Instr:201705040009332 05/04/2017
Pages:1 F:$45.00 11:04AM
Michele Mustello T20170006069
Butler County Recorder FL

OWNERS ADOPTION AND DEDICATION

We, PATRICK & CHARITY O'LEARY, owners of the land shown on the O'LEARY CONSOLIDATION PLAN hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and property identified for dedication on the plan to the public. Any further acceptance of said public street or property by the Commonwealth of Pennsylvania, County of Bulter, 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 Bulter and Township of Middlesex, their successors or assigns from any liability for damages arsing and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may by established, This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this, 28th day of April, 2017.

Patrick O'Leary
Owner's Signature PATRICK O'LEARY
(OWNER NAME)

Charity O'Leary
Owner's Signature CHARITY O'LEARY
(OWNER NAME)

Kimberly J Hay
Notary's Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly J. Hay, Notary Public
Sharpsburg Boro, Allegheny County
My Commission Expires Dec. 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ACKNOWLEDGEMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named PATRICK & CHARITY O'LEARY and acknowledge the foregoing adoption and dedication to be their act and desired the same to be recorded as such.

Witness to my hand and notarial and seal this 28 day of April, 2017.

my commision espies the, 16 day of December ~~2017~~ 2020

Kimberly J Hay
Notary's Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly J. Hay, Notary Public
Sharpsburg Boro, Allegheny County
My Commission Expires Dec. 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATE OF TITLE AND MORTGAGE

We hereby certify that the title to the property contained in the O'LEARY CONSOLIDATION PLAN is in the name of PATRICK & CHARITY O'LEARY and recorded in Deed Book Volume 3048, page 746.

Witness — Owner

Witness — Owner

_____, mortgagee of the property contained in the O'LEARY CONSOLIDATIN 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

SURVEYOR'S CERTIFICATION

I certify that, to the best of my knowledge, that the survey and plan show hereon are correctly represents the lots, lands, streets and highways as surveyed.

February 28th, 2017
Date

TIMOTHY R. MILLER R.S.
SU-048520-E
REGISTRATION NO.

MUNICIPAL ENGINEER'S CERTIFICATION

I Jeffrey Mikesic, a registered Professional Engineer, the Twonship Engineer of the Township of Middlesex, do hereby certify that this Consolidation 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.

4/5/2017
Date

Name
PE083712.
Registration Number

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SURVEYOR — MIDDLESEX TOWNSHIP SUPERVISORS — MIDDLESEX TOWNSHIP PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION — MIDDLESEX TOWNSHIP ENGINEER

MIDDLESEX PLANNING COMMISSION REVIEW

Approved by the Planning Commision of the Township of Middlesex on this, 28th day of March, 2017.

Secretary — Chairperson

MIDDLESEX SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Middlesex on this, 5th day of April, 2017.

Secretary — Chairperson

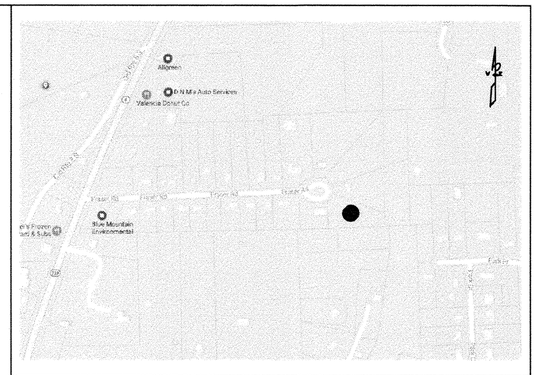
PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Bulter, Commonwealth of Pennsylvania, in Plan Book Volume 363 Page(s) 1. 5/4/17

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

Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY, PA


Allegheny
Valencia District Co
Slippery Rock
Harmony
Evans City
Slippery Rock Creek
Slippery Rock Creek
Slippery Rock
Slippery Rock
Slippery Rock

KNOW ALL MEN BY THESE PRESENTS; THAT ROBERT P SLATER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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 CONCORD, ROBERT P SLATER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ALLEGHENY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ROBERT P SLATER, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 13 DAY OF APRIL 2017.

ATTEST:

Kris Zarnick
WITNESS

Robert P Slater
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ROBERT P SLATER 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 13th DAY OF April 2017.
MY COMMISSION EXPIRES THE 6 DAY OF April 2019.

Tammie Cochran
NOTARY PUBLIC

Commonwealth of Pennsylvania
NOTARIAL SEAL
TAMMIE COCHRAN, NOTARY PUBLIC
Washington Township, Butler County
My Commission Expires April 6, 2019

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD, THIS 2nd DAY OF May, 2017.

Judith A Stoops
SECRETARY

Kandi L Cleary
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.

4-13-17
DATE

REG. NO. SU075509

Approved
~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF APRIL 2017.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 363 PAGE 2.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF May 2017.

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

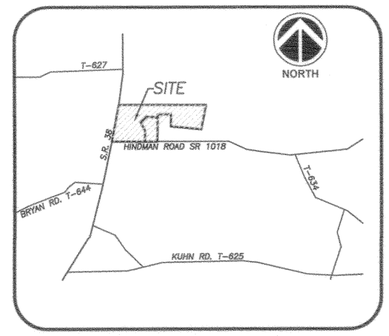
RECORDER OF DEEDS BUTLER COUNTY, PA

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

Instr:201705040009387 05/04/2017
Pages:1 F:$45.00 4:07PM
Michele Mustello T20170006121
Butler County Recorder FL

NON-BUILDING WAIVER
RESIDUAL TRACT

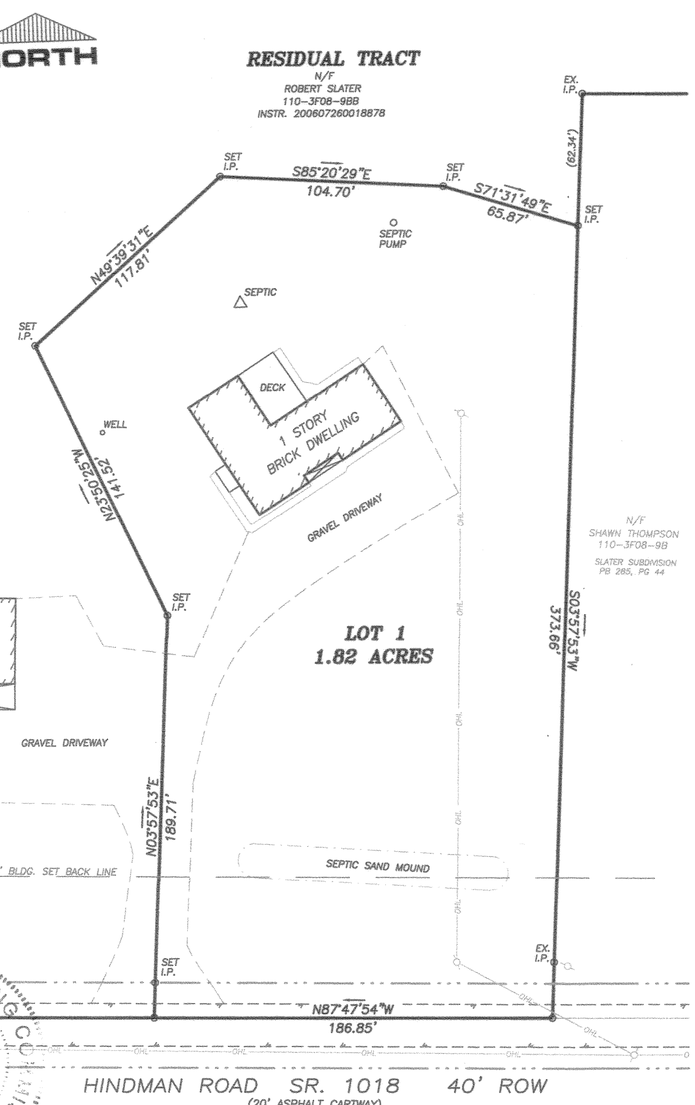
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURAL use. No portion of The RESIDUAL TRACT of this property/subdivision has been approved by CONCORD TWP. (Municipality) or the Department of Environmental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

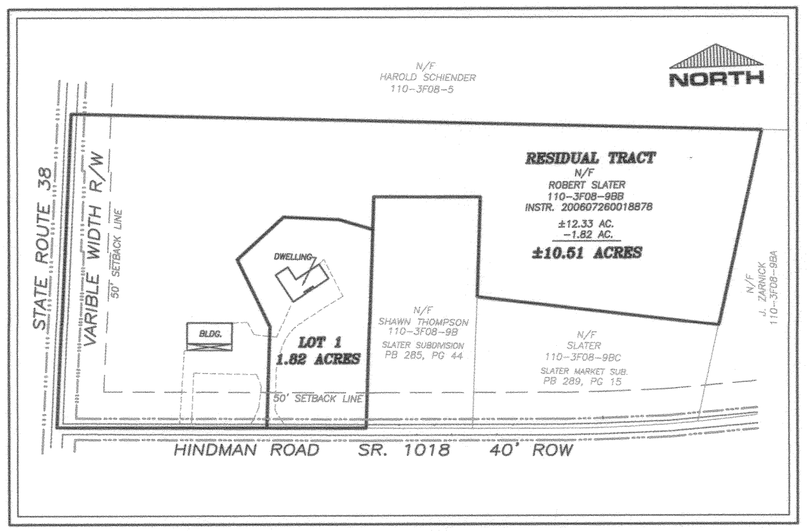


VICINITY MAP

NOT TO SCALE

PLAN BOOK	PAGE
363	2





RESIDUAL TRACT MAP

SCALE: 1"=200'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL PLAN AREA	±12.33 ACRES
RESIDUAL TRACT	±10.51 ACRES
LOT 1	1.82 ACRES

OWNER:
ROBERT P. SLATER
113 HINDMAN RD.
KARNS CITY, PA 16041
724-794-3288

TAX PARCEL #110-3F08-9BB
DEED REF: INSTR. 200607260018878
PBV 289 PG. 15
PBV 285 PG. 44
PBV 181 PG. 8

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

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

Scale 1" = 50'
Date April 4, 2017
Job No. 2922

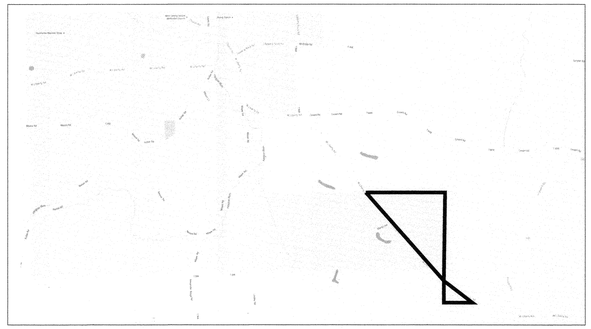
SLATER SUBDIVISON No. 2

Situate in Concord Township
Butler County, Pa.

Prepared For
Robert P. Slater

Sheet No. 1 of 1

JASKOT ESTATES PLAN OF LOTS



LOCATION MAP
NOT TO SCALE

NORTH

SCALE: 1" = 100'

SURVEYOR'S NOTES:

1. THE FIELD SURVEY WAS PERFORMED ON SEPT. 5, 2015.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE DESCRIPTION OF THE PARCEL IS BASED ON THE DEED RECORDED ON FEBRUARY 13, 2015, INSTRUMENT NUMBER 201502130003199 IN THE PUBLIC RECORDS OF BUTLER COUNTY, PENNSYLVANIA, TO JOHN A. JASKOT AND PAMELA A. JASKOT, HUSBAND AND WIFE.
5. INTERIOR IMPROVEMENTS, TREES, AND TOPOGRAPHIC FEATURES, OTHER THAN SHOWN HEREON, WERE NOT LOCATED PER THE OWNERS REQUEST.
6. THE SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
7. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMAL PARTS THEREOF.
8. CONTOURS SHOWN HEREON ARE BASED ON THE 2007 PAMAP PROGRAM CONDUCTED BY THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, AND WERE DOWNLOADED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.
9. THE 50 FOOT ACCESS EASEMENT ACROSS LOT 2 IS FOR THE INGRESS AND EGRESS FOR THE OWNERS OF LOTS 2 AND 3 AND THEIR GUESTS. THE MAINTENANCE OF THIS EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF OWNER OF LOT 3. THE USE OF THIS EASEMENT IS FOR RESIDENTIAL, NON-COMMERCIAL USE ONLY.

ABBREVIATIONS:

CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
DB = DEED BOOK
INST = INSTRUMENT
nka = NOW KNOWN AS
PA = PENNSYLVANIA
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING

RICHARD S. LAWNICZAK & PRISCILLA S. LAWNICZAK, HIS WIFE
PARCEL No. 30-4F15-5C
DB 2198, PG 240

LINE OF LANDS OF ROSAMOND BERT (FORMERLY kna LAWNICZAK)

N31°03'41"W 472.83'

FOUND IRON ROD WITH "LSI CAP"

MARYN E. SHREVE
PARCEL No. 530-S1-32E
INST. NO. 201208150023316

FOUND IRON ROD WITH CAP

RICHARD S. LAWNICZAK & PRISCILLA S. LAWNICZAK, HIS WIFE
PARCEL No. 30-4F15-5B
DB 2196, PG 240

TOWNSHIP ROAD (MARTIN ROAD)
33' RIGHT-OF-WAY

WEST LIBERTY BOROUGH LINE

BRADY TOWNSHIP

N42°02'41"W 501'

TOWNSHIP ROAD 840 (WEST LIBERTY ROAD)
33' RIGHT-OF-WAY

994.50'

N88°44'52"E 1492.50'

RICHARD S. LAWNICZAK & PRISCILLA LAWNICZAK, HUSBAND & WIFE
PARCEL No. 30-4F15-32A
DB 2874, PG 720

JOSEPH F. DROBEZKO & MARGARET DROBEZKO
PARCEL No. 530-S1-32B
DB 651, PG 536

MAILBOX

LOT No. 2
1,175,900 SQ.FT./27.0 ACRES

N40°33'41"W 648.25'

1605.83'

12" CONC. PIPE

DAVID JOHN DROBEZKO
PARCEL No. 530-S1-32
INST. NO. 201006180013363

N25°04'35"E 50.10'

MAILBOX

CENTERLINE 50' ACCESS EASEMENT

25'

50'

S00°33'41"E 700.00'

N01°55'36"W 186.65'

42.42'

18" HDPE

N22°09'51"E 216.92'

N07°57'40"E 121.96'

N23°03'41"W 561'

DAVID J. DROBEZKO & EVA S. DROBEZKO, HIS WIFE
PARCEL No. 530-S1-32A
DB 2301, PG 89

N88°44'52"E 498.08'

498.00'

LOT No. 3
348,567 SQ.FT./8.0 ACRES

DAVID DROBEZKO & EVA S. DROBEZKO, HIS WIFE
PARCEL No. 30-4F15-6
INST.NO. 201210170030000

N13°33'41"W 295.35'

POB
LOT No. 1

FOUND 1/2" IRON ROD

FOUND 1" IRON ROD

N00°33'41"W 312.84'

FOUND 2" IRON PIPE (BENT)

1270.53'

5/8" IRON ROD

S00°33'41"E 1970.53'

700.00'

5/8" IRON ROD

LOT No. 1
61,866 SQ.FT./1.4 ACRES

N89°21'05"W 407.74'

S53°07'35"E 513.50'

COMMONWEALTH OF PENNSYLVANIA
PARCEL No. 530-S1-33A
DB 887, PG 226

LINE OF ELIZABETH ALLEN TAYLOR (FORMERLY kna COMMONWEALTH OF PA)

POB
LOT No. 2

DESCRIPTION OF PROPERTY

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WEST LIBERTY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT No. 1:

BEGINNING AT A POINT IN THE CENTER OF A PUBLIC ROAD, KNOWN AS PENNSYLVANIA TRAFFIC ROUTE NO. 528, ON THE LINE OF LANDS OF MICHAEL DROBEZKO, JR; THENCE ALONG THE CENTER LINE OF SAID PUBLIC ROAD, KNOW AS PENNSYLVANIA TRAFFIC ROUTE NO. 528, THE FOLLOWING COURSES AND DISTANCES: NORTH 51 °33'41" WEST, A DISTANCE OF 295.35 FEET; NORTH 29°03'41" WEST, A DISTANCE OF 561 FEET; NORTH 40°33'41" WEST, A DISTANCE OF 648.25 FEET; NORTH 42°02'41" WEST, A DISTANCE OF 501 FEET; NORTH 31°03'41" WEST, A DISTANCE OF 472.83 FEET TO A POINT IN THE CENTER OF SAID PUBLIC ROAD ON LINE OF LANDS OF ROSAMOND BERT; THENCE NORTH 88°44'52" EAST ALONG LINE OF LANDS OF ROSAMOND BERT AND ELSIE COVERT BEING THE WEST LIBERTY BOROUGH LINE, A DISTANCE OF 1492.50 FEET TO A POINT ON THE LANDS OF NOW OR FORMERLY OF ELIZABETH ALLEN TAYLOR; THENCE SOUTH 00°33'41" EAST ALONG LINE OF LANDS NOW OR FORMERLY ELIZABETH ALLEN TAYLOR, A DISTANCE OF 1970.53 FEET TO A POINT IN THE CENTER OF A PUBLIC ROAD KNOWN AS PENNSYLVANIA TRAFFIC ROUTE NO. 528, THE PLACE OF BEGINNING; CONTAINING 34.980 ACRES AS PER PER SURVEY OF L.S. TAYLOR ENGINEERING, DATED SEPTEMBER 1968.

LOT No. 2:

BEGINNING AT A POINT IN THE CENTER OF A PUBLIC ROAD KNOW AS PENNSYLVANIA TRAFFIC ROUTE NO. 528 ON LINE OF LAND OF NEIL C AND ROSE SNYDER; THENCE NORTH 89°21'05"(WEST) A DISTANCE OF 407.74 FEET TO A POINT TO A POINT ON LINE OF LANDS OF SAME; THENCE NORTH 00°33'41" WEST ALONG LINE OF LANDS OF SNYDER AND DROBEZKO, A DISTANCE OF 312.84 FEET TO A POINT IN THE CENTER OF A PUBLIC ROAD, KNOWN AS PENNSYLVANIA TRAFFIC ROUTE NO. 528; THENCE SOUTH 53°07'35" EAST ALONG THE CENTERLINE OF SAID PUBLIC ROAD A DISTANCE OF 513.50 FEET TO A POINT, THE PLACE OF BEGINNING; AND CONTAINING 1.464 ACRES OF LAND PER SURVEY OF L.S. TAYLOR ENGINEERING, DATED SEPTEMBER, 1968.

Instr.201705050009424 05/05/2017
Pages:1 F:$45.00 11:11AM
Michele Mustello T20170000195
Butler County Recorder FL

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF APRIL 2017.

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17093

SEC

CHAIR

SEAL

MUNICIPAL APPROVAL:

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE West Liberty Borough THIS 1 DAY OF May 2017.

BOROUGH SECRETARY

BOROUGH CHAIRMAN

SEAL

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 JASKOT AND PAMELA JASKOT WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THE 3 DAY OF May 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES THE 27 DAY OF August 2017 A.D.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
WILLIAM C. ROBINSON, JR., NOTARY PUBLIC
BUTLER CITY, BUTLER COUNTY
MY COMMISSION EXPIRES AUGUST 27, 2017

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 363 PAGE 3

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

RECORDER

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

PROFESSIONAL LAND SURVYEOR CERTIFICATE:

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

MARK E. HUMMEL

PLS 75199

DATE 4/21/17

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK E. HUMMEL
LAND SURVEYOR
No. SU073150
PENNSYLVANIA

OWNERS ADOPTION:

KNOWN ALL BY THESE THAT WE JOHN JASKOT AND PAMELA JASKOT WEST LIBERTY BOROUGH, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PA,FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGN , DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN WEST LIBERTY BOROUGH, BUTLER COUNTY,COMMONWEALTH OF PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCURING TO US, DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES,ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THRUGH 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 WEST LIBERTY BOROUGH, OF BUTLER COUNT, WE JOHN JASKOT AND PAMELA JASKOT HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE WEST LIBERTY BOROUGH, 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, JOHN JASKOT AND PAMELA JASKOT, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASES OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THE 3 DAY OF May 2017.

ATTEST

OWNER - JOHN JASKOT

OWNER - PAMELA JASKOT

NOTARY PUBLIC
MY COMMISSION EXPIRES THE _____ DAY OF _____, 20___ A.D.

PLAN BOOK	PAGE
363	3

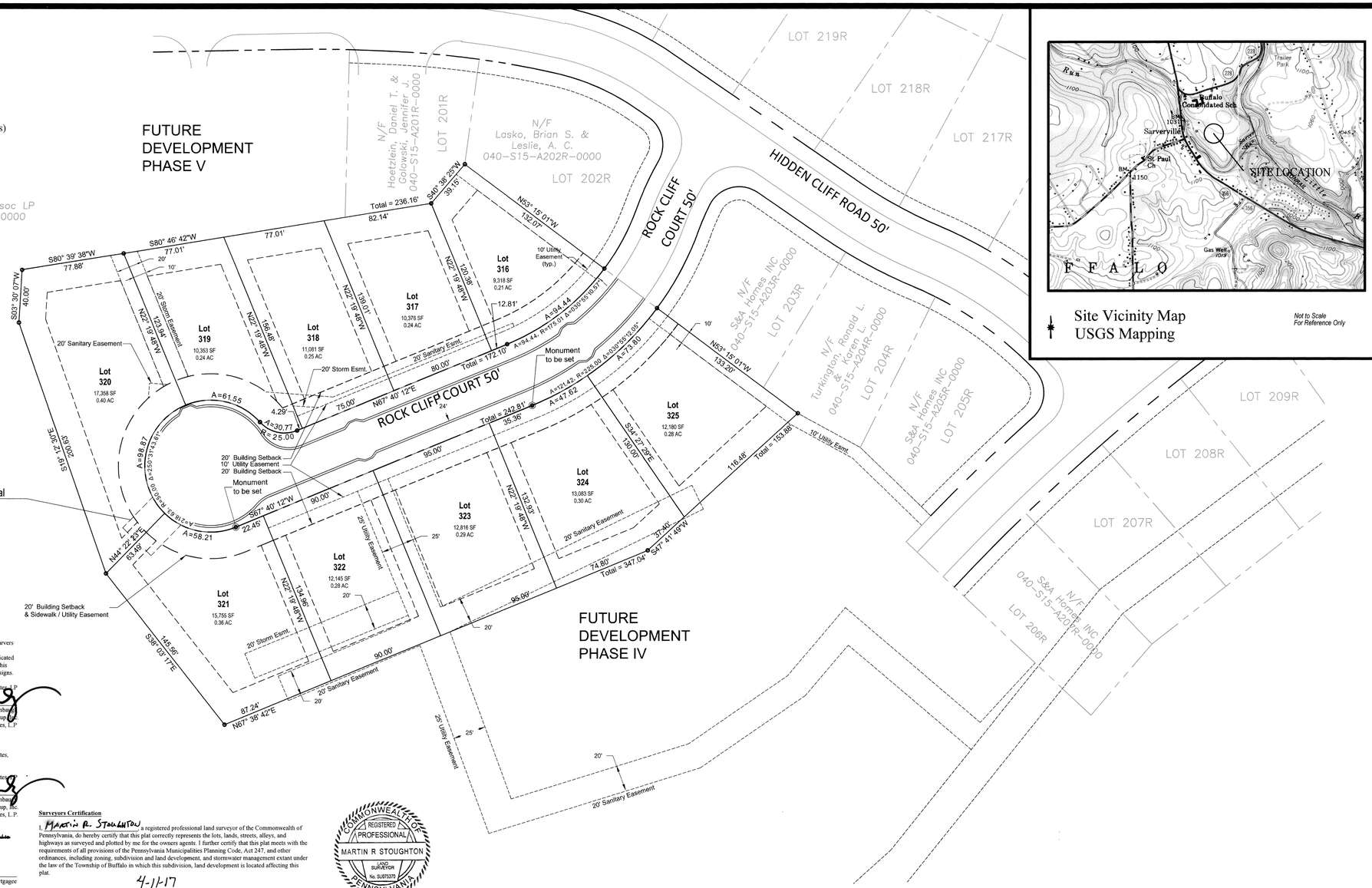
3/21/2017 - REVISED PER COMMENTS APZ/MEH

ARPENTEUR, LLC.
127 WESTLAND DRIVE
PITTSBURGH, PA 15217

DRAWN BY:	A. ZWEIG	DATE:	9/05/2015
CHECKED BY:	M. HUMMEL	SCALE:	1" = 100'
DWG. No.: JaskotSUB.dwg			

Development Data:

Zoning:	R-2
Tax Parcel:	40-S15-A-0000
Site Area:	3.45 Ac.
Proposed use:	Single-Family Residential
Allowable Maximum Density:	8.0DU/AC
Lots proposed (Phase IV):	10
Minimum Lot Width:	100' (Single Family Lots)
Minimum Lot Area:	6200SF (Single Family Lots)
Setback:	20'
Minimum Side Yard:	10' (Single Family Lots)
Minimum Rear Yard:	20'



Site Vicinity Map
USGS Mapping

Not to Scale For Reference Only

DEDICATION
By a resolution approved on the 7th day of April, 2017. The Board of Directors of Sarvers Mill Associates, L.P., a Pennsylvania Limited Partnership incorporated in the Commonwealth of Pennsylvania, Sarver's Mill Phase III-B Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for the dedication on the plan to the Township of Buffalo. This adoption and dedication shall be binding upon the limited partnership and upon its successors and assigns.

Witness — Sarver's Mill Associates, L.P.
James C. Rumbaugh
President, The Meritage Group, Inc.
Witness — Date — General Partner of Sarvers Mill Associates, L.P.

I Hereby certify that the title of Sarver's Mill Phase III-B Plan is in the name of Sarvers Mill Associates, L.P. being recorded in Instrument Number 201210240030559.

Witness — Sarver's Mill Associates, L.P.
James C. Rumbaugh
President, The Meritage Group, Inc.
Witness — General Partner of Sarvers Mill Associates, L.P.

~~S&T Bank, Mortgagee of the property, consents to the recording of Sarver's Mill Phase III-B Plan and to the dedication and all other matters appearing on the Plan.~~

N/A — Witness
N/A — Name, Title, and Mortgagee

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named James C. Rumbaugh, President of the Meritage Group, Inc. and General Partner of Sarvers Mill Associates, L.P., Authorized Officer of the Sarver's Mill Associates, L.P., a Pennsylvania Limited Partnership, who stated that he is authorized to execute the above adoption and dedication on behalf of the Limited Partnership and was present at the meeting at which the action of the Limited Partnership was taken to adopt the Plan and dedicate public property contained therein to the Township of Buffalo.

WITNESS MY HAND AND NOTARIAL SEAL this 7th day of April, 2017.

My commission expires the 30th day of December 2018

Notary Public

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

Surveyors Certification

I, Martin R. Stoughton a registered professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat correctly represents the lots, lands, streets, alleys, and highways as surveyed and plotted by me for the owners agents. I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, and other ordinances, including zoning, subdivision and land development, and stormwater management extant under the law of the Township of Buffalo in which this subdivision, land development is located affecting this plat.

4-11-17 — Date
Martin R. Stoughton PLS #SU075370

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN R STOUGHTON — LAND SURVEYOR — No. SU075370 — PENNSYLVANIA

County Planning Commission Review

Reviewed by the Butler County Planning Commission this 17TH day of AUG, 2016

Secretary
Chairperson

Township Planning Commission Review

Reviewed by the Buffalo Township Planning Commission this 4 day of JAN, 2017.

Secretary
Chairperson

Municipal Approval

The Township of Buffalo hereby gives public notice that in approving the plat 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, to grade, pave, and curb streets in said plat or to construct sewers therein or to install any other such services ordinarily installed in Township streets and roads.

Secretary
Chairperson

Approved by the Board of Supervisors of Buffalo Township this 8TH day of FEB, 2017.

Secretary
Chairperson

Proof of Recording

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plats, etc., in said County in Plan Book Volume 363 Page 4.

Given under my hand and sea this 5th day of May, 2017.

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

Engineers Approval

I certify that this meets all engineering and design requirements of the applicable ordinances of the Township of Buffalo, except as departures have been authorized by the appropriate officials of the Township.

2-8-17 — Date
Engineer PLS
288382 — Registration Number

Board of Supervisors Approval

Approved by the Board of Supervisors of the Township of Buffalo, by resolution, this 8TH day of FEB, 2017.

Solicitor
Chairperson

Planning Module Statement

The Township of Buffalo agrees not to issue building permits until the "Planning Module for Land Development" has bee approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Solicitor — Authorized Municipal Official

PLAN BOOK	PAGE
363	4

0' 50' 100'

Instr:201705050009426 05/05/2017
Pages:1 F:$45.00 11:25AM
Michele Mustello T20170006156
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN R. STOUGHTON — LAND SURVEYOR — No. SU075370

T3 Global Strategies, Inc.
10 Emerson Ln, Suite 808
Bridgeville, PA 15017
412-221-3003 Phone 412-221-3004 Fax
http://www.t3gs.com

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

PLAN REVISIONS

DATE	DESCRIPTION
11/23/16	Revised per Twp Comments
1/11/17	Revised per Twp Comments
4/5/17	General Revisions

PREPARED FOR
Sarver's Mill Associates, LP
772 Pine Valley Drive
Pittsburgh, PA 15239

This plan has been prepared solely for the benefit of the persons for whom it was prepared for the purpose of this drawing. The use of this plan by any third party, or for any other purpose, is prohibited. It shall not be altered without written consent from T3 Global Strategies, Inc.

Sarver's Mill
Planned Residential Development
Phase III-B Subdivision Plan
Situate In: Buffalo Township, Butler County, Pennsylvania

SCALE:	1" = 50'
DATE:	08.12.2016
PROJ. No.	197
SHEET NUMBER	3.2

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MARK W. A & PATTI J. DONALDSON AND DUANE M. & CYNTHIA S. KELLY, OF THE TOWNSHIP OF CENTER, 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 CENTER, 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 CENTER, 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 CENTER, 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 3 DAY OF APRIL 2017.

x Mark W. Donaldson
MARK W. DONALDSON

x Patti J. Donaldson
PATTI J. DONALDSON

x Duane M. Kelly
DUANE M. KELLY

x Cynthia S. Kelly
CYNTHIA S. KELLY

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, MARK W. & PATTI J. DONALDSON AND DUANE M. & CYNTHIA S. KELLY, 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 3 DAY OF APRIL 2017.

MY COMMISSION EXPIRES THE 17 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 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.

29 Mar '17
DATE

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 12th DAY OF APRIL 2017.

SECRETARY

Edward N. Latusko
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 22nd DAY OF MARCH 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF MARCH 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

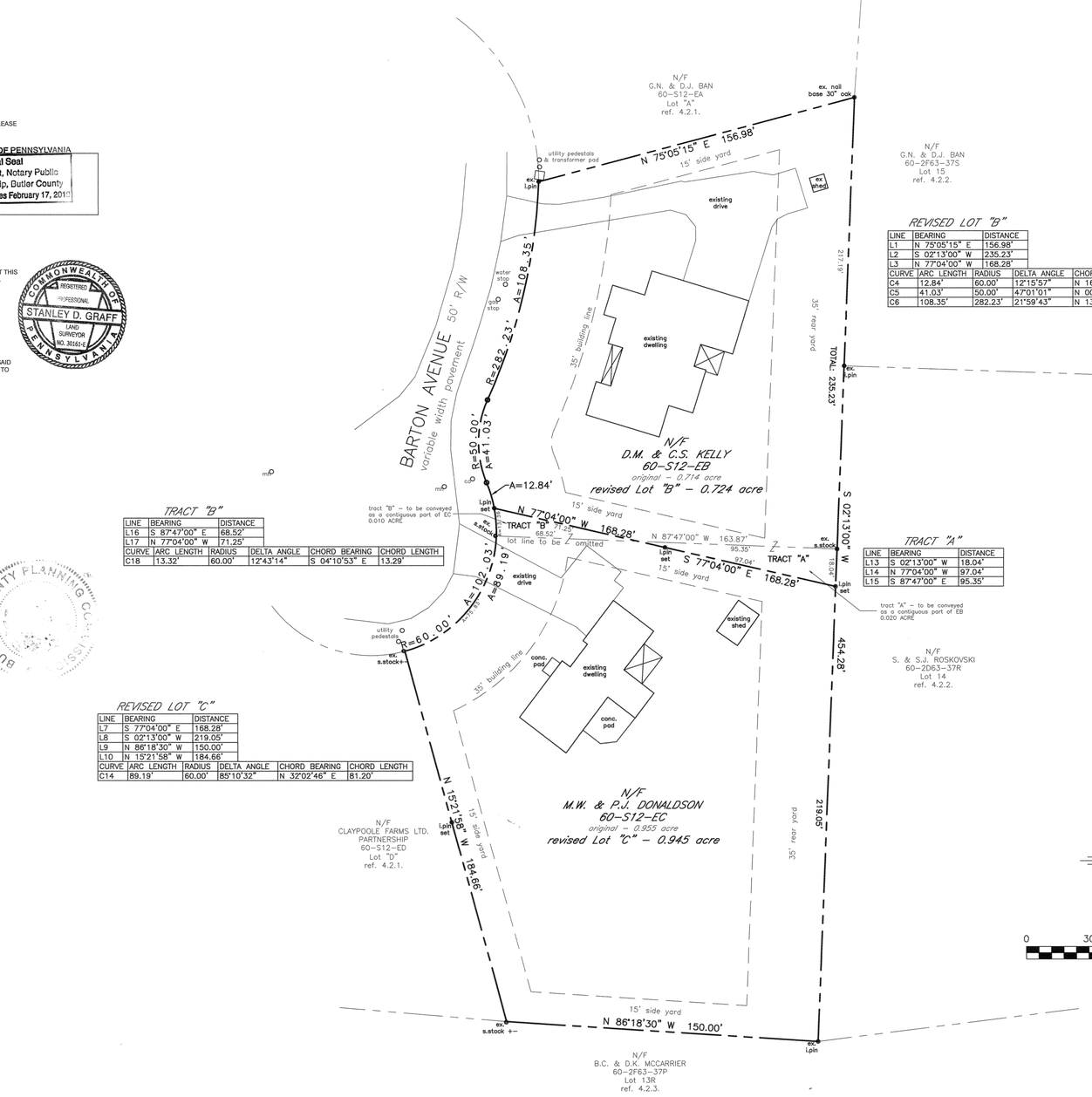
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363 PAGE(S) 5

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF May 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY PA.



TRACT "B"

LINE	BEARING	DISTANCE
L16	S 87°47'00" E	68.52'
L17	N 77°04'00" W	171.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	13.32'	60.00'	12°43'14"	S 04°10'53" E	13.29'

REVISED LOT "B"

LINE	BEARING	DISTANCE
L1	N 75°05'15" E	156.98'
L2	S 02°13'00" W	235.23'
L3	N 77°04'00" W	168.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	12.84'	60.00'	12°15'57"	N 16°40'29" W	12.82'
C5	41.03'	50.00'	47°01'01"	N 00°42'03" E	39.89'
C6	108.35'	282.23'	21°59'43"	N 13°12'42" E	107.68'

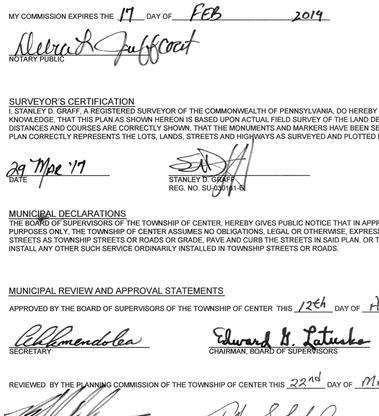
TRACT "A"

LINE	BEARING	DISTANCE
L13	S 02°13'00" W	18.04'
L14	N 77°04'00" W	97.04'
L15	S 87°47'00" E	95.35'

REVISED LOT "C"

LINE	BEARING	DISTANCE
L7	S 77°04'00" E	168.28'
L8	S 02°13'00" W	219.05'
L9	N 86°18'30" W	150.00'
L10	N 15°21'58" W	184.66'

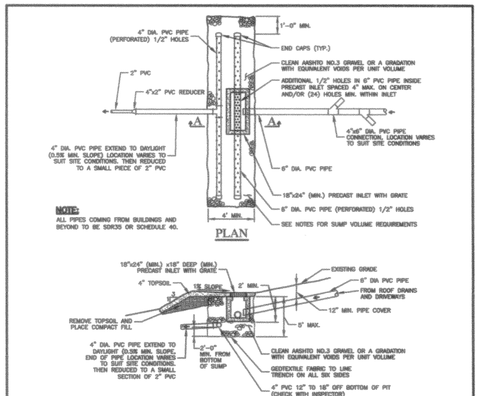
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	89.19'	60.00'	85°10'32"	N 32°02'46" E	81.20'



SITE LOCATION MAP

SCALE: 1" = 2000'

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



NOTES:

1. AS A CONDITION OF RECEIVING A BUILDING PERMIT OR LAND SUBDIVISION APPROVAL, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORMWATER 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 DESIGNED ACCORDING TO THE FOLLOWING CRITERIA.
3. EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2" OF PRECIPITATION COVERING THE NEW IMPERVIOUS 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 VOLUME, 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 25'-FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE.
6. DRY SUMPS SHALL BE 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.
7. INLET GRATES SHALL BE PROVIDED TO SUPPORT 50 PSF IN LAWN AREAS AND H520 LOADS IN PAVED AREAS.

+ 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 PIT.

Center Township Standard Detail
ON-LOT STORMWATER DETENTION SUMP
SD22

GENERAL NOTES:

1. OWNERS: 60-S12-EB - DUANE M. & CYNTHIA S. KELLY
111 BARTON AVENUE
BUTLER, PA 16001
60-S12-EC - MARK W. & PATTI J. DONALDSON
115 BARTON AVENUE
BUTLER, PA 16001
2. ZONING: R-1 SINGLE FAMILY RESIDENTIAL
3. SETBACKS: BUILDING LINE - 35'
REAR YARD - 35'
SIDE YARD - 15'
FRONTAGE: MINIMUM 100'
LOT AREA: 1/2 ACRE
4. REFERENCES
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. LAKEWOOD MANOR
RACK 61 PG 24B
4.2.2. GATEWOOD PLAN OF SUBDIVISION
P.B. 132 PG. 31
4.2.3. LOT LINE REVISION FOR
WILLIAM L. & IRENE M. McCARRIER
P.B. 297 PG. 37

PROPERTY AREAS:

EXISTING TOTALS	
60-S12-EB	0.714 ACRES
+60-S12-EC	0.955 ACRES
EXISTING TOTAL	1.669 ACRES
REVISED 60-S12-EB	
ORIGINAL S12-EB	0.714 ACRES
- TRACT B	-0.010 ACRES
+TRACT A	+0.020 ACRES
REVISED S12-EB TOTAL	0.724 ACRES
REVISED 60-S12-EC	
ORIGINAL S12-EC	0.955 ACRES
-TRACT A	-0.020 ACRES
+TRACT B	+0.010 ACRES
REVISED S12-EC TOTAL	0.945 ACRES
REVISED TOTALS	
REVISED 60-S12-EB	0.724 ACRES
+REVISED 60-S12-EC	0.945 ACRES
REVISED TOTAL	1.669 ACRES

0 30 60 90

REV	DESCRIPTION	BY	DATE
A	LOT CALLS	MDH	3/16/17

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. DONALDSON PLAN

BEING A

LOT LINE REVISION

FOR

MARK W. & PATTI J. DONALDSON

SITUATE

TOWNSHIP OF CENTER
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
02/22/2017	MDH	Sdg	1" = 30'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-035	060-12-EC & EB	A

Instr:201705090009697 05/09/2017 11:26AM
Pages: 1 F: $45.00
Michele Mustello T20170006345
Butler County Recorder FL

RECORDED May 9 2017

PLAN BOOK	PAGE
363	5

SHEET 1 of 1

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 20 DAY OF APRIL 2017.

Anthony M Gehenio — ANTHONY M. GEHENIO

Lori L Gehenio — LORI L. GEHENIO

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, ANTHONY M. & LORI L. GEHENIO, 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 20 DAY OF APRIL 2017.

MY COMMISSION EXPIRES THE 17 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.

17 APRIL '17 — DATE

STANLEY D. GRAFF — REG. NO. SU-030151-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 13TH DAY OF APRIL 2017.

Jennifer L Fulcher — SECRETARY

John D Haven — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 5TH DAY OF APRIL 2017.

Chris Foust — SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 27TH DAY OF MARCH 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

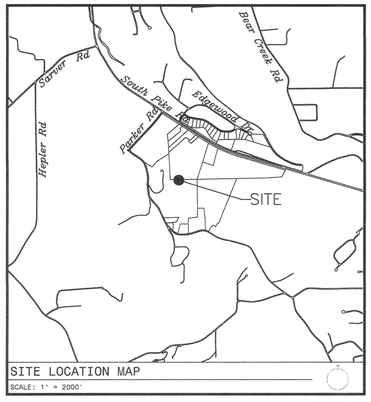
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363 PAGE(S) 6

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF MAY 2017.

RECORDER OF DEEDS

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. 30151-E



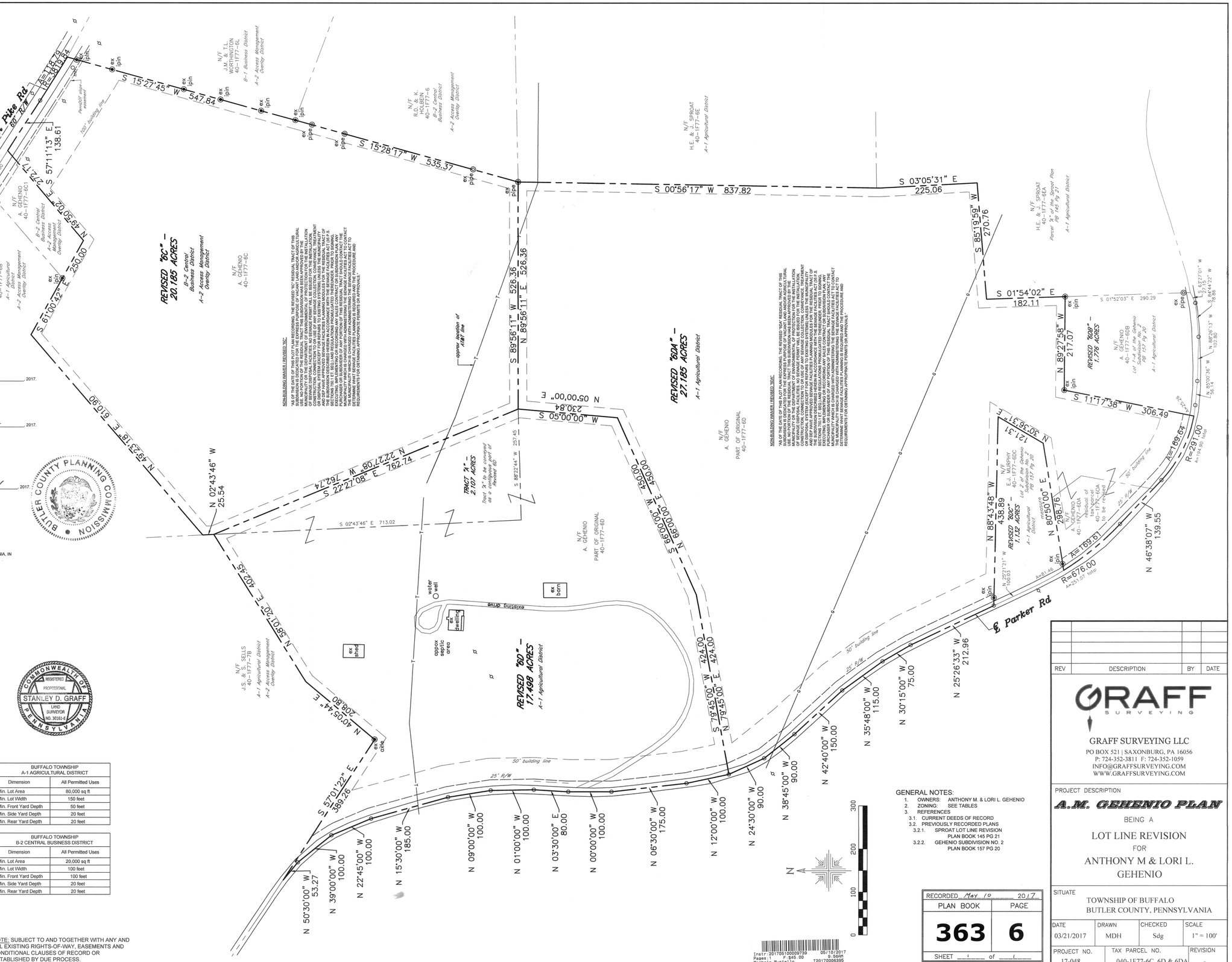
SITE LOCATION MAP

SCALE: 1" = 2000'

BUFFALO TOWNSHIP A-1 AGRICULTURAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	80,000 sq ft
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 feet

BUFFALO TOWNSHIP B-2 CENTRAL BUSINESS DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	20,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	100 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 feet

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


E South Pike Rd
SR 3066
60' R/W
S 15°27'45" W 547.84
S 57°11'13" E 138.61
S 49°50'02" E 250.00
S 61°00'42" E 610.90
N 49°23'18" E 402.45
N 40°05'44" E 208.80
S 51°01'22" E 389.26
N 02°43'46" W 25.54
S 02°43'46" E 713.02
S 15°28'17" W 535.37
S 00°56'17" W 837.82
S 03°05'31" E 225.06
S 85°19'59" W 270.76
S 01°54'02" E 182.11
N 89°27'58" W 217.07
S 11°17'38" W 306.49
N 88°43'48" W 438.89
N 80°50'00" E 296.76
N 46°38'07" W 139.55
N 89°56'11" E 526.36
S 89°56'11" W 526.36
N 00°00'00" E 230.84
S 00°00'00" W 450.00
S 79°45'00" E 424.00
N 79°45'00" W 424.00
N 10°15'00" E 60.00
N 38°45'00" W 90.00
N 42°40'00" W 150.00
N 35°48'00" W 115.00
N 30°15'00" W 75.00
N 25°26'33" W 212.96
N 24°30'00" W 90.00
N 12°00'00" W 100.00
N 06°30'00" W 175.00
N 00°00'00" W 100.00
N 03°30'00" E 80.00
N 01°00'00" W 100.00
N 09°00'00" W 100.00
N 15°30'00" W 185.00
N 22°45'00" W 100.00
N 39°00'00" W 100.00
N 50°30'00" W 53.27
R=281.00
A=194.90
R=676.00
A=251.07
A=169.64
A=169.61
REVISED "6C" – 20.185 ACRES
B-2 Central Business District
A-2 Access Management Overlay District
REVISED "6A" – 27.185 ACRES
A-1 Agricultural District
REVISED "6D" – 17.498 ACRES
A-1 Agricultural District
REVISED "6D9" – 1.776 ACRES
A-1 Agricultural District
REVISED "6DC" – 7.132 ACRES
A-1 Agricultural District
TRACT "A" – 2.107 ACRES
Tract "A" to be conveyed as a contiguous part of Revised 6D
N/F A. GEHENIO PART OF ORIGINAL 40-1F77-6D
N/F A.M. GEHENIO 40-1F77-6C
N/F A.M. GEHENIO 40-1F77-6B
N/F A.M. GEHENIO 40-1F77-6C1
N/F A.M. GEHENIO 40-1F77-6DC
N/F A.M. GEHENIO 40-1F77-6DA
N/F B.D. TWYMAN 40-1F77-6B
N/F J.M. WORTHINGTON 40-1F77-6L
N/F R.D. & K. HOLBEN 40-1F77-6
N/F H.E. & J. SPROAT 40-1F77-6E
N/F J.S. & S. SELLS 40-1F77-6D
N/F E.J. MURPHY 40-1F77-6DC
N/F A. GEHENIO 40-1F77-6DA
Lot 1 of the Gehenio Subdivision No. 2 PB 157 Pg 20
Parcel "B" of the Gehenio Subdivision No. 2 PB 157 Pg 20
Parcel "A"

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 18 DAY OF APRIL, 2017.

x Christopher D Boltz
CHRISTOPHER D. BOLTZ

x Jodie A Boltz
JODIE A. BOLTZ

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, CHRISTOPHER D. & JODIE A. BOLTZ, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF APRIL, 2017.

MY COMMISSION EXPIRES THE 17 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.

17 APRIL '17
DATE

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

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 12TH DAY OF APRIL, 2017.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 5TH DAY OF APRIL, 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 27TH DAY OF MARCH, 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363, PAGE(S) 7.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF May, 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY PA

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, WE HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF APRIL, 2017.

x Arliss E. Spinner
ARLISS E. SPINNER

x Kelly A Spinner
KELLY A. SPINNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

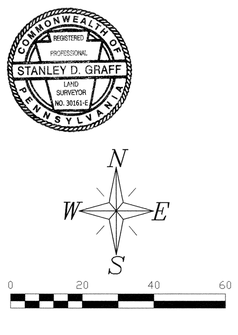
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, ARLISS E. & KELLY A. SPINNER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF APRIL, 2017.

MY COMMISSION EXPIRES THE 17 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



TRACT "A"

LINE	BEARING	DISTANCE
L1	S 34°07'00" E	50.00'
L2	S 60°07'00" W	133.00'
L3	N 31°19'00" W	40.23'
L4	N 55°53'00" E	130.67'

TRACT "B"

LINE	BEARING	DISTANCE
L5	N 55°53'00" E	180.00'
L6	S 34°07'00" E	38.80'
L7	N 58°52'30" E	69.79'
L8	S 31°19'00" E	7.57'
L9	S 55°53'00" W	69.33'
L10	N 34°07'00" W	7.40'
L11	S 58°00'10" W	180.12'
L12	N 34°07'00" W	35.94'

Revised Lot 1

LINE	BEARING	DISTANCE
L13	S 34°07'00" E	38.80'
L14	N 58°52'30" E	69.79'
L15	S 31°19'00" E	47.80'
L16	S 60°07'00" W	248.04'
L17	N 34°07'00" W	71.87'
L18	N 55°53'00" E	180.00'

Revised Lot 2

LINE	BEARING	DISTANCE
L19	N 55°53'00" E	200.00'
L20	S 34°07'00" E	100.00'
L21	S 60°07'00" W	133.00'
L22	N 31°19'00" W	47.80'
L23	S 58°52'30" W	69.79'
L24	N 34°07'00" W	38.80'

PROPERTY AREAS:

REVISED LOT 1	
ORIGINAL LOT 1	0.358 ACRES
- TRACT "A"	0.136 ACRES
+ TRACT "B"	0.177 ACRES
REVISED LOT 1 TOTAL	0.399 ACRES
REVISED LOT 2	
ORIGINAL LOT 2	0.392 ACRES
+ TRACT "A"	0.136 ACRES
- TRACT "B"	0.177 ACRES
REVISED LOT 2 TOTAL	0.351 ACRES

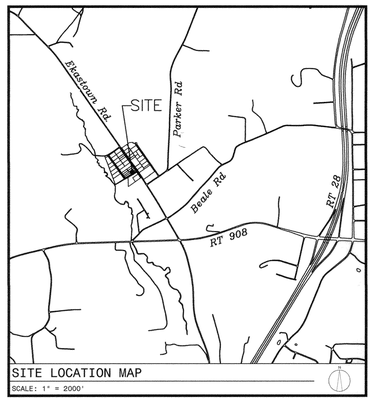
GENERAL NOTES:

OWNERS: 040-S1-C1 ARLISS E. & KELLY A. SPINNER, 101 MEADOW STREET, SARVER, PA 16055
040-S1-C2 CHRISTOPHER D. & JODIE A. BOLTZ, 210 EKASTOWN ROAD, SARVER, PA 16055

1.1. ZONING: R-2 GENERAL RESIDENTIAL DISTRICT WITH A-2 ACCESS MANAGEMENT OVERLAY ZONING

1.2. SETBACKS:
1.2.1. BUILDING LINE: 100 FT.
1.2.2. SIDE YARD: 10 FT.
1.2.3. REAR YARD: 20 FT.
1.2.3.1. NOTE: OVERLAY DISTRICT, NON-CONFORMING 603.3/REAR YARD 50% OF 20'=10'

2. REFERENCES
2.1. CURRENT DEEDS OF RECORD
2.2. PREVIOUSLY RECORDED PLANS
2.2.1. BOEHM PLAN OF LOTS P.B. 15 PG. 4



SITE LOCATION MAP
SCALE: 1" = 2000'

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

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

Instr: 201705100009743 05/10/2017
Pages: 1 F:$45.00 9:56AM
Michele Mustello T20170006396
Butler County Recorder FL

RECORDED MAY 10 20 17

PLAN BOOK	PAGE
363	7

SHEET 1 of 1

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER PLANNING COMMISSION FOLLOWING TOWNSHIP PLANNING MEETING ON 4/05/17	MDH	4/11/17

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

BOLTZ / SPINNER PLAN

BEING A

LOT LINE REVISION

FOR

CHRISTOPHER & JODIE BOLTZ
and
ARLISS & KELLY SPINNER

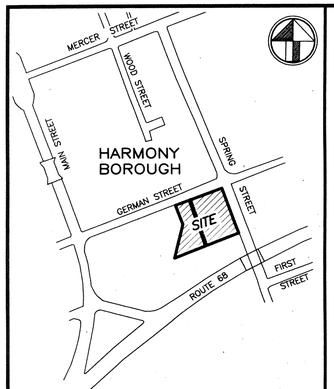
SITUATE

TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/16/2017	MDH	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-042	040-S2-C1 & C2	A

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH NOT TO SCALE

SHADED AREA PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO THE HARMONY BOROUGH COUNCIL DATED MARCH 27, 2017.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

BOROUGH OF HARMONY SEAL:

THIS PLAT OF LOT LINE REVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF HARMONY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 2nd DAY OF May 20 17

ATTEST:

SECRETARY

PRESIDENT

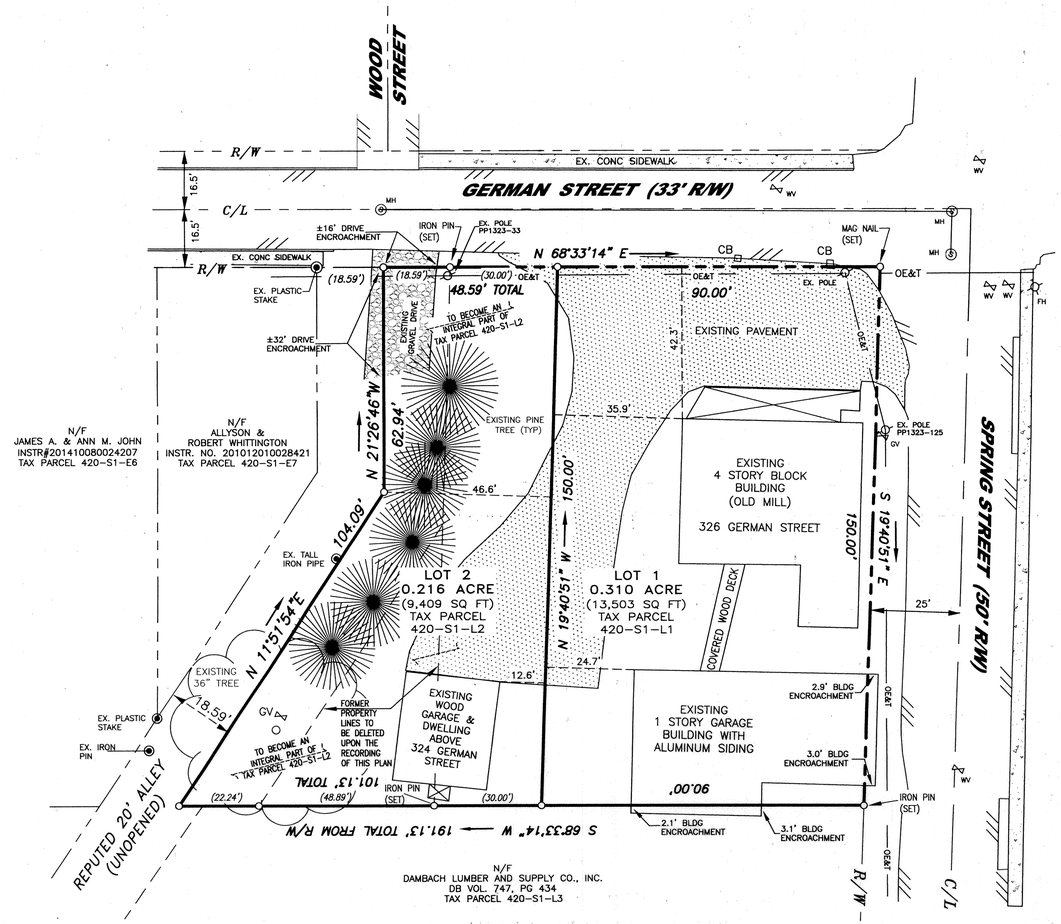
THE BOROUGH COUNCIL OF THE BOROUGH OF HARMONY, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF LOT LINE REVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS LOT LINE REVISION PLAT BY THE BOROUGH OF HARMONY DOES CONSTITUTE AN ACCEPTENCE OF THE ROADS, STREETS, ALLEYS, STORMWATER 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 BOROUGH SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOROUGH COUNCIL.

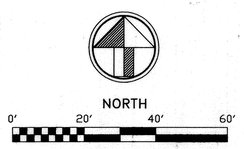
THIS PLAT OF LOT LINE REVISION APPROVED BY RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF HARMONY, BUTLER COUNTY, PENNSYLVANIA ON THIS 2nd DAY OF May , 20 17.

ATTEST:

SECRETARY OF COUNCIL

PRESIDENT OF COUNCIL





SCALE: 1" = 20'

KNOW ALL MEN BY THESE PRESENTS, THAT WE, NICHOLAS J. & STACY L. HEWLETT, OF THE BOROUGH OF HARMONY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOT LINE REVISION OF OUR PROPERTY SITUATE IN THE BOROUGH OF HARMONY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DRIVERS 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 BEEEN OPENBED THROUGH LEGAL PRECEEDINGS AND IN CONCIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF HARMONY, WE NICHOLAS J. & STACY L. HEWLETT HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF HARMONY, 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 NICHOLAS J. & STACY L. HEWLETT OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 1 DAY OF May 20 17

ATTEST:

NOTARY PUBLIC — NICHOLAS J. HEWLETT — STACY L. HEWLETT

MY COMMISSION EXPIRES THE 1 , DAY OF May , 20 17 .

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NICHOLAS J. & STACY L. HEWLETT WITH THE UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF HARMONY, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVEL.

NICHOLAS J. HEWLETT — STACY L. HEWLETT

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND COMMONWEALTH OF, PERSONALLY APPEARED THE ABOVE NAMED NICHOLAS J. & STACY L. HEWLETT , WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF LOT LINE REVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF May , 2017

MY COMMISSION EXPIRES THE 14 DAY OF July , 2018

NOTARY PUBLIC

SEAL:

NOTARIAL SEAL
Brandea A. Bailey • Notary Public
Chippewa Twp., Beaver County
My Commission Expires July 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, NICHOLAS J. & STACY L. HEWLETT , OWNERS OF THE N & S HEWLETT LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF NICHOLAS J. & STACY L. HEWLETT, AS RECORDED IN INSTRUMENT NO. 201110240025883, INSTRUMENT NO. 201703140005429, AND INSTRUMENT NO. 201703140005430 RECORDER OF DEEDS OFFICE.

WITNESS — NICHOLAS J. HEWLETT

WITNESS — STACY L. HEWLETT

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK VOLUME 363 , PAGE 8 .

WITNESS MY HAND AND SEAL OF OFFICE
THIS 10TH DAY OF May , 2017
RECORDER

SEAL:

RECORDER OF DEEDS
BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

0.526 ACRE = TOTAL ACREAGE

ZONING DISTRICT: I INDUSTRIAL DISTRICT

OWNERS:	NICHOLAS J. & STACY L. HEWLETT 133 RYLIE DRIVE HARMONY, PA 16037
PROPERTY ADDRESS:	326 GERMAN STREET HARMONY PA, 16037
TAX PARCEL NO.:	420-S1-L1
DEED REFERENCE:	INSTRUMENT NO. 201110240025883
PROPERTY ADDRESS:	324 GERMAN STREET HARMONY PA, 16037
TAX PARCEL NO.:	420-S1-L2
DEED REFERENCE:	COURT ORDER-FINAL JUDGEMENT (KIRKER) INSTRUMENT NO. 201703140005429, C.P. 17-20116 - A.D. 16-10937
DEED REFERENCE:	COURT ORDER-FINAL JUDGEMENT (HARMONY BOROUGH) INSTRUMENT NO. 201703140005430 C.P. 17-20458 - A.D. 16-10936

NOTE: (1) THE IRON PINS SET SHOWN ON THIS SURVEY WERE SET AT THE TIME OF THE PROPERTY SURVEY FOR TAX PARCEL NO. 420-S1-L1 AND NOT FIELD SURVEYED AT THIS TIME.

PREPARED BY: SURVEY TECH & ASSOCIATES, LLC
DWG. NO. 5322-2014
DATED: MAY 29, 2014

(2) REFERENCE PROPERTY SURVEY AFTER FINAL JUDGEMENTS WERE RECORDED
PREPARED BY: SURVEY TECH & ASSOCIATES, LLC
DWG. NO. 5322-2017
DATED: MARCH 20, 2017

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

Instr 201705100009741 05/10/2017
Pages: 1 F:$45.00 9:59RM
Michele Mustello T20170006396
Butler County Recorder FL

PLAN BOOK	PAGE
363	8

N & S HEWLETT LOT LINE REVISION PLAN

(LOT LINE REVISION OF TAX PARCEL NO. 420-S1-L1 & TAX PARCEL NO. 420-S1-L2)

SITUATE: HARMONY BOROUGH, BUTLER COUNTY, PA.

DATE: MARCH 20, 2017

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

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

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

REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: TR — CHECKED BY: T.R.

DWG. NO: 5445-2017-SUB

G:\Hewlett-Lotline-5445-2017\Hewlett-state-Lotline-5445-2017.dwg - Mar 21, 2017 @ 8:27am (LotLine Revision) HEWLETT STATE.CRD

USE A BLACK FELT TIP MARKER FOR SIGNATURES

TOWNSHIP

COUNTY

SURVEYOR

RECORDER

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ANTHONY W. AND DOLORES M. GAGLIARDI OF THE TOWNSHIP OF SUMMIT, COUNTY of BUTLER, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS 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 SUMMIT TOWNSHIP, OF BUTLER COUNTY). WE, ANTHONY W. AND DOLORES M. GAGLIARDI HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SUMMIT 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 ANTHONY W. AND DOLORES M. GAGLIARDI, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF April, A.D. 20 17.

Anthony W. Gagliardi
OWNER

Dolores M. Gagliardi
OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY } §

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ANTHONY W. AND DOLORES M. GAGLIARDI, OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF April, 20 17.

Roxann L Stickney
NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES THE 8th DAY OF April 2019

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Roxann L. Stickney, Notary Public
Clearfield Twp., Butler County
My Commission Expires April 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYORS CERTIFICATION:

I, PAUL NEFF, 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.

4-24-17
DATE

Paul J. Neff
PAUL J. NEFF REG. No. SU051242
pneff@pedersenx2.com

MUNICIPAL DECLARATIONS:

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

ATTEST:
Roxann L Stickney
SECRETARY

Willis Adams
CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, BY RESOLUTION No. _____, EFFECTIVE THIS 3rd DAY OF May, 2017

Roxann L Stickney
SECRETARY

Willis Adams
CHAIRMAN

TOWNSHIP PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT, THIS 11 DAY OF April, 2017

SECRETARY

CHAIRMAN BOARD OF PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 14th DAY OF FEB, 2017

(SECRETARY) (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17055
SEAL

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } §

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

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 363, PAGE(S) 9-10.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF May, 2017

Michele M. Mustello
RECORDER OF DEEDS

Instr 201705100009784 05/10/2017
Pages:2 T-$85.00 2:03PM
Michele Mustello T20170008451
Butler County Recorder PL

ROAD RIGHT-OF-WAY:

ID	BEARING	DIST.
A	N 78°31'25" E	30.22'
B	S 06°56'18" E	49.00'
C	S 87°39'32" E	10.13'
D	S 06°56'18" E	226.97'
E	S 86°22'21" E	173.30'
F	R = 25.00'	A = 21.03'
	Ch = 20.41'	N 69°31'51" E
G	R = 50.00'	A = 120.60'
	Ch = 93.42'	S 65°28'02" E
H	N 86°22'21" W	35.01'
I	N 86°22'21" W	290.39'
J	N 06°56'18" W	290.54'
K	N 78°31'25" E	19.94'
L	S 78°31'25" W	10.03'

PURPOSE:

TO TRANSFER 49.221 AC. FROM LOT 1: TAX ID No. 290-1F153-A13 TO LOT 4: TAX ID No. 290-S5-K7.

PROPOSED USE:

THESE LANDS ARE USED FOR AGRICULTURAL PURPOSES.

OWNER

ANTHONY W. GAGLIARDI & DOLORES M. GAGLIARDI
120 DITTMER ROAD, HERMAN, PENNSYLVANIA 16039
(724) 287-5421

CERTIFICATION OF TITLE:

WE, ANTHONY W. AND DOLORES M. GAGLIARDI, OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAMES OF ANTHONY W. AND DOLORES M. GAGLIARDI, AND ARE RECORDED AT INSTRUMENT No. 201605117000950 7 (TAX ID. No. 290-1F153-A13) AND INSTRUMENT No. 200610230027044 (TAX ID. No. 290-S5-K7), RECORDER OF DEEDS OFFICE.

WITNESS

OWNER

OWNER

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE GAGLIARDI 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 AND TITLE OF MORTGAGEE

PROPERTY ACREAGE:

LOT No.	TAX ID No.	ORIGINAL AREA (sq. ft.)	ORIGINAL AREA (acres)	NEW AREA (sq. ft.)	NEW AREA (acres)
1	290-1F153-A13	2,211,549	50.771	67,505.56	1.550
4	290-S5-K7	19,158	0.440	2,163,265.22	49.661
	TOTAL		51.211		51.211

APPLICABLE ZONING REQUIREMENTS:

ZONING: R1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

MINIMUM LOT SIZE:	65,340 SQ. FT. (1.500 ACRES)
MINIMUM LOT WIDTH:	150 FEET AT BUILDING LINE
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET
MAXIMUM LOT COVERAGE:	20%

PROPERTY:

ID	BEARING	DIST.	DEED BEARING	DIST.
AA	S 80°26'55" E	33.29'		
BB	N 03°54'46" E	236.07'	N 00°48'02" E	236.07'
CC	S 85°19'05" E	79.96'	S 83°30'00" W	80.40'
DD	S 03°53'27" W	242.90'	S 00°48'02" W	244.38'
EE	N 80°26'55" W	80.43'		

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.

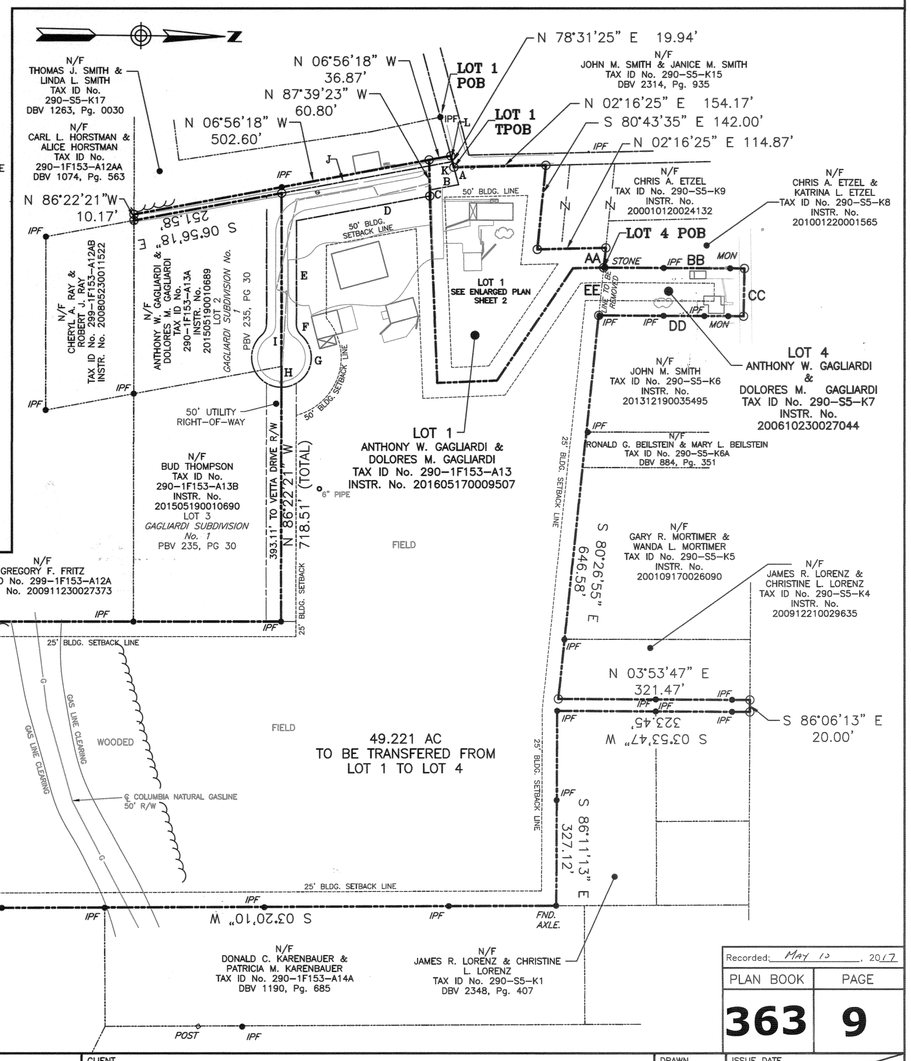
THESE PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP No. 290:

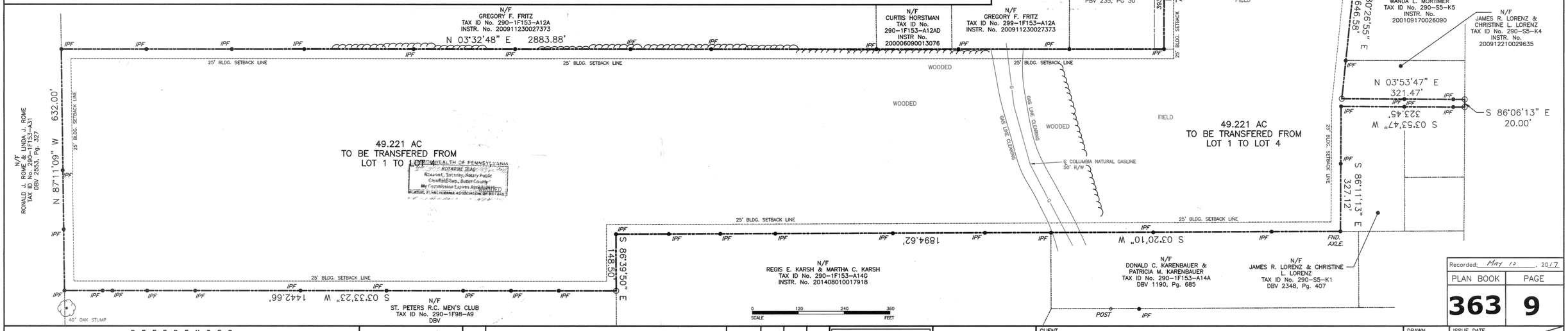
- CURRENT TITLE RECORDED AT INSTR. No. 201605170009507 (TAX ID. No. 290-1F153-A13), IN THE NAMES OF ANTHONY W. AND DOLORES M. GAGLIARDI.
- CURRENT TITLE RECORDED AT INSTR. No. 200610230027044 (TAX ID. No. 290-S5-K7), IN THE NAMES OF ANTHONY W. AND DOLORES M. GAGLIARDI.

ZONING: R1: LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.

FLOODPLAIN: FLOOD INSURANCE RATE MAP 01-02 COMMUNITY PANEL No. 422358A, EFFECTIVE DATE: FEB. 15, 1985.

WETLANDS: NONE, PER NATIONAL WETLANDS INVENTORY





Recorded: May 12, 2017

PLAN BOOK	PAGE
363	9

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	PEDERSEN & PEDERSEN, INC.; *2ND REVISION OF GAGLIARDI SUBDIVISION No. 1*; ISSUED MAY 08, 2003, RECORDED JUNE 26, 2003 PBV 264, PG 05.	
2	PEDERSEN & PEDERSEN, INC.; *GAGLIARDI SUBDIVISION No. 1*; ISSUED APRIL 12, 1995, RECORDED SEPT. 01, 2000 PBV 235, PG 30.	

REVISIONS

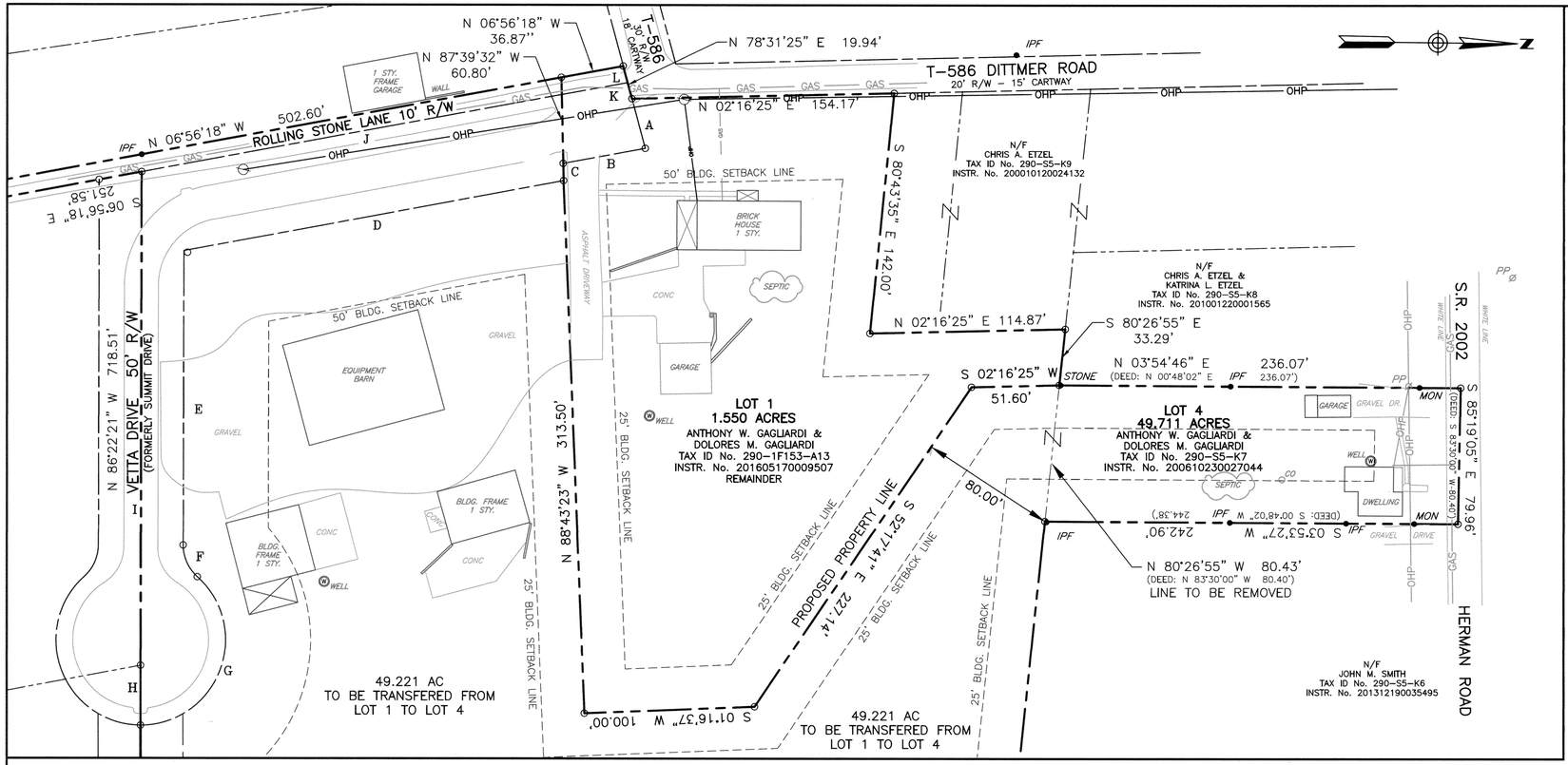
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDED EXISTING UTILITIES AND PROPOSED USE STATEMENT.	4/11/17	JfC	PJN	PJN

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
ANTHONY W. AND DOLORES M. GAGLIARDI
BOX 8, HERMAN, PA 16039

PROJECT
GAGLIARDI LOT LINE REVISION PLAN
120 DITTMER ROAD, HERMAN, PENNSYLVANIA
BEING
TAX PARCEL No. 290-1F153-A13; RECORDED AT: INSTRUMENT No. 201605170009507 &
TAX PARCEL No. 290-S5-K7: RECORDED AT: INSTRUMENT No. 200610230027044
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	02/21/17
ISSUE DATE	04/11/17
REV. #	1
PROJECT #	94-080
SCALE	1"=120'
DWG #	LR1
SHEET	1 OF 2



ENLARGEMENT

SCALE 0 40 80 120 FEET

ROAD RIGHT-OF-WAY:

ID	BEARING	DIST.
A	N 78°31'25" E	30.22'
B	S 06°56'18" E	49.00'
C	S 87°39'32" E	10.13'
D	S 06°56'18" E	226.97'
E	S 86°22'21" E	173.30'
F	R = 25.00'	A = 21.03'
	Ch = 20.41'	N 69°31'51" E
G	R = 50.00'	A = 120.60'
	Ch = 93.42'	S 65°28'02" E
H	N 86°22'21" W	35.01'
I	N 86°22'21" W	290.39'
J	N 06°56'18" W	290.54'
K	N 78°31'25" E	19.94'
L	S 78°31'25" W	10.03'

MUNICIPAL DECLARATIONS:

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

ATTEST:

Roxann L Stickney — SECRETARY

Walter Adams — CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, BY RESOLUTION No. _____, EFFECTIVE THIS 3rd DAY OF May, 2017.

Roxann L Stickney — SECRETARY

William Adams — CHAIRMAN

COUNTY

TOWNSHIP PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT, THIS 17th DAY OF April, 2017.

SECRETARY — CHAIRMAN BOARD OF PLANNING COMMISSION

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 14TH DAY OF FEB, 2017.

(SECRETARY) (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17055

SEAL

RECORDER

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ANTHONY W. AND DOLORES M. GAGLIARDI OF THE TOWNSHIP OF SUMMIT, COUNTY of BUTLER, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS 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 SUMMIT TOWNSHIP, OF BUTLER COUNTY). WE, ANTHONY W. AND DOLORES M. GAGLIARDI HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SUMMIT 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 ANTHONY W. AND DOLORES M. GAGLIARDI, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF April, A.D. 2017.

Anthony W Gagliardi — OWNER

Dolores M Gagliardi — OWNER

USE A BLACK FELT TIP MARKER FOR SIGNATURES

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
} §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ANTHONY W. AND DOLORES M. GAGLIARDI, OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF April, 2017.

Roxann L Stickney — NOTARY PUBLIC — SEAL

MY COMMISSION EXPIRES THE 2nd DAY OF April 2019

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Roxann L. Stickney, Notary Public
Clearfield Twp., Butler County
My Commission Expires April 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYORS CERTIFICATION:

I, PAUL NEFF, 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.

4-24-17 — DATE

Paul J Neff — PAUL J. NEFF REG. No. SU051242
pneff@pedersenx2.com

CERTIFICATION OF TITLE:

WE, ANTHONY W. AND DOLORES M. GAGLIARDI, OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAMES OF ANTHONY W. AND DOLORES M. GAGLIARDI, AND ARE RECORDED AT INSTRUMENT No. 201605170009507 (TAX ID. No. 290-1F153-A13) AND INSTRUMENT No. 200610230027044 (TAX ID. No. 290-S5-K7), RECORDER OF DEEDS OFFICE.

WITNESS — OWNER

OWNER

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE GAGLIARDI 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 AND TITLE OF MORTGAGEE

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} §
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 363, PAGE(S) 9-10.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF May, 2017.

Michele M. Mustello — RECORDER OF DEEDS

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

PURPOSE:

TO TRANSFER 49.221 AC. FROM LOT 1: TAX ID No. 290-1F153-A13 TO LOT 4: TAX ID No. 290-S5-K7.

OWNER

ANTHONY W. GAGLIARDI &
DOLORES M. GAGLIARDI
120 DITTMER ROAD
HERMAN, PENNSYLVANIA 16039

(724) 287-5421

PROPERTY ACREAGE:

LOT No.	TAX ID No.	ORIGINAL AREA (sq. ft.)	ORIGINAL AREA (acres)	NEW AREA (sq. ft.)	NEW AREA (acres)
1	290-1F153-A13	2,211,549	50.771	67,505.56	1.550
4	290-S5-K7	19,158	0.440	2,163,265.22	49.661
	TOTAL		51.211		51.211

Recorded: May 10, 2017

PLAN BOOK	PAGE
363	10

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	PEDERSEN & PEDERSEN, INC.; *2ND REVISION OF GAGLIARDI SUBDIVISION No. 1*; ISSUED MAY 08, 2003, RECORDED JUNE 26, 2003 PBV 264, PG 05.	
2	PEDERSEN & PEDERSEN, INC.; *GAGLIARDI SUBDIVISION No. 1*; ISSUED APRIL 12, 1995, RECORDED SEPT. 01, 2000 PBV 235, PG 30.	

REVISIONS

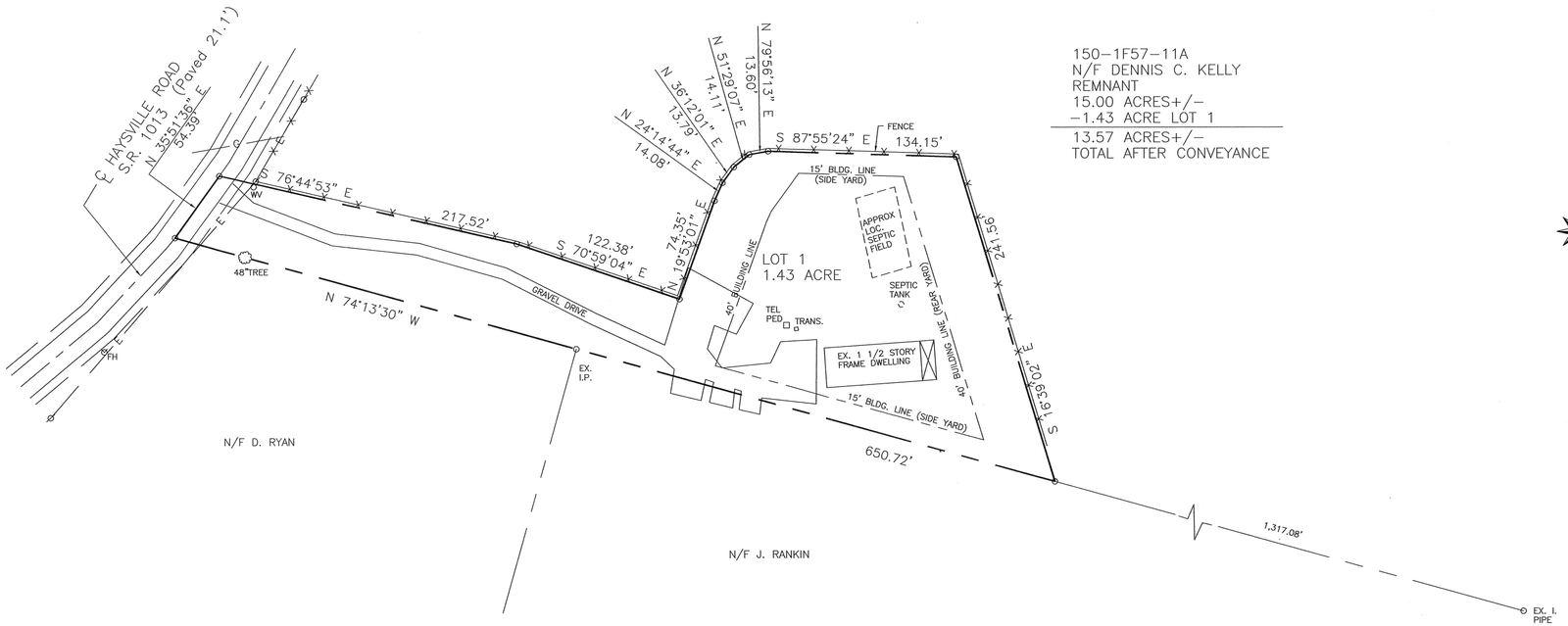
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDED EXISTING UTILITIES AND PROPOSED USE STATEMENT.	4/11/17	JfC	PJN	PJN

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3900
FAX 724-625-1329

CLIENT: ANTHONY W. AND DOLORES M. GAGLIARDI
BOX 8, HERMAN, PA 16039

PROJECT: GAGLIARDI LOT LINE REVISION PLAN
120 DITTMER ROAD, HERMAN, PENNSYLVANIA
BEING
TAX PARCEL No. 290-1F153-A13; RECORDED AT: INSTRUMENT No. 201605170009507 &
TAX PARCEL No. 290-S5-K7: RECORDED AT: INSTRUMENT No. 200610230027044
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	02/21/17
ISSUE DATE	04/11/17
REV. #	1
PROJECT #	94-080
SCALE	1"=40'
DWG #	LR2
SHEET	2 OF 2



150-1F57-11A
N/F DENNIS C. KELLY
REMNANT
15.00 ACRES+/-
-1.43 ACRE LOT 1
13.57 ACRES+/-
TOTAL AFTER CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that I, Dennis C. Kelly, of the Township of Fairview, 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 Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all sloe areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview, 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 Fairview, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Dennis C. Kelly, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 07 day of February, 20 17.

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 Dennis C. Kelly, 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 07 day of February 20 17.

My Commission expires the 04 day of June, 20 18.

SEAL

NOTARY PUBLIC

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

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.

December 15, 2016 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 Fairview hereby gives public notice that in approving this plan for recording purposes only, the Township of Fairview assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN / PRESIDENT

BOARD OF SUPERVISORS — FAIRVIEW TOWNSHIP — BUTLER CO., PA

REVIEWED JRM
~~Approved~~ by the Supervisors of the Township of Fairview this 15th day of February, 20 17.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 5th day of May, 20 17. JRM

SECRETARY JRM SEAL CHAIRMAN/PRESIDENT JRM

BUTLER COUNTY PLANNING COMMISSION

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW 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 FAIRVIEW 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.

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 363 page 11.

Given under my hand and seal this 15th day of May, 20 17.

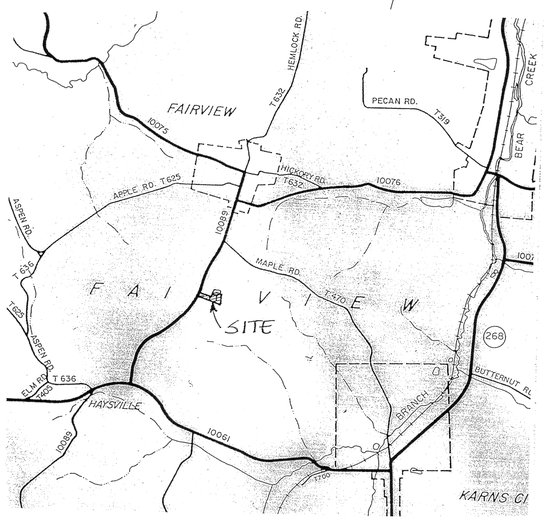
SEAL

RECORDER

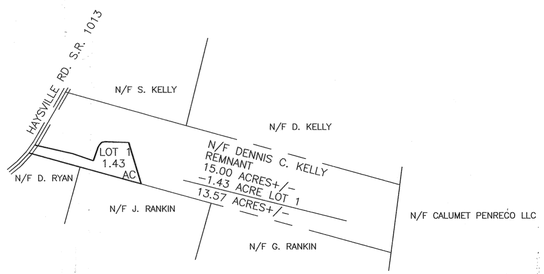
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA

PLAN BOOK	PAGE
363	11



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

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

PROPERTY OWNER: DENNIS C. KELLY
175 HAYSVILLE ROAD
KARNS CITY, PA 16041

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE HOUSE ONTO ITS OWN LOT.

0' 50' 100' 150'

Instr: 201708150010031 08/15/2017
Pages: 2 F $45.00 11:27PM
Michele Mustello T20170006682
Butler County Recorder FL

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: DENNIS C. KELLY

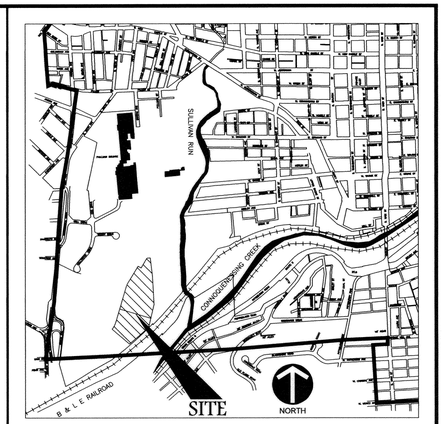
SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 12/15/16	Scale 1"= 50'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F57-11A		Instrument # 200012220030359	Service No. 16-178
Address 175 HAYSVILLE ROAD			

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

PLAN BOOK	PAGE
363	12

Instr: 201705150010035 05/15/2017
Pages: 1 11:32PM
Fees: $45.00
Michele Mustello T20170006685
Butler County Recorder FL



SITE LOCATION MAP SCALE 1" = 1000'

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 3
AS RECORDED IN
PLAN BOOK VOLUME 319, PAGE 50

PARCEL A

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 3
AS RECORDED IN
PLAN BOOK VOLUME 319, PAGE 50

EXISTING LOT 3

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 3
AS RECORDED IN
PLAN BOOK VOLUME 319, PAGE 50

EXISTING LOT 4
409,342 SF
OR
9.397 ACRES

NOW OR FORMERLY
BUTLER TOWNSHIP-CITY JOINT
MUNICIPAL TRANSIT AUTHORITY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION PLAN No. 1
P.B.V. 287 PG. 5
LOT 1

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

THE REDEVELOPMENT AUTHORITY
OF THE CITY OF BUTLER
PLAN OF SUBDIVISION-PHASE VI
P.B.V. 214 PG. 41
LOT 18

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 3
AS RECORDED IN
PLAN BOOK VOLUME 319, PAGE 50

PARCEL B

NOW OR FORMERLY
ARMCO ADVANCED MATERIAL CORP.
D.B.V. 1468 PG 102

LOT 4A
154,895 SF
OR
3.556 ACRES

LOT 4B
254,447 SF
OR
5.841 ACRES

HOLLYWOOD DRIVE 50' R/W

N 18°59'06" E 516.74'

323.04'

183.70'

R=300.00
Δ=020°49'07"
A=109.01

5' UTILITY EASEMENT

5' UTILITY EASEMENT AS
RECORDED IN INSTRUMENT #
201005180003483

50' PUBLIC ROAD & UTILITY R/W
RECORDED IN PBV 287 PAGE 45

50' PUBLIC ROAD & UTILITY R/W
RECORDED IN PBV 299 PAGE 24

TEMPORARY ACCESS EASEMENT
RECORDED IN PBV 299 PG 24

RIGHT-OF-WAY LINE

52'

R=311.75'
A=58.85
Δ=010°48'38"
CHORD:N24°33'43"E
CHORD DIS:58.77'

N 34°08'05" E 261.80'

S 58°00'18" E
49.23'

R=300.00
A=10.94
Δ=002°05'24"
CHORD: N 33°02'23" E
CHORD DIS: 10.94'

N33°53'34"E
158.99'

N 89°28'30" E
45.00'

S 04°33'30" E 245.50'

S 01°06'00" E 408.80'

S 18°05'00" W 327.82'

131.14'

196.68'

IRON PIN
(FOUND)

IRON PIN
(FOUND)

IRON PIN
(FOUND)

N 46°37'15" W 317.64' (NON-RADIAL)

R=5684.65'
CHORD:N 51°39'30" E CHORD DIS:356.65'
A=356.71'

Δ=003°35'43"

N11°09'54"W 468.10'

35' FRONT YARD SETBACK LINE

25' SIDE YARD SETBACK LINE

25' REAR YARD SETBACK LINE

25' REAR YARD SETBACK LINE

25' SIDE YARD SETBACK LINE

25' SIDE YARD SETBACK LINE

STORM MH A-3
TOP: 988.63
INV. IN: 980.06
INV. IN: 980.11
INV. OUT: 979.96

STORM MH A-4
TOP: 991.76
INV. IN: 984.61
INV. OUT: 984.51

STORM MH A-5
TOP: 990.35
INV. IN: 983.76
INV. OUT: 983.68

NOW OR FORMERLY
BESSEMER & LAKE ERIE RAILROAD

CORPORATION ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, A PENNSYLVANIA NOT FOR PROFIT CORPORATION, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, 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 CITY OF BUTLER, COUNTY OF BUTLER, COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE CITY OF BUTLER, COUNTY OF BUTLER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGE 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 COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, 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 ATTESTED THE SECRETARY THIS DAY OF

28th DAY OF April, AD., 2017.

ATTEST:

COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY

SECRETARY PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY CDC (CORPORATE OWNER) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF CITY COUNCIL OF THE CITY OF BUTLER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

CORPORATION ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

ON THIS 28 DAY OF April, A.D., 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR BUTLER COUNTY, PENNSYLVANIA, PERSONALLY APPEARED

Joshua Fye, President
(NAME AND TITLE OF OFFICER)

COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, WHO BEING DULY SWORN DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AS THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS

Joshua Fye OF SAID CORPORATION,
PRESIDENT
ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

President (SEAL) Joshua Fye (SEAL)
(TITLE OF OFFICER) (NAME OF OFFICER)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Martha M. Brown, Notary Public
Butler Twp., Butler County
My Commission Expires April 6, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF April, 2017

Martha M. Brown
NOTARY PUBLIC

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

SURVEYORS CERTIFICATE
I, MICHAEL ALLEN OGIN, 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 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.

REGISTRATION NO. SU-075288 DATE 5-3-17

GOVERNMENTAL APPROVALS:

BUTLER COUNTY PLANNING COMMISSION APPROVAL (FOR CITY OF BUTLER):
APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF April, 20 17.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17113

CITY OF BUTLER CITY COUNCIL REVIEW
REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS ____ DAY OF ____, 20__.

CITY CLERK MAYOR

CITY OF BUTLER PLANNING COMMISSION APPROVAL
APPROVED BY THE CITY OF BUTLER PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 363 PAGE 12 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF May, 20 17.

SEAL

RECORDER

TITLE CLAUSE (MORTGAGE CLAUSE)
WE, COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, OWNERS OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION PLAN NO. 4, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY AS RECORDED AT INSTRUMENT NUMBER 200507140018640, RECORDER OF DEEDS OFFICE.

WITNESS PRESIDENT

WE, CFA, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS SUBDIVISION, PULLMAN CENTER BUSINESS PARK SUBDIVISION PLAN NO. 4, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS MORTGAGEE

BUTLER COUNTY RECORDER

BUTLER COUNTY PLANNING COMMISSION

BUTLER ~~COUNTY~~ PLANNING COMMISSION

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

NOTES:

1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. ZONING DISTRICT IS M-2 HEAVY INDUSTRIAL ZONING DISTRICT.
3. BUILDING SETBACK REQUIREMENTS FOR THIS PROPERTY ARE SET FORTH BY PULLMAN CENTER PROTECTIVE STANDARDS AND CONTROLS AS RECORDED IN DEED BOOK VOLUME 1306 PAGE 264. THE RECORDED SETBACK ARE AS FOLLOWS: 35 FEET FROM ADJACENT STREET RIGHT-OF-WAYS 25 FEET FROM ALL OTHER PROPERTY LINES.
4. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT #200507140018640
5. THE PURPOSE OF THIS PLAN IS TO FURTHER SUBDIVIDE THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 3, LOT 4 AS RECORDED IN PLAN BOOK VOLUME 319 PAGE 50 INTO 2 NEW LOTS.
6. THIS PLAN IS SUBJECT TO THE CITY OF BUTLER ORDINANCE NO. 1580, COUNCIL BILL NO. 2005-145, ORDAINED AND ENACTED INTO LAW ON OCTOBER 13, 2005, KNOWN AS THE "NON-USE AQUIFER" ORDINANCE OF THE CITY OF BUTLER PROHIBITING, REGULATING, AND RESTRICTING THE USE OF GROUNDWATER WITHIN SPECIFIC GEOGRAPHICAL AREAS OF THE CITY.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW." BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

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

LOT AREA SUMMARY:

LOT 4A	=	154,895 SF OR 3.556 ACRES
LOT 4B	=	254,447 SF OR 5.841 ACRES
EXISTING LOT 4	=	409,342 SF OR 9.397 ACRES

PROPERTY OWNER / SUBDIVIDER:
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY
112 WOODY DRIVE
BUTLER, PA 16001

TOTAL AREA OF RECORDING = 409,342 SQ. FT. OR 9.397 ACRES

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 4

BEING A FURTHER SBDIVISION OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 3, LOT 4 AS RECORDED IN PLAN BOOK VOLUME 319 PAGE 50

SITUATE IN

CITY OF BUTLER
BUTLER COUNTY

MADE FOR

COMMUNITY DEV. CORP. OF BUTLER CO.
112 WOODY DRIVE, BUTLER, PA 16001

PM: JEG DB: LPW CB: MAO SCALE:1" = 40'

Date: 2017-04-06
Job Number C-16387-2017
DWG No: 403,478

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Path & Filename=R:\Projects\16000\16387 Pullman Standard-2017 Engineering Services\Dwg\01-Base\16387-2017_RecPlan and Sheets.dwg
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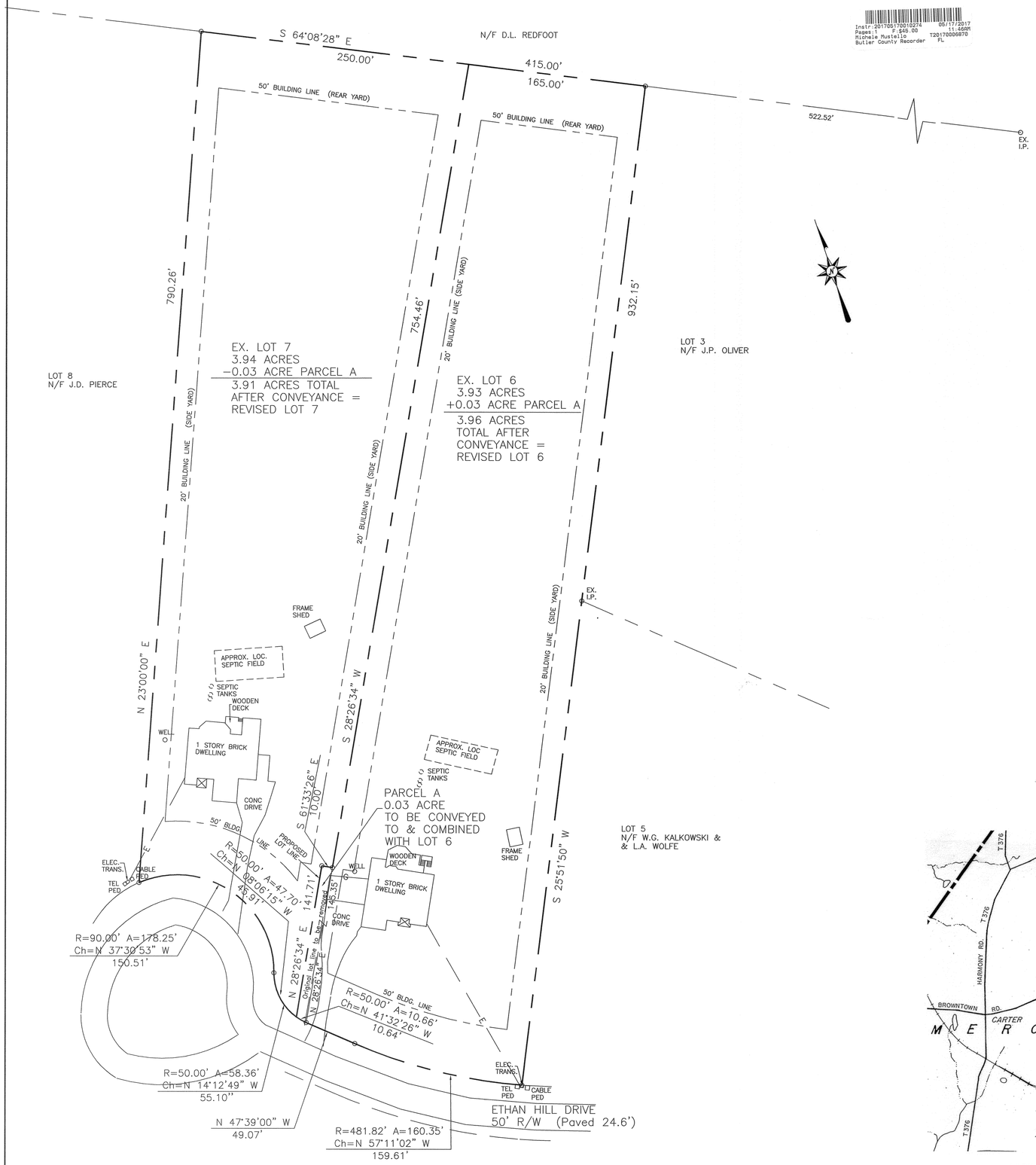


Instr:201705170010274 05/17/2017 11:46AM
Pages:1 F:$45.00 T20170006970
Michele Mustello FL
Butler County Recorder

KNOW ALL MEN BY THESE PRESENTS, that we, John F. Hasnauer and Sylvia W. Hasnauer, Trustees of the Hasnauer Family Trust, of the Township of Mercer, 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 Mercer 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 Mercer, 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 Mercer, 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 John F. Hasnauer and Sylvia W. Hasnauer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th

day of May, 20 17.

ATTEST:

Megan Browne — NOTARY PUBLIC

John F. Hasnauer — TRUSTEE

Sylvia W. Hasnauer — TRUSTEE

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John F. Hasnauer and Sylvia W. Hasnauer, Trustees of the Hasnauer Family Trust, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 7th day of May,

20 17.

My Commission expires the 21st day of June, 20 20.

SEAL

Megan Browne
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Megan Browne, Notary Public
Grove City Boro, Mercer County
My Commission Expires June 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTES:

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

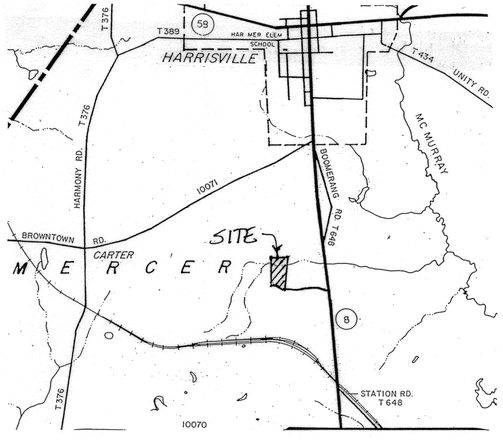
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

REF: ETHAN HILL SUBDIVISION PLAN OF LOTS, P.B. 259 PG. 47.

PROPERTY OWNERS: RENO & BARBARA REGIS
109 ETHAN HILL ROAD
HARRISVILLE, PA 16038

JOHN F. HASNAUER &
SYLVIA W. HASNAUER
111 ETHAN HILL ROAD
HARRISVILLE, PA 16038

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH EXISTING LOT 6. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Reno and Barbara Regis, of the Township of Mercer, 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 Mercer 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 Mercer, 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 Mercer, 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 Reno and Barbara Regis, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th

day of May, 20 17.

ATTEST:

Megan Browne — NOTARY PUBLIC

Reno Regis — OWNER

Barbara Regis — OWNER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Reno and Barbara Regis, 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 7th day of May,

20 17.

My Commission expires the 21st day of June, 20 20.

SEAL

Megan Browne
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Megan Browne, Notary Public
Grove City Boro, Mercer County
My Commission Expires June 21, 2020
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 May 2, 2017 SEAL REG. NO. SU-32490-E

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

The Board of Supervisors of the Township of Mercer hereby gives public notice that in approving this plan for recording purposes only, the Township of Mercer assumes no 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 Mercer this 15th day of May, 20 17.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 9th day of May, 20 17.

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 363 page 13.

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

RECORDER

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

0' 50' 100' 150'

PLAN BOOK	PAGE
363	13

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: RENO & BARBARA REGIS
and
JOHN F. HASNAUER & SYLVIA W. HASNAUER,
Trustees of the Hasnauer Family Trust
SITUATE: MERCER TWP., BUTLER CO., PA

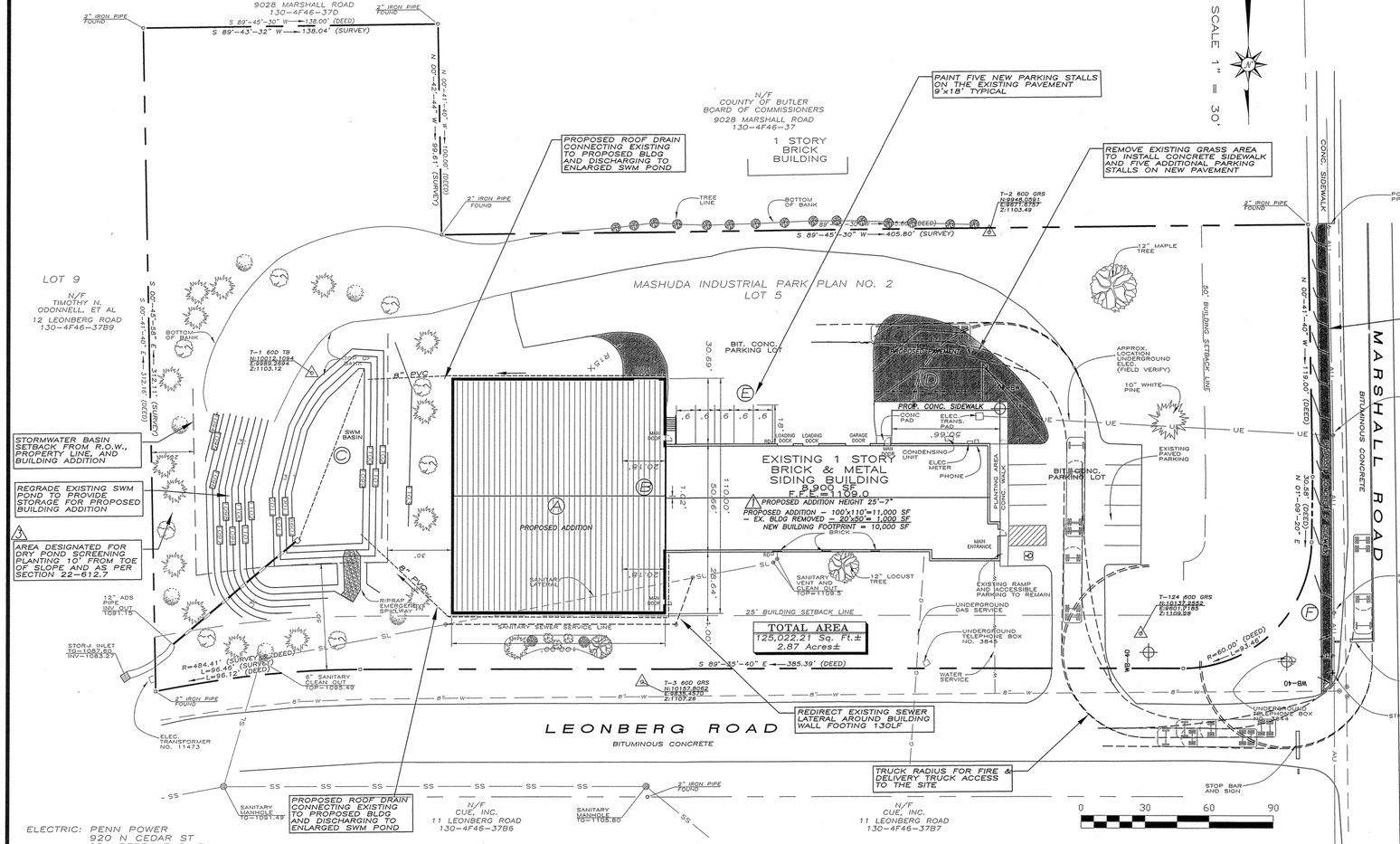
Date 05/02/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 220-3F94-2D & 2E		Instr. # 201405120010374 200703230006805	Service No. 17-040
Address 109/111 ETHAN HILL DR.			

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
RE MICHEL COMPANY
10 LEONBERG ROAD, CRANBERRY TWP, PA 16066
BUTLER COUNTY, PENNSYLVANIA

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.
811

Instr:201705170013298 05/17/2017 8:54PM
Pages:3 F:$125.00
Michele Mustello
Butler County Recorder FL
T20170005691

SCALE 1" = 30'



SITE PLAN
SCALE: 1" = 30'

ELECTRIC: PENN POWER
920 N CEDAR ST
CRANBERRY TWP, PA
724-720-2200

TELEPHONE: CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
724-443-9521

GAS COMPANY: COLUMBIA GAS
800-440-5111

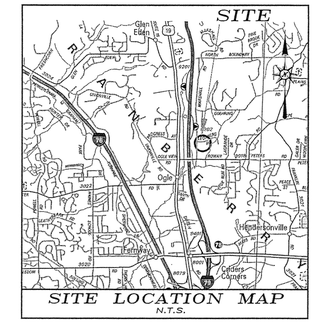
PUBLIC WATER: CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD
CRANBERRY TWP, PA
724-776-4806

PUBLIC SEWER: CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD
CRANBERRY TWP, PA
724-776-4806

GENERAL NOTES:
- PROPOSED USE – WAREHOUSE/WHOLESALE
- ZONING – SP1 – SPECIAL GROWTH
- SETBACKS – FRONT – 25' SIDE – NONE REAR – NONE
- PARKING – WAREHOUSE: 1/1,000 SF x 18,000 = 18 OFFICE/SALES: 1/350 SF x 878 SF = 2.5

	REQUIRED	PROVIDED
PARKING SPACES	21	21
HANDICAP SPACES	1	1
LOADING AREA	1	1

- BUILDING HEIGHT – 25'-7" ONE STORY
- CONTOUR INTERVAL – 1 FOOT
- BENCH MARK – 1,109.00' FIRST FLOOR EXISTING BUILDING
- SEED & MULCH ALL DISTURBED AREAS
- NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD BOUNDARY AS INDICATED BY THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY – PANEL NO. 42121700108, DATED ON APRIL 1, 1982
- SEWAGE FLOWS: NO ADDITIONAL SEWAGE FLOW OR REST ROOMS PROPOSED WITH THIS PROJECT
- FIRE SUPPRESSION SYSTEM: NO CURRENT SPRINKLER SYSTEM PROPOSED ADDITION SEPARATE BY FIRE WALL TO MEET INTERNATIONAL BLDG CODE
- NO PORTION OF THIS PROPERTY IS OFFERED FOR DEDICATION TO THE TOWNSHIP



PROPERTY IDENTIFICATION
TAX MAP #130-4F46-378S
SATISFACTION OF MORTGAGE 07.19.2011 INST. # 201107190016959 MORTGAGE BOOK VOL 1421, PAGE 139
LOT#5, MASHUDA INDUSTRIAL PARK RACK FILE SECTION 71, PAGE 2

PROPERTY LOCATION
RE MICHEL COMPANY, INC.
10 LEONBERG ROAD
CRANBERRY TOWNSHIP, PA 16066
724-776-0736

PROPERTY OWNER
MICHEL REAL ESTATE PARTNERSHIP, LLP
1 RE MICHEL DRIVE
GLEN BURNIE, MARYLAND 21060
410-760-4000

RESPONSIBLE PARTY FOR STORMWATER FACILITIES
MICHEL REAL ESTATE PARTNERSHIP, LLP
1 RE MICHEL DRIVE
GLEN BURNIE, MARYLAND 21060
410-760-4000

PROPERTY DEVELOPMENT
- (A) CONSTRUCT A 100'x110' METAL BUILDING FOR WAREHOUSE STORAGE
- (B) REMOVE ONE BAY OF EXISTING BUILDING AFTER NEW BLDG IS CLOSED TO WEATHER
- (C) ENLARGE EXISTING STORMWATER MANAGEMENT FACILITY FOR INCREASED ROOF AREA
- (D) REMOVE EXISTING GRASS AND INSTALL PAVED PARKING AND CONNECTING CONCRETE SIDEWALK
- (E) PAINT FIVE PARKING STALLS ON EX. PAVEMENT TO PROVIDE TOTAL OF 21 OFF STREET PARKING STALLS
- (F) CONSTRUCT SIDEWALK ALONG MARSHALL ROAD WITHIN THE TOWNSHIP RIGHT-OF-WAY

N/F JOHN W. THROWER, INC. 9033 MARSHALL ROAD 130-S6-G2

SITE AREAS:

TOTAL PROPERTY	2.87 ACRES
NPDES AREA	N/A
⚠2 AREA OF DISTURBANCE	0.91 ACRES
NEW BUILDING	11,000 SF
EX. BUILDING	7,878 SF
	18,878 SF 0.43 ACRE
EX. PAVEMENT	18,942 SF
EX. CONCRETE WALK	242 SF
NEW PAVEMENT	3,019 SF
NEW CONCRETE	400 SF
	22,603 SF OR 0.52 ACRE
TOTAL IMPERVIOUS COVER	0.95 ACRE OR 33% COVER

DRAWING LIST

C1	PRELIM/FINAL LAND DEVELOPMENT PLAN
C2	GRADING PLAN & SITE DETAILS
⚠3 C3	UTILITY PLAN & SANITARY LATERAL
C4	STORMWATER MANAGEMENT PLAN
C5	EROSION CONTROL PLAN
C6	LANDSCAPING PLAN

PLAN BOOK	PAGE
363	14

⚠3 REQUESTED WAIVERS:
SECTION 22-503.C.2.b. SIDEWALKS – WAIVER OF REQUIRED SIDEWALKS TO BE INSTALLED ALONG THE LEONBERG ROAD FRONTAGE HAS BEEN REQUESTED. THERE IS NO EXISTING SIDEWALK ALONG LEONBERG ROAD. IF IN THE FUTURE SIDEWALKS ARE INSTALLED ALONG LEONBERG ROAD BY OTHER INDUSTRIAL PARK PROPERTIES, R.E. MICHEL WILL IN ALSO INSTALL SIDEWALKS. SIDEWALK WILL BE INSTALLED ALONG MARSHALL ROAD AS PART OF THIS PROJECT.

SECTION 22-403.6.D.TRAFFIC STUDY – WAIVER OF PROVIDING A TRAFFIC STUDY AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT HAS BEEN REQUESTED BECAUSE THE NUMBER OF TRIPS GEING GENERATED BY THE PROPOSED WAREHOUSE EXPANSION IS DE MINIMUS.

LEGEND
MANHOLE
PROPERTY LINE
CLEANOUT
SANITARY SEWER
STORM SEWER
WATER LINE
GAS LINE
SILT FENCE
STRAW BALE DIKE
WATER METER
UNDERGROUND ELECTRIC
TRANSFORMER
WATER VALVE
CONCRETE MONUMENT

THE MICHEL REAL ESTATE PARTNERSHIP, LLP, OWNER OF THE LAND SHOWN ON THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR RE MICHEL CO. HEREBY ADOPTS 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 PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF OWNER Exec VP

DATE 4/17/17

COMMONWEALTH OF ~~PENNSYLVANIA~~ MARYLAND
COUNTY OF ANNE ARUNDEL

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE ~~COMMONWEALTH~~ State OF ~~PENNSYLVANIA~~ AND COUNTY OF ~~BUTLER~~ ANNE ARUNDEL PERSONALLY APPEARED THE ABOVE NAMED Bruce D Miller A ~~PARTNER~~ Exec VP IN THE FIRM OF MICHEL REAL ESTATE PARTNERSHIP, LLP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF April 2017

NOTARY PUBLIC — SEAL & STAMP

I, D. ROYCE COUGHENOUR, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN SHOWN HEREON IS CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

ENGINEER PE-46265-E DATE 4/12/17

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 363 PAGE(S) 14-16

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF May 2017

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

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR RE MICHEL CO. IS IN THE NAME OF MICHEL REAL ESTATE PARTNERSHIP, LLP AND IS RECORDED INSTRUMENT 201107190016959 MORTGAGE SATISFACTION OF MORTGAGE BOOK VOLUME 1427, PAGE 139.

WITNESS — OWNER Exec VP

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2016-107, ON THE 24th DAY OF April, 2017

SECRETARY — SEAL

CHAIRMAN

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2016-107 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS, 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 12/15/16.

MANAGER

I, ~~JASON KRONE~~, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCE EXCEPT AS LEGALLY WAIVERS HAVE BEEN AUTHERIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE — DATE 4/17

PE# 071357 — JASON MICHAEL KRONE, PROFESSIONAL ENGINEER, COMMONWEALTH OF PENNSYLVANIA, PE071357

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION, ON THE 19th DAY OF Oct, 2016.

SECRETARY JRM

CHAIRMAN, BUTLER CO. PLANNING COMMISSION JRM — BUTLER COUNTY PLANNING COMMISSION SEAL

CRANBERRY TWP PR#18595

DATE:	REVISIONS:
11.01.16	DEVELOPMENT REPORT DATED 10.26.16
03.27.17	CONSERVATION DISTRICT COMMENTS
03.29.17	FINAL TOWNSHIP COMMENTS

DATE: SEPTEMBER 2016 — DRAWN BY: DJC
SCALE: 1" = 30' — CHECKED BY: DRC
SURVEY BY: NONE — APPROVED BY: D.R. COUGHENOUR

COMMONWEALTH OF PENNSYLVANIA — D. ROYCE COUGHENOUR — ENGINEER — No. SEAL — PE 046265 — MD PE-21261
PA 46265-E

COUGHENOUR ENGINEERING, INC.
295 CLEARENCE STREET, P.O. BOX 39
HYNDMAN, PA 15545
814-842-9722
dreeng@comcast.net

PREPARED FOR:
CLARK CONTRACTORS, INC.
1440 LOCK ROAD, SUITE 7
BEDFORD, PA 15522
PHONE: 814-623-9400

PRELIM/FINAL LAND DEV. PLAN
FOR
R.E. MICHEL COMPANY
LOCATED AT
10 LEONBERG ROAD
CRANBERRY TWP. — CRANBERRY TOWNSHIP
BUTLER COUNTY — PENNSYLVANIA

DRAWING NUMBER: C1

PROJECT NUMBER: 15040

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.
811

SCALE 1" = 30'

N/F KH 9018 LLC 9028 MARSHALL ROAD 130-4F46-37D
N/F COUNTY OF BUTLER BOARD OF COMMISSIONERS 9028 MARSHALL ROAD 130-4F46-37
N/F TIMOTHY N. ODONNELL, ET AL 12 LEONBERG ROAD 130-4F46-37B9
N/F GA INDUSTRIES, INC. 9025 MARSHALL ROAD 130-S6-G4
N/F JOHN W. THROWER, INC. 9033 MARSHALL ROAD 130-S6-G2
N/F CUE, INC. 11 LEONBERG ROAD 130-4F46-37B6
N/F CUE, INC. 11 LEONBERG ROAD 130-4F46-37B7

MASHUDA INDUSTRIAL PARK PLAN NO. 2 LOT 5
LOT 9

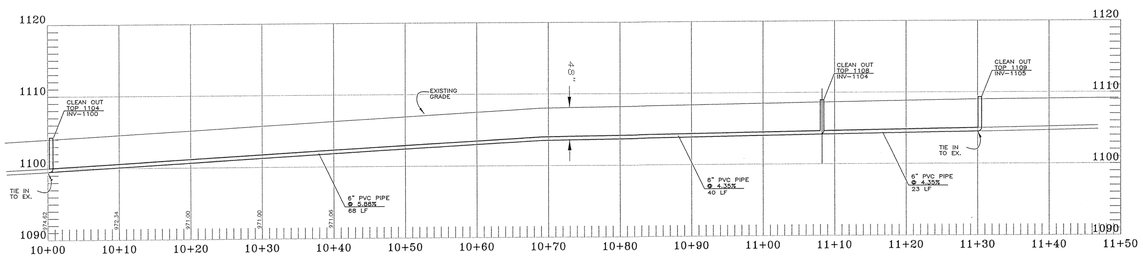
EXISTING 1 STORY BRICK & METAL SIDING BUILDING 9,900 SF F.F.E.=1159.0
PROPOSED ADDITION
1 PROPOSED ADDITION HEIGHT 25'-7"
PROPOSED ADDITION = 100'x110'=11,000 SF
- EX. BLDG REMOVED = 20'x50'= 1,000 SF
NEW BUILDING FOOTPRINT = 10,000 SF
1 STORY BRICK BUILDING
TOTAL AREA 125,022.21 Sq. Ft.± 2.87 Acres±
PROP. CONC. SIDEWALK
PROPOSED PAVEMENT
EXISTING PAVED PARKING
BIT. CONC. PARKING LOT
CONC. SIDEWALK
BITUMINOUS CONCRETE
MARSHALL ROAD
LEONBERG ROAD
BITUMINOUS CONCRETE
SWM BASIN
RIPRAP 2' EMERGENCY SPILLWAY
SANITARY LATERAL
SANITARY SEWER SERVICE LINE
EXISTING RAMP AND ACCESSIBLE PARKING TO REMAIN
UNDERGROUND GAS SERVICE
UNDERGROUND TELEPHONE BOX NO. 3844
WATER SERVICE
ELEC. TRANSFORMER NO. 11473
STORM INLET TOP=1087.57 INV=1083.27
6" SANITARY CLEAN OUT TOP=1095.49
SANITARY MANHOLE TOP=1091.49
SANITARY MANHOLE TOP=1095.80
STOP BAR AND SIGN
STREET SIGN
POLE PP-1339-225
POLE PP-1339-262
POLE UPTO-1576
10" WHITE PINE
12" MAPLE TREE
12" LOCUST TREE
TREE LINE
BOTTOM OF BANK
T-1 60D TB N:10017.7094 E:9886.2694 Z:1103.12
T-2 60D GRS N:9849.0501 E:9871.8757 Z:1103.49
T-3 60D GRS N:10157.8062 E:9835.4570 Z:1107.26
T-4 120D GRS N:10134.4662 E:9863.3783 Z:1109.26
2" IRON PIPE FOUND
8" PVC
12" ADS PIPE INV OUT T091.15
S 89°-45'-30" W — 138.00' (DEED)
S 89°-43'-32" W — 138.04' (SURVEY)
N 00°-42'-44" W — 99.61' (SURVEY)
N 00°-41'-40" W — 100.00' (DEED)
S 89°-45'-30" W — 405.80' (SURVEY)
S 00°-45'-58" E — 312.11' (SURVEY)
S 00°-41'-40" E — 312.16' (DEED)
N 00°-41'-40" W — 119.00' (DEED)
N 01°-09'-20" E — 30.58' (DEED)
S 89°-35'-40" E — 385.39' (DEED)
R=484.41' L=96.45' (SURVEY) L=96.12' (DEED)
R=60.00' L=93.46'
25' BUILDING SETBACK LINE
50' BUILDING SETBACK LINE
UE
SL
SS
W

PAINT FIVE NEW PARKING STALLS ON THE EXISTING PAVEMENT 9'x18' TYPICAL
PROPOSED ROOF DRAIN CONNECTING EXISTING TO PROPOSED BLDG AND DISCHARGING TO ENLARGED SWM POND
REMOVE EXISTING GRASS AREA TO INSTALL CONCRETE SIDEWALK AND FIVE ADDITIONAL PARKING STALLS ON NEW PAVEMENT
PROPOSED SIDEWALK GRADING MATCHING EX. GRADE ON STREET SIDE AND PROVIDING MIN. OF 1/4" PER FOOT SLOPE ACROSS THE CONC. GRADING AND CONCRETE WORK WITHIN TEMPORARY EASEMENT PROVIDED BY TOWNSHIP ALONG MARSHALL ROAD
STORMWATER BASIN SETBACK FROM R.O.W., PROPERTY LINE, AND BUILDING ADDITION
REGRADE EXISTING SWM POND TO PROVIDE STORAGE FOR PROPOSED BUILDING ADDITION
2 AREA DESIGNATED FOR DRY POND SCREENING PLANTING 10' FROM TOE OF SLOPE AND AS PER SECTION 22-612.7
REDIRECT EXISTING SEWER LATERAL AROUND BUILDING WALL FOOTING 130LF
TRUCK RADIUS FOR FIRE & DELIVERY TRUCK ACCESS TO THE SITE
PROPOSED ROOF DRAIN CONNECTING EXISTING TO PROPOSED BLDG AND DISCHARGING TO ENLARGED SWM POND

0 30 60 90

UTILITY PLAN
SCALE: 1" = 30'

LEGEND
- MANHOLE
- PROPERTY LINE
- CLEANOUT
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- PROPERTY CORNER/IRON BAR
- SILT FENCE
- STRAW BALE DIKE
- WATER METER
- UNDERGROUND ELECTRIC
- TRANSFORMER
- WATER VALVE
- CONCRETE MONUMENT



3 LATERAL PROFILE
SCALE: 1" = 10'

PROPERTY IDENTIFICATION
TAX MAP #130-4F46-378S
SATISFACTION OF MORTGAGE 07.19.2011 INST. # 201107190016959
MORTGAGE BOOK VOL 1421, PAGE 139
LOT#5, MASHUDA INDUSTRIAL PARK RACK FILE SECTION 71, PAGE 2

PROPERTY LOCATION
RE MICHEL COMPANY, INC.
10 LEONBERG ROAD
CRANBERRY TOWNSHIP, PA 16066
724-776-0736

PROPERTY OWNER
MICHEL REAL ESTATE PARTNERSHIP, LLP
1 RE MICHEL DRIVE
GLEN BURNIE, MARYLAND 21060
410-760-4000

RESPONSIBLE PARTY FOR STORMWATER FACILITIES
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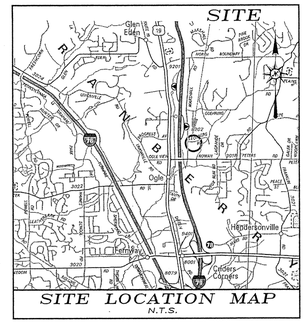
SITE
Cranberry
Seneca
Evans City
Harmony
Zelienople
Callery
Mars
Ogle
Henderson
Center
Connoquenessing
Forward
Jackson
Penn
Lancaster
Marion
Butler
Clay
Slippery Rock
Lake Arthur
Lake Wilhelm
Lake Wilhelm Dam
Muddy Creek
Slippery Rock Creek
Connoquenessing Creek
Thorn Run
Glade Run
Brush Creek
Wolfe Run
Bonny Brook
Bear Run
Bull Creek
Little Connoquenessing Creek
Big Run
Breakneck Creek
Scrubgrass Creek
Crab Run
Bonnie Brook
Kaufman Run
Bear Creek
Thorn Creek
Glade Creek
Wolfe Creek
Muddy Creek
Slippery Rock Creek
Connoquenessing Creek
Little Connoquenessing Creek

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811

LIMIT OF DISTURBANCE
DRAINAGE AREA TO POND
Tc PATH

SCALE 1" = 30'

N/F KH 9018 LLC 9028 MARSHALL ROAD 130-4F46-37D

N/F COUNTY OF BUTLER BOARD OF COMMISSIONERS 9028 MARSHALL ROAD 130-4F46-37

LOT 9
N/F TIMOTHY N. ODONNELL, ET AL 12 LEONBERG ROAD 130-4F46-37B9

MASHUDA INDUSTRIAL PARK PLAN NO. 2 LOT 5

1 STORY BRICK BUILDING

EXISTING 1 STORY BRICK & METAL SIDING BUILDING 8,900 SF F.F.E.=1109.0

BIT. CONC. PARKING LOT

BIT. CONC. PARKING LOT

EXISTING PAVED PARKING

LIMIT OF DISTURBANCE PARKING AND SIDEWALK AREA = 3,000 S.F.

LIMIT OF DISTURBANCE BUILDING AND POND AREA = 16,545 S.F.

TOTAL AREA
125,022.21 Sq. Ft.±
2.87 Acres±

25' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

HIGH POINT

RIPRAP 12' EMERGENCY SPILLWAY

SWM BASIN

2% SLOPE AWAY FROM BUILDING

2% SLOPE INTO BASIN

SANITARY SEWER SERVICE LINE

SANITARY LATERAL

SANITARY VENT AND CLEAN OUT TOP=1109.5

6" SANITARY CLEAN OUT TOP=1105.49

STORM INLET TG=1087.80 INV=1083.27

12" ADS PIPE INV. OUT 1091.15

ELEC. TRANSFORMER NO. 11573

UNDERGROUND GAS SERVICE

UNDERGROUND TELEPHONE BOX NO. 3845

WATER SERVICE

T-1 600 GRS N:1021778.8084 E:1555.4570 Z:1107.26

T-2 600 GRS N:1021849.0521 E:1557.1757 Z:1103.49

T-3 600 GRS N:1021672.8084 E:1555.4570 Z:1107.26

T-124 600 GRS N:1021778.8084 E:1555.4570 Z:1109.88

T-125 600 GRS N:1021849.0521 E:1557.1757 Z:1109.88

N/F CUE, INC. 11 LEONBERG ROAD 130-4F46-37B6

N/F CUE, INC. 11 LEONBERG RO/D 130-4F46-37B7

N/F GA INDUSTRIES, INC. 9025 MARSHALL ROAD 130-S6-G4

N/F JOHN W. THROWER, INC. 9033 MARSHALL ROAD 130-S6-G2

MARSHALL ROAD
BITUMINOUS CONCRETE

POLE PP-1339-225

POLE PP-1339-262

POLE UPTD-1576

STOP BAR AND SIGN

STREET SIGN

LEONBERG ROAD
BITUMINOUS CONCRETE

LEGEND

MANHOLE
PROPERTY LINE
CLEANOUT
SANITARY SEWER
STORM SEWER
GAS LINE
PROPERTY CORNER/IRON BAR
UNDERGROUND ELECTRIC
TRANSFORMER
WATER VALVE
CONCRETE MONUMENT

0 30 60 90

GRADING PLAN
SCALE: 1" = 30'

PROPERTY IDENTIFICATION

TAX MAP #130-4F46-37B5
SATISFACTION OF MORTGAGE 07.19.2011
INST. # 201107190016959
MORTGAGE BOOK VOL 1421, PAGE 139
LOT #5, MASHUDA INDUSTRIAL PARK
RACK FILE SECTION 71, PAGE 2

PROPERTY LOCATION

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724-776-0736

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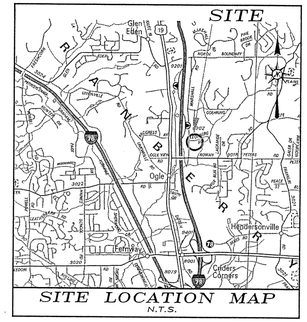


SITE LOCATION MAP
N.T.S.

SITE AREAS:

TOTAL PROPERTY	2.87 ACRES
NPDES AREA	N/A
△ AREA OF DISTURBANCE	0.91 ACRES
NEW BUILDING	11,000 SF
EX. BUILDING	7,878 SF
	18,878 SF 0.43 ACRE
EX. PAVEMENT	18,942 SF
EX. CONCRETE WALK	242 SF
NEW PAVEMENT	3,019 SF
NEW CONCRETE	400 SF
	22,603 SF OR 0.52 ACRE
TOTAL IMPERVIOUS COVER	0.95 ACRE OR 33% COVER

STORMWATER MANAGEMENT:

		△ YEAR	1YR	2YR	10YR	25YR	50YR	100YR
DRAINAGE AREA	51,776 SF							
PRE-DEVELOPMENT		1998		2.0	3.4			5.4
PAVEMENT	18,942 SF	PRE	1.3	1.9	3.3	4.2	5.0	5.8
CONCRETE	242 SF	POST	2.6	3.3	4.9	6.0	6.8	7.7
BUILDING	8,900 SF	ROUTED	1.3	1.7	2.1	2.3	2.4	2.6
GRASS	23,692 SF							
POST DEVELOPMENT								
PAVEMENT	21,942 SF							
CONCRETE	642 SF							
BUILDING	18,900 SF							
GRASS	10,292 SF							

△ STORMWATER MANAGEMENT NOTES:

THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPS. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY. A NOTE SHALL BE PLACED ON THE RECORDED PLAN: "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, 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."

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.

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP

THE OPERATION AND MAINTENANCE (O&M) AGREEMENT AND STATING THAT THE O&M AGREEMENT IS PART OF THE SWM SITE PLAN.

AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL:

(1) PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

(2) PROVIDE A SET OF RECORD DRAWINGS.

(3) REQUEST A FINAL INSPECTION FROM THE TOWNSHIP TO CERTIFY COMPLIANCE WITH THIS PART AFTER RECEIPT OF THE CERTIFICATION OF COMPLETION AND RECORD DRAWINGS BY THE TOWNSHIP.

△ 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.

WE HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

WITNESS _____ OWNER _____

I, D. ROYCE COUGHENOUR, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ENGINEER PE-082866-E DATE 4/21/17 SEAL

I HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ENGINEER _____ DATE 5/15/17

PLAN BOOK	PAGE
363	16

OUTLET MODIFICATION

SCALE: _____ N.T.S.

END CAP/ORIFICE DETAIL
PLACE ON EX. OUTLET PIPE

REPLACE 12" END CAP WITH 5" ORIFICE WITH NEW END CAP WITH AN 8" INCH ORIFICE

TOP VIEW
SIDE VIEW
FACE VIEW

POURED IN PLACE CONCRETE HEADWALL INSTALL IN BASIN ON EXISTING OUTLOW PIPE

USE THE EXISTING OUTLET STRUCTURE WITH MODIFICATION OF THE END CAP WITH AN 8" ORIFICE REPLACING THE EXISTING 5" ORIFICE

SS-16 DETENTION FACILITY EMBANKMENT (TYPICAL)

SS-18 EMERGENCY SPILLWAY
SS-19 PILOT CHANNEL
SS-22 RIPRAP APRON
SS-20

ANTI-SEEPAGE COLLARS SS-20

RIPRAP PILOT CHANNEL (TYPICAL) SS-19

GRASS LINED EMERGENCY SPILLWAY SS-21B

RIPRAP APRON ENERGY DISSIPATOR (TYPICAL) SS-22

CRANBERRY TWP PR#18595

DATE:	REVISIONS
11.01.16	DEVELOPMENT REPORT DATED 10.26.16
03.27.17	CONSERVATION DISTRICT COMMENTS
03.29.17	FINAL TOWNSHIP COMMENTS

DATE: SEPTEMBER 2016
SCALE: 1" = 30'
SURVEY BY: NONE
DRAWN BY: DLC
CHECKED BY: DRC
APPROVED BY: D.R. COUGHENOUR

D. ROYCE COUGHENOUR ENGINEER PENNSYLVANIA
PE 082866-E
MD PE-21261
PA 46265-E

COUGHENOUR ENGINEERING, INC.
295 CLEARENCE STREET, P.O. BOX 39
HYNDMAN, PA 15545
814-842-9722
drceng@comcast.net

PREPARED FOR:
CLARK CONTRACTORS, INC.
145 CLARK BUILDING ROAD, SUITE 7
BEDFORD, PA 15522
PHONE: 814-623-9400

STORMWATER MANAGEMENT PLAN
FOR
R.E. MICHEL COMPANY
LOCATED AT
10 LEONBERG ROAD
CRANBERRY TOWNSHIP
BUTLER COUNTY PENNSYLVANIA

DRAWING NUMBER: C4
PROJECT NUMBER: 15040

BY RESOLUTION APPROVED ON THE 7th DAY OF April, 2017, THE BOARD OF DIRECTORS OF THE MARS REAL ESTATE HOLDINGS LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, BENEFICIAL OWNER OF THE LAND SHOWN ON THE CRACKER BARREL/ELEMENT HOTEL ADOPTED THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

MARS REAL ESTATE HOLDINGS LLC

SIGNATURE AND TITLE OF OFFICER WITNESSING

Charles B Thalheimer Member

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/7/2017

DATE

BY RESOLUTION APPROVED ON THE 7th DAY OF April, 2017, THE BOARD OF DIRECTORS OF THE ECHO HOTEL INVESTMENT LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, BENEFICIAL OWNER OF THE LAND SHOWN ON THE CRACKER BARREL/ELEMENT HOTEL ADOPTED THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

ECHO HOTEL INVESTMENT LLC

SIGNATURE AND TITLE OF OFFICER WITNESSING

Charles B Thalheimer

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/7/2017

DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Charles B Thalheimer 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 7th DAY OF April, 2017.

(SEAL)

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

Paula K Rouda

NOTARY PUBLIC

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN 1740 ROUTE 228 AND LONGTREE WAY IS IN THE NAME OF MARS REAL ESTATE HOLDINGS, LLC., AND IS RECORDED UNDER INSTR. NO. 20020510006375

Paula K Rouda

WITNESS

Charles B Thalheimer

OWNER

I, PETE E. BROTHERS, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AND THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

April 4, 2017

DATE

PETE E. BROTHERS, P.L.S.

SU075238

REGISTRATION NUMBER

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

CHAIRPERSON, BOARD OF SUPERVISORS

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. [ORD. 2005-362]

5-9-17

DATE

SECRETARY

CORPORATION | SURVEYOR | CRANBERRY TOWNSHIP ENGINEER | CRANBERRY TOWNSHIP BOARD OF SUPERVISORS | CRANBERRY TOWNSHIP PLANNING COMMISSION | BUTLER COUNTY PLANNING COMMISSION | RECORDER

Instr:201705170010299 05/17/2017
Pages:4 F:$165.00 3.0296
Michele Mustello T20170206892
Butler County Recorder FL

Highway Occupancy Permit Requirement

A Highway Occupancy Permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2016-04 EFFECTIVE THIS 9th DAY OF May, 2017.

SECRETARY

Richard M Hadley

CHAIRPERSON, BOARD OF SUPERVISORS

I, Jerry Andre, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR THE FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2016-04 HAVE MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 11/17/16.

TOWNSHIP MANAGER

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

SIGNATURE

5/9/17

DATE

PE071353

REGISTRATION NUMBER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON, THIS 19TH DAY OF OCT, 2016,

SECRETARY

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

(SEAL)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363, PAGE(S) 17-20.

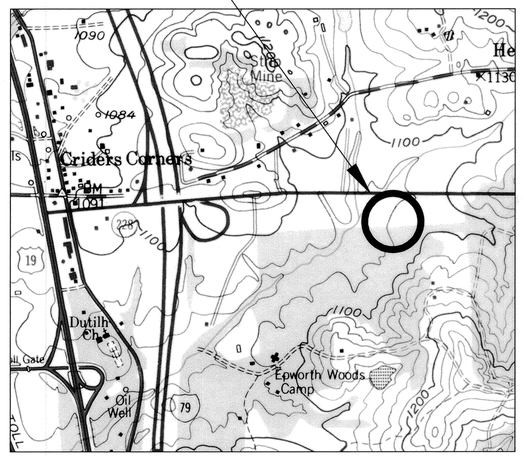
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF May, 2017.

(SEAL)

RECORDER OF DEEDS

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

PROJECT LOCATION



VICINITY MAP

SCALE: N.T.S.

ENGINEER:
R.A. SMITH NATIONAL, INC.

CONTACT:
JOHN J. FRYDRYCH, P.E.
333 ALLEGHENY AVENUE, SUITE 202
OAKMONT, PA 15139
PH.: (412) 828-7604
FAX: (412) 828-7608

SURVEYOR:
R.A. SMITH NATIONAL, INC.

CONTACT:
PETE BROTHERS, P.L.S.
333 ALLEGHENY AVENUE, SUITE 202
OAKMONT, PA 15139
PH.: (412) 828-7604
FAX: (412) 828-7608

PROPERTY OWNER:
MARS REAL ESTATE HOLDINGS, LLC

CONTACT:
120 MARQUETTE DRIVE, UNIT 302
CRANBERRY TOWNSHIP, PA 16066

COMMUNITY:
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA

DEVELOPER:
(CRACKER BARREL PAD)
MARS REAL ESTATE HOLDINGS LLC

CONTACT:
502 SAMPSON STREET
NEW CASTLE, PA 16101

DEVELOPER:
CRACKER BARREL

CONTACT:
DANNY SANDERS
PO BOX 787
LEBANON, TN 37088
PH: (615) 235-4362

ARCHITECT:
(CRACKER BARREL)
DESIGN AND ENGINEERING, INC.

CONTACT:
JAMES A, CRAIG P.E.
1645 WESTGATE CIRCLE
BRENTWOOD, TN 37027
PH.: (615) 370-1779

DEVELOPER:
(ELEMENT HOTEL)
ECHO HOTEL INVESTMENT LLC

CONTACT:
502 SAMPSON STREET
NEW CASTLE, PA 16101

ARCHITECT:
(ELEMENT HOTEL)
SA GROUP, LLC

CONTACT:
DANIEL J SIRK
1322 OLD RIVER ROAD
CLEVELAND, OHIO 44113
PH.: (216) 406-4139

PLAN BOOK	PAGE
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R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

DATE	DESCRIPTION
11/04/16	TOWNSHIP COMMENTS
02/20/17	PER RESOLUTION

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

ELEMENT HOTEL / CRACKER BARREL
CRANBERRY TWP., BUTLER COUNTY, PA

SITE PLAN CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN JOSEPH FRYDRYCH
ENGINEER
049657-E

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R.A. Smith National, Inc.

DATE: 10/10/2016
SCALE: NONE
JOB NO. 3150387
PROJECT MANAGER: JOHN J. FRYDRYCH, P.E.
DESIGNED BY: JCB
CHECKED BY: JJF

SHEET NUMBER
C600

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

TO PROVIDE EFFECTIVE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED BY NSE AND IS PROPOSED FOR THE SITE IMPROVEMENT PROJECT AT THE ELEMENT HOTEL AND CRACKER BARREL. THE OWNER WILL BE RESPONSIBLE TO INSPECT AND MAINTAIN ALL PRIVATE STORMWATER MANAGEMENT FACILITIES. INSPECTION OF THE FACILITIES WILL OCCUR AFTER EACH RAINFALL EVENT, BUT NO LESS THAN ONCE EVERY THREE (3) MONTHS.

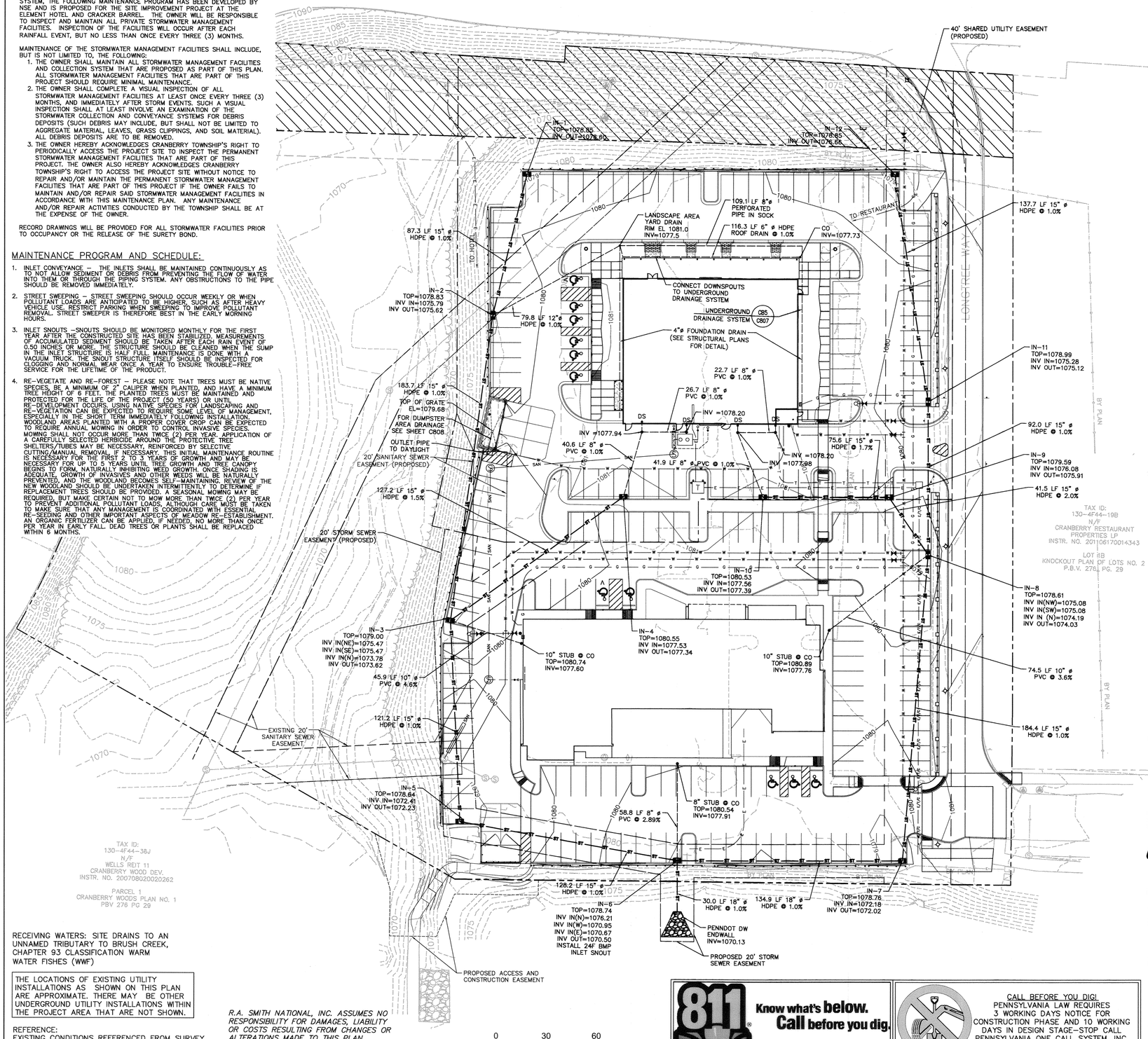
MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. THE OWNER SHALL MAINTAIN ALL STORMWATER MANAGEMENT FACILITIES AND COLLECTION SYSTEM THAT ARE PROPOSED AS PART OF THIS PLAN. ALL STORMWATER MANAGEMENT FACILITIES THAT ARE PART OF THIS PROJECT SHOULD REQUIRE MINIMAL MAINTENANCE.
2. THE OWNER SHALL COMPLETE A VISUAL INSPECTION OF ALL STORMWATER MANAGEMENT FACILITIES AT LEAST ONCE EVERY THREE (3) MONTHS, AND IMMEDIATELY AFTER STORM EVENTS. SUCH A VISUAL INSPECTION SHALL AT LEAST INVOLVE AN EXAMINATION OF THE STORMWATER COLLECTION AND CONVEYANCE SYSTEMS FOR DEBRIS DEPOSITS (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL). ALL DEBRIS DEPOSITS ARE TO BE REMOVED.
3. THE OWNER HEREBY ACKNOWLEDGES CRANBERRY TOWNSHIP'S RIGHT TO PERIODICALLY ACCESS THE PROJECT SITE TO INSPECT THE PERMANENT STORMWATER MANAGEMENT FACILITIES THAT ARE PART OF THIS PROJECT. THE OWNER ALSO HEREBY ACKNOWLEDGES CRANBERRY TOWNSHIP'S RIGHT TO ACCESS THE PROJECT SITE WITHOUT NOTICE TO REPAIR AND/OR MAINTAIN THE PERMANENT STORMWATER MANAGEMENT FACILITIES THAT ARE PART OF THIS PROJECT IF THE OWNER FAILS TO MAINTAIN AND/OR REPAIR SAID STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THIS MAINTENANCE PLAN. ANY MAINTENANCE AND/OR REPAIR ACTIVITIES CONDUCTED BY THE TOWNSHIP SHALL BE AT THE EXPENSE OF THE OWNER.

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

MAINTENANCE PROGRAM AND SCHEDULE:

1. INLET CONVEYANCE – THE INLETS SHALL BE MAINTAINED CONTINUOUSLY AS TO NOT ALLOW SEDIMENT OR DEBRIS FROM PREVENTING THE FLOW OF WATER INTO THEM OR THROUGH THE PIPING SYSTEM. ANY OBSTRUCTIONS TO THE PIPE SHOULD BE REMOVED IMMEDIATELY.
2. STREET SWEEPING – STREET SWEEPING SHOULD OCCUR WEEKLY OR WHEN POLLUTANT LOADS ARE ANTICIPATED TO BE HIGHER, SUCH AS AFTER HEAVY VEHICLE USE. RESTRICT PARKING WHEN SWEEPING TO IMPROVE POLLUTANT REMOVAL. STREET SWEEPER IS THEREFORE BEST IN THE EARLY MORNING HOURS.
3. INLET SNOUTS –SNOUTS SHOULD BE MONITORED MONTHLY FOR THE FIRST YEAR AFTER THE CONSTRUCTED SITE HAS BEEN STABILIZED. MEASUREMENTS OF ACCUMULATED SEDIMENT SHOULD BE TAKEN AFTER EACH RAIN EVENT OF 0.50 INCHES OR MORE. THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IN THE INLET STRUCTURE IS HALF FULL. MAINTENANCE IS DONE WITH A VACUUM TRUCK. THE SNOUT STRUCTURE ITSELF SHOULD BE INSPECTED FOR CLOGGING AND NORMAL WEAR ONCE A YEAR TO ENSURE TROUBLE-FREE SERVICE FOR THE LIFETIME OF THE PRODUCT.
4. RE-VEGETATE AND RE-FOREST – PLEASE NOTE THAT TREES MUST BE NATIVE SPECIES, BE A MINIMUM OF 2" CALIPER WHEN PLANTED, AND HAVE A MINIMUM TREE HEIGHT OF 6 FEET. THE PLANTED TREES MUST BE MAINTAINED AND PROTECTED FOR THE LIFE OF THE PROJECT (50 YEARS) OR UNTIL RE-DEVELOPMENT OCCURS. USING NATIVE SPECIES FOR LANDSCAPING AND RE-VEGETATION CAN BE EXPECTED TO REQUIRE SOME LEVEL OF MANAGEMENT, ESPECIALLY IN THE SHORT TERM IMMEDIATELY FOLLOWING INSTALLATION. WOODLAND AREAS PLANTED WITH A PROPER COVER CROP CAN BE EXPECTED TO REQUIRE ANNUAL MOWING IN ORDER TO CONTROL INVASIVE SPECIES. MOWING SHALL NOT OCCUR MORE THAN TWICE (2) PER YEAR. APPLICATION OF A CAREFULLY SELECTED HERBICIDE AROUND THE PROTECTIVE TREE SHELTERS/TUBES MAY BE NECESSARY, REINFORCED BY SELECTIVE CUTTING/MANUAL REMOVAL IF NECESSARY. THIS INITIAL MAINTENANCE ROUTINE IS NECESSARY FOR THE FIRST 2 TO 3 YEARS OF GROWTH AND MAY BE NECESSARY FOR UP TO 5 YEARS UNTIL TREE GROWTH AND TREE CANOPY BEGINS TO FORM, NATURALLY INHIBITING WEED GROWTH, ONCE SHADING IS ADEQUATE, GROWTH OF INVASIVES AND OTHER WEEDS WILL BE NATURALLY PREVENTED, AND THE WOODLAND BECOMES SELF-MAINTAINING. REVIEW OF THE NEW WOODLAND SHOULD BE UNDERTAKEN INTERMITTENTLY TO DETERMINE IF REPLACEMENT TREES SHOULD BE PROVIDED. A SEASONAL MOWING MAY BE REQUIRED, BUT MAKE CERTAIN NOT TO MOW MORE THAN TWICE (2) PER YEAR TO PREVENT ADDITIONAL POLLUTANT LOADS, ALTHOUGH CARE MUST BE TAKEN TO MAKE SURE THAT ANY MANAGEMENT IS COORDINATED WITH ESSENTIAL RE-SEEDING AND OTHER IMPORTANT ASPECTS OF MEADOW RE-ESTABLISHMENT. AN ORGANIC FERTILIZER CAN BE APPLIED, IF NEEDED, NO MORE THAN ONCE PER YEAR IN EARLY FALL. DEAD TREES OR PLANTS SHALL BE REPLACED WITHIN 6 MONTHS.



RECEIVING WATERS: SITE DRAINS TO AN UNNAMED TRIBUTARY TO BRUSH CREEK, CHAPTER 93 CLASSIFICATION WARM WATER FISHES (WWF)

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY RA SMITH NATIONAL, INC., DATED SEPTEMBER 2015.

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL, INC.

0 30 60 Feet
GRAPHIC SCALE

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

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

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC... FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THE PROPOSAL. BIDS SHALL BE BASED ON THE BIDDERS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE DIGGER'S HOT LINE AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUIRED FIELD STAKING OF EXISTING UTILITIES.
7. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.

NOTES:

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
3. SEE "PADOT STANDARDS FOR ROADWAY CONSTRUCTION" CURRENT EDITION FOR DETAILS PERTAINING TO TYPE C AND TYPE M INLETS AND STORM SEWER MANHOLES. MATERIALS AND SIZING OF STRUCTURES SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
4. THE ORIENTATION OF THE INLETS SHALL REMAIN CONSISTANT AS SHOWN ON THE PLANS TO PROVIDE OPTIMUM DRAINAGE CONTROL. ANY ACCOMODATIONS REQUIRED FOR LARGER PIPE SIZES AND/OR PIPE CONFIGURATION SHALL BE ADDRESSED BY USING MODIFIED STRUCTURES IN ACCORDANCE WITH THE RC STANDARDS.
5. 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.

DOCUMENTS REQUIRED TO BE ON SITE
THE FOLLOWING DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION
1. E&S PLAN.
2. INSPECTION RECORDS.
3. MONITORING RECORDS.
4. MAINTENANCE INSTRUCTIONS SHOULD SPECIFY THAT INSPECTIONS BE LOGGED ONTO DEP FORM 3150-FM-BWEW0083 DATED 2/2012 & KEPT ON SITE AT ALL TIMES.

IN ADDITION, A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

CONSTRUCTION WASTE RECYCLING/DISPOSAL:

CONSTRUCTION WASTES ARE REFUSE MATERIALS GENERATED DURING THE COURSE OF CONSTRUCTION AND INCLUDE, BUT ARE NOT LIMITED TO, PAPER, PLASTIC, WOOD, FOOD, TEXTILE, AND METALS PRODUCTS.

INSTALLATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WASTE RECYCLING/DISPOSAL AREAS ON THE EROSION AND SEDIMENT CONTROL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WASTE RECYCLING/DISPOSAL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

MAINTENANCE: ALL CONSTRUCTION WASTE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED AT A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. THE BURNING OF WASTE MATERIALS SHALL NOT BE PERMITTED.

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 EXCEPTION IN WRITING.

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

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.

FINANCIAL GUARANTEE: AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

OPERATION & MAINTENANCE:
THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMP'S, AS THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE SWM SITE PLAN. IF THE OWNER FAILS TO ADHERE TO THE O&M AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY.

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, 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.

4/9/17
DATE

PROFESSIONAL ENGINEER

I, [illegible], A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

TOWNSHIP ENGINEER

5/9/17
DATE

PE071353
REGISTRATION NUMBER

THE LANDOWNER ACKNOWLEDGES THAT 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.

April 7, 2017
DATE

Charles B Kaffan
LAND OWNER

I, JOHN FRYDRYCH, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER ORDINANCE.

PROFESSIONAL ENGINEER

4/4/17
DATE

049657-E
REGISTRATION NUMBER

PLAN BOOK	PAGE
363	18

DATE	DESCRIPTION
11/04/16	TOWNSHIP COMMENTS
02/20/17	PER RESOLUTION

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

ELEMENT HOTEL / CRACKER BARREL
CRANBERRY TWP., BUTLER COUNTY, PA

DRAINAGE PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED JOHN JOSEPH FRYDRYCH ENGINEER NO. 049657-E PROFESSIONAL

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DATE: 10/10/2016
SCALE: 1" = 30'
JOB NO. 3150387
PROJECT MANAGER: JOHN J. FRYDRYCH, P.E.
DESIGNED BY: DMM
CHECKED BY: ECG

SHEET NUMBER
C300

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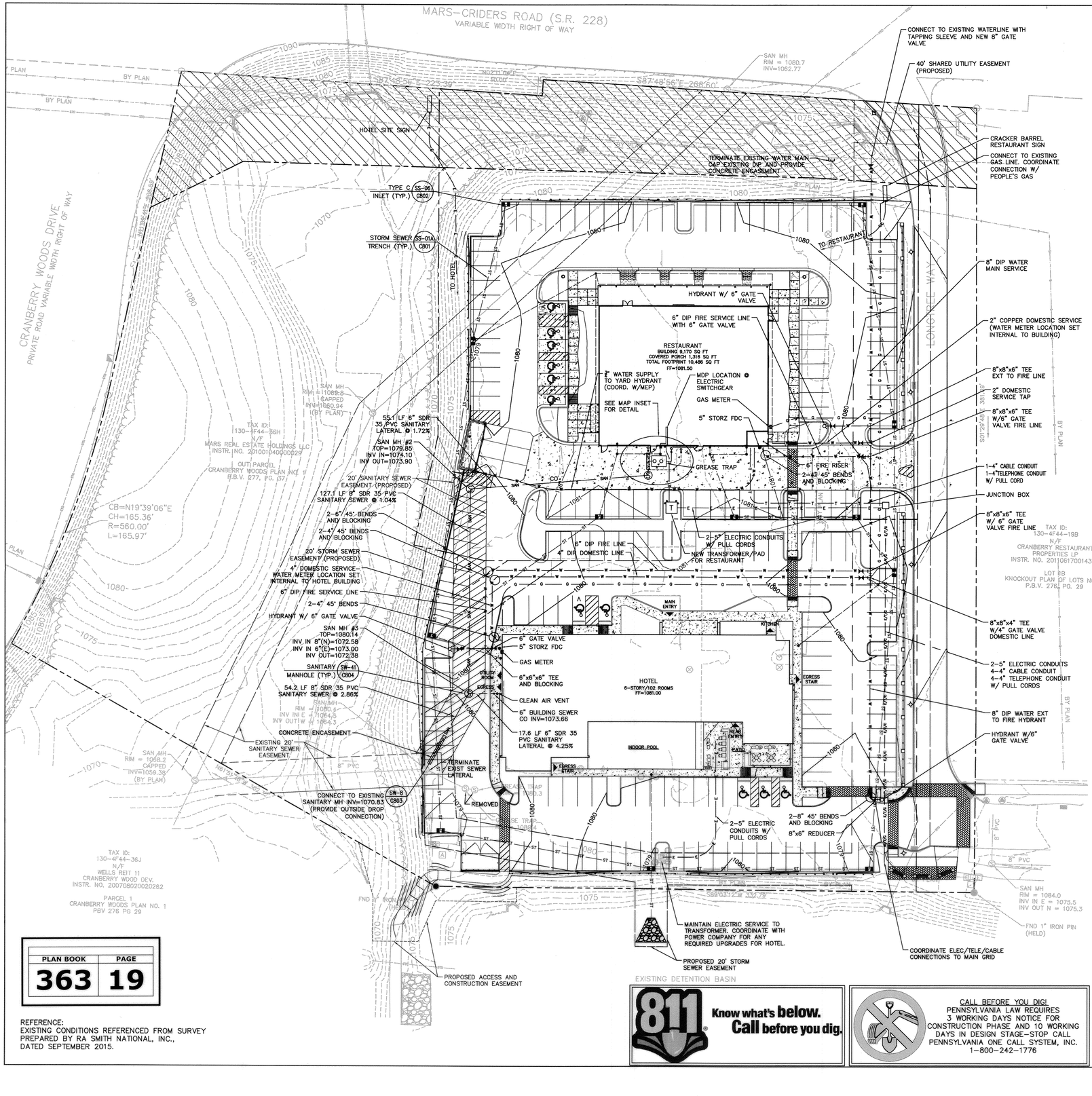
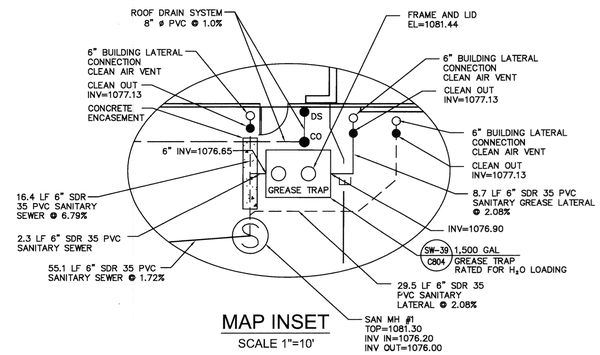


SPECIFICATIONS FOR PRIVATE UTILITIES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC... FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THE PROPOSAL. BIDS SHALL BE BASED ON THE BIDDERS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE DIGGER'S HOT LINE AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUIRED FIELD STAKING OF EXISTING UTILITIES.
7. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
9. SERVICE PIPE AND FITTINGS SHALL MATCH SANITARY SEWER.
10. ALL BUILDING MECHANICAL SYSTEMS, WHETHER ON THE BUILDING OR THE GROUND SHALL BE SCREENED FROM ADJOINING PROPERTIES AND STREETS TO THE EXTENT SCREENING IS PHYSICALLY POSSIBLE BY LANDSCAPING, DECORATIVE MASONRY WALLS, ARCHITECTURAL FEATURES OR OPAQUE FENCING.



MAP INSET
SCALE 1"=10'

CRACKER BARREL UTILITY LOADS

Telephone Requirements: Published Line
Rollover Line
Unpublished Line (Data)
Unpublished Line (Fire)

Electrical Requirements: 120/208 Volts, 3-Phase, 4- Wire, 1200 AMPS
574.63 KW Connected Load, 574.63 KW Demand
Light Circuit to "LO" Panel (Photo cell controlled)
Using three circuits.
Minimum 1" SCH. 40, P.V.C. Conduit.
Minimum #10 AWS Conductors.
Conduit to be a minimum of 24" below finish grades (See Sheet C-2)

Sewer: 6" Line: 6,000 Gallons per 24-hour period.
CW Fixture Units = 20
SS Fixture Units = 119

Fire Protection: N.F.P.A. 13 Hydraulically Calculated System
i. Dining Area - Light Hazard Occupancy
ii. Restaurant Service Area - Ordinary Hazard Group 1
iii. Retail Area - Ordinary Hazard Group 2
(1) 6" Fire Line @ Minimum 750 G.P.M., 40 PSI @ Base of Riser

Water: 2" Domestic Line: 6,000 GAL/24 HRS
79 GPM Peak demand flow rate
125 CW Fixture Units
40 PSI Static Needed (minimum)
2" or 1- ½" Irrigation Meter (42 GPM)

Gas:

RTU - 1	1@	180,000
RTU - 2	1@	180,000
RTU - 3	1@	260,000
RTU - 4	1@	260,000
RTU - 5	1@	180,000
RTU - 6	1@	108,000
MUA	1@	448,000
WH	2@199,999	399,998
Log Lighter	1@	60,000
Griddles (403)	2@65,000 ea	130,000
Grill (405)	99,000	99,000
Griddles (408)	2@43,000 ea	86,000
TOTAL		2,390,998

Gas Load:

Building Heating - Rooftop Units	1,168 M.B.H.
Make Up Air Units	448 M.B.H.
Water Heaters - 2 @ 199.999 MBH Ea.	400 M.B.H.
Gas Log Lighter	60 M.B.H.
Kitchen Equipment	315 M.B.H.
TOTAL	2,391 M.B.H.

DOMESTIC WATER

CRACKER BARREL = 1 - 2" DOMESTIC COPPER SERVICE LINE WITH TAP, & METER, WITH -6,000 GAL/24HR.
125 - COLD WATER FIXTURE UNITS
79 gpm PEAK DEMAND FLOW, 40 psi STATIC

ELEMENT HOTEL = 1 - 4" DOMESTIC DIP SERVICE LINE
160 gpm PEAK DEMAND FLOW, 40 psi STATIC

FIRE DEMAND

CRACKER BARREL = 750 gpm AT 40 psi AT BASE OF RISER

ELEMENT HOTEL = MANUAL WET STANDPIPE (PRESSURE BY FIRE DEPARTMENT PUMPER TRUCK PER NFPA 14) REQUIRES 750 gpm AT 20 psi (AT SITE OR PUBLIC HYDRANT).

SPRINKLER DEMAND FOR SIXTH (6) FLOOR IS 220 gpm AT 74 psi.

SPRINKLER DEMAND FOR FIRST FLOOR (LAUNDRY PANTRY) IS 460 gpm AT 41 psi.

NOTES:

1. THERE IS A MINIMUM OF THREE (3) TO FIVE (5) FEET OF SEPERATION REQUIRED BETWEEN THE FIRE LINE AND DOMESTIC LINE.
2. ALL UTILITY DISTRIBUTION LINES AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND.
3. CONTRACTOR SHALL LOCATE EXISTING WATER SERVICES AND CAP AT THE MAIN LINE.
4. ALL UTILITY LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
5. COORDINATE ALL UTILITY INSTALLATIONS WITH CORRESPONDING UTILITY COMPANIES. GAS LINES TO BE SIZED BY GAS COMPANY BASED ON REQUIRED LOADS.
6. SEE ARCHITECTURAL PLANS FOR LOCATION OF CONDUITS AND WIRING TO ILLUMINATED SIGNAGE.

PLAN BOOK	PAGE
363	19

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY RA SMITH NATIONAL, INC., DATED SEPTEMBER 2015.

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

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

COORDINATE ALL UTILITY LINE LOCATIONS AND LAYOUT W/UTILITY CO.

COORDINATE ALL UTILITY SERVICE CONNECTIONS W/ARCH. PLANS

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

0 30 60 Feet
GRAPHIC SCALE

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL, INC.

DATE	DESCRIPTION
11/04/16	TOWNSHIP COMMENTS
02/03/17	REVISED WATER AND SEWER PLANS
02/20/17	PER RESOLUTION

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

ELEMENT HOTEL / CRACKER BARREL
CRANBERRY TWP., BUTLER COUNTY, PA

UTILITY PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN JOSEPH FRYDRYCH ENGINEER NO. 076537E

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DATE: 10/10/2016
SCALE: 1" = 30'
JOB NO. 3150387
PROJECT MANAGER: JOHN J. FRYDRYCH, P.E.
DESIGNED BY: DMM
CHECKED BY: JJF

SHEET NUMBER
C400

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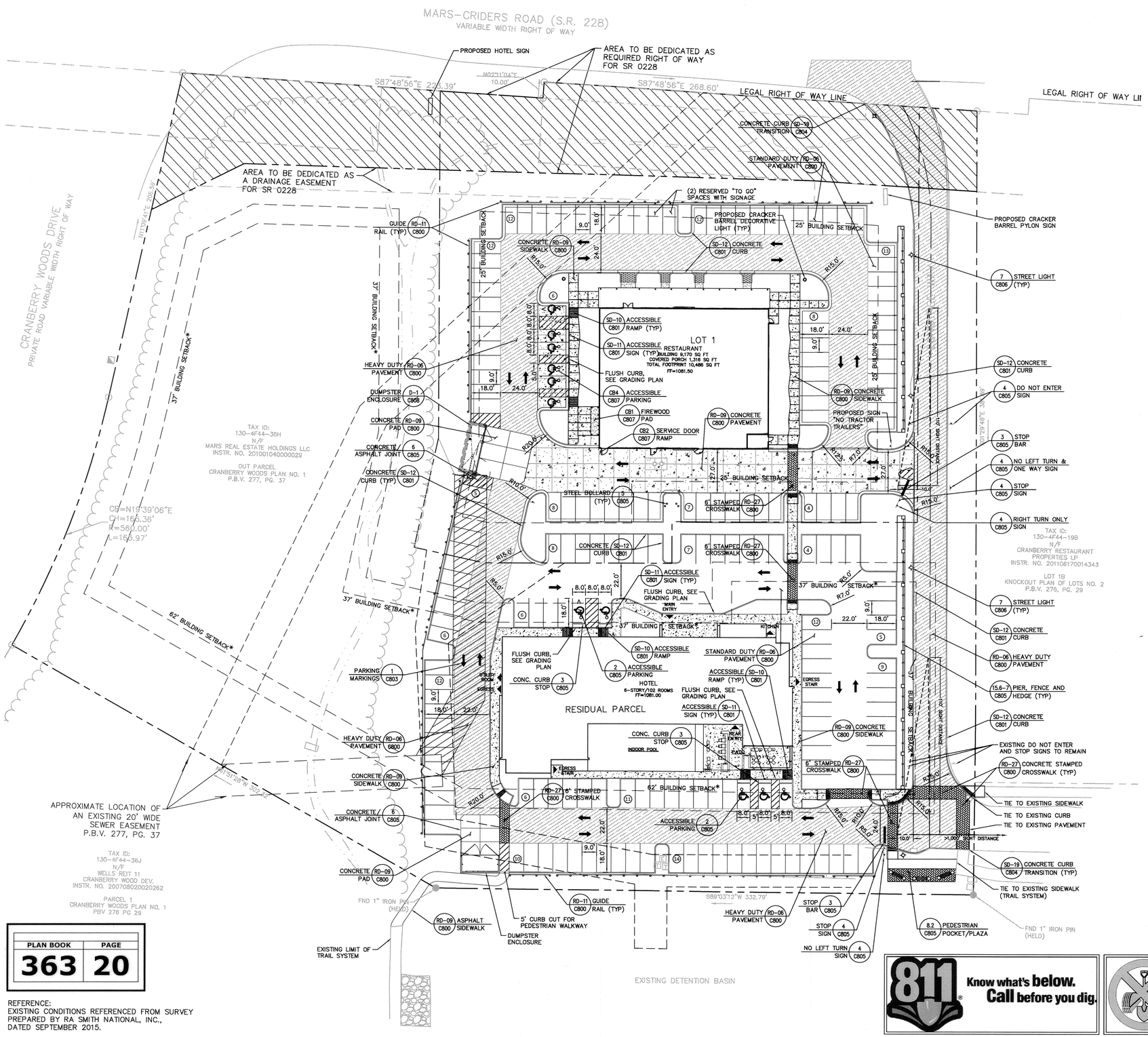

SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ACCESSIBILITY REQUIREMENTS FOR THE SITE DEVELOPMENT MUST BE IN COMPLIANCE WITH THE PA UNIFORM CONSTRUCTION CODE.
4. ALL ADA RAMPS MUST BE COMPLIANT WITH ALL CURRENT PENNDOT STANDARDS AND FIELD CHECKED FOR COMPLIANCE AFTER INSTALLATION.
5. EXISTING SIGNAGE ON LONGTREE WAY SHALL BE VERIFIED AND RESET AS NEEDED.

ZONING SUMMARY DATA:

ZONING CLASSIFICATION: BPK-BUSINESS PARK/CCD CORRIDOR OVERLAY

PARCEL:	REQUIRED	PROVIDED RESTAURANT	PROVIDED HOTEL
USE: HOTEL/RESTAURANT			
LAND AREA:	3.00 ACRES	1.90 ACRES	3.96 ACRES
MINIMUM LOT WIDTH:	250'	>250'	VARIES
PERVIOUS SURFACE COVERAGE:	40%	40%	71%
IMPERVIOUS SURFACE COVERAGE:	60% MAX.	60%	29%
PARKING LOT LANDSCAPING	10%	11%	12%
MAXIMUM BUILDING HEIGHT:	50.0'	20.5'	74.0'*
BUILDING SQUARE FOOTAGE:	N/A	9,170 SF	69,600 SF

BPK ZONING SETBACKS: [27:410]

BUILDING	AT 50'	AT 74'*
FRONT:	25'	37'
REAR:	50'	62'
SIDE:	25'	37'

*BASIC SETBACKS APPLY TO BUILDINGS UNDER 50' IN HEIGHT. ABOVE 50', SETBACKS ARE INCREASED BY 1 FT FOR EACH ADDITIONAL 2 FT IN HEIGHT.

SITE COVERAGE TABULATION

SITE ITEM	AREA	% OF TOTAL
TOTAL SITE	255,322 S.F.	100
TOTAL PAVEMENT	83,491 S.F.	32.7
BUILDING & SIDEWALK	31,238 S.F.	12.2
LANDSCAPE AREA	140,593 S.F.	55.1

PARKING TABULATION

USE	ROOMS	MINIMUM REQUIRED SPACES
HOTEL	102	1 PER EA. ROOM = 102
		TOTAL REQUIRED = 102
		TOTAL PROVIDED = 102
		STANDARD SPACES @ 9' X 18' = 97
		ADA ACCESSIBLE SPACES @ 8' X 18' = 5

USE	SQ. FT.	MINIMUM REQUIRED SPACES
RESTAURANT	9,125	1 PER 65 SQ. FT. = 140
		TOTAL REQUIRED = 140
		**TOTAL PROVIDED = 95
		STANDARD SPACES @ 9' X 18' = 89
		ADA ACCESSIBLE SPACES @ 8' X 18' = 6

**SHARED PARKING REQUIREMENT WAIVER/ MODIFICATION REQUESTED WITH LDP.

WAIVER/MODIFICATION SUMMARY

MODIFICATION #1 – SECTION 27-410.5.A. REQUIRES ALL LOTS WITHIN THE BPK ZONING DISTRICT BE A MINIMUM OF 3 ACRES. THE APPLICANT PROPOSES TO HAVE A LOT SIZE OF 3.96 ACRES FOR THE ELEMENT HOTEL AND A LOT SIZE OF 1.90 ACRES FOR THE CRACKER BARREL SITE.

JUSTIFICATION: THE DEVELOPMENT CREATES A UNIFORM AND COMPATIBLE PLAN THAT IS FULLY COORDINATED WITH ALL ADJOINING LAND USES, HAS ACCESS OF LONGTREE WAY, INCLUDES STREETSCAPE IMPROVEMENTS CONSISTENT WITH TOWNSHIP STANDARDS AND PROVIDES PEDESTRIAN CONNECTIVITY TO OTHER DEVELOPED LOTS WITHIN THE COMMERCIAL CORRIDOR.

MODIFICATION #2– SECTION 27-324 AND THE GENERAL MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES FOR THE STREETSCAPE ENHANCEMENT OVERLAY DISTRICT REQUIRES THAT THIS SITE HAVE STREETSCAPE ENHANCEMENTS ALONG RT. 228. THE APPLICANT PROPOSES TO HAVE ALL REQUIRED STREETSCAPE ENHANCEMENTS ALONG LONGTREE WAY INSTEAD OF RT. 228.

JUSTIFICATION: ALLOWING THE REQUIRED STREETSCAPE ENHANCEMENTS ALONG LONGTREE WAY IN LIEU OF RT. 228 CREATES A UNIFORM PLAN THAT ENHANCES THE FRONTAGE ALONG LONGTREE WAY. IT ALSO PROVIDES PEDESTRIAN CONNECTIVITY ALONG LONGTREE WAY INSTEAD OF RT. 228.

MODIFICATION #3 – SECTION 22-612.5 REQUIRES STREET TREES BE PLANTED ALONG ROUTE 228. THE APPLICANT PROPOSES TO PLANT STEEP SLOPE PLANTINGS IN THIS AREA INSTEAD OF STREET TREES.

JUSTIFICATION: THE AREA OF THE PROPERTY BORDERING 228 IS A STEEP SLOPE THAT CONTAINS DRAINAGE WAYS AND DRAINAGE EASEMENTS. THIS AREA CANNOT SUPPORT STREET TREES, AND THEREFORE STEEP SLOPE PLANTINGS WILL BE PROVIDED AS THEY SUPERSEDE ALL OTHER PLANTINGS.

MODIFICATION #4 – SECTION 27-317.2.A REQUIRES 25-FOOT NO-PAVE SETBACK LANDSCAPING PLANTINGS. THE APPLICANT PROPOSES TO PLANT STEEP SLOPE PLANTINGS IN THIS AREA IN-LIEU OF THE NO-PAVE SETBACK PLANTINGS.

JUSTIFICATION: DUE TO STEEP SLOPES AND DRAINAGE WAYS, THE AREA CANNOT SUPPORT THE NO-PAVE SETBACK PLANTINGS, HOWEVER IT CAN SUPPORT THE STEEP SLOPE PLANTINGS.

MODIFICATION #5 – SECTION 27-312.14 REQUIRES 102 SPACES FOR THE HOTEL, AND 140 SPACES FOR CRACKER BARREL. THE APPLICANT PROPOSES TO PROVIDE 102 SPACES FOR THE HOTEL AND 95 SPACES FOR CRACKER BARREL.

JUSTIFICATION: THE APPLICANT HAS CONDUCTED A PARKING NEEDS ANALYSIS FOR THE CRACKER BARREL DEVELOPMENT WHICH HAS SHOWN THAT 95 SPACES ARE SUFFICIENT FOR CRACKER BARREL. ADDITIONALLY, SHARED PARKING IS PLANNED AND WILL BE SUBJECT TO AN OVERALL SHARED PARKING AGREEMENT BETWEEN BOTH PARTIES.

PLAN BOOK	PAGE
363	20

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY RA SMITH NATIONAL, INC., DATED SEPTEMBER 2015.

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0 30 60 Feet
GRAPHIC SCALE

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL, INC.

DATE	DESCRIPTION
11/04/16	TOWNSHIP COMMENTS
02/20/17	PER RESOLUTION

R.A. Smith National
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ELEMENT HOTEL / CRACKER BARREL
CRANBERRY TWP., BUTLER COUNTY, PA

SITE PLAN

REGISTERED PROFESSIONAL JOHN JOSEPH FRYDRYCH ENGINEER PA 090812

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DATE: 10/10/2016
SCALE: 1" = 30'
JOB NO. 3150387
PROJECT MANAGER: JOHN J. FRYDRYCH, P.E.
DESIGNED BY: DMM
CHECKED BY: JJF

SHEET NUMBER
C500

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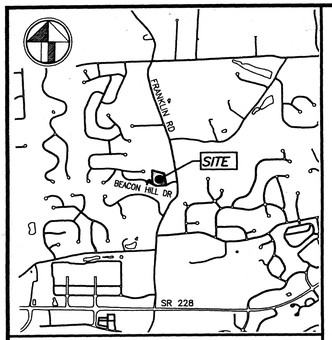


LOCALITY SKETCH
SCALE: 1" = 2000'

SHADED AREA = PROPERTY LOCATION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 14TH DAY OF OCT 2016

SECRETARY CHAIRMAN

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

4/14/17 PE071353

DATE REG. NO. SIGNATURE

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

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

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

4-12-17

DATE SECRETARY

APPROVED BY BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2017-25 ON THE 12TH DAY OF APRIL, 2017.

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

I, JERRY ANDREE TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-25 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 11/3/16.

TOWNSHIP MANAGER

LEGEND

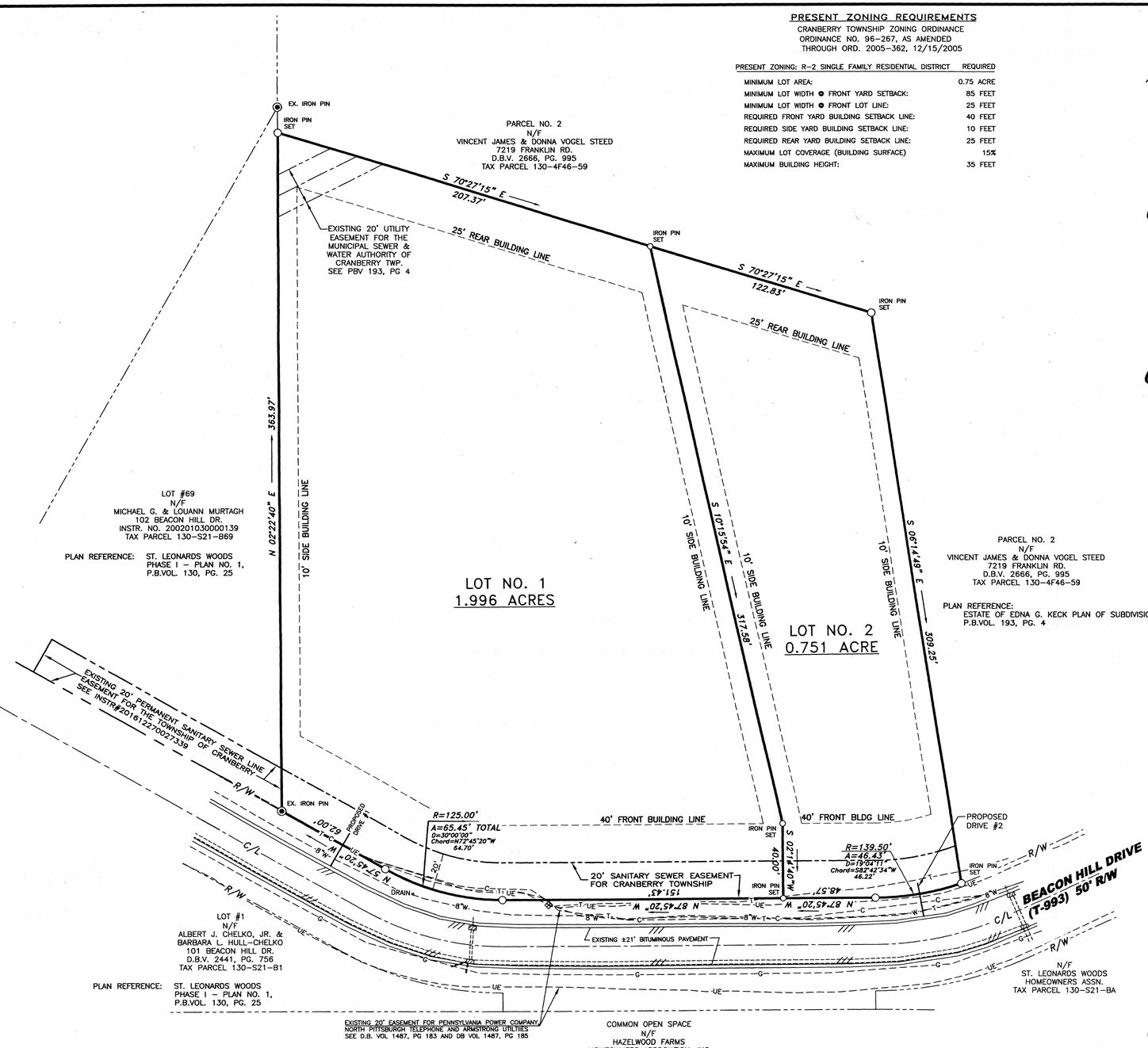
- -G- EXISTING GAS LINE (APPROXIMATE SUBSURFACE LOCATION)
- -W- EXISTING WATER LINE (APPROXIMATE SUBSURFACE LOCATION)
- -UE- EXISTING UNDERGROUND ELECTRIC (APPROXIMATE SUBSURFACE LOCATION)
- -C- EXISTING UNDERGROUND TV CABLE (APPROXIMATE SUBSURFACE LOCATION)
- -T- EXISTING UNDERGROUND TELEPHONE (APPROXIMATE SUBSURFACE LOCATION)
- -STM- EXISTING STORM SEWER LINE (APPROXIMATE SUBSURFACE LOCATION)
- EXISTING CABLE TV PEDESTAL
- EXISTING CATCH BASIN

SIGHT DISTANCE CHART

POSTED SPEED LIMIT = 25 MPH

PRIVATE C/L DRIVE 10' OFF EXISTING PAVEMENT	EXISTING AVERAGE RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED DRIVE #1 LOT #1	-±8%	161'	±358'	+±4%	142'	±178'
PROPOSED DRIVE #2 LOT #2	+±2%	150'	±286'	-±1%	148'	±179'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS (FORM M-950S PENNDOT)



PRESENT ZONING REQUIREMENTS

CRANBERRY TOWNSHIP ZONING ORDINANCE
ORDINANCE NO. 96-267, AS AMENDED
THROUGH ORD. 2005-362, 12/15/2005

PRESENT ZONING: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT	REQUIRED
MINIMUM LOT AREA:	0.75 ACRE
MINIMUM LOT WIDTH @ FRONT YARD SETBACK:	85 FEET
MINIMUM LOT WIDTH @ FRONT LOT LINE:	25 FEET
REQUIRED FRONT YARD BUILDING SETBACK LINE:	40 FEET
REQUIRED SIDE YARD BUILDING SETBACK LINE:	10 FEET
REQUIRED REAR YARD BUILDING SETBACK LINE:	25 FEET
MAXIMUM LOT COVERAGE (BUILDING SURFACE)	15%
MAXIMUM BUILDING HEIGHT:	35 FEET

NOTES:

1. THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE.

   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

2. THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

BUTLER COUNTY SEAL

CRANBERRY TOWNSHIP ENGINEER SEAL

CRANBERRY TOWNSHIP SEAL

Instr:201705170021003 05/17/2017 4:03PM
Pages:1 F:$45.00
Michele Mustello T20170006893
Butler County Recorder PL

PLAN BOOK	PAGE
363	21

2.747 ACRES = TOTAL ACREAGE

ZONING DISTRICT: R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

PROPERTY ADDRESS: BEACON HILL DRIVE
CRANBERRY TWP, PA 16066

OWNERS: TIMOTHY & REBECCA HESTER
304 COSETTE DRIVE
CRANBERRY TWP., PA 16066

DEED REFERENCE: D.B.V. 2666, PG. 929
TAX PARCEL NO.: 130-4F46-59G

WE TIMOTHY & REBECCA HESTER, OWNERS OF THE LAND SHOWN ON THE TIMOTHY HESTER SUBDIVISION PLAN, DO 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. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

N WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 3RD DAY OF April 20 17.

ATTEST:

NOTARY PUBLIC TIMOTHY HESTER REBECCA HESTER

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY & REBECCA HESTER, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF April 20 17

MY COMMISSION EXPIRES THE 22nd DAY OF August 20 18

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary R. Price, Notary Public
Swissvale Boro, Allegheny County
My Commission Expires Aug. 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC SEAL

WE TIMOTHY & REBECCA HESTER, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TIMOTHY HESTER SUBDIVISION PLAN IS IN THE NAME OF TIMOTHY & REBECCA HESTER, AND IS RECORDED IN DEED BOOK VOLUME 2666, PAGE 929, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS TIMOTHY HESTER REBECCA HESTER

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 363 PAGE 21

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF May 2017

RECORDER

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

RECORDER OF DEEDS SEAL

TIMOTHY HESTER SUBDIVISION PLAN

(SUBDIVISION OF PARCEL NO. 1 OF THE ESTATE OF EDNA G. KECK PLAN OF SUBDIVISION AS RECORDED IN PLAN BOOK VOL 193, PAGE 4)

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

DATE: SEPTEMBER 30, 2016

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

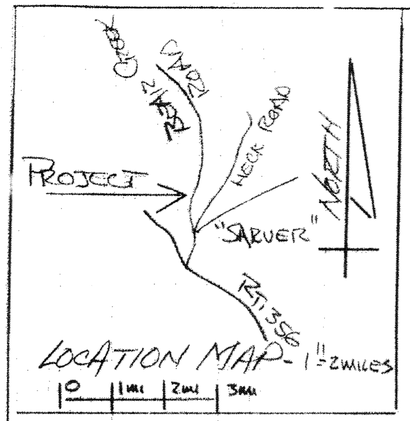
I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI 15080 SURVEYOR

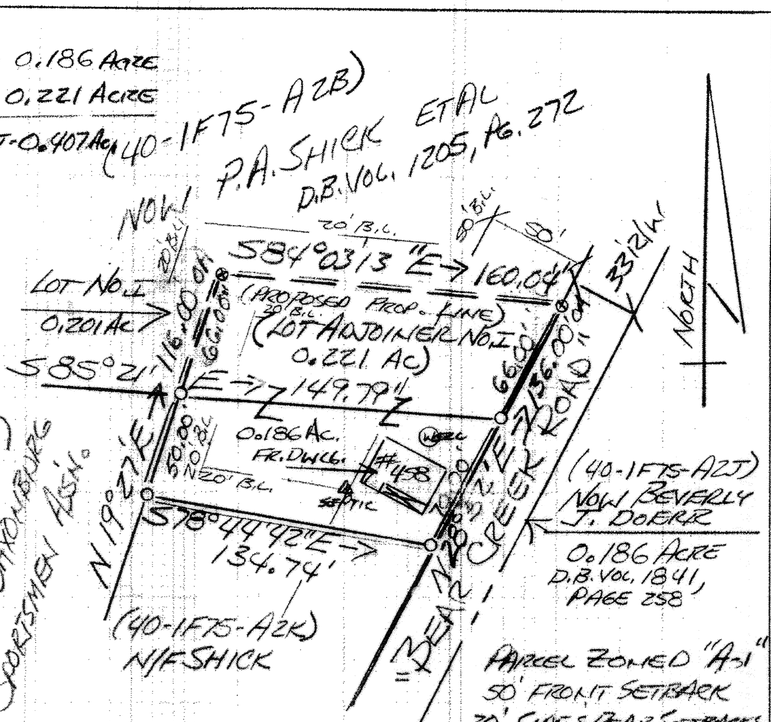
REGISTRATION NO. SU-051843E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
FEB. 7, 2017 ADD EX. SANITARY EASEMENT	DF/TR	T.R.	5411-2016-RSUB

G:\Hester-5411-2016\HESTER 5411-2016 state-Rev2.dwg - Feb 07, 2017 @ 2:25PM (Subdivision CONCEPT 2) HESTER STATE.CRD



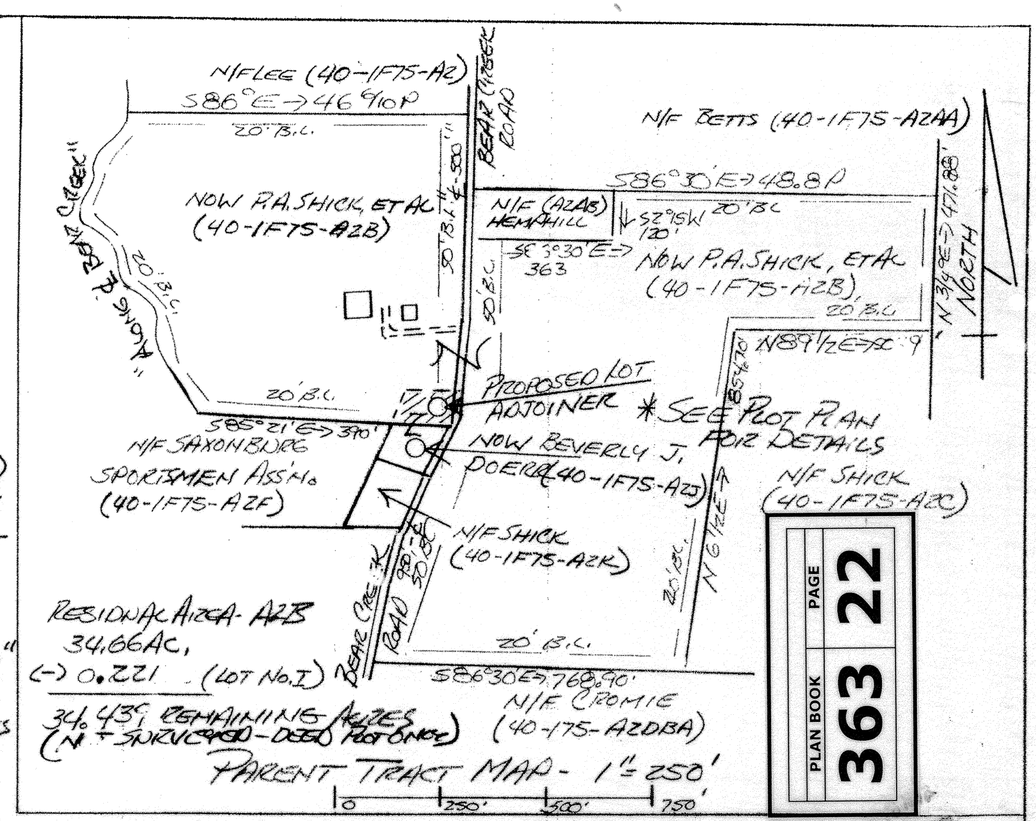
AZJ-PARCEL = 0.186 ACRE
LOT ADJ. NO. I = 0.221 ACRE
TOTAL RESULTANT - 0.407 Ac.



PARCEL ZONED "A-1"
50' FRONT SETBACK
20' SIDE & REAR SETBACKS
0.407 Ac. = RESULTANT PARCEL

PLOT PLAN - SCALE - 1" = 50'

0' 50' 100' 150' 200'



PLAN BOOK 363 PAGE 22

REVIEWED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 22 DAY OF FEBRUARY 2016. 2017

SECRETARY CHAIRMAN, PL. COMM.

ON LOT SEPTIC SYSTEM & WELL AS SHOWN.

(TWP. P.C. Seal)

REVIEWED AND APPROVED BY BUFFALO TOWNSHIP THIS 22ND DAY OF FEBRUARY 2016 2017

SECRETARY CHAIRMAN

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF DEC. 2016

SECRETARY CHAIRMAN

REFER: R.B. SHANNON SURVEY 7/12/91
(G. ROTHELL, RS 26137-E)

LOT NO. I IS TO BE ADJOINED TO PARCEL 40-1F75-AZJ AND MAY NOT BE CONVEYED SEPARATELY.

KNOW ALL MEN BY THESE PRESENTS, THAT WE

Phyllis A. Shick P.A. SHICK OF CABOT
Jacqueline D. Fosko (POA) S.A. DOLMAYER OF SARVER
F.C. FITCH OF CABOT
B.J. DOERR B.J. DOERR OF SARVER AND OF BUTLER CO., PA.

OF THE COMM. OF PENNA., FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGN, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN BUFFALO TWP., BUTLER CO., PA. AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN CARRIED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID HIGHWAYS, RIGHTS-OF-WAYS, AND EASEMENTS BY BUFFALO TWP. OF BUTLER CO., WE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE BUFFALO TWP., BUTLER CO., PA. THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 12TH DAY OF DECEMBER, AD 2016.

ATTEST:

Phyllis A. Shick P.A. SHICK
Jacqueline D. Fosko (POA) S.A. DOLMAYER
F.C. FITCH
B.J. DOERR

NOTARY PUBLIC (SEAL)

NOTARIAL SEAL Suzanne E. Bernard, Notary Public Jefferson Hills Boro, Allegheny County My Commission Expires Nov. 3, 2016 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMM. EXPIRES: 11-3-19

I, ROBERT E. JACKSON, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MARKERS AS SHOWN ON THIS P. AT HAVE BEEN SET AND TO THE BEST OF MY KNOWLEDGE, BE, THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS.

ROBERT E. JACKSON - RS19773-E

REGISTERED ROBERT E. JACKSON SURVEYOR No. 19773-E

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 363 PAGE 22

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF MAY, 2016 2017

Instr:201705170010302 05/17/2017
Pages:1 F:$45.00 4:06PM
Michele Mustello T20170006894
Butler County Recorder ND

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

COMMONWEALTH OF PA
CO. OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED P.A. Shick, S.A. Dolmayer (POA), F.C. Fitch, B.J. Doerr

WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DEDICATION AND DESIRED THE SAME TO ASSURED.

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

NOTARY (SEAL)

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Suzanne E. Bernard, Notary Public Jefferson Hills Boro, Allegheny County My Commission Expires Nov. 3, 2016 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THE P.A. SHICK, ET. AL, LOT ADJOINER
PLAN OF SUBDIVISION

SITUATE IN: BUFFALO TOWNSHIP, BUTLER COUNTY, PA.
MADE FOR: BEVERLY J. DOERR
458 BEAR CREEK ROAD, SARVER, PA. 16055

SCALE - AS NOTED JULY 15, 2016
REV. 8/15/16 RES

PREPARED BY:
ROBERT E. JACKSON, RE.-RS
CIVIL ENGINEER & LAND SURVEYOR
954 GREGORY LANE, PGH. CO., PA. 15243
(724-478-1250)



NOTES:

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

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

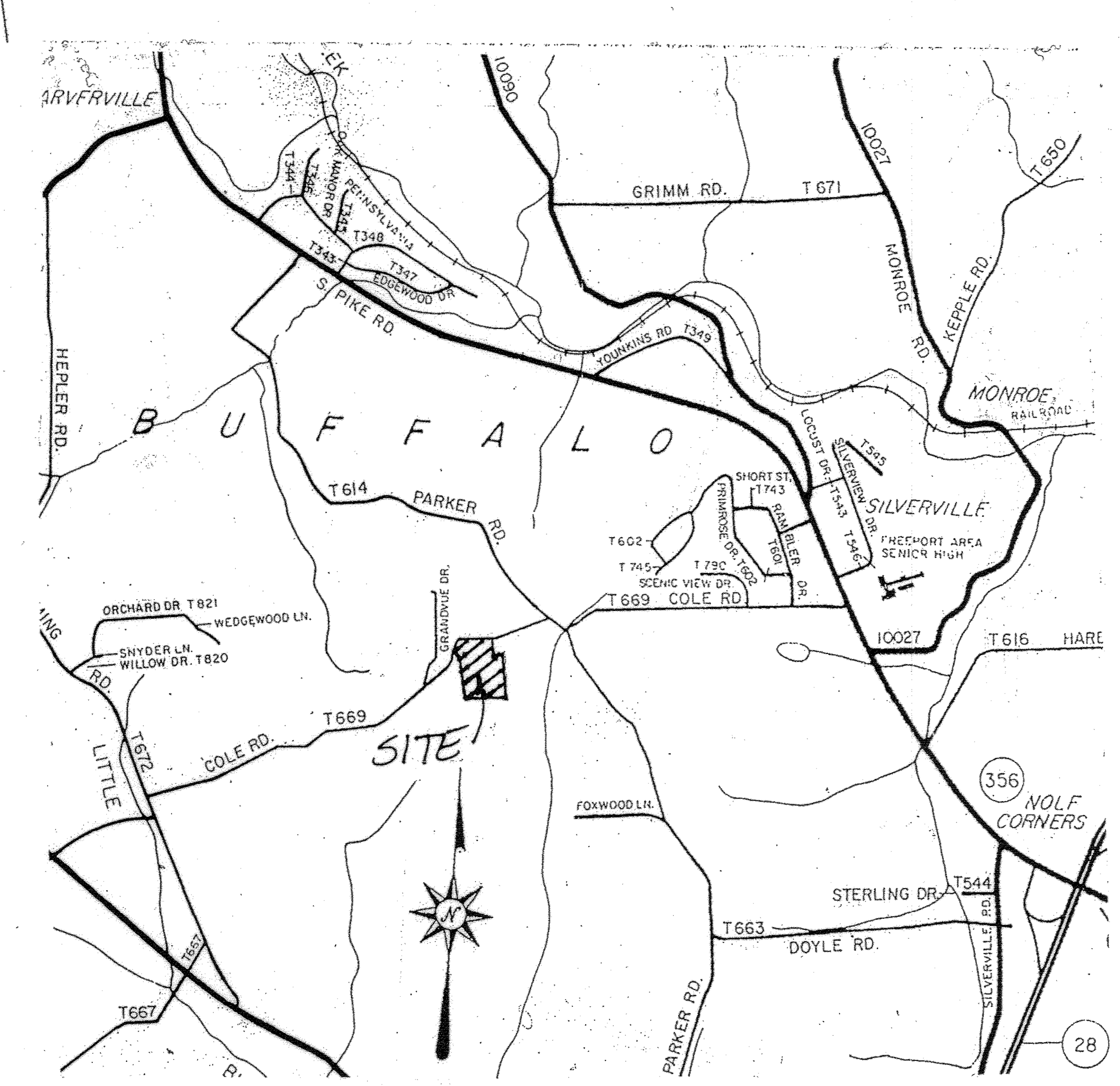
PROPERTY OWNER: LINDA A. KIRKLAND
137 CRESTWOOD DRIVE
SARVER, PA 16055

REF: PARCEL A OF PLAN OF SUBDIVISION #2 FOR ESTATE OF HELEN COLE BY LAND SURVEYORS, INC., #00-071, P.B. 233 PG. 16.

REF: PLAN OF SUBDIVISION FOR MICHAEL H. MCGUIRE BY LAND SURVEYORS, INC., #00-163, P.B. 236 PG. 16.

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

ZONING: A-1 AGRICULTURAL
50' FRONT BUILDING LINE
20' SIDE BUILDING LINE
20' REAR BUILDING LINE



VICINITY MAP Scale: 1" = 2000'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4 day of May, 2017.

ATTEST:

Marilyn Zembrzuski — NOTARY PUBLIC   Linda A. Kirkland — OWNER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Linda A. Kirkland, 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 4 day of May, 2017.

My Commission expires the 23 day of Feb, 2021.

SEAL

Marilyn Zembrzuski — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marilyn Zembrzuski, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Feb. 23, 2021
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.

March 15, 2017 — DATE   SEAL   Cheryl A. Hughes — REG. NO. SU-32490-E

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

Janice L. Zelbein — SECRETARY   SEAL   John Haven — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Buffalo this 12TH day of APRIL, 2017.

Janice L. Zelbein — SECRETARY   SEAL   John Haven — CHAIRMAN/PRESIDENT

Approved by the Buffalo Township Planning Commission this 4TH day of APRIL, 2017.

Chris Foust — SECRETARY   SEAL   CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 21ST day of MARCH, 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 363 page 23.

Given under my hand and seal this 19th day of May, 2017.

SEAL

Michele M. Mustello — RECORDER

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

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: LINDA A. KIRKLAND

SITUATE: BUFFALO TWP., BUTLER CO., PA

Date 03/15/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 040-1F77-12AA		Instrument # 200102260004014	Service No. 16-183
Address COLE ROAD			

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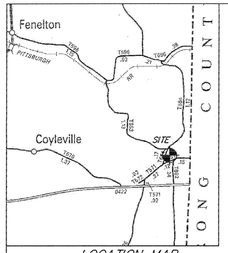
363	23

Instr:201705190010410 05/19/2017
Pages:1 F:$45.00 9:07AM
Michele Mustello T20170006983
Butler County Recorder FL

0' 50' 100' 150'



LOCATION MAP

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

SUBJECT TO :

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

BUILDING SETBACK LINES:
FRONT 40' FROM R\W
SIDE & REAR 20'

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

LOCATIONS OF SEPTIC SYSTEMS SHOWN ARE APPROXIMATE.

LOCATIONS OF GAS LINES SHOWN ARE APPROXIMATE.

Landowners Declaration of Intent

We, RICHARD & ROSE MARY ASHE, being duly affirmed according to the law, depose that we are the owner of record of the lands shown herein being considered for subdivision approval. In addition, we have reviewed the plans and are in agreement with what is presented for approval.

Richard Ashe — Signature of property owner

Rose Mary Ashe — Signature of property owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 2 day of MAY, 2017 Before me a Notary Public in and for said state and county personally came Richard Ashe & Rose Mary Ashe known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

Kathryn Burns
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathryn Burns, Notary Public
Butler Twp., Butler County
My Commission Expires Sept. 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Final approval by the Clearfield Twp. Supervisors

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD
THIS 10th DAY OF April 2017

Secretary — Seal — Chairman

Final approval by the Clearfield Twp. Planning Commission
this 3rd day of April 20 17

Secretary — Chairman

Reviewed by the Butler County Planning Commission
this 1 day of Feb 2017

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

Certification by Professional Land Surveyor

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

JAN 2017
DATE

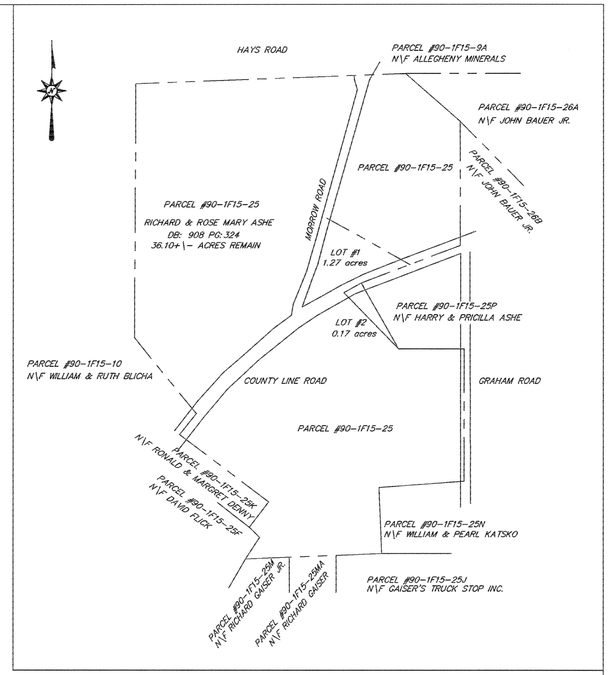
SEAL — COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — RICHARD D. SEDWICK — LAND SURVEYOR — SU-050061-E

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 9 day
of MAY 20 17
to PLAN BOOK 363
No. PAGE 24
Witness my hand and the seal of said office.
RECORDER

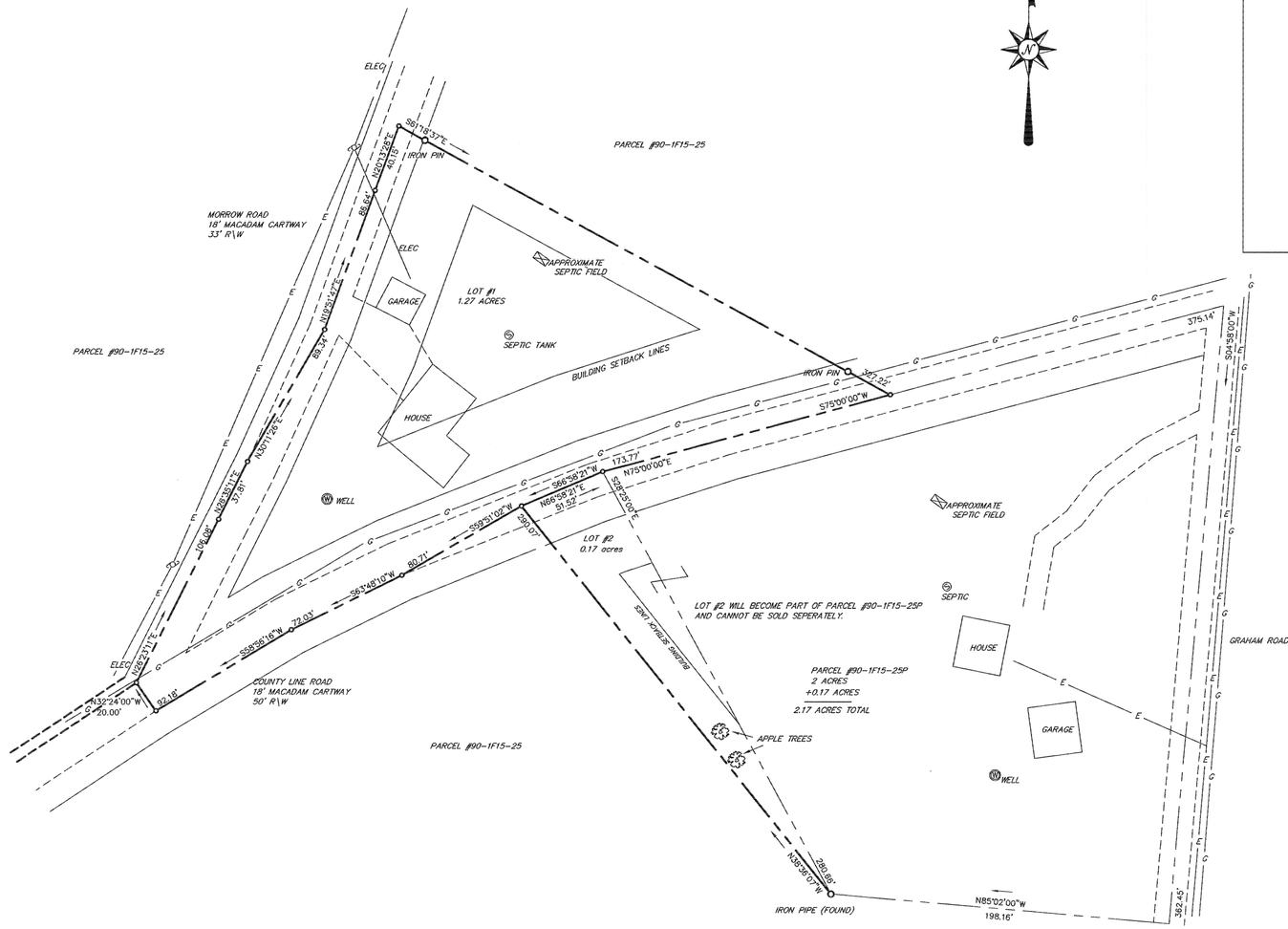
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr:201705190010512 05/19/2017
Pages:1 F:$45.00 1:53PM
Michele Mustello T20170007021
Butler County Recorder PL



PROPERTY MAP
NO. SCALE



RESIDUAL TRACT NOTE;
" As of the date of this plat plan, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the 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 municipality and approving agency have approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 et seg.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

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

PLAN BOOK	PAGE
363	24

DRAWN BY:	R.D.S.
CHECKED BY	D.R.D.
SCALE:	1"=40'
DATE:	JAN. 2017
DRAWING NO:	90-1F15-25

SUBDIVISION PLAN
MADE FOR
RICHARD & ROSE MARY ASHE
201 COUNTY LINE ROAD
CLEARFIELD TWP. FENELTON PA. 16034 BUTLER CO.

R.D.SEDWICK P.L.S. 326 CONERTY RD. CHICORA,PA. 724-355-9302

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, JANICE E. MORGAIN, OF THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF PENN, 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 PENN, 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 PENN, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF MAY, 2017.

Janice E. Morgain
JANICE E. MORGAIN

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, JANICE E. MORGAIN, 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 5TH DAY OF MAY, 2017.

MY COMMISSION EXPIRES THE 17 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.

1ST MAY '17
DATE

STANLEY D. GRAFF
REG. NO. SU-[illegible]-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 36161-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 15 DAY OF May, 2017.

SECRETARY

Samuel M Waldo
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 25 DAY OF April, 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF APRIL, 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

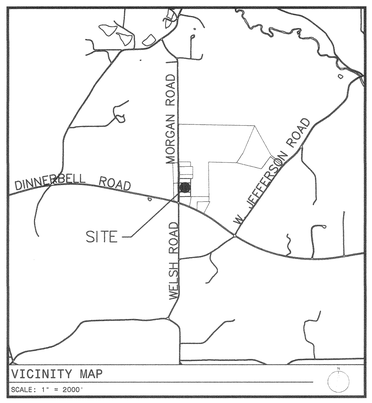
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363 PAGE(S) 25

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF May, 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA

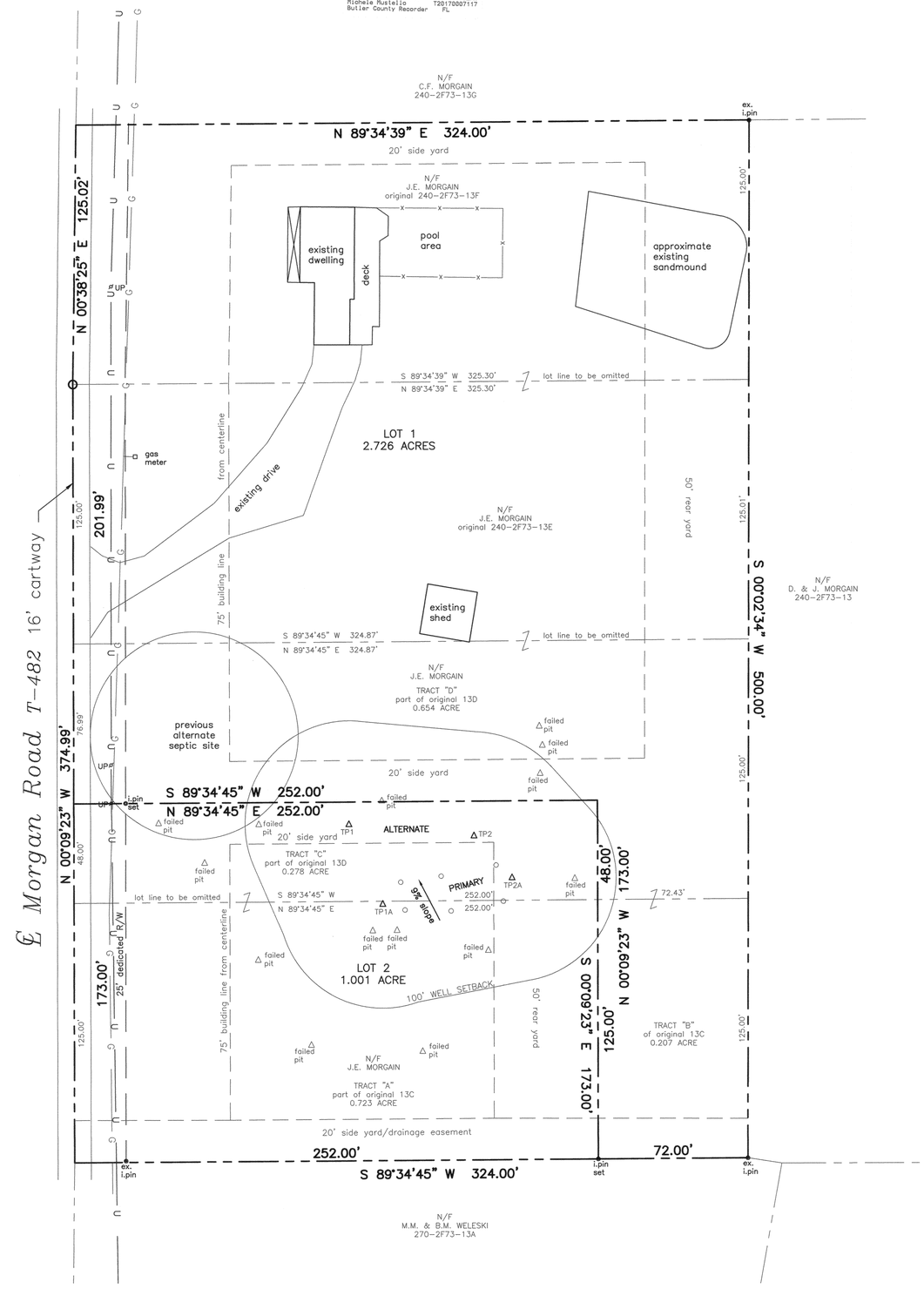


VICINITY MAP
SCALE: 1" = 2000'

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

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

Instr:201709220010838 09/22/2017
Pages:1 F:$45.00 3:02PM
Michele Mustello T20170307117
Butler County Recorder FL



N

0 30 60 90

PROPERTY AREAS:

LOT 1	
ORIGINAL 13E	0.933 ACRE
+ ORIGINAL 13F	0.932 ACRE
+ TRACT "B"	0.207 ACRE
+ TRACT "D"	0.654 ACRE
LOT 1 TOTAL	2.726 ACRES
LOT 2	
TRACT "A"	0.723 ACRE
+TRACT "C"	0.278 ACRE
LOT 2 TOTAL	1.001 ACRES

GENERAL NOTES:

1. OWNERS: JANICE E. MORGAIN, 110 MORGAN ROAD, BUTLER, PA 16022
2. ZONING: RE - RESIDENTIAL ESTATE
3. SETBACKS: BUILDING LINE - 75' FROM CENTERLINE PRINCIPLE STRUCTURE - SIDE YARD - 20' REAR YARD - 50'
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD

RECORDED MAY 22 2017	
PLAN BOOK	PAGE
363	25
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

MORGAIN PLAN

BEING A
LOT CONSOLIDATION
OF LOTS 13C, 13D, 13E, & 13F
AND
LOT LINE REVISION
FOR
JANICE E. MORGAIN

SITUATE
TOWNSHIP OF PENN
BUTLER COUNTY, PENNSYLVANIA

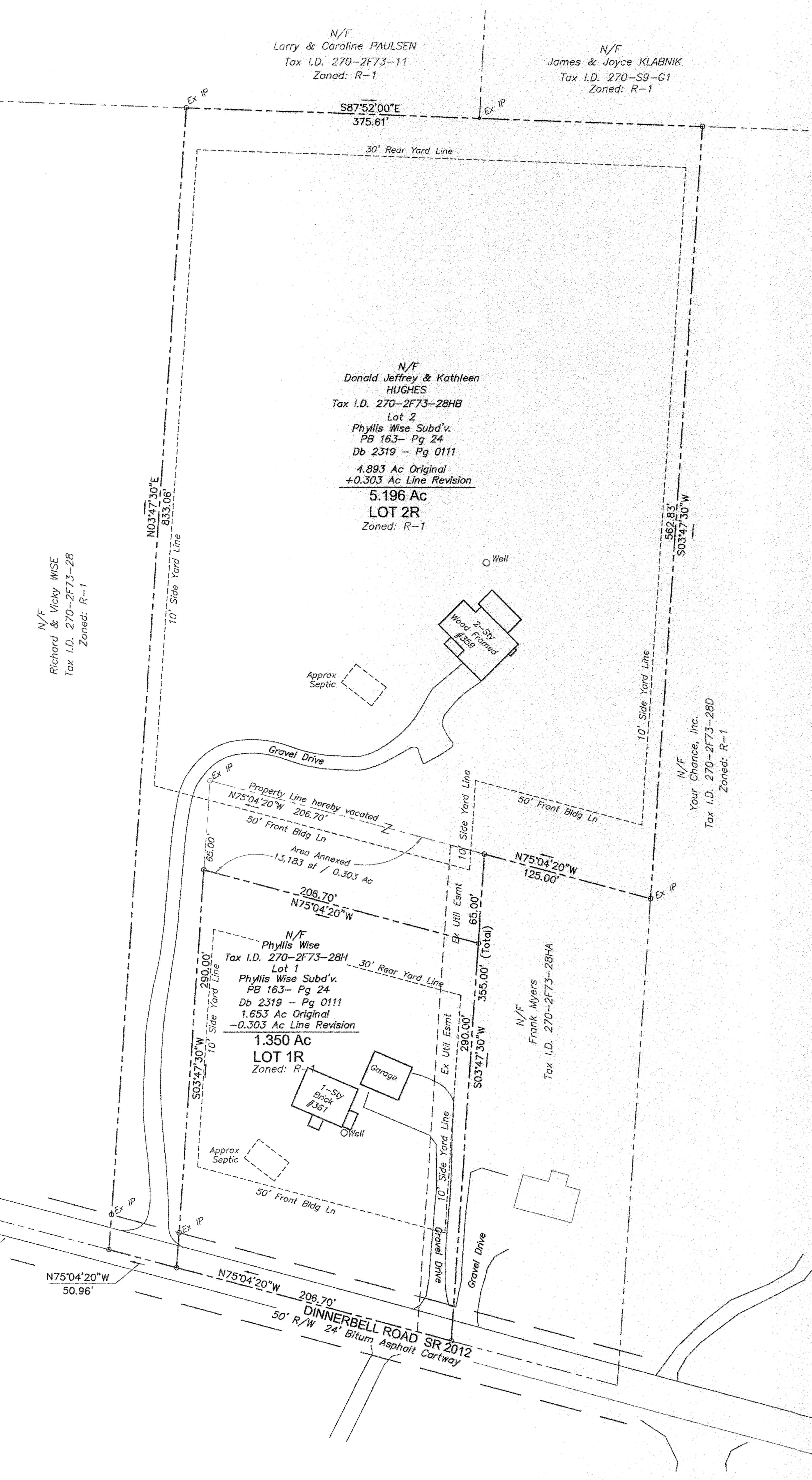
DATE	DRAWN	CHECKED	SCALE
4/5/17	SDG	Sdg	1"=30'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-012	270-2F73-13C, 13D, 13E, 13F	-

Instr:201705220010655 05/22/2017
Pages:1 F:$45.00 3:40PM
Michele Mustello T20170007124
Butler County Recorder FL

HUGHES - WISE ESTATE LOT LINE REVISION PLAN

Situated at:
359-361 DINNERBELL ROAD
TOWNSHIP OF PENN
BUTLER COUNTY, PA



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

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 CONNOQUENESSING, 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 DONALD J. & KATHLEEN HUGHES, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF April, 2017.

ATTEST:

Linda L Dawson — NOTARY PUBLIC — Donald J. Hughes — DONALD J. HUGHES

Linda L Dawson — NOTARY PUBLIC — Kathleen Hughes — KATHLEEN HUGHES

MY COMMISSION EXPIRES THE 10 DAY OF August 2018.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DONALD J. & KATHLEEN HUGHES AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF April 2017. OUR COMMISSION EXPIRES THE 10 DAY OF August 2018.

Linda L Dawson — NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
SEAL

WE, DONALD J. & KATHLEEN HUGHES, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DONALD J. & KATHLEEN HUGHES, AS RECORDED AS DEEDBOOK 2319 – PAGE 0111 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Linda L Dawson — WITNESS — Donald J. Hughes — DONALD J. HUGHES

Linda L Dawson — WITNESS — Kathleen Hughes — KATHLEEN HUGHES

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

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF April, 2017.

ATTEST:

Linda L Dawson — NOTARY PUBLIC — Mary Irene Mavero, Ex. — MARY IRENE MAVERO, EXECUTRIX OF THE ESTATE OF PHYLLIS WISE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 10 DAY OF August 2018.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED MARY IRENE MAVERO, EXECUTRIX OF THE ESTATE OF PHYLLIS WISE, AND ACKNOWLEDGED THE FOREGOING RELEASE ANDDEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF April 2017. OUR COMMISSION EXPIRES THE 10 DAY OF August 2018.

Linda L Dawson — NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
SEAL

I, MARY IRENE MAVERO, EXECUTRIX OF THE ESTATE OF PHYLLIS WISE, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF PHYLLIS WISE, AS RECORDED AS DEEDBOOK 0722 – PAGE 0362 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Linda L Dawson — WITNESS — Mary Irene Mavero, Ex. — MARY IRENE MAVERO, EXECUTIX OF THE ESTATE OF PHYLLIS WISE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF PENN DOES NO CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN, BUTLER COUNTY, PENNSYLVANIA, ON THIS 18 DAY OF April, 2017

ATTEST:

Linda A Zerfoss — SECRETARY — Samuel M Ward — CHAIRMAN

REVIEWED/APPROVED BY THE PENN TOWNSHIP COUNTY PLANNING COMMISSION THIS 28 DAY OF March, 2017.

Art Black — SECRETARY — CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 9TH DAY OF MARCH, 2017.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION.
PLAN NUMBER: 17089 (SEAL)

BUTLER COUNTY PLANNING COMMISSION

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 363, PAGE 26 GIVEN UNDER OUR HAND AND SEAL THIS 22nd DAY OF May 2017.

(SEAL) RECORDER OF DEEDS BUTLER COUNTY, PA

Michele M. Mustello — RECORDER

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

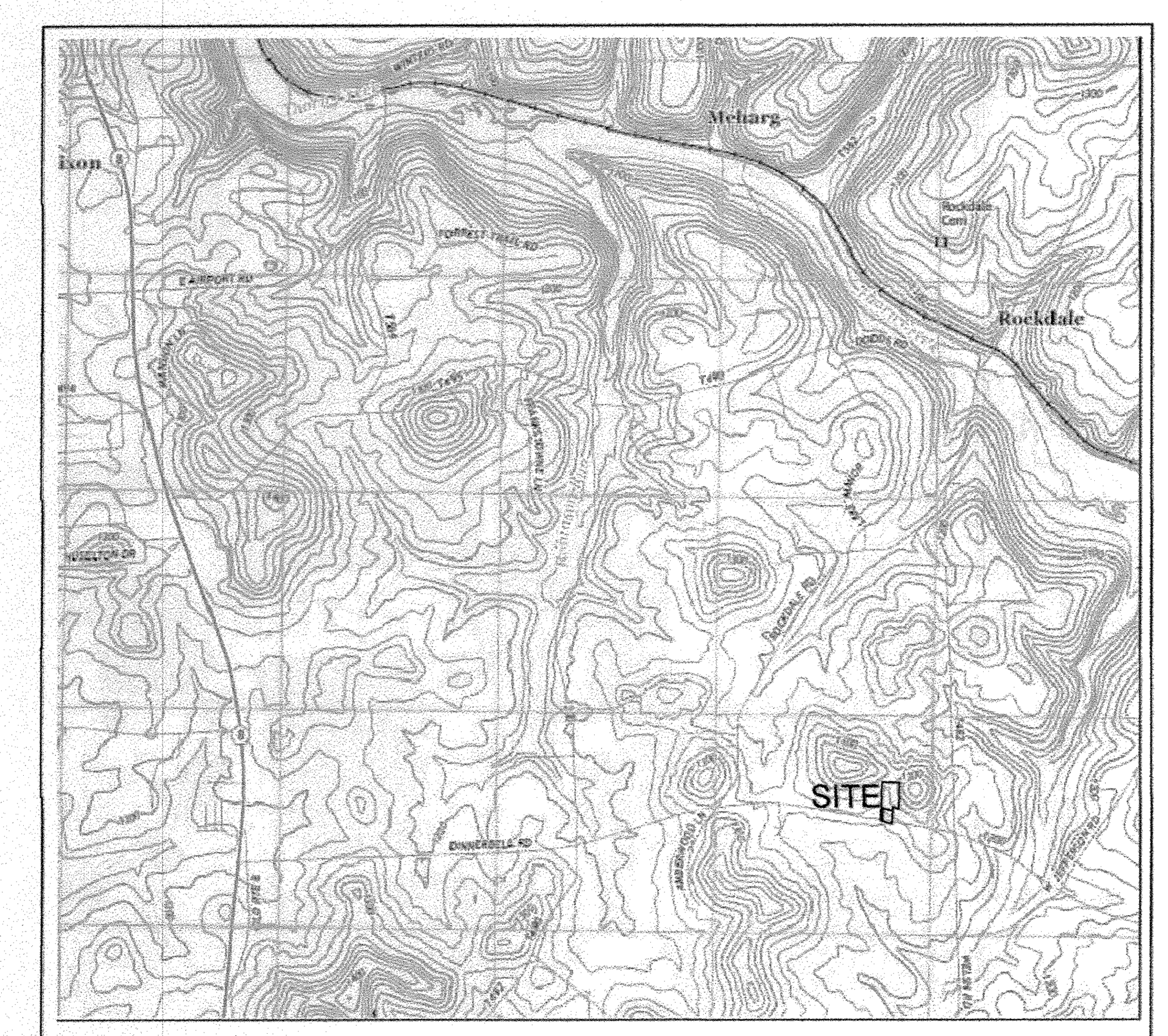
I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

05-16-2017 — DATE — James A. Day — REGISTRATION NO. SU-039394-E

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

NOTES :

1. THIS PLAN PROPOSES A LOT LINE REVISION BETWEEN TWO EXISTING RESIDENTIAL LOTS. NO NEW SEWAGE FLOWS ARE GENERATED BY THIS PLAN.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ANY NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. A NEW ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF ANY NEW HIGHWAY OCCUPANCY PERMIT.
4. THE PROPERTIES SHOWN HEREON ARE SERVICED BY INDIVIDUAL PRIVATE, ONSITE SEWAGE LEACHBEDS AND WELL WATER.
5. PER THE RECORDING OF THIS PLAN, THE INDICATED LOTLINES ARE TO BE VACATED AND THEIR ASSOCIATED YARD SETBACKS ARE CONCURRENTLY EXTINGUISHED.



VICINITY MAP

SUBDIVISION OWNERS:
DONALD J. & KATHLEEN HUGHES
& ESTATE OF PHYLLIS WISE
359 DINNERBELL ROAD
BUTLER, PA 16002

RECORDED May 22, 2017	
PLAN BOOK	PAGE
363	26

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

DRAWING DATE: 02-28-2017
SCALE: 1"= 50'

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD A. & ANN M. McNANY, OF THE TOWNSHIP OF ALLEGHENY, 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 ALLEGHENY, 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 ALLEGHENY, 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 ALLEGHENY, 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 MY HAND AND SEAL THIS 22nd DAY OF May, 2017.

x _____ RICHARD A. McNANY

x Ann M McNany ANN M. McNANY

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,RICHARD A. & ANN M. McNANY 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 22nd DAY OF May, 2017.

MY COMMISSION EXPIRES THE 7th DAY OF April 2020

Jeannine Botta Guth
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEANNINE BOTTA GUTH, NOTARY PUBLIC
EMLENTON BOROUGH
VENANGO COUNTY
MY COMMISSION EXPIRES 04-07-2020

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.

22ND MAY '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 ALLEGHENY, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ALLEGHENY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

~~APPROVED~~ REVIEWED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY THIS 23 DAY OF May, 2017.

Kelly Farrington
SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

~~APPROVED~~ REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 23RD DAY OF May, 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363, PAGE(S) 27

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF May 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

N

0 60 120 180

PROPERTY AREAS:	
EXISTING TOTAL	
020-1F45-25F	16.38 ACRES
LOT 1	
ORIGINAL 1F45-25F	16.38 ACRES
- LOT 2	6.00 ACRES
LOT 1 TOTAL	10.38 ACRES
LOT 2	
ORIGINAL 1F45-25F	16.38 ACRES
-LOT 1	10.38 ACRES
LOT 2 TOTAL	6.00 ACRES
REVISED TOTALS	
LOT 1	10.38 ACRES
+LOT 2	6.00 ACRES
REVISED TOTAL	16.38 ACRES

N/F J.D. EVANS 020-1F45-25C ref. 5.2.2.

N/F J.D. EVANS 020-1F45-25B ref. 5.2.2.

N/F R.A. McNANY 020-1F45-25 ref. 5.2.2.

N/F J.H. HOWELL 020-1F45-24J Lot 9 ref. 5.2.4.

N 77°25'56" E 934.30'

S 46°16'32" E 683.99'

232.55'

125.00

110.00

N 20°00'00" E 43.58'

144.05 N 73°00'00" W

APPROX LOCATION OF EXISTING SANITARY LEACH FIELD

SANITARY EASEMENT FOR THE BENEFIT OF LOT 2

APPROX LOCATION OF EX. FOUNDATION

LOT 2
6.0 ACRES
(formerly Lot 8 ref. 5.2.4.)
not field verified

N/F R.A. & A.M. McNANY (Original) 020-1F45-25F 16.38 ACRES ref. 5.2.1.

S 00°29'37" E 1159.75'

N 00°29'37" W 592.89'

334.31'

S 43°43'28" W 238.39'

S 40°38'58" W 149.11'

S 32°20'53" W 138.29'

S 26°13'59" W 192.76'

S 28°57'54" W 106.30'

60' building line from ℄

LOT 1
10.38 ACRES
(formerly Lot 2 ref. 5.2.3.)
not field verified

N 22°58'44" W 355.01'

N 16°40'38" W 160.28'

S 82°55'58" W 738.04'

BYRON CENTER RD T-530

33' R/W

16.5' R/W

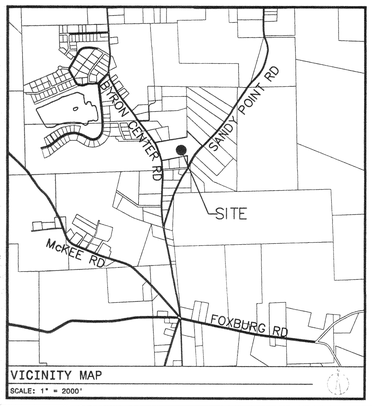
℄ SANDY POINTS RD T-532

16.5' R/W

N/F ZAPPY PROPERTIES 020-1F45-25AB

N/F M.S. LUTZ 020-1F45-25AA

N/F R.W. WAGNER 020-1F45-25A



VICINITY MAP
SCALE: 1" = 2000'

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

GENERAL NOTES:

1. OWNERS: 020-1F45-25F - RICHARD A. & ANN M. McNANY
2. OWNERS ADDRESS: PO BOX 112 ST. PETERSBURG, PA 16054
3. PROPERTY ADDRESS: 154 SANDY POINT ROAD EMLENTON, PA 16373
4. THE INTENT OF THIS PLAN IS TO REESTABLISH THE ORIGINAL LOT LINES OF LOT 8, BEING LOT 2 OF THIS PLAN
5. SETBACKS: BUILDING LINE - AS NOTED
6. REFERENCES
   - 6.1. CURRENT DEEDS OF RECORD
   - 6.2. PREVIOUSLY RECORDED PLANS
     - 6.2.1. RICHARD A. McNANY SUBDIVISION P.B. 294 PG 15
     - 6.2.2. RUSSELL A. McNANY PLAN P.B. 294 PG. 45
     - 6.2.3. RUSSELL A. McNANY SUBDIVISION P.B. 283 PG. 22
     - 6.2.4. SANDY POINT PLAN OF LOTS P.B. 150 PG. 31

REV	DESCRIPTION	BY	DATE

Instr:201705240010815 05/24/2017 2:16PM
Pages:1 F $45.00
Michele Mustello T20170007269
Butler County Recorder FL

RECORDED May 24 2017	
PLAN BOOK	PAGE
363	27
SHEET 1 of 1	

GRAFF SURVEYING

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

PROJECT DESCRIPTION

R. McNANY PLAN

BEING A

SUBDIVISION

FOR

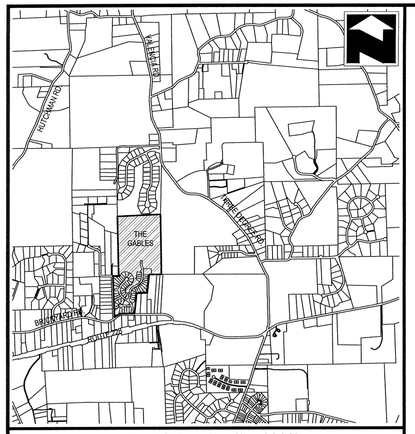
RICHARD A. & ANN M. McNANY

SITUATE

TOWNSHIP OF ALLEGHENY
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
05/17/17	MDH	Sdg	1"=60'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-098	020-1F45-25F	-



LOCATION MAP 1" = 2000'



SURVEYOR

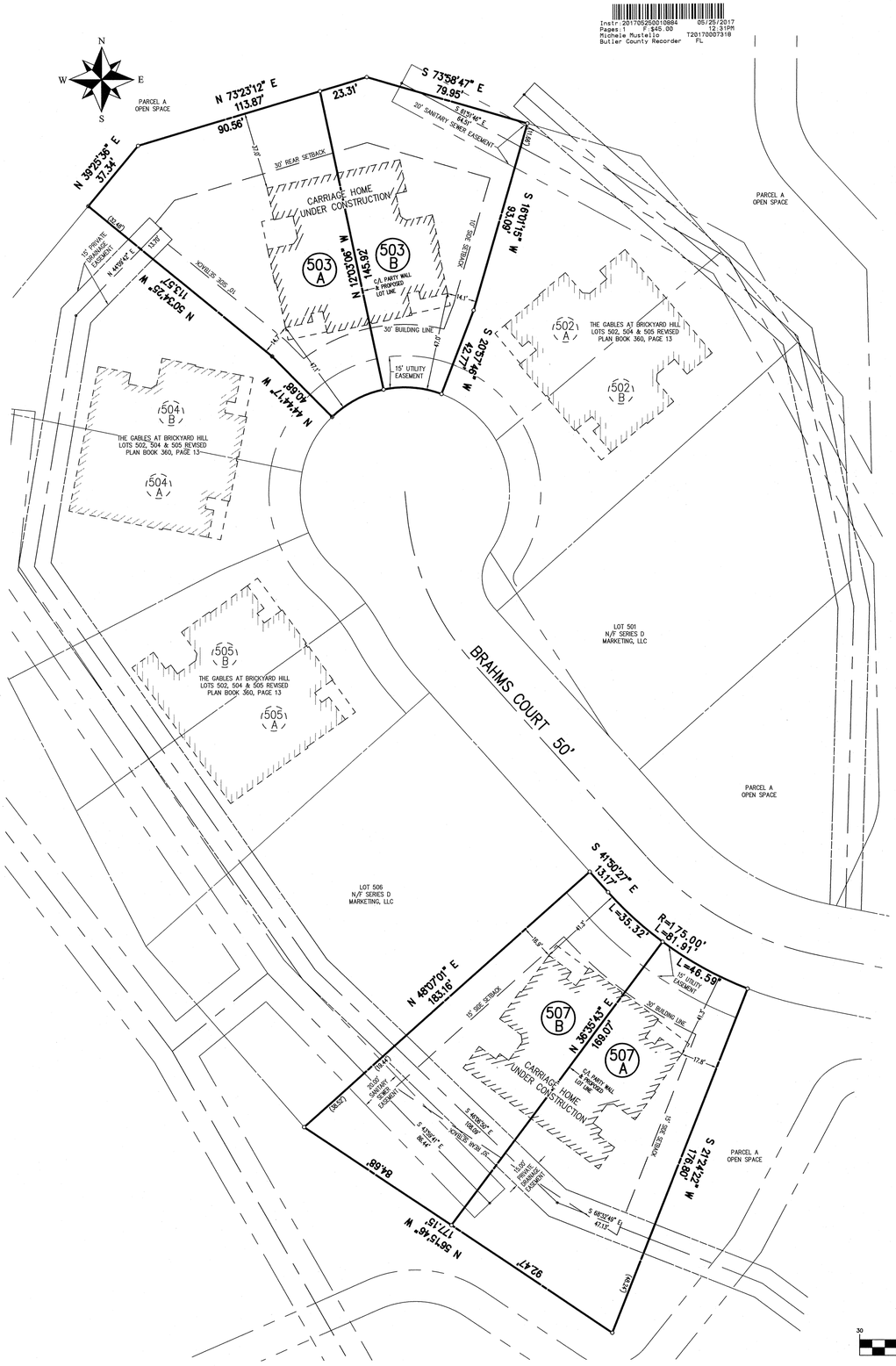
ADAMS TOWNSHIP ENGINEER



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Instr:201705250010884 05/25/2017
Pages:1 F:$45.00 12:31PM
Michele Mustello T20170007318
Butler County Recorder FL

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 22nd DAY OF May 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, P.S. # 24497-E — DATE 5/22/17

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 26400E — DATE 5/23/17

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 8th DAY OF May A.D. 20 17

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

COMMONWEALTH OF PENNSYLVANIA |
COUNTY OF BUTLER | SS

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 363 PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF May A.D., 20 17

BUTLER COUNTY RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 22 DAY OF MAY A.D. 2017

ATTEST:

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

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

ROBERT BRENNAN
PRESIDENT, BRENNAN BUILDERS INC.

COMMONWEALTH OF PENNSYLVANIA |
COUNTY OF BUTLER | SS

ON THIS 22 DAY OF May A.D., 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ROBERT BRENNAN OF BRENNAN BUILDERS, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, BRENNAN BUILDERS INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF BRENNAN BUILDERS, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
James Zdika, Notary Public
Evans City Boro, Butler County
My Commission Expires Dec. 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ROBERT BRENNAN
PRESIDENT, BRENNAN BUILDERS, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF May A.D., 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 18 DAY OF Dec A.D., 2018

LOT AREAS:

LOT #	SQ.FT.	ACRES	ORIGINAL TAX PARCEL	DEED REFERENCE	ORIGINAL LOT TYPE
503A	11,392.332	0.262			
503B	9,316.450	0.214			
ORIGINAL LOT 503	20,708.782	0.475	010-S16-BB503	201703220006035	NEIGHBORHOOD LOT
507A	11,829.271	0.272			
507B	11,524.234	0.265			
ORIGINAL LOT 507	23,353.505	0.536	010-S16-BB507	201611030023167	SUBURBAN LOT

GENERAL PLAN NOTES:

PROPERTY OWNERS:

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

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

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

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

PROPOSED SEWER: BCRA

PROPOSED WATER: MWAAT

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

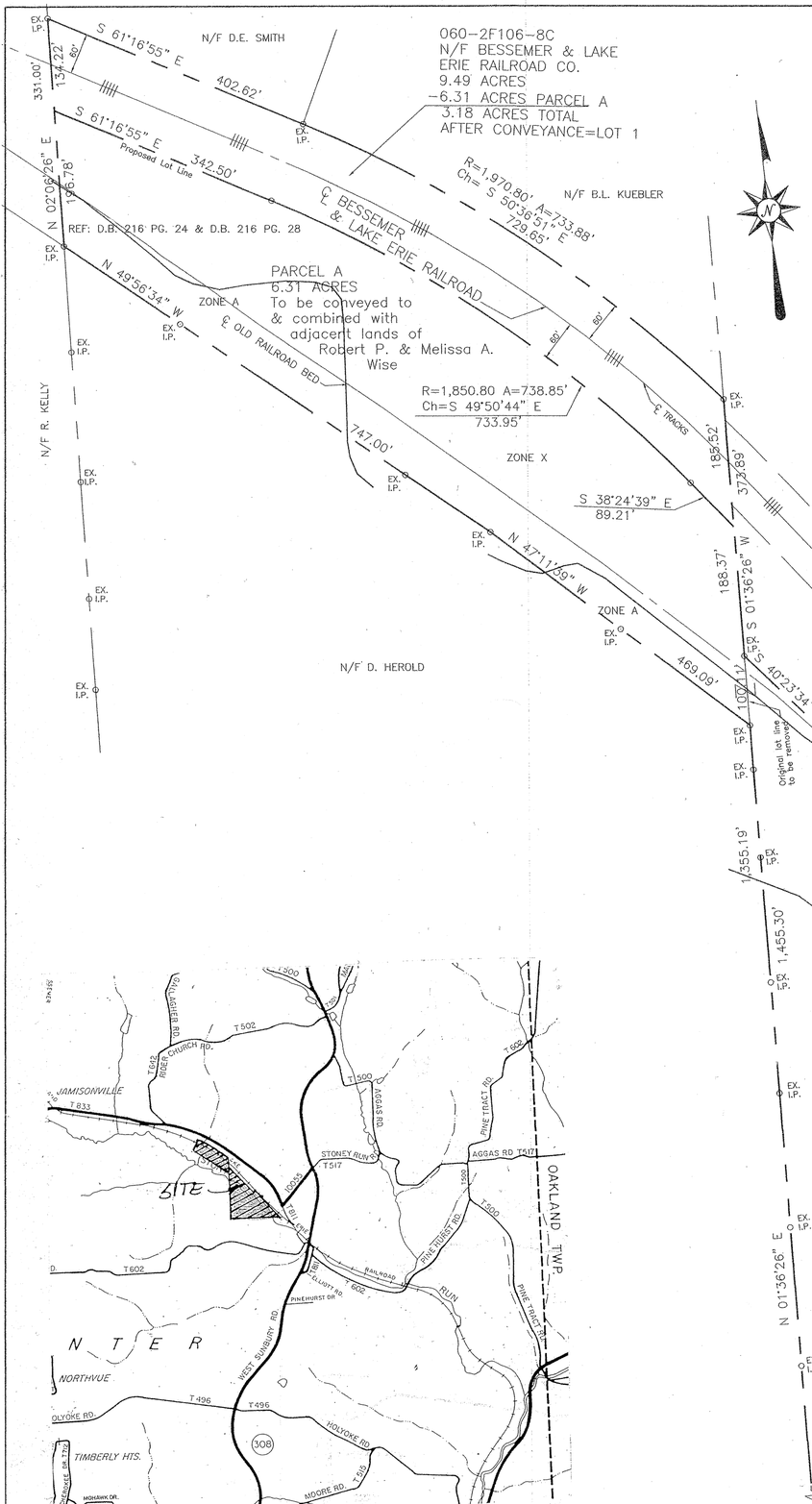
DRAWING NUMBER:	1001-1717468
DRAWING SCALE:	1"=30'
DATE:	MAY 2, 2017
DRAWN BY:	JSS
REVISIONS:	

PLAN OF SURVEY & SUBDIVISION FOR

THE GABLES AT BRICKYARD HILL LOTS 503 & 507 REVISED

BEING A REVISION TO LOTS 503 & 507 OF THE
THE GABLES AT BRICKYARD HILL PHASE IV AS RECORDED AT PLAN BOOK 343, PAGE 14
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING • LAYOUT • TOPOGRAPHY • AS-BUILTS
SUBDIVISION PLANS • LAND DEVELOPMENT • MAPPING



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

REF: PROPERTY SURVEY FOR DAVID J. & KERRI HEROLD BY LAND SURVEYORS, INC., 05/06/16, #16-030.

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.

ZONING R-1A LOW DENSITY RESIDENTIAL-AGRICULTURAL W/DM OVERLAY

MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT FRONTAGE: 125'

50' FRONT YARD SETBACK
30' SIDE YARD SETBACK
50' REAR YARD SETBACK

PROPERTY OWNERS: BESSEMER & LAKE ERIE RAILROAD
17641 S. ASHLAND AVE.
HOMEWOOD, IL 60430

ROBERT P. & MELISSA A. WISE
5277 ELLIOTT ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH ADJOINING LANDS OF ROBERT P. & MELISSA A. WISE.

KNOW ALL MEN BY THESE PRESENTS, that we, Robert P. and Melissa A. Wise, 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, Robert P. and Melissa A. Wise, 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 Robert P. and Melissa A. Wise, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 14th day of April, A.D. 2017.

ATTEST:

Christine R Birkbichler — Robert P. Wise
NOTARY PUBLIC — OWNER

Melissa A Wise
OWNER

The forgoing adoption and dedication is made by Robert P. and Melissa A. Wise, 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.

Robert P. Wise (SEAL) — Melissa A Wise
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 Robert P. and Melissa A. Wise 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 14th day of April 2017.

My Commission expires the 16th day of December 2018

SEAL

Christine R Birkbichler
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine R Birkbichler, Notary Public
Butler Twp., Butler County
My Commission Expires Dec. 16, 2018

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICUTURAL USE. THIS WAIVER APPLIES TO PARCEL A OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CENTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND 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 PARCEL A SHOULD CONTACT APPROPRIATE OFFICIALS OF CENTER TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

Instr:201705250010886 05/25/2017
Pages:1 F:$45.00 1:03PM
Michele Mustello T20170007323
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, that I, representative of the Bessemer & Lake Erie Railroad, 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, I, representative of the Bessemer & Lake Erie Railroad, 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 Bessemer & Lake Erie Railroad, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 8th day of May, A.D. 2017.

ATTEST:

NOTARY PUBLIC — REPRESENTATIVE

The forgoing adoption and dedication is made by the representative of the Bessemer & Lake Erie Railroad, 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.

REPRESENTATIVE (SEAL)

STATE OF ILLINOIS)SS:
COUNTY OF COOK)

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named representative of the Bessemer & Lake Erie Railroad 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.

* Arthur L Spiros

Sworn to and subscribed before me this 8th day of May 2017.

My Commission expires the 11th day of June 2018.

SEAL

NOTARY PUBLIC

JACK S PARKER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 11, 2018

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.

February 17, 2017 SEAL REGISTRATION NUMBER SU-32490-E
DATE

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

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 22nd day of March, 2017.

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 12th day of April, 2017.

CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 3RD day of MARCH, 2017

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

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 363 page 29.

Given under my hand and seal this 25th day of May, 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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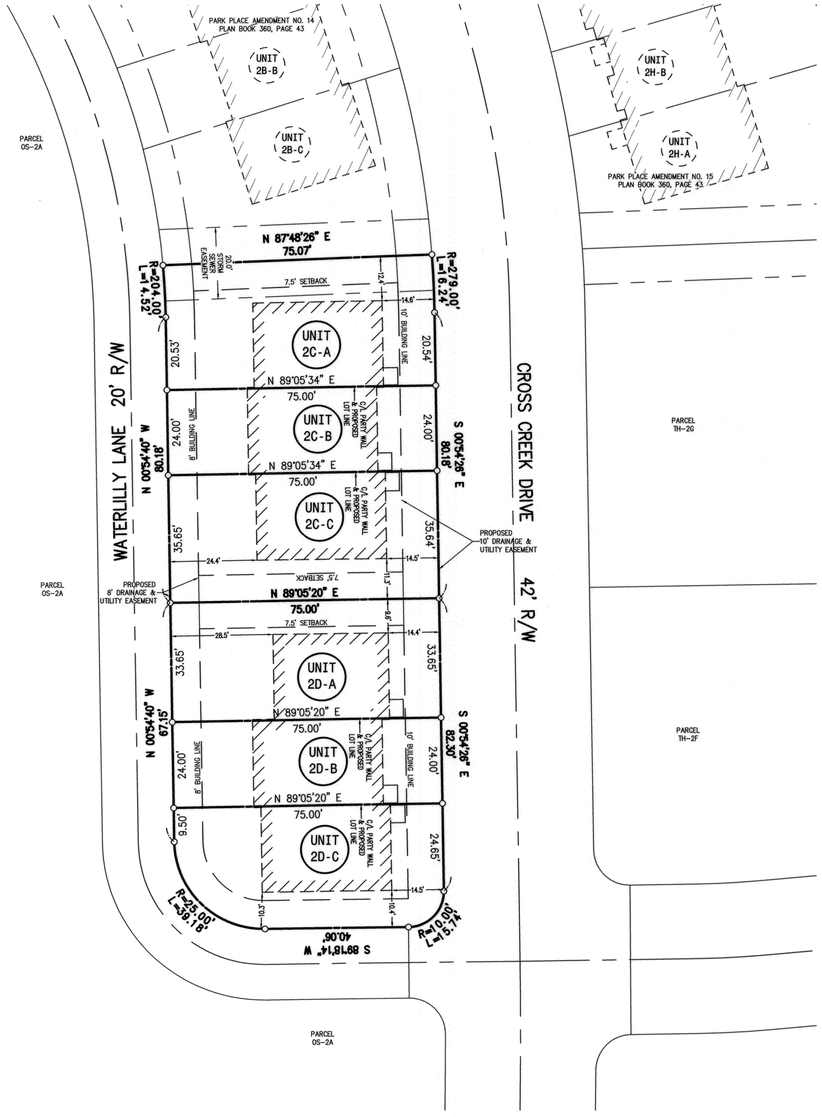
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: ROBERT P. & MELISSA A. WISE
and
BESSEMER & LAKE ERIE RAILROAD
SITUATE: CENTER TWP., BUTLER CO., PA

Date 02/17/17	Scale 1" = 100'	Dwn By BEC	Ckd By
Parcel No. 060-2F106-8C, 2F61-10B		Db-Pg 216-24 & 28 Instr. # 201702130003219	Service No. 17-012



Instr:201706090011876 05/09/2017
Pages:1 F:$45.00 8:50AM
Michele Mustello T20170090059
Butler County Recorder FL

PLAN BOOK	PAGE
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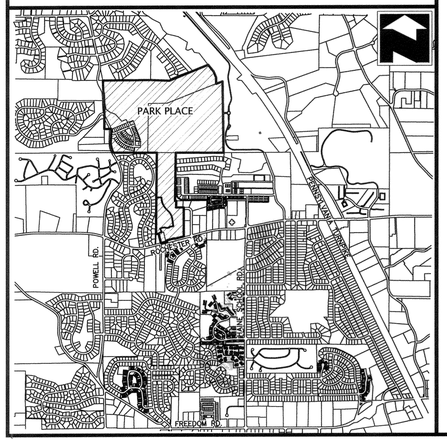
LOCATION MAP 1" = 2000'



LOT AREAS:

2C-A	2,695.491 SQ.FT.	0.0619 ACRES
2C-B	1,800.000 SQ.FT.	0.0413 ACRES
2C-C	2,673.472 SQ.FT.	0.0614 ACRES
TOTAL AREA:	7,168.963 SQ.FT.	0.1646 ACRES
2D-A	2,523.750 SQ.FT.	0.0579 ACRES
2D-B	1,800.000 SQ.FT.	0.0413 ACRES
2D-C	2,436.355 SQ.FT.	0.0559 ACRES
TOTAL AREA:	6,760.105 SQ.FT.	0.1551 ACRES
TOTAL PLAN AREA:	13,929.068 SQ.FT.	0.3197 ACRES

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-2C & TH-2D 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: LOT TH-2C
TAX PARCEL 130-S31-2C
INST. # 201703090005108

LOT TH-2D
TAX PARCEL 130-S31-2D
INST. # 201703230006077

BY RESOLUTION APPROVED ON THE 12 DAY OF MAY 2017 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 16 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) NVR, INC.

William Clay III Production Manager — VICE PRESIDENT

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

5/10/2017
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RYAN BROGDON 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 12 DAY OF MAY 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, RYAN BROGDON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 16 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201703090005108 & 201703230006077. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VICE PRESIDENT

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

5/10/17
DATE — JAMES A. SPERDUTE, R.S. # 24457-E

I, [redacted], 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.

May 26, 17
DATE — SIGNATURE — REGISTRATION NO. [redacted]

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2017-31 EFFECTIVE THIS 23RD DAY OF May 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. 2017-31 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 4/27/17.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 6TH DAY OF April 20 17

Chuck Davies — SECRETARY
Frank E Uhl — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 363 PAGE 30

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

RECORDER OF DEEDS

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

COUNTY OF BUTLER
DEED PLAN NUMBER
17118

GRAPHIC SCALE

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

TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KYRATSIS ENGINEER

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL JAMES ANTHONY SPERDUTE SURVEYOR

CRANBERRRY 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

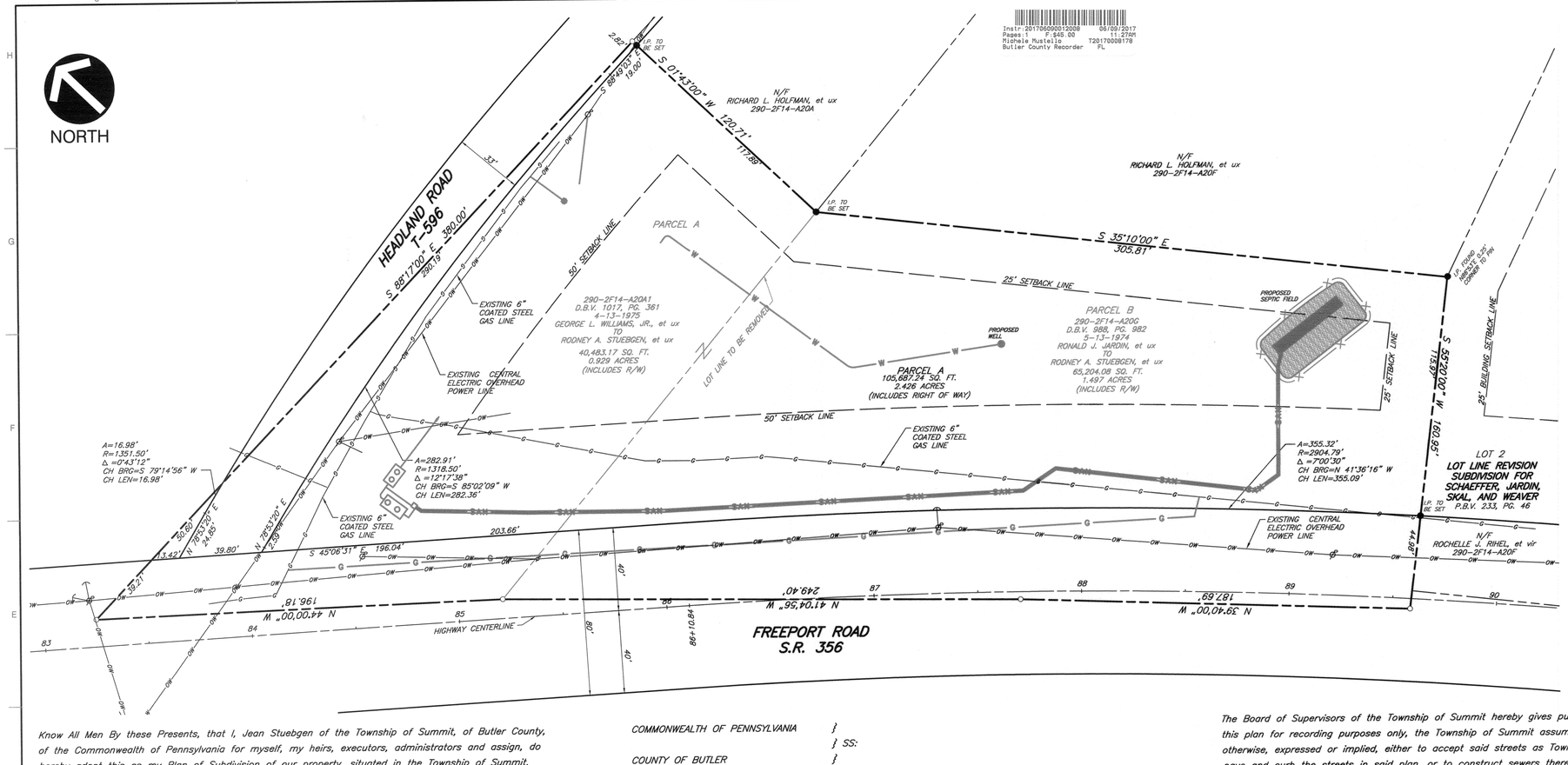
DRAWING NUMBER:	1004-1717369
DRAWING SCALE:	1"=20'
DATE:	APRIL 4, 2017
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 16

BEING A RE-SUBDIVISION OF PARCEL TH-2C & TH-2D OF THE PARK PLACE RESIDENTIAL SUBDIVISION – REVISED PHASE 2 AS RECORDED IN PLAN BOOK 354, PAGES 45-49

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

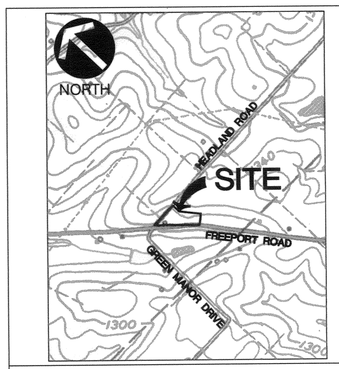
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
LAND SURVEYING • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT PLANNING



Instr:201705000012009 05/09/2017
Pages:1 F:$45.00 11:27PM
Michele Mustello T20170008178
Butler County Recorder FL

REVISION RECORD

NO	DATE	DESCRIPTION
1	3-24-2017	REVISED PER COMMENTS
2	3-31-2017	REVISED PER COMMENTS
3	5-9-2017	REVISED PER COMMENTS
4	5-16-2017	REVISED PER COMMENTS



SITE LOCATION MAP
SCALE: 1" = 1000'

REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, SAXONBURG QUADRANGLE, PA DATED 2016

NOTES:

1. PROPERTY BOUNDARY COURSES BASED ON DEED BOOK VOLUME 1017, PAGE 361.
2. SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION OF APPL. NO. 7376 IN BUTLER COUNTY.
3. BEING A CONSOLIDATION OF TAX PARCEL NUMBERS 290-2F14-A20A1 AND 290-2F14-A20G.
4. PROPERTY AND ADJOINING PROPERTIES ARE ZONED A-1 "AGRICULTURAL".
5. PROPERTY IS LOCATED AT THE INTERSECTION OF HEADLAND ROAD AND FREEPORT ROAD.

UTILITY PROVIDERS:

ELECTRIC	–	CENTRAL ELECTRIC
TELECOMMUNICATIONS	–	ARMSTRONG
GAS	–	PEOPLES TWP
SEWER	–	ON LOT SEPTIC
WATER	–	ON LOT WATER WELL

OWNER INFORMATION
JEAN STUEBGEN
367 FREEPORT ROAD
BUTLER, PA 16002

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
333 BALDWIN ROAD
PITTSBURGH, PA 15205
CONTACT: JAMES R. BRUGGEMAN, PLS
PHONE: 412-429-2324

SCALE IN FEET
0 30 60

TOTAL PLAN AREA
105,687.24 SQ. FT.
2.426 ACRES
(INCLUDES RIGHT OF WAY)

Know All Men By these Presents, that I, Jean Stuebgen of the Township of Summit, of Butler County, of the Commonwealth of Pennsylvania for myself, my heirs, executors, administrators and assign, do hereby adopt this as my Plan of Subdivision of our property, situated in the Township of Summit, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to me, 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 Summit, of Butler County, I, Jean Stuebgen hereby agree to and by these presents do release and forever discharge the Township of Summit, 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 Jean Stuebgen, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19TH day of MAY, A.D. 2017.

ATTEST:

Jean Stuebgen
Jean Stuebgen

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

Carol D King (SEAL)
(Notary Public)

My commission expires the 19th day of May A.D., 2017.

I hereby certify that the title to the property contained in the Stuebgen Lot Consolidation Plan, is in the name of Jean Stuebgen, and is recorded in D.B.V. 1017, page 361 and D.B.V. 988, page 982. I further certify that there is no mortgage, lien or encumbrance against this property.

Carol D King
Witness

Jean Stuebgen
Jean Stuebgen

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 Jean Stuebgen who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

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

Carol D King (SEAL)
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

My Commission Expires the 11th day of November, ~~2017~~ 2019.

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

I, James R. Bruggeman, 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.

James R. Bruggeman, P.L.S.
SU-051772-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES R. BRUGGEMAN
LAND SURVEYOR INC. 51772-E
PENNSYLVANIA

5/16/2017
(Date)

PLAN BOOK	PAGE
363	31

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.

Raana L Staley
(Secretary)

Will Adam
(Chairman/President)

Approved by the Supervisors of the Township of Summit this 17th day of May, 2017.

Raana L Staley
(Secretary)

Will Adam
(Chairman/President)

Approved by the Summit Township Planning Commission this 9th day of May, 2017.

Sandra L Smith
(Secretary)

Cynthia L Kramer
(Chairman/President)

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of MARCH, 2017.

(Secretary)

(Chairman/President)

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 363 Page(s) 31.

Given under my hand and seal this 9th day of June, 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

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

STUEBGEN LOT CONSOLIDATION PLAN

Situate In

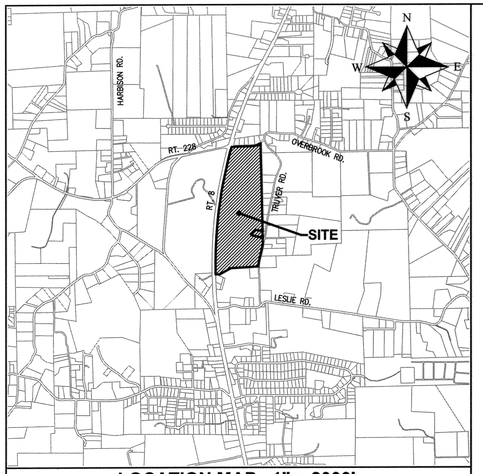
SUMMIT TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Made For

PTV XXX, LLC

DATE:	2-27-2017	SCALE:	1"=30'	DRAWING NO.:	CON-1
DRAWN BY:	RWO	CHECKED BY:	DGG		
PROJECT NO:	163-394	APPROVED BY:	JRB	SHEET	1 OF 1

J:\2016\163-394\Survey\Dwg\163394-SVY1-CON.dwg[CON-1] LS 5/16/2017 2:53 PM - rossbourne



LOCATION MAP 1" = 2000'

TOWN CENTER ZONING SUMMARY

DESCRIPTION	REQUIRED	SINGLE FAMILY	PROVIDED TOWNHOMES	COMMERCIAL
MINIMUM LOT SIZE (SQ.FT.)	8,000 SQ.FT.	8,000 SQ.FT.	2,400 SQ.FT.	8,000 SQ.FT.
MINIMUM LOT WIDTH	80.00 FEET	62.00 FEET	24.00 FEET	32.00 FEET
MAXIMUM LOT COVERAGE	75%	75%	75%	75%
FRONT YARD SETBACK (ARTERIAL)	35.00 FEET	N/A	N/A	35.00 FEET
FRONT YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
SIDE YARD SETBACK*	10.00 FEET	10.00 FEET	0.00 FEET	0.00 FEET
BUILDING SEPARATION	N/A	20.00 FEET	20.00 FEET	20.00 FEET
REAR YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	36.00 FEET	36.00 FEET	36.00 FEET	36.00 FEET
MAXIMUM BUILDING HEIGHT (ACCESSORY)	15.00 FEET	15.00 FEET	15.00 FEET	15.00 FEET
ARTERIAL BUFFER (FOR RESIDENTIAL)	150.00 FEET	150.00 FEET	150.00 FEET	N/A
PARKING LOT SETBACK**	5.00 FEET	N/A	N/A	5.00 FEET

*0.00 FOOT SETBACK ONLY APPLIES TO TOWNHOME PARTYWALLS
**5.00 FOOT WILL BE FOR PERIMETER BOUNDARY AND 0.00 FEET FOR SHARED PARKING

PHASING SCHEDULE (FROM LAND DEVELOPMENT APPROVAL)

PHASE	LOTS	TIME PERIOD
PHASE 1	101–132	SEPT 2016 – APRIL 2018
PHASE 2	201–222 / 1A–4D	APRIL 2018 – SEPT 2019
PHASE 3	301–321 / 5A–9E	SEPT 2019 – APRIL 2022
PHASE 3A	C–1	SEPT 2019 – APRIL 2023
PHASE 4	401–433	APRIL 2022 – SEPT 2023
PHASE 4A	C–2 & C–3	APRIL 2023 – APRIL 2027

LIST OF ZONING MODIFICATIONS APPROVED MAY 18TH 2016

SECTION	DESCRIPTION	REQUIRED	PROPOSED	NOTES
175–211.A	MINIMUM LOT SIZE	8,000 SQ.FT.	2,000.00 SQ.FT.	FOR TOWNHOME UNITS
175–211.B	MINIMUM LOT WIDTH	80.00 FEET	62 FT / 20 FT	SINGLE FAMILY / TOWNHOME UNITS
175–211.D.2	MAXIMUM FRONT SETBACK	80.00 FEET	ONLY RESIDENTIAL	NO MAX LOTS C–1, C–2, C–2A, C–3 & C–3A
175–211.D.3	DOUBLE FRONTAGE	NOT PERMITTED	PERMITTED	FOR LOTS C–1, C–2, C–2A
175–211.F.2	MINIMUM SIDE SETBACK	10.00 FEET	0.00 FEET	FOR COMMERCIAL & TOWNHOME PARTY WALLS
175–156.A.8.b	PARKING SETBACK	10.00 FEET	5 FT / 0 FT	5 FT PER 175–219.I.5 / 0 FT COMMERCIAL SHARED PARKING
175–219.K	SERVICE/LOADING	REAR	NO RESTRICTION	FOR LOTS C–1, C–2 & C–2A
175–219.H	SIDEWALK	5 FT / BOTH SIDES	4 FT/SINGLE SIDE	4 FT IN RESIDENTIAL SECTION & ONLY ONE SIDE OF ADAIR AVENUE PER APPROVED MASTER PLAN.
175–151.A.1	GRADING SETBACK	5.00 FEET	0.00 FEET	ONLY ALONG STREET RIGHT OF WAY LINES
175–154.B.2	ROUTE 8 SIDEWALK	REQUIRED	NOT REQUIRED	EAST SIDE OF ROUTE 8
150–34.B	% OF UNITS PER PHASE	MIN 25%	21.6%	PHASE 1 = 21.6 / PHASE 2 = 22.3%
150–35.B.4.d.2	CUL–DE–SAC LENGTH # UNITS ON CUL–DE–SAC	600.00 FT MAX 16 MAX	1080.00 FT 33	FOR STREETS A & B

Instr:201706090012011 06/09/2017
Pages:8 F:$325.00 12:41PM
Michele Mustello T20170008185
Butler County Recorder FL

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

SECRETARY _____ CHAIRPERSON _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 18 of 2017 EFFECTIVE THIS 5th DAY OF April 2017.

SECRETARY _____ CHAIRPERSON _____

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 6th DAY OF March 2017.

SECRETARY _____ CHAIRPERSON _____

PROPERTY OWNER:

NWPA DEVELOPMENT, LP
120 MARGUERITE DRIVE
SUITE 302
CRANBERRY TOWNSHIP, PA 16066

TAX PARCELS:

230–2F90–21 – INSTRUMENT NO. 201302280006129
230–2F90–21A – INSTRUMENT NO. 201302280006129

REFERENCE SURVEYS:

PROPERTY SURVEY FOR THE ESTATE OF JANE GILLESPIE GRAY
BY ZARNICK & SEYBERT, INC.
JUNE 3, 1987 / SERVICE # 87–123

PLAN OF SUBDIVISION FOR GEORGE & LOUISE BROOKS
BY LAND SURVEYORS INC.
JUNE 21, 1995 / SERVICE # 95–138
RECORDED AT PLAN BOOK 189, PAGE 15

PLAN NOTES:

1. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM , PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY
2. THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN–RECORDED.
3. CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET 5 FEET FROM R/W LINE.
4. ALL STREETS SHOWN ON THIS PLAN SHALL BE CONSIDERED PUBLIC STREETS AND OFFERED FOR DEDICATION TO MIDDLESEX TOWNSHIP.
5. THE ACCESS EASEMENTS SHOWN WITHIN THE MULTIFAMILY PORTION OF THE PLAN SHALL BE FOR THE INSTALLATION OF A PRIVATE ACCESS DRIVE AT THE REAR OF THE UNITS. ALL TOWNHOME UNITS SHALL HAVE REAR LOADED GARAGES AND VEHICULAR ACCESS TO ADAIR AVENUE FROM INDIVIDUAL UNITS IS PROHIBITED. SEE SHEETS 6 – 8 FOR ADDITIONAL INFORMATION.
6. ALL SANITARY SEWER EASEMENTS ARE FOR THE BENEFIT OF THE SAXONBURG AREA AUTHORITY.
7. COMMERCIAL PARCELS MAY BE FURTHER SUBDIVIDED IN THE FUTURE TO ACCOMMODATE FUTURE DEVELOPMENT
8. ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE MIDDLESEX CROSSING HOMEOWNERS ASSOCIATION.
9. NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT. ALL OPEN DRAINAGE SWALES WITHIN EASEMENTS SHALL REMAIN UN–OBSTRUCTED.
10. FOR THE PURPOSES OF MAINTENANCE TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND THROUGH ALL DRAINAGE EASEMENTS CREATED BY THIS AND ALL SUBSEQUENT PLANS AND OR REVISIONS.

LOT AREAS:

PHASE 1 – SINGLE FAMILY LOTS	297,868.762 SQ.FT.	6.838 ACRES
PHASE 2 – SINGLE FAMILY LOTS	193,908.454 SQ.FT.	4.452 ACRES
PHASE 2 – TOWNHOME LOTS	64,439.665 SQ.FT.	1.479 ACRES
COMMERCIAL LOTS	1,354,024.720 SQ.FT.	31.084 ACRES
OPEN SPACE PARCELS	738,088.891 SQ.FT.	16.944 ACRES
PARCEL 3 – FUTURE PHASE 3	296,359.995 SQ.FT.	6.803 ACRES
PARCEL 4 – FUTURE PHASE 4	350,170.366 SQ.FT.	8.039 ACRES
PARCEL 5 – REMAINDER	246,953.510 SQ.FT.	5.669 ACRES

RIGHT OF WAY AREAS:

ROUTE 8:	216,690.770 SQ.FT.	4.975 ACRES
OVERBROOK ROAD:	26,289.640 SQ.FT.	0.604 ACRES
TRUVER ROAD:	13,022.330 SQ.FT.	0.299 ACRES
HUMBOLT PLACE:	63,654.270 SQ.FT.	1.461 ACRES
SHELBY WAY:	13,784.960 SQ.FT.	0.316 ACRES
RINGOLD COURT	43,851.740 SQ.FT.	1.007 ACRES
ADAIR AVENUE	141,183.330 SQ.FT.	3.241 ACRES
BENTON BLVD.	25,514.590 SQ.FT.	0.586 ACRES
HARDIN WAY	12,785.159 SQ.FT.	0.294 ACRES
TOTAL PROPERTY AFFECTED:	4,098,590.857 SQ.FT.	94.091 ACRES

PROPOSED LOTS BY PHASE:

SINGLE FAMILY PHASE 1	32 LOTS
SINGLE FAMILY PHASE 2	22 LOTS
MULTI–FAMILY PHASE 2	16 UNITS
COMMERCIAL	5 LOTS (SUBJECT TO FUTURE SUBDIVISIONS)
SINGLE FAMILY PHASE 3	21 LOTS (FUTURE)
MULTI–FAMILY PHASE 3	24 UNITS (FUTURE)
SINGLE FAMILY PHASE 4	33 LOTS
TOTAL SINGLE FAMILY LOTS:	108
TOTAL MULTI–FAMILY UNITS:	40
NUMBER OF LOTS BEING CREATED BY THIS PLAN:	75

PLAN BOOK	PAGE
363	32

NWPA DEVELOPMENT, LP, BY NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER, OWNER OF THE LAND SHOWN ON THE MIDDLESEX CROSSING PHASES 1 & 2, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

NWPA DEVELOPMENT, LP
BY: NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER
CHARLES TURNBLACER, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT, LLC A GENERAL PARTNER IN THE FIRM OF NWPA DEVELOPMENT, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF April, 2017.

MY COMMISSION EXPIRES THE 15th DAY OF August 2017

NOTARY PUBLIC

Notarial Seal
Paula K. Ronda, Notary Public
Cranberry Twp., Butler County
My Commission Expires August 15, 2017

I CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT LLC, GENERAL PARTNER OF NWPA DEVELOPMENT LP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASES 1 & 2 PLAN IS IN THE NAME OF NWPA DEVELOPMENT LLC AS RECORDED AT INSTRUMENT NO. 201302280006129.

OWNER _____ WITNESS _____

NVR, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASES 1 AND 2 PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ – VP
NAME & TITLE OF AUTHORIZED OFFICER

I HEREBY CERTIFY 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.

JAMES A. SPERDUTE, RS # 24457–E _____ DATE 4/6/17

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

6/7/17 DATE — PE093712 REG # — SIGNATURE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF MARCH 20 17.

SECRETARY _____ CHAIRPERSON _____

RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 363 PAGE 32–39.

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

RECORDER OF DEEDS _____

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

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

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

MIDDLESEX CROSSING
PHASES 1 & 2
MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
NWPA
DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012–1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
3.28.17...ADD TABLE & ZONING NOTE	
4.4.17...REMOVE NOTE 5 REFERENCE	

SHEET 1 OF 8

MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 2

REFER TO SHEETS 6 -7 FOR DETAILS RELATED TO STORM, SANITARY AND OTHER EASEMENTS

REFER TO SHEETS 6 -7 FOR DETAILS RELATED TO STORM, SANITARY AND OTHER EASEMENTS

SINGLE FAMILY LOT SETBACK REQUIREMENTS:
FRONT : 20.00'
SIDE : 10.00'
REAR : 20.00'

STATE ROUTE 8 (PITTSBURGH ROAD) 120' R/W

HUMBOLT PLACE 50' R/W

TRUVER ROAD 33' R/W (EXISTING) T-566

TRUVER ROAD R/W:
13,022.334 Sq Ft
0.299 Ac.

PARCEL 5 – REMAINDER
246,953.510 Sq Ft
5.669 Ac.

OS-1
575,330.337 Sq Ft
13.208 Ac.

OS-2
156,762.275 SF
3.599 Ac.

101 15,137.469 SF 0.348 Ac.
102 11,731.359 SF 0.269 Ac.
103 10,682.983 SF 0.245 Ac.
104 9,789.474 SF 0.225 Ac.
105 9,789.474 SF 0.225 Ac.
106 9,789.474 SF 0.225 Ac.
107 9,789.474 SF 0.225 Ac.
108 9,789.474 SF 0.225 Ac.
109 9,789.474 SF 0.225 Ac.
110 9,789.474 SF 0.225 Ac.
111 9,789.474 SF 0.225 Ac.
112 9,789.474 SF 0.225 Ac.
113 9,789.474 SF 0.225 Ac.
114 9,789.474 SF 0.225 Ac.
115 9,789.474 SF 0.225 Ac.
116 9,789.474 SF 0.225 Ac.
117 8,197.534 SF 0.188 Ac.
118 8,197.534 SF 0.188 Ac.
119 8,197.534 SF 0.188 Ac.
120 8,197.534 SF 0.188 Ac.
121 8,197.534 SF 0.188 Ac.
122 8,197.534 SF 0.188 Ac.
123 8,197.534 SF 0.188 Ac.
124 8,197.534 SF 0.188 Ac.
125 8,197.534 SF 0.188 Ac.
126 8,197.534 SF 0.188 Ac.
127 8,197.534 SF 0.188 Ac.
128 8,197.534 SF 0.188 Ac.
129 8,197.534 SF 0.188 Ac.
130 8,197.534 SF 0.188 Ac.
131 8,097.678 SF 0.186 Ac.
132 8,202.820 SF 0.188 Ac.
210 8,966.875 SF 0.206 Ac.
211 11,086.509 SF 0.255 Ac.
212 11,640.119 SF 0.267 Ac.
213 8,724.073 SF 0.200 Ac.
214 8,705.310 SF 0.200 Ac.
215 8,705.310 SF 0.200 Ac.

N/F DANIEL E. REED
TAX PARCEL 230-2F90-28A (PART)
INST. # 201410060033817
-RESIDENTIAL USE-

N/F KATHLEEN KOPICKO
TAX PARCEL 230-2F90-28A2
INST. # 200305160029900
135 TRUVER ROAD
-RESIDENTIAL USE-

N/F KENNETH P. & ANN L. ROCHE
TAX PARCEL 230-2F90-28A1
DBV 1214, PG 1042
131 TRUVER ROAD
-RESIDENTIAL USE-

N/F JEREMY D. & ALLISON F. REDDINGER
TAX PARCEL 230-2F90-27C
INST. # 201402290002148
125 TRUVER ROAD
-RESIDENTIAL USE-

N/F DOUGLAS R. & PAUL N. LESLIE
TAX PARCEL 230-2F90-27
INST. # 200202260006829
-AGRICULTURAL USE-

N/F ETHAN D. LAMBERT, CHAD R. LESLIE & PAUL N. LESLIE
TAX PARCEL 230-2F90-27F
INST. # 201301280002922
117 TRUVER RD.
-RESIDENTIAL USE-

N/F ROBERT W. FOSTER JR. & BRENDA S. FOSTER
TAX PARCEL 230-2F90-27G
INST. # 200307080030050
1301 PITTSBURGH ROAD
-COMMERCIAL USE-

EXISTING 4" STEEL PIPE 1.59' SOUTH OF LINE

EXISTING SAN. 08" SANITARY SEWER EASEMENT

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

HATCHED AREA= VARIABLE WIDTH PEDESTRIAN EASEMENT

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

SPERDUTE LAND SURVEYING
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108 DEER LANE
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724-453-6362
SPERDUTESURVEYING.COM

MIDDLESEX CROSSING
PHASES 1 & 2
MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
NWPA DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-171177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	

PLAN BOOK	PAGE
363	33

SHEET 2 OF 8

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 3

C-1
290,043.545 Sq Ft
6.658 Ac.

R=1277.70'
L=361.13'
Tan=181.69'
Δ=16°11'07"

R=1217.70'
L=1143.58'

N/F ELM LANE FARM
TAX PARCEL 230-2F90-22
DBV 1205, PG 479
-AGRICULTURAL USE-

60.00' R/W 60.00'
C/L
20' UTILITY EASEMENT
35' BUILDING LINE
DEED LINE

20.00' UTILITY EASEMENT

ADAIR AVENUE 50' R/W

SANITARY SEWER EASEMENT

N 00°11'57" E 568.87'
N 06°30'00" E 568.87'
N 00°05'30" W 385.56'
N 00°05'30" W 516.97'
20' UTILITY EASEMENT

PARCEL 3
296,359.995 SF
6.803 Ac.
FUTURE PHASE 3

N 06°30'00" E 724.48'
N 00°05'30" W 724.98'

PARCEL 4
350,170.366 SF
8.039 Ac.
FUTURE PHASE 4

REFER TO SHEETS 6 -7 FOR DETAILS RELATED TO STORM, SANITARY AND OTHER EASEMENTS

HARDIN WAY 50' R/W

S 83°30'00" E 50.00'
R=25.00' L=39.27'
25.00' 25.00'
N 83°30'00" W 195.00'
S 83°30'00" E 295.00'
15' UTILITY EASEMENT
60' CONC. MON.
R=25.00' L=37.78'
S 83°30'00" E 96.15'
195.28'
L=10.01' 99.13'
S 83°30'00" E 119.45'
L=23.18'
L=17.30'
R=25.00' L=40.68'
10.00'
N 06°30'00" E 94.00'
S 00°05'30" E 50.00'
OS-5
1,132,643 SF
0.026 Ac.
L=8.01'
S 83°05'12" E 132.50'
L=8.96'

SINGLE FAMILY LOT SETBACK REQUIREMENTS:
FRONT : 20.00'
SIDE : 10.00'
REAR : 20.00'

201
8,264.847 SF
0.190 Ac.
202
8,001.337 SF
0.184 Ac.
203
8,001.337 SF
0.184 Ac.
204
8,001.337 SF
0.184 Ac.
205
8,001.337 SF
0.184 Ac.
206
8,001.337 SF
0.184 Ac.
207
8,012.519 SF
0.184 Ac.
208
8,278.657 SF
0.190 Ac.
209
9,282.595 SF
0.213 Ac.
210
8,966.875 SF
0.206 Ac.
222
8,705.310 SF
0.200 Ac.
221
8,705.310 SF
0.200 Ac.
220
8,705.310 SF
0.200 Ac.
219
8,904.239 SF
0.204 Ac.
218
8,904.239 SF
0.204 Ac.
217
8,705.310 SF
0.200 Ac.
216
8,705.310 SF
0.200 Ac.
215
8,705.310 SF
0.200 Ac.
118
8,593.409 SF
0.197 Ac.
119
8,197.534 SF
0.188 Ac.
120
8,197.534 SF
0.188 Ac.
117
9,789.474 SF
0.225 Ac.
116
9,789.474 SF
0.225 Ac.

RINGOLD COURT 50' R/W

SHELBY WAY 50' R/W

OS-4
2,431.316 SF
0.056 Ac.
OS-3
2,431.316 SF
0.056 Ac.

REFER TO SHEETS 6 -7 FOR DETAILS RELATED TO STORM, SANITARY AND OTHER EASEMENTS

MANAGEMENT & DRAINAGE EASEMENT

SEE SHEET 8 FOR TOWNHOME LOT DIMENSIONS AND ADDITIONAL INFORMATION

20' STORM SEWER EASEMENT
S 00°05'30" E 42.86'
N 87°26'46" E 42.86'
R=25.00' L=40.12'
R=25.00' L=31.01'
R=150.00' L=151.52'
S 87°26'46" E 60.03'
S 87°26'46" E 69.48'
L=183.42' R=175.00'
N 73°35'15" E 74.93'
L=83.57'
L=40.33'
R=1287.70' L=225.32'
L=26.53'
L=82.58'
L=76.41'
S 48°08'46" E 152.94'
20.00' SANITARY SEWER EASEMENT
150.00' RESIDENTIAL SETBACK
OS-2
156,762.275 SF
3.599 Ac.
S 41°51'14" W 134.58'
S 48°08'46" E 138.71'
L=47.83'
60' CONC. MON.

N 19°43'04" E 142.80'
N 12°25'56" E 288.26'
N 10°37'40" E 365.38'
EXISTING 20' SAN. SEWER EASEMENT
N 19°43'04" E 585.16' (TOTAL)
(M/B/L C-3 TO M/B/L C-2)
EXISTING IRON PIN
N 81°51'56" E 209.48'
S 20°03'37" E 93.64'
S 77°34'04" E 129.46'
N 75°34'56" E 54.76'
R=1575.00' L=586.03'
S 70°37'21" E 50.00'
L=10.90'
L=83.78'
N 10°10'04" W 25.00'
S 68°48'56" E 150.00'
S 84°19'27" E 150.00'
S 68°48'56" E 150.00'
L=85.53'
20.00' SANITARY SEWER EASEMENT
20.00' DRAINAGE EASEMENT

OS-1
575,330.337 Sq Ft
13.208 Ac.

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 3

N/F MARK S. GERSON
TAX PARCEL 230-2F90-2883
INST. # 201123000032564
TRUVER ROAD
LOT 3
BROOKS PLAN
PBV 115, PG 15
-RESIDENTIAL USE-

N/F MICHAEL J. BROOKS
TAX PARCEL 230-2F90-2882
DBV 2401, PG 109
154 TRUVER ROAD
LOT 2
BROOKS PLAN
PBV 115, PG 15
-RESIDENTIAL USE-

N/F GEORGE & LOUISE BROOKS
TAX PARCEL 230-2F90-288
DBV 630, PG 269
146 TRUVER ROAD
LOT 1
BROOKS PLAN
PBV 115, PG 15
-RESIDENTIAL USE-

N/F GEORGE & LOUISE BROOKS
TAX PARCEL 230-2F90-2884
DBV 630, PG 269
LOT 1A
PLAN FOR GEORGE & LOUIS BROOKS & GERALD M. POPOVEC
PBV 189, PG 15
-VACANT-

PROPERTY OF NWPA PROPERTY DEVELOPMENT, LP
TAX PARCEL 230-2F90-21A
INST. NO. 201302280006129
1.297 ACRES
PARCEL "A"
PLAN OF SUBDIVISION FOR
GEORGE & LOUISE BROOKS
& GERALD POPOVEC
PBV 189, PG 15

MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 2

N
W E
S

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

PLAN BOOK	PAGE
363	34

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MIDDLESEX CROSSING
PHASES 1 & 2
MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
NWPA
DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	

MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 4

STATE ROUTE 8 (PITTSBURGH ROAD) 120' R/W

S 76°30'20" E 50.00'

S 87°54'17" E 448.34'

N 85°30'22" E 90.76'

N 85°30'22" E 76.95'

N 02°29'43" E 76.95'

20' SANITARY SEWER EASEMENT

20' STORM SEWER EASEMENT

N 85°30'22" E 100.00'

L=28.74'

R=167.00' L=252.40' R=138.84' A=86°36'00"

R=15.00' L=16.88'

CONC. MON.

S 83°45'50" E 431.92'

S 46°05'45" E 20.00'

20.00' UTILITY EASEMENT

N 43°54'15" E 329.45'

329.45'

20' BUILDING LINE

214.65'

N 43°54'15" E 329.45'

ADAIR AVENUE 50' R/W

N 43°54'14" E

20' STORM SEWER EASEMENT

S 80°08'28" E 30.00' (MEAS.)

CONC. MON.

R=235.00' L=48.80' R=205.00' L=42.57'

R=205.00' L=170.50'

C-2A
230,140.793 Sq Ft
5.283 Ac.

C-3A
388,467.66 Sq Ft
8.918 Ac.

N/F ELM LANE FARM
TAX PARCEL 230-2F90-22
DBV 1205, PG 479
-AGRICULTURAL USE-

R/W 60.00' 60.00' R/W

EXISTING PENNDOT SLOPE EASEMENT

R=1,227.70' L=459.00'

30' BUILDING LINE

20.00' UTILITY EASEMENT

R=25.00' L=33.73'

20' BUILDING LINE

S 79°46'35" E 60.00'

S 79°46'35" E 298.23'

L=46.31'

N 87°10'15" E 96.82'

S 79°46'35" E 124.34'

R=25.00' L=33.73'

20' BUILDING LINE

20.00' UTILITY EASEMENT

R=25.00' L=24.98'

N 10°13'22" E 85.02'

N 10°13'22" E 332.98' 327.48'

N 10°13'22" E 283.48'

20.00' UTILITY EASEMENT

N 85°30'22" E

N 10°13'22" E

N 81°14'07" E 60.00'

20' STORM SEWER EASEMENT

CONC. MON.

(10.01')

S 79°46'38" E 108.53'

S 79°46'38" E 113.33'

N 78°30'17" E 47.59'

25.00'

9.00'

(MEAS.)

10' SIDE SETBACK

N 78°30'17" E 159.59'

N 89°06'47" E 508.64'

OS-1
575,330.337 Sq Ft
13.208 Ac.

S 22°17'33" E 108.13'

R=417.00' L=417.00' R=205.00' L=43.73'

R=225.00' L=48.12'

S 27°38'34" E 75.21'

R=50.00' L=49.55'

N 34°29'08" E 113.09'

84.90'

S 64°08'27" E 201.89'

116.99'

R=50.00' L=101.58'

N 52°18'53" E 120.00'

S 37°41'07" E 70.18'

20' DRAINAGE EASEMENT

S 00°47'00" E 536.37'

(536.36')

R=205.00' L=457.16'

N 16°28'56" E

R=50.00' L=180.00'

R=35.00' L=43.22'

CONC. MON.

N 73°31'04" W 126.22'

N 79°46'35" W 126.22'

R=25.00' L=24.98'

20.00' UTILITY EASEMENT

N/F AARON JEWITT & AMY L STAUFFER
TAX PARCEL 230-2F90-20
INST. # 201310110029561
180 TRUVER ROAD
LOT 4
TRUVER TERRACE PLAN
PBV 320, PG 4
-RESIDENTIAL USE-

EXISTING CAPPED IRON PIN

N/F STEPHANIE A. & MARTIN J. MIHELIC
TAX PARCEL 230-2F90-20E
INST. # 201310070028991
176 TRUVER ROAD
LOT 2
TRUVER TERRACE PLAN
PBV 320, PG 4
-RESIDENTIAL USE-

EXISTING CAPPED IRON PIN

EXISTING CAPPED IRON PIN

N/F BRIAN W. & MAUREEN L. STRAWN
TAX PARCEL 230-2F90-20D
INST. # 201006300019229
174 TRUVER ROAD
LOT 1
TRUVER TERRACE PLAN
PBV 320, PG 4
-RESIDENTIAL USE-

EXISTING CAPPED IRON PIN

N/F PAUL J. & JUDITH WILBERT
TAX PARCEL 230-2F90-20A
DBV 1219, PG 34
172 TRUVER ROAD
-RESIDENTIAL USE-

EXISTING IRON PIN

N/F MARK A. & APRIL D. REBRE
TAX PARCEL 230-2F90-20B
DBV 1188, PG 1010
168 TRUVER ROAD
-RESIDENTIAL USE-

N/F KRISTIN L. OWEN
TAX PARCEL 230-2F90-20C
INST. # 201210310031395
162 TRUVER ROAD
-RESIDENTIAL USE-

MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 3

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

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MIDDLESEX CROSSING
PHASES 1 & 2

MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PLAN BOOK	PAGE
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PREPARED FOR:
NWPA
DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	

PLAN BOOK	PAGE
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N

W E

S

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

200 100 50 0 25 50

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MIDDLESEX CROSSING
PHASES 1 & 2
MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
NWPA
DEVELOPMENT LP
1273 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	

SHEET 5 OF 8

N/F ROBERT E. TUPPER JR. & JEANNINE A. TUPPER
TAX PARCEL 230-3F90-6A
DBV 2562, PG 428
107 OVERBROOK ROAD
-VACANT-

N/F ROBERT E. TUPPER JR. & JEANNINE A. TUPPER
TAX PARCEL 230-3F90-6A1
DBV 2562, PG 428
107 OVERBROOK ROAD
-RESIDENTIAL USE-

N/F JAMES & GEORGIA BIBER
TAX PARCEL 230-3F90-68A
DBV 1248, PG 312
109 OVERBROOK ROAD
-RESIDENTIAL USE-

N/F RAYMOND P. & DONNA E. DALLATORE
TAX PARCEL 230-3F90-68
DBV 1303, PG 417
113 OVERBROOK ROAD
-RESIDENTIAL USE-

N/F ANDREW R. & BONNIE J. POPKO
TAX PARCEL 230-3F90-6C1
DBV 1053, PG 341
115 OVERBROOK ROAD
-RESIDENTIAL USE-

N/F JAMES R. & SALLY A. HOLMES
TAX PARCEL 230-3F90-7A
DBV 1363, PG 381
117 OVERBROOK ROAD
-RESIDENTIAL USE-

OVERBROOK ROAD VARIABLE WIDTH R/W T-482

OVERBROOK ROAD R/W
26,289.636 SF
0.604 Ac.

TRUVER ROAD T-566

STATE ROUTE 228

N/F ELM LANE FARM
TAX PARCEL 230-3F90-22
DBV 1205, PG 479
-AGRICULTURAL USE-

C-2
245,333.611 Sq Ft
5.632 Ac.

C-3
200,039.11 Sq Ft
4.592 Ac.

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

STORMWATER MANAGEMENT EASEMENT

20' STORM SEWER EASEMENT

20.00' SANITARY SEWER EASEMENT

20.00' UTILITY EASEMENT

EXISTING PENNDOT SLOPE EASEMENT

30' BUILDING LINE

20' BUILDING LINE

N/F STEPHEN R. & SHELLY RINAMAN
TAX PARCEL 230-3F90-7B
INST. # 200101020000080
194 TRUVER ROAD
-RESIDENTIAL USE-

N/F KEVIN & JENNIFER LASCH
TAX PARCEL 230-3F90-20H
INST. # 201310010028207
184 TRUVER ROAD
LOT 6
TRUVER TERRACE PLAN
PBV 320, PG 4
-RESIDENTIAL USE-

N/F AARON JEWITT & AMY L. STAUFFER
TAX PARCEL 230-3F90-20
INST. # 201310010029561
180 TRUVER ROAD

MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 6

REFER TO SHEETS 2-5 FOR ADDITIONAL EASEMENTS AND SETBACK INFORMATION

HUMBOLT PLACE 50' R/W

OS-2
157,500.945 SF
3.616 Ac.

OS-1
575,330.337 Sq Ft
13.208 Ac.

OS-1
575,330.337 Sq Ft
13.208 Ac.

OS-1
575,330.337 Sq Ft
13.208 Ac.

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

20.00' SANITARY SEWER EASEMENT

20.00' STORM SEWER EASEMENT

20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

C/L 20' SANITARY SEWER EASEMENT

C/L 20' DRAINAGE EASEMENT

EXISTING 20' SAN. SANITARY SEWER EASEMENT

EXISTING 20' SAN. SANITARY SEWER EASEMENT

20.00' ACCESS EASEMENT

HATCHED AREA= VARIABLE WIDTH PEDESTRIAN EASEMENT

SANITARY SEWER EASEMENT

SLOPE EASEMENT

N/F ROBERT W. FOSTER JR. & BRENDA S. FOSTER
TAX PARCEL 230-2F90-27C
INST. # 200307080030050
1301 PITTSBURGH ROAD
-COMMERCIAL USE-

N/F DOUGLAS R. & PAUL N. LESLIE
TAX PARCEL 230-2F90-27
INST. # 200202250006829
-AGRICULTURAL USE-

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

EASEMENT DETAIL PLAN (RESIDENTIAL LOTS)

MIDDLESEX CROSSING PHASES 1 & 2

MIDDLESEX TOWNSHIP, BUTLER COUNTY PENNSYLVANIA

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JAMES A. $PERDUTE, R.S.
102 DEER LANE
HARMONY, PA 16037
724-462-4362
$PERDUTESURVEYING.COM

PREPARED FOR:
NWPA
DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
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DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	

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SHEET 6 OF 8

OS-1
575,330.337 Sq Ft
13.208 Ac.

N/F MARK A. & APRIL D. REIBE
TAX PARCEL 230-2F90-20B
DBV 1188, PG 1010

168 TRUVER ROAD

-RESIDENTIAL USE-

N/F KRISTIN L. OWEN
TAX PARCEL 230-2F90-20C
INST. # 201210310031395

162 TRUVER ROAD

-RESIDENTIAL USE-

N/F MARK S. GERSON
TAX PARCEL 230-2F90-28B3
INST. # 201112300032564

TRUVER ROAD

LOT 3
BROOKS PLAN
PBV 115, PG 15

ADAIR AVENUE 50' R/W

HARDIN WAY 50' R/W

SHELBY WAY 50' R/W

REFER TO SHEETS 2-5 FOR ADDITIONAL EASEMENTS AND SETBACK INFORMATION

REFER TO SHEETS 2-5 FOR ADDITIONAL EASEMENTS AND SETBACK INFORMATION

SEE SHEET 6 FOR TYPICAL LOT DIMENSIONS EASEMENTS AND ADDITIONAL INFORMATION

FOR CONTINUATION OF EASEMENT SEE INSET TO LEFT

EXISTING IRON PIN

N/F MICHAEL J. BROOKS
TAX PARCEL 230-2F90-28B2
DBV 2401, PG 109

154 TRUVER ROAD

LOT 2
BROOKS PLAN
PBV 115, PG 15

-RESIDENTIAL USE-

OS-1
575,330.337 Sq Ft
13.208 Ac.

N/F GEORGE & LOUISE BROOKS
TAX PARCEL 230-2F90-28B
DBV 630, PG 289

146 TRUVER ROAD

LOT 1
BROOKS PLAN
PBV 115, PG 15

-RESIDENTIAL USE-

N/F GEORGE & LOUISE BROOKS
TAX PARCEL 230-2F90-28B4
DBV 630, PG 269

LOT 1A
PLAN FOR GEORGE & LOUIS BROOKS
& GERALD M. POPOVEC

PBV 189, PG 15

-VACANT-

EXISTING 20' SAN. SANITARY SEWER EASEMENT

STORMWATER MANAGEMENT & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

C/L 20' SANITARY SEWER EASEMENT

C/L 20' DRAINAGE EASEMENT

MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 6

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

PLAN BOOK	PAGE
363	38

EASEMENT DETAIL PLAN (RESIDENTIAL LOTS)

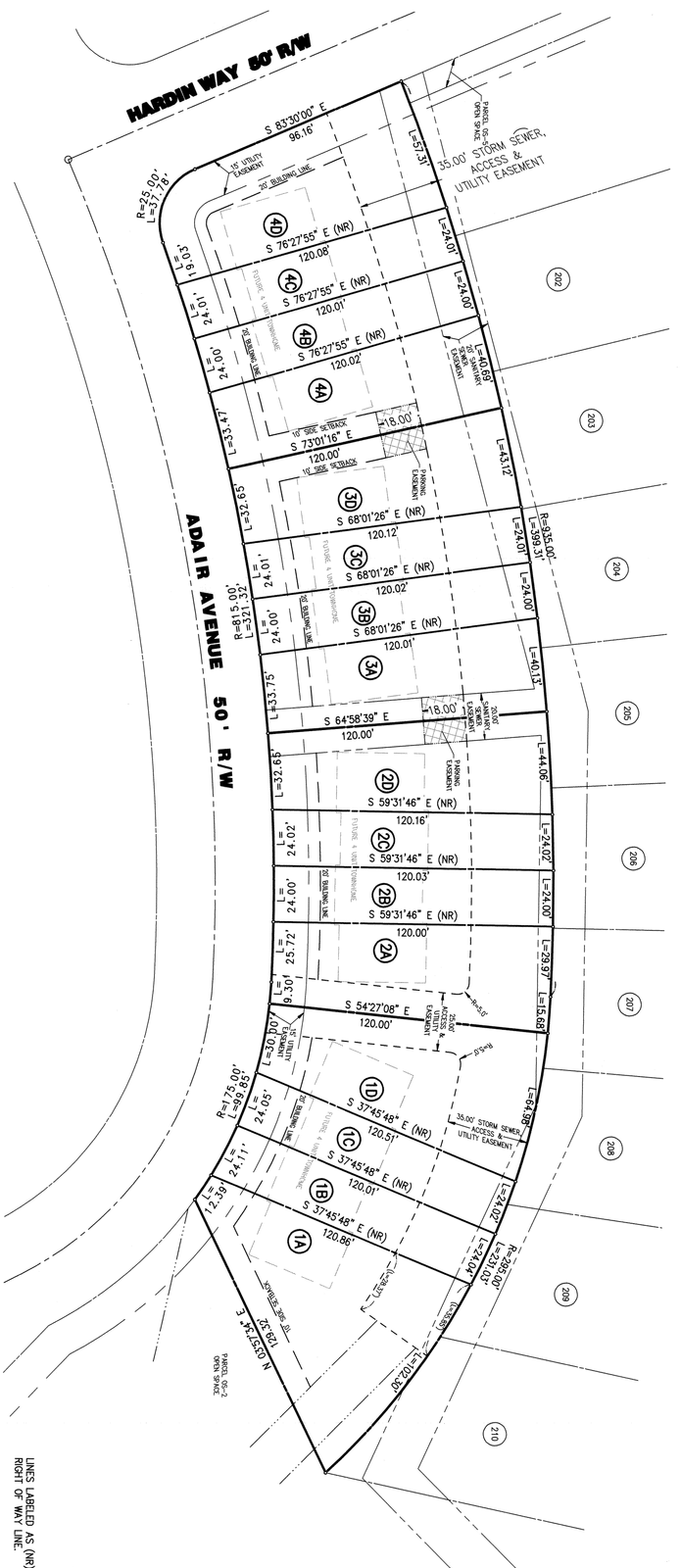
MIDDLESEX CROSSING PHASES 1 & 2

MIDDLESEX TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, P.S.
100 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

PREPARED FOR:
NWPA
DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
5.31.17...REVISE SEWER EASEMENTS	


HARDIN WAY 50' R/W
ADAIR AVENUE 50' R/W
35.00' STORM SEWER, ACCESS & UTILITY EASEMENT
S 83°30'00" E 96.16'
R=25.00' L=37.79'
L=57.31'
1A
S 76°27'55" E (NR) 120.08'
1B
S 76°27'55" E (NR) 120.01'
1C
S 76°27'55" E (NR) 120.02'
1D
S 37°45'48" E (NR) 120.51'
2A
S 59°31'46" E (NR) 120.00'
2B
S 59°31'46" E (NR) 120.03'
2C
S 59°31'46" E (NR) 120.02'
2D
S 59°31'46" E (NR) 120.16'
3A
S 64°58'39" E 120.00'
3B
S 68°01'26" E (NR) 120.01'
3C
S 68°01'26" E (NR) 120.02'
3D
S 68°01'26" E (NR) 120.12'
4A
S 73°01'16" E 120.00'
4B
S 76°27'55" E (NR) 120.02'
4C
S 76°27'55" E (NR) 120.01'
4D
S 76°27'55" E (NR) 120.08'
R=815.00' L=321.23'
R=175.00' L=99.85'
R=235.00' L=309.31'
R=280.00' L=210.10'
N 10°57'34" E 109.32'
L=302.30'
L=74.02'
L=74.02'
L=64.38'
L=15.68'
L=29.97'
L=44.06'
L=43.12'
L=40.13'
L=53.47'
L=53.75'
L=32.66'
L=59.62'
L=30.00'
L=73.39'
L=25.72'
L=24.00'
L=24.02'
L=24.01'
L=24.00'
L=24.01'
L=24.01'
L=24.00'
L=24.01'
L=24.01'
L=24.00'
L=24.01'
L=18.03'
L=9.00'
L=24.05'
L=24.11'
L=18.00'
L=16.00'
L=16.00'
L=40.13'
202
203
204
205
206
207
208
209
210
1" UTILITY EASEMENT
40' BUILDING LINE
FUTURE 6" WATER MAIN
FUTURE 8" SANITARY SEWER
SEWER LINE
16' SEWER ACCESS EASEMENT
16' SEWER ACCESS & UTILITY EASEMENT
10' SEWER ACCESS & UTILITY EASEMENT
10' SEWER ACCESS EASEMENT
10' SEWER ACCESS & UTILITY EASEMENT
35.00' STORM SEWER ACCESS & UTILITY EASEMENT
16' SEWER ACCESS EASEMENT
16' SEWER ACCESS & UTILITY EASEMENT
10' SEWER ACCESS & UTILITY EASEMENT
10' SEWER ACCESS EASEMENT
10'

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 25TH DAY OF MAY, 2017.

x Perry E. Graham
PERRY E. GRAHAM

x N/A
JOYCE L. GRAHAM

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, PERRY E. & ~~JOYCE~~ GRAHAM, 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 25TH DAY OF MAY, 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.

02ND May '17
DATE

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

MUNICIPAL DECLARATIONS

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

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 10TH DAY OF MAY, 2017.

Joyce L. Fulcomer
SECRETARY

John Haven
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 3rd DAY OF MAY, 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF APRIL, 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

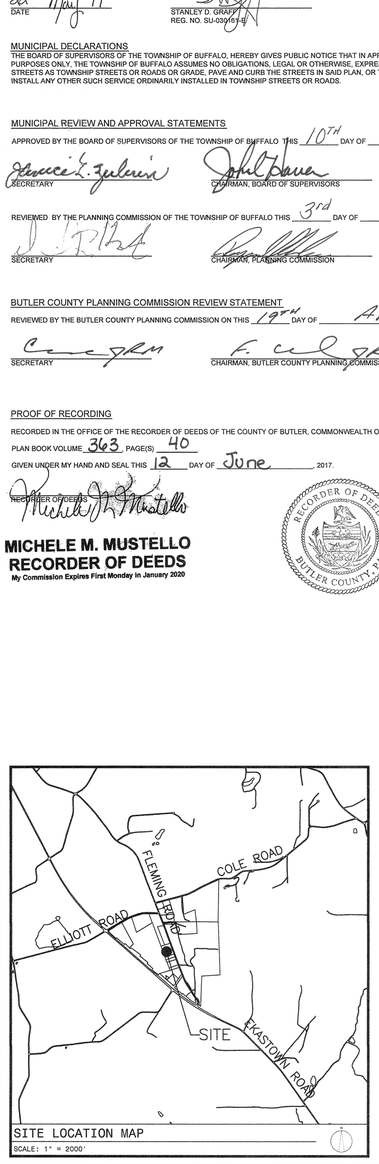
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363 PAGE(S) 40

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF June, 2017.

RECORDER OF DEEDS

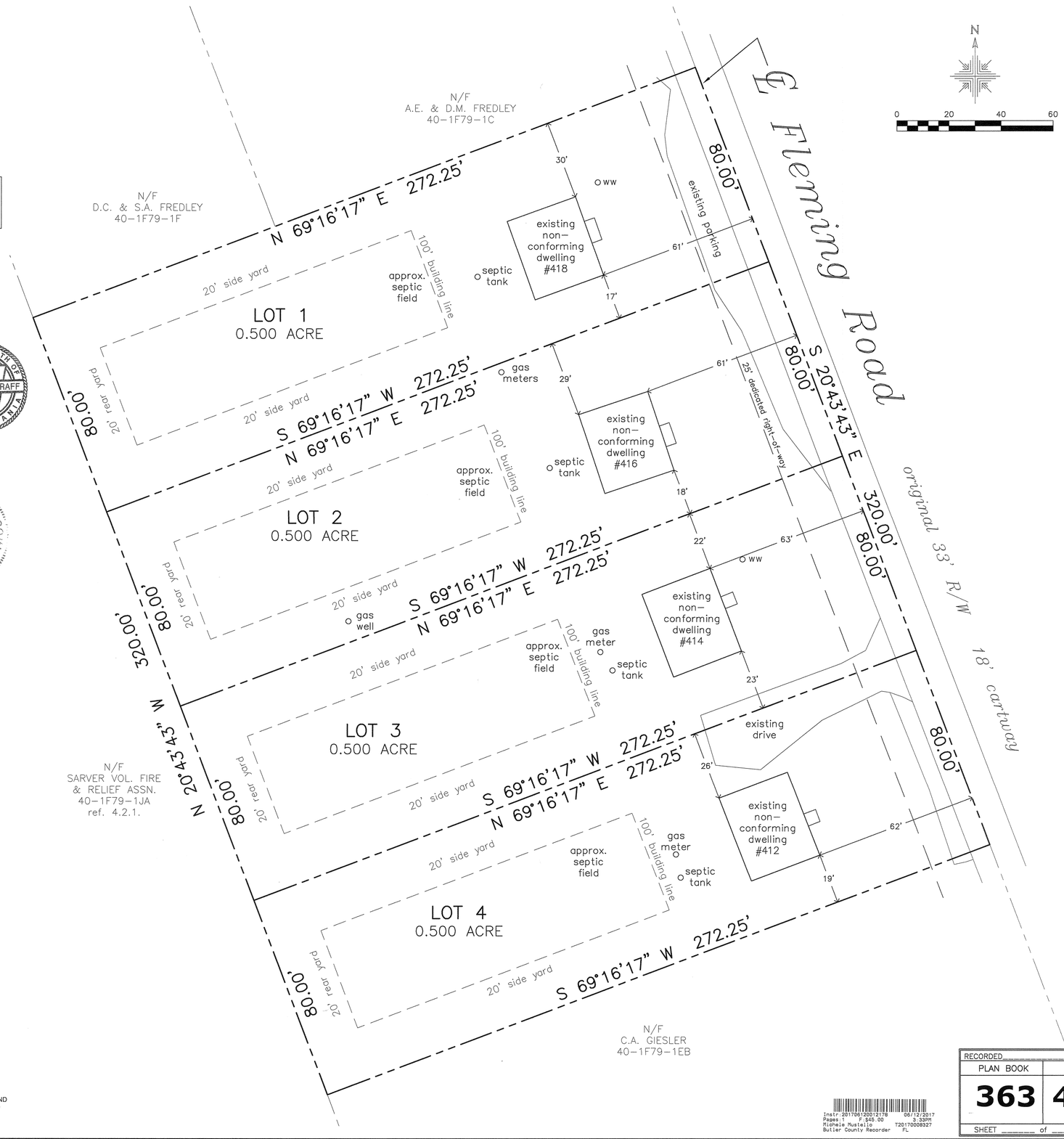
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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



PROPERTY AREAS:	
EXISTING	
40-1F79-1D	2.000 ACRES
LOT 1	0.500 ACRE
+LOT2	0.500 ACRE
+LOT 3	0.500 ACRE
+LOT 4	0.500 ACRE
PROPOSED LOT TOTAL	2.000 ACRES

GENERAL NOTES:

1. OWNERS: 040-1F79-1D - PERRY E. & JOYCE L. GRAHAM
   412, 414, 416, 418 FLEMING ROAD
   SARVER, PA 16055
2. ZONING: A-1 AGRICULTURAL DISTRICT WITH
   A-2 ACCESS MANAGEMENT OVERLAY DISTRICT
3. SETBACKS:
   3.1. MINIMUM LOT AREA: 80,000 SQ.FT.
   3.2. MINIMUM LOT WIDTH: 150'
   3.3. BUILDING LINE:
   3.3.1. A-1: 50' FROM R/W
   3.3.2. A-2: 100' FROM R/W
   3.4. SIDE YARD: 20 FT.
   3.5. REAR YARD: 20 FT.
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. PROPERTY SUBDIVISION FOR SARVER VOLUNTEER FIRE CO. & RELIEF ASSOCIATION P.B. 173 PG. 6

REV	DESCRIPTION	BY	DATE
A	REVISED CARTWAY WIDTH	MDH	05/03/17

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

P.E. GRAHAM PLAN

BEING A

LOT LINE REVISION OF 40-1F79-1D

FOR

PERRY E. & JOYCE L. GRAHAM

SITUATE

TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04-17-17	MDH	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-067	040-1F79-1D	-

RECORDED _____ 20___

PLAN BOOK	PAGE
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SHEET _____ of _____

Instr 201706120012178 06/12/2017
Pages: 1 F:$45.00 3:33PM
Michele Mustello T20170008327
Butler County Recorder FL

Know All Men by These Presents, that We James Zeigler, Jr. and Sheila Zeigler of the , Borough of Harmony, County of Butler, State of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Borough of Harmony, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways 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 Borough of Harmony, We James Zeigler, Jr. and Sheila Zeigler hereby agree to and by these presents do release and forever discharge the Borough of Harmony, its successors or assigns from any liability for damages arising and to arise from to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof any grades that may be established. This dedication and release shall be binding upon James Zeigler, Jr. and Sheila Zeigler our heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereto set our hand(s) and seal(s) this 30 day of March, A.D. 20 17.

ATTEST:

SEAL (Owner or Owners)

Deborah L. Kirsch SEAL Notary Public (Owner or Owners)

My commission expires the 18 day of January A.D., 20 19.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Kirsch, Notary Public
Zelienople Boro, Butler County
My Commission Expires Jan. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Know All Men by These Presents, that We James Zeigler, Jr. and Sheila Zeigler Of the Borough of Harmony, 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 Subdivision of land until such time as We, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Borough's specifications and requirements and the same is officially accepted by the Borough Council, Harmony Borough, and until such formal acceptance We for ourselves,our heirs, executors, administrators, and assigns do hereby release the Borough of Harmony from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon James Zeigler, Jr. and Sheila Zeigler our heirs , executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 30th Day of March, A.D. 20 17.

SEAL (Owner or Owners)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Kirsch, Notary Public
Zelienople Boro, Butler County
My Commission Expires Jan. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 day of March, A.D., 20 17.

Deborah L. Kirsch SEAL (Notary Public)

MY COMMISSION EXPIRES THE 18 DAY OF January A. D., 20 19

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 James Zeigler, Jr. and Sheila Zeigler Who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of March, 20 17.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Kirsch, Notary Public
Zelienople Boro, Butler County
My Commission Expires Jan. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Deborah L. Kirsch SEAL Notary Public

My commission Expires the 18 day of January, 20 19.

The foregoing adoption and dedication is made by James Zeigler, Jr. and Sheila Zeigler with the full understanding and agreement that the approval of the Borough Council of the Borough of Harmony, 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 days of date of said approval.

SEAL (Owner or Owners)

The Borough Council of the Borough of Harmony, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this plat by the Borough of Harmony does not constitute an acceptance of the roads, streets, alleys, stormwater 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approval by resolution of the Borough Council of the Borough of Harmony, Butler County, Pennsylvania on this 19th day of March, A.D. 20 17.

ATTEST:

(Secretary of Council) (President of Council)

SEAL:

This plat of subdivision has been approved by the Planning Commission of the Borough of Harmony, Butler County, Commonwealth of Pennsylvania on this 6 8 17 Day of March, A.D. 20 17.

ATTEST:

(Secretary) (President)

Reviewed with comments by the Butler County Planning Commission. Letter to Harmony Borough Council dated 5/15, A.D., 2017.

SEC. (Executive Director) CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA }
}
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 363 Page 41. INSTR 201706150012342

Given under my hand and seal this 15th day of JUNE A.D. 20 17

(Recorder of Deeds)

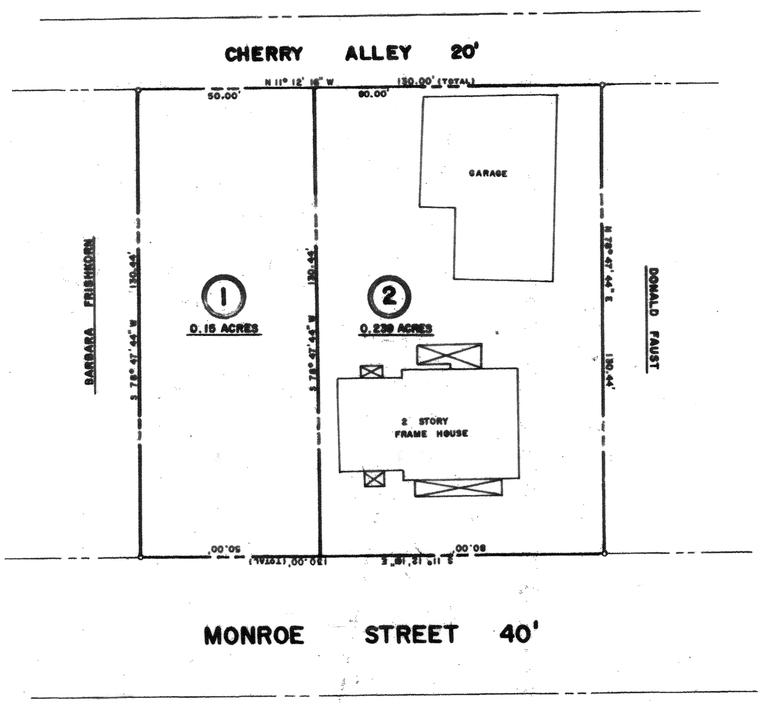
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

I, William F. Hummel, 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 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

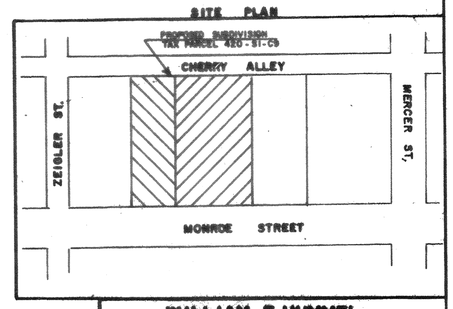
SU-1010A (Surveyors's Registration No.)

March 24, 2017 (Date)



ZONING DISTRICT: R-1 RESIDENTIAL

SITE PLAN



PLAN BOOK	PAGE
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Instr:201706150012342 06/15/2017
Pages:1 F:$45.00 10:37AM
Michele Mustello T20170008512
Butler County Recorder FL

TOWNSHIP SEAL

COUNTY SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

SURVEYOR SEAL

WILLIAM F. HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA

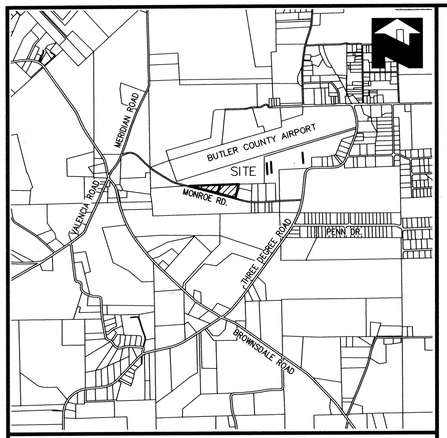
ZEIGLER PLAN

SITUATE: HARMONY BOROUGH, BUTLER COUNTY, PA

FOR: JAMES ZEIGLER

DATE: FEBRUARY 22, 2017 SCALE: 1" = 20'

William F. Hummel F.B. B-46/65 1709



LOCATION MAP 1" = 2000'

PLAN NOTES:

PROPERTY OWNERS:

ELIZABETH A. & ALAN P. HARTMAN
206 HUCH ROAD
VALENCIA, PA 16059

PROPERTY ADDRESS:
6140 MONROE ROAD
BUTLER, PA 16002

LOT 1 – HARTMAN PLAN OF LOTS
PBV 329, PAGE 49
TAX PARCEL 270–3F51–37BA

LOT 2 – HARTMAN PLAN OF LOTS
PBV 329, PAGE 49
TAX PARCEL 270–3F51–37B

LOT 3 – HARTMAN PLAN OF LOTS
PBV 329, PAGE 49
TAX PARCEL 270–3F51–37BB

INSTRUMENT NO. 201204030008919

ROBERT H. & LINDA M. HIXENBAUGH
6150 MONROE ROAD
BUTLER, PA 16002

TAX PARCEL 270–3F51–37T

INSTRUMENT NO. 200306020023387

PARCEL "A" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJACENT LANDS OF ROBERT H. & LINDA M. HIXENBAUGH. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE LOT. THIS PARCEL MUST BE CONVEYED BY DEED UPON RECORDING OF THIS PLAN.

LOTS 1, 2 & 3 OF THE HARTMAN PLAN OF LOTS ARE BEING COMBINED INTO WHAT IS PROPOSED AS LOT 1 REVISED BY THE RECORDING OF THIS PLAN.

TOTAL PROPERTY AFFECTED BY THIS PLAN : 6.146 ACRES

THIS PROPERTY IS ZONED "R–E" RESIDENTIAL ESTATE

"R–E" RESIDENTIAL ESTATE ZONING REQUIREMENTS: (FOR SINGLE FAMILY HOMES)

MINIMUM LOT AREA:	1.0 ACRE (43,560 SQ.FT.)
MINIMUM LOT WIDTH:	150.00 FEET
MINIMUM FRONT SETBACK:	50.00 FEET FROM R/W OR 75.00 FEET FROM CENTERLINE (WHICHEVER IS GREATER)
MINIMUM SIDE SETBACK:	20.00 FEET
MINIMUM REAR SETBACK:	50.00 FEET
MAXIMUM HEIGHT:	35.00 FEET NOT EXCEEDING 2 STORIES FOR A SINGLE FAMILY HOME

'FOR ACCESSORY STRUCTURES, MINIMUM FRONT SETBACK SHALL BE THE SAME AS THE PRIMARY STRUCTURE SIDE AND REAR YARDS SHALL BE A MINIMUM OF 8 FEET.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD, INCLUDING GAS AND OIL LEASES AND AGREEMENTS.

REFERENCE SURVEY PREPARED BY SURVEY TECH CORPORATION FOR RONALD G. & DELORES D. SNIVELY STATED MARCH 8, 2007 WITH DRAWING NUMBER 2007–4910

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS BASED UPON AN ACUTAL 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 AND OR AGENTS.

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

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

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF PENN BY RESOLUTION THIS ___ DAY OF ___ 20 17

SECRETARY — CHAIRPERSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, IT ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS ITS 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 THE TOWNSHIP'S STREETS OR ROADS.

SECRETARY — CHAIRPERSON

Re-Approved on 18th & 24th A.D. 17

APPROVED BY THE PENN TOWNSHIP PLANNING COMMISSION THIS 24th DAY OF December 20 16

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THE 19TH DAY OF OCT 20 16

SECRETARY — CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

Instr:201706190012377 — 06/19/2017 12:56PM — Pages:1 F $45.00 — Michele Mustello T20170008545 — Butler County Recorder ND

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN THE COUNTY OF BUTLER IN PLAN BOOK VOLUME 363 PAGE 42

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF June 20 17

RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT H. & LINDA M. HIXENBAUGH 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 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 US FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, LANDS 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 WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF PENN, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THERE OF TO ANY GRADES HERE AFTER AT ANY TIME THEREFORE ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ROBERT H. & LINDA M. HIXENBAUGH, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF December 20 16

ROBERT H. HIXENBAUGH — LINDA M. HIXENBAUGH

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED ROBERT H. & LINDA M. HIXENBAUGH WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF DECEMBER 20 16

MY COMMISSION EXPIRES THE 12 DAY OF SEPTEMBER 20 18

NOTARY PUBLIC

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

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

ROBERT H. HIXENBAUGH — LINDA M. HIXENBAUGH

KNOW ALL MEN BY THESE PRESENTS THAT WE, ELIZABETH A. & ALAN P. HARTMAN 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 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 US FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, LANDS 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 WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF PENN, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THERE OF TO ANY GRADES HERE AFTER AT ANY TIME THEREFORE ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ELIZABETH A. & ALAN P. HARTMAN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF December 20 16

ELIZABETH A. HARTMAN — ALAN P. HARTMAN

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED ELIZABETH A. & ALAN P. HARTMAN WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF DECEMBER 20 16

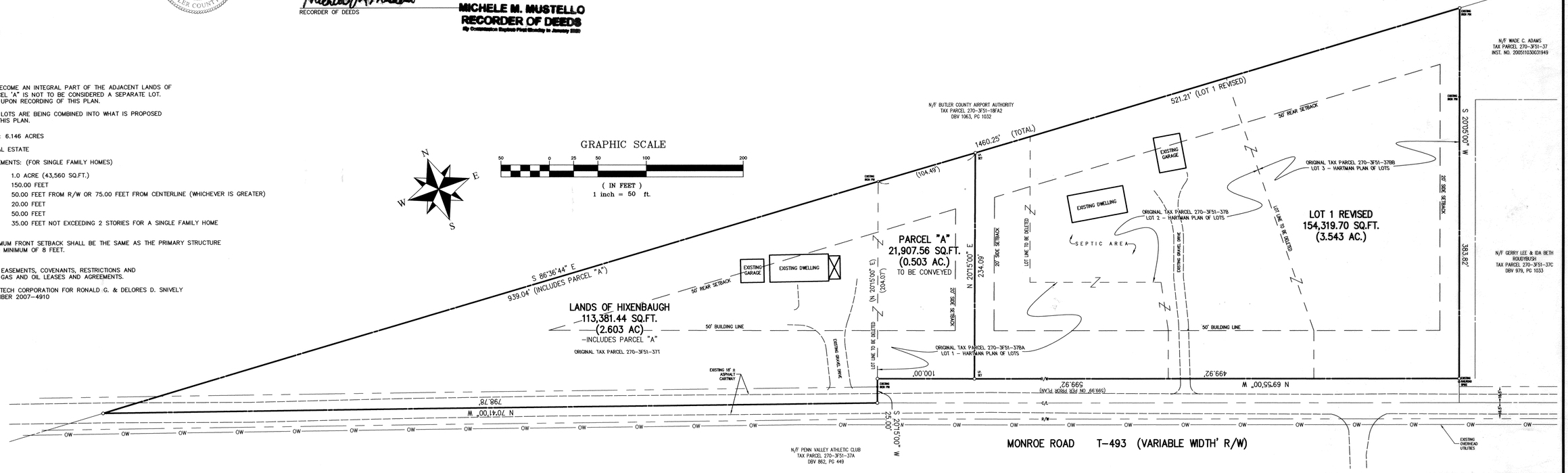
MY COMMISSION EXPIRES THE 12 DAY OF SEPTEMBER 20 18

NOTARY PUBLIC

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

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

ELIZABETH A. HARTMAN — ALAN P. HARTMAN



RE-APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF PENN BY RESOLUTION THIS 24th DAY OF June 20 17

SECRETARY — CHAIRPERSON

HARTMAN & HIXENBAUGH PLAN

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PLAN BOOK	PAGE
363	42

PREPARED FOR:
ELIZABETH A. HARTMAN &
ALAN P. HARTMAN
206 HUCH ROAD
VALENCIA, PA 16059

SCALE: 1 " = 50'
SEPTEMBER 7, 2016
DWG # 1014–1616654

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-6362 Fax 724-452-9357
SLS1@zoominternet.net

REVISIONS

SHEET No. RC1

Instr:201706190012658 06/19/2017
Pages:1 F:$45.00 1:29PM
Michele Mustello T20170008786
Butler County Recorder ND

OWNER'S ADOPTION AND DEDICATION TAX PARCEL ID: 40-1F75-A5DB1:

Know all men by these presents, that we, John W. Harrocks and Maura A. Harrocks, of the township of Buffalo, 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 Buffalo 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 Buffalo, 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 Buffalo, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon John W. Harrocks and Maura A. Harrocks, our heirs executors, administrators and assigns and purchasers of lots in this plan.

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

ATTEST: Tara L. Battaglia
NOTARY PUBLIC

John W. Harrocks
OWNER

Maura A. Harrocks
OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

Commonwealth of Pennsylvania)
) SS:
County of Butler)

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named John W. Harrocks, Maura A. Harrocks 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 11th day of June, 2017.

My commission expires the ___ day of ___, 20__.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tara L. Battaglia, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 30, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal) Tara L. Battaglia
Notary Public

OWNER'S ADOPTION AND DEDICATION TAX PARCEL ID: 40-1F75-A5DJ:

Know all men by these presents, that I, Melissa A. Laube, of the township of Buffalo, 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 Buffalo 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 Buffalo, 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 Buffalo, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Melissa A. Laube, my heirs executors, administrators and assigns and purchasers of lots in this plan.

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

ATTEST: Tara L. Battaglia
NOTARY PUBLIC

Melissa A. Laube
OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

Commonwealth of Pennsylvania)
) SS:
County of Butler)

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Melissa A. Laube 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 11th day of June, 2017.

My commission expires the ___ day of ___, 20__.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tara L. Battaglia, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 30, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal) Tara L. Battaglia
Notary Public

BUFFALO TOWNSHIP BOARD OF SUPERVISORS:

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 townships streets or roads.

Approved by the Board of Supervisors of the Township of Buffalo this 10th day of MAY, 2017.

Janice L. Julian
Secretary

John Haven
Chairperson

BUFFALO TOWNSHIP PLANNING COMMISSION:

Approved by the Buffalo Township Planning Commission on this, 3rd day of MAY, 2017.

Chris Foust
Secretary

Chairperson

BUTLER COUNTY PLANNING COMMISSION:

Reviewed by the Butler County Planning Commission on this, 21st day of APRIL, 2017.

JRM
Secretary

JRM
Chairperson

BUTLER COUNTY RECORDER OF DEEDS:

Recorded in the office of the Recorder of Deeds of the County of Butler,

Commonwealth of Pennsylvania, in Plan Book Volume 363, Page(s) 43.

Given under my hand and seal this 19th day of June, 2017.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

Michele M. Mustello
Recorder of Deeds

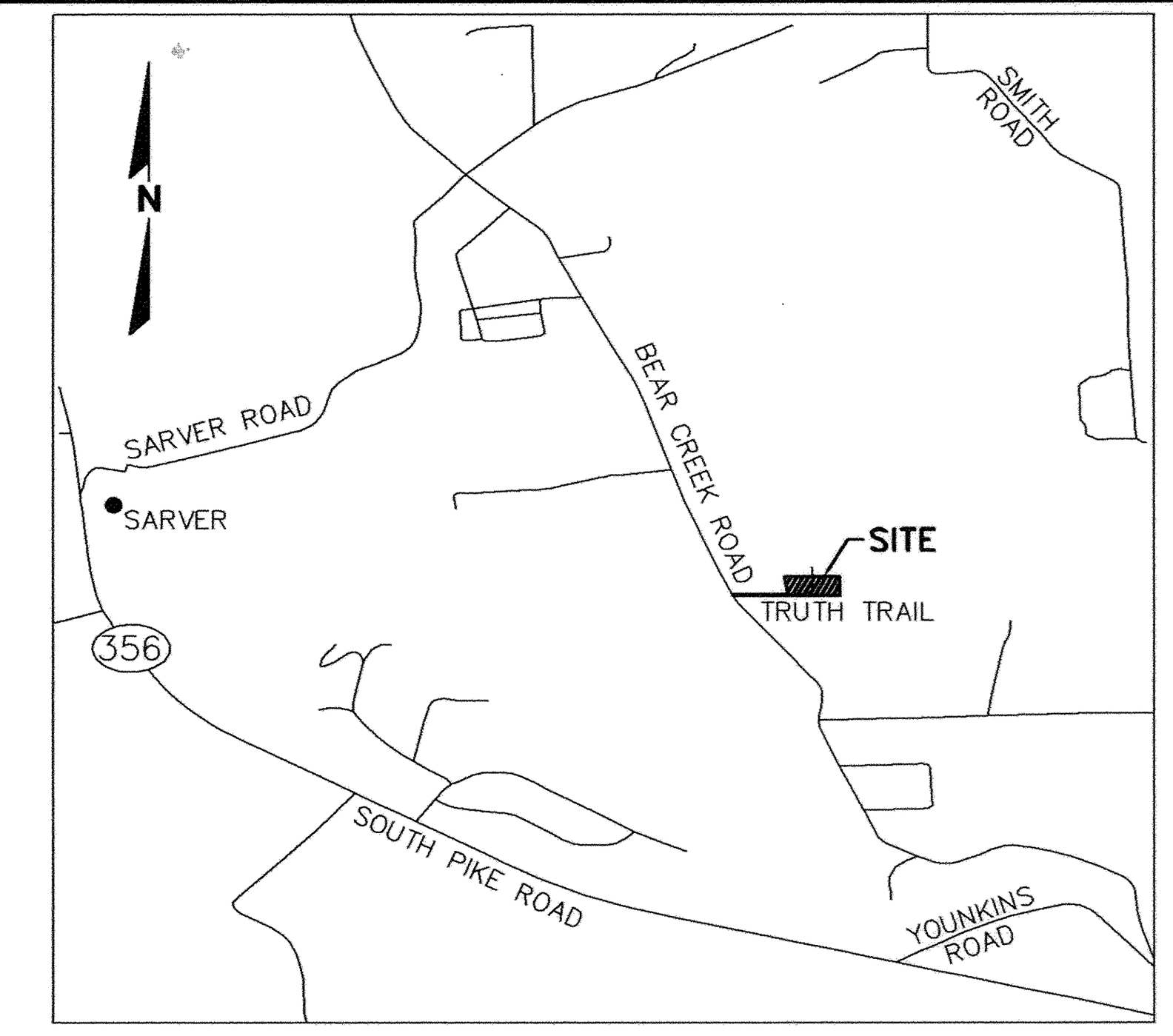
TABULATION OF DEED AND PLAN AREA:

EXISTING:

TAX ID: 40-1F75-A5DB1 INSTRUMENT NO. 201510130022522	0.92 ACRES
TAX ID: 40-1F75-A5DJ INSTRUMENT NO. 201512110027186	3.16 ACRES
TOTAL EXISTING	4.08 ACRES

PLAN:

TAX ID: 40-1F75-A5DB1 AREA TO BE CONVEYED TO	0.92 ACRES 0.30 ACRES
LOT 1 TRUTH TRAIL LOT LINE REVISION	1.22 ACRES
TAX ID: 40-1F75-A5DJ AREA TO BE CONVEYED FROM	3.16 0.30 ACRES
LOT 2 TRUTH TRAIL LOT LINE REVISION	2.86 ACRES
TOTAL PLAN	4.08 ACRES



VICINITY MAP:
NOT TO SCALE

GENERAL NOTES:

1.) The field survey that was used to create this plan was performed April 8, 2017.

2.) The basis of bearing is Grid North derived from post processing methods using the North American Datum of 1983 (2011) state plane coordinates, PA South Zone 3702.

3.) This plan does not certify to utilities shown. The utility locations are approximate as best established from field observations.

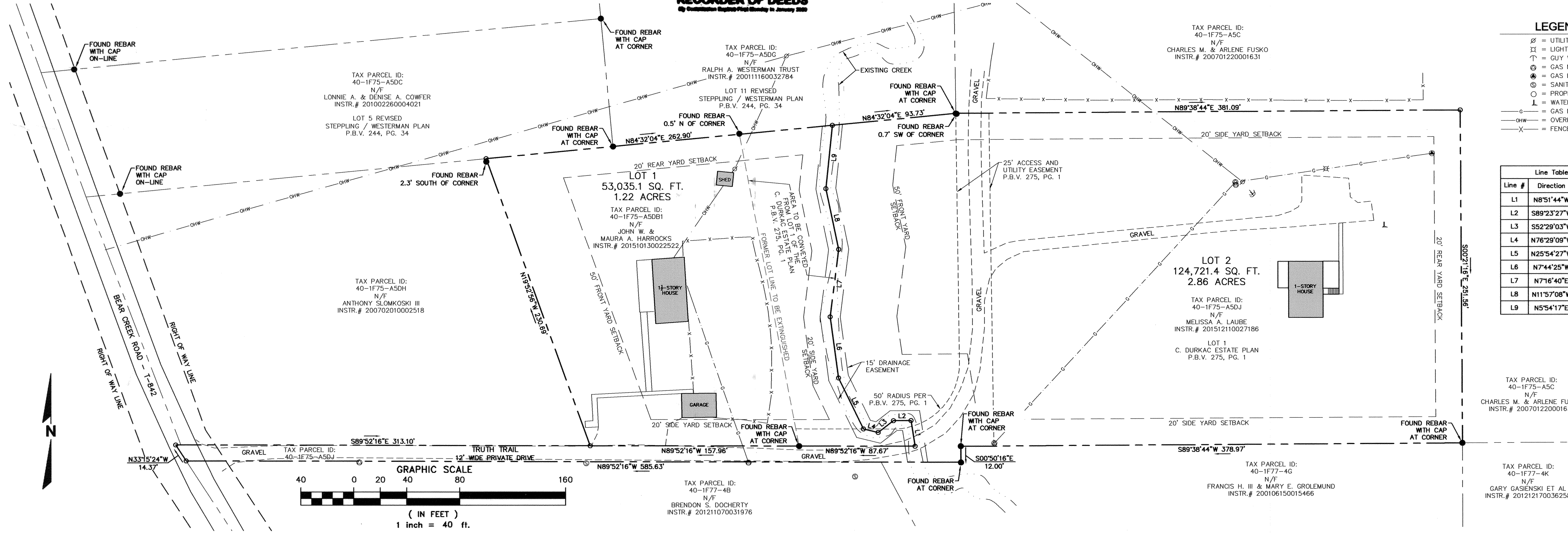
4.) Property is subject to any and all existing Rights of Ways and Easements of record. This survey was done without the benefit of a title report. Easements may exist that are not shown hereon.

5.) As per Plan Book Volume 275, Page 1, the existing 12' private Right of Way is to be shared as per details already of record.

PLAN REFERENCE:

1.) Steppling/Westerman Plan, performed by S.D. Graff, recorded August 15, 2001 in Plan Book Volume 244, Page 34.

2.) C. Durkac Estate Plan, performed by S.D. Graff, recorded July 13, 2004 in Plan Book Volume 244, Page 34.



LEGEND:

- Ø = UTILITY POLE
- ¤ = LIGHT POLE
- ⊤ = GUY WIRE
- = GAS METER
- = GAS LINE MARKER
- Ⓢ = SANITARY MANHOLE
- ○ = PROPERTY CORNER
- ⊥ = WATER WELL
- —G— = GAS LINE
- —OHW— = OVERHEAD WIRE
- —X— = FENCE LINE

Line Table

Line #	Direction	Length
L1	N8°51'44"W	19.73
L2	S89°23'27"W	13.27
L3	S52°29'03"W	14.59
L4	N76°29'09"W	11.47
L5	N25°54'27"W	42.97
L6	N7°44'25"W	46.63
L7	N7°16'40"E	51.14
L8	N11°57'08"W	46.95
L9	N5°54'17"E	48.13

A-1 AGRICULTURAL DISTRICT:

MINIMUM LOT AREA:	80,000 SQUARE FEET
MINIMUM LOT WIDTH:	150 FT.
MINIMUM FRONT YARD:	50 FT.
MINIMUM REAR YARD:	20 FT.
MINIMUM SIDE YARD:	20 FT.
MAXIMUM COVERAGE	20 PERCENT
MAXIMUM BUILDING HEIGHT:	28 FEET

PLAN BOOK	PAGE
363	43

SURVEYOR'S CERTIFICATION:

I, Pete E. Brothers, a Registered Professional Land Surveyor, 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 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.

April 11, 2017
DATE

PETE E. BROTHERS
REG. NO. SU075238

LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, PETE EUGENE BROTHERS, LAND SURVEYOR SU075238

TOWNSHIP OF BUFFALO ENGINEER

TOWNSHIP OF BUFFALO BOARD OF SUPERVISORS — BUFFALO TOWNSHIP SEAL BUTLER COUNTY, PA

TOWNSHIP OF BUFFALO PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

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

DATE	DESCRIPTION
5/9/2017	ADDRESS TOWN COMMENTS
--	
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--	
--	
--	

PETE E. BROTHERS, PLS
157 CLINTON AVENUE
LOWER BURREL, PA 15068
724-994-9542

TRUTH TRAIL LOT LINE REVISION

BEING TAX PARCEL ID: 40-1F75-A5DB1 RECORDED IN INSTR. NO.201510130022522 AND 40-1F75-A5DJ RECORDED IN INSTR. NO. 201512110027186

SITUATE IN BUFFALO TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA

JOHN HARROCKS
105 TRUTH TRAIL
SARVER, PA 16055

DATE: 4/11/2017
SCALE: 1"=40'
JOB NO.
PROJECT MANAGER: PETE E. BROTHERS
DRAWN BY: JWH
CHECKED BY: PEB
SHEET NUMBER
1 OF 1

C:\Users\jwh\Desktop\jwh subdivision\dwg\TruthTrailLotLineRevision.dwg, SHEET 1 OF 1, 5/9/2017 11:56:04 AM, jwh

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAUL A. AND NANCY L. EDWARDS, OF THE TOWNSHIP OF DONEGAL, 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 DONEGAL, 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 DONEGAL, 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 DONEGAL, 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 8TH DAY OF JUNE, 2017.

Paul A. Edwards — PAUL A. EDWARDS

Nancy L. Edwards — NANCY L. EDWARDS

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, PAUL A. AND NANCY L. EDWARDS, 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 8TH DAY OF JUNE, 2017.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY, 2019.

COMMONWEALTH OF PENNSYLVANIA

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

Debra L. Jeffcoat — NOTARY PUBLIC

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.

9TH JUNE '17 — DATE

STANLEY D. GRAFF — REG. NO. SU-051161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 3051-E

MUNICIPAL DECLARATIONS/MAINTENANCE AGREEMENT

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF DONEGAL 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 DONEGAL THIS 1ST DAY OF JUNE, 2017.

SECRETARY — SUPERVISOR

COMMONWEALTH OF PENNSYLVANIA — BUTLER CO. PA. — 2017

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 2ND DAY OF JUNE, 2017.

SECRETARY — BUTLER COUNTY

BUTLER COUNTY PLANNING COMMISSION

Instr:201706200012754 06/20/2017
Pages:1 F $45.00 10:36AM
Michele Mustello Butler County Recorder T20170008953 ND

PROOF OF RECORDING

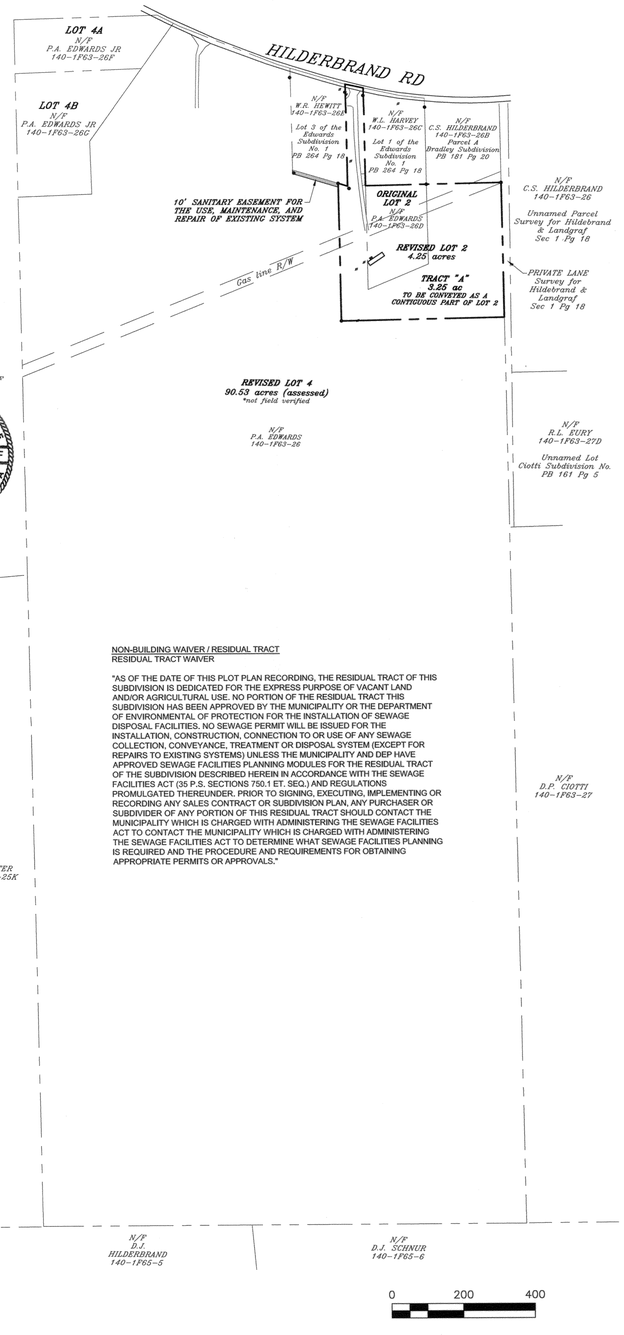
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

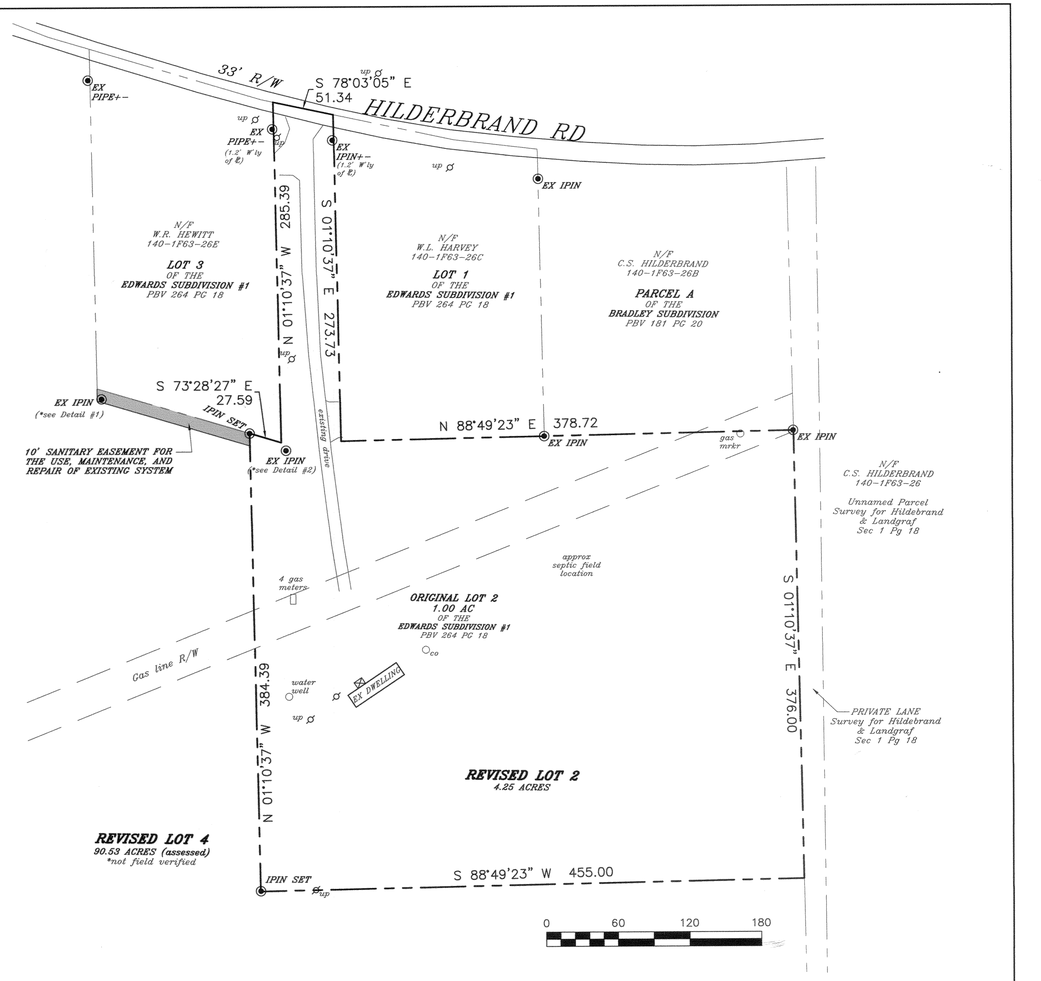
PLAN BOOK VOLUME 363, PAGE(S) 44

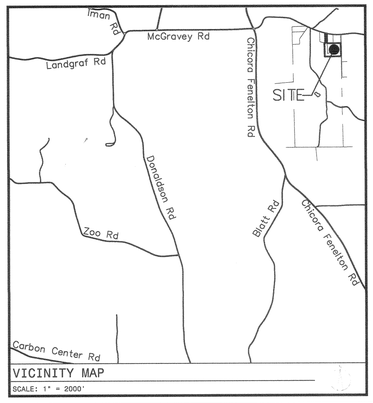
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF June, 2017.

Michele M. Mustello

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







VICINITY MAP

SCALE: 1" = 2000'

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

NOTE: EXISTING DRIVE FOR THE BENEFIT OF LOTS 1, 2 AND REVISED 3.

NON-BUILDING WAIVER / RESIDUAL TRACT

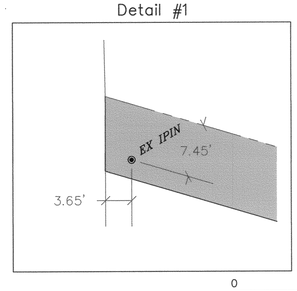
RESIDUAL TRACT WAIVER

"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."

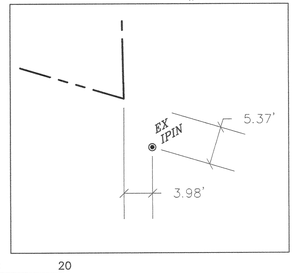
PROPERTY AREA

EXISTING TOTALS	
LOT 2	1.00 ACRES
+LOT 4	93.78 ACRES (assessed)
EXISTING TOTAL	94.78 ACRES
REVISED LOT 2	
ORIGINAL LOT 2	1.00 ACRES
+ TRACT A	3.25 ACRES
REVISED LOT 2 TOTAL	4.25 ACRES
REVISED LOT 4	
ORIGINAL LOT 4	93.78 ACRES (assessed)
-TRACT A	3.25 ACRES
REVISED LOT 4 TOTAL	90.53 ACRES
REVISED TOTALS	
REVISED LOT 2	4.25 ACRES
+REVISED LOT 4	90.53 ACRES
REVISED TOTAL	94.78 ACRES

Detail #1



Detail #2



0 10 20

GENERAL NOTES:

1. OWNERS: 140-1F63-26 - PAUL A. & NANCY L. EDWARDS
   140-1F63-26D - PAUL A. & NANCY L. EDWARDS
2. REFERENCES
   2.1. CURRENT DEEDS OF RECORD
   2.2. PREVIOUSLY RECORDED PLANS
   2.2.1. SURVEY FOR HILDEBRAND & LANDGRAF SEC 1 PG 18 (TRACED FROM PBV 5 PG 28)
   2.2.2. CIOTTI SUBDIVISION NO. 1 PLAN BOOK 161 PG 05
   2.2.3. BRADLEY SUBDIVISION PLAN BOOK 181 PG 20
   2.2.4. EDWARDS SUBDIVISION #1 PLAN BOOK 264 PG 18
   2.2.5. EDWARDS SUBDIVISION #2 PLAN BOOK 293 PG 37

RECORDED 6-20-2017

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363	44

SHEET ____ of ____

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP SUPERVISORS MEETING ON 6/6/2017	SDG	6/7/2017

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

EDWARDS SUBDIVISION NO. 3

BEING A

LOT LINE REVISION
OF LOTS 2 & 4

FOR

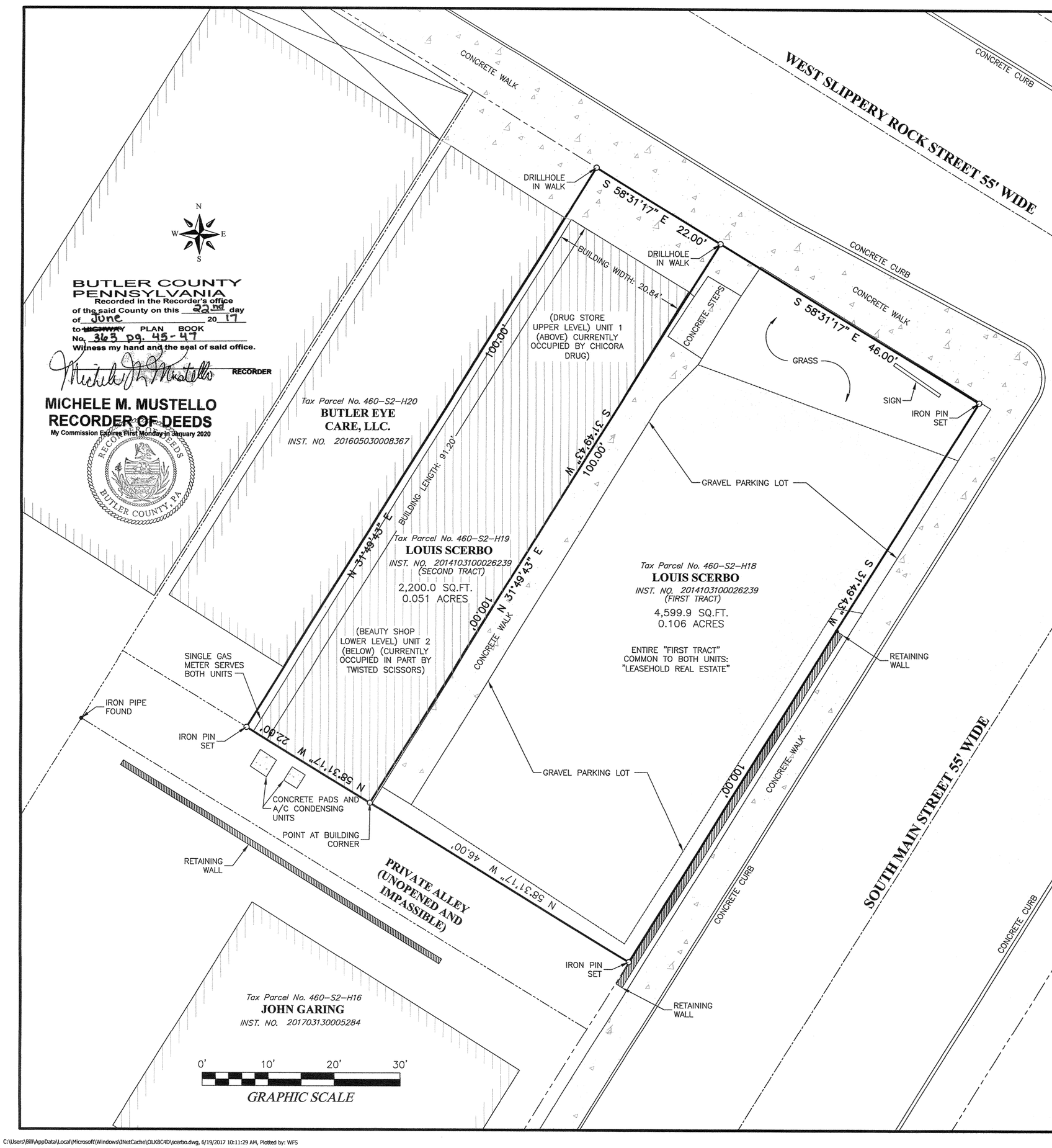
PAUL A. & NANCY L. EDWARDS

SITUATE

TOWNSHIP OF DONEGAL
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
5/25/17	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
17-097	140-1F63-26 & 26D	A



BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 22nd day
of June 20 17
to ~~HIGHWAY~~ PLAN BOOK
No. 363 pg. 45-47
Witness my hand and the seal of said office.

Michele M. Mustello RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

Tax Parcel No. 460-S2-H20
BUTLER EYE CARE, LLC.
INST. NO. 201605030008367

Instr:201706220012962 06/22/2017
Pages:3 F:$125.00 12:10PM
Michele Mustello T20170009047
Butler County Recorder FL

I, ROBERT SUTOR BOTSFORD, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THIS PLAN ATTACHED AS PART OF EXHIBIT B TO THIS DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

BOTSFORD SURVEYING

BY: Robert Botsford
ROBERT SUTOR BOTSFORD, PLS

DATE: 6-20-17

BEFORE ME PERSONALLY APPEARED ROBERT SUTOR BOTSFORD, PLS, A PENNSYLVANIA REGISTERED SURVEYOR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Carrie L. Bono
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 16, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carrie L. Bono, Notary Public
Marion Center Boro, Indiana County
My Commission Expires April 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND
ROBERT SUTOR BOTSFORD
SURVEYOR
SU062406

NOTES:

1. BEARINGS ON THIS PLAN ARE BASED ON NAD 83 PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATES AS ESTABLISHED BY SURVEY GRADE GPS EQUIPMENT.
2. PINS SET BY THIS SURVEY ARE ⅝" REBARS WITH CAPS.
3. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.

NO.	DESCRIPTION REVISIONS	DATE

301 HIGH STREET
P.O. BOX 198
MARION CENTER, PA 15759
PHONE: 724-397-8888
FAX: 724-397-8886

BOTSFORD SURVEYING INC.
CONSULTING LAND SURVEYORS

SITE PLAN & BOUNDARY SURVEY

CONDOMINIUM CONVERSION PLAN

LOUIS SCERBO PROPERTY AND BUILDING
100 W. SLIPPERY ROCK ST.,
CHICORA BOROUGH, BUTLER COUNTY, PA
16025

DRAWN BY:	W.F.S.
CHKD BY:	R.S.B.
JOB NO.	
SCALE:	1"=10'
DATE:	MAY 5, 2017
DWG NO.	460-S2-H19

SITE PLAN & BOUNDARY SURVEY

SHEET NO. 1

C:\Users\Bill\AppData\Local\Microsoft\Windows\INetCache\OLK8C4D\scerbo.dwg, 6/19/2017 10:11:29 AM, Plotted by: WFS

PLAN BOOK	PAGE
363	46

Commonwealth of Pennsylvania

County of Indiana

Sworn to and subscribed before me

this 21st day of June, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tae A. Ayers, Notary Public
White Twp., Indiana County
My Commission Expires July 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, WILLIAM J. YOUNG, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT PLAN SHEETS B–1 AND B–2, ATTACHED AS PART OF EXHIBIT B TO THIS DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

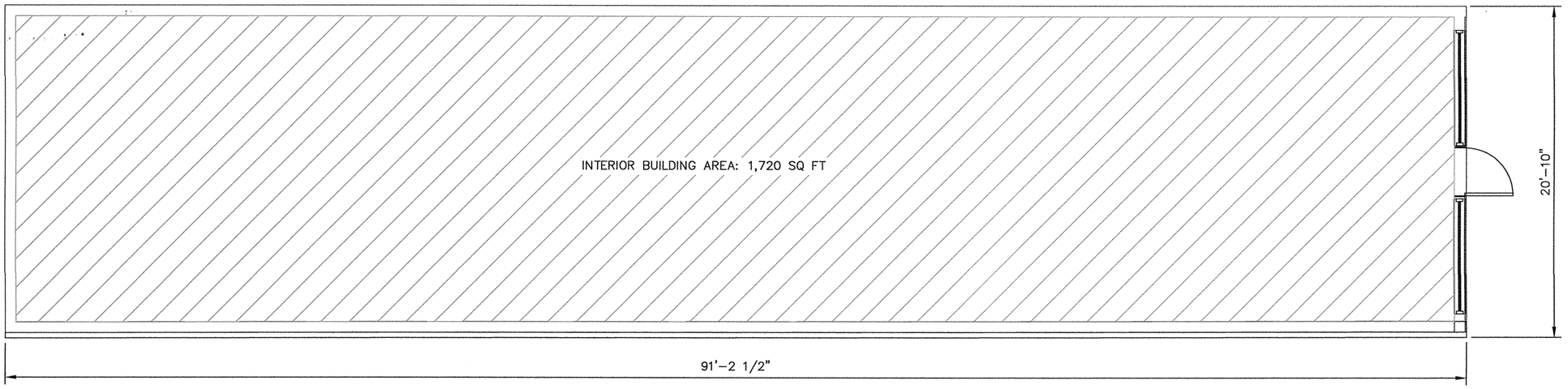
YOUNG & ASSOCIATES CONSULTING ENGINEERS

BY: _____
WILLIAM J. YOUNG, P.E.

DATE: 6-21-17

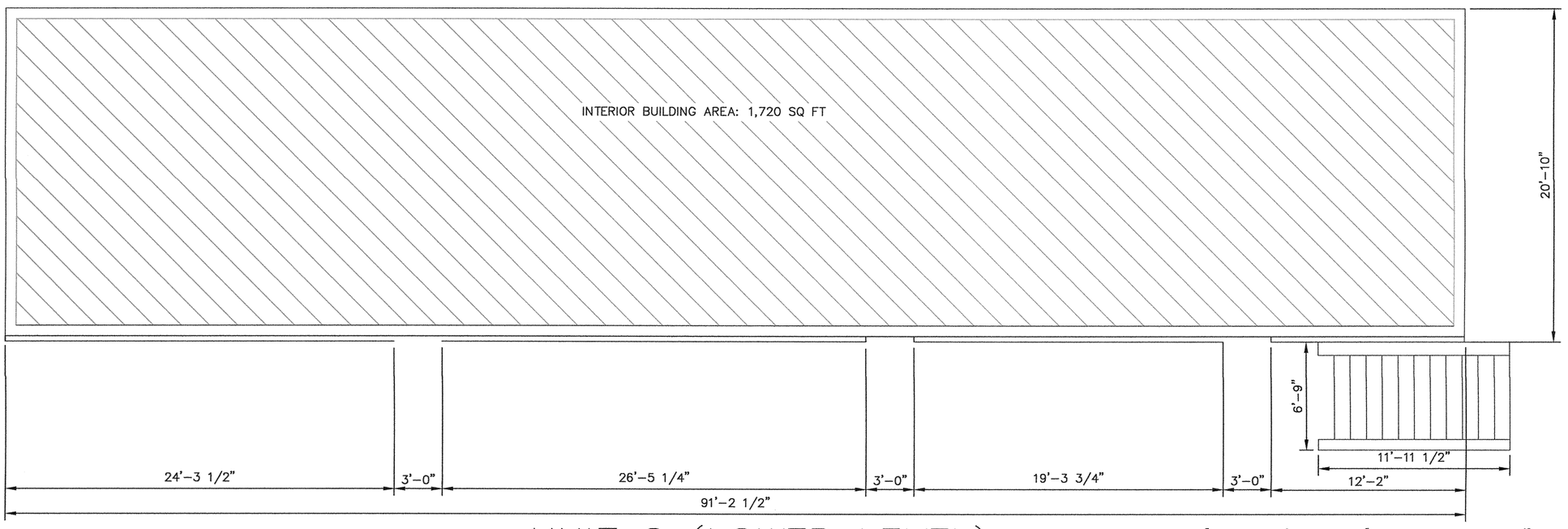
BEFORE ME PERSONALLY APPEARED WILLIAM J. YOUNG, P.E., A PENNSYLVANIA PROFESSIONAL ENGINEER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL



UNIT 1 (UPPER LEVEL)

SCALE: 3/16" = 1'–0"



UNIT 2 (LOWER LEVEL)

SCALE: 3/16" = 1'–0"

5 0 5 10

3/16 inch = 1 ft.

YOUNG & ASSOCIATES
Consulting Engineers

2078 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: WYoung@wjyaengineers.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. YOUNG ENGINEER PE034899E

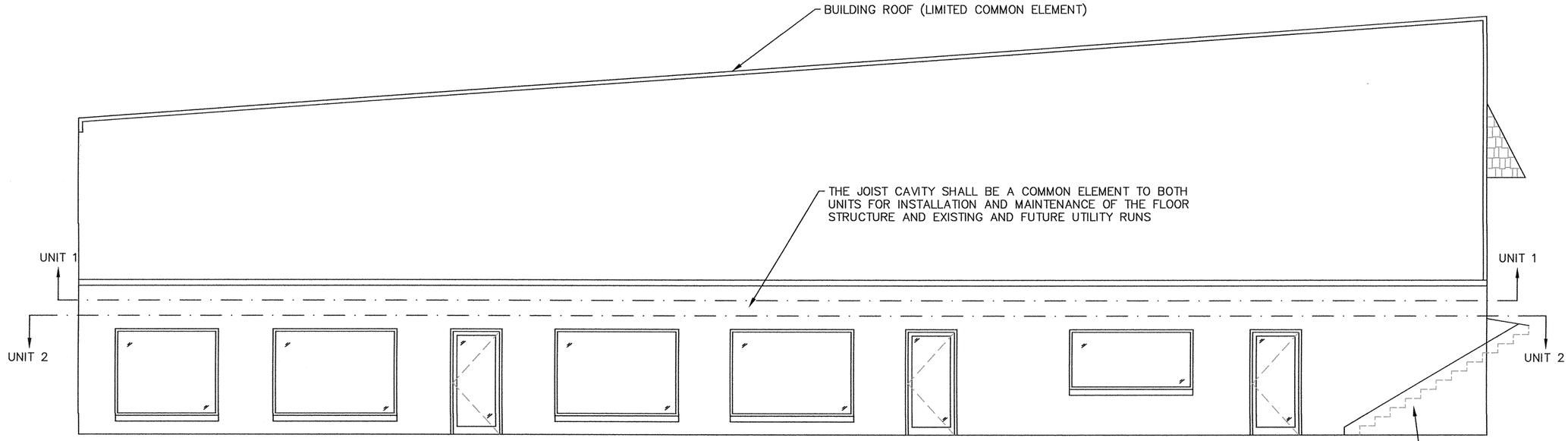
BUILDING FLOOR PLANS

CONDOMINIUM CONVERSION PLAN

LOUIS SCERBO PROPERTY AND BUILDING
100 W. SLIPPERY ROCK ST, CHICORA
BOROUGH, BUTLER COUNTY, PA 16025

PROJECT NO.:	17058
DRAWN BY:	MDS
CHECKED BY:	WJY
SCALE:	AS NOTED
ISSUE DATE	
PLOT DATE:	6/20/2017
SHEET NO.:	B–1

Z:\2017 PROJECTS\17058_LOU SCERBO – CONDO CERTIFICATION\BUILDING\B-1 FLOOR PLAN.DWG

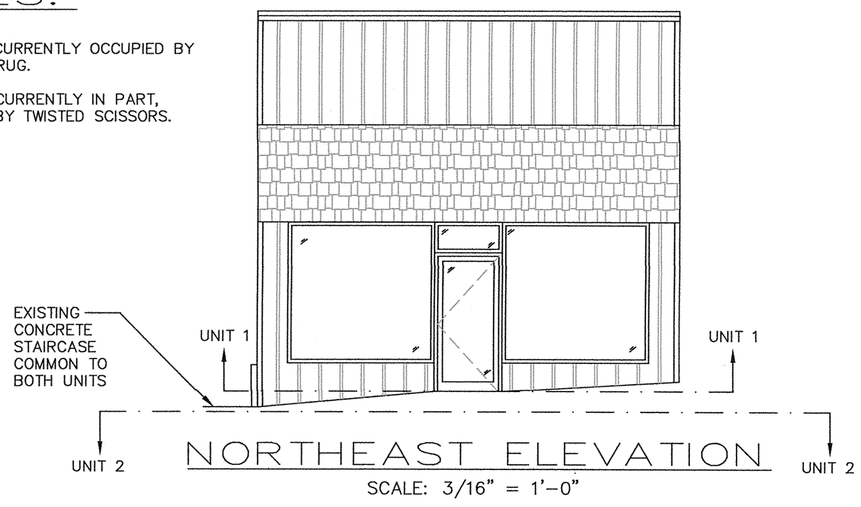


SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"

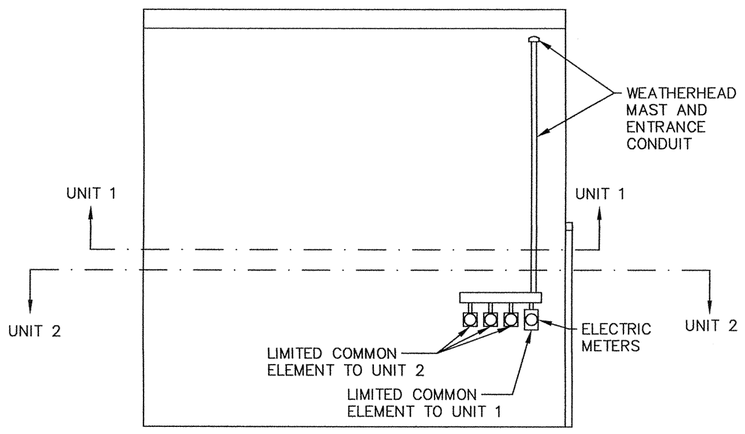
NOTES:

1. UNIT 1 IS CURRENTLY OCCUPIED BY CHICORA DRUG.
2. UNIT 2 IS CURRENTLY IN PART, OCCUPIED BY TWISTED SCISSORS.



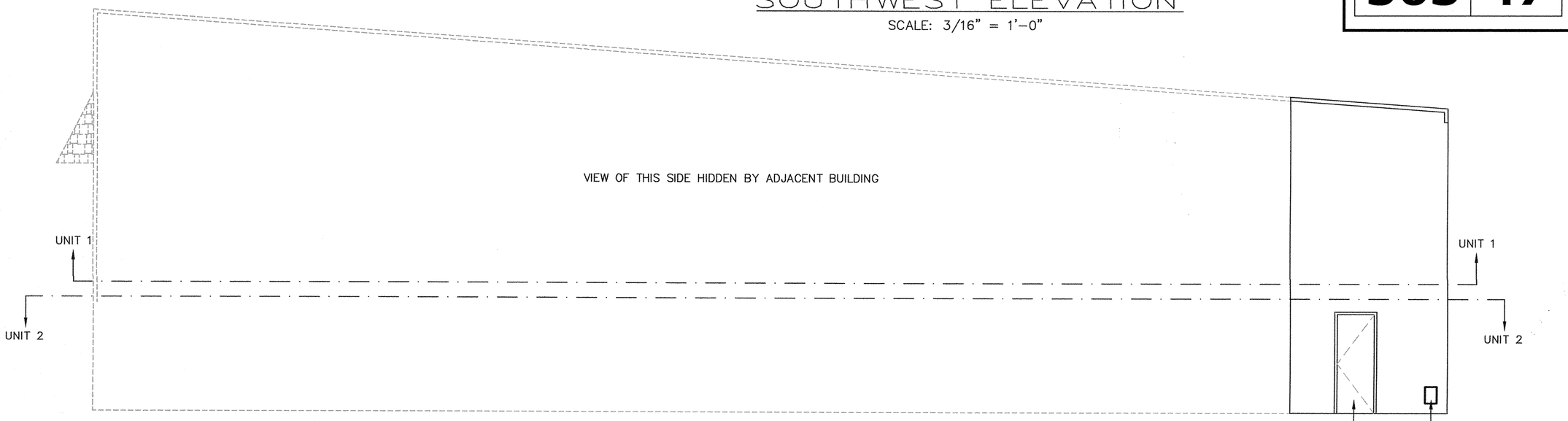
NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"

YOUNG & ASSOCIATES
Consulting Engineers
2078 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: WYoung@wiyaengineers.com

COMMONWEALTH OF PENNSYLVANIA — WILLIAM J. YOUNG — PROFESSIONAL ENGINEER — REGISTERED

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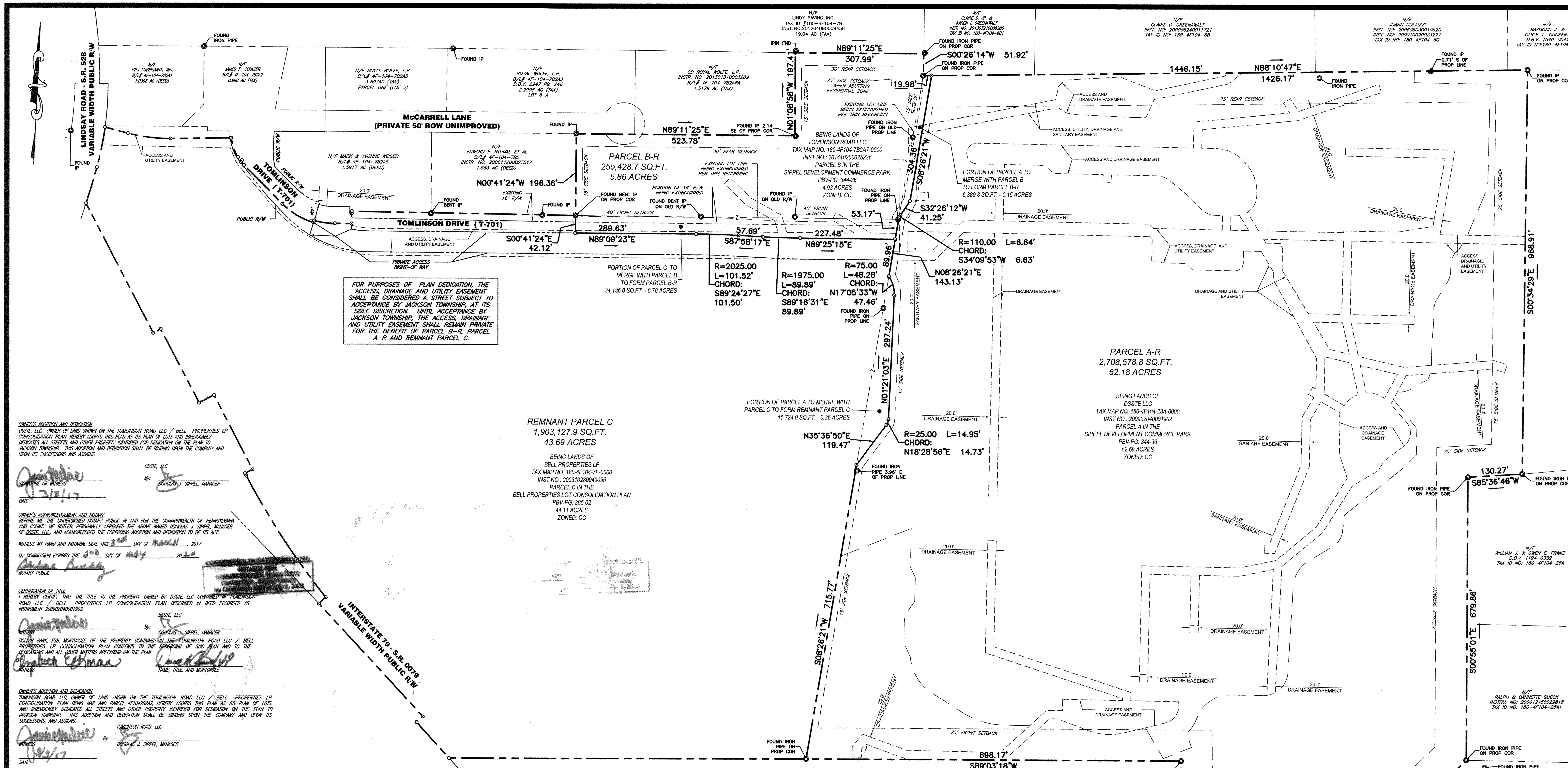
BUILDING ELEVATIONS

CONDOMINIUM CONVERSION PLAN

LOUIS SCERBO PROPERTY AND BUILDING
100 W. SLIPPERY ROCK ST, CHICORA
BOROUGH, BUTLER COUNTY, PA 16025

PROJECT NO.:	17058
DRAWN BY:	MDS
CHECKED BY:	JTJ
SCALE:	AS NOTED
ISSUE DATE	
PLOT DATE:	6/20/2017
SHEET NO.:	B-2

Z:\2017 PROJECTS\17058_LOU SCERBO - CONDO CERTIFICATION\BUILDING\B-1 BUILDING ELEVATIONS.DWG



OWNER'S ADOPTION AND DEDICATION

DSSTE, LLC., OWNER OF LAND SHOWN ON THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

SIGNATURE OF WITNESS — DSSTE, LLC By: DOUGLAS J. SIPPEL, MANAGER

3/2/17
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS J. SIPPEL, MANAGER OF DSSTE, LLC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF MARCH, 2017

MY COMMISSION EXPIRES THE 2nd DAY OF MAY, 2020.

Barbara Buckley
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL BARBARA BUCKLEY, Notary Public Conway Boro, Beaver County My Commission Expires May 2, 2020

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY DSSTE, LLC CONTAINED IN TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN DESCRIBED IN DEED RECORDED AS INSTRUMENT 200902040001902.

WITNESS — DSSTE, LLC By: DOUGLAS J. SIPPEL, MANAGER

DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN

Elizabeth Eckman
WITNESS — NAME, TITLE, AND MORTGAGEE

OWNER'S ADOPTION AND DEDICATION

TOMLINSON ROAD, LLC, OWNER OF LAND SHOWN ON THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN BEING MAP AND PARCEL 4F1047B2A7, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS, AND ASSIGNS.

WITNESS — TOMLINSON ROAD, LLC By: DOUGLAS J. SIPPEL, MANAGER

3/3/17
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS J. SIPPEL, MANAGER OF TOMLINSON ROAD, LLC AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

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

MY COMMISSION EXPIRES THE 2nd DAY OF MARCH 2020.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL BARBARA BUCKLEY, Notary Public Conway Boro, Beaver County My Commission Expires May 2, 2020

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY TOMLINSON ROAD, LLC CONTAINED IN THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN DESCRIBED IN DEED RECORDED AS INSTRUMENT 201410200025236. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY

WITNESS — TOMLINSON ROAD, LLC By: DOUGLAS J. SIPPEL, MANAGER

3/3/17
DATE

OWNER'S ADOPTION AND DEDICATION

BELL PROPERTIES, LP., OWNER OF LAND SHOWN ON THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN BEING PART OF MAP AND PARCEL 4F-104-7E HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS, AND ASSIGNS.

BELL PROPERTIES, L.P.

By: MB MANAGEMENT LLC, General Partner

SIGNATURE OF WITNESS — By: Name: Title: PARTNER

3-7-17
DATE

OWNER'S ACKNOWLEDGEMENT AND NOTARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ____ OF BELL PROPERTIES LP., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE ITS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 07 DAY OF March 2017.

MY COMMISSION EXPIRES THE 15 DAY OF DECEMBER 2018.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Robert Setzler, Notary Public Jackson Twp., Butler County My Commission Expires Dec. 15, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY OWNED BY BELL PROPERTIES, L.P. CONTAINED IN THE TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN IS DESCRIBED IN DEED RECORDED AS INSTRUMENT 200310280049055 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

BELL PROPERTIES, L.P.

By: MB MANAGEMENT LLC, General Partner

WITNESS — By: Name: Manager Title:

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.

2/22/2017
Date — GARY A. SHEFFLER P.L.S. Reg. No. 11786-E

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 16 DAY OF June, 2017 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, 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)

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

6/16/17
Date — Township Manager/Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16 DAY OF June 2017. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF DEC 2016.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 363, PAGE(S) 48, GIVEN UNDER MY HAND AND SEAL THIS 26th June DAY OF 2017.

RECORDER OF DEEDS

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

Instr:201706260013178 06/26/2017
Pages:1 F:$45.00 8:46AM
Michele Mustello T20170009169
Butler County Recorder FL

REGISTERED SURVEYOR — TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. SHEFFLER SURVEYOR No. 11786-E

REGISTERED ENGINEER — TOWNSHIP OF JACKSON BOARD OF SUPERVISORS — TOWNSHIP OF JACKSON PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
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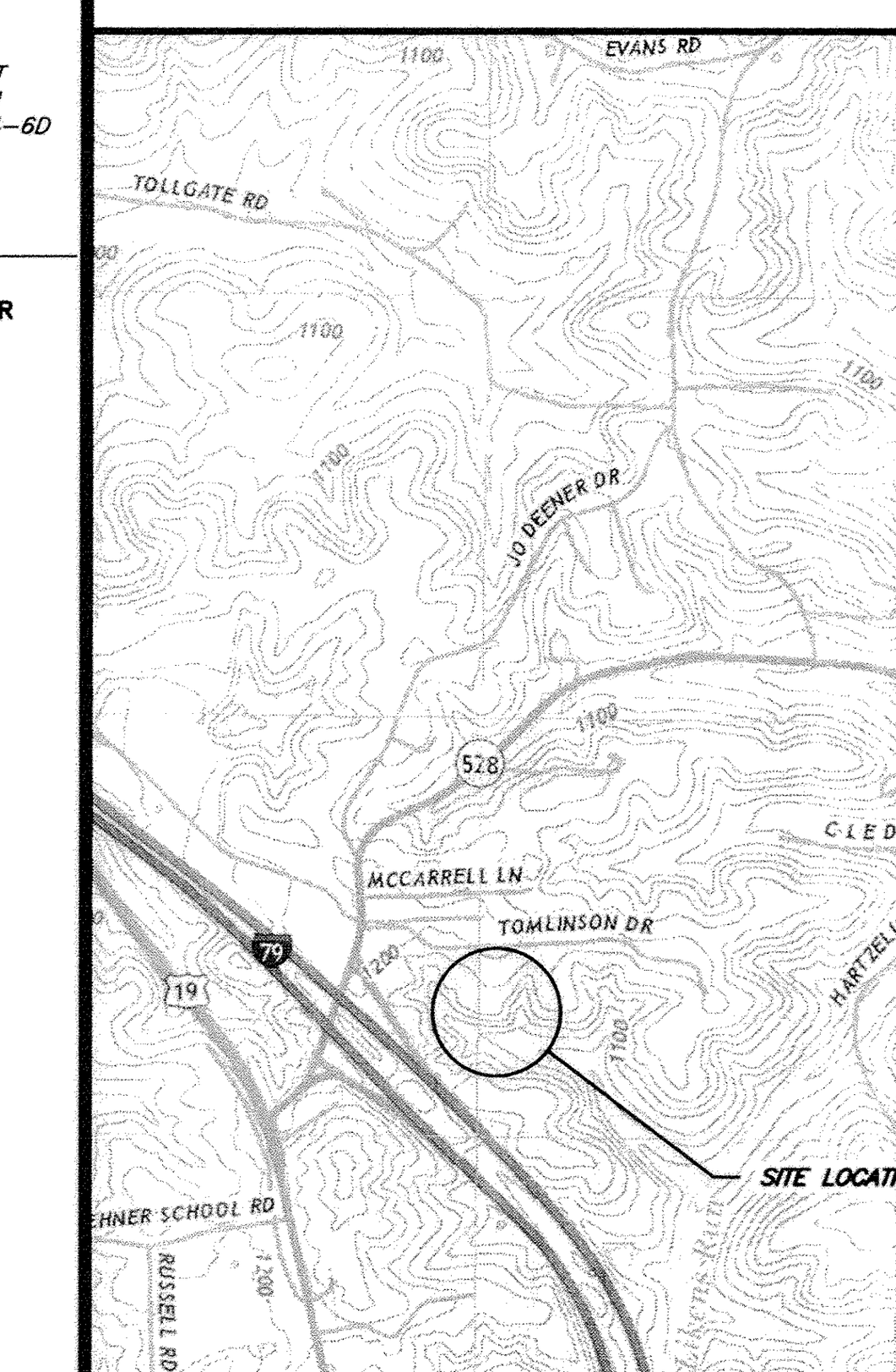
PARCEL OWNERSHIP			
PARCEL NO.	OWNER	ADDRESS	CITY, STATE ZIP
180-4F104-7B2A7-0000	TOMLINSON ROAD LLC	174 TOMLINSON DR	ZELIENOPLE PA 16063
180-4F104-7E-0000	BELL PROPERTIES LP	124 PLUNKETT DR	ZELIENOPLE PA 16063
180-4F104-23A-0000	DSSTE LLC	2412 RUSTIC RIDGE DR	SEWICKLEY PA 15143

EXISTING PARCEL AREA TABLE			PROPOSED AREA TABLE		
PARCEL NO.	AREA	AREA	PROPOSED LOT	AREA	AREA
180-4F104-7B2A7-0000	4.93 AC.	214,911.9 SQ.FT.	PARCEL A-R	62.18 AC.	2,708,578.8 SQ.FT.
180-4F104-7E-0000	44.11 AC.	1,921,539.9 SQ.FT.	PARCEL B-R	5.86 AC.	255,428.7 SQ.FT.
180-4F104-23A-0000	62.69 AC.	2,730,683.6 SQ.FT.	REMNANT PARCEL C	43.69 AC.	1,903,127.9 SQ.FT.
TOTAL AREA	111.73 AC.	4,867,135.4 SQ.FT.	TOTAL AREA	111.73 AC.	4,867,135.4 SQ.FT.

Site Location Map:



Site Data Chart:

ZONING DISTRICT:	CC - COMERCIAL CORRIDOR
MIN. LOT AREA:	21,780 SQUARE FEET
MIN. LOT WIDTH:	100 FEET(AT STREET RIGHT-OF-WAY) 100 FEET (AT FRONT SETBACK)
MIN. FRONT YARD:	40 FEET
MIN. SIDE YARD:	15 FEET 30 FEET ABUTTING RESIDENTIAL DIST.
MIN. REAR YARD:	30 FEET
MAX.LOT COVERAGE	80 PERCENT

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.

3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE ??, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. ??????, BEARING AN EFFECTIVE DATE OF ??/??/????. ZONE ? DENOTES AREAS OF -YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN . AREAS DETERMINED TO BE OUTSIDE ???-YEAR FLOODPLAIN.

Legend:

- PROPERTY ADJOINER
- SUBJECT PROPERTY
- PROPOSED SUBDIVISION LINE
- PROPERTY EASEMENT
- ROAD LEGAL R/W
- PROPERTY SETBACK

0 120' 240'
Drawing Scale: 1" = 120'

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:

Sippel Development
174 Tomlinson Drive
Zelienople, Pa 16063

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. # 20140211070

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 22, 2016

PLAN REVISIONS		
1	DATE	DESCRIPTION
2	01-23-2017	Revised per Twp comment 01-17-17
3		
4		
5		

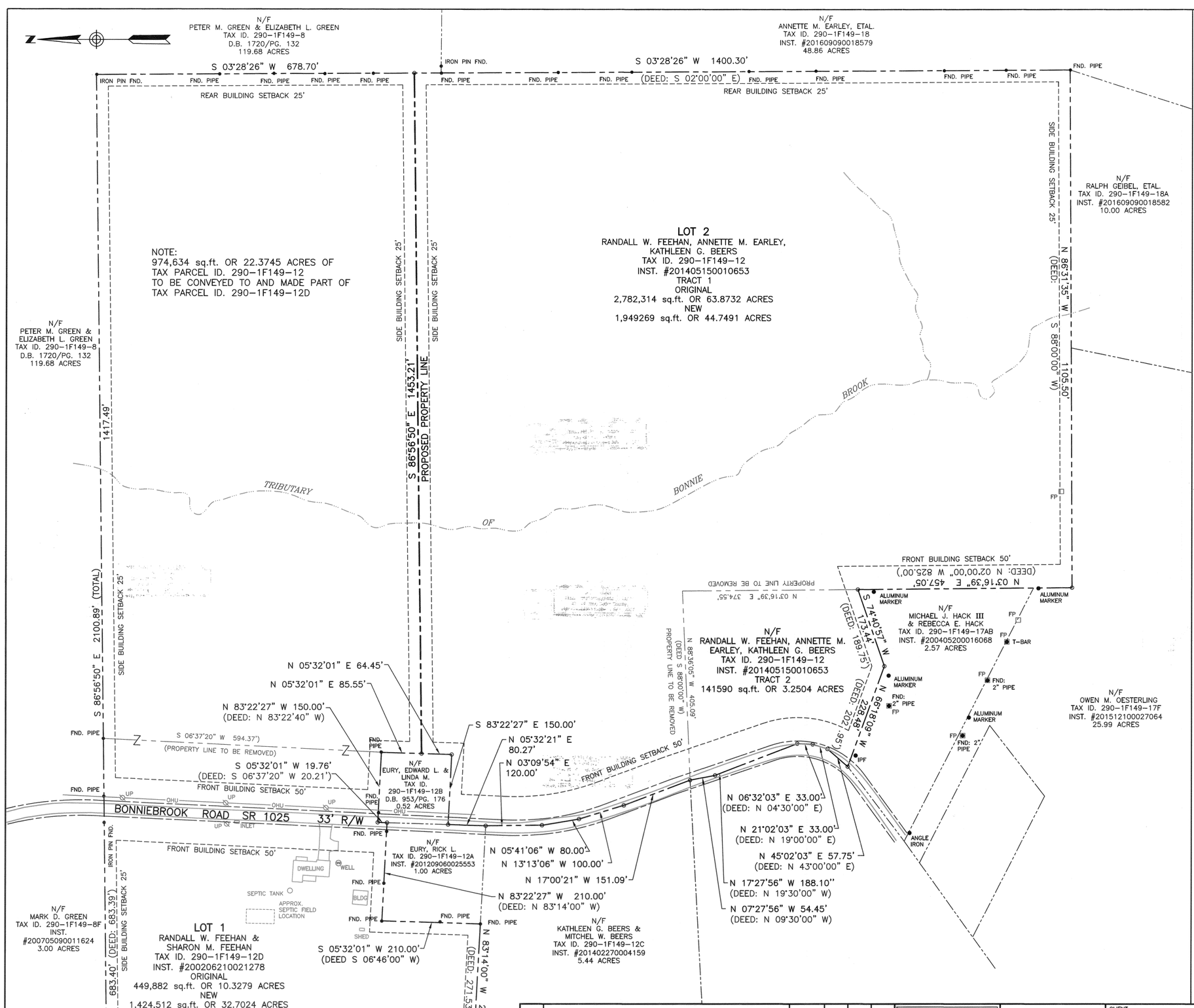
Situate In: Jackson Township, Butler County, PA

Project Name:

TOMLINSON ROAD LLC / BELL PROPERTIES LP CONSOLIDATION PLAN

BEING A LOT LINE REVISIONS TO TAX MAP NOS. 180-4F104-7B2A7-0000, 180-4F104-7E-0000 & 180-4F104-23A-0000

Project No: 160145 — Drawing No: 1



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 No. 290:

- CURRENT TITLE RECORDED AT INSTR. No. 201405150010653 (TAX ID. No. 290-1F149-12), IN THE NAMES OF RANDALL W. FEEHAN, ANNETTE M. EARLEY, KATHLEEN G. BEERS.
- CURRENT TITLE RECORDED AT INSTR. No. 200206210021278 (TAX ID. No. 290-1F149-12D), IN THE NAMES OF RANDALL W. AND SHARON M. FEEHAN.

ZONING:
R-1: RESIDENTIAL.

FLOODPLAIN:
- FLOOD INSURANCE RATE MAP 01-02
- COMMUNITY PANEL No. 422358 A
- EFFECTIVE DATE: FEB. 16, 1985.
- NO FLOOD ZONES INDICATED ON FIRM.

NON-BUILDING WAIVER:

NO PORTION OF LOT 2 HAS BEEN APPROVED BY SUMMIT TOWNSHIP 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 THE USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION 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 ANY SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

TOWNSHIP

BUTLER COUNTY PLANNING COMMISSION
COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL J. NEFF
LAND SURVEYOR
SU051247
Paul J. Neff 6-15-17
SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY PA
RECORDER

PROPERTY ACREAGE:

LOT	TAX ID No.	TRACT	ORIGINAL AREA (acres)	ORIGINAL AREA (sq. ft.)	TRANSFER (acres)	NEW AREA (acres)	NEW AREA (sq. ft.)
1	290-1F149-12D	N/A	10.3279	449,882	+ 22.3745	32.7024	1,424,512
2	290-1F149-12	1	63.8732	2,782,314	- 22.3745	44.7491	1,949,269
	"	2	3.2504	141,588	0	0	0
	TOTAL		77.4515	3,373,784	0	77.4515	3,373,784

PURPOSE:

TO TRANSFER 22.3745 ACRES FROM TAX ID No. 290-1F149-12 TO TAX ID No. 290-1F149-12D.

PROPOSED USE:

THESE LANDS ARE USED FOR RESIDENTIAL PURPOSES.

OWNERS:

RANDALL W. FEEHAN, ANNETTE M. EARLEY, KATHLEEN G. BEERS. TAX ID. No. 290-1F149-12.

RANDALL W. AND SHARON M. FEEHAN, TAX ID. No. 290-1F149-12D.
839 BONNIEBROOK ROAD
BUTLER, PA 16002
724-282-4478

ANNETTE EARLEY
1278 KITTANNING PIKE
CHICORA, PA 16025

KATHLEEN G. BEERS
831 BONNIEBROOK ROAD
BUTLER, PA 16002

Planning Commission
Sec.

UTILITY CONTACT INFO

PA ONE CALL LIST SERIAL No. 20171372871

CABLE
ARMSTRONG
660 S. BENBROOK ROAD
BUTLER, PA 16001
CONTACT: SCOTT BOWSER
EMAIL: sbowser@agoc.com

ELECTRIC
CENTRAL ELECTRIC
716 SR 368, P.O. BOX 329
PARKER, PA 16049
CONTACT: CAITLIN KRIEBEL
EMAIL: ckriebel@central.coop

GAS
PEOPLES NATURAL GAS LLC.\PEOPLES TWP LLC.
261 CENTER ST.
MCKEESPORT, PA. 15132
CONTACT:
EMAIL:

TELEPHONE
CENTURY LINK
TELEPHONE SERVICE PROVIDER PER PROPERTY OWNER
TELEPHONE SERVICE NOT PART OF PA ONE CALL

Instr: 201706260013268 06/26/2017
Pages: 2 F: $86.50 1:43PM
Michele Mustello T20170009245
Butler County Recorder FL

Scale 100 0 100 200 Feet

Recorded: June 26, 2017

PLAN BOOK	PAGE
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REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	REVISED PER ENGINEER'S COMMENTS	06/12/17	BJE	PJN	PJN
1	ADDED UTILITY LIST	05/23/17	JAL	PJN	PJN

REVISIONS

PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
RANDALL FEEHAN
839 BONNIEBROOK ROAD, BUTLER, PA 16002

PROJECT
FEEHAN LOT LINE REVISION PLAN
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
BEING
TAX PARCEL No. 290-1F149-12; RECORDED AT: INSTRUMENT No. 201405150010653 &
TAX PARCEL No. 290-1F149-12D; RECORDED AT: INSTRUMENT No. 200206210021278
SITUATE IN
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	JAL
CHECKED	PJN
APPROVED	PJN
DATE	05/23/17
ISSUE DATE	06/12/17
REV. #	2
PROJECT #	17-025
SCALE	1"=100'
DWG #	LR1
SHEET	1 OF 2

USE A BLACK FELT TIP MARKER FOR SIGNATURES

LOT 1:

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RANDALL W. FEEHAN AND SHARON M. FEEHAN OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS 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 SUMMIT TOWNSHIP, OF BUTLER COUNTY. WE, RANDALL W. FEEHAN AND SHARON M. FEEHAN HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SUMMIT TOWNSHIP, 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 RANDALL W. FEEHAN AND SHARON M. FEEHAN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS

19th DAY OF June, A.D. 2017.

Randall W. Feehan
OWNER

Sharon M. Feehan
OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RANDALL W. FEEHAN AND SHARON M. FEEHAN, OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF June, 2017.

Trisha M. Murray SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 9th DAY OF July 2017.

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE:

WE, RANDALL W. FEEHAN AND SHARON M. FEEHAN, OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAMES OF RANDALL W. FEEHAN AND SHARON M. FEEHAN, AND ARE RECORDED AT INSTRUMENT No. 200206210021278 (TAX ID. No. 290-1F149-12D) , RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Trisha M. Murray
WITNESS

Randall W. Feehan
OWNER

Sharon M. Feehan
OWNER

HIGHWAY OCCUPANCY NOTICE AND RELEASE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. THEREFORE WE, IN CONSIDERATION OF APPROVAL OF THIS PLAN AND INTENDING TO BE LEGALLY BOUND HEREBY, FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS RELEASE SUMMIT TOWNSHIP FROM ANY AND ALL ACTIONS, SUITS, CLAIMS, DEMANDS, LIABILITIES AND/OR DAMAGES, IN LAW OR EQUITY, ARISING FROM ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT, OR FAILURE TO REGULATE ANY DRIVEWAY.

Trisha M. Murray
WITNESS

Randall W. Feehan / Sharon M. Feehan
OWNER

LOT 2

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RANDALL W. FEEHAN, ANNETTE M. EARLEY, AND KATHLEEN G. BEERS OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS 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 SUMMIT TOWNSHIP, OF BUTLER COUNTY. WE, RANDALL W. FEEHAN, ANNETTE M. EARLEY, AND KATHLEEN G. BEERS HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SUMMIT TOWNSHIP, 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 RANDALL W. FEEHAN, ANNETTE M. EARLEY, AND KATHLEEN G. BEERS, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS

19th DAY OF June, A.D. 2017.

Randall W. Feehan
OWNER

Annette M. Earley
OWNER

Kathleen G. Beers
OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RANDALL W. FEEHAN, ONE OF THREE OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF June, 2017.

Trisha M. Murray SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 9th DAY OF July 2017.

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ANNETTE M. EARLEY, ONE OF THREE OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HER ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF June, 2017.

Trisha M. Murray SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 9th DAY OF July 2017.

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA } §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED KATHLEEN G. BEERS, ONE OF THREE OWNERS, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HER ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF June, 2017.

Trisha M. Murray SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 9th DAY OF July 2017.

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE:

WE, RANDALL W. FEEHAN, ANNETTE M. EARLEY, AND KATHLEEN G. BEERS, OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAMES OF RANDALL W. FEEHAN, ANNETTE M. EARLEY, AND KATHLEEN G. BEERS, AND ARE RECORDED AT INSTRUMENT No. 201405150010653 (TAX ID. No. 290-1F149-12) , RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Trisha M. Murray
WITNESS

Randall W. Feehan
OWNER

Annette M. Earley
OWNER

Kathleen G. Beers
OWNER

MUNICIPAL DECLARATIONS:

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

ATTEST:

Roxann L. Stutz
SECRETARY

Willis Adams
CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, BY RESOLUTION No. N/A, EFFECTIVE THIS 21st DAY OF June, 2017.

Roxann L. Stutz
SECRETARY

Willis Adams
CHAIRMAN

TOWNSHIP PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT, THIS 13th DAY OF June, 2017.

SECRETARY

Cynthia H. Kramer
CHAIRMAN BOARD OF PLANNING COMMISSION

TOWNSHIP

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF MAY, 2017.

(SECRETARY)

(CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17147
SEAL

BUTLER COUNTY PLANNING COMMISSION

COUNTY

SURVEYORS CERTIFICATION:

I, PAUL NEFF, 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.

6-15-17
DATE

Paul J. Neff
PAUL J. NEFF REG. No. SU051242
pneff@pedersenx2.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL J. NEFF
LAND SURVEYOR
SU051242

SURVEYOR

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } §
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 363, PAGE(S) 49 & 50.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF June, 2017.

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

RECORDER

Recorded: June 26, 2017

PLAN BOOK	PAGE
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REF. #	DESCRIPTION	SHT. #

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	REVISED PER ENGINEER'S COMMENTS	06/12/17	BJE	PJN	PJN
1	ADDED UTILITY LIST	05/23/17	JAL	PJN	PJN

REVISIONS

PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
RANDALL FEEHAN
839 BONNIEBROOK ROAD, BUTLER, PA 16002

PROJECT
FEEHAN LOT LINE REVISION PLAN
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
BEING
TAX PARCEL No. 290-1F149-12; RECORDED AT: INSTRUMENT No. 201405150010653 &
TAX PARCEL No. 290-1F149-12D; RECORDED AT: INSTRUMENT No. 200206210021278
SITUATE IN
SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN: JAL
CHECKED: PJN
APPROVED: PJN
DATE: 05/16/17
ISSUE DATE: 06/12/17 REV. # 2
PROJECT # 17-025 SCALE 1"=100'
DWG # LR1
SHEET 2 OF 2