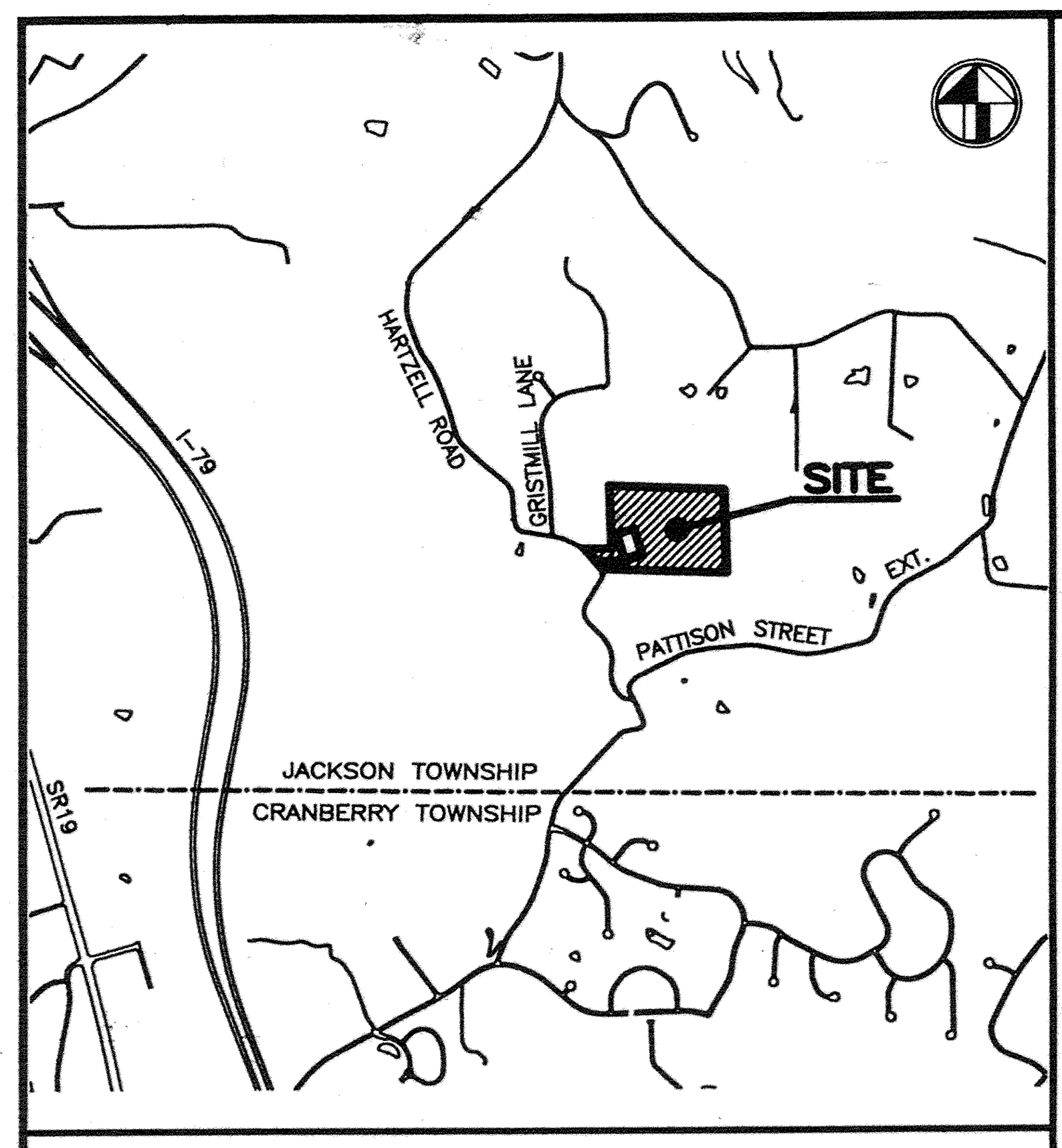
SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = ±2000'

HATCHED AREA = PROPERTY LOCATION

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

Chuck Davies — SECRETARY
Frank E. Uhl — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 11th DAY OF November 2016, 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 22nd DAY OF December, 2016.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

JACKSON TOWNSHIP SEAL:

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 11th DAY OF November, 2016. 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 22nd DAY OF December, 2016.

TOWNSHIP SECRETARY — CHAIRPERSON

I, REBECCA J. THOMSON, OWNER OF THE LAND SHOWN ON THE REBECCA J. THOMSON LOT LINE REVISION PLAN HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.
IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 30 DAY OF NOV, 2014.

ATTEST:

Brandea A. Bailey — NOTARY PUBLIC
REBECCA J. THOMSON

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Brandea A. Bailey, Notary Public ... Beaver ... Commission Expires July ... 18

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED REBECCA J. THOMSON, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF NOV, 2014.
MY COMMISSION EXPIRES THE 14 DAY OF JULY, 2018.

Brandea A. Bailey — NOTARY PUBLIC

NOTARY SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REBECCA J. THOMSON LOT LINE REVISION PLAN IS IN THE NAME OF REBECCA J. THOMSON AND IS RECORDED IN INSTRUMENT NO. 20141205002898, RECORDER OF DEEDS OFFICE..
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — REBECCA J. THOMSON

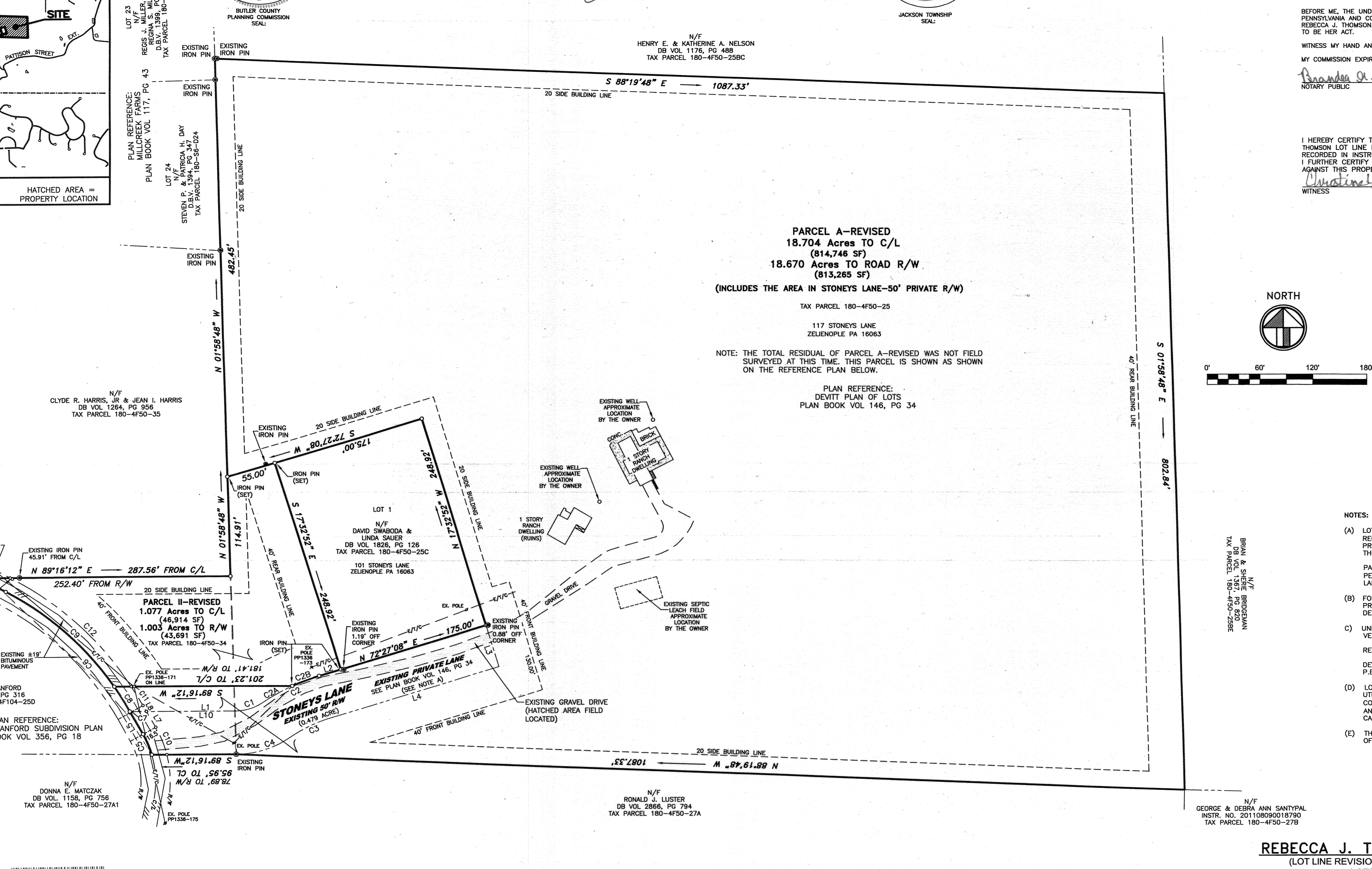
COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361, PAGE 1.
GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF January, 2017

RECORDER OF DEEDS Michele M. Mustello

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

BUTLER COUNTY RECORDER OF DEEDS SEAL:



NOTES:

(A) LOT 1 AND PARCEL A-REVISED ARE TO RETAIN ALL RIGHTS OF INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH STONEYS LANE, THE EXISTING 50' R/W AND PRIVATE LANE TO HARTZELL ROAD, T-308 AS SHOWN ON THIS PLAN AND RECORDED IN THE DEVITT PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 146, PAGE 34.

PARCEL II-REVISED IS REQUIRED TO ACCESS HARTZELL ROAD AND IS NOT PERMITTED TO ACCESS STONEYS LANE, THE EXISTING 50' R/W AND PRIVATE LANE.

(B) FOR ANY NEW LOTS OR PARCELS TO ACCESS STONEYS LANE, THE EXISTING 50' R/W AND PRIVATE LANE HAS TO BE IMPROVED AND CONSTRUCTED TO THE JACKSON TOWNSHIP DESIGN STANDARDS AND SPECIFICATIONS FOR A PRIVATE LANE.

C) UNLESS OTHERWISE NOTED ALL BUILDINGS & DRIVES WERE NOT FIELD SURVEYED OR VERIFIED AT THIS TIME. THEY ARE SHOWN FROM THE PRIOR PLAN AS REFERENCED BELOW.

REFERENCE PLAN:

DEVITT PLAN OF LOTS
P.B.V. 146, PG. 34

(D) 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

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

PLAN BOOK	PAGE
361	1

ADDITIONAL DESCRIPTIONS

ADDITIONAL LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N 89°16'12" E	119.69' FROM C/L
L2	N 72°27'08" E	25.52'
L3	S 17°32'52" E	50.00'
L4	S 72°27'08" W	200.52'
L5	N 29°36'39" W	29.48'
L6	N 62°44'29" W	33.86'
L7	N 29°36'39" W	21.01'
L8	N 29°36'39" W	8.47'
L9	N 62°44'29" W	2.81'
L10	N 89°16'12" E	100.89' FROM R/W

Instr:201701250001829 01/25/2017
Pages:1 F:$45.00 3:21PM
Michele Mustello T20170001134
Butler County Recorder FL

ADDITIONAL CURVE INFORMATION

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.57'	32.90'	34°32'27"	N 71°25'18" E	32.40'
C2	220.00'	70.27'	18°18'03"	N 63°18'06" E	69.97'
C2A	220.00'	37.94'	9°52'51"	S 59°05'30" W	37.89'
C2B	220.00'	32.33'	8°25'12"	S 68°14'32" W	32.30'
C3	170.00'	54.30'	18°18'03"	S 63°18'06" W	54.07'
C4	104.57'	63.04'	34°32'27"	S 71°25'18" W	62.09'
C5	112.65'	25.68'	13°03'49"	N 23°04'35" W	25.63'
C6	350.00'	201.75'	33°01'50"	N 46°13'39" W	198.97'
C7	350.00'	0.55'	0°05'23"	N 28°48'33" W	0.55'
C8	350.00'	34.10'	5°34'54"	N 32°29'29" W	34.08'
C9	350.00'	167.74'	27°27'33"	N 49°00'43" W	166.14'
C10	129.15'	34.10'	15°07'39"	N 22°02'50" W	34.00'
C11	366.50'	25.03'	3°59'43"	N 31°34'03" W	25.03'
C12	366.50'	186.89'	29°13'02"	N 48°07'58" W	184.87'

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	PARCEL "A" - REVISED PROPOSED	PARCEL II - REVISED PROPOSED
REQUIRED MINIMUM LOT AREA:	43,560 SQUARE FEET (1 ACRE)	814,746 SQ.FT.	46,914 SQ.FT.
REQUIRED MINIMUM LOT WIDTH:	100 FEET AT RIGHT-OF-WAY LINE	367.86 FEET	189.70 FEET
REQUIRED MINIMUM FRONT YARD:	40 FEET FROM R/W	40 FEET	40 FEET
REQUIRED MINIMUM REAR YARD:	40 FEET, ACCESSORY 10 FEET	20 FEET	20 FEET
REQUIRED MINIMUM SIDE YARD:	20 FEET, ACCESSORY 10 FEET	20 FEET	20 FEET

COUNTY OF BUTLER IDENTIFICATION NUMBER
16265

19.781 ACRES = TOTAL ACREAGE

OWNER: REBECCA J. THOMSON
117 STONEYS LANE
ZELIENOPLE, PA. 16063

PROPERTY ADDRESS: 117 STONEYS LANE
ZELIENOPLE, PA 16063

ZONING DISTRICT: "R" RESIDENTIAL DISTRICT

DEED REFERENCE: INSTRUMENT NO. 201412050028981

TAX PARCEL NO.: 180-4F50-25 (PARCEL NO. 1)
180-4F50-34 (PARCEL NO. 2)

REBECCA J. THOMSON LOT LINE REVISION PLAN

(LOT LINE REVISION OF PARCEL "A" & PARCEL II OF THE DEVITT PLAN OF LOTS AS RECORDED IN P.B. VOL. 146, PG. 34)

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: OCTOBER 31, 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 REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

Tamara A. Ranalli PLS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU051843E

REGISTRATION NO. SU-051843-E

REVISIONS: NOV. 1, 2016 ADD PINS SET		DRAWN BY: D.F./T.R.	CHECKED BY: T.R.	DWG. NO: 5435-2016-SUB

G:\Thomson-5435-2016\Thomson-state 5435-2016.dwg - Nov 01, 2016 @ 11:38am (LotlineRevision) Thomson-state 5435-2016.CRD

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID W. & BARBRA J. LINDEN, OF THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 23RD DAY OF DEC, 20 16

x David W. Linden — DAVID W. LINDEN

x Barbara J. Linden — BARBRA J. LINDEN

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, DAVID W. & BARBRA J. LINDEN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF DEC, 20 16

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.

21ST DEC '16 — DATE

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 26TH DAY OF January, 20 17

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 4TH DAY OF January, 20 17

Jennifer M. Kennedy — SECRETARY

David B. Kennedy — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF JAN, 20 17

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

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

PLAN BOOK VOLUME 361 PAGE(S) 2

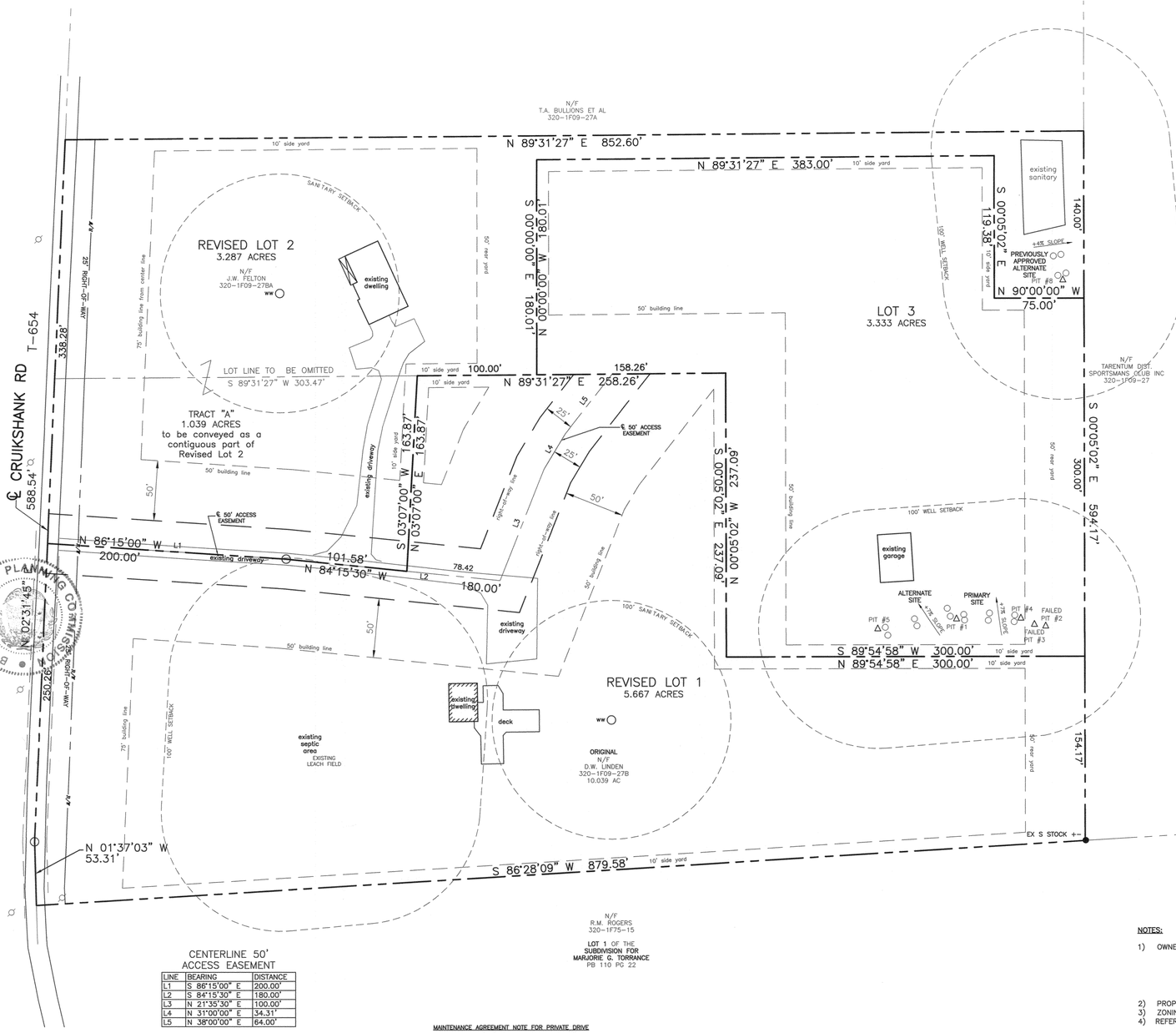
GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF January, 20 17

RECORDER

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

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

BUTLER COUNTY PLANNING COMMISSION — 02231-15



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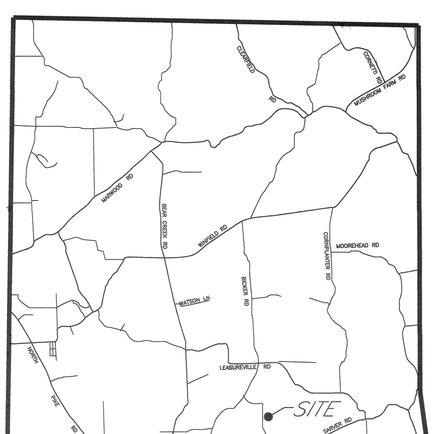
N

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

CENTERLINE 50' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	S 86°15'00" E	200.00'
L2	S 84°15'30" E	180.00'
L3	N 21°35'30" E	100.00'
L4	N 31°00'00" E	34.31'
L5	N 38°00'00" E	64.00'



Vicinity Map

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

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

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

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

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF REVISED LOT 1, REVISED LOT 2, AND LOT 3.

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

4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF REVISED LOT 1, REVISED LOT 2, AND LOT 3, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

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

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

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

8) DEEDS CONVEYING REVISED LOT 1, REVISED LOT 2, AND LOT 3 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

David W. Linden — DAVID W. LINDEN
Barbara J. Linden — BARBARA J. LINDEN
JORDAN W. FELTON
KILEY J. LINDEN

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 23RD day of DEC, 20 16

Debra L Jeffcoat — NOTARY PUBLIC

SEAL & STAMP

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

Instr:201701270001975 01/27/2017
Pages:1 F:$45.00 12:12PM
Michele Mustello T20170001242
Butler County Recorder FL

NOTES:

1) OWNERS: DAVID W. & BARBARA J. LINDEN
139 CRUIKSHANK ROAD
SARVER, PA 16055

JORDAN W. FELTON AND KILEY J. LINDEN
141 CRUIKSHANK ROAD
SARVER, PA 16055

2) PROPERTY USE: RESIDENTIAL
3) ZONING: A/R-RESIDENTIAL/AGRICULTURAL
4) REFERENCES:
SUBDIVISION FOR MARJORIE G. TORRANCE
PLAN BOOK 110 PAGE 22
D.LINDEN PLAN, SUBDIVISION FOR
DAVID W. & BARBARA J. LINDEN
PLAN BOOK 351 PG 15

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

PROPERTY AREAS:

ORIGINAL TOTALS

LOT 1	10.039 ACRES
LOT 2	2.248 ACRES
EXISTING TOTAL	12.287 ACRES

REVISED TOTALS

REVISED LOT 1	5.667 ACRES
REVISED LOT 2	3.287 ACRES
LOT 3	3.333 ACRES
TOTAL	12.287 ACRES

RECORDED Jan 27, 2017	
PLAN BOOK	PAGE
361	2
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	ADDED WATER WELL ON REVISED LOT 2	MDH	12/19/16

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

D.LINDEN PLAN NO. 2
BEING A
SUBDIVISION OF LOT 1 AND LOT LINE REVISION FOR LOT 2
OF THE
D.LINDEN PLAN

SITUATE
TOWNSHIP OF WINFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/18/2016	MDH	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-194	320-1F09-27B & 27BA	A

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF November 2016.

ATTEST:

John Sauer
OWNER

Paul [illegible]
WITNESS

Elizabeth Sauer
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JOHN & ELIZABETH SAUER 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 19 DAY OF November 2016.
MY COMMISSION EXPIRES THE 22 DAY OF June 2019

Billie Jean Hetrick
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Billie Jean Hetrick, Notary Public
Mercer Twp., Butler County
My Commission Expires June 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF November 2016.

ATTEST:

Vicki Phipps
OWNER

Paul [illegible]
WITNESS

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED VICKI PHIPPS 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 19 DAY OF November 2016.
MY COMMISSION EXPIRES THE 22 DAY OF June 2019

Billie Jean Hetrick
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Billie Jean Hetrick, Notary Public
Mercer Twp., Butler County
My Commission Expires June 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

11-01-16
DATE

REG. NO. 35568-E

Approved Board of Supervisors of Marion Twp.
~~REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION~~ THIS 12th DAY OF December 2016.

Michele M. Mustello
SECRETARY

Robert R. McBride
CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 361 PAGE 3.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF February 2017.

Michele M. Mustello
SECRETARY

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

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 31ST DAY OF OCT, 2016.

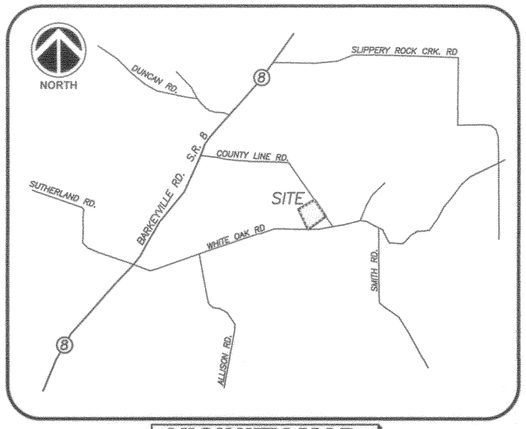
SECRETARY ~~BOARD OF SUPERVISORS~~ ~~OF THE TOWNSHIP OF MARION~~

CHAIRMAN , ~~BOARD OF SUPERVISORS~~ ~~OF THE TOWNSHIP OF MARION~~

~~SUPERVISOR~~

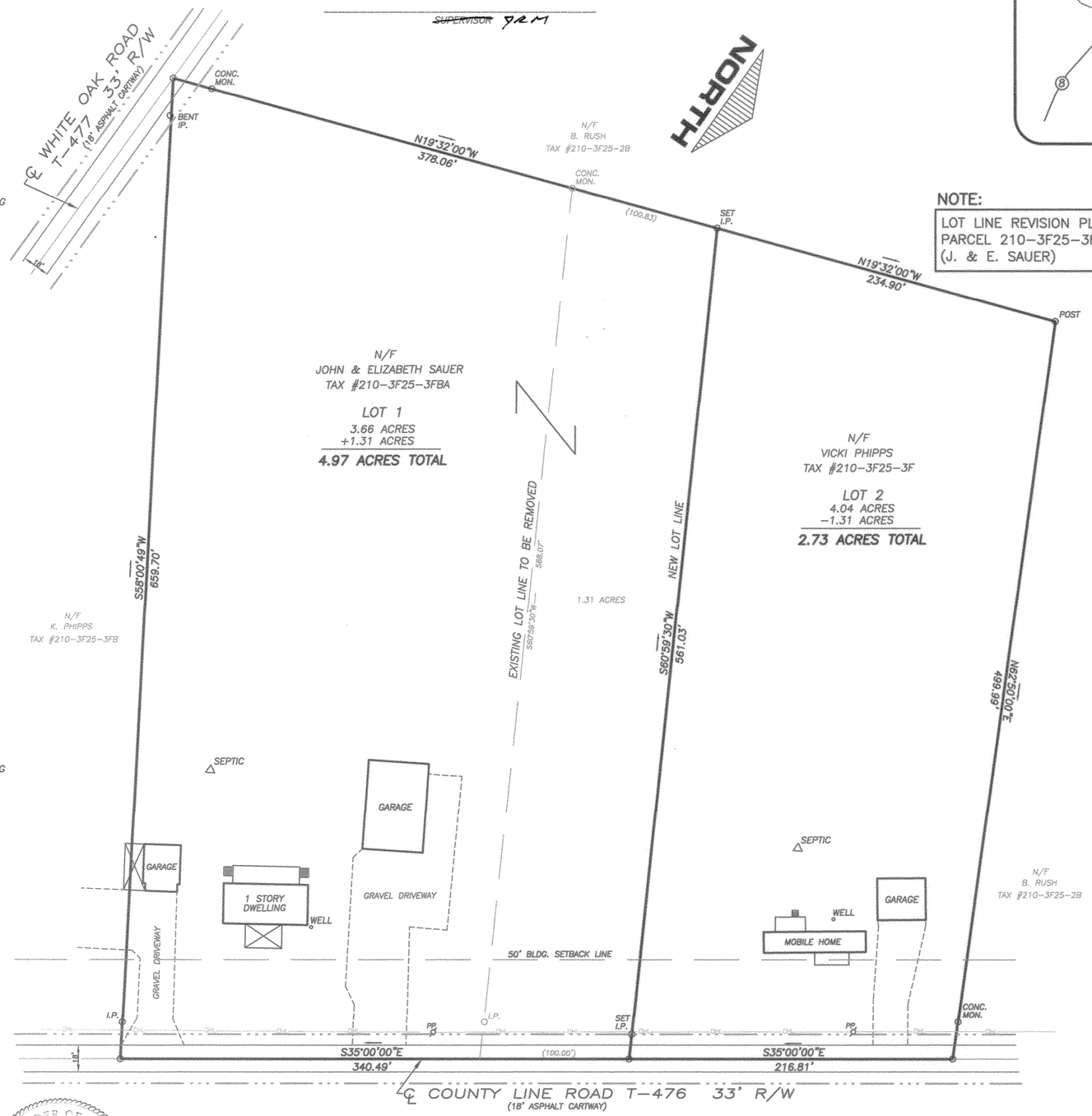
BUTLER COUNTY PLANNING COMMISSION

Instr:201702020002423 02/02/2017
Pages:1 F:$45.00 2:10PM
Michele Mustello T20170001503
Butler County Recorder FL



VICINITY MAP
NOT TO SCALE

NOTE:
LOT LINE REVISION PLAN, 1.31 ACRES TO BE CONVEYED FROM PARCEL 210-3F25-3F (V. PHIPPS) TO PARCEL 210-3F25-3FBA (J. & E. SAUER)



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

PLAN BOOK	PAGE
361	3

TAX PARCEL ID 210-3F25-3FBA
DEED REF: 201408130018832

TAX PARCEL ID 210-3F25-3F
DEED REF: 2466 PG. 997

PLAN BOOK REF. 282 PG. 40

TOTAL PLAN AREA 7.70 ACRES
LOT 1 4.97 ACRES
LOT 2 2.73 ACRES

OWNERS:

JOHN & ELIZABETH SAUER
244 COUNTY LINE RD
HARRISVILLE, PA 16038

VICKI PHIPPS
240 COUNTY LINE RD
HARRISVILLE, PA 16038

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

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

Scale 1" = 60'
Date OCT. 21, 2016
Job No. 2885

SAUER LOT LINE REVISION

Situate in Marion Township
Butler County, Pa.

Prepared For JOHN SAUER

Sheet No. 1 of 1

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID H. & SARA L. ELLENBERGER, OF THE TOWNSHIP OF FAIRVIEW, 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 FAIRVIEW, 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 FAIRVIEW, 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 FAIRVIEW, 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 27TH DAY OF JANUARY, 2017.

x _____ DAVID H. ELLENBERGER

x Sara L. Ellenberger SARA L. ELLENBERGER

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, DAVID H. & SARA L. ELLENBERGER, 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 27TH DAY OF JANUARY, 2017.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY 2019

Debra L Jeffcoat
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

26TH JAN '17
DATE

STANLEY D. GRAFF
REG. NO. SU-037814-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FAIRVIEW ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT 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 FAIRVIEW THIS 6 DAY OF Feb, 20 17

Dusty D Neff
SECRETARY

Paul E Fox
CHAIRMAN, BOARD OF SUPERVISORS

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO. PA.

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF JAN, 2017

APPROVED sc

Chuck Davies
SECRETARY

Frank E Uhl
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 361, PAGE(S) 4

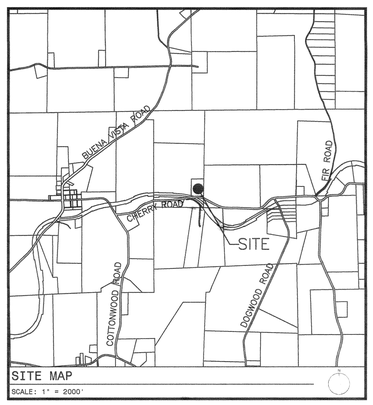
GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF February 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY PA

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



SITE MAP
SCALE: 1" = 2000'

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

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

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

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

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

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

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

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

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

David H. Ellenberger
DAVID H. ELLENBERGER

Sara L Ellenberger
SARA L. ELLENBERGER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 27TH day of JAN 20 17

Debra L Jeffcoat
NOTARY PUBLIC

SEAL & STAMP

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

COMMUNICATION TOWER LEASE
easement true point of beginning
from stone at northwesterly corner of L1 of 150-1F59-5C
lease true point of beginning
dwy
apx. 20' easement to lease area
existing drive
L15
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
S 89°12'20" E 160.00'
S 89°12'20" E 186.03'
portion of original lot line to be omitted
50' rear yard
Revised-1A-
42.999 ACRES
see data box
not field verified
N 00°00'00" W 161.85'
S 00°00'00" E 161.85'
tract "A"
1.410 ACRES
to be conveyed as a contiguous part of lot 1A
REVISED
-1AA-
2.506 ACRES
see data box
N 00°45'08" E 494.15'
20' side yard
N 40°00'00" W 174.15'
S 40°00'00" E 174.15'
20' side yard
OWW
existing dwelling
existing drive
95.4'
137.5'
approximate septic location
159.7'
existing dwelling
50' building line
easement limit
Access & Utility Easement
25' dedicated R/W
S 83°02'00" W 114.23'
A=136.89'
R=374.00'
existing 1AD
existing 1BA
N 00°47'40" E 518.11'
S 00°47'39" W 200.00'
N 00°47'39" E 200.00'
70' strip
N/F K.W. & K.L. CRIDER 150-1F59-5C PLAN OF SUBDIVISION P.B. 358 PG. 34
CHERRY ROAD
former R.R. R/W
N/F D. & J. BYERS 150-1F59-1
shown as per deed
NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER
"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT 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."
REVISED TAX PARCEL 1A
N/F L.J. EDGAR 150-1F59-2
shown as per deed
STONE
N 37°17'58" E 630.00'
S 72°42'21" E 630.00'
N 72°42'21" W 630.00'
S 51°55'07" W 624.92'
L1
COMMUNICATION TOWER LEASE
lease true point of beginning
N/F D.H. & S.L. ELLENBERGER 150-1F59-1A
N/F D.H. & S.L. ELLENBERGER 150-1F59-1AA
N/F K.W. & K.L. CRIDER 150-1F59-5C PLAN OF SUBDIVISION P.B. 358 PG. 34
N/F K.W. & K.L. CRIDER 150-1F59-5 PLAN OF SUBDIVISION P.B. 358 PG. 34
N/F T. OESTERLING & K.K. EARLEY 150-1F110-13
N/F J.R. & P.A. FRAZER 150-1F110-16AA
N/F D.H. & S.L. ELLENBERGER 150-1F59-1ACA
N/F D.H. & S.L. ELLENBERGER 150-1F59-1AD
N/F G.R. & P.L. MOURER 150-1F59-9EA
N/F D.H. & S.L. ELLENBERGER 150-1F59-1BA
N/F N/F N/F

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 2nd DAY OF February 20 17.

ATTEST:

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED SAMUEL & TAMARA GUFFEY 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 2nd DAY OF February 20 17.
MY COMMISSION EXPIRES THE 2 DAY OF February 17 COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Melody Bursick, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Feb. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

We hereby certify that the title to the property contained in the Guffey Lot Line Revision Plan is in the name of SAMUEL & TAMARA GUFFEY and is recorded in Instrument No. 200407210023794

Witness Owner

Owner

, mortgagee of the property contained in the Guffey Lot Line Revision Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, THIS 7th DAY OF FEBRUARY, 20 17.

Carolyn L. Yeager
SECRETARY

Frank Fair
CHAIRMAN, BOARD OF SUPERVISORS

David A. Mistler
SUPERVISOR

I, JEFFREY A. 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.

1/24/17
DATE

REG. NO. SU075509

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF JAN 20 17.

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 361 PAGE 5.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF February 20 17.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201702080002850 02/08/2017
Pages:1 F:$45.00 10:05AM
Michele Mustello T20170001742
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
No. SU075509

RIGHT-OF-WAY NOTE:

A 50' PRIVATE RIGHT-OF-WAY, AS PREVIOUSLY RECORDED AND SHOWN ON THIS PLAN, AND PASSES THROUGH LOT 1 OF THIS PLAN.

THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 AND 2, AND TAX #70-2F116-21 AS PREVIOUSLY RECORDED, INCLUSIVE.

RESERVING UNTO THE GRANTOR THERE HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS.

THE PRIVATE RIGHT-OF-WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY CHERRY TWP.

THE PRIVATE RIGHT-OF-WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET,

The maintenance and/or repair of nonpublic streets shall be the full and sole responsibility of the owners of Lots 1,2 and owners with access rights.

NON-BUILDING WAIVER

"As of the date of this deed/plat plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of LOT 2 of this property/subdivision has been approved by CHERRY TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of CHERRY TOWNSHIP (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



VICINITY MAP

NOT TO SCALE

PLAN BOOK	PAGE
361	5

PLAN REF: PB. 236 PG. 8
DEED REF: INSTR. 200407210023794
DEED REF: INSTR. 201107260017514
TAX PARCEL ID: 70-2F116-21B
TAX PARCEL ID: 70-2F116-21C

LOT 1	30.03 ACRES
LOT 2	30.01 ACRES
TOTAL PLAN AREA	60.04 ACRES

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

OWNER:
SAMUEL & TAMARA GUFFEY
236 MONITEAU RD.
BOYERS, PA 16020

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

Scale 1" = 200'
Date JAN. 16, 2017

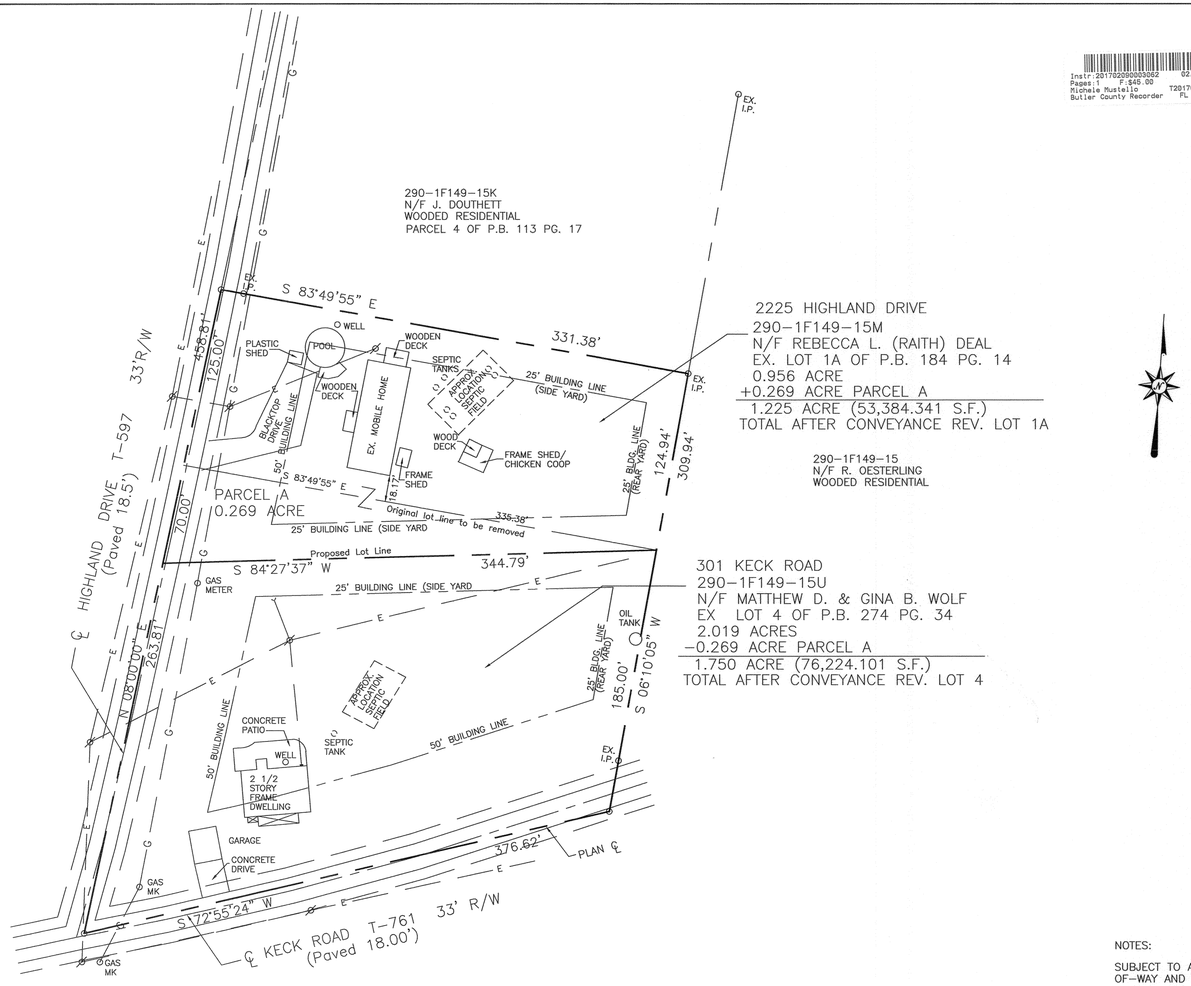
Job No. 2902

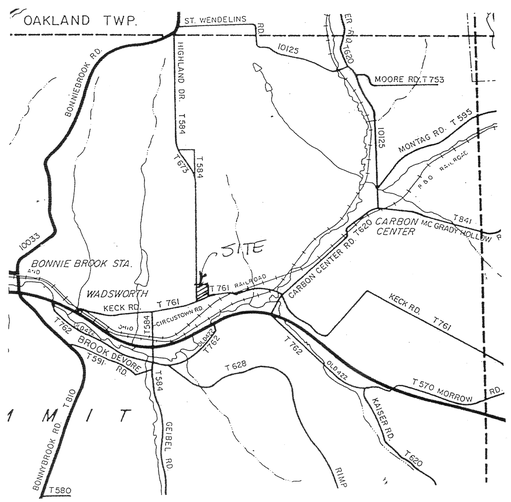
GUFFEY LOT LINE REVISION PLAN

Situate in Cherry Township
Butler County, Pa.

Prepared For
SAMUEL GUFFEY

Sheet No. 1 of 1





VICINITY MAP Scale: 1" = 2000'

Instr: 201702090003062 02/09/2017
Pages: 1 F: $45.00 2:41PM
Michele Mustello T20170001832
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that I, Rebecca L. (Raith) Deal, 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 highway 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 dedications and release shall be binding upon Rebecca L. (Raith) Deal, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6th day of February, 20 17.

ATTEST:

Devon J. Weidenhof — NOTARY PUBLIC

Rebecca L. (Raith) Deal — 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 Rebecca L. (Raith) Deal, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of February, 20 17.

My Commission expires the 23 day of May, 20 20.

SEAL

Devon J. Weidenhof
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Devon L. Weidenhof, Notary Public
Summit Twp, Butler County
My commission expires May 23, 2020

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

KNOW ALL MEN BY THESE PRESENTS, that we, Matthew D. and Gina B. Wolf, 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, 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 Matthew D. and Gina B. Wolf, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 6th day of February, 20 17.

ATTEST:

Devon J. Weidenhof — NOTARY PUBLIC

Matthew D. Wolf — OWNER

Gina B. Wolf — 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 Matthew D. and Gina B. Wolf, 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 6th day of February, 20 17.

My Commission expires the 23 day of May, 20 20.

SEAL

Devon J. Weidenhof
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Devon L. Weidenhof, Notary Public
Summit Twp, Butler County
My commission expires May 23, 2020

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

DATE November 29, 2016 SEAL Cheryl A. Hughes 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.

Karen L. Stutz — SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 1st day of February, 20 17.

Karen L. Stutz — SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 10th day of January, 20 17.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 5 day of DEC, 20 16.

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 361 page 6.

Given under my hand and seal this 9th day of February, 20 17.

SEAL

Michele M. Mustello
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

NOTES:

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

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

REF: OESTERLING SUBDIVISION #1 RECORDED IN P.B. 113 PG. 17.

REF: OESTERLING SUBDIVISION #2 RECORDED IN P.B. 184 PG. 14

REF: OESTERLING SUBDIVISION A RECORDED IN P.B. 274 PG. 34.

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

ZONING: A-1

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

PROPERTY OWNERS: REBECCA L. (RAITH) DEAL
2225 HIGHLAND DRIVE
BUTLER, PA 16002

MATTHEW D. & GINA B. WOLF
233 SMITH ROAD
CABOT, PA 16023

0' 50' 100' 150'

PLAN BOOK	PAGE
361	6

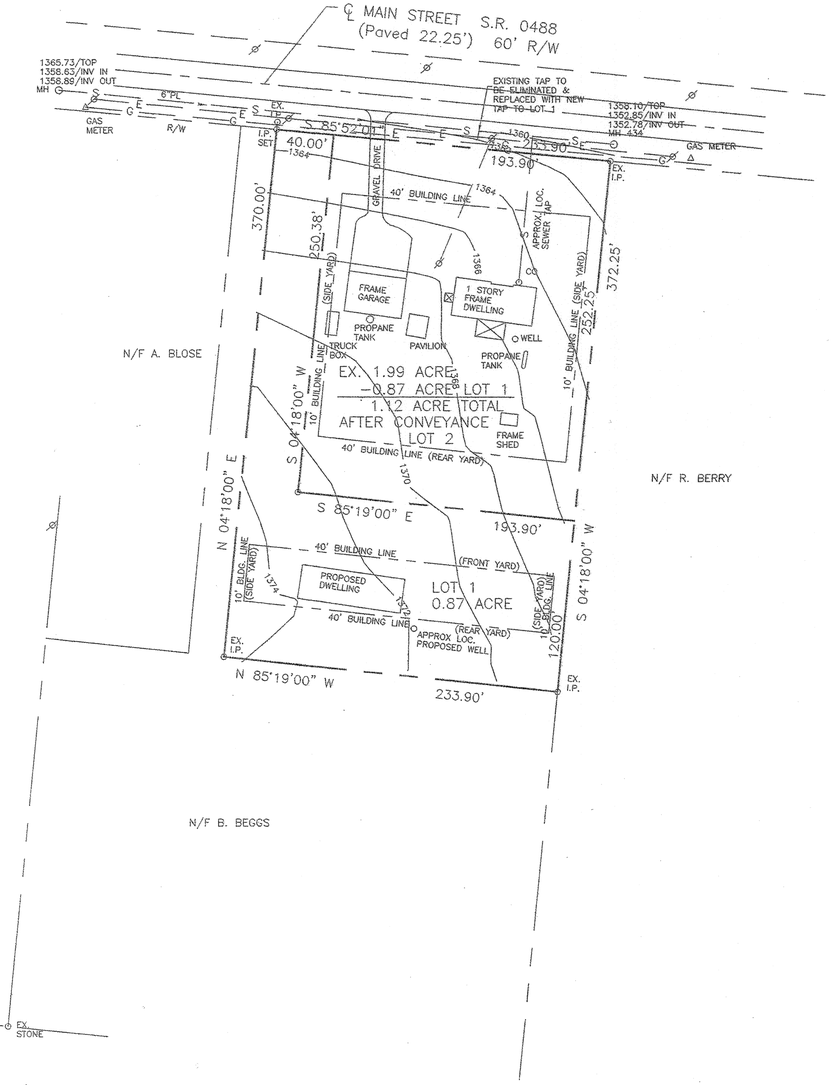
L S J

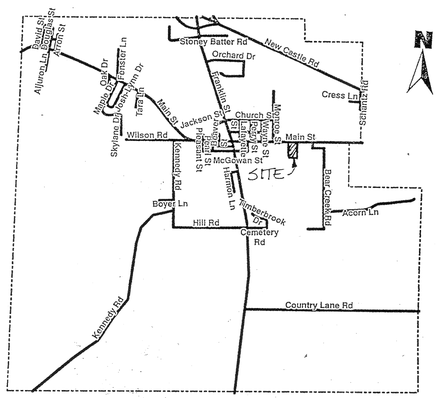
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: MATTHEW D. & GINA B. WOLF
and
REBECCA L. (RAITH) DEAL

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 11/29/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 290-1F149-15U, 15M	Instr. #	201503200005758 201003170005511	Service No. 15-134
Address 2225 HIGHLAND DR./301 KECK RD.			





VICINITY MAP

Instr:201702130003186 02/13/2017
Pages:1 F:$45.00 11:24PM
Michele Mustello T20170001953
Butler County Recorder FL

NOTES:

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

REF: CERTIFICATION SURVEY FOR BARBARA BEGGS BY LAND SURVEYORS, INC., 04/05/02, #01-216.

NO FLOOD INFORMATION AVAILABLE.

REF: PROPERTY SURVEY FOR MICHAEL V. KLINE BY LAND SURVEYORS, INC., 11/20/15, #15-137.

ZONED: RESIDENTIAL BUSINESS

PROPERTY OWNER: MICHAEL V. KLINE
316 MAIN STREET
PROSPECT, PA 16052

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, That I, Michael V. Kline, of the Borough of Prospect, 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 Borough of Prospect, 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 Borough of Prospect, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Prospect, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Michael V. Kline, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 6 day of 2, 2017.

ATTEST
NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gerald P. Rumburg Jr., Notary Public
Franklin Twp., Butler County
My Commission Expires Oct. 1, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 6 day of 2, 2017

My commission expires this 1 day of Oct, 2017.

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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

November 14, 2016
DATE

SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

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

SECRETARY SEAL PRESIDENT

Approval by the Borough Council of the Borough of Prospect this 6 day of February, 2017

SECRETARY SEAL PRESIDENT

BOROUGH OF PROSPECT SEAL BUTLER CO. PA

Reviewed by the Prospect Borough Planning Commission this 6th day of February, 2017

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 27th day of Nov. February, 2017 JRM

SECRETARY SEAL CHAIRMAN JRM

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 361 page 7.

Given under my hand and seal this 13th day of February, 2017

SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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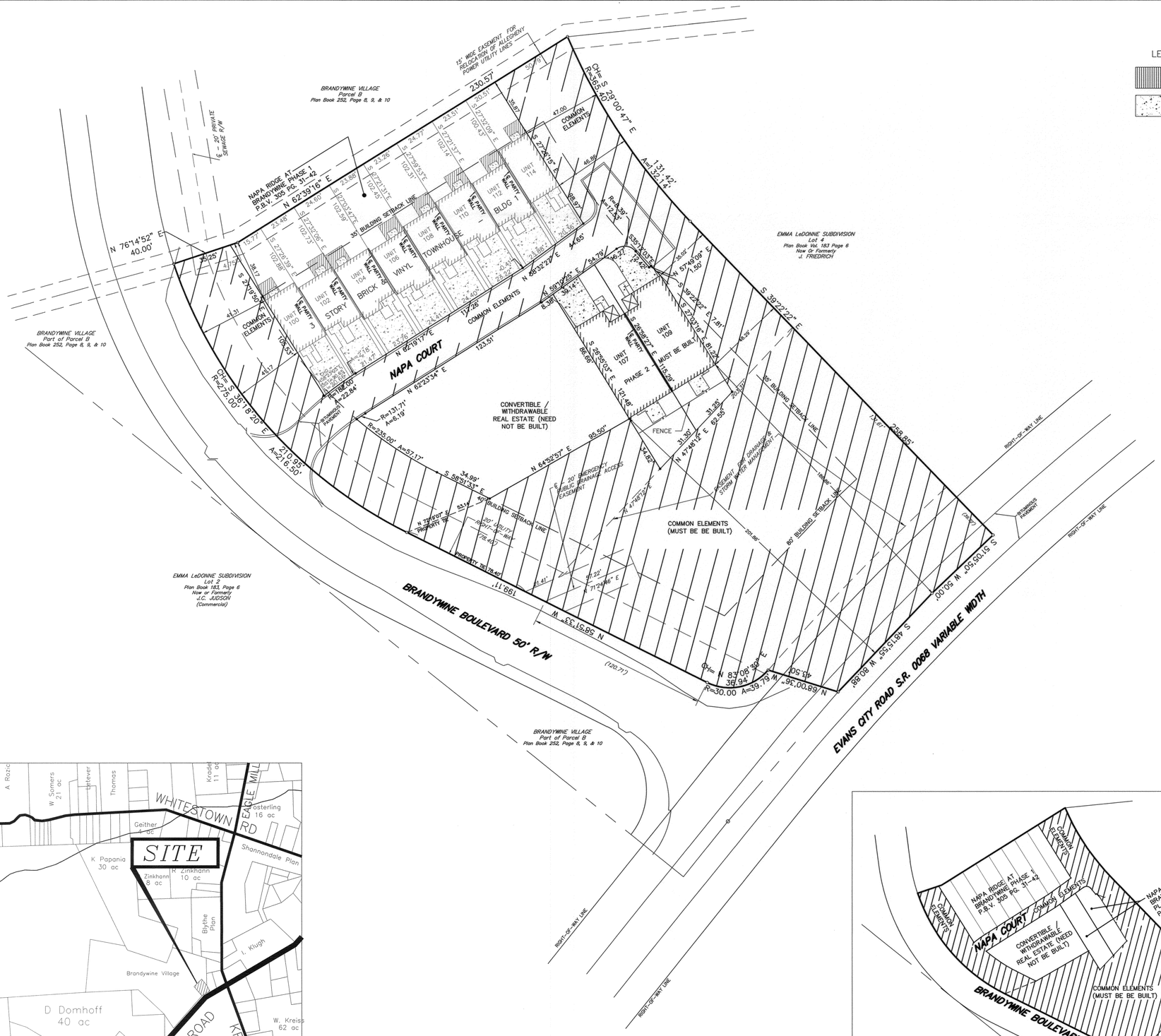
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: MICHAEL V. KLINE

SITUATE: PROSPECT BORO., BUTLER CO., PA

Date 11/16/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S2-5		Instrument # 201010010022323	Service No. 16-172
Address 316 MAIN STREET			



PHASE 1 CONDO UNITS	=18,849 SQ. FT OR 0.433 ACRES
PHASE 2 CONDO UNITS	= 6,831 SQ. FT OR 0.156 ACRES
REMAINING CONVERTIBLE/ WITHDRAWABLE REAL ESTATE	=9,968 SQ. FT OR 0.228 ACRES
COMMON ELEMENTS	=60,692 SQ. FT OR 1.395 ACRES
TOTAL AREA	=96,340 SQ. FT OR 2.212 ACRES

NOTES:

1.) PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

2.) THE SUBJECT PROPERTY IS PARCEL A (2.212 ACRES) IN BRANDYWINE VILLAGE AS RECORDED IN PLAN BOOK VOLUME 252, PAGES 8, 9, & 10 ALSO KNOWN AS TAX PARCEL 120-3F-78-346

3) THIS CORRECTED CONDOMINIUM PLAT FOR PHASE 2 OF NAPA RIDGE AT BRANDYWINE CONDOMINIUM IS BEING RE-RECORDED TO ACCURATELY IDENTIFY THE REMAINING CONVERTIBLE \ WITHDRAWABLE REAL ESTATE THAT WAS INACCURATELY DEPICTED IN THE ORIGINAL PLAT FOR PHASE 2 THAT WAS RECORDED IN PLAN BOOK VOLUME 324, PAGE 36.

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS
OF
NAPA RIDGE AT BRANDYWINE, A CONDOMINIUM

I, Michael A. Ogin, a Professional Land Surveyor duly licensed by and in the Commonwealth of Pennsylvania, hereby certify that the plat of NAPA RIDGE AT BRANDYWINE, A CONDOMINIUM, to which this Certificate is affixed, consisting of one page, accurately contain all information required by Sections 3210 (b) and (c) of the Pennsylvania Uniform Condominium Act, Act 82 of 1980 (68 Pa.C.S.A.).

Date: 2-13-2017 By: _____
Michael A. Ogin
Reg. No.: SU-075288
Surveyor

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

On the 13th day of February, 2017, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared Michael A. Ogin, 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.

Elena H. Gomola
Notary Public

My Commission Expires: March 13, 2018

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

Notary Public

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 361 page 8.

Given under my hand and seal this 13th day of February, 2017.

SEAL

RECORDER

Recorder

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

RECORDER OF DEEDS BUTLER COUNTY, PA

TOTAL AREA = 96,340 SQ. FT. OR 2.212 ACRES

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

CORRECTED NAPA RIDGE AT BRANDYWINE CONDOMINIUM PLAT - PHASE 2

SITUATE IN

CONNQUENESSING TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

BRANDY ONE, LLC
P.O. BOX 449
MARS, PA 16046

PM: MAO DB: LPW CB: MAO

SCALE: 1" = 30'

Date: 2017-02-10
Job Number. C-16514-0004

PLAN BOOK	PAGE
361	8

Instr 201702130003282 02/13/2017
Pages: 1 F: $45.00 S: 36PR
Michele Mustello
Butler County Recorder FL T20170001991

Path & Filename=R:\Projects\16000\16514 Napa Ridge\dwg\16514-0002 Condo_2nd_Corrected.dwg
Plot Date=2/13/2017 2:30 PM Lucas P. Wassell Save Date=2/13/2017 10:42 AM

OWNERS ADOPTION

Know All Men By these Presents, that (I or We) The Pearce Family Trust and Robert & Rhonda Pearce (Name of Owner or Owners) of the Allegheny Township (City, Borough, Township), of Butler (County), of the Pennsylvania (Commonwealth of or State) for (myself, ourselves), (my, our) heirs, executors, administrators and assign, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situated in the Allegheny Township (City, Borough, Township) County of Butler (County) Commonwealth of Pennsylvania, and for diver advantages accruing to (me, us), do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and either public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Allegheny Township (City, Borough, Township), of Butler (County), (I or We) Jane Renwick The Pearce Family Trust and (Name of Owner or Owners) hereby agree to an d by these presents do release and forever discharge the Allegheny Township (City, Borough, Township), of Butler (County), their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon The Pearce Family Trust and Robert & Rhonda Pearce (Name of Owner or Owners) (my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 23 day of January, A.D. 20 17.

ATTEST:

(Owner or Owners) (Owner or Owners)

(Owner or Owners) (Owner or Owners)

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary Ann Haas, Notary Public
Allegheny Twp., Butler County
My Commission Expires Dec. 7, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

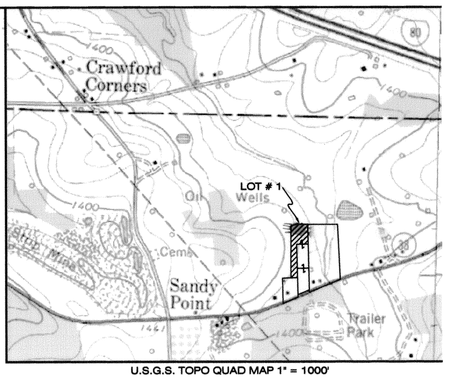
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Robert & Rhonda Pearce (Name of Owner or Owners) who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of January, 20 17.

Notary Public SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary Ann Haas, Notary Public
Allegheny Twp., Butler County
My Commission Expires Dec. 7, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 7 day of December, 20 18



U.S.G.S. TOPO QUAD MAP 1" = 1000'



ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
20-1F45-12A
DB.2513 PG.085

EXISTING 3/4" REBAR — N 77°11'21" E 80.30' — EXISTING 3/4" REBAR — S 87°43'00" E 155.10' — SET 5/8" REBAR — EXISTING 2" PIPE

DEED CORNER (NOTHING FOUND)

LOT # 1
2.423 ACRES TO BE CONVEYED AND BECOME PART OF PARCEL # 20-1F45-13BB

S 00°43'00" W 275.09'

ACREAGE CALCULATIONS FOR LANDS OF ROBERT A. & RHONDA L. PEARCE (20-1F45-13BB)
ORIGINAL ACREAGE = 1.234
EXISTING PARCEL NO. 20-1F45-13BA ADDED TO LOT = 1.234 ACRES
LOT # 1 ADDED TO LOT = 2.423 ACRES
TOTAL NEW COMBINED ACREAGE FOR PARCEL NO. 20-1F45-13BB = 4.891 ACRES

EXISTING 5/8" REBAR — N 89°17'00" W 160.00' lot line to be removed — EXISTING 5/8" REBAR

LOT 2 OF THE PEARCE SUBD. SURVEYED BY JAMES DAY, P.L.S. RECORDED MAY 7, 2001 IN DEED BOOK 241 PAGE 26.

N 02°18'19" E 722.89'

ROBERT A. & RHONDA L. PEARCE
20-1F45-13BB
INT.# 200206030019023
1.234 ACRES

S 00°43'00" W 336.00'
N 00°43'00" E 336.00'

Approx. Septic Leach Field

S 00°43'00" W 356.09'

EX-LINE REBAR

FAITH BAPTIST CHURCH OF PA
20-1F45-14AB1
INT.# 199911180032724

OBS

MOBIL HOME

lot line to be removed

GARAGE

JANE E. RENWICK
20-1F45-13
INT.# 200509080025268

EXISTING 5/8" REBAR — S 89°17'00" E 160.00' lot line to be removed — EXISTING 5/8" REBAR

GARAGE

BARN

S 89°17'00" W 125.15' lot line to be removed

PARCEL NO. 20-1F45-13BA WILL BE COMBINED WITH PARCEL NO. 20-1F45-13BB

25'

EXISTING 5/8" REBAR — N 89°42'00" E 118.70' — EX-REB. — S 89°42'00" W 93.56' — SET 5/8" REBAR

N 89°42'00" E 212.26'

Approx. Septic Leach Field

EXISTING 25' RIGHT-OF-WAY

S 00°43'00" W 304.02'

EXISTING 2" PIPE

VARIBLE R/W WIDTH

GARAGE

ROBERT A. & RHONDA L. PEARCE
20-1F45-13BA
INT.# 201505120009935
1.234 ACRES

(Residual Lot)
THE PEARCE FAMILY TRUST
20-1F45-13
INT.# 200711190029600
3.935 ACRES
- 2.423 ACRES (lot # 1)
1.512 Remaining Acres

LOT 1 OF THE PEARCE SUBD. SURVEYED BY JAMES DAY, P.L.S. RECORDED MAY 7, 2001 IN DEED BOOK 241 PAGE 26.

S 00°43'00" W 271.18'

N 00°43'00" E 238.87'

EXISTING DRIVE, DRIVEWAY

HOUSE

N 00°25'00" E 351.54'

HOUSE

EXISTING 5/8" REBAR — S 66°35'24" W 172.32' south line of Lot 1 of previous subdivision plan

DONALD L. SLOAN
20-1F45-13A
DB.888 PG.89

Approx. Septic Leach Field

EXISTING 5/8" REBAR — 66' — STATE ROUTE 38

line shown as highway dedicated line on previous subdivision

DEED CORNER AT CL. OF ROAD

S 66°35'26" W 226.56'

EXISTING 5/8" REBAR

DEED CORNER AT CL. OF ROAD

22' BITUMINOUS ASPHALT SURFACE

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 361 Page(s) 9

Given under my hand and seal this 15th day of Feb 20 17

(Recorder of Deeds)

MICHELE M. RUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA.

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
361	9

Instr: 201702150003379 02/15/2017
Pages: 1 $45.00 9:03AM
Michele Mustello T20170002002
Butler County Recorder PA

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, JOSEPH M. FOX, 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.

(Surveyor's Name) SEAL

SU 075142
(Surveyor's Registration No.)

January 10, 2017
(Date)

COMMONWEALTH OF PENNSYLVANIA
JOSEPH MELVIN FOX
LAND SURVEYOR

Allegheny Township
MUNICIPAL APPROVAL

Reviewed ~~and approved~~ (or Reviewed with comments) by the Supervisors this 14th day of February, 20 17.

(City, Borough, Township)
(Secretary) (Chairman)

SEAL

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 13th day of Jan 20 17

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 17030

SEAL

MINOR SUBDIVISION - FINAL PLAN

TITLE THE PEARCE FAMILY TRUST SUBDIVIS
MUNICIPALITY ALLEGHENY TWP., BUTLER CO.,
OWNER THE PEARCE FAMILY TRUST (GRANTOR)
3739 Onelda Valley Road
Emlenton, PA 16373

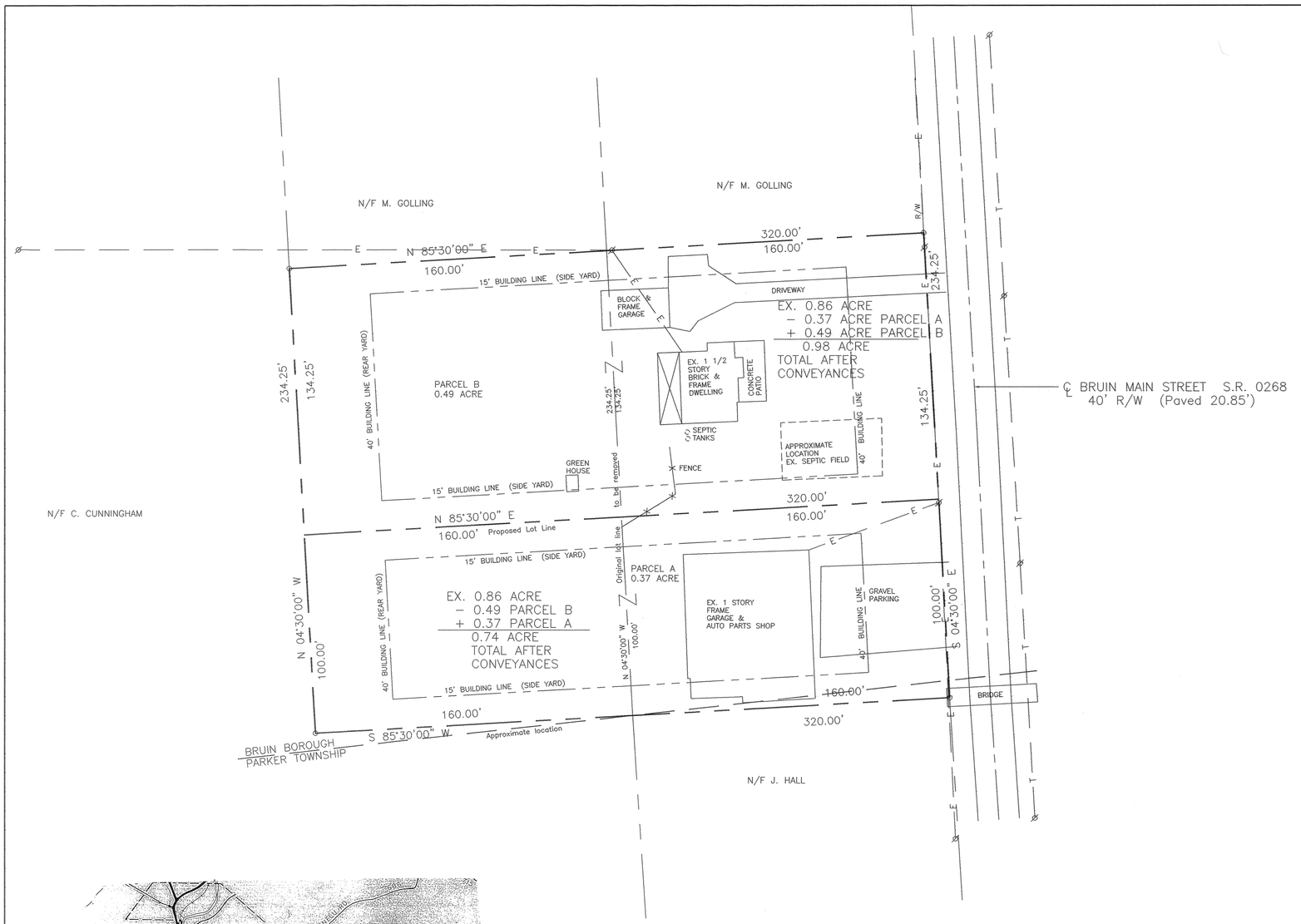
OWNER ROBERT A. & RHONDA L. PEARCE (GRA
3741 Onelda Valley Road
Emlenton, PA 16373

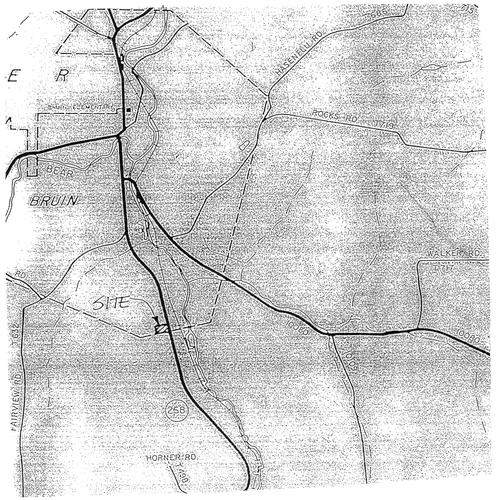
PROPOSED LAND USE:	RESIDENTIAL
ACREAGE OF TRACT:	3.935 AC.
DENSITY (PER ACRE):	--
AREA OF DEVELOPMENT:	3.935 AC.
TOTAL NO. OF LOTS:	1
MIN. LOT SIZE - AREA:	1.512 AC.
WIDTH:	N/A

NORTH A

DATE REC'D. BY PC:
SCALE: 1" = 50'
0' 50' 100'
DATE: JAN. 10, 2017
SHEET

PLAN IS NULL AND VOID UNLESS RECORDED BY
NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS REC





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 THE BOROUGH, THIS PROPERTY LIES IN ZONE C – AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

PROPERTY OWNERS: RICHARD & MELISSA FILE
386 BRUIN MAIN STREET
PETROLIA, PA 16050

PLAN BOOK	PAGE
361	10

0′ 30′ 60′ 90′

KNOW ALL MEN BY THESE PRESENTS, that we, Richard A. and Melissa A. File, of the Borough of Bruin, 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 Bruin Borough, 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 Borough of Bruin, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Bruin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Richard A. and Melissa A. File, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th day of January, 2017.

ATTEST:

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Richard A. and Melissa A. File, 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 26th day of January, 2017

My Commission expires the 6th day of March, 2017.

SEAL

NOTARY PUBLIC

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

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

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

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

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Bruin this _____ day of Feb. 8, 2017.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 15th day of January 10th 9RM, 2017 9RM

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 361 page 10.

Given under my hand and seal this 15th day of February, 2017.

SEAL

RECORDER

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

Instr:201702150003404 02/15/2017 10:56PM
Pages:1 F:$45.00 T20170002084
Michele Mustello FL
Butler County Recorder

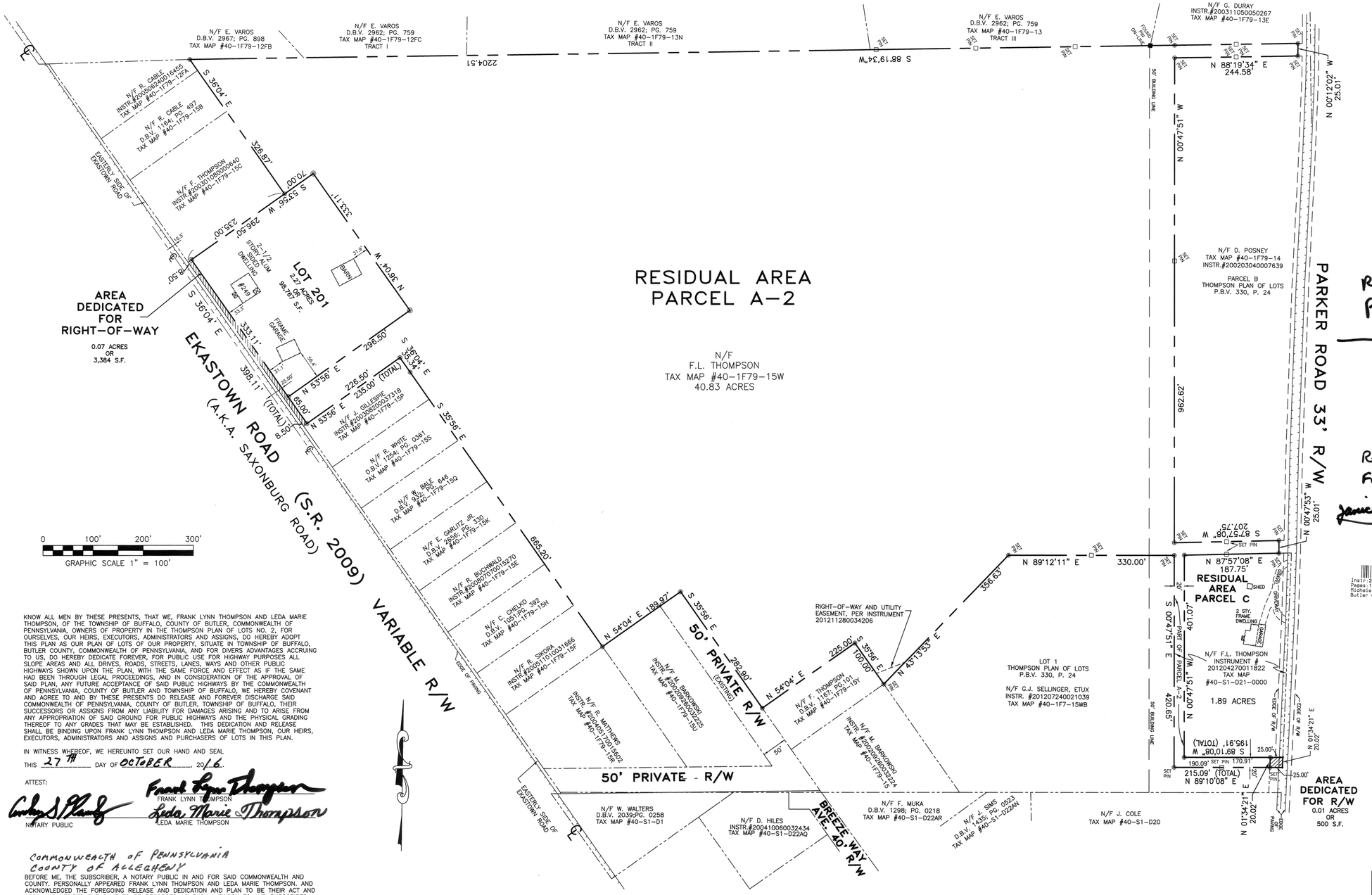
L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003–1061 (724) 287–6865 Cheryl A. Hughes, PLS Owner

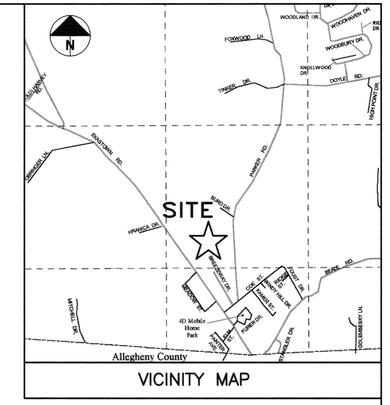
LOT LINE REVISION

FOR: RICHARD A. & MELISSA A. FILE

SITUATE: BRUIN BORO., BUTLER CO., PA

Date 10/10/16	Scale 1" = 30'	Dwn By BEC		Ckd By CAH	
Parcel No. 340–S3–20A & 43		Db–Pg 2917–832 1691–313		Service No. 16–122	
Address 384–386 BRUIN MAIN ST.					





VICINITY MAP

Re approved Feb. 8, 2017

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION
THIS 5th DAY OF OCTOBER 2016.

CHAIRMAN SECRETARY VICE CHAIRPERSON

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

Re approved Feb. 8, 2017

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO
THIS 12th DAY OF October 2016.

SECRETARY CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 12TH DAY OF SEPT. 20 16

SECRETARY CHAIRPERSON

Instr:201702150003419 02/15/2017
Pages:1 F:$45.00 12:03PM
Michele Mustello T20170002094
Butler County Recorder ND

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY.

INSTRUMENT NUMBER 201702150003419 Plan Bk 361 Pg 11

GIVEN UNDER MY HAND AND SEAL
THIS 15th DAY OF February 2017.

RECORDER

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

RECORDED	Feb 15 2017
PLAN BOOK	PAGE NO.
361	11
SHEET 1 OF 1	

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FRANK LYNN THOMPSON AND LEDA MARIE THOMPSON, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, OWNERS OF PROPERTY IN THE THOMPSON PLAN OF LOTS NO. 2, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, 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, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FRANK LYNN THOMPSON AND LEDA MARIE THOMPSON, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL
THIS 27 TH DAY OF OCTOBER 2016.

ATTEST:

NOTARY PUBLIC

Frank Lynn Thompson
FRANK LYNN THOMPSON

Leda Marie Thompson
LEDA MARIE THOMPSON

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED FRANK LYNN THOMPSON AND LEDA MARIE THOMPSON, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27TH DAY OF OCTOBER 2016

MY COMMISSION EXPIRES THE 6TH DAY OF OCTOBER 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ANTHONY S PLANAVSKY
Notary Public
TARENTUM BOROUGH, ALLEGHENY COUNTY
My Commission Expires Oct 6, 2018

STAMPED SEAL

NOTARY PUBLIC

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

10-6-16
DATE

ANTHONY J. MALES, P.E., P.L.S. – REG. NO. 23630–E

FLOODPLAIN INFORMATION

PROPERTY IS LOCATED IN FLOODPLAIN ZONE X (UNSHADED)

ZONE X (UNSHADED) INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, PER FLOOD INSURANCE RATE MAP (FIRM) NO.: 421416–0007C, DATED JULY 5, 2001.

AVAILABLE UTILITIES

SEWAGE: MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP
ELECTRIC: WEST PENN POWER COMPANY
GAS: T.W. PHILLIPS NATURAL GAS COMPANY
WATER: FAWN–FRAZER 'WATER' AUTHORITY

ZONING SUMMARY:

R–2 (GENERAL RESIDENTIAL DISTRICT)

FRONT YARD: 50' MIN.
REAR YARD: 20' MIN.
SIDE YARD: 10' MIN.
LOT WIDTH: 100' MIN.
LOT AREA: *20,000 SQ.FT.
*WITH WATER & SEWER

NOTES:

PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS–OF–WAYS AND EASEMENTS OF RECORD.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED ALONG S.R. 2009 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.

PLAN AREA SUMMARY:

AREA TO BE DEDICATED FOR RIGHT–OF–WAY	
EKASTOWN ROAD:	0.07 ACRE
PARKER ROAD:	0.01 ACRE
RESIDUAL PARCEL A–2	40.83 ACRES
RESIDUAL PARCEL C	1.89 ACRES
LOT 201	2.27 ACRES

OWNER:

FRANK LYNN & LEDA MARIE THOMPSON
249 EKASTOWN ROAD
SARVER, PA. 16055

TAX MAP #40–1F79–15W
D.B.V. 1167; PG. 105; &
INSTRUMENT # 201211280034205

TAX MAP #40–S1–D21–0000
INSTRUMENT # 201204270011822

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDER | COUNTY PLANNING | TOWNSHIP SUPERVISORS | TOWNSHIP PLANNING | NOTARY FOR THOMPSON

THOMPSON PLAN OF LOTS NO.2

BEING A FURTHER SUBDIVISION OF PARCEL A
IN THE THOMPSON PLAN OF LOTS,
RECORDED IN PLAN BOOK 330, AT PAGE 24
SITUATE IN

BUFFALO TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

FRANK LYNN & LEDA MARIE THOMPSON

ALPHA ENGINEERING COMPANY, INCORPORATED
DESIGNERS–PLANNERS–ENGINEERS–SURVEYORS
2668 LEECHBURG ROAD; LOWER BURRELL, PA 15068 (724) 339–2000

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ANTHONY J. MALES LAND SURVEYOR No. SU023630E PENNSYLVANIA

SCALE: HORZ: 1" = 100'		DATE: SEPT 2016	
DRAWN BY: A.R.H.	CHECKED BY: A.J.M.	COMPUTER FILE: THOMPSON_FL_RP2.DWG	DRAWING NUMBER: B–15494
REFERENCES:		REVISIONS: 10/6/2016: ADD R/W AT EKASTOWN	SHEET 1 OF 1

KNOW ALL MEN BY THESE PRESENTS; THAT GREGORY S. & LAURA M. WALTER, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CLEARFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLEARFIELD, GREGORY S. & LAURA M. WALTER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLEARFIELD, 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 GREGORY S. & LAURA M. WALTER, 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 Feb 2017.

ATTEST:

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 15th DAY OF February 2017.
MY COMMISSION EXPIRES THE 22 DAY OF March 2020.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon M. Higgins, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE CLEARFIELD TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF February, 2017.

SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, THIS 17 DAY OF February, 2017.

SECRETARY

CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

I, JEFFREY A. 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.

2/17/17
DATE

REG. NO. SU078509

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF JAN. 2017.

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 361 PAGE 12.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF February 2017.

RECORDER

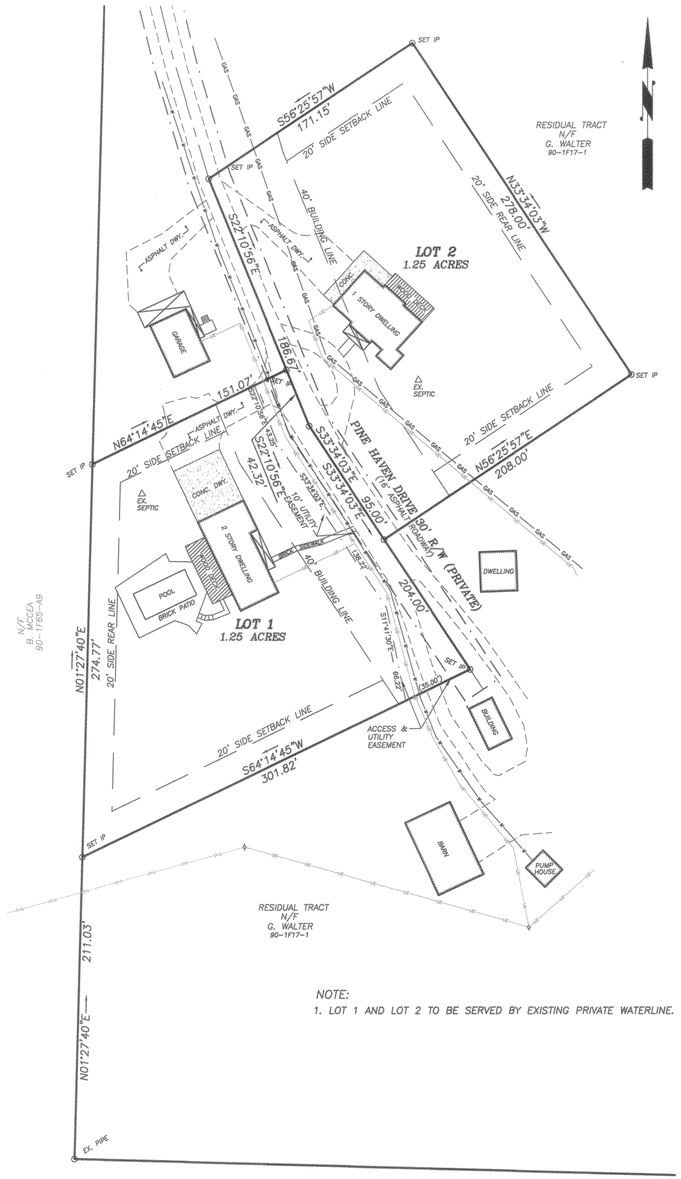
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Instr:201702210003662 02/21/2017
Pages:1 F:$45.00 10:08AM
Michele Mustello T20170002269
Butler County Recorder FL

PRIVATE 30' RIGHT OF WAY

All conveyances under this plan are subject to the grantees (Lot 1 and Lot 2) and grantors resposibility of costs and expenses of maintaining any and all right-of-ways/roadways of this plan in good repair. The use by grantees of said right-of-ways/roadways shall be limited to ingress, egress, and regress and no use shall be expanded or modified without prior written consent of any and all landowner, shown on this plan and having interest in the right of way shown.



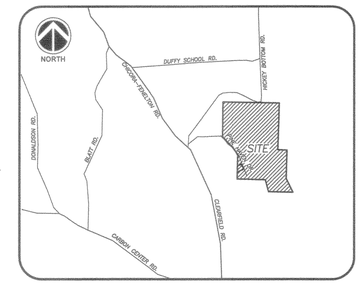
NOTE:
1. LOT 1 AND LOT 2 TO BE SERVED BY EXISTING PRIVATE WATERLINE.

GRAPHIC SCALE

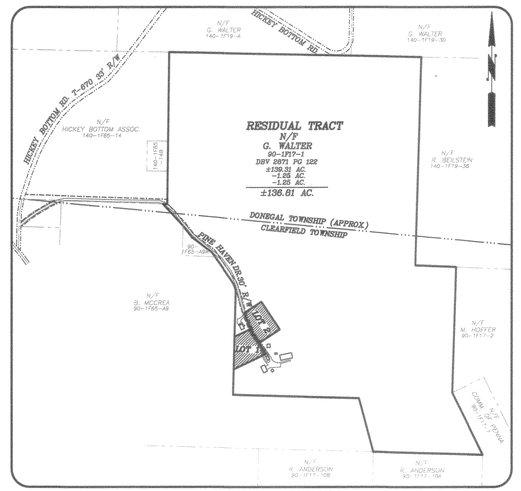
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NON-BUILDING WAIVER
RESIDUAL TRACT

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



VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1" = 600'

OWNER:
GREGORY S. & LAURA M. WALTER
199 PINE HAVEN DR.
FENELTON, PA 16034
724-822-1846

PARCEL ID: 90-1F17-1
DEED REF: DBV 2871 PG 122

TOTAL PLAN AREA	±139.31 ACRES
LOT 1	1.25 ACRES
LOT 2	1.25 ACRES
RESIDUAL TRACT	±136.81 ACRES
CLEARFIELD TOWNSHIP BUILDING LINES	
FRONT	40'
SIDE	20'
REAR	20'

PLAN BOOK	PAGE
361	12

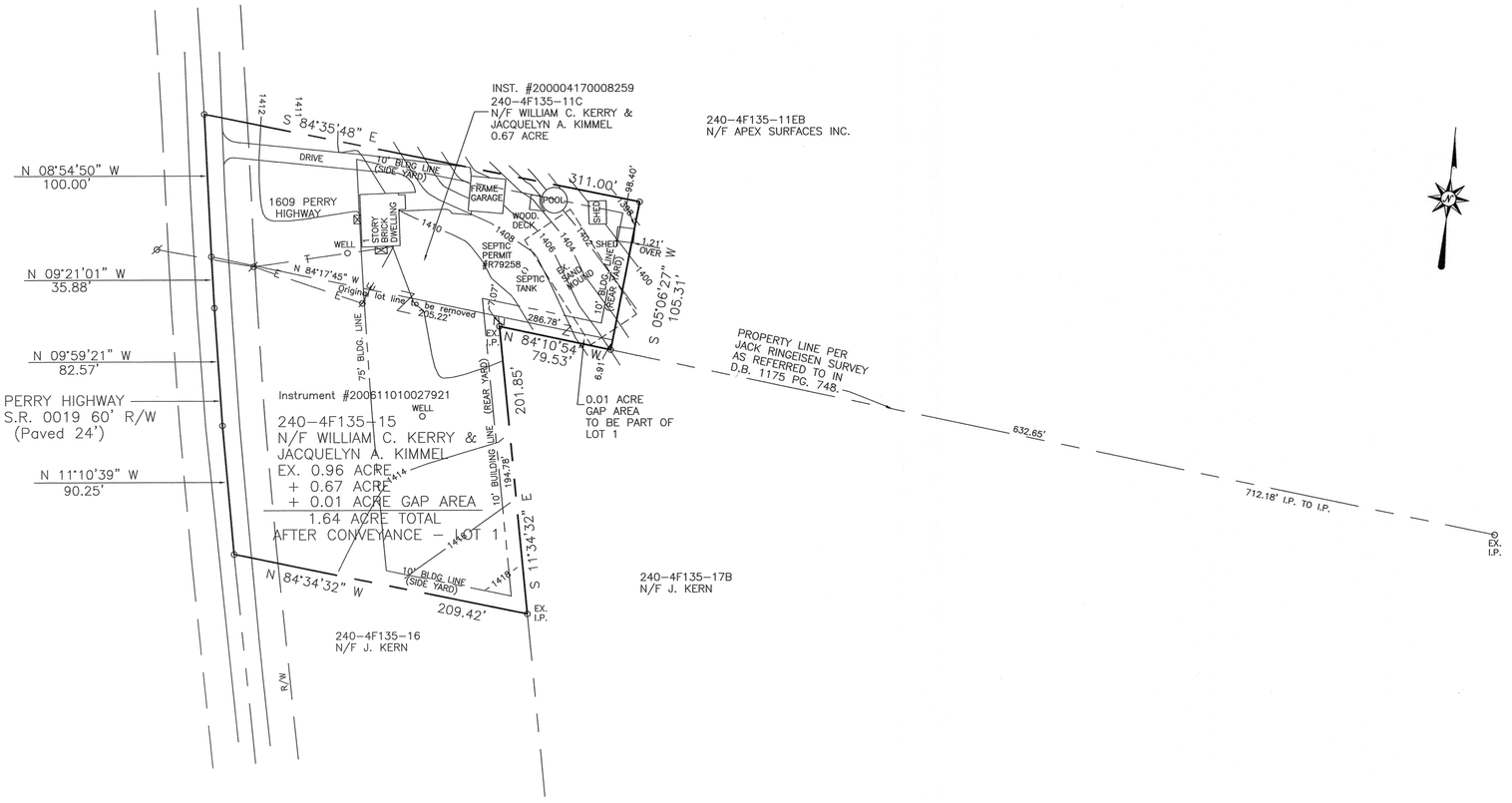
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
No. SU078509
PENNSYLVANIA

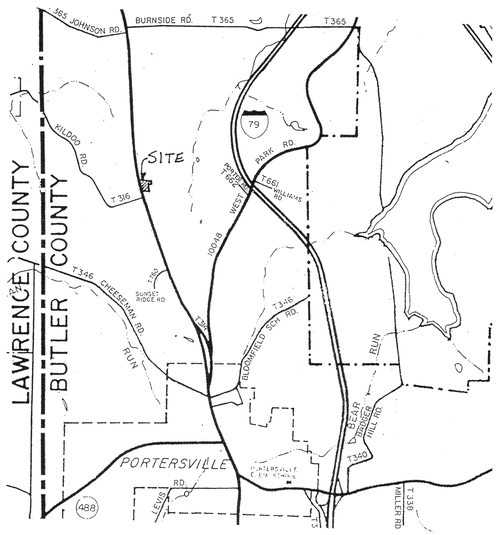
NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date October 10, 2016
December 7, 2016

Job No. 2880

Walter Subdivision
Situate in Clearfield Township
Butler County, Pa.
Prepared For Gregory Walter
Sheet No. 1 of 1





VICINITY MAP Scale: 1" = 2000'

0' 50' 100' 150'

NOTES:

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

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

PROPERTY OWNERS: WILLIAM KERRY &
JACQUELYN KIMMEL
1609 PERRY HIGHWAY
PORTERSVILLE, PA 16051

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING TRACTS INTOP INTO ONE LOT.

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

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

SEAL

DATE January 9, 2017 Cheryl A. Hughes, P.L.S.
Registration No. SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that we, William C. Kerry and Jacquelyn A. Kimmel, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14 day of January 2017, 2016.

ATTEST:

Notary Public
My Commission expires: 9-12-18

Owner

Jacquelyn A Kimmel
Owner

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

PLAN BOOK	PAGE
361	13

KNOW ALL MEN BY THESE PRESENTS, that we, William C. Kerry and Jacquelyn A. Kimmel, of the Township of Muddy Creek, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, we, William C. Kerry and Jacquelyn A. Kimmel, hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon William C. Kerry and Jacquelyn A. Kimmel, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12 day of January, 2017.

ATTEST:

Notary Public
My Commission Expires: 9-12-18

Owner

Jacquelyn A Kimmel
Owner

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

We, William C. Kerry and Jacquelyn A. Kimmel, fully understand and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, 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.

Owner

Jacquelyn A. Kimmel
Owner

COMMONWEALTH OF PENNSYLVANIA} SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared William C. Kerry and Jacquelyn A. Kimmel, who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that the plan thereof was made at their direction, that they acknowledges the same to be their act and deed, and that they desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of January, 2017.

Notary Public

My Commission Expires: 9-12-18
SEAL

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

CERTIFICATE OF TITLE - MORTGAGE CLAUSE

We, William C. Kerry and Jacquelyn A. Kimmel, do hereby certify that the title to the property shown hereon is in the names of William C. Kerry and Jacquelyn A. Kimmel and is recorded in Instrument #200004170008259 and Instrument #200611010027921 and that there is a mortgage on the property held by FIRST NATIONAL BANK

WITNESS:

OWNER:

Jacquelyn A. Kimmel

FIRST NATIONAL BANK, mortgagee of the property contained in the William C. Kerry and Jacquelyn A. Kimmel Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

WITNESS:

MORTGAGEE

Rebecca L Clem REBECCA L CLEM
PRINTED NAME AND TITLE AVP BRANCH MGR.

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, 2017.

ATTEST:

Secretary

CHAIRMAN

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

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 18th day of January, 2017.

ATTEST:

Secretary
Board of Supervisors

Chairman
Board of Supervisors

Reviewed with or without comments by the Butler County Planning Commission this 13th day of Dec, 2016.

Secretary

Chairman

SEAL

COMMONWEALTH OF PENNSYLVANIA} SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats, etc. in said County at Plan Book 361 page 13.

Given under my hand and seal this 21st day of February, 2017.

Recorder

Instr: 201702210008857 02/21/2017
Pages: 1 F:$45.00 4:05PM
Michele Mustello T20170002373
Butler County Recorder FL

REVISED 01/09/17; SEWAGE PERMIT #

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO. PA

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

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: WILLIAM C. KERRY
and
JACQUELYN A. KIMMEL

SITUATE: MUDDY CREEK TWP., BUTLER CO., PA

Date 11/18/2016	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 240-4F135-11C, 15		Inst # 200004170008259 200611010027921	Service No. 16-164
Address 1609 PERRY HIGHWAY			

PROPERTY OWNERS: TAYLOR LAND MANAGEMENT LLC
1138 NEW CASTLE ROAD
PROSPECT, PA 16052

C. TIMOTHY SHAFFER
P.O. BOX 357
PROSPECT, PA 16052

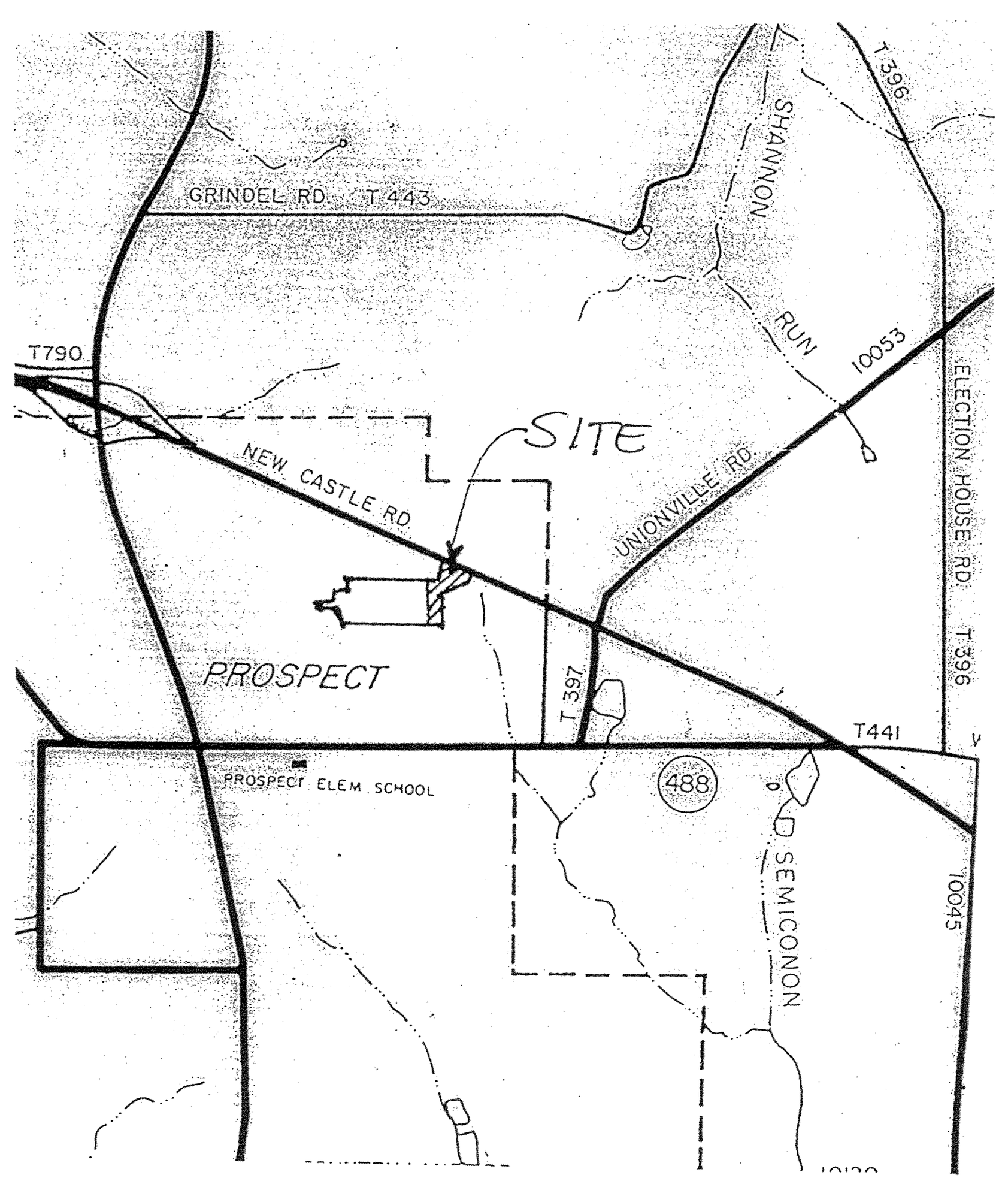
ZONING: RESIDENTIAL
40' FRONT BUILDING LINE
10' SIDE BUILDING LINE
40' REAR BUILDING LINE

HIGHWAY COMMERCIAL
50' FRONT BUILDING LINE
10' SIDE BUILDING LINE
20' REAR BUILDING LINE

Instr:201702220003910 02/22/2017
Pages:1 F:$45.00 1:58PM
Michele Mustello T20170002417
Butler County Recorder FL

Reviewed by the Butler County Planning Commission this 5TH day of DEC, 2016
SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION



VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS, that, Taylor Land Management LLC, of the Borough of Prospect, 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 Prospect Borough, 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 Borough of Prospect, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Prospect, 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 Taylor Land Management LLC, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11 day of Febuary, 2017.

ATTEST:

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of February, 2017.

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

SEAL

NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, that I, C. Timothy Shaffer, of the Borough of Prospect, 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 Prospect Borough, 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 Borough of Prospect, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Prospect, 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 C. Timothy Shaffer, 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 February, 2017.

ATTEST:

NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named C. Timothy Shaffer, 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 20th day of February, 2017.

My Commission expires the 25th day of November, 2018.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON M. KOPRIVNAK, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES NOVEMBER 25, 2018

0' 50' 100' 150'

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.

January 12, 2017 SEAL
DATE REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Prospect this ___ day of February, 20__

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Prospect Borough Planning Commission this ___ day of February, 2017

SECRETARY SEAL CHAIRMAN/PRESIDENT

~~Reviewed by the Butler County Planning Commission this ___ day of February, 20__~~

~~SECRETARY SEAL CHAIRMAN/PRESIDENT~~

THE BOROUGH OF PROSPECT SEAL BUTLER CO. PA.

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 361 page 14.

Given under my hand and seal this 22nd day of February, 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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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

REVISED 01/12/17; ENGINEER'S REVIEW COMMENTS

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR PROSPECT BOROUGH, THESE PROPERTIES LIE IN ZONE C - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

REF: FAIRGROUND MARKET PLAN OF LOTS FOR THOMAS TAYLOR, P.B. 206 PG. 17.

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

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD 0.78 ACRE TO ADJOINING LANDS OF TAYLOR LAND MANAGEMENT LLC. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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: C. TIMOTHY SHAFFER
and
TAYLOR LAND MANAGEMENT LLC
SITUATE: PROSPECT BORO., BUTLER CO., PA

Date 11/30/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S2-21B1A, 24		Instr. #201111100027953 201211050031760	Service No. 16-147
Address TAYLOR AVENUE			

KNOW ALL MEN BY THESE PRESENTS That We, Lewis F. and Helen Lauschus of the Township of Penn, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Penn, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Penn, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 9TH day of JAN 2017.

Lewis F. Lauschus
Owner

Helen Lauschus
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Lewis F. and Helen Lauschus 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 9TH day of JAN 2017.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

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

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

9TH JAN '17
Date

Seal

P. L. S. # 30161-E

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

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

Approved by the Supervisors of the Township of Penn this 20 day of February 2017.

Linda M. Zyglas
Secretary

Seal

Chairman

Approved by the Penn Township Planning Commission this 24th day of January 2017.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 27 day of JAN 2017.

Secretary

Chairman

BUTLER COUNTY PLANNING COMMISSION Seal

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 361 Page 15.

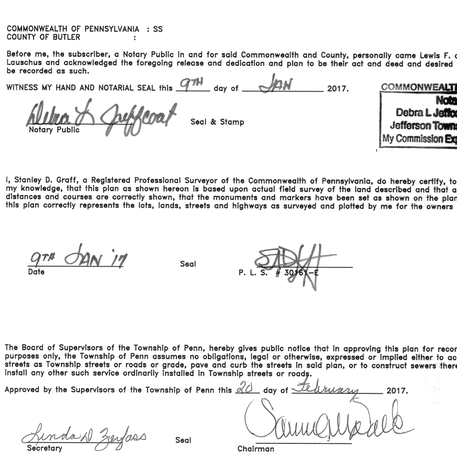
Given under my hand and seal this 27 day of February 2017.

Recorder

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Referenes:
'96 McCarvey Property Survey
for Lewis F. Lauschus



Vicinity Map

KNOW ALL MEN BY THESE PRESENTS That We, John M. and Melinda S. Ripper of the Township of Penn, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Penn, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Penn, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property 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 18TH day of JANUARY 2017.

John M. Ripper
Owner

Melinda S. Ripper
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came John M. and Melinda S. Ripper 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 18TH day of JAN 2017.

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

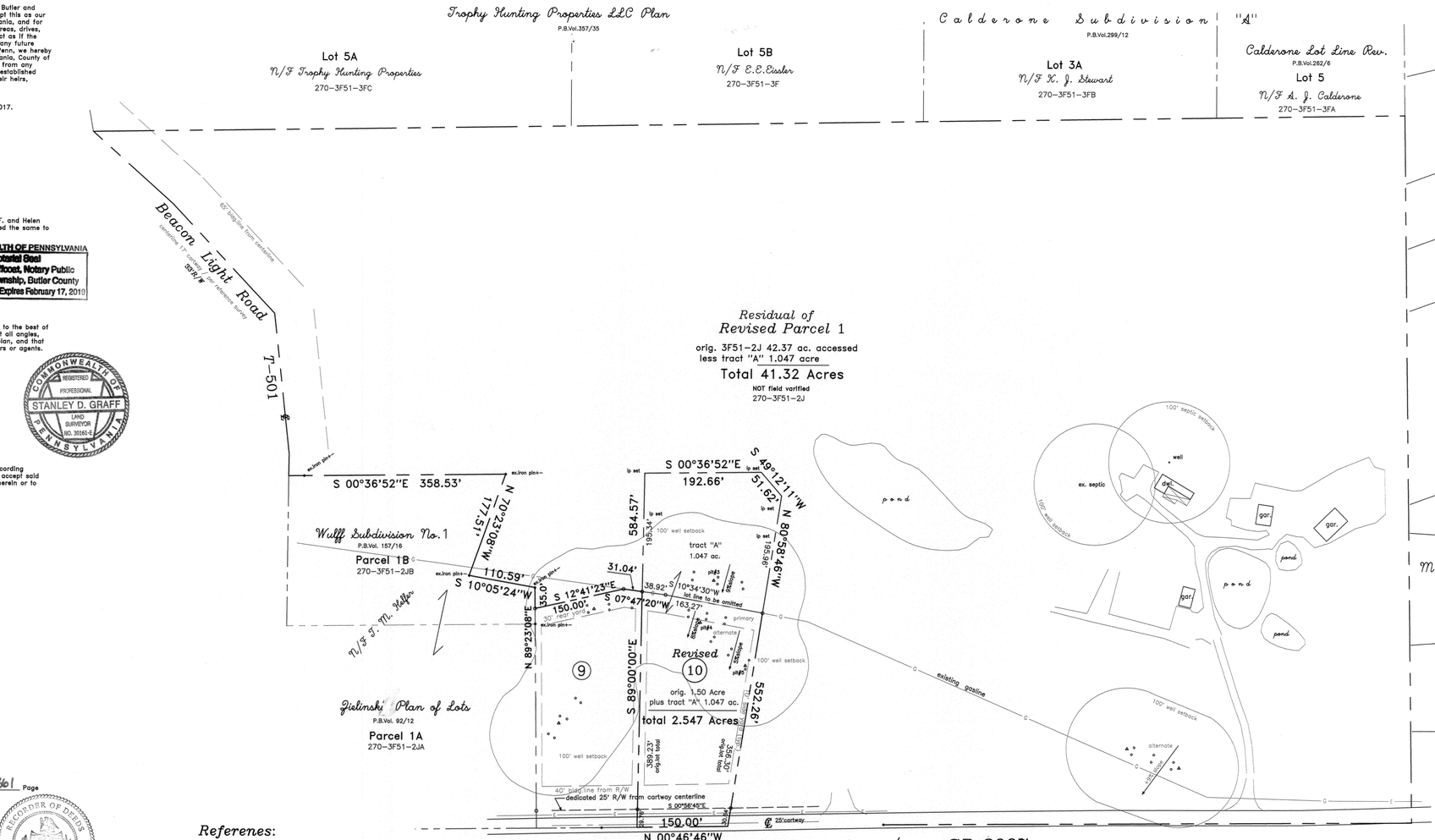
NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

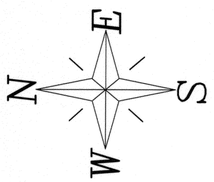
HIGHWAY OCCUPANCY PERMIT

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

ALTERNATE DISPOSAL SITE NOTE:

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





100 0 100 200 300
GRAPHIC SCALE – FEET

Zoning / R1–One Family Residential

L.F.Lauschus Plan No.2

being a Lot Line Revision of Lot 10
L.F.Lauschus Plan
Plan Book Volume 353/1

Owner:
Lewis F. Lauschus
1093 Meridian Road
Renfrew, PA 16053

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

Lot Line Revision SURVEY for
Lewis F. & Helen Lauschus
PROJECT No: 16186 Co. TAX No: 270-3F51-2J&2JD
SITUATE: PENN TOWNSHIP, BUTLER COUNTY, PA
DATE: 1/05/17 REV: DWN.BY: SdG CHK.BY:

Instr:201702270004244 02/27/2017
Pages:1 F:$45.00 11:43AM
Michele Mustello T20170002602
Butler County Recorder FL

RECORDED Feb 27 2017	
PLAN BOOK	PAGE
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SHEET 1 of 1

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF 2/13/17 20 17.

ATTEST:

_____ _____
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED IRMTRAUD NEER 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 13 DAY OF Feb 20 17.
MY COMMISSION EXPIRES THE 14 DAY OF Dec.

Dana Willis
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVAN.
NOTARIAL SEAL
DANA WILLIS, Notary Public
Center Twp., Butler County
My Commission Expires December 14, 2020

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 31st DAY OF January 20 17.

ATTEST:

_____ _____
OWNER OWNER

STATE OF Colorado)
COUNTY OF Jefferson) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED KEVIN KRIKORIAN 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 31 DAY OF January 20 17.
MY COMMISSION EXPIRES THE 3rd DAY OF February 2021

PAM LANG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014091760
MY COMMISSION EXPIRES 3/3/2019

_____
NOTARY PUBLIC

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 10 DAY OF FEBRUARY 20 17.

ATTEST:

_____ _____
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Allegheny)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED TANIA ULLRICH 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 10 DAY OF February 20 17.
MY COMMISSION EXPIRES THE 8 DAY OF February 2019

_____
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine Borelli, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 9TH DAY OF January 20 17.

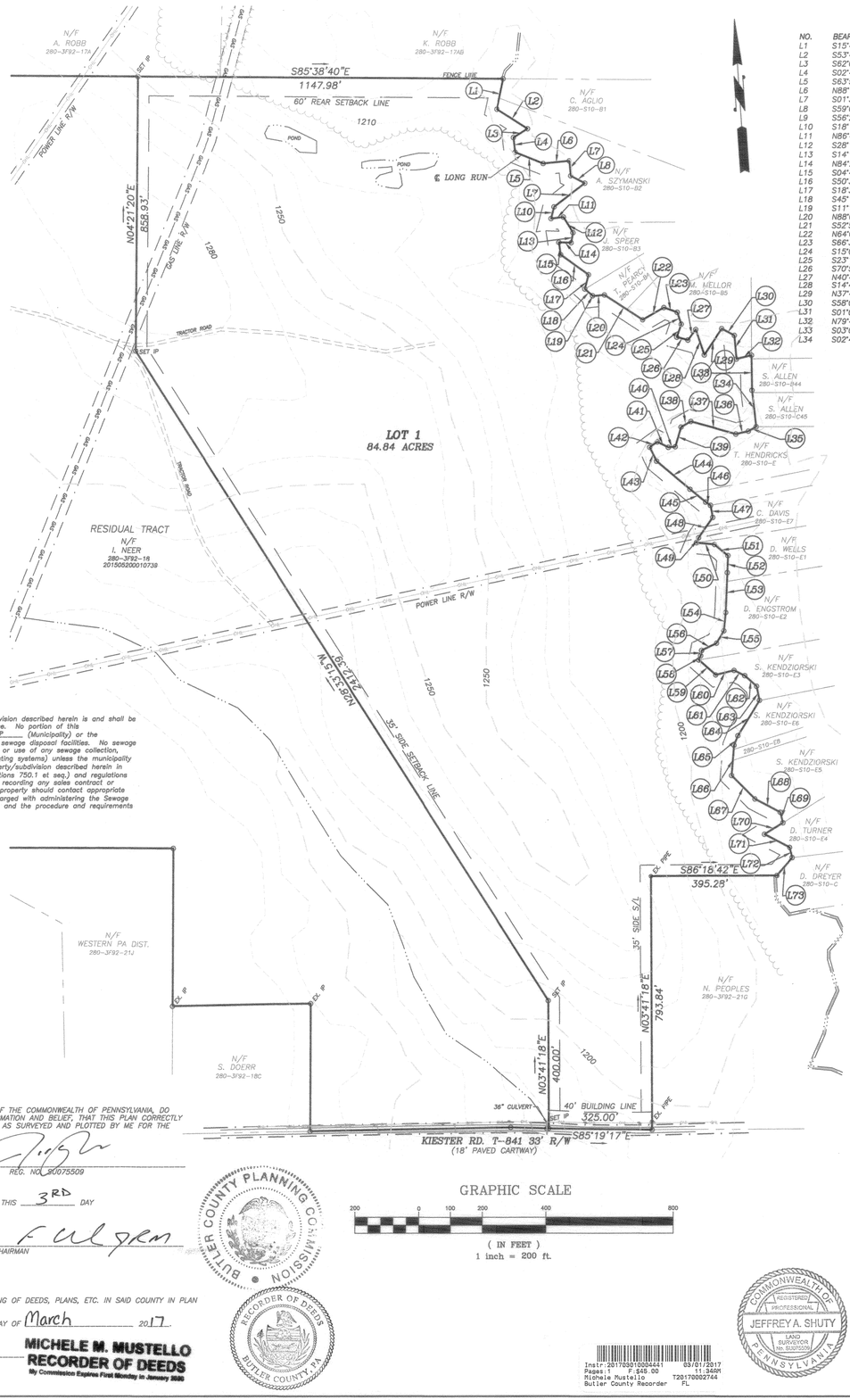
_____ _____
SECRETARY CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 27TH DAY OF February 20 17.

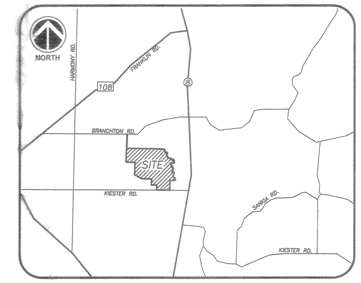
_____ _____
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

_____
SUPERVISOR

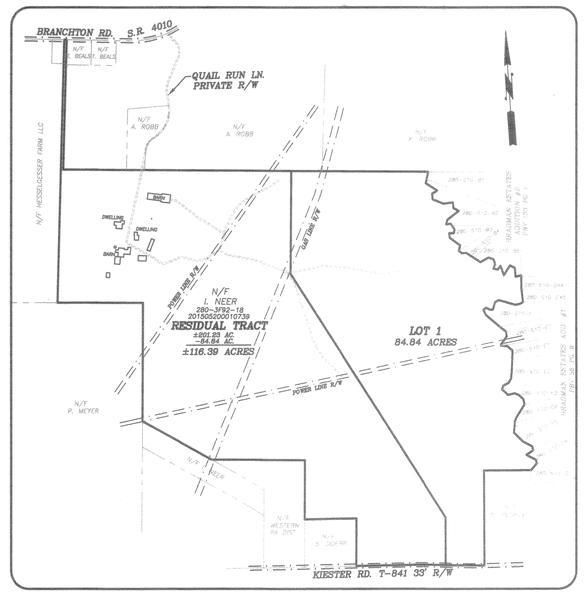


NO.	BEARING	DISTANCE
L1	S15°44'57"W	97.36'
L2	S53°49'03"E	114.40'
L3	S62°09'57"W	51.88
L4	S02°46'33"E	46.04
L5	S63°59'23"E	94.81'
L6	N88°18'57"E	82.02'
L7	S01°30'03"E	47.01'
L8	S59°07'33"E	50.25'
L9	S56°24'57"W	122.04'
L10	S16°16'57"W	37.85'
L11	N86°46'57"E	39.05'
L12	S28°10'53"E	57.71'
L13	S14°11'07"W	32.02'
L14	N84°25'43"W	39.20'
L15	S04°41'03"E	39.12'
L16	S50°32'43"E	107.94'
L17	S18°32'27"W	46.49'
L18	S45°17'03"E	32.53'
L19	S11°18'03"E	1.00'
L20	N88°08'57"E	37.01'
L21	S52°56'03"E	143.41'
L22	N64°09'17"E	76.49'
L23	S66°34'53"E	44.78'
L24	S15°01'43"E	39.29'
L25	S23°16'07"W	42.54'
L26	S70°50'43"E	36.06'
L27	N40°46'17"E	41.11'
L28	S14°49'03"E	83.68'
L29	N37°44'37"E	99.02'
L30	S58°00'33"E	44.94'
L31	S01°03'33"E	74.01'
L32	N79°49'57"E	48.42'
L33	S03°00'10"W	109.34'
L34	S02°45'43"E	114.91'

NO.	BEARING	DISTANCE
L35	S64°24'31"W	27.94'
L36	S80°56'51"W	40.45'
L37	N70°36'19"W	146.78'
L38	S64°21'51"W	35.34'
L39	S20°27'01"W	64.26'
L40	S89°28'41"W	22.00'
L41	N59°18'09"W	38.59'
L42	S58°30'51"W	29.16'
L43	S22°19'29"E	48.47'
L44	S46°00'09"E	137.22'
L45	S46°30'49"E	63.65'
L46	S51°42'09"E	18.46'
L47	S06°31'49"E	38.21'
L48	S38°49'51"W	77.74'
L49	S26°51'11"W	16.77'
L50	S80°23'49"E	56.89'
L51	S46°59'29"E	55.17'
L52	S06°14'01"W	53.14'
L53	S06°15'31"W	124.17'
L54	S09°31'41"W	57.82'
L55	S34°34'31"W	45.22'
L56	S68°17'01"W	52.55'
L57	S14°22'51"W	16.84'
L58	S27°07'51"W	14.37'
L59	S44°22'39"E	70.73'
L60	N79°51'31"E	59.84'
L61	S59°49'19"E	37.22'
L62	S44°07'39"E	49.94'
L63	S07°35'29"E	45.18'
L64	S35°39'21"W	129.64'
L65	S25°54'27"W	32.13'
L66	S08°36'01"W	95.75'
L67	S41°02'29"E	103.46'
L68	S58°31'19"E	89.36'
L69	S10°32'49"E	34.18'
L70	S62°18'33"W	67.85'
L71	S58°28'02"E	89.36'
L72	S10°29'32"E	32.82'
L73	S44°59'43"W	74.13



VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1" = 600'

ZONING AC-1 – AGRICULTURE

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

NON-BUILDING WAIVER

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

I, JEFFREY A. 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.

1/18/17 DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF JAN 2017.

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 361 PAGE 16

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF March 2017

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

Instr:201703010004441 03/01/2017 11:34AM
Pages:1 F:$45.00
Michele Mustello T20170002744
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
No. SU075509
PENNSYLVANIA

GRAPHIC SCALE

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

OWNER:
IRMTRAUD NEER, KEVIN L. KRIKORIAN & TANIA ULLRICH
138 QUAIL RUN LANE
SLIPPERY ROCK, PA 16057
724-794-3278

TAX PARCEL #280-3F92-18
DEED REF: 201505200010739

TOTAL PLAN AREA	±201.23 ACRES
RESIDUAL TRACT	±116.39 ACRES
LOT 1	84.84 ACRES

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361	16

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

Scale 1" = 200'
Date Dec. 1, 2016
Job No. 2896

Neer Subdivision
Situate in Slippery Rock Township Butler County, Pa.
Prepared For Kevin Krikorian
Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS; THAT ELEANOR B. UPTON, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF THEIR PROPERTY SITUATE IN HARRISVILLE BOROUGH, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND HARRISVILLE BOROUGH, ELEANOR B. UPTON, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND HARRISVILLE BOROUGH, 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 ELEANOR B. UPTON, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 5th DAY OF November 2016.

ATTEST:

Eleanor B. Upton
OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ELEANOR B. UPTON 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 5th DAY OF November 2016.
MY COMMISSION EXPIRES THE 25 DAY OF January 2019.

Lynn L McQuiston
NOTARY PUBLIC

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

REVIEWED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HARRISVILLE, THIS 5TH DAY OF DECEMBER 2016.

Rachel L Morgen
SECRETARY

PRESIDENT OF COUNCIL

Gary R. Hughes
MAYOR

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.

11-01-16
DATE

REG. NO. 35568-E

~~JRM RE-~~
~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25TH DAY OF OCT 1ST JRM 2017.
MARCH 1,

SECRETARY JRM

CHAIRMAN 1ST JRM

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 361 PAGE 17.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF March 2017.

Michele M. Mustello
RECORDER

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

OWNER:
ELEANOR UPTON
P.O. BOX 72
HARRISVILLE, PA 16038
724-735-4586

TAX ID: 430-S1-B14
DEED REF: DBV 1073 PG 117

TAX ID: 430-S1-B15
DEED REF: DBV 2442 PG 606

TOTAL AREA ±13.17 ACRES
LOT 1 0.58 ACRES
RESIDUAL TRACT ±12.59 ACRES

Instr:201703010004442 03/01/2017
Pages:1 F:$45.00 11:34AM
Michele Mustello T20170002744
Butler County Recorder FL

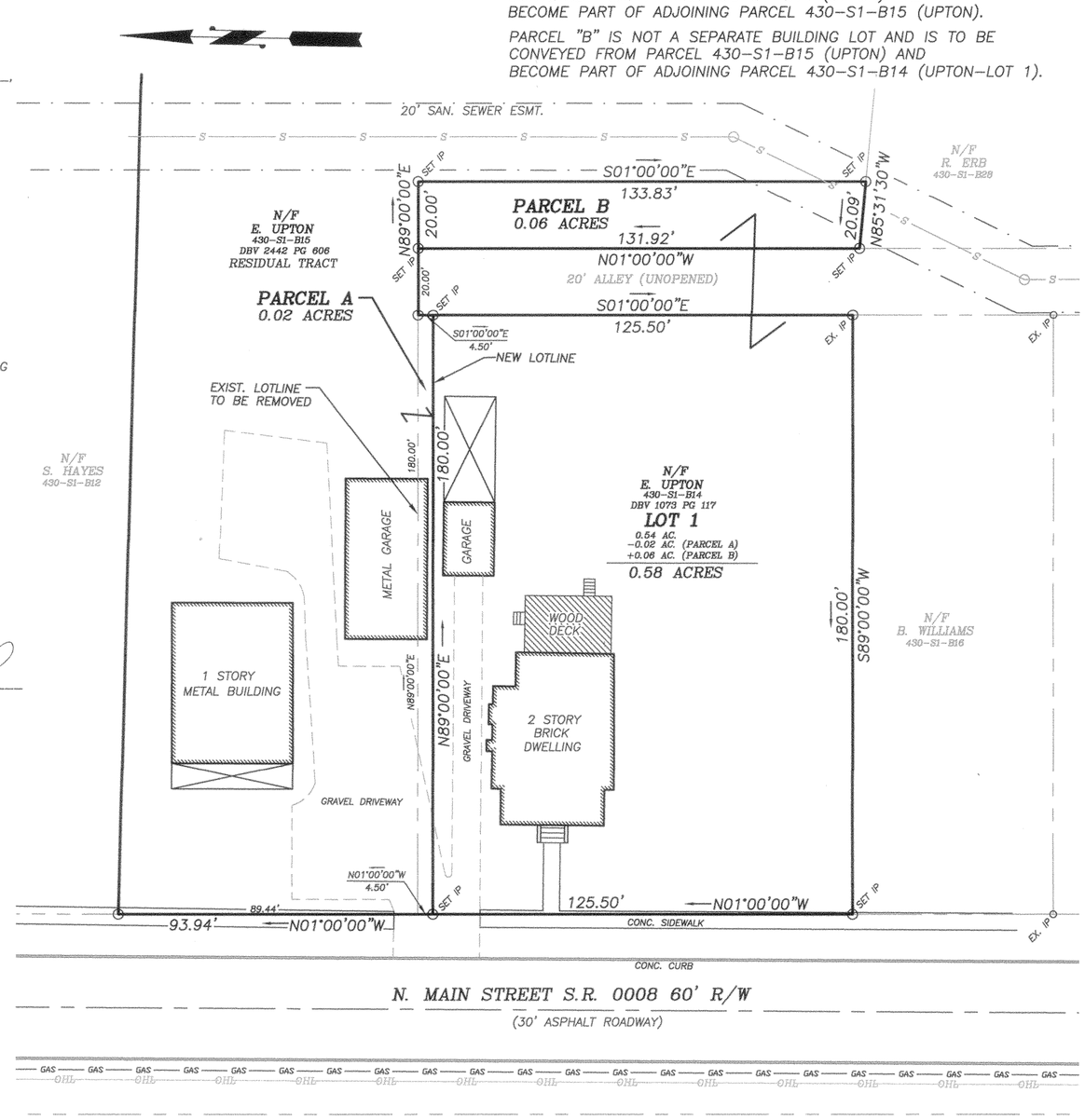
RECORDER OF DEEDS
BUTLER COUNTY, PA

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

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)"

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 430-S1-B14 (UPTON) AND BECOME PART OF ADJOINING PARCEL 430-S1-B15 (UPTON).

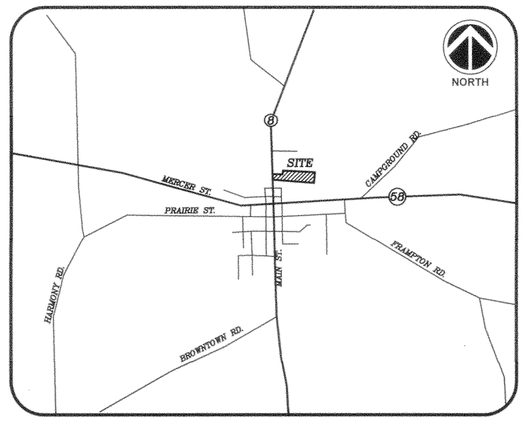
PARCEL "B" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 430-S1-B15 (UPTON) AND BECOME PART OF ADJOINING PARCEL 430-S1-B14 (UPTON-LOT 1).



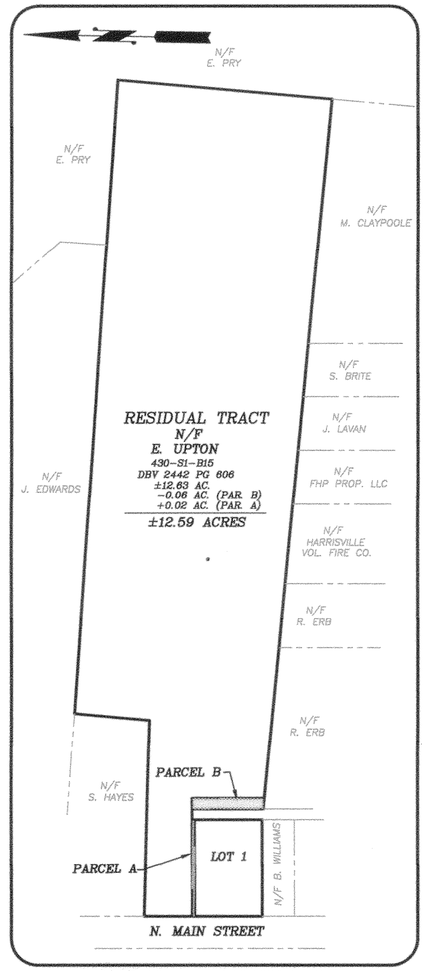
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1" = 200'

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

Scale 1" = 30'
Date Oct. 19, 2016
Job No. 2884

Upton Lot Line Revision
Situate in Harrisville Borough
Butler County, Pa.
Prepared For Ellie Upton
Sheet No. 1 of 1

Instr:201703010004467 03/01/2017
Pages:2 F:$85.00 1:12PM
Michele Mustello T20170002757
Butler County Recorder FL

PENN TOWNSHIP MUNICIPAL APPROVAL

Reviewed and approved by the Penn Township Planning Commission

this 24th day of January, 2017

Art Black (Secretary) Chuck L. McCall (Chairman)

SEAL

PENN TOWNSHIP MUNICIPAL APPROVAL

Reviewed and approved by the Penn Township Board of Supervisors

this 20 day of February, 2017.

Linda D. Zerfoss (Secretary) Darrell M. Walb (Chairman)

SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA}
} SS:
COUNTY OF BUTLER}

Recorded in the office for the recording of deeds, plats and plans in said County, in

Plan Book Volume 361 Page(s) 18 & 19.

Given under my hand and seal this 1st day of March, 2017.

Michele M. Mustello (Recorder of Deeds)

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

PROFFESSIONAL LAND SURVEYOR CERTIFICATE

I, Robert R. DeGlau, 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.

Robert R. DeGlau SEAL
Robert R. DeGlau

(Registration No. SU-042317-R)

01-8-2017
(Date)

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 26th day of JAN, 2017.

Chuck Davies (Secretary) Frank E. Uhl (Chairman)

Plan Number: _____

SEAL

COUNTY OF BUTLER
IDENTIFICATION NUMBER
17042

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NOTARY RECORDER BUTLER CO. PLANNING PLANNING COMMISSION SUPERVISORS

OWNERS ADOPTION

Know All Men By these Presents, that We, John Chips and Mary Chips of the Township of Penn, County of Butler, of the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situated in the County of Butler, Township of Penn and Commonwealth of Pennsylvania, and for diver advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Penn, County of Butler, that We, John Chips and Mary Chips hereby agree to and by these presents do release and forever discharge the Township of Penn of County of Butler, 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 John Chips and Mary Chips our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand(s) and seal(s) this

19th day of January, A.D. 2017.

ATTEST:

John Chips Mary Beth Chips (SEAL)
Mary Chips

(Notary Public) (SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT R DEGLAU
Notary Public
HEMPFIELD TWP., WESTMORELAND CNTY
My Commission Expires Dec 13, 2017

My commission expires the 13 day of DEC A.D., 2017

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER}

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named John Chips and Mary Chips, who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 19 day of January, 2017.

Notary Public SEAL

My Commission Expires the 13 day of DEC, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT R DEGLAU
Notary Public
HEMPFIELD TWP., WESTMORELAND CNTY
My Commission Expires Dec 13, 2017

DO NOT COPY THIS DOCUMENT

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT R. DeGLAU
LAND SURVEYOR
SU-042317-R
SU-042317-R
ROBERT R. DeGLAU, PLS
PROFESSIONAL LAND SURVEYOR

DATE: 01/07/2017
SCALE: 1"= 50'
DRAWN BY: RRD
DWG. FILE: 16-0217
SHEET No. 2 OF 2

ALL DIGITAL INFORMATION CONTAINED HEREON IS OWNED BY ALLSTATE MAPPING INC.

CHIPS SUBDIVISION PLAN

PREPARED FOR

JOHN CHIPS & MARY BETH CHIPS

SITUATE IN

PENN TOWNSHIP—BUTLER CO.

PENNSYLVANIA

ALLSTATEMAPPING@VERIZON.NET

APPROVED BY: Robert DeGlau PLS
ROBERT R. DEGLAU, PLS

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ALLSTATE MAPPING INC.
SURVEYORS • PLANNERS • CONSULTANTS
PO BOX 422 • IRWIN, PA.
(412) 829-2607 • (724) 863-8558 • FAX(724)863-4939

JOB No. 16-0217

ZONED R-1

TAX ID PARCEL 270-2F94-11B

GARY FERGUSON INSTRU.# 200403310009662

EXISTING PIN

S 88°00'00" E 710.19'

10' SIDEYARD

EXISTING PIN

TEST PIT

PRIMARY

EXISTING PERC HOLES

SLOPE 3%
LZ=22"
SOILS=BIL

TEST PIT

TEST PIT

SECONDARY

EXISTING PERC HOLES

SLOPE 4%
LZ=25"
SOILS=BIL

TEST PIT

ZONED R-1

JOHN CHIPS & MARY BETH CHIPS
TAX ID PARCEL 270-2F94-11C
DBV 1167 PG391

PARCEL 'A'

AREA =
161,541 SQ. FT.
3.71 ACRES

PROPOSED DWELLING

APPROXIMATE
PROPOSED WELL

65' FRONT SETBACK (FROM CL)

OVER HEAD ELECTRIC LINES

N 22°42'46" E 126.66'

APPROXIMATE
EXISTING DRIVEWAY

POWELL ROAD - 33'

R.O.W.

196.35'

EXISTING 18' ASPHALT

398.26'

R.O.W.

TAX ID PARCEL 270-2F94-10B CHRIS ALDER INSTRU.#201611280024786

791.46'

186.40'

30' REAR SETBACK

SET PIN

S 79°49'05" E 327.12'

SET PIN

SET PIN

10' SIDEYARD

10' SIDEYARD

S 67°41'35" E 272.44'

SET PIN

ZONED R-1

WOODED AREA

TEST PIT

SLOPE 3%

LZ=21"
SOILS=CIB

EXISTING PERC HOLES

PARENT TRACT
BACK-UP

ZONED R-1

JOHN CHIPS & MARY BETH CHIPS
TAX ID PARCEL 270-2F94-11C
DBV 1167 PG391

RESIDUAL TRACT 'B'

AREA =
274,643 SQ. FT.
6.30 ACRES

APPROXIMATE
ON-LOT SEPTIC SYSTEM

EXISTING DWELLING #236

APPROXIMATE
WELL

GARAGE

EXISTING DRIVEWAY

N 23°36'54" E 106.23'

TR-380

DAVID MOCK INSTRU.# 200202220006463

ZONED R-1

TAX ID PARCEL 270-2F94-12

N 24°49'51" E 287.91'

N 25°40'56" E 195.57'

TAX ID PARCEL 270-2F94-18B GARY WIBLE INSTRU.# 201210250030781

N 02°12'49" E 605.06'

ZONED R-1

WOODED AREA

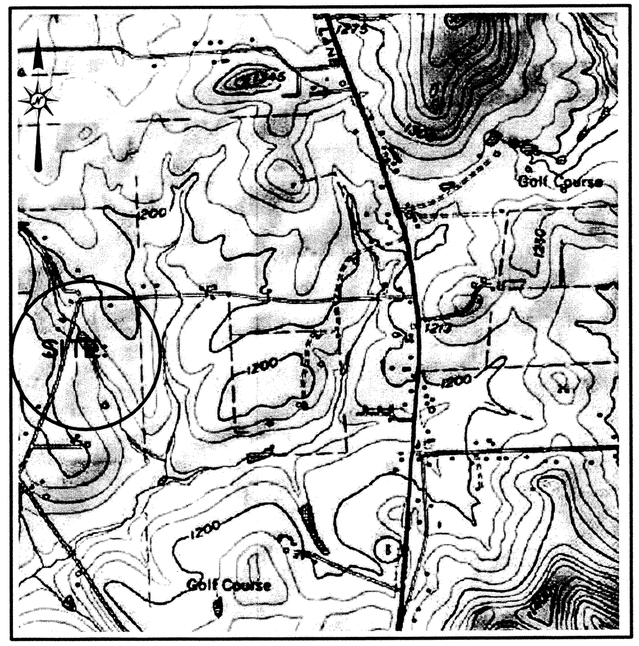
EXISTING PIN

S 88°00'00" E 385.52'

EXISTING PIN

118.87'

TAX ID PARCEL 270-2F94-11D WILLIAM LEES INSTRU.# 201507020014359 ZONED R-1



LOCATION MAP : 1" = 2000'
(USGS BUTLER QUAD)

PLAN BOOK	PAGE
361	19

LEGEND:

- PROPERTY LINE
- O/H PWR.LINE
- SETBACK LINE
- TREE LINE
- SOIL TEST PIT
- PERC TEST HOLES

0' 50' 100' 150'

SCALE: 1"= 50'

Act 287 General Assembly

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.

1-800-242-1776

Requires owner/contractor insure utility companies are notified to verify exact locations of all utilities, right of ways before any excavation/fill on this site.

GENERAL NOTES:

PLAN NAME:
CHIPS SUBDIVISION PLAN

BUILDING LINE SETBACKS:
ZONED R-1
FRONT = 65' FROM CL
REAR = 30'
SIDE = 10'

REQUIREMENTS:
1 ACRE MIN. AREA
150' FRONTAGE MIN.
50% LOT COVERAGE MAX.

TOTAL LOTS = 2

PARCEL 'A'= 161,541 SQ. FT. 3.71 ACRES

RESIDUAL TRACT 'B'= 274,643 SQ. FT. 6.30 ACRES

TOTAL AREA = 436,184 SQ. FT. 10.01 ACRES

OWNERS ADDRESS:
JOHN CHIPS & MARY BETH CHIPS
236 POWELL RD.
BUTLER,PA. 16002

SOURCE OF TITLE:
DBV 1167 PG.391
TAX ID PARCEL 270-2F94-11C

EXISTING UTILITIES:
PRIVATE WELL SHOWN
ON-SITE SEPTIC SYSTEMS SHOWN
ELECTRIC SHOWN

PURPOSE OF PLAN:
TO CREATE A BUILDABLE SINGLE-FAMILY HOMESITE ON PARCEL 'A'.

DO NOT COPY THIS DOCUMENT

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT R. DeGLAU
LAND SURVEYOR
SU-042317-R

SU-042317-R
ROBERT R. DeGLAU, PLS
PROFESSIONAL LAND SURVEYOR

DATE: 01/07/2017
SCALE: 1"= 50'
DRAWN BY: RRD
DWG. FILE: 16-0217
SHEET No. 1 OF 2
REVISED: 2-11-2017

ALL DIGITAL INFORMATION CONTAINED HEREON IS OWNED BY ALLSTATE MAPPING INC.

CHIPS SUBDIVISION PLAN

PREPARED FOR

JOHN CHIPS & MARY BETH CHIPS

SITUATE IN

PENN TOWNSHIP-BUTLER CO.

PENNSYLVANIA

ALLSTATEMAPPING@VERIZON.NET

APPROVED BY: ROBERT R. DEGLAU, PLS *Robert DeGlau PLS*

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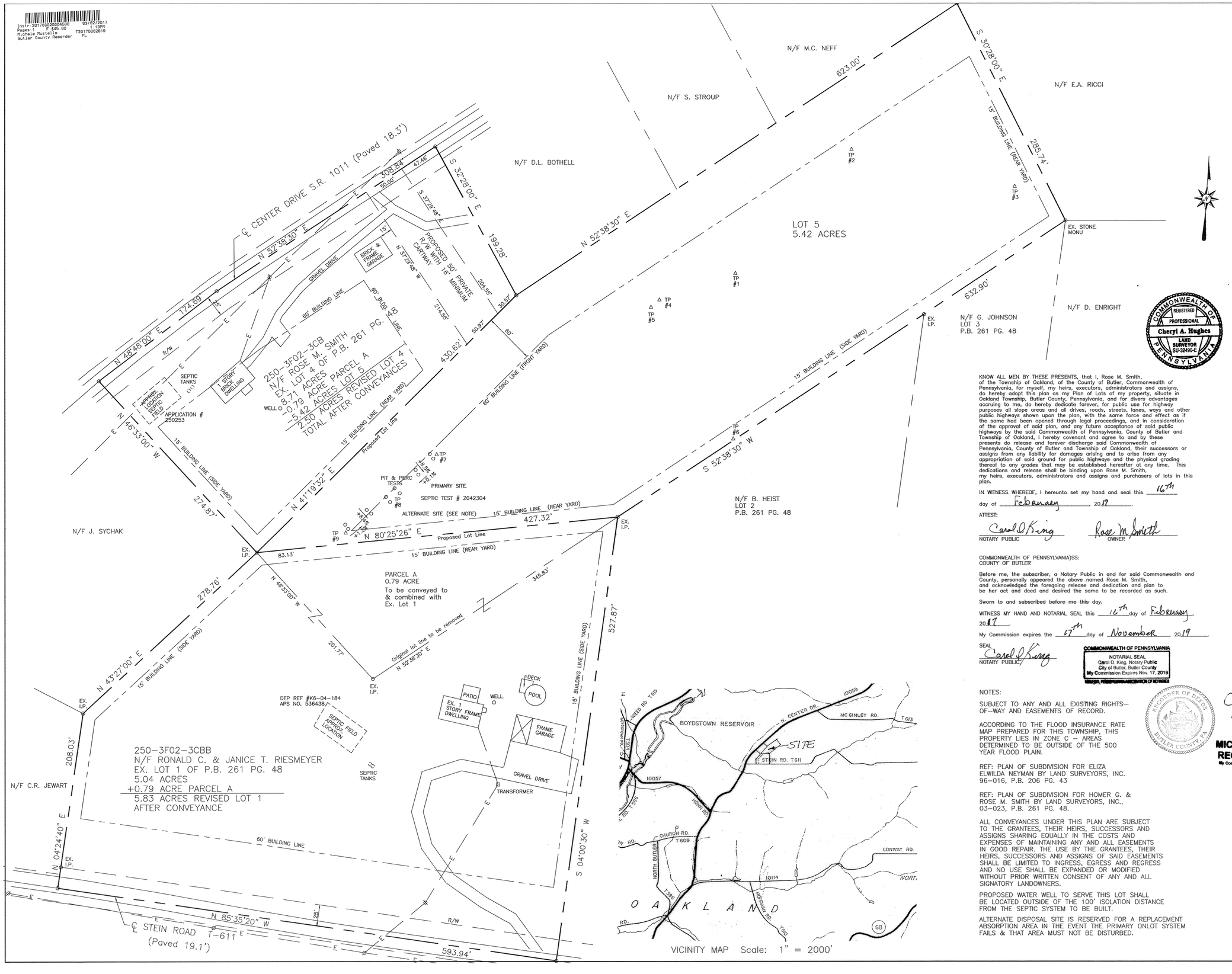
JOB No. 16-0217

Instr:201703220024588 03/22/2017
Pages:1 F:$45.00 1:13PM
Michele Mustello T20170032819
Butler County Recorder FL



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald C. and Janice T. Riesmeyer, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Ronald C. and Janice T. Riesmeyer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of February, 2017.

ATTEST:
Carol D King — NOTARY PUBLIC
Ronald C. Riesmeyer — OWNER
Janice T. Riesmeyer — 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 Ronald C. and Janice T. Riesmeyer, 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 16th day of February 2017.

My Commission expires the 17th day of November, 2019.

SEAL
Carol D King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.

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

DATE February 8, 2017 SEAL
REG. NO. SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that I, Rose M. Smith, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Rose M. Smith, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th day of February, 2017.

ATTEST:
Carol D King — NOTARY PUBLIC
Rose M. Smith — 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 Rose M. Smith, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of February 2017.

My Commission expires the 17th day of November, 2019.

SEAL
Carol D King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTES:

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

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

REF: PLAN OF SUBDIVISION FOR ELIZA ELWILDA NEYMAN BY LAND SURVEYORS, INC. 96-016, P.B. 206 PG. 43

REF: PLAN OF SUBDIVISION FOR HOMER G. & ROSE M. SMITH BY LAND SURVEYORS, INC., 03-023, P.B. 261 PG. 48.

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

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

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

The Board of Supervisors of the Township of Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland 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.

Sandra K Kuntz — SECRETARY — SEAL — Paul W. McElvin — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Oakland this 1st day of March, 2017.

Sandra K Kuntz — SECRETARY — SEAL — Paul W. McElvin — CHAIRMAN/PRESIDENT

Approved by the Oakland Township Planning Commission this 14 day of February, 2017.

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Reviewed by the Butler County Planning Commission this 10th day of JAN, 2017.

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 361 page 20.

Given under my hand and seal this 2nd day of March, 2017.

SEAL
Michele M. Mustello
RECORDER

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

PLAN BOOK	PAGE
361	20

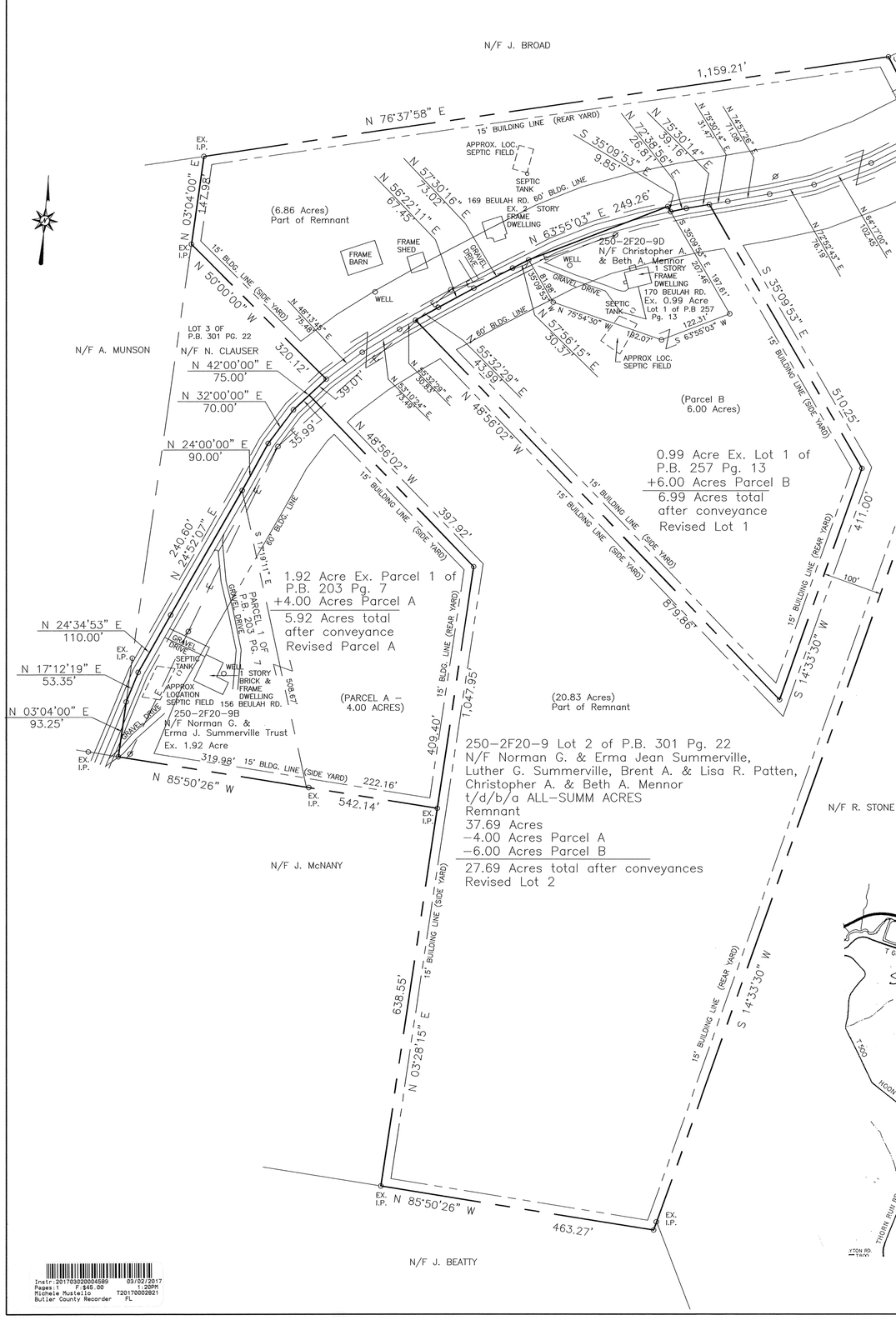
0' 50' 100' 150'

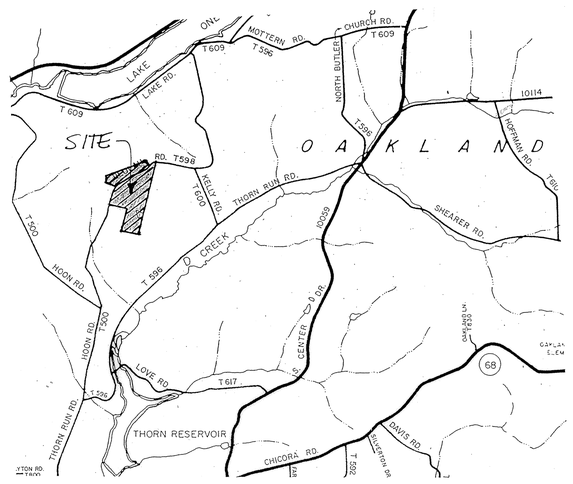
REVISED 02/08/17; ENGINEER'S REVIEW COMMENTS
REVISED 01/20/17; PROPOSED 50' R/W

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: ROSE M. SMITH
and
RONALD C. & JANICE T. RIESMEYER
SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 1/03/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 250-3F02-3CB & 3CBB		Db-Pg 1027-1019	Service No. 16-151
Address 723 CENTER DR.,115 STEIN RD		Instr. # 200305020018439	





Instr: 201703020004589 03/02/2017
Pages: 1 F: $45.00 1:20PM
Michele Mustello
Butler County Recorder FL T20170002821

KNOW ALL MEN BY THESE PRESENTS, that I, Luther G. Summerville, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Luther G. Summerville, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

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

ATTEST:

Paula J. Riggs — NOTARY PUBLIC

Luther G. Summerville — 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 Luther G. Summerville, 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 17th day of Feb., 20 17.

My Commission expires the 6th day of June, 20 17.

SEAL

Paula J. Riggs — NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, that we, Norman G. and Erma Jean Summerville, trustees of the Norman G. and Erma J. Summerville Trust, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Norman G. and Erma J. Summerville Trust, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17th day of Feb., 20 17.

ATTEST:

NOTARY PUBLIC — Norman G. Summerville, TRUSTEE — Erma J. Summerville, 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 Norman G. and Erma Jean Summerville, Trustees of the Norman G. and Erma J. Summerville Trust, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of Feb., 20 17.

My Commission expires the 6th day of June, 20 17.

SEAL

Paula J. Riggs — NOTARY PUBLIC

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

NOTES:

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

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

PROPERTY OWNERS: NORMAN G. & ERMA JEAN SUMMERVILLE,
LUTHER G. SUMMERVILLE,
BRENT A. & LISA R. PATTEN,
CHRISTOPHER A. & BETH A. MENNOR

c/o CHRISTOPHER A. & BETH A. MENNOR
170 BEULAH ROAD
BUTLER, PA 16001

REF: ALL-SUMM ACRES PLAN, P.B. 301 PG. 22.

REF: NORMAN G. & ERMA J. SUMMERVILLE LOT LINE REVISION, P.B. 203 PG. 17.

REF: SUMMERVILLE SUBDIVISION A, P.B. 257 PG. 13.

0' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that we, Brent A. and Lisa R. Patten, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Brent A. and Lisa R. Patten, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17 day of Feb, 20 17.

ATTEST:

NOTARY PUBLIC — Brent A. Patten, OWNER — Lisa R. Patten, 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 Brent A. and Lisa R. Patten, 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 17th day of Feb., 20 17.

My Commission expires the 6th day of June, 20 17.

SEAL

Paula J. Riggs — NOTARY PUBLIC

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

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

KNOW ALL MEN BY THESE PRESENTS, that we, Christopher A. and Beth A. Mennor, of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Christopher A. and Beth A. Mennor, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17 day of Feb, 20 17.

ATTEST:

NOTARY PUBLIC — Christopher A. Mennor, OWNER — Beth A. Mennor, 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 Christopher A. and Beth A. Mennor, 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 17 day of February, 20 17.

My Commission expires the 6th day of June, 20 17.

SEAL

Paula J. Riggs — NOTARY PUBLIC

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

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

DATE January 24, 2017 SEAL — REG. NO. SU-32490-E

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

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Oakland this 1st day of March, 20 17.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Oakland Township Planning Commission this 14th day of February, 20 17.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 27TH day of JAN, 20 17.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 361 page 21.

Given under my hand and seal this 2nd day of March, 20 17.

SEAL

RECORDER

RECORDER OF DEEDS — BUTLER COUNTY, PA

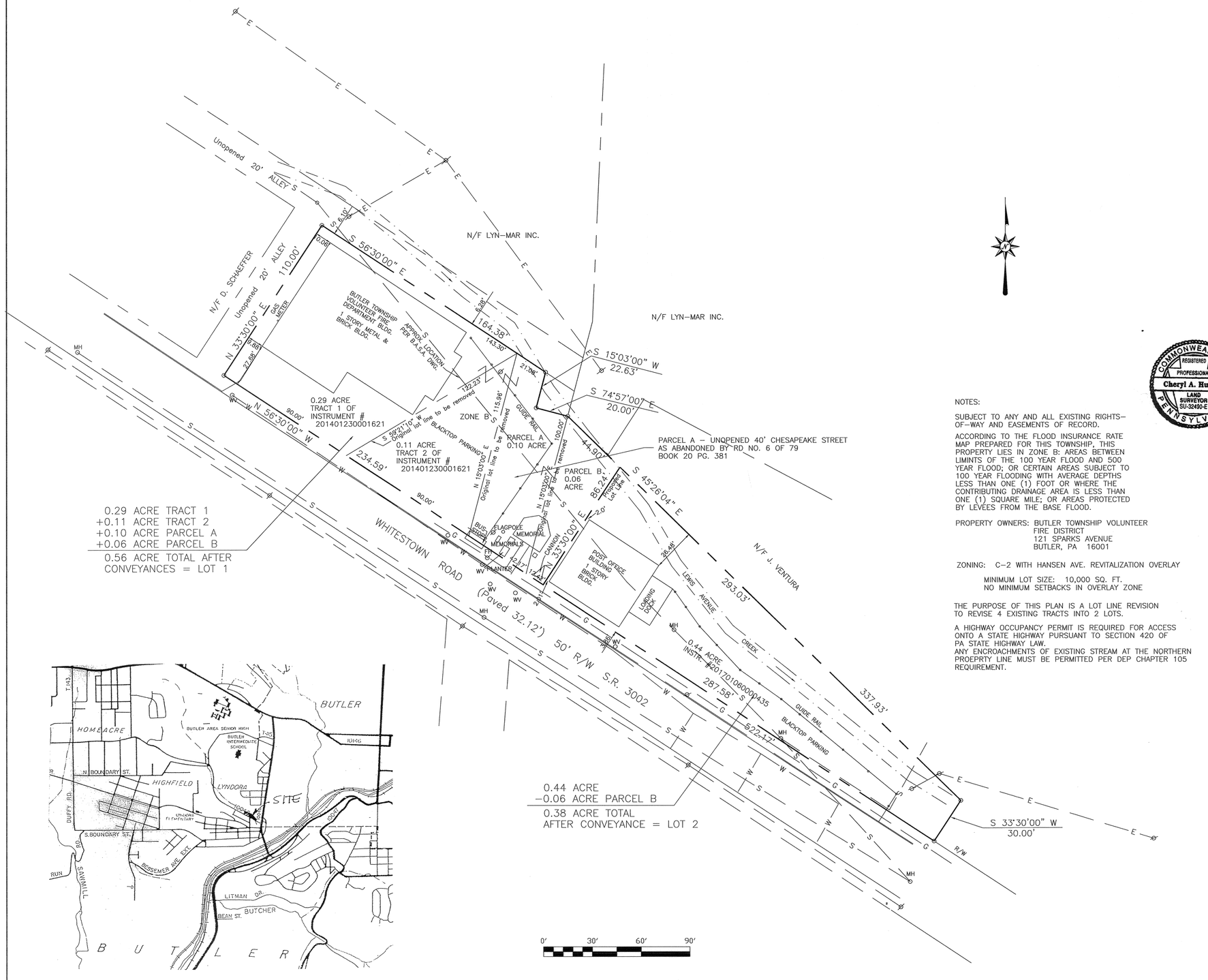
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PLAN BOOK	PAGE
361	21

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: CHRISTOPHER A. & BETH A. MENNOR,
BRENT A. & LISA R. PATTEN,
NORMAN G. & ERMA JEAN SUMMERVILLE
LUTHER G. SUMMERVILLE
SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 01/24/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 250-2F20-9, 9B, 9D		Instr. # 200409010028812, 201603080004314, 201410210025394	Service No. 16-176
Address 156, 169-170 BEULAH RD.			



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

PROPERTY OWNERS: BUTLER TOWNSHIP VOLUNTEER FIRE DISTRICT
121 SPARKS AVENUE
BUTLER, PA 16001

ZONING: C-2 WITH HANSEN AVE. REVITALIZATION OVERLAY

MINIMUM LOT SIZE: 10,000 SQ. FT.
NO MINIMUM SETBACKS IN OVERLAY ZONE

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO REVISE 4 EXISTING TRACTS INTO 2 LOTS.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.
ANY ENCROACHMENTS OF EXISTING STREAM AT THE NORTHERN PROPERTY LINE MUST BE PERMITTED PER DEP CHAPTER 105 REQUIREMENT.

Know all men by these Presents, that we, Butler Township Volunteer Fire District, 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 1 day of March, 2017.

NOTARY PUBLIC — Robert C Corderay, President — OWNER — Craig Burk, Secretary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jarah Roxberry, Notary Public
Lyndora PA, Butler County
My Commission Expires February 24, 2018

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared (X) the above named Butler Township Volunteer Fire District, 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 1 day of March, 2017.

My Commission Expires the 24 day of February, 2018.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jarah Roxberry, Notary Public
Lyndora PA, Butler County
My Commission Expires February 24, 2018

TITLE CLAUSE (NO MORTGAGE)
We, Butler Township Volunteer Fire District, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Butler Township Volunteer Fire District as recorded in Instrument Numbers 201401230001621 and 201701060000435, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — OWNER

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

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

DATE January 4, 2017 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 20TH day of February, 2017.

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 7TH day of February, 2017.

SECRETARY — SEAL — Vice CHAIRMAN

Reviewed by the Butler County Planning Commission this 10TH day of JAN, 2017.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 361 page 22.

Given under my hand and seal this 2nd day of March, 2017.

SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 01/30/2017; ENGINEER'S REVIEW COMMENTS

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

PLAN OF SUBDIVISION

FOR: BUTLER TOWNSHIP VOLUNTEER FIRE DISTRICT

SITUATE: BUTLER TWP., BUTLER CO., PA

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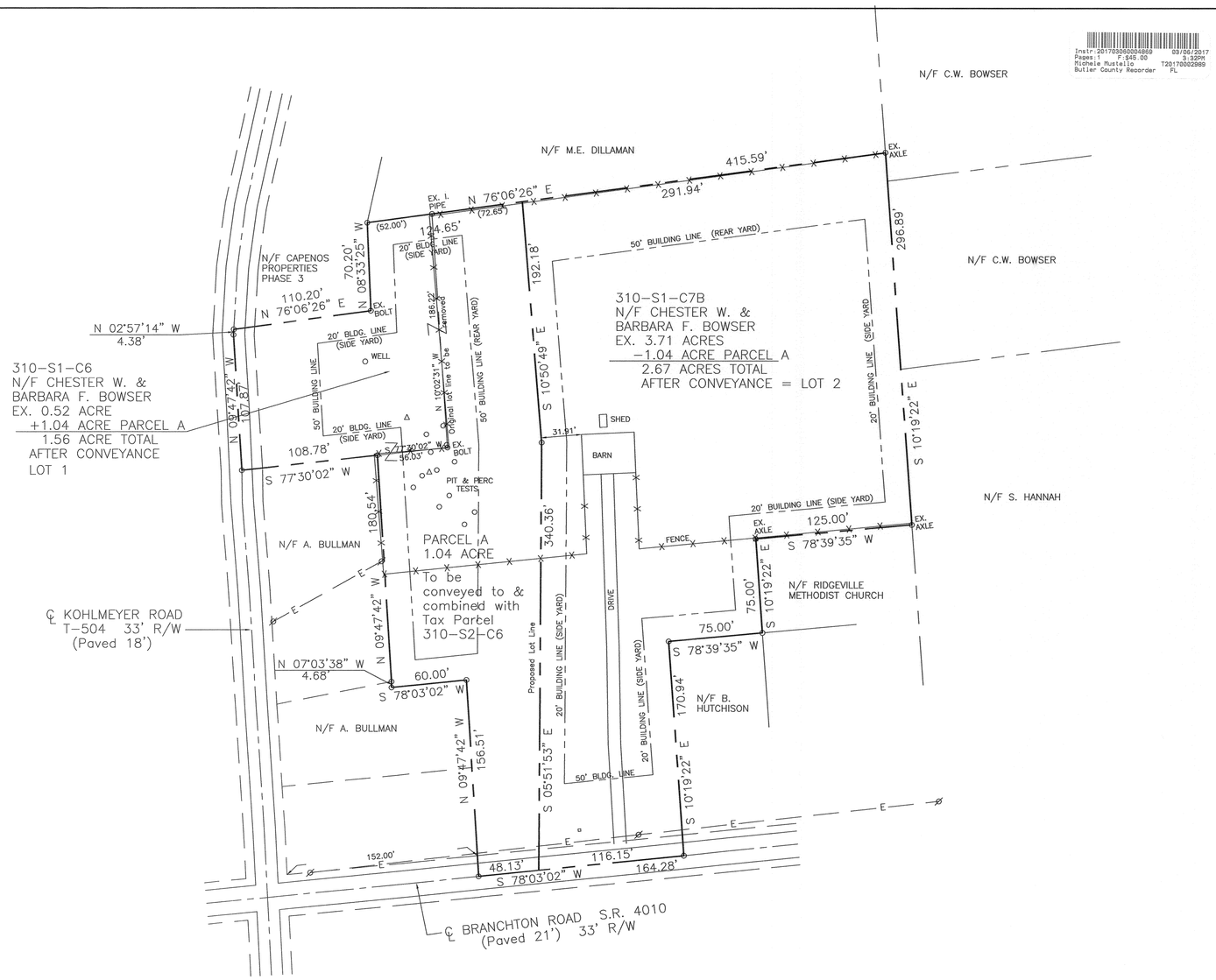
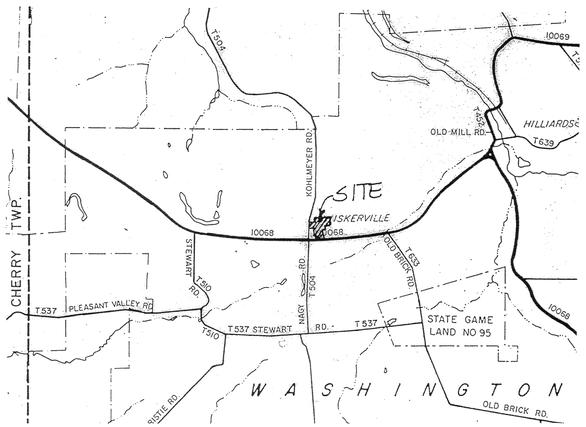
Date 01/04/17	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 052-29-A230		201701060000435	Service No. 16-187
Address 114 WHITESTOWN RD.		Instr. # 201401230001621	

Instr:201703020004649 03/02/2017
Pages:1 F:$45.00 3:48PM
Michele Mustello T20170002866
Butler County Recorder FL

Instr: 201703060004869 03/06/2017
Pages: 1 F:$45.00 3:32PM
Michele Mustello T20170002989
Butler County Recorder PL





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: CHESTER W. & BARBARA F. BOWSER
1637 BRANCHTON ROAD
HILLIARDS, PA 16040

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

REF: JOHNSTON PLAN OF LOTS #1, P.B. 186 PG. 44.

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

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that we, Chester W. and Barbara F. Bowser, of the Township of Washington, 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 Washington 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 Washington, we hereby covenant and agree to and by these presents de release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Washington, 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 Chester W. and Barbara F. Bowser, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3rd day of March, 2017.

ATTEST:

Carol D King — NOTARY PUBLIC
Chester W. Bowser — OWNER
Barbara F. Bowser — 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 Chester W. and Barbara F. Bowser, 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 3rd day of March, 2017.

My Commission expires the 17th day of November, 2019.

SEAL

Carol D King
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. King, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

February 22, 2017 — DATE
SEAL
REG. NO. SU-32490-E

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

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

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Washington this 1st day of March, 2017.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 24TH day of FEB, 2017.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 361 page 23.

Given under my hand and seal this 6th day of March, 2017.

SEAL

Michele M. Mustello
RECORDER

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

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

LOT LINE REVISION

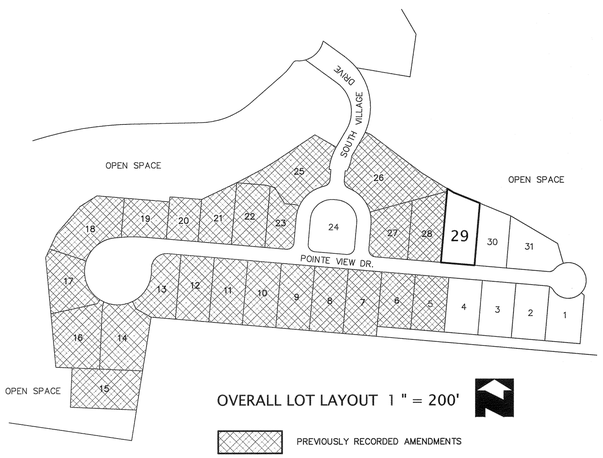
FOR: CHESTER W. & BARBARA F. BOWSER

SITUATE: WASHINGTON TWP., BUTLER CO., PA

Date 02/22/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 310-S1-C6 & C7B	Instr. #200301100000998 200912070028666		Service No. 17-008
Address KOHLMEYER & BRANCHTON RDS.			



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

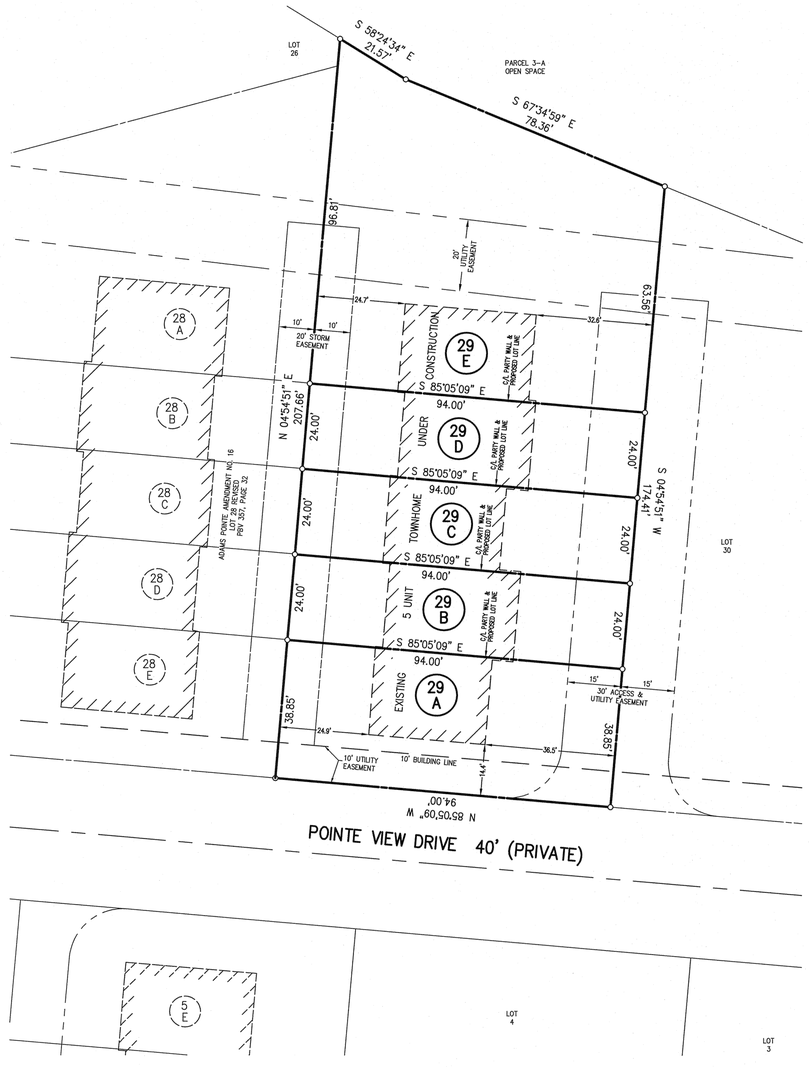
LOT AREAS

ORIGINAL LOT 29

5A	3,651.900 Sq Ft	0.0838 Ac.
5B	2,256.000 Sq Ft	0.0518 Ac.
5C	2,256.000 Sq Ft	0.0518 Ac.
5D	2,256.000 Sq Ft	0.0518 Ac.
5E	7,402.350 Sq Ft	0.1699 Ac.
TOTAL	17,822.250 SQ.FT.	0.4091 ACRES

LOT SETBACKS:

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Instr: 201703070004974 03/07/2017
Pages: 1 F:$45.00 1:19PM
Michele Mustello T20170003048
Butler County Recorder FL

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 23 DAY OF FEB 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 23RD DAY OF FEBRUARY 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
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LORI A MARTIN
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 16 2017

PETE ROBERTSON, VICE PRESIDENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF FEB A.D., 20 17

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 17TH DAY OF MAY A.D., 20 17

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 27 DAY OF FEBRUARY 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 — DATE 2/20/2017

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 — DATE 2/27/17

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 8TH DAY OF FEB 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 361 PAGE 24

GIVEN UNDER MY HAND AND SEAL THIS 7 DAY OF March A.D., 20 17

BUTLER COUNTY RECORDER OF DEEDS

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

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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 29 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 29
TAX PARCEL : 010-S18-B29
INSTRUMENT NO. 201701190001313

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

DRAWING NUMBER:	1001-1717145
DRAWING SCALE:	1"=20'
DATE:	FEBRUARY 3, 2017
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 19 LOT 29

BEING A RE-SUBDIVISION OF LOT 29 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

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE ESM MANUFACTURING LP, NOW BY MERGER, ESM GROUP INC., A DELAWARE CORPORATION, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN CLINTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, DRIVES, ROADS, STREETS, RIGHT-OF-WAYS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CLINTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHT-OF-WAYS. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ESM GROUP 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 HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY THIS 13TH DAY OF JANUARY, 2017.

x _____
PRESIDENT SEAL

x _____
SECRETARY

CORPORATE ACKNOWLEDGMENT

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE STATE/COMMONWEALTH OF NEW YORK

AND COUNTY OF NIAGARA, PERSONALLY APPEARED THE ABOVE NAMED, MATTHEW B. JERKINS, OF THE ESM GROUP INC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ESM GROUP INC., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

_____
SIGNATURE, TITLE OF OFFICER

WITNESS MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF JANUARY, 2017.

MY COMMISSION EXPIRES THE 17TH DAY OF APRIL, 2019

_____
NOTARY PUBLIC

Kathleen M. Kinyon-Pouch
Notary Public, State of New York
Niagara County
Commission Expires April 17, 2019

SURVEYOR'S CERTIFICATION

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

10TH JAN '17
DATE

_____
STANLEY D. GRAFF
PA REG. NO. SU-039161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CLINTON 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.

_____ _____ 3/2/17
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENT

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON THIS 15 DAY OF November, 2016
Re-Approved

_____ _____ 3/2/17
SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 7 DAY OF November, 2016.

_____ _____
SECRETARY CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

_____ _____
SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION SEAL

BUTLER COUNTY PLANNING COMMISSION — BUTLER, PENNSYLVANIA

PROOF OF RECORDING

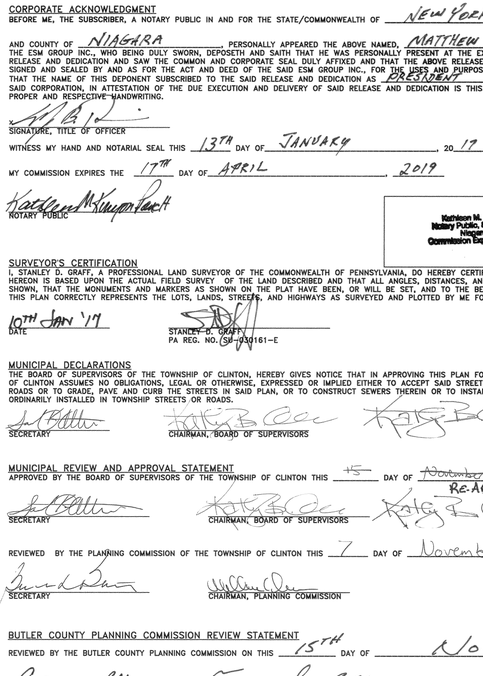
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361, PAGE 25

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF March, 2017

_____
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA.

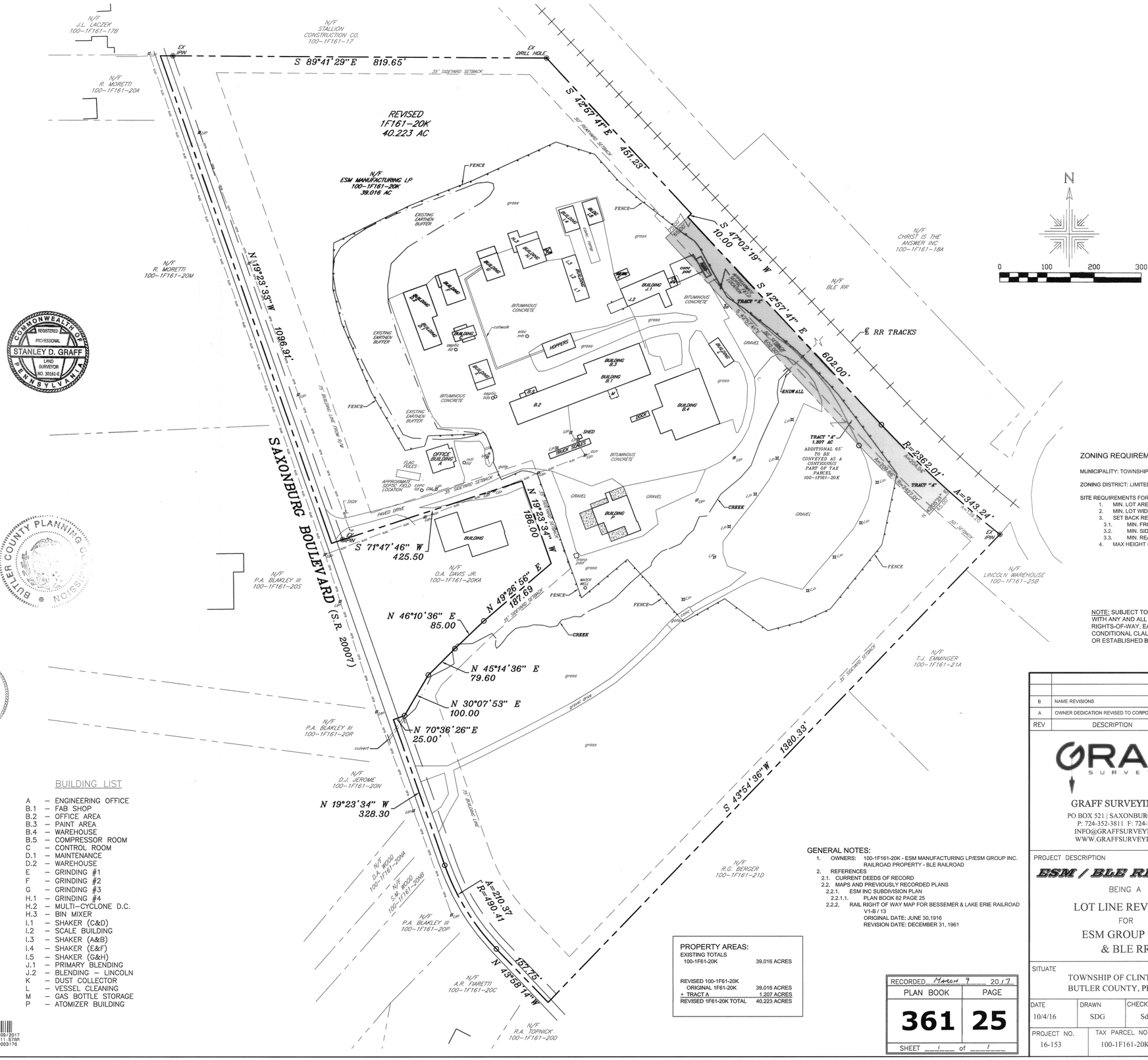


SITE LOCATION MAP
SCALE: 1" = 2000'

BUILDING LIST

- A – ENGINEERING OFFICE
- B.1 – FAB SHOP
- B.2 – OFFICE AREA
- B.3 – PAINT AREA
- B.4 – WAREHOUSE
- B.5 – COMPRESSOR ROOM
- C – CONTROL ROOM
- D.1 – MAINTENANCE
- D.2 – WAREHOUSE
- E – GRINDING #1
- F – GRINDING #2
- G – GRINDING #3
- H.1 – GRINDING #4
- H.2 – MULTI-CYCLONE D.C.
- H.3 – BIN MIXER
- I.1 – SHAKER (C&D)
- I.2 – SCALE BUILDING
- I.3 – SHAKER (A&B)
- I.4 – SHAKER (E&F)
- I.5 – SHAKER (G&H)
- J.1 – PRIMARY BLENDING
- J.2 – BLENDING – LINCOLN
- K – DUST COLLECTOR
- L – VESSEL CLEANING
- M – GAS BOTTLE STORAGE
- P – ATOMIZER BUILDING

Instr: 201703090005112 03/09/2017
Pages:1 F:$45.00 11:57PM
Michele Mustello T20170003176
Butler County Recorder FL



ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF CLINTON

ZONING DISTRICT: LIMITED BUSINESS

SITE REQUIREMENTS FOR OTHER PERMITTED USES:
1. MIN. LOT AREA = 2 ACRES
2. MIN. LOT WIDTH = 150 FT
3. SET BACK REQUIREMENTS.
   - 3.1. MIN. FRONT YARD = 75 FT
   - 3.2. MIN. SIDE YARD = 35 FT
   - 3.3. MIN. REAR YARD = 50 FT
4. MAX HEIGHT = 45 FT

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

GENERAL NOTES:

1. OWNERS: 100-1F161-20K - ESM MANUFACTURING LP/ESM GROUP INC.
   RAILROAD PROPERTY - BLE RAILROAD
2. REFERENCES
   - 2.1. CURRENT DEEDS OF RECORD
   - 2.2. MAPS AND PREVIOUSLY RECORDED PLANS
     - 2.2.1. ESM INC SUBDIVISION PLAN
       - 2.2.1.1. PLAN BOOK 82 PAGE 25
     - 2.2.2. RAIL RIGHT OF WAY MAP FOR BESSEMER & LAKE ERIE RAILROAD V1-B / 13
       ORIGINAL DATE: JUNE 30,1916
       REVISION DATE: DECEMBER 31, 1961

PROPERTY AREAS:

EXISTING TOTALS	
100-1F61-20K	39.016 ACRES
REVISED 100-1F61-20K	
ORIGINAL 1F61-20K	39.016 ACRES
+ TRACT A	1.207 ACRES
REVISED 1F61-20K TOTAL	40.223 ACRES

REV	DESCRIPTION	BY	DATE
B	NAME REVISIONS	SDG	12/20/16
A	OWNER DEDICATION REVISED TO CORPORATE	SDG	11/22/16

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

ESM / BLE RR PLAN

BEING A

LOT LINE REVISION

FOR

ESM GROUP INC.
& BLE RR

SITUATE

TOWNSHIP OF CLINTON
BUTLER COUNTY, PENNSYLVANIA

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

PROJECT NO.	TAX PARCEL NO.	REVISION
16-153	100-1F161-20K	B

RECORDED March 9 20 17

PLAN BOOK	PAGE
361	25

SHEET 1 of 1

Corporation Adoption

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

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

In Witness Whereof, We hereunto set our hand and seal this 3RD day of MARCH, 2017.

Attest
Chris Shipley
Notary Public

Reibold Associates, Inc.
[signature]
Frank L. Shipley, President

Corporation Acknowledgment

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Frank L. Shipley, President of the Reibold Associates, Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Reibold Associates, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Frank L. Shipley, 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.

President,

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3RD DAY OF MARCH 2017.

My Commission Expires the 5TH day of JAN, 2018

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

SEAL

Chris Shipley
Notary Public

Title Clause

We, Reibold Associates, Inc., owners of a portion of the Wilson Ridge Phase 3 and 4 Plan Revision No. 1, do hereby certify that the title of a portion of this property is in the name of Reibold Associates, Inc., as recorded in Instrument number 201008160018118 in the Butler County Recorder of Deeds Office.

[signature]
Frank L. Shipley, President

We, Somerset Trust Company, mortgagee of the property embraced in this plan or subdivision, Wilson's Ridge Phase 3 and 4 Revision No. 1, do hereby consent to the recording of said plan in the Recorders Office of Butler County, Pennsylvania and to the dedications and covenants appeared hereon.

[signature]
Witness

Robert L. [signature], Sr.V.P.
Somerset Trust Company

Surveyor's Certification

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

[signature]
Mark B. Schmidt, P.L.S.
SU-36950-E

2-10-2017
Date

Corporation Adoption

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

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

In Witness Whereof, We hereunto set our hand and seal this 1st day of March 2017.

Attest
Chris Shipley
Notary Public

Maronda Homes, Inc.
[signature], V.P.
Officer, Title

Corporation Acknowledgment

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Robert Mihok, Vice President of the Maronda Home, Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Maronda Homes, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Robert Mihok, Vice 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.

President,

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF MARCH 2017

My Commission Expires the 5TH day of JAN, 2018

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

SEAL

Chris Shipley
Notary Public

Title Clause

We, Maronda Homes, Inc., owners of a portion of the Wilson Ridge Phase 3 and 4 Revision 1 Plan, do hereby certify that the title of a portion of this property is in the name of Maronda Homes, Inc., as recorded in INSTR.# 201612140026348 & 201611210024402 in the Butler County Recorder of Deeds Office. I further certify that there is no mortgage, lien, or other encumbrance against this property.

[signature], V.P. Maronda Homes, Inc.
Owner

COUNTY OF BUTLER
IDENTIFICATION NUMBER
17077

Forward Township Board of Supervisors

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

Lindsay Exstt SEAL
Secretary

Mary L. McElhinny
Chairman of the Board

Approved by the Board of Supervisors of the Township of Forward this 13 day of Dec., 2014

Lindsay Exstt SEAL
Secretary

Mary L. McElhinny
Chairman of the Board

Forward Township Planning Commission

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

Bette Opitholes SEAL
Secretary

[signature]
Chairman

Butler County Planning Commission

Reviewed by the Butler County Planning Commission this 3RD day of MAR, 2017.

Chuck Davies SEAL
Secretary

Frank E. Uhl
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 361 Page 26-30

Given under my hand and seal this 9th day of March, 2017.

SEAL

Michele M. Mustello
Recorder of Deeds

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

Site area tabulation				
Total Project Area:	40.5415	AC	1,765,990	SQ. FT.
Phase 3 Lot Area (39 Lots):	21.0177	AC	915,531	SQ. FT
Phase 4 Lot Area (33 Lots):	13.8507	AC	603,340	SQ. FT.
Parcel A:	0.0880	AC	3,832	SQ. FT.
Road ROW for Dedication:	5.5851	AC	243,287	SQ. FT.

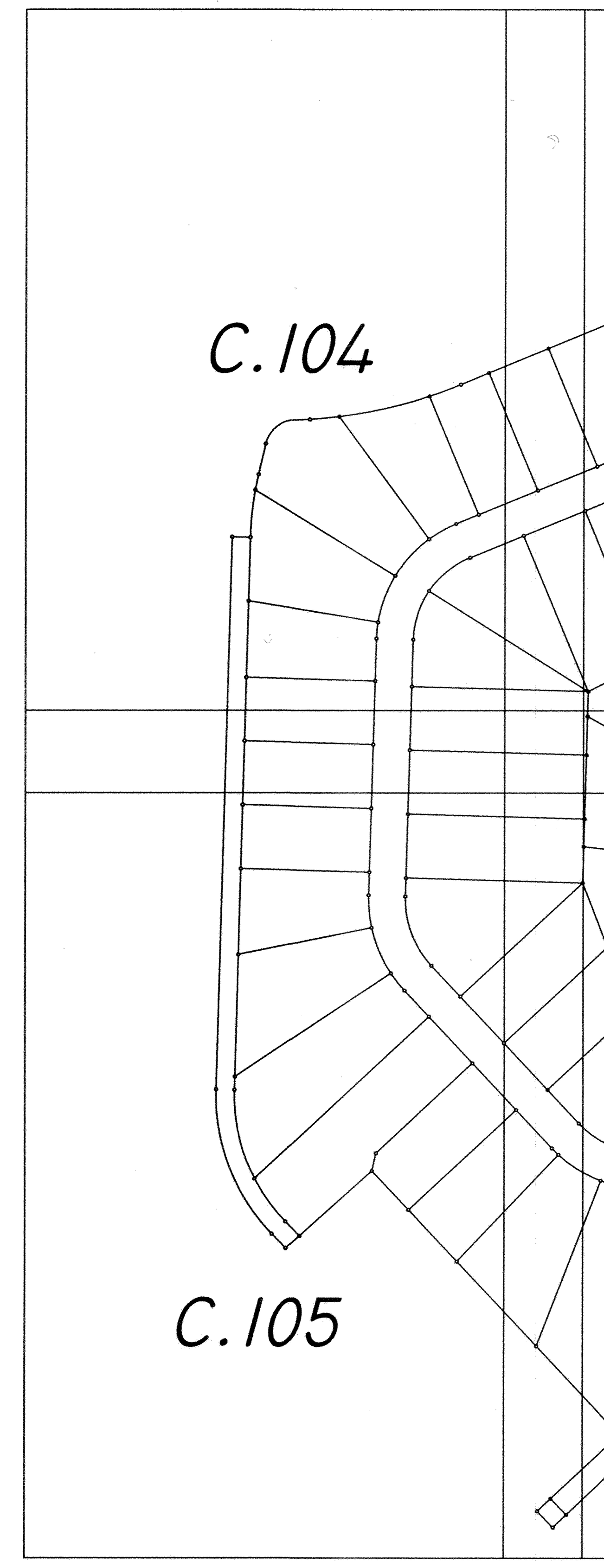
General Notes

1. Plans are subject to any and all existing legal right-of-ways and easements of record.
2. Building setback lines are shown in accordance with the current Forward Township Subdivision and Land Development Ordinance. Anyone constructing on lots within this plan shall verify the building setback requirements and locations prior to construction.
3. All storm sewers within the public road right-of-way are to be owned and maintained by Forward Township. All storm sewers not located within public road right-of-way but with storm sewer easements are to be owned and maintained by the Homeowners Association of the Wilson's Ridge Development.
4. Upon individual lot development, an As-Built plot plan drawing must be provided to Forward Township, sealed by a professional engineer or land surveyor, for each lot developed.
5. All Deed or plan bearings and coordinates have been rotated and converted to the PA State Plane Coordinate System south zone 02° 28' 04" counterclockwise from the bearing provided on the Shipley Plan No. 2, P.B.V. 318 PG 20, as recorded at the Bulter County Recorder of Deeds.

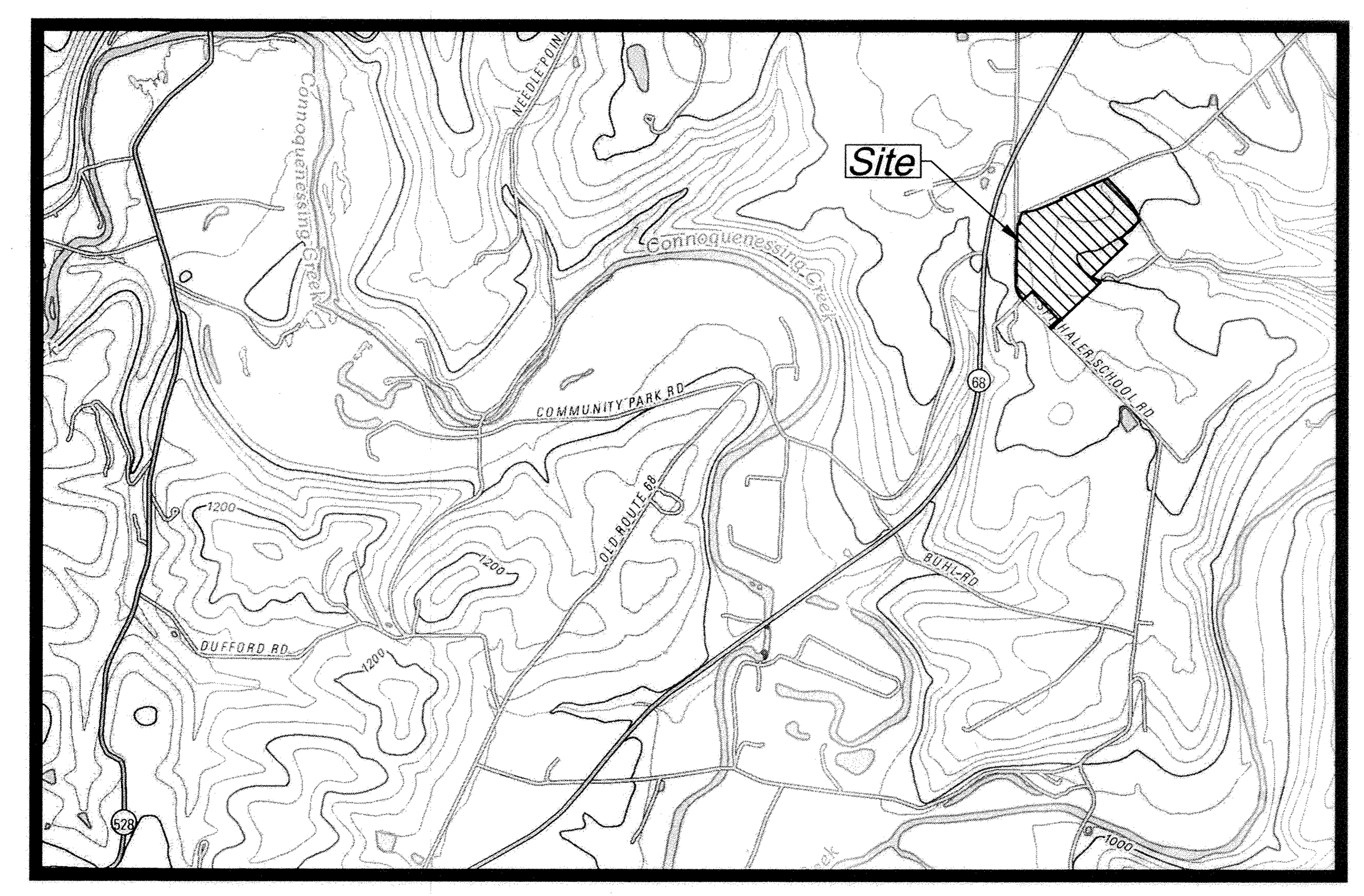
OWNER/DEVELOPER:
REIBOLD ASSOCIATES, INC.
8037 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066
PH. (724) 776-6060

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

Instr:201703090005114 03/09/2017
Pages:5 F:$205.00 12:43PM
Michele Mustello T20170003179
Butler County Recorder FL



Key Map - Not to Scale



Location Map
USGS 7.5 min. Quadrangle
Evans City, PA. 2010
Scale: 1" = 2000'

Forward Township Board of Supervisors	Forward Township Planning Commission	Butler County Planning Commission	Recorder of Deeds
		BUTLER COUNTY PLANNING COMMISSION (seal)	RECORDER OF DEEDS BUTLER COUNTY, PA (seal)

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

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

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

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

TITLE
Wilson's Ridge - Phase 3 and 4 - Revision No. 1
Plan for Recording
Forward Township
Butler County, Pennsylvania

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

DATE ISSUED: Feb. 10, 2017
HORIZONTAL SCALE: NTS
VERTICAL SCALE: NTS
SHEET: C.101
HTA PROJECT #: 11113

MATCH TO SHEET C.104

Reibold Road (SR 1013) Variable Width' R/W

Right-of-Way Line

Existing Right-of-Way

AREA TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N67°06'29"E

657.34'

622.35'

132.52'

115.64'

L=30.53'
R=25.00'
S42°55'15"E
29.26'

N67°06'29"E
60.47'

S22°53'31"E
25.00'

N67°31'42"E
87.00'

215.93'
87.35'

86.65'

S22°07'04"E
50.00'

50' Storm Sewer Easement

S22°28'15"E
175.78'

S22°28'15"E
174.21'

S22°28'15"E
124.37'

S22°28'15"E
174.11'

15' Side-Yard Setback

50' Setback Line

50' Building Setback

87.00'

90.00'

10' Utility Easement

LOT 408
0.3518 Acre
15,326 Sq.ft.
M.B. 1244.15

LOT 409
0.3504 Acre
15,262 Sq.ft.
M.B. 1241.75

LOT 410
0.3487 Acre
15,188 Sq.ft.
M.B. 1239.30

LOT 411
0.3482 Acre
15,170 Sq.ft.
M.B. 1238.40

LOT 412
0.3478 Acre
15,152 Sq.ft.
M.B. 1241.56

LOT 407
0.3533 Acre
15,390 Sq.ft.
M.B. 1246.40

LOT 406
0.3548 Acre
15,454 Sq.ft.
M.B. 1245.25

LOT 405
0.4258 Acre
18,547 Sq.ft.
M.B. 1241.75

LOT 404
0.5934 Acre
25,850 Sq.ft.
M.B. 1237.41

LOT 403
0.5055 Acre
22,019 Sq.ft.
M.B. 1232.12

LOT 402
0.3854 Acre
16,787 Sq.ft.
M.B. 1227.12

LOT 401
0.5244 Acre
22,844 Sq.ft.
M.B. 1222.60

Kruger Circle 50' R/W

R=175.00'
L=68.25'
L=95.02'
L=20.10'
L=211.67'
R=150.00'
L=181.43'
CB=S57°43'59"E
CD=181.43'
R=125.00'
L=151.19'
R=25.00'
L=39.27'
S43°07'18"E
37.64'
745.78'
S22°28'15"E
178.07'
S54°14'39"E
197.55'
S11°20'29"E
234.09'
S42°55'15"E
156.45'
S42°55'15"E
165.00'
AREA TO BE DEDICATED FOR ROAD RIGHT-OF-WAY
Existing Right-of-Way
Reibold Road (SR 3013) Variable Width R/W
C8=S34°51'39"E
CD=206.43'
R=350.00'
335.44'
300.45'
102.98'
N14°20'37"E
185.65'
182.36'
12.36'
N48°51'35"E
20' Side-Yard Setback
50' Building Setback
50' Setback Line
Rt. 35.48'
Rt. 13.44'
16.61'
Existing Dwelling
Wilsons Ridge Phase 1 and 2
P.B.V. 323 Pg. 35
Wilsons Ridge Phase 1 and 2
P.B.V. 323 Pg. 35
101
160-S6-B101
102
160-S6-B102
103
160-S6-B103
104
160-S6-B104
105
160-S6-B105
106
160-S6-B106
107
160-S6-B107
108
160-S6-B108
139
160-S6-B139
140
160-S6-B140

LOT 433
0.4785 Acre
20,842 Sq.ft.
M.B. 1232.58

LOT 432
0.3777 Acre
16,452 Sq.ft.
M.B. 1243.40

LOT 431
0.3928 Acre
17,109 Sq.ft.
M.B. 1235.65

LOT 430
0.4079 Acre
17,766 Sq.ft.
M.B. 1228.06

LOT 429
0.4229 Acre
18,423 Sq.ft.
M.B. 1222.67

LOT 428
0.4380 Acre
19,080 Sq.ft.
M.B. 1223.00

LOT 427
0.4497 Acre
19,591 Sq.ft.
M.B. 1226.54

LOT 426
0.4681 Acre
20,389 Sq.ft.
M.B. 1246.94

LOT 425
2 Acre
4 Sq.ft.
1251.13

LOT 340
0.4387 Acre
19,111 Sq.ft.
M.B. 1219.24

LOT 339
0.3661 Acre
15,949 Sq.ft.
M.B. 1218.27

LOT 338
0.3918 Acre
17,068 Sq.ft.
M.B. 1215.48

LOT 337
0.4771 Acre
20,781 Sq.ft.
M.B. 1212.54

LOT 336
0.5081 Acre
22,133 Sq.ft.
M.B. 1207.00

LOT 335
0.6971 Acre
30,365 Sq.ft.
M.B. 1200.00

LOT 334
0.8525 Acre
37,135 Sq.ft.
M.B. 1203.75

LOT 333
0.7061 Acre
30,758 Sq.ft.
M.B. 1200.40

LOT 307
0.5750 Acre
25,048 Sq.ft.
M.B. 1194.60

LOT 308
0.5811 Acre
25,311 Sq.ft.
M.B. 1194.82

LOT 309
0.6079 Acre
26,481 Sq.ft.
M.B. 1195.00

LOT 306
0.6757 Acre
29,435 Sq.ft.
M.B. 1193.75

LOT 305
0.4076 Acre
17,755 Sq.ft.
M.B. 1188.69

LOT 304
0.3765 Acre
16,400 Sq.ft.
M.B. 1204.25

LOT 303
0.3923 Acre
17,087 Sq.ft.
M.B. 1205.11

LOT 302
0.4818 Acre
20,985 Sq.ft.
M.B. 1206.00

Kruger Circle 50' R/W

90.29' PHASE 4

90.29' PHASE 3

N62°57'26"E

N62°57'26"E

20' Rear-Yard Setback

20' Drainage Easement

20' Sanitary Sewer Easement

15' Side-Yard Setbacks

S34°48'39"E
201.04'

S34°48'39"E
214.57'

S34°48'39"E
234.29'

S34°48'39"E
234.27'

S34°48'39"E
29.56'

S37°02'28"E
159.62'

S37°02'28"E
199.68'

S53°02'28"E
422.62'

S53°02'28"E
180.36'

S42°21'58"E
107.00'

S42°27'04"E
272.87'

S26°47'57"E
92.13'

S28°15'53"E
6.60'

N47°38'02"E
327.97'

N47°38'02"E
106.33'

N37°01'31"E
83.45'

N37°01'31"E
182.58'

N37°01'31"E
87.00'

N37°01'31"E
182.58'

L=8.13'

L=3.03'

L=10.66'

L=7.38'

L=53.45'
R=225.00'
L=53.59'
CB=S46°25'25"E
CD=53.45'

L=1.11'
R=275.00'

L=1.53'
R=275.00'

L=77.52'
R=225.00'

L=43.29'

L=35.06'

R=25.00'
L=39.27'

R=25.00'
L=40.66'

R=25.00'
L=39.27'

R=275.00'
L=35.10'

R=25.00'
L=104.95'

R=350.00'

S43°07'18"E
37.32'

S43°07'18"E
153.48'

S43°07'18"E
178.16'

S43°07'18"E
169.24'

N56°45'52"E
177.65'

N56°45'52"E
126.43'

N56°45'52"E
95.56'

N56°45'52"E
126.43'

N65°41'41"E
143.25'

N44°53'41"E
179.15'

N44°53'41"E
90.00'

N44°53'41"E
90.00'

N44°53'41"E
90.00'

N44°53'41"E
89.34'

N44°53'41"E
90.00'

N44°53'41"E
90.00'

N44°53'41"E
90.00

MATCH TO SHEET C.102

MATCH TO SHEET C.105

Kruger Circle 50' R/W

LOT 333
0.7061 Acre
30,758 Sq.ft.
M.B. 1200.40

LOT 332
0.6233 Acre
27,151 Sq.ft.
M.B. 1201.22

LOT 331
0.3944 Acre
17,182 Sq.ft.
M.B. 1205.43

LOT 327
0.4190 Acre
18,252 Sq.ft.
M.B. 1236.25

LOT 328
0.3493 Acre
15,216 Sq.ft.
M.B. 1232.43

LOT 330
0.4098 Acre
17,851 Sq.ft.
M.B. 1210.41

LOT 329
0.5324 Acre
23,192 Sq.ft.
M.B. 1231.64

LOT 319
0.5463 Acre
23,795 Sq.ft.
M.B. 1232.78

LOT 318
0.7445 Acre
32,429 Sq.ft.
M.B. 1231.48

LOT 317
0.8571 Acre
37,337 Sq.ft.
M.B. 1229.78

LOT 316
0.5065 Acre
22,064 Sq.ft.
M.B. 1227.00

LOT 315
0.4558 Acre
19,853 Sq.ft.
M.B. 1221.82

LOT 314
0.6234 Acre
27,154 Sq.ft.
M.B. 1215.95

LOT 313
0.5921 Acre
25,792 Sq.ft.
M.B. 1209.07

LOT 312
0.5651 Acre
24,617 Sq.ft.
M.B. 1204.41

LOT 311
0.5041 Acre
21,960 Sq.ft.
M.B. 1200.90

LOT 310
0.7098 Acre
30,920 Sq.ft.
M.B. 1196.50

LOT 309
0.6079 Acre
26,481 Sq.ft.
M.B. 1195.75

25,311 Sq.ft.
M.B. 1194.82

PARCEL A
0.0880 Acre
3,833 Sq.ft.

PARCEL B
0.0092 Acre
400 Sq.ft.

UNT to Connoquenessing Creek
Chapter 93 Classification WWF

Existing Wetlands (NGF-1)
0.8095 acres

Existing Wetlands (NGF-1)
0.2832 acres

Conservation Easement

Stormwater Detention Easement

20' Drainage Easement

20' Sanitary Sewer Easement

30' Sanitary Sewer Easement

40' Storm Sewer Easement

10' Utility Easement

Existing 20' Pedestrian Easement

50' Building Setback

50' Setback Line

15' Side-Yard Setback

20' Side-Yard Setback

20' Rear-Yard Setback

Concrete Monument (Typical)
PC: 12+46.69

N/F
Gary L. & Patricia L. Rask
160-3F74-15A5

N/F
Todd E. & Shelley L. Altmeyer
160-3F74-16A2

N/F
Frank L. Shipley
160-3F74-15C

N/F
Charles F. & Hilary J. Shipton
160-3F74-15A1C

N/F
...ian T. &
...ne A. Begley
3F74-16A1A

Existing Dwelling

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

Corporate Office
Regional Business Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9600
FAX (412) 781-9604

Mars Office
123 Ridge Road, Suite B
Mars, PA 16046-3459
PHONE: (724) 625-4544
FAX (724) 625-4549

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

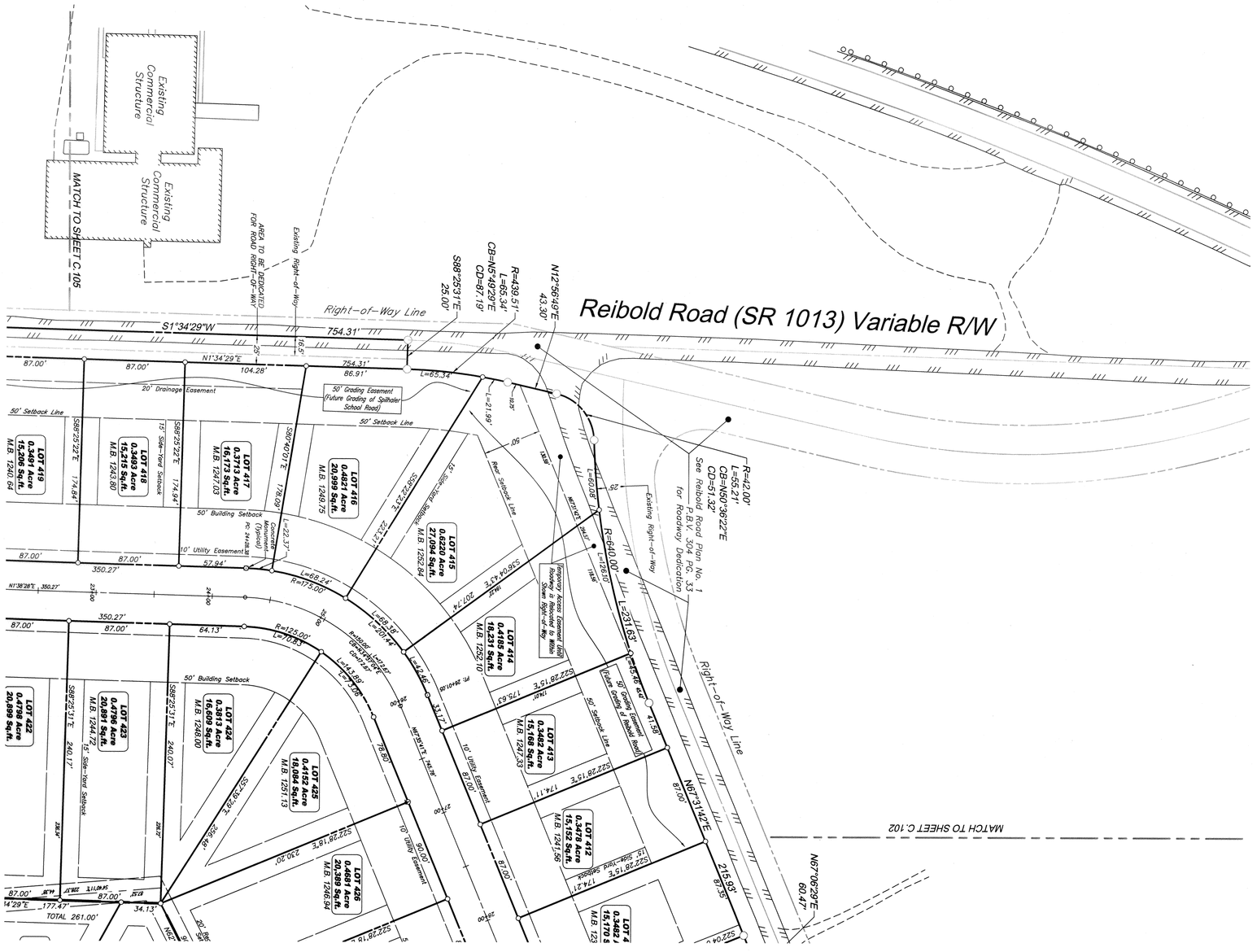
DRAWN BY: JPC
CHECKED BY: MS
APPROVED BY: –
CAD FILE: 11113 Const.dwg

TITLE: **Wilson's Ridge - Phase 3 and 4 - Revision No. 1**
Plan for Recording
Forward Township
Butler County, Pennsylvania

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

DATE ISSUED: Feb. 10, 2017
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: C.103
HTA PROJECT #: 11113

PLAN BOOK	PAGE
361	28



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HTA PROJECT #	SHEET:	VERTICAL SCALE:	HORIZONTAL SCALE:	DATE ISSUED:
11113	C.104	-	1"=50'	Feb. 10, 2017

TITLE

Wilson's Ridge - Phase 3 and 4 - Revision No. 1

Plan for Recording

Forward Township — Butler County, Pennsylvania

CLIENT

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

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

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

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Etna Technical Center
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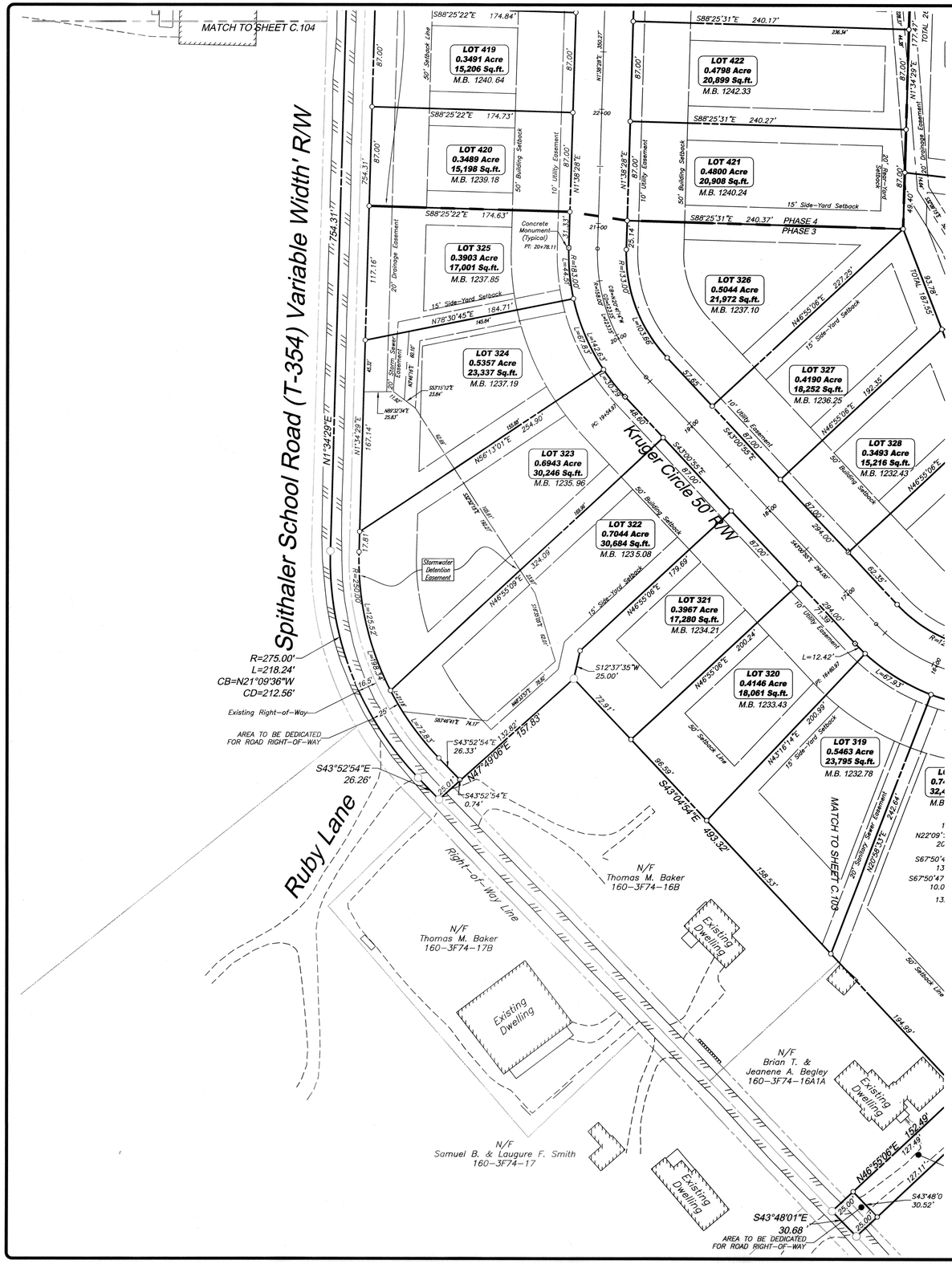
FAX: (412) 781-5904

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



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

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Pittsburgh, PA 15223
PHONE: (412) 781-8600
FAX (412) 781-5904

Mars Office
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Valencia, PA 16059
PHONE: (724) 625-4544
FAX (724) 625-4549

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TITLE: **Wilson's Ridge - Phase 3 and 4 - Revision No. 1**
Plan for Recording
Forward Township
Butler County, Pennsylvania

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

DATE ISSUED: Feb. 10, 2017
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: C.105
HTA PROJECT #: 11113

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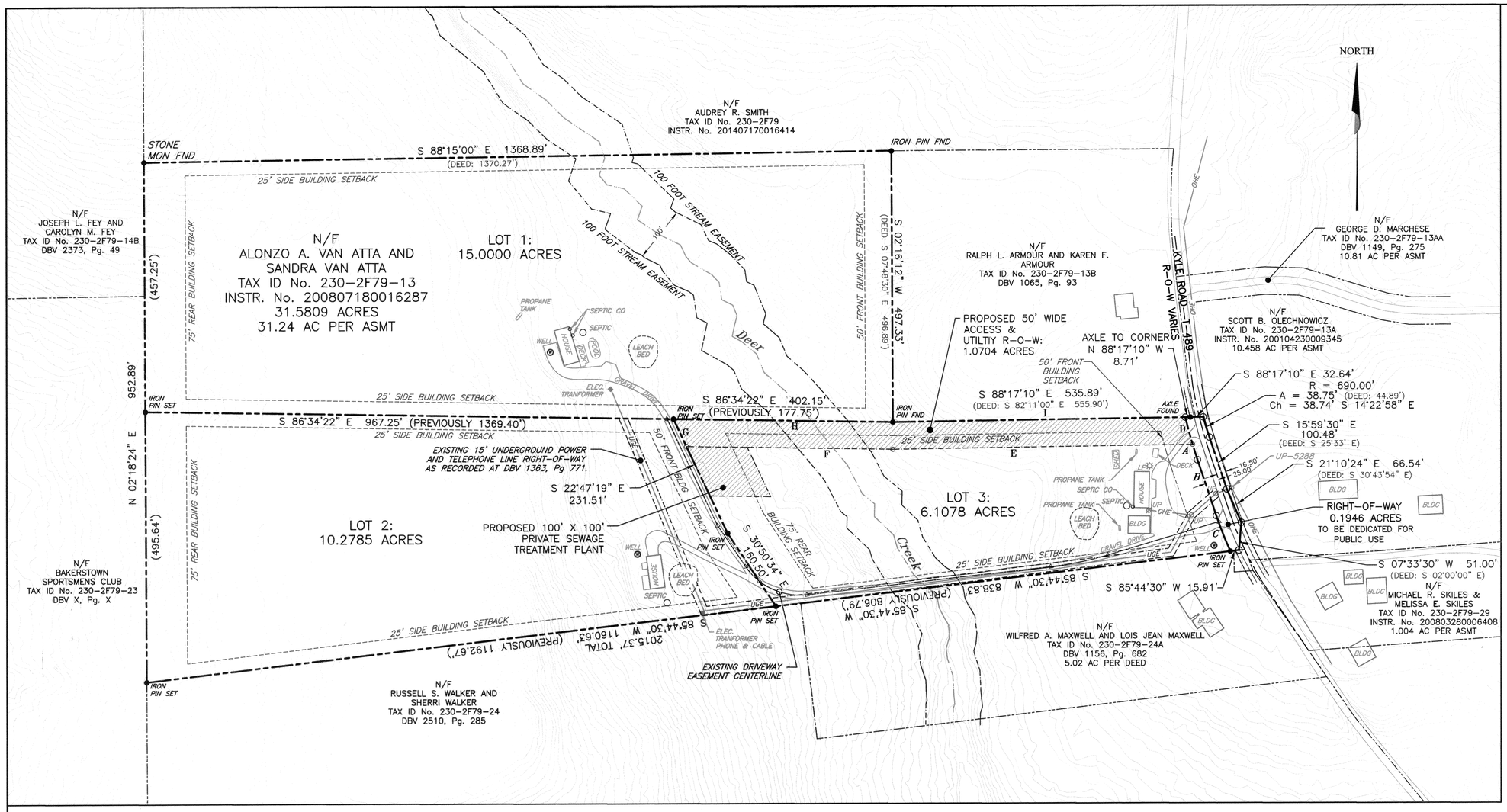
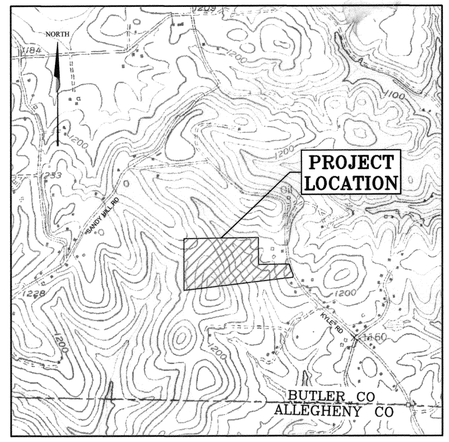
Butler County Recorder FL





VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA 7.5 MINUTE SERIES, 2013

PROPERTY BEARINGS:

A R = 952.87'
A =81.40'
Ch = 81.38' N 13°19'15" W

B N 16°06'27" W 107.87'

C R = 653.40'
A = 69.89'
Ch = 69.86' N 18°58'07" W

ACCESS & UTILTIY R-O-W BEARINGS:

D Rad. = 952.87'
A = 51.57'
Ch = S 12°25'26" E 51.56'
E N 88°17'10" W 549.24'
F N 86°34'22" W 378.28'
G N 22°47'19" W 55.73'
H S 86°34'22" E 402.15'
I S 88°17'10" E 535.90'

ZONE: AG-B: AGRICULTURE: BULK AREAS:

MINIMUM LOT SIZE:
Single-family dwellings: one acre (43,560 square feet.).
Two-family dwellings: two acres (87,120 square feet.).
All other uses: one acre (43,560 square feet.).

MINIMUM LOT WIDTH:
150 feet.

MAXIMUM LOT COVERAGE:
Farms: 5%.
All others: 20%.

MINIMUM FRONT YARD:
50 feet from front lot line or 75 feet from street center line, whichever is greater.

MINIMUM REAR YARD:
Principal structures: 75 feet.
Accessory structures: 10 feet.

MINIMUM SIDE YARD:
Dwellings: 25 feet each side.
Accessory structures: 10 feet each side.

SURVEYOR'S NOTES:

THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 230-2F79-13.
CURRENT TITLE OF PROPERTY RECORDED AT INSTRUMENT No. 200807180016287 IN THE NAMES OF ALONZO A. VAN ATTA AND SANDRA VAN ATTA.

I, PAUL J. NEFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

2-13-17
DATE

Paul J. Neff
REGISTRATION NO. SU051242

FLOOD MAPPING:

FEMA COMMUNITY PANEL No. 421229-0010 B,
EFFECTIVE DATE DEC. 1, 1983.
ZONE C: AREAS OF UNDETERMINED FLOODING

WETLANDS:

THERE ARE NO WETLANDS IN THE IMMEDIATE AREA OF THESE LANDS, PER U.S. FISH & WILDLIFE: NATIONAL WETLANDS INVENTORY.

ZONING:

AG-B: AGRICULTURAL

PURPOSE:

THE 31.24 ACRE PARCEL IS TO BE SUBDIVIDED INTO THREE LOTS WITH A 50 FOOT WIDE RIGHT-OF-WAY FOR: INGRESS, EGRESS, REGRESS, AND UTILITIES FOR ALL THREE LOTS.

0 100 200 300
SCALE FEET

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PROPOSED PRIVATE SEWAGE TREATMENT PLANT:

- FINAL LOCATION AND SIZE TO BE DETERMINED AT A LATER DATE, BASED ON DESIGN FACTORS AT THAT TIME.
- PLANT TO BE DESIGNED FOR USE AND ACCESS BY ALL THREE LOTS.
- THE ON-LOT SEPTIC AGREEMENT HAS BEEN SUBMITTED BY THE OWNER.

OWNER

ALONZO A. VAN ATTA AND SANDRA VAN ATTA, BOTH DECEASED
DAVID VAN ATTA, EXECUTOR, EST.
194 KYLE ROAD
VALENCIA, PA. 16059
(724) 766-1280

SITE ADDRESS: 192 KYLE ROAD, MIDDLESEX TOWNSHIP, VALENCIA, PENNSYLVANIA, 16059

ACREAGE:

LOT	EXISTING AREA	PROPOSED AREA	EASEMENT & UTILITY R-O-W
ORIGINAL	31.5809	N/A	N/A
1	N/A	15.000 AC	N/A
2	N/A	10.2785 AC	N/A
3	N/A	6.1078 AC	1.0704 AC
ROAD R-O-W	N/A	0.1946 AC	N/A
TOTAL	31.5809	31.5809 AC	1.0704 AC

EXISTING DRIVEWAY EASEMENT CENTERLINE:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 2, THENCE N 86°34'22" W A DISTANCE OF 11.64' TO THE TRUE POINT OF BEGINNING; THENCE THROUGH LOT 2 THE FOLLOWING COURSES AND DISTANCES:
1. S 22°47'19" E, 215.75';
2. S 31°40'57" E, 91.40';
3. BY A CURVE TO THE LEFT:
R = 120.00', A = 36.64',
Ch = S 42°57'51" E, 36.51';
TO THE DIVIDING LINE OF LOTS 2 AND 3; THENCE THROUGH LOT 3 THE FOLLOWING COURSES AND DISTANCES:
4. BY A CURVE TO THE LEFT:
R = 120.00', A = 93.65',
Ch = S 74°03'43" E, 91.30';
5. N 86°06'27" E, 449.92';
6. BY A CURVE TO THE LEFT:
R = 600.00'; A = 106.52',
Ch = N 81°01'17" E, 106.38';
7. S 75°56'07" W, 211.79';
TO THE KYLE ROAD RIGHT-OF-WAY.

REVISED PROPOSED EAST-WEST DISTANCES OF LOTS 2 AND 3, AS RECORDED AT: PBV 356, PG 43.

REFERENCES

REF. #	DESCRIPTION
1	Plan of Property: Situate in Middlesex Township (Butler County, Pennsylvania); not recorded, no author.

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
3	CORRECTED EAST-WEST PROPERTY DISTANCES.	02/03/17	BJE	KTF	PJN
2	REVISED PER TOWNSHIP COMMENTS	05/10/16	BJE	KTF	PJN
1	REVISED PER ENGINEERS COMMENTS	04/26/16	BJE	KTF	PJN

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

2/13/17 Paul J. Neff

CLIENT: VAN ATTA ESTATE
192 KYLE ROAD, VALENCIA, PENNSYLVANIA 16059

PROJECT: VAN ATTA SUBDIVISION No. 1, REVISED
BEING: TAX PARCEL 230-2F79-13
LOCATED AT INSTRUMENT No. 200807180016287
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	KTF
APPROVED	PJN
DATE	04/08/16
ISSUE DATE	02/03/17
REV. #	3
PROJECT #	16-012
SCALE	1"=100'
DWG #	SP-1
SHEET	1 OF 2

OWNERS ADOPTION:

(SIGNING) I, DAVID VAN ATTA AS EXECUTOR FOR WE, ALONZO A. VAN ATTA, DECEASED, AND SANDRA VAN ATTA, DECEASED, OF THE LAND SHOWN ON THE PLAN *VAN ATTA SUBDIVISION No. 1* HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HERUNTO SET OUR HAND AND SEAL THIS 25 DAY OF FEBRUARY, 2017

ATTEST:

NOTARY PUBLIC — DAVID VAN ATTA, OWNER - EXECUTOR

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

_____ OWNER

_____ OWNER

_____ OWNER

INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DAVID VAN ATTA AS EXECUTOR FOR THE ABOVE NAMED ALONZO A. VAN ATTA, DECEASED, AND SANDRA VAN ATTA, DECEASED, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF FEBRUARY 2017 MY COMMISSION EXPIRES THE 12 DAY OF SEPTEMBER 2018

NOTARY PUBLIC (SIGNATURE)

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE:

WE, ALONZO A. VAN ATTA, DECEASED, AND SANDRA VAN ATTA, DECEASED HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE VAN ATTA SUBDIVISION No. 1, REVISED, IS IN THE NAMES OF ALONZO A. VAN ATTA (DECEASED) AND SANDRA VAN ATTA (DECEASED) AND IS RECORDED IN INSTRUMENT No. 200807180016287.

_____ WITNESS _____ EXECUTOR

_____ WITNESS _____ EXECUTOR

_____ WITNESS _____ EXECUTOR

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE VAN ATTA SUBDIVISION No. 1, REVISED, CONSENTS TO THE RECORDING OF SAID PLAN AND ALL OTHER MATTERS APPEARING ON THE PLAN.

_____ WITNESS _____ NAME, TITLE AND MORTGAGEE

MUNICIPAL DECLARATIONS:

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

SECRETARY _____ CHAIRMAN BOARD OF SUPERVISORS

MUNICIPAL APPROVAL:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. 7 of 2017 EFFECTIVE THIS 15th DAY OF February, A.D. 20 17

SECRETARY SEAL _____ CHAIRMAN, BOARD OF SUPERVISORS

LOCAL PLANNING COMMISSION:

REVIEWED BY PLANNING COMMISSION OF MIDDLESEX TOWNSHIP, THIS 27th DAY OF April, 20 16.

SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF APRIL, 2016

SECRETARY _____ CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP ENGINEER:

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

2/17/2017 DATE — PE083712 REGISTRATION No. — _____ SIGNATURE

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

2-13-17 DATE — PAUL J. NEFF SU051242

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THECOUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 361 PAGE(S) 31 & 32.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF March, 20 17.

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

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
My Commission Expires Sept. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TOWNSHIP

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

COUNTY

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL J. NEFF LAND SURVEYOR SU051242

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712

REVISED PROPOSED EAST–WEST DISTANCES OF LOTS 2 AND 3, AS RECORDED AT: PBV 356, PG 43.

PLAN BOOK	PAGE
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REFERENCES

REF. #	DESCRIPTION
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2	REVISED PER TOWNSHIP COMMENTS	05/10/16	BJE	KTF	PJN
1	REVISED PER ENGINEERS COMMENTS	04/26/16	BJE	KTF	PJN

PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
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724-898-3300
FAX 724-625-1329

CLIENT: VAN ATTA ESTATE
192 KYLE ROAD, VALENCIA, PENNSYLVANIA 16059

PROJECT: VAN ATTA SUBDIVISION No. 1, REVISED
BEING: TAX PARCEL 230–2F79–13
LOCATED AT INSTRUMENT No. 200807180016287

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	KTF
APPROVED	PJN
DATE	04/08/16
ISSUE DATE	02/03/17
REV. #	3
PROJECT #	16–012
SCALE	NTS
DWG #	SP–1
SHEET	2 OF 2

ZONING INFORMATION:

THE SUBJECT PREMISES LIES ENTIRELY WITHIN THE (CC) COMMERCIAL CORRIDOR DISTRICT. THE YARD AND BULK REQUIREMENTS FOR A (CC) COMMERCIAL CORRIDOR DISTRICT PER THE JACKSON TOWNSHIP ZONING ORDINANCE, CHAPTER 27, PART 5, ARTICLE 27-502 DIFFER FROM THE YARD SETBACKS RECORDED IN THE JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN, RECORDED IN PLAN BOOK VOLUME 335, PAGES 26-29 OF BUTLER COUNTY PLAN RECORDS. THE YARD AND BULK REQUIREMENTS PER THE CURRENT ZONING ARE SHOWN BOTH GRAPHICALLY ON THE SURVEY AND BELOW. THE YARD SETBACKS SHOWN ON THE RECORDED PLAN ARE SHOWN BELOW ONLY. MR. CHRIS REARICK, THE JACKSON TOWNSHIP MANAGER, WAS CONTACTED REGARDING THE CURRENT ZONING REGULATIONS. ANY NEW CONSTRUCTION PROJECTS WITHIN THIS (CC) COMMERCIAL CORRIDOR DISTRICT WILL BE REQUIRED TO CONFORM TO THE NEW ZONING AND YARD AND BULK REQUIREMENTS NOTED BELOW.

THE YARD AND BULK REQUIREMENTS FOR THE (CC) DISTRICT PER THE JACKSON TOWNSHIP ZONING ORDINANCE ARE LISTED BELOW:

ZONING DISTRICT:	(CC) COMMERCIAL CORRIDOR DISTRICT
MIN. LOT SIZE:	21,780 SQ. FT. OR 1/2 ACRE
MIN. LOT WIDTH AT STREET R/W LINE:	100 FEET
MIN. LOT WIDTH AT FRONT BUILDING SETBACK LINE:	100 FEET
MIN. FRONT YARD:	40 FEET
MIN. REAR YARD:	30 FEET; ACCESSORY 10 FEET
MIN. SIDE YARD:	15 FEET; ACCESSORY 10 FEET
SIDE YARD ABUTTING A RESIDENTIAL DISTRICT:	30 FEET
MAX. LOT COVERAGE:	80%

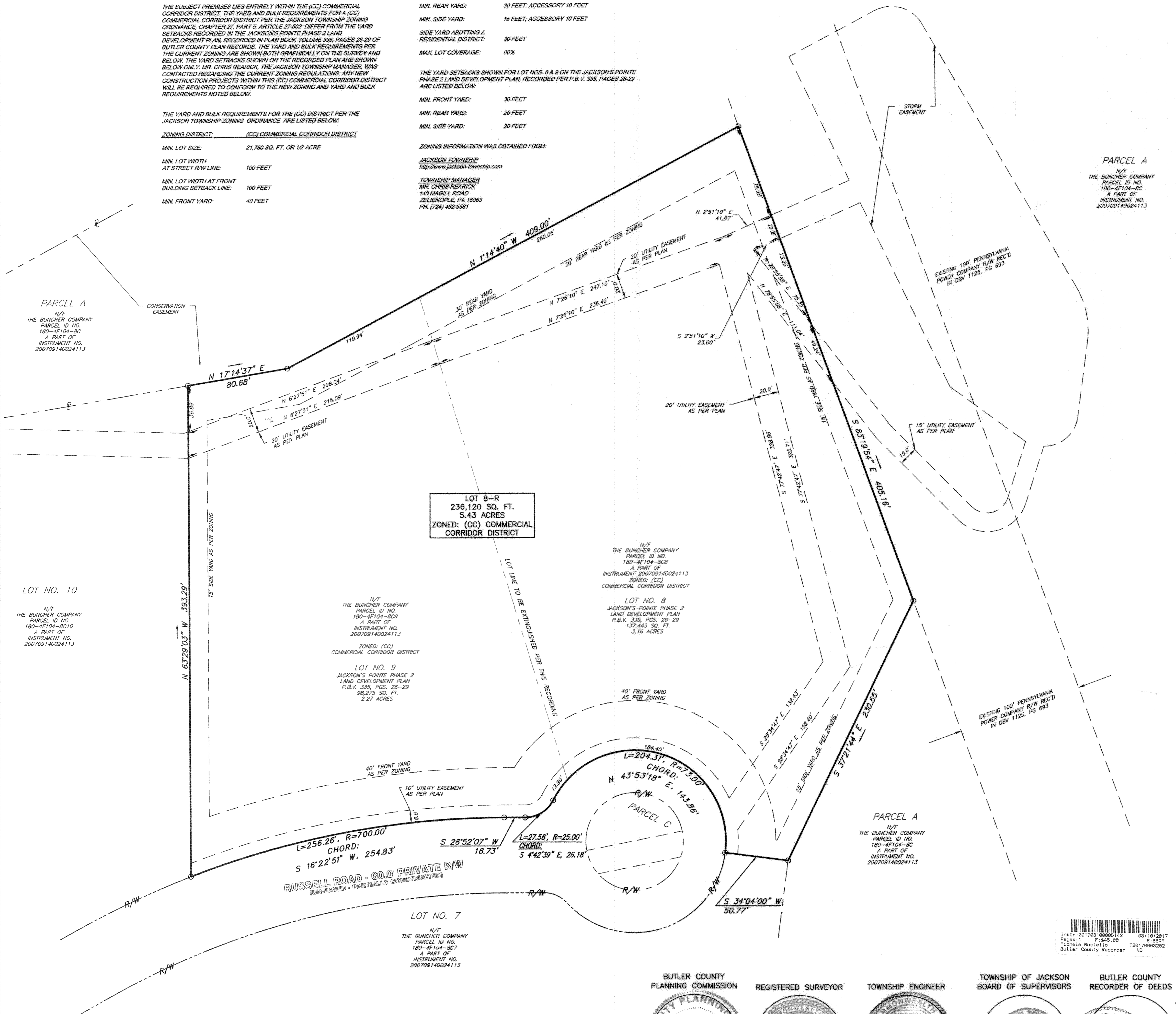
THE YARD SETBACKS SHOWN FOR LOT NOS. 8 & 9 ON THE JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN, RECORDED PER P.B.V. 335, PAGES 26-29 ARE LISTED BELOW:

MIN. FRONT YARD:	30 FEET
MIN. REAR YARD:	20 FEET
MIN. SIDE YARD:	20 FEET

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
http://www.jackson-township.com

TOWNSHIP MANAGER
MR. CHRIS REARICK
140 MAGILL ROAD
ZELIENOPLE, PA 16063
PH. (724) 452-5581



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Pages:1 F:$45.00 8:56AM
Michele Mustello T20170003202
Butler County Recorder ND

BUTLER COUNTY PLANNING COMMISSION	REGISTERED SURVEYOR	TOWNSHIP ENGINEER	TOWNSHIP OF JACKSON BOARD OF SUPERVISORS	BUTLER COUNTY RECORDER OF DEEDS
BUTLER COUNTY PLANNING COMMISSION	COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 34201-E	COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527	JACKSON TOWNSHIP BUTLER COUNTY, PA	RECORDER OF DEEDS BUTLER COUNTY, PA

OWNERS ADOPTION

BY A RESOLUTION APPROVED ON THE 31st DAY OF August, 2016, THE BOARD OF DIRECTORS OF THE BUNCHER COMPANY, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE REVISION TO LOTS 8 & 9 OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. RUSSELL ROAD WILL NOT BE DEDICATED, IT SHALL REMAIN PRIVATE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

Joseph M. Jackovic — SIGNATURE OF WITNESS
[signature] — SIGNATURE OF AUTHORIZED AGENT

8/31/16
DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE-NAMED Thomas J. Balestrieri OF THE BUNCHER COMPANY, 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 JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF August 2016.

MY COMMISSION EXPIRES THE 31st DAY OF July 2018

Melanie C. Zimmerman
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISION TO LOTS 8 & 9 OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN IS IN THE NAME OF THE BUNCHER COMPANY AND IS RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT No. 200703140024113 AND 200709140024114. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Joseph M. Jackovic — WITNESS
[signature] — SIGNATURE OF AUTHORIZED AGENT

8/31/16
Date

SURVEYORS CERTIFICATION

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

8/30/16
DATE
(SEAL)

David W. LaPearle
DAVID L. LAPEARLE, P.L.S.
REGISTRATION # SU 034201 E

ENGINEER'S REQUIREMENTS

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

8/30/16
DATE
(SEAL)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROCCO PAUL MAGRINO ENGINEER PE076487

[signature]
NAME

PE076487
REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

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

8/30/16
DATE
(SEAL)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROCCO PAUL MAGRINO ENGINEER PE076487

[signature]
NAME

PE076487
REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

2/9/17
DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527

Benjamin L. Gilberti
NAME

PE077527
REGISTRATION NUMBER

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 6th DAY OF December, 2016

[signature] — TOWNSHIP SECRETARY
[signature] — CHAIRPERSON

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16th DAY OF February, 2017. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

[signature] — TOWNSHIP SECRETARY
[signature] — CHAIRPERSON

(SEAL)

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 16th DAY OF February, 2017 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

TOWNSHIP SECRETARY
[signature] — PLANNING DIRECTOR

(SEAL)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF Nov, 2015

JRM [signature] — TOWNSHIP SECRETARY
F. [signature] JRM — CHAIRPERSON

(SEAL)

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361, PAGES 33.

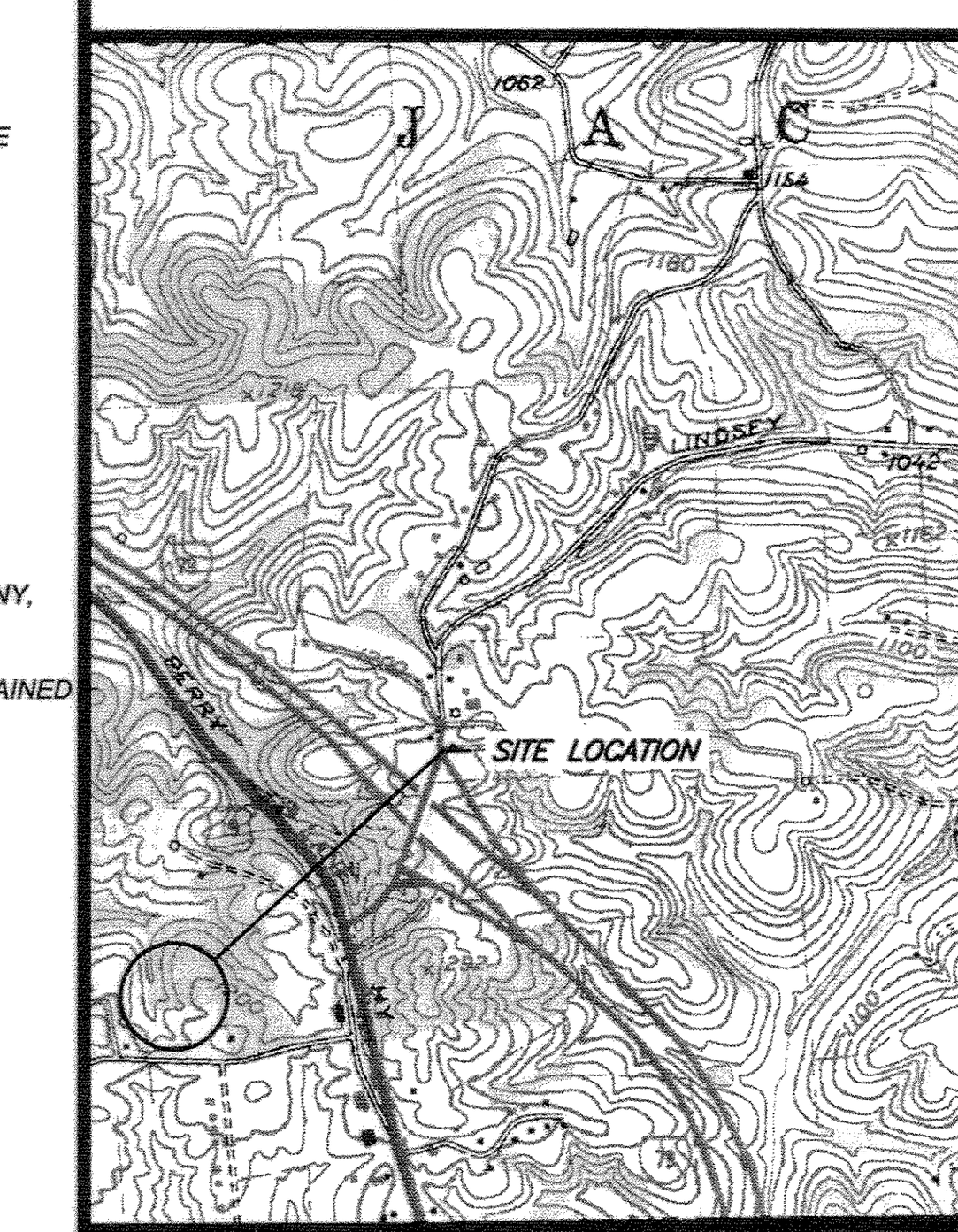
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF March, 20 17.

(SEAL)

[signature] — RECORDER OF DEEDS

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

Site Location Map: Evans City Scale = 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 8 & 9 OF JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN RECORDED IN P.B.V. 335, PGS. 26-29 INTO ONE LOT 8-R. THE LOT LINE BETWEEN LOTS 8 & 9 SHALL BE EXTINGUISHED BY THIS RECORDING.

Area Tabulation:

EXISTING PARCELS

• LOT NO. 8	137,428 SQ. FT.	3.15 ACRES
• LOT NO. 9	98,692 FT.	2.26 ACRES

PROPOSED SUBDIVISION

• LOT 8-R	236,120 SQ. FT.	5.41 ACRES

0 30' 60'

Drawing Scale:
1" = 30'

NORTH

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

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

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

Prepared For:

The Buncher Company
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222

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

811. Know what's below. Call before you dig.
POCS SER. # 20152080960 (Dig)
20152080970 (Design)

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

DATE ISSUED: JULY 6, 2016

PLAN REVISIONS

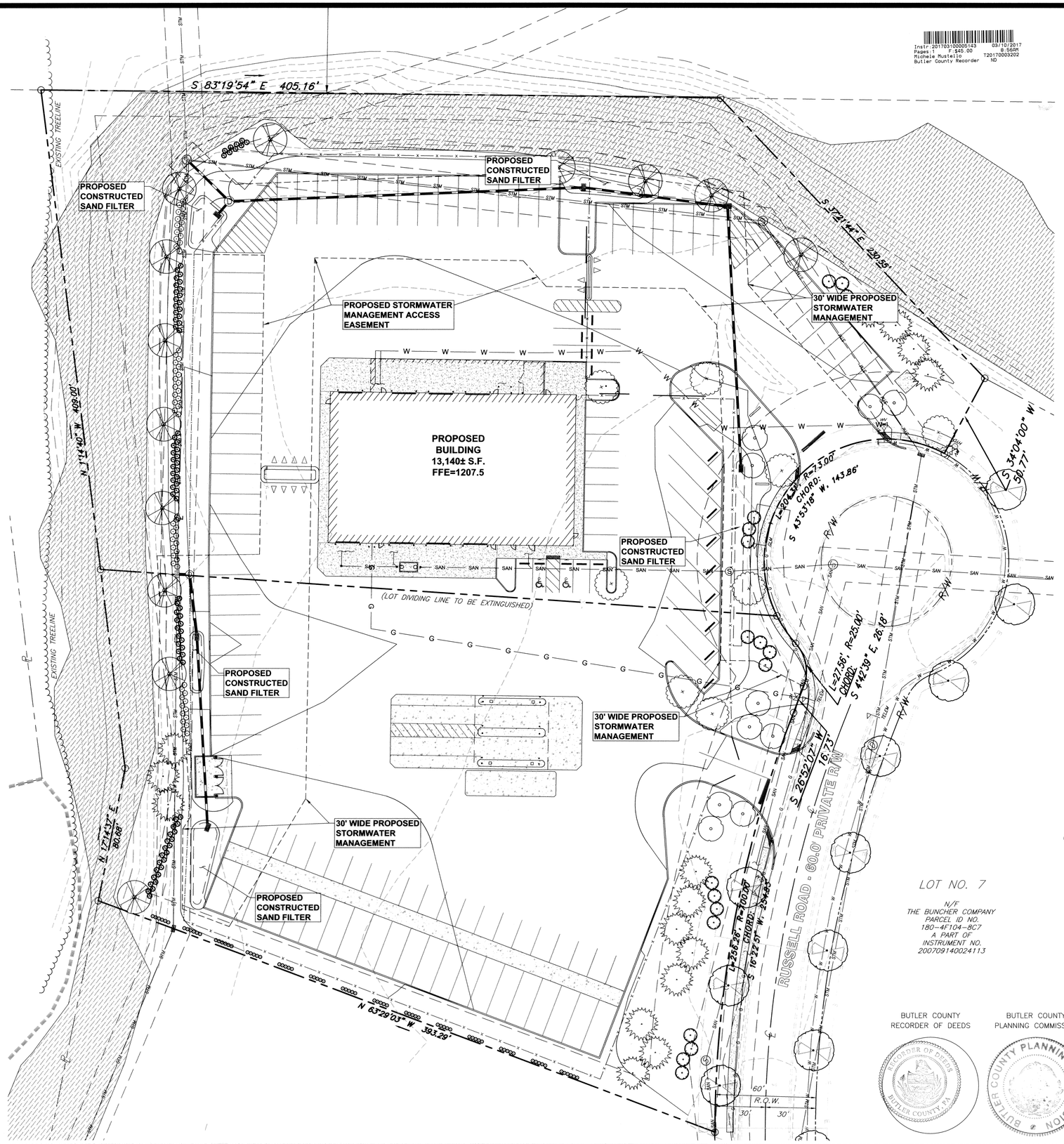
	DATE	DESCRIPTION
1	DATE	DESCRIPTION
2	---	---
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
Jackson Township, Butler County, Pennsylvania

Plan Name:
JACKSON'S POINTE PHASE 2 CONSOLIDATION PLAN OF LOTS 8 & 9

Drawing Name:
CONSOLIDATION PLAN

Project No:	Drawing No:
161211	S-100



Instr:201703100005143 03/10/2017
Pages:1 F:$45.00 8:56PM
Michele Mustello T20170003202
Butler County Recorder ND

OWNERS ADOPTION

BY A RESOLUTION APPROVED ON THIS 31st DAY OF August, 2016. THE BOARD OF DIRECTORS OF THE BUNCHER COMPANY, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE REVISION TO LOTS 8 & 9 OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. RUSSELL ROAD WILL NOT BE DEDICATED, IT SHALL REMAIN PRIVATE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

Joseph M. Jackovic — SIGNATURE OF WITNESS
SIGNATURE OF AUTHORIZED AGENT
8/31/16
DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE-NAMED [illegible] OF THE BUNCHER COMPANY, 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 JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF August 2016
MY COMMISSION EXPIRES THE 21st DAY OF July 2019
Melonie C. Zimmerman
NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISION TO LOTS 8 & 9 OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN IS IN THE NAME OF THE BUNCHER COMPANY AND IS RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT No. 200703140024113 AND 200709140024114. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Joseph M. Jackovic — WITNESS
SIGNATURE OF AUTHORIZED AGENT
8/31/16
Date

SURVEYORS CERTIFICATION

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

8/30/2016
DATE
(SEAL)
DAVID W. LAPEARLE
DAVID L. LAPEARLE, P.L.S.
REGISTRATION # SU 034201 E

ENGINEER'S REQUIREMENTS

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROCCO PAUL MAGRINO — ENGINEER PE076487

8/30/16
DATE
(SEAL)
NAME
PE076487
REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROCCO PAUL MAGRINO — ENGINEER PE076487

8/30/16
DATE
(SEAL)
NAME
PE076487
REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

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

2/9/17
DATE
NAME
PE 077527
REGISTRATION NUMBER

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 6th DAY OF December, 2016

TOWNSHIP SECRETARY
CHAIRPERSON

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16th DAY OF February, 2017. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

TOWNSHIP SECRETARY
CHAIRPERSON
(SEAL)

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 16th DAY OF February, 2017 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

TOWNSHIP SECRETARY
PLANNING DIRECTOR
(SEAL)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9th DAY OF Nov, 2015

TOWNSHIP SECRETARY
CHAIRPERSON
(SEAL)

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361, PAGES 34

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF March, 2017.

RECORDER'S SIGNATURE
(SEAL)

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

PLAN BOOK	PAGE
361	34

General Notes:

1. ALL DETENTION BASINS AND STORM SEWER COLLECTION AND CONVEYANCE SYSTEMS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
2. ALL FIRE HYDRANTS WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. A STORMWATER OPERATION AND MAINTENANCE AGREEMENT HAS BEEN PREPARED FOR THE SITE IN ACCORDANCE WITH §126-168 AND IS A PART OF THE SWM SITE PLAN.
4. RECORD DRAWINGS ARE TO BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.

0 30' 60'

Drawing Scale: 1" = 30'

Survey General Notes:

1. *MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS SHOWN FOR LOT NOS. 8 & 9 OF JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLAN BOOK VOLUME 335, PAGES 26 THROUGH 29.*
2. *THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.*
3. *HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.*
4. *THE SUBJECT PREMISES LIES WITHIN FEMA FIRM MAP COMMUNITY PANEL NO. 42142000054, WHICH IS AN UN-PRINTED PANEL, AND IS DETERMINED AND DESIGNATED AS A NO SPECIAL FLOOD HAZARD AREA.*
5. *ON THE DATE OF THE FIELD SURVEY, THE PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, & CABLE UTILITIES WERE NOT YET CONSTRUCTED WITHIN THE 'RIGHT-OF-WAY' OF RUSSELL ROAD.*
6. *ON THE DATE OF THE FIELD SURVEY, RUSSELL ROAD WAS UNDER CONSTRUCTION AND HAS NOT BEEN PAVED.*

ISSUED FOR PERMIT REVIEW

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

Prepared For:
K/G Architects
7585 E. Redfield Rd., Suite 102
Scottsdale, Arizona 85260
(480) 443-3705

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

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20152080960 (Dig)
20152080970 (Design)

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

DATE ISSUED:	JUNE 20, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
		-

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS — BUTLER COUNTY PA
BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION
NOTARY PUBLIC
REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID W. LAPEARLE — LAND SURVEYOR SU034201-E
JACKSON TOWNSHIP BOARD OF SUPERVISORS — JACKSON TOWNSHIP BUTLER COUNTY, PA
JACKSON TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN L. GILBERTI — ENGINEER PE077527

Situate In:
Jackson Township, Butler County, Pennsylvania

Project Name:
PENSKE TRUCK LEASING
COMMERCIAL LAND DEVELOPMENT

Drawing Name:
RECORDING PLAN

Project No:	Drawing No:
161211	C-1200

OWNERS ADOPTION AND DEDICATION – FRANK L. SHIPLEY

I OWNER OR BENEFICIAL OWNER OF THE LAND SHOWN ON THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 13 DAY OF FEBRUARY, 20 17.

ATTEST:

NOTARY PUBLIC — FRANK L. SHIPLEY

ACKNOWLEDGEMENT OF NOTARY PUBLIC – FRANK L. SHIPLEY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE–NAMED FRANK L. SHIPLEY, AND ACKNOWLEDGED THE FORGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF FEBRUARY, 20 17.

MY COMMISSION EXPIRES THE 5TH DAY OF JANUARY, 20 18

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

NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE – FRANK L. SHIPLEY

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN IS IN THE NAME OF FRANK L. SHIPLEY AND IS RECORDED IN INSTRUMENT NUMBER 200707160018401. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — FRANK L. SHIPLEY

OWNERS ADOPTION AND DEDICATION – RICHARD L. AND MARIE H. EYLES

WE OWNERS OR BENEFICIAL OWNERS OF THE LAND SHOWN ON THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 13 DAY OF February, 20 17.

ATTEST:

RICHARD L. EYLES — MARIE H. EYLES

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY PUBLIC – RICHARD L. AND MARIE H. EYLES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE–NAMED ~~RICHARD L. EYLES AND~~ MARIE H. EYLES, AND ACKNOWLEDGED THE FORGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF February, 20 17.

MY COMMISSION EXPIRES THE 18 DAY OF January, 20____.

(SEAL) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Deborah L. Hirsch, Notary Public Zelienople Boro, Butler County My Commission Expires Jan. 18, 2019 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE – RICHARD L. AND MARIE H. EYLES

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN IS IN THE NAME OF RICHARD L. EYLES AND MARIE H. EYLES AND IS RECORDED IN DEED BOOK VOLUME 1279 PAGE 324. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

RICHARD L. EYLES — MARIE H. EYLES

WITNESS

OWNERS ADOPTION AND DEDICATION – FRANK G. AND STACEY C. HARRISON

WE OWNERS OR BENEFICIAL OWNERS OF THE LAND SHOWN ON THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 13 DAY OF February, 20 17.

ATTEST:

FRANK G. HARRISON — STACEY C. HARRISON

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY PUBLIC – FRANK G. AND STACEY C. HARRISON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE–NAMED FRANK G. HARRISON AND STACEY C. HARRISON, AND ACKNOWLEDGED THE FORGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF February, 20 17.

MY COMMISSION EXPIRES THE 18 DAY OF January 20 19

(SEAL) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Deborah L. Hirsch, Notary Public Zelienople Boro, Butler County My Commission Expires Jan. 18, 2019 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE – FRANK G. AND STACEY C. HARRISON

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEREFORD MANOR ESTATES NO. 1 REVISED – LOT 20 REVISION NO. 2 PLAN IS IN THE NAME OF FRANK G. HARRISON AND STACEY C. HARRISON AND IS RECORDED IN INSTRUMENT NUMBER 201510130022565. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

FRANK G. HARRISON — STACEY C. HARRISON

WITNESS

SURVEYOR'S CERTIFICATION

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

2-10-2017
DATE — MARK B. SCHMIDT (PLS)

(SEAL) — SU–036950–E REGISTERED NUMBER

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

2-17-17
DATE — TOWNSHIP MANAGER/SECRETARY

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16th DAY OF February, 20 17. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

TOWNSHIP SECRETARY — CHAIRPERSON

(SEAL)

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 16th DAY OF February, 20 17, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP 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.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

(SEAL)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 23RD DAY OF DEC, 20 16.

SECRETARY — CHAIRPERSON

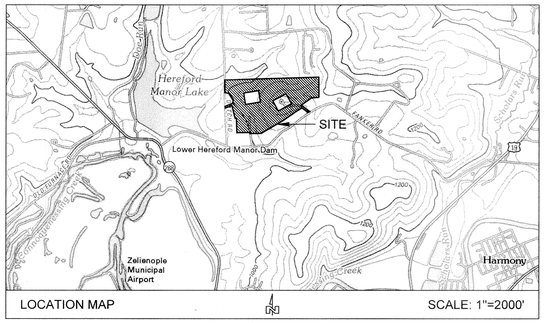
(SEAL)

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361, PAGE(S) 35 & 36

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF March, 20 17.

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



LOCATION MAP — SCALE: 1"=2000'

USGS 7.5 MIN. QUADRANGLE
ZELIENOPLE, PA 2010

COUNTY OF BUTLER IDENTIFICATION NUMBER 17010

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REVISE LOT LINE PER CLIENT	01/30/2017	JEC	SRF

PLAN BOOK	PAGE
361	35

Instr:201703100005203 03/10/2017
Pages:2 F:$95.00 11:40AM
Michele Mustello T20170003238
Butler County Recorder FL

JACKSON TOWNSHIP ENGINEER | JACKSON TOWNSHIP PLANNING COMMISSION | JACKSON TOWNSHIP BOARD OF SUPERVISORS | BUTLER COUNTY PLANNING COMMISSION | BUTLER COUNTY RECORDER OF DEEDS

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

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

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Etna Technical Center
85 Wilson Street, Suite 201
Etna, PA 15223
PHONE: (412) 781-9680
FAX: (412) 781-5904

☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4546

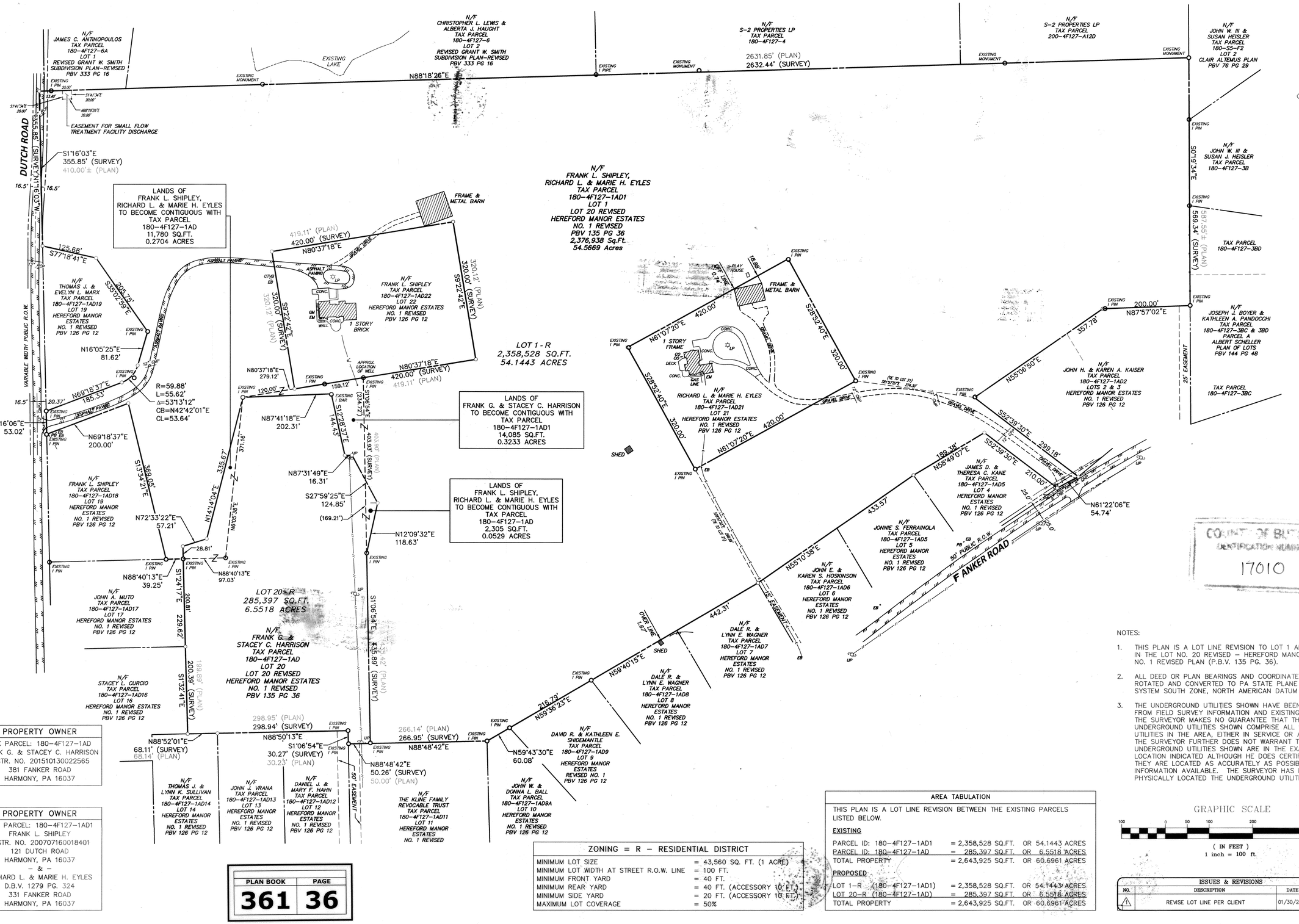
DRAWN BY: JEC
CHECKED BY: SRF
APPROVED BY: MBS
CAD FILE: 16–12052–1.DWG

TITLE: HEREFORD MANOR ESTATES NO. 1 REVISED
LOT 20 REVISION NO. 2
JACKSON TOWNSHIP — BUTLER COUNTY, PENNSYLVANIA

CLIENT: FRANK L. SHIPLEY
8037 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066

DATE ISSUED: JAN. 30, 2017
HORIZONTAL SCALE: –
VERTICAL SCALE: –
SHEET: 1 OF 2
REC.1
HTA PROJECT #: 12052–1

X:\17–XXXX Jobs\17–12000 Jobs\17–12052\Production Drawings\16–12052–1.dwg



PROPERTY OWNER
TAX PARCEL: 180-4F127-1AD
FRANK G. & STACEY C. HARRISON
INSTR. NO. 201510130022565
381 FANKER ROAD
HARMONY, PA 16037

PROPERTY OWNER
TAX PARCEL: 180-4F127-1AD1
FRANK L. SHIPLEY
INSTR. NO. 200707160018401
121 DUTCH ROAD
HARMONY, PA 16037
– & –
RICHARD L. & MARIE H. EYLES
D.B.V. 1279 PG. 324
331 FANKER ROAD
HARMONY, PA 16037

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ZONING = R – RESIDENTIAL DISTRICT	
MINIMUM LOT SIZE	= 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH AT STREET R.O.W. LINE	= 100 FT.
MINIMUM FRONT YARD	= 40 FT.
MINIMUM REAR YARD	= 40 FT. (ACCESSORY 10 FT.)
MINIMUM SIDE YARD	= 20 FT. (ACCESSORY 10 FT.)
MAXIMUM LOT COVERAGE	= 50%

AREA TABULATION

THIS PLAN IS A LOT LINE REVISION BETWEEN THE EXISTING PARCELS LISTED BELOW.

EXISTING		
PARCEL ID: 180-4F127-1AD1	= 2,358,528 SQ.FT.	OR 54.1443 ACRES
PARCEL ID: 180-4F127-1AD	= 285,397 SQ.FT.	OR 6.5518 ACRES
TOTAL PROPERTY	= 2,643,925 SQ.FT.	OR 60.6961 ACRES
PROPOSED		
LOT 1–R (180-4F127-1AD1)	= 2,358,528 SQ.FT.	OR 54.1443 ACRES
LOT 20–R (180-4F127-1AD)	= 285,397 SQ.FT.	OR 6.5516 ACRES
TOTAL PROPERTY	= 2,643,925 SQ.FT.	OR 60.6961 ACRES

COUNTY OF BUTLER
IDENTIFICATION NUMBER
17010

NOTES:

1. THIS PLAN IS A LOT LINE REVISION TO LOT 1 AND LOT 20 IN THE LOT NO. 20 REVISED – HEREFORD MANOR ESTATES NO. 1 REVISED PLAN (P.B.V. 135 PG. 36).
2. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REVISE LOT LINE PER CLIENT	01/30/2017	JEC	SRF

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4644
FAX: (724) 625-4648

DRAWN BY:	JEC
CHECKED BY:	SRF
APPROVED BY:	MBS
CAD FILE:	16-12052-1.DWG

TITLE: HEREFORD MANOR ESTATES NO. 1 REVISED
LOT 20 REVISION NO. 2
JACKSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

CLIENT: FRANK L SHIPLEY
8037 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066

DATE ISSUED:	JAN. 30, 2017
HORIZONTAL SCALE:	1" = 100'
VERTICAL SCALE:	–
SHEET:	2 OF 2
	REC.2
HTA PROJECT #:	12052-1

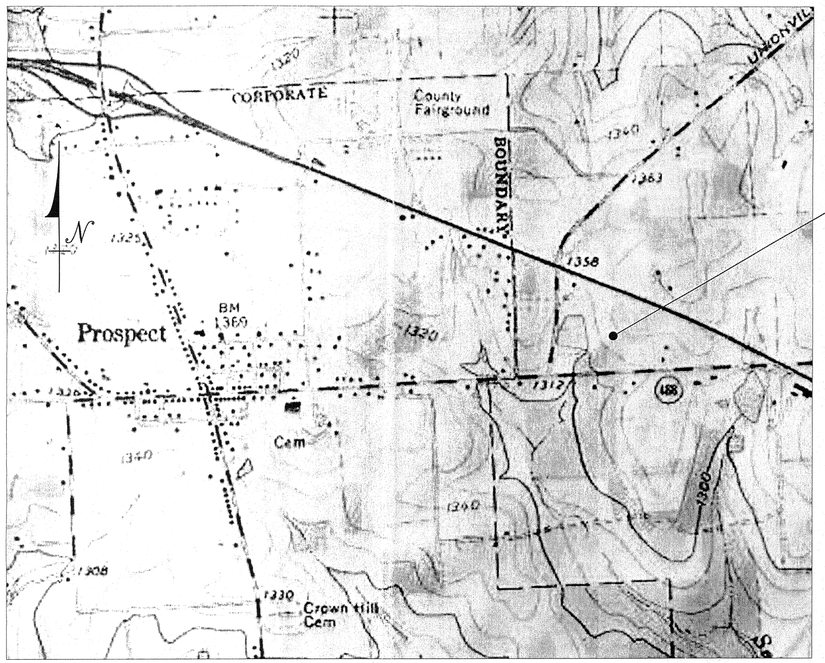
X:\17-XXXX Jobs\17-12000 Jobs\17-12052\Production Drawings\16-12052-1.dwg

Instr:201703100005253 03/10/2017
Pages:7 F:$285.00 2:43PM
Michele Mustello T20170003274
Butler County Recorder PL

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOSSIL ROCK LAND DEVELOPMENT
PROSPECT, FRANKLIN TWP. BUTLER CO.
PENNSYLVANIA

PROJECT MAP



SCALE

0 500 1000 2000

PLAN BOOK	PAGE
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RECORDER OF DEEDS BUTLER COUNTY, PA

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

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 10th day of March 20 17
to ~~HIGHWAY~~ PLAN BOOK 361 Pg. 37-43
Inc.
Witness my hand and the seal of said office.
RECORDER

PROPERTY AREA: 9.77 ACRES
NPDES LIMIT AREA: 7.41 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 3.51 ACRES
TRIBUTARY RUNOFF AREA: 8.42 ACRES

PROPOSED BMP'S

PERMANENT
STABILIZATION
–VEGETATIVE
–ROAD SURFACE PAVEMENT
OUTLET PROTECTION
VEGETATED SWALES
RE–VEGETATEDISTURBED AREA W/ NATIVE SPECIES
LANDSCAPE RESTORATION
INFILTRATION BASIN

GENERAL NOTES
- RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY.
- THE EXISTING LOT HAS BEEN PRIMARILY USED FOR FARMING FOR A MINIMUM OF THE PAST 50 YEARS
- THE PROPOSED USE OF THIS PROPERTY IS A COMMERCIAL DEVELOPMENT

PROJECT LOCATION
1075 NEW CASTLE ROAD
PROSPECT, PA 16052

APPLICANT
FOSSIL ROCK SERVICES
102 KOTCHEY LANE
HARMONY, PA 16037
724–355–3747

PCSM PLAN ENGINEER
JEFFREY L. SCHELLHAMMER JR., PE
102 EVAN COURT
CRANBERRY TOWNSHIP, PA 16066
814–241–0323
J.L.SCHELLHAMMER@GMAIL.COM

OWNER'S ADOPTION OF SWM PLAN
HOLLY ROCK HOLDINGS, LLC., OWNERS OF THE LAND SHOWN ON THE FOSSIL ROCK LAND DEVELOPMENT PLAN, HEREBY ADOPTS THIS PLAN AND AS ITS SWM PLAN AND UNDERSTANDS THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY. FURTHERMORE, THE OWNER UNDERSTANDS THAT OPERATIONS AND MAINTENANCE OF AFOREMENTIONED BMP'S IS SOLELY THE RESPONSIBILITY OF THE OWNER.

Michele P Schaffner — SIGNATURE OF WITNESS

SIGNATURE OF PRESIDENT AUTHORIZED MEMBER/ MANAGER

3/9/17 — DATE

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
ACKNOWLEDGEMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED THOMAS A. MCCONNELL, PRESIDENT OF HOLLY ROCK HOLDINGS, LLC. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTORIAL SEAL THIS 9th DAY OF March 2017

MY COMMISSION EXPIRES THE 25th DAY OF January 20 21

SEAL Michele R. Schaffner
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE R. SCHAFFNER, Notary Public
Lancaster Twp., Butler County
My Commission Expires January 25, 2021

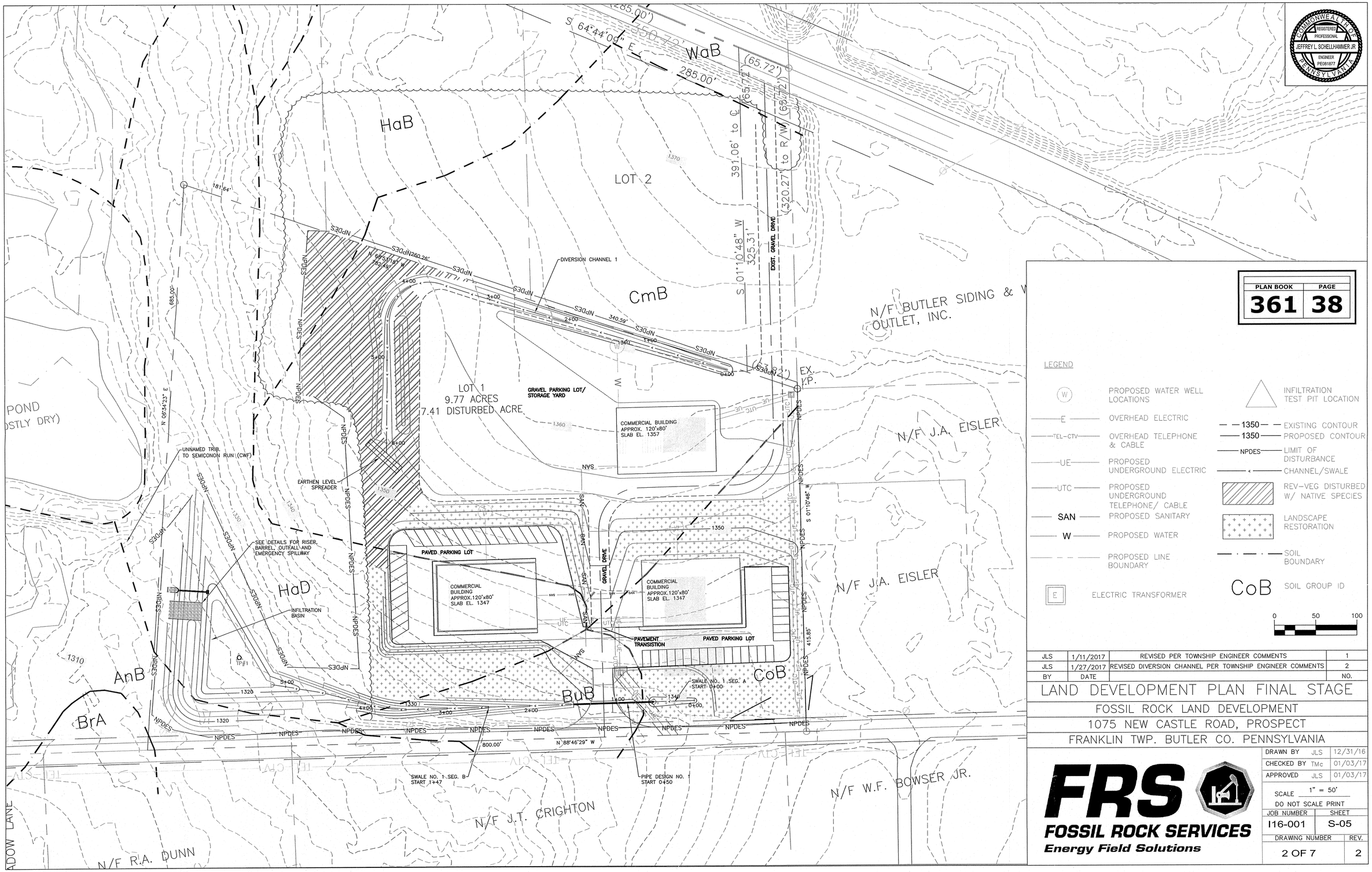
STORMWATER MANAGEMENT REQUIREMENTS

I, JEFFREY L. SCHELLHAMMER JR., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY,TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THE STORM WATER DRAINAGE FACILITES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER, IN THE COMMONWEALTH OF PENNSYLVANIA.

2/16/17 — DATE

SEAL — REG. NO PE081877

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY L SCHELLHAMMER JR
ENGINEER
PE081877



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY L. SCHELLHAMMER JR
ENGINEER
PE081877

PLAN BOOK	PAGE
361	38

LEGEND

- PROPOSED WATER WELL LOCATIONS
- E — OVERHEAD ELECTRIC
- TEL-CTV — OVERHEAD TELEPHONE & CABLE
- UE — PROPOSED UNDERGROUND ELECTRIC
- UTC — PROPOSED UNDERGROUND TELEPHONE/ CABLE
- SAN — PROPOSED SANITARY
- W — PROPOSED WATER
- PROPOSED LINE BOUNDARY
- E — ELECTRIC TRANSFORMER
- INFILTRATION TEST PIT LOCATION
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR
- NPDES — LIMIT OF DISTURBANCE
- CHANNEL/SWALE
- REV-VEG DISTURBED W/ NATIVE SPECIES
- LANDSCAPE RESTORATION
- SOIL BOUNDARY
- CoB — SOIL GROUP ID

0 50 100

BY	DATE		NO.
JLS	1/11/2017	REVISED PER TOWNSHIP ENGINEER COMMENTS	1
JLS	1/27/2017	REVISED DIVERSION CHANNEL PER TOWNSHIP ENGINEER COMMENTS	2

LAND DEVELOPMENT PLAN FINAL STAGE

FOSSIL ROCK LAND DEVELOPMENT

1075 NEW CASTLE ROAD, PROSPECT

FRANKLIN TWP. BUTLER CO. PENNSYLVANIA

FRS
FOSSIL ROCK SERVICES
Energy Field Solutions

DRAWN BY	JLS	12/31/16
CHECKED BY	TMc	01/03/17
APPROVED	JLS	01/03/17

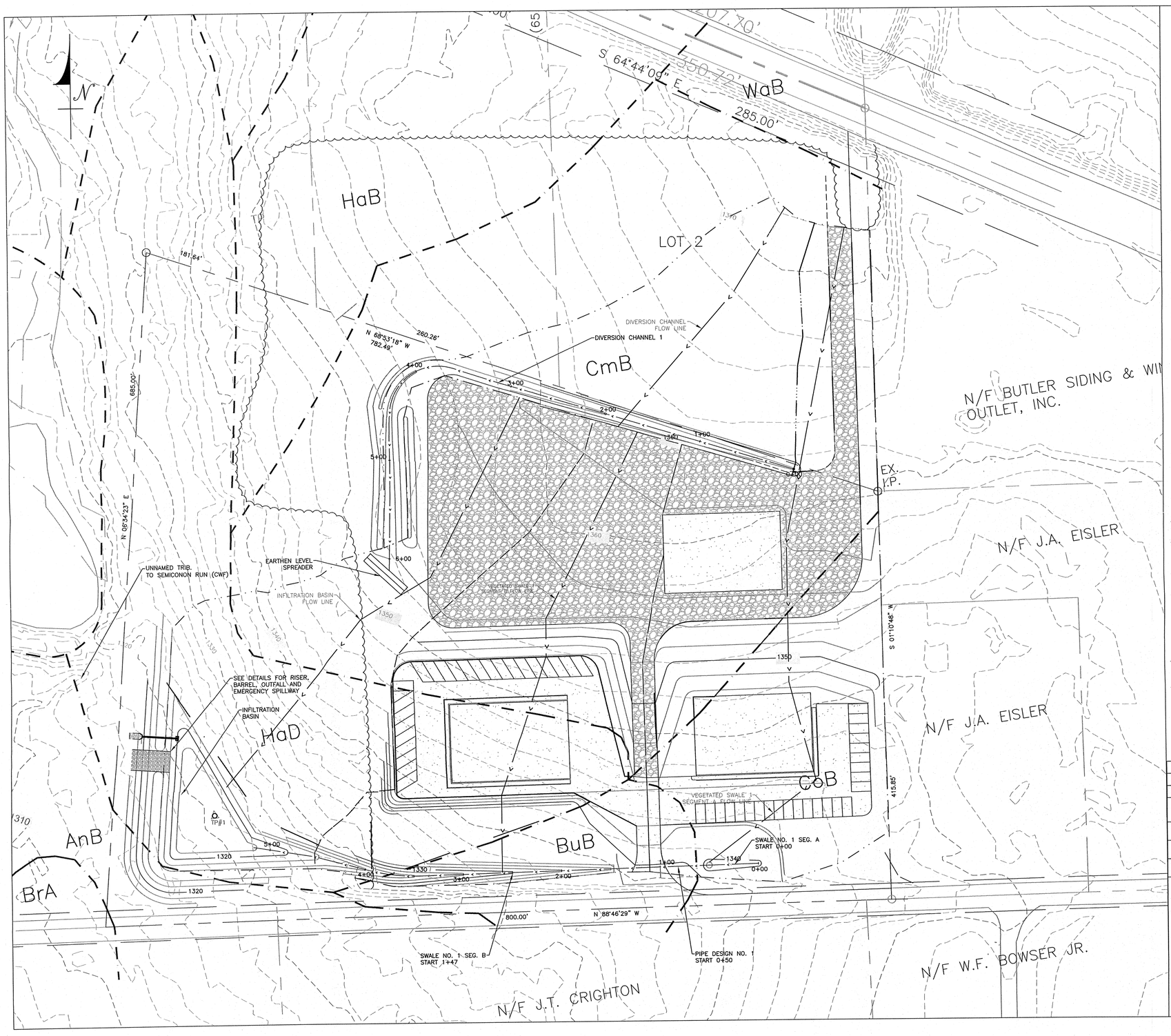
SCALE 1" = 50'
DO NOT SCALE PRINT

JOB NUMBER	SHEET
I16-001	S-05

DRAWING NUMBER	REV.
2 OF 7	2

PLAN BOOK	PAGE
361	39

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY L. SCHELLHAMMER JR.
ENGINEER
PE038877



C:\USERS\JEFFREY\DROPBOX\FOSSIL ROCK DEVELOPMENT PLAN\NPDES PERMIT\DRAWINGS\FRS DEVELOPMENT PLAN_FINAL_012017_RECOVER.DWG

RUNOFF AREA DATA (EXISTING CONDITION)

REACH	AREA(AC)	MEADOW(AC)	WOODS(AC)
DIVERSION 1	1.30	1.30	0.00
VEG. 1 SEG. A	2.65	2.65	0.80
VEG. 1 SEG. B	2.30	2.22	0.08
INFIL. BASIN	2.17	0.89	1.28
TOTALS	8.42	1.95	1.56

TOTAL IMPERVIOUS AREA = 0.00 ACRES

RUNOFF AREA DATA

REACH	AREA(AC)	GRAVEL(AC)	ROOF/PAVE(AC)
DIVERSION 1	1.30	0.00	0.00
VEG. 1 SEG. A	2.65	0.68	0.80
VEG. 1 SEG. B	2.30	0.70	0.76
INFIL. BASIN	2.17	0.57	0.00
TOTALS	8.42	1.95	1.56

TOTAL IMPERVIOUS AREA = 3.51 ACRES

LEGEND

- (W) PROPOSED WATER WELL LOCATIONS
- E — OVERHEAD ELECTRIC
- TEL-CTV — OVERHEAD TELEPHONE & CABLE
- UE — PROPOSED UNDERGROUND ELECTRIC
- UTC — PROPOSED UNDERGROUND TELEPHONE/ CABLE
- SAN — PROPOSED SANITARY
- W — PROPOSED WATER
- PROPOSED LINE BOUNDARY
- (E) ELECTRIC TRANSFORMER
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR
- NPDES — LIMIT OF DISTURBANCE
- < — CHANNEL/SWALE
- ASPHALT PAVEMENT/ BUILDING ROOFTOP
- GRAVEL STONE

0 50 100

BY	DATE		NO.
JLS	1/11/2017	REVISED PER TOWNSHIP ENGINEER COMMENTS	1
JLS	1/27/2017	REVISED DIVERSION CHANNEL PER TOWNSHIP ENGINEER COMMENTS	2

FINAL STAGE DRAINAGE AREAS

FOSSIL ROCK LAND DEVELOPMENT

1075 NEW CASTLE ROAD, PROSPECT

FRANKLIN TWP. BUTLER CO. PENNSYLVANIA

FRS
FOSSIL ROCK SERVICES
Energy Field Solutions

DRAWN BY	JLS	12/31/16
CHECKED BY	TMc	01/03/17
APPROVED	JLS	01/03/17

SCALE 1" = 50'
DO NOT SCALE PRINT

JOB NUMBER	SHEET
I16-001	S-05

DRAWING NUMBER	REV.
3 OF 7	2

OPERATION AND MAINTENANCE: INFILTRATION BASIN

THE OWNER/OPERATOR IS REQUIRED TO FOLLOW GUIDELINES REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF DAM SAFETY, THE INSPECTION, MAINTENANCE AND OPERATION OF DAMS IN PENNSYLVANIA, 2009 EDITION, REPRINTED 2013.

MAINTENANCE:
- SEDIMENT REMOVAL SHOULD BE COMPLETED WHEN THE BASIN IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND REVEGETATED.

- MOWING AND/OR TRIMMING OF VEGETATION SHOULD BE PERFORMED AS NECESSARY TO SUSTAIN THE SYSTEM, BUT ALL DETRITUS SHOULD BE REMOVED FROM THE BASIN.

- VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION.

- VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES.

- VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95 PERCENT. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED.

- VEGETATION CONTROL - AT LEAST TWICE A YEAR, CUT DOWN OVERGROWTH AND KEEP VEGETATION UNDER CONTROL.

- RODENT CONTROL - CONTACT A WILDLIFE CONSERVATION OFFICER THROUGH A REGIONAL OFFICE OF THE PENNSYLVANIA GAME COMMISSION FOR GUIDELINES TO REMOVE RODENTS SUCH AS BEAVERS, MUSKRATS, AND GROUNDHOGS FROM THE AREA SURROUNDING THE DETENTION BASIN.

- EARTHWORK - REPAIR MINOR EROSION IN THE BERM WITH NEW SOIL WITH A SIMILAR MAKEUP TO THE LOST SOIL. THE NEW SOIL SHOULD NOT CONTAIN VEGETATION, ORGANIC MATTER, TRASH, OR LARGE ROCK FRAGMENTS. IN ADDITION, THE NEW SOIL SHOULD NEITHER BE TOO WET NOR TOO DRY, BUT SHOULD CONTAIN ENOUGH MOISTURE TO ENABLE GOOD COMPACTION. PRIOR TO PLACING THE NEW SOIL, THE REPAIR AREA MUST BE PREPARED BY REMOVING ALL LOOSE AND/OR UNSUITABLE MATERIAL SUCH AS LOOSE SOIL, BRUSH, ROOTS, TRASH, OR LARGE ROCKS. FINALLY, THE NEW SOIL SHOULD BE PLACED IN THIN LAYERS, SIX INCHES OR LESS, AND HAND TAMPED UNTIL FIRM.

OPERATION:
- MONTHLY - INPSECTION BY THE DAM OWNER/OPERATOR OR CARETAKER. MONITORING OF SEEPAGE. GATHERING, PLOTTING AND INTERPRETING OVERSATION WELL AND PIEZOMETER DATA.
- ANNUALLY - VISUAL INSPECTION BY DAM OWNER/OPERATOR. TESTING THE OUTLET.
- EVERY FIVE YEARS - READING OF HORIZONTAL AND VERTICAL CONTROL MONUMENTS.
- ROUTINE MAINTENANCE - AS REQUIRED.
- ADDITIONAL INPSECTIONS - IMMEDIATELY FOLLOWING EXCESSIVE FLOODING AND/OR EARTHQUAKE SHAKING.

RECYCLING & DISPOSAL OF WASTE MATERIAL

REMOVE ALL BUILDING MATERIALS AND WASTES FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH PA DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. AND 25 PA CODE 102.4(B)(5)(XI). DO NOT BURN, BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS AT THE SITE. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF PROPERLY.

LITTERING BY CONSTRUCTION CREWS IS DISCOURAGED; HOUSEKEEPING OF THE SITE AND THE SURROUNDING AREA IS ENCOURAGED. WHENEVER POSSIBLE, REUSABLE WASTES WILL BE SEPARATED FROM OTHER WASTE AND HANDLED FOR RECYCLING. PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS.

IF THE CONTRACTOR PLANS TO STORE, HANDLE, AND/OR USE ANY MATERIALS THAT POSE A POTENTIAL HAZARD DURING CONSTRUCTION (I.E. FUEL, LUBRICANTS, ETC.), A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN MUST BE PROVIDED IN THE EVENT OF AN EMERGENCY SPILL. THIS PLAN MUST BE PRESENT AT THE PROJECT SITE.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

INFILTRATION BASIN:
SEDIMENT DEPOSITED AND ANY TRASH INSIDE THE DETENTION BASIN SHALL BE REMOVED FROM THE DETENTION BASIN ON A YEARLY BASIN OR AFTER ANY LARGE STORM EVENT GREATER THAN 1 INCH IN RAINFALL. ALL REMOVED SEDIMENT MUST BE PLACED IN AN APPROPRIATE UPLAND DISPOSAL SITE AND STABILIZED WITH A VEGETATIVE COVER. NO GRADING OR FILLING OF THE INFILTRATION BERMS OTHER THAN SEDIMENT REMOVAL IS PERMITTED. NO HEAVY VEHICLE TRAFFIC WILL BE ALLOWED ON THE STORAGE AREA OF THE DETENTION BASIN DURING THE SEDIMENT REMOVAL PROCESS.

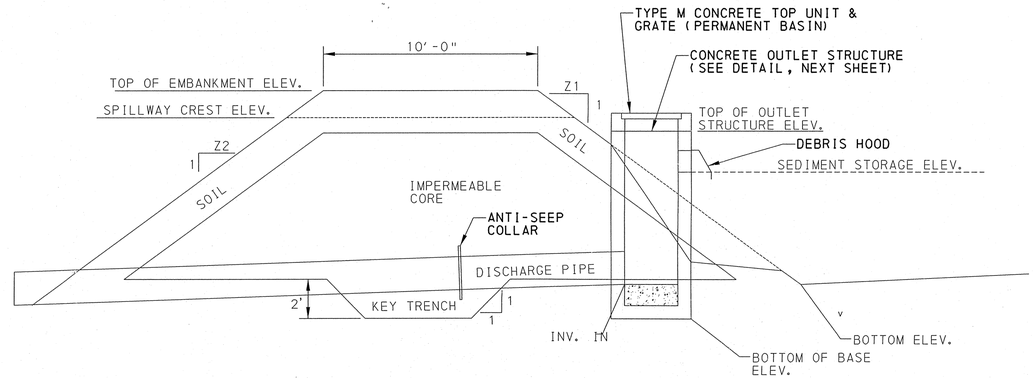
INFILTRATION BASIN – CONSTRUCTION SEQUENCE

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

   1.1 THE AREA IMMEDIATELY ADJACENT TO THE BASIN MUST BE STABILIZED IN ACCORDANCE WITH THE PADEP'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (2000 OR LATEST EDITION) PRIOR TO BASIN CONSTRUCTION.

2. PREPARE SITE FOR EXCAVATION AND/OR EMBANKMENT CONSTRUCTION.
   2.1. ALL EXISTING VEGETATION SHOULD REMAIN IF FEASIBLE AND SHOULD ONLY BE REMOVED IF NECESSARY FOR CONSTRUCTION.
   2.2. CARE SHOULD BE TAKEN TO PREVENT COMPACTION OF THE BASIN BOTTOM.
   2.3. IF EXCAVATION IS REQUIRED, CLEAR THE AREA TO BE EXCAVATED OF ALL VEGETATION. REMOVE ALL TREE ROOTS, ROCKS, AND BOULDERS ONLY IN EXCAVATION AREA

3. EXCAVATE BOTTOM OF BASIN TO DESIRED ELEVATION (IF NECESSARY).
4. INSTALL SURROUNDING EMBANKMENTS AND INLET AND OUTLET CONTROL STRUCTURES.
5. GRADE SUBSOIL IN BOTTOM OF BASIN, TAKING CARE TO PREVENT COMPACTION. COMPACT SURROUNDING EMBANKMENT AREAS AND AROUND INLET AND OUTLET STRUCTURES.
6. APPLY MULCH BLANKET.
7. INSTALL SEEDING.



BASIN	BASIN		TOP OF OUTLET STRUCTURE	EMERGENCY SPILLWAY			EMBANKMENT				DISCHARGE PIPE			
	BOTTOM ELEV.	SEDIMENT STORAGE ELEV.		CREST ELEV.	WIDTH	SIDE SLOPES	TOP ELEV.	TOP WIDTH	SIDE SLOPE Z1	SIDE SLOPE Z2	DIA.	LENGTH	INV. IN	INV. OUT
1	1318.00	1320.67	1322.00	1322.00	9.5'	3:1	1324.00	10'	3	3	18"	38'	1319.75	1319.00

INFILTRATION BASIN #1 - TYPICAL SECTION

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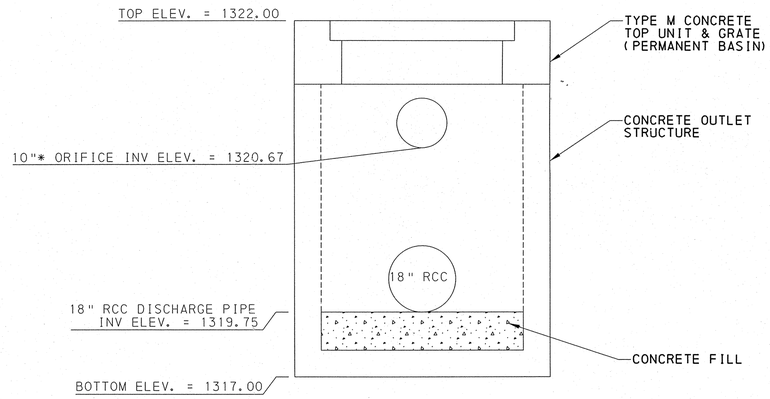
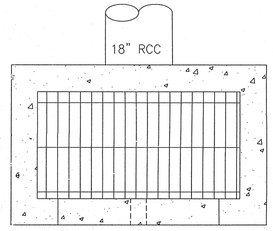


ELEVATION



PLAN VIEW

INFILTRATION BASIN #1 - CONCRETE OUTLET STRUCTURE

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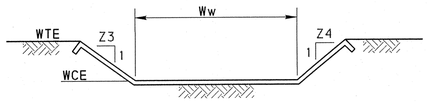
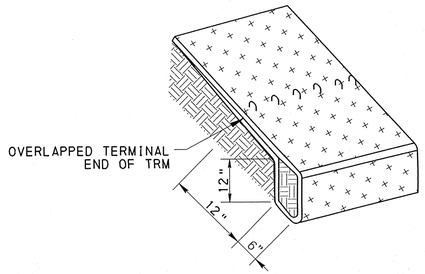
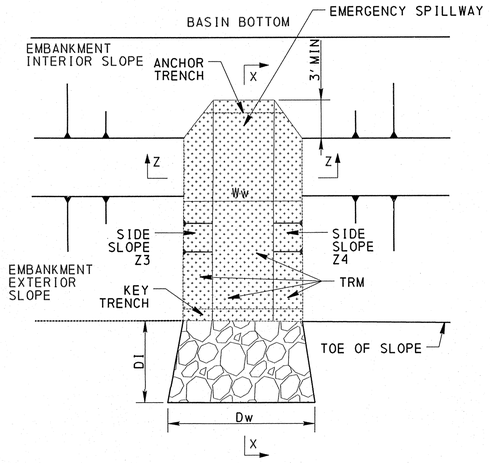


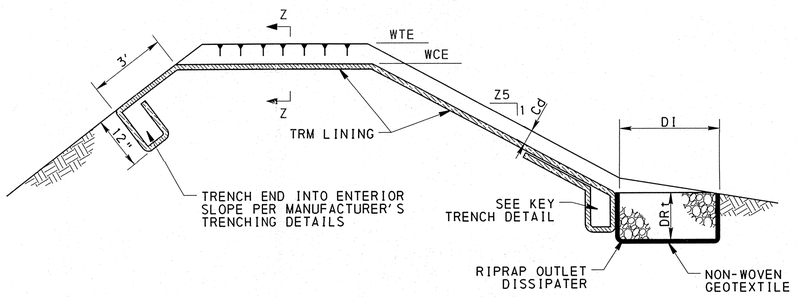
WEIR
SECTION "Z-Z"



KEY TRENCH AT TOE
OF SPILLWAY SLOPE



PLAN VIEW
RIPRAP OUTLET DISSIPATOR

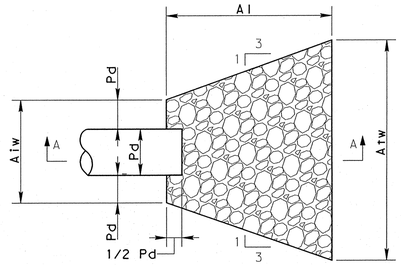


EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
SECTION "X-X"

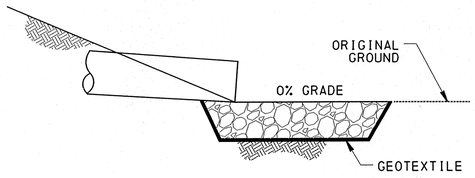
BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATER			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM Type	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK DRt (IN)
INFIL.	1.00	1.00	1324.00	1322.00	9.5	SC250	3'x2'	3.00	2.00	15.00	10.00	4	18

TRM LINED EMERGENCY SPILLWAY
NOT TO SCALE

ADDITIONAL INFILTRATION BASIN #1 DETAILS



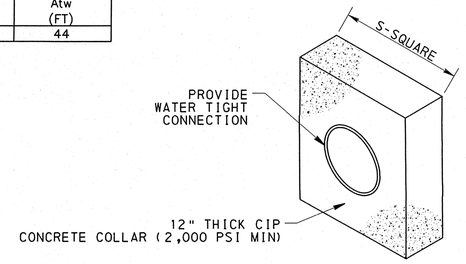
PLAN VIEW



SECTION "A-A"

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-_)	RIPRAP THICK Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
BASIN	24	3	12	39	6	44

RIPRAP APRON AT PIPE OUTLET
W/O FLARED ENDWALL



BASIN NO.	PIPE SIZE (IN)	S(IN)	NO. OF COLLARS	DIST. RISER TO 1ST COLLAR (FT)	COLLAR SPACING (FT)
INFIL.	18	60	1	10	N/A

ANTI-SEEP COLLAR
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SEQUENCE OF INSTALLATION

THE FOLLOWING PROVIDES THE DETAILED CONSTRUCTION SEQUENCING FOR THE FOSSIL ROCK COMMERICAL DEVELOPMENT PROJECT. THE SEQUENCE LISTED BELOW WILL BE FOLLOWED PRIOR TO THE CONSTRUCTION OF EACH PHASE. THE STAGES ARE DESCRIBED AS FOLLOWS:

STAGE 1: CONSTRUCT INFILTRATION BASIN
STAGE 2: CONSTRUCT TEMPORARY PIPE STORAGE AREA
STAGE 3: CONSTRUCT THE DEVELOPMENT AREA
STAGE 4: ALL WORK AREAS

1. STAKE OUT THE LIMITS OF DISTURBANCE FOR EACH STAGE LISTED ABOVE.

2. GRASS VEGETATION IS TO BE CLEARED ONLY FROM THE AREAS REQUIRED TO ACCESS AND CONSTRUCT THE SOIL EROSION CONTROL MEASURES.

STAGE 1: CONSTRUCT INFILTRATION BASIN

3. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE ADJACENT TO PA 488 (MAIN STREET) AS SHOWN ON THE CONSTRUCTION DRAWINGS.

4. INSTALL ALL COMPOST FILTER SOCK AS SHOWN ON THE CONSTRUCTION DRAWINGS.

5. * CRITICAL STAGE* INSTALL THE INFILTRATION BASIN. SEE DETAILS ON SHEET 4 FOR THE LOCATION AND INSTALLATION GUIDELINES OF THE INFILTRATION BASIN. (NOTE: EXISTING VEGETATION AND TREE COVERAGE IS TO MAINTAINED INSIDE THE INFILTRATION BASIN AS MUCH AS POSSIBLE DURING CONSTRUCTION OF THE INFILTRATION BASIN.

6. *CRITICAL STAGE* CONSTRUCT SWALE NO. 1 SEGMENT A AND SWALE NO. 1 SEGMENT B. LINE SWALE NO. 1 SEGMENT A WITH EROSION CONTROL MULCH BLANKET. LINE SWALE NO. 1 SEGMENT B WITH HIGH VELOCITY - EROSION CONTROL MULCH BLANKET. INSTALL PIPE NO. 1 BELOW THE TEMPORARY ROCK CONSTRUCTION ENTRANCE ADJACENT TO PA 488. (NOTE: THE ROCK CONSTRUCTION ENTRANCE LOCATION WILL BE CONVERTED TO THE DEVELOPMENT ACCESS ROAD IN PHASE 2.). TIE SWALE NO. 1 SEGMENT B INTO THE INFILTRATION BASIN.

STAGE 2: CONSTRUCT TEMPORARY PIPE STORAGE AREA.

7. REPLACE ANY DAMAGED OR WASHED OUT SEGMENT OF COMPOST FILTER SOCK AS NECESSARY.

8. CONSTRUCT THE TOPSOIL BERMS COVERED WITH GEOFABRIC TO SUITABLY ALLOW FOR THE SETTING OF THE PIPE.

STAGE 3: CONSTRUCT THE DEVELOPMENT AREA.

9. REPLACE ANY DAMAGED OR WASHED OUT SEGMENT OF COMPOST FILTER SOCK AS NECESSARY.

10. CONSTRUCT THE GRAVEL STORAGE YARD AT THE NORTH END OF THE DEVELOPMENT.

11. CONSTRUCT THE DEVELOPMENT ACCESS ROAD. PLACE GRAVEL AND BITUMINOUS AS NOTED ON THE CONSTRUCTION DRAWINGS. THE GRAVEL PLACEMENT IN STEP 11 CAN BE CONSTRUCTED CONCURRENTLY WITH THE GRAVEL PLACEMENT IN STAGE 13.

12. CONSTRUCT BUILDING NO. 1.

13. CONSTRUCT THE BITUMINOUS PARKING AREA AT THE SOUTH END OF THE DEVELOPMENT. THE BITUMINOUS PLACEMENT IN STEP 13 CAN BE CONSTRUCTED CONCURRENTLY WITH THE BITUMINOUS PLACEMENT IN STEP 11.

14. CONSTRUCT BUILDING NO. 2 AND BUILDING NO. 3.

15. *CRITICAL STAGE* CONSTRUCT THE LANDSCAPE RESTORATION AREA AS SHOWN ON THE CONSTRUCTION DRAWINGS. (SEE SHEET 3 FOR CONSTRUCTION SEQUENCE OF BMP.)

STAGE 4: ALL WORK AREAS:

16. INSTALL PERMANENT STABILIZATION BMP'S ON ALL DISTURBED AREAS AS INDICATED ON THE CONSTRUCTION PLANS.

17. APPLY EROSION CONTROL MULCH BLANKET ON GRADED SLOPES STEEPER THAN 3:1 OR WITHIN 50' OF SEMICONON RUN, SEED AND STABILIZE.

18. REMOVE ALL TEMPORARY BMP'S UPON ACHIEVING STABILIZATION UNIFORM 70% PERENNIAL VEGETATIVE COVER OF AN EROSION RESISTANT SPECIES OR PAVEMENT ON ROADS AND PARKING AREAS.

19. THE CONTRACTOR IS REQUIRED TO STABILIZE ALL DISTURBED SURFACES AS WORK PROGRESSES SUCH THAT DISTURBED GROUND WOULD NOT BE EXPOSED TO STORM EVENTS.

20. DISTURBED AREAS WILL BE BROUGHT TO FINAL GRADE AND COVERED WITH STONE SURFACING OR DEGRADABLE EROSION CONTROL BLANKET PRIOR TO RAINFALL OR NON-WORKING HOURS.

21. PERFORM THE NECESSARY EARTHWORK ACTIVITIES (EXCAVATION AND FILL) TO ACHIEVE THE GRADES AS SHOWN ON THE CROSS SECTIONS. TO THE FULLEST EXTENT POSSIBLE, LIMIT THE AREA OF EARTH DISTURBANCE AT ANY TIME.

22 SEED AND MULCH ALL FINISHED SLOPES WITHIN 72 HOURS OF COMPLETION. SEED AND MULCH ALL OTHER DISTURBED AREAS WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.

23. REFER TO MAINTENANCE PROGRAM FOR ANY ACCUMULATION OF SEDIMENT UPON REMOVAL OF BMP'S.

NOTE:
TEMPORARY SEEDING WILL BE USED AS NEEDED. TEMPORARY SEED AND MULCH (IN ACCORDANCE WITH DETAIL) WILL BE APPLIED IN ALL AREAS WHERE ACTIVITIES CEASE FOR MORE THAN 4-DAYS OR IF ANY DISTURBED AREA ACHIEVES FINAL GRADE DURING AN UNFAVORABLE SEEDING SEASON.

CRITICAL STAGES

THE FOLLOWING STAGES WILL REQUIRE THE INSPECTION OF A PROFESSIONAL ENGINEER.

1. ALL EARTHWORK CUTS/FILLS AND STRUCTURAL SUBGRADES.
2. CONSTRUCTION OF THE INFILTRATION BASIN.
3. CONSTRUCTION OF THE VEGETATED SWALE.
4. CONSTRUCTION OF THE LANDSCAPE RESTORATION AREA.

CONSTRUCTION SEQUENCE: LANDSCAPE RESTORATION

1. SELECT SITE
 - CONFIRM SITE IS SUITABLE FOR RESTORATION, SHOULD BE SUNNY, OPEN AND WELL-VENTILATED. MEADOW PLANTS REQUIRE AT LEAST A HALF A DAY OF FULL SUN.
 - OBTAIN LANDOWNER PERMISSION

2. ANALYZE SITE
 - EVALUATE SITE'S PHYSICAL CONDITIONS (SOIL ATTRIBUTES, GEOLOGY, TERRAIN)
 - EVALUATE SITE'S VEGETATIVE FEATURES (DESIRABLE AND UNDESIRABLE SPECIES, NATIVE SPECIES, SENSITIVE HABITATS). GOOD CANDIDATES FOR MEADOW PLANTINGS INCLUDE AREAS PRESENTLY IN TURF, CORNFIELDS, SOYBEAN FIELDS, ALFALFA FIELDS AND BARE SOILS FROM NEW CONSTRUCTION.
 - AREAS WITH A HISTORY OF HEAVY WEED GROWTH MAY REQUIRE A FULL YEAR OR LONGER TO PREPARE FOR PLANTING.
 - BEWARE OF RESIDUAL HERBICIDES THAT MAY HAVE BEEN APPLIED TO AGRICULTURAL FIELDS. ALWAYS CHECK THE HERBICIDE HISTORY OF THE PAST 2-3 YEARS AND TEST THE SOILS IF IN DOUBT.

3. PLANT SELECTION
 - SELECT PLANTS THAT ARE WELL ADAPTED TO THE SPECIFIC SITE CONDITIONS. MEADOW PLANTS MUST BE ABLE TO OUT COMPETE WEED SPECIES IN THE FIRST FEW YEARS AS THEY BECOME ESTABLISHED.

4. PREPARE SITE
 - ALL WEEDS OR EXISTING VEGETATION MUST BE ELIMINATED PRIOR TO SEEDING.
 - PERENNIAL WEEDS MAY REQUIRE YEAR LONG SMOTHERING, REPEATED SPRAYINGS WITH HERBICIDES, OR REPEATED TILLAGE WITH EQUIPMENT THAT CAN UPROOT AND KILL PERENNIAL WEEDS.

5. PLANTING DAY
 - PLANTING CAN TAKE PLACE FROM SPRING THAW THROUGH JUNE 30 OR FROM SEPTEMBER 1 THROUGH SOIL FREEZE-UP ("DORMANT SEEDING")
 - PLANTING IN JULY AND AUGUST IS GENERALLY NOT RECOMMEND DUE TO THE FREQUENCY OF DROUGHT DURINGTHIS TIME.
 - SEEDING CAN BE ACCOMPLISHED BY A VARIETY OF METHODS: NO-TILL SEEDER FOR MULTI-ACRE PLANTING; BROADCAST SEEDER; HAND BROADCAST FOR SMALL AREAS OF ONE ACRE OR LESS.
 - SEED QUALITY IS CRITICAL AND A SEED MIX SHOULD BE USED WITH A MINIMUM PERCENTAGE OF NON-SEEDPLANT PARTS.

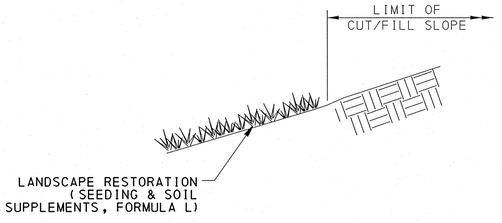
6. SITE MAINTENANCE (SEE MAINTENANCE DESCRIPTION ON SHEET 2)
 - ASSIGN RESPONSIBILITES FOR WATERING, WEEDING, MOWING, AND MAINTENANCE
 - MONITOR SITE REGULARLY FOR GROWTH AND POTENTIAL PROBLEMS.

OPERATION AND MAINTENANCE: LANDSCAPE RESTORATION

INSPECTION: INSPECT AS DESCRIBED BELOW IN MAINTENANCE.

MAINTENANCE: A SEASONAL MOWING OR BURNING MAY BE REQUIRED, ALTHOUGH CARE MUST BE TAKEN TO MAKE SURE THAT ANY MANAGEMENT IS COORDINATED WITH ESSENTIAL RESEEDING AND OTHER IMPORTANT ASPECTS OF MEADOW REESTABLISHMENT. IN THE FIRST YEAR WEEDS MUST BE CAREFULLY CONTROLLED AND CONSISTENTLY MOWED BACK TO 4-6 INCHES TALL WHEN THEY REACH 12 INCHES IN HEIGHT. IN THE SECOND YEAR, WEEDS SHOULD CONTINUE TO MONITORED AND MOWED AND RHIZOMATOUS WEEDS SHOULD BE HAND TREATED WITH HERBICIDE. WEEDS SHOULD NOT BE SPRAYED WITH HERBICIDE AS THE DRIFT FROM THE SPRAY MAY KILL LARGE PATCHES OF DESIRABLE PLANTS, ALLOWING WEEDS TO MOVE IN TO THESE NEW OPEN AREAS. IN THE BEGINNING OF THE THIRD SEASON, THE YOUNG MEADOW SHOULD BE BURNED OFF IN MID-SPRING. IF BURNING IS NOT POSSIBLE, THE MEADOW SHOULD BE MOWED VERY CLOSELY TO THE GROUND INSTEAD. THE MOWED MATERIAL SHOULD BE REMOVED FROM THE SITE TO EXPOSE THE SOIL TO THE SUN. THIS HELPS ENCOURAGE RAPID SOIL WARMING WHICH FAVORS THE ESTABLISHMENT OF "WARM SEASON" PLANTS OVER "COOL SEASON" WEEDS.

REPAIR: REMOVE WEEDS FROM LANDSCAPE VEGETATION IMMEDIATELY ONCE DISCOVERED. IMMEDIATE REPLANT ANY AREAS DESTROYED BY NATURAL STORM EVENTS OR HUMAN ACTIVITY.



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STABILIZATION

PERMANENT STABILIZATION:
PENNDOT FORMULA SEEDING AND SOILS SUPPLEMENTS, FORMULA B
TO BE PLACE ON LAWN AREAS WITH SLOPES 3:1 AND FLATTER

SEED MIX	RATE OF APPLICATION (LB/1000 SY)
PERENNIAL RYEGRASS	8.5 LB
CREEPING RED OR CHEWING FESCUE	12.5 LB
KENTUCKY BLUEGRASS MIX	21.0 LB

PULVERIZED AGRICULTURAL LIME 800 LB/1000 SY
FERTILIZER 10-20-20 APPLIED AT RATE OF 140 LB/1000 SY
FERTILIZER 38-0-0 APPLIED AT RATE OF 50 LB/1000 SY
MULCH - STRAW

PERMANENT STABILIZATION
PENNDOT FORMULA SEEDING AND SOILS SUPPLEMENTS, FORMULA L

SEED MIX/SPECIES	RATE OF APPLICATION (LB/AC)
HARD FESCUE MIX	26.4
CREEPING RED FESCUE	16.8
ANNUAL RYEGRASS	4.8

PULVERIZED AGRICULTURAL LIME 800 LB/1000 SY
FERTILIZER 10-20-20 APPLIED AT RATE OF 140 LB/1000 SY
FERTILIZER 38-0-0 APPLIED AT RATE OF 50 LB/1000 SY
MULCH - HAY

TEMPORARY STABILIZATION:
PENNDOT SEEDING AND SOILS SUPPLEMENTS, FORMULA E

TEMPORARY STABILIZATION WILL BE UTILIZED AS NEEDED DURING PLANNED OR UNPLANNED PROJECT SUSPENSION OF WORK.

SEED MIX	RATE OF APPLICATION (LB/1000 SY)
ANNUAL RYE GRASS	10 LB

MULCH - HAY

SOIL LIMITATIONS

LIMITATIONS	RESOLUTIONS
ACIDIC SOIL	APPLY ADEQUATE RATES OF LIME AS SOIL AMENDMENTS
LOW NUTRIENT CONTENT	PROVIDE TOPSOIL AND SOIL SUPPLEMENTS AS NOTED IN STABILIZATION TABLES. IF UNIFORM VEGETATIVE GROWTH DOES NOT REACH 70% UNIFORM VEGETATION AS PER PENNDOT PUBLICATION 408 SPECIFICATIONS, THE CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL TESTING TO DETERMINE THE APPROPRIATE SOIL NUTRIENTS REQUIRED TO ESTABLISH UNIFORM VEGETATIVE GROWTH.
EROSION HAZARD	MINIMIZE DISTURBED AREA; IMPLEMENT INTERIM OR PERMANENT STABILIZATION OF BMP'S IMMEDIATELY

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SOILS LEGEND AND INFORMATION

SOIL TYPES AND THEIR LIMITATIONS PRESENT ON THE SITE:

AND, ANDOVER LOAM, 3 TO 8 PERCENT SLOPES. THE SOIL IS MODERATELY WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, FRIGIPAN, IS 16 TO 28 INCHES. THE SOILS CAN BE FOUND ON DEPRESSIONS AND ARE COMPRISED OF COLLUVIUM DERIVED FROM SANDSTONE AND SHALE. THE SOIL IS POORLY DRAINED AND THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A VERY LOW AVAILABLE WATER CAPACITY (ABOUT 2.4 INCHES) WITH ALL AREAS NOT CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY LOW TO MODERATELY HIGH CAPACITY TO TRANSPORT WATER (0. 60 TO 0.20 IN/HR) AND A SLIGHT TO MODERATE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 4.5 TO 5.5 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 62" DEEP. THE SOIL MEETS HYDRIC CRITERIA.

BUB, BUCHANAN LOAM, 3 TO 8 PERCENT SLOPES. THE SOIL IS MODERATELY WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, FRIGIPAN, IS 20 TO 36 INCHES. THE SOILS CAN BE FOUND ON HILLS AND ARE COMPRISED OF COLLUVIUM DERIVED FROM SANDSTONE AND SHALE. THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A LOW AVAILABLE WATER CAPACITY (ABOUT 4.0 INCHES) WITH ALL AREAS CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY LOW TO MODERATELY HIGH CAPACITY TO TRANSPORT WATER (0.06 TO 0.20 IN/HR) AND A SLIGHT TO MODERATE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 3.6 TO 5.5 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 71" DEEP. THE SOIL DOES NOT MEET HYDRIC CRITERIA.

CMB, CLYMER LOAM, 3 TO 8 PERCENT SLOPES. THE SOIL IS WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, BEDROCK, LITHIC, IS 42 TO 55 INCHES. THE SOILS CAN BE FOUND ON RIDGES AND HILLS AND ARE COMPRISED OF FINE LOAMY RESIDUUM WEATHERED FROM SANDSTONE. THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A MODERATE AVAILABLE WATER CAPACITY (ABOUT 6.4 INCHES) WITH ALL AREAS CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY LOW TO MODERATELY HIGH CAPACITY TO TRANSPORT WATER (0.06 TO 0.34 IN/HR) AND A SLIGHT TO MODERATE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 4.2 TO 6.2 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 54" DEEP. THE SOIL DOES NOT MEET HYDRIC CRITERIA.

COB, COOKPORT LOAM, 3 TO 8 PERCENT SLOPES. THE SOIL IS MODERATELY WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, FRIGIPAN, IS 20 TO 32 INCHES. THE SOILS CAN BE FOUND ON HILLS AND PLATEAUS AND ARE COMPRISED OF RESIDUUM WEATHERED FROM SANDSTONE. THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A LOW AVAILABLE WATER CAPACITY (ABOUT 3.6 INCHES) WITH ALL AREAS CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY LOW TO MODERATELY HIGH CAPACITY TO TRANSPORT WATER (0.01 TO 0.20 IN/HR) AND A SLIGHT TO MODERATE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 3.6 TO 5.5 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 65" DEEP. THE SOIL DOES NOT MEET HYDRIC CRITERIA.

HAB, HAZLETON CHANNERY LOAM, 3 TO 8 PERCENT SLOPES. THE SOIL IS WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, BEDROCK, LITHIC, IS 44 TO 84 INCHES. THE SOILS CAN BE FOUND ON RIDGES AND HILLS AND ARE COMPRISED OF RESIDUUM WEATHERED FROM SANDSTONE. THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A LOW AVAILABLE WATER CAPACITY (ABOUT 4.6 INCHES) WITH ALL AREAS CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY HIGH TO HIGH CAPACITY TO TRANSPORT WATER (0.43 TO 6.00 IN/HR) AND A SLIGHT TO MODERATE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 3.5 TO 7.5 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 65" DEEP. THE SOIL DOES NOT MEET HYDRIC CRITERIA.

HAD, HAZLETON CHANNERY LOAM, 15 TO 25 PERCENT SLOPES. THE SOIL IS WELL DRAINED. THE DEPTH TO A ROOT RESTRICTIVE LAYER, BEDROCK, LITHIC, IS 44 TO 84 INCHES. THE SOILS CAN BE FOUND ON RIDGES AND HILLS AND ARE COMPRISED OF RESIDUUM WEATHERED FROM SANDSTONE. THERE IS NO FLOODING ASSOCIATED WITH THIS SOIL. THE SOILS HAVE A LOW AVAILABLE WATER CAPACITY (ABOUT 4.6 INCHES) WITH ALL AREAS NOT CLASSIFIED AS PRIME FARMLAND. THE SOIL HAS A MODERATELY HIGH TO HIGH CAPACITY TO TRANSPORT WATER (0.43 TO 6.00 IN/HR) AND A MODERATE TO SEVERE EROSION HAZARD. THE ACIDITY IN THIS SOIL VARIES, RANGING FROM A PH LEVEL OF 3.5 TO 7.3 AT VARIABLE DEPTHS STARTING AT 0" DEEP TO 65" DEEP. THE SOIL DOES NOT MEET HYDRIC CRITERIA.

LIMITATIONS	RESOLUTIONS
ACIDIC SOIL	APPLY ADEQUATE RATES OF LIME AS SOIL AMENDMENTS
LOW NUTRIENT CONTENT	PROVIDE TOPSOIL AND SOIL SUPPLEMENTS AS NOTED IN STABILIZATION TABLES. IF UNIFORM VEGETATIVE GROWTH DOES NOT REACH 70% UNIFORM VEGETATION AS PER PENNDOT PUBLICATION 408 SPECIFICATIONS, THE CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL TESTING TO DETERMINE THE APPROPRIATE SOIL NUTRIENTS REQUIRED TO ESTABLISH UNIFORM VEGETATIVE GROWTH.
EROSION HAZARD	MINIMIZE DISTURBED AREA; IMPLEMENT INTERIM OR PERMANENT STABILIZATION OF BMP'S IMMEDIATELY

CONSTRUCTION SEQUENCE: EARTHEN LEVEL SPREADER

1. LEVEL SPREADERS ARE CONSIDERED A PERMANENT PART OF A SITE'S STORMWATER MANAGEMENT SYSTEM. THEREFORE, THE UPHILL DEVELOPMENT SHOULD BE STABILIZED BEFORE DIVERTING RUNOFF TO ANY DISPERSING FLOW TECHNIQUES. IF THE LEVEL SPREADER IS USED AS AN EROSION AND SEDIMENTATION CONTROL MEASURE, IT MUST BE RECONFIGURED (FLUSH PERFORATED PIPE, CLEAN OUT ALL SEDIMENT), TO ITS ORIGINAL STATE BEFORE USE AS A PERMANENT STORMWATER FEATURE.
2. ALL CONTRIBUTING STORMWATER ELEMENTS (INFILTRATION BEDS, INLETS, OUTLET CONTROL STRUCTURES, PIPES, ETC) SHOULD BE INSTALLED.
3. PERFORATED PIPE SHOULD BE INSTALLED ALONG A CONTOUR, WITH CARE TAKEN TO CONSTRUCT A LEVEL BOTTOM. THE PIPE CAN BE UNDERGROUND IN A SHALLOW INFILTRATION TRENCH (SEE INFILTRATION TRENCH FOR DESIGN GUIDANCE), OR CLOSER TO THE SURFACE AND COVERED WITH A 12-INCH THICK LAYER OF AASHTO #57 STONE. IF THE PERFORATED PIPE IS IN A TRENCH, EXCAVATE TO THE DESIGN DIMENSIONS. IF THE PIPE IS TO BE AT OR NEAR THE SURFACE, SOME MINOR EXCAVATION OR FILLING MAY BE NECESSARY TO MAINTAIN A LEVEL BOTTOM.
4. IF NECESSARY, INSTALL EROSION CONTROL MATTING ALONG THE LENGTH OF THE LEVEL SPREADER AND TO A DISTANCE DOWNHILL, AS SPECIFIED BY THE MANUFACTURER/SUPPLIER. COVER THE PIPE WITH AASHTO #57 STONE.
5. FOR CONSTRUCTION SEQUENCE OF EARTHEN BERM (BMP 6.4.10), SEE BELOW.
   - A) INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
   - B) COMPLETE SITE GRADING AND STABILIZE WITHIN THE LIMIT OF DISTURBANCE EXCEPT WHERE INFILTRATION BERMS WILL BE CONSTRUCTED; MAKE EVERY EFFORT TO MINIMIZE BERM FOOTPRINT AND NECESSARY ZONE OF DISTURBANCE (INCLUDING BOTH REMOVAL OF EXITING VEGETATION AND DISTURBANCE OF EMPTY SOIL) IN ORDER TO MAXIMIZE INFILTRATION.
   - C) LIGHTLY SCARIFY THE SOIL IN THE AREA OF THE PROPOSED BERM BEFORE DELIVERING SOIL TO SITE.
   - D) BRING IN FILL MATERIAL TO MAKE UP THE MAJOR PORTION OF THE BERM. SOIL SHOULD BE ADDED IN 8-INCH LIFTS AND COMPACTED AFTER EACH ADDITION ACCORDING TO DESIGN SPECIFICATIONS. THE SLOPE AND SHAPE OF THE BERM SHOULD GRADED OUT AS SOIL IS ADDED.
   - E) PROTECT THE SURFACE PONDING AREA AT THE BASE OF THE BERM FROM COMPACTION. IF COMPACTION OF THIS AREA DOES OCCUR, SCARIFY SOIL TO A DEPTH OF AT LEAST 8 INCHES.
   - F) COMPLETE FINAL GRADING OF THE BERM AFTER THE TOP LAYER OF SOIL IS ADDED. TAMP SOIL DOWN LIGHTLY AND SMOOTH SIDES OF THE BERM. THE CREST AND BASE OF THE BERM SHOULD BE AT LEVEL GRADE.
   - G) PLANT BERM WITH TURF, MEADOW PLANTS, SHRUBS OR TREES, AS DESIRED.
   - H) MULCH PLANTED AND DISTURBED AREAS WITH COMPOST MULCH TO PREVENT EROSION WHILE PLANTS BECOME ESTABLISHED.

CONSTRUCTION SEQUENCE: VEGETATED SWALE

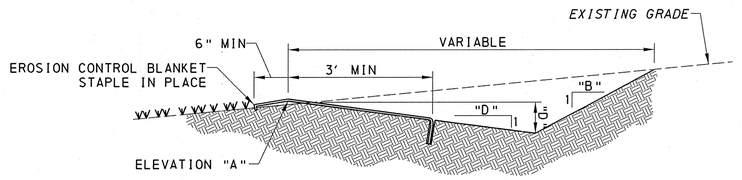
1. BEGIN VEGETATED SWALE CONSTRUCTION ONLY WHEN THE UPGRADIENT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. VEGETATED SWALES SHOULD BE CONSTRUCTED AND STABILIZED EARLY IN THE CONSTRUCTION SCHEDULE, PREFERABLY BEFORE MASS EARTHWORK AND PAVING INCREASE THE RATE AND VOLUME OF RUNOFF. (EROSION AND SEDIMENT CONTROL METHODS SHALL ADHERE TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, MARCH 2000 OR LATEST EDITION.)
2. ROUGH GRADE THE VEGETATED SWALE. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHOULD OPERATE FROM THE SIDE OF THE SWALE AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE (WHERE AN INFILTRATION TRENCH IS NOT PROPOSED), 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MACROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
3. CONSTRUCT CHECK DAMS, IF REQUIRED.
4. FINE GRADE THE VEGETATED SWALE. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NONCONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO FINAL PLANTING LIST. PLANT THE SWALE AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE SWALE BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. FOLLOW MAINTENANCE GUIDELINES, AS DISCUSSED BELOW.
8. NOTE: IF A VEGETATED SWALE IS USED FOR RUNOFF CONVEYANCE DURING CONSTRUCTION, IT SHOULD BE REGRADED AND RESEEDED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURRED.

EARTHEN LEVEL SPREADER

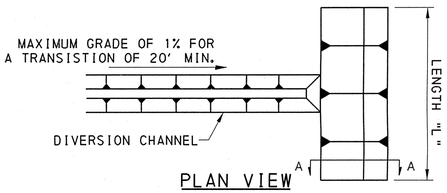
INSPECTION: THE AREA BELOW A LEVEL SPREADER SHOULD BE INSPECTED FOR CLOGGING, DENSITY OF VEGETATION, DAMAGE BY FOOT OR VEHICULAR TRAFFIC, EXCESSIVE ACCUMULATIONS, AND CHANNELIZATION. INSPECTIONS SHOULD BE MADE ON A QUARTERLY BASIS FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION, AND THEN ON A SEMIANNUAL BASIS THEREAFTER. INSPECTIONS SHOULD ALSO BE MADE AFTER EVERY STORM EVENT GREATER THAN 1-INCH.

MAINTENANCE: RECEIVING LAND SHOULD BE IMMEDIATELY RESTORED TO DESIGN CONDITIONS AFTER ANY DISTURBANCE. VEGETATED AREAS SHOULD BE SEEDED AND BLANKETED. MAINTAINING A VIGOROUS VEGETATIVE COVER ON THE AREAS BELOW A LEVEL SPREADER IS CRITICAL FOR MAXIMIZING POLLUTANT REMOVAL EFFICIENCY AND EROSION PREVENTION. IF VEGETATIVE COVER IS NOT FULLY ESTABLISHED WITHIN THE DESIGNATED TIME, IT MAY NEED TO BE REPLACED WITH AN ALTERNATIVE SPECIES. (IT IS STANDARD PRACTICE TO CONTRACTUALLY REQUIRE THE CONTRACTOR TO REPLACE DEAD VEGETATION.) UNWANTED OR INVASIVE GROWTH SHOULD BE REMOVED ON AN ANNUAL BASIS. BIWEEKLY INSPECTIONS ARE RECOMMENDED FOR AT LEAST THE FIRST GROWING SEASON, OR UNTIL THE VEGETATION IS PERMANENTLY ESTABLISHED. ONCE THE VEGETATION IS ESTABLISHED, INSPECTIONS OF HEALTH, DIVERSITY, AND DENSITY SHOULD BE PERFORMED AT LEAST TWICE PER YEAR, DURING BOTH THE GROWING AND NON-GROWING SEASON. VEGETATIVE COVER SHOULD BE SUSTAINED AT 85% AND REPLACED IF DAMAGE GREATER THAN 50% IS OBSERVED.

REPAIR: REPLANT VEGETATION THAT HAS BEEN DESTROYED OR HAS NOT ESTABLISHED IMMEDIATELY UPON DISCOVER. SEE MAINTENANCE NOTES FOR ADDITIONAL DESCRIPTION.



SECTION "A-A"



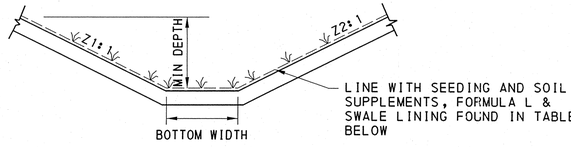
PLAN VIEW

OPERATION AND MAINTENANCE: VEGETATED SWALE

INSPECTION: INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL THE SITE IS STABILIZED.

MAINTENANCE: REMOVED SEDIMENT AND/OR DEBRIS WHEN IT ACCUMULATES ALONG IN THE CHANNEL.

REPAIR: SEDIMENT AND/OR DEBRIS MUST BE REMOVED WITHIN 24 HOURS OF THE INSPECTION.



SWALE #	APPROXIMATE LOCATION	BOTTOM WIDTH	MIN DEPTH	Z1	Z2	LONGITUDINAL DITCH SLOPE	LINING
1 SEG A	EAST OF PA 488 ENTRANCE	2'	2.0'	3	3	4.0%	ECMB*
1 SEG B	WEST OF PA 488 ENTRANCE	2'	3.0'	3	3	4.0%	HV-ECMB**
DIV CHAN 1	NORTH EAST SIDE OF PROP.	2'	1.0'	2	2	1.0%	ECMB*

* EROSION CONTROL MULCH BLANKET

** HIGH VELOCITY - EROSION CONTROL MULCH BLANKET

VEGETATED SWALE

NOT TO SCALE

NO.	ELEV."A"	LENGTH"L"	"A"	"B"	"D"
1	1350.00	50'	12	3	12"

EARTHEN LEVEL SPREADER

NOT TO SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY L. SCHELLHAMMER JR
ENGINEER
PE081877

BY	DATE	REVISIONS	NO.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PLAN BOOK	PAGE
361	43

DRAWN BY	JRW	07/25/16
CHECKED BY		
APPROVED		
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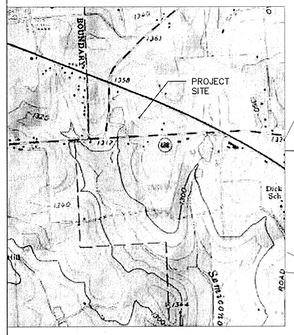
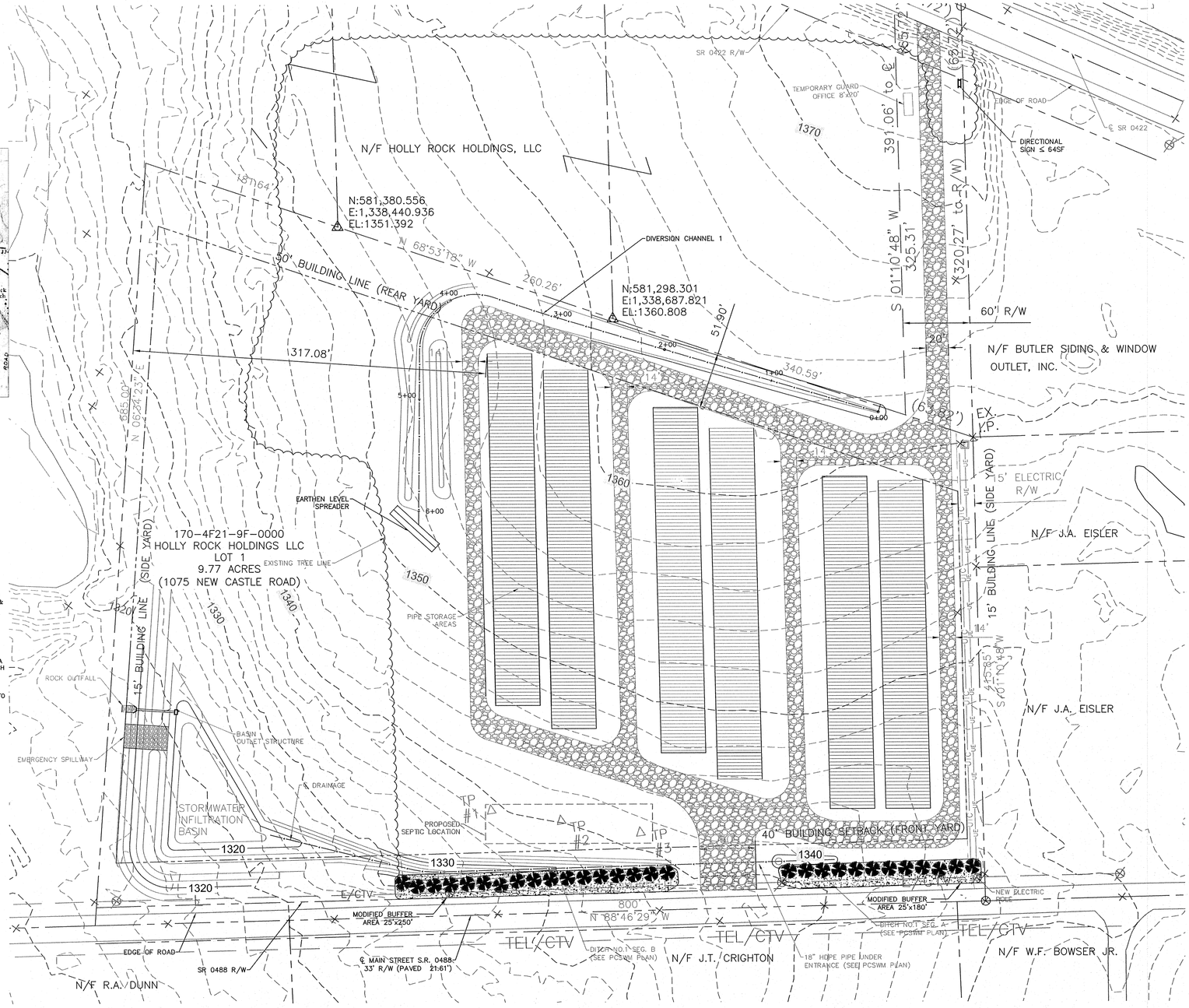
JOB NUMBER	
0001	
DRAWING NUMBER	REV.
7	



SITE MAP



OWNER
HOLLY ROCK HOLDINGS, LLC.
102 KOTCHEY LANE
HARMONY, PA 16037

DEVELOPER
FOSSIL ROCK SERVICES, LLC
102 KOTCHEY LANE
HARMONY, PA 16037

ENGINEER
JEFFREY L. SCHELLHAMMER JR., PE
102 EVAN COURT
CRANBERRY TOWNSHIP, PA 16066

MODIFICATIONS REQUESTED
SECTION 1625 BUFFER YARD REQUIREMENT NOT TO BE PLACED BETWEEN SR0488 R/W AND STORMWATER INFILTRATION BASIN & BUFFER YARD TO CONSIST OF ONLY A PLANTED SCREEN WITH NO FENCE

WAIVERS REQUESTED
SECTION 901.1.J FENCE AROUND OUTDOOR STORAGE AREA FOR MATERIALS AND EQUIPMENTS

SECTION 903 ALL NON-RESIDENTIAL DRIVEWAYS OR ACCESS DRIVES AND ALL OTHER VEHICULAR TRAVEL AREAS SHALL BE A FOUR INCH TAR AND CHIP BASE, WITH A SURFACE OF ONE INCH SEAL COAT

WATER WELLS
THERE ARE NO KNOWN EXISTING WATER WELLS ON THIS PROPERTY AND IT IS NOT THE INTENTION OF THE DEVELOPER TO INSTALL SUCH AT THIS TIME.

OWNER'S ADOPTION
HOLLY ROCK HOLDINGS, LLC., OWNERS OF THE LAND SHOWN ON THE FOSSIL ROCK LAND DEVELOPMENT PLAN, LOCATED AT 1075 NEW CASTLE ROAD PROSPECT, PENNSYLVANIA; OF TAX ID #170-4F21-9F-0000, HEREBY ADOPTS THIS PLAN AND AS ITS PLAN OF LOTS. THIS ADOPTION SHALL BE BINDING UPON THE LLC. AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Michele R. Schaffner — SIGNATURE OF WITNESS
T. A. McConnell — SIGNATURE OF THOMAS A. MCCONNELL, PRESIDENT/ AUTHORIZED MEMBER/ MANAGER
3/8/17 — DATE

ACKNOWLEDGEMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED THOMAS A. MCCONNELL, PRESIDENT OF HOLLY ROCK HOLDINGS, LLC. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER
SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTORIAL SEAL THIS 9TH DAY OF March 20 17

MY COMMISSION EXPIRES THE 25TH DAY OF January 20 21

SEAL Michele R. Schaffner — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE R. SCHAFFNER, Notary Public
Lancaster Twp., Butler County
My Commission Expires January 25, 2021

CERTIFICATION OF TITLE AND NO MORTGAGE

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FOSSIL ROCK LAND DEVELOPMENT PLAN IS IN THE NAME OF HOLLY ROCK HOLDINGS, LLC. AND IS RECORDED AS INSTR. NO. 201605040008452. (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Michele R. Schaffner — WITNESS
T. A. McConnell — OWNER

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

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF FRANKLIN THIS 28TH DAY OF February 20 17

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

APPROVED BY THE FRANKLIN TOWNSHIP PLANNING COMMISSION THIS 28 DAY OF FEB. 20 16

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF JAN. 20 17

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 361 PAGE(S) 44 & 45

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF March 20 17

Michele M. Mustello — RECORDER OF DEEDS

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

STORMWATER MANAGEMENT REQUIREMENTS

I, JEFFREY L. SCHELLHAMMER JR., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY,TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THE STORM WATER DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON, AND IN THE ATTACHED POST CONSTRUCTION STORMWATER PLAN ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER, IN THE COMMONWEALTH OF PENNSYLVANIA.

2/28/2017 — DATE — SEAL — REG. NO PE081877

ENGINEER'S REQUIREMENTS

I, JEFFREY L. SCHELLHAMMER JR., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY,TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER, IN THE COMMONWEALTH OF PENNSYLVANIA.

2/28/2017 — DATE — SEAL — REG. NO PE081877

0 50 100

LEGEND

- GRAVEL STONE
- PROPOSED LINE BOUNDARY
- E — OVERHEAD ELECTRIC
- TEL-CTV — OVERHEAD TELEPHONE & CABLE
- UE — PROPOSED UNDERGROUND ELECTRIC
- UTC — PROPOSED UNDERGROUND TELEPHONE/ CABLE
- E — ELECTRIC TRANSFORMER
- EVERGREEN TREE
- SEPTIC TEST PIT LOCATION
- SURVEY MONUMENT

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361	44

REGISTERED ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, JEFFREY L. SCHELLHAMMER JR, ENGINEER, PE081877

TOWNSHIP OF FRANKLIN PLANNING COMMISSION

TOWNSHIP OF FRANKLIN BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

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

Instr 201703010000255 4 03/10/2017
Pages: 2 F: $85.00 2:43PM
Michele Mustello T20170003273
Butler County Recorder FL

JLS	1/11/2017	REVISED PER TOWNSHIP ENGINEER COMMENTS	1
JLS	2/10/2017	REVISED PER TOWNSHIP COMMENTS	2
BY	DATE		NO.

LAND DEVELOPMENT PLAN

FOSSIL ROCK LAND DEVELOPMENT

1075 NEW CASTLE ROAD PROSPECT

FRANKLIN TWP. BUTLER CO. PENNSYLVANIA

FRS — FOSSIL ROCK SERVICES — Energy Field Solutions

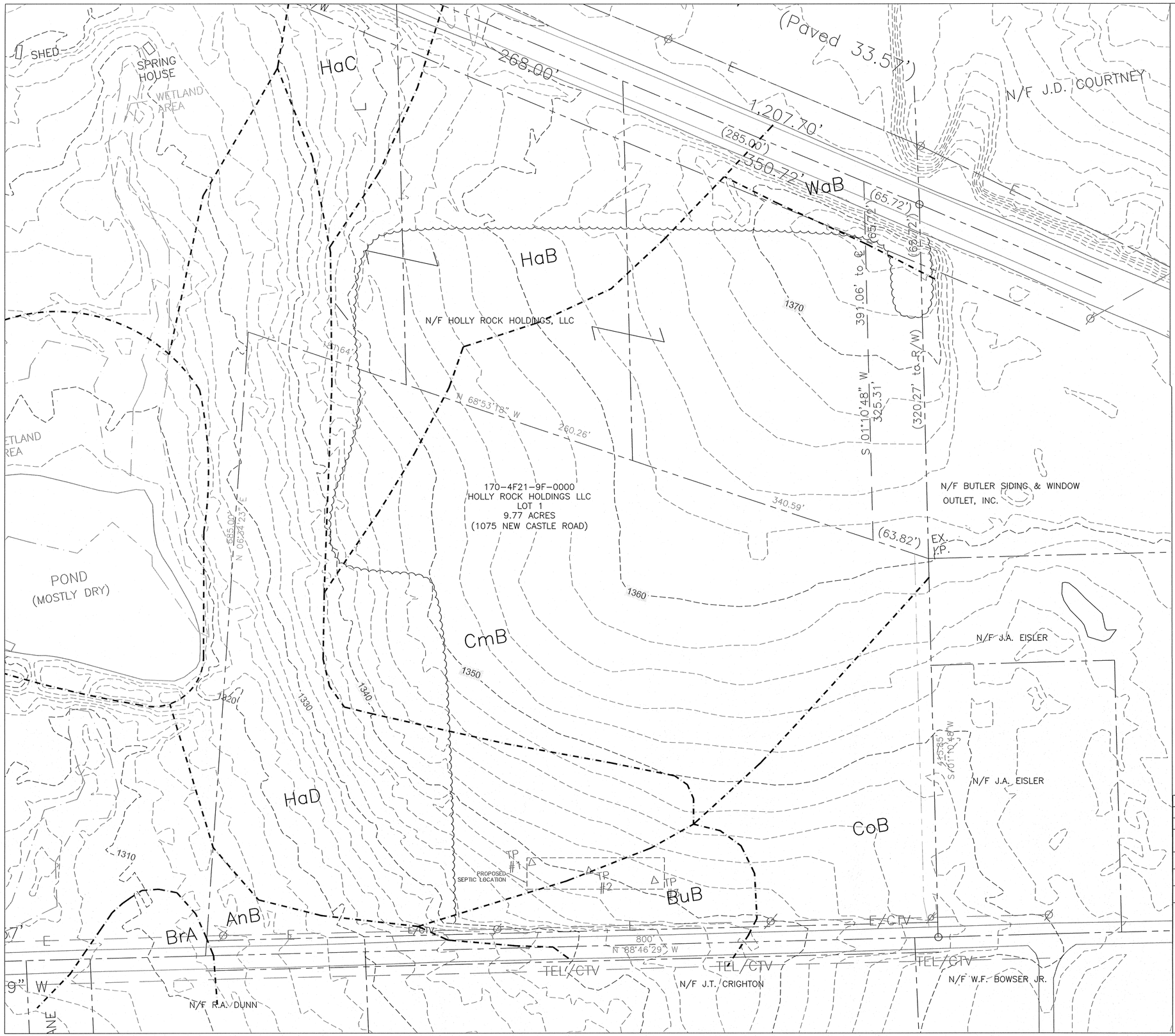
DRAWN BY	JLS	09/11/16
CHECKED BY	JLS	09/11/16
APPROVED	JLS	09/20/16

SCALE 1" = 50'
DO NOT SCALE PRINT

JOB NUMBER	SHEET
I16-001	S-01

DRAWING NUMBER	REV.
1 OF 2	2

PLAN BOOK	PAGE
361	45



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LEGEND

- ASPHALT PAVEMENT
- GRAVEL STONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE & CABLE
- SEPTIC TEST PIT LOCATION
- HaD SOILS BOUNDARY
- SOIL GROUP ID

0 50 100

BY	DATE		NO.
JLS	1/11/2017	REVISED PER TOWNSHIP ENGINEER COMMENTS	1
JLS	2/10/2017	REVISED PER TOWNSHIP COMMENTS	2

LAND DEVELOPMENT PLAN EXISTING

FOSSIL ROCK LAND DEVELOPMENT

1075 NEW CASTLE ROAD, PROSPECT

FRANKLIN TWP. BUTLER CO. PENNSYLVANIA

FRS
FOSSIL ROCK SERVICES
Energy Field Solutions

DRAWN BY	JLS	12/31/16
CHECKED BY	TMc	01/03/17
APPROVED	JLS	01/03/17

SCALE 1" = 50'
DO NOT SCALE PRINT

JOB NUMBER	SHEET
I16-001	S-02

DRAWING NUMBER	REV.
2 OF 2	2

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

OWNER'S ADOPTION - CORPORATION

By resolution approved on the 12th day of December, 2016,the Board of Directors of One American Way, LLC, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Urban Air Trampoline Park Land Development plan adopted this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Attest: _____ One American Way, LLC
Witness — Owner
One American Way, LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF ~~PENNSYLVANIA~~ STATE OF NEW YORK
COUNTY OF ~~BUTLER~~ RICHMOND
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared JOHN WAMSLEY who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

WITNESS My hand and notorial seal this 12 day of December, 2016

Kimberly M. Carpenter
Notary Public, State of New York
NO.01CA6295666
Qualified in Richmond County
Commission Expires January 6 2018

Notary Public

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the Urban Air Trampoline Park Land Development, Site Plan for Recording is in the name of One American Way, LLC and is recorded in instrument number 201701050000302

Witness — Owner
One American Way, LLC

Key Bank, mortgagee of the property contained in the Urban Air Trampoline Park Land Development consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, Title: V.P. SBA

MUNICIPAL DECLARATIONS

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

Secretary — Chairman, Board of Supervisors

STORMWATER MANAGEMENT DECLARATIONS

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

Jonathan Garczewski
Reg: 079459-PE
Date: 2016-09-16

One American Way, LLC, owner of the land shown on the ~~subdivision~~ URBAN AIR TRAMPOLINE PARK plan hereby acknowledge that stormwater management BMP's are features that cannot be altered or removed without prior approval by Cranberry Township.

Date: 12-12-16
Owner
One American Way, LLC

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

Township Engineer — Date: 3/7/17

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2016-66 on the 14th day of MARCH, 2017.

Secretary — Chairman, Board of Supervisors

APPROVAL BY THE TOWNSHIP MANAGER

I, JERRY ANDREE Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2016-66 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 12-30-16

Township Manager

MUNICIPAL ENGINEER'S CERTIFICATE

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

DATE 3/7/17 — REG. NO. PE071553 — SIGNATURE

BUTLER COUNTY PLANNING COMMISSION

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

Secretary — Chairman, Planning Commission

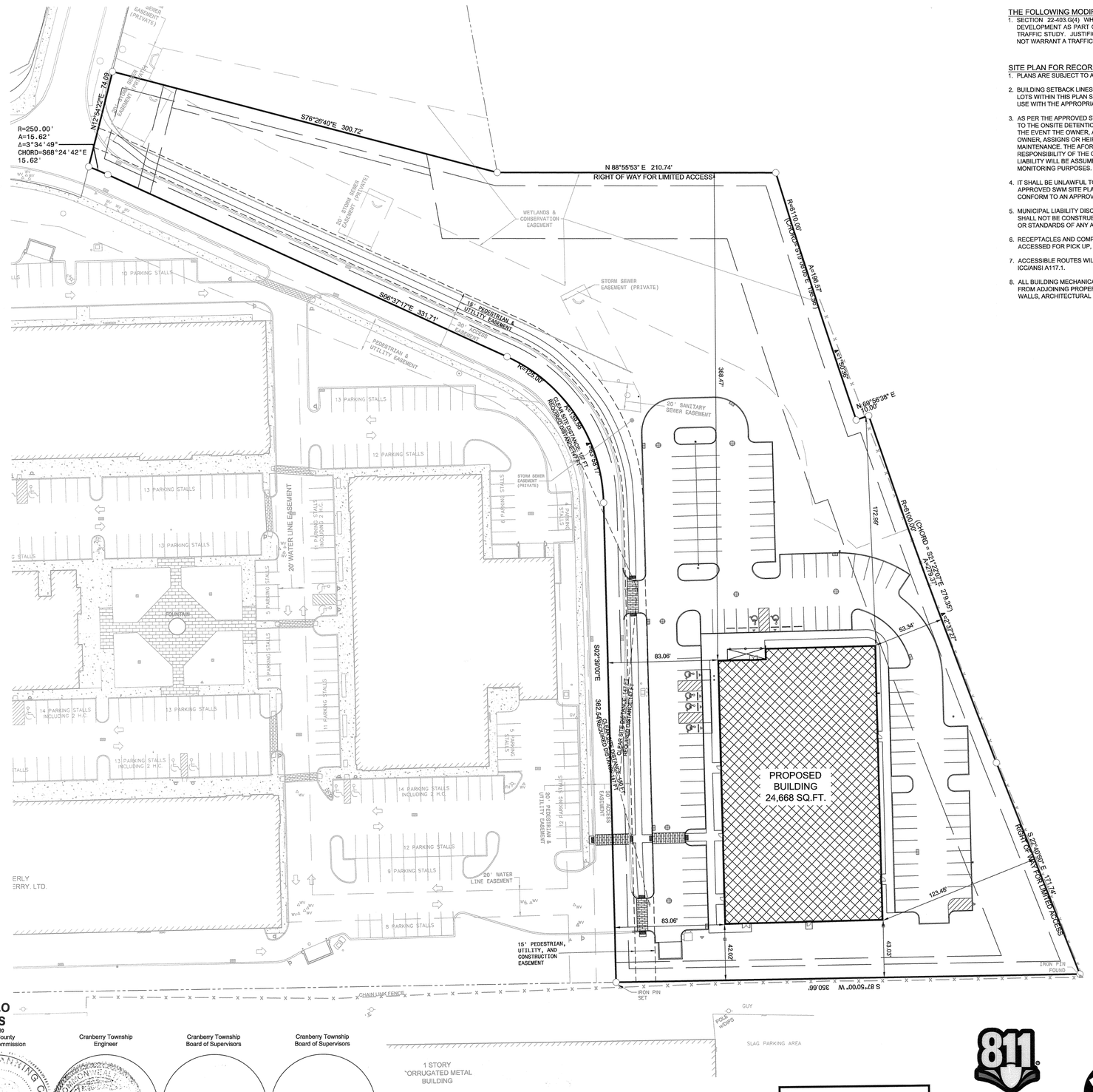
PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 361 Page 46-47
Given under my hand and seal this 15th day of March, 2017

RECORDER OF DEEDS

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

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



THE FOLLOWING MODIFICATIONS & WAIVERS HAVE BEEN REQUESTED:

1. SECTION 22-403.G(4) WHICH REQUIRES THAT A TRAFFIC STUDY BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT. PROPOSING - TO NOT SUBMIT THE TRAFFIC STUDY. JUSTIFICATION - THE NUMBER OF TRIPS BEING GENERATED BY THE PROPOSED USE DOES NOT WARRANT A TRAFFIC STUDY.

SITE PLAN FOR RECORDING NOTES:

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. BUILDING SETBACK LINES SHOWN ARE FOR SP-1 SPECIAL GROWTH DISTRICT. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS FOR THE ANTICIPATED LAND USE WITH THE APPROPRIATE TOWNSHIP OFFICIAL PRIOR TO CONSTRUCTION.
3. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
4. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
5. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
6. RECEPTACLES AND COMPACTORS FOR TRASH, REFUSE, RECYCLABLES, AND THE LIKE WILL NOT BE ACCESSED FOR PICK UP, DELIVERY, OR REMOVAL BETWEEN THE HOURS OF 10PM AND 8AM.
7. ACCESSIBLE ROUTES WILL BE PROVIDED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, ICC/ANSI A117.1.
8. ALL BUILDING MECHANICAL SYSTEMS, WHETHER ON THE BUILDING OR ON THE GROUND, WILL BE SCREENED FROM ADJOINING PROPERTIES AND STREETS TO THE EXTEND POSSIBLE BY LANDSCAPING, DECORATIVE WALLS, ARCHITECTURAL FEATURES, OR OPAQUE FENCING.

SITE DATA:

ZONING DISTRICT: SPECIAL USE DISTRICT (SU-1)

PROPOSED USE: COMMERCIAL AND PRIVATE RECREATION (CONDITIONAL USE)

LOT SIZE: 4.401 ACRES

SU-1 DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED
BUILDING SETBACKS		
MINIMUM FRONT YARD:	25 FEET	25 FEET
MINIMUM SIDE YARD:	15 FEET	15 FEET
MINIMUM NO PAVE SETBACK:	10 FEET	10 FEET
MINIMUM LOT AREA:	1.00 ACRES	4.401 ACRES
MINIMUM LOT WIDTH:	80 FEET	136± FEET
MAXIMUM BUILDING HEIGHT:	50 FEET	42 FEET
MAXIMUM IMPERVIOUS COVER:	70%	44.91%

PARKING CALCULATIONS
COMMERCIAL AND PRIVATE RECREATION
1 PER EACH 2 CUSTOMERS + 1 PER EMPLOYEE

TOTAL CUSTOMERS = 180 \ 2 = 90 SPACES
TOTAL EMPLOYEES = 9 = 9 SPACES
PARKING SPACES REQUIRED = 90 + 9 = 99 SPACES
PARKING SPACES PROVIDED = 99 SPACES
HANDICAP SPACES REQUIRED = 4 (75 - 100)
HANDICAP SPACES PROVIDED = 6

GREENSPACE CALCULATION PARKING LOT CALCULATION			
PARKING AREA	GREENSPACE	REQUIRED PERCENTAGE	ACTUAL PERCENTAGE
34,888 SF	3,606 SF	10%	10.33%

PLAN BOOK	PAGE
361	46

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

NORTH

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

Instr:201703150005022 03/15/2017
Pages:2 F:$95.00 2:53PM
Michele Mustello T20170003455
Butler County Recorder FL

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date	
01	2016-05-26	REVISED PER CRANBERRY TWP. REVIEW LETTER DATED
02	2016-07-07	REVISED PER CRAN. TWP. AS PER RESOLUTION LETTER DATED
03	-	-
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

URBAN AIR TRAMPOLINE PARK
ONE AMERICAN WAY
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
ONE AMERICAN WAY, LLC
428 BOULEVARD OF THE ALLIES, SUITE 600
PITTSBURGH, PA 15219

SITE PLAN FOR RECORDING

Project Number: C-16003-0027
Drawing Scale: 1" = 40'
Date Issued: 2016-05-09
Index Number: --
Drawn By: LPW/MTTJTF
Checked By: JEG
Project Manager: JEG

C102

Path & Filename:R:\Projects\16000s\16003\-0027 Lot 3 Land Development\Dwg\02-Sheet\16003-0027_C101 Plan Sheets.dwg
Save Date:7/25/2016 10:14 AM Lucas P. Wassam
Plot Date:9/16/2016 8:34 AM Lucas P. Wassam
15.03

UTILITY LEGEND

SAN	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
WL	PROPOSED WATER LINE
TD	PROPOSED TELEPHONE AND DATA LINE
E	PROPOSED ELECTRIC LINE
ETD	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
GAS	PROPOSED GAS LINE

UTILITY ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
CB	CATCH BASIN
CO	CLEANOUT
YD	YARD DRAIN
EX	EXISTING
PR	PROPOSED

UTILITY PLAN NOTES:

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

PLAN BOOK	PAGE
361	47

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Serial No. -

NORTH

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

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE070459

REVISION RECORD

No	Date	
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07	-	-
08	-	-

URBAN AIR TRAMPOLINE PARK
ONE AMERICAN WAY
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
ONE AMERICAN WAY, LLC
428 BOULEVARD OF THE ALLIES, SUITE 600
PITTSBURGH, PA 15219

UTILITY PLAN

Project Number: C-16003-0027
Drawing Scale: 1" = 30'
Date Issued: 2016-05-09
Index Number: --
Drawn By: LPW/MTTJTF
Checked By: JEG
Project Manager: JEG

C301

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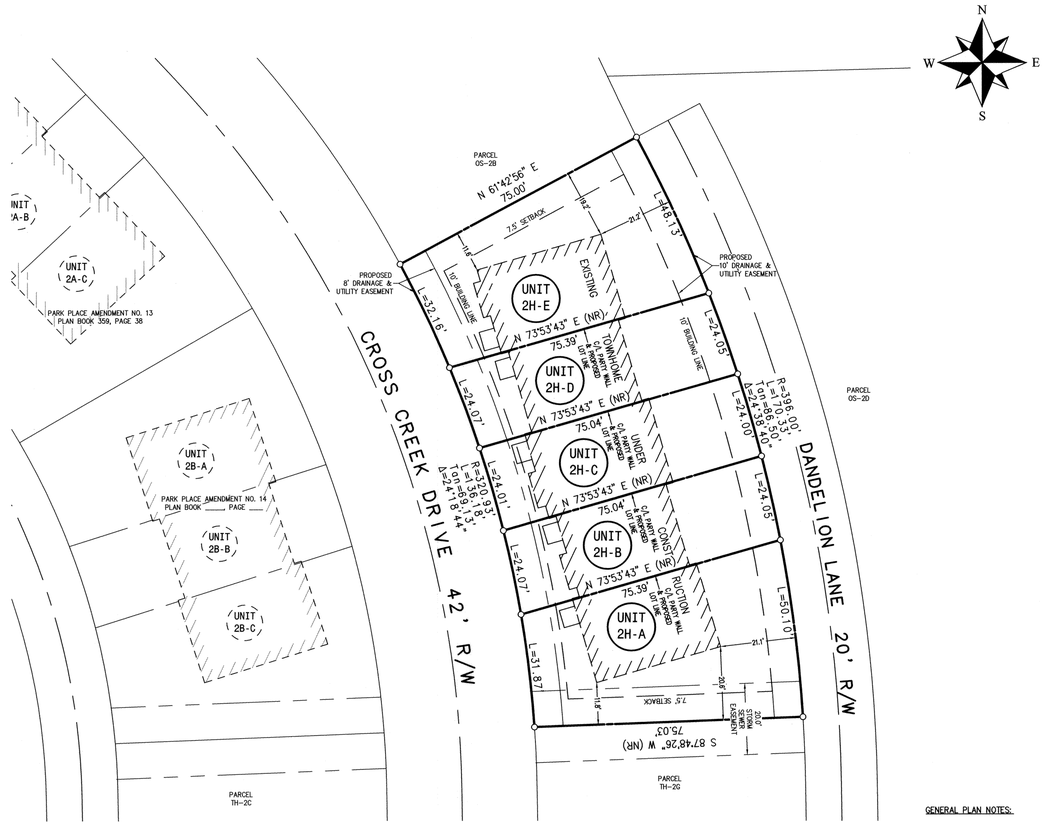
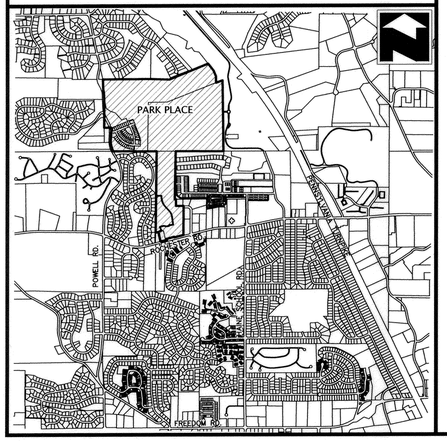
Instr:201703150005523 03/15/2017
Pages:1 F:$45.00 2:56PM
Michele Mustello T20170003456
Butler County Recorder FL



LOCATION MAP 1" = 2000'



LOT AREAS:

2H-A	3,073.815 SQ.FT.	0.0706 ACRES
2H-B	1,804.439 SQ.FT.	0.0414 ACRES
2H-C	1,800.339 SQ.FT.	0.0413 ACRES
2H-D	1,804.449 SQ.FT.	0.0414 ACRES
2H-E	3,010.990 SQ.FT.	0.0691 ACRES
TOTAL AREA:	11,494.032 SQ.FT.	0.2638 ACRES

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-2H 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

OWNERSHIP REFERENCE

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

TAX PARCEL: 130-S1-CH
INSTRUMENT NO: 201612230027218

BY RESOLUTION APPROVED ON THE 23 DAY OF FEB, 2017, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 15 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)
William P Coyne - AM
SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.
Pete - VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

2/23/17
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 15th DAY OF March 2017

(SEAL)
Lori A Martin
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LORI A MARTIN
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 16, 2017

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 15 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201612230027218. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

William P Coyne
SIGNATURE OF WITNESS

Pete - VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

2/23/2017
DATE

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

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

3/6/17
DATE

SIGNATURE
REGISTRATION NO. PE071357

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2017-20 EFFECTIVE THIS 2nd DAY OF MARCH 20 17.

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-20 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 3/2/17.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 26TH DAY OF JAN 20 17.

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 361 PAGE 48.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March 20 17.

RECORDER OF DEEDS

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

GRAPHIC SCALE

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

PLAN BOOK	PAGE
361	48

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:	1004-1717112
DRAWING SCALE:	1"=20'
DATE:	JANUARY 23, 2017
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 15

BEING A RE-SUBDIVISION OF PARCEL TH-2H OF THE PARK PLACE RESIDENTIAL SUBDIVISION - REVISED PHASE 2 AS RECORDED IN PLAN BOOK 354, PAGES 45-49

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPECIALTY LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@comcastnet.net
SURVEYING • PLANNING • LAYOUT • TOPOGRAPHY • LAND DEVELOPMENT • MAPPING

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, MICHAEL P. SAUNDERS, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS ASMY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, 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 JEFFERSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF FEBRUARY 2017.

X Michael P. Saunders
MICHAEL P. SAUNDERS

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 P. SAUNDERS, 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 27th DAY OF FEBRUARY 2017.

MY COMMISSION EXPIRES THE 17th DAY OF FEBRUARY 2019

Debra L. Jeffcoat
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

24 Feb.'17
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 JEFFERSON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF JEFFERSON ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 13th DAY OF March 2017.

Lori L. Fennell
SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 23 DAY OF Feb 2017.

Evelyn M. Gross
SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF FEB 2017.

Chuck Davies
SECRETARY

Frank Ehl
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 361 PAGE(S) 49

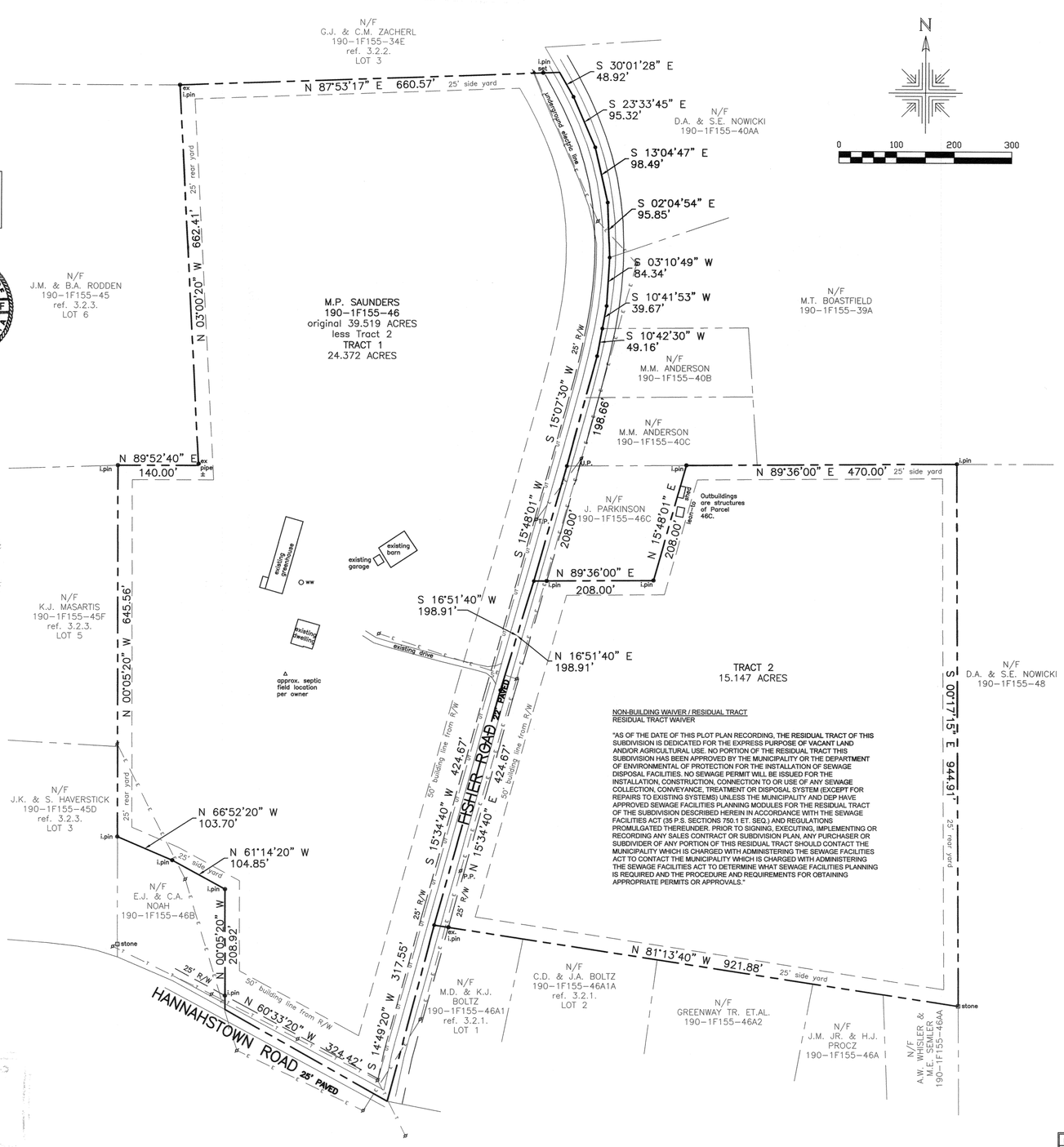
GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF March 2017.

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.

Instr:201703170006574 03/17/2017
Pages:1 F:$45.00 1:26PM
Michele Mustello T20170003581
Butler County Recorder FL



SYMBOLS LIST

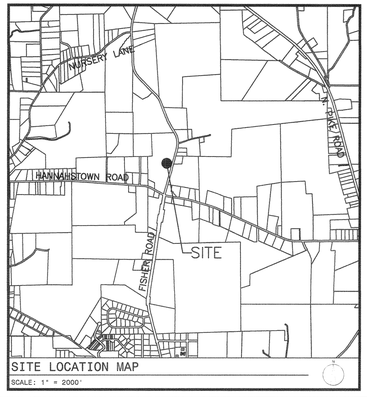
- ø U.P. – UTILITY POLE
- o WW – WATER WELL
- E — OVERHEAD ELECTRIC
- T — OVERHEAD TELEPHONE LINE
- T — UNDERGROUND TELEPHONE LINE

PROPERTY AREAS:

EXISTING TOTALS	
190-1F155-46	39.159 ACRES
TRACT 1	
ORIGINAL 1F155-46	39.159 ACRES
- TRACT 2	15.147 ACRES
TRACT 1 TOTAL	24.372 ACRES
TRACT 2	
TRACT 2 TOTAL	15.147 ACRES
REVISED TOTALS	
TRACT 1	24.372 ACRES
+TRACT 2	15.147 ACRES
REVISED TOTAL	39.159 ACRES

GENERAL NOTES:

1. OWNERS: MICHAEL P. SAUNDERS, 513 FISHER ROAD, CABOT, PA 16023
2. SETBACKS: FRONT LINE - 50' FROM EDGE OF EX. CARTWAY; BACK & SIDE - 25'
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. SUBDIVISION SURVEY FOR MARLIN D. & KAREN J. BOLTZ P.B. 270 PG. 16
     - 3.2.2. SUBDIVISION SURVEY FOR JAMES S. & TAMARA L. GRASSI P.B. 336 PG. 47
     - 3.2.3. SUBDIVISION SURVEY FOR JEFFREY M. & BEVERLY A. RODDEN P.B. 194 PG. 32
4. COURSES SHOWN HERE ARE BASED ON NAD'83 PA STATE PLANE GRID COORDINATES
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).



SITE LOCATION MAP
SCALE: 1" = 2000'

17057

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 TO DRAWING	MDH	02/24/2017
A	REVISIONS TO DRAWING	MDH	02/17/2017

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.P. SAUNDERS PLAN

BEING A

SUBDIVISION

FOR

MICHAEL P. SAUNDERS

SITUATE

TOWNSHIP OF JEFFERSON
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
02-07-2017	MDH	Sdg	1" = 100'

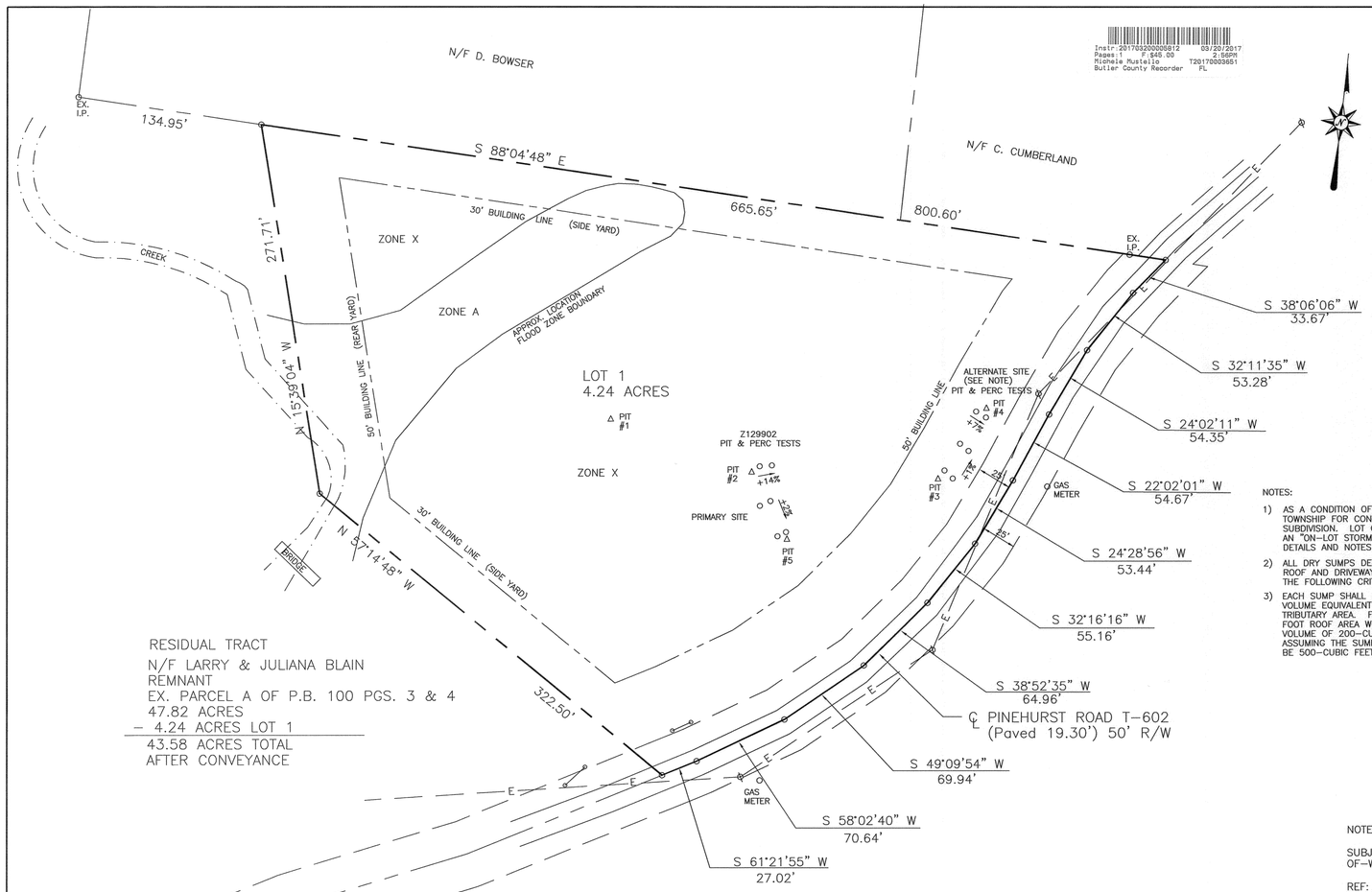
PROJECT NO.	TAX PARCEL NO.	REVISION
17-016	190-1F155-46	B

RECORDED March 17 2017

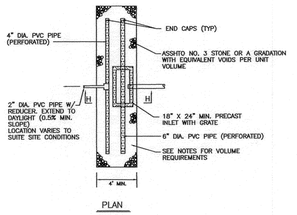
PLAN BOOK	PAGE
361	49

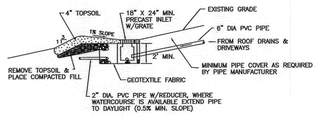
SHEET 1 of 1

Instr:201703200005812 03/20/2017
Pages:1 F $45.00 2:56PM
Michele Mustello T20170003651
Butler County Recorder FL



RESIDUAL TRACT
N/F LARRY & JULIANA BLAIN
REMNANT
EX. PARCEL A OF P.B. 100 PGS. 3 & 4
47.82 ACRES
– 4.24 ACRES LOT 1
43.58 ACRES TOTAL
AFTER CONVEYANCE





NOTES:

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

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

NOTES:

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

REF: PROPERTY LINE SURVEY FOR LARRY & JULIANA BLAIN BY LAND SURVEYORS, INC., #11-072.

REF: PLAN OF SUBDIVISION FOR ARTHUR G. & VELMA D. BLAIN BY OLSEN, ZARNICK & SEYBERT, #83-231, P.B. 100 PGS. 3 & 4.

PROPERTY OWNERS: LARRY & JULIANA BLAIN
265 PINEHURST ROAD
BUTLER, PA 16001

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

ZONE A: SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.

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

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

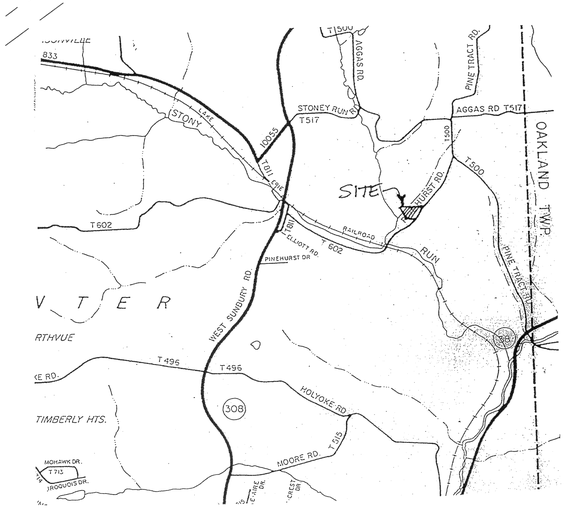
PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT. THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW RESIDENTIAL BUILDING LOT.

ZONING: R-1A W/DM OVERLAY

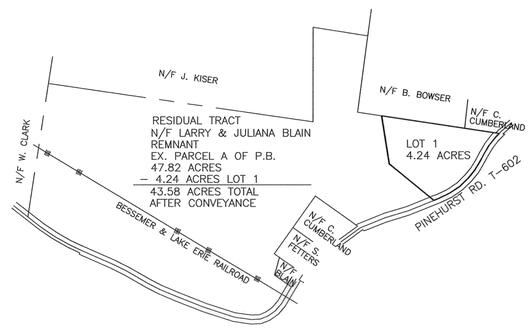
MINIMUM LOT FRONTAGE: 125'
MINIMUM LOT SIZE: 1 ACRE

50' FRONT SETBACK
30' SIDE SETBACK
50' REAR SETBACK

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



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

0' 50' 100' 150'

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

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 4 day of MARCH, A.D. 2017

ATTEST: Paula J. Riggs
NOTARY PUBLIC

Larry Blain
OWNER

Juliana Blain
OWNER

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

Larry Blain
OWNER

Juliana Blain
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Larry and Juliana Blain 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.

Sworn to and subscribed before me this 4th day of March 20 17.

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

SEAL
Paula J. Riggs
NOTARY PUBLIC

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

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

DATE January 23, 2017 SEAL

Cheryl A. Hughes
REGISTRATION NUMBER SU-32490-E

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

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 25th day of January, 20 17

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 8th day of February, 20 17.

Edward S. Latuska
CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 9th day of JAN, 20 17.

CHAIRMAN SEAL SECRETARY

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 361 page 50

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

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

RECORDER OF DEEDS BUTLER COUNTY PA

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

PLAN OF SUBDIVISION

FOR: LARRY & JULIANA BLAIN

SITUATE: CENTER TWP., BUTLER CO., PA

Date 01/04/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F61-28		Instrument # 200206060019435	Service No. 16-181
Address PINEHURST ROAD			

REVISED 01/23/2017; ENGINEER'S REVIEW COMMENTS