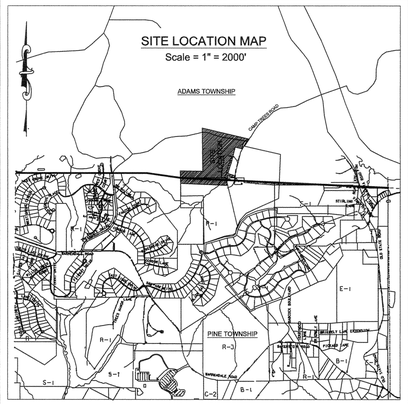

NOTES:
1. STORMWATER MANAGEMENT EASEMENT IS FOR THE USE OF ADAMS TOWNSHIP TO GAIN ACCESS TO THE STORMWATER FACILITIES. THE STORMWATER MANAGEMENT POND IS TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION IS CREATED. THE HOMEOWNERS ASSOCIATION WILL RETAIN THE MAINTENANCE RIGHTS IN PERPETUITY.

2. NO GRADING OR TREE REMOVAL SHALL OCCUR WITHIN THE CONSERVATION EASEMENT WITH THE EXCEPTION OF AREAS PROPOSED FOR PUBLIC IMPROVEMENTS.

3. 50' R/W FOR PROPOSED STREETS TO BE DEDICATED TO THE TOWNSHIP FOR OWNERSHIP AND MAINTENANCE.

4. COUNTY \ TOWNSHIP BOUNDARY LINE ESTABLISHED BY CONSENSUS AFTER REVIEW OF VARIOUS COUNTY AND TOWNSHIP MAPS.

5. 20' DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION IS CREATED. THE HOMEOWNERS ASSOCIATION WILL RETAIN THE MAINTENANCE RIGHTS IN PERPETUITY.

6. 20' STORM EASEMENT IS FOR THE USE OF ADAMS TOWNSHIP TO OWN AND MAINTAIN STORM CULVERT PIPING.

7. OWNER OF LOT 218 IS RESPONSIBLE FOR CONTACTING CURRENT OWNER OF 50' PIPELINE RIGHT-OF-WAY TO CONFIRM EXACT LOCATION OF EASEMENT PRIOR TO BUILDING ANY STRUCTURE ON LOT.

ADAMS TOWNSHIP
GROSS PROPERTY (PHASE 2) IN ADAMS TOWNSHIP: 34.844 AC
ZONING DISTRICT: RC - RURAL CONSERVATION
USE: PRD - PLANNED RESIDENTIAL DEVELOPMENT

MIN LOT AREA: 21,780 SQ. FT.
MIN LOT WIDTH: 110 FT, AT R-O-W (CUL-DE-SAC LOTS ARE MEASURED AT THE BUILDING LINE)
MIN. FRONT YARD DEPTH: 35 FT
MIN. SIDE YARD DEPTH: 10 FT
MIN. REAR YARD DEPTH: 25 FT
MAXIMUM DENSITY: 1.0 DU/AC = 34 LOTS
REQUIRED OPEN SPACE = 40%
* OPEN SPACE IS DENOTED BY O.S. ON THE PLANS

TOTAL AREA FOR RECORDING

PHASE 2	18 LOTS
TOTAL IN LOTS:	11.255 AC.
TOTAL IN OPEN SPACE:	15.580 AC.
DEDICATIONS FOR NEW STREETS:	1.786 AC.
FUTURE DEVELOPMENT PARCEL B1-R	6.223 AC.
TOTAL AREA FOR RECORDING	34.844 AC.

LEGEND
■ CONCRETE MONUMENT (TO BE SET)

THE VILLAGES AT CAMP TREES PHASE 2 (ALLEGHENY) TO BE RECORDED. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 2 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WHICH ADJOINS THIS PLAN IS NOT TO BE INCLUDED AS PART OF THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER) PLAN. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 2 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WILL BE RECORDED IN ALLEGHENY COUNTY AND IS TO BE CONSIDERED CONCURRENT WITH THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER) PLAN.

GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

RECORDER OF DEEDS BUTLER COUNTY

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR
PENNSYLVANIA

PLAN BOOK	PAGE
360	1

ADAMS TOWNSHIP BOARD OF SUPERVISORS

REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 28th DAY OF November, 2016.

SECRETARY — CHAIRMAN

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

Instr: 201612120026111 12/12/2016
Pages: 2 F: $65.00 3:01PM
Michele Mustello T20160017218
Butler County Recorder FL

PARTNERSHIP ADOPTION
KNOW ALL MEN BY THESE PRESENTS, CAMP TREES PARTNERS LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER, OF THE LAND SHOWN ON THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER), 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, CAMP TREES PARTNERS LP 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 THE CAMP TREES PARTNERS LP, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND CORPORATE SEAL THIS 13 DAY OF OCTOBER, 2016.

NOTARY PUBLIC — SIGNATURE AND TITLE OF AUTHORIZED OFFICER, CAMP TREES PARTNERS, LP

CORPORATE ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. WEAVER, PRESIDENT OF COMMERCIAL BUILDING CORPORATION, SOLE GENERAL PARTNER OF CAMP TREES PARTNERS LP, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF SUCH LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF OCTOBER, 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Mars Boro, Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE WITH MORTGAGEE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE VILLAGES OF CAMP TREES PHASE 2 (BUTLER) IS IN THE NAME OF CAMP TREES PARTNERS LP, AND IS RECORDED INSTRUMENT NUMBER 201607010014932.

WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER, CAMP TREES PARTNERS, LP

WESBANCO BANK, INC., SUCCESSOR TO ESB BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE VILLAGES OF CAMP TREES PHASE 2 (BUTLER) CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE, AND MORTGAGEE

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 9 DAY OF May 2016.

ATTEST:
SECRETARY — CHAIRMAN, PLANNING COMMISSION

ADAMS TOWNSHIP APPROVAL
THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23 DAY OF May 2016

SIGNED AND NOTED AS APPROVED THIS 23rd DAY OF May 2016

(SECRETARY OF BOARD OF SUPERVISORS) — (CHAIRMAN OF BOARD OF SUPERVISORS)

ADAMS TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olson, 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, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE 11/2/16 — 26400E REGISTRATION NO.

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

MICHAEL ALLEN OGIN - REG. NO. SU-075288 — DATE 9-28-16

BREAKNECK CREEK REGIONAL AUTHORITY

BREAKNECK CREEK REGIONAL AUTHORITY CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS \ EXTINGUISHMENTS OF THE SANITARY SEWER EASEMENTS AS SHOWN.

WITNESS — AUTHORITY MANAGER

BUTLER COUNTY PLANNING COMMISSION REVIEW FOR MULTI-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 20TH DAY OF NOV, 2016, LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 11/20, 2016

SECRETARY — CHAIRMAN

PROOF OF RECORDING FOR BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 360 PAGE 1 &2
GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF December, 2016

RECORDER OF DEEDS

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

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

TOTAL AREA OF RECORDING = 1,517,819 SF OR 34.844 ACRES

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Full-Service Civil Engineering & Surveying
400 Holiday Drive, Suite 300, Pittsburgh, PA 15220
gatewayengineers.com 855-634-9284

THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER)

BEING A FURTHER SUBDIVISION OF PARCEL B1 OF THE VILLAGES AT CAMP TREES PHASE 1 (BUTLER) AS RECORDED IN PLAN BOOK VOLUME 319, PAGES 26-27

SITUATE IN

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

CAMP TREES PARTNERS, LP
P.O. BOX 449, MARS, PA 16046

PM: MAO DB: LPW CB: MAO — SCALE:1" = 200' — Date: 2016-04-12 — Job Number C-16644-0011 — DWG No: 403,323

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[Path & Filename=R:\Projects\16000\16644 Camp Trees - Proposal\-0011 Camp Trees Phase 2\Dwg\01•Base\16644-0000_RecPlan_Adams-Butler_Phase 2.dwg
Plot Date=8/15/2016 8:41 AM Lucas P. Wassam
Save Date=8/15/2016 8:29 AM
15.03

NOTES:
1. STORMWATER MANAGEMENT EASEMENT IS FOR THE USE OF ADAMS TOWNSHIP TO GAIN ACCESS TO THE STORMWATER FACILITIES. THE STORMWATER MANAGEMENT POND IS TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION IS CREATED. THE HOMEOWNERS ASSOCIATION WILL RETAIN THE MAINTENANCE RIGHTS IN PERPETUITY.

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3. 50' R/W FOR PROPOSED STREETS TO BE DEDICATED TO THE TOWNSHIP FOR OWNERSHIP AND MAINTENANCE.

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ADAMS TOWNSHIP
GROSS PROPERTY (PHASE 2) IN ADAMS TOWNSHIP: 34.844 AC
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USE: PRD - PLANNED RESIDENTIAL DEVELOPMENT

MIN LOT AREA: 21,780 SQ. FT.
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TOTAL AREA FOR RECORDING

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LEGEND
■ CONCRETE MONUMENT (TO BE SET)

PLAN BOOK	PAGE
360	2

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(IN FEET)
1 inch = 100 ft.

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TOTAL AREA OF RECORDING = 1,517,819 SF OR 34.844 ACRES

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gatewayengineers.com 855-634-9284

THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER)

BEING A FURTHER SUBDIVISION OF PARCEL B1 OF THE VILLAGES AT CAMP TREES PHASE 1 (BUTLER) AS RECORDED IN PLAN BOOK VOLUME 319, PAGES 26-27

SITUATE IN

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

CAMP TREES PARTNERS, LP
P.O. BOX 449, MARS, PA 16046

PM: MAO DB: LPW CB: MAO SCALE:1" = 100'
Date: 2016-04-12
Job Number C-16644-0011
DWG No: 403,323

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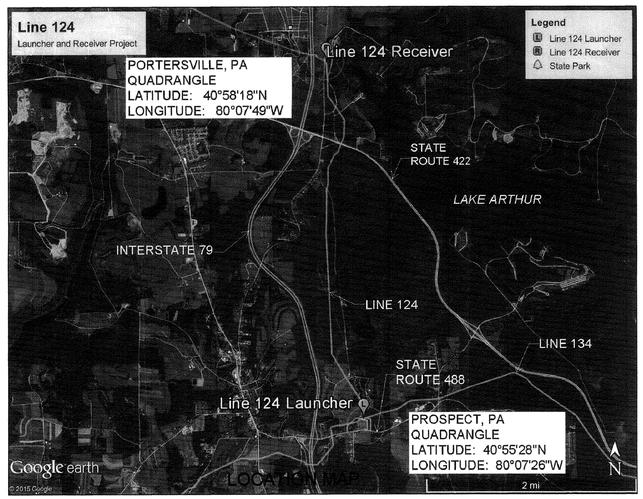
15_Path & Filename=R:\Projects\16000\16644 Camp Trees - Proposal\-0011 Camp Trees Phase 2\Dwg\01-Base\16644-0009_RecPlan_Adams-Butler_Phase 2.dwg
Save Date=9/15/2016 8:29 AM
Plot Date=9/15/2016 8:42 AM Lucas P. Wassam

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

LINE 124 LAUNCHER AND RECEIVER PROJECT
MUDDY CREEK AND WORTH TOWNSHIPS
BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC



DRAWING INDEX		
SHEET NO.	SHEET NAME	DESCRIPTION
1	00-001	TITLE SHEET
2	00-002	PROJECT SCHEDULE AND ABBREVIATIONS
3	00-003	GENERAL NOTES
4	00-004	POST CONSTRUCTION STORMWATER MANAGEMENT - PROJECT LAYOUT PLAN
5	00-005	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
6	00-006	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7	00-007	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

JULY 26, 2016

ch2m
400 INDUSTRY DRIVE
SUITE 100
PITTSBURGH, PA 15275
P. 412-249-6495

PERMIT DRAWING

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEVIN R. CONTI
ENGINEER
PE-073729
7-26-16

KEVIN R. CONTI, P.E. — 7/26/16
REGISTERED ENGINEER — DATE

PLAN BOOK	PAGE
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Instr:201612130026144 12/13/2016
Pages:7 $285.00 9:25AM
Michele Mustello T20160017240
Butler County Recorder FL

CERTIFICATE OF REVIEW BY THE REGISTERED PROFESSIONAL PREPARING THE STORMWATER MANAGEMENT PLAN

I, KEVIN R. CONTI, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

CERTIFICATE OF REVIEW BY THE MUNICIPAL ENGINEER REVIEWING THE STORMWATER MANAGEMENT PLAN

I, THOMAS L. THOMPSON, P.E., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

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 ~~PAGE~~ 360 Pg 3-9.

GIVEN UNDER MY HAND AND SEAL THIS 13, DAY OF December 20 16.

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

RECORDER OF DEEDS BUTLER COUNTY, PA

~~COMMONWEALTH OF PENNSYLVANIA~~
State of West Virginia
SS:
COUNTY OF ~~BUTLER~~ Kanawha

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED (NAME AND TITLE OF OFFICER) Jon D. Adamson, Manager, EPP OF THE (NAME OF CORPORATION), Columbia Gas Transmission, LLC WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE Easement Holder OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT SAID PLAN IS THE ACT AND DEED OF THE CORPORATION, AND THAT THE CORPORATION DESIRES SAID PLAN BE RECORDED AS SUCH.

(NAME OF OFFICER) — Manager, EPP (TITLE OF OFFICER)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF Oct, 20 16

OFFICIAL SEAL
STATE OF WEST VIRGINIA
NOTARY PUBLIC
Karen Smith
102 Willow Creek Drive
Culloden, WV 25510
My Commission Expires Feb. 16, 2021

Karen Smith
NOTARY PUBLIC

SEAL
MY COMMISSION EXPIRES

ABBREVIATIONS:

APPR.	APPROVED
APPROX.	APPROXIMATELY
BCCD	BUTLER COUNTY CONSERVATION DISTRICT
BDWM	BUREAU OF WATERSHED MANAGEMENT
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
CaD	CULLEOKA CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES
CWF	COLD WATER FISHERY
℄	CENTERLINE
EA	EACH
E&SC	EROSION AND SEDIMENT POLLUTION CONTROL
EQ.	EQUAL
FERC	FEDERAL ENERGY REGULATORY COMMISSION
FT	FEET
GP-5	GENERAL PERMIT 5
GpC	GILPIN-WHARTON SILT LOAMS, 8 TO 15 PERCENT SLOPES
GpD	GILPIN-WHARTON COMPLEX, 15 TO 25 PERCENT SLOPES
GRD.	GROUND
HOP	HIGHWAY OCCUPANCY PERMITS
HWY	HIGHWAY
IN	INCH
L OR LT.	LEFT
L	LENGTH
LBS	POUNDS
LF	LINEAR FEET
LN	LANE
MAX	MAXIMUM
MF	MIGRATORY FISH
MIN	MINIMUM
M.P.	MILE POST
NO. OR NUM	NUMBER
NPDES	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
PADEP	PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PCSM	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PENNDOT	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
PL	PLACE
RCP	REINFORCED CONCRETE PIPE
RdB	RIVERHEAD SANDY LOAM, 3 TO 8 PERCENT SLOPES
RdC	REVERHEAD SANDY LOAM, 8 TO 15 PERCENT SLOPES
ROW	RIGHT-OF-WAY
SF	SILT FENCE
S.R.	STATE ROUTE
ST	STREET
STA	STATION
SWM	STORMWATER MANAGEMENT
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TSF	TROUT STOCKED FISHERY
(TYP.)	TYPICAL
USDA	UNITED STATES DEPARTMENT OF AGRICULTURE
UT	UN-NAMED TRIBUTARY
WaB	WHARTON SILT LOAM, 3 TO 8 PERCENT SLOPES
WB	WATER BAR
WWF	WARM WATER FISHERY
W/	WITH
°	DEGREE
#	POUND, NUMBER
'	FEET
"	INCHES
%	PERCENT

PROJECT SCHEDULE

THE LAUNCHER, RECEIVER AND PERMANENT ACCESS ROAD CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO BEGIN AS SOON AS POSSIBLE. IT IS ANTICIPATED THAT CONSTRUCTION WILL RANGE BETWEEN 20 AND 30 DAYS IN DURATION. A SCHEDULE OF KEY ACTIVITIES IS OUTLINED AS FOLLOWS.

1. 7 DAY DURATION FOR PHASE 1 - MOBILIZATION AND SITE PREPARATION
   - A. FIELD MARK LIMIT OF DISTURBANCE/PERMIT BOUNDARY
   - B. PLACE ROCK CONSTRUCTION ENTRANCE
   - C. INSTALL ALL TEMPORARY SEDIMENT BARRIERS/DEVICES
   - D. TREE CLEARING AND VEGETATION CLEARING WHERE REQUIRED
   - E. REMOVE AND STOCKPILE TOPSOIL
   - F. PLACE ACCESS ROADS AND ESTABLISH STAGING AREAS
2. 10 DAY DURATION FOR PHASE 2 - PLACE PERMANENT ACCESS ROAD; INSTALLATION OF LAUNCHER AND RECEIVER ON EXISTING LINE 124, PLACE/REMOVE TEMPORARY BYPASS PIPING:
   STA: 0+00 (LAUNCHER)
   STA: 182+63 (RECEIVER)
   - A. CONSTRUCT 16-FOOT WIDE STONE PERMANENT ACCESS ROAD AND LAUNCHER AND RECEIVER PAD
   - B. PLACE TEMPORARY BYPASS PIPING
   - C. INSTALL LAUNCHER AND RECEIVER. EXCESS MATERIAL SHOULD BE STOCKPILED ON THE UPSLOPE SIDE OF TRENCH
   - D. REMOVE TEMPORARY BYPASS PIPING
   - E. SITE RESTORATION
     - I. PLACEMENT PERMANENT STABILIZATION
       - A. REPLACEMENT OF TOPSOIL
       - B. APPLY PERMANENT SEEDING
       - C. MULCHING OR E&S MATTING AS REQUIRED
3. 7 DAY DURATION FOR PHASE 3 - DEMOBILIZATION AND SITE CLEANUP
   - A. PLACE PERMANENT STABILIZATION ON ALL REMAINING AREAS OF DISTURBANCE
     1. REPLACEMENT OF TOPSOIL
     2. APPLY PERMANENT SEEDING
     3. MULCHING OR E&S MATTING AS REQUIRED
   - B. REMOVE TEMPORARY CONTROL MEASURES
   - C. DEMOBILIZATION

GENERAL NOTES:

1. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. TOPSOIL SHALL BE STOCKPILED IN THE AREAS DESIGNATED ON THE PLAN DRAWING AND IMMEDIATELY STABILIZED.
4. INSTALL EROSION AND SEDIMENT CONTROLS PER THE CONSTRUCTION DETAILS AND LOCATIONS PROVIDED ON THE PLAN.

PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS

(FOR PERMANENT AND STEEP SLOPE APPLICATIONS)

TOPSOIL PLACEMENT DEPTH: 4-8 IN.

SPECIES: 20% PERENNIAL RYEGRASS MIXTURE
30% CREEPING RED FESCUE
50% KENTUCKY BLUEGRASS MIXTURE

% PURE LIVE SEED: 98%

APPLICATION RATE: 10 LBS/1000 SY

FERTILIZER TYPE: 10-10-20

FERTILIZER APPLICATION RATE: 1,000 LB./ACRE

LIMING RATE: 6 TON / ACRE

MULCH TYPE: HAY OR STRAW

MULCHING RATE: 3 TON / ACRE

SEEDING SEASON DATES: MARCH 15-JUNE 1; AUGUST 1-OCTOBER 15

TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS

SPECIES: ANNUAL RYE

% PURE LIVE SEED: 98%

APPLICATION RATE: 10 LB / 1000 SY

FERTILIZER TYPE: 10-10-10

FERTILIZER APPL. RATE: 500 LB. / ACRE

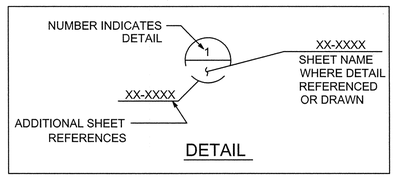
LIMING RATE: 1 TON / ACRE

MULCH TYPE: HAY OR STRAW

MULCHING RATE: 3 TON / ACRE

SEEDING SEASON DATE: MARCH 15 - OCTOBER 15

METHOD OF IDENTIFYING DETAILS



DETAIL

PLAN BOOK	PAGE
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NO.	REVISION	DATE

ch2m. SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073725 7-26-16

DATE	7/26/16
SCALE	
DESIGNED	NJM
CHECKED	KRC
DRAWN	LTS
ACCEPTED	

LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS,
BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

PROJECT SCHEDULE AND ABBREVIATIONS

PROJECT IDENTIFIER	BCCD
SHEET NAME	00-002
VOLUME NUMBER	1 of 1
SHEET NUMBER	2

$DATE$ $FILES$

GENERAL NOTES:

1. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.

2. A COPY OF THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

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

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

5. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

6. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

7. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

8. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

9. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF WATERS OF THE COMMONWEALTH.

10. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

11. THE PERMITTEE AND CO-PERMITTEE MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
    1) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE;AND
    2) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION

12. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

13. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260. 1 ET SEQ., 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.

15. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

16. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIALS AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

17. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILL."

18. AREAS OF EXCAVATION ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

19. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

20. CONSTRUCTION VEHICLES AND EQUIPMENT ARE REQUIRED TO USE THE DESIGNATED ACCESS ROADS SHOWN IN THE DRAWINGS.

21. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

22. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

23. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

24. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

25. E&SC BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE BCCD.

26. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

27. FAILURE TO CORRECTLY INSTALL E&SC BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&SC BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

28. ALL SOIL EXPOSED DURING TRENCHING OPERATIONS WILL BE PROTECTED BY SEDIMENT BARRIERS SHOWN ON THE EROSION AND SEDIMENT POLLUTION CONTROL DRAWINGS.

29. ALL RUNOFF FROM THE CONSTRUCTION SITE SHALL BE REQUIRED TO PASS THROUGH A SEDIMENT CONTROL DEVICE BEFORE BEING RELEASED INTO EXISTING WATERWAYS. THESE CONTROL DEVICES ARE SHOWN ON THE EROSION AND SEDIMENT POLLUTION CONTROL DRAWINGS.

30. ANY DISTURBED AREA WILL BE SEEDED. ONCE THE VEGETATION BECOMES ESTABLISHED, THESE AREAS WILL HAVE SOME INFILTRATION AND FILTERING CHARACTERISTICS.

31. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CLEANING AND MAINTAINING ALL EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES IN ACCORDANCE WITH THE DRAWINGS.

32. THIS PROJECT WILL COMPLY WITH THE PENNSYLVANIA CODE TITLE 25 ENVIRONMENTAL PROTECTION: PART 1 DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C PROTECTION OF NATURAL RESOURCES, ARTICLE II WATER RESOURCES, CHAPTER 102 EROSION AND SEDIMENT CONTROL OR THE MORE RESTRICTIVE OF THE FEDERAL, STATE, OR LOCAL POLLUTION CONTROL REGULATIONS.

33. THE PROJECT AREA IS MARKED AS THE LIMIT OF DISTURBANCE (LOD) AND IS OFTEN REFERRED TO AS WORK SPACE. THE LOD IS COMPRISED OF LINE 124 PIPELINE'S RIGHT-OF-WAY (ROW) RANGING FROM 50' TO 75' TOTAL WIDTH WITHIN THE PIPELINE RUN. THE ADDITIONAL AREAS INCLUDE ACCESS ROADS, STAGING AREAS AND ADDTIONAL WORKSPACE REQUIRED TO ALLOW CONSTRUCTION ACCESS. NO CONSTRUCTION WORK IS ALLOWED OUTSIDE THE LOD.

34. AS STATED IN PENNSYLVANIA CODE CHAPTER 102.22, UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

35. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMPS) IS PART OF THE STORMWATER MANAGEMENT PLAN AND IS INCLUDED IN APPENDIX D OF THE NARRATIVE.

36. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO RELEASE OF THE SURETY BOND.

LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS

SOIL ABBREV.	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
GpC	X	C	X	X			X	X	X	X	X	X				
GpD	X	C	X	X			X	X	X	X	X	X				
RdB	X	C	X					X	X		X	X				X
RdC	X	C	X					X	X		X	X				X
WaB	X	C/S		X		X	X	X	X	X	X	X	X			X

SOIL LIMITATIONS AND RESOLUTIONS	
LIMITATION	RESOLUTION
CUT BANKS CAVE	TRENCHES SHALL BE EXCAVATED WITH APPROPRIATE LAYBACK BANKS TO PREVENT CAVE-INS. SPOIL WILL BE LOCATED AT A SUFFICIENT DISTANCE AWAY FROM THE TRENCH. IN THE EVENT GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL EMPLOY DEWATERING MEASURES. CONTRACTOR SHALL ENSURE THAT PROPER SHORING METHODS AND SAFETY PROCEDURES ARE UTILIZED TO KEEP WORKERS SAFE.
CORROSIVE TO CONCRETE OR STEEL	STEEL PIPES SHALL BE COATED WITH CORROSION RESISTANT MATERIAL. APPROVED IN-KIND CONCRETE PIPE WILL REPLACE EXISTING PIPE IN THE TEMPORARY STREAM CROSSING OFF ANGUS ROAD.
DROUGHTY	NO ADDITIONAL ACTION REQUIRED OTHER THAN THE APPROPRIATE EROSION AND SEDIMENT CONTROL SHOWN ON THE DRAWINGS.
EASILY ERODIBLE	ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH THE ESPC DOCUMENTS.
HIGH WATER TABLE	PUMPS SHALL BE UTILIZED WHERE GROUNDWATER IS ENCOUNTERED.
LOW STRENGTH	TRENCHES SHALL BE EXCAVATED WITH APPROPRIATE LAYBACK BANKS TO PREVENT CAVE-INS. SPOIL WILL BE LOCATED AT A SUFFICIENT DISTANCE AWAY FROM THE TRENCH.
SLOW PERCOLATION	APPROPRIATE BMPS WILL BE USED TO MAINTAIN EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS.
PIPING	TRENCH PLUGS SHALL BE UTILIZED IN ACCORDANCE WITH THE STANDARD DETAIL IN THE DRAWINGS. WATER WILL BE DIVERTED AWAY FROM OPEN TRENCHES.
POOR TOPSOIL	TOPSOIL WILL BE REPLACED WHEN APPLYING PERMANENT SEEDING.
FROST ACTION	THE TIMEFRAME FOR CONSTRUCTION IS EXPECTED TO BE BEFORE THE FIRST FROST EVENT.
WETNESS	STABLIZATION AND/OR DEWATERING MEASURES APPLIED WHERE APPROPRIATE.

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NO.	REVISION	DATE

ch2m SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073729 7-26-16

DATE 7/26/16
SCALE
DESIGNED NJM
CHECKED KRC DRAWN LTS
ACCEPTED

LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

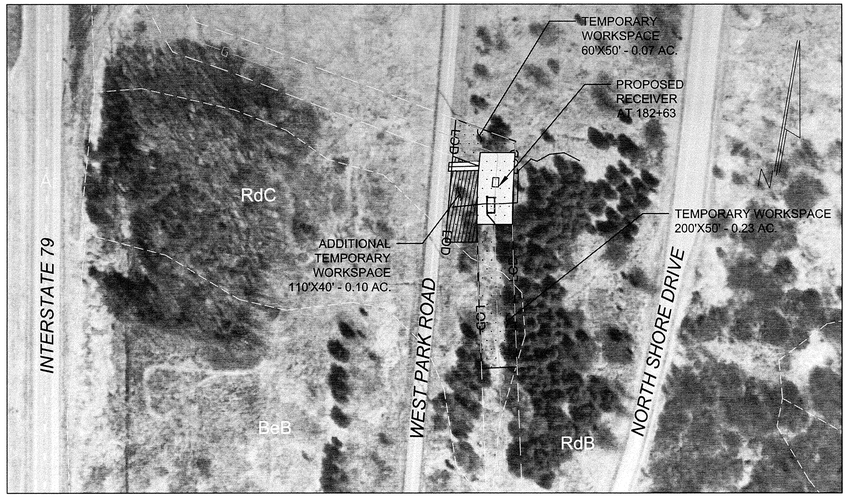
NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

GENERAL NOTES

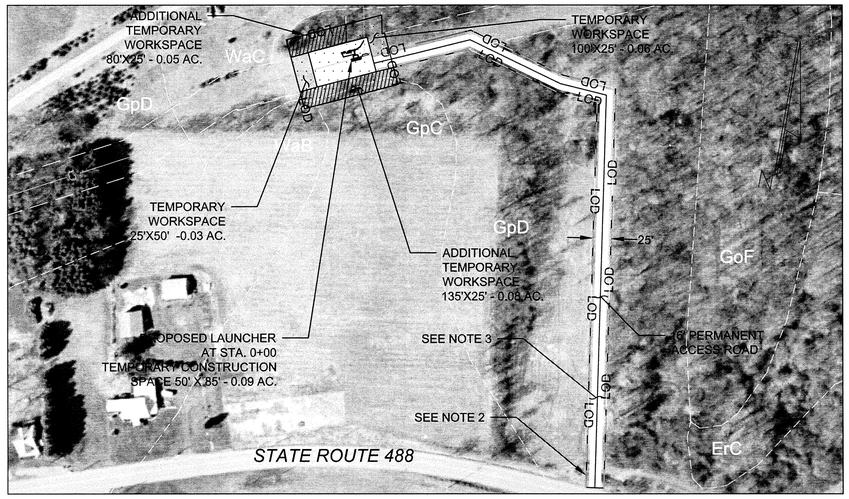
PROJECT IDENTIFIER BCCD
SHEET NAME 00-003
VOLUME NUMBER 1 of 1
SHEET NUMBER 3

$DATE$ $FILES$





INSET A



INSET B

100 0 100 200
SCALE IN FEET

LEGEND

- LOD — LIMIT OF DISTURBANCE / PERMIT BOUNDARY
- GASLINE RIGHT-OF-WAY
- G — EXISTING GAS LINE
- BUILDING
- HAUL ROUTE
- SOIL TYPE
- STREAM LIMITS
- TEMPORARY WORKSPACE
- AGGREGATE ROAD/PAD

NOTES:

1. ALL TOPOGRAPHIC DATA AND AERIALS ARE FROM THE PENNSYLVANIA SPATIAL DATA ACCESS, PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2 FOOT INTERVAL) AND MAP IMAGERY OF PENNSYLVANIA (2011), HTTP://WWW.PASDA.PSU.EDU.
2. THE MUNICIPALITY OR THEIR DESIGNEES ARE GRANTED ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY.
3. COLUMBIA HAS AN EASEMENT WITH THE LANDOWNER FOR THIS ACCESS ROAD AND COLUMBIA GRANTS MUDDY CREEK TOWNSHIP USE OF THIS ROAD FOR INSPECTION OF POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES.

PLAN BOOK	PAGE
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NO.	REVISION	DATE
1	CHANGE TO NOTES	8/16/2016

ch2m SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073729 7-26-16

DATE 7/26/16
SCALE
DESIGNED NJM
CHECKED KRC DRAWN LTS
ACCEPTED

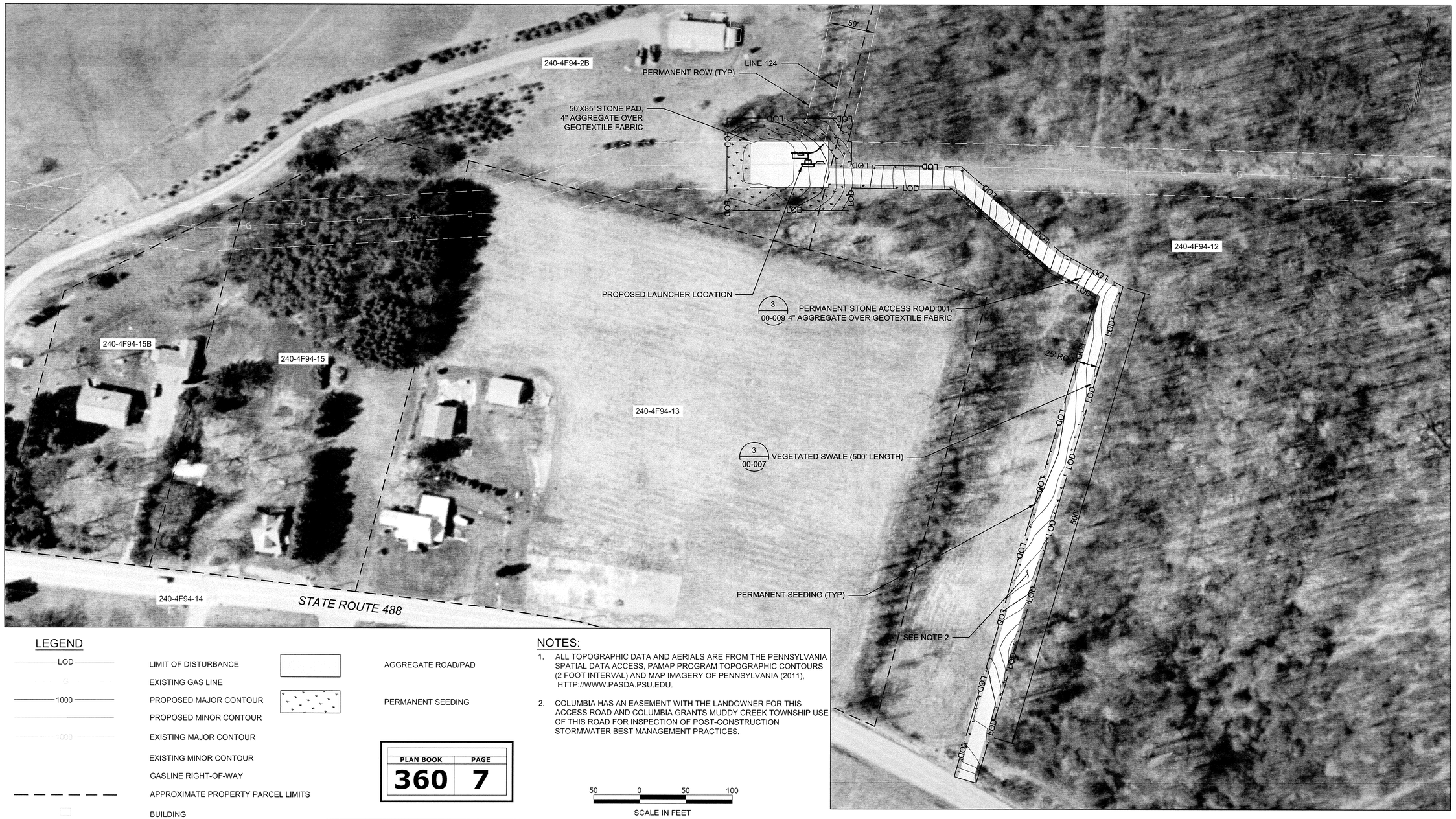
LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

POST CONSTRUCTION STORMWATER MANAGEMENT - PROJECT LAYOUT PLAN

PROJECT IDENTIFIER: BCCD
SHEET NAME: 00-004
VOLUME NUMBER: 1 of 1
SHEET NUMBER: 4

$DATE$ $FILES$



LEGEND

- LOD — LIMIT OF DISTURBANCE
- EXISTING GAS LINE
- 1000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 1000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- GASLINE RIGHT-OF-WAY
- APPROXIMATE PROPERTY PARCEL LIMITS
- BUILDING
- AGGREGATE ROAD/PAD
- PERMANENT SEEDING

PLAN BOOK	PAGE
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NOTES:

1. ALL TOPOGRAPHIC DATA AND AERIALS ARE FROM THE PENNSYLVANIA SPATIAL DATA ACCESS, PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2 FOOT INTERVAL) AND MAP IMAGERY OF PENNSYLVANIA (2011), HTTP://WWW.PASDA.PSU.EDU.
2. COLUMBIA HAS AN EASEMENT WITH THE LANDOWNER FOR THIS ACCESS ROAD AND COLUMBIA GRANTS MUDDY CREEK TOWNSHIP USE OF THIS ROAD FOR INSPECTION OF POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES.

50 0 50 100
SCALE IN FEET

NO.	REVISION	DATE
1	CHANGE TO NOTES	8/16/2016
2	ADDED PARCELS	9/12/2016

ch2m SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073729
7-26-16

DATE 7/26/16
SCALE
DESIGNED NJM
CHECKED KRC DRAWN LTS
ACCEPTED

LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PROJECT IDENTIFIER: BCCD
SHEET NAME: 00-005
VOLUME NUMBER: 1 of 1
SHEET NUMBER: 5

$DATE$ $FILES$



LEGEND

- LOD — LIMIT OF DISTURBANCE
- EXISTING GAS LINE
- 1000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 1000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- GASLINE RIGHT-OF-WAY
- BUILDING
- AGGREGATE ROAD/PAD
- PERMANENT SEEDING

50 0 50 100
SCALE IN FEET

NOTE:

1. ALL TOPOGRAPHIC DATA AND AERIALS ARE FROM THE PENNSYLVANIA SPATIAL DATA ACCESS, PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2 FOOT INTERVAL) AND MAP IMAGERY OF PENNSYLVANIA (2011), HTTP://WWW.PASDA.PSU.EDU.

PLAN BOOK	PAGE
360	8

NO.	REVISION	DATE

ch2m SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073729
7-26-16

DATE	7/26/16
SCALE	
DESIGNED	NJM
CHECKED	KRC
DRAWN	LTS
ACCEPTED	

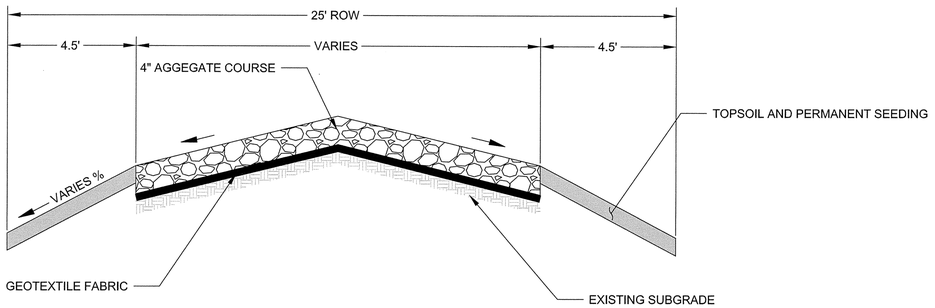
LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PROJECT IDENTIFIER	BCCD
SHEET NAME	00-006
VOLUME NUMBER	1 of 1
SHEET NUMBER	6

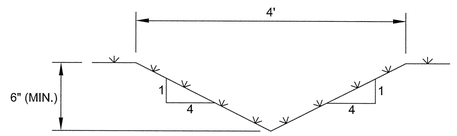
$DATE$ $FILES$



NOTES:

1. CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROADWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AND HQ OR EV SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.
2. A 4" TOP DRESSING COMPOSED OF HARD, DURABLE STONE OVER GEOTEXTILE FABRIC SHALL BE PROVIDED.
3. ROADSIDE DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE ROADWAY.
4. ADEQUATELY SIZED CULVERTS OR OTHER SUITABLE CROSS DRAINS SHALL BE PROVIDED AT ALL SEEPS, SPRINGS, AND DRAINAGE COURSES. RIPRAP OUTLET PROTECTION TO BE SIZED ACCORDING TO ANTICIPATED DISCHARGE VELOCITY.
5. ROADWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED ROADWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.
6. ACCESS ROAD PLACED FOR CONSTRUCTION SITE ACCESS AND WILL REMAIN FOR PERMANENT SITE ACCESS.

1 (00-005, 00-006) ACCESS ROAD TYPICAL SECTION — NTS



3 (00-005, 00-006) VEGETATED SWALE — NTS

MAINTENANCE PROGRAM FOR THE CONTROL FACILITIES:

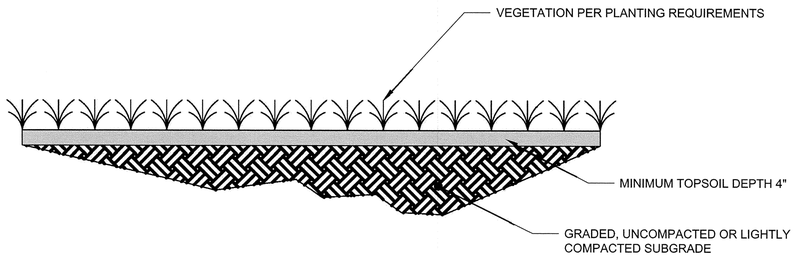
IT IS THE RESPONSIBILITY OF COLUMBIA GAS TO IMPLEMENT "AS NEEDED" MAINTENANCE FOR THE LAUNCHER AND RECEIVER SITES. AS NEEDED MAINTENANCE IS DEFINED AS MOWING GRASSY AREAS ON A REGULAR BASIS, KEEPING ACCESS ROAD IN GOOD WORKING CONDITION AND CLEANING ANY SPILLS OR BUILD-UP OF DEBRIS.

COST ESTIMATE - STORMWATER CONTROLS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
MUDDY CREEK TWP - LAUNCHER SITE					
1	STONE ACCESS ROAD, 4" DEPTH	SY	2,064	$ 10.00	$ 20,638
2	GEOTEXTILE FABRIC	SY	2,064	$ 2.00	$ 4,128
3	MINOR SITE GRADING (SWALE)	SY	222	$ 3.00	$ 666
4	PERMANENT SEEDING AND MULCHING	LB	19	$ 4.00	$ 74
5	TOPSOILING	CY	206	$ 5.00	$ 1,030
				TOTAL COST	$ 26,536
WORTH TWP - RECEIVER SITE					
1	STONE ACCESS ROAD, 4" DEPTH	SY	585	$ 10.00	$ 5,846
2	GEOTEXTILE FABRIC	SY	585	$ 2.00	$ 1,169
3	MINOR SITE GRADING (SWALE)	SY	53	$ 1.00	$ 53
4	PERMANENT SEEDING AND MULCHING	LB	19	$ 4.00	$ 77
5	TOPSOILING	CY	214	$ 5.00	$ 1,070
				TOTAL COST	$ 8,215

NOTE:

1. ESTIMATED UNIT COSTS ARE FROM RSMEANS.



2 (00-005, 00-006) TOPSOIL AND PERMANENT SEEDING TYPICAL SECTION — NTS

PLAN BOOK	PAGE
360	9

NO.	REVISION	DATE

ch2m SM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN R. CONTI ENGINEER PE-073729 7-26-16

DATE 7/26/16
SCALE
DESIGNED NJM
CHECKED KRC DRAWN LTS
ACCEPTED

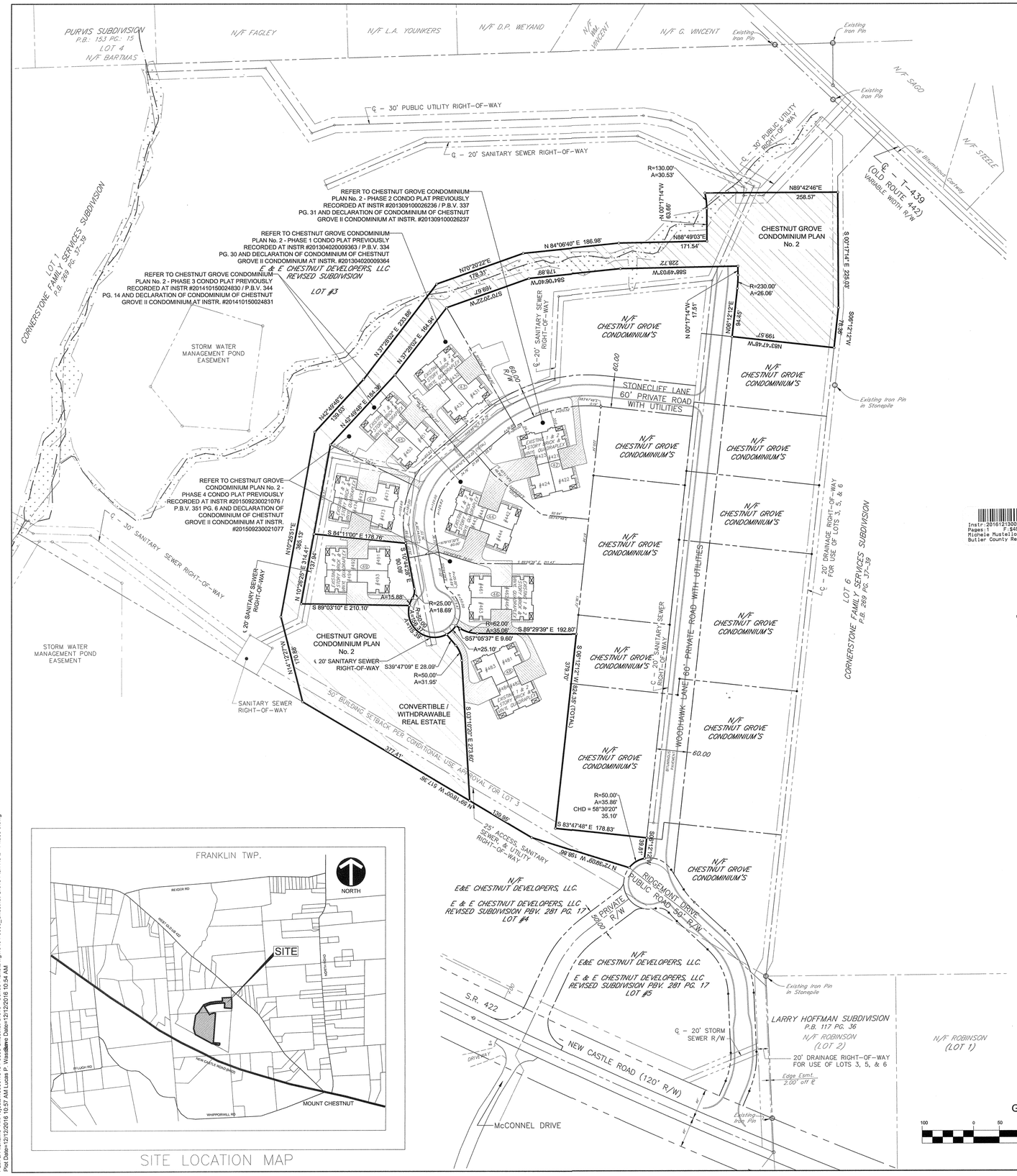
LINE 124 - LAUNCHER AND RECEIVER PROJECT
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
MUDDY CREEK AND WORTH TOWNSHIPS, BUTLER COUNTY, PENNSYLVANIA

NISOURCE/COLUMBIA GAS TRANSMISSION, LLC

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

PROJECT IDENTIFIER: BCCD
SHEET NAME: 00-007
VOLUME NUMBER: 1 of 1
SHEET NUMBER: 7

$DATE$ $FILES$


PURVIS SUBDIVISION
P.B.: 153 PG.: 15
LOT 4
N/F BARTMAS
N/F FAGLEY
N/F L.A. YOUNKERS
N/F D.P. WEYAND
N/F W.M. VINCENT
N/F G. VINCENT
Existing Iron Pin
N/F SAGO
N/F STEELE
℄ - 30' PUBLIC UTILITY RIGHT-OF-WAY
℄ - 20' SANITARY SEWER RIGHT-OF-WAY
℄ - 30' PUBLIC UTILITY RIGHT-OF-WAY
18' Bituminous Curbing
℄ - T-439
(OLD ROUTE 422)
VARIABLE WIDTH R/W
CORNERSTONE FAMILY SERVICES SUBDIVISION
P.B. 269 PG. 37-39
LOT 1
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 2 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201309100026236 / P.B.V. 337 PG. 31 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201309100026237
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 1 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201304020009363 / P.B.V. 334 PG. 30 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201304020009364
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 3 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201410150024830 / P.B.V. 344 PG. 14 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201410150024831
REFER TO CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 4 CONDO PLAT PREVIOUSLY RECORDED AT INSTR #201509230020076 / P.B.V. 351 PG. 6 AND DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE II CONDOMINIUM AT INSTR. #201509230021077
E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION
LOT #3
STORM WATER MANAGEMENT POND EASEMENT
CHESTNUT GROVE CONDOMINIUM PLAN No. 2
N/F CHESTNUT GROVE CONDOMINIUM'S
STONECLIFF LANE 60' PRIVATE ROAD WITH UTILITIES
WOODHAWK LANE 60' PRIVATE ROAD WITH UTILITIES
℄ - 20' SANITARY SEWER RIGHT-OF-WAY
℄ - 20' DRAINAGE RIGHT-OF-WAY FOR USE OF LOTS 3, 5, & 6
CORNERSTONE FAMILY SERVICES SUBDIVISION
P.B. 269 PG. 37-39
LOT 6
CONVERTIBLE / WITHDRAWABLE REAL ESTATE
50' BUILDING SETBACK PER CONDITIONAL USE APPROVAL FOR LOT 3
℄ 20' SANITARY SEWER RIGHT-OF-WAY
S39°47'09" E 28.09'
R=50.00'
A=31.95'
R=25.00'
A=18.69'
A=15.88'
R=62.00'
A=35.06'
S89°29'39" E 192.80'
S57°05'37" E 9.60'
A=25.10'
S 89°03'10" E 210.10'
S 84°11'00" E 178.76'
N10°29'35"E 386.18'
N10°29'35" E 314.41'
137.97'
S 03°10'20" E 273.60'
S 83°47'48" E 178.83'
N 84°06'40" E 186.98'
N89°42'46"E 258.57'
N 00°17'14" W 63.66'
N88°49'03"E 171.54'
N70°20'22"E 178.37'
N37°28'09"E 169.54'
N42°49'18"E 168.36'
N 00°17'14" W 17.54'
N83°47'48"W 199.57'
S 00°17'14" E 226.07'
S 89°42'46" W 258.57'
S89°49'03"W 228.72'
S89°06'40"W 176.89'
S70°20'22"W 169.57'
N 84°06'40" W 168.98'
S 00°17'14" E 324.70'
S 89°12'12" W 198.36'
N 00°17'14" W 324.70'
S 89°12'12" W 198.36'
N12°39'09"W 198.86'
S 89°12'12" W 198.36'
S 00°17'14" E 324.70'
N 89°12'12" E 198.36'
N 00°17'14" W 324.70'
S 89°12'12" W 198.36'
S 00°17'14" E

NOTE: USE BLACK INK FOR SEALS & SIGNATURES

MUNICIPAL ENGINEERS CERTIFICATION

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

12/14/16
DATE

NAME Jeffrey A. Mikesic
REGISTERED PROFESSIONAL ENGINEER# PE083712

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 25
EFFECTIVE THIS 7th DAY OF December 20 16

SECRETARY

CHAIRPERSON

MUNICIPAL DECLARATION

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

SECRETARY

CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION, ON THIS 15TH DAY OF NOV, 20 16.

ATTEST:

SECRETARY

CHAIRPERSON

OWNER'S ADOPTION

WE, NORMAN M. & DARLENE C. GALLIPPI, OF THE LAND SHOWN ON THE GALLIPPI PLAN OF LOTS, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF MIDDLESEX. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

ATTEST:

NORMAN M. GALLIPPI,

DARLENE C. GALLIPPI,

TITLE CLAUSE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GALLIPPI PLAN OF LOTS IS IN THE NAME OF NORMAN P. & DARLENE C. GALLIPPI. AND IS RECORDED IN DEED BOOK VOLUME 995, PAGE 692.

WITNESS

NORMAN M. GALLIPPI

DARLENE C. GALLIPPI

NOTARY

STATE OF PENNSYLVANIA)
SS:
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED NORMAN M. & DARLENE C. GALLIPPI,, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF DECEMBER, 20 16.

MY COMMISSION EXPIRES THE 16TH DAY OF DECEMBER, 20 16.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kim J. Hay, Notary Public
Sharpsburg Boro, Allegheny County
My Commission Expires Dec. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

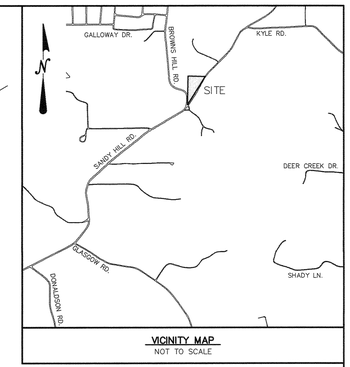
NOTARY PUBLIC

SURVEYORS CERTIFICATE

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

AMY J. HOPKINS, P.L.S.
SU-075298

10/25/2016
DATE



VICINITY MAP
NOT TO SCALE

Instr:201612150026446 12/15/2016
Pages:1 F:$45.00 1:22PM
Michele Mustello T20160017426
Butler County Recorder FL

RECORDER

STATE OF PENNSYLVANIA)
SS:
BUTLER COUNTY)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 360 PAGE(S) 11.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF December, 20 16.

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

RECORDER OF DEEDS

NOTES

1. THE ADDRESS OF THE PROPERTY IS 610 SANDY HILL ROAD VALENCIA PA 16059. OWNERS OF THE PROPERTY ARE NORMAN & DARLENE GALLIPPI.
2. ZONING INFO: "AG-A" RURAL RESIDENTIAL DISTRICT

MINIMUM LOT SIZE	= 1 ACRE
MINIMUM LOT WIDTH	= 150 FEET
MAXIMUM LOT COVERAGE	= 20%
MINIMUM FRONT YARD	= 50 FEET FROM FRONT LOT LINE OR 75 FEET FROM STREET CENTER LINE WHICHEVER IS GREATER.
MINIMUM REAR YARD	= PRINCIPAL STRUCTURE – 75 FEET = ACCESSORY STRUCTURES – 10 FEET
MINIMUM SIDE YARD	= DWELLINGS – 25 FEET = ACCESSORY STRUCTURES – 10 FEET EACH SIDE
MAXIMUM HEIGHT	= ALL PRINCIPAL STRUCTURES 35 FEET AND 2 1/2 STORIES = ALL ACCESSORY STRUCTURES LESS THAN TWO ACRES 15 FEET

3. THE PURPOSE OF THE SUBDIVISION IS TO SPLIT THE PROPERTY FOR NEW RESIDENTIAL HOME TO BE BUILT ON LOT 2.
4. THE SUBJECT PROPERTY IS LOCATED IN "ZONE C", AREAS OF MINIMAL FLOODING, PER THE FEMA FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4212290010 B, WITH AN EFFECTIVE DATE OF DECEMBER 1, 1983
5. THE EXISTING DWELLING DOES NOT MEET THE CURRENT BUILDING LINE REQUIREMENTS. NO OTHER NON-CONFORMATIES WERE EVIDENT AT THE TIME OF THIS SURVEY.
6. THE SETBACK LINES SHOWN ARE THE INTERPRETATION OF THE SURVEYOR, AND THE ACTUAL SETBACK LINES MAY VARY FROM WHAT IS SHOWN ON THIS PLAN.
7. PROPERTIES ARE SERVICES BY ON-LOT SEWER AND WATER.

NOTARY

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
AMY JO HOPKINS
LAND SURVEYOR
SU075298
PENNSYLVANIA

MIDDLESEX TWP. ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. MIKESIC
ENGINEER
PE083712

MIDDLESEX TWP. PLANNING COMMISSION

MIDDLESEX TOWNSHIP
THE TOWNSHIP OF MIDDLESEX
COMMONWEALTH OF PENNSYLVANIA
BUTLER COUNTY

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

RECORDER
RECORDER OF DEEDS
BUTLER COUNTY, PA

LAND TABLE
LOT 1 – 43,560 SQ. FT. OR 1.000 ACRE
LOT 2 – 72,902 SQ. FT. OR 1.674 ACRES
TOTAL AREA =116,462 SQ. FT. OR 2.674 ACRES

GRAPHIC SCALE
0 30 60 90

RECORDING INFORMATION

PLAN BOOK	PAGE
360	11

GALLIPPI PLAN OF LOTS

BEING A SUBDIVISION OF PARCEL:
230-2F79-1D-0000

SITUATE IN
MIDDLESEX TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
ADAM & GINA WARNER

Morris Knowles
& Associates, Inc.
Consulting Engineers – Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622

CHECKED BY: A.J.H.
DRAWN BY: C.L.C.
FBK 98 PG. 26
SU-4880
DATE: 10/25/2016
DWG. NO.: D-26393
SCALE: 1" = 30'

SHEET 1 OF 1

DWG. PATH: P:\SURVEY\SU 2006\SU-4800-4899 Survey Jobs\SU-4880 Gallippi Subdivision\Cad\SU-4880 Gallippi Subdivision.dwg

Instr: 201612160029529 12/16/2016
Pages: 1 F: $45.00 9:32AM
Michele Mustello T20160017466
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that we Harry Gates, Jr. & Darla Gates of the Township of Forward, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in 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 successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way.

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

In Witness Whereof, We hereunto set our hand and seal this 6 day of DECEMBER, 2016.

Mary L Rask — Notary Public
Roger A Bennett — Owner
Amy Bennett — Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 Harry Gates Jr. & Darla Gates, and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

Sworn to and subscribed before me this 6 day of DECEMBER, 2016.

My Commission Expires the 17 day of APRIL, 2017.

Mary L Rask — Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that we Roger A. Bennet and Amy B. McMaster of the Township of Forward, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in 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 successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way.

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

In Witness Whereof, We hereunto set our hand and seal this 6 day of DECEMBER, 2016.

Mary L Rask — Notary Public
Roger A. Bennett — Owner
Amy Bennett — Owner

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 Roger A. Bennett and Amy B. McMaster, and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

Sworn to and subscribed before me this 6 day of DECEMBER, 2016.

My Commission Expires the 17 day of APRIL, 2017.

Mary L Rask — Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gary L. Rask, Notary Public
Forward Twp., Butler County
My Commission Expires April 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

We, Harry Gates, Jr. & Darla Gates owners of the Gates Plan of Lots, do hereby certify that the title of this property is in the name of Harry Gates, Jr. & Darla Gates as recorded in Instrument No. 201609010018017 Recorder of Deeds Office. We further agree that there is no mortgage, lien or encumbrance against this property.

Witness — Harry Gates Jr. — Owner
Darla Jean Gates — Owner

We, Roger A. Bennett and Amy B. McMaster owners of the Gates Plan of Lots, do hereby certify that the title of this property is in the name of Roger A. Bennett and Amy B. McMaster as recorded in Instrument No. 200008180019345 Recorder of Deeds Office.

Witness — Roger A. Bennett — Owner
Amy Bennett — Owner

I, _____ mortgagee of the property embraced in this plan of subdivision, Gates Plan of Lots, do hereby consent to the recording of said plan in the Recorders Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Witness — Mortagee

PLAN BOOK	PAGE
360	12

SURVEYOR'S CERTIFICATION

I, Howard G. McIlvried, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plans shown herein are based upon actual field survey of the land described and that in my professional opinion all angles, distances and courses are correctly shown, that the manuments 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.

11/23/16 — Date
049396-R — Registration Number
Howard G. McIlvried — Signature

LOCAL AUTHORITY STIPULATION #1

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 — President: Mary McElhinny

LOCAL AUTHORITY STIPULATION #2

Approved by the Board of Supervisors of the Township of Forward this 13 day of DECEMBER, 2016.

Secretary — Chairman of Board: Mary McElhinny

LOCAL PLANNING COMMISSION APPROVAL

Approved by the Forward Township Planning Commission this 22 day of NOVEMBER, 2016.

Secretary — Chairman

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 7TH day of DEC., 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 360 page 12.

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

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

Recorder of Deeds

GENERAL NOTES:

1. The addresses of the properties to be subdivided and consolidated are:

   189 Browns Mill Road
   Evans City, PA 16033

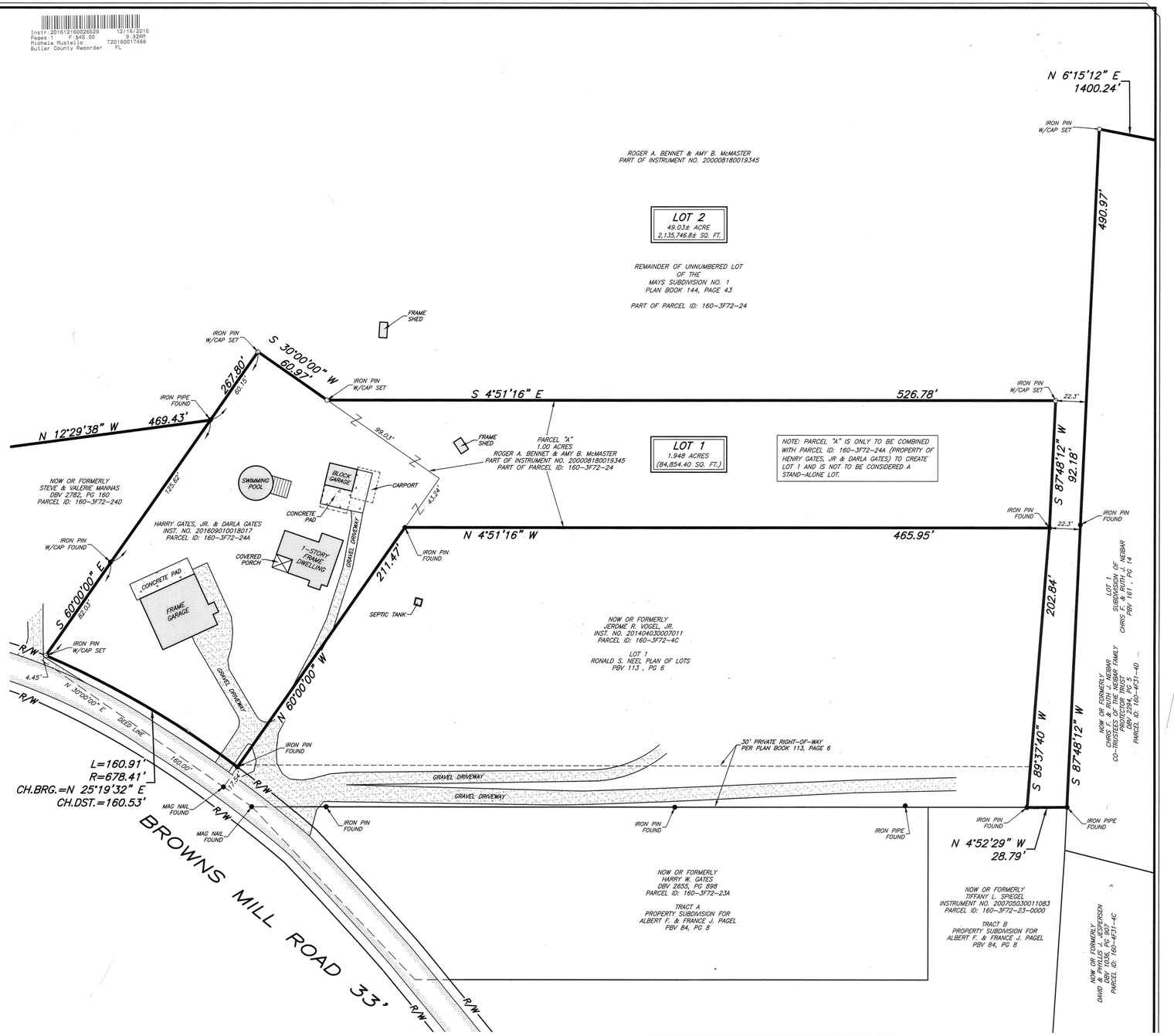
   201 Browns Mill Road
   Evans City, PA 16033

2. The names and addresses of the owners of the properties to be subdivided and consolidated are:

   Roger A. Bennett and Amy B. McMaster
   189 Browns Mill Road
   Forward Township, PA 16033

   Harry Gates, Jr. & Darla Gates
   201 Browns Mill Road
   Forward Township, PA 16033

3. The purpose of this plan is to subdivide and consolidate Tax Parcel IDs: 160-3F72-24-0000 & 160-3F72-24A-0000 to create two lots.



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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/16/16	ORIGINAL SUBMITTAL	IMS

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — HOWARD G. McILVRIED — LAND SURVEYOR — No. SU049396-E — PENNSYLVANIA

FORWARD TOWNSHIP PLANNING COMMISSION

FORWARD TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

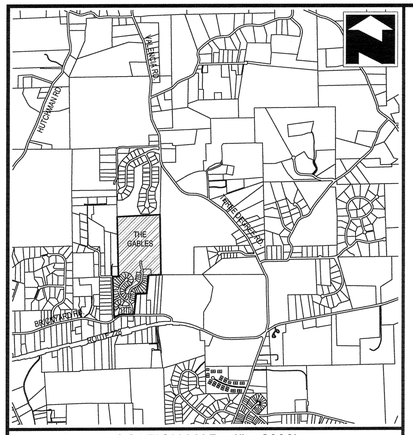
BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS — BUTLER COUNTY, PA.

GATES PLAN OF LOTS

A SUBDIVISION AND CONSOLIDATION OF PARCEL IDS: 160-3F72-24-0000 & 160-3F72-24A-0000
PROPERTIES OF HARRY GATES, JR. & DARLA GATES AND ROGER A. BENNETT & AMY B. McMASTER
189 & 201 Browns Mill Road
Forward Township, Butler County, Pennsylvania

November 16, 2016 — MDM PROJECT NO. 6501

SCALE:	1"=40'
DATE:	11/16/16
DRAWN BY:	IMS
CHECKED BY:	HGM
SHEET NUMBER:	1 OF 1
PROJECT NO. 6501	



LOCATION MAP 1" = 2000'

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF November 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 — DATE 11/29/16

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

PRINTED NAME & REGISTRATION NO. Ronald Olsen 24405 E — DATE 12/7/16

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF Nov A.D. 20 16

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

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 360 PAGE 13

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

BUTLER COUNTY RECORDER OF DEEDS

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

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 29 DAY OF NOVEMBER A.D. 20 16

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

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

ROBERT BRENNAN, PRESIDENT, BRENNAN BUILDERS INC.

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

ON THIS 29 DAY OF NOVEMBER A.D., 2016 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ROBERT BRENNAN OF BRENNAN BUILDERS, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, BRENNAN BUILDERS INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF BRENNAN BUILDERS, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Andrea Renee Kramer, Notary Public
Evans City Boro, Butler County
My Commission Expires April 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ROBERT BRENNAN, PRESIDENT, BRENNAN BUILDERS, INC.

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

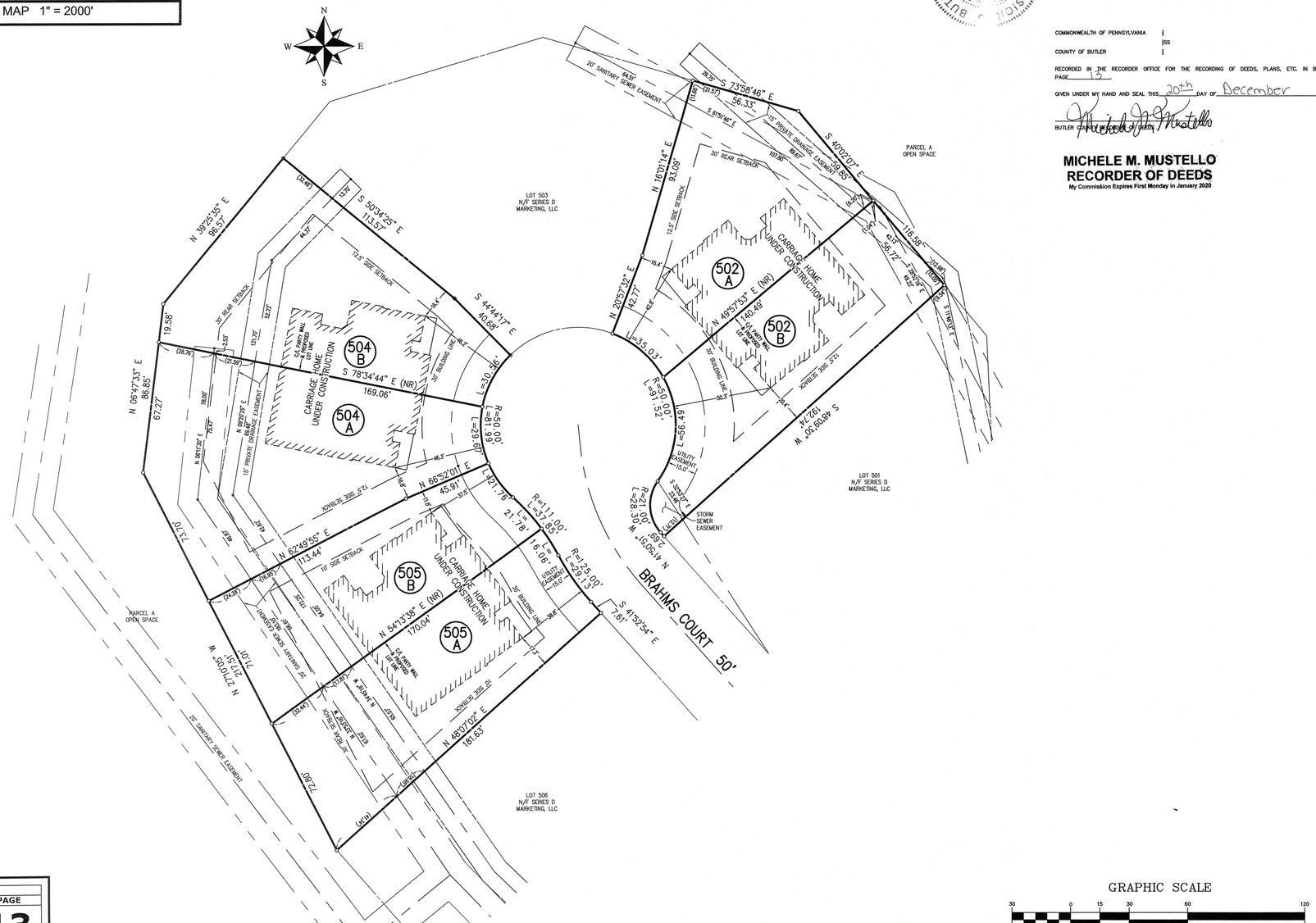
WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF November A.D., 20 16

Andrea Renee Kramer
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 21 DAY OF April A.D., 20 20

LOT AREAS:					
LOT #	SQ.FT.	ACRES	ORIGINAL TAX PARCEL	DEED REFERENCE	ORIGINAL LOT TYPE
502A	9,824.771	0.2255			
502B	10,330.998	0.2372			
ORIGINAL LOT 502	20,155.769	0.4627	010-S16-BB502	201607250014818	NEIGHBORHOOD LOT
504A	11,817.413	0.2713			
504B	13,888.027	0.3188			
ORIGINAL LOT 504	25,705.440*	0.5901	010-S16-BB504	201605170009492	NEIGHBORHOOD LOT
505A	9,471.722	0.2174			
505B	10,824.566	0.2485			
ORIGINAL LOT 505	20,296.288	0.4659	010-S16-BB505	201608220017168	TRADITIONAL LOT

*CORRECTED FROM PRIOR PLAN



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Instr:201612200025899 12/20/2016
Pages:1 F:$45.00 12:35PM
Michele Mustello T20160017656
Butler County Recorder PL

GENERAL PLAN NOTES:

PROPERTY OWNERS:

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

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

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

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

PROPOSED SEWER: BCRA

PROPOSED WATER: MWAAT

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

PLAN BOOK	PAGE
360	13

DRAWING NUMBER:	1001-1616832
DRAWING SCALE:	1"=30'
DATE:	OCTOBER 26, 2016
DRAWN BY:	JSS
REVISIONS:	

PLAN OF SURVEY & SUBDIVISION FOR

THE GABLES AT BRICKYARD HILL LOTS 502, 504 & 505 REVISED

BEING A REVISION TO LOTS 502, 204 & 505 OF THE THE GABLES AT BRICKYARD HILL PHASE IV AS RECORDED AT PLAN BOOK 343, PAGE 14 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

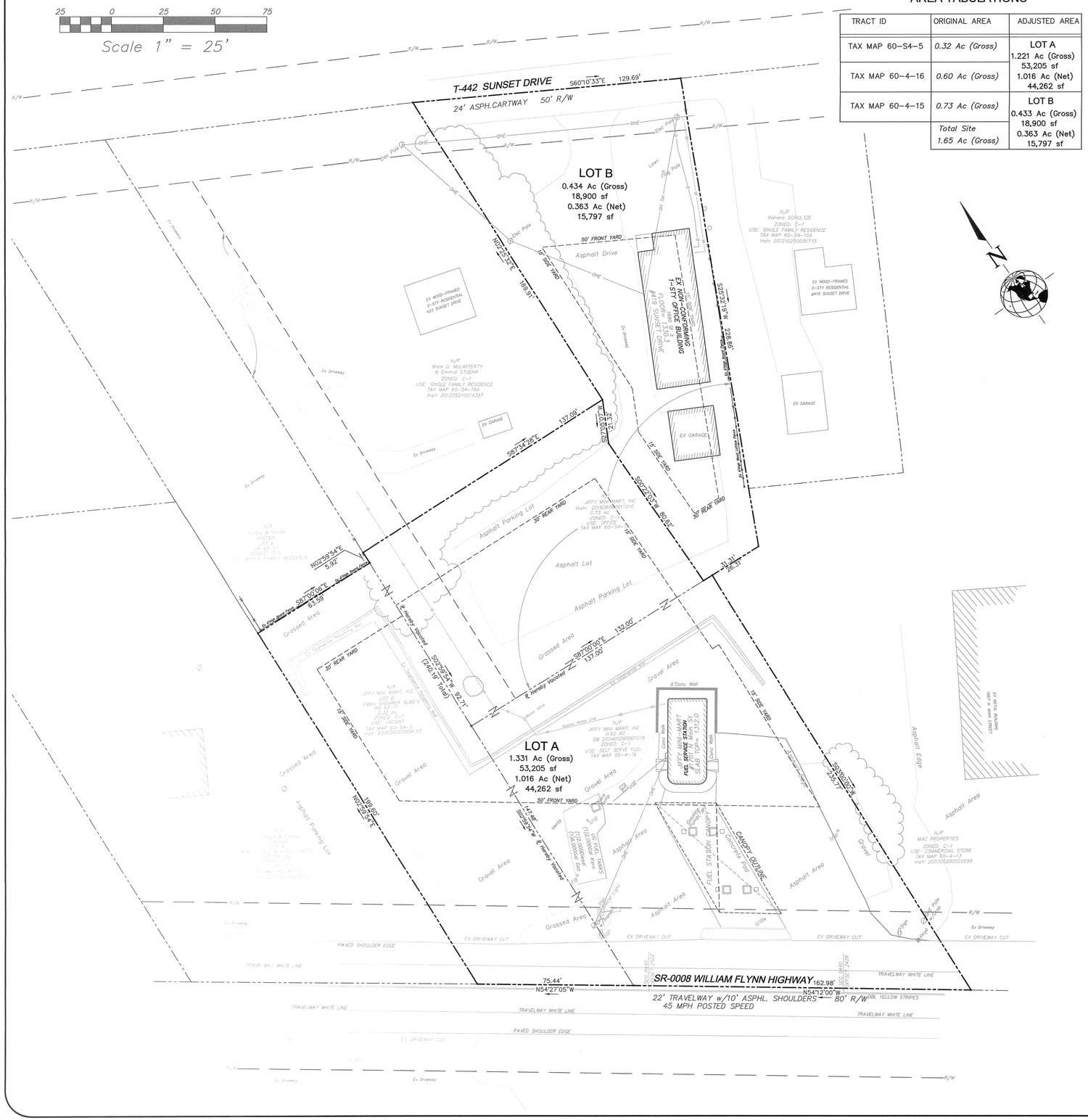
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net

Instr:201612220027176 12/22/2016
Pages:1 F:$46.00 3:34PM
Michele Mustello T20160017822
Butler County Recorder FL

Scale 1" = 25'

AREA TABULATIONS

TRACT ID	ORIGINAL AREA	ADJUSTED AREA
TAX MAP 60-S4-5	0.32 Ac (Gross)	LOT A 1.221 Ac (Gross) 53,205 sf 1.016 Ac (Net) 44,262 sf
TAX MAP 60-4-16	0.60 Ac (Gross)	
TAX MAP 60-4-15	0.73 Ac (Gross)	LOT B 0.433 Ac (Gross) 18,900 sf 0.363 Ac (Net) 15,797 sf
	Total Site 1.65 Ac (Gross)	



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JIFFY MINI MART, INC., A PENNSYLVANIA CORPORATION, OF CENTER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF CENTER, 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 CENTER. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JIFFY MINI MART, INC., OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 6th DAY OF December, 2016.

ATTEST: Donna M. Davies
NOTARY PUBLIC

Hirdaypal Gill
JIFFY MINI MART, INC. (OWNER)
HIRDAYPAL GILL (President)

NOTARY CERTIFICATION

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 HIRDAYPAL GILL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS OUR HAND AND NOTARIAL SEAL THIS 6th DAY OF December 2016. MY COMMISSION EXPIRES THE ____DAY OF _____ 20____

Donna M. Davies
NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna M. Davies, Notary Public
Grove City Boro, Mercer County
My Commission Expires Dec. 22, 2016
SEAL

TITLE CERTIFICATION

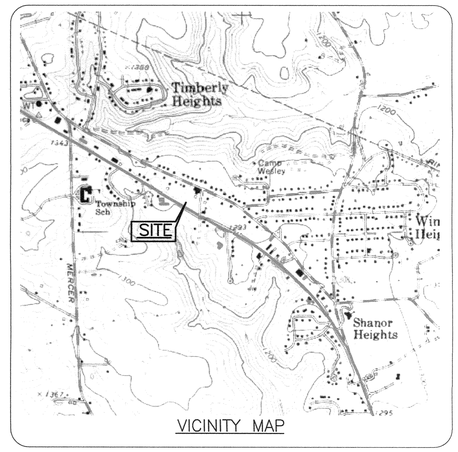
I, HIRDAYPAL GILL, PRESIDENT OF JIFFY MINI MART, INC, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JIFFY MINI MART, INC., AS RECORDED AS INSTRUMENTS 200401090001018, 201606060011010 & 200604200009133, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Donna M. Davies
WITNESS

Hirdaypal Gill
HIRDAYPAL GILL

NOTES :

1. THIS PLAN PROPOSES THE CONSOLIDATION OF EXISTING LOTS INTO WHOLE TRACTS, FOR THE PURPOSE OF REMOVING INNER BUILDING SETBACK LINES. CONCURRENTLY, INNER LOT LINES HAVE BEEN RECONFIGURED.
2. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. PROPERTY SHOW IS NOT IN A DESIGNATED FLOODPLAIN. FEMA PANEL 4214170015B SHOWS THIS AREA AS ZONE X, AREAS OUTSIDE THE 500-YR FLOODPLAIN.
4. EXISTING PUBLIC WATER AND PUBLIC SEWER SERVE THE SUBJECT TRACTS. NO NEW BUILDING LOTS ARE CREATED.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.



VICINITY MAP

SUBDIVISION OWNER:
Jiffy Mini Mart, Inc.
Attn: Hirdaypal "Paul" Gill
17 Westminster Place
Grove City, PA 16127
Ph: 724-992-8192

MUNICIPAL SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 14th DAY OF December, 2016.

Edward & Latusha
SECRETARY (SEAL) PRESIDENT OF BOARD

MUNICIPAL PLANNING COMMISSION APPROVAL

APPROVED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS 16th DAY OF November, 2016.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 7th DAY OF DEC, 2016.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 16282 (SEAL)

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF OUR 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.

12-06-16
DATE

James A. Day
REGISTRATION NO. SU-039394-E

PROOF OF RECORDING

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 360 PAGE 14

GIVEN UNDER OUR HAND AND SEAL THIS 22 DAY OF DEC. 2016.

(SEAL) RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDED Dec. 22, 2016	
PLAN BOOK	PAGE
360	14

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

Situated at:
419 SUNSET DRIVE & 1701 N.MAIN STREET
BUTLER, TOWNSHIP OF CENTER
BUTLER COUNTY, PA

JIFFY MINI-MART
LOT LINE REVISION PLAN

JAMES A. DAY, P.E.P.L.S.
CONSULTING ENGINEERING
& LAND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/fax: 724-283-3287
email: jamesday@zoom.com

DRAWING DATE: 09-18-2016
SURVEY DATE: 05-10-2016
SCALE: 1" = 25'

SUB-1

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

OWNERS ADOPTION

I, BRIAN SINGER, OWNER OF THE LAND SHOWN ON THE FOREST EDGE PRD - PHASE 1 HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

Elena H. Gomola — SIGNATURE OF WITNESS
OWNER
DATE 10/31/16

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED BRIAN SINGER, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31ST DAY OF OCTOBER, 2016

MY COMMISSION EXPIRES THE 12TH DAY OF MARCH, 2018

Elena H. Gomola — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ELENA H. GOMOLA, Notary Public
Butler City, Butler County
My Commission Expires March 12, 2018

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FOREST EDGE PRD - PHASE 1 IS IN THE NAME OF FOREST EDGE, L.P., AND IS RECORDED IN INSTRUMENT NO. 201409250022914. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Elena H. Gomola — WITNESS
OWNER

SURVEYOR'S CERTIFICATION

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

10-31-16 — DATE
MICHAEL ALLEN OGIN
REG. NO. SU-075288

MUNICIPAL DECLARATIONS

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

SECRETARY
Richard M. Hadley — CHAIRMAN, BOARD OF SUPERVISORS

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

SECRETARY
DATE 12-13-16

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2016-38 ON THE 13th DAY OF December, 2016.

SECRETARY
Richard M. Hadley — CHAIRMAN, BOARD OF SUPERVISORS

JERRY ANDREE TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2016-30 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 3-31-16.

TOWNSHIP MANAGER

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

JASON KRATSAS
REG. NO. PE071353
DATE 12/16/16

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JASON MICHAEL KRATSAS — ENGINEER

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF FEB, 16

SECRETARY
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

Instr:201612270027337 12/27/2016
Pages:5 F:$205.00 3:41PM
Michele Mustello T20160017937
Butler County Recorder ND

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 360, PAGE(S) 15-19

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF December, 2016

Michele M. Mustello — RECORDER OF DEEDS

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

SITE DATA - PHASE 1:

ZONING DISTRICT: R-1
PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT
TOTAL SITE AREA: 65.087 ACRES
PROPOSED NUMBER OF LOTS: 32
PROPOSED SITE DENSITY: 2.02 DWELLING UNITS PER ACRE
TYPICAL LOT SIZE: 0.531 ACRES
PROPOSED FRONT YARD BUILDING/ACCESSORY SETBACK: 35'
PROPOSED SIDE YARD BUILDING/ACCESSORY SETBACK: 7.5'
PROPOSED REAR YARD BUILDING/ACCESSORY SETBACK: 10'
PROPOSED PRD PERIMETER SETBACK: 50'
PROPOSED AREA OF LOTS: 16.976 ACRES
EXISTING ROAD RIGHT-OF-WAY DEDICATION, HOPE ROAD: 0.452 ACRES
PROPOSED ROAD RIGHT-OF-WAY DEDICATION, MORNINGSIDE DRIVE: 1.431 ACRES
PROPOSED ROAD RIGHT-OF-WAY DEDICATION, TIMBER RIDGE COURT: 1.526 ACRES
TOTAL SITE AREA AFTER HOPE ROAD DEDICATION: 64.636 ACRES
PROPOSED OPEN SPACE (40% REQUIRED):
OPEN SPACE "A" = 11.662 ACRES
OPEN SPACE "B" = 0.096 ACRES
OPEN SPACE "C" = 1.533 ACRES
TOTAL OPEN SPACE = 13.291 ACRES OR 40% OF PHASE 1 AREA

SANITARY SEWER EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-L1	S 15° 43' 05" W	28.55	ESMT TIE
SAN-L2	S 82° 54' 31" E	164.01	ESMT C\L
SAN-L3	N 04° 36' 18" E	60.06	ESMT C\L
SAN-L4	N 82° 07' 09" E	283.41	ESMT C\L
SAN-L5	N 80° 45' 01" E	173.35	ESMT C\L
SAN-L6	S 08° 51' 24" E	17.98	ESMT TIE
SAN-L7	S 77° 02' 18" E	336.34	ESMT C\L
SAN-L8	S 12° 57' 43" W	180.00	ESMT TIE
SAN-L9	S 08° 51' 24" E	217.94	ESMT C\L
SAN-L10	S 20° 24' 48" W	142.71	ESMT C\L
SAN-L11	S 73° 54' 28" W	183.26	ESMT TIE
SAN-L12	S 16° 05' 32" E	135.74	ESMT C\L
SAN-L13	S 52° 23' 22" W	337.15	ESMT C\L
SAN-L14	S 31° 10' 38" W	133.87	ESMT TIE
SAN-L15	S 57° 01' 35" E	271.18	ESMT C\L
SAN-L16	S 26° 25' 24" W	66.56	ESMT TIE
SAN-L17	S 51° 31' 39" E	10.23	ESMT TIE
SAN-L18	S 30° 54' 58" W	321.50	ESMT C\L
SAN-L19	S 41° 11' 38" E	190.40	ESMT TIE
SAN-L20	S 38° 29' 42" W	114.24	ESMT C\L
SAN-L21	S 61° 33' 11" W	129.48	ESMT C\L
SAN-L22	S 47° 12' 58" E	199.52	ESMT TIE
SAN-L23	S 51° 31' 39" E	249.67	ESMT C\L
SAN-L24	S 89° 30' 37" E	203.94	ESMT C\L
SAN-L25	S 75° 58' 12" E	183.99	ESMT TIE
SAN-L26	S 87° 29' 02" E	156.58	ESMT TIE
SAN-L27	S 01° 27' 43" W	30.32	ESMT C\L
SAN-L28	S 65° 07' 19" W	42.78	ESMT C\L
SAN-L29	S 87° 29' 02" E	213.50	ESMT TIE
SAN-L30	S 87° 29' 02" E	19.05	ESMT TIE
SAN-L31	S 26° 36' 59" E	195.15	ESMT C\L
SAN-L32	N 88° 55' 15" E	28.84	ESMT TIE
SAN-L33	S 15° 02' 25" W	269.05	ESMT C\L
SAN-L34	N 88° 33' 19" E	55.15	ESMT TIE
SAN-L35	S 05° 25' 41" W	123.23	ESMT C\L
SAN-L36	S 37° 26' 29" W	85.94	ESMT C\L

STORM SEWER EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH	DESCRIPTION
STM-L1	S 06° 19' 07" W	108.73	ESMT C\L
STM-L2	S 06° 18' 19" W	83.81	ESMT C\L
STM-L3	S 82° 54' 31" E	71.16	ESMT TIE
STM-L4	S 21° 25' 09" W	36.07	ESMT EDGE
STM-L5	N 73° 54' 28" E	428.62	ESMT EDGE
STM-L6	S 16° 05' 32" E	132.44	ESMT EDGE
STM-L7	S 20° 24' 48" W	121.57	ESMT EDGE
STM-L8	S 08° 51' 24" E	40.91	ESMT EDGE
STM-L9	S 20° 24' 45" W	10.22	ESMT EDGE
STM-L10	S 81° 11' 43" W	210.58	ESMT EDGE
STM-L11	N 81° 11' 43" E	51.89	ESMT TIE
STM-L12	N 08° 48' 17" W	203.89	ESMT EDGE
STM-L13	S 36° 04' 33" E	173.32	ESMT TIE
STM-L14	S 52° 23' 20" W	152.54	ESMT C\L
STM-L15	S 20° 24' 48" W	170.91	ESMT C\L
STM-L16	S 81° 11' 43" W	10.86	ESMT C\L
STM-L17	S 08° 51' 24" E	195.71	ESMT TIE
STM-L18	S 08° 51' 24" E	205.71	ESMT C\L
STM-L20	S 08° 51' 24" E	193.01	ESMT C\L
STM-L21	S 67° 33' 23" W	43.94	ESMT C\L
STM-L22	N 89° 20' 37" W	213.12	ESMT C\L
STM-L23	N 87° 59' 28" W	24.89	ESMT C\L
STM-L24	N 86° 53' 51" W	22.96	ESMT C\L
STM-L25	N 86° 43' 56" W	95.05	ESMT TIE
STM-L26	S 01° 35' 53" W	36.34	ESMT C\L
STM-L27	N 86° 43' 56" W	547.01	ESMT TIE
STM-L28	S 84° 46' 09" W	116.02	ESMT C\L
STM-L29	N 86° 43' 56" W	31.22	ESMT TIE
STM-L30	N 87° 51' 02" W	122.65	ESMT C\L
STM-L31	N 86° 43' 56" W	23.43	ESMT TIE
STM-L32	N 80° 04' 28" W	117.14	ESMT C\L
STM-L33	N 77° 42' 07" W	48.43	ESMT C\L
STM-L34	N 75° 19' 45" W	87.28	ESMT C\L
STM-L35	S 55° 11' 11" W	61.77	ESMT C\L
STM-L36	S 51° 09' 27" W	29.09	ESMT C\L
STM-L37	S 47° 05' 23" W	116.97	ESMT C\L
STM-L38	S 47° 33' 19" E	213.85	ESMT C\L
STM-L39	S 19° 14' 54" E	131.37	ESMT C\L
STM-L41	S 21° 31' 37" E	59.22	ESMT C\L
STM-L43	S 88° 48' 22" W	24.36	ESMT EDGE
STM-L44	S 36° 29' 54" E	172.63	ESMT EDGE
STM-L45	N 88° 33' 19" E	65.22	ESMT EDGE
STM-L46	S 05° 25' 41" W	127.31	ESMT EDGE
STM-L47	S 37° 26' 29" W	81.29	ESMT EDGE
STM-L48	N 89° 30' 37" W	168.13	ESMT EDGE
STM-L49	S 57° 31' 42" W	340.20	ESMT EDGE
STM-L50	N 73° 14' 12" W	50.91	ESMT EDGE
STM-L51	N 56° 04' 03" E	200.00	ESMT EDGE
STM-L52	N 43° 22' 11" E	254.17	ESMT EDGE
STM-L53	N 01° 11' 38" W	188.35	ESMT EDGE
STM-L54	N 73° 54' 28" E	199.36	ESMT EDGE

STORM SEWER EASEMENT CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
STM-C19	425.00	5.08	000°41'05"	N 88° 54' 54" W	5.08	ESMT TIE
STM-C40	30.00	15.13	028°54'05"	S 63° 15' 25" W	14.97	ESMT TIE
STM-C42	80.00	38.18	027°20'29"	N 75° 08' 08" E	37.81	ESMT EDGE

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH	DESCRIPTION
A-L1	S 68° 34' 51" E	55.27	ESMT EDGE
A-L2	S 21° 25' 09" W	89.61	ESMT EDGE
A-L3	S 11° 25' 09" W	52.32	ESMT EDGE
A-L4	S 04° 01' 37" E	42.14	ESMT EDGE
A-L5	S 07° 05' 29" W	32.25	ESMT EDGE
A-L6	S 82° 54' 31" E	71.54	ESMT EDGE
A-L7	S 87° 29' 02" E	17.56	ESMT TIE
A-L8	S 02° 18' 21" E	432.57	ESMT C\L
A-L9	S 02° 18' 21" E	428.57	ESMT C\L
A-L10	S 87° 41' 39" W	17.57	ESMT C\L
A-L12	S 81° 21' 31" W	87.00	ESMT C\L
A-L14	S 58° 04' 41" E	52.08	ESMT C\L
A-L16	S 36° 47' 22" E	154.51	ESMT C\L

PUBLIC ACCESS EASEMENT CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
A-C11	49.00	71.55	083°39'52"	S 39° 31' 35" W	65.36	ESMT C\L
A-C13	50.00	35.40	040°33'48"	S 78° 21' 35" E	34.66	ESMT C\L
A-C15	43.00	15.98	021°17'20"	S 47° 26' 01" E	15.89	ESMT C\L
A-C17	80.00	13.91	009°57'48"	N 66° 26' 47" E	13.89	ESMT TIE

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

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

PLAN BOOK	PAGE
360	15

TOTAL AREA OF RECORDING = 2,835,208 SF OR 65.087 ACRES

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

FOREST EDGE PRD - PHASE 1

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY
MADE FOR

FOREST EDGE, LP

PM: MAO DB: LPW CB: MAO SCALE: N\A
Date: 2016-10-14
Job Number. C-18680-0004
Dwg No: 403,410

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Plot Date=10/31/2016 11:20 AM Lucas P. Wassam Save Date=10/31/2016 11:16 AM
15.02

NOW OR FORMERLY
FOXWOOD ESTATES
P.B.V. 325, PG. 13

PARCEL A

S 02°18'55" E 436.73'

IRON PIN FOUND

NOW OR FORMERLY
CARRIAGE MANOR
P.B.V. 290, PG. 33-35

COMMON OPEN SPACE 3-B

S 01°26'41" E 1515.14'

NOW OR FORMERLY
ARCHDIOCESE OF PITTSBURGH AND
WEST VIRGINIA, ORTHODOX CHURCH
IN AMERICA

S 00°47'55" E 615.21'

NOW OR FORMERLY
ARCHDIOCESE OF PITTSBURGH AND
WEST VIRGINIA, ORTHODOX CHURCH
IN AMERICA

N 86°38'24" W 790.13'

NOW OR FORMERLY
CRANBERRY ASSOCIATES, L.P.

S 87°29'02" E 1145.37'

OPEN SPACE "A"

LOT 115

LOT 116

LOT 114

OPEN SPACE "A"

OPEN SPACE "A"

SEE SHEET 3 OF 5

IRON PIN FOUND

LOT 113

LOT 117

LOT 118

LOT 112

LOT 119

LOT 111

LOT 120

LOT 110

LOT 123

LOT 109

LOT 121

LOT 124

TIMBER RIDGE COURT - 50' R/W

LOT 108

LOT 122

LOT 125

OPEN SPACE "C"

OPEN SPACE "A"

LOT 107

MATCHLINE
MATCHLINE

LOT 126

LOT 106

LOT 105

LOT 127

LOT 104

MORNINGSIDE DRIVE - 50' R/W

LOT 128

LOT 129

LOT 103

LOT 130

LOT 102

LOT 131

LOT 101

LOT 132

NOW OR FORMERLY
SINGER HOLDINGS, L.P.
INST. #201409250022914

REMNANT PARCEL "D"
(FUTURE DEVELOPMENT PARCEL)

SEE SHEET 4 OF 5

SEE SHEET 2 OF 5

IRON PIN FOUND

EXISTING IRON PIPE

IRON PIN FOUND

N 01°13'24" W 1261.90'

IRON PIN FOUND

NOW OR FORMERLY
GREGORY & PAMELA QUIGGLE

NOW OR FORMERLY
RICHARD PALE

NOW OR FORMERLY
VINCENT & MARGARET PALE

NOW OR FORMERLY
BOBBY & PATSY GRANT

NOW OR FORMERLY
JAMES & DEBORAH KENNEDY

NOW OR FORMERLY
DARYL & ARIANNE SOBOL

EXISTING IRON PIPE

N 86°43'56" W 1172.36'

NOW OR FORMERLY
WINDWOOD HEIGHTS
HOMEOWNERS
ASSOCIATION

EXISTING IRON PIN

NOW OR FORMERLY
SYED & FARAH HYDER

EXISTING IRON PIPE

NOW OR FORMERLY
GLENN & LINDA GRANER

EXISTING IRON PIPE

IRON PIN FOUND

NOW OR FORMERLY
GEORGE & ELEANOR MYRTER

NOW OR FORMERLY
MICHAEL & DONNA LABANS

IRON PIN FOUND

EXISTING STEEL PIPE

EXISTING STEEL PIPE

N 23°51'32" W 457.96'

EXISTING IRON PIPE

EXISTING NAIL

IRON PIN FOUND

NOW OR FORMERLY
MARY & RONALD RANKER

N 73°54'28" E 652.42'

NOW OR FORMERLY
WAYNE COWAN
PARCEL: 130-4F46-15D

NOW OR FORMERLY
BETTELOU BERTONCELLO

EXISTING IRON PIPE

N 21°25'09" E 362.77'

N 10°10'40" E 49.76'

HOPE ROAD

R=385.00'
A=17.71'
Δ=1°08'52"

NOW OR FORMERLY
GLENN & GALVIN CROFT

R=110.00'
A=124.95'
Δ=65°04'55"

WOODLAWN ROAD

NOW OR FORMERLY
JAMES LIVISKIE

N 81°52'34" E 65.30'

N 29°19'11" E 86.03'

N 17°43'11" E 66.51'

N 67°14'10" E 77.99'

NOTES:

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. THE SOURCE OF TITLE FOR TAX PARCEL 130-4F46-15 IS INSTRUMENT NO. 201409250022914.
3. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND / OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS, OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE, THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
4. THE HOMEOWNER'S ASSOCIATION FOR THIS PLAN SHALL BE RESPONSIBLE FOR ALL ROOF DRAIN PIPES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY AND DRAINAGE \ UTILITY EASEMENTS SHOWN ON THE APPROVED PLANS.
5. DEEDS FOR LOTS ENCUMBERED BY A CONSERVATION EASEMENT SHALL CONTAIN LANGUAGE STATING THAT THE AREA WITHIN THE CONSERVATION EASEMENT SHALL BE MAINTAINED IN ITS NATURAL STATE AND SHALL NOT BE ALTERED OR MODIFIED BY THE PROPERTY AND/OR HOMEOWNER IN ANY WAY.
6. SEE SHEET 5 OF 5 FOR METES AND BOUNDS DESCRIPTION TABLES FOR PROPOSED EASEMENTS.

PLAN BOOK	PAGE
360	16

TOTAL AREA OF RECORDING = 2,835,208 SF OR 65.087 ACRES

GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

FOREST EDGE PRD - PHASE 1

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY
MADE FOR

FOREST EDGE, LP

PM: MAO DB: LPW CB: MAO

SCALE: 1" = 100'

Date: 2016-10-14
Job Number: C-18680-0004
Dwg No: 403,410

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Save Date=10/17/2016 11:20 AM Lucas F. Wasilam
Plot Date=10/17/2016 11:20 AM Lucas F. Wasilam
15.02

MATCHLINE - SHEET 3 OF 5
MATCHLINE - SHEET 2 OF 5

OPEN SPACE "A"
507,996 SF
OR
11.662 ACRES
(SEE NOTE 5, SHEET 1)

NOW OR FORMERLY
MICHAEL W. & DONNA LUMIANS

EXISTING IRON PIPE

50' PRD SETBACK LINE (TYP)

EXISTING NAIL

IRON PIN FOUND

EXISTING STEEL PIPE

EXISTING STEEL PIPE

IRON PIN FOUND

N 23°51'32" W 457.96'

N 73°45'28" E 625.27'

NOW OR FORMERLY
MARY & RONALD RANKER

NOW OR FORMERLY
WAYNE DOWAN
PARCEL: 130-4F46-150

NOW OR FORMERLY
BETTELOU BERTONCELLO

NOW OR FORMERLY
GLENN & CALVIN CROFT

LOT 107
23,056 SF
OR
0.529 ACRES

LOT 106
24,776 SF
OR
0.569 ACRES

LOT 105
27,764 SF
OR
0.637 ACRES

LOT 104
21,888 SF
OR
0.502 ACRES
(SEE NOTE 5, SHEET 1)

LOT 103
20,994 SF
OR
0.482 ACRES

LOT 102
20,882 SF
OR
0.479 ACRES

LOT 101
20,472 SF
OR
0.470 ACRES

OPEN SPACE "A"
507,996 SF
OR
11.662 ACRES
(SEE NOTE 5, SHEET 1)

TIMBER RIDGE COURT - 50' R/W

S 12°57'43" W 161.94'

S 12°57'43" W 211.94'

S 12°57'43" W 161.94'
154.66'

15' UTILITY EASEMENT

R=25.00
A=39.27
Δ=090°00'00"

S 77°02'17" E 50.00'

S 77°02'17" E 286.30'

S 77°02'17" E

S 36°34'35" E 187.24'

S 12°57'43" W 196.30'

S 12°57'43" W 214.24'

S 08°51'24" E 206.58' (NON-RADIAL)

S 20°24'48" W 167.91'

S 81°11'43" W 108.88'

S 08°51'24" E 199.85'

S 08°51'24" E 199.89'

S 08°51'24" E 199.99'

S 08°19'10" E 200.08'

S 07°05'29" W 198.92'

S 04°36'18" W 141.26'

S 04°36'18" W 147.87' (NON-RADIAL)

S 03°07'02" E 151.66' (NON-RADIAL)

S 08°51'24" E 198.52'

S 08°51'24" E 175.96'

S 15°43'05" W 132.40'

S 81°08'36" W 289.82'

S 81°08'36" W 289.82'

S 81°08'36" W 289.82'

S 81°11'43" W 289.82'

S 81°11'43" W 289.82'

S 81°11'43

NOW OR FORMERLY
FOXWOOD ESTATES
P.B.V. 325, PG. 13
PARCEL A

PUBLIC UTILITY EASEMENT & HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT FOR THE OWNERSHIP & MAINTENANCE OF THE PRIVATE HOMEOWNERS ASSOCIATION STORMWATER SYSTEMS

S 02°18'55" E 436.73'

20' x 20' TEMPORARY TRAIL CONSTRUCTION EASEMENT FOR FOXWOOD ESTATES HOMEOWNERS ASSOCIATION

IRON PIN FOUND

214.29'

15' PUBLIC \ PEDESTRIAN ACCESS EASEMENT

NOW OR FORMERLY
CARRIAGE MANOR
P.B.V. 290, PG. 33-35

COMMON OPEN SPACE 3-B

S 01°26'41" E 1515.14'

1300.85'

50' PRD SETBACK LINE (TYP)

20' CONSERVATION EASEMENT (TYP.)

15' PUBLIC \ PEDESTRIAN ACCESS EASEMENT

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

20' x 20' TEMPORARY TRAIL CONSTRUCTION EASEMENT FOR CRANBERRY ASSOCIATES, L.P.

S 19°03'17" E 220.93'

10' REAR YARD SETBACK (TYP)

S 19°44'19" W 216.99'

OPEN SPACE "A"
507,996 SF
OR
11.662 ACRES
(SEE NOTE 5, SHEET 1)

N 89°30'27" W 382.16'

MATCHLINE - SHEET 4 OF 5
MATCHLINE - SHEET 3 OF 5

LOT 115
32,542 SF
OR
0.747 ACRES
(SEE NOTE 5, SHEET 1)

LOT 116
32,595 SF
OR
0.748 ACRES
(SEE NOTE 5, SHEET 1)

S 88°55'49" W 202.00' (NON-RADIAL)

S 89°53'19" W 49.51'

S 34°39'47" W 178.48' (NON-RADIAL)

20' PRIVATE SANITARY SEWER EASEMENT FOR LOT 114

CHORD BRG & DIS. = S 23°27'29" E 76.15'
15' UTILITY EASEMENT
A=79.37'
A=307.18'

CHORD BRG & DIS. = S 32°12'54" W 75.75'
60.00'

7.5' SIDE YARD SETBACK (TYP)
S 74°09'00" W 68.21'

PRIVATE STORMWATER MANAGEMENT EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

OPEN SPACE "A"
507,996 SF
OR
11.662 ACRES
(SEE NOTE 5, SHEET 1)

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

NOW OR FORMERLY
CRANBERRY ASSOCIATES, L.P.

LOT 114
21,126 SF
OR
0.485 ACRES

S 87°29'02" E 269.03'

10' REAR YARD SETBACK (TYP)

CHORD BRG & DIS. = S 34°17'19" E 74.77'
R=60.00
A=77.00'

A=211.18'
A=116.19'
60.00'

OPEN SPACE "B"
4,200 SF
OR
0.096 ACRES

R=55.00'
R=30.00'

TIMBER RIDGE COURT - 50' R\W

S 01°11'38" E 188.35' (ESTIMATE)

S 88°48'22" W 129.36'
100.00'

15' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

S 88°48'22" W 151.11'

S 19°14'54" E 150.16' (NON-RADIAL)

7.5' SIDE YARD SETBACK (TYP)

15' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

LOT 113
24,298 SF
OR
0.558 ACRES

S 88°48'22" W 134.99'
83.47'

S 88°48'22" W 151.11'

15' UTILITY EASEMENT

LOT 117
23,017 SF
OR
0.528 ACRES

R=85.50
A=35.76
Δ=023°57'51"

S 87°29'02" E 269.03' (NON-RADIAL)

112.58'

S 87°29'02" W

254.17'

104.44'

S 27°12'42" E 340.39'

PRIVATE STORMWATER MANAGEMENT EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

LOT 118
27,033 SF
OR
0.621 ACRES

50' FRONT YARD

S 41°11'38" E 266.36'

R=85.50
A=26.42'
Δ=017°42'28"

LOT 112
22,386 SF
OR
0.514 ACRES

S 07°07'38" E 240.37' (NON-RADIAL)

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

LOT 119
23,531 SF
OR
0.540 ACRES

70' REAR YARD SETBACK (TYP)

S 88°55'49" E 200.00'

S 88°55'49" E 200.00'

S 41°11'38" E 266.36' (NON-RADIAL)

LOT 111
23,214 SF
OR
0.533 ACRES

S 26°25'24" W 75.20'

S 26°25'24" W 75.20'

S 88°55'49" E 200.00'

S 88°55'49" E 200.00'

7.5' SIDE YARD SETBACK (TYP)

S 88°55'49" E 200.00' (NON-RADIAL)

LOT 120
23,577 SF
OR
0.541 ACRES

S 89°55'49" E 200.00' (NON-RADIAL)

S 87°17'09" E 218.97' (NON-RADIAL)

S 11°07'15" W 219.32' (NON-RADIAL)

R=25.00
A=40.27
Δ=092°17'09"

CHORD BRG & DIS. = S 34°43'06" W 36.08'

S 22°52'38" E 93.98'

R=150.00
A=16.45
Δ=006°17'04"

S 27°40'38" E 34.20'

S 27°40'38" E 83.00'

S 27°40'38" E 107.41'

S 87°11'14" E 87.00'

50' PRD SETBACK LINE (TYP)

15' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

LOT 110
23,318 SF
OR
0.535 ACRES

S 41°11'38" E 133.00'

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

S 88°55'49" E 200.00' (NON-RADIAL)

30' FRONT YARD

LOT 109
23,134 SF
OR
0.531 ACRES

S 88°55'49" E 88.95'

S 88°55'49" E 88.95'

S 11°07'15" E 219.32' (NON-RADIAL)

LOT 121
26,960 SF
OR
0.619 ACRES

LOT 123
24,420 SF
OR
0.561 ACRES

S 12°57'43" W 180.01'

15' UTILITY EASEMENT

R=225.00

A=69.23

A=69.23

A=153.78

A=153.78

R=275.00

A=165.00

A=165.00

15' UTILITY EASEMENT

7.5' SIDE YARD SETBACK (TYP)

S 12°57'43" W 178.36'

LOT 124
24,056 SF
OR
0.552 ACRES

15' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

OPEN SPACE "C"
66,779 SF
OR
1.533 ACRES

S 10°10'00" E 10.00'

S 12°57'43" W 180.01'

LOT 122
30,113 SF
OR
0.691 ACRES

15' UTILITY EASEMENT

S 11°14'00" E 224.68'

S 11°14'00" E 224.68'

S 11°14'00" E 224.68'

NOW OR FORMERLY
CARRIAGE MANOR
P.B.V. 290, PG. 33-35

COMMON OPEN SPACE 3-B

NOW OR FORMERLY
ARCHDIOCESE OF PITTSBURGH AND
WEST VIRGINIA, ORTHODOX CHURCH
IN AMERICA

S 01°26'41" E 1515.14'

1300.85'

S 00°47'55" E 615.21'

50' PRD SETBACK LINE (TYP)

50' PRD SETBACK LINE (TYP)

MATCHLINE - SHEET 4 OF 5
MATCHLINE - SHEET 3 OF 5

20' CONSERVATION
EASEMENT (TYP.)

50' PRD SETBACK LINE (TYP)

N 86°38'24" W 760.31'

NOW OR FORMERLY
ARCHDIOCESE OF PITTSBURGH AND
WEST VIRGINIA, ORTHODOX CHURCH
IN AMERICA

NOW OR FORMERLY
SINGER HOLDINGS, L.P.
INST. #201409250022914

REMNANT PARCEL "D"
(FUTURE DEVELOPMENT PARCEL)
1,368,298 SF
OR
31.412 ACRES
(SEE NOTE 5, SHEET 1)

NOW OR FORMERLY
JAMES & DEBORAH KENNEDY

CONSERVATION
EASEMENT

20' CONSERVATION
EASEMENT (TYP.)

50' PRD SETBACK LINE (TYP)

50' PRD SETBACK LINE (TYP)

R=25.00
A=37.23
Δ=085°18'54"

S 27°40'38" E
34.28

S 85°37'22" W 90.00'

R=150.00
A=16.45
Δ=006°17'04"

N 88°31'51" E
16.44'

S 27°40'38" E 107.41'

S 88°37'11" W 87.55'

50' PRD SETBACK LINE (TYP)

IRON PIN
FOUND

OPEN SPACE "C"
66,779 SF
OR
1.533 ACRES

NOW OR FORMERLY
DARYL & ARIANNE BOBOL

IRON PIN
FOUND

EXISTING
IRON PIPE

NOW OR FORMERLY
GREGORY & PAMELA
QUIGGLE

N 01°13'24" W 1261.90'

NOW OR FORMERLY
RICHARD PALE

NOW OR FORMERLY
VINCENT & MARGARET
PALE

IRON PIN
FOUND

NOW OR FORMERLY
BOBBY & PATSY GRANT

IRON PIN
FOUND

LOT 124
24,056 SF
OR
0.552 ACRES

EXISTING PRIVATE DRIVE
TO BE MAINTAINED BY
ASSOCIATION OWNERSHIP
AND MAINTENANCE

7.5' SIDE YARD SETBACK (TYP)

S 27°43'38" W 178.36'

LOT 125
19,669 SF
OR
0.452 ACRES

15' REAR YARD SETBACK (TYP)

S 27°43'38" W 196.30'

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA OF RECORDING = 2,835,208 SF OR 65.087 ACRES

PLAN BOOK	PAGE
360	19

GATEWAY®

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

FOREST EDGE PRD - PHASE 1

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY
MADE FOR

FOREST EDGE, LP

PM: MAO DB: LPW CB: MAO

SCALE: 1" = 50'

Date: 2016-10-14
Job Number: C-18680-0004
Dwg No: 403,410

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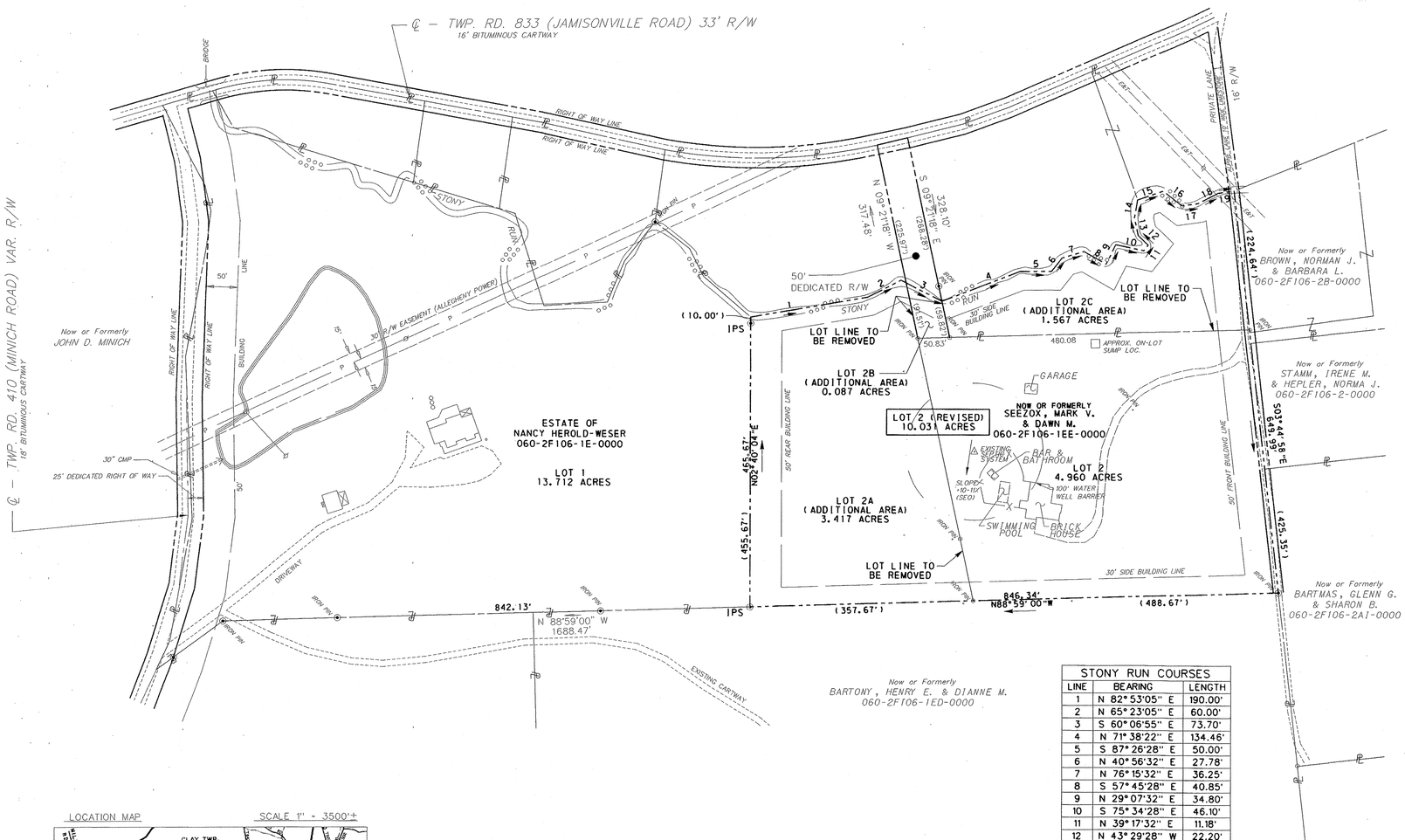
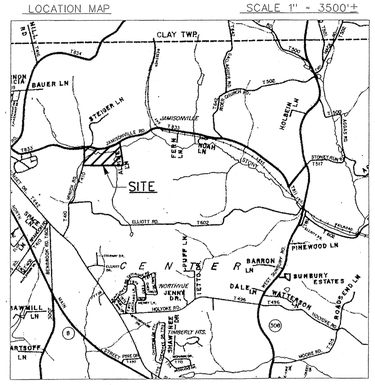
[Path & Filename=R:\Projects\18000\18680 Singer Land Development\.0004 Stevenson PRD\Dwg\01-Base\Final-Base\18680-0004_RP_Phase 1.dwg
Plot Date=10/31/2016 11:20 AM Lucas P. Wasam
Save Date=10/31/2016 11:16 AM
15.02



STONY RUN COURSES		
LINE	BEARING	LENGTH
1	N 82° 53'05" E	190.00'
2	N 65° 23'05" E	60.00'
3	S 60° 06'55" E	73.70'
4	N 71° 38'22" E	134.46'
5	S 87° 26'28" E	50.00'
6	N 40° 56'32" E	27.78'
7	N 76° 15'32" E	36.25'
8	S 57° 45'28" E	40.85'
9	N 29° 07'32" E	34.80'
10	S 75° 34'28" E	46.10'
11	N 39° 17'32" E	11.18'
12	N 43° 29'28" W	22.20'
13	N 09° 38'28" W	28.80'
14	N 12° 40'32" E	29.02'
15	N 72° 55'32" E	42.94'
16	S 50° 02'28" E	38.08'
17	N 84° 25'32" E	25.00'
18	N 65° 42'32" E	36.62'
19	N 84° 10'12" E	26.22'

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	
LOT 1	18.783 ACRES
	-3.417 ACRES (EAST)
	-0.087 ACRES (R/W)
	-1.567 ACRES (NORTH)
TOTAL AREA =	13.712 ACRES

LOT 2 REVISED	
LOT 2	4.960 ACRES
LOT 2A (ADDITIONAL AREA - WEST)	+3.417 ACRES
LOT 2B (ADDITIONAL AREA - R/W)	+0.087 ACRES
LOT 2C (ADDITIONAL AREA - NORTH)	+1.567 ACRES
TOTAL AREA =	10.031 ACRES

THIS PLAN IS A REMOVAL OF 5.071 ACRES FROM LOT 1, WESER (SISTER) TO BE CONVEYED TO AND BECOME A PART OF LOT 2, SEEZOX (BROTHER).

PLAN BOOK	PAGE
360	20

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 12TH day of OCT., 2016.

Secretary _____ Chairman _____

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

Approved by the Planning Commission of the Township of Center this 26th day of October, 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 9th day of November, 2016.

Secretary _____ Edward D. 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 29 day of December, 2016.

ATTEST:

Notary Public _____ Tomi Herold, as executrix of the estate of Nancy Herold-Weser

The undersigned is authorized and agrees to accept the conveyance of 5.071 acres of land area in addition to 4.960 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:

12-29-16 Date _____ Mark V. Seezox

12-29-16 Date _____ Dawn M. Seezox

Date _____

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commmonwealth 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 29 day of December, 2016.

My Commission Expires the 04 day of June, 2018.

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

Notary Public

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

SEPT 15, 2016
Date

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

Instr:201612300027884 12/30/2016
Pages:1 F:$45.00 2:54PM
Michele Mustello T20160018145
Butler County Recorder FL

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 360 Page 20

GIVEN UNDER MY HAND AND SEAL this 30 day of DECEMBER, 2016.

Recorder

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

SCALE
0 100 200 FEET

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:	SEPTEMBER 2016
SCALE:	AS NOTED

RECORDED 2015	
PLAN BOOK	PAGE
SHEET	OF

SHEET NUMBER
1 OF 1

kriglas
9/15/2016 8:58 AM
G:\(2015)\15096 - Tomi Herold Lot Line Revision\PROJPLT\FINAL-PLAN_Revised.dgn

SIGN WITH BLACK FELT TIP PEN ONLY.

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 7th DAY OF December, 2016.

SECRETARY — CHAIRMAN Diane C. Harchosky

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION.
LETTER TO THE CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS
DATED: JULY 11, 2016.

SECRETARY — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY ADOPTS THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY AN ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 7th DAY OF December, 2016.

SECRETARY Brenda Dawn — CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, KENNETH P. DAMBAUGH, OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, I KENNETH P. DAMBAUGH 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 KENNETH P. DAMBAUGH, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL, THIS 20th DAY OF August, A.D. 2016.

ATTEST: John Hockenberger, Jr. — NOTARY PUBLIC; Ken Dambaugh — KENNETH P. DAMBAUGH

MY COMMISSION EXPIRES THE 6th DAY OF MAY, A.D. 2016.

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

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED KENNETH P. DAMBAUGH, AND ACKNOWLEDGE 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 20th DAY OF August, 2016.

MY COMMISSION EXPIRES THE 6th DAY OF August, 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL John Hockenberger Jr., Notary Public

SEAL

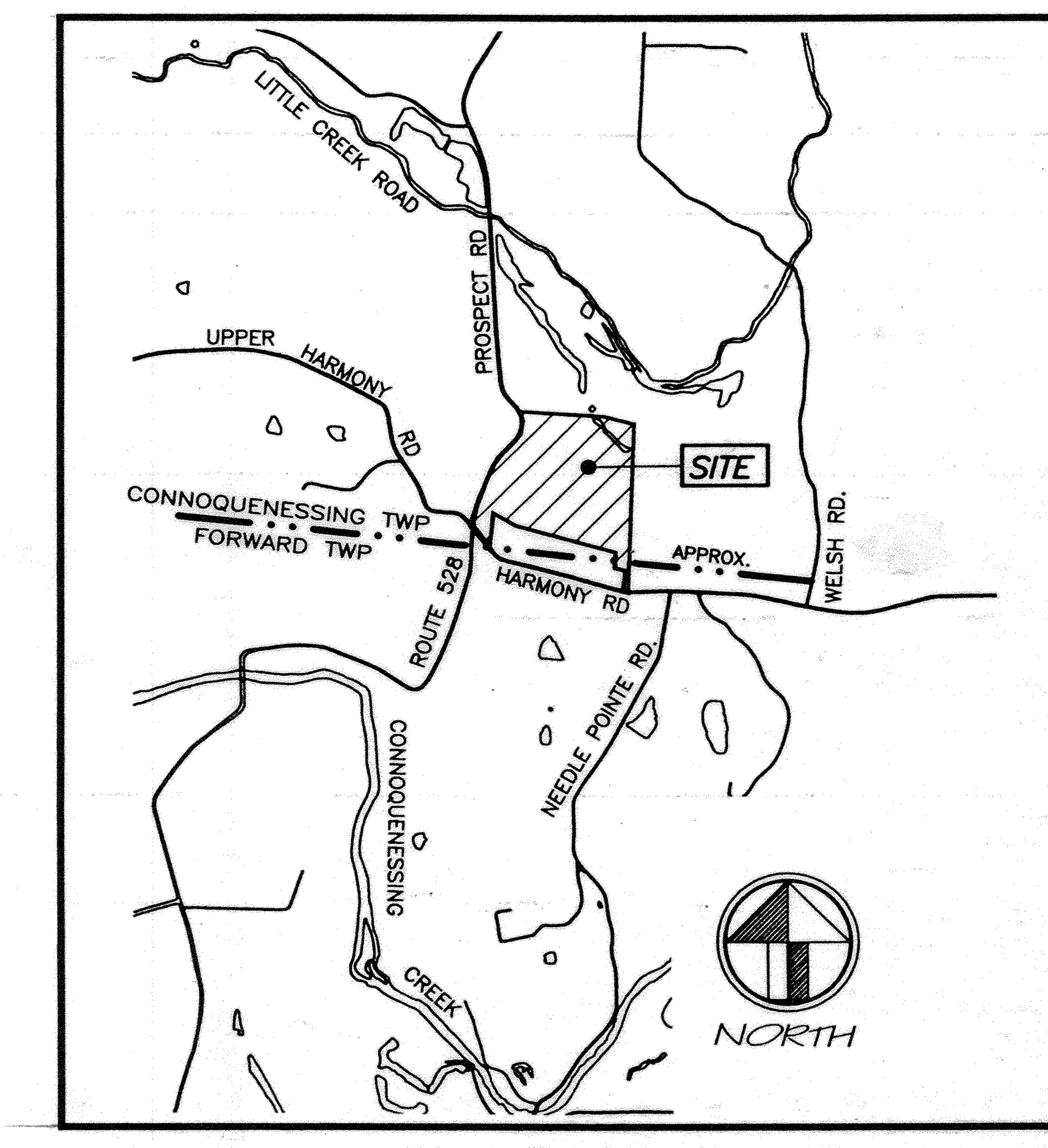
I, KENNETH P. DAMBAUGH, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE KANE-DAMBAUGH SUBDIVISION PLAN IS IN THE NAME OF KENNETH P. DAMBAUGH, AND IS RECORDED IN INSTRUMENT NO. 201307220021184, RECORDER OF DEEDS OFFICE.

WITNESS — KENNETH P. DAMBAUGH

I/WE ______ MORTGAGEE OF THE PROPERTY CONTAINED IN THE KANE-DAMBAUGH SUBDIVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NOT APPLICABLE

WITNESS — NAME, TITLE, AND MORTGAGEE



VICINITY MAP
SCALE: 1" = 2000'

REVIEWED ~~AND APPROVED~~ BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 26 DAY OF JULY, 2016.

SECRETARY — CHAIRMAN

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

REVIEWED ~~APPROVED~~ BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 9 DAY OF AUGUST, 2016.

SECRETARY Bette Spathaler — PRESIDENT

BUTLER COUNTY PLANNING COMMISSION SEAL

BUTLER COUNTY RECORDER OF DEEDS SEAL

FORWARD TOWNSHIP SEAL:

Instr:201701030000143 01/03/2017
Pages:2 F:$85.00 2:35PM
Michele Mustello T20170000077
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, THAT I, BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, I BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER AND SAID TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL, THIS 22 DAY OF August, A.D. 2016.

ATTEST: NOTARY PUBLIC; Betty L. Kane — BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST

MY COMMISSION EXPIRES THE 6 DAY OF MAY, A.D. 2019.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER PENNSYLVANIA, WITHIN 90 DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF August, 2016.

MY COMMISSION EXPIRES THE 6 DAY OF MAY, 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL John Hockenberger Jr., Notary Public Zelienople Boro, Butler County MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

I, BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST, OWNER OF THE KANE-DAMBAUGH SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST AS RECORDED IN INSTRUMENT NO. 20121150033075, RECORDER OF DEEDS OFFICE.

WITNESS — Betty L. Kane — BETTY L. KANE, TRUSTEE UNDER KANE FAMILY TRUST

I/WE ______ MORTGAGEE OF THE PROPERTY CONTAINED IN THE KANE-DAMBAUGH SUBDIVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NOT APPLICABLE

WITNESS — NAME, TITLE, AND MORTGAGEE

RECORDER OF DEEDS BUTLER COUNTY, PA

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 360, PAGE 21-22

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF January, 2017.

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
360	21

53.64 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO CURRENT ZONING ORDINANCE

OWNER: BETTY L. KANE, TRUSTEE UNDER
THE KANE FAMILY TRUST
833 PROSPECT ROAD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR. NO. 20121150033075
TAX PARCEL NO.: 120-4F27-13

OWNER: KENNETH P. DAMBAUGH
333 HARMONY ROAD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR. NO. 201307220021184
TAX PARCEL NO.: 120-4F27-21BB

KANE-DAMBAUGH SUBDIVISION PLAN

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 21, 2016

SCALE: 1" = 100'

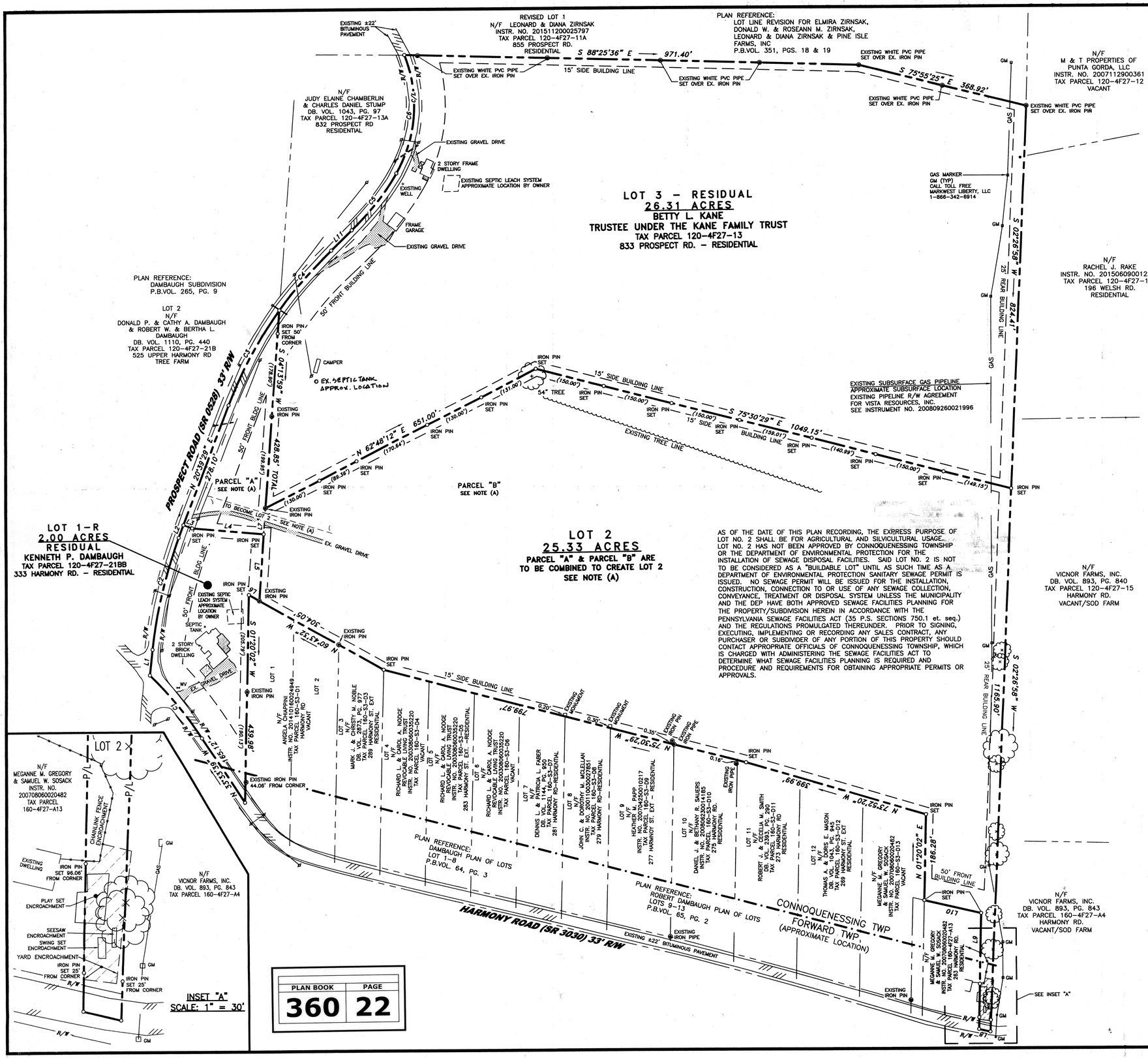
SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

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

REVISIONS: AUGUST 1, 2015 – TWP ENG COMMENTS-ADD FORWARD TWP SIGN | DRAWN BY: T.R. | CHECKED BY: T.R. | DWG. NO: 5415-2016-SUB SHEET: 1 OF 2

G:\Dambaugh-5415-2016\dambaugh-5415-2016-state-R-1.dwg Aug 02, 2016 @ 11:10AM (Dedication) DAMBAUGH-KANE-STATE.CRD



ADDITIONAL PROPERTY LINE DESCRIPTIONS

ADDITIONAL LINE INFORMATION		
LINE	BEARING	DISTANCE
L1	N 06°30'35" E	54.43'
L2	N 20°39'29" E	29.15'
L3	S 69°20'31" E	20.00'
L4	S 84°57'45" E	153.63'
L5	S 04°13'59" W	143.03'
L6	N 60°43'32" W	25.71'
L7	N 04°13'59" E	57.00'
L8	N 76°47'58" W	25.00'
L9	N 01°20'02" E	250.00'
L10	N 76°47'58" W	124.86'
L11	N 46°53'18" E	60.24'

ADDITIONAL CURVE INFORMATION					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	750.00'	173.28'	13°14'15"	N 40°10'47" W	172.89'
C2	1000.00'	246.94'	14°08'55"	N 13°35'02" E	246.31'
C3	875.00'	232.00'	15°11'30"	N 28°15'14" E	231.32'
C4	875.00'	168.58'	11°02'20"	N 38°12'21" E	168.32'
C5	513.74'	155.70'	17°21'54"	N 38°12'21" E	155.11'
C6	300.85'	267.35'	50°54'54"	N 04°03'57" E	258.64'

REVISED LOT CALCULATIONS

	LOT 1-R TAX PARCEL 120-4F27-21BB	LOT 2	LOT 3 TAX PARCEL 120-4F27-13
EXISTING AREA	3.10 ACRES	0.00 ACRE	50.54 ACRES
PARCEL "A"	-1.10 ACRES	+1.10 ACRES	0.00 ACRE
PARCEL "B"	0.00 ACRE	+24.23 ACRES	-24.23 ACRES
TOTAL REVISED LOT AREAS	2.00 ACRES (87,120 SQ.FT.)	25.33 ACRES (1,103,375 SQ.FT.)	26.31 ACRES (1,146,063 SQ.FT.)

NOTES:

(A) PARCEL "A", LANDS PRESENTLY OWNED BY KENNETH P. DAMBAUGH IS TO BE CONVEYED AND BECOME AN INTEGRAL PART OF LOT 2. SAID PARCEL "A" IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

PARCEL "B" LANDS PRESENTLY OWNED BY BETTY L. KANE, TRUSTEE UNDER THE KANE FAMILY TRUST IS TO BE CONVEYED AND BECOME AN INTEGRAL PART OF LOT 2. SAID PARCEL "B" IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

PARCEL "A" AND PARCEL "B" ARE ADJOINING PARCELS TO BE COMBINED TOGETHER TO CREATE LOT 2.

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

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

53.64 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO CURRENT ZONING ORDINANCE

OWNER: BETTY L. KANE, TRUSTEE UNDER
THE KANE FAMILY TRUST
833 PROSPECT ROAD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR. NO. 201211150033075
TAX PARCEL NO.: 120-4F27-13

OWNER: KENNETH P. DAMBAUGH
333 HARMONY ROAD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR. NO. 201307220021184
TAX PARCEL NO.: 120-4F27-21BB

KANE-DAMBAUGH SUBDIVISON PLAN

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 21, 2016 SCALE: 1" = 100'

PLAN BOOK	PAGE
360	22

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

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

Tamara A Ranalli PLS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LICENSE NUMBER SU051843E SURVEYOR

REGISTRATION NO. SU-051843-E

REVISIONS:	DRAWN BY:	CHECKED BY:
AUGUST 1, 2015 TWP ENG COMMENTS	T.R./DF	T.R.
NOV. 30, 2016 ADD SEPTIC TANK		

DWG. NO: 5415-2016-SUB
SHEET: 2 OF 2

G:\Dambaugh-5415-2016\dambaugh-5415-2016-state-R-1.dwg - Aug 02, 2016 @ 11:34AM

(Subdivision) Dambaugh-Kane-state.CRD

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, KEVIN L. SPEER AND GARY L. FISHER, 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 MUDDY CREEK, COUNTY OF BUTLER AND TOWNSHIP OF SLIPPERY ROCK, COUNTY OF LAWRENCE, BOTH OF THE 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, COUNTIES OF BUTLER AND LAWRENCE AND TOWNSHIPS OF MUDDY CREEK (BUTLER CO) AND SLIPPERY ROCK (LAWRENCE CO), WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTIES OF BUTLER AND LAWRENCE AND TOWNSHIPS OF MUDDY CREEK (BUTLER CO) AND SLIPPERY ROCK (LAWRENCE CO), 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 5th DAY OF December, 20 16

X _____ KEVIN L. SPEER

X _____ GARY L. FISHER

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 KEVIN L. SPEER AND GARY L. FISHER, 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 5 DAY OF Dec, 20 16

MY COMMISSION EXPIRES THE 4 DAY OF June 2018

_____ NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Roberta S. Hinds, Notary Public
Portersville Boro, Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.

5TH DEC '16
DATE

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

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

MUDDY CREEK TOWNSHIP - BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, ANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY ON THIS 3rd DAY OF January, 20 17.

_____ SECRETARY, BOARD OF SUPERVISORS

_____ CHAIRMAN, BOARD OF SUPERVISORS

MUDDY CREEK TOWNSHIP - TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 3rd DAY OF January, 20 17.

_____ SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF Nov, 20 16

_____ SECRETARY

_____ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY - PROOF OF RECORDING

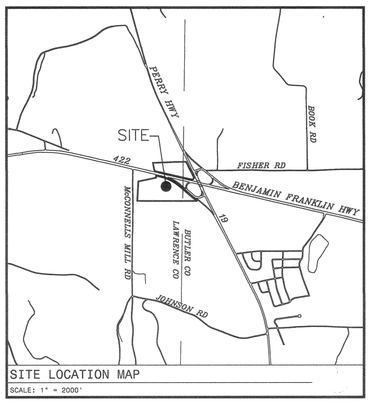
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 360 PAGE(S) 23.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF January, 20 17.

_____ RECORDER OF DEEDS

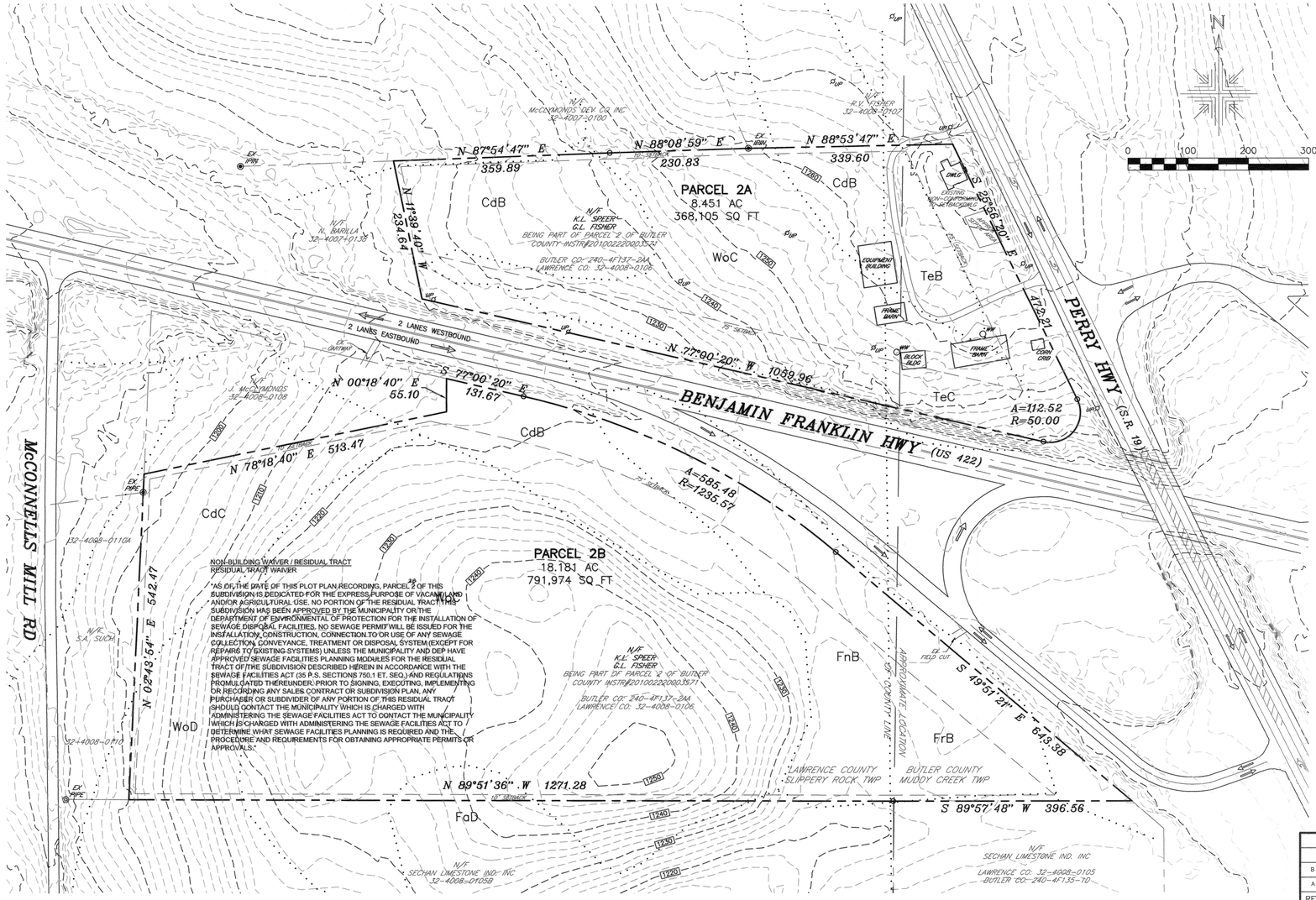
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Instr: 201701040000183 01/04/2017
Pages:1 9:29AM
F $45.00
Michele Mustello T20170000103
Butler County Recorder FL



SITE LOCATION MAP

SCALE: 1" = 2000'



NON-BUILDING WAIVER / RESIDUAL TRACT

RESIDUAL TRACT WAIVER

"AS OF, THE DATE OF THIS PLOT PLAN RECORDING, PARCEL 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF 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 MODULES 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 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."

PROPERTY AREAS:

EXISTING TOTAL	26.632 ACRES
REVISED TOTAL	
PARCEL 2A	8.451 ACRES
+ PARCEL 2B	18.181 ACRES
REVISED TOTAL	26.632 ACRES

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF MUDDY CREEK

SITE REQUIREMENTS:

1. MINIMUM LOT SIZE = 1.5 ACRE
2. MINIMUM LOT WIDTH = 100 FT AT R/W
3. SET BACK REQUIREMENTS.
   - 3.1. FRONT YARD SETBACK = 75 FT FROM R/W
   - 3.2. SIDE & REAR YARD SETBACK = 10 FT

GENERAL NOTES:

1. OWNERS: KEVIN L. SPEER, GARY L. FISHER
2. ADDRESS: 1818 PERRY HIGHWAY, PORTERSVILLE, PA 16051
3. TAX IDS: BUTLER COUNTY - 240-4F137-2AA; LAWRENCE COUNTY - 32-4008-0106
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. PENN DOT HIGHWAY MAPS FOR BUTLER AND LAWRENCE COUNTIES
     - 4.2.2. SUBDIVISION PLAN FOR MARION CORNELIUS LAWRENCE COUNTY VOL 24 PG 53
5. PLAN TO BE RECORDED WITHIN 90 DAYS OF FINAL APPROVAL
6. Septic for Parcel 2A installed prior to may 16 1972

RECORDED JAN 4 2017	
PLAN BOOK	PAGE
360	23
SHEET 1 of 1	

SLIPPERY ROCK TOWNSHIP - MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK (LAWRENCE COUNTY), HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SLIPPERY ROCK (LAWRENCE COUNTY), 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.

SLIPPERY ROCK TOWNSHIP - MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK (LAWRENCE COUNTY), THIS 14 DAY OF December, 20 16.

_____ SECRETARY

_____ CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SLIPPERY ROCK (LAWRENCE COUNTY), THIS 05 DAY OF December, 20____.

_____ SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

LAWRENCE COUNTY PLANNING COMMISSION REVIEW STATEMENT

~~Reviewed~~ APPROVED BY THE LAWRENCE COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF November, 20 16.

_____ SECRETARY

~~CHAIRMAN, LAWRENCE COUNTY PLANNING COMMISSION~~

LAWRENCE COUNTY - PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF LAWRENCE, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME_____, PAGE(S) _____.

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

_____ RECORDER OF DEEDS

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

PERMIT #:

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 NOVEMBER 22, 2016	SDG	11/24/16
A	NORTH ARROW AND SCALE BAR ADDED	SDG	11/4/16

MUDDY CREEK TOWNSHIP
BUTLER COUNTY

MUDDYCREEK TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

SLIPPERY ROCK TOWNSHIP
LAWRENCE COUNTY

SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

LAWRENCE COUNTY PLANNING COMMISSION

TOWNSHIP ENGINEER

LAWRENCE COUNTY RECORDER OF DEEDS

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

FISHER / SPEER PLAN

BEING A

SUBDIVISION

FOR

GARY L. FISHER &
KEVIN L. SPEER

SITUATE

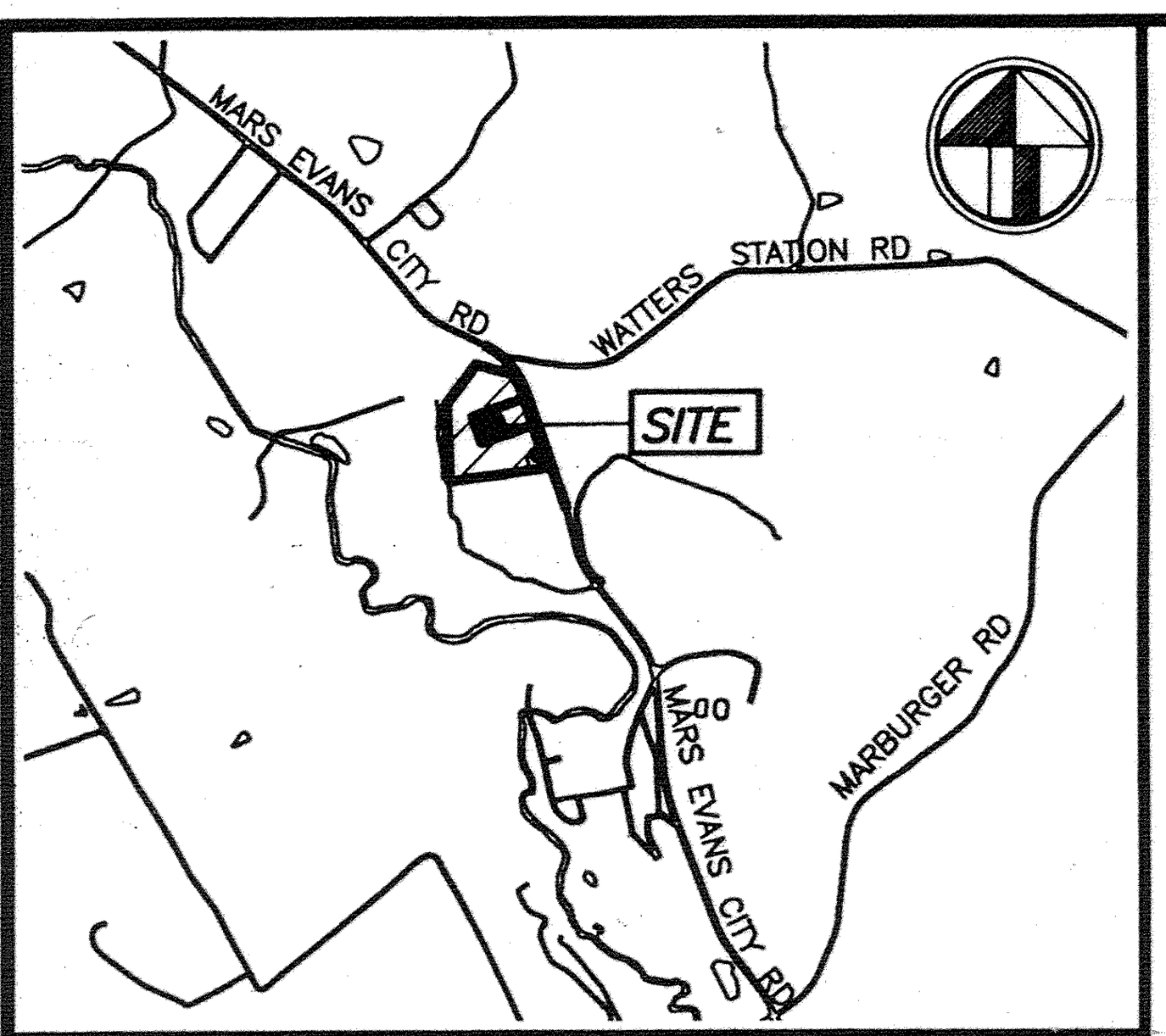
MUDDY CREEK TWP; BUTLER CO.
SLIPPERY ROCK TWP; LAWRENCE CO.

DATE	DRAWN	CHECKED	SCALE
10/4/16	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-165	BC: 240-4F137-2AA LC: 32-4008-0106	B

3

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

Instr:201701050000300 01/05/2017
Pages:1 F:$45.00 11:19AM
Michele Mustello T20170000187
Butler County Recorder FL

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION.
LETTER TO FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED Nov 23, 2016.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 25 DAY OF OCTOBER, 2016.

SECRETARY CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS _____ DAY OF____________ ,20______.

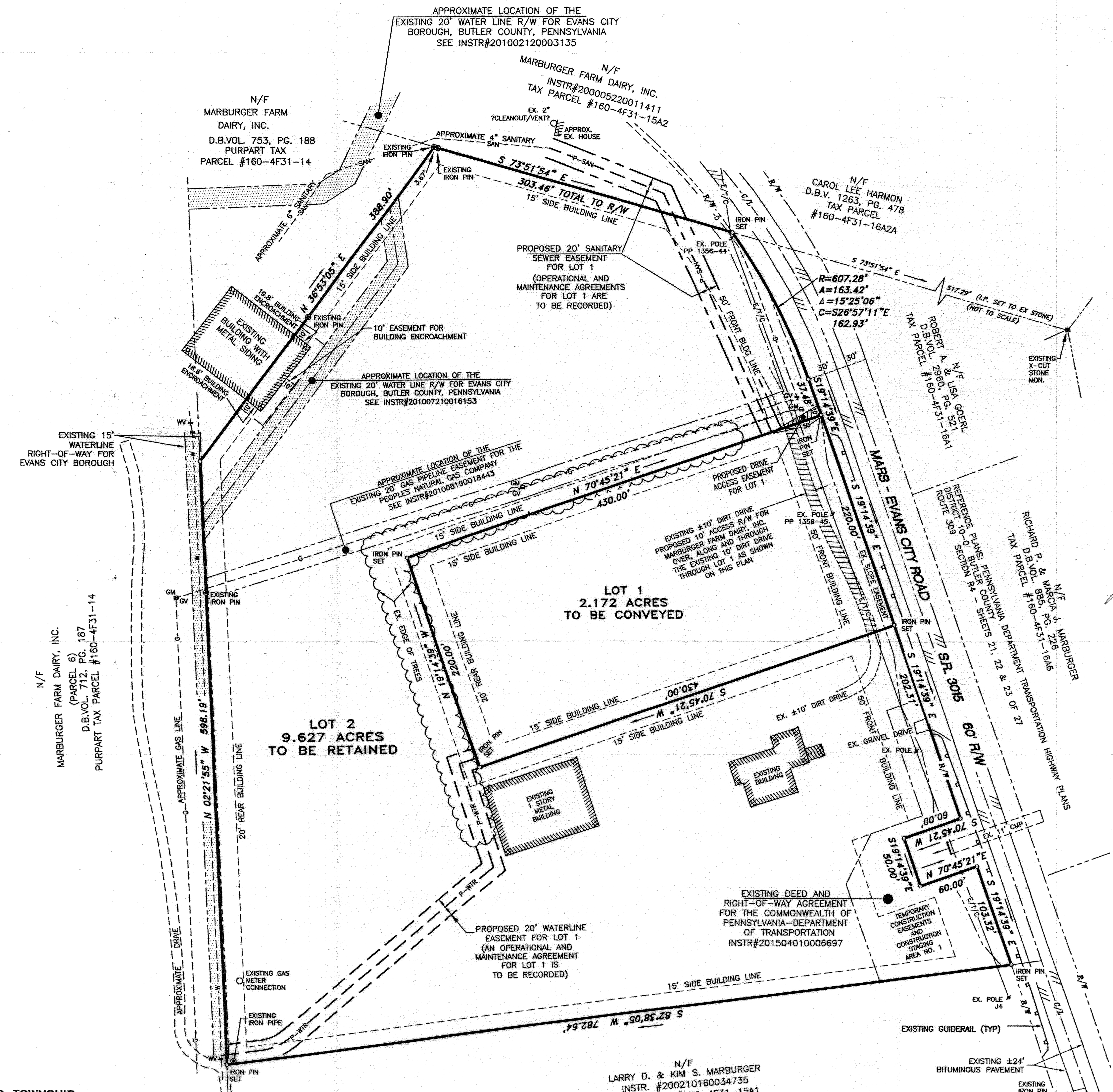
IF APPLICABLE ______________________

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 15 DAY OF NOVEMBER, 2016.

SECRETARY PRESIDENT

FORWARD TOWNSHIP SEAL:



NOTICE:

AS OF THE DATE OF THIS PLAN RECORDING, THE EXPRESS PURPOSE OF LOT NO. 2 SHALL BE FOR AGRICULTURAL USAGE. LOT NO. 2 HAS NOT BEEN APPROVED BY FORWARD TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. SAID LOT NO. 2 IS NOT TO BE CONSIDERED AS A "BUILDABLE LOT" UNTIL AS SUCH TIME AS A DEPARTMENT OF ENVIRONMENTAL PROTECTION SANITARY SEWAGE PERMIT IS ISSUED. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et. seq.) AND THE REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF FORWARD TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

(1) THE PROPERTY BEARINGS SHOWN ON THIS PLAN ARE ON THE BEARING DATUM PENNSYLVANIA STATE PLANE SYSTEM (PA SOUTH) NAD 1983

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

(3) THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER ALL UTILITIES MAY NOT HAVE BEEN FLAGGED UNDER THE PA ONE CALL, THEREFORE

LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS.
CALL: 1-800-242-1776

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

LEGEND

EXISTING UTILITY POLE	POLE
EXISTING OVERHEAD ELECTRIC LINES	—— E ——
EXISTING OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES	——E/T/C——
EXISTING SANITARY SEWER LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— — —SAN— —
EXISTING GAS LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— — —G— — —
EXISTING SUBSURFACE WATER LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— — —W— — —
PROPOSED SANITARY SEWER LINE	——P–SAN ——
PROPOSED WATER LINE	——P–WTR ——

FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JUNE 20, 2006, AS AMENDED

(NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)	MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	43,560 SQ. FT.
	MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
(SERVED BY A COMMUNITY SEWAGE SYSTEM AND A COMMUNITY WATER SYSTEM)	MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	15,000 SQ. FT.
	MINIMUM LOT WIDTH	80 FEET AT BUILDING LINE

BUILDING SETBACKS

FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

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360	24

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

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 10 DAY OF October, 2016.

ATTEST; MARBURGER FARM DAIRY, INC.

NOTARY PUBLIC PRESIDENT SIGNATURE AND TITLE OF AUTHORIZED OFFICER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen M. Horne, Notary Public
Cranberry Twp., Butler County
My Commission Expires Oct. 29, 2017

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

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

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

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

MY COMMISSION EXPIRES THE 29 DAY OF Oct, 2017.

NOTARY PUBLIC

NOTARY SEAL:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen M. Horne, Notary Public
Cranberry Twp., Butler County
My Commission Expires Oct. 29, 2017

WE, MARBURGER FARM DAIRY, INC., OWNERS OF THE MARBURGER FARM DAIRY INC 2015 SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MARBURGER FARM DAIRY, INC., AS RECORDED IN INSTRUMENT NO. 201012210030418, RECORDER OF DEEDS OFFICE.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

PRESIDENT SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 360, PAGE 24.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF January, 2017.

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

SEAL:

NORTH

0' 60' 120' 180'

SCALE: 1" = 60'

11.799 ACRES = TOTAL ACREAGE
ZONING DISTRICT: NO ZONING

PROPERTY ADDRESS: MARS EVANS CITY ROAD
EVANS CITY, PA 16033

OWNERS : MARBURGER FARM DAIRY, INC.
1506 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

DEED REFERENCE : INSTR. NO. 201012210030418
TAX PARCEL NO.: 160-4F31-15

REF. SURVEYS BY: SURVEY-TECH CORPORATION
DWG. #2010-5144
DATED: MAY 14, 2010

O.PAUL GALER, P.E.
DWG. #1730
DATED: MARCH 30, 1944

MARBURGER FARM DAIRY INC 2015 SUBDIVISION PLAN

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.
DATE: MARCH 8, 2016 SCALE: 1" = 60'

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

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

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

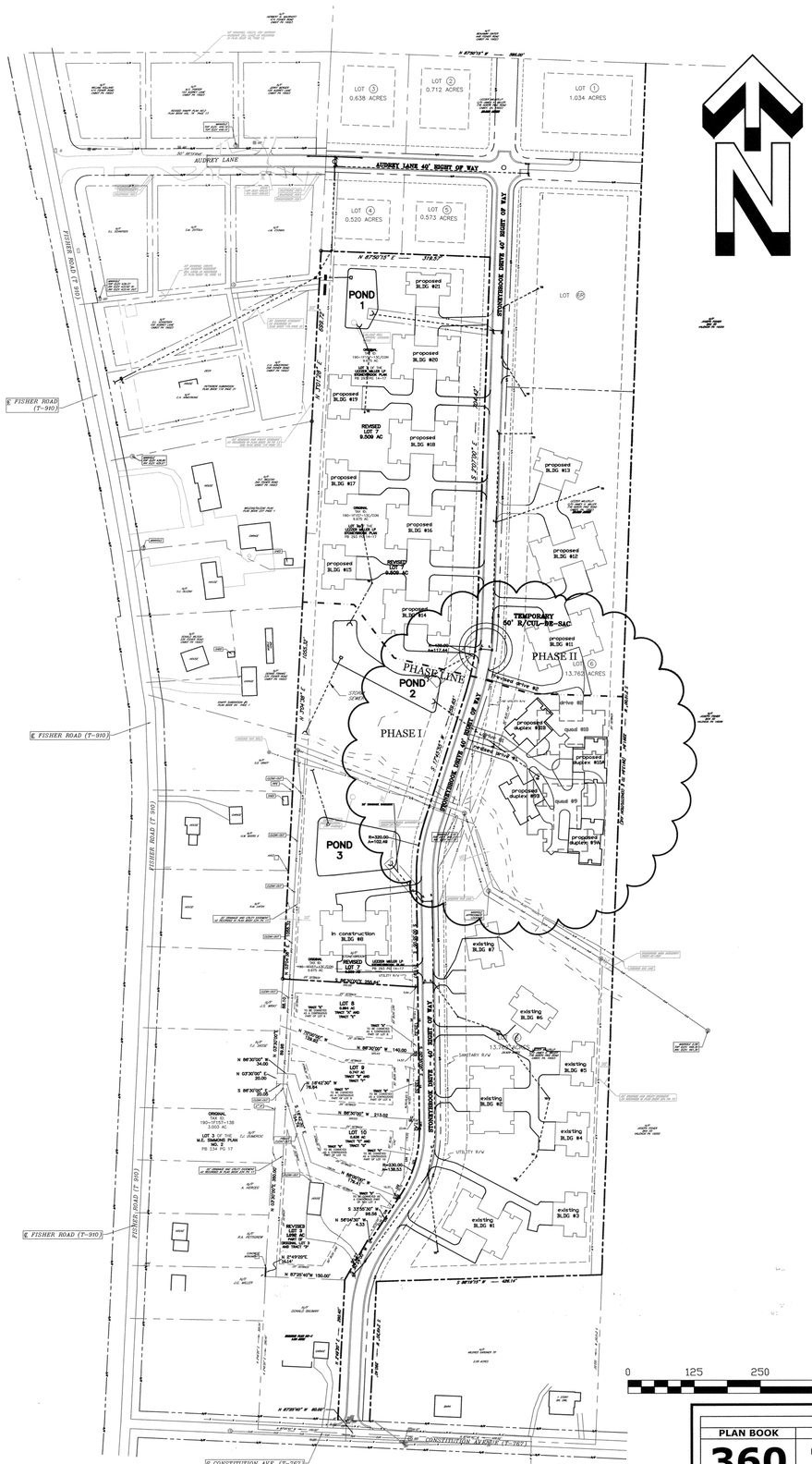
REGISTRATION NO. SU-051843E

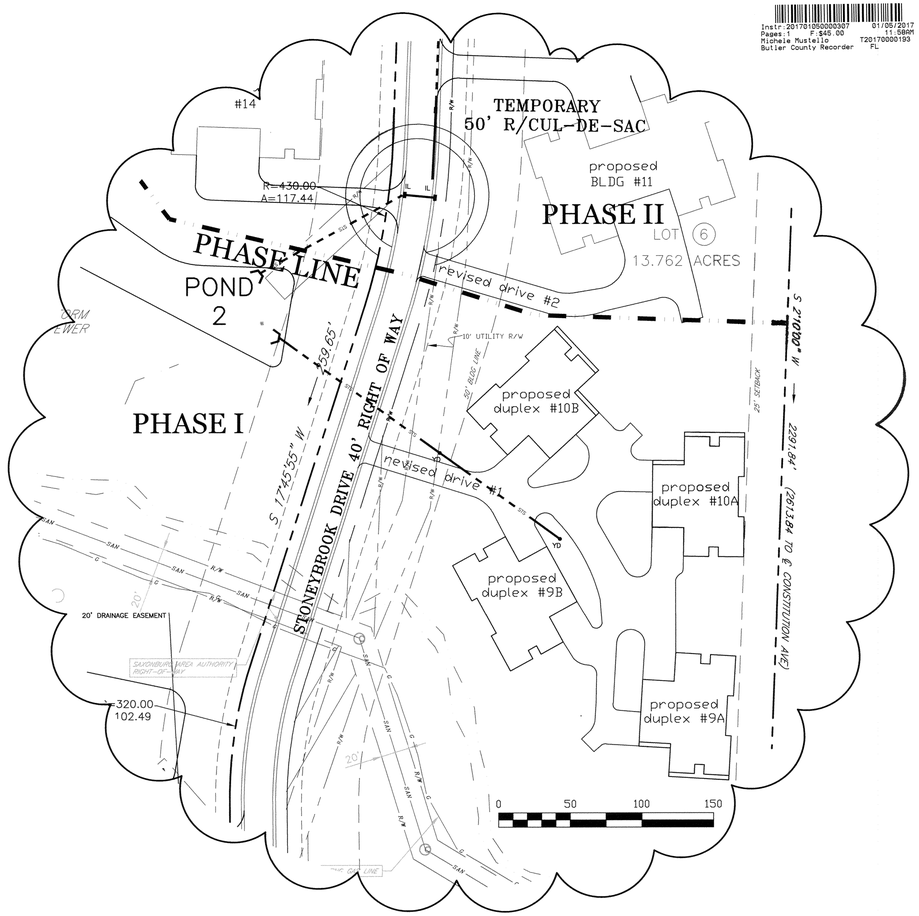
REVISIONS:	MAY 10, 2016 ADD NON-BLDG CLAUSE	JULY 28, 2016 ADD 10' R/W/DRIVE	DRAWN BY: DF/TR	CHECKED BY: T.R.	DWG. NO: 5400-2015-SUB SHEET 1 OF 1

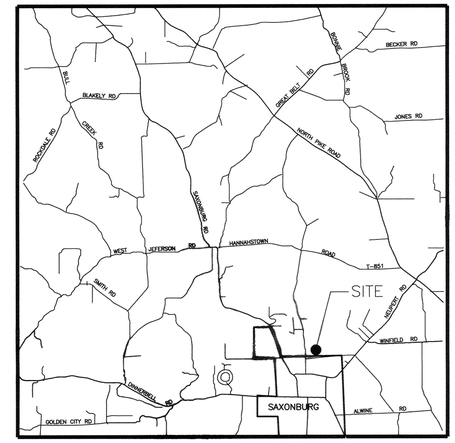
G:\Robb-5400-2015\Robb-marburger-5400-2015State R3.DWG – Oct 05, 2016 @ 12:41pm

(Subdivision) MARBURGERSTATE.crd

Instr:201701050000367 01/05/2017
Pages:1 F:$45.00 11:58AM
Michele Mustello T20170000193
Butler County Recorder FL







VICINITY MAP

- ORIGINAL PROPOSED **QUAD #9** TO BE REPLACED BY REVISED PROPOSED **DUPLEX #9A AND #9B.**
- ORIGINAL PROPOSED **QUAD #10** TO BE REPLACED BY REVISED PROPOSED DUPLEX #10A AND #10B.

ORIGINAL PROPOSED IMPERVIOUS		REVISED PROPOSED IMPERVIOUS	
QUAD #9	8,969 SQ FT	DUPLEX #9A	4,676 SQ FT
QUAD #10	8,969 SQ FT	DUPLEX #9B	4,484 SQ FT
DRIVE #1	13,307 SQ FT	DUPLEX #10A	4,676 SQ FT
DRIVE #2	8,267 SQ FT	DUPLEX #10B	4,676 SQ FT
TOTAL	39,512 SQ FT	REV DRIVE #1	13,708 SQ FT
		REV DRIVE #2	5,992 SQ FT
		TOTAL	38,212 SQ FT

ORIGINAL VS REVISED	
REVISED PROPOSED	38,212 SQ FT
ORIGINAL PROPOSED	39,512 SQ FT
TOTAL DIFFERENCE	-1,300 SQ FT

REFERENCES:
M.E. SIMMONS PLAN No. 2
PLAN BOOK VOLUME 234 PAGE 17
LEZZER MILLER, LP SUBDIVISION
PLAN BOOK VOLUME 293 PAGES 14–17

NOTES:
1. THIS PLAN TO REVISE THE PLAN PHASING SUPERCEDES ALL PREVIOUSLY APPROVED PHASING PLANS, INCLUDING THE 2011 PHASING PLAN

KNOW ALL MEN BY THESE PRESENTS THAT we, Lezzer Miller, LP, a limited partnership, of the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate 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 consideration of the approval of said plan, and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Jefferson. We, Lezzer Miller, LP, a limited partnership, hereby agree to and by these presents do release and forever discharge said County of Butler and said 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 other public uses and the physical grading thereof to any grades that may be established. The dedication and release shall be binding upon Lezzer Miller, LP, a limited partnership, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 8 day of December 2016.

Attest:

Owner

NA
Owner

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named JAMES Miller, Principal Partner of Lezzer Miller, LP, a limited partnership, 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 December 2016.

My commission expires the 4 day of April 20 18

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carrie Bedillion, Notary Public
Clinton Twp., Butler County
My Commission Expires April 9, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Reviewed by the Butler County Planning Commission on this 14TH day of DEC. 2016.

Secretary (Seal)

Chairman

BUTLER COUNTY PLANNING COMMISSION

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.

20 Sept. 16
Date

(Seal)

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

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

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

12 day of Sept. 2016.

Secretary (Seal)

Chairman, Board of Supervisors

9/12/16 Lori J. Fennell

Re-approved 9-26-16

This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission this Aug 25 day of Aug 2016, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated 2016.

Secretary

Chairman

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 360, Page(s) 25 Given under my hand and seal this 5th day of January 2017

(Seal)

Recorder of Deeds

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

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

PLAN BOOK	PAGE
360	25

REV	DESCRIPTION	BY	DATE
E	REVISION TO NAME PER PLANNING COMM.	SDG	9/13/16
D	REVISIONS PER PLANNING COMMISSION	SDG	8/29/16
C	REVISIONS PER PLANNING COMMISSION	SDG	7/29/16
B	TEMPORARY CUL-DE-SAC SHOWN	SDG	7/27/16
A	IMPERVIOUS CALCULATIONS ADDED	SDG	7/7/16

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

STONEYBROOK DRIVE BUILDING & PHASING PLAN REVISIONS

BEING A
REVISION PLAN
FOR
LEZZER MILLER LP

SITUATE
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
4/28/16	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-081	190-1F157-13C/CON	E

KNOW ALL MEN BY THESE PRESENTS; THAT KATHLEEN SCHORR, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE BOROUGH OF SLIPPERY ROCK, 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 BOROUGH OF SLIPPERY ROCK, KATHLEEN SCHORR, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH 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 KATHLEEN SCHORR, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 27th DAY OF December 20 16.

ATTEST:

WITNESS

Kathleen D. Schorr
OWNER

STATE OF GA)
COUNTY OF Gwinnett) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVED NAMED KATHLEEN SCHORR 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 27th DAY OF December 20 16.

MY COMMISSION EXPIRES THE 19th DAY OF Jul 2020

AMANDA HAYES
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jul 19, 2020

NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK BOROUGH PLANNING COMMISSION THIS 13th DAY OF OCTOBER, 2016.

SECRETARY

CHAIRMAN

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

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK, THIS 18th DAY OF OCTOBER, 2016.

SECRETARY

CHAIRMAN, BOROUGH COUNCIL

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.

12-07-16
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF FEB 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 360 PAGE 26

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF January 2017.

RECORDER

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

Instr:201701060000440 01/06/2017
Pages:1 F:$45.00 3:22PM
Michele Mustello T20170000272
Butler County Recorder ND

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)"

PLAN BOOK	PAGE
360	26

KNOW ALL MEN BY THESE PRESENTS; THAT SLIPPERY ROCK COMM. LIBRARY, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE BOROUGH OF SLIPPERY ROCK, 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 BOROUGH OF SLIPPERY ROCK, SLIPPERY ROCK COMM. LIBRARY, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH 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 SLIPPERY ROCK COMM. LIBRARY, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

ATTEST:

WITNESS

Janet L. Forrest, Pres.
OWNER

STATE OF Pennsylvania)
COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVED NAMED SLIPPERY ROCK COMM. LIBRARY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

Janet L. Forrest, Pres.

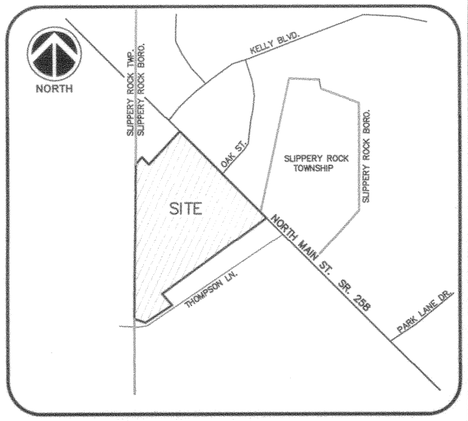
SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 15th DAY OF December 2016.

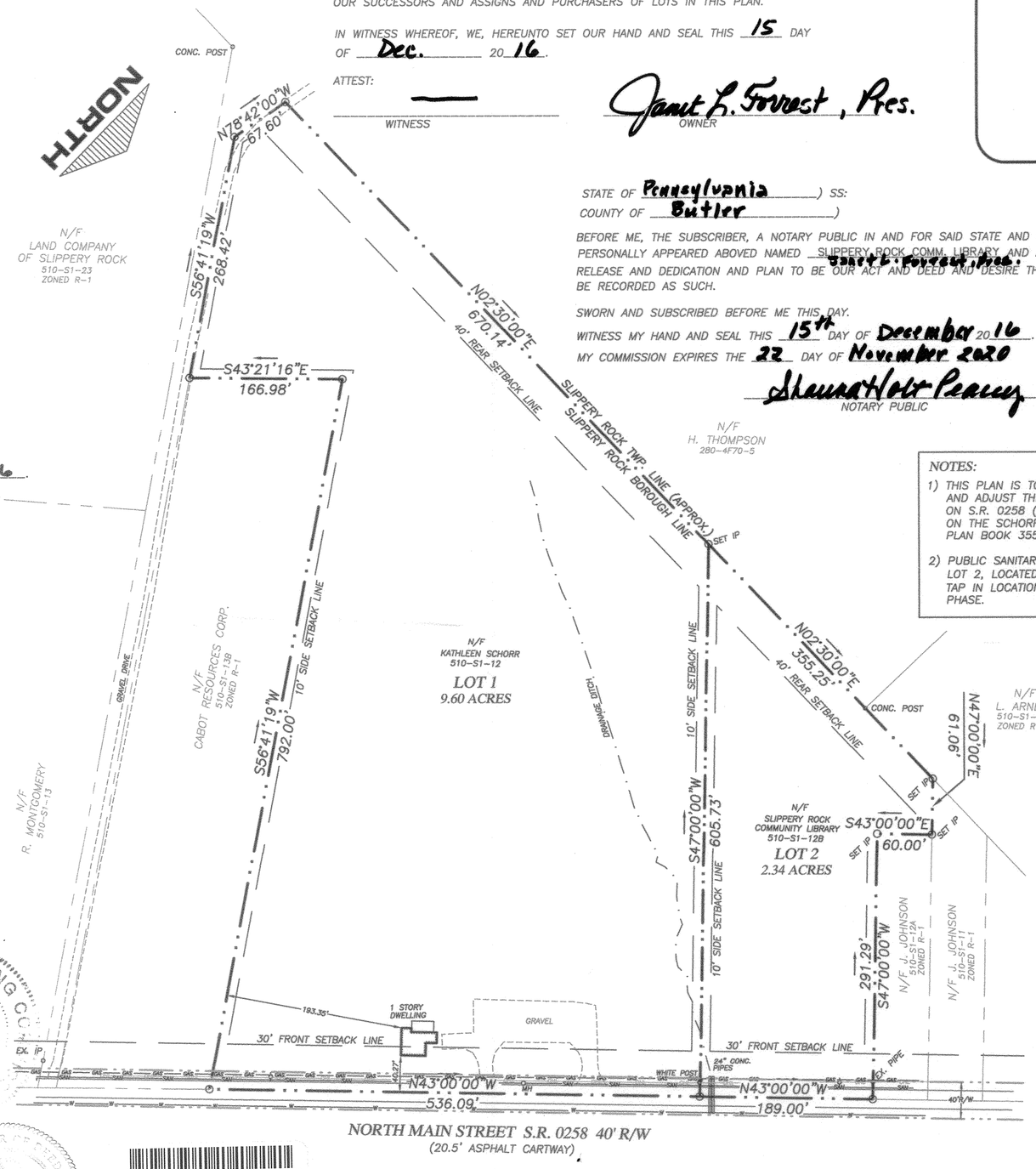
MY COMMISSION EXPIRES THE 22 DAY OF November 2020

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shauna Holt Peacey, Notary Public
Franklin Twp., Butler County
My Commission Expires Nov. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



VICINITY MAP
NOT TO SCALE



NOTES:

1) THIS PLAN IS TO REVISE THE RIGHT-OF-WAY WIDTH TO 40' AND ADJUST THE FRONT SET-BACK LINE ACCORDINGLY, ON S.R. 0258 (NORTH MAIN ST.) PREVIOUSLY SHOWN AS 60' ROW ON THE SCHORR SUBDIVISION PLAN RECORDED IN PLAN BOOK 355 PAGE 20, BUTLER COUNTY RECORDS.

2) PUBLIC SANITARY SEWER AND WATER ARE AVAILABLE FOR LOT 2, LOCATED ALONG N. MAIN STREET AS SHOWN HERE ON. TAP IN LOCATIONS TO BE DETERMINED DURING DESIGN PHASE.

TOTAL PLAN AREA 11.94 ACRES
T.P. 510-S1-12 (LOT 1) 9.60 ACRES
T.P. 510-S1-12B (LOT 2) 2.34 ACRES

PARCEL ID: 510-S1-12
DEED REF: 201301240002606
PLAN BOOK: 355 PG. 20

PARCEL ID: 510-S1-12B
DEED REF: 201605130009210
PLAN BOOK: 355 PG. 20

ZONING - R-1 (RESIDENTIAL DIST.)	
MIN. LOT AREA	11,250 SQ.FT.
MIN. LOT WIDTH	75'
BUILDING SETBACKS:	
FRONT	30'
SIDE	10'
REAR	40'
MAX. BLDG. COVERAGE	35%
MAX. BLDG. HEIGHT	35'

OWNERS:
KATHLEEN SCHORR
431 HUNTERS COVE CT.
LAWRENCEVILLE, GA 30044

SLIPPERY ROCK COMM. LIBRARY
P.O. BOX 25
SLIPPERY ROCK, PA 16057

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

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

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

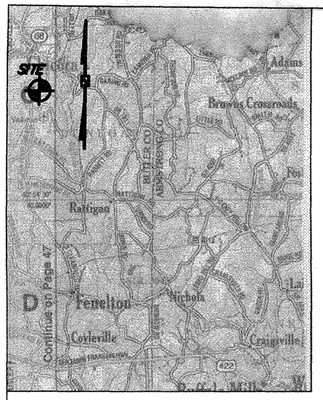
Scale 1" = 80'
Date SEPT. 7, 2016
Job No. 2796

Schorr Subdivision Plan-Revised

Situate in Slippery Rock Borough
Butler County, Pa.

Prepared For
Slippery Rock Community Library

Sheet No. 1 of 1



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

We, the undersigned_LARRY & LOIS McCALL_(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.

Larry McCall
Lois McCall

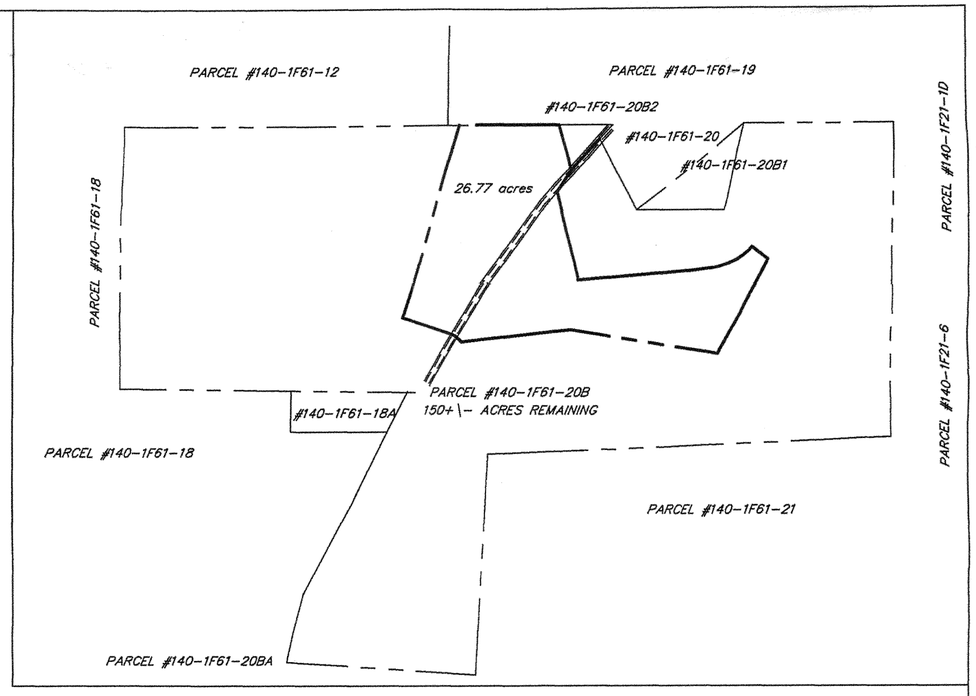
Owners

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 19th day of October, 2016 Before me a Notary Public in and for said state and county personally came Larry & Lois McCall 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.

Kimberly A. Stevenson
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY A. STEVENSON, Notary Public
Center Township, Butler County
My Commission Expires February 24, 2020



PLAN BOOK	PAGE
360	27

Certification by Professional Land Surveyor

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

AUG. 2016
DATE

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

Signature of Surveyor

Final approval by the Donegal Twp. Planning Commission
this _____ day of _____, 20___

Secretary Chairman

Final approval by the Donegal Twp. Supervisors
this 20 day of Oct, 2016

Secretary Chairman

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

RECORDER OF DEEDS BUTLER COUNTY PA

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the 9th day of January, 2017 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.

Book 360
Pg 27

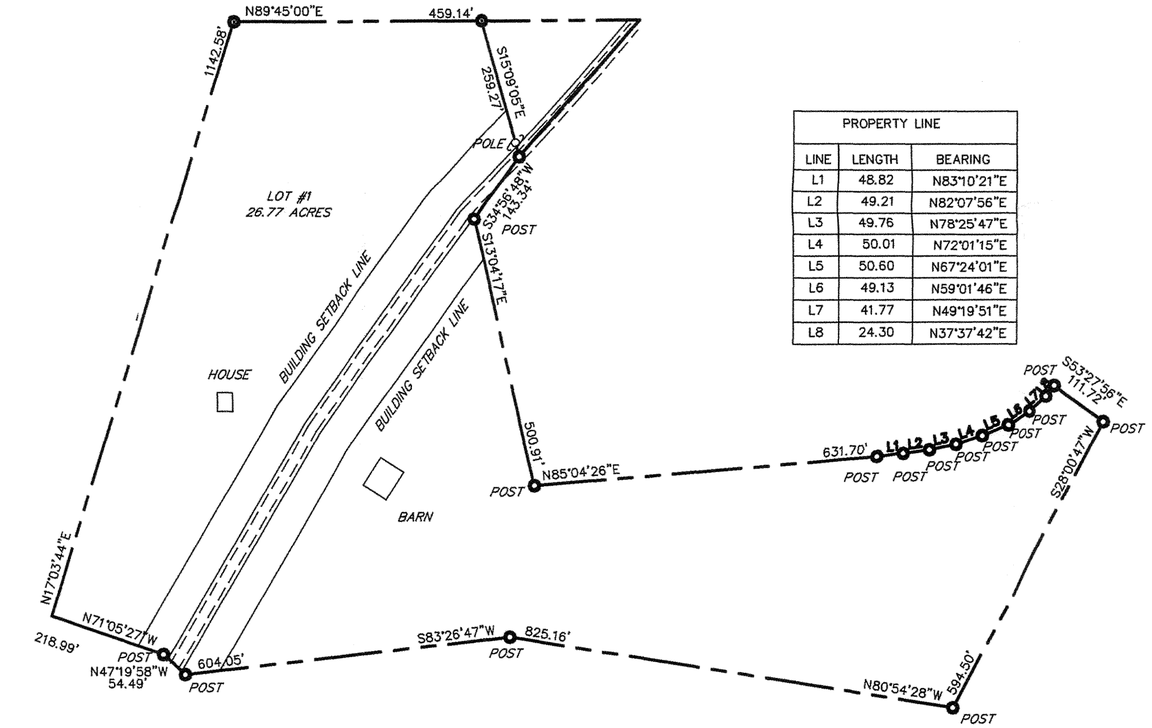
Michele M. Mustello
Recorder of Deeds

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

Reviewed by the Butler County Planning Commission
this 4TH day of OCT, 2016

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION



CHICORA-FENELTON ROAD
33'R\W

PROPERTY LINE		
LINE	LENGTH	BEARING
L1	48.82	N83°10'21"E
L2	49.21	N82°07'56"E
L3	49.76	N78°25'47"E
L4	50.01	N72°01'15"E
L5	50.60	N67°24'01"E
L6	49.13	N59°01'46"E
L7	41.77	N49°19'51"E
L8	24.30	N37°37'42"E

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Instr:201701090000536 01/09/2017
Pages:1 F:$45.00 10:18AM
Michele Mustello T20170000298
Butler County Recorder FL

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=200'	LARRY & LOIS McCALL
DATE: AUG 2016	DONEGAL TWP BUTLER CO.
DRAWING NO: #140-1F61-20B	R.D.SEDWICK P.L.S. CHICORA,PA. 724-355-9302

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, LEONARD J. BURD, ~~TRUSTEE OF THE DOROTHY J. BURD PROTECTOR TRUST~~, 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 ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL **SLOPE AREAS**, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT **AS IF THE SAME** HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF 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 7TH DAY OF JAN 20 17

x Leonard J. Burd
LEONARD J. BURD ~~SUCCESSOR TRUSTEE~~

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, LEONARD J. BURD ~~SUCCESSOR TRUSTEE~~ AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF JAN 20 17

MY COMMISSION EXPIRES THE 17TH DAY OF FEB 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.

14TH DEC '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 14TH DAY OF DECEMBER 20 16

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 7TH DAY OF December 20 16

SECRETARY — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF Nov 20 16

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

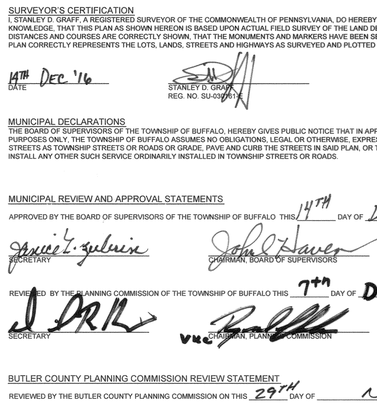
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 360 PAGE(S) 28

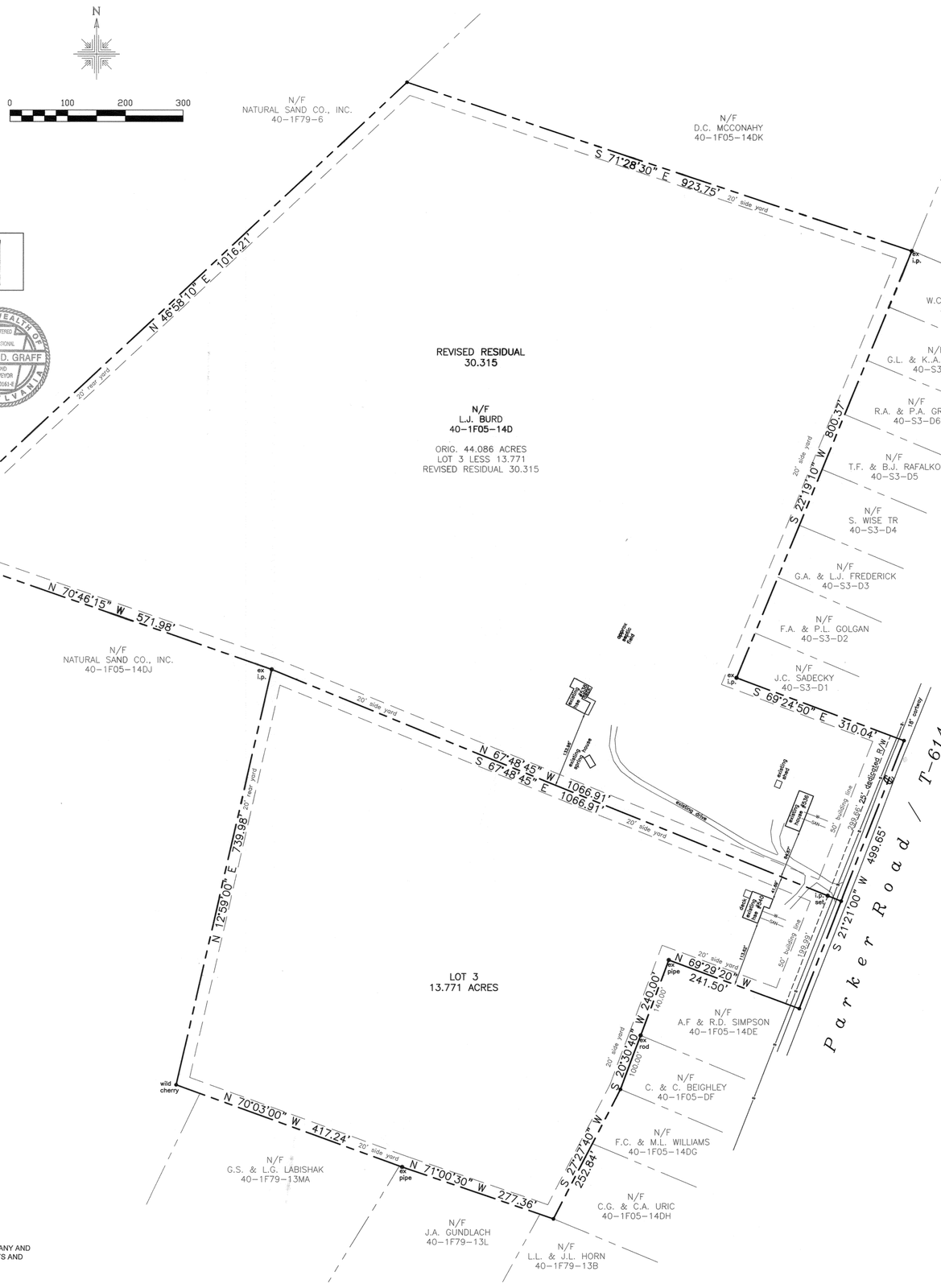
GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF January 2017

RECORDER OF DEEDS

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



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:

TOTALS	
ORIGINAL LOT	44.086 ACRES
ORIGINAL LOT	44.086 ACRES
- LOT 3	13.771 ACRES
RESIDUAL LOT	30.315 ACRES

GENERAL NOTES:

1. OWNERS: 40-1F05-14D - L.J. BURD
   538 PARKER ROAD
   SARVER, PA 16055
2. ZONING: A-1 AGRICULTURAL
3. SETBACKS: FRONT LINE - 50'
   BACK & SIDE - 20'
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. W.A. BURD PLAN OF LOTS NO. 1
   P.B. 60/PG 17
   4.2.2. BURD PLAN NO. 4
   P.B. 336/PG 34
5. LOT 3 AND REVISED RESIDUAL BOTH HAVE EXISTING TAPS FOR PUBLIC WATER AND SEWER WITH THE BUFFALO TOWNSHIP MUNICIPAL AUTHORITY.
6. EXISTING UNDERGROUND UTILITIES SHOWN AS DESIGNATED BY OWNER
7. COURSE AZIMUTHS SHOWN AS PER PENNSYLVANIA GRID SYSTEM

REV	DESCRIPTION	BY	DATE
A	UTILITY NOTES	MDH	12/14/16

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

BURD PLAN NO.5

BEING A

SUB-DIVISION

OF

THE RESIDUAL OF PLAN NO. 4
PB336-34

SITUATE

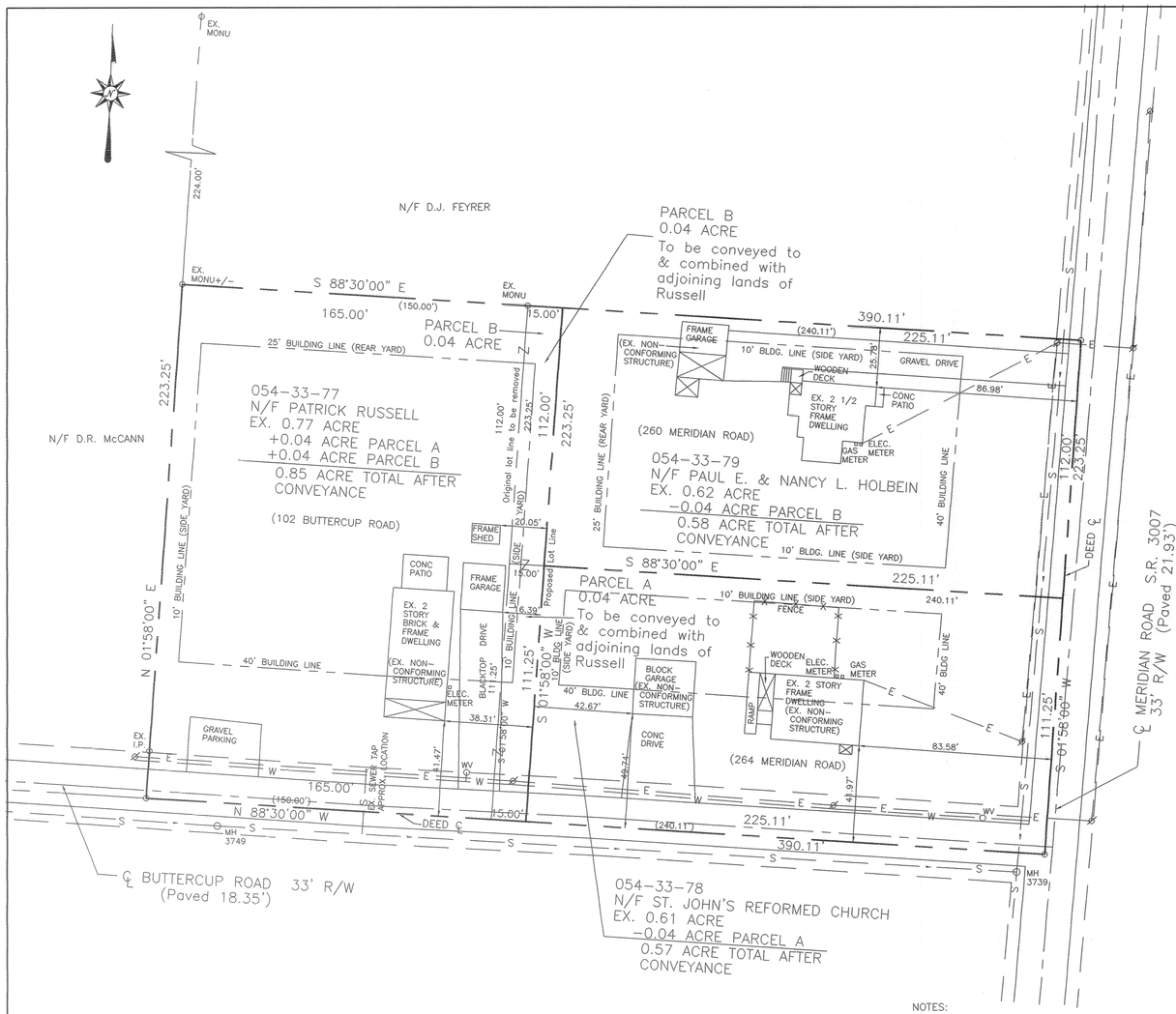
TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

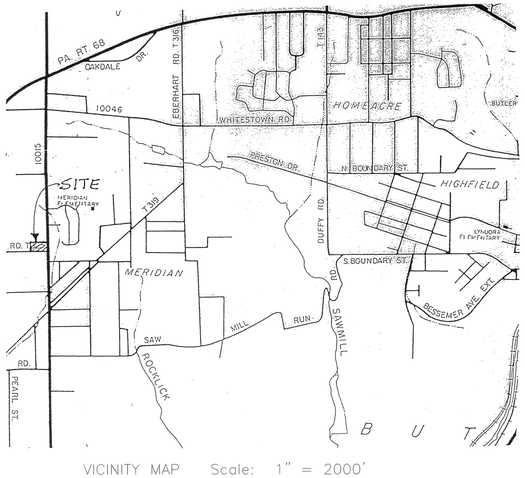
DATE	DRAWN	CHECKED	SCALE
11/16/2016	MDH	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-191	40-1F05-14D	A

Instr 201701100002655 01/10/2017
Pages: 1 $48.00 11:36AM
Michele Mustello T20170000382
Butler County Recorder FL

RECORDED JAN 10 20 17	
PLAN BOOK	PAGE
360	28
SHEET 1 of 1	





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

ZONED: R-1

BUILDING REQUIREMENTS: (w/public water & sewer)

40' FRONT SETBACK
10' SIDE SETBACK
25' REAR SETBACK
MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT SIZE: 15,000 S.F.

PROPERTY OWNERS:

PATRICK RUSSELL
102 BUTTERCUP ROAD
BUTLER, PA 16001

PAUL E. & NANCY L. HOLBEIN
260 MERIDIAN ROAD
BUTLER, PA 16001

ST. JOHN'S REFORMED CHURCH
264 MERIDIAN ROAD
BUTLER, PA 16001

REF: SURVEY FOR RUSSELL BY R.B. SHANNON & ASSOC., 07/29/98.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

0' 30' 60' 90'

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

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

In Witness Whereof, we hereunto set our hands and seals this 28 day of Oct, 20 16.

NOTARY PUBLIC — N/A - deceased OWNER — Nancy L. Holbein 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 Paul E. and Nancy L. Holbein, 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 28 day of Oct, 20 16.

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

SEAL

NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
We, Paul E. and Nancy L. Holbein, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of (Paul E.) deceased and Nancy L. Holbein, as recorded in Deed Book Volume 1035 page 899, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — N/A deceased OWNER — Nancy L. Holbein OWNER

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

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

In Witness Whereof, we hereunto set our hands and seals this 2 day of Nov, 20 16.

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named St. John's Reformed Church, 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 2 day of Nov 20 16.

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

SEAL

NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
We, St. John's Reformed Church, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of St. John's Reformed Church, as recorded in Deed Book Volume 436 page 354, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — OWNER

Instr:201701110000781 01/11/2017 1:00PM
Pages:1 F:$45.00
Michele Mustello T20170000457
Butler County Recorder ND

Know all men by these Presents, that I, Patrick Russell 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 12 day of Dec, 20 16.

NOTARY PUBLIC — OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Patrick Russell, 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 12 day of Dec, 20 16.

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

SEAL

NOTARY PUBLIC

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

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Patrick Russell, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Patrick Russell as recorded in Instrument Number 200503180006474, Recorder of Deeds Office.

WITNESS — OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the name of Patrick Russell, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

N/A 9/24 - Butler Twp.
WITNESS — MORTGAGEE

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

DATE September 27, 2016 SEAL — SIGNATURE & 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 17TH day of October, 20 16.

Theresa Giesler SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 4TH day of October 20 16.

Ernest R Osterling SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 13TH day of SEPT. 20 16.

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 360 page 29.

Given under my hand and seal this 11th day of January 20 17.

RECORDER

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

REVISED 09/27/2016; ENGINEER'S REVIEW COMMENTS.

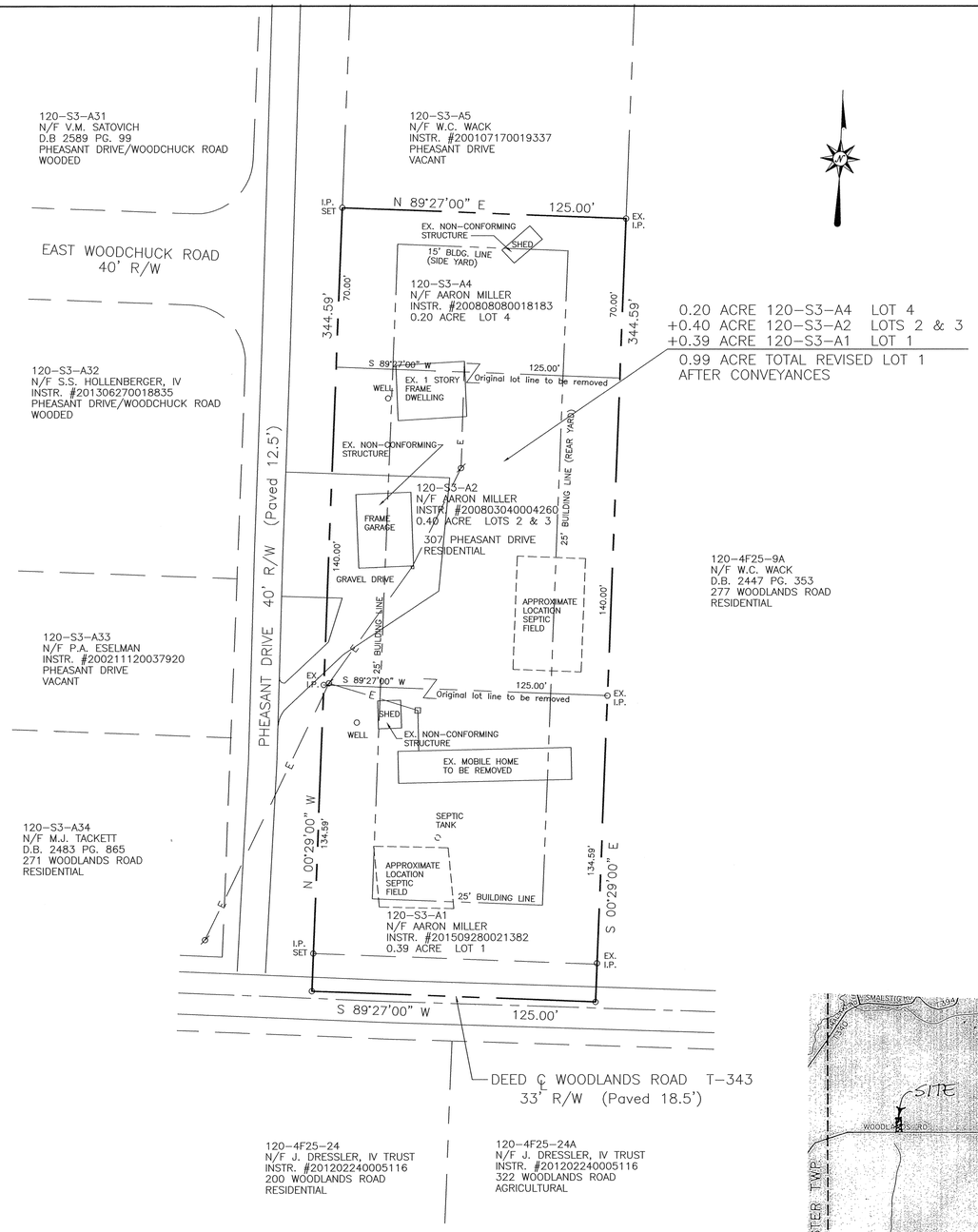
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

PLAN BOOK	PAGE
360	29

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: PATRICK RUSSELL,
PAUL E. & NANCY L. HOLBEIN
and
ST. JOHN'S REFORMED CHURCH
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/26/16	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 054-33-77, 78 & 79	Instr. # 200503180006474 436-354		Service No. 16-127
Address 102 BUTTERCUP ROAD	Db-Pg 1035-899		



0.20 ACRE 120–S3–A4 LOT 4
+0.40 ACRE 120–S3–A2 LOTS 2 & 3
+0.39 ACRE 120–S3–A1 LOT 1
0.99 ACRE TOTAL REVISED LOT 1
AFTER CONVEYANCES

NOTES:

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

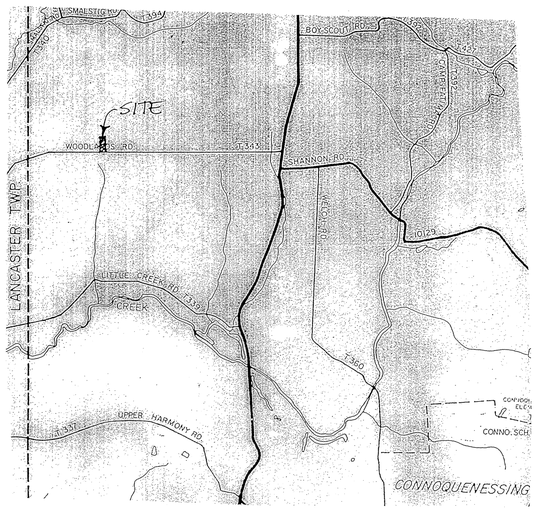
REF: LOTS 1, 2, 3 & 4 OF CONNOQUENESSING WOODLANDS PLAN NO. 1, P.B. 29 PG. 6

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

PROPERTY OWNER: AARON MILLER
307 PHEASANT DRIVE
EVANS CITY, PA 16033

THE PURPOSE OF THIS PLAN IS TO COMBINE 3 ADJOINING LOTS INTO ONE.

REF: SURVEY FOR OERTEL BY LAND SURVEYORS, INC., 08/23/06, #06–113.



VICINITY MAP Scale: 1" = 2000'

0' 30' 60' 90'

KNOW ALL MEN BY THESE PRESENTS, that I, Aaron Miller, of the Township of Connoquenessing, County of Butler, and Commonwealth 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, Aaron Miller, 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 Aaron Miller, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 4th day of January, 20 17.

ATTEST:

Aaron Miller
OWNER

Paula J. Riggs (SEAL)
NOTARY PUBLIC

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

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

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF January, 20 17.

Paula J. Riggs
NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission at a meeting held this 20TH day of DEC, 20 16. Letter to Connoquenessing Township Board of Supervisors dated 12/20/16, 20 16.

SECRETARY JRM

CHAIRMAN JRM

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

Reviewed and approved by the Connoquenessing Township Planning Commission
this 21st day of December, 20 16.

Gary L. Thomas
SECRETARY

Diane C. Hawbosky
CHAIRMAN

SEAL:

The Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights–of–way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Governing Body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Governing Body of the Township of Connoquenessing, Butler County, Pennsylvania, on this 3RD day of January, 20 17.

ATTEST:

Brenda Dean
SECRETARY

Gary N. Steinbacher
CHAIRMAN

SEAL:

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER: SS

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 360, Page 30.
Given under my hand and seal this 11th day of January 20 17.

Michele M. Mustello
RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA

KNOW ALL MEN BY THESE PRESENTS, THAT I, Aaron Miller 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 Aaron Miller, 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 10th day of January, A.D., 20 17.

ATTEST:

Aaron Miller
OWNER

WITNESS My hand and notarial seal this 10th day of January, A.D., 20 17.

Paula J. Riggs
NOTARY PUBLIC

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

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

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 platted by me for the owners or agents.

Cheryl A. Hughes 12/19/16
SURVEYOR – REGISTRATION NO. SU–32490–E DATE

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

REVISED 12/19/16; ENGINEER'S REVIEW COMMENTS

PLAN BOOK	PAGE
360	30

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: AARON MILLER

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 11/23/16	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 120–A1, A2 & A4		Instr. # 201509280021382, 200803040004260, 200808080018183	Service No. 16–169
Address 307 PHEASANT DRIVE			

Instr:201701110000782 01/11/2017
Pages:1 F:$45.00 1:06PM
Michele Mustello T20170000458
Butler County Recorder PL

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20 day of Dec 2016.

ATTEST: Roger P. Ohl — Roger P. Ohl; Cynthia M. Ohl — Cynthia M. Ohl

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF ~~BUTLER~~ Allegheny :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Roger P. Ohl and Cynthia M. Ohl, 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 NOTORIAL SEAL this 20 day of Dec 2016.

Notary Public

My Commission Expires February 23, 2017

I, Kenneth A. Howard, 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 marker 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 be of the owners or agents.

Surveyor 12-14-16

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

Approved by the Supervisors of the Township of Buffalo this 14TH day of DECEMBER 2016.

Janice L. Zubrin — Secretary; John J. Haver — Chairman

Approved by the Buffalo Township Planning Commission this 14th day of December 2016.

Secretary; Vice Chairman

Reviewed by the Butler County Planning Commission this 3 day of JANUARY 2017.

Secretary; Chairman

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER :

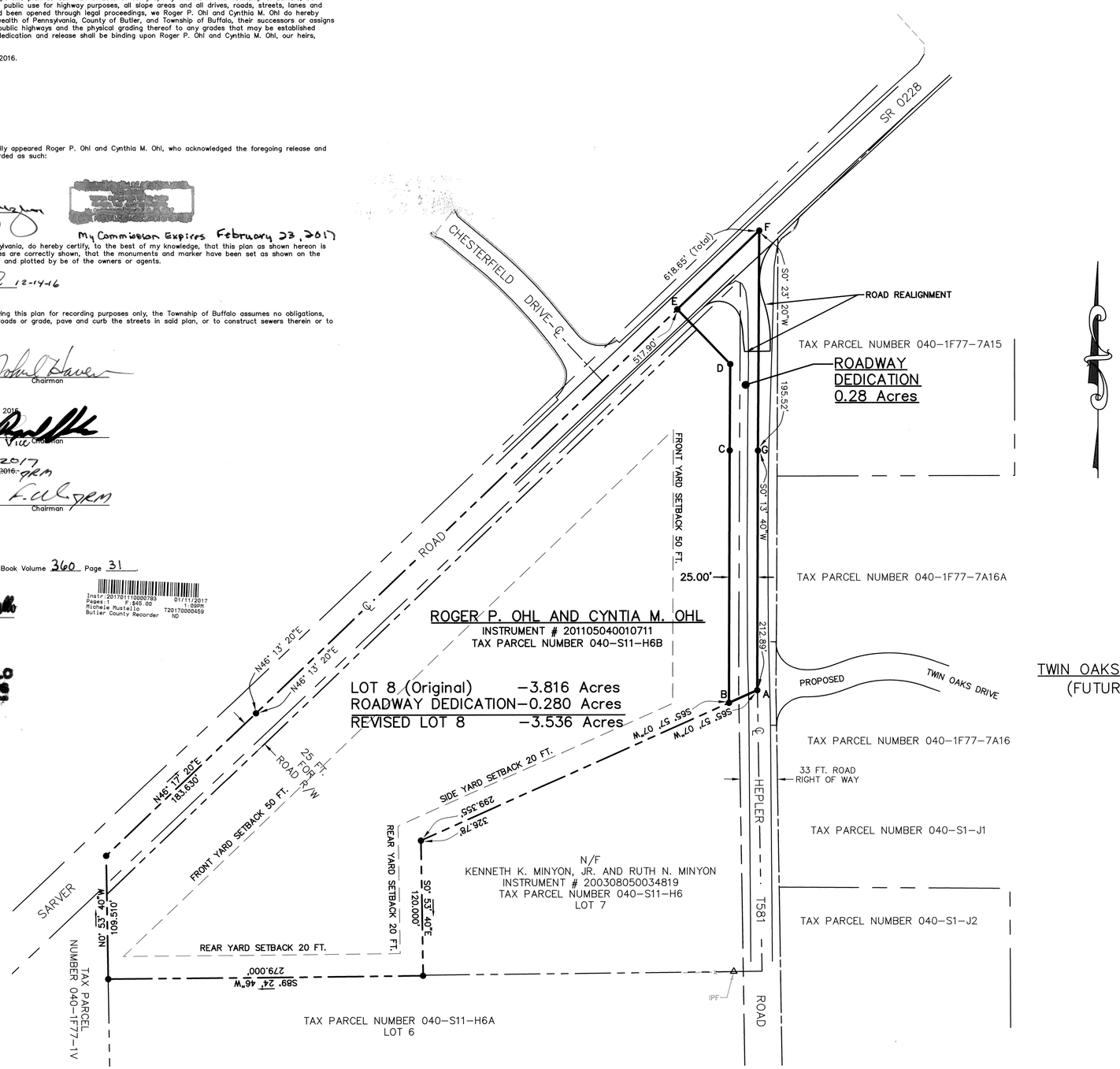
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County Plan Book Volume 360 Page 31.

Given under my hand and seal this 11th day of Jan 2017.

Recorder

Instr: 201701110000783 01/11/2017
Pages: 1 F: $45.00 1:09PM
Michele Mustello T20170000459
Butler County Recorder ND

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2022



PROPOSED ROADWAY DEDICATION PERIMETER DESCRIPTION 0.280 Acres Total		
Segment	Direction	Length
A–B	S65° 57' 07"W	27.425'
B–C	N00° 13' 40"E	224.200'
C–D	N00° 23' 20"E	76.693'
D–E	N43° 46' 40"W	67.843'
E–F	N46° 13' 20"E	100.750'
F–G	S00° 23' 20"W	195.520'
G–A	S00° 13' 40"W	212.890'

ZONING DESIGNATION A-1 AGRICULTURAL DISTRICT

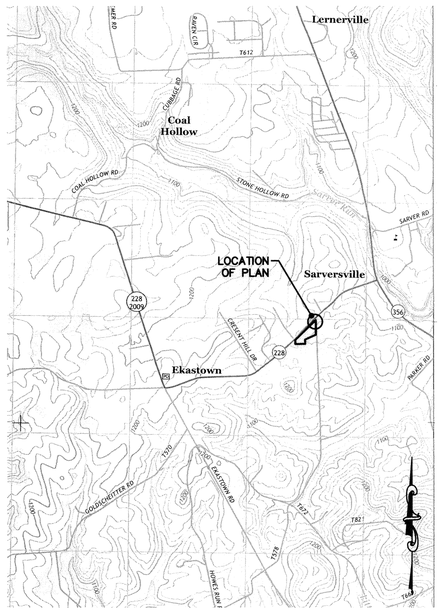
Minimum Lot Area	80,000 Sq. Ft.
Minimum Lot Width	150 Feet
Minimum Front Yard	50 Feet
Minimum Side Yard	20 Feet
Minimum Rear Yard	20 Feet
Maximum Height	28 Feet
Maximum Coverage	20 Percent

REFERENCE DATA
1. EXISTING FIELD EVIDENCE.
2. DEED OF ROGER P. OHL AND CYNTHIA M. OHL, RECORDED AS INSTRUMENT 201105040010711 ON APRIL 26, 2011.
3. ALL THAT CERTAIN TRACT OF LAND BEING LOT NO. 8 OF THE W.W. FLEMING PLAN NO. 3 RECORDED AT INSTRUMENT NO. 201003150005341 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE ON MARCH 15, 2010.
4. IDENTIFIED AS TAX PARCEL NUMBER 040-S11-H6B.

A Highway Occupancy permit, from the Pennsylvania Department of Transportation, shall be required for driveway access to a State Route pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 421416 0005 C
ZONE X

TWIN OAKS PLAN
(FUTURE)



LOCATION PLAN
TAKEN FROM U.S.G.S. CURTISVILLE, PA. QUADRANGLE

GRAPHIC SCALE
2000 0 1000 2000 4000 8000
(IN FEET)
1 inch = 2000ft.

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

PLAN BOOK	PAGE
360	31

Surveyor — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, KENNETH A. HOWARD, LAND SURVEYOR 20010-E, 12-14-16

Buffalo Township Board of Supervisors

Buffalo Township Planning Commission

Butler County Planning Commission — BUTLER COUNTY PLANNING COMMISSION

Recorder of Deeds — RECORDER OF DEEDS, BUTLER COUNTY, PA

THE PURPOSE OF THIS PLAN IS FOR A 0.28 ACRE ROADWAY DEDICATION ALONG HEPLER ROAD AND CONNECTING WITH SARVER ROAD.

OWNER:
ROGER P. OHL AND CYNTHIA M. OHL
127 ROLLING HILLS DRIVE
FREEPORT, PENNSYLVANIA 16229

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Bankson Engineers, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of Bankson Engineers, Inc.

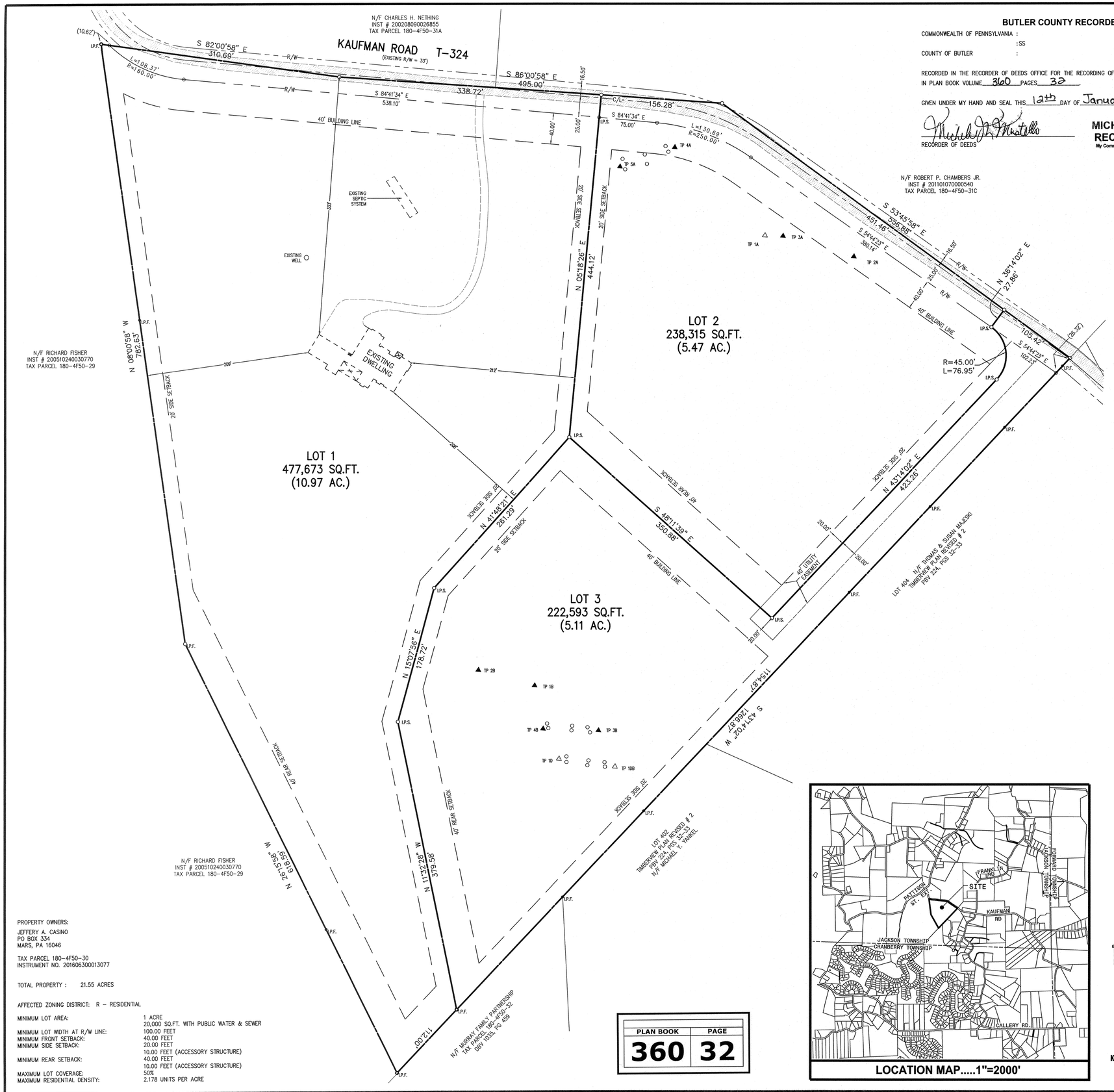
REVISION TO LOT 8 IN THE W.W. FLEMING PLAN NO. 3

SITUATE IN
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR
ROGER P. OHL AND CYNTHIA M. OHL

BANKSON ENGINEERS, INC.
CONSULTING ENGINEERS
GREENVILLE, PA. 16125

SCALE	DRAWN BY	SHEETS IN SET
AS SHOWN	T.F.	1
DATE	APPROVED BY	DRAWING NUMBER
NOV. 2016	K.A.H.	1-701-26-1



PROPERTY OWNERS:

JEFFERY A. CASINO
PO BOX 334
MARS, PA 16046

TAX PARCEL 180-4F50-30
INSTRUMENT NO. 201606300013077

TOTAL PROPERTY : 21.55 ACRES

AFFECTED ZONING DISTRICT: R - RESIDENTIAL

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

PLAN BOOK	PAGE
360	32

LOCATION MAP.....1"=2000'

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF BUTLER :

RECORDED IN THE RECORDER OF DEEDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY OF BUTLER IN PLAN BOOK VOLUME 360 PAGES 32.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF January 20 17

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY PA

JEFFREY A. CASINO

KNOW ALL MEN BY THESE PRESENTS THAT I, JEFFERY A. CASINO OF THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS FOR MY PROPERTY SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO EM, 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 AFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN THE CONSIDERATION OF THE APPROVAL OF THIS PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JACKSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JACKSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 20 DAY OF December 20 16.

JEFFREY A. CASINO

COMMONWEALTH OF PENNSYLVANIA: :
:SS
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JEFFREY A. CASINO 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 20 DAY OF December 2016

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

SURVEYOR

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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 12/20/16

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

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Dec. 2016

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

JACKSON TOWNSHIP PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 10th DAY OF January 20 17 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED January 10, 2017. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT ANY OF THE STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 11th DAY OF January 20 17.

SECRETARY — PLANNING DIRECTOR

JACKSON TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 10th DAY OF January 20 17 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED January 10, 2017. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT ANY OF THE STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 11th DAY OF January 20 17.

SECRETARY — CHAIRPERSON

DELIVERY ACKNOWLEDGEMENT

THIS PLAN WAS DELIVERED TO _____ BY JACKSON TOWNSHIP ON THE _____ DAY OF _____ 20 _____.

SECRETARY/MANAGER

Instr:201701720000840 01/12/2017
Pages: 1 F $45.00 8:52pm
Michele Mustello T20170000500
Butler County Recorder FL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Know what's below Call before you dig.

DRAWING NUMBER:	1009-1615818
DRAWING SCALE:	1"=60'
DATE:	DECEMBER 7, 2016
DRAWN BY:	JSS
REVISIONS:	12.19.2016...PER TWP REVIEW
SHEET 1 OF 1	

SURVEY AND SUBDIVISION PLAN FOR:

CASINO PLAN OF LOTS NUMBER 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

PLAN BOOK	PAGE
360	33

290-1F151-7G
N/F M. SCOTT
INSTRUMENT #201310110029552
WOODED/RESIDENTIAL

290-1F151-7A
N/F P.G. & S.K. DREHER
INSTRUMENT #200703020004810 (FIRST TRACT)
WOODED

290-1F151-8
N/F W. MALONEY
INSTRUMENT #200205020015331
WOODED

290-1F151-10C
N/F K. ORLOSKI
INSTRUMENT #200005170011016
WOODED

290-1F151-7EA
N/F J. CONAWAY
INSTRUMENT #200811030024537
WOODED/RESIDENTIAL

290-1F151-7AB
N/F PAMELA G. & STEPHEN K. DREHER
INSTRUMENT #200703020004810 (SECOND TRACT)
WOODED/AGRICULTURAL
EX. 64.872 ACRES
– 1.608 ACRES LOT 1
REMNANT = 63.264 ACRES TOTAL
AFTER CONVEYANCE
(2,755,755.888 S.F.)

290-1F151-7F
N/F P.G. & S.K. DREHER
D.B. 2699 PG. 430
RESIDENTIAL

290-1F151-7Y
N/F T. REGES
D.B. 2895 PG. 228
RESIDENTIAL/AGRICULTURAL
REF: LOT 1 OF P.B. 233 PG. 38

290-1F151-7
N/F T. REGES
D.B. 2895 PG. 228
RESIDENTIAL/WOODED/AGRICULTURAL
REF: T. REGES PLAN NO. 3
P.B. 336 PG. 14

290-1F151-17
N/F P. RODGERS
D.B. 932 PG. 472
RESIDENTIAL/WOODED

290-1F151-7H
N/F G. WAHLER
D.B. 716 PG. 11
WOODED

290-1F151-7J
N/F J. SCHAFFNER
INSTR.#200310100046335
WOODED/RESIDENTIAL

N/F GRUENWALD CEMETERY ASSOC.

REF: LOT 2 OF P.B. 336 PG. 14

N 89°51'47" E
EX. 18" TREE/WIRE
25' BUILDING LINE (SIDE YARD)
1,645.21'
EX. 48" TREE/WIRE
EX. 23" TREE/WIRE
EX. 24" TREE/WIRE

N 89°20'50" E
1,084.57'
25' BUILDING LINE (SIDE YARD)

N 73°18'39" W
312.78'
EX. I.P.

N 00°21'42" E
278.97'

WEST PENN POWER 100' R/W

S 45°49'23" E
195.67'
N 37°10'24" E
25' BLDG. LINE (REAR YARD)
25' BUILDING LINE (SIDE YARD)
(70,025.313 S.F.)
Lot 1
1.608 Acre
to ℄
(1.515 Ac.
to R/W)
N 51°17'26" W
410.09'
402.31'
PIT #1
PIT #2
PIT #3
PIT #4
PIT #5
PIT #6
50' BLDG. LINE
42.16'
TRANS.
15.52'
S 36°42'34" W
150.53'
127.70'
24.59'
GAS WELL
380.31'

℄ GEIBEL ROAD T-584 (Paved 19.5') 33' R/W
50' BLDG. LINE
S 02°59'16" W
7.17'
S 01°12'05" E
50.49'
S 05°59'03" E
53.04'
S 08°17'57" E
72.41'
S 11°31'16" E
99.66'
S 10°38'06" E
115.17'
S 12°07'01" E
75.52'
150.00'
S 84°09'59" W
150.00'
S 02°44'25" W
150.00'
437.09'
S 03°42'00" W
766.02'
EX. I PIPE

℄ BONNIEBROOK ROAD T-810 (Paved 20.8')
N 16°56'34" E
188.00'
N 18°41'21" E
145.94'
50' BUILDING LINE
EX. I.P.
S 73°18'39" E
553.00'
25' BUILDING LINE (SIDE YARD)
REF: P.B. 183 PG. 41
N 16°41'21" E
650.00'
25' BUILDING LINE (SIDE YARD)

GAS WELL PAD

℄ EX. 50' EASEMENT TO MOUNTAIN GATHERING LLC
PER INSTRUMENT #201605190009733
(APPROXIMATE LOCATION)

℄ PROPOSED 50' PRIVATE R/W
(EX. 15' GRAVEL CARTWAY)

CENTRAL ELECTRIC COOP. 20' R/W
PER INSTRUMENT #201507310016758

ZONE C

ZONE A

℄ PROPOSED 50' SEWER EASEMENT

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

PROPOSED EASEMENT FOR SEPTIC SYSTEM 0.918 ACRE

ALTERNATE SITE
PIT #8
PRIMARY SITE
PIT #7
Z131300 PIT & PERC TESTS
PIT #9
150.00'
S 89°33'45" E
200.00'
N 00°26'15" E
S 00°26'15" W
N 89°33'45" W
1,683.98'
338.64'

GAS PIPES
GM
189.38'
S 89°01'15" W
S 85°04'30" W
397.08'
175.00'
N 89°33'45" W
KEEL LANE EX. 50' R/W
N 00°26'15" E
25.00'
EX. I.P.
25' BUILDING LINE (SIDE YARD)

APPROXIMATE LOCATION OF FLOOD ZONE BOUNDARY

N 86°19'40" W
EX. I.P.

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.

ZONING: A–1

50' FRONT BUILDING LINE
25' SIDE BUILDING LINE
25' REAR BUILDING LINE
MINIMUM LOT AREA: 1.50 ACRE
MINIMUM LOT WIDTH: 150'

PROPERTY OWNERS: PAMELA & STEPHEN DREHER
118 SHAWNEE DRIVE
BUTLER, PA 16001

REF: LOT LINE REVISION FOR M.L. YOST HEIRS BY S.D. GRAFF, P.B. 183 PG. 41.

REF: SUBDIVISION FOR LENORE E. REGES BY S.D. GRAFF, P.B. 336 PG. 14.

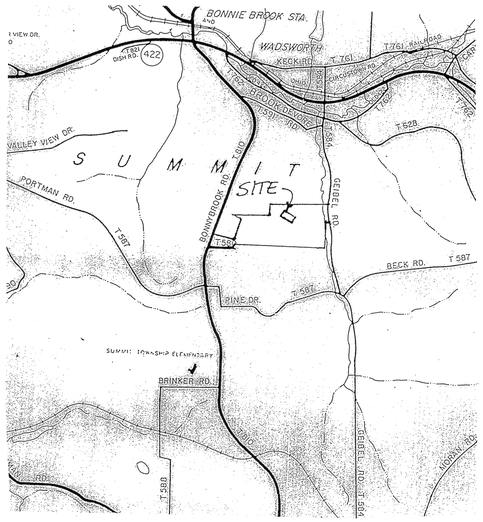
ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS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

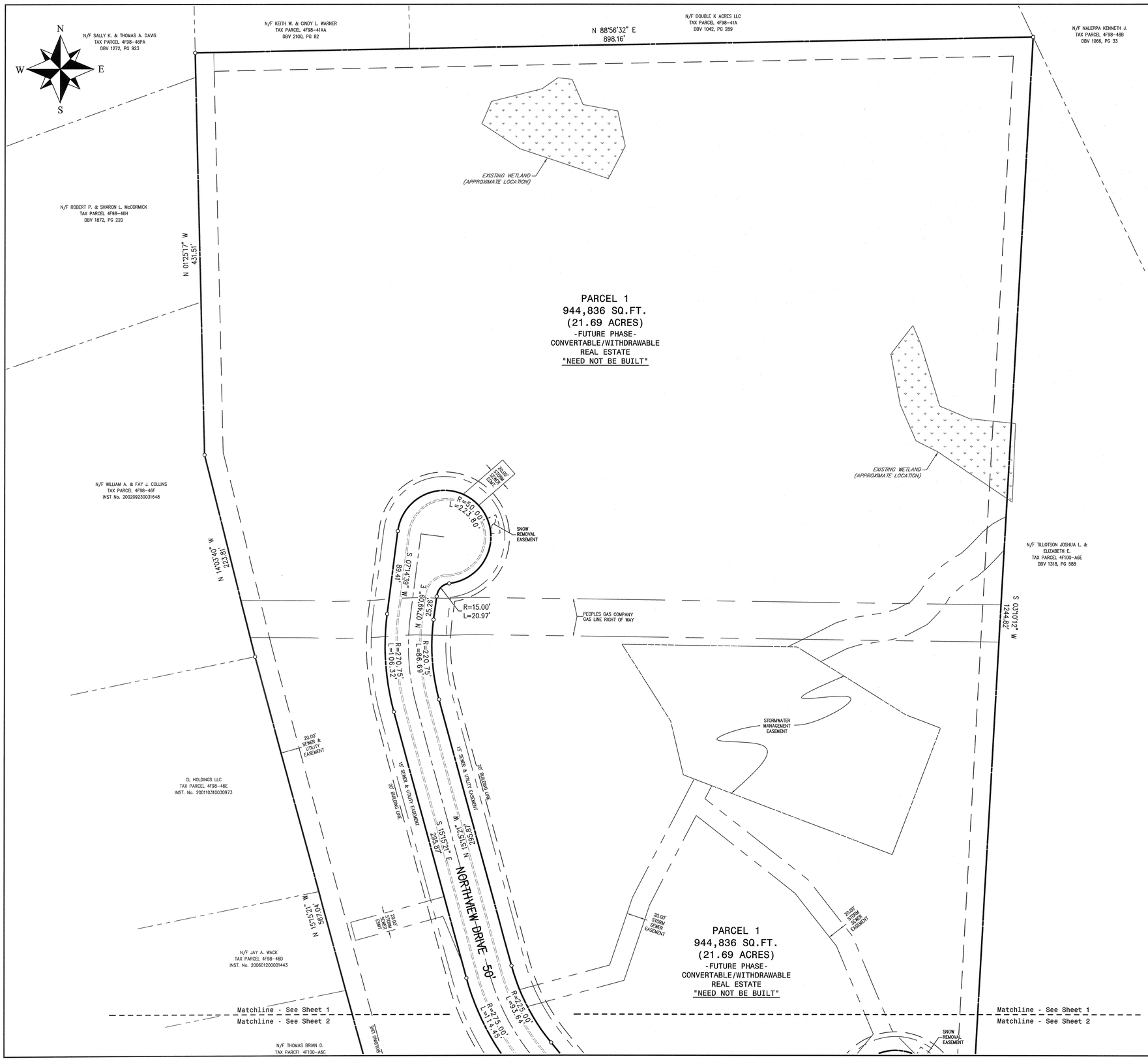
PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW RESIDENTIAL BUILDING LOT.

0' 100' 200' 300'

℄ PROPOSED 50' R/W		
a	S 45°32'26" W	79.71'
b	S 46°42'46" W	52.93'
c	S 50°35'43" W	50.02'
d	S 37°15'58" W	50.62'
e	S 27°33'31" W	46.63'
f	S 22°25'25" W	52.78'
g	S 20°08'02" W	50.63'
h	S 22°03'20" W	49.03'
i	S 40°02'26" W	69.63'
j	S 74°36'15" W	65.45'
k	N 84°08'16" W	87.87'
l	N 89°26'47" W	90.74'
m	S 85°58'23" W	94.21'
n	S 83°15'40" W	89.93'
o	S 81°17'25" W	81.81'
p	S 78°54'41" W	85.11'
q	S 77°08'25" W	57.46'
r	N 87°57'32" W	52.15'
s	N 47°49'26" W	51.30'
t	N 17°25'32" W	49.58'
u	N 02°16'30" E	40.11'
v	N 26°18'21" E	51.01'
w	N 41°50'42" E	52.96'
x	N 42°00'10" E	47.59'
y	N 35°20'53" E	70.60'


BONNIE BROOK STA.
WADSWORTH
KECKIRD
T 761
T 761
T 828
T 828
T 828



LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS)

UNIT TYPES

- (A) ABBEY
- (C) CANTERBURY
- (L) CAPRI–II
- (Z) PALLAZZO
- (P) PORTICO
- (R) PROMENADE
- (S) SALERNO
- (T) TORINO
- (V) VERONA

NOTES:

PREPARED FOR: SCENIC RIDGE PARTNERS, LP
P.O. BOX 449
MARS, PA 16046

1. ALL PORCHES AND PATIOS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
2. ALL UNIT SIDEWALKS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
3. ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
4. UNITS MAY BE BUILT IN REVERSE.
5. SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.

PLAN REFERENCE : SCENIC RIDGE PLAN OF LOTS
RECORDED IN PLAN BOOK 356, PAGES 12–16

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF SCENIC RIDGE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 3 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C)).

James A. Sperdute — 1-11-17

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 11 DAY OF JANUARY 2017 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

Jacqueline A. Fennell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-12-17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacqueline G. Fennell, Notary Public
Adams Twp., Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 360 PAGES 34-36 GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF January 2017

RECORDER Michele M. Mustello

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

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

SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY, PA

BUTLER COUNTY
RECORDER OF DEEDS

PLAN BOOK	PAGE
360	34

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Instr# 201701120000875 01/12/2017
Pages 3 F $126.00 12:08PM
Michele Mustello T20170000927
Butler County Recorder FL

LOT AREA TABULATION	PARCEL 1		PARCEL 2–A		PARCEL 2–B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	944,836	21.69	274,861.62	6.31	552,057	12.68

DRAWING NUMBER:	1010-161693
DRAWING SCALE:	1"=50'
DATE:	NOVEMBER 29, 2016
DRAWN BY:	JSS
REVISIONS:	01.10.17...PER BUILDER COMMENT

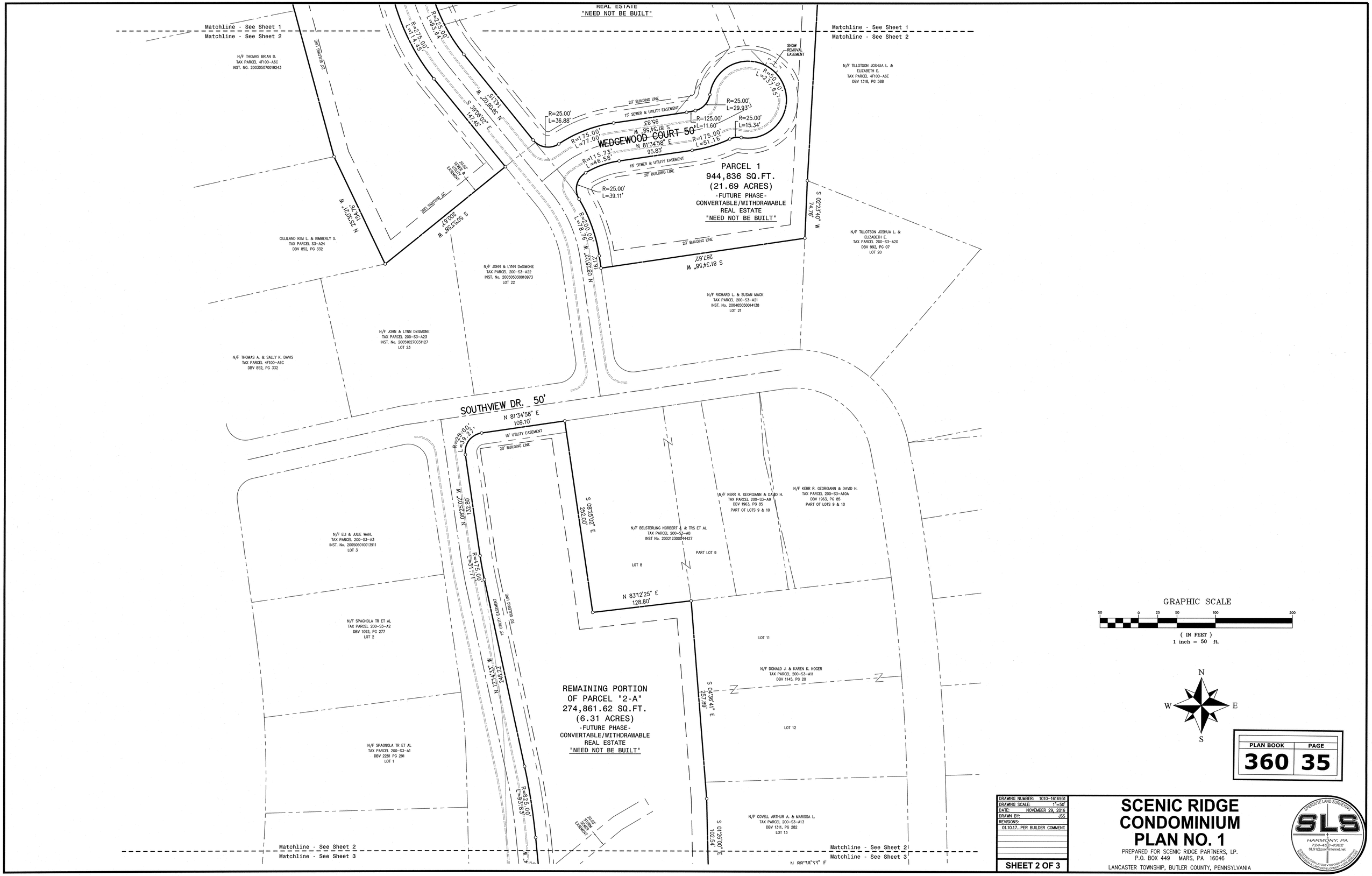
SHEET 1 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 1

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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



PLAN BOOK	PAGE
360	35

DRAWING NUMBER:	1010-1616931
DRAWING SCALE:	1"=50'
DATE:	NOVEMBER 29, 2016
DRAWN BY:	JSS
REVISIONS:	
01.10.17...PER BUILDER COMMENT.	

SHEET 2 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 1

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Matchline - See Sheet 2
Matchline - See Sheet 3

N/F DOSCH JUSTIN S. & AUTUMN M.
TAX PARCEL 4F100-A6D
INST. No. 200502280004751

ROUTE 19 - PERRY HIGHWAY

N 88°23'19" E
335.70'

N 01°35'41" W
17.74'

N 05°43'34" W
80.95'

R=1333.57'
L=202.93'

N 39°15'39" W
62.03'

N 17°06'21" E
284.64'

20' BUILDING LINE

20.00' SANITARY SEWER EASEMENT

20.00' SANITARY SEWER EASEMENT

STORMWATER MANAGEMENT EASEMENT

R=1125.00'
L=290.30'

R=1125.00'
L=289.87'

SOUTHVIEW DR. 50'

N 47°04'57" E
184.20'

S 43°05'32" E
150.00'

N 47°22'44" W
125.31'

S 47°22'44" E
125.31'

20' BUILDING LINE

114.43'

10.88'

5.00'

32.98'

R=25.00'
L=39.95'

N 35°16'15" E
159.30'

S 01°24'19" E
87.93'

PHASE 1-B
119,049 SQ.FT.
(2.73 ACRES)
(PART OF PARCEL 2-B)
"MUST BE BUILT"

2213
2214
2212
2211
2234
2233
2232
2231

S 88°35'41" W
8.77'

R=25.00'
L=39.22'

WESTVIEW CIRCLE 50'

R=25.00'
L=30.77'

R=25.00'
L=41.22'

N 70°42'42" E
9.28'

L=
5.38'

N 10°49'30" W
134.97'

N 45°37'31" W
153.47'

2193
2194
2192
2191
2172
2171
2173
2174

S 16°53'27" W
209.11'

N 73°06'37" W
135.89'

20.00' SANITARY SEWER ESMT.

N 02°22'21" E
117.87'

S 89°12'51" W
200.00'

N 02°22'21" E
180.00'

N/F DONATELLI JOSEPH V.
TAX PARCEL 4F100-A4B
DBV 2676, PG 108

N/F KREIDER JAMES P. & BRIDGET
TAX PARCEL 4F100-A6A
INST No. 200003030004682

N/F SCHOTT AARON
TAX PARCEL 4F100-A4C
INST. No. 200308200037452

N/F SCHOTT AARON
TAX PARCEL 4F100-A6B
INST No. 200308200037452

N/F DOMHOFF FAMILY TRUSTEES
TAX PARCEL 4F100-A16A
INST. No. 200206190020865

LOT 1

SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 150, PAGE 20

S 89°12'51" W
193.10'

N/F DOUGLAS P. & LARRI JO DOMHOFF
TAX PARCEL 4F100-A16AA
DBV 1640, PG 30

S 89°29'20" W
467.54'

N/F EARL & SUSAN MARY WACK
TAX PARCEL 4F100-A16B
DBV 1096, PG 21

S 89°07'34" W
419.50'

N/F EARL & SUSAN MARY WACK
TAX PARCEL 4F100-A16H
DBV 954, PG 614

LOT 13

S 26°00'
02.54'

N 88°38'33" E
260.60'

S 01°21'27" E
61.01'

S 01°19'48" E
28.77'

N 88°38'33" E
277.77'

N 01°19'48" W
28.77'

R=75.00'
L=23.32'

R=1125.00'
L=38.86'

SOUTHVIEW DR. 50'

N 19°08'30" E
200.92'

PHASE 1-A
64,073.38 SQ.FT.
(1.47 ACRES)
(PART OF PARCEL 2-A)
"MUST BE BUILT"

2104
2103
2101
2102

S 01°24'21" E
134.68'

N 88°35'39" E
26.97'

2081
2084
2082
2083

S 01°24'21" E
155.14'

137.63'

197.58'

N 01°24'19" W

S 87°24'59" W
169.28'

59.95'

SNOW REMOVAL EASEMENT

SNOW REMOVAL EASEMENT

REMAINING PORTION
OF PARCEL "2-A"
274,861.62 SQ.FT.
(6.31 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

REMAINING PORTION
OF PARCEL "2-B"
522,057 SQ.FT.
(12.68 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

REMAINING PORTION
OF PARCEL "2-B"
522,057 SQ.FT.
(12.68 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

REMAINING PORTION
OF PARCEL "2-B"
522,057 SQ.FT.
(12.68 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

R=175.00'
L=135.95'

R=225.00'
L=174.80'

S 00°44'15" E
812.60'

N 11°27'46" W
67.82'

N 25°22'11" E
57.28'

R=175.00'
L=277.76'

R=225.00'
L=355.73'

S 64°02'36" E
74.76'

N 64°02'36" W
74.76'

15' SEWER & UTILITY EASEMENT

20' BUILDING LINE

20.00' STORM SEWER EASEMENT

N/F KEITH & CAROLE KALMBACH
TAX PARCEL 4F100-A8B
DBV 2328, PG 801

LOT 1
HUCH - ECKSTEIN PLAN
PBV 163, PG 20

N/F JOHN & LINDA WAXTER
TAX PARCEL 4F100-A8
DBV 2699, PG 760

LOT 2B
LAURA P. HUCH PLAN
PBV 173, PG 35

STORMWATER MANAGEMENT EASEMENT

PLAN BOOK	PAGE
360	36

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

DRAWING NUMBER:	1010-1616931
DRAWING SCALE:	1"=50'
DATE:	NOVEMBER 29, 2016
DRAWN BY:	JSS
REVISIONS:	
01.10.17...PER BUILDER COMMENT	

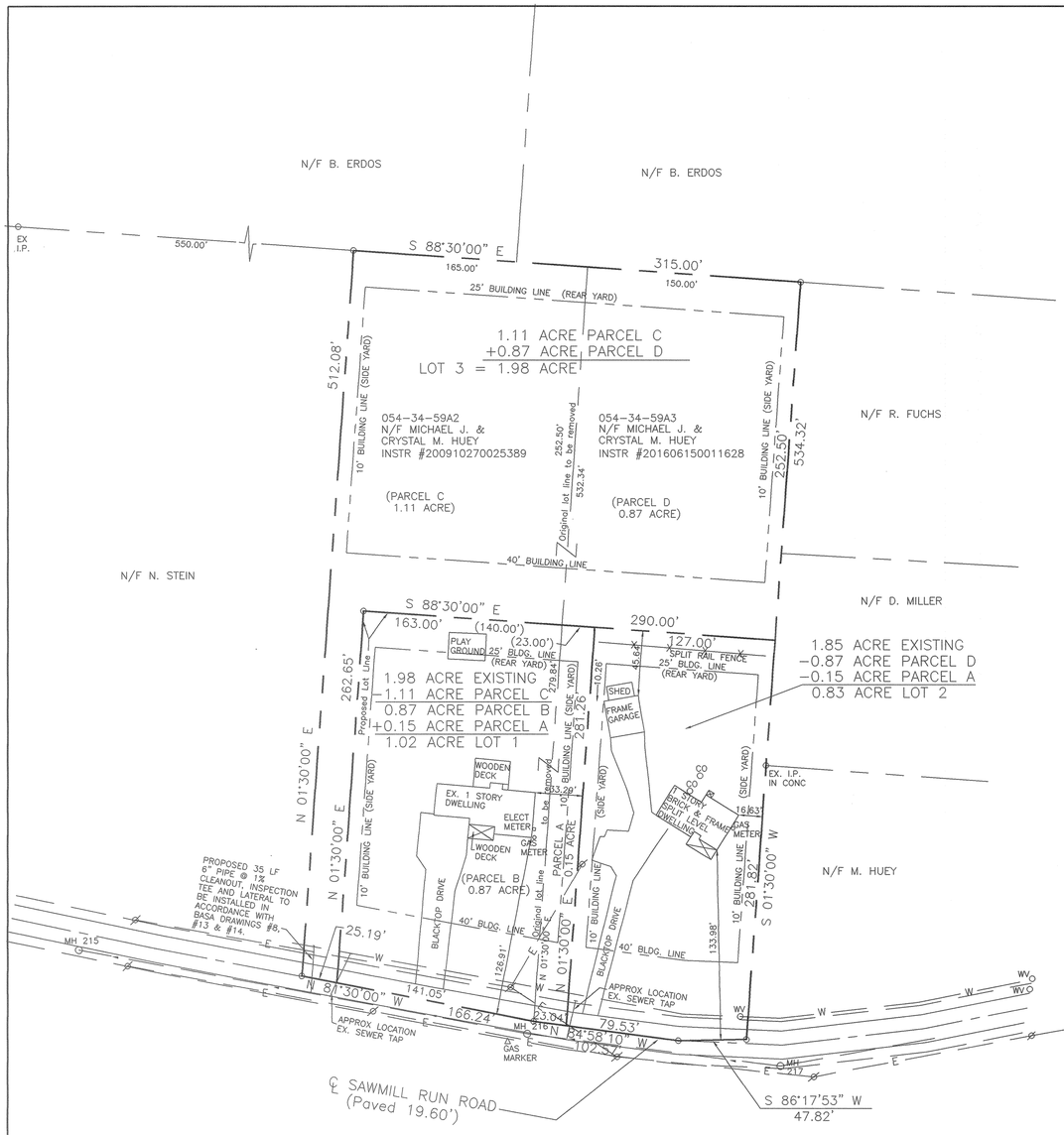
SHEET 3 OF 3

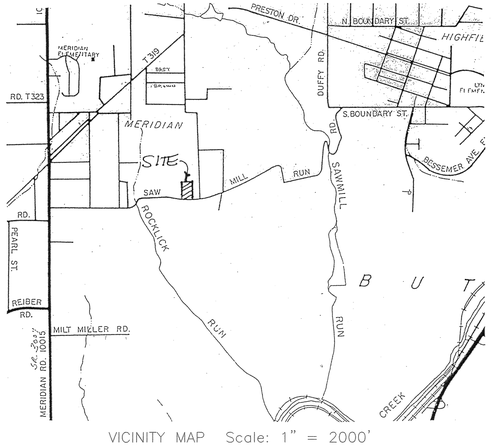
SCENIC RIDGE CONDOMINIUM PLAN NO. 1

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SCHNEIDER LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING LAND DEVELOPMENT ENGINEERING





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

ZONED: R-1

BUILDING REQUIREMENTS:
40' FRONT YARD
10' SIDE YARD
25' REAR YARD

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

PROPERTY OWNERS: MICHAEL J. & CRYSTAL M. HUEY
408 SAWMILL RUN ROAD
BUTLER, PA 16001

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

LOT 3 CANNOT BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE MINIMUM WIDTH REQUIREMENTS OF SECTION 252-23 (B)(6)(e) PRIVATE LANES.

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE TWO (2) EXISTING PARCELS AND CREATE A FLAG LOT BEHIND THEM.

Instr:201701120000851 01/12/2017
Pages:1 F:$45.00 2:19PM
Michele Mustello T20170000553
Butler County Recorder PL

0' 50' 100' 150'

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

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

In Witness Whereof, we hereunto set our hands and seals this 26th day of October, 20 16.

Jessica D. Shane — NOTARY PUBLIC
Michael J. Huey — OWNER
Crystal M. Huey — 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 Michael J. and Crystal M. Huey, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26th day of October, 20 16.

My Commission Expires the 11th day of June, 20 17.

SEAL

Jessica D. Shane — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jessica D. Shane, Notary Public
Butler Twp., Butler County
My Commission Expires June 11, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (MORTGAGE CLAUSE) TAX PARCEL 054-34-59A2
We, Michael J. and Crystal M. Huey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Michael J. and Crystal M. Huey, as recorded in Instrument #200910270025389, Recorder of Deeds Office.

WITNESS — OWNER — OWNER

We, 21st Mortgage Corporation (State Financial Network LLC) mortgagee of the property embraced in this plan or subdivision in the names of Michael J. and Crystal M. Huey, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS Christina Myatt — MORTGAGEE David T. Peyton AVP

TITLE CLAUSE (MORTGAGE CLAUSE) TAX PARCEL 054-34-59A3
We, Michael J. and Crystal M. Huey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Michael J. and Crystal M. Huey, as recorded in Instrument #201606150011628, Recorder of Deeds Office.

WITNESS — OWNER — OWNER

We, State Financial Network LLC mortgagee of the property embraced in this plan or subdivision in the names of Michael J. and Crystal M. Huey, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — MORTGAGEE David T. Peyton AVP

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.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR 013-32490-E

DATE September 19, 2016 SEAL — SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 12 day of January, 20 17.

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 12 day of January, 20 17.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 12TH day of SEPT, 20 16.

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 360 page 37.

Given under my hand and seal this 12th day of January, 20 17.

SEAL

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

PLAN BOOK	PAGE
360	37

REVISED 09/19/16; ENGINEER'S REVIEW COMMENTS

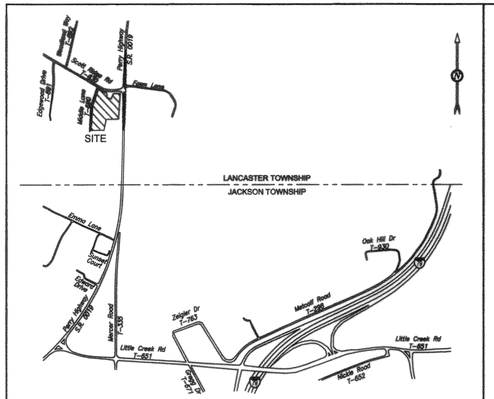
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

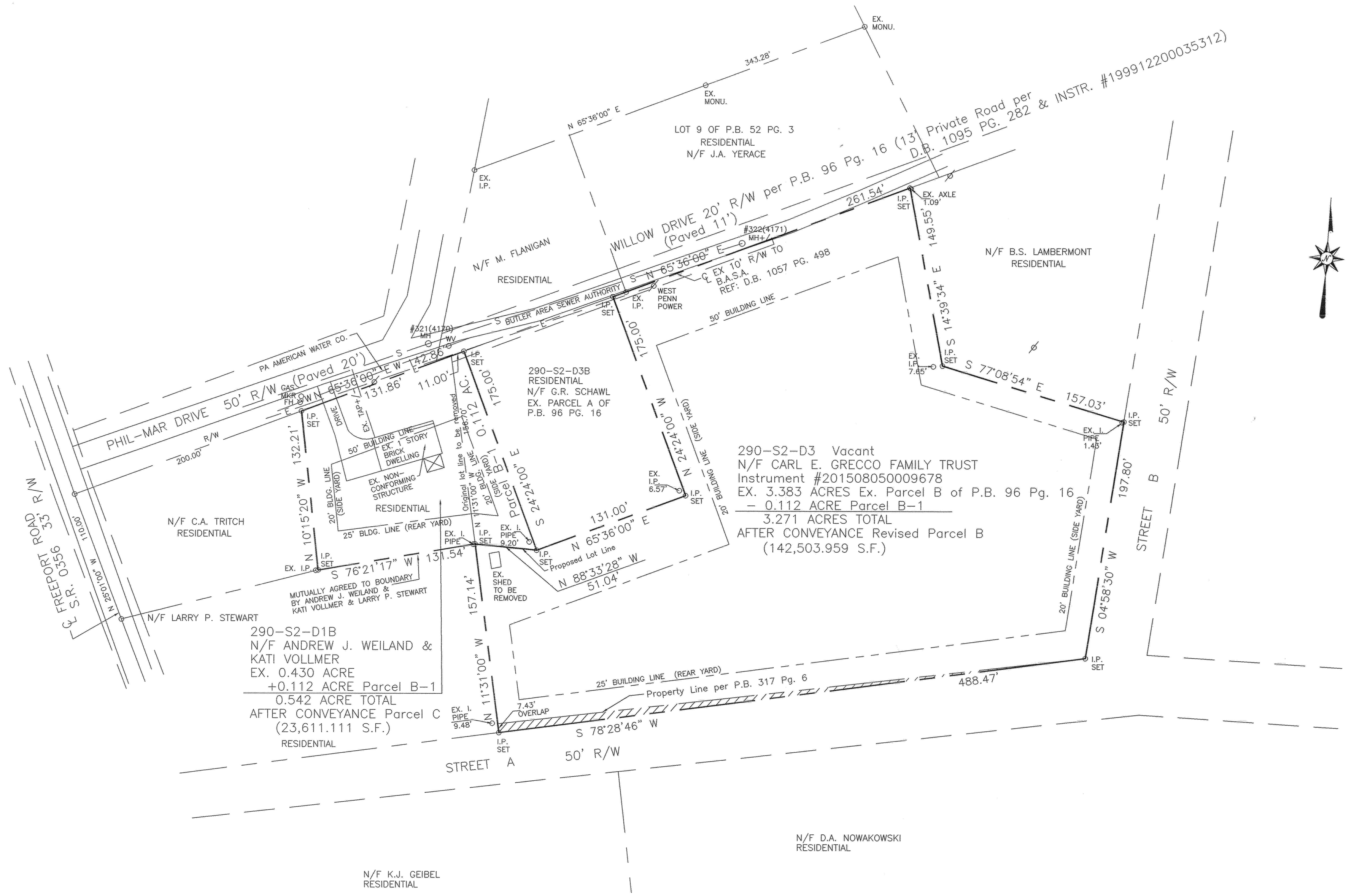
PLAN OF SUBDIVISION

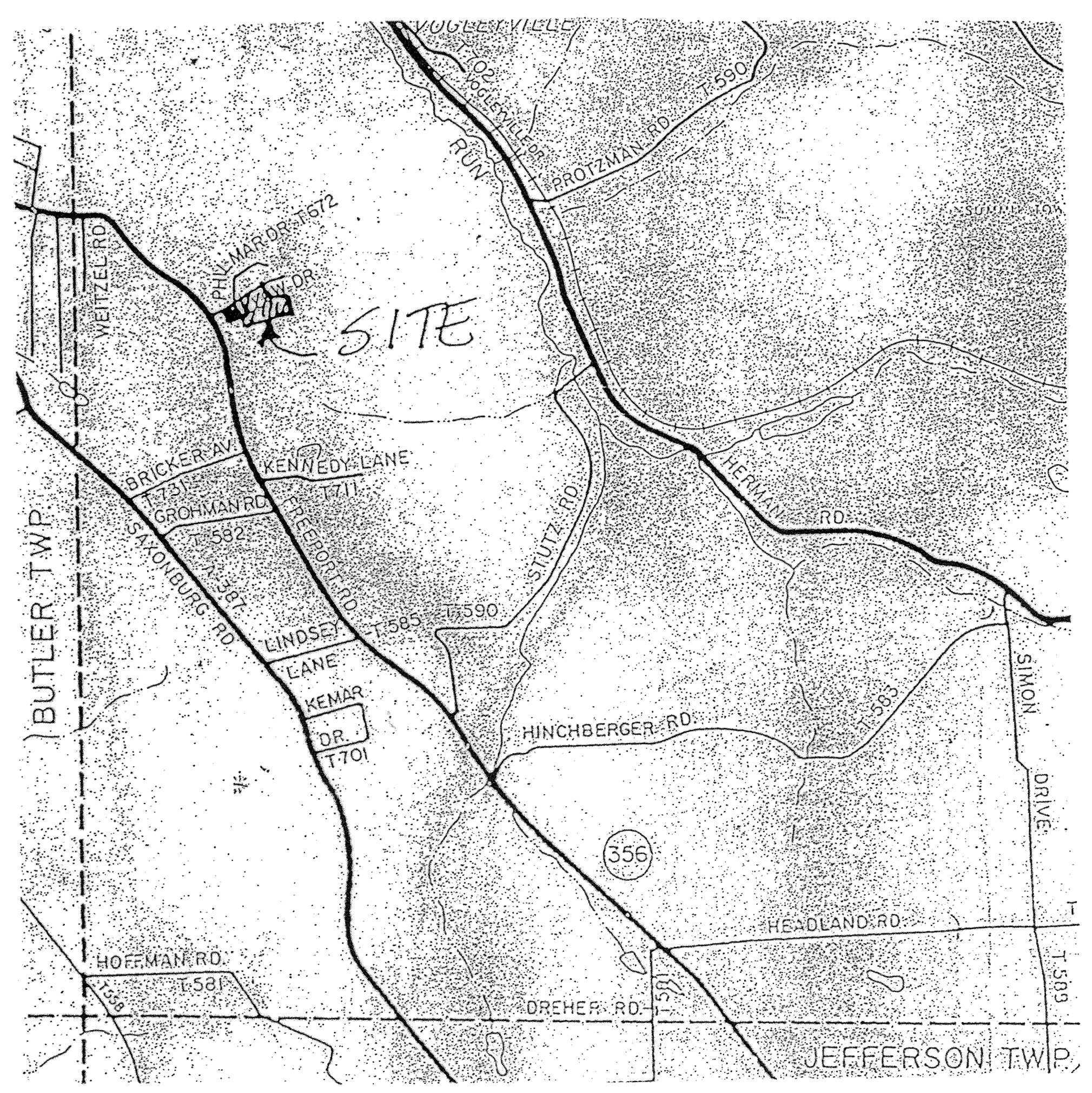
FOR: MICHAEL J. & CRYSTAL M. HUEY

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/30/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 054-34-59A2, 59A3		Instr # 200910270025389 201606150011628	Service No. 16-133
Address 406-408 SAWMILL RUN RD.			


SITE
LANCASTER TOWNSHIP
JACKSON TOWNSHIP
Cranberry Line
Cranberry Line
Cranberry Line





VICINITY MAP Scale: 1" = 2000'

Instr:201701170001089 01/17/2017
Pages:1 F:$45.00 1:23PM
Michele Mustello T20170000695
Butler County Recorder FL

NOTES:

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

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

ZONED: C–3; GENERAL COMMERCIAL
- 50' FRONT YARD SETBACK
- 20' SIDE YARD SETBACK
- 25' REAR YARD SETBACK

REF: SUBDIVISION PLAN FOR MARY GRECCO, RECORDED 10/3/83, P.B. 96 PG. 16

REF: GROHMAN, KECK AND GREEN PLAN, R.F. 4 PG. 3

REF: PHILMAR PLAN, P.B. 52 PG. 3

PROPERTY OWNERS: ANDREW WEILAND &
KATI VOLLMER
103 PHIL–MAR DRIVE
BUTLER, PA 16002

CARL E. GRECCO, TRUSTEE
CARL E. GRECCO FAMILY TRUST
c/o JAMES DIRENZO, ESQ.
P.O. BOX 172
LYNDORA, PA 16045

0' 50' 100' 150'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21st day of December, 2016.

ATTEST:

James D. Direnzo — NOTARY PUBLIC Carl E. Grecco — 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 Carl E. Grecco, Trustee of the Carl E. Grecco Family Trust and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21st day of December, 2016.

My Commission expires the 18th day of February, 2018.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James D. Direnzo, Notary Public
Butler Twp., Butler County
My Commission Expires Feb. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21st day of December, 2016.

ATTEST:

NOTARY PUBLIC OWNER Kati Vollmer — 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 Andrew J. Weiland and Kati Vollmer, 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 21st day of December, 2016.

My Commission expires the 18th day of February, 2018.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James D. Direnzo, Notary Public
Butler Twp., Butler County
My Commission Expires Feb. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

NOTARY PUBLIC

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.

November 8, 2016 — DATE SEAL REG. NO. SU–32490–E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

I, Larry P. Stewart, owner of the adjoining property shown within, hereby agree to the common boundary line as set by this survey.

Larry P. Stewart

Approved by the Supervisors of the Township of Summit this 3rd day of January, 2017.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this ________day of Dec. 13, 2016.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 8TH day of AUG., 2016.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 360 page 39.

Given under my hand and seal this 17 day of January, 2017.

SEAL

RECORDER

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

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REVISED 11/08/16: SOUTHWEST CORNER OF WEILAND & VOLLMER

REVISED 10/24/16: ENGINEER'S REVIEW COMMENTS & BOUNDARY LINE AGREEMENT

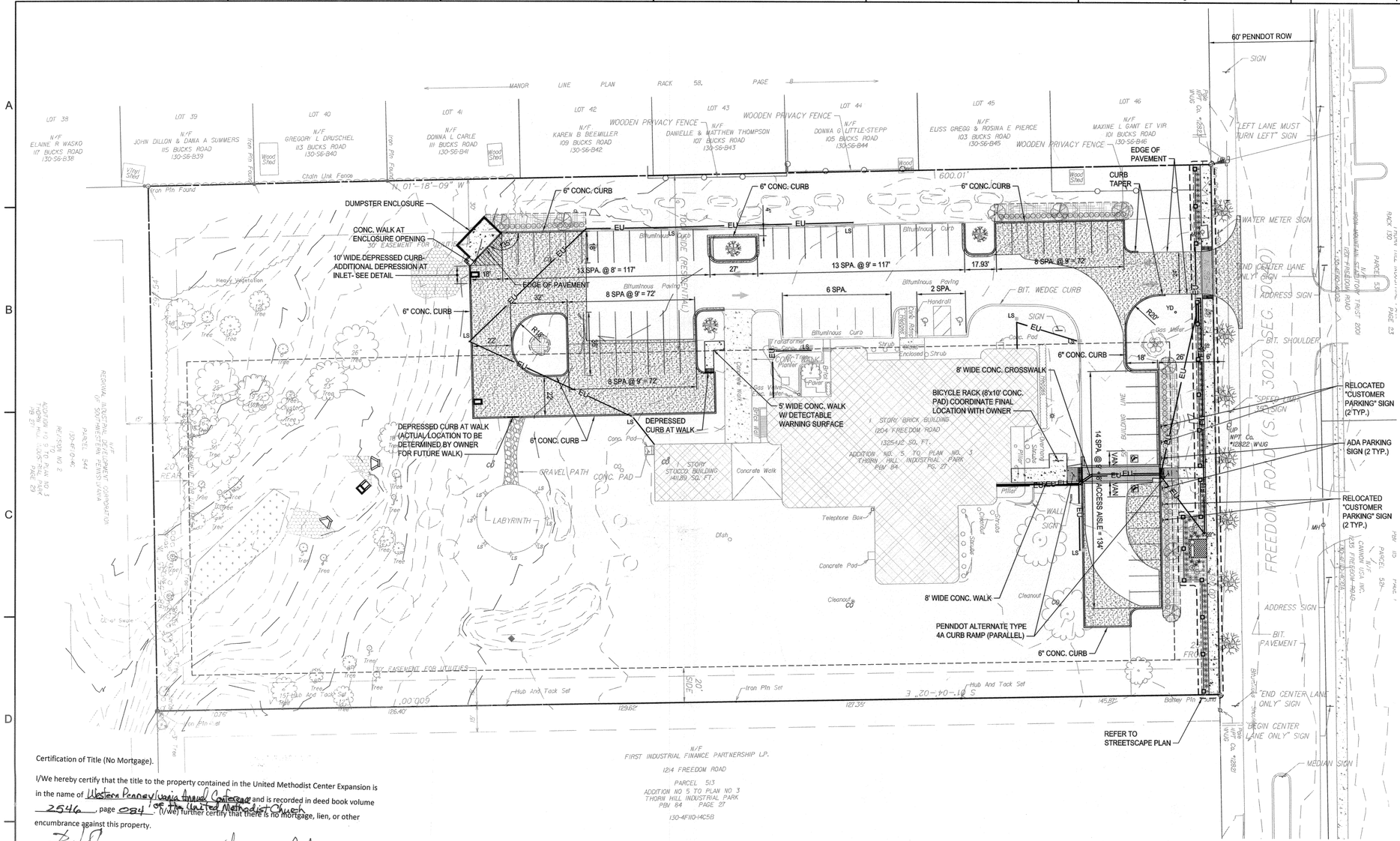
L S I — Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003–1061
(724) 287–6865
Cheryl A. Hughes, PLS Owner

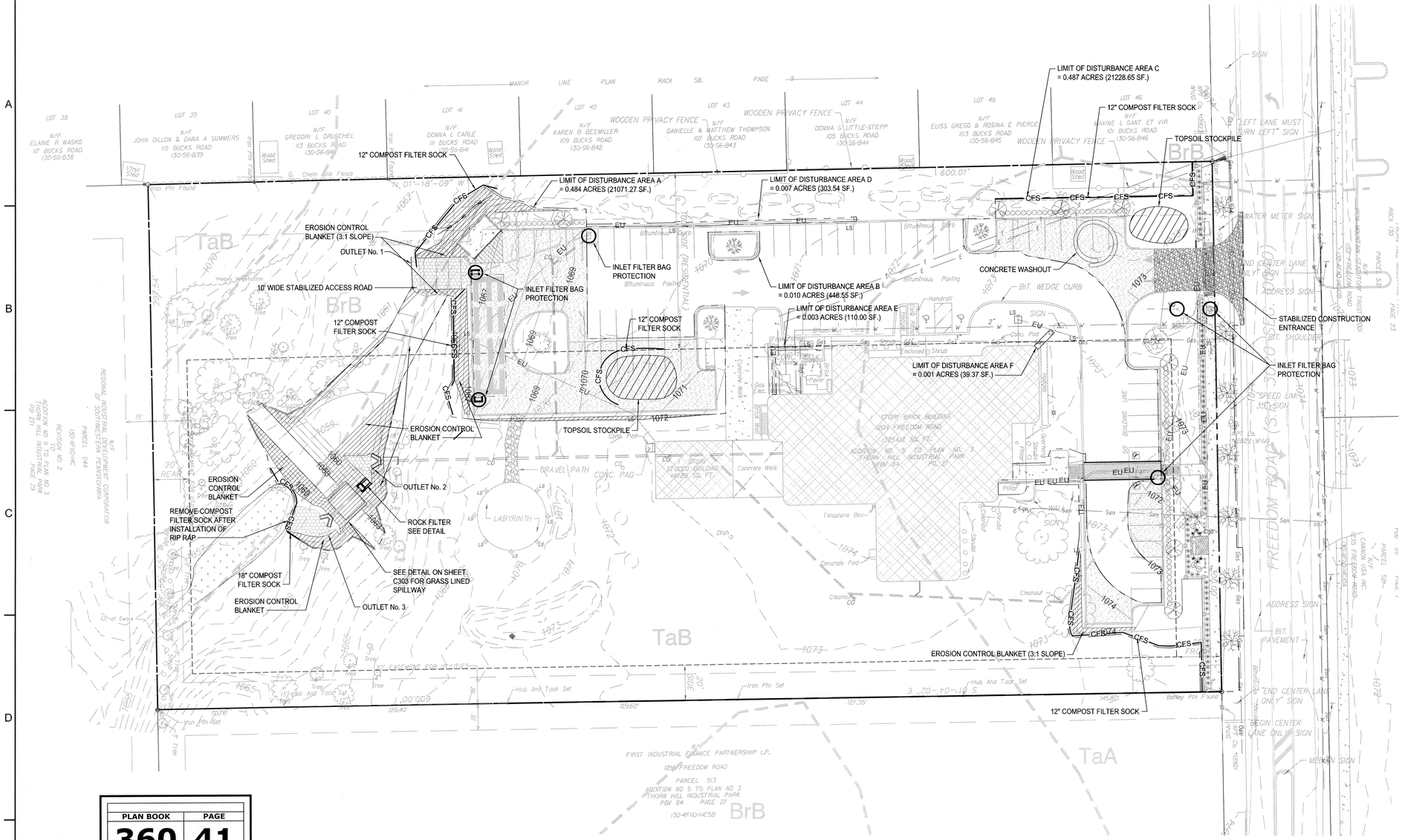
LOT LINE REVISION

FOR: CARL E. GRECCO, TRUSTEE OF THE CARL E. GRECCO FAMILY TRUST
and
ANDREW J. WEILAND & KATI VOLLMER

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 07/06/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 290–S2–D3, D1B		Instr. #201505080009678 201506290014010	Service No. 16–007
Address 103 PHIL–MAR DR./WILLOW DR.			


60' PENNDOT ROW
SIGN
"LEFT LANE MUST TURN LEFT" SIGN
EDGE OF PAVEMENT
CURB TAPER
WATER METER SIGN
"END CENTER LANE ONLY" SIGN
ADDRESS SIGN
BIT. SHOULDER
DUMPSTER ENCLOSURE
CONC. WALK AT ENCLOSURE OPENING
10' WIDE DEPRESSED CURB- ADDITIONAL DEPRESSION AT INLET- SEE DETAIL
6" CONC. CURB
EDGE OF PAVEMENT
DEPRESSED CURB AT WALK (ACTUAL LOCATION TO BE DETERMINED BY OWNER FOR FUTURE WALK)
DEPRESSED CURB AT WALK
5' WIDE CONC. WALK W/ DETECTABLE WARNING SURFACE
8' WIDE CONC. CROSSWALK
BICYCLE RACK (6'x10' CONC. PAD) COORDINATE FINAL LOCATION WITH OWNER
RELOCATED "CUSTOMER PARKING" SIGN (2 TYP.)
ADA PARKING SIGN (2 TYP.)
RELOCATED "CUSTOMER PARKING" SIGN (2 TYP.)
8' WIDE CONC. WALK
PENNDOT ALTERNATE TYPE 4A CURB RAMP (PARALLEL)
REFER TO STREETSCAPE PLAN
"SPEED LIMIT 25" SIGN
"END CENTER LANE ONLY" SIGN
"ORIGIN CENTER LANE ONLY" SIGN
MEDIAN SIGN
FREEDOM ROAD (S.R. 3020 SEC. 03B)
1204 FREEDOM ROAD
1325±12 SQ. FT.
ADDITION NO. 5 TO PLAN NO. 3 THORN HILL INDUSTRIAL PARK PBV 84 PG. 27
STORY BRICK BUILDING
STORY STUCCO BUILDING 14,829 SQ. FT.
GRAVEL PATH
CONC. PAD
LABYRINTH
Concrete Walk
Concrete Pad
Telephone Box
Dish
Cleanout
Gas Valve
Gas Meter
Bollard
Pillar
WALL SIGN
Handrail
BIT. WEDGE CURB
Bituminous Paving
Bituminous Curb
Conc. Pad
Shrub
Tree
Trees
Heavy Vegetation
Chain Link Fence
Iron Pin Found
Iron Pin Set
Hub And Tack Set
Wood Shed
Vinyl Shed
WOODEN PRIVACY FENCE
MANOR LINE PLAN RACK 58, PAGE 8
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
N/F ELAINE R WASKO 117 BUCKS ROAD 130-56-B38
N/F JOHN DILLON & DANA A SUMMERS 115 BUCKS ROAD 130-56-B39
N/F GREGORY L DRUSCHEL 113 BUCKS ROAD 130-56-B40
N/F DONNA L CARLE 111 BUCKS ROAD 130-56-B41
N/F KAREN B BEEMILLER 109 BUCKS ROAD 130-56-B42
N/F DANIELLE & MATTHEW THOMPSON 107 BUCKS ROAD 130-56-B43
N/F DONNA G LITTLE-STEPP 105 BUCKS ROAD 130-56-B44
N/F ELISS GREGG & ROSINA E PIERCE 103 BUCKS ROAD 130-56-B45
N/F MAXINE L GANT ET VIR 101 BUCKS ROAD 130-56-B46
N/F FIRST INDUSTRIAL FINANCE PARTNERSHIP L.P. 1214 FREEDOM ROAD PARCEL 513 ADDITION NO 5 TO PLAN NO 3 THORN HILL INDUSTRIAL PARK PBV 84 PAGE 27 130-4F110-14C58
N/F CANNON USA INC. 1235 FREEDOM ROAD PARCEL 5B PAGE 23
N/F REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA ADDITION NO 2 TO PLAN NO 3 THORN HILL INDUSTRIAL PARK PB 27 PARCEL 544 130-4F-D-46
N 01°-18'-09" W 600.01'
S 01°-04'-02" E 600.00'
S 89°-16'-09" E 126.40'
129.82'
121.35'
145.82'
20' EASEMENT FOR UTILITIES
15' SEWER EASEMENT
Bottom Pin Found
Battery Pin Found
Hub And Tack Set
Iron Pin Set
Hub And Tack Set
Iron Pin Found
Iron Pin Found
Iron Pin Found



EROSION & SEDIMENTATION CONTROL PLAN

1 / C103 — SCALE: 1" = 30'

NORTH

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E&S CONTROL NOTES

1. NEW GRADES SHALL BE LESS THAN 3:1 (H:V) UNLESS OTHERWISE NOTED.
2. LIMIT OF DISTURBANCE IS:

AREA A	- 0.484 ACRES
AREA B	- 0.010 ACRES
AREA C	- 0.487 ACRES
AREA D	- 0.007 ACRES
AREA E	- 0.003 ACRES
AREA F	- 0.001 ACRES
TOTAL	- 0.994 ACRES

SITE SOILS

BASED ON THE BUTLER COUNTY SOIL SURVEY, THREE (3) DISTINCT SOIL TYPES ARE FOUND WITHIN THE ENTIRE PROJECT AREA. DESCRIPTION AND CHARACTERISTICS OF THESE SOIL TYPES ARE LISTED BELOW. (SOURCE OF INFORMATION: NATIONAL RESOURCE CONSERVATION SERVICE SOIL SURVEY - BUTLER COUNTY)

BrB - BRINKERTON SILT LOAM, 3 TO 8 PERCENT SLOPES

TaA - TILSIT SILT LOAM, 0 TO 3 PERCENT SLOPES

TaB - TILSIT SILT LOAM, 3 TO 8 PERCENT SLOPES

LEGEND

EXISTING

- CONCRETE WALK/SLAB
- GRAVEL WALK
- CURB
- FIRE HYDRANT
- INLET
- LAMP POST
- LIGHT STANDARD
- MANHOLE
- SHRUB
- SIGN
- TREE
- UTILITY POLE
- STORM SEWER
- CONTOUR (5' INDEX)
- CONTOUR (1' INTERMEDIATE)
- SANITARY SEWER LINE
- WATER LINE
- NATURAL GAS LINE
- SOILS BOUNDARY

NEW

- BITUMINOUS PAVEMENT
- CONCRETE WALK / SLAB
- GRASSED ACCESS ROAD
- MULCH
- CURB
- INLET
- LIGHT STANDARD
- SHRUB
- SIGN
- STREET LIGHT
- STREET WALL
- TRAFFIC FLOW ARROW
- TREE
- YARD DRAIN
- STORM SEWER
- CONTOUR
- TREELINE
- ELECTRIC LINE
- INLET FILTER PROTECTION
- COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- EROSION CONTROL BLANKET

30' 15' 0 30' 60'

SCALE: 1" = 30'

EROSION & SEDIMENTATION CONTROL NOTES

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. THE CONTRACTOR SHALL CONTACT THE CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE SITE CONTRACTOR, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITIES MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE CONTRACTOR MUST BRING COPIES OF THEIR APPLICABLE PERMITS, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS AND PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITY LOCATIONS.
2. CONTRACTOR SHALL BEGIN INSTALLATION OF E&S CONTROLS, INCLUDING BUT NOT LIMITED TO; CONSTRUCTION FENCE, COMPOST FILTER SOCK, INLET PROTECTION AND STABILIZED STONE CONSTRUCTION ENTRANCE.
3. BEGIN SITE DEMOLITION OF THE PROJECT AREA. THE EXISTING DRIVEWAY MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE NEW DRIVEWAY IS INSTALLED AND APPROVED FOR USE BY PENNDOT. CONTRACTOR SHALL NOT STOCKPILE CONSTRUCTION WASTE ON-SITE, BUT MUST DISPOSE OF REMOVED MATERIALS AT AN APPROVED SITE. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
4. STRIP AND STOCKPILE TOPSOIL WITHIN THE SPECIFIED LIMITS OF DISTURBANCE, PROTECTING STOCKPILE AS SHOWN ON THE PLAN.
5. BEGIN CONSTRUCTION OF DETENTION BASIN BERM, STORM SEWER PIPES AND INLETS, AND UNDERGROUND ELECTRIC INSTALLATIONS. THIS WORK MUST FOLLOW PROCEDURES OF THE UTILITY LINE TRENCH EXCAVATION NOTES IN THIS REPORT AND ON THE PLANS. INSTALL RIPRAP AT PIPE DISCHARGES IMMEDIATELY UPON COMPLETION OF OUTLET STRUCTURES. PLACE ROCK FILTER IN POND OUTLET STRUCTURE IMMEDIATELY UPON COMPLETION OF STRUCTURE. PLACE INLET PROTECTION ON NEW INLETS AND PERMANENTLY STABILIZE AND PROTECT THE DETENTION BASIN BERM FROM FURTHER CONSTRUCTION TRAFFIC.
6. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED FOR FOUR DAYS OR MORE, THE OPERATOR SHALL STABILIZE WITH SEEDING AND MULCH IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
7. EXCAVATE AND GRADE EXPANDED PARKING AREAS TO FINISHED SUBGRADE ELEVATION. INSTALL UNDERGROUND STORMWATER SYSTEM INCLUDING; 36" HDPE STORAGE PIPE; STONE STORAGE AREA; INLET STRUCTURES ST-A4 AND ST-A5; ALONG WITH 4" HDPE OUTLET PIPE. INSTALL INLET PROTECTION IN NEW INLETS IMMEDIATELY AFTER INLETS ARE CONSTRUCTED. CONSTRUCT NEW DRIVEWAYS, PARKING AREAS, CURB, SIDEWALKS, ETC. ONCE NEW ENTRANCE IS COMPLETE AND APPROVED FOR USE, REMOVE EXISTING DRIVEWAY ENTRANCE.
8. RESPREAD TOPSOIL, LANDSCAPE, PERMANENT SEED AND MULCH AS DIRECTED. PROTECT SEEDED AREAS FROM TRAFFIC AND EROSION UNTIL FINAL STABILIZATION IS ACHIEVED.
9. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
10. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, REMOVE ALL REMAINING E&S CONTROLS. CLEAN OUT ANY INLETS, PIPES AND OTHER AREAS WHERE SEDIMENT HAS ACCUMULATED. ANY AREAS DISTURBED DURING REMOVAL MUST BE RE-STABILIZED IMMEDIATELY.

GENERAL EROSION AND SEDIMENT CONTROL PROCEDURES

1. EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS. CONTROLS MUST BE CONSISTENT WITH STANDARDS AND SPECIFICATIONS OF THE MOST RECENT DEPARTMENT OF ENVIRONMENTAL PROTECTION E&S AND BMP MANUALS.
2. AS MUCH AS POSSIBLE, CONSTRUCTION SHALL BE FROM THE TOP OF THE SLOPE DOWN TO UTILIZE EXISTING VEGETATION AS EROSION AND SEDIMENT CONTROLS.
3. IF THERE IS EVIDENCE OF SILT, SEDIMENT AND/OR MUD LEAVING THE SITE, CORRECTIVE EROSION CONTROL MEASURES SUCH AS; ADDITIONAL TIRE CLEANING/WASHING FACILITIES, CLEANING THE ROAD WITH A MECHANICAL SWEEPER OR BY HAND, ETC. SHALL BE PROVIDED BY THE CONTRACTOR. THOSE MEASURES SHALL NOT BE LIMITED TO THOSE SHOWN ON THE PLANS OR DISCUSSED IN THIS REPORT.
4. ALL VEGETATIVE AREAS IN UNDISTURBED SECTIONS WILL REMAIN FOR EROSION PROTECTION. CONTRACTORS AND EQUIPMENT WILL BE RESTRAINED FROM VENTURING INTO ALL AREAS NOT TO BE GRADED. DISTURBED AREAS WILL REMAIN EXPOSED FOR THE SHORTEST TIME POSSIBLE.
5. AS MUCH AS POSSIBLE, EXCAVATED OR DISTURBED AREAS OF GROUND WILL BE MULCHED AND SEEDED WITH TEMPORARY FAST-GROWING GRASSES, SUCH AS ANNUAL RYE, TO CONTAIN ANY ACCELERATED EROSION. WHERE NEEDED, ADJUSTMENTS TO THE SEEDBED FERTILITY LEVELS WILL BE MADE IN ADDITION TO ANY TEMPORARY COVER PROTECTION THAT MAY BE REQUIRED UNTIL NEW VEGETATION COVER IS ESTABLISHED.
6. IF TEMPORARY COVERS ARE NEEDED TO HELP ESTABLISH THE STAND OF PLANTINGS, SMALL GRAIN STRAW OR HAY MULCH WILL BE USED AS DIRECTED AND ANCHORED, IF NEEDED, UNTIL GROWTH PERSISTS. IF A LACK OF GROWTH IN TEMPORARY PLANTINGS IN CRITICAL AREAS IS ENCOUNTERED, THEN A SOIL ANALYSIS WILL BE MADE TO DETERMINE WHAT ADDITIVES ARE REQUIRED. PLANTINGS WILL BE MAINTAINED AS NEEDED TO PREVENT EROSION.
7. DUST WILL BE KEPT WITHIN TOLERABLE LIMITS BY EITHER THE USE OF CHEMICAL AGENTS, SUCH AS CALCIUM CHLORIDE, OR BY SPRINKLING THE AREAS CONTRIBUTING TO AIRBORNE DUST POLLUTION WITH WATER, WHEN AVAILABLE.
8. PERMANENT SEEDED COVER VARIETIES WILL BE PLANTED AND MULCHED OVER ALL NON-PAVED SURFACE AREAS AND DURING OPTIMAL PLANTING SEASONS.
9. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED FOR FOUR DAYS OR MORE, MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADES AND WILL BE RE-DISTURBED WITH ONE (1) YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
10. UPON FINAL GRADING, TOPSOIL WILL BE REDISTRIBUTED AND PERMANENT GRASS SEED PLANTED AND MULCHED. ANY AREA OF SLOPE GREATER THAN 10% SHOULD HAVE JUTE MATTING INSTALLED WHEN SEEDING OCCURS. AREAS WITH A SLOPE GREATER THAN 3:1 WILL BE PROVIDED WITH EROSION CONTROL BLANKET. IF REQUIRED, AN ADJUSTMENT TO THE SOIL FERTILITY WILL BE MADE TO INSURE ADEQUATE GROWTH OF THE PERMANENT VEGETATIVE COVER OF PLANTINGS.
11. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER, AND HAVE APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT CONTROL PLAN FOR EACH SPOIL, BORROW, OR OTHER WORK AREAS NOT DETAILED IN THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE SITE LIMITS.
12. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACE INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS.
13. AFTER FINAL SITE STABILIZATION (70 % UNIFORM PERENNIAL GROWTH) HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.

FOR ADDITIONAL NOTES AND DETAILS, REFER TO SHEET C303.

CJL ENGINEERING

Pittsburgh
1555 Coraopolis Heights Road, #4200
Moon Township, PA 15108
ph:(412)262-1220 fax:(412)262-2972

Johnstown
232 Horner Street
Johnstown, PA 15902-1922
ph:(814)536-1651 fax:(814)536-5732

Youngstown
510 Gypsy Lane, Suite 105
Youngstown, OH 44504
ph:(330)746-1360 fax:(330)746-7000

Seal

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DANIEL EDGAR URBAN ENGINEER 33718-E

UNITED METHODIST CONFERENCE CENTER

1204 Freedom Road
Cranberry Township
Butler County, PA
16066-0002

ENTRANCE DRIVE RELOCATION AND PARKING LOT EXPANSION

Construction Drawings
09-12-2016

Rev.	Description	Date

Date Issued: 09-12-2016

Sheet Title
EROSION & SEDIMENTATION CONTROL PLAN

Sheet Number
C103

CJL Project Number: 15-0042

POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

STORMWATER MANAGEMENT PLAN NOTES

1. DURING CRITICAL STAGES OF IMPLEMENTING THE MEASURES OF THE PCSM PLAN, A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON THE SITE. THE CRITICAL STAGES INCLUDE; CONSTRUCTION OF THE BERM AND DISCHARGE PIPE FOR THE PROPOSED DETENTION FACILITY, AND OTHER PERMANENT STABILIZATION BMP'S AS DEEMED APPROPRIATE BY THE PA DEP OR THE BUTLER COUNTY CONSERVATION DISTRICT. CARE MUST BE TAKEN NOT TO DISTURB EXISTING VEGETATION TO REMAIN OR COMPACTING THE PROPOSED BASIN BOTTOM TO A POINT THAT DECREASES THE FACILITY'S CAPACITY FOR INFILTRATION OR TRANSPIRATION OF THE STORMWATER.
2. THE CONTRACTOR MUST MAINTAIN ALL PCSM MEASURES, INCLUDING SEEDED AREAS, UNTIL THE ENTIRE SITE IS UNIFORMLY ESTABLISHED AND STABILIZED.
3. AFTER FINAL STABILIZATION, THE OWNER SHALL OWN, MAINTAIN, AND PERIODICALLY INSPECT ALL PCSM MEASURES INCLUDING; MOWING THE LAWN AREAS, CHECKING THE STORM STRUCTURES AND PIPES FOR SEDIMENT OR DEBRIS, AND CLEANING AND REDRESSING THE SITE AS NEEDED.
4. AT THE COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL PROVIDE A CERTIFICATE OF COMPLETION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMP'S HAVE BEEN CONSTRUCTED ACCORDING TO APPROVED PLANS AND SPECIFICATIONS.
5. THE RECEIVING WATER FROM THE PROJECT SITE IS AN UNNAMED TRIBUTARY TO BRUSH CREEK, WHICH IS DESIGNATED AS A WARM WATER FISHERY (WWF) BY CHAPTER 93 OF THE PA CODE. THE BRUSH CREEK FLOWS TO THE CONNEQUENESSING CREEK WITHIN THE BEAVER RIVER WATERSHED. THIS WATERSHED IS WITHIN THE OHIO RIVER BASIN.

OPERATION AND MAINTENANCE OF PERMANENT SWM BMPS

THE WESTERN PA UNITED METHODIST CONFERENCE OR ITS DESIGNATED ASSIGNEE WILL MAINTAIN THE PROPOSED SWM AND STORM SEWER FACILITIES ON ITS PROPERTY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND PROCEDURES.

1. MAINTENANCE SHALL INCLUDE AN INSPECTION OF THE FACILITY AFTER EACH MAJOR RUNOFF EVENT AND/OR ON A WEEKLY BASIS.
2. PREVENTATIVE MAINTENANCE WORK WILL INCLUDE REMOVAL OF ANY SEDIMENT AND DEBRIS FROM INLETS, OUTLET STRUCTURE AND PIPES.
3. MOWING OF THE LAWN AREAS AND MAINTENANCE OF LANDSCAPED AND MULCHED AREAS MUST BE PERFORMED PERIODICALLY TO PREVENT UNSIGHTLY GROWTH.
4. REMEDIAL WORK WILL INCLUDE REPAIR, REPLACEMENT, REGRADING, RESEEDING AND REMULCHING OF ANY WASHED OUT AREAS AND WILL BE PERFORMED IMMEDIATELY.
5. A LOG WILL BE MAINTAINED SHOWING DATES THAT BMPS WERE INSPECTED, AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE AND METHOD WITH WHICH THEY WERE CORRECTED. THE LOG SHALL BE MADE AVAILABLE TO THE TOWNSHIP OR CONSERVATION DISTRICT REPRESENTATIVES AT THEIR REQUEST.

THERMAL IMPACT ANALYSIS

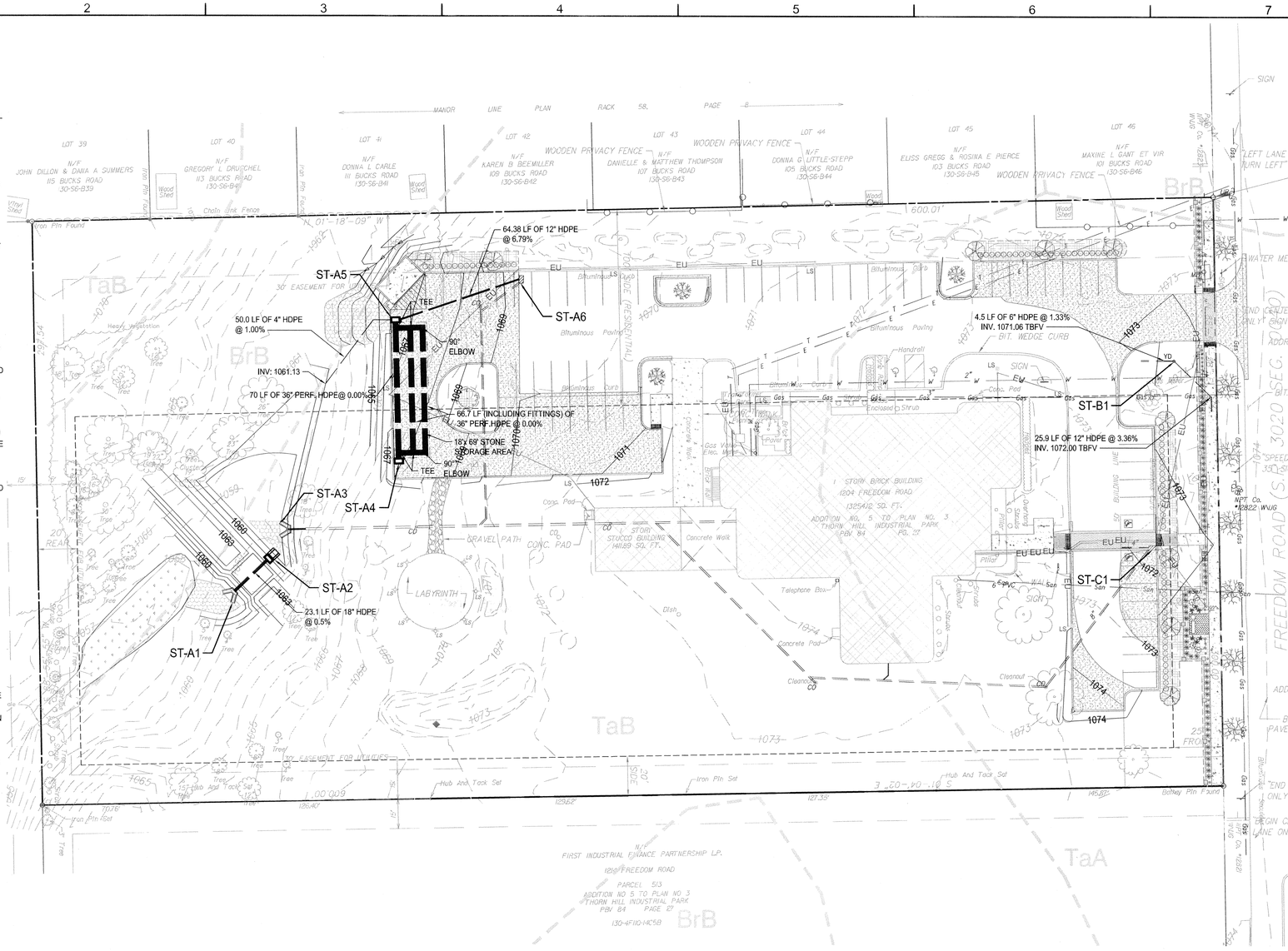
RUNOFF FROM THE SITE IS DRAINED QUICKLY FROM IMPERVIOUS AREAS AND DIRECTED TO GRASS, VEGETATED AND WOODED AREAS, AND SUBSEQUENTLY TO THE PROPOSED DETENTION AREA. IN THE DETENTION AREA, THE EXISTING TREES AND VEGETATION TO REMAIN WILL PROVIDE SHADE TO HELP KEEP THE RUNOFF COOL WHILE IT IS FILTERED AND RELEASED AT A RATE LESS THAN EXISTING. THESE PROPOSED MEASURES WILL ALSO ALLOW FLOW TO REACH AMBIENT TEMPERATURES.

DOWNSTREAM IMPACT ANALYSIS

THE PROJECT PROPOSES LOW IMPACT, DRIVEWAY AND PARKING AREA CONSTRUCTION. ONSITE EARTHWORK WILL BE LIMITED TO SPECIFIED PROPOSED PARKING LOT AND WALKWAYS, ACCESS DRIVES, AND STORMWATER MANAGEMENT BERM AREA. ONSITE STOCKPILING OF EXCESS MATERIALS AND CONSTRUCTION WASTES WILL BE PROHIBITED. THROUGH PROJECT DESIGN AND THE PROPER USE OF E&S CONTROLS, IMPACTS FROM EROSION AND SEDIMENTATION WILL NOT OCCUR TO ADJACENT PROPERTIES OR PUBLIC ROADWAYS DURING DEVELOPMENT. AFTER DEVELOPMENT, THE PROPOSED STORMWATER MANAGEMENT BMPS WILL HELP FILTER AND REDUCE FLOW TO EQUAL TO OR LESS THAN THE CURRENT CONDITIONS.

TOWNSHIP OF CRANBERRY STORMWATER MANAGEMENT REGULATIONS

1. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
2. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE MONITORING, AND OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGN OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER AN EXISTING STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
4. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.


ST-A5
ST-A6
64.38 LF OF 12" HDPE @ 6.79%
50.0 LF OF 4" HDPE @ 1.00%
INV: 1061.13
70 LF OF 36" PERF. HDPE@ 0.00%
66.7 LF (INCLUDING FITTINGS) OF 36" PERF HDPE @ 0.00%
18'x 89' STONE STORAGE AREA
TEE
90° ELBOW
ST-A3
ST-A4
ST-A2
23.1 LF OF 18" HDPE @ 0.5%
ST-A1
4.5 LF OF 6" HDPE @ 1.33%
INV. 1071.06 TBFV
ST-B1
25.9 LF OF 12" HDPE @ 3.36%
INV. 1072.00 TBFV
ST-C1
1 STORY BRICK BUILDING 1204 FREEDOM ROAD (3254)± SQ. FT.
ADDITION NO. 5 TO PLAN NO. 3 THORN HILL INDUSTRIAL PARK PBV 84 PG. 27
1 STORY STUCCO BUILDING 14189 SQ. FT.
LABYRINTH
GRAVEL PATH
CONC. PAD
FREEDOM ROAD (S.R. 3020 SEG. 0260)
LEFT LANE TURN LEFT
WOODEN PRIVACY FENCE
MANOR LINE PLAN RACK 58, PAGE 8
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
JOHN DILLON & DANA A SUMMERS 115 BUCKS ROAD 30-56-B39
GREGORY L DRUSCHEL 113 BUCKS ROAD 30-56-B40
DONNA L CARLE 111 BUCKS ROAD 30-56-B41
KAREN B BEEMILLER 109 BUCKS ROAD 30-56-B42
DANIELLE & MATTHEW THOMPSON 107 BUCKS ROAD 30-56-B43
DONNA G LITTLE-STEPP 105 BUCKS ROAD 30-56-B44
ELISS GREGG & ROSINA E PIERCE 103 BUCKS ROAD 30-56-B45
MAXINE L GANT ET VIR 101 BUCKS ROAD 30-56-B46
FIRST INDUSTRIAL FINANCE PARTNERSHIP LP. 1210 FREEDOM ROAD PARCEL 513 ADDITION NO 5 TO PLAN NO 3 THORN HILL INDUSTRIAL PARK PBV 84 PAGE 27
130-4F10-MC5B
20' EASEMENT FOR UTILITIES
30' EASEMENT FOR UTILITIES
TaB
BrB
TaA
N 01°18'09" W 600.01'
S 88°41'51" W 127.33'
N 00°00'09" E 125.40'
S 88°41'51" E 125.62'
Iron Pin Found
Hub And Tack Set
Bollard
Chain Link Fence
Wood Shed
Heavy Vegetation
Bituminous Paving
Concrete Walk
Concrete Pad
Handrail
Gas Valve
Gas Meter
Encased Gas Line
Telephone Box
Cleanout
Pillar
Dish
Tree
Shrub
Sign
Yard Drain
Light Standard
Street Light
Street Wall
Storm Sewer
Sanitary Sewer
Water Line
Contour
Treeline
Electric Line
Utility Pole
Fire Hydrant
Inlet
Manhole
Curb
Bituminous Curb
Concrete Curb
Bituminous Pavement
Concrete Walk / Slab
Grassed Access Road
Mulch
Bituminous Berm
Concrete Berm
Gas Valve Box
Gas Meter
Encased Gas Line
Pillar

BY RESOLUTION APPROVED ON THE 3RD DAY OF January, 2017, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 14 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

NVR, INC.
NAME OF CORPORATION

B E M 3Ccm
SIGNATURE AND TITLE OF OFFICER WITNESSING

[redacted] - V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson, VP

1/3/17
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 3 DAY OF January 2017

(SEAL)

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

Tina M Nagode
NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 14 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201611070023385. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

B E M
SIGNATURE OF WITNESS

[redacted] - V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

1/3/17
DATE

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

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

1/13/17
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY [redacted]/RESOLUION NO. 2016-110 EFFECTIVE THIS 12th DAY OF JANUARY 20 17

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN [redacted]/RESOLUTION NO. 2016-110 HAVE/HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 12/15/16.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14TH DAY OF DEC 20 16

SECRETARY

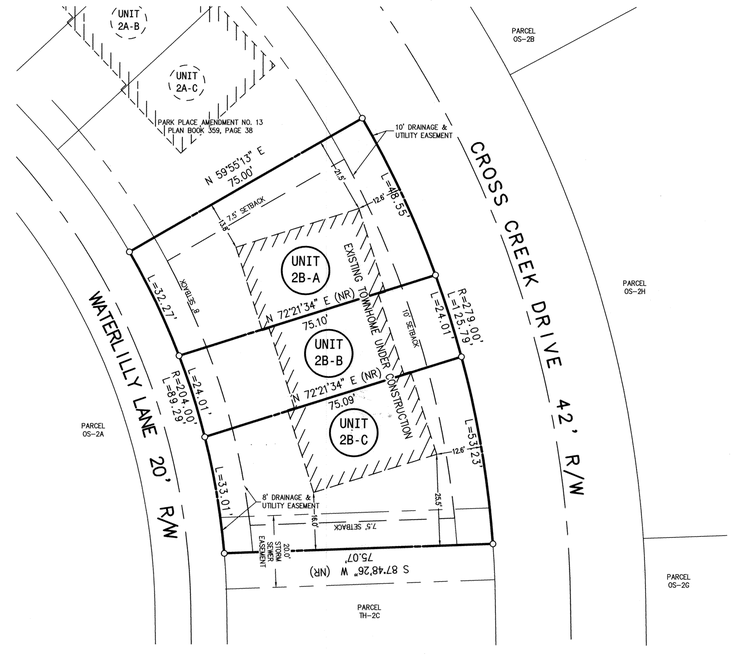
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 360 PAGE 43

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF January 20 17

RECORDER OF DEEDS

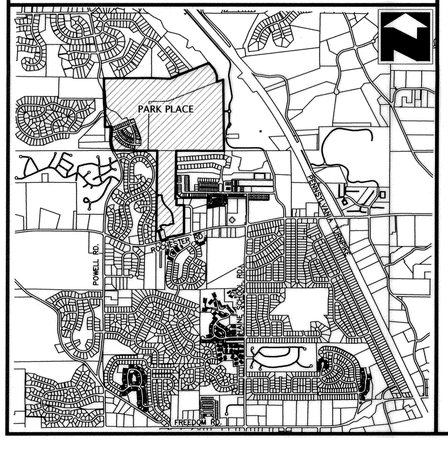
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



N
W E
S

PLAN BOOK	PAGE
360	43

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-2B OF THE PARK PLACE RESIDENTIAL SUBDIVISION - REVISED PHASE 2 AS RECORDED IN PLAN BOOK 354, PAGES 45-49.

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

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

d. THE UTILITY EASEMENTS SHOWN ON THIS PLAN ARE BEING CREATED BY THIS RECORDING. THESE EASEMENTS WERE NOT INCLUDED ON THE PREVIOUSLY RECORDED PLAN.

ZONING INFORMATION :

AFFECTED ZONING CLASSIFICATION:	CCD-2
PROPOSED USE	CCD-2
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

LOT AREAS:

2B-A	3,030.739 SQ.FT.	0.0696 ACRES
2B-B	1,800.760 SQ.FT.	0.0413 ACRES
2B-C	3,233.972 SQ.FT.	0.0742 ACRES
TOTAL AREA:	8,065.471 SQ.FT.	0.1851 ACRES

OWNERSHIP REFERENCE

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

TAX PARCEL: 130-S1-CB
INSTRUMENT NO: 201611070023385

Instr:201701170001168 01/17/2017
Pages:1 F.$45.00 3:46PM
Michele Mustello T20170000723
Butler County Recorder FL

GRAPHIC SCALE

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

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1004-1616940
DRAWING SCALE:	1"=20'
DATE:	DECEMBER 5, 2016
DRAWN BY:	JSS
REVISIONS:	
12.27.16...PER TWP REVIEW	

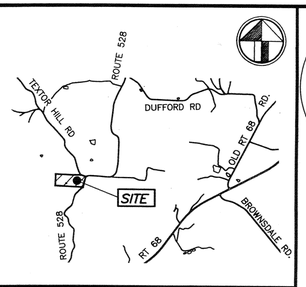
PARK PLACE AMENDMENT NO. 14

BEING A RE-SUBDIVISION OF PARCEL TH-2B OF THE PARK PLACE RESIDENTIAL SUBDIVISION - REVISED PHASE 2 AS RECORDED IN PLAN BOOK 354, PAGES 45-49

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 11th DAY OF November, 20 16 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 10 DAY OF January, 20 17

TOWNSHIP SECRETARY — PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 11th DAY OF November, 20 16. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 16 DAY OF January, 20 17.

TOWNSHIP SECRETARY — CHAIRPERSON

Instr:201701180001237 01/18/2017
Pages:1 F:$45.00 10:39AM
Michele Mustello T20170000799
Butler County Recorder FL

FORWARD TOWNSHIP SEAL:

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 23 DAY OF October, 20 16.

SECRETARY — CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS _____ DAY OF_____, 20_____.

IF APPLICABLE N/A

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 15 DAY OF November, 20 16

SECRETARY — PRESIDENT

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO JACKSON TOWNSHIP & FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED Nov. 16, 20 16

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHARLES H. WILSON, JR. & TERRENCE LEE WILSON, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF PROPERTY SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES WAYS, RIGHTS-OF WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAYS.

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 16 DAY OF January, 20 17

ATTEST;

NOTARY PUBLIC — CHARLES H. WILSON, JR. — TERRENCE LEE WILSON

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES H. WILSON, JR. & TERRENCE LEE WILSON 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 16 DAY OF January, 20 17.

MY COMMISSION EXPIRES THE 30th DAY OF June, 20 20.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret A. Kovach, Notary Public
Butler Twp., Butler County
My Commission Expires June 30, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SEAL:

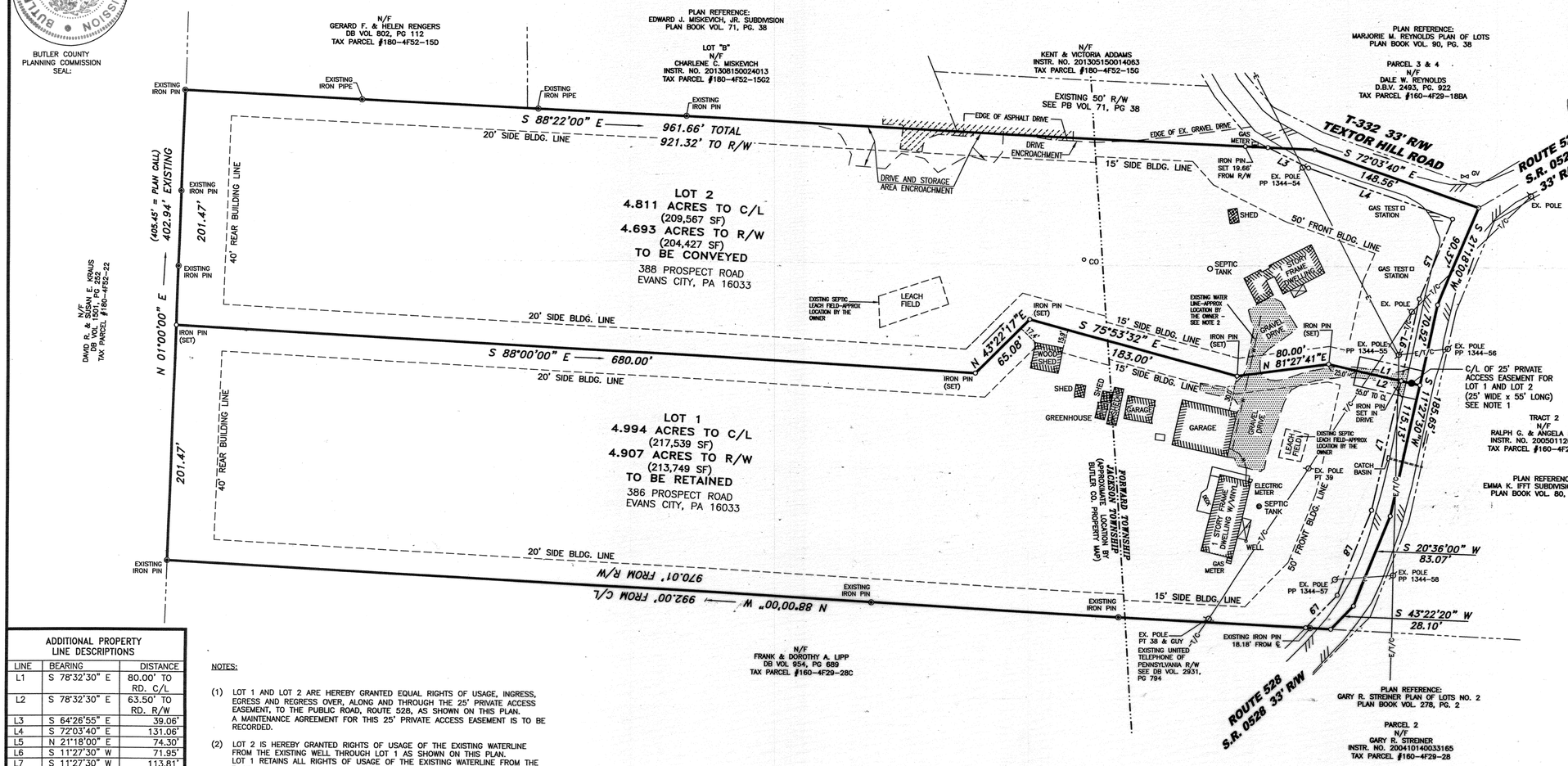
WE, CHARLES H. WILSON, JR. & TERRENCE LEE WILSON, OWNERS OF THE CHARLES H. WILSON, JR. SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CHARLES H. WILSON, JR. & TERRENCE LEE WILSON, AS RECORDED IN D.B.V. 2676, PG. 457, RECORDER OF DEEDS OFFICE.

CHARLES H. WILSON, JR. — TERRENCE LEE WILSON — WITNESS

I, (OR WE) NexTier Bank MORTGAGEE OF THE PROPERTY EMBRACED IN THIS CHARLES H. WILSON, JR. SUBDIVISION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS — MORTGAGEE

PLAN BOOK	PAGE
360	44



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 360, PAGE 44.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF January 20 17

RECORDER

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

SEAL:

ADDITIONAL PROPERTY LINE DESCRIPTIONS

LINE	BEARING	DISTANCE
L1	S 78°32'30" E	80.00' TO RD. C/L
L2	S 78°32'30" E	63.50' TO RD. R/W
L3	S 64°26'55" E	39.06'
L4	S 72°03'40" E	131.06'
L5	N 21°18'00" E	74.30'
L6	S 11°27'30" W	71.95'
L7	S 11°27'30" W	113.81'
L8	N 20°36'00" E	78.43'
L9	N 43°22'20" E	39.31'

LEGEND

EXISTING UTILITY POLE	○ POLE
EXISTING OVERHEAD ELECTRIC LINES	—— E ——
EXISTING OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES	——E/T/C——
EXISTING OVERHEAD TELEPHONE & CABLE LINES (APPROX)	—— T/C ——
EXISTING SUBSURFACE WATER LINE (APPROX)	—— W ——

NOTES:

(1) LOT 1 AND LOT 2 ARE HEREBY GRANTED EQUAL RIGHTS OF USAGE, INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH THE 25' PRIVATE ACCESS EASEMENT, TO THE PUBLIC ROAD, ROUTE 528, AS SHOWN ON THIS PLAN. A MAINTENANCE AGREEMENT FOR THIS 25' PRIVATE ACCESS EASEMENT IS TO BE RECORDED.

(2) LOT 2 IS HEREBY GRANTED RIGHTS OF USAGE OF THE EXISTING WATERLINE FROM THE EXISTING WELL THROUGH LOT 1 AS SHOWN ON THIS PLAN. LOT 1 RETAINS ALL RIGHTS OF USAGE OF THE EXISTING WATERLINE FROM THE EXISTING WELL THROUGH LOT 1 AS SHOWN ON THIS PLAN. THE RIGHTS FOR USAGE OF THIS WATERLINE FOR LOT 2 WILL BECOME NULL AND VOID AT THE TIME A NEW POTABLE SUPPLY WELL HAS BEEN DRILLED AND INSTALLED ON LOT 2.

(3) 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.

(4) 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 DEPTHS. CALL 1-800-242-1776.

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

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIRED	LOT 1 PROPOSED	LOT 2 PROPOSED
REQUIRED MINIMUM LOT AREA:	43,560 SQUARE FEET (1 ACRE)	213,749 SQ.FT	204,427 SQ.FT.
REQUIRED MINIMUM LOT WIDTH:	100 FEET AT RIGHT-OF-WAY LINE	231.55' FEET	316.37 FEET
REQUIRED MINIMUM FRONT YARD:	40 FEET FROM R/W	50 FEET	50 FEET
REQUIRED MINIMUM REAR YARD:	40 FEET, ACCESSORY 10 FEET	40 FEET	40 FEET
REQUIRED MINIMUM SIDE YARD:	20 FEET, ACCESSORY 10 FEET	20 FEET (JACKSON TWP) 15 FEET (FORWARD TWP)	20 FEET 15 FEET

FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JUNE 20, 2006, AS AMENDED

MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	43,560 SQ. FT. (NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)
MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

9.805 ACRES = TOTAL ACREAGE

OWNER: CHARLES H. WILSON, JR. & TERRENCE LEE WILSON
386 PROSPECT ROAD
EVANS CITY, PA 16033

ZONING DISTRICT: "NO ZONING (FORWARD TOWNSHIP)
"R" RESIDENTIAL DISTRICT (JACKSON TOWNSHIP)

DEED REFERENCE: D.B.VOL. 2676 PG. 457

TAX PARCEL NO.: 160-4F29-18A1

CHARLES H. WILSON, JR. SUBDIVISION PLAN

[SUBDIVISION OF TRACT 1 OF EMMA K. IFFT SUBDIVISION NO. 1 (PBV 80, PG. 25)]

SITUATE: FORWARD TOWNSHIP & JACKSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: OCTOBER 21, 2016 SCALE: 1" = 50'

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

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — LAND SURVEYOR — PENNSYLVANIA

REGISTRATION NO. SU-051843E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO: 5432-2016-SUB
OCT. 26, 2016 ADD PINS SET-REV NOTE 2	DF/TR	T.R.	SHEET 1 OF 1

G:\Wilson-5432-2016\Wilson-State 5432-2016.dwg – Oct 26, 2016 @ 9:33am

(Subdivision) WILSON DEED.crd

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, KEVIN J. AND DENISE A. ANGLUM, OF THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, 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 JAN, ~~2016~~ 2017

KEVIN J. ANGLUM — DENISE A. ANGLUM

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, KEVIN J. AND DENISE A. ANGLUM, 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 JAN, ~~2016~~ 2017

MY COMMISSION EXPIRES THE 17TH DAY OF FEB, 2019

NOTARY PUBLIC

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

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, MICHAEL ANDREW GOETZ, OF THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 7TH DAY OF JAN, ~~2016~~ 2017.

MICHAEL ANDREW GOETZ

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, MICHAEL ANDREW GOETZ, 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 7TH DAY OF JAN, ~~2016~~ 2017

MY COMMISSION EXPIRES THE 17TH DAY OF FEB, 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.

20TH DEC '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 PENN, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PENN ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 16th DAY OF January, ~~2016~~ 2017

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 8th DAY OF December, 2016.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF Nov, 2016.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

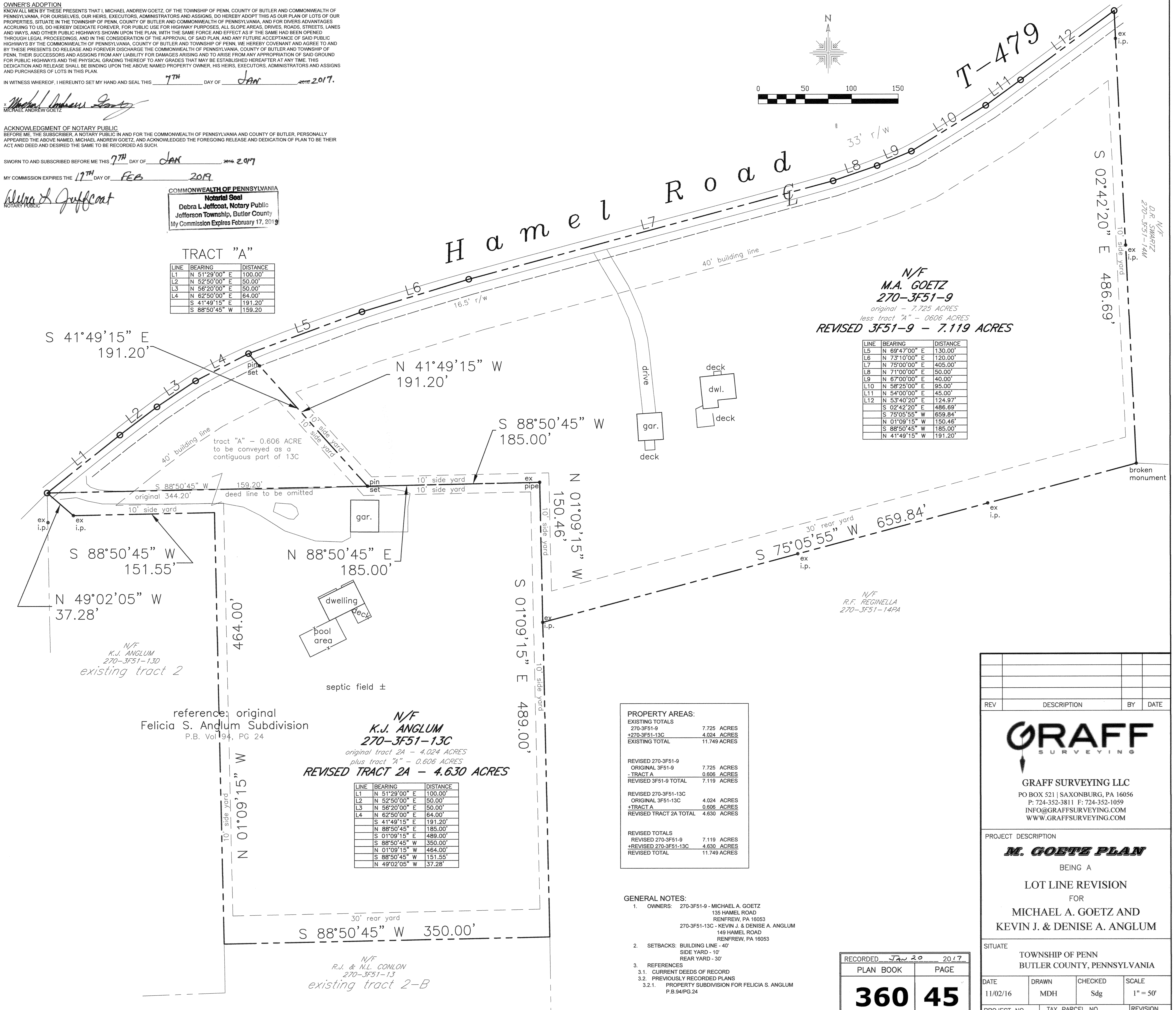
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 360, PAGE(S) 45.
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF January, ~~2016~~ 2017

RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



TRACT "A"

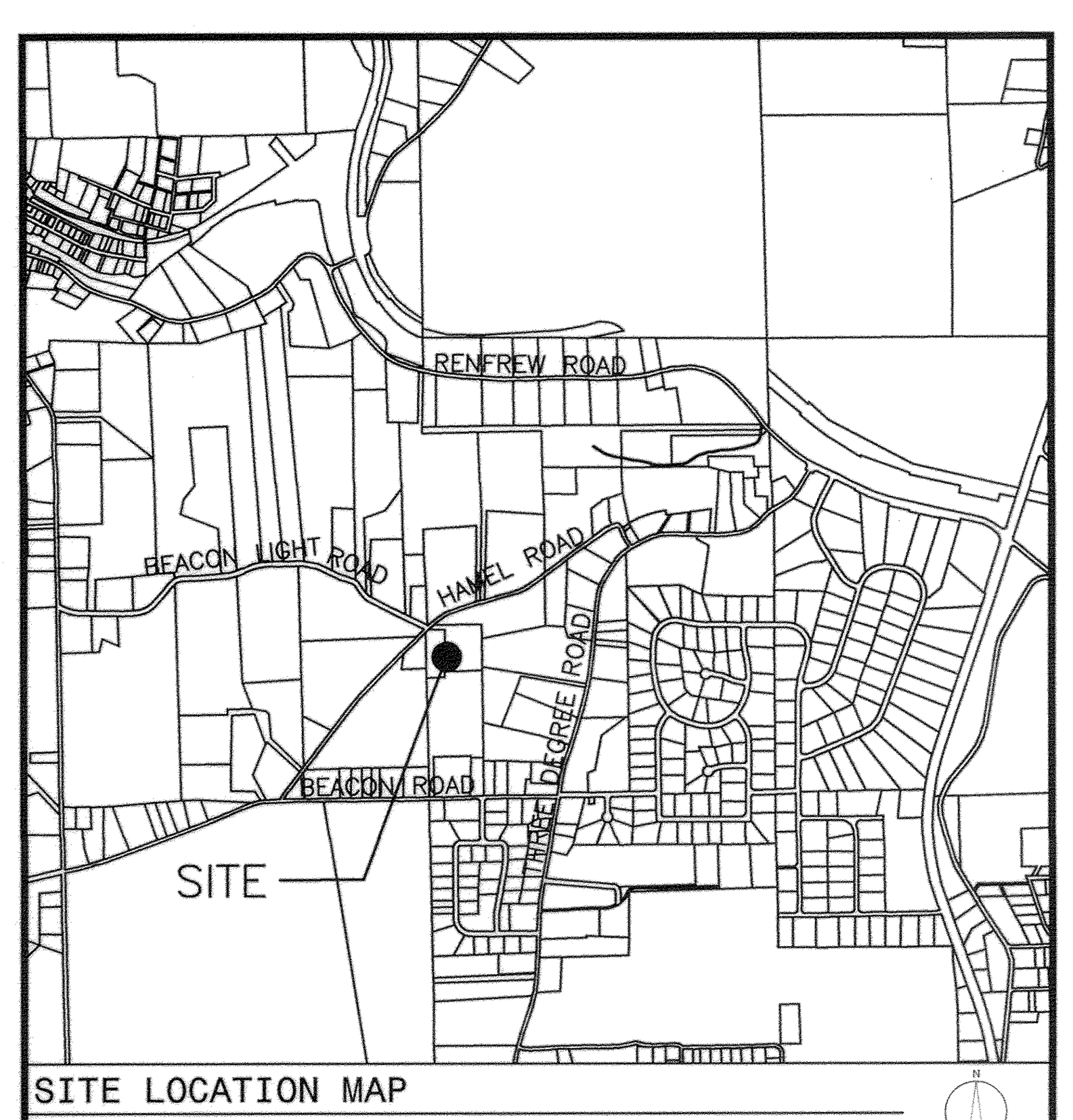
LINE	BEARING	DISTANCE
L1	N 51°29'00" E	100.00'
L2	N 52°50'00" E	50.00'
L3	N 56°20'00" E	50.00'
L4	N 62°50'00" E	64.00'
	S 41°49'15" E	191.20'
	S 88°50'45" W	159.20

N/F
M.A. GOETZ
270-3F51-9
original – 7.725 ACRES
less tract "A" – 0606 ACRES
REVISED 3F51-9 – 7.119 ACRES

LINE	BEARING	DISTANCE
L5	N 69°47'00" E	130.00'
L6	N 73°10'00" E	120.00'
L7	N 75°00'00" E	405.00'
L8	N 71°00'00" E	50.00'
L9	N 67°00'00" E	40.00'
L10	N 58°25'00" E	95.00'
L11	N 54°00'00" E	45.00'
L12	N 53°40'20" E	124.97'
	S 02°42'20" E	486.69'
	S 75°05'55" W	659.84'
	N 01°09'15" W	150.46'
	S 88°50'45" W	185.00'
	N 41°49'15" W	191.20'

N/F
K.J. ANGLUM
270-3F51-13C
original tract 2A – 4.024 ACRES
plus tract "A" – 0.606 ACRES
REVISED TRACT 2A – 4.630 ACRES

LINE	BEARING	DISTANCE
L1	N 51°29'00" E	100.00'
L2	N 52°50'00" E	50.00'
L3	N 56°20'00" E	50.00'
L4	N 62°50'00" E	64.00'
	S 41°49'15" E	191.20'
	N 88°50'45" E	185.00'
	S 01°09'15" E	489.00'
	S 88°50'45" W	350.00'
	N 01°09'15" W	464.00'
	S 88°50'45" W	151.55'
	N 49°02'05" W	37.28'



Instr:201701200001451 01/20/2017
Pages:1 F:$45.00 3:10PM
Michele Mustello T20170000916
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.

PROPERTY AREAS:

EXISTING TOTALS	
270-3F51-9	7.725 ACRES
+270-3F51-13C	4.024 ACRES
EXISTING TOTAL	11.749 ACRES
REVISED 270-3F51-9	
ORIGINAL 3F51-9	7.725 ACRES
- TRACT A	0.606 ACRES
REVISED 3F51-9 TOTAL	7.119 ACRES
REVISED 270-3F51-13C	
ORIGINAL 3F51-13C	4.024 ACRES
+TRACT A	0.606 ACRES
REVISED TRACT 2A TOTAL	4.630 ACRES
REVISED TOTALS	
REVISED 270-3F51-9	7.119 ACRES
+REVISED 270-3F51-13C	4.630 ACRES
REVISED TOTAL	11.749 ACRES

GENERAL NOTES:
1. OWNERS: 270-3F51-9 - MICHAEL A. GOETZ
135 HAMEL ROAD
RENFREW, PA 16053
270-3F51-13C - KEVIN J. & DENISE A. ANGLUM
149 HAMEL ROAD
RENFREW, PA 16053
2. SETBACKS: BUILDING LINE - 40'
SIDE YARD - 10'
REAR YARD - 30'
3. REFERENCES
3.1. CURRENT DEEDS OF RECORD
3.2. PREVIOUSLY RECORDED PLANS
3.2.1. PROPERTY SUBDIVISION FOR FELICIA S. ANGLUM
P.B.94/PG.24

RECORDED JAN 20 2017

PLAN BOOK	PAGE
360	45

SHEET 1 of 1

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

M. GOETZ PLAN
BEING A
LOT LINE REVISION
FOR
MICHAEL A. GOETZ AND
KEVIN J. & DENISE A. ANGLUM

SITUATE
TOWNSHIP OF PENN
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/02/16	MDH	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-181	270-3F51-9 & 13C	-

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS **THAT WE**, JOSEPH E. & MARY B. SIGNORINO, **OF THE TOWNSHIP** OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, **FOR OURSELVES**, OUR HEIRS, EXECUTORS, **ADMINISTRATORS** AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, **SITUATE IN THE** TOWNSHIP OF PENN, COUNTY **OF BUTLER AND COMMONWEALTH OF** PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY **DEDICATE** FOREVER, **FOR PUBLIC USE** FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS **SHOWN UPON THE PLAN**, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, **AND IN THE CONSIDERATION OF THE APPROVAL** OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF **PENNSYLVANIA**, COUNTY OF BUTLER AND TOWNSHIP OF PENN, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE **COMMONWEALTH** OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS AND ASSIGNS FROM ANY **LIABILITY** FOR DAMAGES **ARISING** AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND **THE** PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE **ABOVE NAMED** PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET **OUR HAND** AND SEAL THIS 7TH DAY OF JAN 20 17

x Joseph E. Signorino
JOSEPH E. SIGNORINO

x Mary B. Signorino
MARY B. SIGNORINO

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, JOSEPH E. AND **MARY B. SIGNORINO, 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 7TH DAY OF JAN 20 17

MY COMMISSION EXPIRES THE 17TH DAY OF FEB 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**.

20TH DEC '16
DATE

STANLEY D. GRAFF
REG. **NO.** SU-[illegible]-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 38181-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 16 DAY OF January 20 17

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 8th DAY OF December 20 16

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF Nov 20 16

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

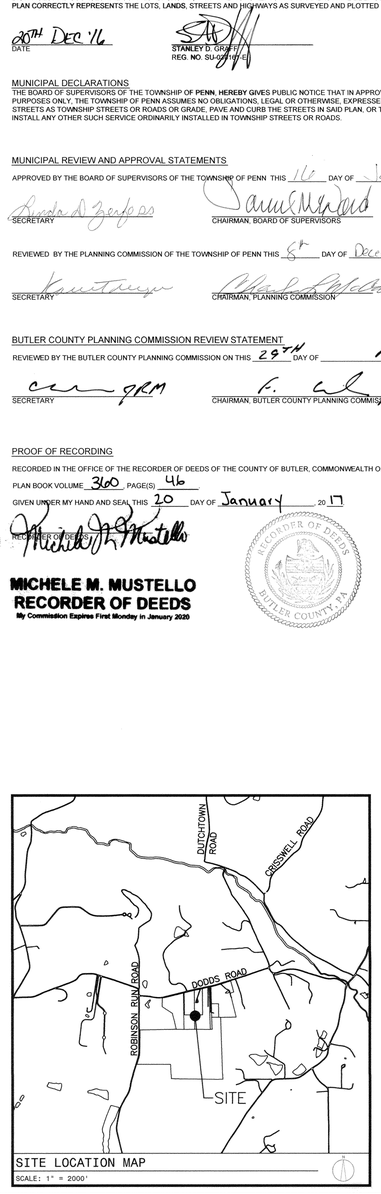
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 360 PAGE(S) 46

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF January 20 17

RECORDER OF DEEDS

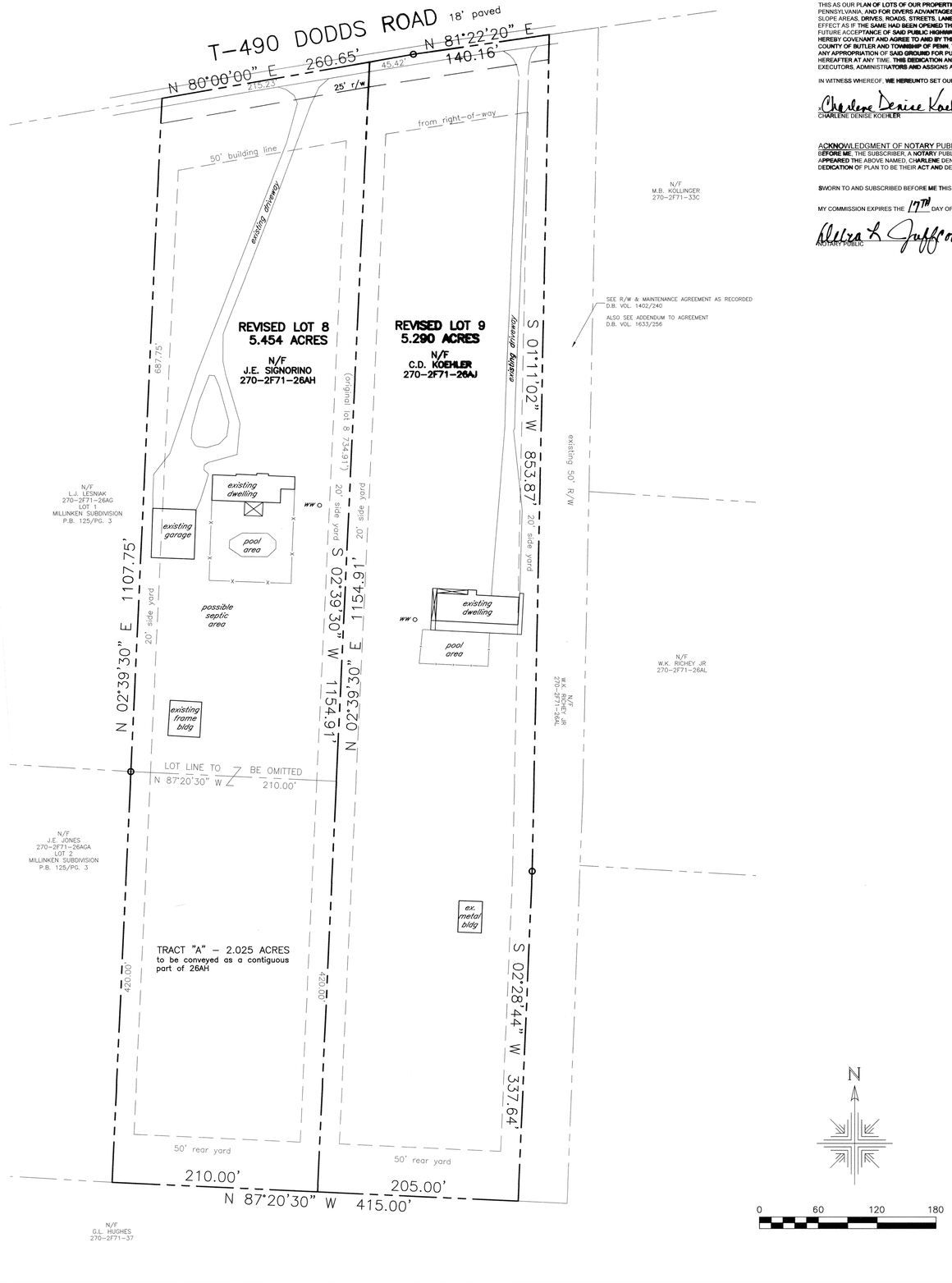
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA.



SITE LOCATION MAP
SCALE: 1" = 2000'

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



OWNER'S ADOPTION

KNOW ALL MEN **BY THESE PRESENTS THAT** WE, **CHARLENE DENISE KOEHLER** AND KIM MARIE WATSON, OF THE TOWN**SHIP** OF **PENN, COUNTY OF** BUTLER AND COM**MONWEALTH OF PENNSYLVANIA, FOR OURSELVES**, OUR HEIRS, EXECUTO**RS, ADMINISTRATORS** AND **ASSIGNS, DO HEREBY ADOPT** THIS AS OUR PLAN **OF LOTS OF OUR PROPERTIES, SITUATE IN** THE TOWNSHIP OF PENN, **COUNTY OF BUTLER AND COMMONWEALTH OF** PENNSYLVANIA, **AND FOR DIVERS ADVANTAGES ACCRUING** TO US, DO HEREBY DEDICATE FOREVER, **FOR PUBLIC USE** FOR **HIGHWAY PURPOSES**, ALL SLOPE AREAS, **DRIVES, ROADS, STREETS, LANES AND** WAYS, AND OTHER PUBLIC HIGHWAYS **SHOWN UPON THE PLAN, WITH THE SAME FORCE** AND EFFECT AS IF **THE SAME HAD BEEN OPENED THROUGH** LEGAL PROCEEDINGS, **AND** IN THE CONSIDERATION OF THE APPROVAL OF **SAID PLAN, AND** ANY FUTURE ACCEP**TANCE OF SAID PUBLIC HIGHWAYS** BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER **AND TOWNSHIP OF PENN, WE HEREBY COVENANT AND AGREE TO AND BY THESE** PRESENTS DO **RELEASE** AND FOREVER DISCHARGE THE COMMONWEALTH **OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS AND ASSIGNS** FROM ANY LIABILITY **FOR DAMAGES ARISING AND TO ARISE** FROM **ANY APPROPRIATION** OF **SAID GROUND FOR PUBLIC HIGHWAYS AND THE** PHYSICAL GRADING THEREOF TO ANY GRADES THAT **MAY BE ESTABLISHED** HEREAFTER AT ANY TIME. **THIS DEDICATION AND RELEASE SHALL BE BINDING** UPON THE ABOVE **NAMED** PROPERTY **OWNER, THEIR HEIRS**, EXECUTORS, ADMINISTRA**TORS AND ASSIGNS AND PURCHASERS OF LOTS IN** THIS PLAN.

IN WITNESS WHEREOF, **WE HEREUNTO** SET OUR HAND **AND SEAL THIS** 9TH DAY OF JAN 20 17

x Charlene Denise Koehler
CHARLENE DENISE KOEHLER

x Kim Marie Watson
KIM MARIE WATSON

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, CH**ARLENE** DENISE KOEH**LER AND KIM MARIE WATSON**, 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 9TH DAY OF JAN 20 17

MY COMMISSION EXPIRES THE 17TH DAY OF FEB 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

PROPERTY AREAS:

EXISTING TOTALS	
LOT 8	3.429 ACRES
+LOT 9	7.315 ACRES
EXISTING TOTAL	10.744 ACRES

REVISED LOT 8	
ORIGINAL LOT 8	3.429 ACRES
+ TRACT A	2.025 ACRES
REVISED LOT8 TOTAL	5.454 ACRES

REVISED LOT 9	
ORIGINAL LOT 9	7.315 ACRES
-TRACT A	2.025 ACRES
REVISED LOT 9 TOTAL	5.290 ACRES

REVISED TOTALS	
REVISED LOT 8	5.454 ACRES
+REVISED LOT 9	5.290 ACRES
REVISED TOTAL	10.744 ACRES

GENERAL NOTES:

1. OWNERS: 270-2F71-26AH - JOSEPH E. & MARY B. SIGNORINO
   390 DODDS ROAD
   BUTLER, PA 16002
   270-2F71-26AJ - CHARLENE KOEHLER & KIM WATSON
   396 DODDS ROAD
   BUTLER, PA 16002
2. ZONING: RE - RESIDENTIAL ESTATE DISTRICT
3. SETBACKS: FRONT LINE - 50'
   SIDE YARD - 20'
   REAR YARD - 50'
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. SUBDIVISION OF PROPERTY FOR FRASER INVESTMENTS P.B. 123/PG. 23
   4.2.2. SUBDIVISION OF PROPERTY FOR GEORGE MILLIKEN P.B. 125/PG. 3

Instr:201701200001452 01/20/2017
Pages: 1 F:$45.00 3:11PM
Michele Mustello T20170000916
Butler County Recorder FL

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

J.E. SIGNORINO PLAN
BEING A
LOT LINE REVISION
OF
LOT 8 & 9
FOR
OWNERS:
SIGNORINO & KOEHLER & WATSON

SITUATE
TOWNSHIP OF PENN
BUTLER COUNTY, PENNSYLVANIA

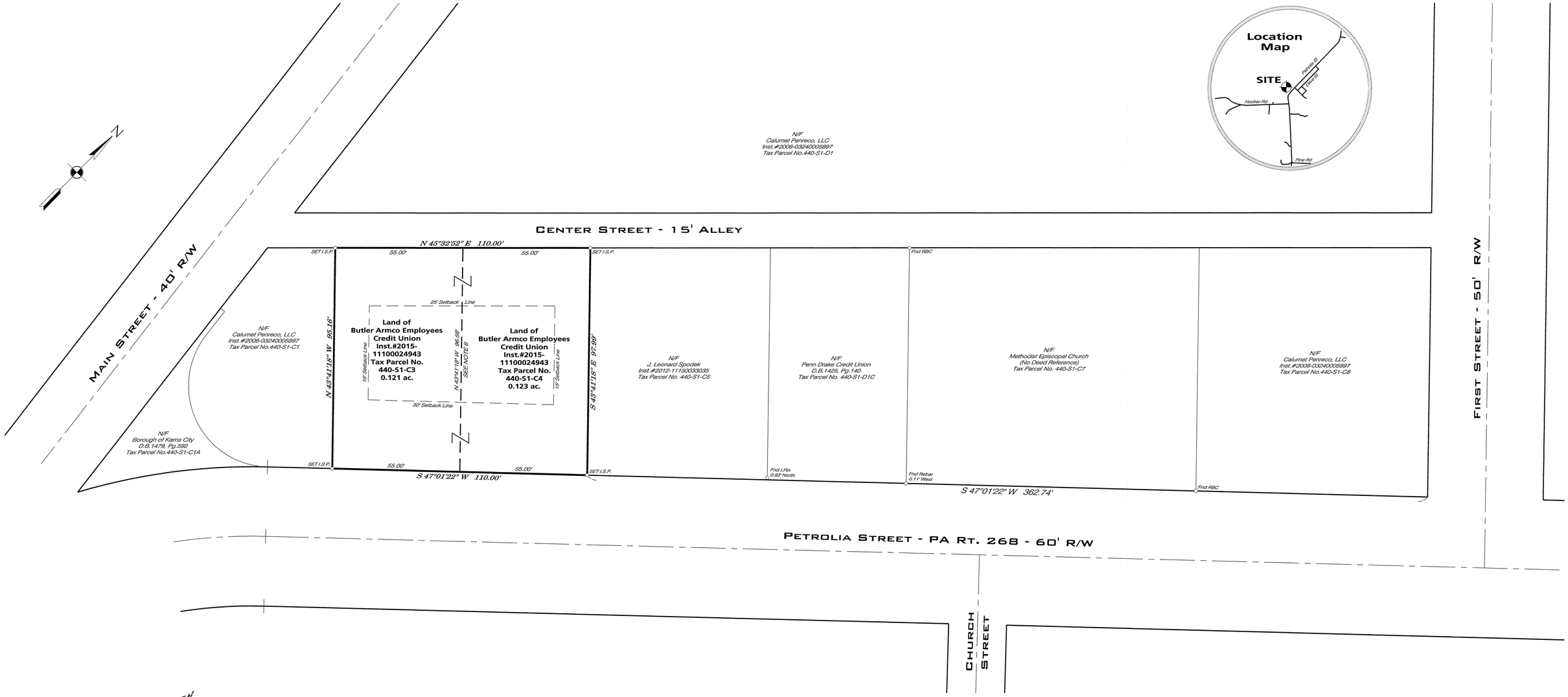
DATE	DRAWN	CHECKED	SCALE
11/09/2016	MDH	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-184	270-2F71-26AH&AJ	-

RECORDED JAN 20 2017

PLAN BOOK	PAGE
360	46

SHEET 1 of 1



Approved by the Butler County Planning Commission this 18TH day of JAN 2017

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission
Plan Number: 17021

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

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

Commonwealth OF Pennsylvania
County OF Butler : SS.

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Randall W Cypher 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:

Randall W. Cypher
CEO, Butler Armco Employees Credit Union

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of January, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy R. Seezox, Notary Public
City of Butler, Butler County
My Commission Expires May 18, 2018

Notary Public

My commission expires the 18 day of May, 2018.

Recorded in the office for the recording of deeds, plats and plans in Butler County, Pa., in Plan Book Volume 360, Page 47.

Given under my hand and seal this 23 day of January, 2017

Recorder of Deeds

Instr:201701230001528 01/23/2017
Pages:1 F:$45.00 1:42PM
Michele Mustello T20170000974
Butler County Recorder FL

GENERAL NOTES:

1. *Owner/Subdivider:*
   Butler ARMCO Employees Credit Union
   101 Hollywood Drive
   Butler, PA 16033
2. *Deed Reference: Instrument Number 2015-11100024943.*
3. *Zoning: none.*
   Setbacks per the Butler County SALDO: Front yard = 30'
   Side yard = 15'
   Rear yard = 25'
4. *Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; wetlands delineation; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.*
5. *By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Map Number 420216A, which bears an effective date of February 15, 1985.*
6. *It is the intention of this Subdivision Plan to consolidate tax parcel numbers 440-S1-C3 and 440-S1-C4 into one 0.244 ac. parcel.*

PLAN BOOK	PAGE
360	47

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

Michael G. Sanford, P.L.S. Reg. No. 51256-E

NO.	REVISION	DATE	BY	NO.	REVISION	DATE	BY

DRAWING NAME: BACU-SUB.DWG DRN BY: M.M. 20' 0 20' 40' FB:59 PAGE:6-13 DATE:01/04/17 ACCT#:ARM-100

SANFORD
SURVEYING & ENGINEERING, P.C.
4721 ATLANTIC AVENUE, ERIE, PA 16506
PHONE: 814-835-0010 FAX: 814-835-0057

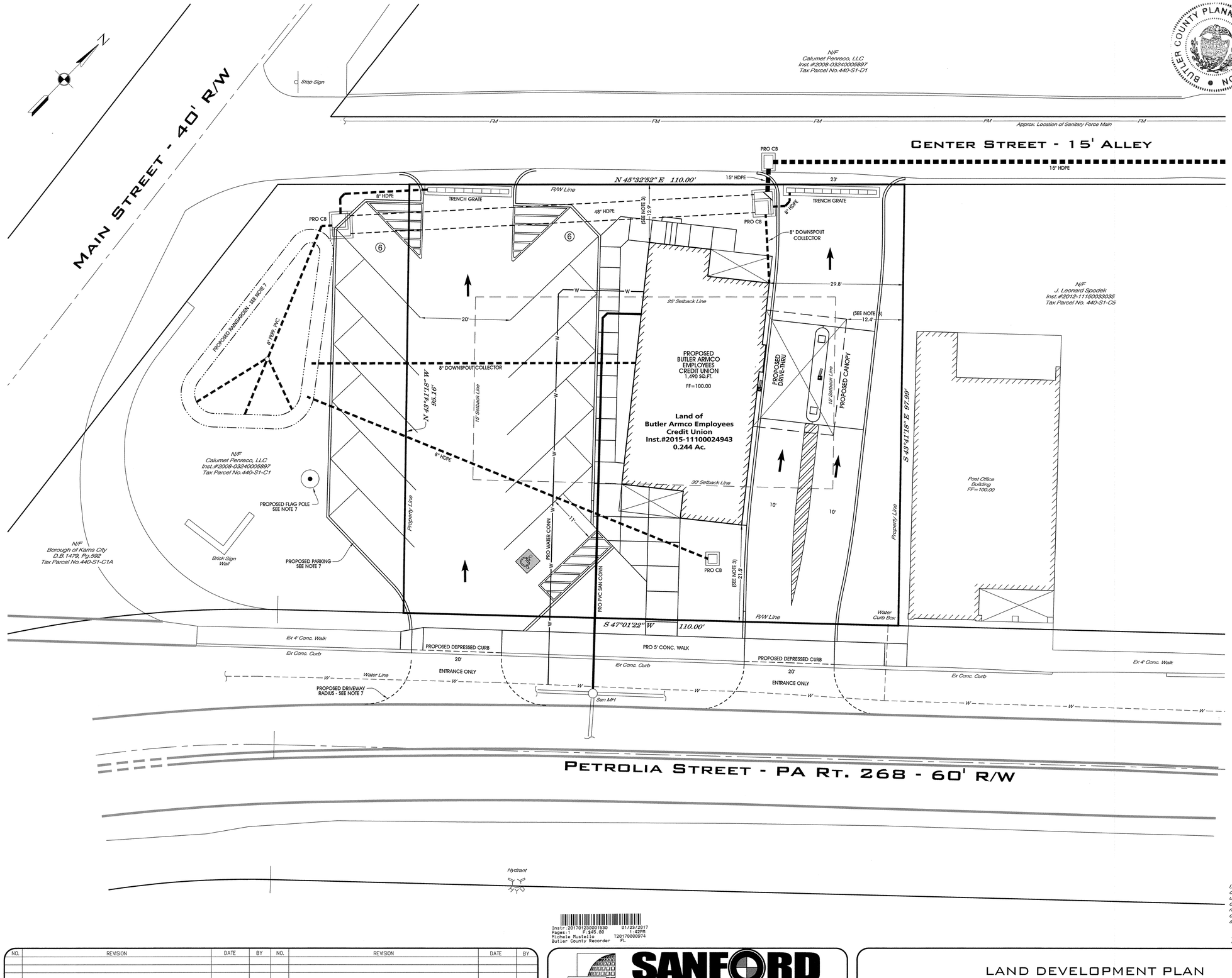
MINOR SUBDIVISION PLAN
FOR
BUTLER ARMCO EMPLOYEES CREDIT UNION
KARNS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL G. SANFORD — LAND SURVEYOR No. 51256-E

SCALE: 1"= 20'

SUB

KARNS CITY BOROUGH
440 - S1 - C3 & C4



COUNTY PLANNING COMMISSION · BUTLER

Approved by the Butler County Planning Commission this 18TH day of JAN 2017.

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission
Plan Number: 17022

Commonwealth OF Pennsylvania
County OF Butler : SS.

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Randall W Cypher 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:
Randall W. Cypher
CEO, Butler Armco Employees Credit Union

WITNESS MY HAND AND NOTARIAL SEAL this 30TH day of January, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy R. Steezox, Notary Public
City of Butler, Butler County
My Commission Expires May 18, 2018

Notary Public

My Commission Expires the 18 day of May, 2018.

Recorded in the office for the recording of deeds, plats and plans in Butler County, Pa., in Plan Book Volume 360, Page 48.

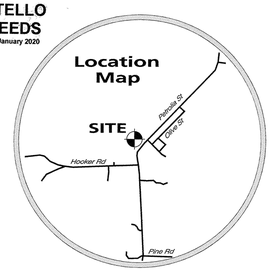
Given under my hand and seal this 23 day of January, 2017

Recorder of Deeds

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

RECORDER OF DEEDS · BUTLER COUNTY PA.

Location Map



GENERAL NOTES:

1. *Owner/Developer:*
   Butler ARMCO Employees Credit Union
   101 Hollywood Drive
   Butler, PA 16003
2. *Deed Reference: Instrument Number 2015-11100024943.*
3. *Zoning: none.*
   Setbacks per the Butler County SALDO: Front yard = 30'
   Side yard = 15'
   Rear yard = 25'
   The developer is requesting a modification for building setbacks.
4. *Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; wetlands delineation; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.*
5. *By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Map Number 420218A, which bears an effective date of February 15,1985.*
6. *Access to PA Route 268 (Petrolia Street) shall be only as authorized by an approved Highway Occupancy Permit.*
7. *Butler ARMCO Employees Credit Union has made and entered into an Easement Agreement with Calumet Penreco, LLC.*
8. *Parking Requirements*
   1 space per 300 sf of GFA
   1,490 sf / 300 = 5 spaces required
   12 spaces proposed
   All proposed spaces are 9' x 18' unless noted otherwise

PLAN BOOK	PAGE
360	48

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

Michael G. Sanford, P.L.S. Reg. No. 51256-E

Instr:201701230001930 01/23/2017
Pages:1 F:$45.00 11:42am
Michele Mustello T20170000974
Butler County Recorder FL

NO.	REVISION	DATE	BY	NO.	REVISION	DATE	BY

DRAWING NAME: BACU-LDP.DWG DRN BY:M.M. 10' 0 10' 20' FB:59 PAGE:6-13 DATE:01/04/17 ACCT#:ARM-100

SANFORD
SURVEYING & ENGINEERING, P.C.
4721 ATLANTIC AVENUE, ERIE, PA 16506
PHONE: 814-835-0010 FAX: 814-835-0057

LAND DEVELOPMENT PLAN
FOR
BUTLER ARMCO EMPLOYEES CREDIT UNION
KARNS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA · REGISTERED PROFESSIONAL · MICHAEL G. SANFORD · LAND SURVEYOR No. 51256-E

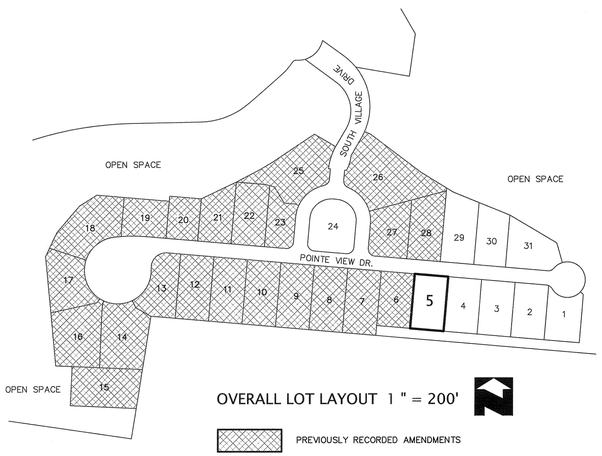
SCALE: 1"= 10'

LDP

KARNS CITY BOROUGH
44D - S1 - C3 & C4



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

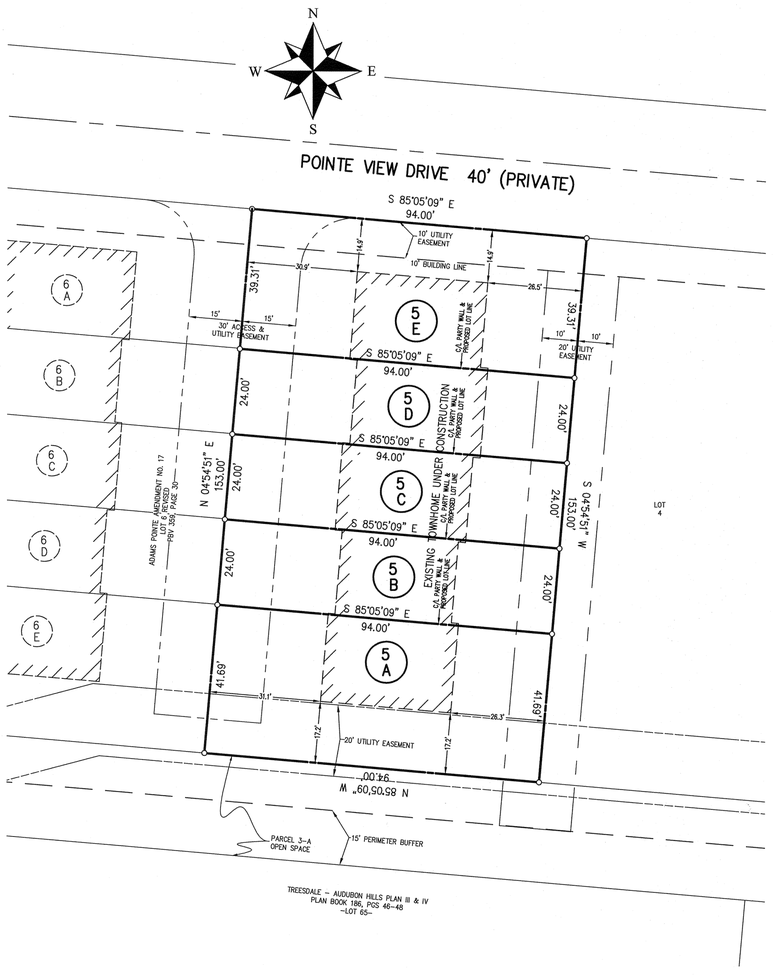
ORIGINAL LOT 5

5A	3,918.907 Sq Ft	0.090 Ac.
5B	2,256.000 Sq Ft	0.052 Ac.
5C	2,256.000 Sq Ft	0.052 Ac.
5D	2,256.000 Sq Ft	0.052 Ac.
5E	3,695.093 Sq Ft	0.085 Ac.
TOTAL	14,382.000 SQ.FT.	0.331 ACRES

LOT SETBACKS:

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

Instr:201701250003719 01/25/2017
Pages:1 F:$45.00 8:44AM
Michele Mustello T20170001057
Butler County Recorder PL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 19 DAY OF JANUARY, A.D. 20 17

ATTEST:

OFFICER WITNESSING

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 19 DAY OF JANUARY A.D., 20 17 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.

VICE PRESIDENT

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 19 DAY OF JANUARY A.D., 20 17

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 17

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 23RD DAY OF JANUARY 20 17

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

1-23-2017
DATE

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

Ronald Olson 26405E
PRINTED NAME & REGISTRATION NO.

1/25/17
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12 DAY OF JAN. A.D. 20 17

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 360 PAGE 49

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF January A.D., 20 17

BUTLER COUNTY RECORDER OF DEEDS

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

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

OWNER INFORMATION:

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

LOT 5
TAX PARCEL : 010-S18-B5
INSTRUMENT NO. 201612160026549

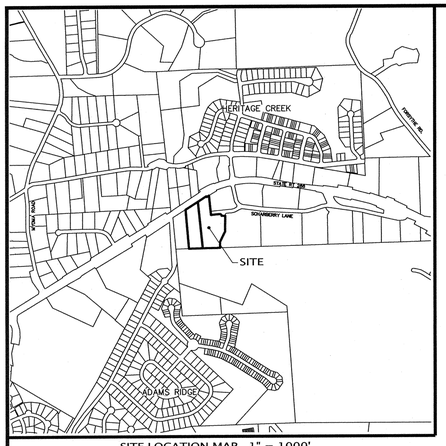
DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1001-1717054
DRAWING SCALE:	1"=20'
DATE:	JANUARY 5, 2017
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 18 LOT 5

BEING A RE-SUBDIVISION OF LOT 5 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
724-452-4382
SLS1@zoominternet.net
SURVEYING • LAND DEVELOPMENT CONSULTING
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT PLANNING



SITE LOCATION MAP 1" = 1000'

BUTLER COUNTY PLANNING COMMISSION

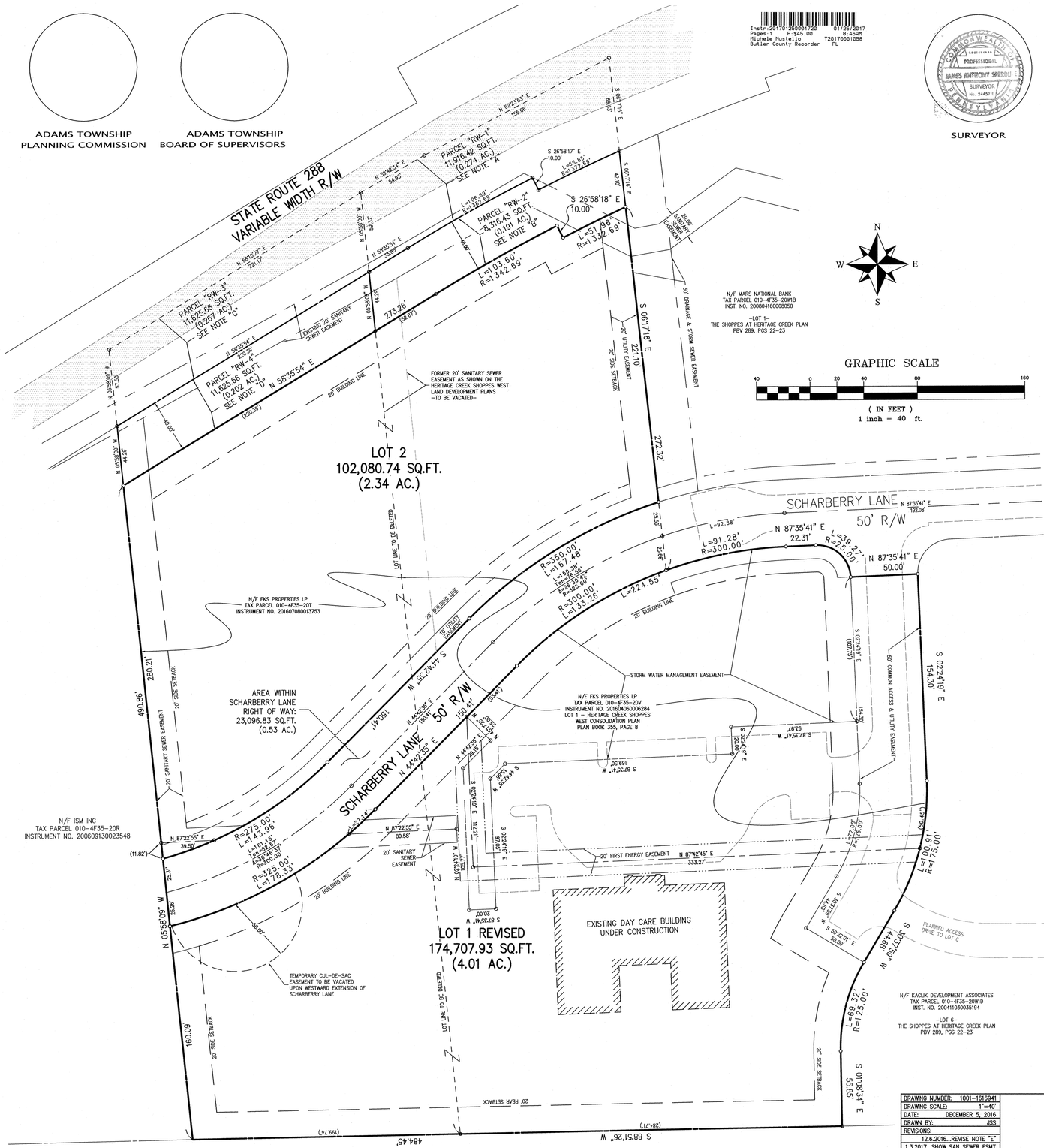
ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

Instr. 201701250001720 01/25/2017
Pages: 1 F: $45.00
Michele Mustello T20170001058
Butler County Recorder FL

SURVEYOR



PLAN BOOK	PAGE
360	50

PROPERTY REFERENCES:

OWNER : FKS PROPERTIES, LP
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

TAX PARCEL 010-4F35-20V INSTRUMENT NO. 201604060006284
TAX PARCEL 010-4F35-20T INSTRUMENT NO. 201607080013753

TOTAL PROPERTY AFFECTED BY THIS PLAN : 7.349 ACRES

GENERAL PLAN NOTES:

NOTE "A" PARCEL "RW-1" CREATED BY THE PRIOR PLAN IS TO BE OFFERED FOR DEDICATION TO THE COMMONWEALTH OF PENNSYLVANIA AS RIGHT OF WAY FOR STATE ROUTE 288 BY PLAN BOOK 355, PAGE 8.

NOTE "B" PARCEL "RW-2" CREATED BY THE PRIOR PLAN IS TO BE CONVEYED TO ADAMS TOWNSHIP AND HELD BY ADAMS TOWNSHIP FOR THE EVENTUAL WIDENING OF STATE ROUTE 288.

NOTE "C" PARCEL "RW-3" CREATED BY THE THIS PLAN IS TO BE OFFERED FOR DEDICATION TO THE COMMONWEALTH OF PENNSYLVANIA AS RIGHT OF WAY FOR STATE ROUTE 288.

NOTE "D" PARCEL "RW-4" CREATED BY THIS PLAN IS TO BE CONVEYED TO ADAMS TOWNSHIP AND HELD BY ADAMS TOWNSHIP FOR THE EVENTUAL WIDENING OF STATE ROUTE 288.

NOTE "E" THE 50 FOOT COMMON ACCESS AND UTILITY EASEMENT SHOWN IS FOR THE JOINT USE AND BENEFIT OF LOT 1 REVISED OF THIS PLAN AS WELL AS LOT 6 OF THE SHOPPES AT HERITAGE CREEK PLAN.

PROPOSED WATER SUPPLY : MWAAT

PROPOSED SEWAGE SUPPLY : BCRA

Know All Men By These Presents that, FKS PROPERTIES LP, 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 23 day of JANUARY 2017 A.D.

ATTEST:

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 15th day of AUGUST 2017 A.D.

Paula K Rouda
NOTARY PUBLIC

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.

FKS PROPERTIES, LP
CHRISTOPHER J. KACLIK, GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA SS

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER J. KACLIK, general partner of 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 23 day of JANUARY 2017 A.D.

My Commission Expires the 15th day of AUGUST 2017 A.D.

Paula K Rouda
NOTARY PUBLIC

Reviewed by the Adams Township Planning Commission this 16th day of JANUARY, 2017

SECRETARY, ADAMS TOWNSHIP PLANNING COMMISSION

CHAIRMAN, ADAMS TOWNSHIP PLANNING COMMISSION

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 23rd day of January, 2017

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E DATE 1-23-2017

I, Richard 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 1/23/17 REG # 26400 E

Reviewed by the Butler County Planning Commission this 19th day of Dec 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 360 page 50 Given under my hand and seal this 25th day of January 2017

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1001-1616941
DRAWING SCALE:	1"=40'
DATE:	DECEMBER 5, 2016
DRAWN BY:	JSS
REVISIONS:	
12.6.2016...REVISE NOTE "E"	
1.3.2017...SHOW SAN SEWER ESMT TO BE VACATED	
1.18.2017...ADD EXISTING BUILDING	

PLAN OF SUBDIVISION AND CONSOLIDATION FOR:

HERITAGE CREEK SHOPPES WEST PLAN NO. 2

PREPARE FOR : FKS PROPERTIES, LP
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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