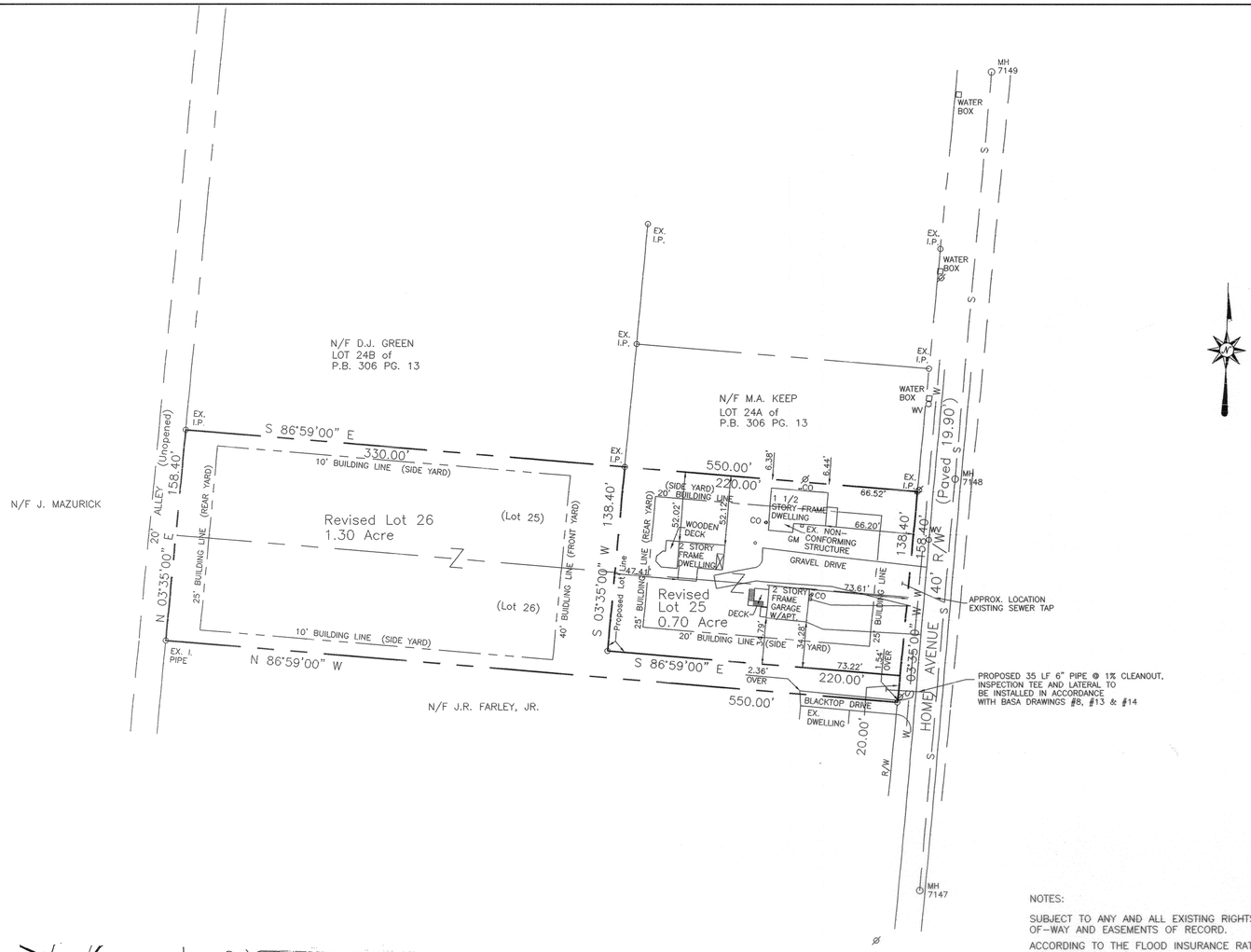
| DATE | REVISION | BY |
|---|---|---|

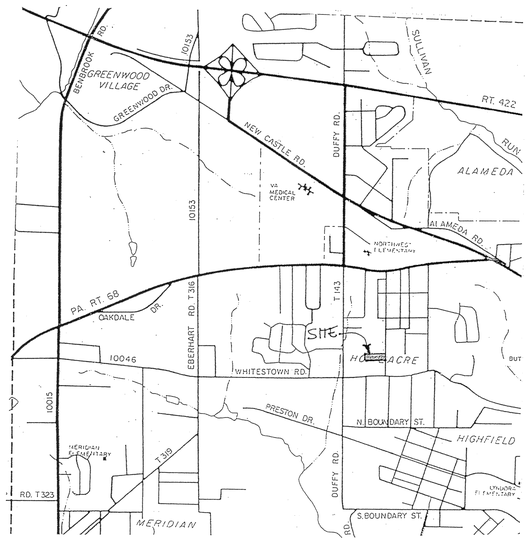
# STORMWATER POND AS-BUILT FOR PENN UNITED TECHNOLOGIES, INC. TAX PARCEL ID: 190-1F96-7F-0000 JEFFERSON TOWNSHIP, BUTLER CO.

DATE: JANUARY 2016 | PERMIT NO. 0610 10 006

SCALE: 1" = 30'
DRAWN BY: BCR
CHECKED BY: JKH
ACAD FILE NAME: PDNASBUILD.DWG

Hiser Engineering, Inc.
PO Box 339
Worthington, PA 16262
Phone: (724) 297-5321
Fax: (724) 297-5462
E-mail: hisereng@windstream.net




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.

ZONED: R-2 MULTI-FAMILY W/PUBLIC WATER & SEWER

BUILDING REQUIREMENTS:
25' BUILDING LINE (FRONT YARD)
20' BUILDING LINE (SIDE YARD)
25' BUILDING LINE (REAR YARD)

MINIMUM LOT AREA: 20,000 SQ. FT.
MINIMUM LOT FRONTAGE: 100'

PROPERTY OWNER: SHIRLEY PROTZMAN
566 HOGAN DRIVE
FORT MYERS, FL 33903

PROPERTY ADDRESS: 250-252 HOME AVENUE
BUTLER, PA 16001

REF: LOTS 25 & 26 IN HOME ACRE PLAN OF LOTS, P.B. 9 PG. 1

THE PURPOSE OF THIS PLAN IS TO REVISE ORIGINAL LOTS 25 & 26 BY CREATING A LOT AROUND THE EXISTING BUILDINGS AND LEAVING A NEW BUILDING LOT.

A STORMWATER BEST MANAGEMENT PRACTICE CONTROL ELEMENT MUST BE INSTALLED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 242-11.

LOT 26 CANNOT BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE MINIMUM WIDTH REQUIREMENTS OF SECTION 252-23 (B)(6)(e) PRIVATE LANES.

| | |
|---|---|
| ORIGINAL LOT 25 – | 1.00 ACRE |
| ORIGINAL LOT 26 – | 1.00 ACRE |
| TOTAL LOT AREA – REVISED LOT 25 | 2.00 ACRES 0.70 ACRE |
| = REVISED LOT 26 | 1.30 ACRE |

SINGLE FAMILY

BUILDING REQUIREMENTS:
40' BUILDING LINE (FRONT YARD)
10' BUILDING LINE (SIDE YARD)
25' BUILDING LINE (REAR YARD)

MINIMUM LOT AREA: 12,000 SQ. FT.
MINIMUM LOT FRONTAGE: 90'

0' 50' 100' 150'

Instr:201603160004961 03/16/2016 11:11PM
Pages:1 F:$45.00
Michele Mustello T20160003866
Butler County Recorder RP

Know all men by these Presents, that I, Shirley J. Protzman, 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 13 day of February, 2016.

NOTARY PUBLIC — OWNER — OWNER N/A

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Shirley J. Protzman, 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 13 day of February, 2016

My Commission Expires the 16 day of October, 2016

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melisa L. Hurley, Notary Public
City of Butler, Butler County
My Commission Expires Oct. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Shirley J. Protzman, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Shirley J. Protzman, as recorded in Instrument Number 200007260017106, Recorder of Deeds Office.

WITNESS — OWNER — OWNER N/A

We, BUTLER ARMCO EMPLOYEES CR UN, mortgagee of the property embraced in this plan or subdivision in the name of Shirley J. Protzman, 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 ASSISTANT LOAN MGR

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 as surveyed and plotted by me for the owners or agents.

DATE December 21, 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 18TH day of January, 2016

SECRETARY — SEAL — PRESIDENT OR BOARD

Approved by the Butler Township Planning Commission this 5TH day of January 2016

SECRETARY — CHAIRMAN

Reviewed by the Butler County Planning Commission this 25TH day of Nov 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 354 page 24

Given under my hand and seal this 16 day of March 2016

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVISED 12/21/15; TOWNSHIP REVIEW COMMENTS

| PLAN BOOK | PAGE |
|---|---|
| 354 | 24 |

L S J

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

PLAN OF SUBDIVISION

FOR: SHIRLEY J. PROTZMAN

SITUATE: BUTLER TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 11/18/15 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 056-20-E25 | | Instrument # 200007260017106 | Service No. 15-099 |
| Address 250-252 HOME AVENUE | | | |

KNOW ALL MEN BY THESE PRESENTS: That the Acme Investments, LLC, 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 Jefferson 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 as if the same had been opened through legal proceedings, Acme Investments, LLC hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Jefferson, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for pulic highways and the physical grading thereof to any grades that may be established hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Acme Investments, LLC, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said coporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 16TH day of MARCH 2016.

ATTEST: Acme Investments, LLC

James P. Chick — James P. Chick

Secretary — President

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared James P. Chick, President of the Acme Investments, LLC, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the slod Acme Investments, LLC, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of slod corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

James P. Chick
President

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 16TH day of MARCH 2016.

Debra L Jeffcoat
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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

14 MARCH '16
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — REG. 30161-E

L. S. # 30161-E

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

Approved by the Supervisors of the Township of Jefferson this 14 day of MARCH 2016.

Lois Fennell — Seal — John Gyle
Secretary — Chairman

Approved by the Jefferson Township Planning Commission this 25 day of Feb. 2016.

Evelyn M. Gross — Larry Pawlowski III
Secretary — Chairman

Reviewed by the Butler County Planning Commission this 10TH day of FEB 2016.

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 354 Page 25.

Given under my hand and seal this 16TH day of March 2016.

Michele M. Mustello — Seal
Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA

Site

BEAVER RD, HOOKS RUN RD, BLAKELY RD, JONES RD, HALL RD, CREEK RD, BUCKEYE RD, MCCANDLESS RD, NORTH PIKE ROAD, WEST JEFFERSON RD, HANNASTOWN ROAD, T-801, MAIN RD, WINFIELD RD, CUNNINGHILL RD, GOLDEN CITY RD, SAXONBURG, ALPINE RD

Vicinity MAP

427'(269'min) site limit 310'(233'min)
approx. drive location

Rennick Road / T-579

N 85°50'19"E 106.37' | N 89°28'39"E | S 89°43'21"E 256.26' | N 89°56'33"E | N 89°17'20"E

48.10' N 80°56'19"E | 146.41' | 195.50' | 157.00' | N 89°45'40"E 247.62'

25' dedicated right-of-way

Inst# 201603190004857 03/16/2016
Pages: 1 F $45.00 3:33PM
Michele Mustello T20160003884
Butler County Recorder FL

private grave site

N 00°54'53"W 818.74'

N/F Nowaske

Lot 1
1.877 Acre approx.
leach field

N 83°15'00"E 159.00'

N 00°00'00"W 57.00'

75' from centerline bldg.line

S 02°14'00"E 330.00'

shed

dwl.

well

25' side yard

N 18°40'00"W 252.00'

pick sign 25'

25' rear yard

N 89°36'30"W 235.00'

2

Residual
original assessment 66+- Acres
less Lot 1 / 1.877 acre
64+- Acres

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

Crook Subdivision
Plan Book Volume 189/22
Lot 4
No. 1

N/F Nowaske

N 01°29'34"W 1040.83'

high tension tower

overhead high tension electric lines

pond

N 89°39'04"E 1135.94'

S 03°35'42"E 1329.27'

N/F Hughes

N/F J. P. Chick, Trust

N/F Chick Real Estate LP

N
W E
S

100 0 100 200 300
GRAPHIC SCALE – FEET

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

GRAFF SURVEYING LLC
P.O.Box 271 Saxonburg, PA 16056
330 Tiefer Road Grand Rapids, PA 16026
info@graffsurveying.com
724.352.3811 fax 724.352.1059

SUBDIVISION SURVEY for ACME INVESTMENTS, LLC
PROJECT No: 15229
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 190-1F153-9
DATE: 1/14/16 REV: 3/14/16 DWN.By: Sdg CHK.By:

RECORDED MARCH 16 20 16
PLAN BOOK 354 PAGE 25
SHEET 1 of 1

# Chick Plan No. 3

KNOW ALL MEN BY THESE PRESENTS That We, Judith A. Snyder, Linda M. (also known as Linda Marie) & David Alan Carney, William C. & Jean A. Duncan and Karen L. & Frank E. Halstead of the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Clinton, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Clinton, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 14TH day of MARCH 2016.

Judith A. Snyder — Owner
David Alan Carney — Owner
Linda M. Carney — Owner
William Duncan — Owner
Jean A. Duncan — Owner
Karen L. Halstead — Owner
Linda Marie Carney — Owner
Frank E. Halstead — Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Judith A. Snyder, Linda M. (also known as Linda Marie) & David Alan Carney, William C. & Jean A. Duncan and Karen L. & Frank E. Halstead 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 14TH day of MARCH 2016.

Debra L. Jeffcoat — Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

BUTLER COUNTY PLANNING COMMISSION

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

March 9 '16 — Date — Seal — P. L. S. # 30161-E

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

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

Approved by the Supervisors of the Township of Clinton this 15TH day of MARCH 2016.

Secretary — Seal — Chairman

Approved by the Clinton Township Planning Commission this 7th day of MARCH 2016.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 10TH day of MARCH 2016.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

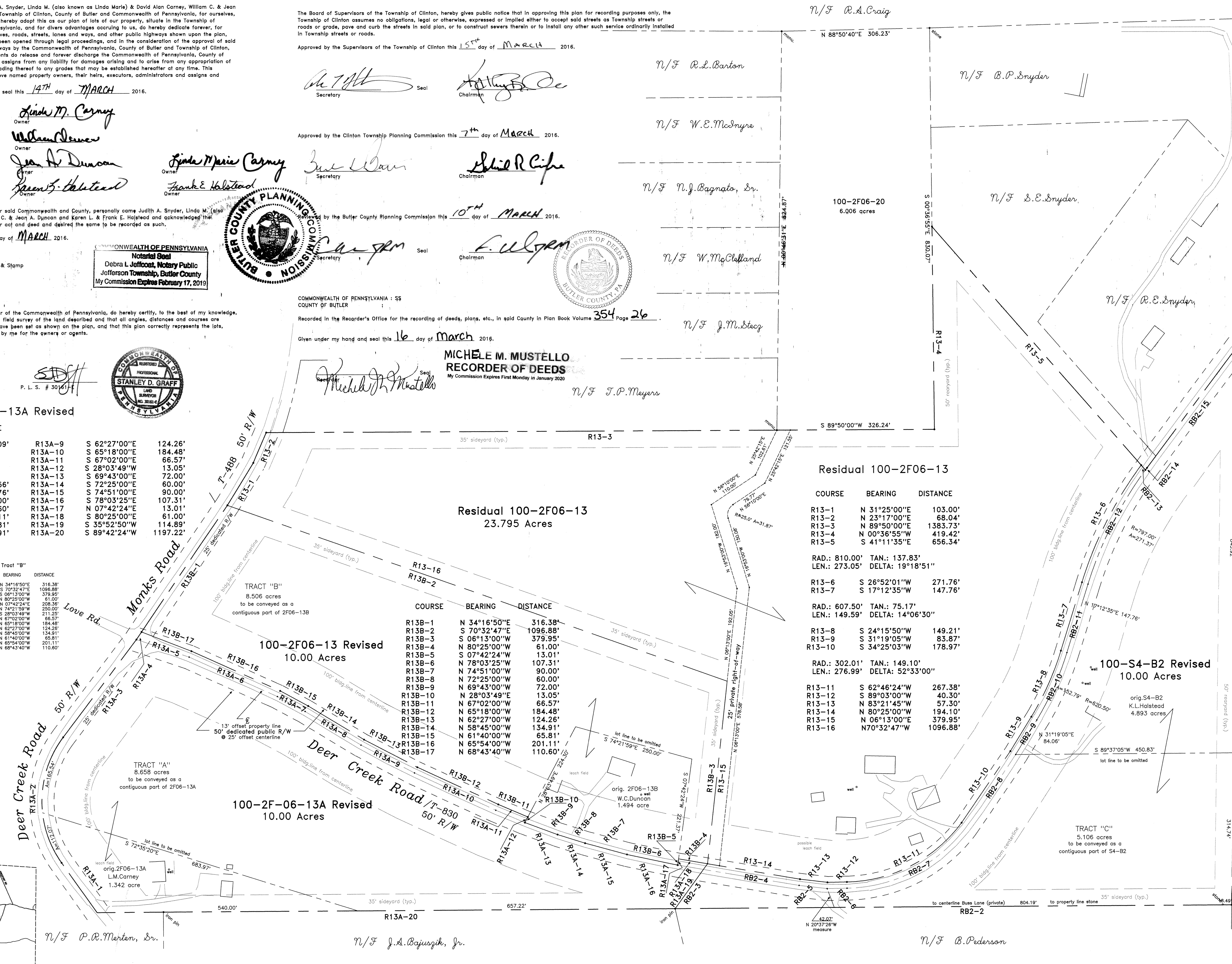
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 354 Page 26.

Given under my hand and seal this 16 day of March 2016.

Recorder — Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA




## 100-2F-06-13A Revised

| COURSE | BEARING | DISTANCE |
|---|---|---|
| R13A-1 | N 35°18'00"W | 127.09' |
| RAD.: 220.00' TAN.: 160.72' | | |
| LEN.: 277.61' DELTA: 72°18'00" | | |
| R13A-2 | N 00°51'00"E | 259.56' |
| R13A-3 | N 37°00'00"E | 252.76' |
| R13A-4 | N 34°16'50"E | 19.00' |
| R13A-5 | S 68°43'40"E | 110.60' |
| R13A-6 | S 65°54'00"E | 201.11' |
| R13A-7 | S 61°40'00"E | 65.81' |
| R13A-8 | S 58°45'00"E | 134.91' |
| R13A-9 | S 62°27'00"E | 124.26' |
| R13A-10 | S 65°18'00"E | 184.48' |
| R13A-11 | S 67°02'00"E | 66.57' |
| R13A-12 | S 28°03'49"W | 13.05' |
| R13A-13 | S 69°43'00"E | 72.00' |
| R13A-14 | S 72°25'00"E | 60.00' |
| R13A-15 | S 74°51'00"E | 90.00' |
| R13A-16 | S 78°03'25"E | 107.31' |
| R13A-17 | N 07°42'24"E | 13.01' |
| R13A-18 | S 80°25'00"E | 61.00' |
| R13A-19 | S 35°52'50"W | 114.89' |
| R13A-20 | S 89°42'24"W | 1197.22' |

Tract "A"

| COURSE | BEARING | DISTANCE |
|---|---|---|
| "A"-1 | N 34°16'50"E | 19.00' |
| "A"-2 | S 68°43'40"E | 110.60' |
| "A"-3 | S 65°54'00"E | 201.11' |
| "A"-4 | S 61°40'00"E | 65.81' |
| "A"-5 | S 58°45'00"E | 134.91' |
| "A"-6 | S 62°27'00"E | 124.26' |
| "A"-7 | S 65°18'00"E | 184.48' |
| "A"-8 | S 67°02'00"E | 66.57' |
| "A"-9 | S 28°03'49"W | 13.05' |
| "A"-10 | S 69°43'00"E | 72.00' |
| "A"-11 | S 72°25'00"E | 60.00' |
| "A"-12 | S 74°51'00"E | 90.00' |
| "A"-13 | S 78°03'25"E | 107.31' |
| "A"-14 | N 07°42'24"E | 13.01' |
| "A"-15 | S 80°25'00"E | 61.00' |
| "A"-16 | S 35°52'50"W | 114.89' |
| "A"-17 | S 89°42'24"W | 657.22' |
| "A"-18 | N 72°35'20"W | 683.97' |
| RAD.: 220.00' TAN.: 86.91' | | |
| LEN.: 165.54' DELTA: 43°06'48" | | |
| "A"-19 | N 15°26'36"E | 161.67' |
| "A"-20 | N 37°00'00"E | 252.76' |

Tract "B"

| COURSE | BEARING | DISTANCE |
|---|---|---|
| "B"-1 | N 34°16'50"E | 316.38' |
| "B"-2 | S 70°32'47"E | 1096.88' |
| "B"-3 | S 06°13'00"W | 379.95' |
| "B"-4 | N 80°25'00"W | 61.00' |
| "B"-5 | N 07°42'24"E | 208.36' |
| "B"-6 | N 74°21'59"W | 250.00' |
| "B"-7 | S 28°03'49"W | 211.25' |
| "B"-8 | N 67°02'00"W | 66.57' |
| "B"-9 | N 65°18'00"W | 184.48' |
| "B"-10 | N 62°27'00"W | 124.26' |
| "B"-11 | N 58°45'00"W | 134.91' |
| "B"-12 | N 61°40'00"W | 65.81' |
| "B"-13 | N 65°54'00"W | 201.11' |
| "B"-14 | N 68°43'40"W | 110.60' |

## 100-2F06-13 Revised

| COURSE | BEARING | DISTANCE |
|---|---|---|
| R13B-1 | N 34°16'50"E | 316.38' |
| R13B-2 | S 70°32'47"E | 1096.88' |
| R13B-3 | S 06°13'00"W | 379.95' |
| R13B-4 | N 80°25'00"W | 61.00' |
| R13B-5 | S 07°42'24"W | 13.01' |
| R13B-6 | N 78°03'25"W | 107.31' |
| R13B-7 | N 74°51'00"W | 90.00' |
| R13B-8 | N 72°25'00"W | 60.00' |
| R13B-9 | N 69°43'00"W | 72.00' |
| R13B-10 | N 28°03'49"E | 13.05' |
| R13B-11 | N 67°02'00"W | 66.57' |
| R13B-12 | N 65°18'00"W | 184.48' |
| R13B-13 | N 62°27'00"W | 124.26' |
| R13B-14 | N 58°45'00"W | 134.91' |
| R13B-15 | N 61°40'00"W | 65.81' |
| R13B-16 | N 65°54'00"W | 201.11' |
| R13B-17 | N 68°43'40"W | 110.60' |

## Residual 100-2F06-13

| COURSE | BEARING | DISTANCE |
|---|---|---|
| R13-1 | N 31°25'00"E | 103.00' |
| R13-2 | N 23°17'00"E | 68.04' |
| R13-3 | N 89°50'00"E | 1383.73' |
| R13-4 | N 00°36'55"W | 419.42' |
| R13-5 | S 41°11'35"E | 656.34' |
| RAD.: 810.00' TAN.: 137.83' | | |
| LEN.: 273.05' DELTA: 19°18'51" | | |
| R13-6 | S 26°52'01"W | 271.76' |
| R13-7 | S 17°12'35"W | 147.76' |
| RAD.: 607.50' TAN.: 75.17' | | |
| LEN.: 149.59' DELTA: 14°06'30" | | |
| R13-8 | S 24°15'50"W | 149.21' |
| R13-9 | S 31°19'05"W | 83.87' |
| R13-10 | S 34°25'03"W | 178.97' |
| RAD.: 302.01' TAN.: 149.10' | | |
| LEN.: 276.99' DELTA: 52°33'00" | | |
| R13-11 | S 62°46'24"W | 267.38' |
| R13-12 | S 89°03'00"W | 40.30' |
| R13-13 | N 83°21'45"W | 57.30' |
| R13-14 | N 80°25'00"W | 194.10' |
| R13-15 | N 06°13'00"E | 379.95' |
| R13-16 | N70°32'47"W | 1096.88' |

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

reference:
recorded recorders & documents on file

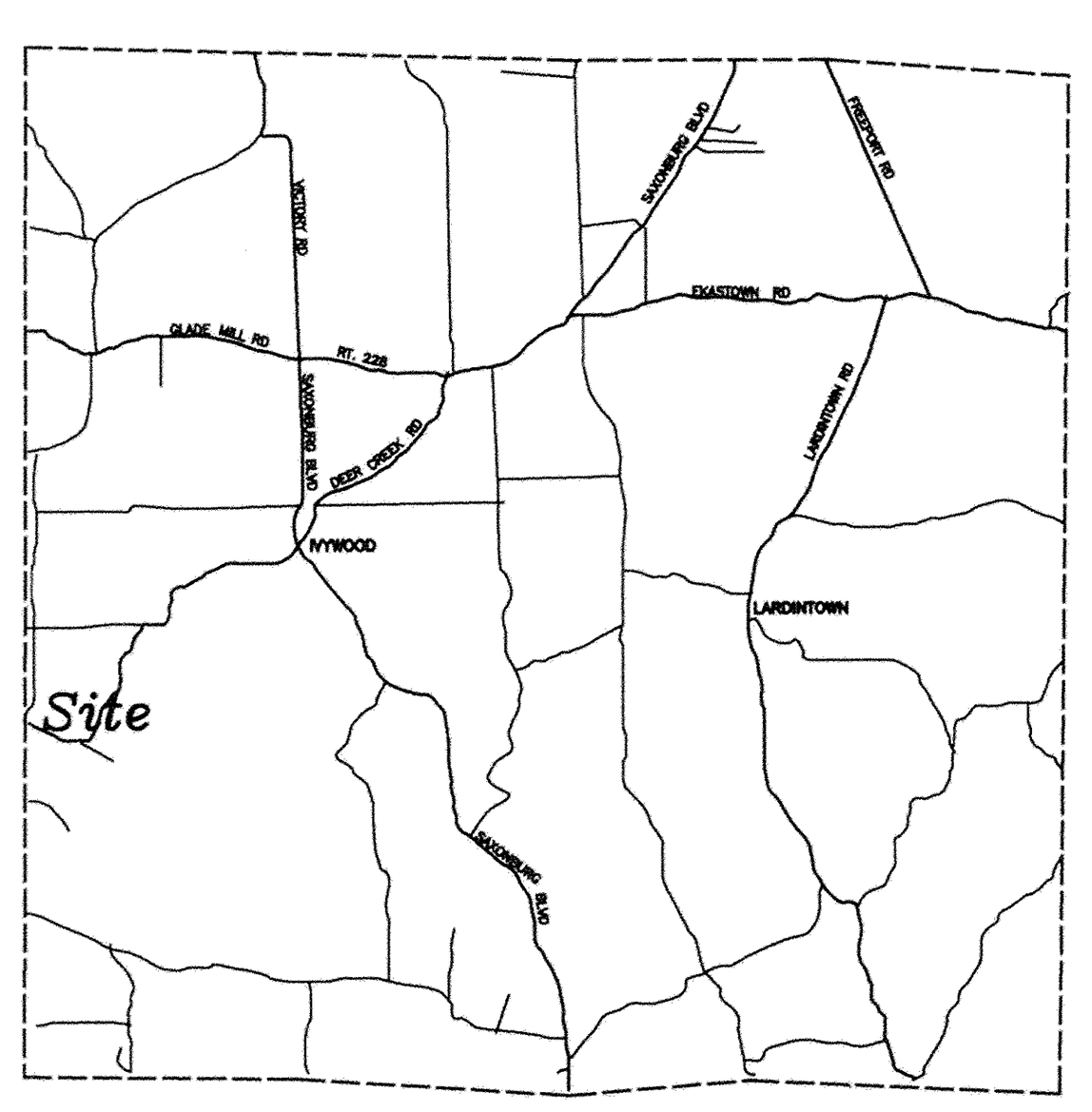
| COURSE | BEARING | DISTANCE |
|---|---|---|
| RB2-1 | S 00°46'05"W | 1158.66' |
| RB2-2 | S 89°41'37"W | 1152.48' |
| RB2-3 | N 35°52'50"E | 114.89' |
| RB2-4 | S 80°25'00"E | 194.10' |
| RB2-5 | S 83°21'45"E | 57.30' |
| RB2-6 | N 89°03'00"E | 40.30' |
| RAD.: 302.00' TAN.: 149.09' | | |
| LEN.: 276.99' DELTA: 52°33'00" | | |
| RB2-7 | N 62°46'24"E | 267.38' |
| RB2-8 | N 34°25'03"E | 178.97' |
| RB2-9 | N 31°19'05"E | 83.87' |
| RAD.: 607.50' TAN.: 75.17' | | |
| LEN.: 149.59' DELTA: 14°06'30" | | |
| RB2-10 | N 24°15'50"E | 149.21' |
| RB2-11 | N 17°12'35"E | 147.76' |
| RAD.: 810.00' TAN.: 137.83' | | |
| LEN.: 273.05' DELTA: 19°18'51" | | |
| RB2-12 | N 26°52'01"E | 271.76' |
| RB2-13 | S 41°11'35"E | 13.31' |
| RAD.: 797.00' TAN.: 2.77' | | |
| LEN.: 5.53' DELTA: 0°23'52" | | |
| RB2-14 | N 36°31'10"E | 5.53' |
| RB2-15 | N 36°43'05"E | 317.19' |

Tract "C"

| COURSE | BEARING | DISTANCE |
|---|---|---|
| "C"-1 | N 89°37'05"E | 450.83' |
| "C"-2 | S 00°46'05"W | 314.74' |
| "C"-3 | S 89°41'37"W | 1152.48' |
| "C"-4 | N 35°52'50"E | 114.89' |
| "C"-5 | S 80°25'00"E | 194.10' |
| "C"-6 | S 83°21'45"E | 57.30' |
| "C"-7 | N 89°03'00"E | 40.30' |
| RAD.: 302.00' TAN.: 149.09' | | |
| LEN.: 276.99' DELTA: 52°33'00" | | |
| "C"-8 | N 62°46'24"E | 267.38' |
| "C"-9 | N 34°25'03"E | 178.97' |
| "C"-10 | N 31°19'05"E | 83.87' |
| RAD.: 607.50' TAN.: 75.17' | | |
| LEN.: 149.59' DELTA: 14°06'30" | | |
| "C"-11 | N 24°15'50"E | 149.21' |
| "C"-12 | N 17°12'35"E | 147.76' |
| RAD.: 810.00' TAN.: 137.83' | | |
| LEN.: 273.05' DELTA: 19°18'51" | | |
| "C"-13 | N 26°52'01"E | 271.76' |
| "C"-14 | S 41°11'35"E | 13.31' |
| RAD.: 797.00' TAN.: 134.16' | | |
| LEN.: 265.83' DELTA: 19°06'38" | | |
| "C"-15 | S 26°45'55"W | 264.60' |
| "C"-16 | S 17°12'35"W | 147.76' |
| RAD.: 620.50' TAN.: 76.78' | | |
| LEN.: 152.79' DELTA: 14°06'30" | | |
| "C"-17 | S 24°15'50"W | 152.40' |
| "C"-18 | S 31°19'05"W | 84.06' |


GRAFF SURVEYING LLC
P.O.Box 521 Saxonburg, PA 16056
330 Fisher Road, Cabot, PA 16023
info@graffsurveying.com
724.352.3811 fax 724.352.1059


LOT LINE REVISION SURVEY for Judith A. Snyder, Linda M. Carney, William C. Duncan & Karen L. Halstead
PROJECT No: 15223
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 2/25/16 REV: DWN.By: Sdg CHK.By:
Co. TAX No: 100-2F06-13,13A,13B,S4-B2




Vicinity Map

AC / Agricultural Conservation District

# H.W.& E.J.Duncan Farm Plan

| RECORDED MARCH 16 2016 | |
|---|---|
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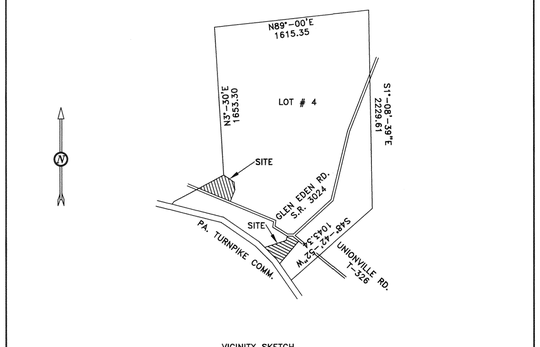
| 354 | 26 |

SHEET 1 of 1




VICINITY SKETCH
N.T.S.

"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 (or lot number(s) LOT # 4) of this property/subdivision are approved by CRANBERRY 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 CRANBERRY TOWNSHIP (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."

"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 SIDE YARD use. No portion (or lot number(s) AREA # 2) of this property/subdivision are approved by CRANBERRY 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 CRANBERRY TOWNSHIP (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."

NOTES:

1. TOTAL ACREAGE IS 100.15 +/−
2. ZONED R−1 − RURAL RESIDENTIAL
   MINIMUM LOT AREA WITH PUBLIC SEWER − 1.25 ACRES
   MINIMUM LOT AREA WITHOUT PUBLIC SEWER − 1.50 ACRES
   MINIMUM LOT WIDTH − 100 FEET
   MAXIMUM LOT COVERAGE − 15%
   MINIMUM YARD REQUIREMENTS PRINCIPAL STRUCTURES:
   FRONT YARD − 50 FEET
   SIDE YARD − 20 FEET
   REAR YARD − 30 FEET
   MINIMUM YARD REQUIREMENTS ACCESSORY STRUCTURES:
   FRONT YARD − 50 FEET
   SIDE YARD − 10 FEET
   REAR YARD − 10 FEET
3. NO WETLANDS EXIST ON LOTS BEING SUBDIVIDED ACCORDING TO THE US FISH AND WILDLIFE SERVICE NATIONAL WETANDS INVENTORY MAPPING.
4. LOTS BEING SUBDIVIDED ARE NOT LOCATED IN A FLOOD ZONE AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CRANBERRY TOWNSHIP, BUTLER COUNTY COMMUNITY−PANEL NUMBER 421217 0010 B EFFECTIVE APRIL 1, 1982.

SURVEYORS CERTIFICATION

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

2/5/2016
DATE

JOHN FRANK TAYLOR
REG. NO. SU−075367

MUNICIPAL ENGINEERS CERTIFICATION

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

3/3/16
DATE

NAME:
REGISTERED PROFESSIONAL ENGINEER
REG #: PE071353

MUNICIPAL DECLARATION

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

SECRETARY

CHAIRPERSON

BY RESOLUTION APPROVED ON THE 19th DAY OF February 2016 THE BOARD OF DIRECTORS OF THE BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP, INCORPORATED IN THE STATE OF PENNA., OWNER OF THE LAND SHOWN ON THE FINAL PLAN SUBDIVISION AND CONSOLIDATION PLAN FOR BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP AND BLAINE A. WOLFE AND DIANA G. WOLFE ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS

BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP
NAME OF CORPORATION

SIGNATURE AND TITLE OF OFFICER WITNESSING
2/19/2016
DATE

7/5/16 Deborah Louise Stephenson
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DEBORAH LOUISE STEPHENSON, PRESIDENT OF THE BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP, WHO STATED THAT SHE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAD AND NOTARIAL SEAL THIS 19th DAY OF February, 2016

MY COMMISSION EXPIRES THE 12th DAY OF April, 2023

MOLLIE SANDMAN
Notary Public
State of South Carolina
Commission Expires 08/13/2023

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sandra Angaretti, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 7, 2017

Sworn to and subscribed before me this 7th day of March, 2016

Commonwealth of Pennsylvania
County of Butler

WE, BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FINAL PLAN SUBDIVISION AND CONSOLIDATION PLAN FOR BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP AND BLAINE A. WOLFE AND DIANA G. WOLFE IS IN THE NAME OF BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP, AND IS RECORDED IN INSTRUMENT NO. 200512300037237. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

DEBORAH LOUISE STEPHENSON, PRESIDENT
BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sandra Angaretti, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 7, 2017

Sworn to and subscribed before me this 7th day of March, 2016

Commonwealth of Pennsylvania
County of Butler

WE, BLAINE A. WOLFE AND DIANA G. WOLFE, OWNERS OF THE LAND SHOWN ON THE FINAL PLAN SUBDIVISION AND CONSOLIDATION FOR BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP AND BLAINE A. WOLFE AND DIANA G. WOLFE, HEREBY ADOPT THIS AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF CRANBERRY. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 15th DAY OF February, 20 16.

ATTEST:

NOTARY PUBLIC

BLAINE A. WOLFE

NOTARY PUBLIC

DIANA G. WOLFE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED BLAINE A. WOLFE AND DIANA G. WOLFE, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAD AND NOTARIAL SEAL THIS 15th DAY OF February, 20 16

MY COMMISSION EXPIRES THE 7th DAY OF April, 2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret A. Levkulich, Notary Public
Ambridge Boro, Beaver County
My Commission Expires April 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

WE, BLAINE A. WOLFE AND DIANA G. WOLFE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FINAL PLAN SUBDIVISION AND CONSOLIDATION PLAN FOR BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP AND BLAINE A. WOLFE AND DIANA G. WOLFE, AND IS RECORDED IN INSTRUMENT NO. 199803230006730. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

BLAINE A. WOLFE

WITNESS

DIANA G. WOLFE

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2016-13 EFFECTIVE THIS 21st DAY OF MARCH, 2016.

SECRETARY

CHAIRPERSON

TOWNSHIP MANAGER APPROVAL

I, JERRY ANGEE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2016-13, HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22−305 AND 22−307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 2/4/16.

TOWNSHIP MANAGER

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 354 PAGE 27

GIVING UNDER MY HAND AND SEAL THIS 17th DAY OF March, 2016.

BUTLER COUNTY PLANNING COMMISSION

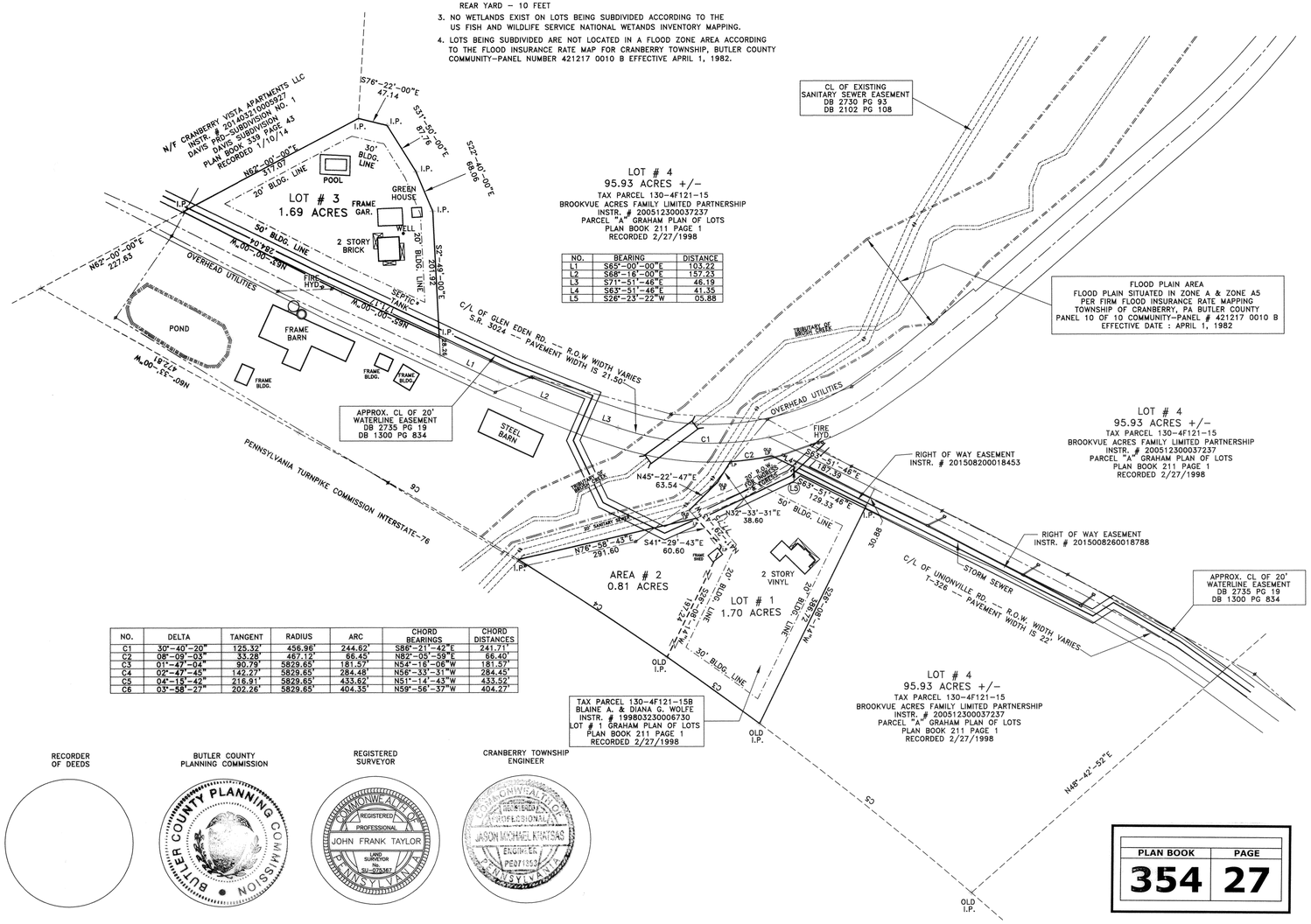
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 7th DAY OF JAN, 2016.

SECRETARY

CHAIRPERSON

Instr 201603170004959 03/17/2016
Pages: 1 F:$45.00 8:50AM
Michele Mustello T20160003889
Butler County Recorder ND




| NO. | BEARING | DISTANCE |
|---|---|---|
| L1 | S65°-00'-00"E | 103.22 |
| L2 | S68°-16'-00"E | 157.23 |
| L3 | S71°-51'-46"E | 46.19 |
| L4 | S63°-51'-46"E | 41.35 |
| L5 | S26°-23'-22"W | 05.88 |

| NO. | DELTA | TANGENT | RADIUS | ARC | CHORD BEARINGS | CHORD DISTANCES |
|---|---|---|---|---|---|---|
| C1 | 30°-40'-20" | 125.32' | 456.96' | 244.62' | S86°-21'-42"E | 241.71' |
| C2 | 08°-09'-03" | 33.28' | 467.12' | 66.45' | N82°-05'-59"E | 66.40' |
| C3 | 01°-47'-04" | 90.79' | 5829.65' | 181.57' | N54°-16'-06"W | 181.57' |
| C4 | 02°-47'-48" | 142.27' | 5829.65' | 284.48' | N56°-33'-31"W | 284.45' |
| C5 | 04°-15'-42" | 216.91' | 5829.65' | 433.62' | N51°-14'-43"W | 433.52' |
| C6 | 03°-58'-27" | 202.26' | 5829.65' | 404.35' | N59°-56'-37"W | 404.27' |

RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN FRANK TAYLOR
LAND SURVEYOR
No. SU−075367

CRANBERRY TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353

| PLAN BOOK | PAGE |
|---|---|
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OWNER'S ADDRESS: BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP
4256 GLEN EDEN ROAD
CRANBERRY TOWNSHIP, PA. 16066
(724) 452−7269
INSTR. # 200512300037237

OWNER'S ADDRESS: BLAINE A. AND DIANA G. WOLFE
4256 GLEN EDEN ROAD
CRANBERRY TOWNSHIP, PA. 16066
(724) 452−7269
INSTR. # 199803230006730

ENGINEER'S ADDRESS: FRANK B. TAYLOR ENGINEERING
149 TAYLOR DRIVE
NEW CASTLE, PA. 16101
(724) 654−6141

PREVIOUSLY SUBDIVIDED PLATS:

GRAHAM PLAN OF LOTS − PLAN BOOK 211 PAGE 1

GRAHAM SUBDIVISION AND CONSOLIDATION PLAN OWNED BY EUGENE D. GRAHAM AND MARY LOUISE GRAHAM MADE FOR THE INSTANCE OF TOWNSHIP OF CRANBERRY PLAN BOOK 260 PAGE 39−42

# FINAL PLAN
# SUBDIVISION AND CONSOLIDATION PLAN
# FOR
# BROOKVUE ACRES FAMILY LIMITED PARTNERSHIP
# AND
# BLAINE A. WOLFE AND DIANA G. WOLFE

CRANBERRY TOWNSHIP, BUTLER CO. PA.
SCALE: 1"= 100' DATE: NOVEMBER 12, 2015
FRANK B. TAYLOR ENGINEERING

0' 50' 100' 200' 300' 400'

SCALE: 1"= 100'

SHEET 1 OF 1

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 14th DAY OF March 2016.

ATTEST:

Claude V McAnallen — OWNER

Alice L McAnallen — OWNER

Florida

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED CLAUDE V. & ALICE L. MCANALLEN AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 14th DAY OF March 2016
MY COMMISSION EXPIRES THE 6th DAY OF November 2019.

SEAN DEGRAW
Notary Public - State of Florida
Commission # FF 933646
My Comm. Expires Nov 6, 2019
Bonded through National Notary Assn.

Sean D
NOTARY PUBLIC

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 17th DAY OF MARCH 2016.

ATTEST:

Matthew A Guterry — OWNER

Brenda Guterry — OWNER

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER)

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

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 17th DAY OF MARCH 2016.
MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD, THIS 2nd DAY OF March, 2016.

Judith A Stoops — SECRETARY

Thomas A Manuel — CHAIRMAN, BOARD OF SUPERVISORS

Kandi L Lassey — SUPERVISOR

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

02-20-16 — DATE

James M Shuty — REG. NO. 35568-E

BUTLER COUNTY PLANNING COMMISSION

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25TH DAY OF JAN 2016.

Chuck Dawley — SECRETARY

Frank E. Uhl — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 354 PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF March 2016

Michele M Mustello — RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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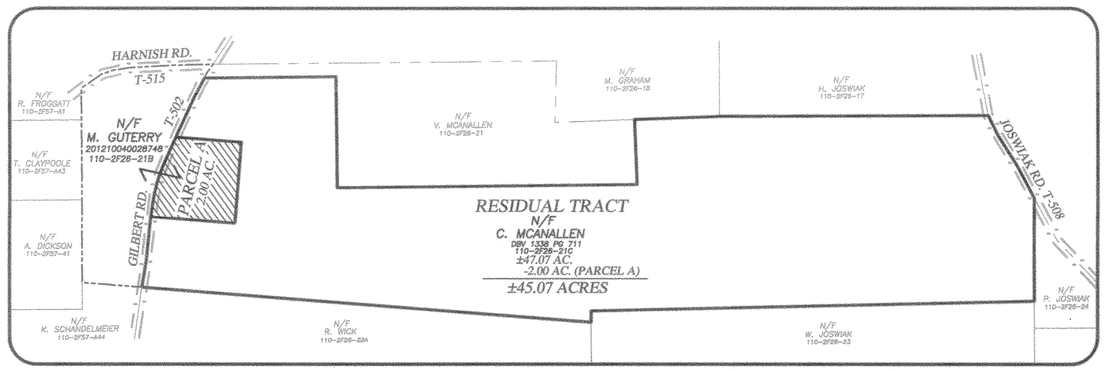
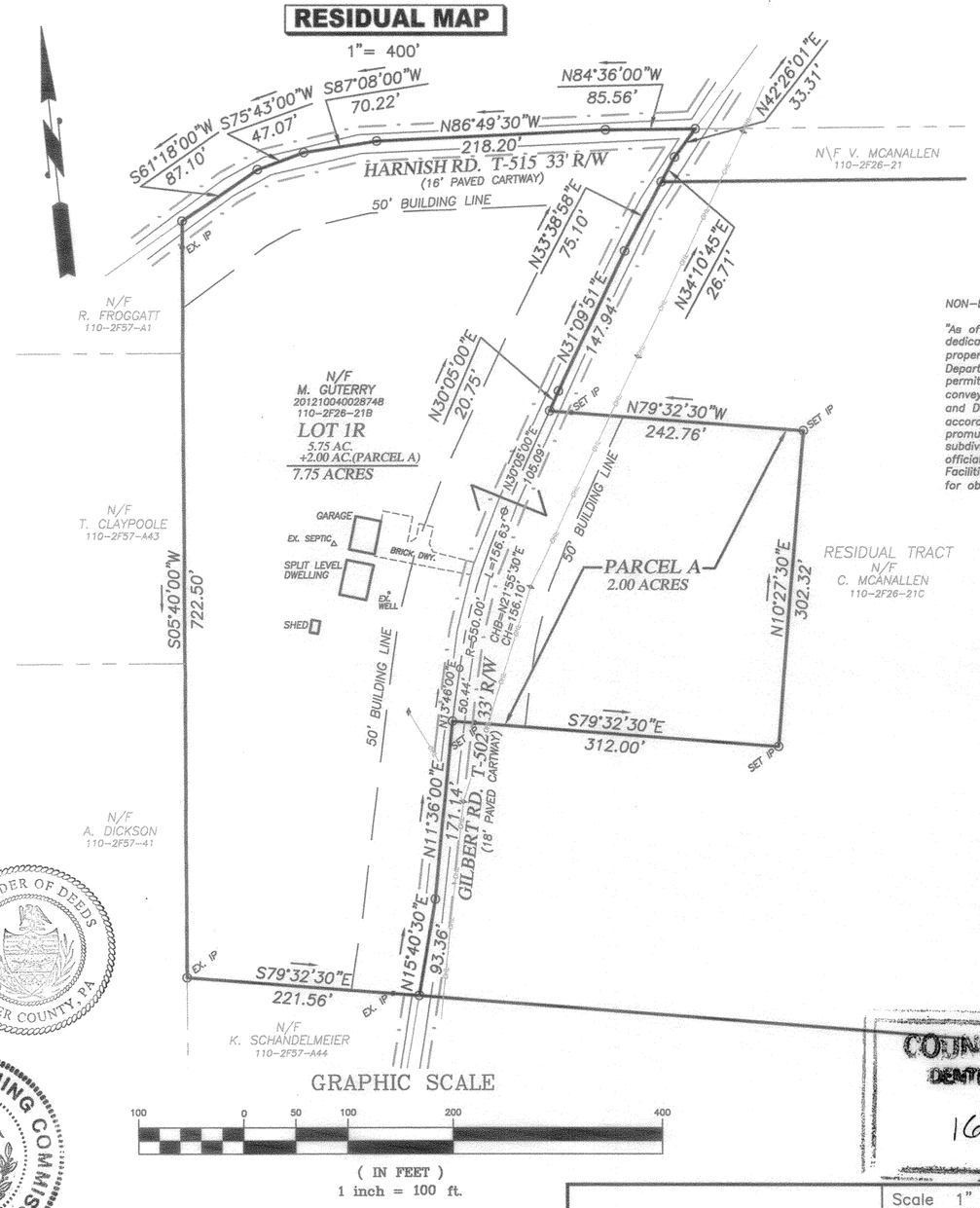



## RESIDUAL MAP

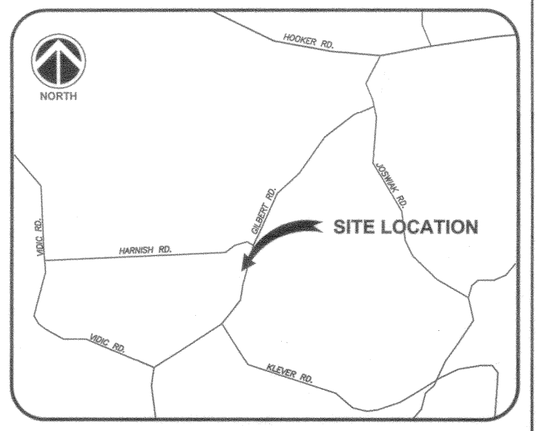
1"= 400'




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.




## VICINITY MAP

NOT TO SCALE

Instr:201603170005002 03/17/2016
Pages:1 F:$45.00 12:46PM
Michele Mustello T20160003919
Butler County Recorder FL

NON-BUILDING WAIVER

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

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 110-2F26-21C (C. MCANALLEN) AND BECOME PART OF ADJOINING PARCEL 110-2F26-21B (M. GUTERRY).

| | |
|---|---|
| TOTAL PLAN AREA | 52.82 ACRES |
| LOT 1R | 7.75 ACRES |
| RESIDUAL TRACT | 45.07 ACRES |

OWNER:
MATTHEW & BRENDA GUTERRY
346 GILBERT RD.
WEST SUNBURY, PA 16061
724-234-4661
PARCEL ID: 110-2F26-21B
DEED REF: 201210040028748
PBV 144 PG 15
PBV 330 PG 41

OWNER:
CLAUDE V. & ALICE L. MCANALLEN
787 W. OLD RT. 422
BUTLER, PA 16001
PARCEL ID: 110-2F26-21C
DEED REF: DBV 1338 PG 711
PBV 314 PG 1

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16027

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

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

| | |
|---|---|
| Scale | 1" = 100' |
| Date | Jan. 13, 2016 |
| Job No. | 2802 |

McAnallen/Guterry Lot Line Revision

Situate in Concord Township
Butler County, Pa.

Prepared For Matt & Brenda Guterry

Sheet No. 1 of 1




| PLAN BOOK | PAGE |
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NOTES:

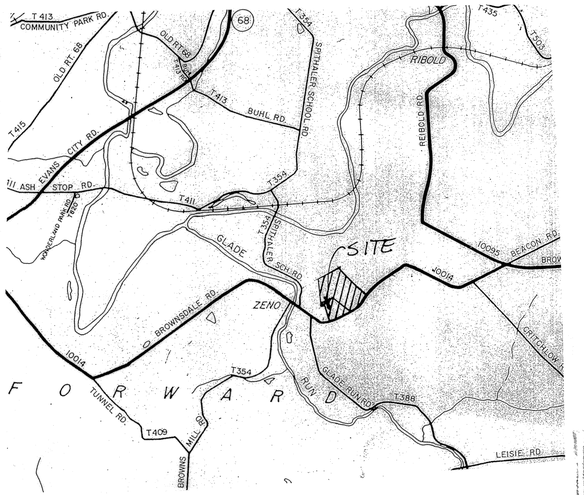
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

REF: PLAN OF SUBDIVISION FOR JOSEPH & LILLIAN BARON BY OLSEN, ZARNICK & SEYBERT, INC., #85-120, P.B. 104 PG. 27.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE PARCELS B, C & D INTO LOT 1.

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




VICINITY MAP Scale: 1" = 2000'

Instr:201603170005027 03/17/2016
Pages:1 F:$45.00 1:58PM
Michele Mustello T20160003927
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that we, J. Richard Baron and Dolores M. Baron, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damamges arising from or pertaining to in any manner said roads and rights-of-way.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15 day of March, 20 16.

ATTEST:

NOTARY PUBLIC — J. Richard Baron, OWNER — Dolores M. Baron, OWNER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named J. Richard Baron and Dolores M. Baron, 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 15 day of March, 20 16.

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

We, J. Richard Baron and Dolores M. Baron, owners of the J. Richard Baron and Dolores M. Baron Lot Line Revision, do hereby certify that the title of this property is in the names of J. Richard Baron and Dolores M. Baron as recorded in Deed Book Volume 1619 page 1, Deed Book Volume 1235 page 118 and Deed Book Volume 1476 page 97 Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

OWNER — OWNER

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

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

DATE February 11, 2016 SEAL REG. NO. SU-32490-E

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

SECRETARY — SEAL — PRESIDENT

Approved by the Supervisors of the Township of Forward this 8 day of MARCH, 20 16.

SECRETARY — SEAL — CHAIRMAN OF BOARD

Approved by the Forward Township Planning Commission this 23 day of FEBRUARY, 20 16.

SECRETARY — SEAL — CHAIRMAN

RECORDER OF DEEDS BUTLER COUNTY, PA

Reviewed by the Butler County Planning Commission this 16TH day of FEB, 20 16.

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 354 page 29.

Given under my hand and seal this 17 day of March, 20 16.

SEAL

RECORDER — MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16058


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: J. RICHARD & DOLORES M. BARON

SITUATE: FORWARD TWP., BUTLER CO., PA

| Date 02/11/16 | Scale 1" = 100' | Dwn By | Ckd By |
|---|---|---|---|
| Parcel No. 160-3F72-17E, 17DB, 17DC | Db-Pg 1619-1, 1235-118, 1476-97 | | Service No. 15-152 |
| Address | | | |

OWNERS ADOPTION

Know All Men By these Presents, that We Thomas E. & Victoria M. Painter for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Slippery Rock, County of Butler Commonwealth of Pennsylvania, and for diver advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Slippery Rock of Butler County, We Thomas E. & Victoria M. Painter hereby agree to and by these presents do release and forever discharge the Township of Slippery Rock of Butler County, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Thomas E. & Victoria M. Painter our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 26 day of February, A.D. 2016.

Witness — Thomas E. Painter

Victoria M. Painter

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Alice J. Christy, Notary Public
Mercer Twp., Butler County
My Commission Expires Feb. 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Thomas E. & Victoria M. Painter who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of February, 2016.

Alice J. Christy SEAL
Notary Public

My Commission Expires the 17th day of February, 2020.

SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

Approved by the Slippery Rock Township Planning Commission this 15 day of March, 2016.

Secretary — Chairman

SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Board of Supervisors of the Township of Slippery Rock, this 15th day of March, 2016.

Secretary — Chairman, Board of Supervisors

Supervisor

SURVEYOR'S CERTIFICATION

I, Matthew W. Stahlman, 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. The following documents recorded at the Butler County Recorders Office were relied upon in conducting this Survey: Property Subdivision for John A. Clarke in plan book volume 127 page 45, Deed book 1434 page 143, and Deed book 1450 page 104.

2-25-16
Date — Matthew W. Stahlman – Reg No. SU-075485

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 3RD day of MARCH 2016.

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 354, Page 30.

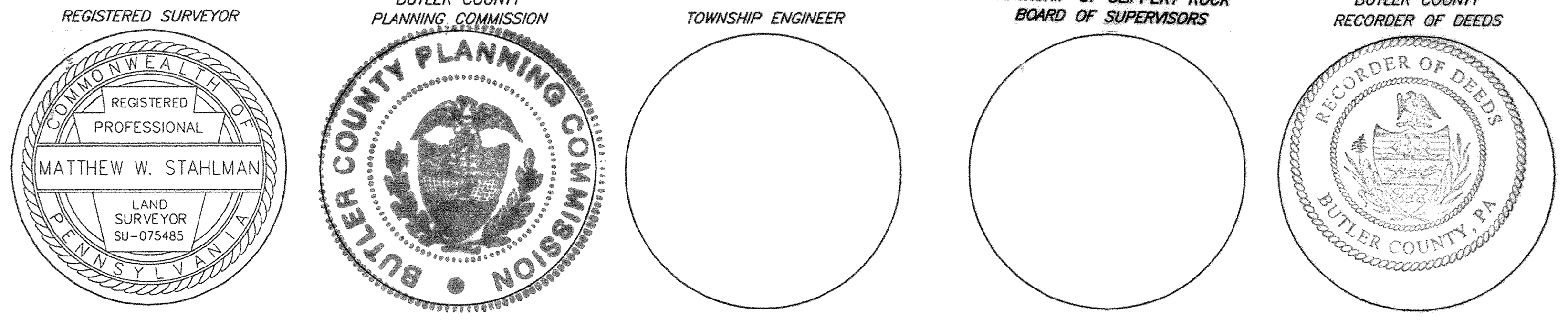
Given under my hand and seal this 18 day of March, 2016.

(seal)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Recorder of Deeds

REGISTERED SURVEYOR — BUTLER COUNTY PLANNING COMMISSION — TOWNSHIP ENGINEER — TOWNSHIP OF SLIPPERY ROCK BOARD OF SUPERVISORS — BUTLER COUNTY RECORDER OF DEEDS







COUNTY OF BUTLER
IDENTIFICATION NUMBER
16068

PLAN BOOK 354 | PAGE 30

NON-BUILDING WAIVER

"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 undeveloped use. No portion of this property/subdivision are approved by Slippery Rock Township 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 Slippery Rock Township, 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.


Instr:201603180005130 03/18/2016
Pages:1 F:$45.00 3:02PM
Michele Mustello T20160004028
Butler County Recorder FL


Owner Information:
THOMAS E. & VICTORIA M. PAINTER
136 STAMM ROAD
SLIPPERY ROCK, PA 16057

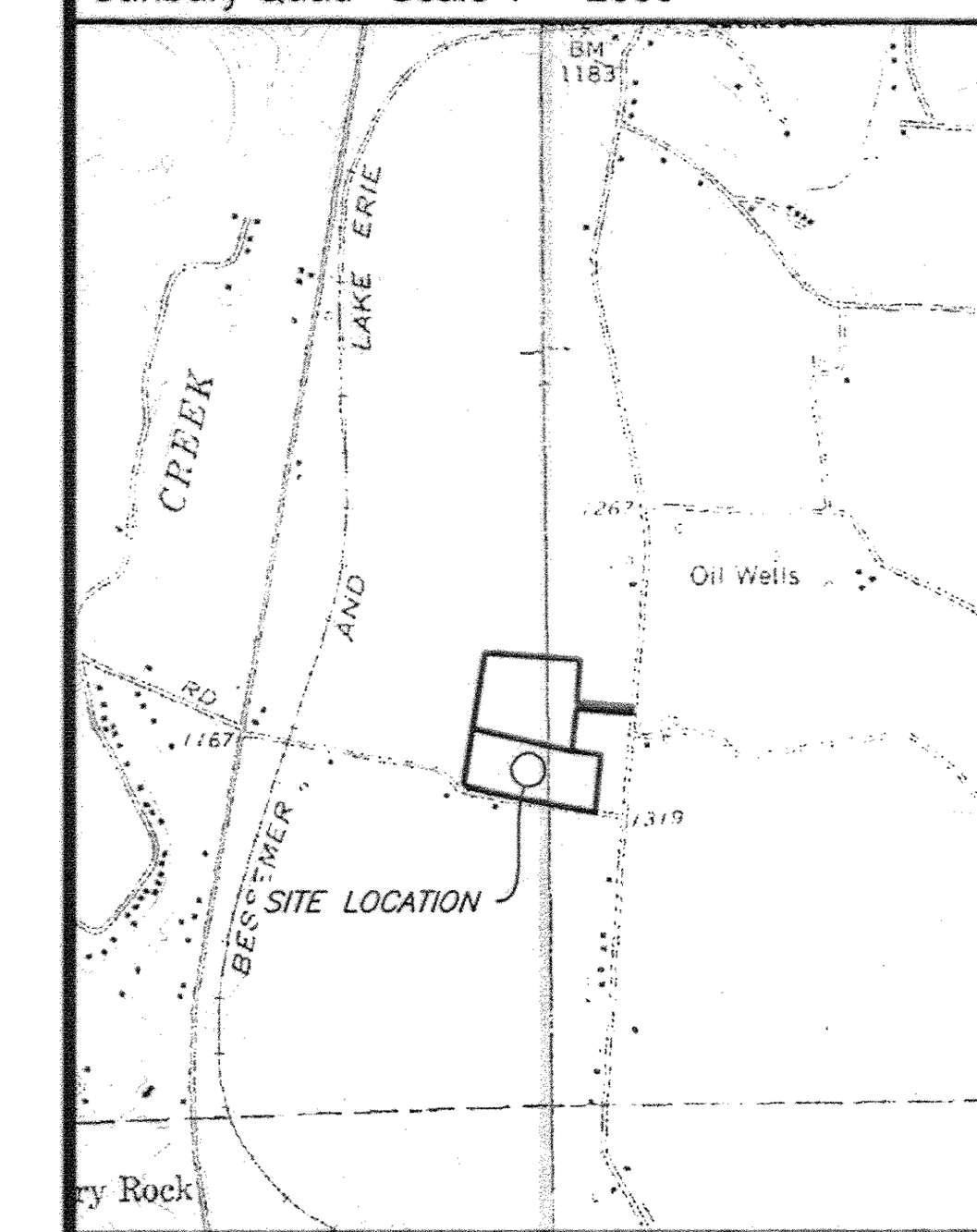
Zoning Information:

| | |
|---|---|
| ZONING DISTRICT: | RC-1 RURAL-CONSERVATION |
| MINIMUM LOT AREA: | 1.0 ACRES |
| MINIMUM LOT WIDTH: | 150 FEET |
| MINIMUM FRONT SETBACK: | 50 FEET |
| MINIMUM SIDE SETBACK: | 25 FEET |
| MINIMUM REAR SETBACK: | 50 FEET |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| MAXIMUM COVERAGE: | 15% |

Area Tabulation:

| | | |
|---|---|---|
| TOTAL PROPERTY AREA | 825,258 SQ. FT. | 18.945 ACRES |
| EXISTING PARCELS | | |
| TRACT 4 (280-3F90-21CD) | 744,329 SQ. FT. | 17.09 ACRES |
| TRACT 5 (280-3F90-21C) | 80,903 SQ. FT. | 1.86 ACRES |
| LOT LINE REVISION | | |
| TRACT 4R | 440,983 SQ. FT. | 10.123 ACRES |
| TRACT 5R | 384,274 SQ. FT. | 8.822 ACRES |

Site Location Map: Slippery Rock Quad, West Sunbury Quad Scale 1" = 2000'




General Notes:

1. THE PURPOSE OF THIS PLAN A A LOT LINE REVISION BETWEEN TRACTS 4 & 5 IN THE PROPERTY SUBDIVISION FOR JOHN A. CLARKE RECORDED IN PLAN BOOK VOLUME 127 PAGE 45 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY.
2. MERIDIAN SHOWN HEREON IS BASED ON RECORD BEARINGS FOR TRACTS 4 & 5 IN THE PROPERTY SUBDIVISION FOR SUBDIVISION FOR JOHN A. CLARKE RECORDED IN PLAN BOOK VOLUME 127 PAGE 45 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY.

0 100' 200'

Drawing Scale:
1" = 100'

NORTH

Prepared By:

PVE Sheffler
Engineering ◦ Surveying ◦ Design


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


Prepared For:
Mr. Jimmy Dillaman
225 KIESTER HOUSE ROAD
SLIPPERY ROCK, PA 16057


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


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

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

DATE ISSUED: February 9th, 2016

PLAN REVISIONS

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

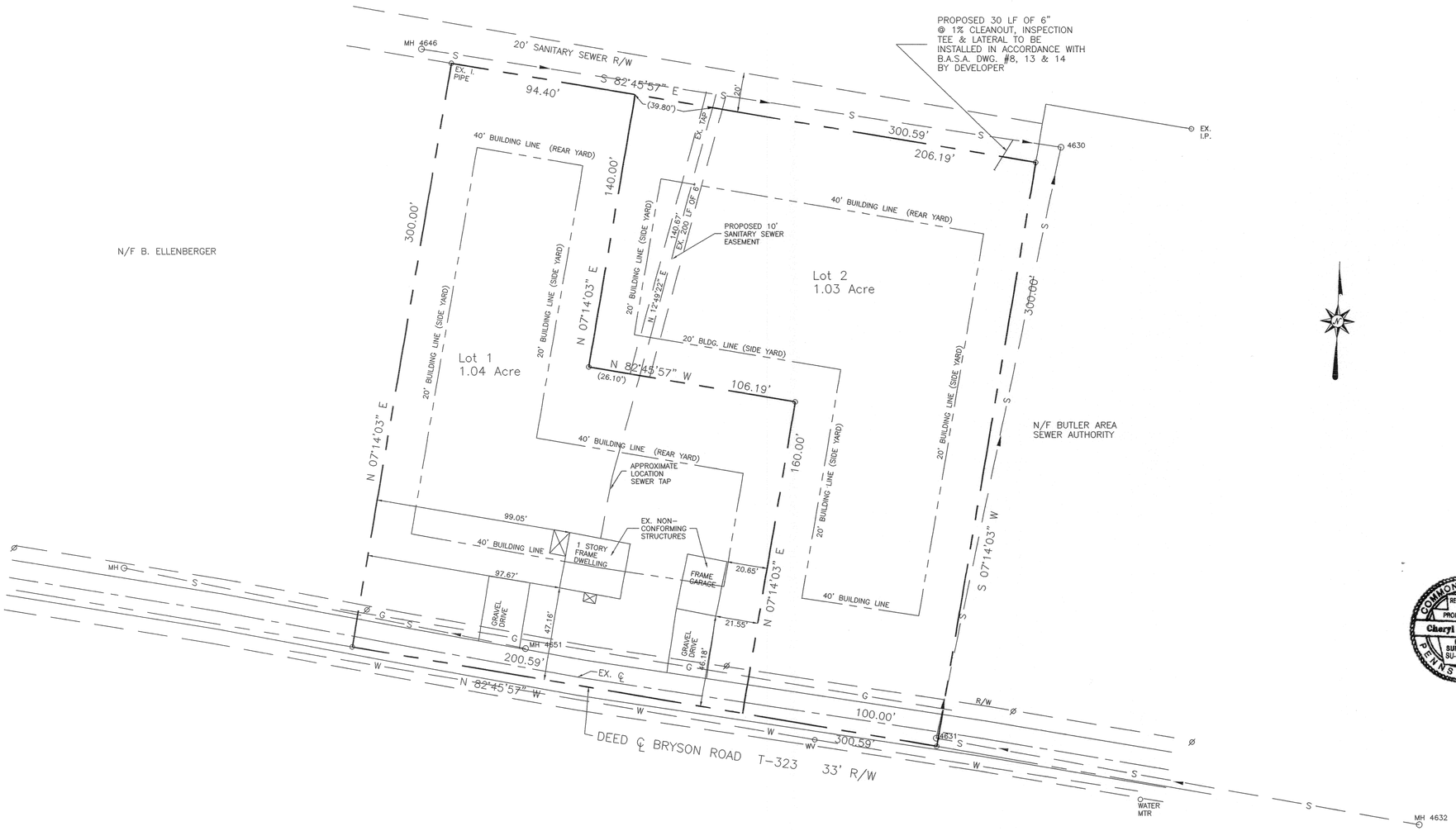
Situate In:
Slippery Rock Township, Butler County, Pa

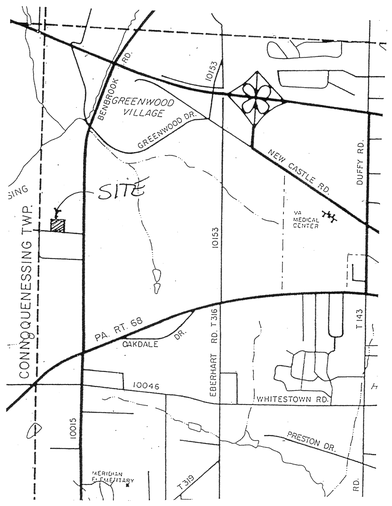
Project Name:
PROPERTY SUBDIVISION FOR JOHN A. CLARKE - LOT LINE REVISION

Drawing Name:
LOT-LINE REVSION

Project No: 161284

Drawing No: 1




VICINITY MAP Scale: 1" = 2000'

0' 30' 60' 90'

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 OWNER: DAN GREEN PROPERTIES, LLC
142 BRYSON ROAD
BUTLER, PA 16001

ZONING: A-1

BUILDING REQUIREMENTS:

MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100'
40' FRONT BUILDING LINE
20' SIDE BUILDING LINE
40' REAR BUILDING LINE

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

REF: A.G. JOHNS PLAN NO. 1, P.B. 230 PG. 48.

A STORMWATER BEST MANAGEMENT PRACTICE CONTROL ELEMENT MUST BE INSTALLED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 242-11.

| PLAN BOOK | PAGE |
|---|---|
| 354 | 31 |

Instr 201603220005374 03/22/2016
Pages:1 F:$45.00 3:15PM
Michele Mustello T20160004170
Butler County Recorder FL

Know all men by these Presents, that I, Dan Green Properties, LLC, 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 24th day of February, 20 16

Paula J. Riggs
NOTARY PUBLIC

Daniel J. Green
OWNER
President

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Daniel J. Green the above named Dan Green Properties, LLC, 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 24th day of February, 20 16

My Commission Expires the 6th day of June, 20 17

SEAL

Paula J. Riggs
NOTARY PUBLIC

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

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Dan Green Properties, LLC, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Dan Green Properties, LLC, as recorded in Instrument Number 201308160024128, Recorder of Deeds Office.

WITNESS

Daniel J. Green
OWNER

We, Commercial Bank & Trust of PA, mortgagee of the property embraced in this plan or subdivision in the name of Dan Green Properties, LLC, 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

Susan Swissman - EVP
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 as surveyed and plotted by me for the owners or agents.

DATE December 23, 2015 SEAL

Cheryl A. Hughes
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 roods.

Theresa Giesler
SECRETARY SEAL

PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 19TH day of January, 20 16

Theresa Giesler
SECRETARY SEAL

PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of January, 20 16

Ernest R Osterling
SECRETARY SEAL

CHAIRMAN

Reviewed by the Butler County Planning Commission this 16TH day of JAN, 20 16

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 354 page 31.

Given under my hand and seal this 22 day of March, 20 16

SEAL

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 12/23/2015; ENGINEER'S REVIEW COMMENTS
REVISED 12/11/2015; B.A.S.A. COMMENTS

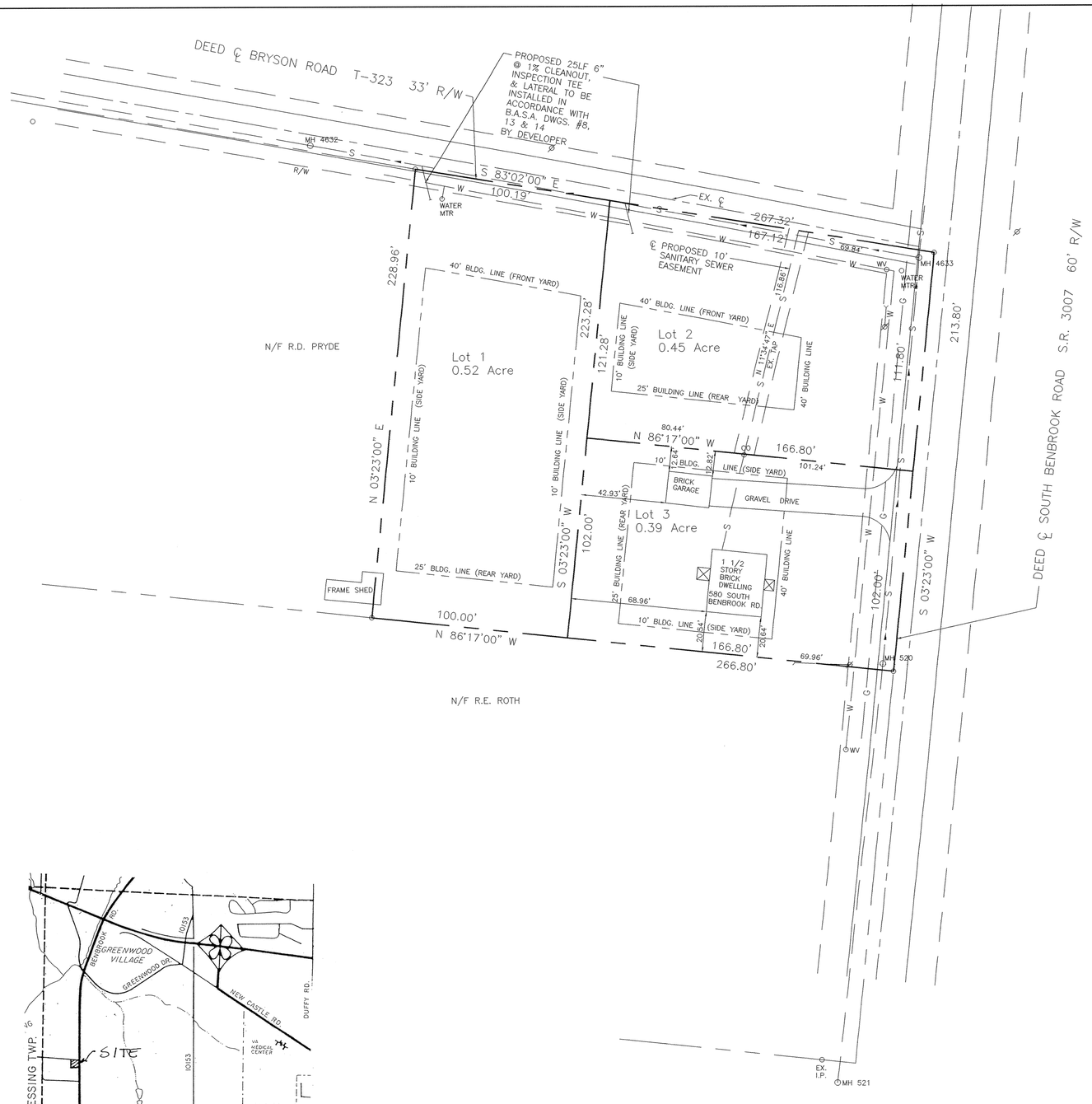
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION #1

FOR: DAN GREEN PROPERTIES, LLC

SITUATE: BUTLER TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 11/18/15 | Scale 1" = 30' | Dwn By BEC | Ckd By CAH |
| Parcel No. 056-9-13 | | Instrument # 201308160024128 | Service No. 15-089 |
| Address 108 BRYSON ROAD | | | |







VICINITY MAP Scale: 1" = 2000'

Instr:201603220005375 03/22/2016
Pages:1 F:$45.00 3:15PM
Michele Mustello T20160004170
Butler County Recorder FL

NOTES:

LOT 1 – 0.52 ACRE
+LOT 2 – 0.45 ACRE
+LOT 3 – 0.39 ACRE
ORIGINAL TAX PARCEL 056-9-A16 = 1.36 ACRE

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 OWNER: DAN GREEN PROPERTIES LLC
142 BRYSON ROAD
BUTLER, PA 16001

ZONING: R-1
BUILDING REQUIREMENTS:
MINIMUM LOT AREA: 15,000 SQ. FT.
MINIMUM LOT WIDTH: 100'
40' FRONT BUILDING LINE
10' SIDE BUILDING LINE
25' REAR BUILDING LINE

REF: JOHN GALOP PLAN OF LOTS.

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

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

A STORMWATER BEST MANAGEMENT PRACTICE CONTROL ELEMENT MUST BE INTALLED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 242-11.

| PLAN BOOK | PAGE |
|---|---|
| 354 | 32 |

Know all men by these Presents, that I, Dan Green Properties, LLC, 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 February, 20 16.

NOTARY PUBLIC — OWNER Daniel Green President

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Daniel Green the above named Dan Green Properties, LLC, 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 February, 20 16.

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

SEAL NOTARY PUBLIC

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

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Dan Green Properties, LLC, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Dan Green Properties, LLC, as recorded in Instrument Number 201502110002988, Recorder of Deeds Office.

WITNESS — OWNER

We, Commercial Bank & Trust of PA mortgagee of the property embraced in this plan or subdivision in the name of Dan Green Properties, LLC, 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 EVP

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 as surveyed and plotted by me for the owners or agents.

DATE December 21, 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

Approved by the Board of Commissioners of the Township of Butler this 18TH day of January, 20 16.

SECRETARY Theresa Giesler SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of January 20 16.

SECRETARY Ernest R. Castanzo SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 15TH day of Jan. 20 16.

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 354 page 32.

Given under my hand and seal this 22nd day of March, 20 16.

SEAL RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVISED 12/21/15; ENGINEER'S REVIEW COMMENTS
REVISED 12/11/2015; B.A.S.A. COMMENTS

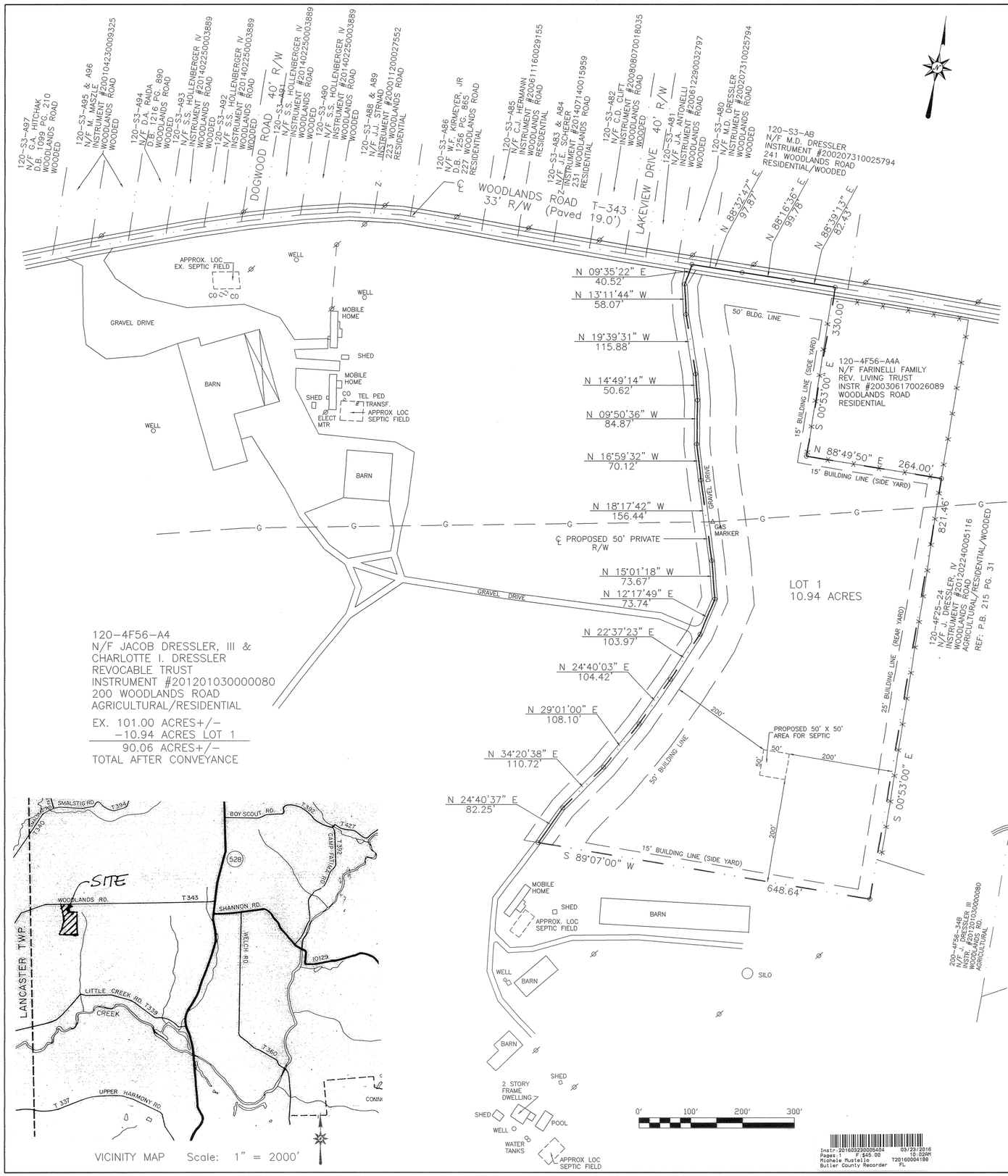

L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner


# PLAN OF SUBDIVISION #2

FOR: DAN GREEN PROPERTIES, LLC

SITUATE: BUTLER TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 11/18/15 | Scale 1" = 30' | Dwn By BEC | Ckd By CAH |
| Parcel No. 056-9-A16 | Instrument # 201502110002988 | | Service No. 15-105 |
| Address 580 BENBROOK ROAD | | | |




NOTES:

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

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

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

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 LAND OWNERS.

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS:

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 354, Page 33.

Given under my hand and seal this 23 day of March 20 16

RECORDER OF DEEDS

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201603230005024 03/23/2016
Pages:1 F:$45.00 10:02AM
Michele Mustello T20160004189
Butler County Recorder FL

TRUSTEES OF

KNOW ALL MEN BY THESE PRESENTS, that we, Jacob Dressler, III and Charlotte I. Dressler Revocable Trust, of the Township of Connoquenessing, County of Butler, and Commonwealth 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, Jacob Dressler, III and Charlotte I. Dressler Revocable Trust, 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 Jacob Dressler, III and Charlotte I. Dressler Revocable Trust, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 1st day of March, 2016.

ATTEST:

Jacob Dressler (SEAL) OWNER / TRUSTEE

Charlotte I. Dressler OWNER / TRUSTEE

Jessica R. Brenckle (SEAL) NOTARY PUBLIC

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

My Commission Expires the 30th day of October 20 18.

The foregoing adoption and dedication is made by Jacob Dressler, III and Charlotte I. Dressler 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:
COUNTY OF BUTLER:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Jacob Dressler, III and Charlotte I. Dressler, 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 1 DAY OF March, 2016.

Jessica R. Brenckle NOTARY PUBLIC

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

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission at a meeting held this 17th day of FEB. 20 16 Letter to Connoquenessing Township Board of Supervisors dated 2/17/16, 20 16.

SECRETARY CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT we, Jacob Dressler, III and Charlotte I. Dressler Revocable Trust 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 herewith. This acceptance of responsibility shall be binding upon Jacob Dressler, III and Charlotte I. Dressler Revocable Trust, 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 1st day of March, A.D., 2016.

ATTEST:

Jacob Dressler OWNER Charlotte I. Dressler OWNER

WITNESS My hand and notarial seal this 1st day of March, A.D., 2016.

Jessica R. Brenckle NOTARY PUBLIC

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

My Commission Expires the 30th day of October 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 surveyed and plotted by me for the owners or agents.

Cheryl A. Hughes SURVEYOR REG. NO. SU-32490-E

January 28, 2016 DATE

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

Reviewed and approved by the Connoquenessing Township Planning Commission this 09 day of March 20 16

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 9th day of March, 20 16.

ATTEST:

SECRETARY CHAIRMAN

SEAL:

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

PLAN OF SUBDIVISION

FOR: JACOB DRESSLER, III and CHARLOTTE I. DRESSLER REVOCABLE TRUST

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

| PLAN BOOK | PAGE |
|---|---|
| 354 | 33 |

| | | | |
|---|---|---|---|
| Date 01/28/16 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel No. 120-4F56-A4 | | Instrument # 201201030000080 | Service No. 15-149 |
| Address 200 WOODLANDS RD. | | | |

SIGN WITH BLACK FELT TIP PEN ONLY.

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 18th DAY OF February, 2016.

Sherry Lukhaimer
SECRETARY

Diane C. Hanchusky
CHAIRMAN

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO THE CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS DATED: JAN. 7TH, 2016.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY ADOPTS 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 AN ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 18th DAY OF February, 2016.

Brenda Davis
SECRETARY

CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, 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, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, I RUTH ANN DURSCHINGER 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 RUTH ANN DURSCHINGER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL, THIS 1st DAY OF February, A.D. 2016.

ATTEST: Carol D King
NOTARY PUBLIC

Ruth Ann Durschinger
RUTH ANN DURSCHINGER

MY COMMISSION EXPIRES THE 1ST DAY OF February, A.D. 2016.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY RUTH ANN DURSCHINGER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS 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 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 COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED RUTH ANN DURSCHINGER, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

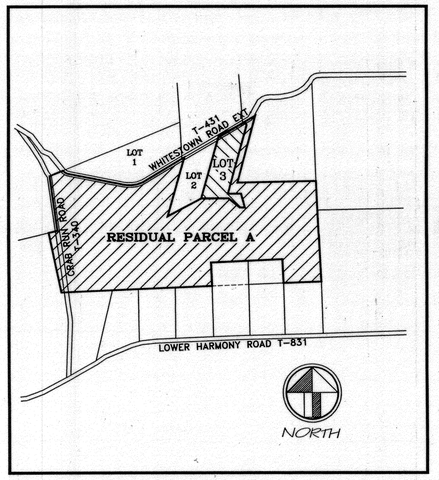
WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF February, 20 16.

MY COMMISSION EXPIRES THE 17th DAY OF November, 2019.

Carol D King
NOTARY PUBLIC

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES




VICINITY MAP
SCALE: 1" = ±900'

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, 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, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, I RUTH ANN DURSCHINGER, EXECUTRIX OF THE ARTHUR L. DURSCHINGER ESTATE 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 RUTH ANN DURSCHINGER, EXECUTRIX OF THE ARTHUR L. DURSCHINGER ESTATE, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL, THIS 1st DAY OF February, A.D. 2016.

ATTEST: Carol D King
NOTARY PUBLIC

Ruth Ann Durschinger, Exe.
RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER

MY COMMISSION EXPIRES THE 17th DAY OF November, A.D. 2019.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS 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 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 COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER, AND ACKNOWLEDGE 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 1ST DAY OF February, 2016.

MY COMMISSION EXPIRES THE 17th DAY OF November, 2019.

Carol D King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

I, RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER, OWNER OF THE ARTHUR L. DURSCHINGER ESTATE SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ARTHUR L. DURSCHINGER, AS RECORDED IN DEED BOOK VOLUME 672, PAGE 445, RECORDER OF DEEDS OFFICE.

Carol D King
WITNESS

Ruth Ann Durschinger, Exe.
RUTH ANN DURSCHINGER, EXECUTRIX OF THE ESTATE OF ARTHUR L. DURSCHINGER

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 354, PAGE 34-35

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF March, 2016.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

# ARTHUR L. DURSCHINGER ESTATE PLAN

| PLAN BOOK | PAGE |
|---|---|
| 354 | 34 |

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
DATE: MAY 26, 2015
SCALE: 1" = 100'

BUTLER COUNTY
RECORDER OF DEEDS
SEAL

RECORDER OF DEEDS
BUTLER COUNTY, PA.

70.653 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO CURRENT ZONING ORDINANCE

OWNER: ARTHUR L. & EDITH C. DURSCHINGER (DECEASED)
P.O. BOX 463
PROSPECT, PA 16052

DEED REFERENCE: D.B.VOL. 672, PAGE 445
TAX PARCEL NO.: 120-4F23-22D

OWNER: RUTH ANN DURSCHINGER
P.O. BOX 463
PROSPECT, PA 16052

DEED REFERENCE: INSTR. NO. 201308130023681
TAX PARCEL NO.: 120-4F23-22


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


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

Tamara A Ranalli P.S.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TAMARA A. RANALLI
SU-052904
SURVEYOR
PENNSYLVANIA

REGISTRATION NO. SU-051843-E

| REVISIONS: | DATE | DESCRIPTION | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| DECEMBER 30, 2015 | | REVISE LOT 3 | | |
| JULY 21, 2015 | | -SUBMITTAL | T.R. | T.R. |
| AUGUST 19, 2015 | | TWP ENG COMMENTS | | |
| AUGUST 20, 2015 | | REMOVE SEAL CIRCLES | | |

DWG. NO: 5360-2015-SUB
SHEET: 1 OF 2

G:\DURSCHINGER-5360-2015\DursChinger-State-5360-2015 Rev3.DWG – Jan 29, 2016 @ 11:50AM (Dedication) DURSCHINGER-5360-2015.CRD

Instr 201603240009920 03/24/2016 05PM
Pages 2 F $85.00
Michele Mustello T20160004286
Butler County Recorder FL

FOR THE

| ADDITIONAL LINE INFORMATION | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 88°20'00" W | 33.15' |
| L2 | S 02°32'30" E | 232.47' |
| L3 | S 07°44'50" E | 139.88' |
| L4 | S 09°26'45" E | 187.54' |
| L5 | S 04°20'45" E | 93.58' |
| L6 | S 05°17'30" E | 35.22' |
| L7 | N 02°32'30" W | 236.40' |
| L8 | N 07°44'50" W | 141.87' |
| L9 | N 09°26'45" W | 186.56' |
| L10 | N 04°20'45" W | 92.38' |
| L11 | N 05°17'30" W | 148.82' |
| L12 | N 03°41'30" W | 139.47' |
| L13 | N 07°50'00" W | 61.40' |
| L14 | N 10°04'30" W | 112.24' |
| L15 | N 14°19'30" W | 123.52' |
| L16 | N 62°27'13" E | 376.93' |
| L17 | N 65°01'27" E | 62.77' |
| L18 | S 85°35'27" E | 125.29' |
| L19 | S 76°59'41" E | 148.21' |

| ADDITIONAL LINE INFORMATION | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L20 | N 72°50'30" E | 16.52' |
| L21 | N 72°50'30" E | 18.27' |
| L22 | S 77°17'38" E | 55.15' |
| L23 | S 77°17'38" E | 17.35' |
| L24 | N 64°50'00" E | 343.56' |
| L25 | N 52°25'18" E | 76.78' |
| L26 | S 25°10'00" E | 36.65' TO C/L<br>20.15' TO R/W |
| L27 | S 88°20'00" E | 33.09' |
| L28 | N 64°50'00" E | 54.68' |
| L29 | N 05°17'30" W | 118.92' |
| L30 | N 03°41'30" W | 139.10' |
| L31 | N 07°50'00" W | 60.48' |
| L32 | N 10°04'30" W | 111.30' |
| L33 | N 14°19'30" W | 122.09' |
| L34 | S 87°45'00" E | 145.12' |
| L35 | S 12°44'15" E | 157.59' |
| L36 | N 87°45'00" W | 55.00' |
| L37 | N 48°16'50" W | 160.66' |

| ADDITIONAL CURVE INFORMATION | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 423.04' | 222.09' | 30°04'48" | N 80°03'51" E | 219.55' |
| C2 | 655.58' | 173.79' | 15°11'21" | S 77°59'47" E | 173.29' |
| C3 | 1498.83' | 216.18' | 8°15'50" | S 74°32'01" E | 215.99' |
| C4 | 243.15' | 149.94' | 35°19'52" | S 59°19'45" E | 147.57' |

NOTES:

(A) THIS TOTAL PROPERTY HAS NOT BEEN FIELD SURVEYED AT THIS TIME.

PLAN REFERENCE:
ARTHUR L. DURSCHINGER ESTATE PLAN
BY: SURVEY-TECH CORPORATION
DWG. NO.: 2005-4799
REVISED: AUGUST 17, 2006

(B) THE ALTERNATE SEPTIC DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS AND THIS AREA MUST NOT BE DISTURBED.

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

N/F
MATTHEW J. & ASHLEY L. ADAMS
INSTR. NO. 201102100004115
TAX PARCEL #120-4F23-9
1541 WHITESTOWN ROAD EXT.
RESIDENTIAL

N/F
GERALD E. & TRACEI A. PLAISTED
INSTR. NO. 200705250013293
TAX PARCEL #120-4F23-22B
1507 WHITESTOWN ROAD EXT.
RESIDENTIAL

REFERENCE PLAN:
DURSCHINGER PLAN OF LOTS #1
RECORDED: P.B.V. 186, PG. 43

N/F
RAYMOND W. & HARRIET E. ALBRIGHT
INSTR. NO. 201009070019949
(PARCEL 2)
TAX PARCEL #120-4F23-11B2
1461 WHITESTOWN ROAD EXT.
RESIDENTIAL

N/F
RAYMOND W. & HARRIET E. ALBRIGHT
INSTR. NO. 201009070019949
(PARCEL 1)
TAX PARCEL #120-4F23-11B
1459 WHITESTOWN ROAD EXT.
RESIDENTIAL

PENNSYLVANIA POWER COMPANY,
A FIRST ENERGY COMPANY POWER LINE

N/F
DAVID A. RUGABER
D.B.V. 2373, PG. 1023
TAX PARCEL #120-4F23-10
233 CRAB RUN ROAD
VACANT

N/F
THOMAS & PHYLLIS A. GENAWAY
INSTR. NO. 200212040040941
TAX PARCEL #120-4F23-12
1468 WHITESTOWN ROAD EXT.
RESIDENTIAL

70' STRIP-PARCEL
TO REMAIN WITH
PARCEL A-RESIDUAL

N/F
ANDREW W. & BARBARA A. OBRINGER
INSTR. NO. 200412030038261
TAX PARCEL #120-4F23-22C
1490 WHITESTOWN ROAD EXT
RESIDENTIAL

DURSCHINGER PLAN OF LOTS #2
BY: CLARENCE E. HAZLETT & ASSOCIATES
DATED: 09-14-95
UNRECORDED PLAN

LOT 3
5.374 ACRES TO C/L
(234091.4 SQ. FT.)
5.247 ACRES TO R/W
TO BE CONVEYED
TO EDITH CAROL KOPP
TAX PARCEL #120-4F23-22D

PARCEL A - RESIDUAL
65.279 ACRES TO C/L
2843553.2 SQ. FT.
63.980 ACRES TO R/W

TAX PARCEL #120-4F23-22

REFERENCE SURVEY FOR: ARTHUR L. & EDITH C. DURSCHINGER
BY: JACK A. RINGEISEN, P.L.S.
DATED: DECEMBER 4, 1974
RECORDED: P.B.VOL. 68, PG. 7

WHITESTOWN ROAD EXTENSION T-431 33' R/W

CRAB RUN ROAD T-340 33'R/W

EXISTING SUBSURFACE GAS LINE, APPROXIMATE LOCATION
DOMINION PEOPLES

EXISTING OVERHEAD ELECTRIC LINES
CENTRAL ELECTRIC COOP.

EXISTING PIPELINE RIGHT-OF-WAY FOR MARKWEST LIBERTY BLUESTONE, LLC.
LOCATION SHOWN IS APPROXIMATE. NO PIPELINE INSTALLED AT THIS TIME.
WIDTH: 100' DURING PRE-CONSTRUCTION, CONSTRUCTION & DURING THE TIME GRANTEE IS ENGAGED IN ANY REPAIR, REPLACEMENT OR REMOVAL OF EXISTING PIPELINES AND APPURTENANCES. 75' AT ALL OTHER TIMES.
INSTR. NO. 201308260026069

N/F
MICHAEL & DEBORAH ALLEY BUPP
INSTR. NO. 201405300011782
TAX PARCEL #120-4F23-24E
201 HARMONY ROAD
RESIDENTIAL

(PARCEL 1)
N/F
MICHAEL J. CLOUGHERTY
INSTR. NO. 201207250021203
TAX PARCEL #120-4F23-24F1
LOWER HARMONY ROAD
VACANT

(PARCEL 2)
N/F
MICHAEL J. CLOUGHERTY
INSTR. NO. 201207250021203
TAX PARCEL #120-4F23-24F
199 LOWER HARMONY ROAD
RESIDENTIAL

N/F
JAMES T. & SARA F. MURRAY
D.B.V. 904, PG. 233
TAX PARCEL #120-4F23-24G
N OF LR 10098
VACANT

N/F
CARL F. & MAUDE M. VOGEL
D.B.VOL. 655, PG. 450
TAX PARCEL #120-4F23-24D
LR 10098
VACANT

N/F
MARK D. DIETRICH & DAVID T. DIETRICH
INSTR. NO. 201403240006011
TAX PARCEL #120-4F23-24C
223 HARMONY ROAD
RESIDENTIAL

N/F
HAMPTON W. SHARACH, RICHARD L. SHADRACH, CHERLY L. KRAVETZ & RONALD J. SHADRACH
INSTR. NO. 200405170015523
TAX PARCEL #120-4F23-24A
LR 10098
VACANT

N/F
JOHN ALEXANDER & KENNETH J. HARDT
INSTR. NO. 201202210004730
TAX PARCEL #120-4F23-24A
LOWER HARMONY ROAD
VACANT

N/F
JOHN S. ALEXANDER
INSTR. NO. 200610260027360
TAX PARCEL #120-4F23-24B
233 LOWER HARMONY ROAD
RESIDENTIAL

REFERENCE PLAN:
F. ALFONSO PLAN
RECORDED: P.B.V. 246, PG. 32

N/F
ROBERT A. & SHERI L. KNOX
D.B.V. 2178, PG. 145
TAX PARCEL #120-4F23-24BA
229 LOWER HARMONY ROAD
RESIDENTIAL

N/F
H. ALLEN & PATRICIA A. BUPP
INSTR. NO. 200202050004426
TAX PARCEL #120-4F58-13
VACANT AGRICULTURAL

N/F
ROBERT E. & LISA A. BURR
INSTR. NO. 200112270037516
TAX PARCEL #120-4F23-14
1254 PROSPECT ROAD
AGRICULTURAL

N/F
SOERSEL FAMILY PARTNERSHIP
INSTR. NO. 200112270037516
TAX PARCEL #120-4F23-14
AGRICULTURAL

REFERENCE PLAN:
RESERVE SUBDIVISION
PROPERTY OF McDOWELL
FOR PUTNAM & 128 FOR
RECORDED PLAN

JUSTIN M. & JENNIFER L. MCCOMB
INSTR. NO. 200404130018583
TAX PARCEL #120-4F58-45A
1534 CRAB RUN ROAD
RESIDENTIAL

THIS PARCEL CONVEYED FROM
ARTHUR L. DURSCHINGER TO
JUSTIN M. MCCOMB ET UX
D.B.V. 1726, PG. 58
DATED FEBRUARY 14, 1991

PLAN BOOK 354 PAGE 35

OWNER: ARTHUR L. & EDITH C. DURSCHINGER (DECEASED)
ESTATE OF ARTHUR L. DURSCHINGER
C/O RUTH DURSCHINGER (EXECUTRIX)
P.O. BOX 463
PROSPECT, PA 16052

DEED REFERENCE: D.B.VOL. 672, PAGE 445
TAX PARCEL NO.: 120-4F23-22D

OWNER: RUTH ANN DURSCHINGER
P.O. BOX 463
PROSPECT, PA 16052

DEED REFERENCE: INSTR. NO. 201308130023681
TAX PARCEL NO.: 120-4F23-22

70.653 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO CURRENT ZONING ORDINANCE

# ARTHUR L. DURSCHINGER ESTATE PLAN

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
DATE: MAY 26, 2015 SCALE: 1" = 100


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

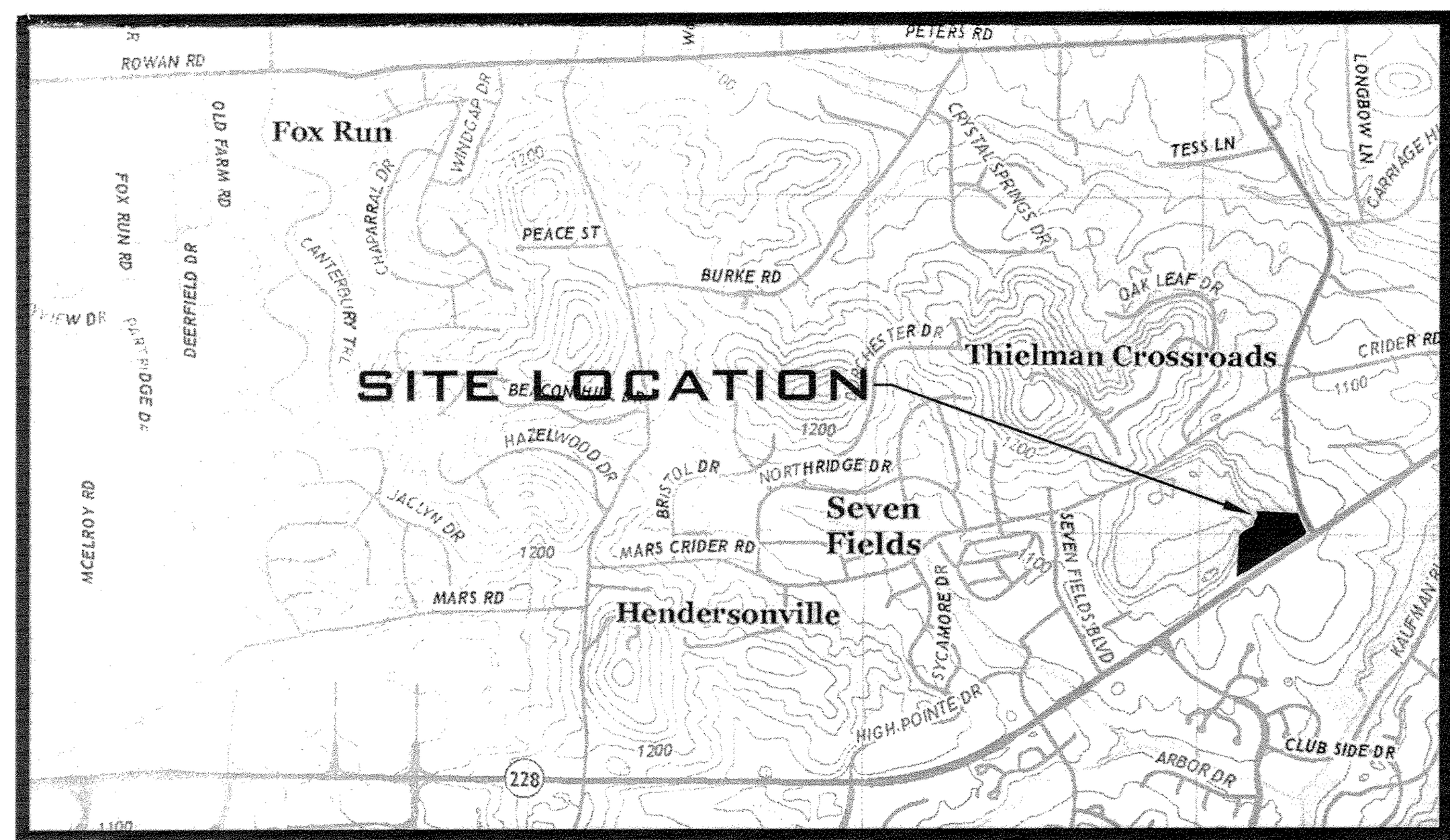

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI SURVEYOR

REGISTRATION NO. SU-051843-E

| REVISIONS: | DRAWN BY: | CHECKED BY: | DWG. NO: 5360-2015-SUB |
|---|---|---|---|
| JULY 21, 2015 REMOVE SIGHT-SUBMITTAL | T.R. | T.R. | SHEET: 2 OF 2 |
| DEC. 30, 2015 REVISE LOT 3 AND SEPTIC | | | |

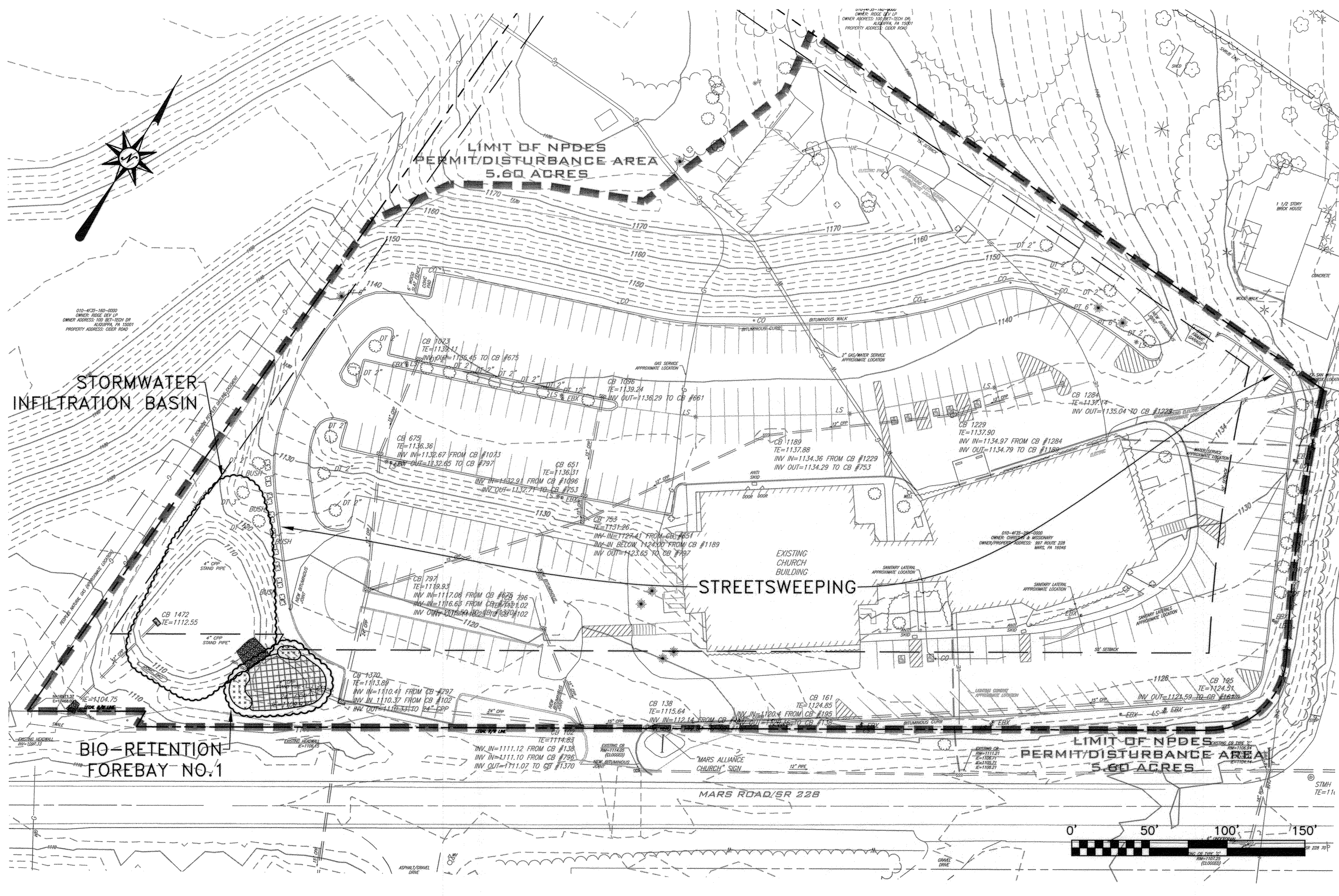
G:\DURSCHINGER-5360-2015\DuraChinger-State-5360-2015 Rev3.DWG - Jan 29, 2016 @ 11:50AM (Subdivision) DURSCHINGER-5360-2015.CRD




SOURCE: MAP TAKEN FROM MARS, PA USGS QUADRANGLE

## SITE LOCATION

1" = 2000'




## PERMITTEE ADOPTION

Christian and Missionary Alliance Church, the permit holder of NPDES Permit # PAG02 0010 14 027 adopts this plan as the Post-Construction Stormwater Management Plan.

*Phillip Kuhn*
Christian and Missionary Alliance Church

*1-29-2016*
Date

Instr:201603280005671 03/28/2016 3:09PM
Pages:1 F:$45.00 T20160004386
Michele Mustello
Butler County Recorder FL

## OWNER ADOPTION

Christian and Missionary Alliance Church, owner of the land shown on Parcel No. 010-4F35-28H in Adams Township, Butler County as recorded in the office of the Recorder of Deeds for Butler County, Pennsylvania, adopts this plan as its Post-Construction Stormwater Management Plan. This adoption shall be binding upon the property owner and upon its successors, heirs and assigns.

Christian and Missionary Alliance Church
Name of Owner

*Phillip Kuhn* — *Director of Outreach*
Signature and title of officer witnessing — Title

*1-29-2016*
Date

COUNTY OF BUTLER:
SS:
COMMONWEALTH OF PENNSYLVANIA:

NOTARY

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named *Phillip Kuhn* of Christian and Missionary Alliance Church, who stated that he/she is authorized to execute the above adoption and acknowledged the foregoing adoption to be the act of the owner.

Witness my hand and notarial seal this *29* day of *January*, 20*16*.

My commission expires the *10* day of *June*, 20*19*.

(Seal) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Charles W. Kennedy, Notary Public Adams Twp., Butler County My Commission Expires June 10, 2019 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
Notary Public

RECORDER OF DEEDS

## PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume *354*, Page *36*.

Given under my hand and seal this *28* day of *March*, 20*16*.

(Seal)
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

## POST CONSTRUCTION STORMWATER MANAGEMENT MAINTENANCE PLAN

The Post-Construction Stormwater Management Plan developed for the project is supplemented by this Maintenance Plan to help ensure continuing operation of all stormwater facilities. All of the stormwater facilities outside of the public right-of-way shall be owned and maintained by the parcel owner (the Owner).

The following is a list of items that shall be inspected and corrective action taken by the Owner:

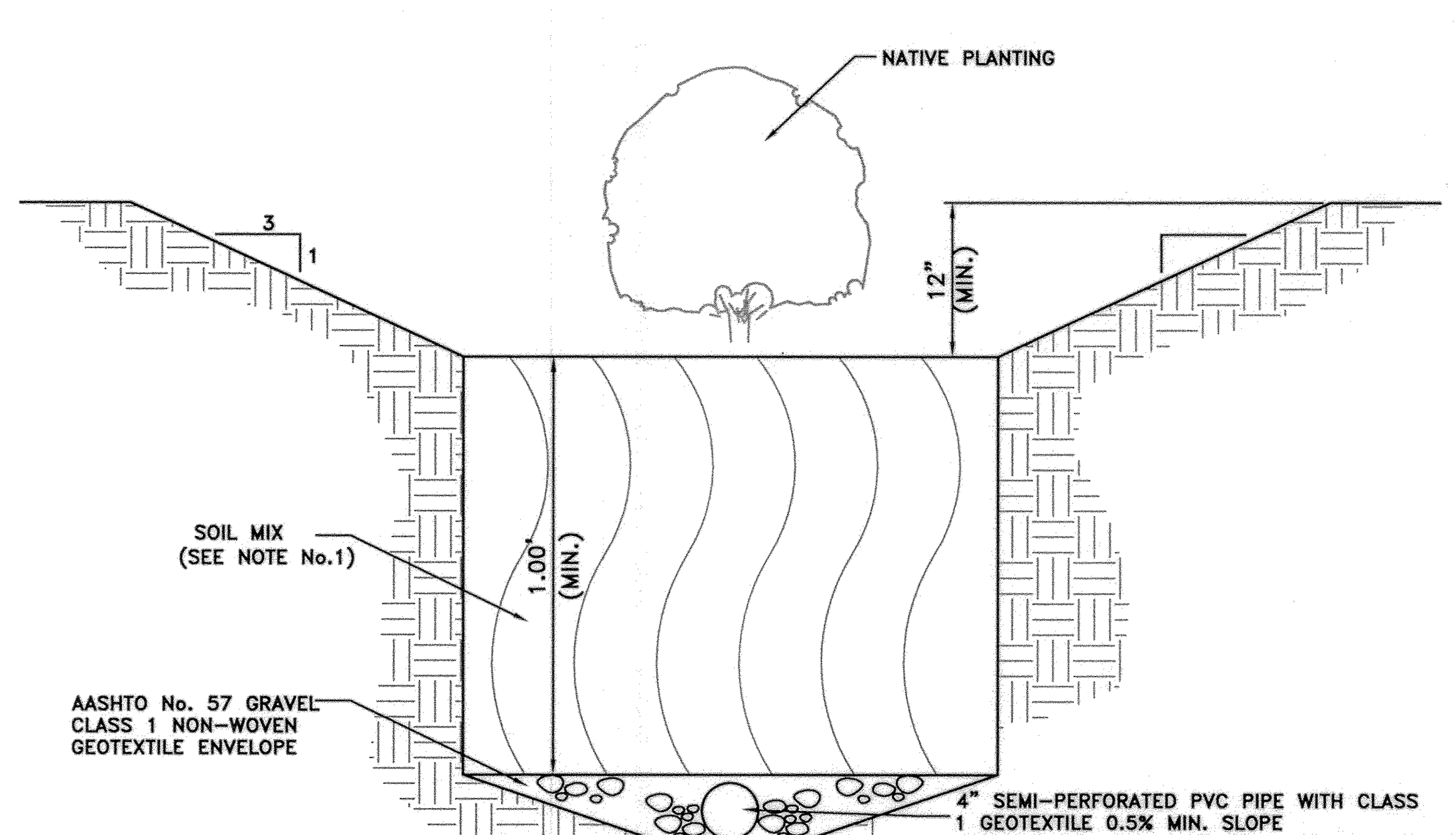
1. Monitor accumulation of debris within structural BMPs and on impervious pavement.
2. Monitor the mulch layer in bio-filtration/rain gardens.

The following actions will be taken by the Owner to help ensure the facilities shown on the plan and identified above are in working order:

1. Replace or repair facilities so as to function as intended.
2. Remove silt debris and trash in storm inlets/storm sewers monthly.
3. Disposal of collected silt, debris and trash in a manner which will not adversely affect the environment.
4. Replace eroded material and re-vegetate eroded areas.
5. Weekly sweeping of all paved areas via vacuum street sweeper.
6. Monitor the condition of the bio-filtration/rain garden areas. Remove and replace the mulch material every three years and additionally as needed. Remove and replace soils as necessary to function properly.
7. When ponding of water is observed in the vicinity of subsurface infiltration beds, replace stone media as necessary to function as intended.

The inspection shall be undertaken by a minimum of two persons at least two times per year, on or before March 1st and October 1st, or after runoff events in excess of one inch of rainfall. Additional inspections will be required if it becomes apparent facilities are not functioning properly. Corrective actions will then be taken as required to help ensure continuing operation of post-construction stormwater facilities. Any deficiencies noted in items inspected by the Owner shall be documented and corrective actions taken by the Owner. Written records of each maintenance action are to be retained for a minimum of five years.

If the Owner fails to maintain the post-construction stormwater facilities, following due notice by Adams Township to correct the problems, the Township shall perform the necessary maintenance or corrective work. The Owner shall reimburse Adams Township for all costs. This recommended Maintenance Plan shall not be considered as a guarantee as to the adequacy of the post-construction stormwater management facilities in the future.




NOTES:

1. SOIL MIX TO CONSIST OF 20% ORGANIC MATERIAL (SUCH AS COMPOST), 30% SAND, PEA GRAVEL, OR CRUSHED SLAG AND 50% TOPSOIL (ALL ROCK AND FOREIGN MATTER MUST BE REMOVED). SOIL MIX SHOULD CONTAIN LESS THAN 10% CLAY.
2. DO NOT COMPACT SOIL MIX ONCE PLACED.
3. PROVIDE A MINIMUM OF 6" OF STONE ABOVE AND BELOW THE PERFORATED PIPE.

RAIN GARDEN SEED MIX (ERNMIX-180) SEEDING RATE: 1/3 – 1/2LB per 1,000 S.F.

*SOIL MIX SHALL CONTAIN AND BE INSTALLED AS FOLLOWS:

(1) 20% ORGANIC MATERIAL SUCH AS COMPOST 30% SAND, PEA GRAVEL, OR CRUSHED SLAG 50% TOPSOIL.

(2) SOIL MIX SHALL CONTAIN NO MORE THAN 10% CLAY.

(3) SOIL MIX SHALL NOT BE COMPACTED.

(4) SOIL MIX MUST BE PLACED AT A 3-FOOT DEPTH MINIMUM.

(5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO-RETENTION FACILITY.

### BIO-FILTRATION/RAIN GARDEN BASIN DETAIL

N. T. S.

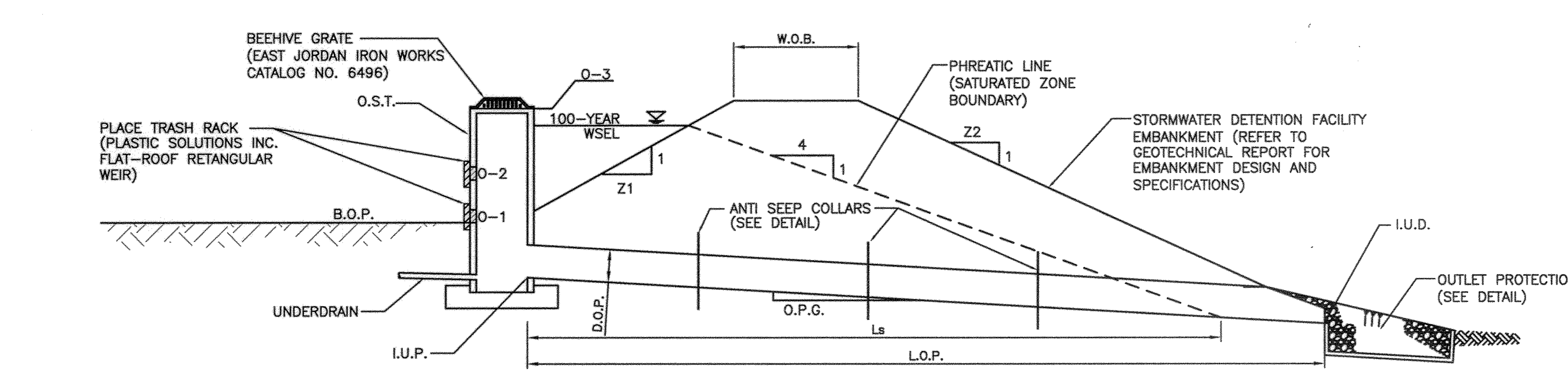
### *EXISTING LEGEND*

- *BENCHMARK*
- *CURB (Concrete)*
- *SWALE*
- *GUIDERAIL*
- LS *LIGHT STANDARD*
- *MANHOLES: SANITARY, STORM*
- *PROPERTY LINE (Parcel)*
- *PROPERTY LINE (ROW)*
- S *SIGN*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*

### PROPOSED LEGEND

- PROPOSED LIGHT STANDARD
- 1140 CONTOUR (10-ft)
- CONTOUR (2-ft)
- 6" FULL DEPTH CONCRETE CURB
- 18" BITUMINOUS WEDGE CURB
- OHW UTILITY LINE (Overhead Wire) W/ UTILITY POLES
- EDGE OF UNPAVED DRIVEWAY
- 15" CPP UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- CONCRETE WALK
- SIGN
- (18) PROPOSED PARKING COUNT
- ROCK APRON OUTLET PROTECTION
- 1125.90× SPOT ELEVATION
- LIMIT OF DISTURBANCE
- GoB SITE SOILS

| PLAN BOOK | PAGE |
|---|---|
| 354 | 36 |




| BASIN NO. | FACILITY DIMENSIONS: Z1 (FT) | Z2 (FT) | ORFICE NO. 1 (O-1) (FT) | ORFICE NO. 2 (O-2) (FT) | DIAMETER OF PIPE (D.O.P.) (IN-TYPE) | *LENGTH OF PIPE (L.O.P.) (FT) | OUTLET PIPE GRADE (O.P.G.) (%) | WIDTH OF BERM (W.O.B.) (FT) | OUTLET STRUCTURE TYPE (O.S.T.) (FT x FT) | LENGTH OF SATURATION ZONE (Ls) (FT) | FACILITY ELEVATIONS: ORFICE NO. 1 INVERT (O-1) (VFT) | ORFICE NO. 2 INVERT (O-2) (VFT) | PRINCIPLE SPILLWAY INVERT (O-3) (VFT) | BOTTOM OF POND (B.O.P.) (VFT) | TOP OF WET POOL (T.O.P.) (VFT) | INVERT UP STREAM (I.U.P.) (VFT) | INVERT DOWN-STREAM (I.U.D.) (VFT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2.0 | 3.0 | 4"H X 10"W RECT | 18" H X 12"W | 12"-CPP | 71 | 0.70 | 8 | TYPE "M" 4 x 2 | 52 | 1106.75 | 1109.00 | 1111.00 | 1106.00 | N/A | 1104.50 | 1104.00 |

NOTES:

1. "*" DENOTES LENGTH TO 1st DOWNSTREAM STRUCTURE
2. (VFT) DENOTES "VERTICAL FEET"
3. ANTI-SEEP COLLARS SHALL BE EVENLY SPACED ALONG OUTLET PIPE WITHIN THE "Ls" LENGTH UNLESS "Ls" IS GREATER THAN PIPE OUTFALL LENGTH (IN THIS CASE EVENLY SPACE COLLARS ALONG OUTFALL PIPE LENGTH "LOP"). COLLARS SHALL NOT BE CLOSER THAN 2' TO A PIPE JOINT. REFER TO ANTI-SEEP COLLAR DETAIL FOR QUANTITY AND SIZES.

### STORMWATER INFILTRATION FACILITY

N.T.S.

### PLANT LIST - BIO RETENTION AND STORMWATER MANAGEMENT FACILITY

| | | | | | |
|---|---|---|---|---|---|
| (symbol: x x x) | 354 S.F. | Tradescantia ohiensis | Ohio Spiderwort | N/A | SEEDING RATE: 1/3-1/2lb per 1,000 S.F. |
| (symbol: grid) | 1,481 S.F. | Rain Garden Seed Mix (ERNMIX-180) | N/A | N/A | SEEDING RATE: 1/3-1/2lb per 1,000 S.F. |
| LIMIT OF SOIL MIX | 55 C.Y. | *SOIL MIX MUST CONTAIN AND BE INSTALLED AS FOLLOWS: (1) 20% ORGANIC MATERIAL SUCH AS COMPOST 30% SAND, PEA GRAVEL, OR CRUSHED SLAG 50% TOPSOIL. (2) SOIL MIX MUST CONTAIN NO MORE THAN 10% CLAY. (3) SOIL MIX MUST NOT BE COMPACTED. (4) SOIL MIX MUST BE PLACE AT A 1-FOOT DEPTH MINIMUM. (5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO-RETENTION FACILITY. | | | |

N:\PROJ\1000\1000-411\02\dwg\M41102PCSMrecplan.dwg Layout=PCSM Plan User=Kyle Harnish Plotted=1/22/2016 2:55 PM

| Scale: 1" = 50' | No. | Date | Description | By | No. | Date | Description | By | No. | Date | Description | By |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Drawn By / Checked By / Approved By | | | | | | | | | | | | |

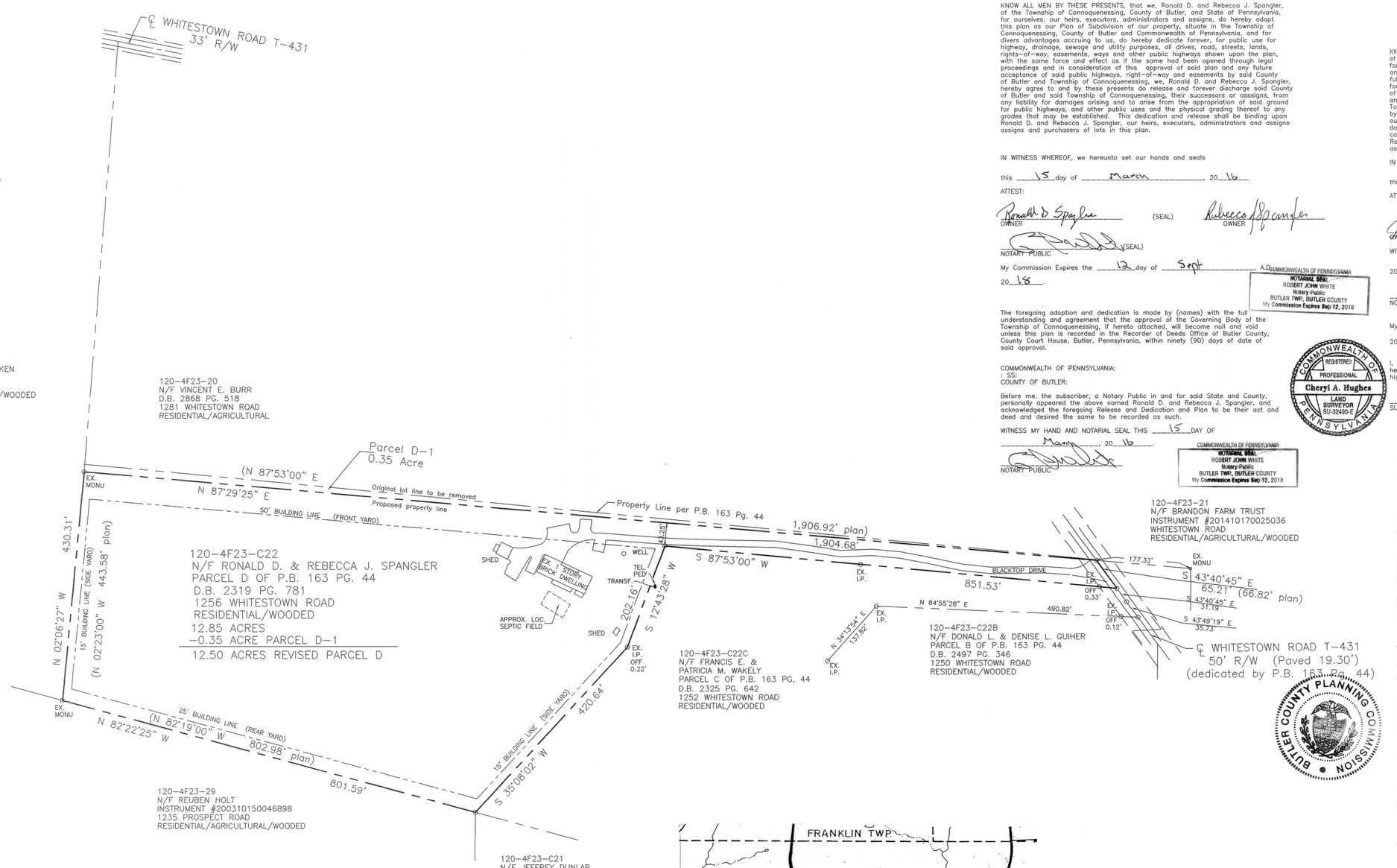
Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Filename: M41102PCSMrecplan.dwg
Date: January 2016

Mars Alliance Church
997 PA Route 228
Mars, Pennsylvania 16046

Mars Alliance Church
Parking Lot Expansion
Situate In
Adams Township, Butler County, Pennsylvania

Sheet Title: NPDES NOT Recording Plan
Drawing No.: M411-02-PCSM1
Sheet No.: PCSM1 of PCSM1




NOTES:

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

REF: PLAN OF SUBDIVISION FOR MAPLE LANE FARMS BY LAND SURVEYORS, INC., #92-298, P.B. 163 PG. 44

THE PURPOSE OF THIS PLAN IS TO CORRECT THE DESCRIPTION FROM P.B. 163 PG. 44 DUE TO LOCATION OF MONUMENTS OF WEST LINE OF PARCEL D.

NO FLOOD INFORMATION AVAILABLE.

PROPERTY OWNERS:
RONALD D. & REBECCA J. SPANGLER
1256 WHITESTOWN ROAD
PROSPECT, PA 16052

0' 100' 200' 300'

| PLAN BOOK | PAGE |
|---|---|
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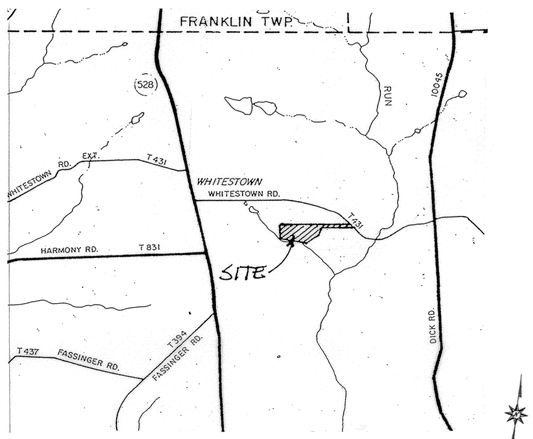



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald D. and Rebecca J. Spangler, 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, road, 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, Ronald D. and Rebecca J. Spangler, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or asssigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Ronald D. and Rebecca J. Spangler, our heirs, executors, administrators and assigns assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 15 day of March, 20 16.

ATTEST:

Ronald D Spangler (SEAL) Rebecca J Spangler
OWNER OWNER

(SEAL)
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

The foregoing adoption and dedication is made by (names) 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 Ronald D. and Rebecca J. Spangler, 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 15 DAY OF
March, 20 16.

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, Ronald D. and Rebecca J. Spangler, 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 Ronald D. and Rebecca J. Spangler, 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 15 day of March, A.D., 20 16.

ATTEST:

Ronald D Spangler Rebecca J Spangler
OWNER OWNER

WITNESS My hand and notarial seal this 15 day of March, A.D.,
20 16.

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.

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

Cheryl A Hughes March 9, 2016
SURVEYOR REGISTRATION NO. SU-32490-E DATE

Reviewed and approved by the Connoquenessing Township Planning Commission
this 9th day of March, 2016.

Nancy Lekhauser Diane C. Hanchosky
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 9th day of March, 20 16.

ATTEST:

Brenda Dann Gregory A. Schmidt
SECRETARY CHAIRMAN

SEAL:

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission at a meeting held this 17 day of FEB, 20 16. Letter to Connoquenessing Township Board of Supervisors dated FEB 17, 20 16.

SECRETARY CHAIRMAN

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 354, Page 37.

Given under my hand and seal this 1st day of April
20 16.

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
My Commission Expires First Monday in January 2020

REVISED 03/09/16; REMOVE NO FURTHER DEVELOPMENT NOTE PER TOWNSHIP SUPERVISORS
REVISED 02/18/16; NO FURTHER DEVELOPMENT NOTE
REVISED 02/09/16; ENGINEER'S REVIEW COMMENTS


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


LOT LINE REVISION

FOR: RONALD D. & REBECCA J. SPANGLER

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 01/19/16 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel No. 120-4F23-C22 | Db-Pg 2319-781 | | Service No. 15-090 |
| Address 1256 WHITESTOWN ROAD | | | |

Instr:201604210005988 04/01/2016 11:37PM
Pages: 1 F:$45.00
Michele Mustello T20160004507
Butler County Recorder FL




| PLAN BOOK | PAGE |
|---|---|
| 354 | 38 |




VICINITY MAP Scale: 1" = 2000'

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 10 day of March, 20 16.

ATTEST: _____ 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 Larry J. and Roberta L. McKivigan, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 10 day of March, 20 16.

My Commission expires the 12 day of Sept, 20 16.

SEAL

_____ NOTARY PUBLIC

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

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

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

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

DATE February 8, 2016 SEAL _____ REG. NO. SU-32490-E

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

SECRETARY _____ SEAL _____ CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 28 day of March, 20 16.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 9 day of February, 20 16.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 17TH day of FEB., 20 16.

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 354 page 38.

Given under my hand and seal this 1st day of April, 20 16.

SEAL

RECORDER _____

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

NOTES:

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

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

REF: ROBERT GREENBERGER PLAN OF LOTS NO. 1, P.B. 73 PG. 37 – LOT 8.

OWNERS:

LARRY J. & ROBERTA E. McKIVIGAN
167 MASER ROAD
BUTLER PA 16001

ZONED: R-1

40' FRONT BUILDING LINE
15' SIDE BUILDING LINE
50' REAR BUILDING LINE
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 43,560 SQ. FT.

PROPOSED WATER WELLS TO SERVE THESE LOTS ARE TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEMS TO BE BUILT.

THE PURPOSE OF THIS PLAN IS TO CREATE 2 NEW BUILDING LOTS AND A REMNANT LOT FROM EXISTING LOT 8 OF P.B. 73 PG. 37.

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 BYE 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 WITHOUR PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

0' 50' 100' 150'

Instr:201604010006024 04/01/2016
Pages:1 F:$45.00 2:2295
Michele Mustello T20160004627
Butler County Recorder PL

REVISED 02/08/16; 50' PRIVATE R/W, OWNERS ADDRESS

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

PLAN OF SUBDIVISION

FOR: LARRY J. & ROBERTA E. McKIVIGAN

SITUATE: FRANKLIN TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 12/22/15 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 170-S2-C8 | | Db-Pg 200911300027957 | Service No. 15-124 |
| Address 167 MASER ROAD | | | |

## PERMITTEE ADOPTION

J. T. Butler, LLC, the permit holder of NPDES Permit #PAG 02 0010 15 044 adopts this plan as the Post-Construction Stormwater Management Plan.

T. M. Astleford
J. T. Butler, LLC

8 Mar 16
Date

## CORPORTATE ADOPTION

J. T. Butler, LLC, owner of the land shown on Instrument No. 201409290023275 Parcel Nos. 60-2F63-20E, 60-2F63-20EA & 060-S2-00 in Center Township, Butler County as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, adopts this plan as its Post-Construction Stormwater Management Plan. This adoption shall be binding upon the property owner and upon its successors, heirs and assigns.

J.T. BUTLER LLC
Name of Corporation

Signature and Title of Witness

T. M. ASTLEFORD, PARTNER

8 Mar 16
Date

COUNTY OF ~~BUTLER~~ ALLEGHENY
SS:
COMMONWEALTH OF PENNSYLVANIA:

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Terry M Astleford of J. T. Butler, LLC, who stated that he/she is authorized to execute the above adoption on behalf of the corporation and acknowledged the foregoing adoption to be the act of the corporation.

Witness my hand and notarial seal this 8th day of March, 2016.

My commission expires the 10th day of June, 2018.

(Seal)

Josephine A Powell
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Josephine A. Powell, Notary Public
Coraopolis Boro, Allegheny County
My Commission Expires June 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## PROOF OF RECORDING

Recorded in the Recorder of Deeds Office of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 354, Page(s) 39.

Given under my hand and seal this 5th day of APRIL, 2016.

(Seal)

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 2020

| PLAN BOOK | PAGE |
|---|---|
| 354 | 39 |

## POST CONSTRUCTION STORMWATER MANAGEMENT MAINTENANCE PLAN

The Post-Construction Stormwater Management Plan developed for the project is supplemented by this Maintenance Plan to help ensure continuing operation of all stormwater facilities. All of the stormwater facilities outside of the public right-of-way shall be owned and maintained by J.T. Butler, LLC.

The following is a list of items that shall be inspected and corrective action taken by the Owner:

1. Monitor accumulation of debris within structural BMPs and on impervious pavement.
2. Monitor the mulch layer in bio-filtration/rain gardens.
3. Monitor growth of vegetation in vegetated swale.
4. Storm sewers and other conveyance devices.
5. Catch basins, manholes, and other stormwater catchment / transition structures.
6. Emergency spillway.
7. Detention ponds and structures.
8. Outlet protection aprons for endwalls and channels.
9. Access for maintenance.
10. Collection Channel.

The following actions will be taken by the Owner to help ensure the facilities shown on the plan and identified above are in working order:

1. Replace or repair facilities so as to function as intended.
2. Remove silt debris and trash in storm inlets/storm sewers and channels monthly. Maintain vegetation height on channel. Re-vegetate eroded areas.
3. Clean and repair outlet structure.
4. Disposal of collected silt, debris and trash in a manner which will not adversely affect the environment.
5. Replace eroded material and re-vegetate eroded areas.
6. Weekly sweeping of all paved areas via vacuum street sweeper.
7. Monitor the condition of the bio-filtration/rain garden areas. Remove and replace the mulch material every three years and additionally as needed. Remove and replace soils as necessary to function properly.
8. Replace dead and dying plantings within the bio-filtration/rain garden areas yearly.
9. Repair outlet protection aprons.

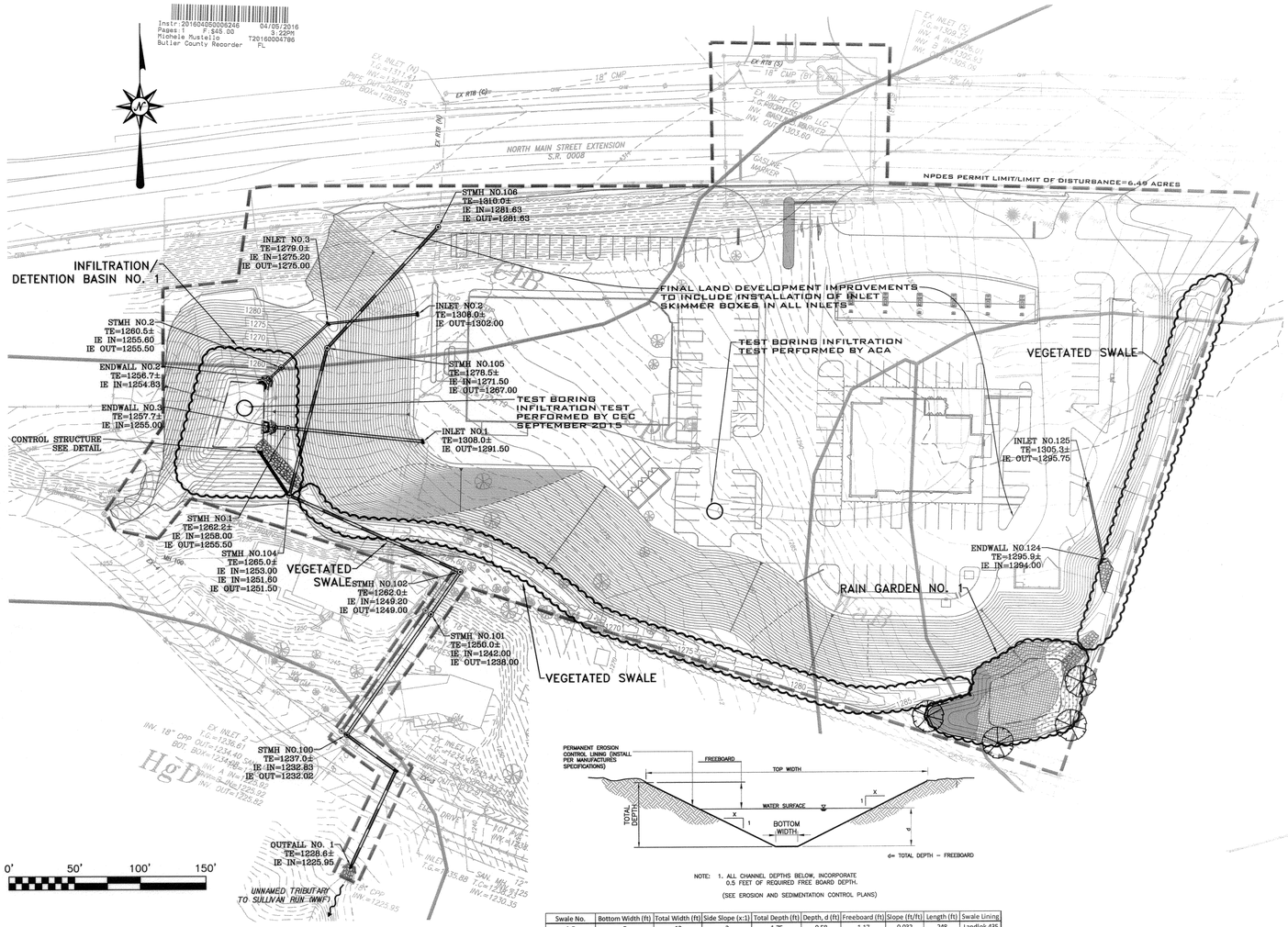
The inspection shall be undertaken by a minimum of two persons at least two times per year, on or before March 1st and October 1st, or after runoff events in excess of one inch of rainfall. Additional inspections will be required if it becomes apparent facilities are not functioning properly. Corrective actions will then be taken as required to help ensure continuing operation of post-construction stormwater facilities. Any deficiencies noted in items inspected by the Owner shall be documented and corrective actions taken by the Owner. Written records of each maintenance action are to be retained for a minimum of five years.

If the Owner fails to maintain the post-construction stormwater facilities, following due notice by Center Township to correct the problems, Center Township shall perform the necessary maintenance or corrective work. The Owner shall reimburse Center Township for all costs. This recommended Maintenance Plan shall not be considered as a guarantee as to the adequacy of the post-construction stormwater management facilities in the future.

## RECYCLING AND DISPOSAL OF MATERIALS

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, erosion and sedimentation control BMPs, sanitary wastes, etc. that could adversely impact water quality. Measures should be planned and implemented for housekeeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal at an approved Pennsylvania Department of Environmental Protection waste site.

Excavated excess soil material disposed of offsite must be disposed of at a site with an approved Erosion and Sedimentation Control Plan or a PaDEP approved site. Imported fill material must be obtained from a site with an approved Erosion and Sedimentation Control Plan or a PaDEP approved borrow site. The contractor shall provide documentation of the status of all borrow and disposal sites prior to proceeding with the import or export of soil material on site.



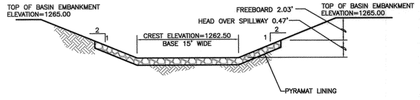


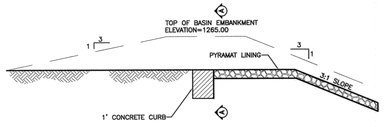


NOTE: 1. ALL CHANNEL DEPTHS BELOW, INCORPORATE 0.5 FEET OF REQUIRED FREE BOARD DEPTH.
(SEE EROSION AND SEDIMENTATION CONTROL PLANS)

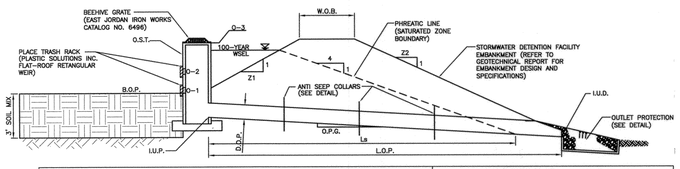
| Swale No. | Bottom Width (ft) | Total Width (ft) | Side Slope (x:1) | Total Depth (ft) | Depth, d (ft) | Freeboard (ft) | Slope (ft/ft) | Length (ft) | Swale Lining |
|---|---|---|---|---|---|---|---|---|---|
| 1-D | 5 | 12 | 2 | 1.75 | 0.58 | 1.17 | 0.032 | 248 | Landlok 435 |
| 1-C | 5 | 12 | 2 | 1.75 | 0.51 | 1.24 | 0.052 | 248 | Landlok 435 |
| 1-B | 5 | 12 | 2 | 1.75 | 0.72 | 1.03 | 0.059 | 237 | Landlok 435 |
| 1-A | 5 | 12 | 2 | 1.75 | 1.25 | 0.50 | 0.010 | 176 | Landlok 435 |

## PERMANENT CHANNEL DETAIL
N. T. S.



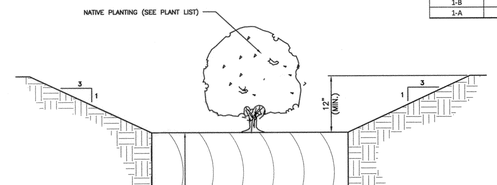

STORMWATER MANAGEMENT DETENTION BASIN
**EMERGENCY SPILLWAY**
N. T. S.




| BASIN NO. | FACILITY DIMENSIONS: Z1 (FT) | Z2 (FT) | ORIFICE NO. 1 (O-1) (FT) | ORIFICE NO. 2 (O-2) (FT) | DIAMETER OF PIPE (O.D.P.) (IN-TYPE) | *LENGTH OF PIPE (L.O.P.) (FT) | OUTLET PIPE GRADE (O.P.G.) (%) | WIDTH OF BERM (W.O.B.) (FT) | OUTLET STRUCTURE TYPE (O.S.T.) (FT x FT) | LENGTH OF SATURATION ZONE (Ls) (FT) | FACILITY ELEVATIONS: ORIFICE NO. 1 INVERT (O-1) (VFT) | ORIFICE NO. 2 INVERT (O-2) (VFT) | PRINCIPLE SPILLWAY INVERT (O-3) (VFT) | BOTTOM OF POND (B.O.P.) (VFT) | TOP OF WET POOL (T.O.P.) (VFT) | INVERT UP STREAM (I.U.P.) (VFT) | INVERT DOWN-STREAM (I.U.D.) (VFT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3.0 | 3.0 | 4"H X 20"W | TWO 20"ø | 24"–RCP | 37 | 1.00 | 8 | TYPE "M" 4 x 2 | 72 | 1256.00 | 1260.00 | 1262.50 | 1251.00 | N/A | 1252.00 | 1251.63 |

NOTES:
1. "*" DENOTES LENGTH TO 1st DOWNSTREAM STRUCTURE
2. (VFT) DENOTES "VERTICAL FEET"
3. ANTI–SEEP COLLARS SHALL BE EVENLY SPACED ALONG OUTLET PIPE WITHIN THE "La" LENGTH UNLESS "La" IS GREATER THAN PIPE OUTFALL LENGTH (IN THIS CASE EVENLY SPACE COLLARS ALONG OUTFALL PIPE LENGTH "LOP"). COLLARS SHALL NOT BE CLOSER THAN 2' TO A PIPE JOINT. REFER TO ANTI–SEEP COLLAR DETAIL FOR QUANTITY AND SIZES.

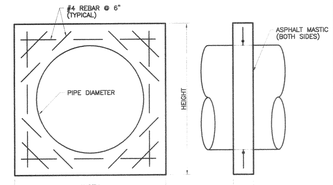
**STORMWATER DETENTION FACILITY**
N.T.S.




NOTES:
1. SOIL MIX TO CONSIST OF 20% ORGANIC MATERIAL (SUCH AS COMPOST), 30% SAND, PEA GRAVEL, OR CRUSHED SLAG AND 50% TOPSOIL (ALL ROCK AND FOREIGN MATTER MUST BE REMOVED). SOIL MIX SHOULD CONTAIN LESS THAN 10% CLAY.
2. DO NOT COMPACT SOIL MIX ONCE PLACED.

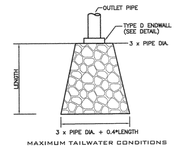
RAIN GARDEN SEED MIX (ERNMIX–180) SEEDING RATE: 1/3–1/2 LB PER 1,000 S.F.
*SOIL MIX SHALL CONTAIN AND BE INSTALLED AS FOLLOWS:
(1) 20% ORGANIC MATERIAL SUCH AS COMPOST 30% SAND, PEA GRAVEL, OR CRUSHED SLAG 50% TOPSOIL.
(2) SOIL MIX SHALL CONTAIN NO MORE THAN 10% CLAY.
(3) SOIL MIX SHALL NOT BE COMPACTED.
(4) SOIL MIX MUST BE PLACED AT A 3–FOOT DEPTH MINIMUM.
(5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO–RETENTION FACILITY.

**BIO-FILTRATION / RAIN GARDEN BASIN**
N. T. S.




| | PIPE DIA. | WIDTH | HEIGHT | QTY. |
|---|---|---|---|---|
| DETENTION POND No. 1 | 18" | 3.00' | 3.00' | 4 |

**CONCRETE ANTI-SEEP COLLARS**
N. T. S.




| ENDWALL | 3Do (ft) | La (ft) | W (ft) | Tailwater Conditions | Rip-Rap | Thickness (ft) |
|---|---|---|---|---|---|---|
| 1 | 6 | 44 | 24 | Maximum | R-7 | 3.75 |
| 2 | 4 | 14 | 9 | Maximum | R-4 | 1.50 |
| 3 | 6 | 9 | 10 | Maximum | R-4 | 1.50 |
| 124 | 4 | 14 | 9 | Maximum | R-4 | 1.50 |
| Swale 1-A | 15 | 8 | 8 | Maximum | R-4 | 1.50 |
| Swale 1-C | 15 | 8 | 8 | Maximum | R-4 | 1.50 |

**PIPE OUTLET EROSION CONTROL**
N. T. S.

## PLANT LIST - BIO RETENTION AND STORMWATER MANAGEMENT FACILITY

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | 4 | Quercus bicolor | Swamp White Oak | 2 1/2" Cal. B&B | AS SHOWN |
| | 175 | Erianthus contortus | Shortbeard Plumegrass | 1 Gal. Cont. | 3' O.C. |
| | 135 | Panicum virgatum 'Shenendoah' | Red Switchgrass | 1 Gal. Cont. | 3' O.C. |
| | 3,600 SQ.FT. | Retention Basin Wildlife Mix (ERNMIX–127) | N/A | N/A | SEEDING RATE: 1/3–1/2lb per 1,000 S.F. |
| LIMIT OF SOIL MIX | 410 C.Y. | *SOIL MIX MUST CONTAIN AND BE INSTALLED AS FOLLOWS: (1) 20% ORGANIC MATERIAL SUCH AS COMPOST 30% SAND, PEA GRAVEL, OR CRUSHED SLAG 50% TOPSOIL. (2) SOIL MIX MUST CONTAIN NO MORE THAN 10% CLAY. (3) SOIL MIX MUST NOT BE COMPACTED. (4) SOIL MIX MUST BE PLACE AT A 2–FOOT DEPTH MINIMUM. (5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO–RETENTION FACILITY. | | | |

Scale: 1"=50'
Drawn By | Checked By | Approved By

| No. | Date | Description | By |
|---|---|---|---|
| No. | Date | Description | By |
| No. | Date | Description | By |


Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412–264–4400
Fax: 412–264–1200
email: info@lsse.com


Filename: M66801PCSM.dwg
Date: February 2016

J.T. Butler, LLC
543 Schoolhouse Road
Johnstown, Pennsylvania 15904

Rite Aid
Building Pad
Situated In
Center Township, Butler County, Pennsylvania

Sheet Title: PCSM Recording Plan
Drawing No.: M668–01–PCSM1
Sheet No.: PCSM of PCSM


N:\PROJECTS\M668\01\M668-01PCSM1.dwg Layout=Recording Plot User=Kyle Womack Plotted=2/17/2016 2:13 PM

Instr:201604260026302 04/26/2016
Pages:2 F:$95.00 10:56AM
Richelle Mustello
Butler County Recorder T20160004825
PL

N/F C. FOGLIO
Tax Parcel 080-3F37-44

EX. STONE

30"TREE

N 01°01'43" E 610.15'

50'

25' BUILDING LINE (REAR YARD)

PROPOSED LOT LINE

N 31°52'57" W 177.05'

377.92'

N 65°04'21" E

25' BUILDING LINE (SIDE YARD)

385.12'

(Parcel A
10.47 Acres)

Lot 1
14.67 Acres
190 Timblin Road

N 73°10'46" W

EX. DWELLING

SEPTIC TANK

POND

WELL

735.66'

685.79'

(Parcel C
0.23 Acre)

S 00°30'00" E 622.14'

470.01'

433.62'

Original lot line to be removed

S 00°30'00" E 935.89'

N 51°43'05" E 233.36'

158.35'

152.88'

152.13'

Original lot line

S 10°00'00" E
to be removed

25' BUILDING LINE (SIDE YARD)

28"TREE

PROPOSED LOT LINE

434.42'

N 06°40'38" W

25' BUILDING LINE (SIDE YARD)

GRAVEL DRIVE

18"TREE

423.28' FRONTAGE ALONG ℄

℄ TIMBLIN ROAD T-420 33' R/W
(Paved 16')

Tax Parcel 080-2F108-A1
N/F Moraine Preservation Fund
D.B. 2496 Pg. 37 (Tract 3)
56.65 Acres +/-
-10.47 Acres Parcel A
-0.23 Acre Parcel C
Remnant 45.95 Acres total
after conveyances

Tax Parcel 080-3F37-49
N/F Gary J. Catanese
D.B. 2350 Pg. 199

Tax Parcel 080-2F108-A2
N/F Moraine Preservation Fund
D.B. 2496 Pg. 37 (Tract 2)
77.4 Acres+/-
-4.20 Acres Parcel B
-15.63 Acres Parcel D
Remnant 57.57 Acres total
after conveyances

Part of Remnant

4th Tract of D.B. 2496 Pg. 37

591.50'

N 69°18'58" W 435.15'

25' BUILDING LINE (REAR YARD)

SHED

APPROX. LOCATION EX. SEPTIC

EX. DWELLING

(Parcel B
4.20 Acres)

N 57°58'17" E

Proposed Lot Line

549.93'

S 72°26'11" E

25' BUILDING LINE (SIDE YARD)

Lot 2
15.86 Acres
195 Timblin Road

SHED

WELL

DRIVE

BARN

50' BLDG. LINE

1,107.58' FRONTAGE ALONG ℄

50' BLDG. LINE

378.96'

53.24'

399.99'

Part of Remnant

N 86°54'22" W 124.40'

N 20°04'44" W 173.26'

342'

126'

393'

Tract 5 in D.B. 2597 Pg. 941
Sold to Fleeger by
D.B. 401 Pg. 174

A portion of this area was conveyed from Fleeger to Timblin by D.B. 441 Pg. 377. Unable to establish - ~~description is poor and there is no~~ physical evidence.

N/F Moraine
Preservation Fund
(Location undetermined)
Tax Parcel
080-2F108-A3A

EX. DWELLING

8" TREE

PARKING AREA

D.B. 2496 Pg. 37 (Tract 1)
This tract calls for 1 acre with no description and no physical evidence of either boundary line.
Shown in approximate location only

(Parcel D
15.63 Acres)

346.75'

S 52°33'13" E

S 09°46'45" E
15.37'
25' BLDG. LINE
(SIDE YARD)

110.60'

N 86°54'22" W

S 11°33'09" E
60.16'

POST

S 13°05'36" W

25' BUILDING LINE (REAR YARD)

PROPOSED LOT LINE

S 24°53'33" E
259.65'

674.17'

Formerly Baltimore & Lake Erie Railroad Co.

991.90'

693'

N/F Phyllis J. Campbell

Tax Parcel 080-2F108-A3
N/F Phyllis J. Campbell
D.B. 2597 Pg. 941 (Tract 4)

Original 11 acres sold
to Fleeger 09/19/1911
D.B. 289 Pg. 385

418.13'

EX. I. PIPE

Tax Parcel 080-2F108-A4
N/F Phyllis J. Campbell
D.B. 2597 Pg. 941 (Tract 2)

EX. POST

0' 100' 200' 300'

NOTES:

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

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

THE PURPOSE OF THIS PLAN IS TO CREATE TWO LOTS AROUND TWO EXISTING DWELLINGS.

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

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

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

PLAN OF SUBDIVISION
(2 LOTS)
FOR: MORAINE PRESERVATION FUND
SITUATE: CLAY TWP., BUTLER CO., PA

| | | | | |
|---|---|---|---|---|
| Date 02/08/16 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH | |
| Parcel No. 080-2F108-A1 & A2 | Db-Pg 2496-37 | Sheet No. 1 of 2 | Service No. 12-089 | |
| Address 190 & 195 TIMBLIN ROAD | | | | |

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17th day of March, 20 16 (by David P. Johnston)

ATTEST:

NOTARY PUBLIC OWNER David P. Johnston, Vice-President OWNER

COMMONWEALTH OF PENNSYLVANIA ]SS:
~~Clay~~ TOWNSHIP] Butler Co
Cranberry

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of March, 20 16 (by David P. Johnston)

My commission expires this 24th day of August, 20 16

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Caleb J. Falbo, Notary Public
Cranberry Twp., Butler County
My Commission Expires Aug. 24, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)

We, Moraine Preservation Fund, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Moraine Preservation Fund, As recorded in Deed Book Volume 2496 page 37, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS OWNERS David P. Johnston, Vice President

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

February 8, 2016 SIGNATURE OF LAND SURVEYOR
DATE REGISTRATION NUMBER SU-32490-E

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

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

SECRETARY SEAL David L Beachem CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 31 day of March, 20 16

SECRETARY SEAL David L Beachem CHAIRMAN

Reviewed by the Clay Township Planning Commission this 24th day of March, 20 16.

SECRETARY SEAL Richard H Geyer CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 10TH day of FEB, 20 16.

SECRETARY SEAL F. W. KRM 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 354 page 40 & 41

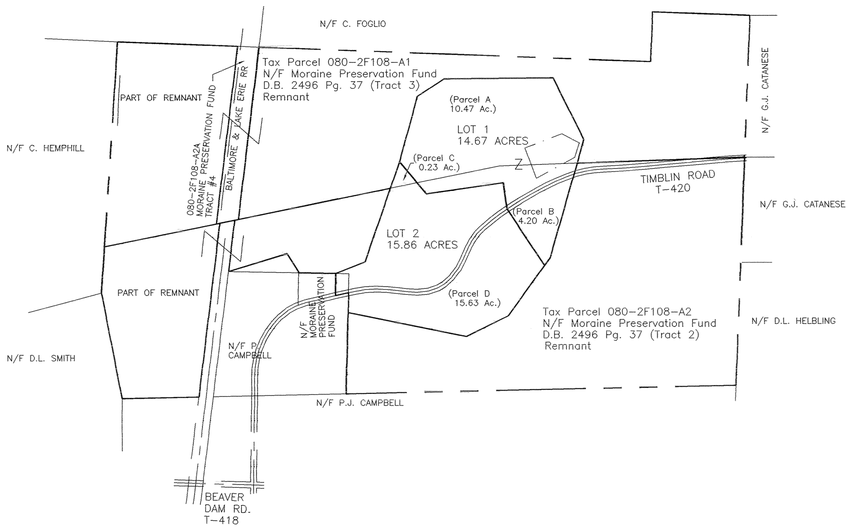
Given under my hand and seal this 6th day of APRIL, 20 16.

SEAL

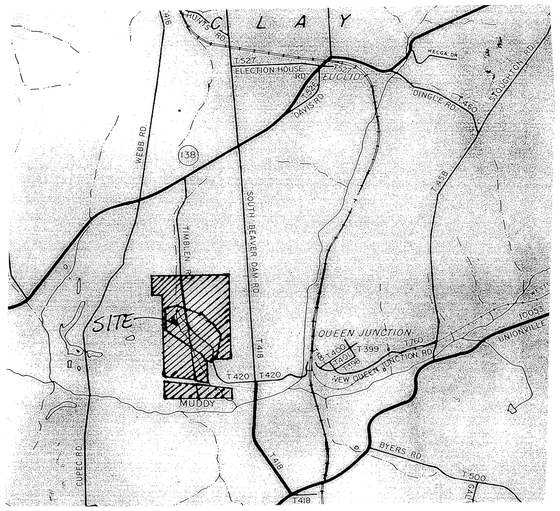
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020




LOCATION MAP Scale: 1" = 400'




VICINITY MAP Scale: 1" = 2000'

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

PLAN OF SUBDIVISION
(2 LOTS)

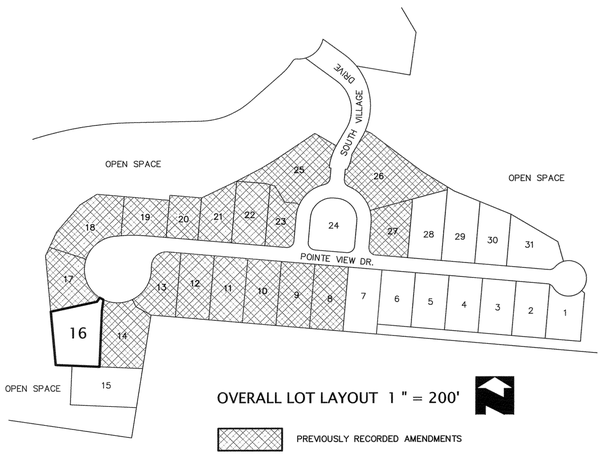
FOR: MORAINE PRESERVATION FUND

SITUATE: CLAY TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 02/08/16 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel No. 080-2F108-A1 & A2 | | Db-Pg 2496-37 | Sheet No. 2 of 2 | Service No. 12-089 |
| Address 190 & 195 TIMBLIN ROAD | | | |




LOCATION MAP 1" = 1500'




OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

ORIGINAL LOT 16

| | | |
|---|---|---|
| 16A | 4,432.92 SQ.FT. | 0.10 ACRES |
| 16B | 3,358.42 SQ.FT. | 0.08 ACRES |
| 16C | 3,277.92 SQ.FT. | 0.08 ACRES |
| 16D | 3,197.42 SQ.FT. | 0.07 ACRES |
| 16E | 3,116.91 SQ.FT. | 0.07 ACRES |
| 16F | 5,087.82 SQ.FT. | 0.12 ACRES |
| TOTAL | 22,471.41 SQ.FT. | 0.52 ACRES |

*PLAN AREA SHOW ON ORIGINAL PLAN AS 22,482.80 SQ.FT.

LOT SETBACKS:

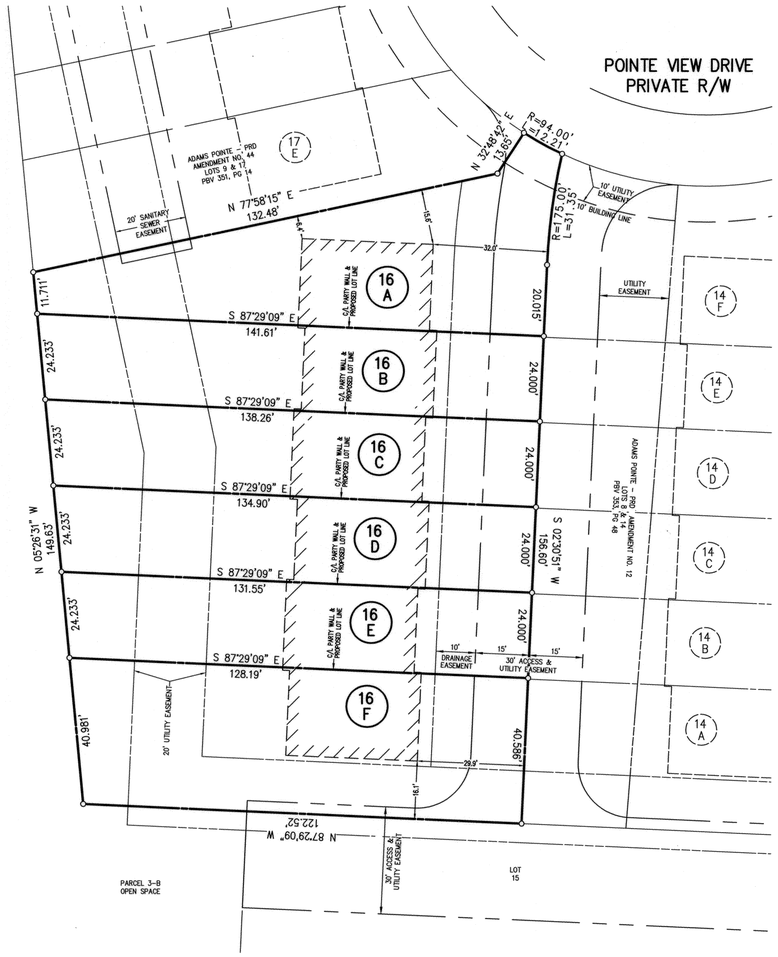
10' FRONT SETBACK
5' SIDE SETBACK
15' REAR SETBACK

Instr:201604060008362 04/06/2016
Pages:1 F:$45.00 3:35PM
Michele Mustello T20160004872
Butler County Recorder FL

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 26 DAY OF MARCH A.D. 20 16

ATTEST:

OFFICER WITNESSING sales manager

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

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

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 28th DAY OF March A.D., 2016 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

PETE ROBERTSON

VICE PRESIDENT

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

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF MARCH A.D., 20 16

NOTARY PUBLIC

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

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF March 20 16

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 3/29/16

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

RONALD OLSEN — 26400 E — 3/29/16
PRINTED NAME & REGISTRATION NO. — DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2ND DAY OF MARCH A.D. 20 16

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 354 PAGE 42

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF APRIL A.D., 20 16

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

| RECORDED: | |
|---|---|
| PLAN BOOK | PAGE |
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COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL JAMES ANTHONY SPERDUTE SURVEYOR 15457
REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 16 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. IF APPLICABLE, BEARINGS LABELED (NR) ARE NON-RADIAL.

OWNER INFORMATION:

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

LOT 16
TAX PARCEL : 010-S18-B16
INSTRUMENT NO. 201601280001804

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

| | |
|---|---|
| DRAWING NUMBER: | 1001-1515764 |
| DRAWING SCALE: | 1"=20' |
| DATE: | DECEMBER 29, 2015 |
| DRAWN BY: | JSS |
| REVISIONS: | |

# ADAMS POINTE - PRD AMENDMENT NO. 13 LOT 16

BEING A RE-SUBDIVISION OF LOT 16 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

## Owners' Adoption

By resolution approved on the 4th day of March, 2016, Trustee of the PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company, owners of the land shown on the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 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. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

## 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 Donald B Rodgers, Trustee of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 4th day of March, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 1 Plan of Lots is in the name of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company and is recorded in deed book volume _____ page _____ WITH INSTRUMENT NO. 200802220008546.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

## Mortgagee Clause

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 1 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Signature and Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald A Chalupa, of Dollar Bank, FSB who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 11th day of March, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## Mortgagee Clause

NVR, INC., mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 1 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Signature and Title of Authorized Officer – Vice President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Pete Robertson, of NVR, INC. who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 11th day of March, 2016.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

## Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by ~~resolution~~/Resolution No. 2013-83 effective this 30th day of MARCH, 2016.

Secretary

Chairman, Board of Supervisors

## Cranberry Township - Township Manager

I, JERRY A. ANDREE, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~resolution~~/Resolution No. 2013-83 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of 12/11/13.

Township Manager

## Cranberry Township Municipal Engineer

I, Jason Kalp, 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.

3/30/16
Date

Signature
Registration # PE071333

## 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.

2/20/16
Date

DAVID W. LAPEARLE
David W. LaPearle, PLS
Registration # 34201-E

## Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20th day of May 2015

Secretary

Chairman, Butler County Planning Commission

## Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 354 Page(s) 43-44

Given under my hand and seal this 6 day of April 2016.

| PLAN BOOK | PAGE |
|---|---|
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Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

## Mortgagee Clause

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 1 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Mortgagee Officer

Title Senior Vice President

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

NOTARY PUBLIC

REGISTERED SURVEYOR

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY ENGINEER

## Municipal Declarations

5.a. No Acceptance of Dedication. A declaration must be placed on any plan that shows dedication of streets or other property to the Township that the dedication imposes no responsibility upon the Township for acceptance of the dedication, or for the Improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance. The Board of 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

5.b. No Building Permits Without Approved Sewage Facilities. Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration. The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

3/30/16
Date

Secretary

## Utility Companies and Authorities

| | |
|---|---|
| Sewage Collection | = Cranberry Sewer and Water |
| Sewage Treatment | = Cranberry Sewer and Water |
| Water Service | = Cranberry Sewer and Water |
| Electric Service | = First Energy - Penn Power |
| Gas Service | = Equitable Gas |
| Telephone Service | = North Pittsburgh Telephone Company |

## Revised Phase 1

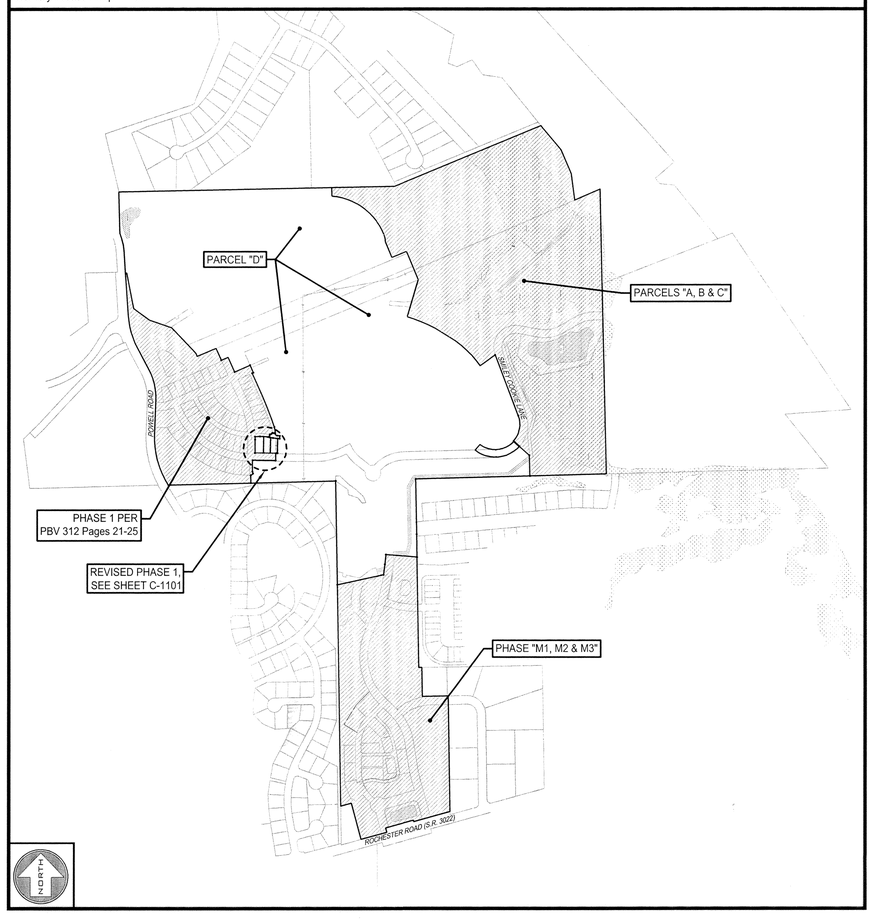
Total Number of Parcels = 2 Parcels
Total number of Lots = 3 Lots

| | |
|---|---|
| Original Area of Lot 151 - Tax I.D. 130-S31-B151 | = 11,777.47 sq.ft. = 0.27 Acres |
| Original Area of Lot 152 - Tax I.D. 130-S31-B152 | = 4,878.42 sq.ft. = 0.11 Acres |
| Total Plan Area | = 16,655.89 sq.ft. = 0.38 Acres |
| Revised Area of Lot 151-R | = 6,825.01 sq.ft. = 0.16 Acres |
| Revised Area of Lot 152-R | = 5,527.79 sq.ft. = 0.13 Acres |
| Area of Lot 153 | = 5,128.14 sq.ft. = 0.12 Acres |
| Total Plan Area | = 17,480.94 sq.ft. = 0.41 Acres |

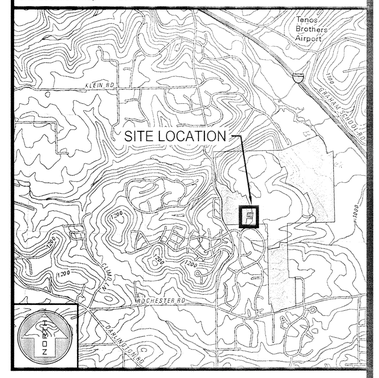
## Zoning Information

| | |
|---|---|
| Zoning | = CCD-2 |
| Proposed Use | = CCD-2 |
| Min. Lot Size | = per Pattern Book |
| Min. Lot Width | = per Pattern Book |
| Min. Front Setback | = per Pattern Book |
| Min. Rear Setback | = per Pattern Book |
| Min. Sideyard Setback | = per Pattern Book |
| Max. Height | = per Pattern Book |

Site Key Location Map: 1"=500'




Site Location Map: 1"=2000'




"As per the approved Stormwater Management Plan, the Township shall have right of access to the onsite detention facility for the right of maintenance in the event the Owner, assigns or heirs do not adequately maintain the facility. The Owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The afore-mentioned rights granted the Township in no way diminish the responsibility of the Owner, assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes."

## Notes:

1. The Property Association will maintain all Lanes/Alleys in this plan.
2. All easements and right of ways label as "Private" or "Common" shall be owned and maintained by the Homeowners and/or Condominium Associations.
3. Trash Collection: Will be provided by the Township's contracted hauler. Units with vehicular access at the rear of the lot will be serviced by a side-loaded truck in the private lane. Units with vehicular access at the front of the lot will be serviced by a side-loaded truck on the public street at the curb. On-street parking will not interfere with trash collection. Six-unit buildings will be serviced by a side-loaded truck via common, screened trash collection areas.
4. Snow Removal: Public streets will be plowed by the Township. Private streets and lanes will be plowed by the Homeowners Association.
5. All Parks and Alleys to have Public Access as shown in Easement Agreement recorded in Instrument #200902050002052

Instr:201604060005363 04/06/2016 3:48PM
Pages:2 F:$85.00 T20160004874
Michele Mustello
Butler County Recorder FL

Drawing Scale:

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

Prepared By:

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

Prepared For:

Park Place Marketing, LLC
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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

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

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: FEBRUARY 25, 2016

PLAN REVISIONS

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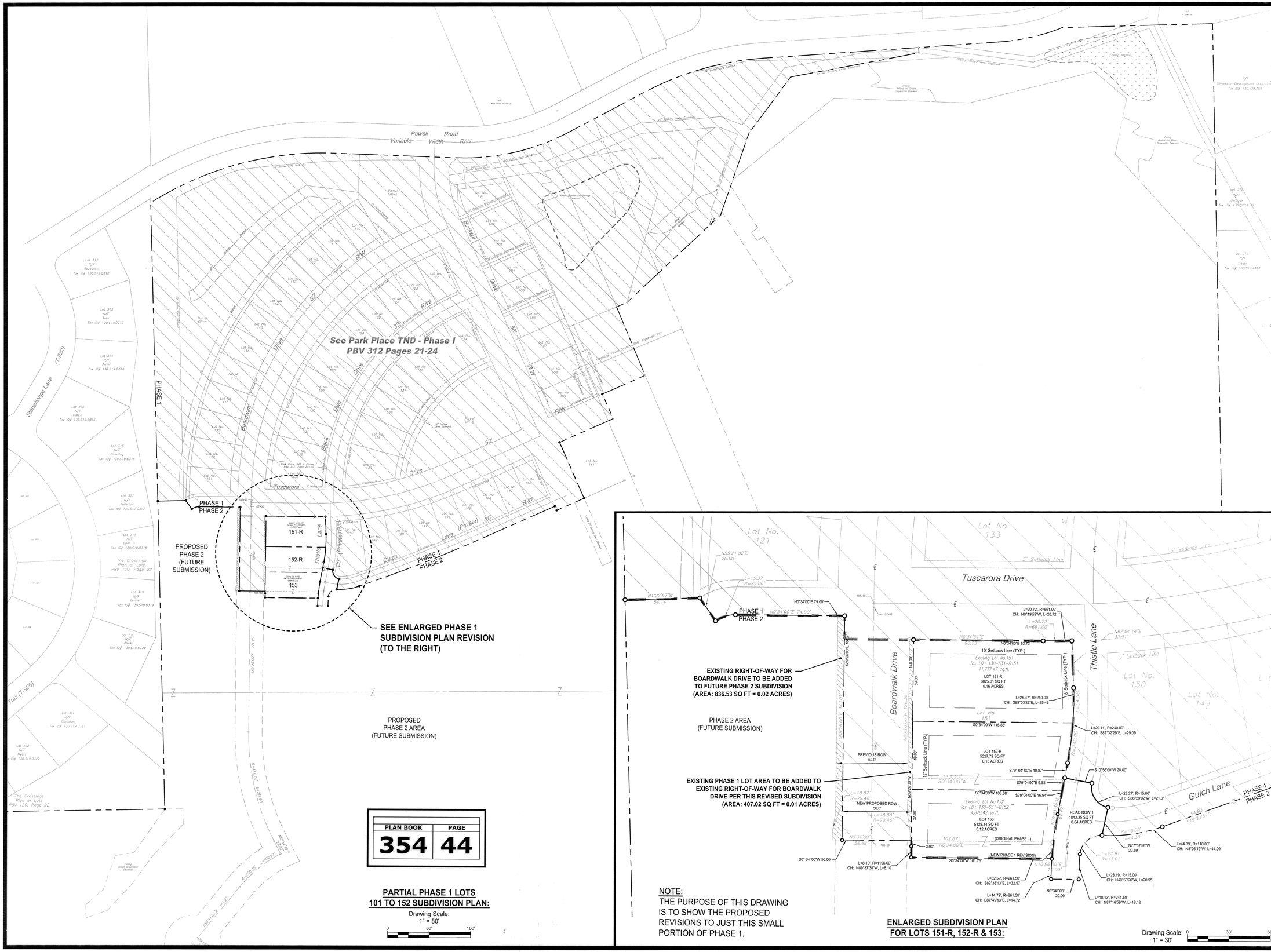
Situate In:
Cranberry Township, Butler County, PA

Project Name:
**PARK PLACE**
**RESIDENTIAL SUBDIVISION - REVISED PHASE 1**

Drawing Name:
**REVISED LOTS 151-R, 152-R, & 153**

Project No: **161133**

Drawing No: **C-1100**




| PLAN BOOK | PAGE |
|---|---|
| 354 | 44 |

**PARTIAL PHASE 1 LOTS**
**101 TO 152 SUBDIVISION PLAN:**

Drawing Scale:
1" = 80'

NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED REVISIONS TO JUST THIS SMALL PORTION OF PHASE 1.

**ENLARGED SUBDIVISION PLAN**
**FOR LOTS 151-R, 152-R & 153:**

Drawing Scale:
1" = 30'

Drawing Scale:
AS NOTED

NORTH

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

Prepared By:

**PVE Sheffler**
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
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DATE ISSUED: FEBRUARY 25, 2016

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Situate In:
Cranberry Township, Butler County, PA

Project Name:
PARK PLACE
RESIDENTIAL SUBDIVISION - REVISED PHASE 1

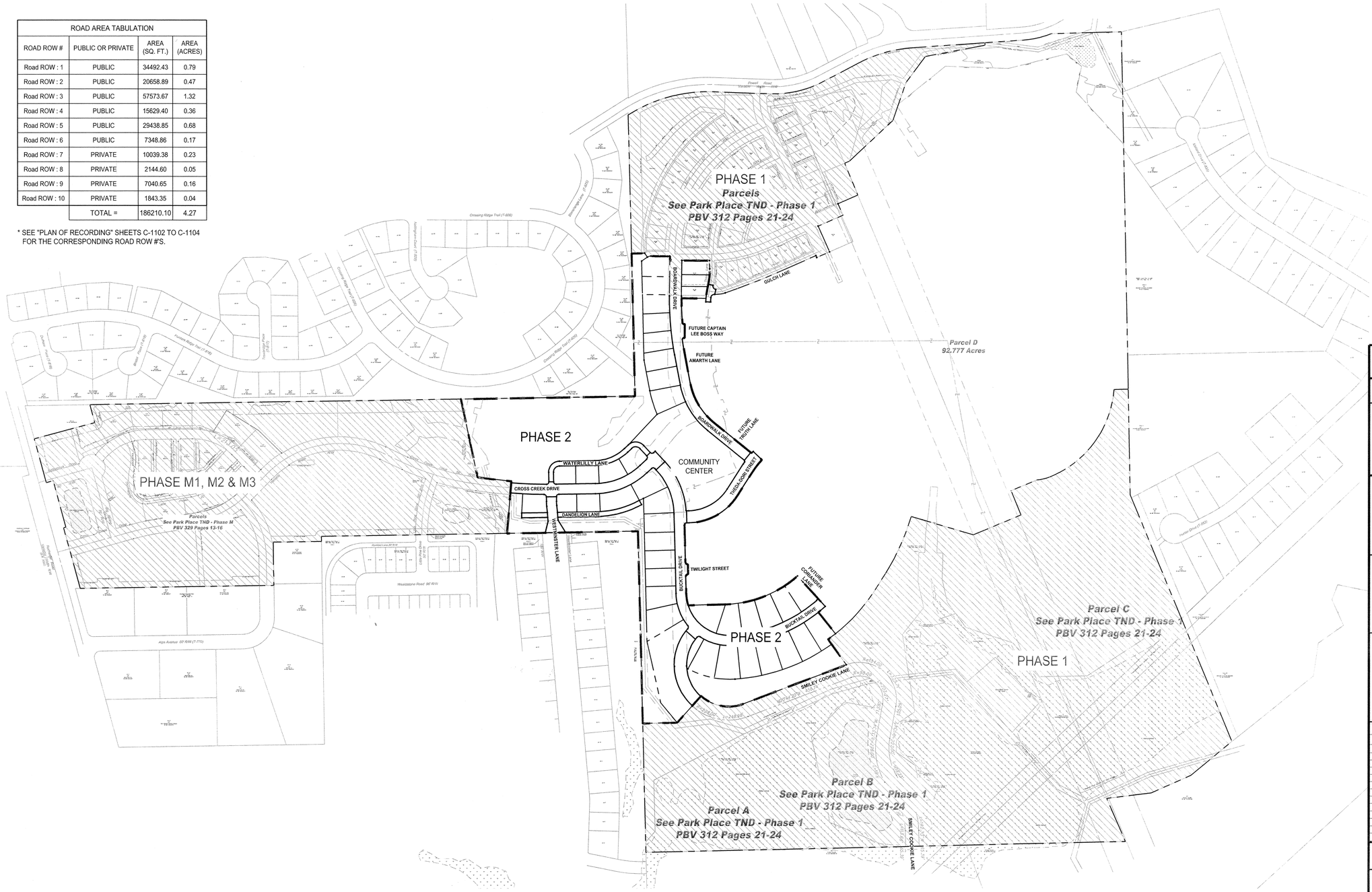
Drawing Name:
REVISED LOTS 151-R, 152-R, & 153

Project No: 161133

Drawing No: C-1101

| ROAD AREA TABULATION | | | |
|---|---|---|---|
| ROAD ROW # | PUBLIC OR PRIVATE | AREA (SQ. FT.) | AREA (ACRES) |
| Road ROW : 1 | PUBLIC | 34492.43 | 0.79 |
| Road ROW : 2 | PUBLIC | 20658.89 | 0.47 |
| Road ROW : 3 | PUBLIC | 57573.67 | 1.32 |
| Road ROW : 4 | PUBLIC | 15629.40 | 0.36 |
| Road ROW : 5 | PUBLIC | 29438.85 | 0.68 |
| Road ROW : 6 | PUBLIC | 7348.86 | 0.17 |
| Road ROW : 7 | PRIVATE | 10039.38 | 0.23 |
| Road ROW : 8 | PRIVATE | 2144.60 | 0.05 |
| Road ROW : 9 | PRIVATE | 7040.65 | 0.16 |
| Road ROW : 10 | PRIVATE | 1843.35 | 0.04 |
| | TOTAL = | 186210.10 | 4.27 |

* SEE "PLAN OF RECORDING" SHEETS C-1102 TO C-1104 FOR THE CORRESPONDING ROAD ROW #'S.




0 200' 400'

Drawing Scale:
1" = 200'

NORTH

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

DAVID W. LAPEARLE

Prepared By:


PVE Sheffler
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POCS SER. # 20150340240

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DATE ISSUED: FEBRUARY 25, 2016

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Situate In:
Cranberry Township, Butler County, PA

Project Name:
PARK PLACE
RESIDENTIAL SUBDIVISION - REVISED PHASE 2

Drawing Name:
PLAN OF RECORDING INDEX

Project No: 161133

Drawing No: C-1100

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Instr:201604060006364 04/06/2016
Pages:5 F:$205.00 3:47PM
Michele Mustello T20160004875
Butler County Recorder FL

## Owners' Adoption

By resolution approved on the 4th day of March, 2016, Trustee of the PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company, owners of the land shown on the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 2 adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

## 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 Donald B. Rodgers, Trustee of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 4th day of March, 2016.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

## Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 2 Plan of Lots is in the name of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company and is recorded in deed book volume _____ page _____ with INSTRUMENT NO. 200802220003546.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

## Mortgagee Clause

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 2 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Signature and Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald A Hokel, Dollar Bank, FSB who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 11th day of March, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## Mortgagee Clause

NVR, INC., mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 2 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Signature and Title of Authorized Officer
Pete Robertson – Vice President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Pete Robertson of NVR, INC. who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 11th day of March, 2016.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

## Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by ~~motion~~/Resolution No. 2015-53 effective this 30th day of MARCH, 2016.

Secretary

Chairman, Board of Supervisors

## Cranberry Township - Township Manager

I, JERRY ANDREE, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~motion~~/Resolution No. 2015-53 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of 6/23/15.

Township Manager

## Cranberry Township Municipal Engineer

I, Jason Porter, 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.

3/30/16
Date

Signature
Registration # PE071553

## 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.

2/26/16
Date

DAVID W. LAPEARLE
David W. LaPearle, PLS
Registration # 34201-E

## Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20th day of MAY 2015

Secretary

Chairman, Butler County Planning Commission

## Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 354, Page(s) 45-49

Given under my hand and seal this 6 day of April, 2016.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

NOTARY PUBLIC

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

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY ENGINEER
COMMONWEALTH OF PENNSYLVANIA
JASON PORTER
PE071553

## Municipal Declarations

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Secretary

Chairman, Board of Supervisors

5.b. No Building Permits Without Approved Sewage Facilities. Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration. The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

3/30/16
Date

Secretary

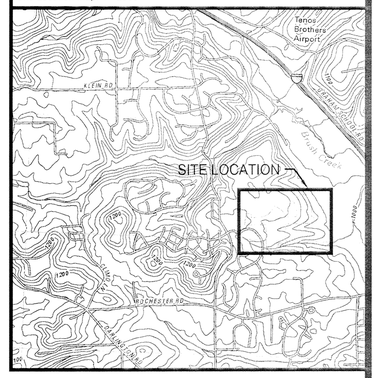
Modifications or Waivers:

1. Modification to 27-506.6.8(9) and Exhibit B, General Manual of Written and Graphic Design Guidelines– Community Character Development, items 8.5, 11.4, 12.3, 34.3 and 34.26 which requires Townhomes front a street with streetscape amenities including; street trees, sidewalks, street lights, benches and waste receptacles, and be accessed to the rear by alleys or service lanes. Proposing– Townhomes to be situated on a mews green court without street frontage and rear access only.
2. Modification of the no-pave setback along Rochester Road (with respect to on-street and off-street parking) and the no-pave setback landscaping. Justification: To create a destination development and in keeping with the standards of New Urbanism. (Approved in Resolutions 2005-71, 2005-112, and 2007-74.)
3. Modification to the stormwater basin landscaping with shade and ornamental trees within detention basins (22.612.7) Justification: Permit limited landscaping with shade and ornamental trees within detention basins to reinforce the character of the parks within which they are located. (Approved in Resolutions
4. 2005-71, 2005-112, and 2007-74.)
5. Modification to reduce the street design standards as shown in PPIC 17-401.3.A for one vertical curve on Alps Avenue (K=27.56). Justification: This curve occurs at a stop condition. Additionally, the curve is adequate for the posted speed (25 mph), but doesn't meet the design speed (30 mph). (Approved in Resolution 2007-74.)
6. Modification regarding the setback of garages on front-loaded lots to decrease the setback from the front building plane to a front entry garage from 20 feet to 8 feet for all front-loaded lots in the Park Place development, as shown on the Development Plans. All front-loaded lots that do not meet the required maximum setback are to be designed to articulate the faces of attached dwelling units that have Front Loaded garages using balconies, pergolas, columns, recessed garage doors, carports, vent eaves, elevated decks and the like. ; De-emphasize garage doors by painting them non-white, preferably dark green, brown, taupe, terra cotta, black, etc.; Install and maintain plantings, planters, low fences and low walls along the driveways to beautify the space in front of the front loaded garages and utilize window box planters on balconies wherever possible. Justification: The lots are designed for a walkout basement around the outside of Phases II & IV. The only way to construct the home on front accessed lots would be to have the garage in the basement, and the demographics of our buyer does not want to have the garage located in the basement, they would rather have everything on the main floor. Building the house this way would also maximize the rear yard and allow for a clear view to the natural tree lined open space. (Approved in Resolution 2010-06.)
7. Waiver request for Chapter 17, RD-26, Typical Street Section Local Residential Street With Parallel Parking. Proposing – In regards to Smiley Cookie Lane:

- A 10' wide travel lane versus 9'-11" wide
- No parallel parking versus 8' parallel parking
- 18" wide asphalt wedge curbs versus 18" deep-set concrete curbs
- 5' wide sidewalk on North side only of street versus both sides of street
- The Right-of-Way is 56' wide versus 46'-50' wide (The ROW was previously recorded)

Justification – The new design will have less impact on the surrounding environment due to the decrease in impervious area (less reflected heat, minimized disturbance, etc.), the planting strips are wider therefore promoting better growth of the street trees. The proposed road is keeping in more character to the road design in Graham Park.

Site Location Map: 1"=2000'

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Drawing Scale:

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

Prepared By:

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

Prepared For:

Park Place Marketing, LLC
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POCS SER. # 20150340240

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DATE ISSUED: FEBRUARY 25, 2016

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
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Situate In:
Cranberry Township, Butler County, PA

Project Name:
**PARK PLACE**
**RESIDENTIAL SUBDIVISION - REVISED PHASE 2**

Drawing Name:
**PLAN OF RECORDING**

Project No: **161133**
Drawing No: **C-1101**

## Utility Companies and Authorities

| | |
|---|---|
| Sewage Collection | = Cranberry Sewer and Water |
| Sewage Treatment | = Cranberry Sewer and Water |
| Water Service | = Cranberry Sewer and Water |
| Electric Service | = First Energy - Penn Power |
| Gas Service | = Equitable Gas |
| Telephone Service | = North Pittsburgh Telephone Company |

## Phase 2

| | |
|---|---|
| Total Number of Parcels | = 18 Parcels |
| Total number of Lots | = 30 Lots |

## Zoning Information

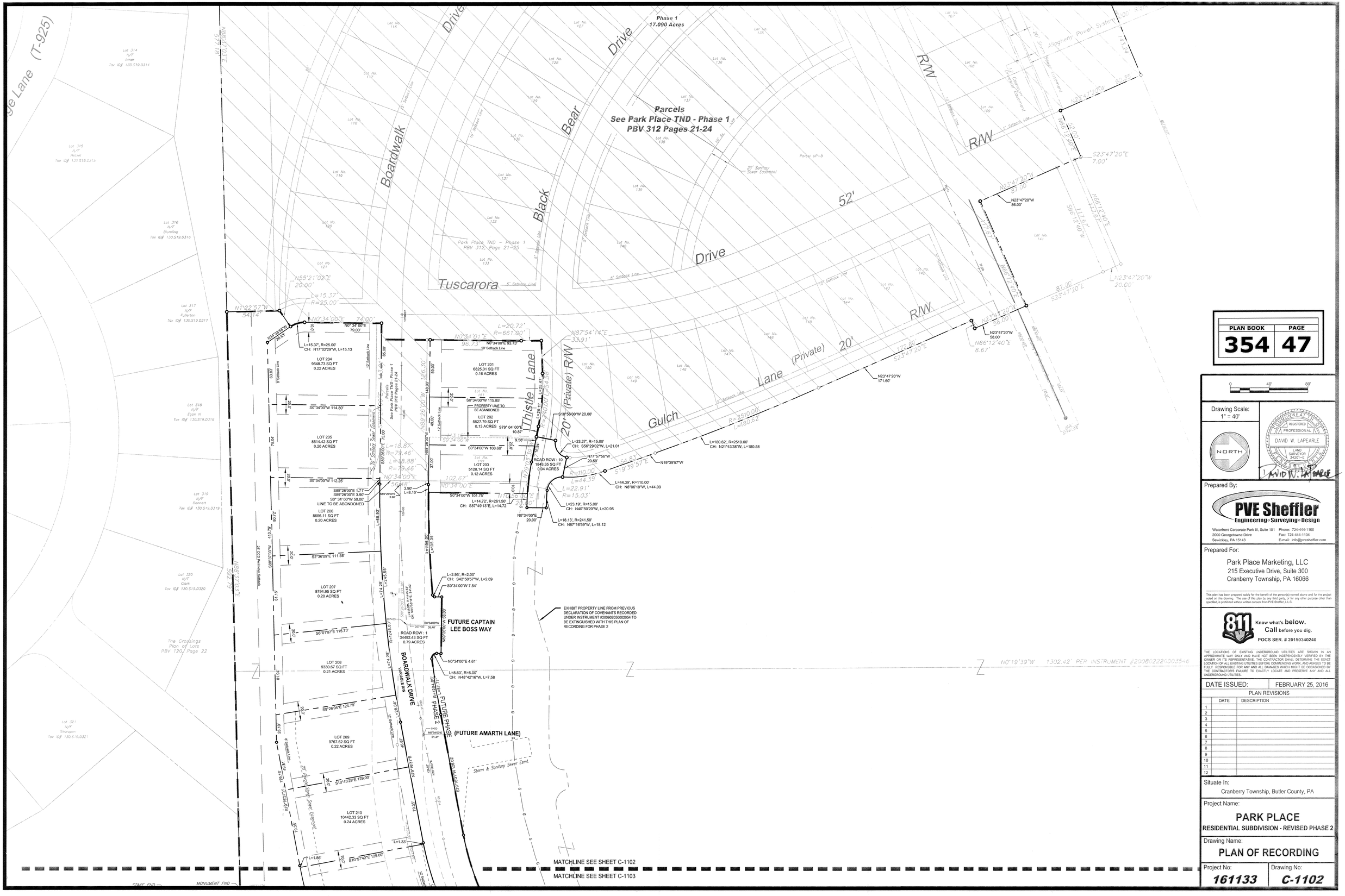
| | |
|---|---|
| Zoning | = CCD-2 |
| Proposed Use | = CCD-2 |
| Min. Lot Size | = per Pattern Book |
| Min. Lot Width | = per Pattern Book |
| Min. Front Setback | = per Pattern Book |
| Min. Rear Setback | = per Pattern Book |
| Min. Sideyard Setback | = per Pattern Book |
| Max. Height | = per Pattern Book |

| | |
|---|---|
| Area of Lots, Road R/W & Parcels Phase 1 | = 17.778 Acres |
| Area Dedicated to Cranberry Township | = 55.982 Acres |
| Area of Road R/W & Parcels Phase M1 & M2 | = 19.716 Acres |
| Area of Road R/W & Parcels Phase M3 | = 6.987 Acres |
| Area of Road R/W & Parcels Phase 2 | = 25.112 Acres |
| Area of Remenant Parcel | = 68.118 Acres |
| Existing Area of Public Road Right of Ways | = 1.436 Acres |
| Total Plan Area | = 195.129 Acres |

"As per the approved Stormwater Management Plan, the Township shall have right of access to the onsite detention facility for the right of maintenance in the event the Owner, assigns or heirs do not adequately maintain the facility. The Owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The afore-mentioned rights granted the Township in no way diminish the responsibility of the Owner, assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes."

## Notes:

1. The Property Association will maintain all Lanes/Alleys in this plan.
2. All easements and right of ways label as "Private" or "Common" shall be owned and maintained by the Homeowners and/or Condominium Associations.
3. Trash Collection: Will be provided by the Township's contracted hauler. Units with vehicular access at the rear of the lot will be serviced by a side-loaded truck in the private lane. Units with vehicular access at the front of the lot will be serviced by a side-loaded truck on the public street at the curb. On-street parking will not interfere with trash collection. Six-unit buildings will be serviced by a side-loaded truck via common, screened trash collection areas.
4. Snow Removal: Public streets will be plowed by the Township. Private streets and lanes will be plowed by the Homeowners Association.
5. All Parks and Alleys to have Public Access as shown in Easement Agreement recorded in Instrument #200902050002052




| PLAN BOOK | PAGE |
|---|---|
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0 40' 80'

Drawing Scale:
1" = 40'

NORTH

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

Prepared By:

**PVE Sheffler**
Engineering ⊙ Surveying ⊙ Design

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

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

Prepared For:

Park Place Marketing, LLC
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20150340240

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.

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Situate In:
Cranberry Township, Butler County, PA

Project Name:
**PARK PLACE**
**RESIDENTIAL SUBDIVISION - REVISED PHASE 2**

Drawing Name:
**PLAN OF RECORDING**

Project No: **161133**

Drawing No: **C-1102**

MATCHLINE SEE SHEET C-1102

MATCHLINE SEE SHEET C-1103

MATCHLINE SEE SHEET C-1103

MATCHLINE SEE SHEET C-1104

The Crossings Plan of Lots PBV 120, Page 22

Rochester Village (a.k.a. Park Place TND M1-M3) PBV 312, Page 21-25

Bellevue Park Phase 1 PBV 305, Page 45-60

Existing Stream Conservation Easement

Existing 20' Sanitary Sewer Easement

Existing 20' Temporary Construction Easement

25' CCD Perimeter Setback

20' Storm Sewer Easement

20' Private Storm Sewer Easement

20' Sanitary Sewer Easement

Storm Sewer Easement

Storm & Sanitary Sewer Esmt.

PARCEL OS-2A
240811.07 SQ FT
5.53 ACRES

PARCEL OS-2C
15843.50 SQ FT
0.36 ACRES

PARCEL OS-2B
10857.70 SQ FT
0.25 ACRES

PARCEL OS-2D
59925.30 SQ FT
1.38 ACRES

PARCEL CC-1
101473.35 SQ FT
2.33 ACRES

PARCEL TH-2D
6760.10 SQ FT
0.16 ACRES

PARCEL TH-2C
7168.96 SQ FT
0.16 ACRES

PARCEL TH-2B
8065.47 SQ FT
0.19 ACRES

PARCEL TH-2A
7478.40 SQ FT
0.17 ACRES

PARCEL TH-2E
7800.94 SQ FT
0.18 ACRES

PARCEL TH-2F
6207.24 SQ FT
0.14 ACRES

PARCEL TH-2G
7188.99 SQ FT
0.17 ACRES

PARCEL TH-2H
11494.03 SQ FT
0.26 ACRES

LOT 211
11197.76 SQ FT
0.26 ACRES

LOT 212
10470.29 SQ FT
0.24 ACRES

LOT 213
9907.96 SQ FT
0.23 ACRES

LOT 214
9413.04 SQ FT
0.22 ACRES

LOT 215
9413.04 SQ FT
0.22 ACRES

LOT 216
9413.04 SQ FT
0.22 ACRES

ROAD ROW : 1
34492.43 SQ FT
0.79 ACRES

ROAD ROW : 2
20658.89 SQ FT
0.47 ACRES

ROAD ROW : 3
57573.67 SQ FT
1.32 ACRES

ROAD ROW : 5
29438.85 SQ FT
0.68 ACRES

ROAD ROW : 7
10039.38 SQ FT
0.23 ACRES

ROAD ROW : 8
7348.86 SQ FT
0.17 ACRES

ROAD ROW : 9
7040.65 SQ FT
0.16 ACRES

ROAD ROW : 6
2144.60 SQ FT
0.05 ACRES

WATERLILLY LANE
20' R/W

CROSS CREEK DRIVE
42' R/W

DANDELION LANE
20' R/W

WESTMINSTER LANE
VARIABLE R/W

BOARDWALK DRIVE
VARIABLE R/W

BUCKTAIL DRIVE
VARIABLE R/W

THEA-DORI STREET
40' R/W

(FUTURE TRUTH LANE)

FUTURE PHASE PHASE 2

(FUTURE ROAD)
42' R/W

100' R/W

Westminster Lane

STAKE FND

MONUMENT FND

UNKNOWN TERMINATION POINT

EXHIBIT PROPERTY LINE FROM PREVIOUS DECLARATION OF COVENANTS RECORDED UNDER INSTRUMENT #200902050002054 TO BE EXTINGUISHED WITH THIS PLAN OF RECORDING FOR PHASE 2

THE PROPOSED RIGHT-OF-WAY AND CENTERLINE INFORMATION SHOWN FOR PROPOSED "WESTMINSTER LANE" IS INTENDED TO TIE INTO THE RIGHT-OF-WAY AND CENTERLINE INFORMATION OF "WESTMINSTER LANE" AS SHOWN ON SHEET 1 OF 1 BY PLAN PREPARED BY GAI CONSULTANTS AND RECORDED IN P.B.V. 305 PG 45

| PLAN BOOK | PAGE |
|---|---|
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0 40' 80'

Drawing Scale: 1" = 40'

NORTH

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

DAVID W. LAPEARLE

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

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

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

Prepared For:

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Situate In:
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Project Name:
PARK PLACE
RESIDENTIAL SUBDIVISION - REVISED PHASE 2

Drawing Name:
PLAN OF RECORDING

Project No: 161133

Drawing No: C-1103

| PLAN BOOK | PAGE |
|---|---|
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MATCHLINE SEE SHEET C-1103

MATCHLINE SEE SHEET C-1104

LOT 215
9413.04 SQ FT
0.22 ACRES

LOT 216
9413.04 SQ FT
0.22 ACRES

LOT 217
10801.56 SQ FT
0.25 ACRES

LOT 218
14458.65 SQ FT
0.33 ACRES

PARCEL OS-2G
38062.46 SQ FT
0.87 ACRES

ROAD ROW : 3
57573.67 SQ FT
1.32 ACRES

(FUTURE ROAD)
42' R/W

SMILEY COOKIE LANE
VARIABLE R/W

ROAD ROW : 4
15629.40 SQ FT
0.36 ACRES

LOT 219
12997.69 SQ FT
0.30 ACRES

LOT 220
12580.77 SQ FT
0.29 ACRES

LOT 221
11342.98 SQ FT
0.26 ACRES

LOT 222
11342.98 SQ FT
0.26 ACRES

LOT 223
11342.98 SQ FT
0.26 ACRES

LOT 224
11342.98 SQ FT
0.26 ACRES

LOT 225
10368.97 SQ FT
0.24 ACRES

LOT 226
10012.91 SQ FT
0.23 ACRES

LOT 227
10139.78 SQ FT
0.23 ACRES

LOT 228
10139.78 SQ FT
0.23 ACRES

LOT 229
10139.78 SQ FT
0.23 ACRES

LOT 230
10458.77 SQ FT
0.24 ACRES

PARCEL OS-2F
11357.87 SQ FT
0.26 ACRES

PARCEL OS-2E
61925.14 SQ FT
1.42 ACRES

BUCKTAIL DRIVE
VARIABLE R/W

FUTURE CORIANDER LANE
42' R/W

FUTURE PHASE 2

40' Storm Sewer, Sanitary Sewer, Waterline and Temporary Turnaround Esmt.

Storm & Sanitary Sewer Esmt.

Storm Sewer Esmt.

20' Storm Sewer Esmt.

20' Sanitary Sewer Easement

Existing 20' Sanitary Sewer Easement

Existing Wetlands

UNKNOWN TERMINATION POINT

STORMWATER MANAGEMENT BASIN IS NOT TO BE DEDICATED TO OR MAINTAINED BY CRANBERRY TOWNSHIP

Park Place TND – Phase 1
PBV 312, Page 21-25
Parcel A

Park Place TND – Phase 1
PBV 312, Page 21-25
Parcel B

Park Place TND – Phase 1
PBV 312, Page 21-25
Parcel C

Retreve Park Phase 1
PBV 305, Page 43-60

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

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

DAVID W. LAPEARLE

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Drawing Name:
**PLAN OF RECORDING**

Project No: **161133**

Drawing No: **C-1104**

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 23 DAY OF March 20 16.

ATTEST:

OWNER

Jamie L. Hartle
OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER E STROUP
Notary Public
SLIPPERY ROCK BORO., BUTLER CNTY
My Commission Expires Jan 20, 2018

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED BRYAN J. & JAMIE L. HARTLE AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 23 DAY OF March 20 16.
MY COMMISSION EXPIRES THE _____ DAY OF _____ _____.

Jennifer E Stroup
NOTARY PUBLIC

[redacted]
JENNIFER E STROUP
Notary Public
SLIPPERY ROCK BORO., BUTLER CNTY
My Commission Expires Jan 20, 2018

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 4th DAY OF April, 20 16.

Jennie L Hogg
SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 4th DAY OF April, 20 16.

SECRETARY

CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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

03-24-16
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 14TH DAY OF MARCH 20 16.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 354 PAGE 50.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF April 20 16.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201604080006540 04/08/2016
Pages:1 F:$45.00 1:12PM
Michele Mustello T20160004987
Butler County Recorder FL

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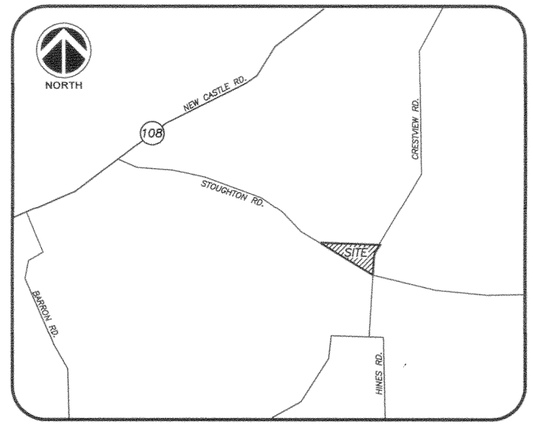
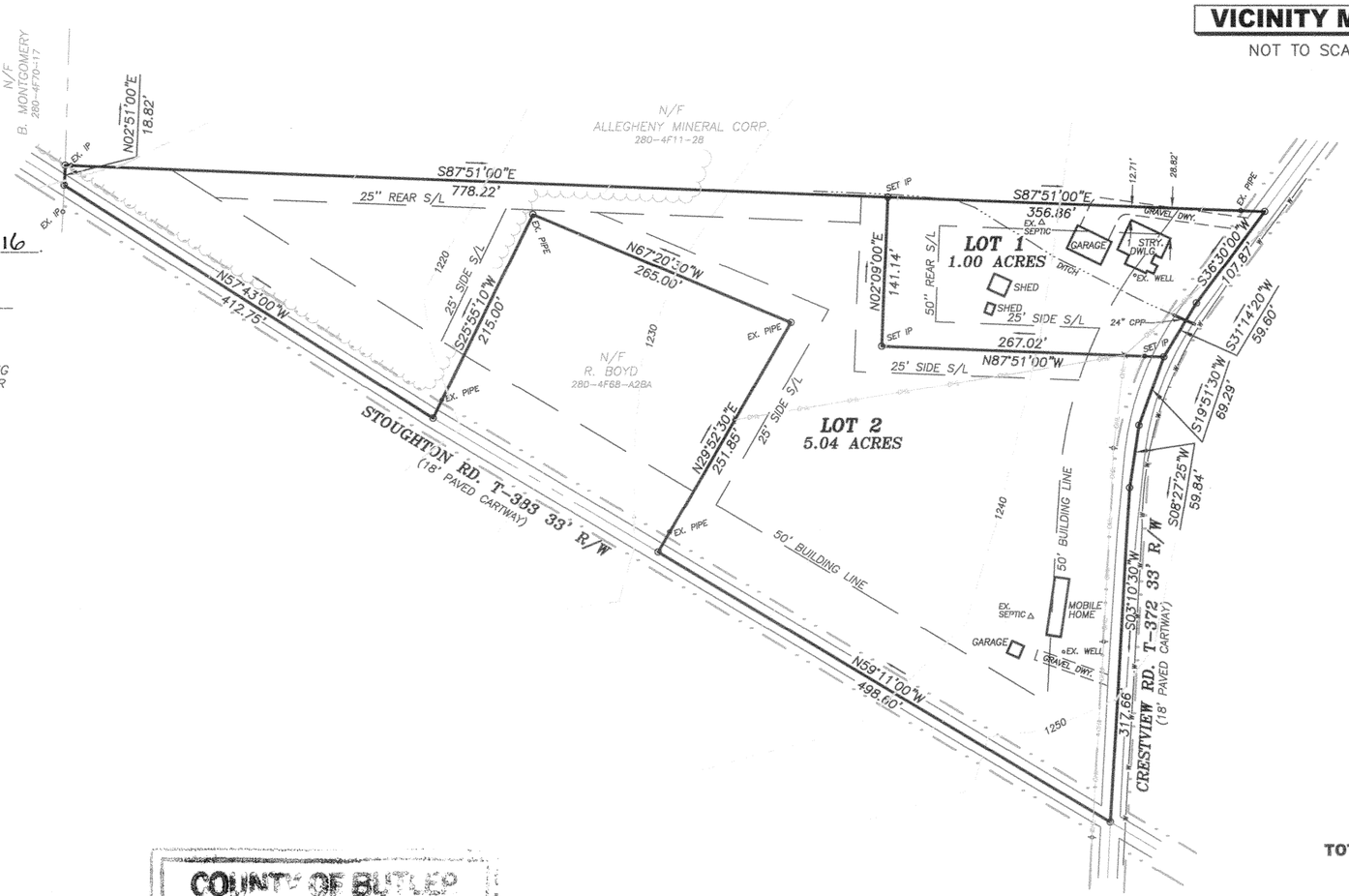



VICINITY MAP
NOT TO SCALE




TOTAL PLAN AREA 6.04 ACRES
LOT 1 1.00 ACRES
LOT 2 5.04 ACRES

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16073

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

OWNER:
BRYAN J. & JAMIE L. HARTLE
238 CRESTVIEW RD.
SLIPPERY ROCK, PA 16057
724-794-5602

PARCEL ID: 280-4F68-A2B
DEED REF: 200504080008452

ZONING: RC-1
(RURAL CONSVERVATION)
MIN. LOT AREA 1.0 ACRE
MIN. LOT WIDTH 150'
BUILDING SET BACKLINES:
FRONT YARD 50'
SIDE YARD 25'
REAR YARD 50'
MAX. HEIGHT 35'
MAX. COVERAGE 15%

BUTLER COUNTY PLANNING COMMISSION

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

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

Scale 1" = 100'
Date Feb. 29, 2016

Job No. 2818

Hartle Subdivision

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
Bryan & Jamie Hartle

Sheet No. 1 of 1