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

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 19th *DAY OF* July, 20 16, *THE BOARD OF DIRECTORS OF BROWNS HILL ROAD ASSOCIATES, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE BLACKHAWK PRD – PHASE II, 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. BROWNS HILL ROAD ASSOCIATES, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, 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.*

[redacted]
FRANK PELLY – PRESIDENT

WITNESS

7-19-2016
DATE

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF ~~BUTLER~~ ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED FRANK PELLY, OF BROWNS HILL ROAD ASSOCIATES, LLC, 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 19th DAY OF July, 20 16.
MY COMMISSION EXPIRES THE 4th DAY OF February, 20 20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Regis J. Kowalski, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Feb. 4, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Regis J. Kowalski SEAL
NOTARY PUBLIC

TITLE CLAUSE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)

WE , BROWNS HILL ROAD ASSOCIATES, LLC , HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE BLACKHAWK PRD - PHASE II PLAN IN THE NAME OF BROWNS HILL ROAD ASSOCIATES, LLC AND IS RECORDED IN INSTRUMENT NUMBER 201302260005768 AND 200912040028425 .

[redacted]
BROWNSHILL ROAD ASSOCIATES, LLC

7-19-16
DATE

WITNESS

MORTGAGE CLAUSE

ENTERPRISE BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE BLACKHAWK PRD - PHASE II PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[redacted]
MORTGAGEE
Randy J. Davidson
Vice President

WITNESS

SURVEYOR

EVERY PLAN FOR RECORDING MUST BE PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED SURVEYOR, WHO MUST CERTIFY THE ACCURACY OF THE SURVEY AND AFFIX HIS SEAL.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

MARK B. SCHMIDT

7-19-2016
DATE

SU 38950-E
REGISTRATION NO.

MIDDLESEX TOWNSHIP MUNICIPAL ENGINEER

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

7/22/16 DATE — PE083712 REG. NO. — SEAL — [redacted] SIGNATURE

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS.

BY THE SUPERVISORS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. ——, EFFECTIVE THIS 20th *DAY OF* July, 20 16.

SECRETARY — CHAIRMAN - BOARD OF SUPERVISORS

BY THE PLANNING COMMISSION.

REVIEWED BY THE BOARD OF PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 25th *DAY OF* February, 20 14.

SECRETARY — CHAIRMAN - ~~BOARD OF SUPERVISORS~~

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22 *DAY OF* MAY, 20 14.

SECRETARY — CHAIRMAN - BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357 *, PAGE(S)* 1-8.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF August, 20 16.

(SEAL) RECORDER OF DEEDS

[redacted]

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

ALL SIGNATURES MUST BE IN BLACK INK

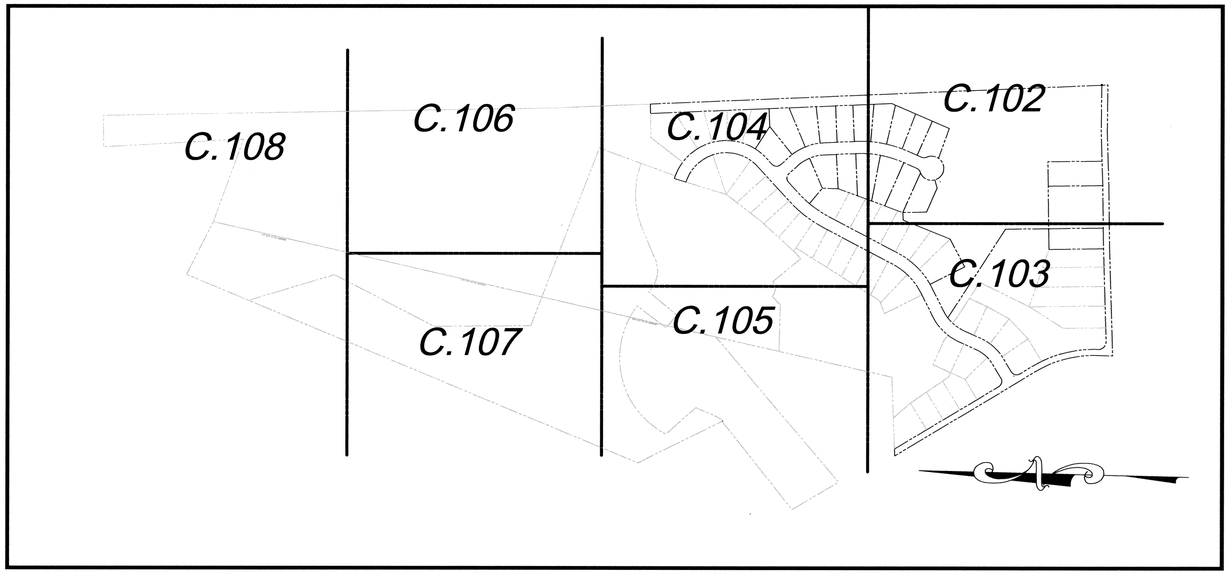
Butler County Recorder of Deeds

Butler County Planning Commission

Township of Middlesex Engineer

PLAN BOOK	PAGE
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Instr:201608050015871 08/05/2016
Pages:8 F:$325.00 12:02PM
Michele Mustello T20160010940
Butler County Recorder FL



Blackhawk PRD - Overall Site Plan
Scale - 1"=75'

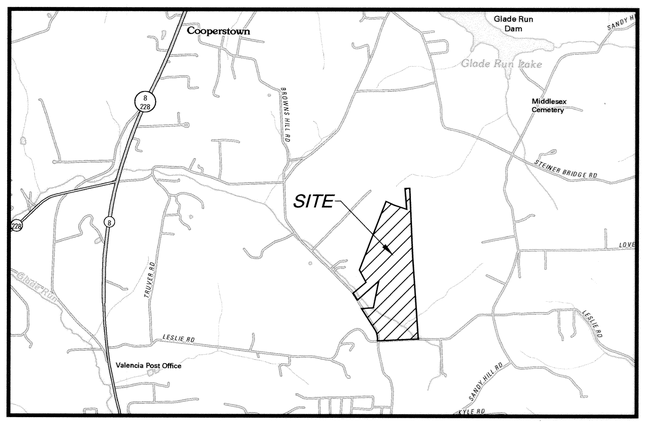
BLACKHAWK PRD MIDDLESEX TOWNSHIP, BUTLER COUNTY		
	ZONED R–AG (RESIDENTIAL AGRICULTURAL)	PLANNED RESIDENTIAL DEVELOPMENT
MIN. LOT SIZE	SINGLE FAMILY DWELLING : 43,560 SQ. FT.	7,500 SQ. FT.
MIN. LOT WIDTH	SINGLE FAMILY DWELLING : 150 FT.	60 FT. AT BUILDING LINE
MAX. LOT COVERAGE	20% OPEN SPACE	40% OPEN SPACE
MIN. FRONT YARD	50 FT. FROM FRONT LOT LINE OR 75 FT. FROM STREET CENTERLINE WHICHEVER IS GREATER.	30 FT. FROM FRONT LOT LINE; NO MORE THAN 3 ADJACENT LOTS SHALL BE LOCATED AT THE FRONT LOT LINE. NEXT ADJACENT LOT TO HAVE A VARIABLE FRONT SETBACK OF NO LESS THAN 5 FT. BUT NO MORE THAN 10 FT. IN VARIATION
MIN. REAR YARD	PRINCIPAL STRUCTURES : 75 FT. ALL ACCESSORY STRUCTURES : 10 FT.	60 FT. (OUTER BOUNDARY OF PRD) 40 FT. (BOUNDING OTHER PRD LOTS)
MIN. SIDE YARD	PRINCIPAL STRUCTURES SINGLE FAMILY DWELLING : 25 FT. EACH SIDE ALL OTHER USES : 10 FT. EACH SIDE	10 FT. EACH SIDE
MAX. HEIGHT	ALL PRINCIPAL STRUCTURES : 35 FT. & 2 ½ STORIES ACCESSORY STRUCTURES : 15 FT. (< 2 ACRES) 25 FT (2+ ACRES)	ALL PRINCIPAL STRUCTURES : 35 FT. & 2 ½ STORIES ACCESSORY STRUCTURES : 15 FT. (< 2 ACRES) 25 FT (2+ ACRES)

BLACKHAWK PRD – PHASE II		
PHASE I LOTS	603,001 sq. ft.	13.8430 acres
PHASE II LOTS	303,094 sq. ft.	6.9581 acres
PARCEL B – FUTURE PHASE III	598,163 sq. ft.	13.7319 acres
OPEN SPACE 1–A	59,106 sq. ft.	1.3569 acres
OPEN SPACE 1–B	244,496 sq. ft.	5.6128 acres
OPEN SPACE 1–C	718,540 sq. ft.	16.4954 acres
OPEN SPACE 2–A	435,317 sq. ft.	9.9935 acres
PARCEL C – OUT PARCEL	1,295,900 sq. ft.	29.7497 acres
ROAD RIGHT–OF–WAY	182,553 sq. ft.	4.1908 acres
TOTAL SITE AREA	4,440,164 sq. ft.	101.9321 acres

~ OWNER ~
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 100
Wexford, PA 15090

Modifications/Waivers

Township Section	Requested Modification	Modification Justification
Chapter 175, Article X	Front Setback From 30' to 25'	To Have Less Impact of Existing Trees; Reducing The Amount of Grading
Chapter 175, Article X	Side–Yard Setback from 15' to 10'	To Have Less Impact of Existing Trees; Reducing The Amount of Grading
Chapter 144	Revised Type 'C' Inlets to Type 'M'	To Replace the Type 'C' With Type 'M' Inlets, Frame And Grate; To Provide Best Engineering Practices.



Location Map
USGS Valencia Quadrangle 7.5'
Scale: 1" = 2000'

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

☐ Corporate Office
Tim Hortons Center
351 Black Horse Hill Drive Suite 201
Pittsburgh, PA 15223
PHONE (412) 781-9660
FAX (412) 781-9904

☒ Mars Office
123 Ridge Road, Suite B
Atlantis, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
AND SURVEYOR
36950–E

DRAWN BY: JPC
CHECKED BY: MS
APPROVED BY: –
CAD FILE: 4344–4 Const.

TITLE: **Blackhawk PRD - Phase II**
Plan for Recording
Middlesex Township — Butler County, Pennsylvania

CLIENT: Browns Hill Road Associates, LLC
10431 Perry Highway – Suite 100 — Wexford, PA 15090

DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.101
HTA PROJECT #: 4344–4

Match to Sheet C.104

GRAVEL DRIVEWAY

S2°25'01"E 1351.77'

20' PRD BUFFER A

EXISTING I-PIN

EXISTING MONUMENT

Existing Centerline

10' Utility Easement

Leslie Road 50' R/W

Existing R.O.W. Line

OPEN SPACE 2-A
9.9935 Acre
435,317 Sq.ft.

20' Drainage Easement

Conservation Easement

20' SAN Easement

LOT 212
0.2672 Acre
11,642 Sq.ft.

LOT 211
0.2858 Acre
12,452 Sq.ft.

LOT 210
0.2854 Acre
12,434 Sq.ft.

LOT 209
0.2507 Acre
10,922 Sq.ft.

LOT 208
0.2652 Acre
11,553 Sq.ft.

LOT 213
456 Acre
701 Sq.ft.

LOT 203
.2882 Acre
2,557 Sq.ft.

LOT 204
0.3417 Acre
14,884 Sq.ft.

LOT 205
0.3559 Acre
15,504 Sq.ft.

LOT 206
0.3489 Acre
15,201 Sq.ft.

LOT 207
0.2979 Acre
12,977 Sq.ft.

LOT 128
0.2147 Acre
9,352 Sq.ft.

LOT 129
0.2264 Acre
9,864 Sq.ft.

LOT 130
0.2424 Acre
10,560 Sq.ft.

LOT 131
0.2306 Acre
10,048 Sq.ft.

LOT 220
0.5176 Acre
22,547 Sq.ft.

LOT 219
0.9051 Acre
39,429 Sq.ft.

LOT 218

40' Rear Setback

30' Building Line

10' Side Setback

10' Utility Easement

20' SAN Easement

Sediment Basin C

Storm Sewer Detention Easement

Stabilized Access

50' ROW

N74°30'26"E 35.48'

1-STORY BLOCK GARAGE

2-STORY BRICK & FRAME

WELL

CONC

GRAVEL DRIVEWAY

Match to Sheet C.103

OPEN SPACE 2-A
9.9935 Acre
435,317 Sq.ft.

PHASE 2
PHASE 1

N0°42'51"W 177.39'

S0°42'50"E 224.29'

Hawk Drive 50' R/W

PHASE 2
PHASE

PLAN BOOK 357 PAGE 2

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
△	---	–	–	–

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

☐ Corporate Office
Rina Technical Center
355 Thorn Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5604

☒ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

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TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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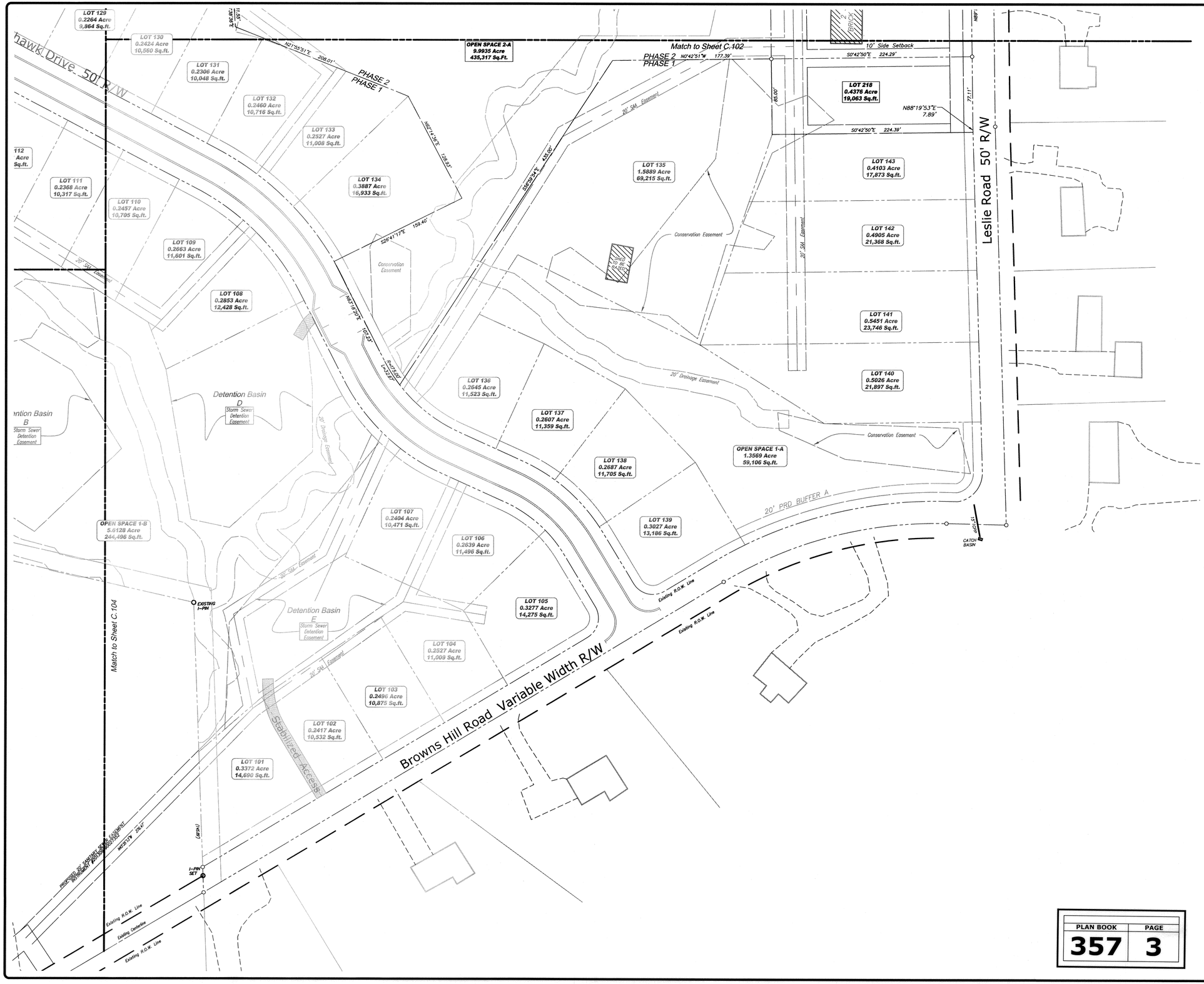
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VERTICAL SCALE: –

SHEET: C.102

HTA PROJECT #: 4344-4



Corporate Office
Hampton Technical Center
95 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5804

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

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LAND SURVEYOR
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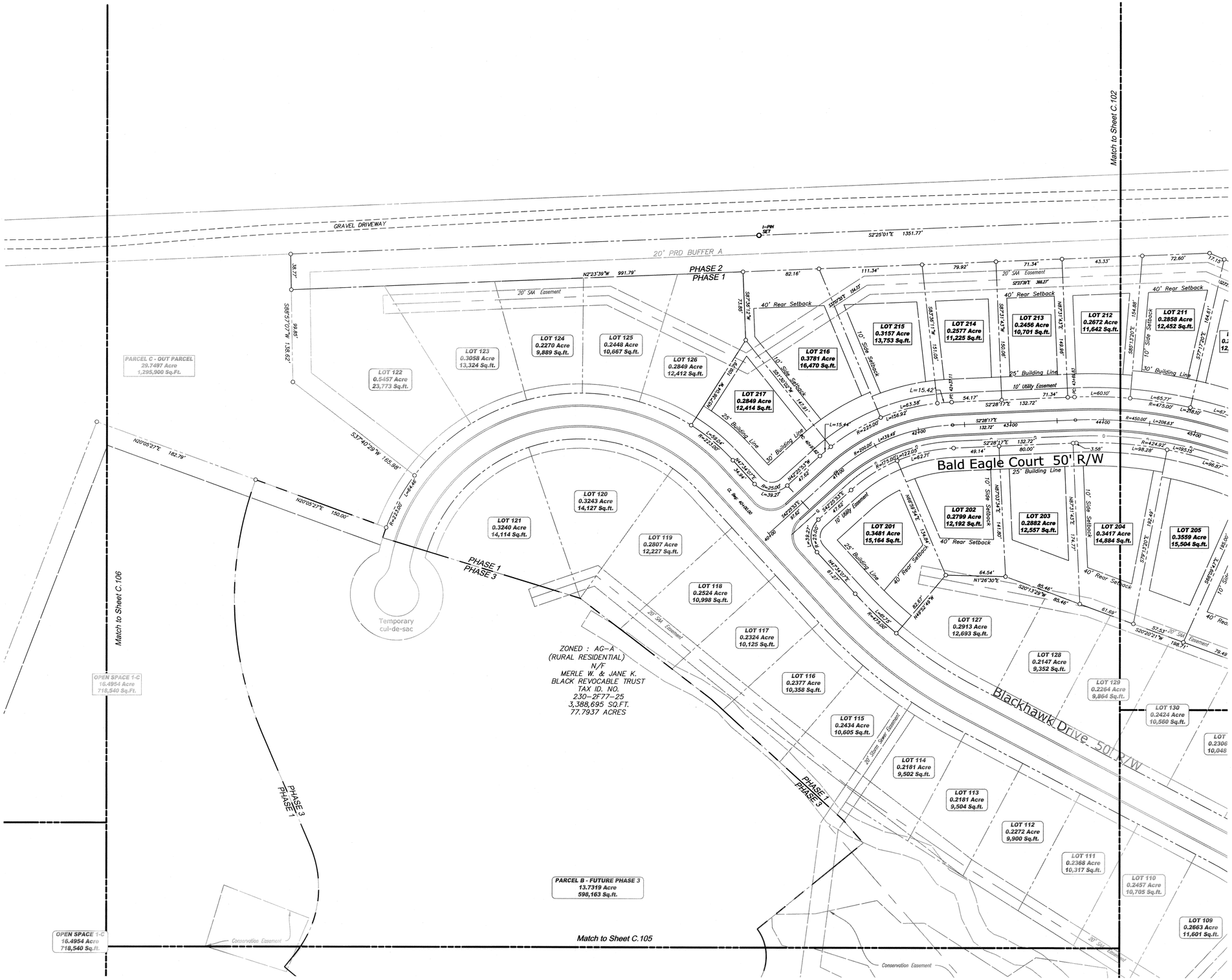
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SHEET:	C.103
HTA PROJECT #:	4344-4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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ISSUES & REVISIONS

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PLAN BOOK	PAGE
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GRAPHIC SCALE

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ISSUES & REVISIONS

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1	---	--	--	--

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

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Ellsworth Corporate Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
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FAX: (412) 781-6964

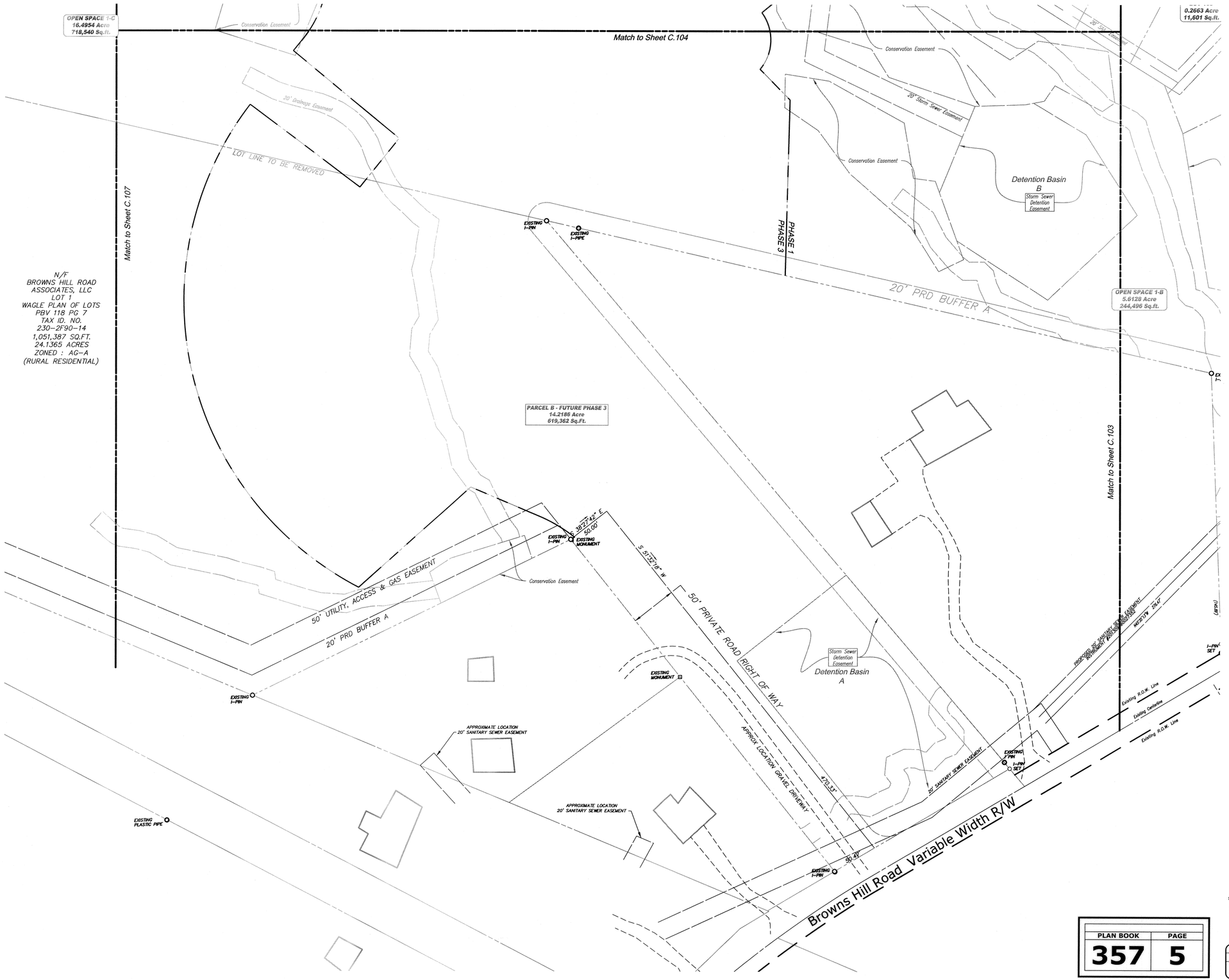
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357	5

ISSUES & REVISIONS

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LAND SURVEYOR
36950-E

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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

Corporate Office
Rina Technical Center
301 Mason Street, Suite 201
Pittsburgh, PA 15205
PHONE: (412) 781-9660
FAX: (412) 781-5904

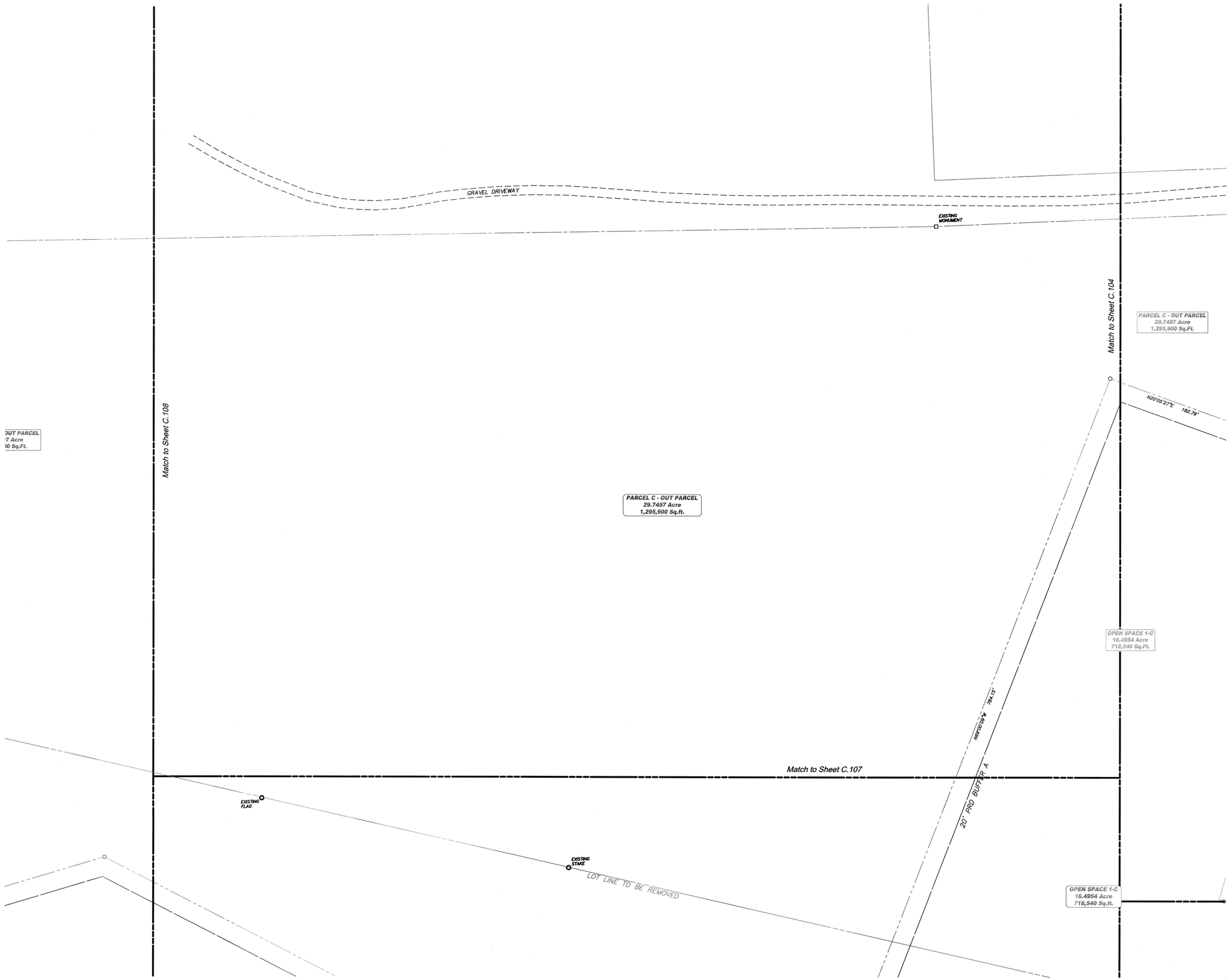
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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

☐ Corporate Office
Rina Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9860
FAX: (412) 781-5904

☒ Main Office
1820 Route 8 Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
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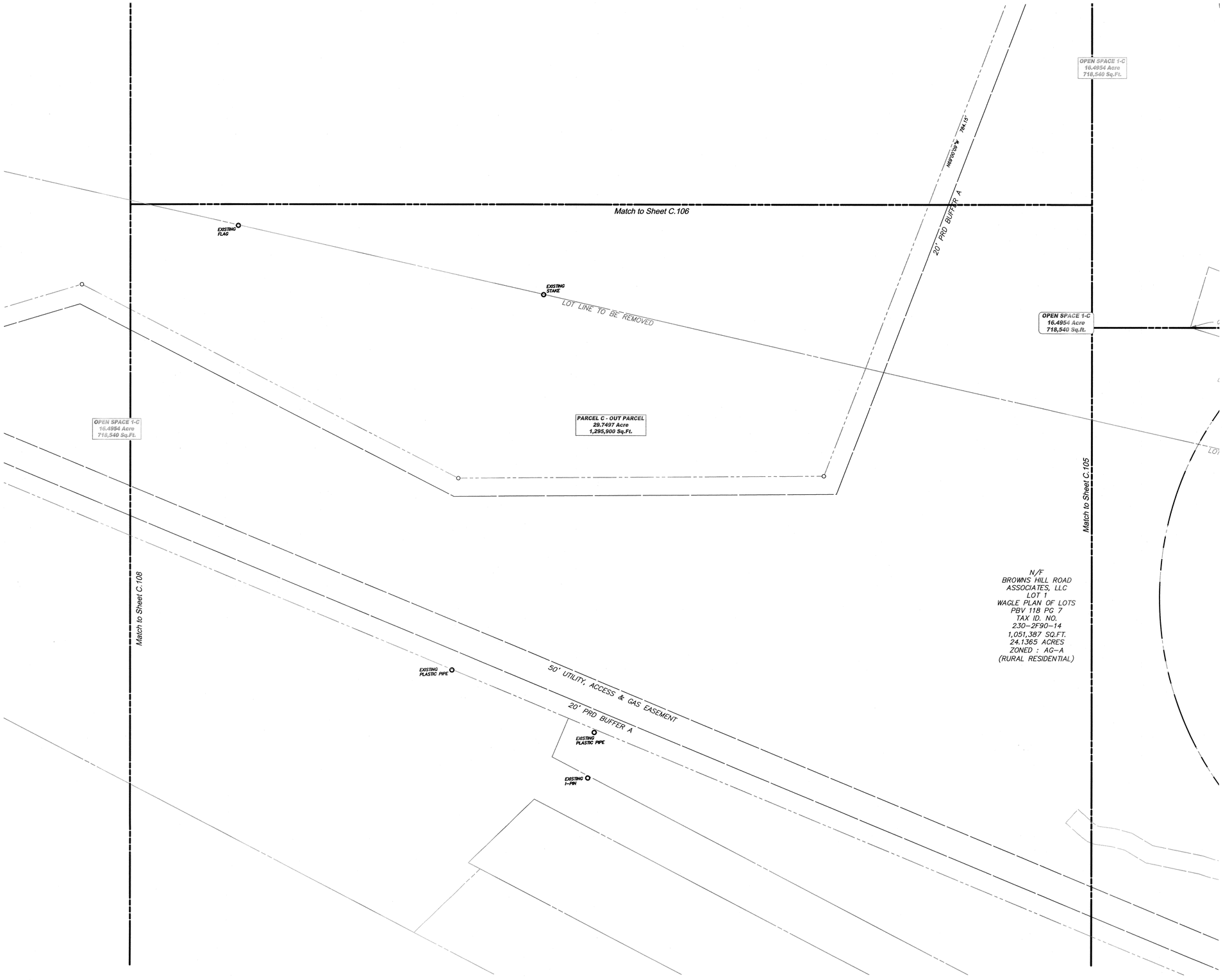
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PLAN BOOK	PAGE
357	6

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

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

DATE ISSUED:	March 7, 2014
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SHEET:	C.106
HTA PROJECT #:	4344-4



PLAN BOOK	PAGE
357	7

GRAPHIC SCALE

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(IN FEET)
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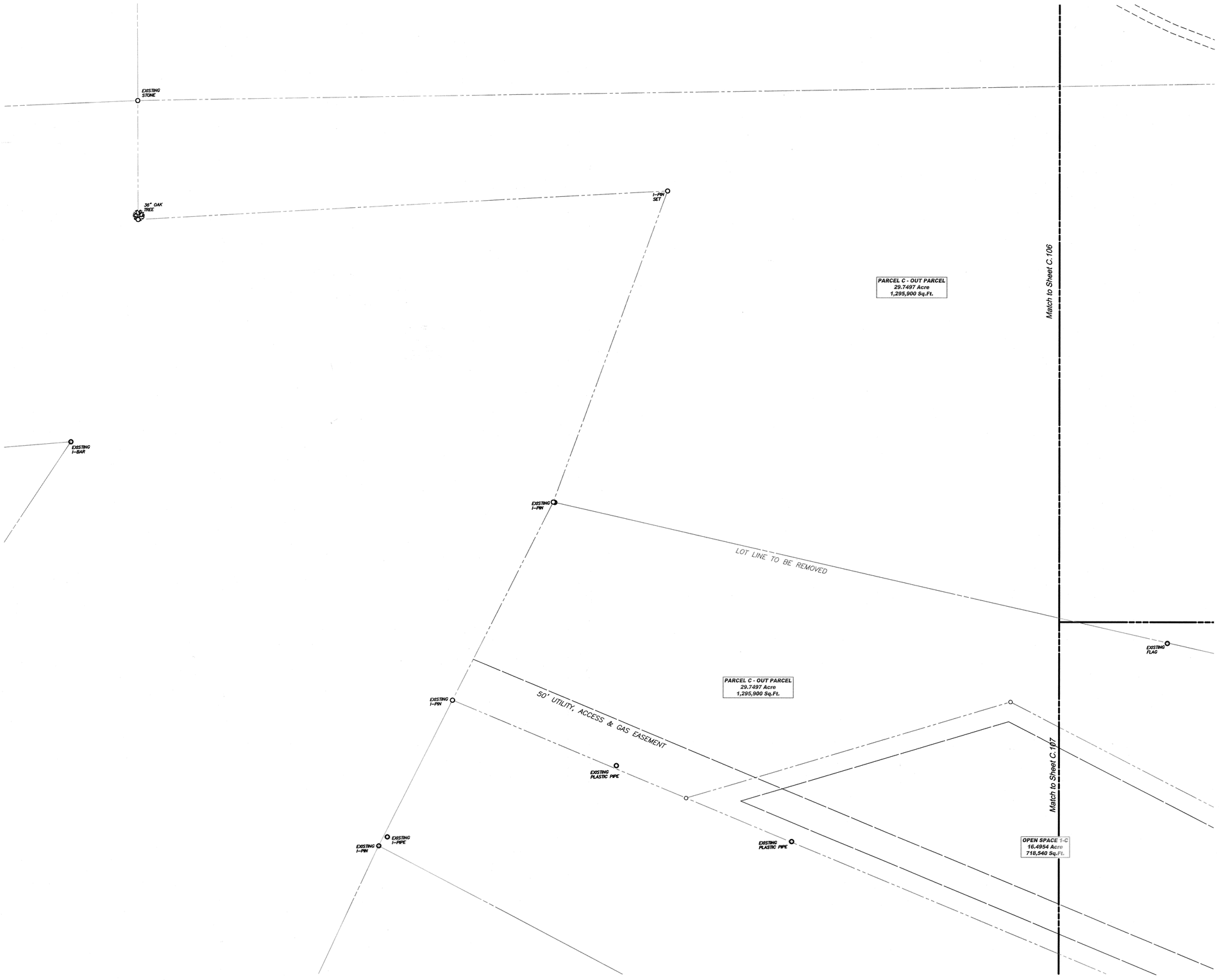
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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
Corporate Office
Etna Technical Center
301 Allison Street, Suite 201
Etna, PA 15223
PHONE: (412) 781-9660
FAX (412) 781-5904
Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4644
FAX (724) 625-4648
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email@hampton-technical.com

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HORIZONTAL SCALE: 1"=50'
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SHEET: C.107
HTA PROJECT #: 4344-4



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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☐ Corporate Office
Blackhawk Technology Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-6904

☒ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

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PLAN BOOK	PAGE
357	8

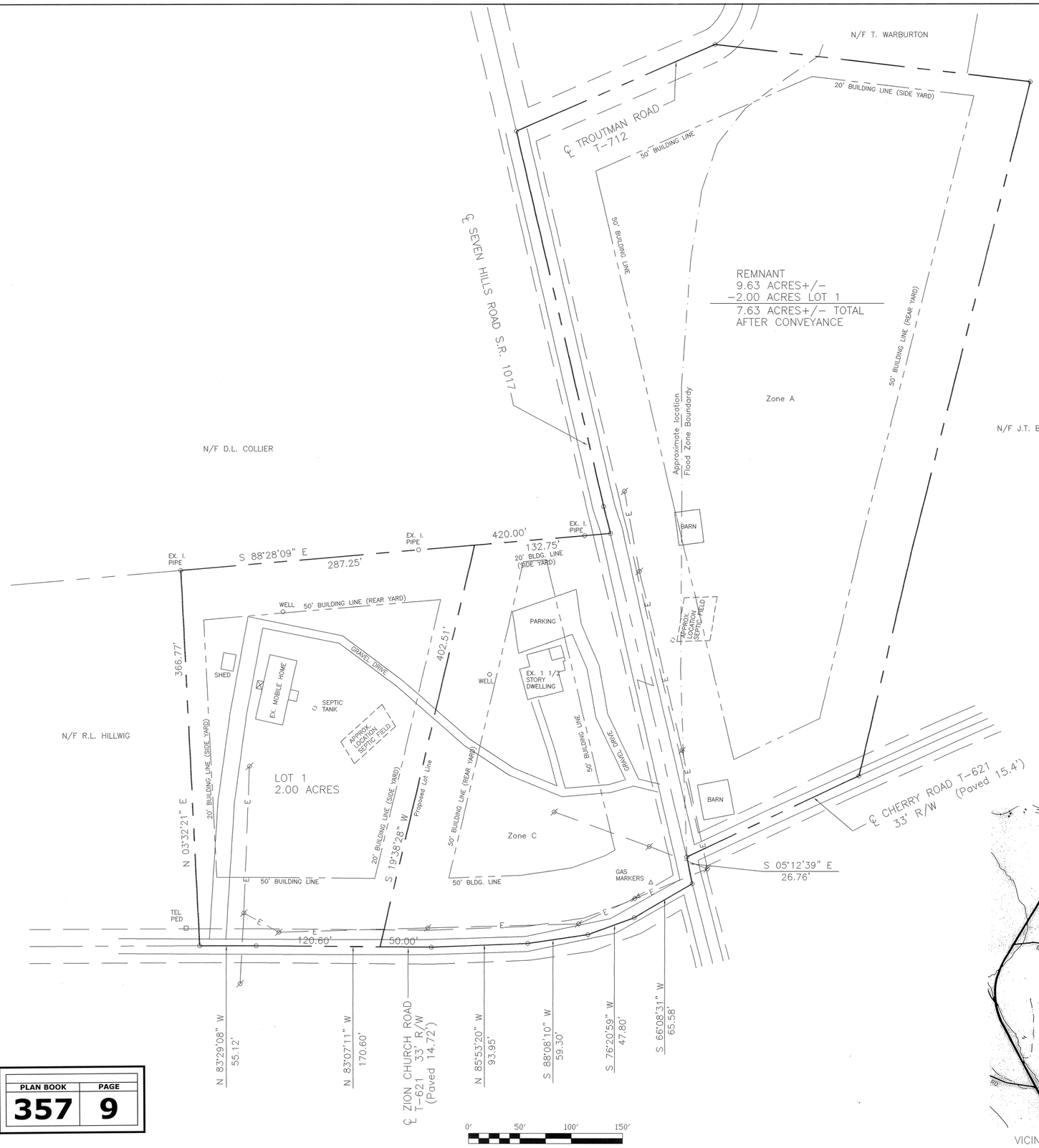
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VERTICAL SCALE:	–
SHEET:	C.108
HTA PROJECT #:	4344-4



PLAN BOOK	PAGE
357	9

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 ZONES A & C:

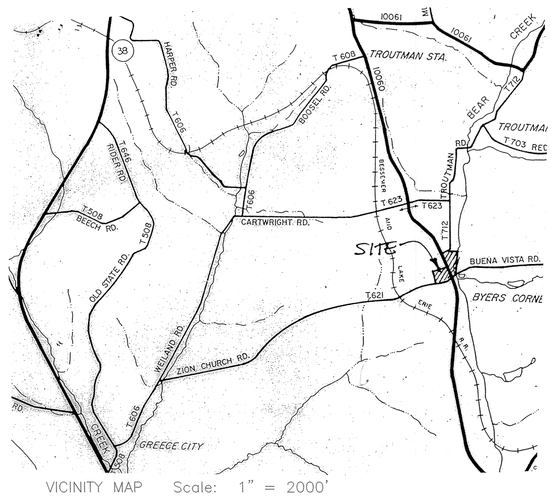
ZONE A: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED

ZONE C: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

REF: SUBDIVISION FOR MICHAEL R. WHITE AND DENISE M. BLAWAS AS RECORDED IN P.B. 309 PG. 1.

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

REMNANT NOT SURVEYED AT THIS TIME BY LAND SURVEYORS, INC.



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Michael R. White and Denise M. (Blawas) White, of the Township of Concord, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Concord Township, Butler County, Pennsylvania, and for 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 Concord, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Concord, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Michael R. White and Denise M. (Blawas) White, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of August, 2016.

ATTEST:

NOTARY PUBLIC OWNER OWNER

NOTARIAL SEAL
NIVA H LEWIS NOTARY PUBLIC
GREENSBURG, WESTMORELAND CO., PA
MY COMMISSION EXPIRES APRIL 4, 2017

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

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Michael R. White and Denise M. (Blawas) White, 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 4th day of August 2016.

My Commission expires the 4th day of April, 2017.

SEAL

NOTARY PUBLIC

NOTARIAL SEAL
NIVA H LEWIS NOTARY PUBLIC
GREENSBURG, WESTMORELAND CO., PA
MY COMMISSION EXPIRES APRIL 4, 2017

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

DATE June 21, 2016 SEAL REG. NO. SU-32490-E

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

The Board of Supervisors of the Township of Concord hereby gives public notice that in approving this plan for recording purposes only, the Township of Concord 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 Concord this 3 day of August, 2016.

SECRETARY SEAL CHAIRMAN/PRESIDENT

RECORDER OF DEEDS BUTLER COUNTY, PA

Approved by the Butler County Planning Commission this 29TH day of JUNE, 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 357 page 9

Given under my hand and seal this 5th day of August, 2016.

SEAL

RECORDER

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

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16161

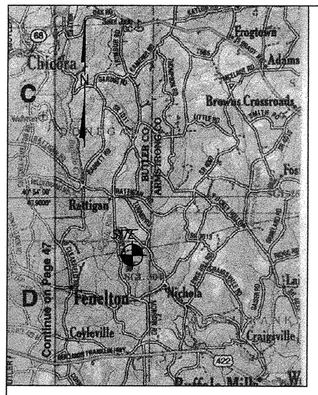
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
FOR: MICHAEL R. WHITE
and
DENISE M. (BLAWAS) WHITE

SITUATE: CONCORD TWP., BUTLER CO., PA

Date 06/21/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 110-3F06-29A	Db-Pg 2044-56		Service No. 16-061
Address 736 SEVEN HILLS ROAD			

-ORIGINAL-



LOCATION MAP

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

SUBJECT TO :

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

BUILDING SETBACK LINES:
FRONT 60' FROM R\W

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____day of _____, 20___ before me, the Recorder of Deeds in and for said County of Butler,personally appeared _____,who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

_____
Recorder of Deeds

Certification by Professional Land Surveyor

I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly drawn,that the monuments and markers have been set as shown on this plat, and that this plan correctly represents the lots, land, streets and highways surveyed

FEB. 2016
DATE

SEAL

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

Final approval by the Donegal Twp. Planning Commission

this _____ day of _____, 20___

_____ _____
Secretary Chairman

Final approval by the Donegal Twp. Supervisors

this 26 day of July, 2016

Secretary Chairman

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

Reviewed by the Butler County Planning Commission

this 20TH day of JULY, 2016

Chuck Davies Sr Secretary Seal Frank E Ulbl Sr Chairman

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 8 day
of AUGUST 20 16
to PLAN BOOK
No. 357 PAGE 10
Witness my hand and the seal of said office.

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY PA

PLAN BOOK	PAGE
357	10

We, the undersigned_GARY & KIMBERLY NORTHIME_(owners) of the Real Estate shown and described, here in do hereby certify that we have laid off,platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

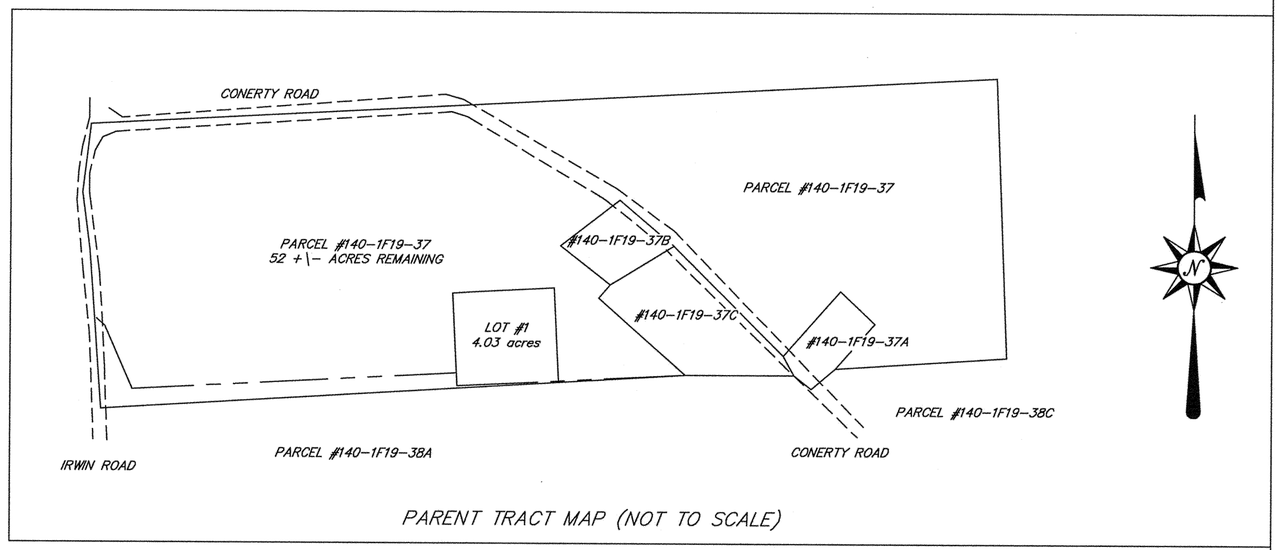
Gary Northime KIMBERLY NORTHIME
Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 20 day of July, 2016 before me a Notary Public in and for said state and county personally came GARY & KIMBERLY NORTHIME known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

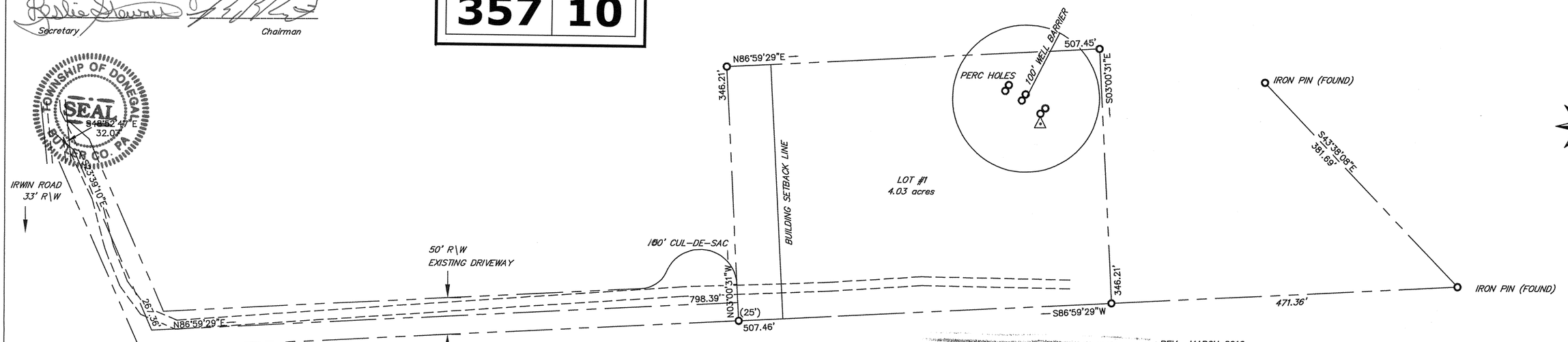
Notary Public

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

Instr:201608080015949 08/08/2016
Pages:1 F:$45.00 9:30AM
Michele Mustello T20160010996
Butler County Recorder FL



PARENT TRACT MAP (NOT TO SCALE)



NOTE: NO FURTHER SUBDIVISION UNTILL A CUL-DE-SAC IS BUILT AT THE END OF THE 50' R\W

MAINTENANCE AGREEMENT: THE MAINTENANCE OF THE 50' R\W SHALL BE SHARED EQUALLY BETWEEN BOTH PROPERTY OWNERS.

TOWNSHIP MAINTENANCE AGREEMENT:
The board of supervisors of the twp of Donegal, hereby give public notice that in approving this plan for recording purposes only, the Township of Donegal assumes no obligation, legal or otherwise, expressed or implied either to accept said streets as township streets or roads or grade, pave, and curb streets in said plan, or to construct sewers therein or to install any other such services ordinarily installed in township streets or roads.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16166

REV. MARCH 2016

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=100'	GARY & KIMBERLY NORTHIME
DATE: FEB. 2016	DONEGAL TWP BUTLER CO.
DRAWING NO: 140-1F19-37	R.D.SEDWICK P.L.S. CHICORA,PA. 724-355-9302

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

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

ATTEST:

Christine L. Young
WITNESS

OWNER

Raesha Elser
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 QUINTIN & RAESHA ELSER 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 14 DAY OF June 2016.

MY COMMISSION EXPIRES THE 27 DAY OF May 2020

Christine L. Young
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine L. Young, Notary Public
Cranberry Twp., Butler County
My Commission Expires May 27, 2020
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 16TH DAY OF June, 2016.

SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 5 DAY OF July, 2016.

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.

06-13-16
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF JUNE 2016.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

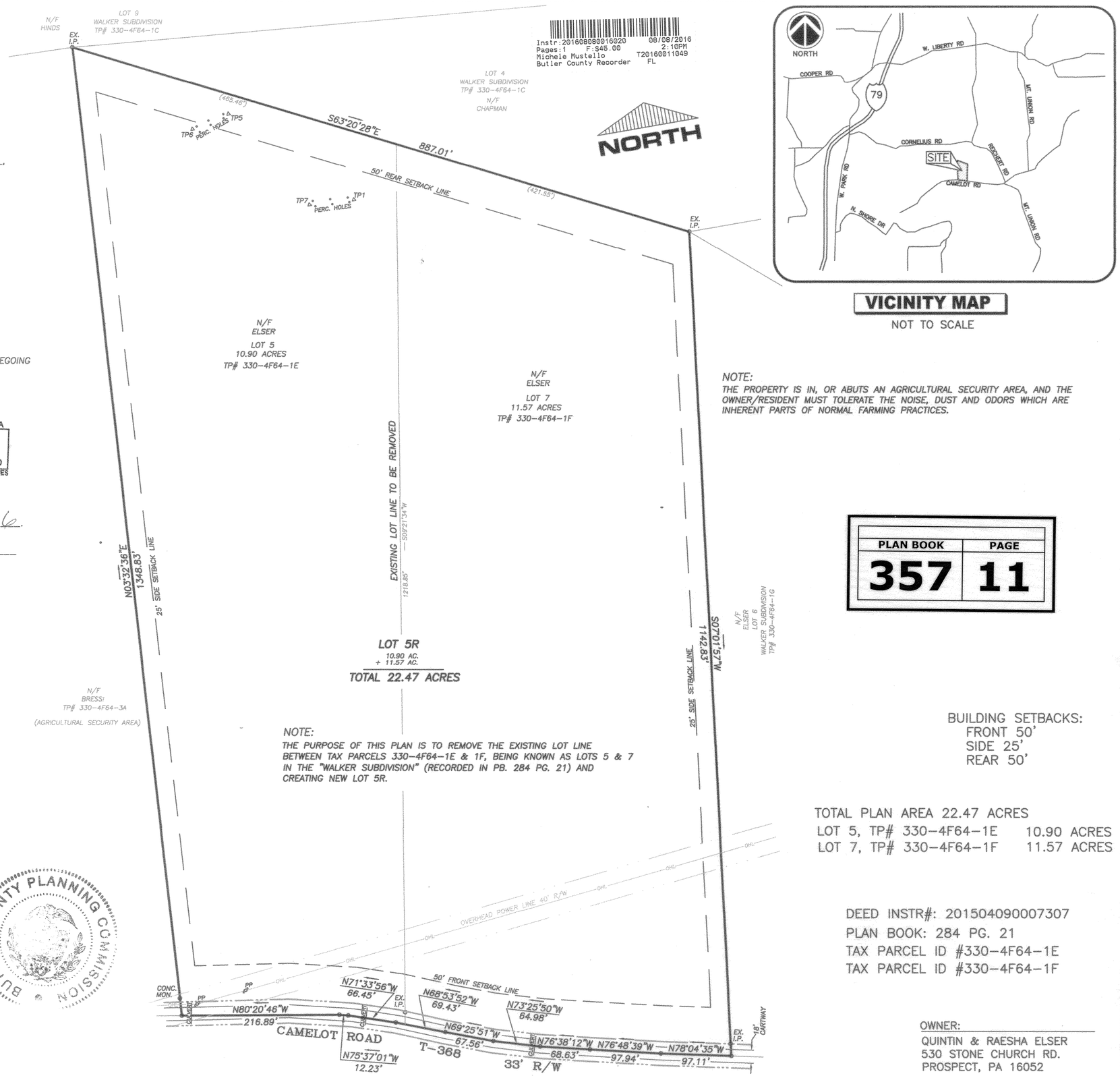
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 11.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF August 2016.

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA



VICINITY MAP

NOT TO SCALE

NOTE:
THE PROPERTY IS IN, OR ABUTS AN AGRICULTURAL SECURITY AREA, AND THE OWNER/RESIDENT MUST TOLERATE THE NOISE, DUST AND ODORS WHICH ARE INHERENT PARTS OF NORMAL FARMING PRACTICES.

PLAN BOOK	PAGE
357	11

BUILDING SETBACKS:
FRONT 50'
SIDE 25'
REAR 50'

TOTAL PLAN AREA 22.47 ACRES
LOT 5, TP# 330-4F64-1E 10.90 ACRES
LOT 7, TP# 330-4F64-1F 11.57 ACRES

DEED INSTR#: 201504090007307
PLAN BOOK: 284 PG. 21
TAX PARCEL ID #330-4F64-1E
TAX PARCEL ID #330-4F64-1F

OWNER:
QUINTIN & RAESHA ELSER
530 STONE CHURCH RD.
PROSPECT, PA 16052

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES M. SHUTY

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

Scale 1" = 100'
Date MAY 31, 2016
Job No. 2854

ELSER – LOT LINE REVISION

Situate in Worth Township
Butler County, Pa.

Prepared For
QUINTIN ELSER

Sheet No. 1 of 1

Instr:201608080016021 08/08/2016
Pages:1 F:$45.00 2:11PM
Michele Mustello T20160011049
Butler County Recorder FL

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15th DAY OF July 20 16.

ATTEST:

James C. Dickey — OWNER

Russell F. Dickey — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED James C. & Russell F. Dickey 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 15th DAY OF July 20 16
MY COMMISSION EXPIRES THE 3rd DAY OF November 2018

Julie Barkley
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie Barkley, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Nov. 3, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF June, 20 16.

Tonnie 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 11th DAY OF July, 20 16.

Karen Cromwell
SECRETARY

Paul A. Dickey
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

07-04-16
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF JUNE 2016.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 12.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF August 2016.

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

KNOW ALL MEN BY THESE PRESENTS; THAT RUSSELL F. & CONSTANCE K. DICKEY, 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, RUSSELL F. & CONSTANCE K. DICKEY, 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 RUSSELL F. & CONSTANCE K. DICKEY, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15th DAY OF July 20 16.

ATTEST:

Russell F. Dickey — OWNER

Constance K. Dickey — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

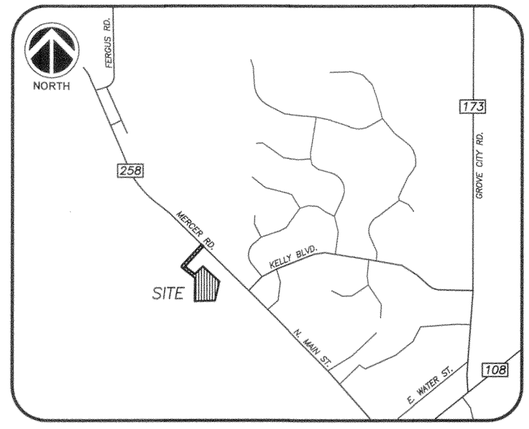
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED RUSSELL F. & CONSTANCE K. DICKEY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

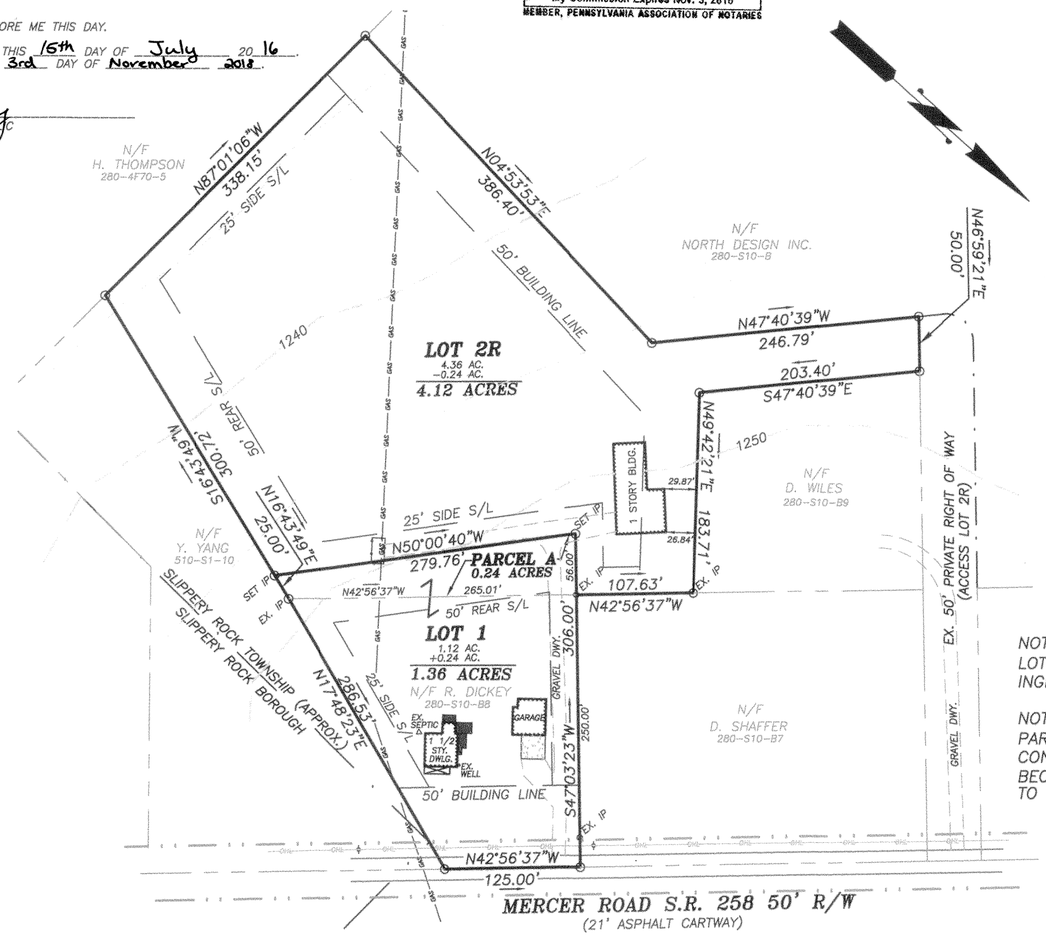
WITNESS MY HAND AND SEAL THIS 15th DAY OF July 20 16.
MY COMMISSION EXPIRES THE 3rd DAY OF November 2018.

Julie Barkley
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie Barkley, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Nov. 3, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



VICINITY MAP
NOT TO SCALE



NOTE:
LOT 2R HAS ACCESS TO 50' PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS.

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 280-S10-B12 (DICKEY) AND BECOME PART OF ADJOINING PARCEL 280-S10-B8 (DICKEY) TO CREATE LOT 1.

TOTAL PLAN AREA 5.48 ACRES

LOT 2R	4.12 ACRES
PARCEL A	0.24 ACRES
LOT 1	1.36 ACRES

ZONING: R-1 (LOW DENSITY RESIDENTIAL)

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

PLAN BOOK	PAGE
357	12

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

OWNER:
JAMES C. & RUSSELL F. DICKEY
279 NORMAL AVE.
SLIPPERY ROCK, PA 16057
724-794-4101
PARCEL ID: 280-S10-B12
DEED REF: 201301020000062 PBV 284 PG 37

OWNER:
RUSSELL F. & CONSTANCE K. DICKEY
503 MERCER RD.
SLIPPERY ROCK, PA 16057
724-794-4101
PARCEL ID: 280-S10-B8
DEED REF: DBV 1042 PG 502

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
SLIPPERY ROCK PA

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

Scale 1" = 100'
Date April 8, 2016
June 13, 2016

Job No. 2834

Dickey Lot Line Revision

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
Fred & James Dickey

Sheet No. 1 of 1

Instr:201608090016151 08/09/2016
Pages:1 F:$40.00 3:10PM
Michele Mustello T20160311129
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, LEE K. AND MARY V. MASON, OF THE TOWNSHIP OF BUFFALO, 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 PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, 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 BUFFALO, 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 BUFFALO, 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,WEI HEREUNTO SET OUR HAND AND SEAL THIS 3RD DAY OF JUNE, 2016.

LEE K. MASON

MARY V. MASON

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, LEE K. AND MARY V. MASON, 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 3RD DAY OF JUNE, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY 2019

NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

2ND JUNE '16
DATE

STANLEY D. GRAFF
REG. NO. SU049161-E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 8TH DAY OF June, 2016.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 1ST DAY OF June, 2016.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 22ND DAY OF APRIL, 2016.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

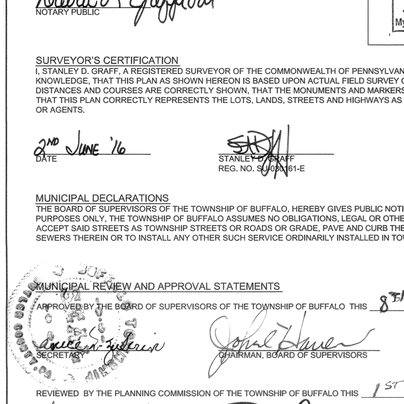
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357, PAGE 13.

GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF August, 2016.

RECORDER OF DEEDS

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

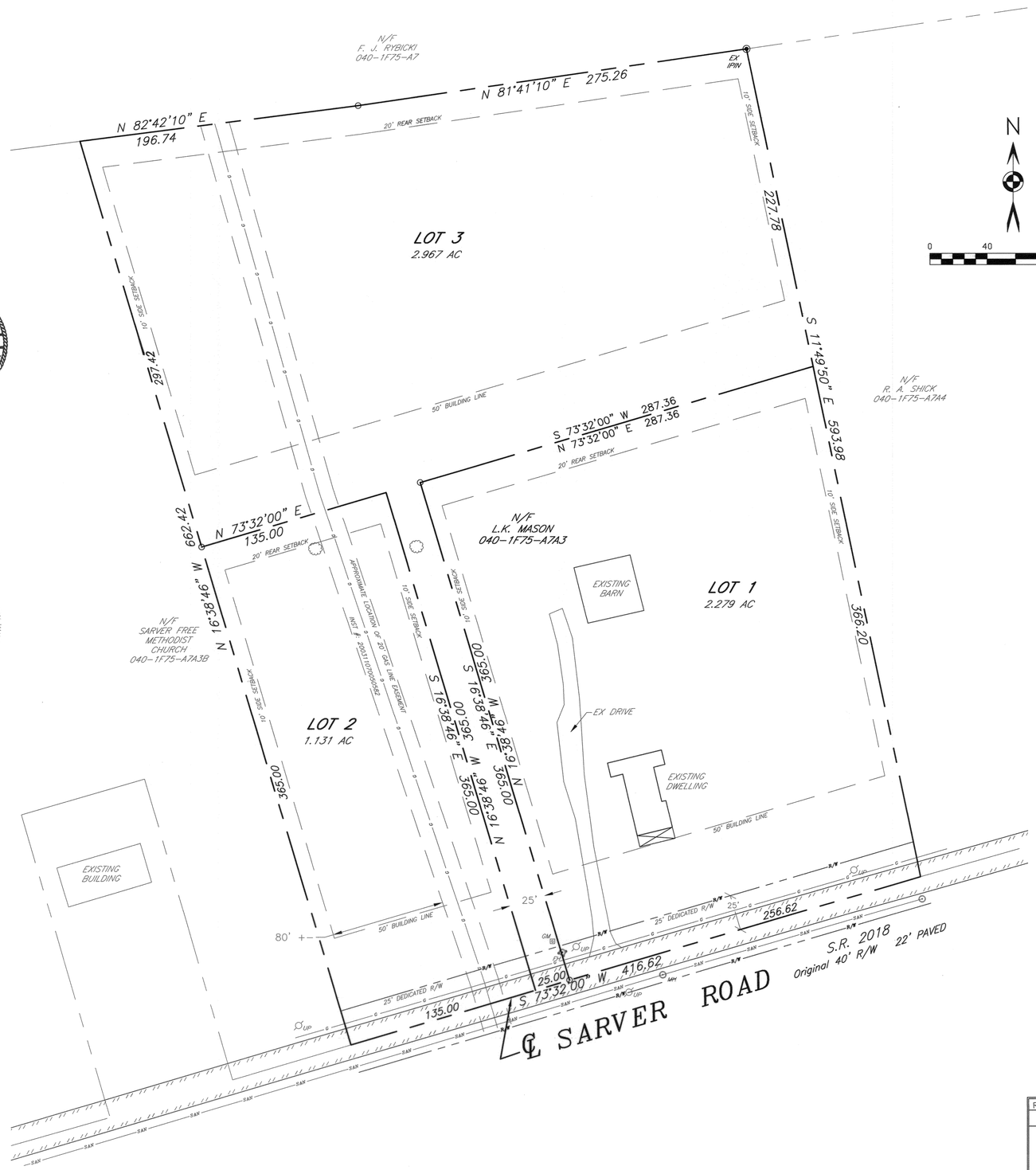
RECORDER OF DEEDS
BUTLER COUNTY PA

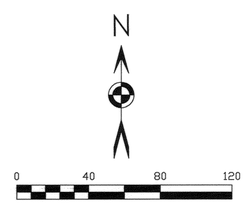


SITE LOCATION MAP
SCALE: 1" = 2000'

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

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





PROPERTY AREAS:

EXISTING TOTAL	
040-1F75-A7A3	6.377 ACRES
PROPOSED TOTAL	
LOT1	2.279 ACRES
+ LOT 2	1.131 ACRES
+ LOT 3	2.967 ACRES
PROPOSED TOTAL	6.377 ACRES

GENERAL NOTES:

1. OWNERS: LEE K. & MARY V. MASON
2. ADDRESS: 523 SARVER ROAD SARVER, PA 16055
3. TAX ID: 040-1F75-A7A3
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF BUFFALO

ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

LOT 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

LOT REQUIREMENTS WITHOUT PUBLIC SEWER:
1. MIN. LOT AREA = 40,000 SQ FT
2. MIN. LOT WIDTH = 150 FT
3. SET BACK REQUIREMENTS.
   - 3.1. MIN. FRONT YARD = 50 FT
   - 3.2. MIN. SIDE YARD = 20 FT
   - 3.3. MIN. REAR YARD = 20 FT

REV	DESCRIPTION	BY	DATE

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

L. MASON PLAN

BEING A

SUBDIVISION

FOR

LEE K. & MARY V. MASON

SITUATE

TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
3/8/16	SDG	Sdg	1" = 40'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-017	040-1F75-A7A3	-

RECORDED August 9 20 16	
PLAN BOOK	PAGE
357	13
SHEET 1 of 1	

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

Instr 201608100018299 08/10/2016
Pages:2 F:$85.00 11:26AM
Michele Mustello T20160011171
Butler County Recorder FL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
357	14

GENERAL PLAN NOTES:

a. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS, LEASES, CONVEYANCES OR RESTRICTIONS OF RECORD.

b. THE BEARING SYSTEM ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS AND ESTABLISHED WITH THE AMHERST VILLAGE PLAN OF LOTS PHASE 1

c. CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM.

d. BOTH HOMES SHOWN ARE CURRENTLY OCCUPIED AND UTILIZE ON LOT SEWAGE SYSTEMS AND ON LOT WATER WELLS

e. NO FUTURE SUBDIVISION OF LOT 1 IS PERMITTED WHICH WOULD RESULT IN AN ADDITIONAL BUILDING LOT.

f. ADAMS TOWNSHIP ACCEPTS NO RESPONSIBILITY FOR THE MAINTENANCE OR OWNERSHIP OF ERBES LANE OR JONES LANE.

g. ZONING : RAM – RESIDENTIAL AGRICULTURAL – MODERATE DENSITY DISTRICT

h. ZONING REQUIREMENTS FOR THE RAM DISTRICT:

LOT AREA:	32,670 SQ.FT. (0.75 AC)
LOT WIDTH AT BUILDING LINE:	90.00 FEET
MINIMUM FRONT SETBACK:	35.00 FEET
MINIMUM SIDE SETBACK:	10.00 FEET
MINIMUM REAR SETBACK:	20.00 FEET

PROPERTY OWNER:

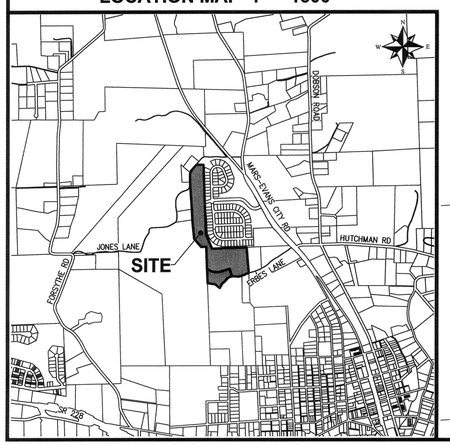
RAYMOND S. FOSTER & PAULA A. FOSTER
128 JONES LANE
MARS, PA 16046

TAX PARCEL : 010-4F35-23

DEED REFERENCE : INST. # 201508190018285

TOTAL PROPERTY AFFECTED BY THIS PLAN : 25.30 ACRES

LOCATION MAP 1" = 1500'



N/F GURU BRU INVESTMENTS, LLC
TAX PARCEL 010-4F35-9
INST. # 200406150019165

N 01°44'28" W 761.50'

360.00'

401.50'

20' REAR SETBACK

S 88°14'32" W 105.00'

N 59°35'10" W 120.00'

N 84°32'42" W 183.97'

10' SIDE SETBACK

N 84°50'54" W 145.50'

N 64°42'21" W 134.37'

S 25°17'39" W 110.15'

S 47°57'39" W 178.63'

S 72°59'39" W 69.70'

N 17°30'21" W 185.00'

S 88°13'39" W 155.56'

S 68°23'54" W 200.95'

S 24°07'07" E 323.87'

N 87°53'23" E 729.51'

S 03°40'32" E 549.30'

LOT 1
152,485.47 SQ.FT.
(3.50 ACRES)

EXISTING DWELLING

WELL

SEPTIC AREA

EXISTING IRON PIN

SET

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 2

N/F RAYMOND S. & PAULA A. FOSTER
TAX PARCEL 010-4F35-22
INST. # 200807160016132

N/F RAYMOND S. & PAULA A. FOSTER
TAX PARCEL 010-4F35-22
INST. # 200807160016132

PARCEL 1-B
OPEN SPACE
N/F FAR VIEW FARMS
DEVELOPMENT, LLC

PARCEL 1-B
OPEN SPACE
N/F FAR VIEW FARMS
DEVELOPMENT, LLC

ERBES LANE
VARIABLE WIDTH
PRIVATE R/W

FAR VIEW LANE 50' R/W

AMHERST VILLAGE PHASE NO. 3
PBV 350, PAGE 19

EXISTING 33' PRIVATE LANE AS SHOWN ON THE MARTHA ERBES PLAN OF LOTS AS RECORDED IN PLAN BOOK 217, PG 36

35' BUILDING LINE

10' SIDE SETBACK

N/F GREGORY K. & DONNA L MELLOR
TAX PARCEL 010-4F35-22A
DBV 3009, PG 0416

-REFERENCE-
LOT 1 OF THE MARTHA ERBES PLAN OF LOTS
PBV 217, PAGE 36

EXISTING 12' RIGHT OF WAY AS SHOWN ON THE SURVEY AND SUBDIVISION OF THE DOUGLAS & BERTHA LEE MILLER PROPERTY AS RECORDED IN PLAN BOOK 87, PAGE 10

N/F ANDREW M. & TRICIA L. HIXON
TAX PARCEL 010-3F66-1AA
INST. # 201307170020805

-REFERENCE-
SURVEY AND SUBDIVISION OF
DOUGLAS & BERTHA MILLER PROPERTY
PBV 87, PAGE 10

EXISTING STONE MONUMENT 0.66'NORTH & 0.66' EAST FROM CORNER

KNOW ALL MEN BY THESE PRESENTS THAT WE, RAYMOND S. & PAULA A. FOSTER OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS WE, RAYMOND S. & PAULA A. FOSTER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RAYMOND S. & PAULA A. FOSTER OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,I HEREUNTO SET OUR HANDS AND SEALS THIS 30 DAY OF June 2016

ATTEST:

Raymond S. Foster
RAYMOND S. FOSTER

Paula A. Foster
PAULA A. FOSTER

THE FOREGOING ADOPTION IS MADE BY RAYMOND S. & PAULA A. FOSTER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF RAYMOND S. & PAULA A. FOSTER AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO 201508190018285..

Raymond S. Foster
RAYMOND S. FOSTER

Paula A. Foster
PAULA A. FOSTER

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 RAYMOND S. & PAULA A. FOSTERI WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF June 2016

Paula K Rouda
NOTARY PUBLIC

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

MY COMMISSION EXPIRES THE 08/15/2017 DAY OF

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 27th DAY OF June 2016

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

REVIEWED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 1ST DAY OF June 2016

SECRETARY, ADAMS TWP. PLANNING COMM.

CHAIRPERSON, ADAMS TWP. PLANNING COMM.

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

DATE 6/29/16

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

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

DATE 7/6/16 REG # 26403E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF MAY 2016

SECRETARY, BUTLER CO. PLANNING

CHAIRPERSON, BUTLER CO. PLANNING

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 14-15

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August 2016

BUTLER COUNTY RECORDER

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

DRAWING NUMBER:	1001-1616176
DRAWING SCALE:	1"=50'
DATE:	MAY 4, 2016
DRAWN BY:	JSS
REVISIONS:	06/17/2016...ADD NOTE "F"

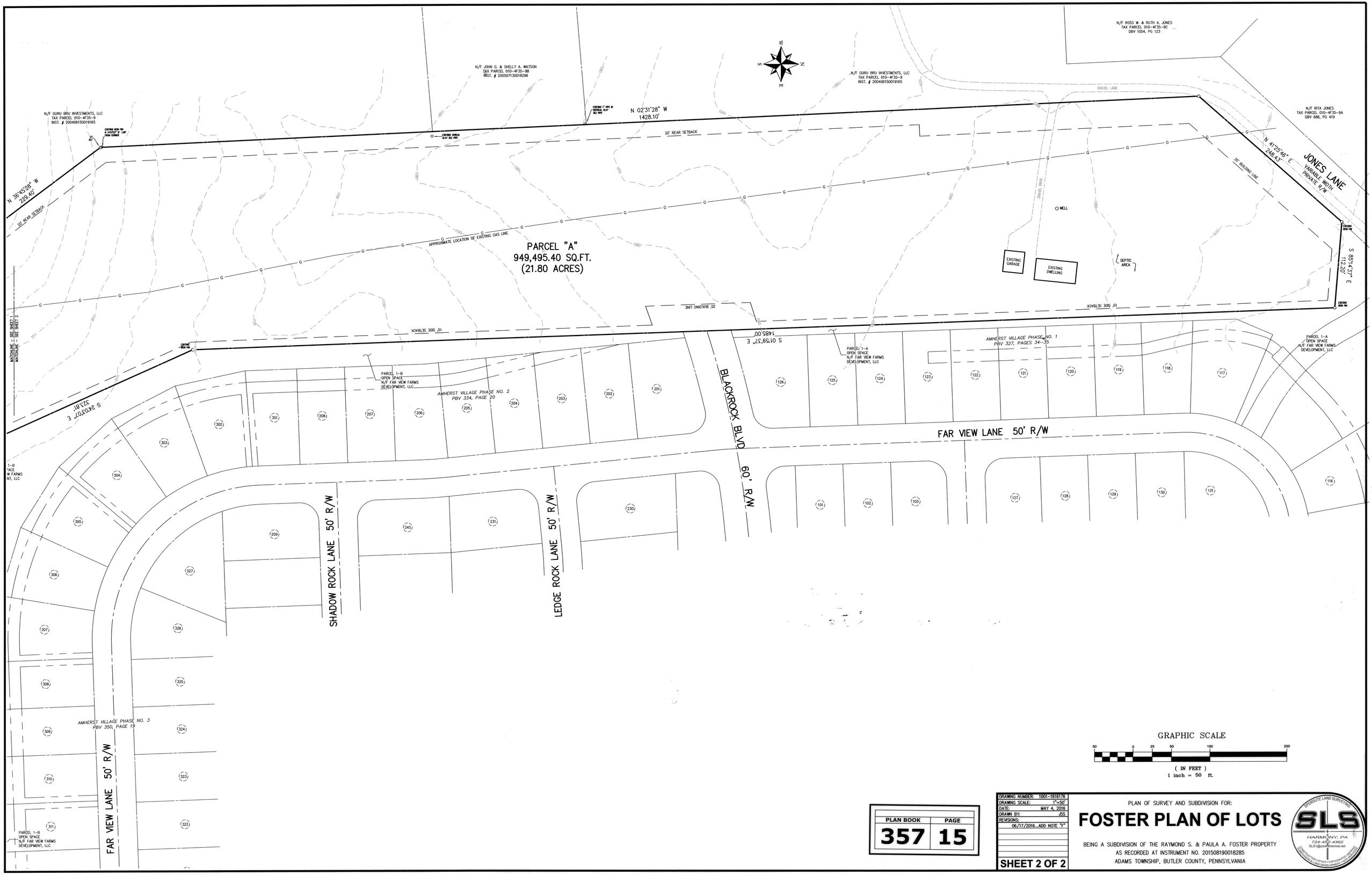
SHEET 1 OF 2

PLAN OF SURVEY AND SUBDIVISION FOR:

FOSTER PLAN OF LOTS

BEING A SUBDIVISION OF THE RAYMOND S. & PAULA A. FOSTER PROPERTY
AS RECORDED AT INSTRUMENT NO. 201508190018285
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4382
SLS1@zoominternet.net
SURVEYING • LAND DEVELOPMENT • TOPOGRAPHIC MAPPING
CONSTRUCTION LAYOUT • SUBDIVISION & LAND DEVELOPMENT



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
357	15

DRAWING NUMBER:	1001-1616178
DRAWING SCALE:	1"=50'
DATE:	MAY 4, 2016
DRAWN BY:	JSS
REVISIONS:	06/17/2016...ADD NOTE "F"

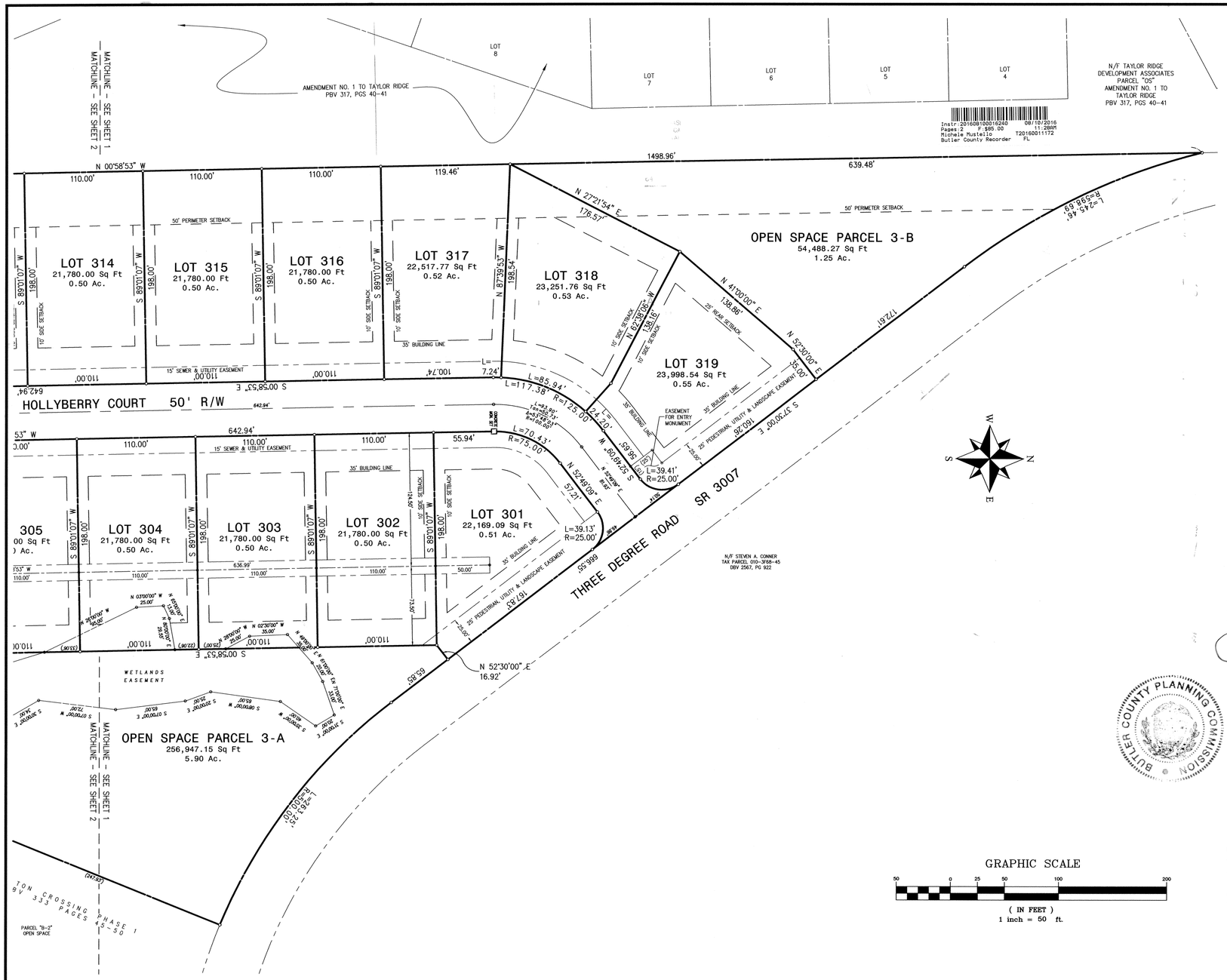
SHEET 2 OF 2

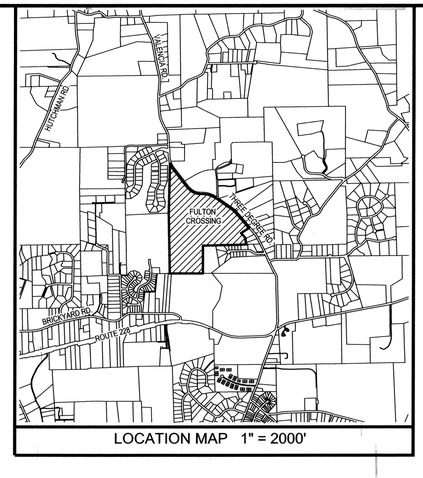
PLAN OF SURVEY AND SUBDIVISION FOR:

FOSTER PLAN OF LOTS

BEING A SUBDIVISION OF THE RAYMOND S. & PAULA A. FOSTER PROPERTY
AS RECORDED AT INSTRUMENT NO. 201508190018285
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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





LOCATION MAP 1" = 2000'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 27 DAY OF July, 2016.

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

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED CHRISTOPHER J. KACLIK, PRESIDENT OF FUTURE DEVELOPMENT GROUP, INC. ,GENERAL PARTNER OF FULTON DEVELOPMENT COMPANY, LP WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID FULTON DEVELOPMENT COMPANY, LP FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

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

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 27 DAY OF July, 2016
MY COMMISSION EXPIRES THE 15 DAY OF August, 20 17.
Paula K Ronda
NOTARY PUBLIC

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

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

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

WE, Dollar Bank, FSB, MORTGAGEE OF THE PROPERTY EMBRACED IN FULTON CROSSINGS DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

MORTGAGEE

Paula K Ronda
WITNESS

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

JAMES A. SPERDUTE, RS # 24457-E

7/11/16
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JUNE, 2016.

SECRETARY

CHAIRPERSON, COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 6TH DAY OF July, 2016.

SECRETARY

CHAIRPERSON

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 4 DAY OF August, 2016.

SECRETARY

CHAIRPERSON

SUPERVISOR

SUPERVISOR

SUPERVISOR

SUPERVISOR

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
SS:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357 PAGE(S) 16 & 17.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August, 2016.

(SEAL) RECORDER OF DEEDS

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

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

TOWNSHIP ENGINEER

8-10-16
DATE

26903 E
REG. NO.

DEVELOPMENT AREAS:

AREA WITHIN LOTS :	431,561.51	SQ.FT.	OR	9.907 ACRES
OPEN SPACE :	311,435.42	SQ.FT.	OR	7.150 ACRES
RIGHT OF WAY :	61,301.51	SQ.FT.	OR	1.407 ACRES
TOTAL PHASE 3 AREA :	804,298.44	SQ.FT.	OR	18.464 ACRES

TOTAL OPEN SPACE BY PHASE:

PHASE 1	16.753 ACRES
PHASE 2	10.958 ACRES
PHASE 3	7.15 ACRES
TOTAL OPEN SPACE	34.861 ACRES OR 40.4% OF TOTAL DEVELOPMENT AREA

LOTS BY PHASE:

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

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

PROPOSED SETBACKS:

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

LOT REQUIREMENTS:

LOT WIDTH:	110.00' AT BUILDING LINE
LOT AREA:	21,780 SQ. FT. or 0.50 ACRE

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

PLAN BOOK	PAGE
357	16

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

TAX PARCEL 010-S11-FCA

DRAWING NUMBER:	1001-1616260
DRAWING SCALE:	1"=50'
DATE:	JULY 1, 2016
DRAWN BY:	JSS
REVISIONS:	
	06.17.2016...ADD WETLANDS ESMT
	07.07.2016...ADD PEDESTRIAN ESMT

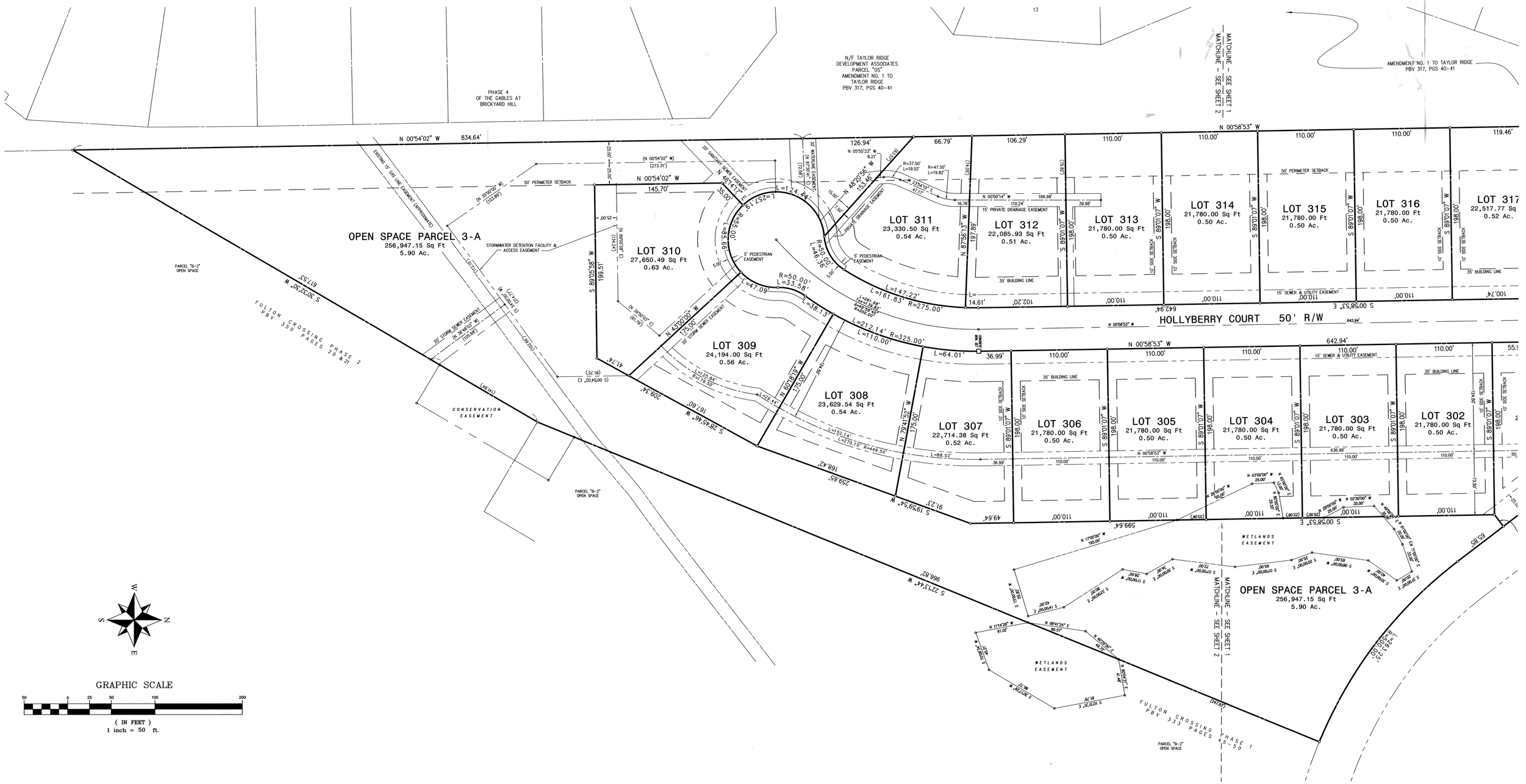
SHEET 1 OF 2

FULTON CROSSING PHASE 3

BEING A SUBDIVISION OF PARCEL "C-3" OF THE FULTON CROSSING PLAN OF LOTS – PRD PHASE 1 REVISION 2 AS RECORDED IN PLAN BOOK 346, PAGES 3-7

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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


PHASE 4
OF THE GABLES AT
BRICKYARD HILL
N/F TAYLOR RIDGE
DEVELOPMENT ASSOCIATES
PARCEL "OS"
AMENDMENT NO. 1 TO
TAYLOR RIDGE
PBV 317, PGS 40-41
AMENDMENT NO. 1 TO TAYLOR RIDGE
PBV 317, PGS 40-41
MATCHLINE - SEE SHEET 1
MATCHLINE - SEE SHEET 2
N 00°54'02" W 834.64'
N 00°58'53" W
OPEN SPACE PARCEL 3-A
256,947.15 Sq Ft
5.90 Ac.
LOT 310
27,650.49 Sq Ft
0.63 Ac.
LOT 309
24,194.00 Sq Ft
0.56 Ac.
LOT 308
23,629.54 Sq Ft
0.54 Ac.
LOT 307
22,714.38 Sq Ft
0.52 Ac.
LOT 311
23,330.50 Sq Ft
0.54 Ac.
LOT 312
22,085.93 Sq Ft
0.51 Ac.
LOT 313
21,780.00 Sq Ft
0.50 Ac.
LOT 314
21,780.00 Sq Ft
0.50 Ac.
LOT 315
21,780.00 Ft
0.50 Ac.
LOT 316
21,780.00 Ft
0.50 Ac.
LOT 317
22,517.77 Sq
0.52 Ac.
LOT 306
21,780.00 Sq Ft
0.50 Ac.
LOT 305
21,780.00 Sq Ft
0.50 Ac.
LOT 304
21,780.00 Sq Ft
0.50 Ac.
LOT 303
21,780.00 Sq Ft
0.50 Ac.
LOT 302
21,780.00 Sq Ft
0.50 Ac.
HOLLYBERRY COURT 50' R/W
642.94'
50' PERIMETER SETBACK
35' BUILDING LINE
10' SIDE SETBACK
15' SEWER & UTILITY EASEMENT
15' PRIVATE DRAINAGE EASEMENT
5' PEDESTRIAN EASEMENT
20' STORM SEWER EASEMENT
STORMWATER DETENTION FACILITY & ACCESS EASEMENT
EXISTING 15' GAS LINE EASEMENT (APPROXIMATE)
CONSERVATION EASEMENT
WETLANDS EASEMENT
PARCEL "B-2" OPEN SPACE
FULTON CROSSING PHASE 2
PBV 350 PAGES 20 & 21
FULTON CROSSING PHASE 1
PBV 333 PAGES 45-50
S 30°32'30" W 617.53'
S 28°43'46" W 259.65'
S 19°39'54" W 91.23'
S 20°13'44" W 966.82'
N 43°00'00" W 175.00'
N 60°16'19" W 175.00'
N 79°41'52" W 175.00'
N 87°56'13" W 197.89'
N 48°20'56" W 153.48'
R=257.19'
R=50.00'
R=275.00'
R=325.00'
R=449.50'
R=263.20'
L=124.44'
L=47.09'
L=38.13'
L=212.14'
L=110.00'
L=64.01'
L=147.22'
L=61.83'
L=270.10'
L=88.52'
L=52.14'
L=28.34'
L=74.64'
L=29.34'
L=46.36'
L=33.58'
L=47.22'
L=47.24'
L=47.24'
L=47.24

Instr:201608100015242 08/10/2016
Pages: 1 F $45.00 11:52PM
Michele Mustello T20160011177
Butler County Recorder FL

GENERAL NOTES:

1. OWNER: 052-37-A130 - TERESA A. FARNEN
   052-37-A132 - TERESA A. FARNEN
2. ADDRESS: 130 COLLEEN ST
   BUTLER PA 16001
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. LYNDORA LAND & IMPROVEMENT COMPANY REVISED MAP; JUNE 1927
   PLAN BOOK 1 PAGE 7
4. MUNICIPAL ZONING: R-1 SINGLE FAMILY RESIDENTIAL
5. PUBLIC WATER AND SEWER AVAILABLE

ZONING REQUIREMENTS:

MUNICIPALITY; TOWNSHIP OF BUTLER

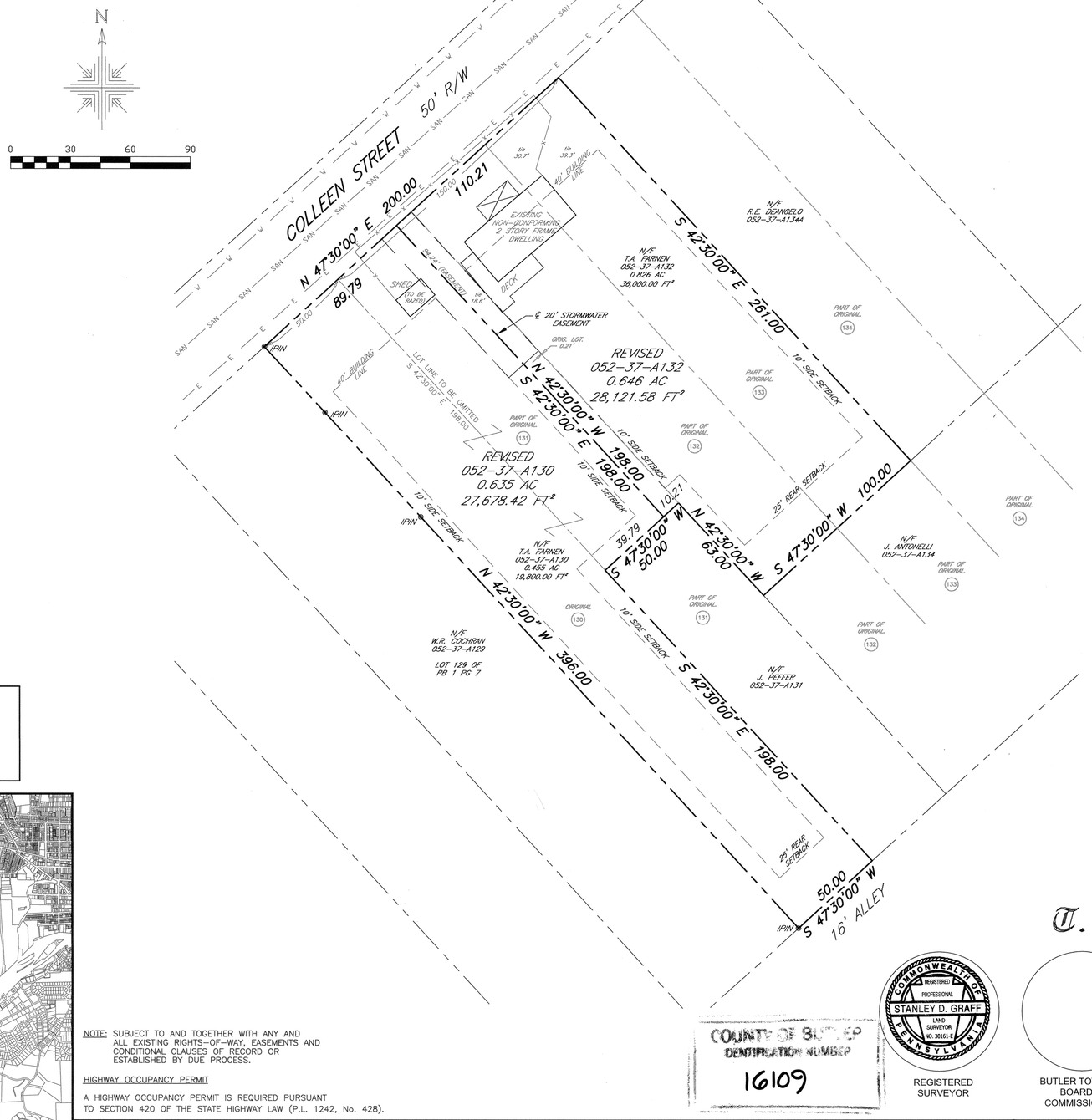
ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL

SITE REQUIREMENTS FOR SINGLE FAMILY DWELLING WITH PUBLIC SEWER AND WATER:

1. MIN. LOT SIZE = 15,000 SQ FT
2. MINIMUM LOT WIDTH = 100 FT
3. SET BACK REQUIREMENTS.
   3.1. FRONT YARD SETBACK = 40 FT
   3.2. SIDE YARD SETBACK = 10 FT (EACH SIDE)
   3.3. REAR YARD SETBACK = 25 FT

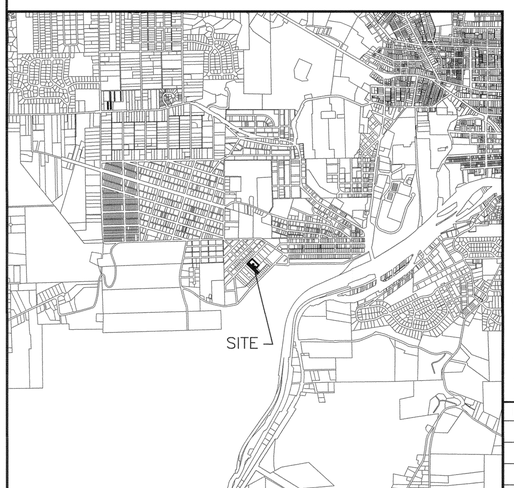
PROPERTY AREAS:

EXISTING TOTALS		
ORIGINAL 052-37-A130	19800.00 SQ FT	0.455 ACRES
+ORIGINAL 052-37-A132	36000.00 SQ FT	0.826 ACRES
EXISTING TOTAL	55800.00 SQ FT	1.281 ACRES
REVISED TOTALS		
REVISED 052-37-A130	27678.42 SQ FT	0.635 ACRES
+REVISED 052-37-A132	28121.58 SQ FT	0.646 ACRES
REVISED TOTAL	55800.00 SQ FT	1.281 ACRES



BOUNDARY LINE LEGEND

- PROPOSED BOUNDARY
- PROPOSED BOUNDARY TO OMIT
- EXISTING ADJOINERS
- ORIGINAL PLAN BOUNDARY



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.

HIGHWAY OCCUPANCY PERMIT

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

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16109

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5/24/16	SDG	5/26/16	LYNDORA LAND & IMPROVEMENT COMPANY REVISED MAP; JUNE 1927 - PLAN BOOK 1 PAGE 7

0 30 60
SCALE: 1" = 30'

DRAWN BY: SDG
DATE: 5/6/16
CHECKED BY: Sdg
DATE:
APPROVED:

DESIGNER
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
T. FARNEN PLAN :
BEING A LOT LINE REVISION OF TAX PARCELS 052-37-A130 & 052-37-A132

BUTLER TOWNSHIP-BUTLER COUNTY, PENNSYLVANIA

DWG.No. 16-062

RECORDED AUGUST 10 2016
PLAN BOOK 357 PAGE 18
SHEET 1 of 1

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, TERESA A. FARNEN, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, 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-WAY.

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17TH DAY OF JUNE, 2016.

x Teresa A. Farnen
TERESA A. FARNEN

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, TERESA A. FARNEN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF JUNE, 2016.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

x 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

TITLE CLAUSE

I, TERESA A. FARNEN, OWNER OF THE T. FARNEN PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAME OF TERESA A. FARNEN AS RECORDED IN INSTRUMENT NUMBER 200407080022451, RECORDER OF DEEDS OFFICE.

x Debra L Jeffcoat
WITNESS

x Teresa A. Farnen
TERESA A. FARNEN

WE, BUTLER ARMCO EMPLOYEES CREDIT UNION, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, T. FARNEN PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO HE DEDICATIONS AND COVENANTS APPEARING HEREON.

x Rose Dabney
WITNESS

x Carla S Herbino
OWNER
LOAN MGR.

SURVEYOR'S CERTIFICATION

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

14TH JUNE '16
DATE

x
STANLEY D. GRAFF
REG. NO. SU-30161-E

MUNICIPAL DECLARATIONS

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

x Theresa Diesla
SECRETARY

x
PRESIDENT, BOARD OF COMMISSIONERS

SEAL

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 9TH DAY OF August, 2016.

x Theresa Diesla
SECRETARY

x
PRESIDENT, BOARD OF COMMISSIONERS

SEAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 7TH DAY OF June, 2016.

Ernest R Castlerling
SECRETARY

CHAIRMAN, PLANNING COMMISSION

SEAL

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11TH DAY OF MAY, 2016.

x Chuck Davis SK
SECRETARY

x Frank E Ilhl SK
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SEAL

APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT THIS _____ DAY OF _____, 2016.

x
CHAIRMAN

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357 PAGE(S) 18

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF AUGUST, 20 16

x Michele M. Mustello
RECORDER OF DEEDS

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

T. FARNEN PLAN

REGISTERED SURVEYOR

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS; THAT ROBERT M. LEONE, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, ROBERT M. LEONE HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, 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 ROBERT M. LEONE, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25 DAY OF July 20 16.

ATTEST:

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ROBERT M. LEONE 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 25 DAY OF July 20 16.
MY COMMISSION EXPIRES THE 17 DAY OF February 2020.

NOTARY PUBLIC

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

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

07-26-16
DATE

REG. NO. 35368-E

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MERCER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MERCER 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 MERCER, THIS 8TH DAY OF August, 20 16.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF July 20 16.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 19

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF August 20 16.

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY PA

Instr:201608110015273 08/11/2016
Pages:1 F $45.00 11:48AM
Michele Mustello T20160011258
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS; THAT TODD ROCKBURN, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, TODD ROCKBURN HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, 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 TODD ROCKBURN, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25 DAY OF July 20 16.

ATTEST:

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED TODD ROCKBURN 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.

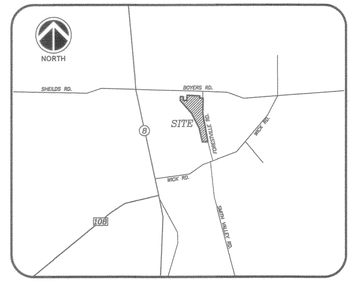
WITNESS MY HAND AND SEAL THIS 25 DAY OF July 20 16.
MY COMMISSION EXPIRES THE 17 DAY OF February 2020

NOTARY PUBLIC

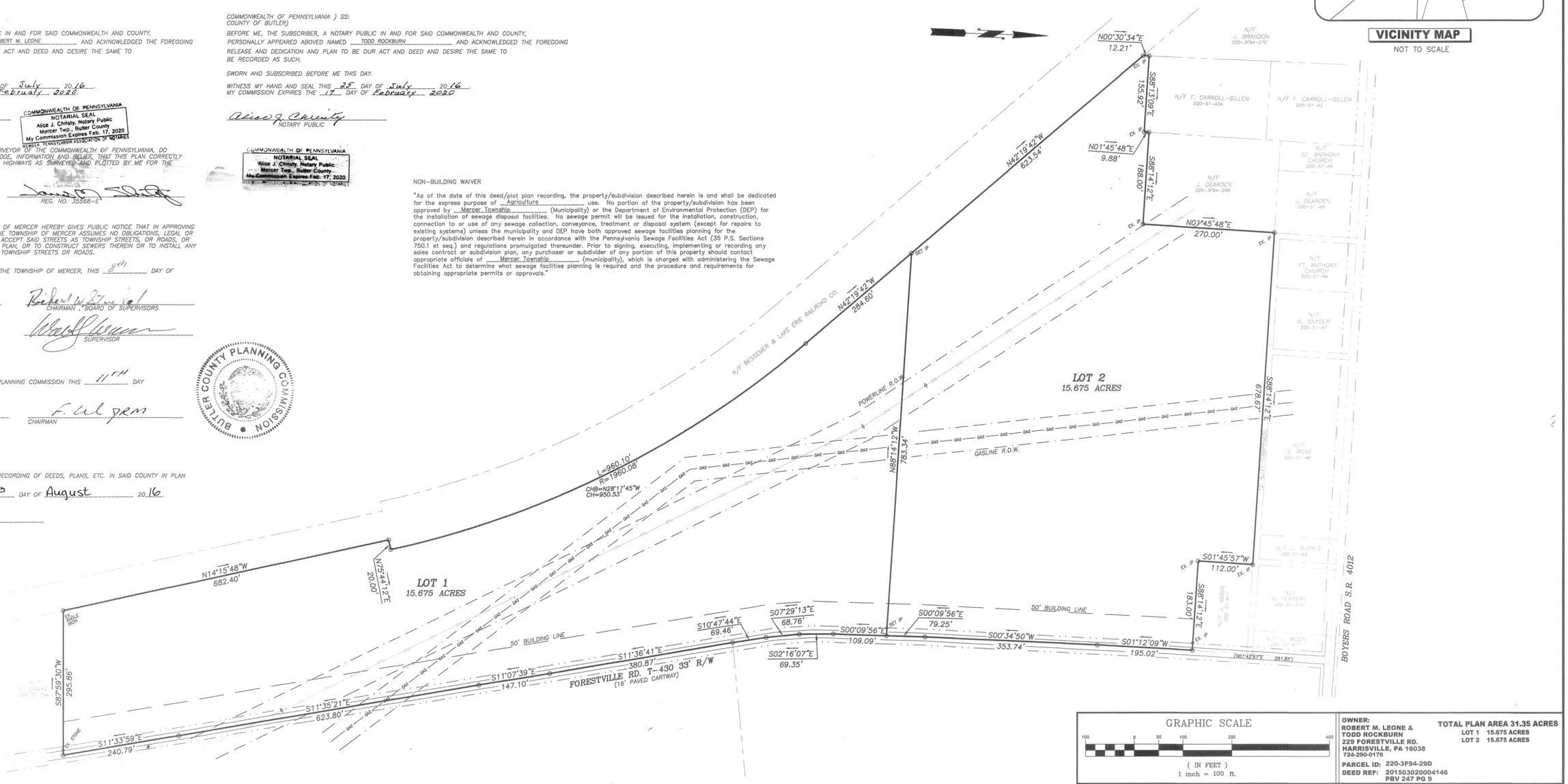
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Alice J. Christy, Notary Public
Mercer Twp., Butler County
My Commission Expires Feb. 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 the property/subdivision has been approved by Mercer 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 Mercer 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."



VICINITY MAP
NOT TO SCALE



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

OWNER:
ROBERT M. LEONE &
TODD ROCKBURN
229 FORESTVILLE RD.
HARRISVILLE, PA 16038
724-290-0176

PARCEL ID: 220-3F94-29D
DEED REF: 201503020004146
PBV 247 PG 9

TOTAL PLAN AREA 31.35 ACRES
LOT 1 15.675 ACRES
LOT 2 15.675 ACRES

PLAN BOOK	PAGE
357	19

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
035368-E

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

Scale 1" = 100'
Date July 1, 2016
Job No. 2858

Leone/Rockburn Subdivision
Situate in Mercer Township
Butler County, Pa.
Prepared For Robert Leone
Sheet No. 1 of 1

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2ND day of AUGUST 2016.

Ronald A. Paule
Owner

NA
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 2ND day of AUG. 2016.

Debra L. Jefficoat
Notary Public Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jefficoat, 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 platted by me for the owners or agents.

29TH JULY '16
Date

Seal

P. L. S. # 30781-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30781-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 8TH day of AUG. 2016.

Secretary

Seal

Chairman

Approved by the Jefferson Township Planning Commission this 28 day of July 2016.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 15TH day of JULY 2016.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

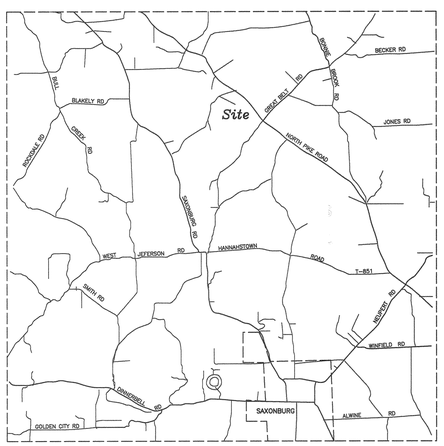
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 357 Page 20.

Given under my hand and seal this 12 day of August 2016.

Recorder

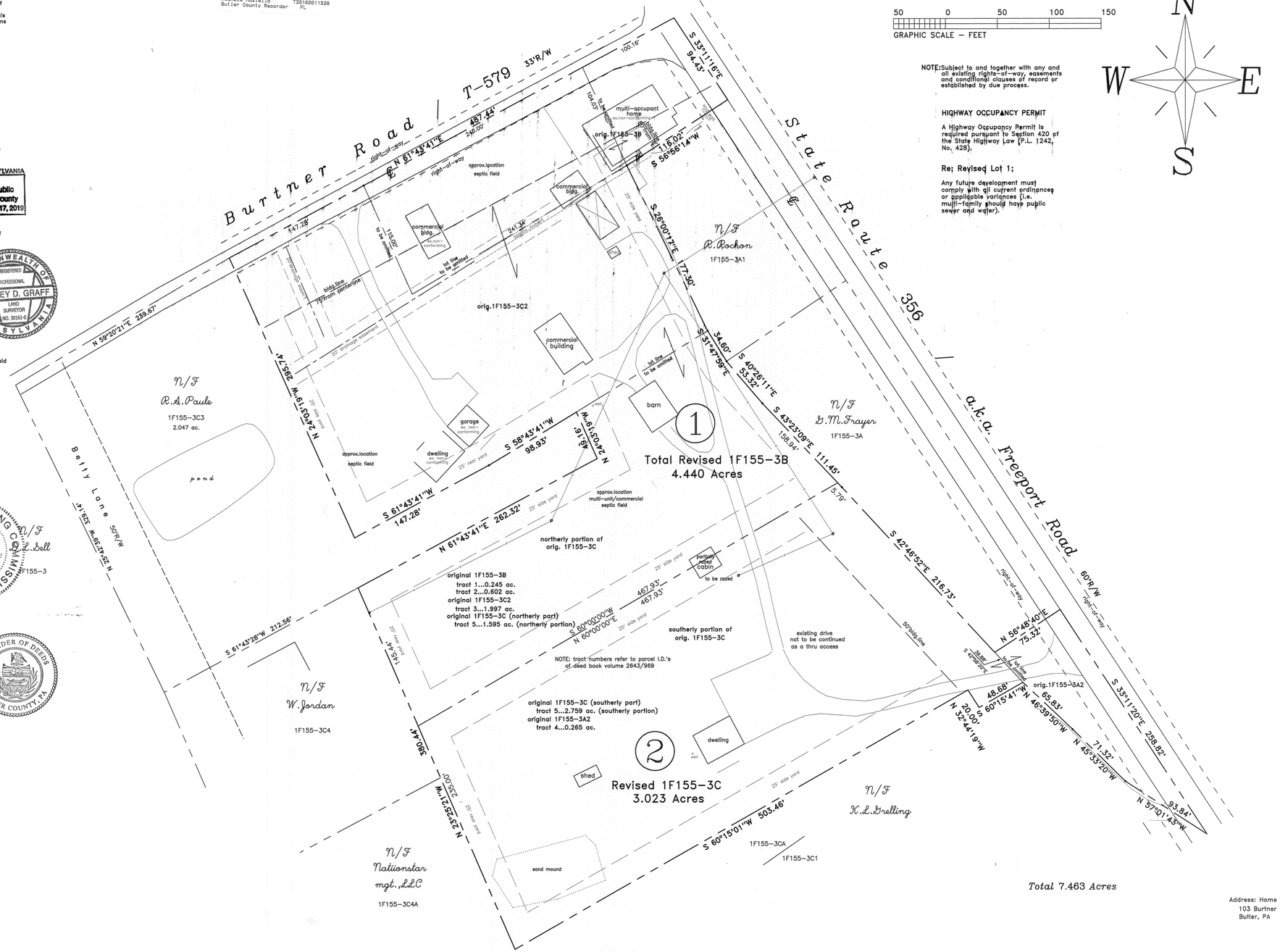
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA



Vicinity Map

Instr:201608120016535 08/12/2016
Pages: 1 2:28PM
$45.00
Michele Mustello T20160011328
Butler County Recorder FL



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

HIGHWAY OCCUPANCY PERMIT

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

Re: Revised Lot 1;

Any future development must comply with all current ordinances or applicable variances (i.e. multi-family should have public sewer and water).

Address: Home
103 Burtner Road
Butler, PA

Rev:7/27/16...revised new lot areas
Rev:7/25/16...per Township Review and Lot 2 area

R.A.Paule Plan

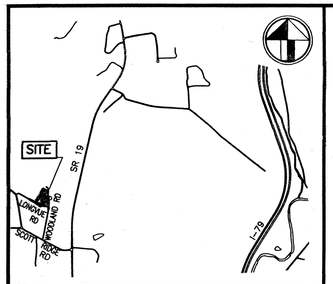
LOT LINE REVISION SURVEY for Ronald A. Paule

PROJECT No: 16015
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 190-1F155-3A2,3B,3C,3C2&3C3
DATE: REV: 7/27/16 DWN.By: Sdg CHK.By:

GRAFF SURVEYING LLC
P.O. Box 511 Saxonburg, PA 16056
330 Fisher Road Connoquenessing, PA 16025
info@graffsurveying.com
724.352.3811 fax 724.352.1059

RECORDED AUGUST 12 2016
PLAN BOOK 357 PAGE 20
SHEET 1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION.
LETTER TO LANCASTER TOWNSHIP BOARD OF SUPERVISORS DATED Aug. 8th, 20 16.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION SEAL:

LANCASTER TOWNSHIP SEAL:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER
THIS 11 DAY OF August, 20 16.

SECRETARY

CHAIRMAN

Instr 201608160016789 08/16/2016
Pages:1 F $45.00 2:39PM
Michele Mustello T20160011483
Butler County Recorder FL

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER
THIS 16 DAY OF August, 20 16.

SECRETARY

CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, VIRGINIA M. VOLKER, OF THE TOWNSHIP OF LANCASTER, 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 THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON VIRGINIA M. VOLKER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.
THIS 10 DAY OF Aug, 20 16.
ATTEST:

NOTARY PUBLIC

VIRGINIA M. VOLKER

I, VIRGINIA M. VOLKER, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED VIRGINIA M. VOLKER, THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF AUG., 20 16.

MY COMMISSION EXPIRES THE 9 DAY OF Nov, 20 19.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elizabeth J. Mosher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

I, VIRGINIA M. VOLKER, OWNER OF THE KOVACIC–VOLKER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF VIRGINIA M. VOLKER, AS RECORDED IN INSTR. NO. 201512100027105, RECORDER OF DEEDS OFFICE.
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

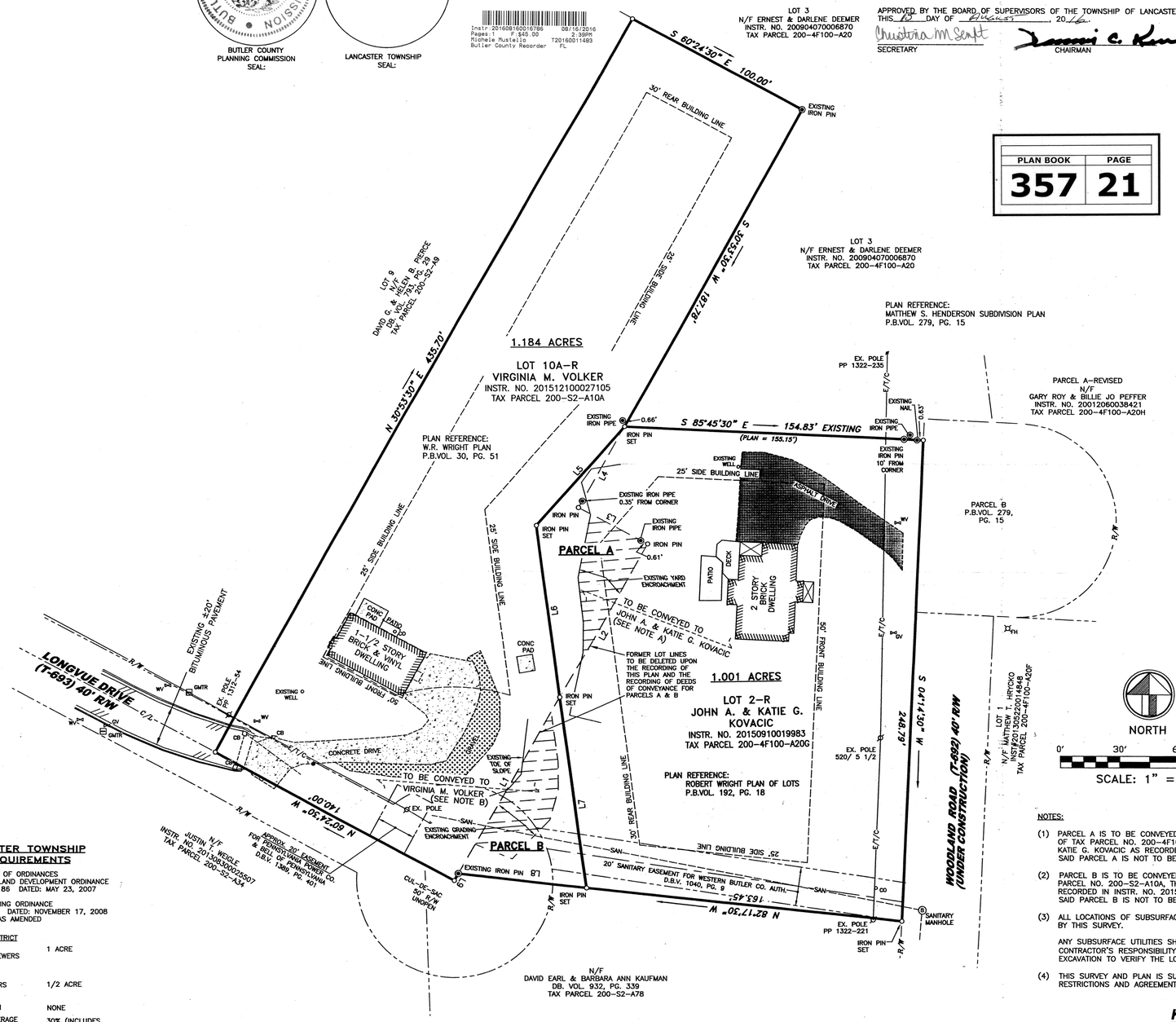
WITNESS

VIRGINIA M. VOLKER

ADDITIONAL LINE INFORMATION		
LINE	BEARING	DISTANCE
L1	N 30°53'30" E	105.00'
L2	N 30°53'30" E	90.83'
L3	N 60°24'30" W	40.00'
L4	N 30°53'30" E	47.92'
L5	S 42°39'43" W	67.73'
L6	S 06°03'23" E	89.51'
L7	S 06°03'23" E	99.38'
L8	N 82°17'30" W	64.98'
L9	S 30°53'30" W	4.17'

LEGEND

- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- CO — EXISTING SANITARY CLEANOUT
- GMTR — EXISTING GAS METER
- E/T/C — E/T/C — EXISTING OVERHEAD ELECTRIC/ TELEPHONE/CABLE LINES
- SAN — SAN — EXISTING SANIARY SEWER LINE– APPROXIMATE SUBSURFACE LOCATION



LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 86 DATED: MAY 23, 2007

ZONING ORDINANCE
ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008
AS AMENDED

MU MIXED USE DISTRICT

MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	1 ACRE
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1/2 ACRE
MINIMUM LOT WIDTH	NONE
MAXIMUM LOT COVERAGE	30% (INCLUDES ACCESSORY STRUCTURES)

BUILDING SETBACKS

FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

A&D ACCESS MANAGEMENT AND DESIGN OVERLAY DISTRICT

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAXIMUM LOT COVERAGE	NONE

BUILDING SETBACKS

FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

REVISED LOT CALCULATIONS		REVISED LOT CALCULATIONS	
TAX PARCEL	ACREAGE	TAX PARCEL	ACREAGE
200–S2–A10A	1.184 ACRES	200–4F100–A20G	1.001 ACRES
PARCEL A	–0.072 ACRE	PARCEL A	+0.072 ACRE
PARCEL B	+0.072 ACRE	PARCEL B	–0.072 ACRE
LOT 10A–R 200–S2–A10A	1.184 ACRES	LOT 2–R 200–4F100–A20G	1.001 ACRES

2.185 ACRES = TOTAL ACREAGE

ZONING DISTRICTS: MU MIXED USE DISTRICT
A&D ACCESS MANAGEMENT AND DESIGN OVERLAY DISTRICT

PROPERTY ADDRESS: 111 LONGVUE DRIVE HARMONY, PA 16037

OWNERS : VIRGINIA M. VOLKER
111 LONGVUE DRIVE
HARMONY, PA. 16037

DEED REFERENCE : INSTR. NO. 201512100027105
TAX PARCEL NO.: 200–S2–A10A

PROPERTY ADDRESS: 122 WOODLAND WAY HARMONY, PA 16037

OWNER : JOHN A. & KATIE G. KOVACIC
122 WOODLAND WAY
HARMONY, PA. 16037

DEED REFERENCE : INSTR. NO. 201509100019983
TAX PARCEL NO.: 200–4F100–A20G

PLAN BOOK	PAGE
357	21

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN A. & KATIE G. KOVACIC, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELF, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JOHN A. & KATIE G. KOVACIC, THIER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.
THIS 10 DAY OF Aug, 20 16.
ATTEST:

NOTARY PUBLIC

JOHN A. KOVACIC

KATIE G. KOVACIC

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

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN A. & KATIE G. KOVACIC AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF AUG, 20 16.

MY COMMISSION EXPIRES THE 9 DAY OF NOV, 20 19.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elizabeth J. Mosher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

WE, JOHN A. & KATIE G. KOVACIC, OWNERS OF THE KOVACIC–VOLKER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN A. & KATIE G. KOVACIC, AS RECORDED IN INSTR. NO. 201509100019983, RECORDER OF DEEDS OFFICE.

WITNESS

JOHN A. KOVACIC

KATIE G. KOVACIC

I/WE JOHN KOVACIC MORTGAGEE OF THE PROPERTY CONTAINED IN THE KOVACIC–VOLKER LOT LINE REVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE, AND MORTGAGEE

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 357, PAGE 21.

GIVEN UNDER MY HAND AND SEAL
THIS 16 DAY OF August, 20 16.

RECORDER

SEAL:

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

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

NOTES:

(1) PARCEL A IS TO BE CONVEYED TO JOHN A. & KATIE G. KOVACIC AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200–4F100–A20G, THE ADJOINING LANDS AS PRESENTLY OWNED BY JOHN A. & KATIE G. KOVACIC AS RECORDED IN INSTR. NO. 201509100019983.
SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(2) PARCEL B IS TO BE CONVEYED TO VIRGINIA M. VOLKER AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200–S2–A10A, THE ADJOINING LANDS AS PRESENTLY OWNED BY VIRGINIA M. VOLKER AS RECORDED IN INSTR. NO. 201512100027105.
SAID PARCEL B IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(3) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1–800–242–1776.

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

KOVACIC-VOLKER LOT LINE REVISION PLAN

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: JULY 26, 2016 SCALE: 1" = 30'

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

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TAMARA A. RANALLI
LAND SURVEYOR
SU-051843-E
PENNSYLVANIA

REGISTRATION NO. SU–051843E

REVISIONS: AUGUST 3, 2016 TWP ENG COMMENTS

DRAWN BY: DF/TR CHECKED BY: T.R.

DWG. NO: 5426–2016–SUB
SHEET 1 OF 1

G:\Kovacic–5426–2016\Kovacic–5426–2016–state_R–1.dwg – Aug 04, 2016 @ 11:19am

(Lot Line Revision) KOVACIC–5426–2016–STATE.crd

Instr: 201608160016787 08/16/2016
Pages: 1 F:$45.00 2:40PM
Michele Mustello 720160011493
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ERIC C. & TONYA S. SIPES, OF THE TOWNSHIP OF LANCASTER, 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 LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, 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 LANCASTER, 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 ERIC C. & TONYA S. SIPES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 11TH DAY OF AUGUST, 2016.

x Eric C. Sipes
ERIC C. SIPES

x Tonya S. Sipes
TONYA S. SIPES

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, ERIC C. & TONYA S. SIPES, 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 BY HAND AND NOTARIAL SEAL, THIS 11TH DAY OF AUGUST, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY, 2019

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

SURVEYOR'S CERTIFICATION

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 THE PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OF THE PROPERTY.

10TH AUG '16
DATE

STANLEY D. GRAFF
REG. NO. SU-030616-E

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

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 11 DAY OF AUGUST, 2016 .

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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

SECRETARY

15-AUG-2016
DATE

CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF JULY, 2016.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

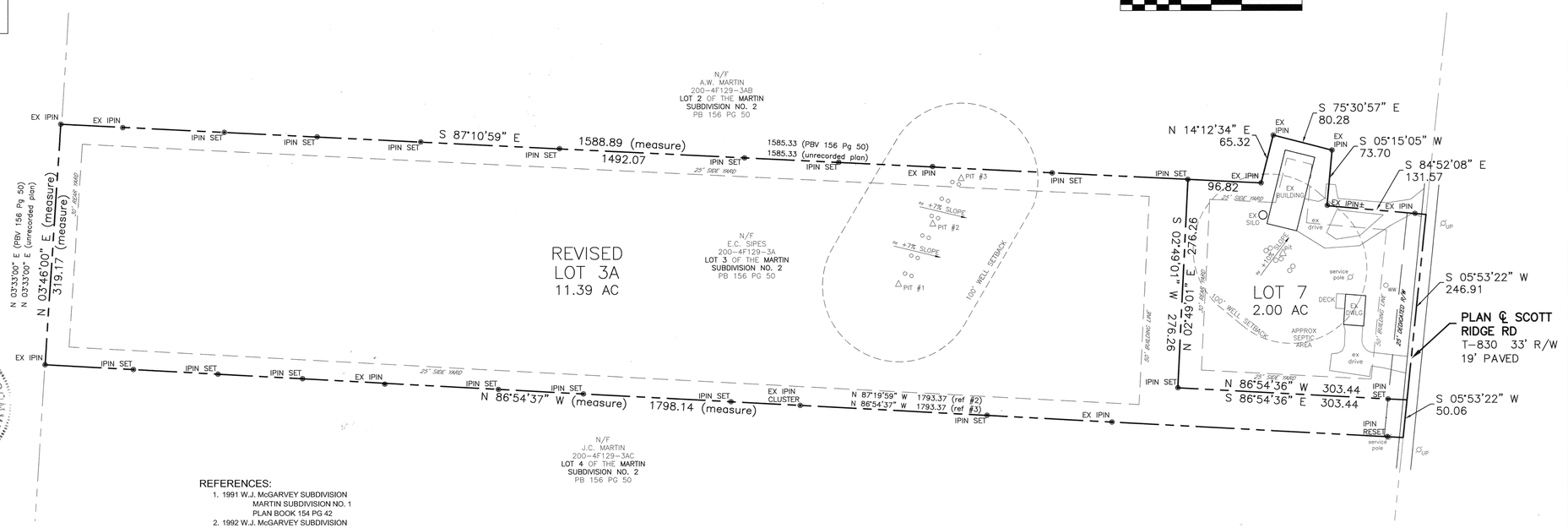
PLAN BOOK VOLUME 357 PAGE(S) 22

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF August, 2016.

RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY, PA



REFERENCES:

1. 1991 W.J. McGARVEY SUBDIVISION
   MARTIN SUBDIVISION NO. 1
   PLAN BOOK 154 PG 42
2. 1992 W.J. McGARVEY SUBDIVISION
   MARTIN SUBDIVISION NO. 2
   PLAN BOOK 156 PG 50
3. 2000 W.J. McGARVEY SUBDIVISION
   MARTIN SUBDIVISION NO. 3
   UNRECORDED

GENERAL NOTES:

1. TAX ID: 200-4F129-3A
2. OWNERS: ERIC C. & TONYA S. SIPES
3. ADDRESS: 540 SCOTT RIDGE RD
   HARMONY, PA 16037
4. ZONING: RURAL RESIDENTIAL (R-1)
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUS PLANS

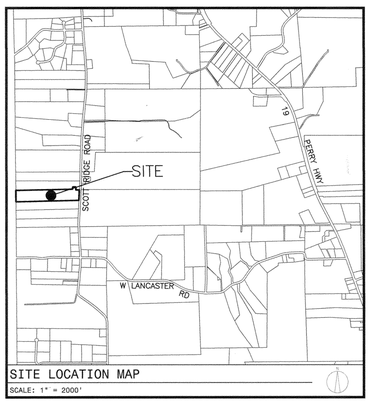
ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF LANCASTER

ZONING DISTRICT: R-1 / RURAL RESIDENTIAL

SITE REQUIREMENTS WITH PUBLIC WATER & SEWER:

1. MIN. LOT AREA
   1.1. 1 ACRE WITH PUBLIC SANITARY AND WATER
   1.2. 2 ACRES WITHOUT PUBLIC SANITARY AND WATER
2. MIN. LOT WIDTH AT BUILDING LINE = 150 FT
3. SET BACK REQUIREMENTS.
   3.1. MIN. FRONT YARD = 50 FT
   3.2. MIN. SIDE YARD = 25 FT
   3.3. MIN. REAR YARD = 30 FT



SITE LOCATION MAP
SCALE: 1" = 2000'

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

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

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED JULY 29, 2016	SDG	8/9/16
A	PITS AND PERCS ADDED TO PROPOSED LOT 7	SDG	7/12/16

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

E. SIPES PLAN

BEING A

SUBDIVISION

FOR

ERIC C. & TONYA S. SIPES

SITUATE

TOWNSHIP OF LANCASTER
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
6/23/16	SDG	Sdg	1" = 80'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-103	200-4F129-3A	B

RECORDED AUGUST 16 20 16	
PLAN BOOK	PAGE
357	22
SHEET 1 of 1	

APPROVED BY THE HARRISVILLE PLANNING COMM.
THIS 1ST DAY OF AUG, 2016.

SECRETARY CHAIRMAN

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HARRISVILLE BY RESOLUTION THIS 1ST DAY OF AUG, 2016.

SECRETARY CHAIRMAN

JRM APPROVED REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION DATE 8/17/16

F. Ault JRM CHAIRMAN

C. C. JRM SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Instr:201608170016823 08/17/2016
Pages:1 F:$45.00 10:40AM
Michele Mustello T20160011514
Butler County Recorder FL

STATE OF PENNSYLVANIA
COUNTY OF ~~MERCER~~ BUTLER

BEFORE ME THE SUBSCRIBER A Notary Public IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED Wayne A Donaldson + Betty T Donaldson AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS 26th DAY OF July, 2016. MY COMMISSION EXPIRES THE 25th DAY OF January, 2019.

SIGNATURE Lynn L McQuiston

I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

Wayne C Donaldson Betty T. Donaldson

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY, Ronald F. Bittler, P.L.S.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lynn L McQuiston, Notary Public
Irwin Twp., Venango County
My Commission Expires Jan. 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

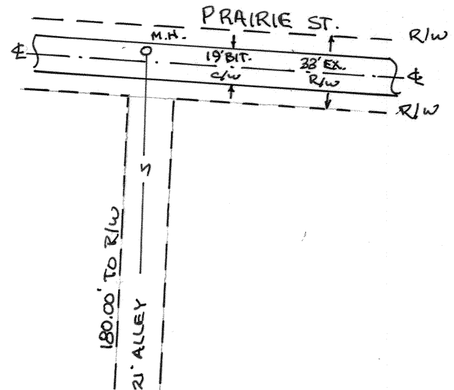
A (21)' Private Right-of-Way is here by established as shown on this plan. The private right-of-way is not intended as a public road/street, has not been dedicated for public use and has not been accepted as a public street.

The private right-of-way as shown on this plan shall be the exclusive means of vehicular and/or pedestrian entry/egres and regress to/ From lots 1, 2, & Gary Turner Lot 430-53-C3A inclusive.

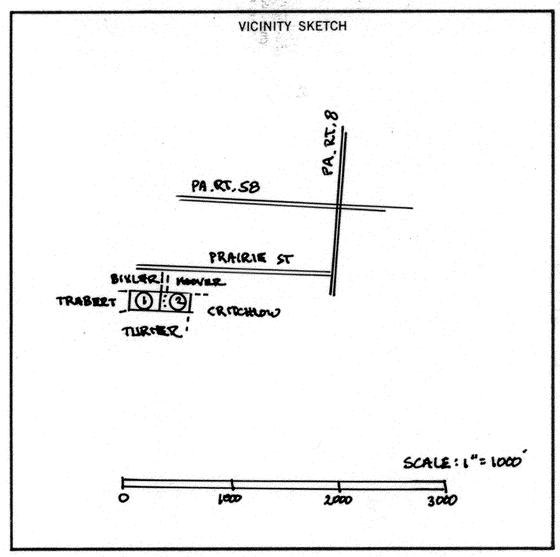
The costs and/or expenses associated with the construction and/or perpetual reconstruction, maintenance, repair and/ or grading of the private road/street shall be the sole responsibility of the owner(s) of lots 1, 2, & Gary Turner Lot 430-53-C3A inclusive and any future lots, one shared and equal proportion basis.

Wayne C Donaldson Gary Turner Philip Toker

Wayne Donaldson Gary Turner Philip Toker



VICINITY SKETCH



PLAN IS **NULL & VOID** UNLESS RECORDED BY _____.
NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS **RECORDED.**

TITLE =

FINAL PLAT
WAYNE C. & BETTY T. DONALDSON
SUBDIVISION
LOTS 1 & 2

INDICATE WHETHER PRELIMINARY OR FINAL

MUNICIPALITY = HARRISVILLE BOROUGH
COUNTY = BUTLER STATE = PA.
SCALE = 1" = 50' DATE = 7-19-16
REV. 8-12-16

R.P. BITTLER P.L.S.
1155 GREENVILLE RD.
MERCER, PA. 16137

2008090 5002039S

SEAL

OWNER: WAYNE C. & BETTY T. DONALDSON
P.O. BOX 431
HARRISVILLE, PA. 16038-0431

0 25 50 100 FT.

PLAN BOOK	PAGE
357	23

COMM. OF PA. } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 23

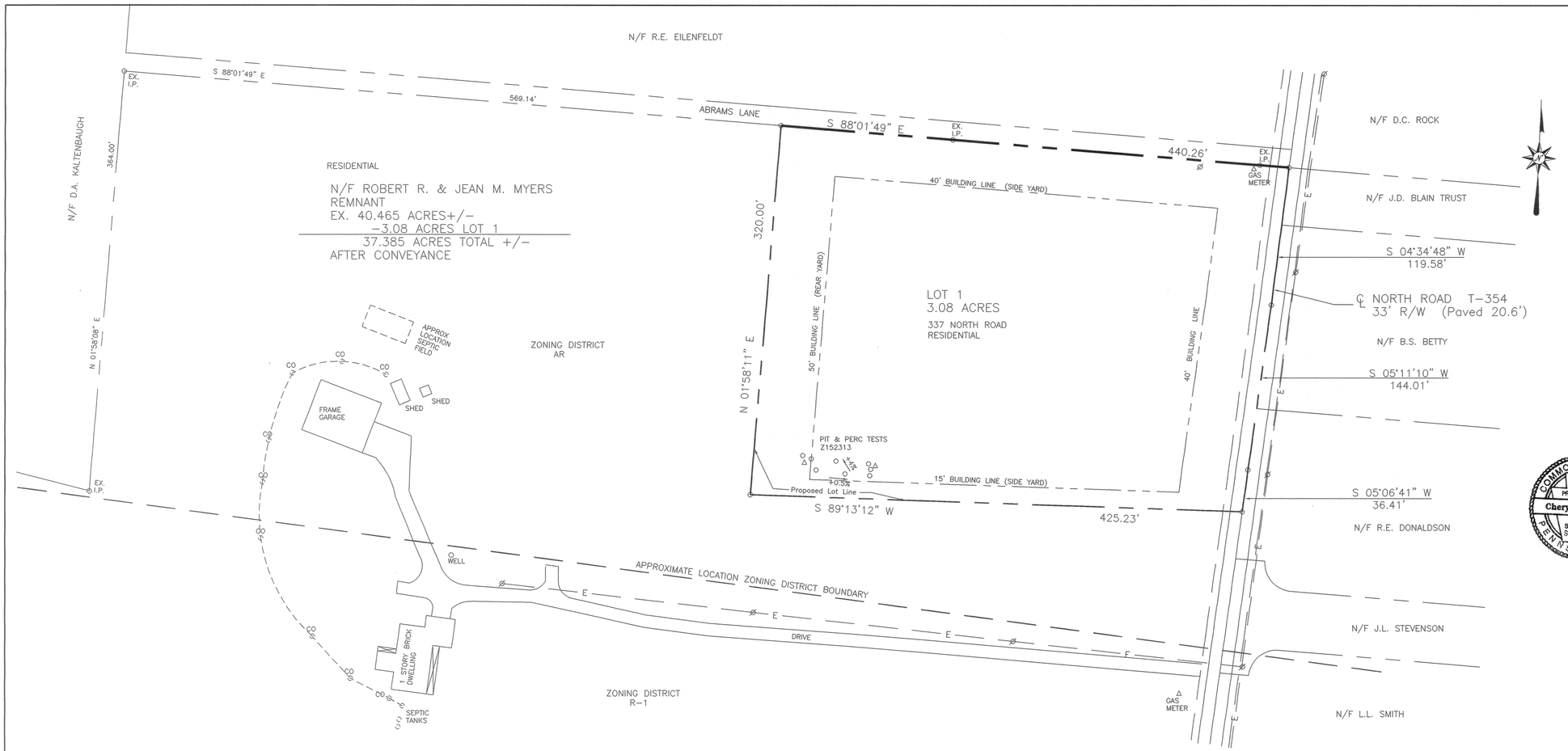
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF AUGUST, 2016.

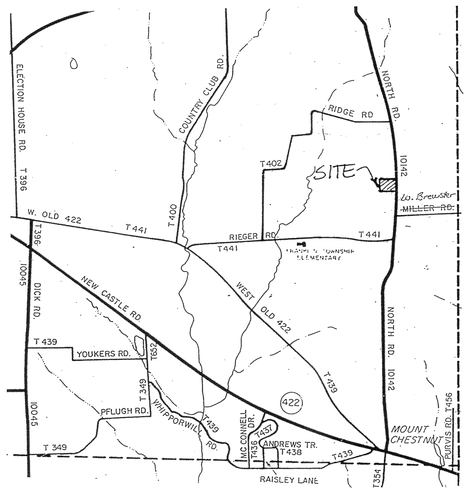
RECORDER OF DEEDS BUTLER COUNTY, PA.

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

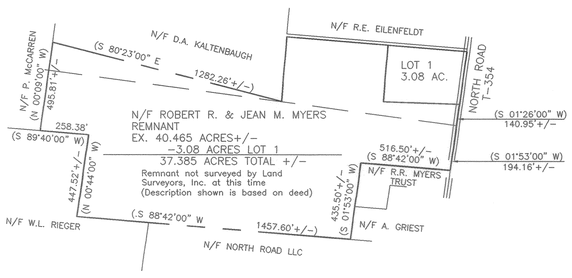
RECORDER

623266





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

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

ZONING: R-1; RURAL RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD
15' SIDE YARD
50' REAR YARD
40' FROM ANY R/W

A-R; AGRICULTURAL-RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD
15' SIDE YARD
50' REAR YARD

PROPERTY OWNERS: ROBERT R. & JEAN M. MYERS
TRUSTEES OF THE MYERZ FAMILY TRUST
233 NORTH ROAD
BUTLER, PA 16001

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

REF: SURVEY FOR KALTENBAUGH BY LAND SURVEYORS, INC., #97-204.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW BUILDING LOT AND A REMNANT PARCEL.

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that we, Robert R. and Jean M. Myers, Trustees of the Myerz Family Trust, 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 dedication and release shall be binding upon Robert R. and Jean M. Myers, Trustees of the Myerz Family 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 01 day of August, 2016.

ATTEST:
NOTARY PUBLIC — TRUSTEE — TRUSTEE

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 Robert R. and Jean M. Myers, Trustees of the Myerz Family Trust, 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 01 day of August, 2016.

My Commission expires the 04 day of June, 2018.

SEAL
NOTARY PUBLIC

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

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

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

DATE July 14, 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 Herman W. Bauer CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 25th day of July, 2016.

SECRETARY SEAL Herman W. Bauer, CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 25th day of July, 2016.

SECRETARY SEAL Robert J. Thompson CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 7TH day of JULY, 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 357 page 24

Given under my hand and seal this 17 day of AUGUST, 2016.

SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PENNSYLVANIA

Instr:201608170016883 08/17/2016
Pages:1 F:$45.00 1:14PM
Michele Mustello T20160011532
Butler County Recorder FL

REVISED 07/14/16; PLANNING COMMISSION REVIEW COMMENTS
REVISED 07/06/16; ENGINEER'S REVIEW COMMENTS

PLAN BOOK	PAGE
357	24

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: ROBERT R. & JEAN M. MYERS, TRUSTEES OF THE MYERZ FAMILY TRUST

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 06/22/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F80-11	Instrument # 201410090024289		Service No. 16-067
Address 233 NORTH ROAD			

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BRADLEY & KATHERINE S. KUGHN, 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 PROPERTIES, 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 26TH DAY OF JULY, 2016.

x Bradley Kugh
BRADLEY KUGHN

x Katherine S. Kughn
KATHERINE S. KUGHN

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, BRADLEY & KATHERINE S. KUGHN, 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 26TH DAY OF JULY, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY, 2019

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

SURVEYOR'S CERTIFICATION

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

26TH JULY '16
DATE

STANLEY D. GRAFF
REG. NO. SU-057614-E

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

MUNICIPAL DECLARATIONS

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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON THIS 9 DAY OF AUGUST, 2016.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 15T DAY OF AUGUST, 2016.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 4TH DAY OF AUGUST, 2016.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357, PAGE(S) 25.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF AUGUST, 2016.

RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

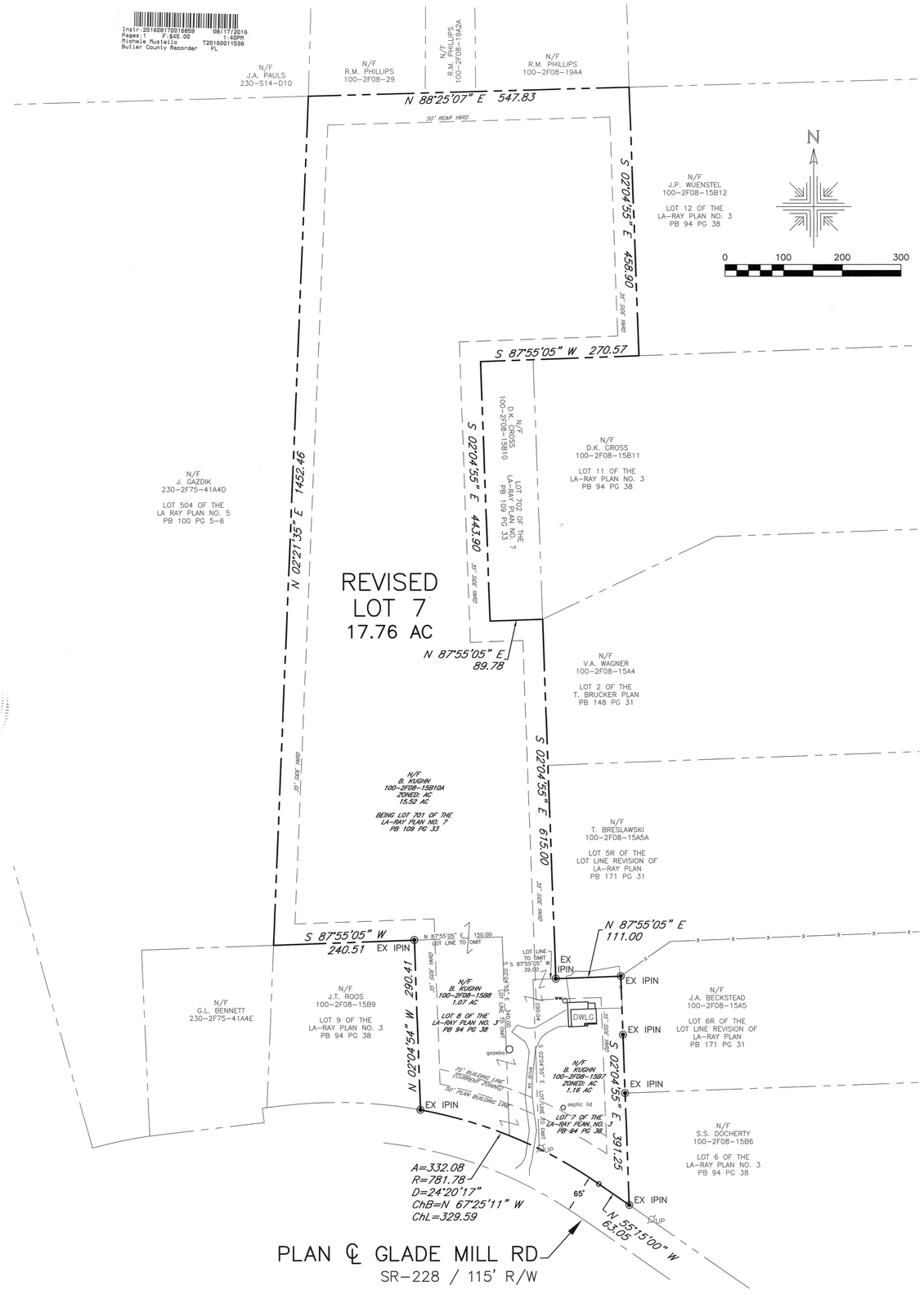


SITE LOCATION MAP
SCALE: 1" = 2000'

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

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

Instr:201608170016869 08/17/2016
Pages:1 F:$45.00 1:40PM
Michele Mustello T20160011538
Butler County Recorder FL



GENERAL NOTES:

1. OWNERS: BRADLEY & KATHERINE KUGHN
2. TAX PARCELS: 100-2F08-15B7, 100-2F08-15B8, 100-2F08-15B10A
3. ADDRESS: 230 GLADE MILL ROAD
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. THE LA RAY PLAN PLAN BOOK 82 PG 22
     - 4.2.2. LA RAY PLAN NO. 3 PLAN BOOK 94 PG 38
     - 4.2.3. LA RAY PLAN NO. 5 PLAN BOOK 100 PG 6
     - 4.2.4. LA RAY PLAN NO. 7 PLAN BOOK 109 PG 33
     - 4.2.5. T. BRUCKER PLAN PLAN BOOK 148 PG 31
     - 4.2.6. LA RAY LOT LINE REVISION PLAN BOOK 171 PG 31

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF CLINTON

ZONING DISTRICT: AC - AGRICULTURE CONSERVATION

SITE REQUIREMENTS WITH PUBLIC WATER & SEWER:

1. MIN. LOT AREA = 20,000 SQ FT
2. MIN. LOT WIDTH = 200 FT
3. SET BACK REQUIREMENTS
   - 3.1. MIN. FRONT YARD = 75 FT
   - 3.2. MIN. SIDE YARD = 35 FT
   - 3.3. MIN. REAR YARD = 50 FT

PROPERTY AREAS:

EXISTING TOTALS:

LOT 7 (100-2F08-15B7)	1.16 AC
LOT 8 (100-2F08-15B8)	1.07 AC
+LOT 701 (100-2F08-15B10A)	15.52 AC
EXISTING TOTAL	17.75 ACRES

REVISED TOTALS:

REVISED LOT 7	17.76 ACRES

REV	DESCRIPTION	BY	DATE

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

B. KUGHN PLAN

BEING A

CONSOLIDATION

FOR

BRADLEY & KATHERINE S. KUGHN

SITUATE

TOWNSHIP OF CLINTON
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
7/19/16	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-123	100-2F08-15B7, 15B8 & 15B10A	-

RECORDED August 18 20 16	
PLAN BOOK	PAGE
357	25
SHEET 1 of 1	

Instr:201608190021024
Pages:1 F:$45.00 08/19/2016
Michele Mustello 11:36AM
Butler County Recorder FL T20160011647

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, ROBERT M. LUCAS, OF THE TOWNSHIP OF BUFFALO, 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 PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, 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 BUFFALO, 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 BUFFALO, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10TH DAY OF AUGUST, 2016.

x Robert M Lucas
ROBERT M. LUCAS

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, ROBERT M. LUCAS, 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 10TH DAY OF AUGUST, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY 2019

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

SURVEYOR'S CERTIFICATION

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

10TH Aug. '16
DATE

STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 10TH DAY OF AUGUST, 2016.

Jessica L Graham
SECRETARY

John L Haven
CHAIRMAN, BOARD OF SUPERVISORS

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

J DRK
SECRETARY

Peggy Lindner
CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25TH DAY OF July, 2016.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

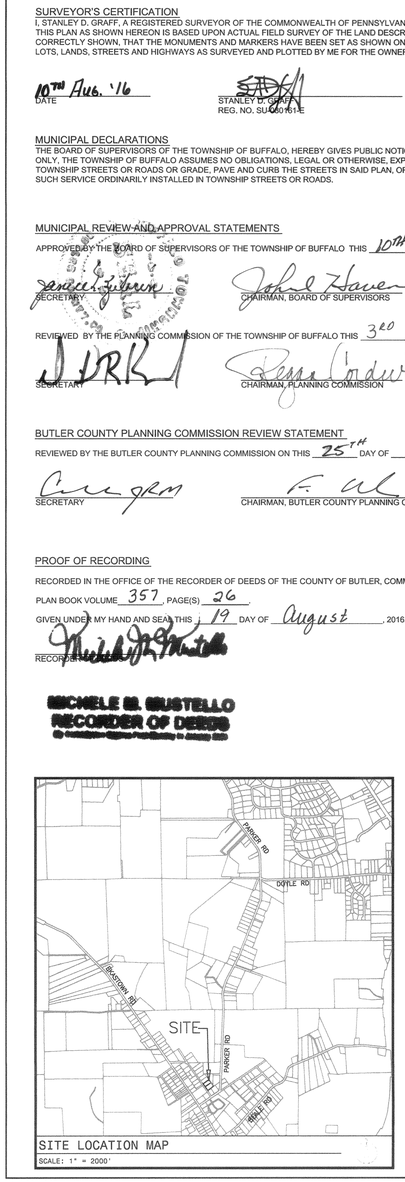
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357, PAGE(S) 26.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF August, 2016.

RECORDER

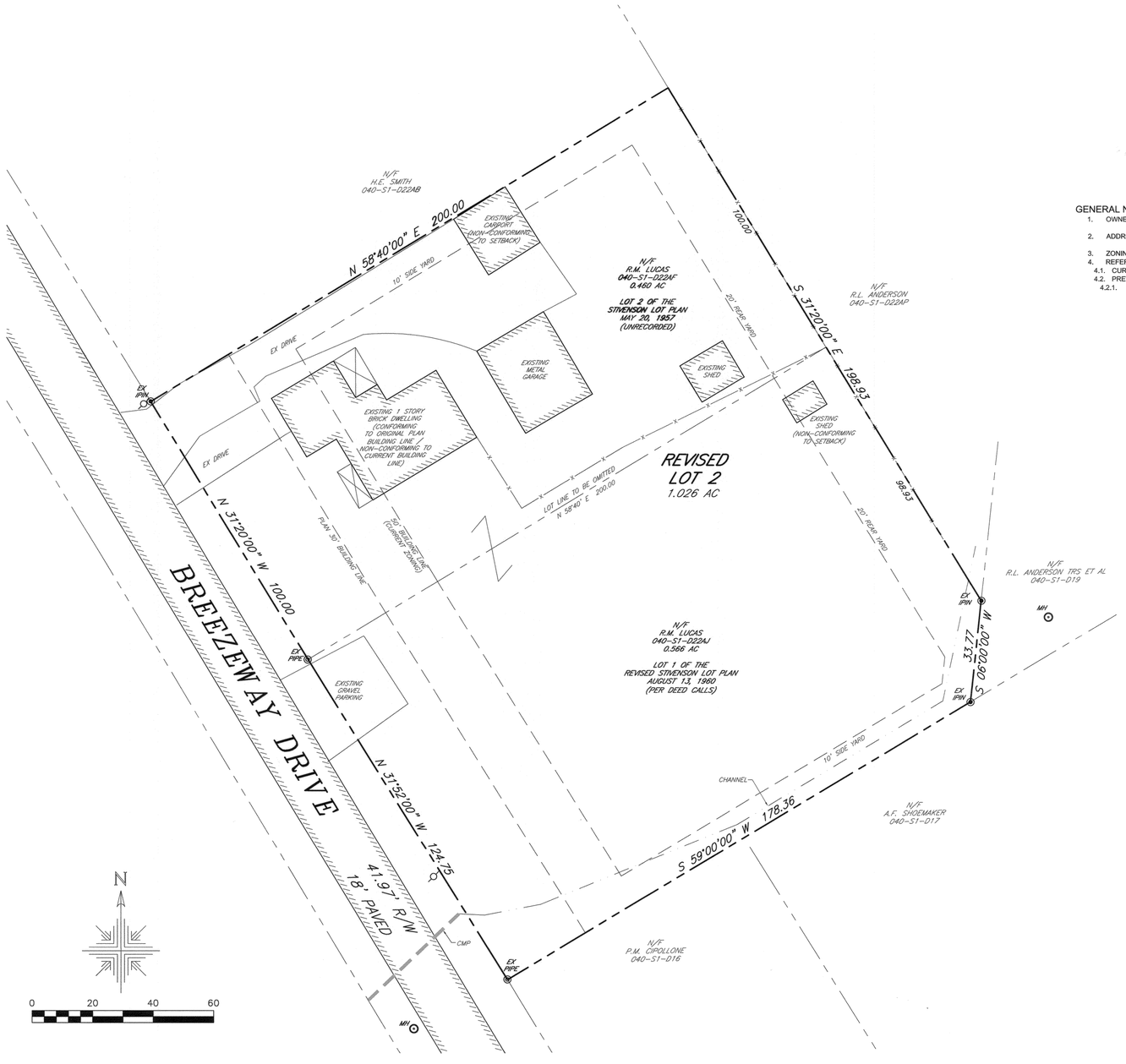
MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA.



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. OWNER: 040-S1-D22AF - ROBERT M. LUCAS
   040-S1-D22AJ - ROBERT M. LUCAS
2. ADDRESS 107 BREEZEWAY DRIVE
   SARVER, PA 16055
3. ZONING DISTRICT: R-2 GENERAL RESIDENTIAL DISTRICT
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. STIVENSON LOT PLAN FOR GEORGE STIVENSON DATED MAY 20, 1957; REVISED 3/30/1960

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF BUFFALO

ZONING DISTRICT: R-2 GENERAL RESIDENTIAL DISTRICT

SITE REQUIREMENTS WITH PUBLIC WATER AND 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

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW DATED 8/3/16	SDG	8/9/16

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

R. LUCAS PLAN

BEING A

CONSOLIDATION

FOR

ROBERT M. LUCAS

SITUATE

TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
7/14/16	SDG	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-115	040-S1-D22AF & D22AJ	A

RECORDED Aug. 19 2016	
PLAN BOOK	PAGE
357	26
SHEET 1 of 1	

KNOW ALL MEN BY THESE PRESENTS; THAT BISON GROVE, LLC, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION 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 MARION, BISON GROVE, 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 MARION, 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 BISON GROVE, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 27 DAY OF May 20 16

ATTEST:

Ronald W Coyer Mgr.

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 THE ABOVE NAMED, Ronald W Coyer Mgr OF BISON GROVE, LLC, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 27th DAY OF May 20 16
MY COMMISSION EXPIRES THE 3rd DAY OF November 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie Barkley, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Nov. 3, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Julie Barkley
NOTARY PUBLIC

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MARION 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 MARION, THIS 8th DAY OF August, 20 16.

Michele Sherd
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.

05-24-16
DATE

REG. NO. 35568-E

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF MAY 20 16.

Chuck Davies SR
SECRETARY

Frank E. Uhl SR
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 27

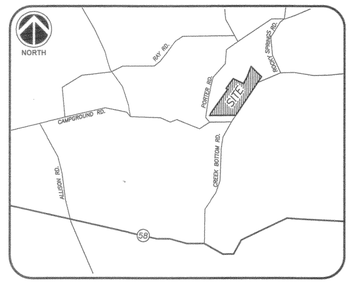
GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF August 20 16.

Michele M. Mustello
RECORDER

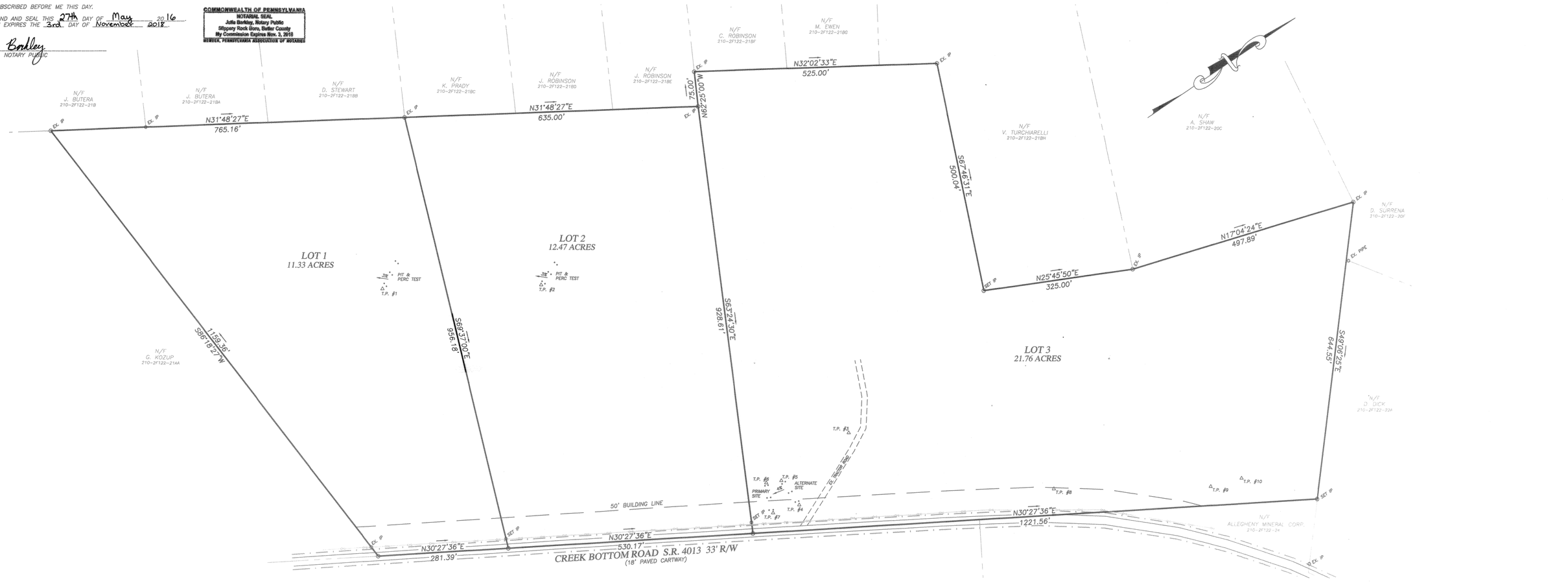
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr: 201608190017084 08/19/2016
Pages: 1 F: $45.00 3:51PM
Michele Mustello T20160011875
Butler County Recorder PL



VICINITY MAP
NOT TO SCALE



COUNTY OF BUTLER
IDENTIFICATION NUMBER
16127

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

OWNER:
BISON GROVE LLC
P.O. BOX 67
SLIPPERY ROCK, PA 16057
724-794-2929

PARCEL ID: 210-2F122-21AC
DEED REF: 201107010015782

TOTAL PLAN AREA 45.56 ACRES
LOT 1 11.33 ACRES
LOT 2 12.47 ACRES
LOT 3 21.76 ACRES

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

Scale 1" = 100'
Date May 3, 2016
Job No. 2786

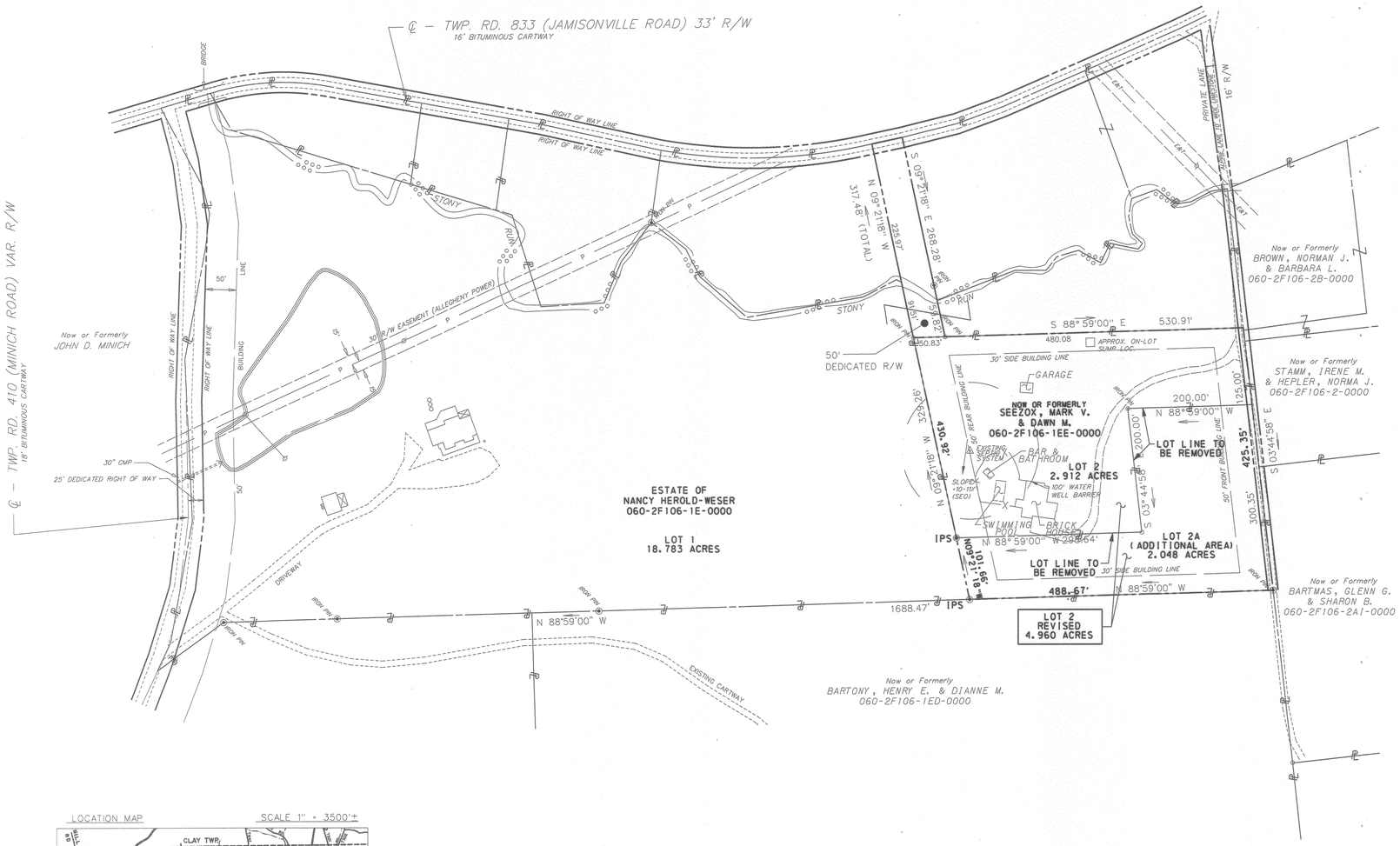
Bison Grove Subdivision
Situate in Marion Township
Butler County, Pa.
Prepared For
Bison Grove, LLC
Sheet No. 1 of 1

PLAN BOOK	PAGE
357	27

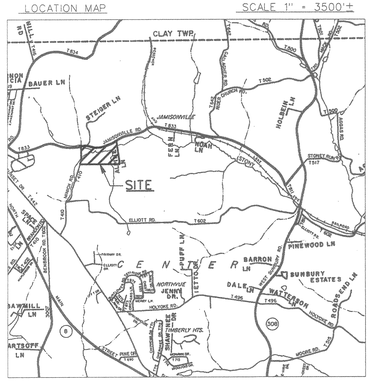
JAMES M. SHUTY
REGISTERED PROFESSIONAL
LAND SURVEYOR
35568-E
COMMONWEALTH OF PENNSYLVANIA

NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

Instr:201609220017022 09/20/2016
Pages:1 F:$45.00 3:27PM
Michele Mustello T20160011945
Butler County Recorder FL



LOCATION MAP SCALE 1" = 3500'±



PROPERTY OWNER / SUBDIVIDER

ESTATE OF NANCY HEROLD-WESER
TOMI HEROLD, EXECUTRIX
322 SOUTH LINDEN AVENUE
PITTSBURGH, PA 15208
(412) 951-9781
(DEED BOOK 3044 PAGE 311)

ZONING DISTRICT

R-1A LOW DENSITY RESIDENTIAL

MINIMUM LOT AREA

ONE (1) ACRE WITHOUT SANITARY SEWERAGE

MINIMUM LOT FRONTAGE

ONE HUNDRED TWENTY-FIVE FEET (125')

LOT 1 REVISED	
20.831 ACRES ORIGINAL	
-2.048 ACRES (LOT 2 ADDITIONAL)	
18.783 ACRES NET REMAINING	

LOT 2 REVISED	
LOT 2	2.912 ACRES
LOT 2A (ADDITIONAL AREA)	+2.048 ACRES
TOTAL AREA =	4.960 ACRES

THIS PLAN IS A REMOVAL OF 2.048 ACRES FROM LOT 1, WESER (SISTER) TO BE CONVEYED TO AND BECOME A PART OF LOT 2, SEEZOX (BROTHER).

PLAN BOOK	PAGE
357	28

Reviewed by the Butler County Planning Commission this 19th day of July, 2016.

Secretary — Chairman

See comments on file at the Butler County Planning Commission
Plan number: 16182

BUTLER COUNTY PLANNING COMMISSION

Approved by the Planning Commission of the Township of Center this 27th day of July, 2016.

Secretary — Chairman

The Board of Supervisors of the Township of Center 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 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.

Approved by the Board of Supervisors of the Township of Center this 10th day of August, 2016.

Secretary — Edward A. Latuska, Chairman

KNOW ALL MEN BY THESE PRESENTS, that I Tomi Herold, Executrix of the Estate of Nancy Herold-Weser 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 Center, 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 and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of the said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Center, 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 Center, their successors or assigns from any liability for damages arising or 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 Tomi Herold, my heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of August, 2016.

ATTEST:

Notary Public — Tomi Herold

The undersigned is authorized and agrees to accept the conveyance of 2.048 acres of land area in addition to 2.912 acres of land area presently owned by the undersigned and known as lot 2 as shown on this plan. The aforesaid additional land area shall be subject to all reservations previously set forth for easement and rights-of-way of the public.

ATTEST:

08/25/2016 — Mark V. Seezox
Date
08/25/2016 — Dawn M. Seezox
Date

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 Tomi Herold and acknowledged the foregoing release and dedication and plan to be her act and deed and desire the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of August, 2016.

My Commission Expires the 6th 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

I, David H. Widmer, a Registered Professional Land 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.

Registration No. SU-34208-E
724-847-1696

Aug 8, 2016
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID H. WIDMER LAND SURVEYOR SU-34208-E PENNSYLVANIA

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 357 Page 28.

GIVEN UNDER MY HAND AND SEAL this 25th day of August, 2016.

Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

SCALE
0 100 200 FEET

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

N

REVISIONS

DATE	TYPE	BY	CHK

PREPARED BY:
WIDMER ENGINEERING INC.
806 LINCOLN PLACE, BEAVER FALLS, PA 15010

WESER SUBDIVISION PLAN
PREPARED FOR
TOMI HEROLD
322 SOUTH LINDEN AVENUE
PITTSBURGH, PA 15208
SITUATE IN:
CENTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PROJECT #:	15096
FIELD BOOK #:	337
DRAWN:	KLH
CHECKED:	DHW
DATE:	AUGUST 2016
SCALE:	AS NOTED

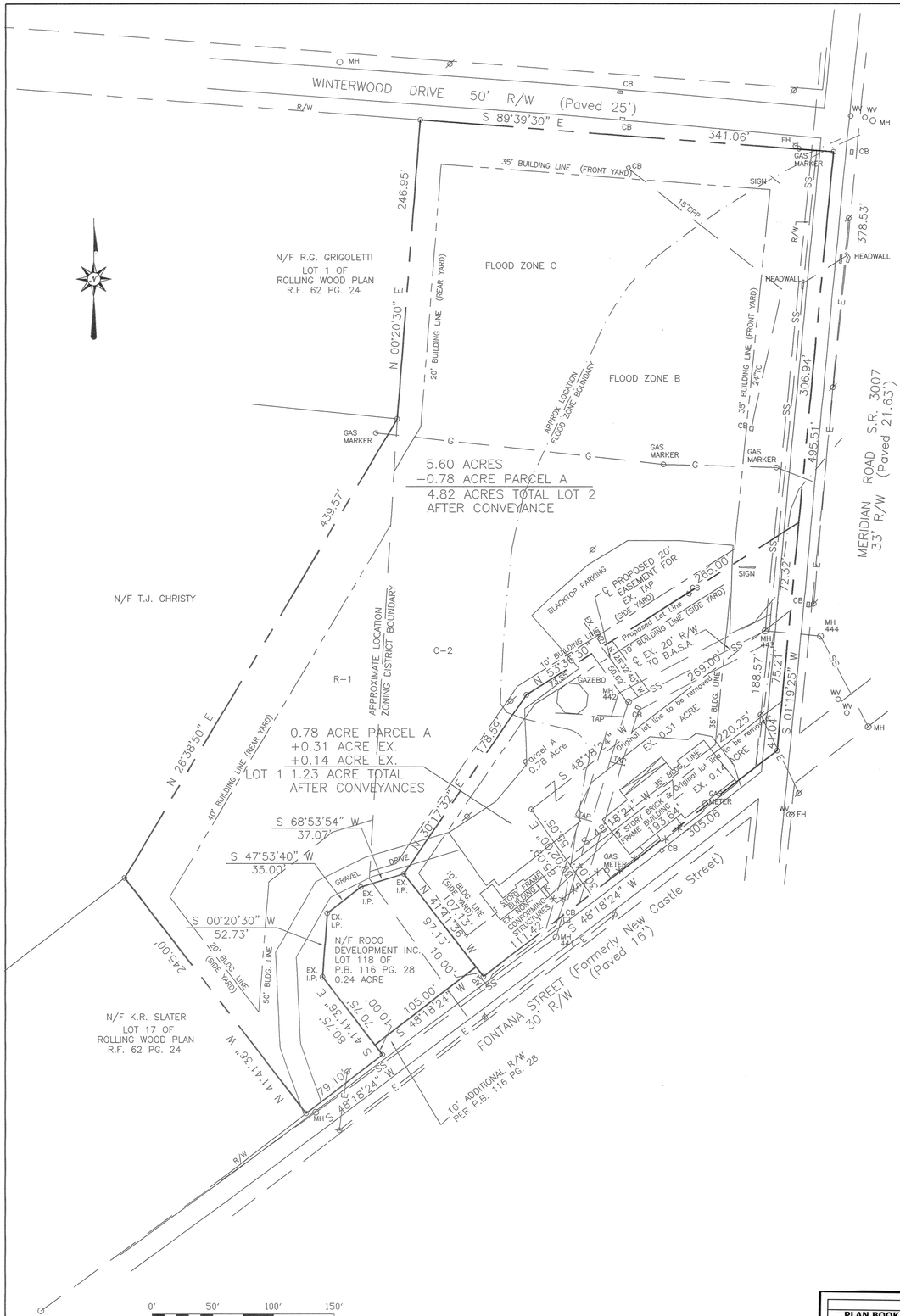
RECORDED ____, 2015

PLAN BOOK	PAGE

SHEET OF

SHEET NUMBER
1 OF 1

khalas
7:35:05 AM
8/8/2016
G:\2015\15096 - Tomi Herold Lot Line Revision\PROJPLT\FINAL-PLAN.dgn



Know all men by these Presents, that Roco Development, Inc., a Corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan for its property situated in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, We hereunto set our hand and seal this 27th day of July, 2016.

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie Spinneweber, Notary Public
Butler Twp., Butler County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Sharon Roe Millea, President (name and title of officer) of the Roco Development, 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 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 Roco Development, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Shirley J. Roe, Vice Pres. (title of officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sharon Roe Millea President
Title of Officer

Sworn to and subscribed before me this 27th day of July, 2016.

My Commission Expires the 25th day of March, 2020.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie Spinneweber, Notary Public
Butler Twp., Butler County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
We, Roco Development, Inc., owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Roco Development, Inc., as recorded in Deed Book Volume 1083 page 926, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — OWNER

NOTES:

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

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

ZONING:

R-1: SETBACK REQUIREMENTS

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

C-2: SETBACK REQUIREMENTS

35' FRONT YARD
10' SIDE YARD
20' REAR YARD

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

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

ZONE C: AREAS OF MINIMAL FLOODING.

PROPERTY OWNERS: SHIRLEY J. ROE
c/o SHARON MILLEA
298 MERIDIAN ROAD
BUTLER, PA 16001

ROCO DEVELOPMENT INC.
c/o SHARON MILLEA
298 MERIDIAN ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE TWO ADJOINING PARCELS WITH PARCEL A TO MAKE NEW LOT 1 AND REMNANT LOT 2.

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

PLAN BOOK	PAGE
357	29

Instr:201608260017527 08/26/2016
Pages:1 F:$45.00 10:19PM
Michele Mustello T20160011985
Butler County Recorder PL

Know all men by these Presents, that I, Shirley J. Roe, Trustee of the Shirley J. Roe Revocable Trust of the Township of Butler, County of Butler and State of Pennsylvania, for myself, 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 or we) further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, I hereunto set my hand and seal this 27th day of July, 2016.

NOTARY PUBLIC — OWNER — N/A OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie Spinneweber, Notary Public
Butler Twp., Butler County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Shirley J. Roe, Trustee of the Shirley J. Roe Revocable 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 27th day of July, 2016.

My Commission Expires the 25th day of March, 2020.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie Spinneweber, Notary Public
Butler Twp., Butler County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
I, Shirley J. Roe, Trustee of the Shirley J. Roe Revocable Trust, 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. Roe, Trustee of the Shirley J. Roe Revocable Trust as recorded in Instrument #201206120016774, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — N/A OWNER

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

DATE — SEAL — SIGNATURE AND REG. NO. SU-32490-E

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

Supervisors

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~~ Supervisors of the Township of Butler this 18th day of July, 2016.

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of JULY, 2016.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 23RD day of JUNE, 2016.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

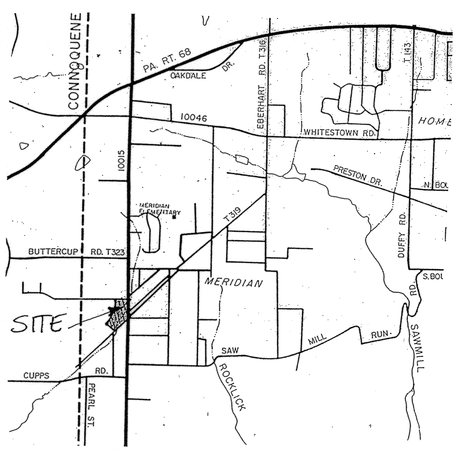
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 357 page 29.

Given under my hand and seal this 26TH day of August, 2016.

SEAL
RECORDER

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

RECORDER OF DEEDS SEAL BUTLER COUNTY PA



VICINITY MAP Scale: 1" = 2000'

REVISED: 06/27/16; TOWNSHIP ENGINEER REVIEW 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

LOT LINE REVISION
FOR: SHIRLEY J. ROE, TRUSTEE of the SHIRLEY J. ROE REVOCABLE TRUST and ROCO DEVELOPMENT, INC.
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 05/27/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 054-33-C18, 57A		Db-Pg 1083-926	Service No. 16-015
Address		Instr. #201206120016774	

Instr: 201608260017561 08/26/2016
Pages: 1 F $45.00 11:44AM
Michele Mustello T20160011979
Butler County Recorder FL

OWNER'S ADOPTION

THE STARLIGHT PARTNERS, LP, OWNER OF THE LAND SHOWN ON THE CRUIKSHANK FARMS PLAN NO. 2 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 12TH DAY OF AUGUST, 2016.

X
H. PAUL STARR, JR (PARTNER)

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, H. PAUL STARR, JR. PARTNER OF STARLIGHT PARTNERS LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF AUGUST, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY 2016

NOTARY PUBLIC

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

CERTIFICATION OF TITLE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRUIKSHANK FARMS PLAN NO. 2 IS IN THE NAME OF STARLIGHT PARTNERS, LP AND IS RECORDED IN INSTRUMENT NUMBER 201403170005584. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

H. PAUL STARR JR (PARTNER)

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.

10TH AUG '16
DATE

STANLEY D. GRAFF
REG. NO. SU-070916E

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

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 18, EFFECTIVE THIS 3RD DAY OF AUGUST 3RD, 2016.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 26TH DAY OF JULY, 2016.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

MUNICIPAL ENGINEER

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

8/17/2016 — DATE
PE083712 — REG. NO.
SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JEFFREY A. MIKESIC — ENGINEER — PE083712

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JULY, 2016.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

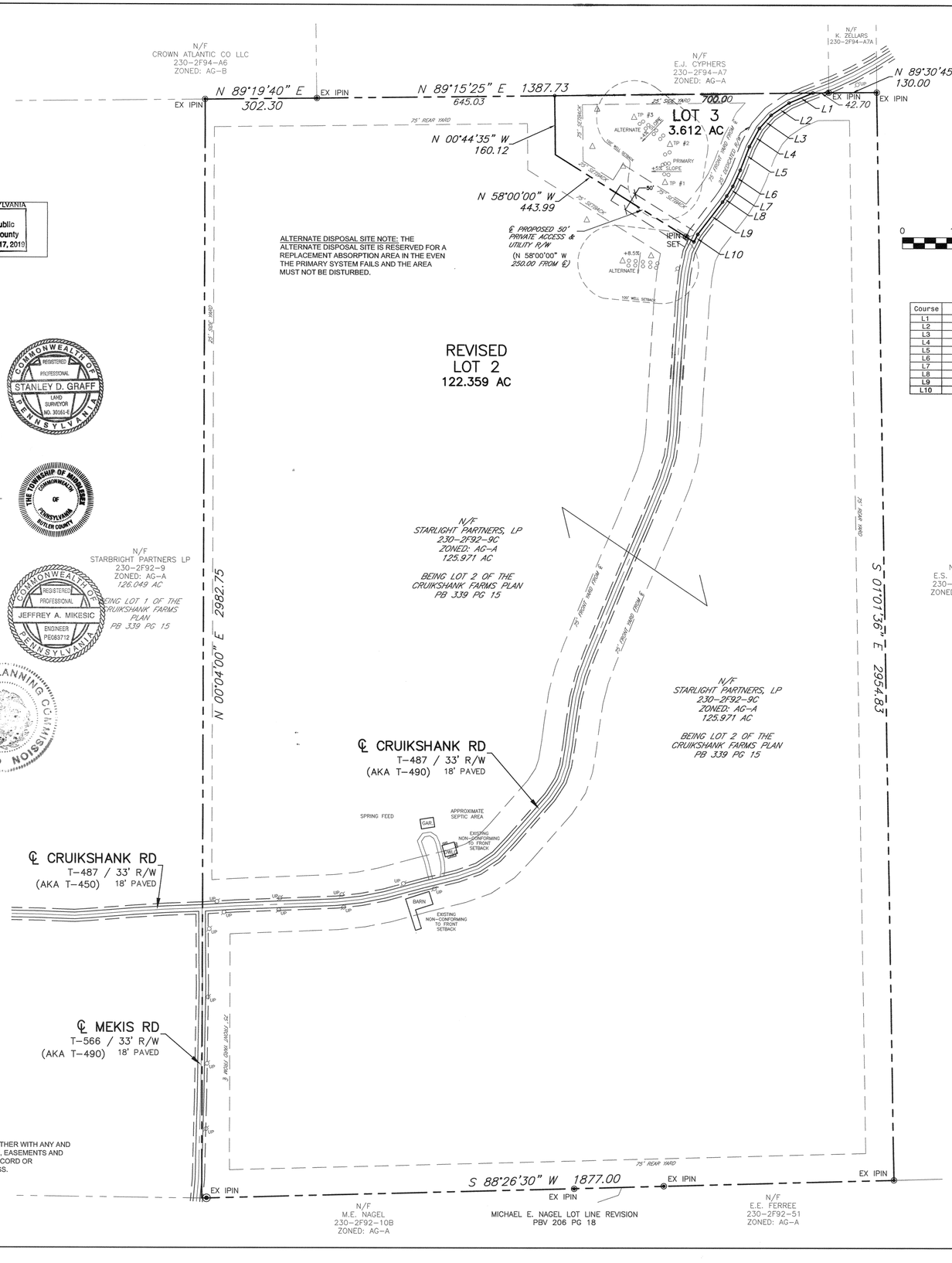
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 357 PAGE(S) 30

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF August, 2016.

RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA.



Course	Bearing	Distance
L1	S 66°55'00" W	70.00'
L2	S 55°42'00" W	59.00'
L3	S 41°31'00" W	48.00'
L4	S 28°20'00" W	57.00'
L5	S 20°50'00" W	68.00'
L6	S 24°30'00" W	48.00'
L7	S 32°05'00" W	31.00'
L8	S 35°02'00" W	20.00'
L9	S 37°35'00" W	110.00'
L10	S 26°21'30" W	23.00'

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

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

2. THE PARTIES HERETO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF REVISED LOT 2 AND LOT 3.

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

4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF REVISED LOT 2 AND LOT 3, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

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

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

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

8) DEEDS CONVEYING REVISED LOT 2 AND LOT 3 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

PROPERTY AREAS:

ORIG LOT 2	125.971 ACRES
- LOT 3	3.612 ACRES
REVISED LOT 2	122.359 ACRES

ZONING REQUIREMENTS:

MUNICIPALITY; TOWNSHIP OF MIDDLESEX

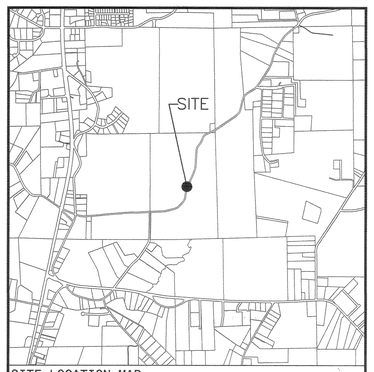
ZONING DISTRICT: AG-A RURAL RESIDENTIAL

SITE REQUIREMENTS:

1. MINIMUM LOT SIZE:
   - 1.1. FARMS - 20 ACRES
   - 1.2. SINGLE FAMILY DWELLING - 1 ACRE
   - 1.3. TWO FAMILY DWELLING - 2 ACRES
   - 1.4. SCHOOLS - 5 ACRES
   - 1.5. ALL OTHERS - 1 ACRE
2. MINIMUM LOT WIDTH:
   - 2.1. FARMS - 200 FT
   - 2.2. SINGLE FAMILY DWELLING - 150 FT
   - 2.3. TWO FAMILY DWELLING - 200 FT
   - 2.4. ALL OTHERS - 150 FT
3. MAXIMUM LOT COVERAGE
   - 3.1. FARMS - 5%
   - 3.2. ALL OTHERS - 20%
4. MINIMUM FRONT YARD SETBACK
   - 4.1. 50 FT FROM FRONT LINE OR 75 FT FROM CENTERLINE, WHICHEVER IS GREATER
5. MINIMUM REAR YARD SETBACK
   - 5.1. PRINCIPAL STRUCTURE - 75 FT
   - 5.2. ACCESSORY STRUCTURE - 10 FT
6. MINIMUM SIDE YARD SETBACK
   - 6.1. PRINCIPAL STRUCTURE - 25 FT EACH SIDE
   - 6.2. ACCESSORY STRUCTURE - 10 FT
7. EXCEPTIONS AS SPECIFIED IN ZONING CHAPTER 175

GENERAL NOTES:

1. TAX ID: 230-2F92-9C
2. OWNERS: STARLIGHT PARTNERS, LP
3. ZONING: AG-A RURAL RESIDENTIAL
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. CRUIKSHANK FARMS PLAN PLAN BOOK 339 PG 15
     - 4.2.2. MICHAEL E. NAGEL LOT LINE REVISION PLAN BOOK 206 PG 18



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.

RECORDED 20	
PLAN BOOK	PAGE
357	30
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED JULY 11, 2016	SDG	7/14/16

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

CRUIKSHANK FARMS PLAN NO. 2

BEING A

SUBDIVISION

FOR

STARLIGHT PARTNERS LP

SITUATE

TOWNSHIP OF MIDDLESEX
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
6/9/2016	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-086	230-2F92-9C	A

OWNERS ADOPTION

Know All Men By these presents, that we Korwin D. King & Linda E. King of the Borough of Zelienople, of Butler County, of the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our plan of Subdivision of our property, situated in the Borough of Zelienople, 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, right-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, right-of-way and easements by the Borough of Zelienople, of Butler County, We, Korwin D. King & Linda E. King, hereby agree to and by these presents do release and forever discharge the Borough of Zelienople, 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 grades that may be established. This dedication and release shall be binding upon our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS OF WHEREOF, We hereunto set our hands and seals this 5th day of August, 2016.

ATTEST:

Cynthia L White
Notary Public

Korwin D. King

Linda E. King

ACKNOWLEDGMENT OF NOTARY PUBLIC

Allegheny Reviewed JRM

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and county, personally appeared Korwin D. King & Linda E. King, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notorial seal this 5th day of August 2016.

My commission expires the 13 day of May, 2018.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cynthia L. White, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH NO MORTGAGE

We hereby certify that the title to the property contained in The King Consolidation Plan, is in the names of Korwin D. King & Linda E. King, and is recorded in Instrument No. 201511100024984. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness

Korwin D. King

Linda E. King

CERTIFICATION OF TITLE WITH MORTGAGE & CONSENT OF MORTGAGE

We hereby certify that the title to the property contained in The King Consolidation Plan, is in the names of Korwin D. King & Linda E. King, and is recorded in DBV-2521 Page-166.

Witness

Korwin D. King

Linda E. King

Wesbanco Bank, mortgagee of the property contained in The King Consolidation Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Wesbanco Bank

SURVEYOR'S CERTIFICATION

I, Robert F. Mitall, 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 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 and agents.

Date

Robert F. Mitall
Reg. # SU-743-A

BOROUGH COUNCIL OF ZELIENOPLE

Reviewed and approved by the Borough Council of the Borough of Zelienople, this 13th day of June 20 16.

Borough Secretary

Council President

BOROUGH PLANNING COMMISSION OF ZELIENOPLE

Reviewed by the Planning Commission of the Borough of Zelienople, this _____ day of _____ 20_____.

Secretary

Chairperson

BUTLER COUNTY PLANNING

~~Approved~~ by the Butler County Planning Commission on this 19TH day of July, 20 16.

Secretary

Chairperson

See comments on file at the Butler County Planning Commission

Plan Number: 16181

BUTLER COUNTY RECORDERS

Commonwealth of Pennsylvania }
} SS:
County of Butler }

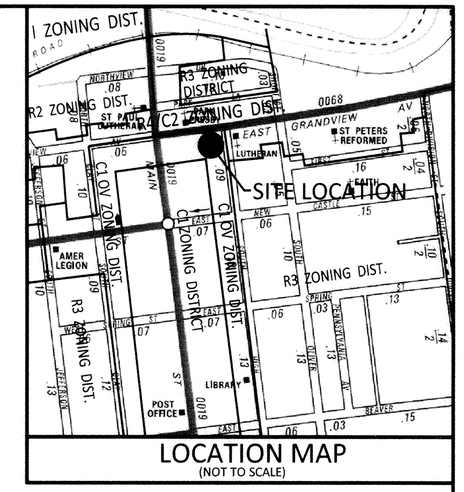
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 357, Page(s) 31.

Given under my hand and seal this 26 day of Aug., 2016.

Recorder of Deeds

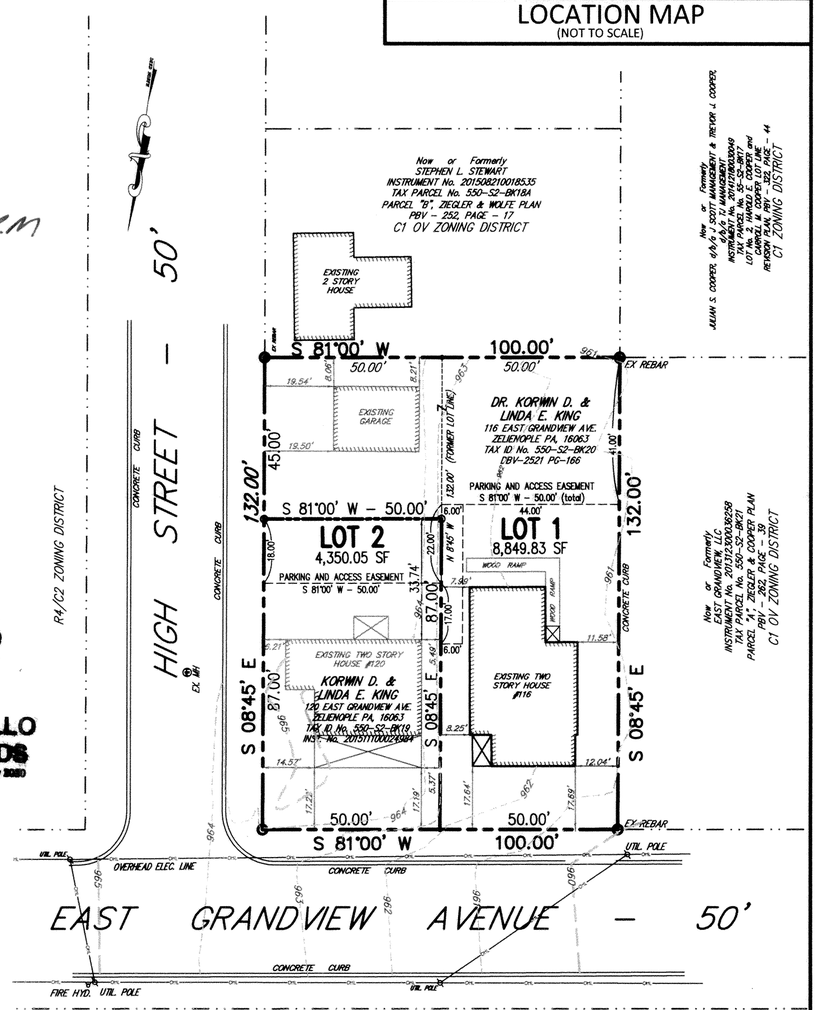
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Instr:201608260017552 08/26/2016
Pages:1 F:$45.00 11:59AM
Michele Mustello T20160011983
Butler County Recorder FL



LOCATION MAP
(NOT TO SCALE)

PLAN BOOK	PAGE
357	31



0 30 60 90
SCALE: 1" = 30'

PROPERTY OWNER INFORMATION:

Korwin D. & Linda E. King
116 E. Grandview Ave.
Zelienople PA, 16063
Tax ID 550-S2-BK20
DBV-2521 pg-166

Korwin D. & Linda E. King
120 E. Grandview Ave.
Zelienople PA, 16063
Tax ID 550-S2-BK19
Inst. No. 201511100024984

CURRENT ZONING:

C-1 CENTRAL BUSINESS DISTRICT OVERLAY

LOT TABLE

Existing:	Sq. ft.	Acres
DBV-2521 PG-166:	6,599.94	0.15
INST. No. 201511100024984:	6,599.94	0.15
TOTAL:	13,199.88	0.30
Proposed:	**Sq. ft.**	**Acres**
LOT 1:	8,849.83	0.20
LOT 2:	4,350.05	0.10
TOTAL:	13,199.88	0.30

WESBANCO BANK

PROFESSIONAL LAND SURVEYOR ROBERT F. MITALL 049765-A COMMONWEALTH OF PENNSYLVANIA

BOROUGH COUNCIL OF ZELIENOPLE

BOROUGH OF ZELIENOPLE PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

SUBDIVISION PLAN
For
THE KING LOT LINE REVISION
Made For
KORWIN D. & LINDA E. KING
Situated In
BOROUGH OF ZELIENOPLE
COUNTY OF BUTLER PENNSYLVANIA

R.F. MITALL AND ASSOCIATES, INC.
ENGINEERS ▼ CONSULTANTS ▼ SURVEYORS
117 SAGAMORE HILL ROAD ▼ PITTSBURGH, PA 15239
TEL: (724) 327-7474 ▼ FAX: (724) 325-2734

SCALE	1" = 30'
DRAWN	MTC/WKW
CHECKED	DRJ
FILE	RP
DATE	3-02-16
PROJECT No.	16-005
SHEET	1 of 1

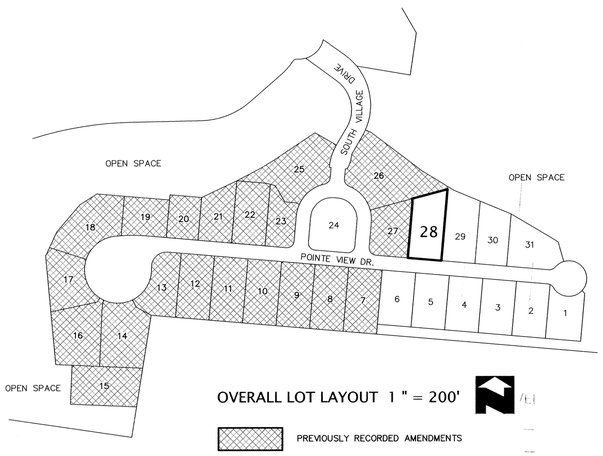
SHEET **RP1**

REVISIONS:

⚠ REVISED DRAWING PER ENGINEERS REVIEW LETTER DATED 3-17-16. 4-27-16 GK



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

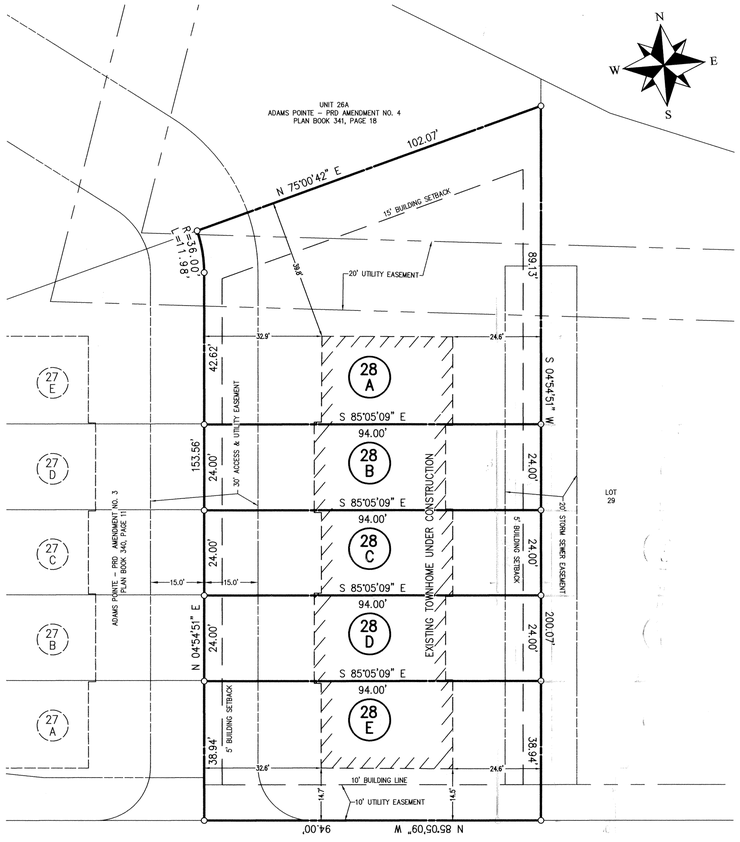
LOT AREAS

ORIGINAL LOT 28

28A	6,787.449 SQ.FT.	0.1558 ACRES
28B	2,256.000 SQ.FT.	0.0518 ACRES
28C	2,256.000 SQ.FT.	0.0518 ACRES
28D	2,256.000 SQ.FT.	0.0518 ACRES
28E	3,660.028 SQ.FT.	0.0840 ACRES
TOTAL	17,215.477 SQ.FT.	0.3952 ACRES

LOT SETBACKS:

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION:

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

LOT 28
TAX PARCEL : 010-S18-B28
INSTRUMENT NO. 201606230012351

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 28 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.

Instr:201608290017685 08/29/2016
Pages:1 F:$45.00 11:46PM
Michele Mustello T20160012068
Butler County Recorder ND

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 27 DAY OF JULY, A.D. 20 16

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

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

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 27 DAY OF JULY A.D., 20 16, 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 27 DAY OF July 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 25th DAY OF July 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. # 24457-E

8-23-2016
DATE

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

PRINTED NAME & REGISTRATION NO. PE-064508

8-12-16
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF JULY 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 357 PAGE 32

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF August A.D., 20 16

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

PLAN BOOK	PAGE
357	32

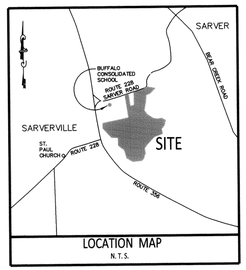
DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1001-1616465
DRAWING SCALE:	1"=20'
DATE:	JULY 11, 2016
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 16 LOT 28

BEING A RE-SUBDIVISION OF LOT 28 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
CONSTRUCTION LAYOUT • TOPOGRAPHIC SURVEYS
SUBDIVISION & LAND DEVELOPMENT PLANS



ZONING CLASSIFICATION: R-2 (PRD)
GENERAL RESIDENTIAL

DEDICATION
BY A RESOLUTION APPROVED ON THE 10TH DAY OF August, 2016, THE BOARD OF DIRECTORS OF THE SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF LOTS 132 & 133 ON SARVERS MILL LOT CONSOLIDATION PLAN LOTS 132 & 133 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF BUFFALO THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SARVERS MILL ASSOCIATES, L.P.

WITNESS

DATE 8/10/16

JAMES C. RUMBAUGH
PRESIDENT, THE MERITAGE GROUP, INC.
GENERAL PARTNER

I HEREBY CERTIFY THAT THE TITLE OF LOT 132 AND LOT 133 OF THE PROPERTY CONTAINED IN THE SARVERS MILL LOT CONSOLIDATION PLAN LOTS 132 & 133 IS IN THE NAME OF SARVERS MILL ASSOCIATES, L.P.BEING RECORDED IN INSTRUMENT NUMBER 201210240030559, OCTOBER 24, 2012.

WITNESS

JAMES C. RUMBAUGH
PRESIDENT, THE MERITAGE GROUP, INC.
GENERAL PARTNER

S&T BANK, MORTGAGEE OF LOTS 132 AND 133 OF THE PROPERTY CONTAINED IN THE SARVERS MILL LOT CONSOLIDATION PLAN LOTS 132 & 133 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

Vice President
NAME, TITLE, AND MORTGAGEE S&T Bank

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED JAMES C. RUMBAUGH*AUTHORIZED OFFICER OF THE SARVERS MILL ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE LIMITED PARTNERSHIP AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE LIMITED PARTNERSHIP WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE TOWNSHIP OF BUFFALO.

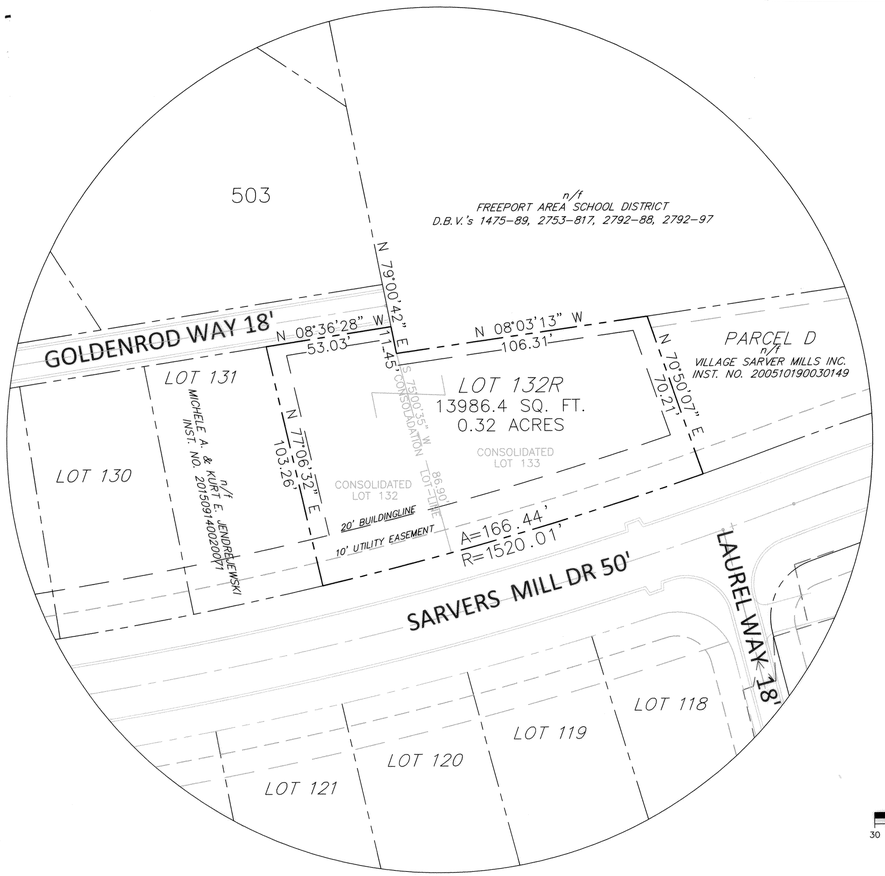
WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF August, 2016.

MY COMMISSION EXPIRES THE 30th DAY OF December, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Ussilman, Notary Public
Plum Boro, Allegheny County
My Commission Expires Dec. 30, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

* President of The Meritage Group Inc General Partner of Sarvers Mill Associates LP DLM.



GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

PLAN BOOK	PAGE
357	33

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

August 10, 2016
DATE

SURVEYOR

SU-0510452-E
REGISTRATION NUMBER

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

DATE

ENGINEER

REGISTRATION NUMBER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF BUFFALO ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

AUGUST 10, 2016
DATE

CHAIRPERSON

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

SECRETARY

AUTHORIZED MUNICIPAL OFFICIAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO, THIS 3RD DAY OF AUGUST, 2016.

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, BY RESOLUTION, THIS 10TH DAY OF AUGUST, 2016.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS JULY 13TH, 2016

SEC.

CHAIR.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME – 357, PAGES – 33.

RECORDER

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF AUG, 2016.

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

Instr 201608290017741 08/29/2016
Pages:1 F:$45.00 3:14PM
Michele Mustello T20160012100
Butler County Recorder FL

SURVEYOR	BUFFALO TOWNSHIP SUPERVISORS	BUFFALO TOWNSHIP PLANNING COMMISSION	BUFFALO TOWNSHIP ENGINEER	BUTLER COUNTY, PA PLANNING COMMISSION	BUTLER COUNTY, PA RECORDER OF DEEDS
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT R. BEDNAR LAND SURVEYOR SU-051042-E	BUFFALO TOWNSHIP BUTLER COUNTY			BUTLER COUNTY PLANNING COMMISSION	RECORDER OF DEEDS BUTLER COUNTY PA

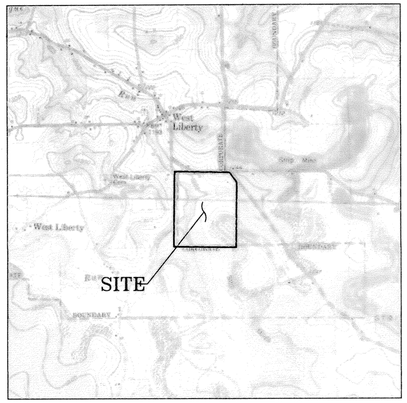
Sheet No. 1 of 1
Drawing No. MG-SM 122

Revisions	DATE: 05/07/2015
08/08/2016 ADDRESS TOWNSHIP COMMENT LETTER DATED AUGUST 3, 2016.	

SARVERS MILL
LOT CONSOLIDATION PLAN
LOTS 132 & 133
prepared for
SARVERS MILL ASSOCIATES, L.P.

The Meritage Group L.P.
772 Pine Valley Drive
Pittsburgh, PA. 15239
PH: 724-327-5755
Fax: 724-733-0189

THE MERITAGE GROUP L.P.



LOCATION MAP

SCALE: 1"=2000' PROSPECT AND SLIPPERY ROCK QUADS

NOTES:

1.) THE PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE A 2 ACRE LOT AND DIVIDE THE REMAINING TRACT INTO 2 PARCELS.

2.) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRADY TOWNSHIP, COMMUNITY PANEL 4222418-01, HAVING AN EFFECTIVE DATE OF JUNE 19, 1985, THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE CLASSIFICATION "C", AREA OUTSIDE THE 500 YEAR FLOOD.

3.) REFERENCE: ELEANOR ALLEN LOT LINE REVISION 2 RECORDED IN P.B.V. 312, PG. 17. BEARING SYSTEM IS RELATED TO THIS PLAN.

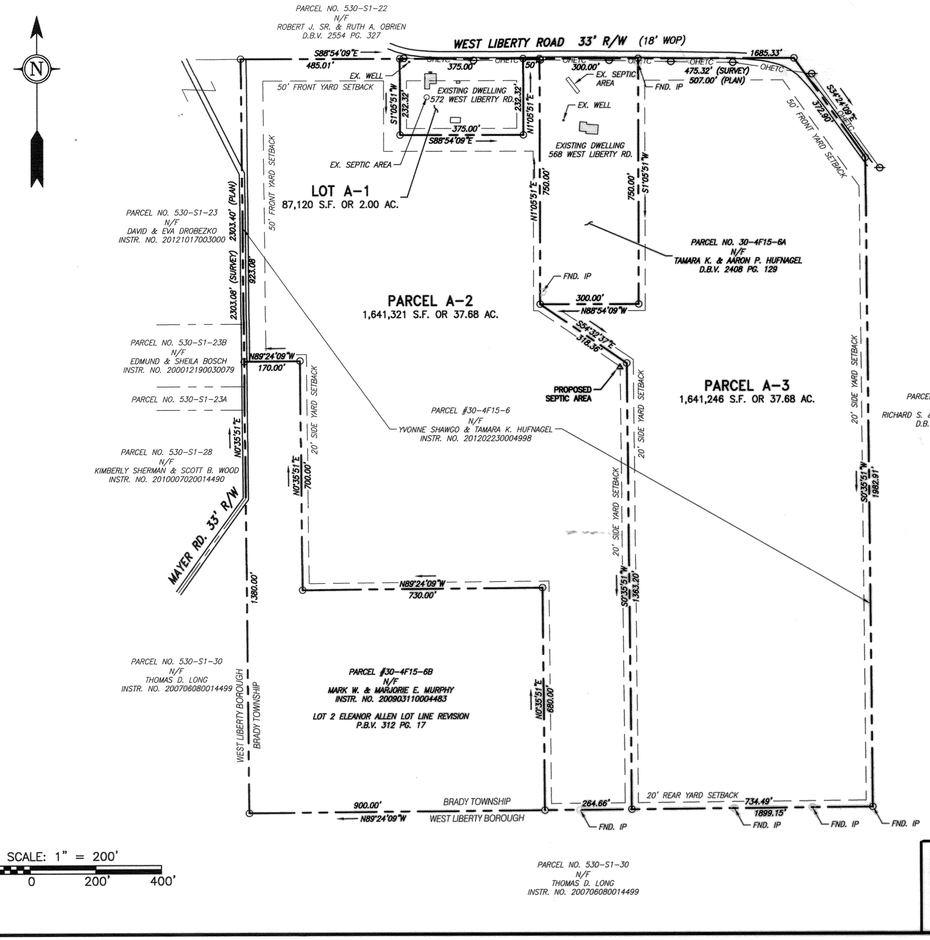
4.) IRON PINS TO BE SET AT ALL LOT CORNERS.

5.) ZONING DISTRICT: AR – AGRICULTURAL RESIDENTIAL

MIN. LOT SIZE	2 AC.
MIN. LOT WIDTH @ FRONT BL	160'
MIN. FRONT YARD SETBACK (FROM R/W)	50'
MIN. SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	20'

PLANNING WAIVER & NON-BUILDING DECLARATION:

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE SUBDIVISION OF PARCEL A-3 DESCRIBED HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF DIVISION OF PROPERTY TO SETTLE ESTATE WHERE NO BUILDING OR DEVELOPMENT IS PROPOSED. NO PORTION OF PARCEL A-3 OF THIS SUBDIVISION IS APPROVED BY BRADY 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 BRADY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



SCALE: 1" = 200'

200' 0 200' 400'

PLAN BOOK	PAGE
357	34

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE TAMARA K. HUFNAGEL AND YVONNE SHAWGO, OF THE TOWNSHIP OF BRADY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY SITUATED IN BRADY TOWNSHIP AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAY, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THIS 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 BRADY, 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 SHALL BE BINDING UPON TAMARA K. HUFNAGEL AND YVONNE SHAWGO, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 28 DAY OF July, 2016

Douglas R. Shawgo
NOTARY PUBLIC

OWNER

Tamara K. Hufnagel
OWNER

SURVEYOR CERTIFICATION:

I, Rodger K. Leddon, a Registered Surveyor of the Commenwealth 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.

Signature of Surveyor

SU-051695-E
Registration Number

AREA TABULATION:

LOT A-1	87,120 S.F. OR 2.00 AC.
PARCEL A-2	1,641,298 S.F. OR 37.68 AC.
PARCEL A-3	1,641,270 S.F. OR 37.68 AC.
TOTAL AREA:	3,369,688 S.F. OR 77.36 AC.

Instr 201608300017832 08/30/2016
Pages: 7 11:34AM
$45.00
Michele Mustello T20160012156
Butler County Recorder ND

INDIVIDUAL ACKNOWLEDGEMENT:

Commonwealth of Pennsylvania) SS:
County of Butler)

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

Sworn to and subscribed before me this 28th day of July, 2016

My Commission Expires the 10th day of October, 2017

Notary Public

SEAL
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE J. HINEMAN, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2017

TITLE CLAUSE NO MORTGAGE

We Yvonne Shawgo and Tamara K. Hufnagel owners of Parcel 30-4f15-6, do hereby certify that the title of this property is in the name of Yvonne Shawgo and Tamara K. Hufnagel as recorded in Instrument No. 201202230004998, Recorded of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness

Owner

Tamara K. Hufnagel
Owner

MUNICIPAL APPROVAL:

Approved by the Board of Supervisors of the Township of Brady this 20th day of July, 2016.

Secretary

President of Board

LOCAL PLANNING COMMISSION APPROVAL:

Approved by the Brady Township Planning Commission this 20 day of July, 2016

Secretary

Chairman

COUNTY PLANNING COMMISSION REVIEW:

Reviewed by the Butler County Planning Commission this 30th day of Aug. 2016

Secretary

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 357 page 34.

Given under my hand and seal this 30 day of August, 2016

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS

ALL SEALS AND SIGNATURES MUST BE IN BLACK INK.

TOWNSHIP OF BRADY BOARD OF SUPERVISORS

BRADY TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDERS OFFICE

NO.	DATE	DWN.	CHKD.	APPVD.	DESCRIPTION
					REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RODGER K. LEDDON
LAND SURVEYOR
SU-051695-E

SHAWGO/HUFNAGEL PLAN OF LOTS

BRADY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR
YVONNE SHAWGO & TAMARA K. HUFNAGEL
WEST LIBERTY ROAD
BRADY TOWNSHIP, BUTLER COUNTY, PA

SCALE:	1"=200'
DATE:	03/04/2014
DRAWN:	RKL
CHECKED:	
APPROVED:	

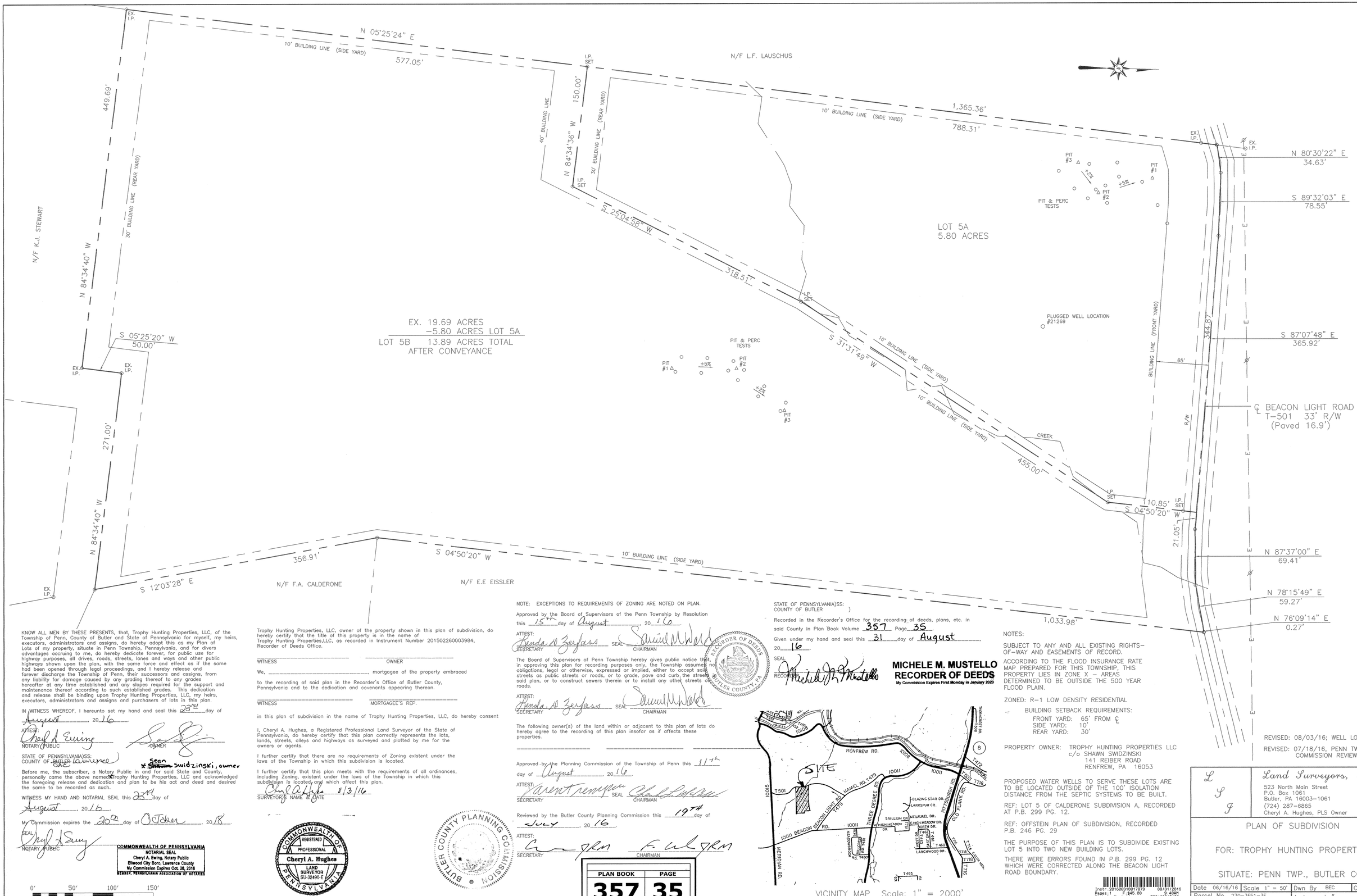
RODGER K. LEDDON, PLS
4923 OLD PITTSBURGH ROAD
NEW CASTLE, PA. 16101
724-714-9988

PROJECT NO./DASH NO.	
TASK NO.	SUB TASK NO.
GROUP ID	DRAWING NO.
SHEET	1 OF 1

© 7/15/2014 1:21 PM

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. HUFNAGEL PLAN.dwg



KNOW ALL MEN BY THESE PRESENTS, that, Trophy Hunting Properties, LLC, of the Township of Penn, County of Butler and State of Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and I hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damage caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Trophy Hunting Properties, LLC, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day of August, 2016.

ATTEST:

NOTARY PUBLIC _____ OWNER _____

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER Lawrence

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Trophy Hunting 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.

Sean Swidzinski, owner

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of August, 2016.

My Commission expires the 20th day of October, 2018.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl A. Ewing, Notary Public
Ellwood City Boro, Lawrence County
My Commission Expires Oct. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Trophy Hunting Properties, LLC, owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of Trophy Hunting Properties,LLC, as recorded in Instrument Number 201502260003984, Recorder of Deeds Office.

WITNESS _____ OWNER _____

We, _____, mortgagee of the property embraced

to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedication and covenants appearing thereon.

WITNESS _____ MORTGAGEE'S REP. _____

in this plan of subdivision in the name of Trophy Hunting Properties, LLC, do hereby consent

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

I further certify that there are no requirements of Zoning existent under the laws of the Township in which this subdivision is located.

I further certify that this plan meets with the requirements of all ordinances, including Zoning, existent under the laws of the Township in which this subdivision is located and which affect this plan.

Cheryl A. Hughes 8/3/16
SURVEYOR'S NAME & DATE

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

NOTE: EXCEPTIONS TO REQUIREMENTS OF ZONING ARE NOTED ON PLAN.

Approved by the Board of Supervisors of the Penn Township by Resolution this 15th day of August, 2016.

ATTEST:
Linda A Zerfass SECRETARY SEAL _____ CHAIRMAN

The Board of Supervisors of Penn Township 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 public streets or roads, or to grade, pave and curb the streets, said plan, or to construct sewers therein or to install any other streets or roads.

ATTEST:
Linda A Zerfass SECRETARY SEAL _____ CHAIRMAN

The following owner(s) of the land within or adjacent to this plan of lots do hereby agree to the recording of this plan insofar as if effects these properties.

_____ _____ _____

Approved by the Planning Commission of the Township of Penn this 11th day of August, 2016.

ATTEST:
SECRETARY SEAL _____ CHAIRMAN

Reviewed by the Butler County Planning Commission this 19th day of July, 2016.

ATTEST:
SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

STATE 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 357 Page 35

Given under my hand and seal this 31 day of August, 2016.

SEAL

RECORDER _____

RECORDER OF DEEDS BUTLER COUNTY, PA

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

PLAN BOOK	PAGE
357	35

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 X – AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONED: R-1 LOW DENSITY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 65' FROM ℄
SIDE YARD: 10'
REAR YARD: 30'

PROPERTY OWNER: TROPHY HUNTING PROPERTIES LLC
c/o SHAWN SWIDZINSKI
141 REIBER ROAD
RENFREW, PA 16053

PROPOSED WATER WELLS TO SERVE THESE LOTS ARE TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEMS TO BE BUILT.

REF: LOT 5 OF CALDERONE SUBDIVISION A, RECORDED AT P.B. 299 PG. 12.

REF: OFFSTEIN PLAN OF SUBDIVISION, RECORDED P.B. 246 PG. 29

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 5 INTO TWO NEW BUILDING LOTS.

THERE WERE ERRORS FOUND IN P.B. 299 PG. 12 WHICH WERE CORRECTED ALONG THE BEACON LIGHT ROAD BOUNDARY.

REVISED: 08/03/16; WELL LOCATION
REVISED: 07/18/16, PENN TWP. PLANNING COMMISSION REVIEW COMMENTS

Instr.201608310017879 08/31/2016
Pages:1 F.$45.00 9:48PM
Michele Mustello T20160012186
Butler County Recorder FL

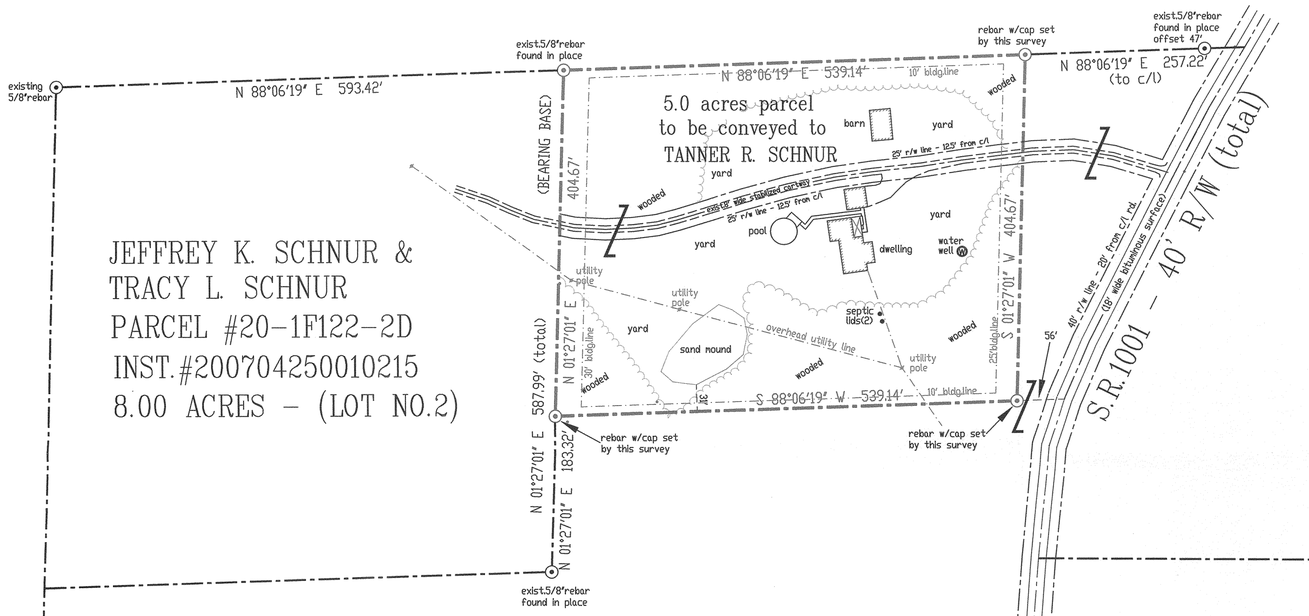
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: TROPHY HUNTING PROPERTIES LLC

SITUATE: PENN TWP., BUTLER CO., PA

Date 06/16/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 270-3F51-3F		Instrument # 201502260003984	Service No. 16-029
Address BEACON LIGHT ROAD			



I, James F. Werner, a Professional Land Surveyor, registered by 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, courses and distances 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.

This 11 day of AUGUST, 2016.

James F. Werner, PLS

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

Reviewed and by the Allegheny Township Board of Supervisors this 16th day of August, 2016.

SECRETARY — CHAIRMAN

WE THE UNDERSIGNED AGREE TO SHARED MAINTENANCE OF THE CARTWAY WITHIN THE 25' RIGHT-OF-WAY AS SHOWN ON THIS PLAN FROM S.R.1001 TO THE EAST LINE OF JEFFREY K. & TRACY L. SCHNUR.

Virginia L. Bowser — NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Virginia L. Bowser, Notary Public
Eau Claire Boro, Butler County
My Commission Expires June 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

JEFFREY K SCHNUR

TRACY SCHNUR

TANNER R. SCHNUR

CYNTHIA L. ELDER

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Butler:

Recorded in the office for the recording of deeds, plats and plans in said county, in Plan Book Volume 357 Page(s) 36.

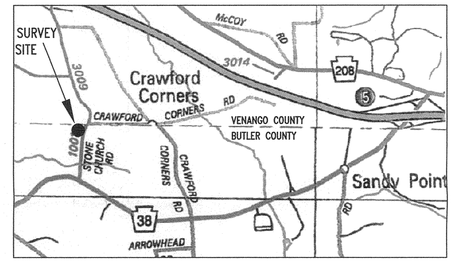
Given under my hand and seal ths 2nd day of September, 2016.

SS:

Recorder of Deeds

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

RECORDER OF DEEDS SEAL BUTLER COUNTY, PA



LOCATION MAP - NOT TO SCALE

NON-BUILDING WAIVER STATEMENT FOR THE RESIDUAL PARCEL OF 26 ACRES:

"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 sivilculture/agricultural use. No portion of this parcel of this property/subdivision are approved by Allegheny 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 Allegheny 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."

AN EXISTING R/W AND MAINTENANCE AGREEMENT IS ON RECORD IN INSTRUMENT #200704250010215 FOR JEFFREY K. & TRACY L. SCHNUR. THE NEW LOT OF 5.00 ACRES TO BE CONVEYED TO TANNER SCHNUR MUST BE ADDRESSED AND ADDED TO THIS AGREEMENT.

BCPC notes that a State Highway Occupancy Permit may be required pursant to Section 420 of the Act of June 1, 1945 (P.L.1242, No.428) known as the "Sate Highway Law". No plat which will require access to a highway under the jurisdiction of The Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required. (PAMPC Article V, section 508.6).

Instr:201609020018096 09/02/2016
Pages:1 F:$45.00 11:31AM
Michele Mustello T20160012324
Butler County Recorder FL

OWNERS ADOPTION

Know All Men By these Presents, that (I ~~or We~~) CYNTHIA L. ELDER (Name of Owner or Owners) of the ALLEGHENY TOWNSHIP, of Butler (City, Borough, Township) (County), of the Comm. of Pennsylvania (Commonwealth of or State) for (myself, ~~ourselves~~), (my, ~~our~~) heirs, executors, administrators and assign, do hereby adopt this as (my, ~~our~~) Plan of Subdivision of (my, ~~our~~) property, situated in the ALLEGHENY TOWNSHIP (City, Borough, Township) County of Butler (County), Commonwealth of Pennsylvania, and for diver advantages accruing to (me, ~~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 ALLEGHENY TWP., of Butler (City, Borough, Township) (County), (I ~~or We~~) CYNTHIA L. ELDER (Name of Owner or Owners) hereby agree to an d by these presents do release and forever discharge the ALLEGHENY TOWNSHIP of Butler (City, Borough, Township) (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 CYNTHIA L. ELDER (Name of Owner or Owners) (my, ~~our~~) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 13th day of August, A.D. 20 16.

ATTEST:

(Owner or Owners) (Owner or Owners) (SEAL)

(Owner or Owners) (Owner or Owners) (SEAL)

(Notary Public) (SEAL)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Butler: SS:

Before me, the subscriber, a Notary Public in and for said State and County personally came and acknowledged the foregoing release and dedication * Cynthia L Elder VLB and Plan to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND & SEAL this 13th day of August, 2016.

Notary Seal

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Virginia L. Bowser, Notary Public
Eau Claire Boro, Butler County
My Commission Expires June 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY Commission Expires the _____ day of _____

PLAN BOOK	PAGE
357	36

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 22ND day of Aug., 2016.

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 16203

BUTLER COUNTY PLANNING COMMISSION SEAL

OWNER/SUBDIVIDER
CYNTHIA L. ELDER
134 STONE CHURCH ROAD
EMLENTON, PA.

PROPERTY SUBDIVISION FOR CYNTHIA L. ELDER

0' 100' 200' 300'

Fike Associates, Inc.
Surveying & Consulting
22830 Route 68 Clarion, PA 16214
PHONE: (814) 226-7880

REVISIONS

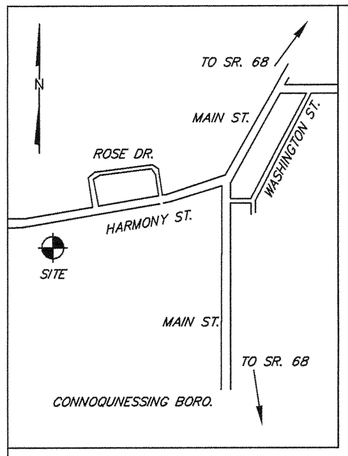
Plat of Survey Prepared For
CYNTHIA L. ELDER
showing a 5.0 acres conveyance to
TANNER R. SCHNUR

SITUATED IN
ALLEGHENY TOWNSHIP BUTLER COUNTY
PENNSYLVANIA

DATE: AUGUST 11, 2016 JOB NO.: eldercynthia
SCALE: 1"= 100' DRAWN BY: JFW

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES FRANCIS WERNER LAND SURVEYOR 015301-RA-E

08/11/16



LOCATION MAP

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

NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

SUBJECT TO :

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

BUILDING SETBACK LINES:
FRONT 25' FROM R\W
SIDE 10'
REAR 25'

THIS PLAT DOES NOT ATTEST TO UTILITIES.
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776

Certification by Professional Land Surveyor

I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s)

AUG 2016
DATE

SEAL

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

Signature of Surveyor

We, the undersigned GEORGE GRANT & BONNIE McCOLLOUGH (owners) of the Real Estate shown and described, here in do hereby certify that we have laid off,platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

George Grant McCollough
Owners

Bonnie McCollough
Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 07 day of September, 2016 Before me a Notary Public

in and for said state and county personally came George Grant McCollough Bonnie McCollough known to be the person whose name is subscribed to the within instrument.

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

Notary Public

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

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____day of _____, 20____ before me, the Recorder of Deeds in and for said County of Butler,personally appeared _____,who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

Recorder of Deeds

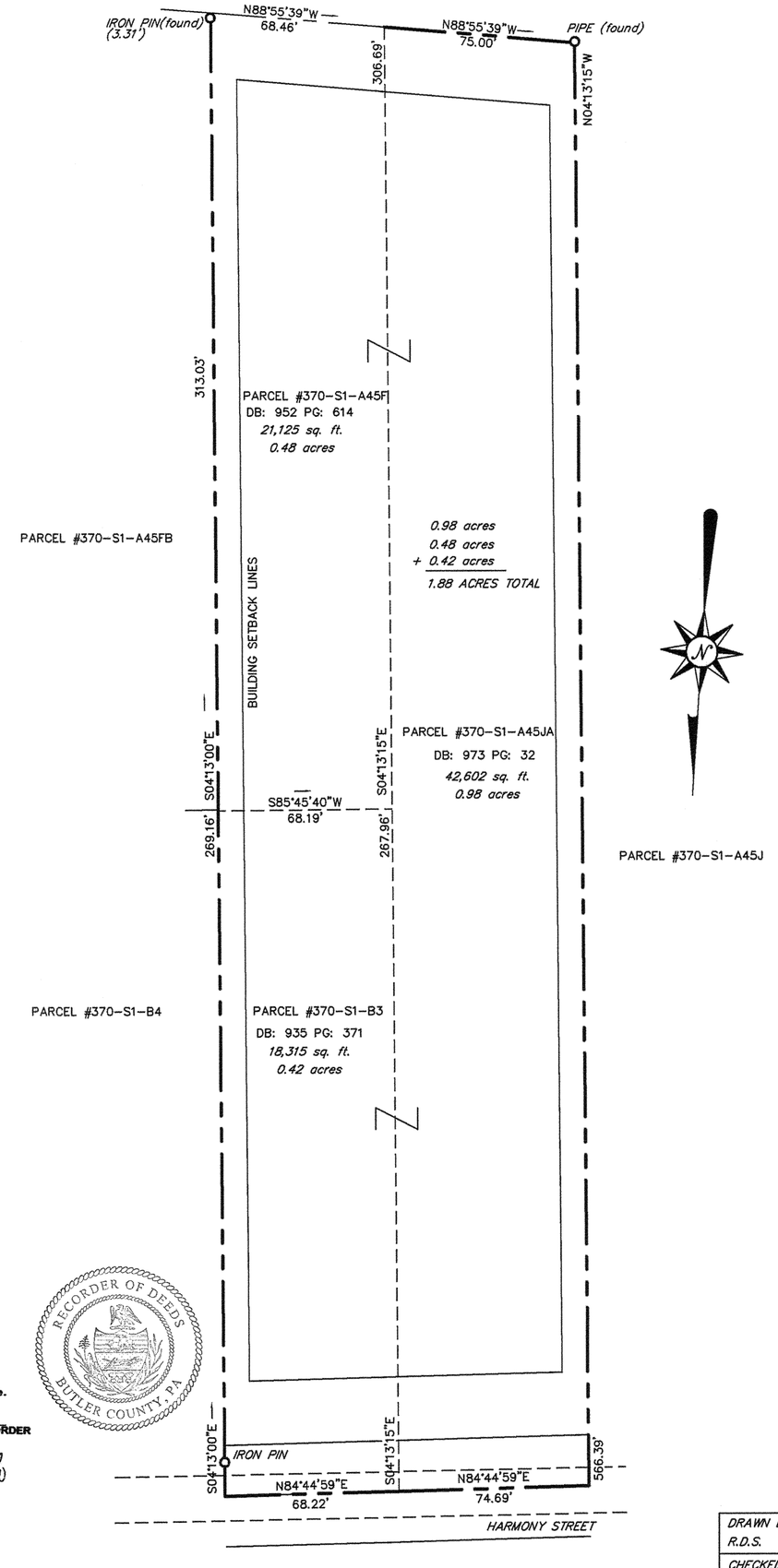
BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 8th day of September 20 16
to HIGHWAY PLAN BOOK No. 357 pg 37
Witness my hand and the seal of said office.

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201609080018424 09/08/2016
Pages:1 F:$45.00 9:59AM
Michele Mustello T20160012523
Butler County Recorder FL



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

Approved by Connoquenessing Boro.
this 12 day of September 2016
Vickie L Lee Secretary
Floyd E Leslie Chairman

REVIEWED
~~Final approval~~ by the Butler County Planning Commission
this 8TH day of SEPT, 2016
Chuck Davies Secretary
Frank E. Uhl Chairman

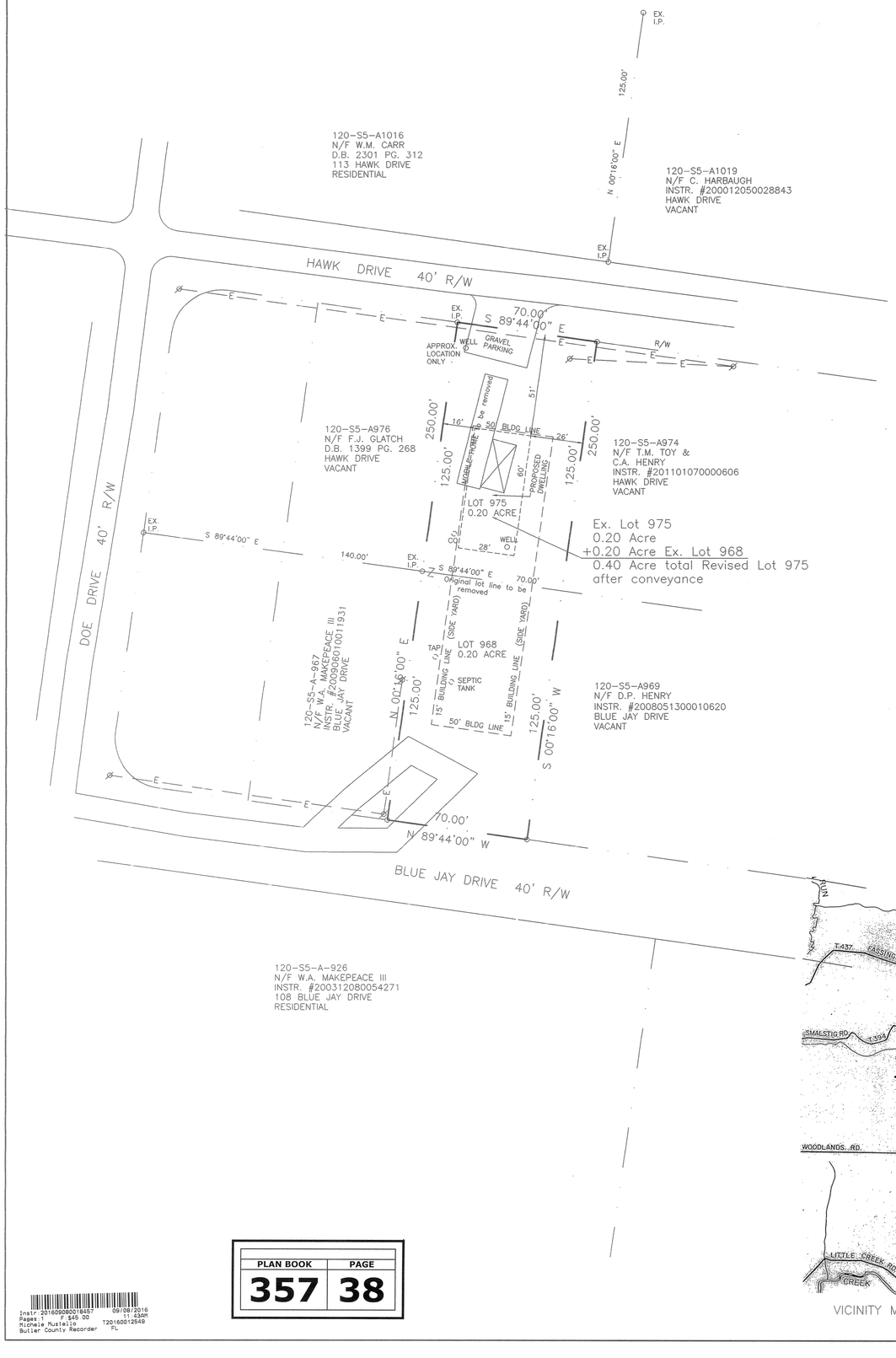
BUTLER COUNTY PLANNING COMMISSION

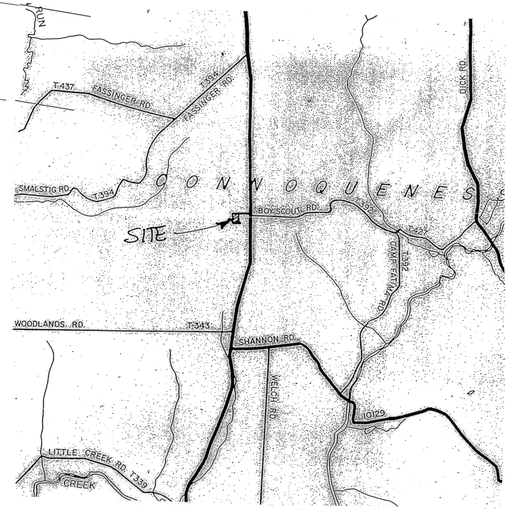
PLAN BOOK	PAGE
357	37

NOTE: THIS PLAN IS TO COMBINE THREE EXISTING PARCELS, ALL OF WHICH ARE OWNED BY THE SAME PERSON, TO CREATE ONE LOT.
THESE PARCELS, ONCE COMBINED CANNOT BE SOLD SEPERATELY WITHOUT WRITTEN PERMISSION FROM CONNOQUENESSING BORO. AND THE BUTLER COUNTY PLANNING COMMISSION.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
162K

DRAWN BY: R.D.S.	LOT LINE REVISION
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=40'	GRANT G. & BONNIE J. McCOLLOUGH
DATE: AUG. 2016	CONNOQUENESSING BORO. BUTLER CO.
DRAWING NO: #370-S1-A45JA	R.D.SEDWICK P.L.S. KITTANNING,PA. 724-355-9302





VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
357	38

Instr: 201609080019457 09/08/2016 11:43AM
Pages: 1 F $45.00
Michele Mustello T20160081249
Butler County Recorder FL

Reviewed and approved by the Connoquenessing Township Planning Commission this 14th day of July, 20 16.

SECRETARY: Debra Thomas CHAIRMAN: Diane C. Hanchosky

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 14th day of July, 20 16.

ATTEST: Brenda Dan SECRETARY — Tonya Steinbacher CHAIRMAN

SEAL:

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 357, Page 38.

Given under my hand and seal this 8th day of September, 20 16.

RECORDER OF DEEDS: Michele M. Mustello

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

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS, that I, Daniel E. Gordon, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, I, Daniel E. Gordon, 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 Daniel E. Gordon, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of July, 20 16.

ATTEST: Daniel E. Gordon OWNER

(SEAL)

NOTARY PUBLIC

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

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

The foregoing adoption and dedication is made by Daniel E. Gordon 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 Daniel E. Gordon, and acknowledged the foregoing Release and Dedication and Plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF July, 20 16.

NOTARY PUBLIC

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

Reviewed with comments by the Butler County Planning Commission at a meeting held this 24TH day of May, 20 16 Letter to Connoquenessing Township Board of Supervisors dated May 24, 20 16.

SECRETARY CHAIRMAN

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13 day of July, A.D., 20 16.

ATTEST: Daniel E. Gordon OWNER

WITNESS My hand and notarial seal this 15 day of July, 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, 20 18.

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

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.

SURVEYOR REGISTRATION #SU-32490-E Cheryl A. Hughes May 13, 2016 DATE

NOTES:

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

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

REF: LOTS 975 & 968 IN CONNOQUENESSING WOODLANDS, R.F. 29 PGS. 19A & 19B

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING LOTS INTO ONE.

0' 30' 60' 90'

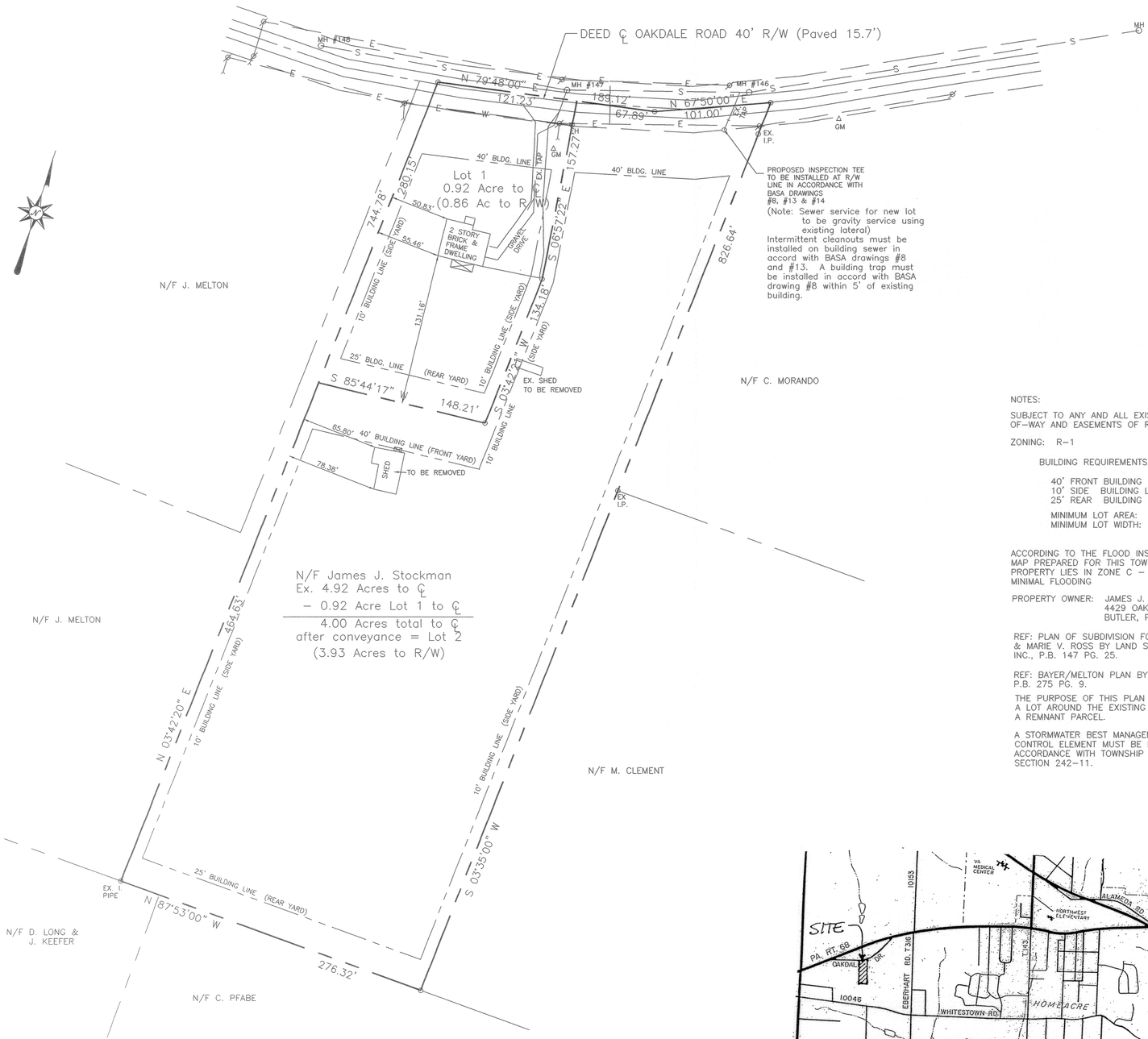
L L J — Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: DANIEL E. GORDON

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 05/13/16	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 120-S5-A975 & A968		Instrument # 201601070000440	Service No. 16-041
Address			



PLAN BOOK	PAGE
357	39

0' 50' 100' 150'

NOTES:

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

ZONING: R-1

BUILDING REQUIREMENTS:

40' FRONT BUILDING LINE
10' SIDE BUILDING LINE
25' REAR BUILDING LINE

MINIMUM LOT AREA: 15,000 SQ. FT.
MINIMUM LOT WIDTH: 100'

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

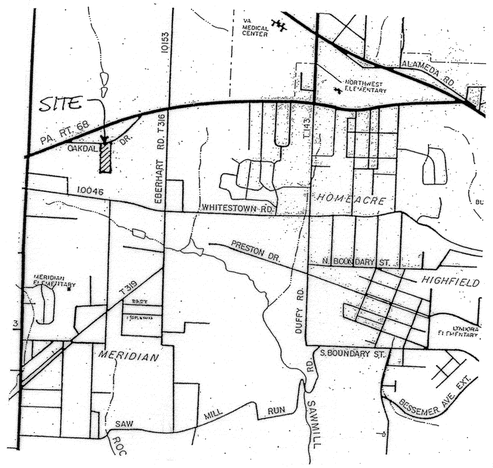
PROPERTY OWNER: JAMES J. STOCKMAN
4429 OAKDALE ROAD
BUTLER, PA 16001

REF: PLAN OF SUBDIVISION FOR DANIEL K. & MARIE V. ROSS BY LAND SURVEYORS, INC., P.B. 147 PG. 25.

REF: BAYER/MELTON PLAN BY S.D. GRAFF, P.B. 275 PG. 9.

THE PURPOSE OF THIS PLAN IS TO CREATE A LOT AROUND THE EXISTING DWELLING AND A REMNANT PARCEL.

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



VICINITY MAP Scale: 1" = 2000'

Instr:201609090016984 09/09/2016
Pages:1 F:$45.00 1:39PM
Michele Mustello T20160012628
Butler County Recorder FL

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

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

In Witness Whereof, I hereunto set my hand and seal this 12th day of August, 2016.

Darrin J. Nichter
NOTARY PUBLIC

James J. Stockman
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 James J. Stockman, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 12th day of August, 2016.

My Commission Expires the 06th day of MARCH, 2020.

SEAL

Darrin J. Nichter
NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
I, James J. Stockman, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of James J. Stockman, as recorded in Instrument Number 200509010024544, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Darrin J. Nichter
WITNESS

James J. Stockman
OWNER

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 June 28, 2016 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 roads.

Theresa Giesler
SECRETARY SEAL

PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 7TH day of September, 2016.

Theresa Giesler
SECRETARY SEAL

PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of July, 2016.

Ernest R Oesterling
SECRETARY

CHAIRMAN

Reviewed by the Butler County Planning Commission this 21ST day of JUNE, 2016.

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 357 page 39.

Given under my hand and seal this 9th day of September, 2016.

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 06/28/16; BASA COMMENT LETTER
REVISED 06/14/16; BASA

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: JAMES J. STOCKMAN

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 05/17/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-18-21A		Db-Pg 200509010024544	Service No. 15-058
Address 4429 OAKDALE ROAD			

KNOW ALL MEN BY THESE PRESENTS That We, Joan L. Ihlenfeld and Patrick C. & Sandra K. Burns of the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Connoquenessing, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Connoquenessing, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 17TH day of AUGUST 2016.

Joan L. Ihlenfeld
Owner

Sandra K. Burns
Patrick C. Burns
Owner
OWNER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Joan L. Ihlenfeld and Patrick C. & Sandra K. Burns 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 17TH day of AUGUST 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 of

17TH AUG. '16
Date

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

P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Connoquenessing this 1st day of September 2016.

Brenda Davis
Secretary

Seal

Terry L. Steinbeiser
Chairman

Approved by the Connoquenessing Township Planning Commission this 1st day of September 2016.

Secretary

Dixie C. Hanchosky
Chairman

Reviewed by the Butler County Planning Commission this 1ST day of AUGUST 2016.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

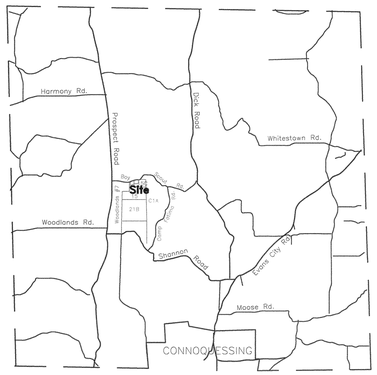
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 357 Page 40

Given under my hand and seal this 12th day of September 2016.

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

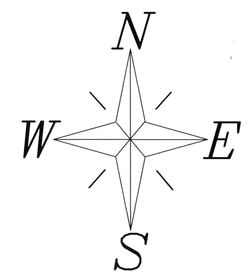
Seal

RECORDER OF DEEDS
BUTLER COUNTY, PA



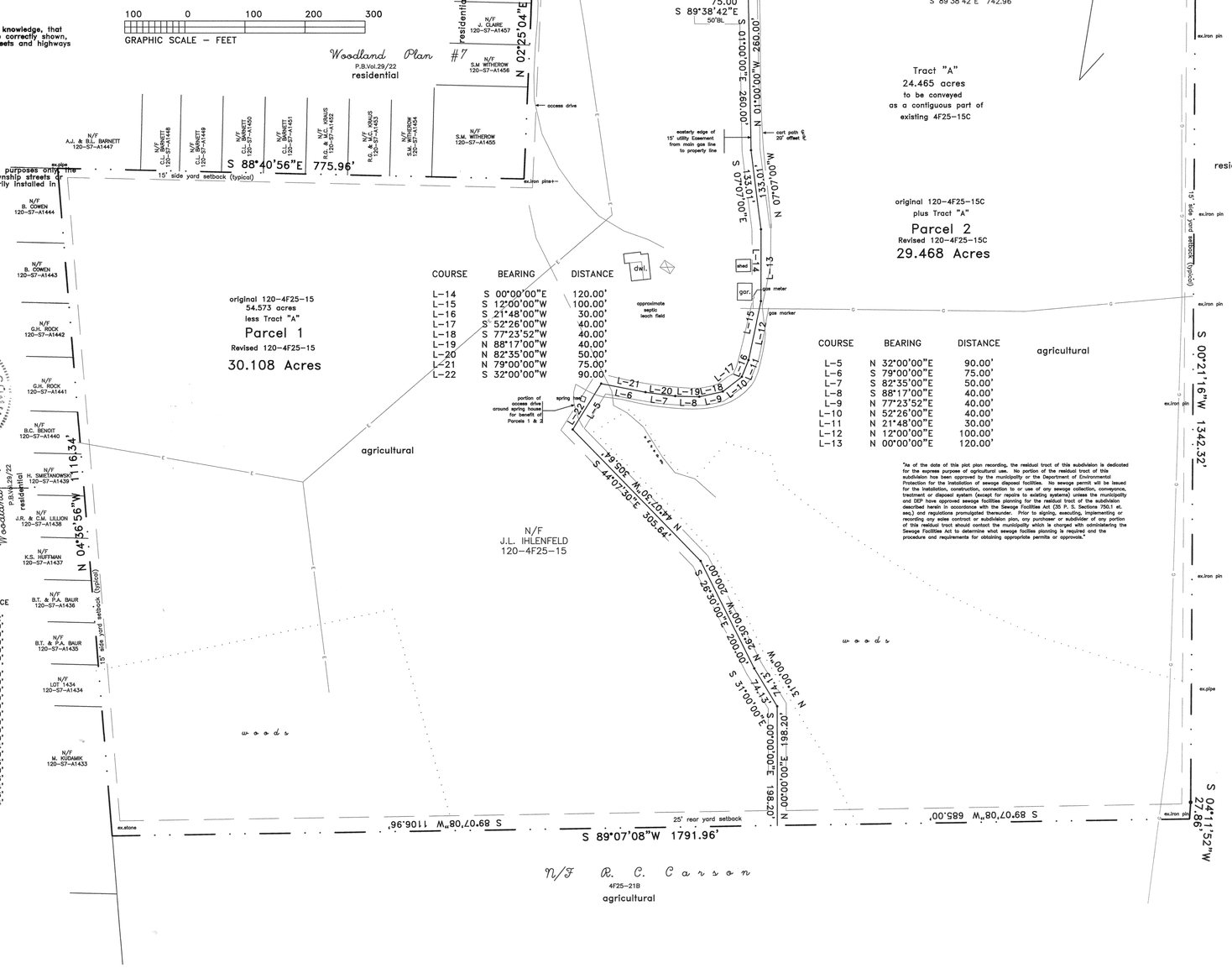
Vicinity Map

Instr: 201609120018741 09/12/2016
Pages: 1 F: $45.00
Michele Mustello T20160012719
Butler County Recorder FL



100 0 100 200 300
GRAPHIC SCALE – FEET

Woodland Plan #1
P.B.Vol.29/22
residential



COURSE	BEARING	DISTANCE
L-1	S 89°45'37"E	50.00'
L-2	N 86°00'33"E	50.00'
L-3	N 71°56'16"E	51.94'
L-4	S 07°04'42"E	33.00'

Parcel 2

COURSE	BEARING	DISTANCE
P-2	S 89°45'37"E	50.00'
P-3	N 86°00'33"E	50.00'
P-4	N 71°56'16"E	51.94'
P-5	S 07°04'42"E	33.00'
P-6	S 85°27'42"E	263.00'
P-7	S 00°21'18"W	322.59'
P-8	S 00°21'18"W	1342.32'
P-9	S 04°11'52"W	27.86'
P-10	S 89°07'08"W	685.00'
P-11	N 00°00'00"E	198.20'
P-12	N 31°00'00"W	74.13'
P-13	N 26°30'00"W	200.00'
P-14	N 44°07'30"W	305.64'
P-15	N 32°00'00"E	90.00'
P-16	S 79°00'00"E	75.00'
P-17	S 82°35'00"E	50.00'
P-18	S 88°17'00"E	40.00'
P-19	N 77°23'52"E	40.00'
P-20	N 52°26'00"E	40.00'
P-21	N 21°48'00"E	30.00'
P-22	N 12°00'00"E	100.00'
P-23	N 00°00'00"E	120.00'
P-24	N 07°07'00"W	133.01'
P-25	N 01°00'00"W	260.00'
P-26	N 89°38'42"W	75.00'
P-27	N 00°34'27"W	182.00'
P-28	N 88°38'03"E	407.99'
P-29	N 00°34'27"W	160.00'

Parcel 1

COURSE	BEARING	DISTANCE
P-1	N 69°44'22"E	17.52'
P-2	S 00°34'27"E	160.00'
P-3	N 69°44'22"E	272.00'
P-4	S 00°34'27"E	182.00'
P-5	S 89°38'42"E	75.00'
P-6	S 01°00'00"E	260.00'
P-7	S 07°07'00"E	133.01'
P-8	S 00°00'00"E	120.00'
P-9	S 12°00'00"W	100.00'
P-10	S 21°48'00"W	30.00'
P-11	S 52°26'00"W	40.00'
P-12	S 77°23'52"W	40.00'
P-13	N 88°17'00"W	40.00'
P-14	N 82°35'00"W	50.00'
P-15	N 79°00'00"W	75.00'
P-16	S 32°00'00"W	90.00'
P-17	S 44°07'30"E	305.64'
P-18	S 26°30'00"E	200.00'
P-19	S 31°00'00"E	74.13'
P-20	S 00°00'00"E	198.20'
P-21	N 89°07'08"W	1106.96'
P-22	N 04°36'56"W	1116.34'
P-23	S 88°40'56"E	775.96'
P-24	N 02°25'04"E	550.04'

COURSE	BEARING	DISTANCE
L-5	N 32°00'00"E	90.00'
L-6	S 79°00'00"E	75.00'
L-7	S 82°35'00"E	50.00'
L-8	S 88°17'00"E	40.00'
L-9	N 77°23'52"E	40.00'
L-10	N 52°26'00"E	40.00'
L-11	N 21°48'00"E	30.00'
L-12	N 12°00'00"E	100.00'
L-13	N 00°00'00"E	120.00'
L-14	S 00°00'00"E	120.00'
L-15	S 12°00'00"W	100.00'
L-16	S 21°48'00"W	30.00'
L-17	S 52°26'00"W	40.00'
L-18	S 77°23'52"W	40.00'
L-19	N 88°17'00"W	40.00'
L-20	N 82°35'00"W	50.00'
L-21	N 79°00'00"W	75.00'
L-22	S 32°00'00"W	90.00'

"As of the date of this plat plan recording, the residual tract of this subdivision is dedicated for the express purposes 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 facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

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

H.C.Dumbaugh Heirs Farm Plan
Rev. ... 8/15/16 per engineer review being a Lot Line Revision for Properties of
Joan L. Ihlenfeld and Patrick C. & Sandra K. Burns
LOT LINE REVISION SURVEY for
PROJECT No: 15049
SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA
DATE: REV: 8/15/16 DWN.By: Sdg CHK.By: Co. Tax Nos:120-4F25-15&15C

Owner:

Joan Ihlenfeld
265 Boy Scout Rd.
Evans City, PA

Patrick Burns
253 Boy Scout Rd.
Evans City, PA

RECORDED SEPT 12 2016

PLAN BOOK	PAGE
357	40

SHEET 1 of 1

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

By resolution approved on the _____ day of _____, 20__ the Board of Directors of HOPE EVANGELICAL LUTHERAN CHURCH, a non profit company in the state of Pennsylvania, owner of the land shown on THE HOPE LUTHERAN PLAN hereby adopts this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Township of Cranberry. This adoption and dedication shall be binding upon the corporation and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 21st day of August, 2016

Notary Public

HOPE EVANGELICAL LUTHERAN CHURCH

Signature of Authorized Officer

RONALD A. BROWN

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KENNETH E LEWIS
Notary Public
PITTSBURGH CITY, ALLEGHENY CNTY
My Commission Expires May 21, 2017

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named RONALD A. BROWN, of HOPE EVANGELICAL LUTHERAN CHURCH, and acknowledged the foregoing 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 21ST day of AUGUST, 2016.

My commission expires the _____ day of _____, 20__.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KENNETH E LEWIS
Notary Public
PITTSBURGH CITY, ALLEGHENY CNTY
My Commission Expires May 21, 2017

Notary Public

I hereby certify that the title to the property contained in THE HOPE LUTHERAN PLAN is in the name of HOPE EVANGELICAL LUTHERAN CHURCH and is recorded in Instrument

#201304230011550 & DBV 0802, PG. 283.

Witness

Signature of Authorized Officer

MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA mortgagee of the property contained in THE HOPE LUTHERAN PLAN consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title and mortgagee
AMELIA DAWKINS, VICE PRESIDENT OF LENDING
MISSION INVESTMENT FUND OF THE ELCA

SURVEYORS CERTIFICATION

I, Douglas T. Tait, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the 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.

August 15, 2016
Date

Douglas T. Tait
Reg. No. SU 050050-E

MUNICIPAL ENGINEERS CERTIFICATION

I certify that this plan meets all engineering and design requirement of the applicable ordinances of the Township of Cranberry, except as departures have been authorized by the appropriate officials of the municipality.

9/1/16
Date

Name:
Registered Professional Engineer
Reg #: 071353

BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Cranberry by resolution No. 2016-47 effective this 30th day of August, 2016

Secretary

Chairperson

TOWNSHIP MANAGER APPROVAL

I, Jerry Ahrens, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2016-47 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

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.

MUNICIPAL DECLARATION

The Board of Supervisors of the Township of Cranberry gives notice that, in approving this plan for recording, the Township of Cranberry 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.

Secretary

Chairperson

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 357, Page(s) 41

Given under my hand and seal this 13th day of September, 2016

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

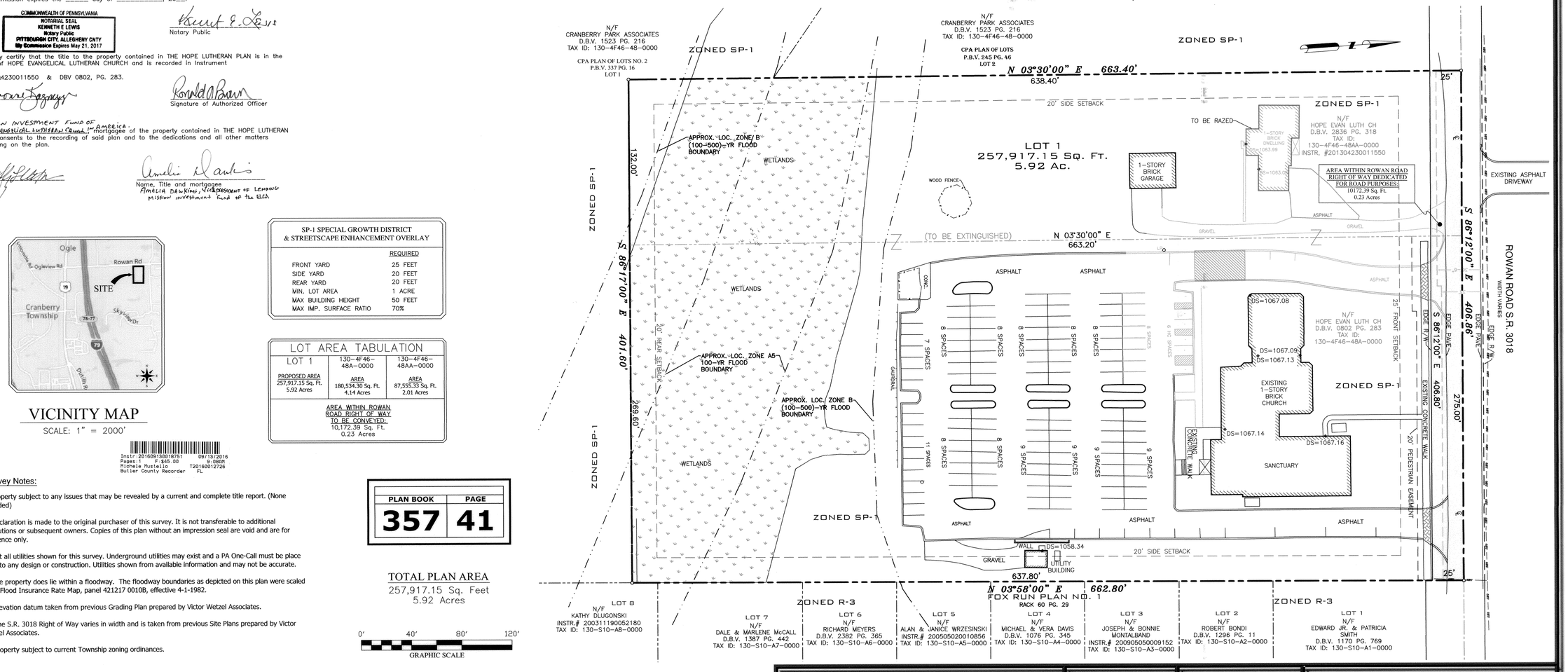
Manager, Department of Real Estate

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 21ST day of APRIL 2016.

Secretary

Chairperson



VICINITY MAP

SCALE: 1" = 2000'

SP-1 SPECIAL GROWTH DISTRICT & STREETSCAPE ENHANCEMENT OVERLAY	
	REQUIRED
FRONT YARD	25 FEET
SIDE YARD	20 FEET
REAR YARD	20 FEET
MIN. LOT AREA	1 ACRE
MAX BUILDING HEIGHT	50 FEET
MAX IMP. SURFACE RATIO	70%

LOT AREA TABULATION		
LOT 1	130-4F46-48A-0000	130-4F46-48AA-0000
PROPOSED AREA	AREA	AREA
257,917.15 Sq. Ft. 5.92 Acres	180,534.30 Sq. Ft. 4.14 Acres	87,555.33 Sq. Ft. 2.01 Acres
AREA WITHIN ROWAN ROAD RIGHT OF WAY TO BE CONVEYED: 10,172.39 Sq. Ft. 0.23 Acres		

Instr 201609130019751 09/13/2016
Pages:1 F:$45.00 9:0806
Michele Mustello T20160012726
Butler County Recorder FL

Survey Notes:

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)

2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.

3. Not all utilities shown for this survey. Underground utilities may exist and a PA One-Call must be place prior to any design or construction. Utilities shown from available information and may not be accurate.

4. The property does lie within a floodway. The floodway boundaries as depicted on this plan were scaled from Flood Insurance Rate Map, panel 421217 0010B, effective 4-1-1982.

5. Elevation datum taken from previous Grading Plan prepared by Victor Wetzel Associates.

6. The S.R. 3018 Right of Way varies in width and is taken from previous Site Plans prepared by Victor Wetzel Associates.

7. Property subject to current Township zoning ordinances.

PLAN BOOK	PAGE
357	41

TOTAL PLAN AREA
257,917.15 Sq. Feet
5.92 Acres

0' 40' 80' 120'
GRAPHIC SCALE

RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS T. TAIT
LAND SURVEYOR
SU-050050-E

CRANBERRY TWP. ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NUMBER 20161010001 CALL BEFORE YOU DIG!

OWNER/DEVELOPER:
HOPE EVANGELICAL
LUTHERAN CHURCH
8070 ROWAN ROAD
CRANBERRY, PA 16066

SURVEYOR/ENGINEER:
TAIT ENGINEERING INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

THE HOPE LUTHERAN PLAN

BEING A CONSOLIDATION OF PARCELS
130-4F46-48A & 130-4F46-48AA

SITUATE IN

CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.

MADE FOR

HOPE EVANGELICAL LUTHERAN CHURCH

Date: April 5, 2016
Scale: 1"=40'
Drawn By: MAR
Reviewed By: DTT
File Number: 35477
CAD File: 150239
Revisions:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS T. TAIT
LAND SURVEYOR
SU-050050-E

Registered Surveyor
Reg. No. SU-050050-E

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

TAIT ENGINEERING, INC.

File No. 35477 150239

SHEET 1 of 1

--- GARY A. SIPPEL Tax Tract 130-4F44-16BA----

OWNER'S ADOPTION AND DEDICATION

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

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

Elaine M Rufer — WITNESS
Gary A Sippel — OWNER SIGNATURE
8-10-16 — DATE
GARY A. SIPPEL — PRINTED NAME OF OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED GARY A. SIPPEL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF August, 20 16.

MY COMMISSION EXPIRES THE 2nd DAY OF June 20 20.

(SEAL) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Elaine M. Rufer, Notary Public Cranberry Twp., Butler County My Commission Expires June 2, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
Elaine M Rufer — NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE

I, GARY A. SIPPEL, OWNER OF A PORTION OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GARY A. SIPPEL, AS RECORDED AS INSTRUMENTS 201408250020104 & 201408260020125, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Elaine M Rufer — WITNESS
Gary A Sippel — OWNER

--- CRANBERRY INN, L.P. Tax Tract 130-4F44-16B ----

OWNER'S ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CRANBERRY INN, L.P. (A PA LIMITED PARTNERSHIP), OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF THEIR PROPERTIES SITUATED IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CRANBERRY.

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

WITNESS
OWNER SIGNATURE (GENERAL PARTNER)
8-8-16 — DATE
PRINTED NAME OF OWNER (GENERAL PARTNER)

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED _____ (GENERAL PARTNER), AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF AUGUST, 20 16.

MY COMMISSION EXPIRES THE ____ DAY OF _____ 20 ____.

(SEAL) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL [illegible] NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE

WE, CRANBERRY INN, L.P., OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CRANBERRY INN, L.P., AS RECORDED AS INSTRUMENT 201607060013415, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS
CRANBERRY INN, L.P. GENERAL PARTNER

--- ALL SIGNATURES SHALL BE WITH PERMANENT BLACK INK ----

MUNICIPAL DECLARATIONS

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

~~PRESIDENT~~ CHAIRMAN
9-7-16 — DATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY THIS 7th DAY OF SEPTEMBER, 2016.

SECRETARY
(SEAL)

I, JERRY A. NOGEE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2016-49 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 9/12/16.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF MAY, 2016.

~~DIRECTOR~~ SEC
CHAIR

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 16072

PROOF OF RECORDING

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 357 PAGE 42-43

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF September, 2016

(SEAL)
RECORDER

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

SURVEYOR'S CERTIFICATION

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

AUG 08- 2016 — DATE
James A. Day — JAMES A. DAY, PE, PLS
REGISTRATION NO. SU-039394-E

THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE DEVELOPMENT PLAN.

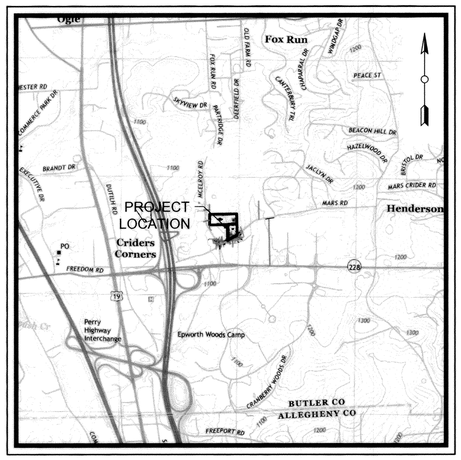
I, [illegible], A REGISTERED PROFESSIONAL ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

9/12/16 — DATE
TOWNSHIP ENGINEER
REGISTRATION NO. PE071357

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PE071357 ALL KENTUCKY PENNSYLVANIA

PROPERTY OWNERS:

TAX PARCEL	130-4F44-16E:	GARY A. SIPPEL 121 McELROY ROAD CRANBERRY TOWNSHIP, PA 16066
	130-4F44-16B:	CRANBERRY INN, L.P. (A PA LIMITED PARTNERSHIP) 241 BANKS STREET SEWICKLEY, PA 165143



VICINITY MAP
Scale: 1" = 2000'

RECORDED Sep 13, 2016
PLAN BOOK 357 PAGE 42

Instr:201609130018750 09/13/2016
Pages:2 F: $85.00 9:06R
Michele Mustello T20160012725
Butler County Recorder FL

U:\PROJECTS\CRIN\DWGS\01-Sheet Master\Plat Hdr\PERSON_PUB\SHIP\FINAL PLANS\CRIN1501 CS-0901.dwg PLOTTED: 8/8/2016 1:12 PM, BY: Kaitlin Young PLOTSTYLE: Pennoni HCB.stb PROJECT STATUS: —

Pennoni
PENNONI ASSOCIATES INC.
Foster Plaza 9
750 Holiday Drive, Suite 700
Pittsburgh, PA 15220
T 412.521.3000 F 412.521.1206

LANDS OF
CRANBERRY INN, L.P. & GARY A. SIPPEL

PLAN OF EASEMENTS, LOT LINE REVISION & CONSOLIDATION

LOCATED AT
MARS ROAD & CRANBERRY SPRINGS DRIVE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

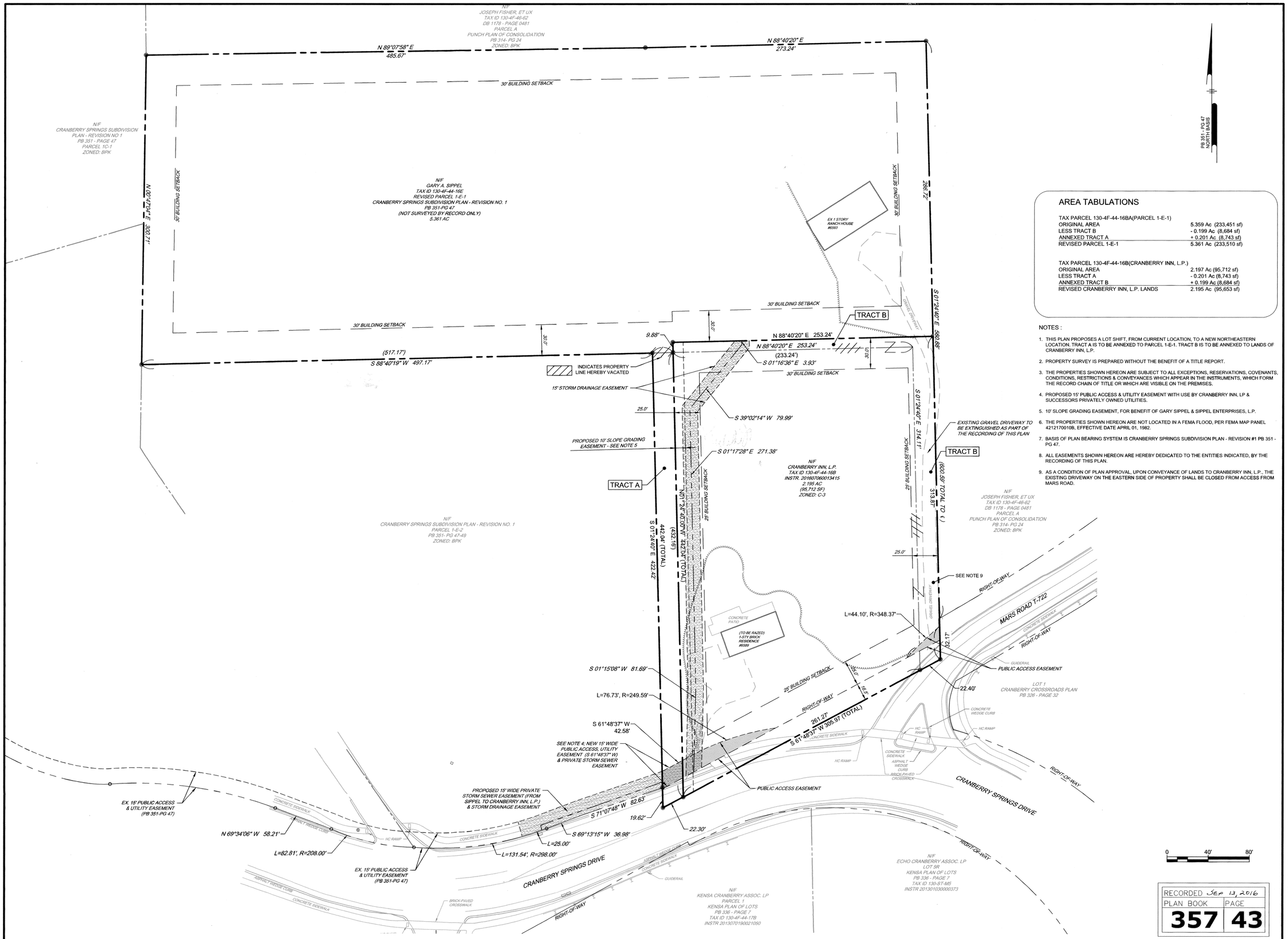
PREPARED FOR:
CRANBERRY INN, LP
241 BANK STREET
SEWICKLEY, PA 15143

NO.	DATE	REVISIONS	BY
3	2016-07-25	REVISED AS PER RESOLUTION FINAL PLANS	PAI
2	2016-07-19	REVISED AS PER RESOLUTION FINAL PLANS	PAI
1	2016-06-24	AS PER RESOLUTION FINAL PLANS	PAI

PROJECT	CRIN1501
DATE	2016-06-07
DRAWING SCALE	AS SHOWN
DRAWN BY	TR
APPROVED BY	JD

CS-0901

SHEET 1 OF 2



AREA TABULATIONS

TAX PARCEL 130-4F-44-16BA(PARCEL 1-E-1)	
ORIGINAL AREA	5.359 Ac (233,451 sf)
LESS TRACT B	- 0.199 Ac (8,684 sf)
ANNEXED TRACT A	+ 0.201 Ac (8,743 sf)
REVISED PARCEL 1-E-1	5.361 Ac (233,510 sf)

TAX PARCEL 130-4F-44-16B(CRANBERRY INN, L.P.)	
ORIGINAL AREA	2.197 Ac (95,712 sf)
LESS TRACT A	- 0.201 Ac (8,743 sf)
ANNEXED TRACT B	+ 0.199 Ac (8,684 sf)
REVISED CRANBERRY INN, L.P. LANDS	2.195 Ac (95,653 sf)

NOTES :

1. THIS PLAN PROPOSES A LOT SHIFT, FROM CURRENT LOCATION, TO A NEW NORTHEASTERN LOCATION. TRACT A IS TO BE ANNEXED TO PARCEL 1-E-1. TRACT B IS TO BE ANNEXED TO LANDS OF CRANBERRY INN, L.P.
2. PROPERTY SURVEY IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
4. PROPOSED 15' PUBLIC ACCESS & UTILITY EASEMENT WITH USE BY CRANBERRY INN, LP & SUCCESSORS PRIVATELY OWNED UTILITIES.
5. 10' SLOPE GRADING EASEMENT, FOR BENEFIT OF GARY SIPPEL & SIPPEL ENTERPRISES, L.P.
6. THE PROPERTIES SHOWN HEREON ARE NOT LOCATED IN A FEMA FLOOD, PER FEMA MAP PANEL 42121700108, EFFECTIVE DATE APRIL 01, 1982.
7. BASIS OF PLAN BEARING SYSTEM IS CRANBERRY SPRINGS SUBDIVISION PLAN - REVISION #1 PB 351 - PG 47.
8. ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE ENTITIES INDICATED, BY THE RECORDING OF THIS PLAN.
9. AS A CONDITION OF PLAN APPROVAL, UPON CONVEYANCE OF LANDS TO CRANBERRY INN, L.P., THE EXISTING DRIVEWAY ON THE EASTERN SIDE OF PROPERTY SHALL BE CLOSED FROM ACCESS FROM MARS ROAD.

RECORDED SEP 13, 2016
PLAN BOOK 357 PAGE 43

Pennoni
PENNONI ASSOCIATES INC.
Foster Plaza 9
750 Holiday Drive, Suite 700
Pittsburgh, PA 15220
T 412.521.3000 F 412.521.1206

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
GU-036394-E

LANDS OF
CRANBERRY INN, L.P. & GARY A. SIPPEL
PLAN OF EASEMENTS, LOT LINE REVISION & CONSOLIDATION
LOCATED AT
MARS ROAD & CRANBERRY SPRINGS DRIVE
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
PREPARED FOR:
CRANBERRY INN, LP
241 BANK STREET
SEWICKLEY, PA 15143

NO.	DATE	REVISIONS	BY
3	2016-07-25	REVISED AS PER RESOLUTION FINAL PLANS	PAI
2	2016-07-19	REVISED AS PER RESOLUTION FINAL PLANS	PAI
1	2016-06-24	AS PER RESOLUTION FINAL PLANS	PAI

PROJECT	CRIN1501
DATE	2016-06-07
DRAWING SCALE	1" = 40'
DRAWN BY	TR
APPROVED BY	JD

CS-0902

SHEET 2 OF 2

L:\PROJECTS\2015\CRIN1501-Best Western Plus Hotel\CSD\CIVIL_PUBLISH\FINAL PLANS\CRIN1501 CS-0901.dwg PLOTTED: 7/25/2016 9:28 AM BY: Justin J. Alexander PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —

Owners' Adoption - TG3 Real Estate - Cranberry, LLC

TG3 Real Estate - Cranberry, LLC owner of the land shown on the Dutilh Property Associates Plan of Lots adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This all adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

TG3 Real Estate - Cranberry, LLC

Matt Glance
Owner of TG3 Real Estate - Cranberry, LLC

Witnessing

Acknowledgement of Partnership Adoption and Dedication - TG3 Real Estate - Cranberry, LLC

Before me, the undersigned Notary Public in and for the Commonwealth of New Hampshire and County of Rockingham, personally appeared the above named Matt Glance, Owner of TG3 Real Estate - Cranberry, LLC and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 29 *day of* Aug *, 20*16

Notary Public

Certification of Title - TG3 Real Estate - Cranberry, LLC

We TG3 Real Estate - Cranberry, LLC hereby certify that the title of Planet Fitness of Cranberry Township is in the name of TG3 Real Estate - Cranberry, LLC and is recorded in instrument # 201004230008395. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness

Matt Glance
Owner of TG3 Real Estate - Cranberry, LLC

Cranberry Township Manager

I, Jerry Andree *, Township Manager for the Township of Cranberry, certify that the conditions for final approval outline in Resolution No. 2016-29 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of 3/31/2016.*

Township Manager

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2016-29, on the ~~31st day of March, 2016.~~ 8/31/2016

Secretary *Chairman, Board of Supervisors*

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

Secretary *Chairman, Board of Supervisors*

The Township of Cranberry agrees not to issue building permits until the "planning module for land development" has been approved in accordance with the regulations of the New Hampshire Department of Environment Protection.

8-31-16
Date

Secretary

Cranberry Township Municipal Engineer

I, Jason Knotts *, 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.*

9/12/16
Date

Signature
Registration # PE071353

Surveyor's Certification

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represent the lots, lands, streets and highways as surveyed and plotted by me.

8-25-2016
Date

Mark. B Schmidt
Registration # SU36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 31ST *day of* MARCH, *20*16.

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Recording in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 357, *Page(s)* 44-46

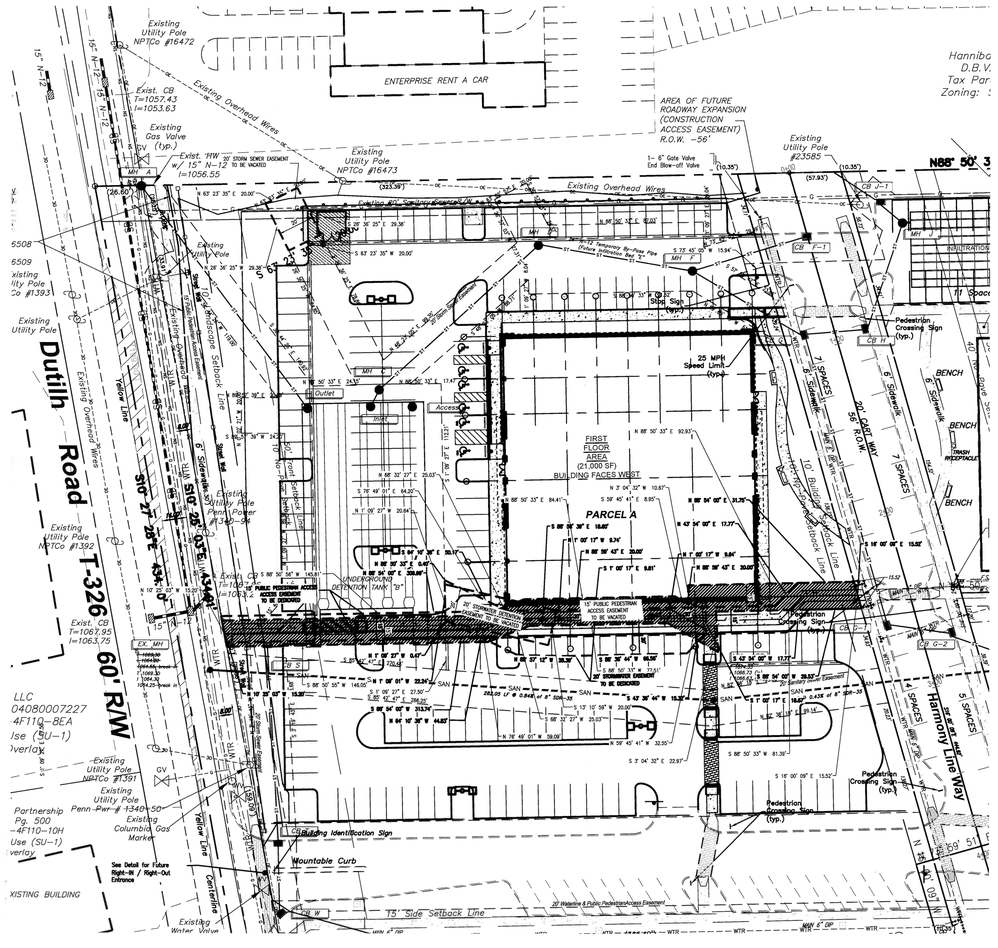
Given under my hand and seal this 13 *day of* September *20*16

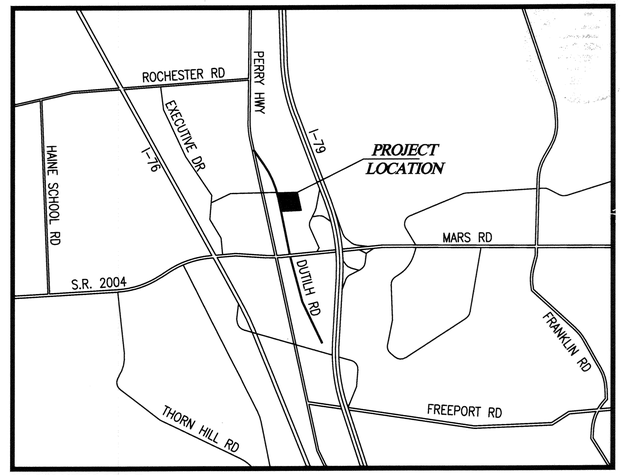
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Recorder of Deeds

Waivers and Modifications (As Previously Granted)

1. *Modification to Section 27-08.4 which requires a maximum of 60% impervious surface permitted. Proposing - 73.9% maximum impervious surface. Justification - The applicant is proposing to construct a road that will bi-sect the site that is consistent with the Township's Comprehensive Plan. The new road utilizes space that otherwise could have been used as pervious landscaped area. To justify the increase in impervious area, the applicant is enhancing the streetscape presence along the new road by providing parallel parking, installing street lights and placing the proposed building close to the road.*
2. *Modification to Section 27-408.7.B(2)(b) which requires a 50' front yard building setback. Proposing - 8' setback from the interior R.O.W. Justification - Reducing the building setback will provide for an enhanced streetscape presence along the new road.*
3. *Modification to Section 27-317.2.A and 27-317.2.B which requires a 50' and 40' no-pave setback. Proposing - A minimum setback of 6' along Dutilh Road and the proposed interior right of way. Justification - Reducing the no-pave setback will allow the applicant to pull the proposed buildings close to the new interior road which will enhance the streetscape presence. Further enhancement will be provided by the installation of street lights along both sides of the new road as well as a street wall along Dutilh Road.*
4. *Modification to Section 27-317.2.C which requires no pave plantings in the no-pave setback from the R.O.W. Proposing - To not provide the no-pave setback plantings along the interior R.O.W. or Dutilh Road. Justification- The applicant has requested for a reduction in the no-pave setback requirement which reduces the area available for no-pave setback plantings along both the new road as well as Dutilh Road. In addition to the required street trees along the new road, the applicant has provided street lights and building foundation plantings on the side of each building facing the interior R.O.W to enhance the streetscape as well as benches and a pedestrian path. The applicant has also provided a street wall consisting of masonry piers and fencing along Dutilh Road to enhance the streetscape along this corridor.*
5. *Waiver to Chapter 17, RD-22 which requires that Local Commercial Streets with parallel parking required at 66' R.O.W. and 15' wide sidewalk with street trees in grates. Proposing - 56' R.O.W. with 6' sidewalk at the curb and planting street trees outside of the sidewalk, Justification - In Traditional Neighborhood Developments, 15' sidewalks are only required by Code for streets fronting businesses with outdoor dining facilities Furthermore, reducing the required sidewalk to 6' will reduce the amount of impervious surface. Planing tree in grates within a 6 foot sidewalk would significantly inhibit the ability of pedestrians to utilize the sidewalk in a safe, effective manner. Placing the trees on the outside of the sidewalk will still provide the desired effect and maintain an open, uninterrupted pedestrian thoroughfare.*





VICINITY MAP
Not To Scale

Notes

1. *All Private Drainage Easements are to Owned by TG3 Real Estate - Cranberry, LLC for the Purpose of Operation and Maintenance of the Private Stormwater System.*
2. *Driveway to Dutilh Road to be converted to a right-in, right-out at the time of acceptance of the internal street by the Township.*
3. *As per resolution plans - #2015-10 June 10, 2016*

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

PLAN BOOK	PAGE
357	44

Instr:201609130018752 09/13/2016
Pages:3 F $125.00 9:18AM
Michele Mustello T2016030012727
Butler County Recorder FL

Cranberry Township Board of Supervisors | *Cranberry Township Municipal Engineer* | *Butler County Planning Commission* | *Butler County Recorder of Deeds Office*

CIVIL ENGINEER:
CALICHI DESIGN GROUP
901 W. JACKSON BLVD.
SUITE 204
CHICAGO, IL 60607
(312) 226-4614
CONTACT: AUSTIN HAHN

the mt studio
111 E. Water St., Troy, OH 45373
p 937.760.3884 | mtwiss@gpmtstudio.com

8/24/16
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
AUSTIN M. HAHN
ENGINEER
PE084171
8/24/16

the judgment free zone
planet fitness

OWNER:
DUTILH PROPERTY ASSOCIATES, LP
484 ROUTE 8
SUITE 2
ALLISON PARK, PA 15101
(724) 778-6644C
CONTACT: DONALD P. GRAHAM

ARCHITECT:
THE MT STUDIO
111 E. WATER STREET
TROY, OH 45373
(937) 760-3884
CONTACT: MIKE TWISS

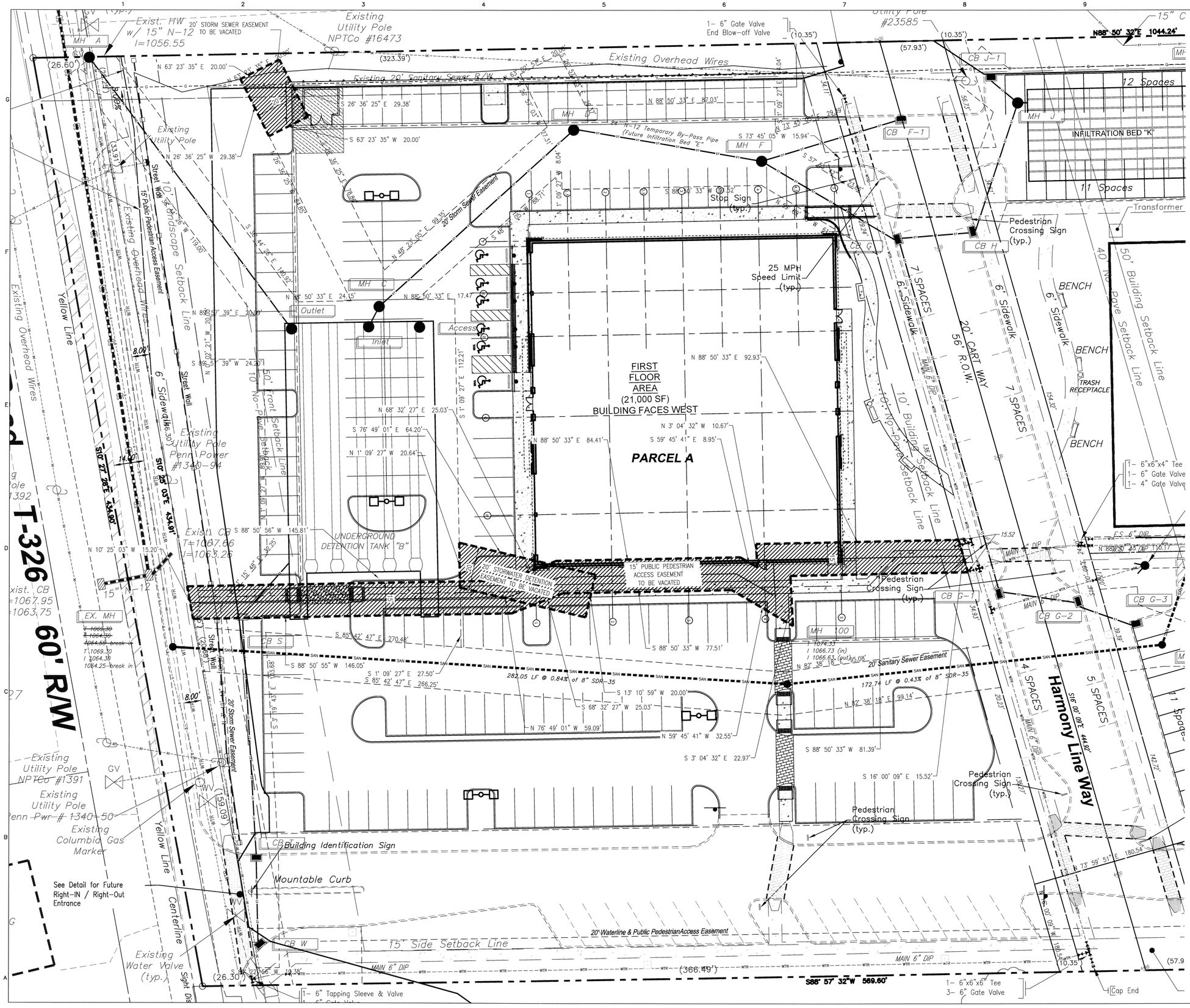
Ground Up Building for
PLANET FITNESS
47 Dutilh Road,
Cranberry Township, PA

MT STUDIO PROJECT NUMBER: 16001

ISSUED / REVISED	DATE
ISSUED FOR TOWNSHIP REVIEW	06.28.16
REVISED PER LAND SURVEYOR	08.24.16

PLAN FOR RECORDING

C-000



PLAN BOOK	PAGE
357	45

Legend

Easement to be Vacated

GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FEET

PLAN FOR RECORDING

C-001

CIVIL ENGINEER:
CALICHI DESIGN GROUP
901 W. JACKSON BLVD.
SUITE 204
CHICAGO, IL 60607
(312) 322-9854
CONTACT: AUSTIN HAHN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LAND SURVEYOR SU-2655-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED ARCHITECT

the mt studio
111 E. Water St., Troy, OH 45373
p 937.760.3884 | mtwiss@gomtstudio.com

the feel-good fitness zone planet fitness

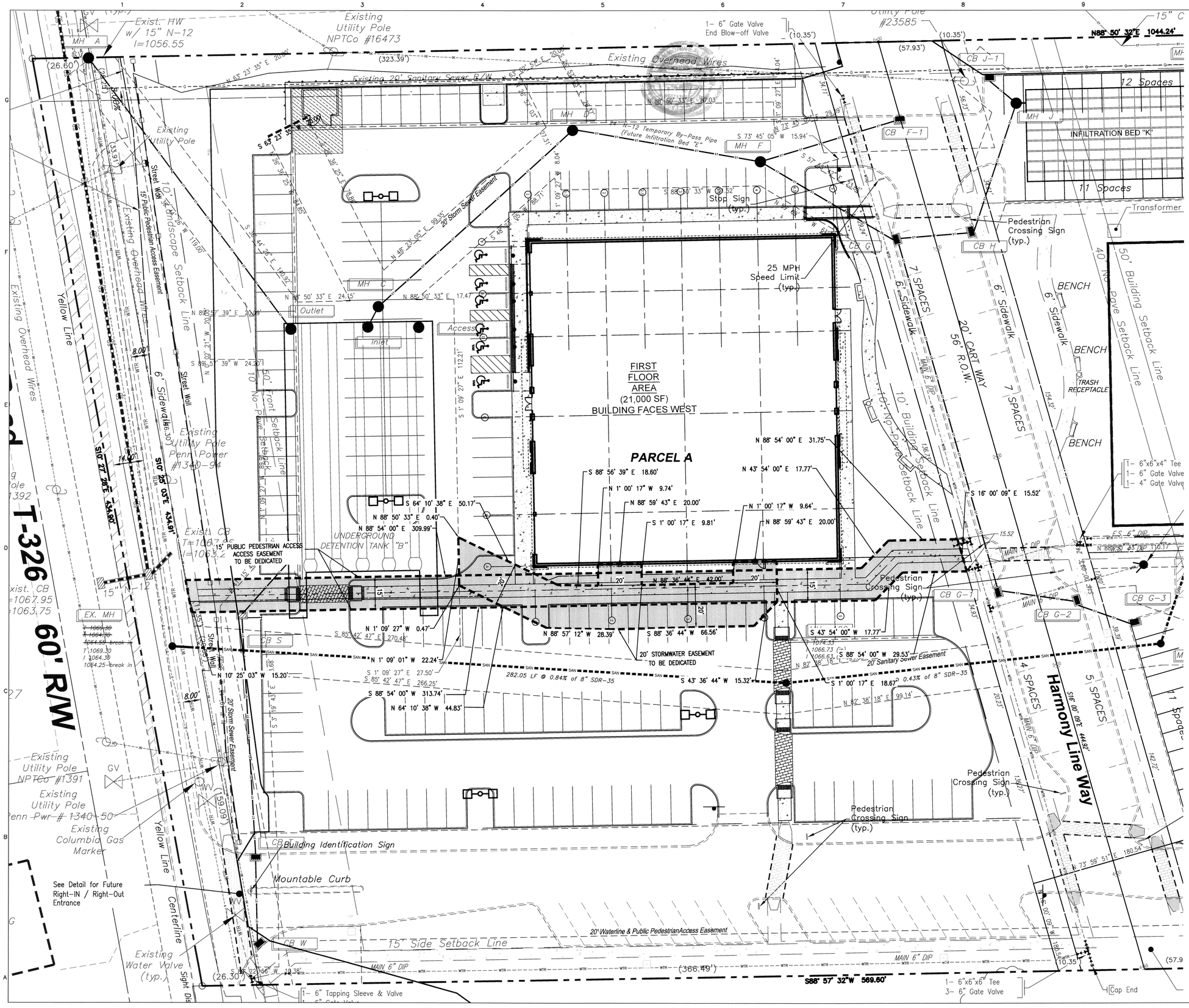
OWNER:
DUTILH PROPERTY ASSOCIATES, LP
4648 ROUTE 8,
SUITE 2
ALLISON PARK, PA 15101
(724) 776-6644C
ONTACT: DONALD P. GRAHAM

Ground Up Building for
PLANET FITNESS
47 Dutilh Road,
Cranberry Township, PA

MT STUDIO PROJECT NUMBER: 16001

ARCHITECT:
THE MT STUDIO
111 E. WATER STREET
TROY, OHIO 45373
(937) 760-3884
CONTACT: MIKE TWISS

ISSUED / REVISED	DATE
ISSUED FOR TOWNSHIP REVIEW	06.28.16
REVISED PER LAND SURVEYOR	08.24.16



CIVIL ENGINEER:
CALICHI DESIGN GROUP
901 W. JACKSON BLVD.
SUITE 204
CHICAGO, IL 60607
(312) 322-9654
CONTACT: AUSTIN HAHN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
RS-SM005-E

08/24/16
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
ARCHITECT
08/24/16

PLAN BOOK	PAGE
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Legend

Easement to be Dedicated

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

ARCHITECT:
THE MT STUDIO
111 E. WATER STREET
TROY, OHIO 45373
(937) 760-3864
CONTACT: MIKE TWISS

OWNER:
DUTILH PROPERTY ASSOCIATES, LP
4648 ROUTE 8,
SUITE 2
ALLISON PARK, PA 15101
(724) 776-6644C
ONTACT: DONALD P. GRAHAM

Ground Up Building for
PLANET FITNESS
47 Dutilh Road,
Cranberry Township, PA

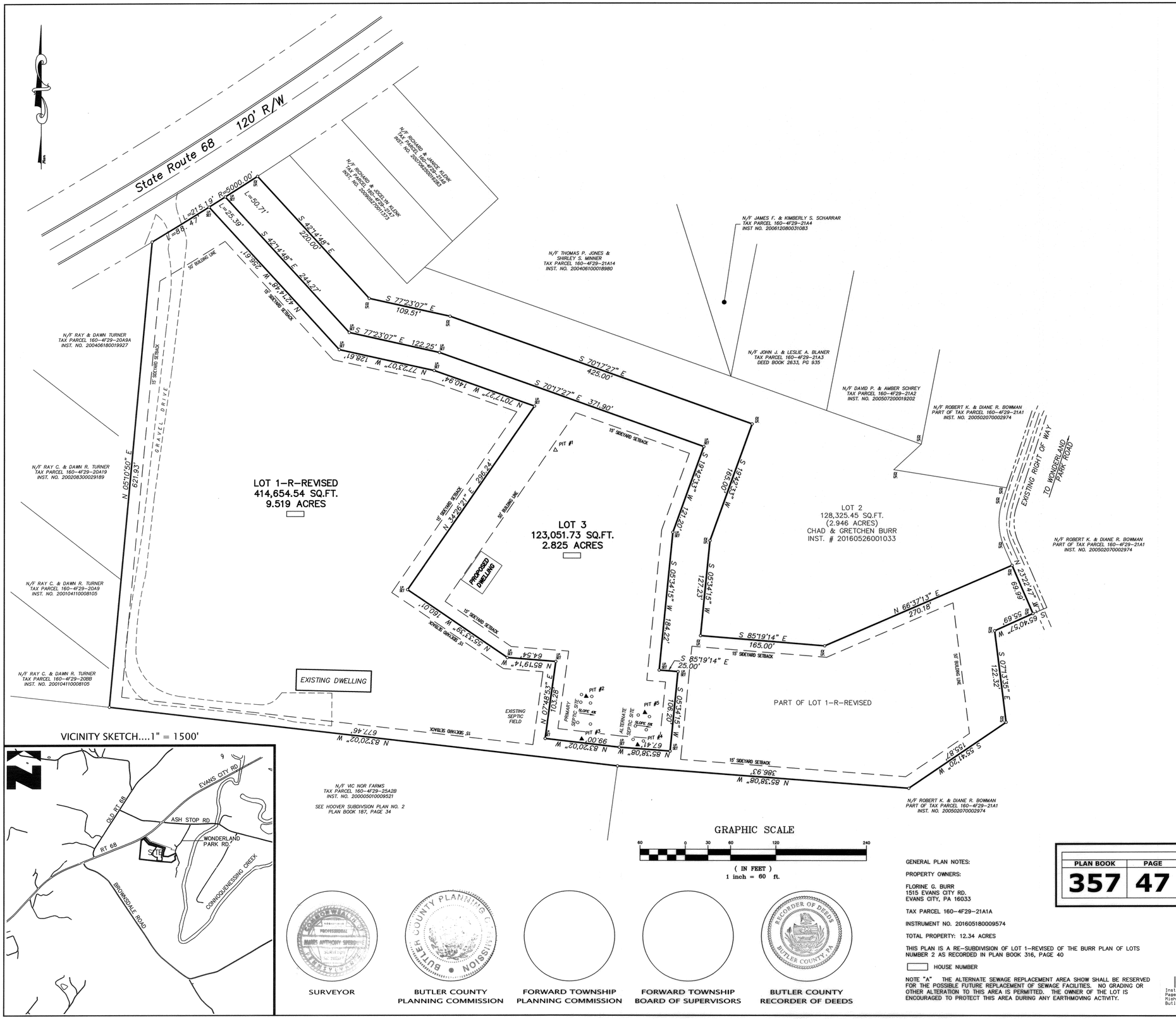
MT STUDIO PROJECT NUMBER: 16001

ISSUED / REVISED	DATE
ISSUED FOR TOWNSHIP REVIEW	06.28.16
REVISED PER LAND SURVEYOR	08.24.16

PLAN FOR RECORDING

C-002

the mt studio
111 E. Water St., Troy, OH 45373
p 937.760.3864 | mtwiss@gpmtstudio.com



VICINITY SKETCH....1" = 1500'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GENERAL PLAN NOTES:

PROPERTY OWNERS:

FLORINE G. BURR
1515 EVANS CITY RD.
EVANS CITY, PA 16033

TAX PARCEL 160-4F29-21A1A

INSTRUMENT NO. 201605180009574

TOTAL PROPERTY: 12.34 ACRES

THIS PLAN IS A RE-SUBDIVISION OF LOT 1-REVISED OF THE BURR PLAN OF LOTS NUMBER 2 AS RECORDED IN PLAN BOOK 316, PAGE 40

[ ] HOUSE NUMBER

NOTE "A" THE ALTERNATE SEWAGE REPLACEMENT AREA SHOW SHALL BE RESERVED FOR THE POSSIBLE FUTURE REPLACEMENT OF SEWAGE FACILITIES. NO GRADING OR OTHER ALTERATION TO THIS AREA IS PERMITTED. THE OWNER OF THE LOT IS ENCOURAGED TO PROTECT THIS AREA DURING ANY EARTHMOVING ACTIVITY.

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SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

FORWARD TOWNSHIP PLANNING COMMISSION

FORWARD TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, That (I, we) FLORINE G. BURR of the FORWARD TOWNSHIP BUTLER COUNTY and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns do hereby adopt this plan as our plan of our property situated 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 and 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 any lots be deeded until either all of said roads and improvements in accordance with FORWARD Township Ordinance 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 6 day of September 2016

WITNESS

FLORINE G. BURR

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 FLORINE G. BURR and acknowledged the fore going release and dedication and plan to be their act and deed and desired the same to be recorded as such.
Sworn to and subscribed before me this 6 day of September 2016.
My Commission expires the 24 day of Feb, 2018

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joseph Roxberry, Notary Public
Lyndora PA, Butler County
My Commission Expires February 24, 2018

Approved by the FORWARD Township Planning Commission this 26 day of July 2016.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 5TH day of AUGUST 2016

Secretary — Chairman

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 — Chairman

Approved by the FORWARD Township Board of Supervisors this 13 day of SEPT. 2016

Secretary — Chairman

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

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, ect. In the County of Butler in Plan Book 357 Page 47

Given under my hand and seal this 14 day of SEPTEMBER 2016.

Recorder of Deeds

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

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16199

Instr 201609140016914 09/14/2016
Pages:1 F:$45.00 1:29PM
Michele Mustello T20160012934
Butler County Recorder FL

BURR PLAN OF LOTS NUMBER 3

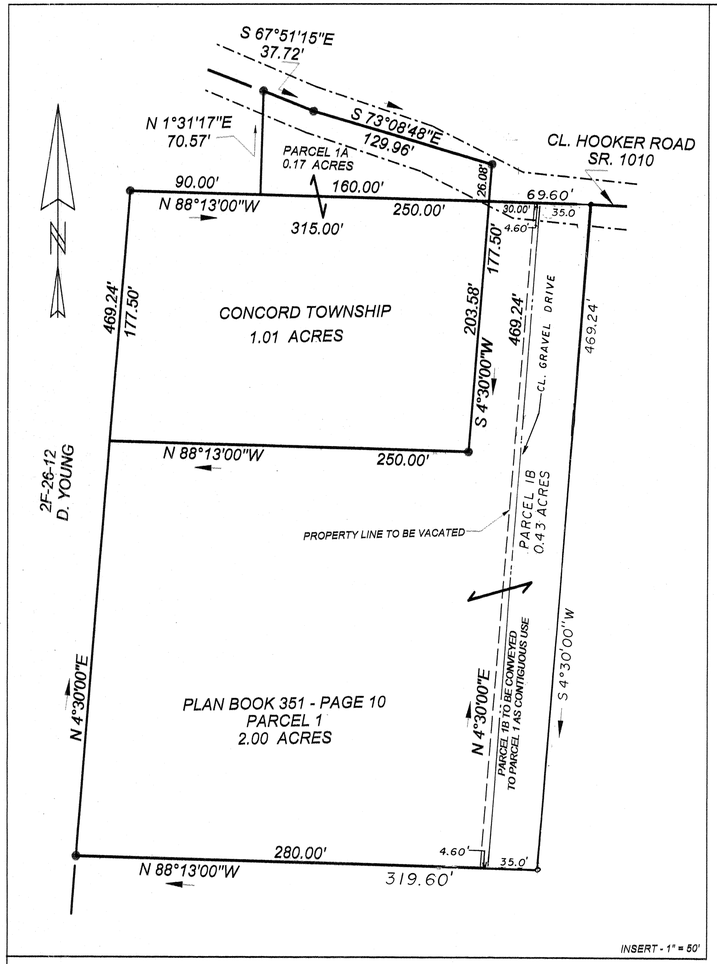
FORWARD TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
FLORINE G. BURR

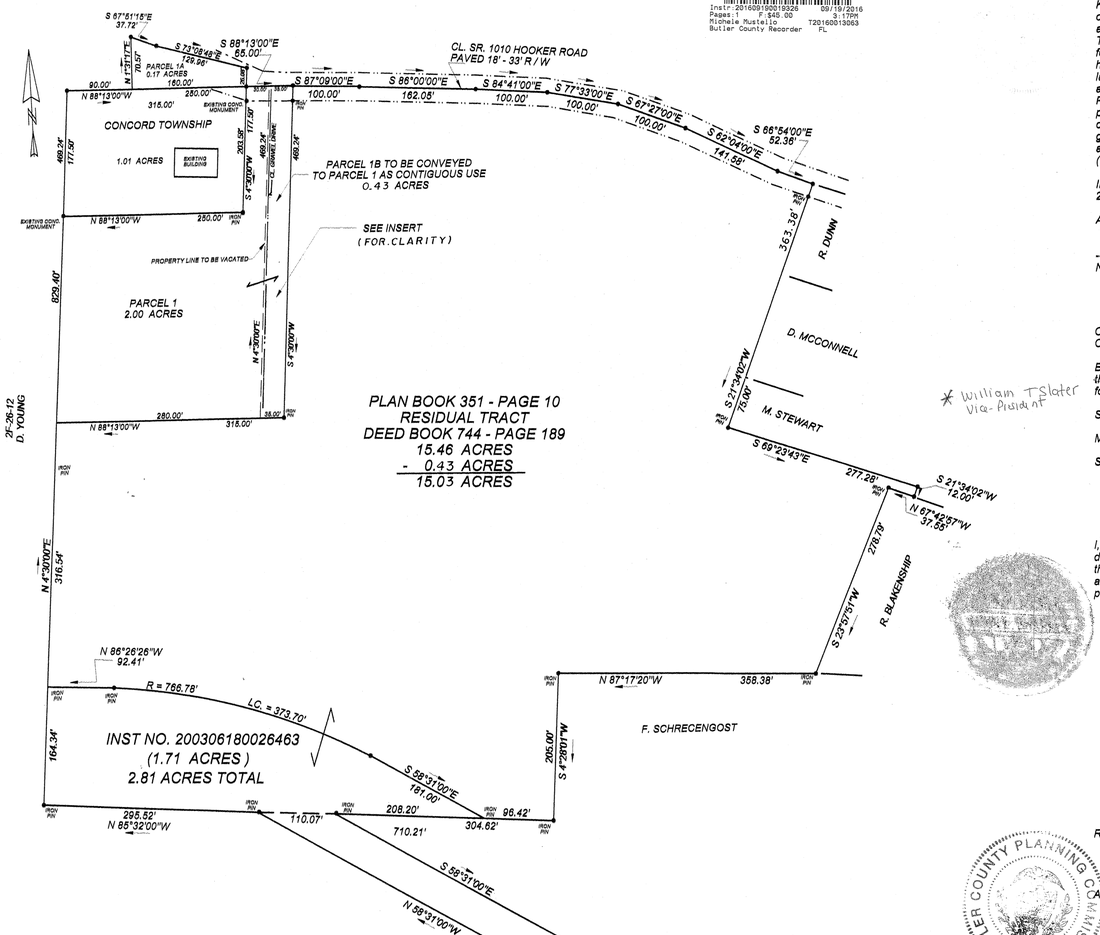
SCALE: 1 " = 60'
DATE: JULY 14, 2016
DWG # 1006-099564

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
jsdsurveyor@zoomtelephone.net

REVISIONS	SHEET No.
8-1-2016..... 8-23-2016.....	RC1



Instr:201609190015928 09/19/2016
Pages:1 F:$49.00 3:17PM
Michele Mustello T20160013063
Butler County Recorder FL



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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 25 day of July, 2016 .

ATTEST:

Judith A. Stoops — William T. Slater
NOTARY PUBLIC — PRESIDENT

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

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared * *the above named Concord Presbyterian Church Association (Lance Kauf President) 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 25th day of July, 2016 .

My Commission expires the 11th day of August, 2016

SEAL

Judith A. Stoops
NOTARY PUBLIC

* William T. Slater Via-President

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

July 8, 2016 — SEALS — John E. Dusheck
DATE — REGISTRATION NO. SU-073089E

Reviewed by the Concord Twp ., Board of Supervisors this 25 day of July, 2016.

Judith A. Stoops — Kandi L. Cassy
SECRETARY — CHAIRMAN

Approved by the Butler County Planning Commission this 28th day of July, 2016.

SECRETARY — F. Uhlorn CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 357 Page 48 .

Given under my hand and seal this 19th day of September, 2016.

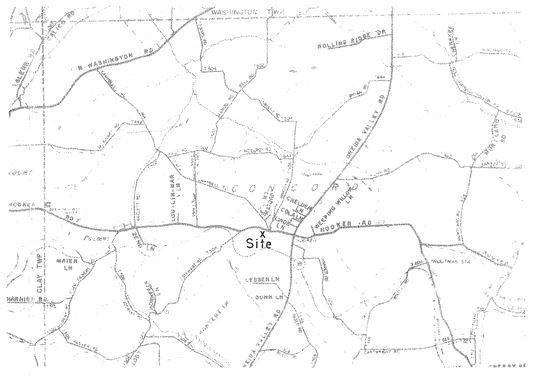
SEAL

Michele M. Mustello
RECORDER

RECORDER OF DEEDS — BUTLER COUNTY PA

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

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



LOCATION MAP

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

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 25 day of July, 2016 .

ATTEST:

Judith A. Stoops — Kandi L. Cassy
NOTARY PUBLIC — PRESIDENT

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

PARCEL 1, 1A & 1B ARE NON - BUILDING LOTS WHICH ARE TO BE CONSOLIDATED WITH OTHER LANDS OF CONCORD TOWNSHIP.

THE EXISTING CONCORD TOWNSHIP BUILDING HAS ONSITE SEWER AND WELL WATER , BUT LOCATIONS ARE UNKNOWN.

THIS PLAN PROPOSES A LOT LINE REVISION AND NO NEW BUILDING LOT IS BEING CREATED

SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

PROPERTY OWNER
CONCORD PRESBYTERIAN CHURCH
625 HOOKER ROAD
WEST SUNBURY PA., 16061

0 50' 100' 200' 300'

NOTICE TO SUBDIVIDERS:

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

RECORDED Sep 19, 2016	
PLAN BOOK	PAGE
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(FINAL PLAN)

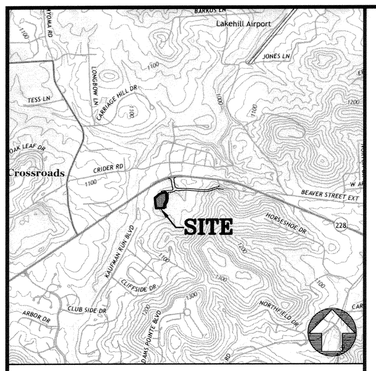
JOHN E. DUSHECK **SURVEYOR** BUTLER PA. 16001 (724) 287-7825	Date : 6/22/2016 Scale : 1 " = 100' Dwn. By : SAB REVISED: 7/8/2016	**LOT LINE REVISION** FOR: CONCORD PRESBYTERIAN CHURCH ASSOCIATION SITUATE: CONCORD TWP., BUTLER CO., PA

Instr: 201609210018510 09/21/2016
Pages:2 F:$85.00 1:57PM
Michele Mustello T20160013204
Butler County Recorder FL

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR

HERITAGE CREEK SHOPPES WEST

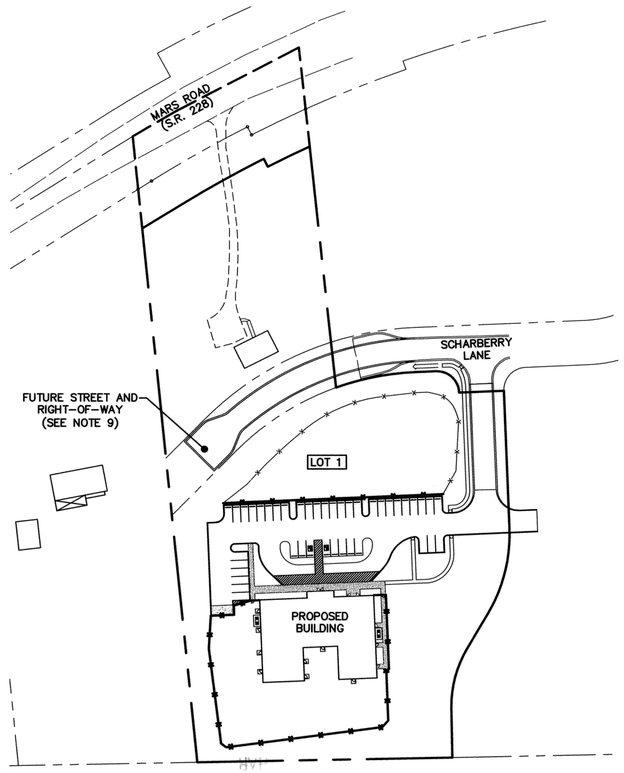
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA



LOCATION MAP

2,000 0 1,000 2,000 4,000

SCALE (IN FEET)
1 inch = 2,000 ft.



OVERALL SITE PLAN

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LOT 1 IS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS, PLAN BOOK 355 , PAGE 8.

EQUITABLE OWNER/APPLICANT

FKS PROPERTIES, LP
CONTACT: CHRIS KACLIK
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033
PHONE: (724) 432-3101

PROJECT SURVEYOR

SPERDUTE LAND SURVEYING

James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362
Fax 724-452-9357
pasurvey@zoominternet.net

"CALL BEFORE YOU DIG"

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

SERIAL NUMBER: 20160682412

UTILITY CONTACTS:	PHONE:
ARMSTRONG CABLE	724-776-4200
BREAKNECK CREEK REGIONAL AUTHORITY (SEWER)	724-625-1699
DOMINION PEOPLE'S NATURAL GAS	800-764-0111
PEOPLES NATURAL GAS	800-764-0111
MUNICIPAL WATER AUTHORITY	724-625-3166
CONSOLIDATED COMMUNICATIONS	724-443-9521
PENN POWER	800-720-3600

SURVEY NOTES:

1. A FIELD SURVEY OF THE PROPERTY WAS PERFORMED BY SPERDUTE LAND SURVEYING, DATED MAY 4, 2015.
2. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHER AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. THE ACTUAL LOCATIONS ARE APPROXIMATE. HANOVER ENGINEERING DOES NOT MAKE AND REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. HANOVER ENGINEERING CLAIMS NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.

UTILITY NOTES:

1. THE PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
2. ALL WATER LINE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST SPECIFICATIONS OF THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP.
3. ALL SANITARY SEWER LINE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST SPECIFICATIONS BREAKNECK CREEK REGIONAL AUTHORITY.
4. THE INVERT ELEVATION OF THE LATERAL CONNECTING TO PROPOSED SAN MH-1 SHALL BE RECORDED AND PROVIDED ON THE AS-BUILT PLAN.

STORMWATER MANAGEMENT NOTES:

1. IN ADDITION TO D.E.P. COMPLIANCE PROGRAMS, THE TOWNSHIP OR ITS DESIGNEE MAY INSPECT ALL PHASES OF THE CONSTRUCTION, OPERATIONS, MAINTENANCE AND ANY OTHER IMPLEMENTATION OF STORMWATER B.M.P.'s.
2. DURING ANY STAGE OF THE REGULATED EARTH DISTURBANCE ACTIVITIES, IF THE TOWNSHIP OR ITS DESIGNEE DETERMINES THAT ANY B.M.P.'s ARE NOT BEING IMPLEMENTED IN ACCORDANCE WITH THIS CHAPTER, THE TOWNSHIP MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED.
3. UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF THE TOWNSHIP MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY WITHIN THE TOWNSHIP TO INSPECT THE IMPLEMENTATION, CONDITION, OR OPERATION AND MAINTENANCE OF THE STORMWATER B.M.P.'s.
4. B.M.P. OWNERS AND OPERATORS SHALL ALLOW PERSONS WORKING ON BEHALF OF THE TOWNSHIP READY ACCESS TO ALL PARTS OF THE PREMISES FOR THE PURPOSES OF DETERMINING COMPLIANCE.
5. PERSONS WORKING ON BEHALF OF THE TOWNSHIP SHALL HAVE THE RIGHT TO TEMPORARILY LOCATE ON ANY B.M.P. IN THE TOWNSHIP SUCH DEVICES AS ARE NECESSARY TO CONDUCT MONITORING AND/OR SAMPLING OF THE DISCHARGES FROM SUCH B.M.P..

GENERAL NOTES:

1. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT ITS FUNCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO PennDOT PUBLICATION 408 AND 72 STANDARDS AND ALL APPLICABLE ADAMS TOWNSHIP ORDINANCES.
3. THE PROJECT IS INTENDED TO BE COMPLETE WITHIN 5 YEARS OF THE START OF CONSTRUCTION DATE.
4. ALL PROPOSED STREETS ARE INTENDED FOR DEDICATION TO ADAMS TOWNSHIP.
5. ALL ACCESSIBILITY FEATURES TO COMPLY WITH THE ANSI A117.1-2009 OR MOST CURRENT AND 2012 IBC OR MOST CURRENT.
6. ALL STREETS ARE PROPOSED WITH "NO PARKING" ALLOWED.
7. ALL GRADING, CONSTRUCTION AND DEVELOPMENT SHALL ADHERE TO THE ADAMS TOWNSHIP SALDO.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
9. FUTURE STREET TO BE CONSTRUCTED UPON ANY FUTURE SUBDIVISION OF LOT 1.
10. TRENCH BACKFILL LOCATED WITH PENNDOT RIGHT-OF-WAY SHALL CONSIST OF CRUSHED STONE OR GRAVEL AGGREGATE CONFORMING TO SELECT GRANULAR MATERIAL (2RC), SECTION 703.3 PENNDOT PUBLICATION 408 SHALL BE USED.

SHEET INDEX:

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
RC-1	RECORD PLAN
GU-1	GRADING & UTILITY PLAN
LA-1	LANDSCAPING & LIGHTING PLAN
PF-1	CONSTRUCTION PROFILES
CD-1	CONSTRUCTION DETAILS
CD-2	CONSTRUCTION DETAILS

ZONING:

EXISTING ZONING DISTRICT:	RAM (RESIDENTIAL AGRICULTURAL MODERATE-DENSITY) WITH P-1 PRESERVATION OVERLAY
REQUIRED MINIMUM LOT AREA:	NO MINIMUM
REQUIRED MINIMUM LOT WIDTH:	NO MINIMUM
REQUIRED MINIMUM YARD AREA DEPTHS (P-1 PRESERVATION OVERLAY):	
• FRONT YARD SETBACK:	20 FEET
• SIDE YARD SETBACK:	20 FEET
• REAR YARD SETBACK:	15 FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES
MAXIMUM LOT COVERAGE:	50% OR 60% (WITH S.R. 228 GRADING OPTION)
REQUIRED PARKING:	1 SPACE PER EMPLOYEE AND 0.1 SPACES PER PERSON OF CAPACITY 22 EMPLOYEES (22 x 1 = 22 SPACES) 164 KIDS (164 * 0.1 = 17 SPACES) 39 TOTAL PARKING SPACES REQUIRED

SITE DATA:

EXISTING USE:	SINGLE FAMILY RESIDENCE – EXISTING STORMWATER BASIN
ADJOINED TRACT AREA:	3.07 ACRES (133,681 S.F.)
EXISTING SANITARY SEWER SERVICE:	N/A
EXISTING DOMESTIC WATER SERVICE:	N/A
PROPOSED SANITARY SEWER SERVICE:	PUBLIC – BREAKNECK CREEK REGIONAL AUTHORITY
PROPOSED DOMESTIC WATER SERVICE:	PUBLIC – MUNICIPAL WATER AUTHORITY OF ADAMS TWP.
PROPOSED USE:	DAY-CARE CENTER FOR CHILDREN
PROPOSED MAXIMUM BUILDING HEIGHT:	1 STORY
PROPOSED MAXIMUM LOT COVERAGE:	30.91% (41,318 S.F.)
PROPOSED PARKING:	42 SPACES TOTAL (INCLUDES 2 HANDICAP SPACES)

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COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – ALLAN K. BECHTEL – No. 043276-E

SITE ENGINEER

SITE SURVEYOR

ADAMS TOWNSHIP ENGINEER

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

SEAL

NO.	REVISIONS	DATE
01	REVISED PER TWP ENGINEER COMMENTS DATED 7/27/2015	8/27/2015
02	REVISED PER TOWNSHIP PLANNING COMMISSION	9/18/2015
03	PER SUBMISSION TO WESTERN BUTLER COUNTY SEWER AUTH.	2/3/2016
04	PER SUBMISSION TO WESTERN BUTLER COUNTY SEWER AUTH.	3/9/2016

COVER SHEET

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
HERITAGE CREEK SHOPPES WEST
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: DLH
CHECKED BY: ALB
DATE: 7-6-15
SCALE: AS NOTED
PROJECT NO. NEW-1019
SHEET NO. CV-1

Hanover Engineering Associates Inc
26 Nesbitt Road, Suite 254
New Castle, PA 16105
724.598.6414
Fax 724.598.6416

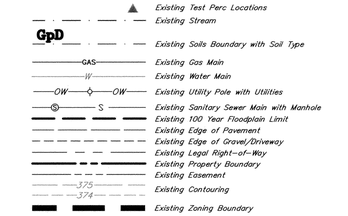
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PLAN LEGEND – EXISTING

- Existing Sign
- Property Corner/PK Nail
- Property Corner/Steel Rebar
- Existing Stormwater Manhole
- Existing Stormwater Inlet with Pipe
- Existing Test Perc Locations
- Existing Stream
- GpD — Existing Soils Boundary with Soil Type
- GAS — Existing Gas Main
- W — Existing Water Main
- OW — OW — Existing Utility Pole with Utilities
- S — Existing Sanitary Sewer Main with Manhole
- Existing 100 Year Floodplain Limit
- Existing Edge of Pavement
- Existing Edge of Gravel/Driveway
- Existing Legal Right-of-Way
- Existing Property Boundary
- Existing Easement
- 375 — Existing Contouring
- 374
- Existing Zoning Boundary

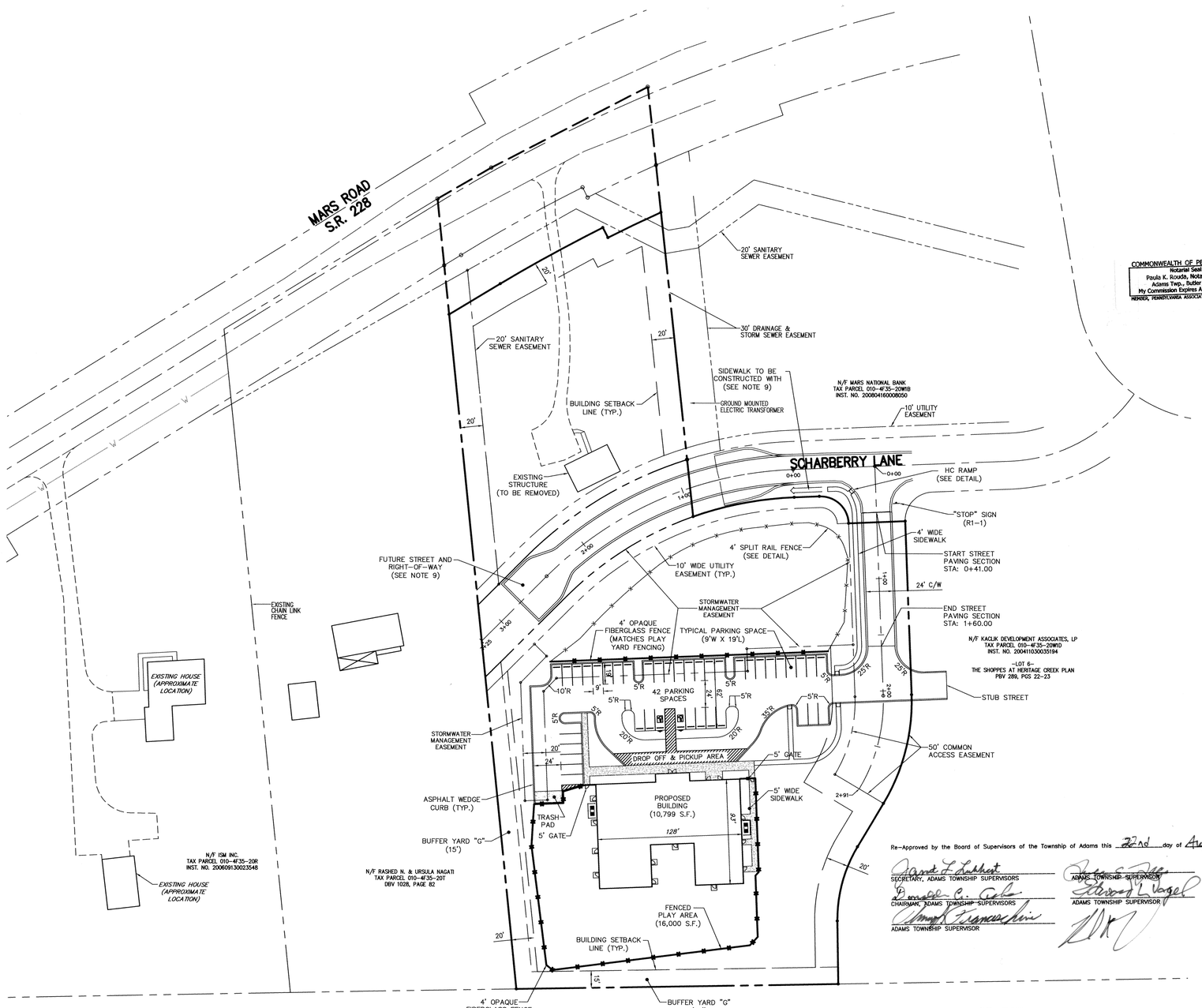
PLAN LEGEND – PROPOSED

- Proposed Road Centerline
- Proposed Right-of-Way
- Proposed Easement
- Building Setback Line
- Proposed 4' Sidewalk
- Proposed Bituminous Curbing
- 375 / 374 — Proposed Contouring
- I.P. (3/4" Rebar)
- Mon. (Concrete Monument)
- SAN — Proposed Sanitary Sewer
- W — W — Proposed Water Line
- Stormwater Inlet and Associated Piping
- (HC) — Depressed Curb Location



HANDICAP RAMP DETAIL

LOT 1 IS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS, PLAN BOOK 355 , PAGE 8.



PLAN BOOK	PAGE
357	50

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Know All Men By These Presents that, FKS PROPERTIES, a Pennsylvania Limited Partnership does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights or way and easements by the Township of Adams, FKS PROPERTIES, LP hereby agree to and by these presents do release and discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FKS PROPERTIES, LP, its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 15 day of JUNE 2016 A.D.

ATTEST:

FKS PROPERTIES, LP

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

Paula K Rouda
NOTARY PUBLIC

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

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

SECRETARY

FKS PROPERTIES, LP

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KAGLIK, general partner of FKS PROPERTIES, LP who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such. WITNESS MY HAND AND NOTARIAL SEAL this 15 day of ~~August~~ June 2017 2016 A.D.

My Commission Expires the 15 day of August 2017 A.D.

Paula K Rouda
NOTARY PUBLIC

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.

Re-approved by the Board of Supervisors of the Township of Adams this 25th day of FEBRUARY, 2016.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR

I, Allan L. Beechey, PE Professional Engineer 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.

ALLAN L. BEECHEY, PE. DATE 6/14/2016

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

DATE 7/6/16 REG # 24490 E

Re-Approved by the Butler County Planning Commission this 22ND day of FEB, 2016

SECRETARY, BUTLER COUNTY PLANNING COMMISSION
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 357 page 49-50 Given under my hand and seal this 21 day of September 2016.

BUTLER COUNTY RECORDER OF DEEDS

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

Re-approved by the Board of Supervisors of the Township of Adams this 22nd day of August, 2016.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR

SITE ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED, PROFESSIONAL, ALLAN L. BEECHEY, ENGINEER, 24490-E
SITE SURVEYOR
ADAMS TOWNSHIP ENGINEER
ADAMS TOWNSHIP BOARD OF SUPERVISORS
ADAMS TOWNSHIP PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY, PA

SEAL

NO.	REVISIONS	DATE
01	REVISED PER TWP ENGINEER COMMENTS DATED 7/27/2015	8/27/2015
02	REVISED PER TOWNSHIP PLANNING COMMISSION	9/18/2015
03	PER SUBMISSION TO WESTERN BUTLER COUNTY SEWER AUTH.	2/3/2016
04	PER SUBMISSION TO WESTERN BUTLER COUNTY SEWER AUTH.	3/9/2016

RECORD PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR

HERITAGE CREEK SHOPPES WEST

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: DLH	PROJECT NO. NEW-1019
CHECKED BY: ALB	
DATE: 7-6-15	SHEET NO. RC-1
SCALE: AS NOTED	

Hanover Engineering Associates Inc
26 Nesbitt Road, Suite 254
New Castle, PA 16105
724.598.6414
Fax 724.598.6416

Y:\Projects\Private\NEW-1019_Heritage Creek Shoppes\02_Doodle Bugs Day Care\Preliminary-Final Land Development Plan\03-Record Plan.dwg Jun 14,2016 - 11:24am