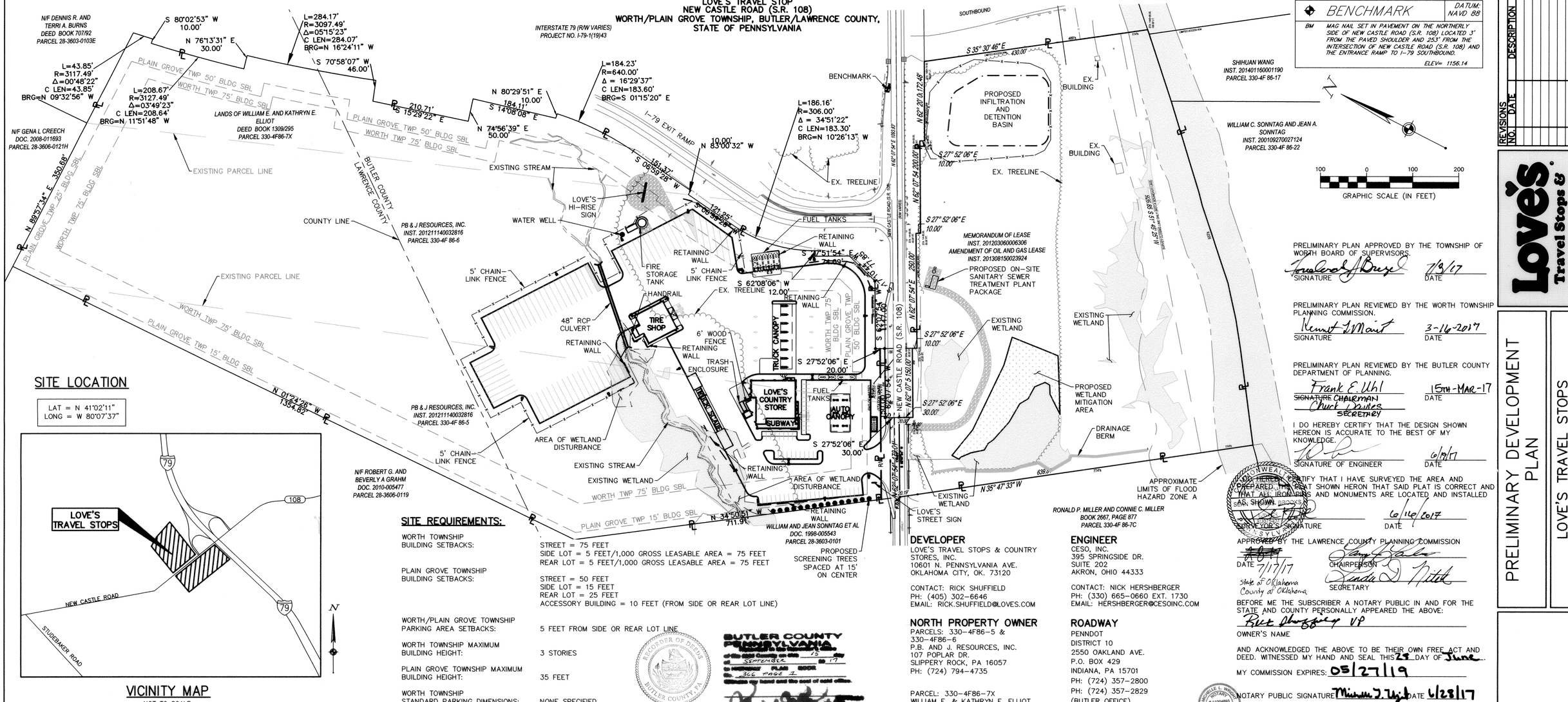
PRELIMINARY DEVELOPMENT PLAN

LOVE'S TRAVEL STOP
NEW CASTLE ROAD (S.R. 108)
WORTH/PLAIN GROVE TOWNSHIP, BUTLER/LAWRENCE COUNTY, STATE OF PENNSYLVANIA



SITE LOCATION

LAT = N 41°02'11"
LONG = W 80°07'37"

VICINITY MAP

NOT TO SCALE

PROPERTY DATA:

PARCEL OWNER:	LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
PARCEL ID:	330-4F86-5 330-4F86-6 330-4F86-7X 330-4F86-7D
ADDRESS:	INTERSTATE 79 & NEW CASTLE ROAD BUTLER/LAWRENCE COUNTY, PENNSYLVANIA 16057
PROPERTY AREA:	NORTH PARCEL: 28.991 ACRES (1,262,845 S.F.) SOUTH PARCEL: 17.849 ACRES (777,502 S.F.)
ZONING:	NORTH: ZONE B – BUSINESS & INDUSTRIAL (PER PLAIN GROVE TOWNSHIP ZONING ORDINANCE) SOUTH: N/A (PER WORTH TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE)
ADJACENT ZONING:	NORTH: PLAIN GROVE TOWNSHIP ZONE B – BUSINESS & INDUSTRIAL SOUTH: NOT APPLICABLE EAST: I-79 WEST: NOT APPLICABLE
PROPOSED USE:	TRUCK STOP
FLOODPLAIN DESIGNATION:	FLOOD DESIGNATION: A PORTION OF THE SUBJECT PARCEL LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A AS INDICATED BY THE FLOOD HAZARD BOUNDARY MAP (FHBM) NUMBER 42142500001A, EFFECTIVE DATE: SEPTEMBER 1, 1986; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE REQUIREMENTS:

WORTH TOWNSHIP BUILDING SETBACKS:	STREET = 75 FEET SIDE LOT = 5 FEET/1,000 GROSS LEASABLE AREA = 75 FEET REAR LOT = 5 FEET/1,000 GROSS LEASABLE AREA = 75 FEET
PLAIN GROVE TOWNSHIP BUILDING SETBACKS:	STREET = 50 FEET SIDE LOT = 15 FEET REAR LOT = 25 FEET ACCESSORY BUILDING = 10 FEET (FROM SIDE OR REAR LOT LINE)
WORTH/PLAIN GROVE TOWNSHIP PARKING AREA SETBACKS:	5 FEET FROM SIDE OR REAR LOT LINE
WORTH TOWNSHIP MAXIMUM BUILDING HEIGHT:	3 STORIES
PLAIN GROVE TOWNSHIP MAXIMUM BUILDING HEIGHT:	35 FEET
WORTH TOWNSHIP STANDARD PARKING DIMENSIONS:	NONE SPECIFIED
PLAIN GROVE TOWNSHIP STANDARD PARKING DIMENSIONS:	9.5 FEET X 18 FEET
WORTH TOWNSHIP MINIMUM DRIVE AISLE:	20 FEET
PLAIN GROVE TOWNSHIP MINIMUM DRIVE AISLE:	22 FEET
WORTH TOWNSHIP PARKING:	PARKING REQUIRED: LOVE'S COUNTY STORE/RESTAURANTS: (1) SPACE PER 250 S.F. OF GROSS FLOOR AREA = 10,008/250 = 40 SPACES TIRE SHOP: (1) SPACE PER 250 S.F. OF GROSS FLOOR AREA = 5,205/250 = 21 SPACES TOTAL PARKING REQUIRED = 61 SPACES
PLAIN GROVE TOWNSHIP PARKING:	PARKING REQUIRED: LOVE'S COUNTY STORE/RESTAURANTS: (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA = 10,008/300 = 34 SPACES TIRE SHOP: (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA = 5,205/300 = 18 SPACES TOTAL PARKING REQUIRED = 52 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA:	LOVE'S COUNTRY STORE/ ATTACHED RESTAURANT: 10,008± S.F. TIRE SHOP: 5,205± S.F. 15,213± S.F.
TOTAL:	
STRUCTURES LOT COVERAGE:	MAXIMUM ALLOWED: 40% PROPOSED BUILDING COVERAGE: 1.04% (15,213 S.F./1,467,144 S.F.)
PARKING:	PARKING DIMENSIONS: VARIES (4) ADA ACCESSIBLE PARKING SPACES (52) STANDARD CAR PARKING SPACES (66) TRUCK PARKING SPACES (122) TOTAL PARKING SPACES

BUTLER COUNTY PENNSYLVANIA
RECORDED ON THIS 19 DAY OF SEPTEMBER A.D. 2017
IN RECORD PLAN BOOK VOL 366 PAGE 1
WITNESS my hand and the seal of said office.
MICHELE M. BRUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

DEVELOPER
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
10601 N. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK. 73120

CONTACT: RICK SHUFFIELD
PH: (405) 302-6646
EMAIL: RICK.SHUFFIELD@LOVES.COM

NORTH PROPERTY OWNER
PARCELS: 330-4F86-5 & 330-4F86-6
P.B. AND J. RESOURCES, INC.
107 POPLAR DR.
SLIPPERY ROCK, PA 16057
PH: (724) 794-4735

PARCEL: 330-4F86-7X
WILLIAM E. & KATHRYN E. ELLIOT
107 POPLAR DR.
SLIPPERY ROCK, PA 16057
PH: (724) 794-4735

SOUTH PROPERTY OWNER
MARGARET LOUSHIL & MARGARET GENTILE
1 CORAOPOLIS ROAD, APT. #102
CORAOPOLIS, PA 15108
PH: (412) 331-3785

ZONING
BUTLER COUNTY PLANNING COMMISSION
124 W. DIAMOND ST.
BUTLER, PA 16001
PH: (724) 284-5300

EADS GROUP
WORTH TOWNSHIP
11045 PARKER DR.
NORTH HUNTINGTON, PA 15642
PH: (814) 764-5050

LAWRENCE COUNTY DEPT. OF PLANNING & COMMUNITY DEVELOPMENT
430 COURT STREET
NEW CASTLE, PA 1601
PH: (724) 658-2541

PLAIN GROVE TOWNSHIP ZONING OFFICER
111 COURTNEY MILL RD.
GROVE CITY, PA 16127
PH: (724) 794-4707

ENGINEER
CESO, INC.
395 SPRINGSIDE DR.
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 665-0660 EXT. 1730
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
PENNDOT
DISTRICT 10
2550 OAKLAND AVE.
P.O. BOX 429
INDIANA, PA 15701
PH: (724) 357-2800
PH: (724) 357-2829
(BUTLER OFFICE)

PENNDOT
DISTRICT 11
45 THORNS RUN RD.
BRIDGEVILLE, PA 15017
PH: (412) 429-5000

STORM SEWER
BUTLER COUNTY
CONSERVATION DISTRICT
122 MCCUNE DRIVE
BUTLER, PA 16001
PH: (724) 284-5270

LAWRENCE COUNTY
CONSERVATION DISTRICT
430 THORNS RUN RD.
BRIDGECILLE, PA 15017
PH: (724) 652-4512

WATER AND SEWER
PENNSYLVANIA DEP
NORTHWEST REGIONAL OFFICE
230 CHESTNUT ST.
MEADVILLE, PA 16335
PH: (814) 332-6945

ELECTRIC
PENN POWER
PH: (800) 720-3600

COMMUNICATIONS
CENTURY LINK COMMUNICATIONS
PH: (866) 904-1817 (CUSTOMER SERVICE)

BENCHMARK	DATUM: NAVD 88
BM	MAG NAIL SET IN PAVEMENT ON THE NORTHERLY SIDE OF NEW CASTLE ROAD (S.R. 108) LOCATED 3' FROM THE PAVED SHOULDER AND 253' FROM THE INTERSECTION OF NEW CASTLE ROAD (S.R. 108) AND THE ENTRANCE RAMP TO I-79 SOUTHBOUND. ELEV= 1156.14

PRELIMINARY PLAN APPROVED BY THE TOWNSHIP OF WORTH BOARD OF SUPERVISORS.
SIGNATURE _____ DATE 7/3/17

PRELIMINARY PLAN REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION.
SIGNATURE _____ DATE 3-16-2017

PRELIMINARY PLAN REVIEWED BY THE BUTLER COUNTY DEPARTMENT OF PLANNING.
SIGNATURE ~~CHAIRMAN~~ _____ DATE 15TH-MAR-17
~~SECRETARY~~

I DO HEREBY CERTIFY THAT THE DESIGN SHOWN HEREON IS ACCURATE TO THE BEST OF MY KNOWLEDGE.
SIGNATURE OF ENGINEER _____ DATE 6/9/17

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE AREA AND PREPARED THIS PLAT SHOWN HEREON THAT SAID PLAT IS CORRECT AND THAT ALL IRON PINS AND MONUMENTS ARE LOCATED AND INSTALLED AS SHOWN. BROOKS
SURVEYOR'S SIGNATURE _____ DATE 6/12/2017

APPROVED BY THE LAWRENCE COUNTY PLANNING COMMISSION
~~CHAIRPERSON~~ _____
DATE 7/17/17
~~SECRETARY~~

State of Oklahoma
County of Oklahoma

BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY PERSONALLY APPEARED THE ABOVE:
Rick Shuffield VP
OWNER'S NAME
AND ACKNOWLEDGED THE ABOVE TO BE THEIR OWN FREE ACT AND DEED. WITNESSED MY HAND AND SEAL THIS 28 DAY OF June.
MY COMMISSION EXPIRES: 05/27/19
NOTARY PUBLIC SIGNATURE _____ DATE 6/28/17

ACCESS TO THE STATE HIGHWAYS SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. PARCELS 330-4F86-6, 330-4F86-5 AND 330-4F86-7D CANNOT OBTAIN BUILDING PERMITS UNTIL A PENNDOT HIGHWAY OCCUPANCY PERMIT IS SECURED.

NOTE: WETLANDS EXIST ON PARCEL NO. 330-4F86-5, 330-4F86-6 AND 330-4F86-7D. WETLANDS ARE PROTECTED UNDER PENNSYLVANIA CODE CHAPTER 105. CAUTION SHOULD BE EXERCISED TO ENSURE THAT ANY DEVELOPMENT PROPOSED FOR PARCEL NO. 330-4F86-5, 330-4F86-6 OR 330-4F86-7D DOES NOT DISTURB THE WETLANDS. ANY WETLAND DISTURBANCE WILL REQUIRE A PENNSYLVANIA WATER OBSTRUCTION AND ENCROACHMENT PERMIT.

PLAN BOOK	PAGE
366	1

BUTLER COUNTY PLANNING COMMISSION 162236
SEPTEMBER 19TH 2017
DOC#: 2017-007642
RECORDER OF DEEDS OFFICE LAWRENCE COUNTY PENNSYLVANIA

REVISIONS NO.	DATE	DESCRIPTION

Love's Travel Stops & Country Stores

PRELIMINARY DEVELOPMENT PLAN
LOVE'S TRAVEL STOPS
WORTH/PLAIN GROVE TOWNSHIP PENNSYLVANIA

cesq
CREATION to COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental

ISSUE: PC SUBMITTAL
DATE: 02/15/17
JOB NO.: 750259
DESIGN: SJH
DRAWN: SJH
CHECKED: NRH
SHEET NO. P1.0

KNOW ALL MEN BY THESE PRESENTS That I, Steve A. Macefe of the City of Butler, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of lots of my property, situate in the City of Butler, 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 City of Butler, I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8 day of SEPT 2017.

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this 8 day of SEPT 2017.

Notary Public Seal & Stamp

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

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

31 AUG '17 Date Seal P. L. S. # 30161-E

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

The City Council of the City of Butler, hereby gives public notice that in approving this plan for recording purposes only, the City of Butler 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 City streets or roads.

Approved by the City Council of the City of Butler this 13 day of September 2017.

City Clerk Seal Mayor Thomas P. Donaldson

Approved by the Butler City Planning Commission this 14th day of SEPTEMBER 2017.

Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION

~~Approved~~ Reviewed by the Butler County Planning Commission this 1ST day of SEPT. 2017

Secretary Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 366 Page 2.

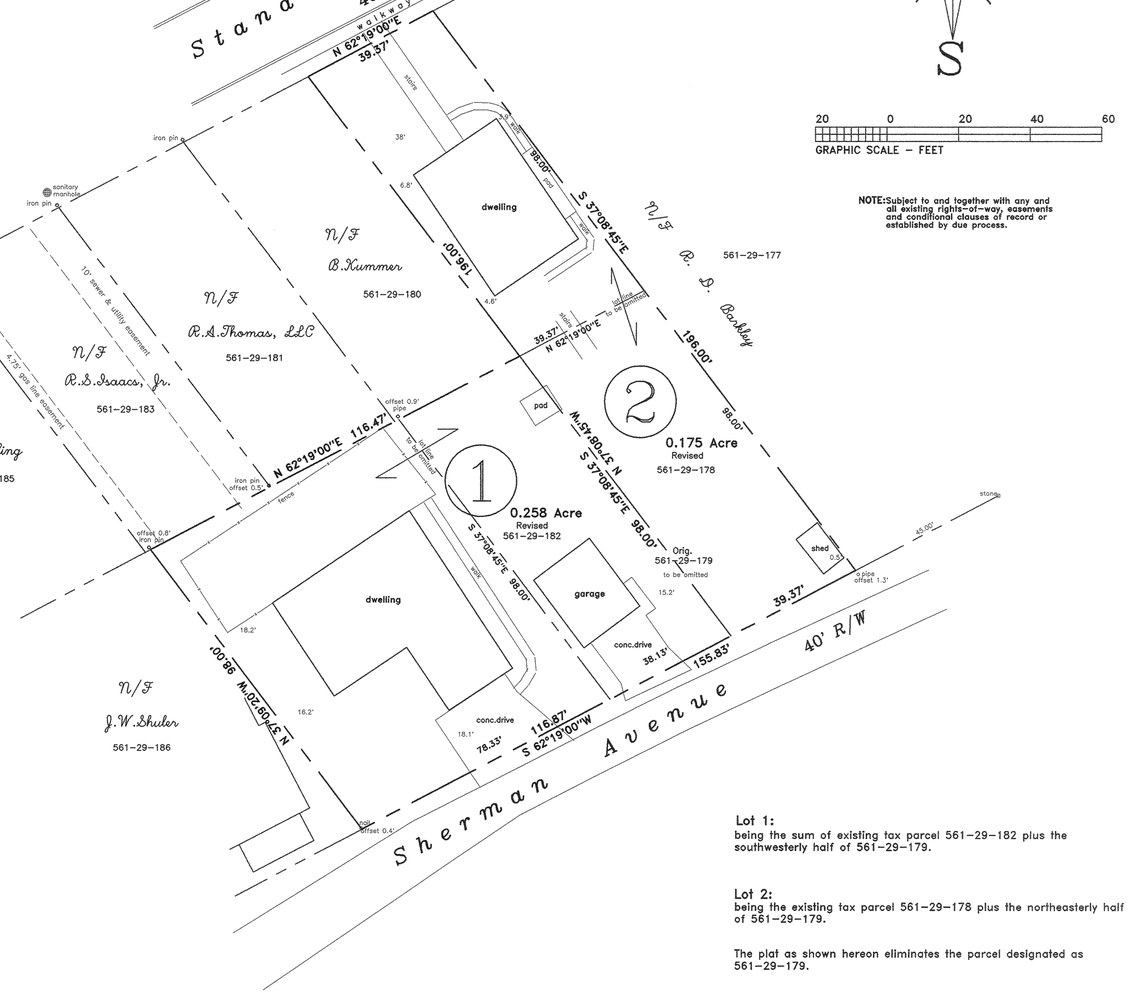
Given under my hand and seal this 18th day of September 20.17

Recorder

Seal

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

Instr 201708180020182 09/18/2017
Pages: 1 F:$49.00 1:42PM
Michele Mustello T20170014240
Butler County Recorder FL



N

W E

S

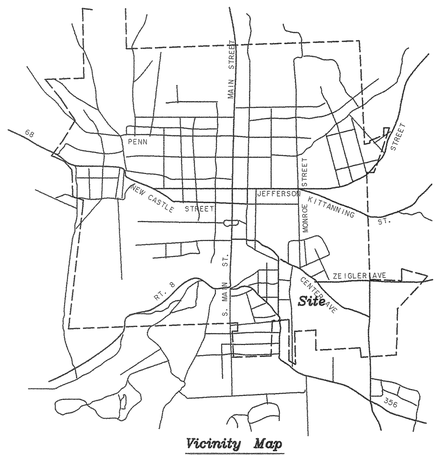
20 0 20 40 60
GRAPHIC SCALE – FEET

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

Lot 1:
being the sum of existing tax parcel 561-29-182 plus the southwesterly half of 561-29-179.

Lot 2:
being the existing tax parcel 561-29-178 plus the northeasterly half of 561-29-179.

The plat as shown hereon eliminates the parcel designated as 561-29-179.



Vicinity Map

S.A. Macefe Plan

LOT LINE REVISION SURVEY for Steve A. Macefe
PROJECT No: 17162 SITUATE: BUTLER CITY, BUTLER COUNTY, PA
DATE: 8/30/17 REV: DWN.By: Sag CHK.By: Co. TAX No: 561-29-178.1798182

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

RECORDED Sep 18 2017

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SHEET 1 of 1

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ARTHUR L. ~~AND JUDITH A.~~ (DECEASED) MORROW, OF THE TOWNSHIP OF CONCORD, 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 CONCORD, 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 CONCORD, 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 CONCORD, 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 SEPTEMBER, 2017.

x Arthur L. Morrow
ARTHUR L. MORROW

x N/A
JUDITH A. MORROW

ACKNOWLEDGMENT OF NOTARY PUBLIC (DECEASED)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, ARTHUR L. ~~AND JUDITH A.~~ MORROW, 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 SEPTEMBER, 2017.

MY COMMISSION EXPIRES THE 19 DAY OF FEBRUARY, 2019

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

x 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.

6TH SEPT. '17
DATE

x
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 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 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 CONCORD THIS 20 DAY OF September, 2017.

Michelle J. Thompson
SECRETARY

Randi L. Dassy
CHAIRMAN
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF AUG., 2017.

x
SECRETARY

x
CHAIRMAN
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

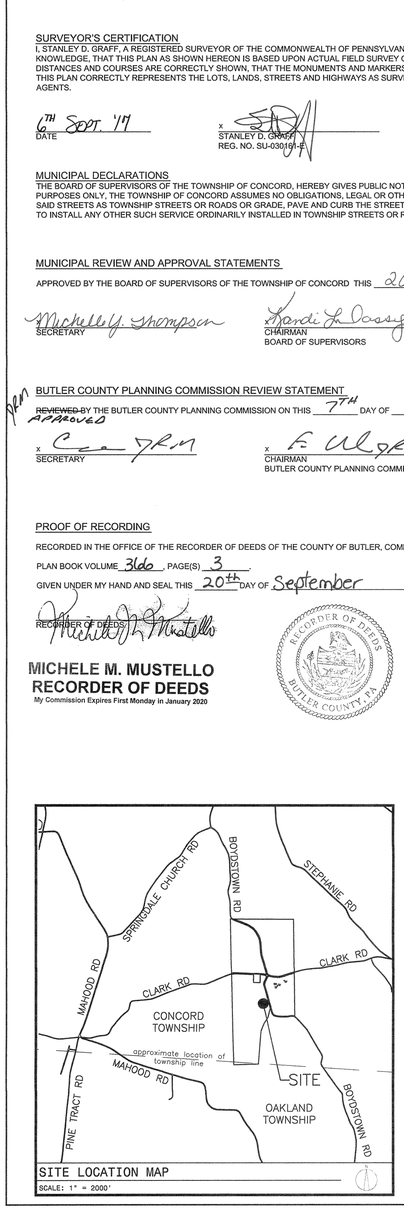
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE(S) 3.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF September, 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



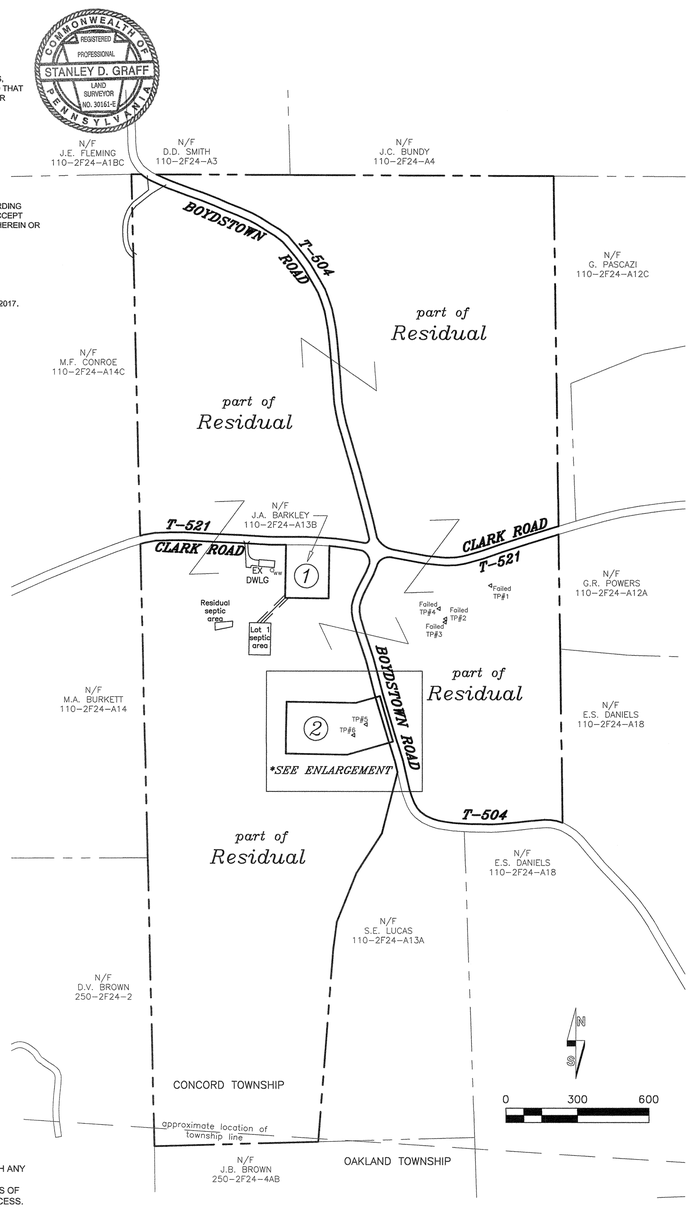
SITE LOCATION MAP
SCALE: 1" = 2000'

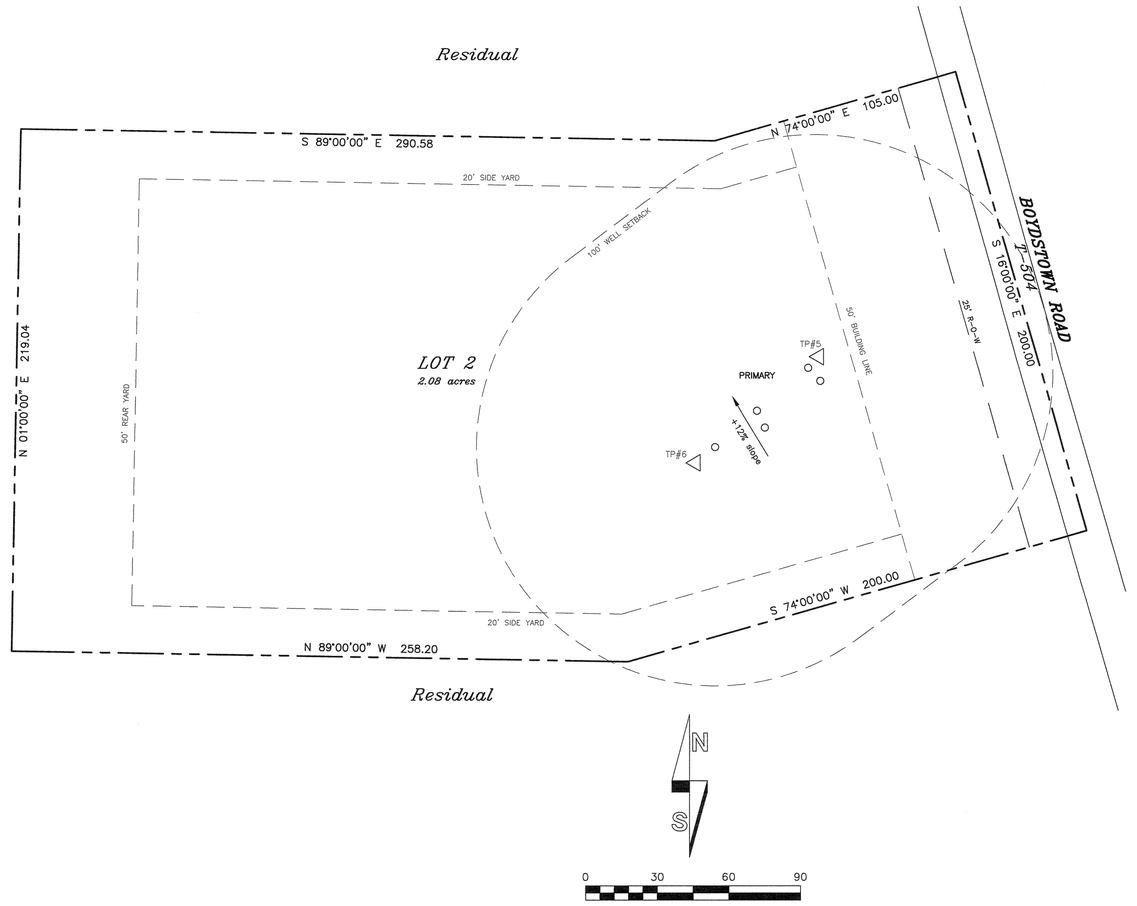
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

REFERENCES:

A.B. MORROW PLAN
PLAN BOOK 223 PAGE 33

A.B. MORROW PLAN No. 2
PLAN BOOK 232 PAGE 14





GENERAL NOTES:
1. OWNERS: ARTHUR L. & JUDITH A. MORROW
2. SETBACKS: FRONT LINE - 50'
BACK - 50'
SIDE - 20'
3. REFERENCES
3.1. CURRENT DEEDS OF RECORD
3.2. PREVIOUSLY RECORDED PLANS
3.2.1. A.B. MORROW PLAN
PLAN BOOK 223 PG 33
3.2.2. A.B. MORROW PLAN No. 2
PLAN BOOK 232 PG 14

Instr: 201709200020399 09/20/2017
Pages: 1 F: $45.00 3:16PM
Michele Mustello T20170014381
Butler County Recorder FL

REV	DESCRIPTION	BY	DATE

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

PROJECT DESCRIPTION

A.B. Morrow Plan No.3

BEING A

SUBDIVISION

FOR

ARTHUR L. & JUDITH A. MORROW

SITUATE

TOWNSHIP OF CONCORD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8/1/2017	SDG	Sdg	1" = 30'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-146	110-2F24-A13	-

A.B. Morrow Plan No. 3

RECORDED SEPT 20 20 17

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366	3

SHEET 1 of 1

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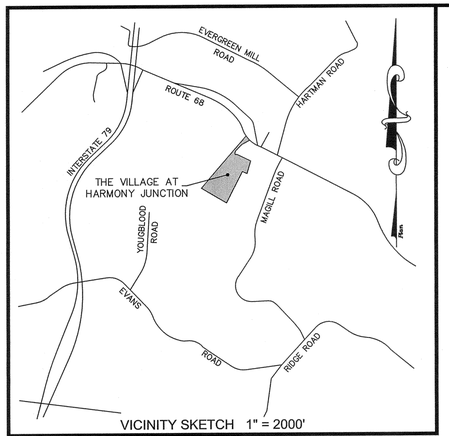
Michele Mustello
Butler County Recorder
09/22/2017
1:58PM
T20170014520
FL



VICINITY SKETCH 1" = 2000'

General Plan Notes:

The purpose of this plan is to established party wall lot lines at the centers of the existing party walls to create fee-simple lots for each townhouse unit.

This plan is a re-subdivision of Lots 9R, 12R, 12L & 13R of The Village at Harmony Junction Lots 9, 12, 13 & 14 Revised Plan as recorded in Plan Book 355, Page 25.

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 9R ownership reference:
Tax Parcel 180-S7-C9R
Inst No. 200706070014376

Lot 12R ownership reference:
Tax Parcel 180-S7-C12R
Inst No. 200706070014376

Lot 12L ownership reference:
Tax Parcel 180-S7-C12L
Inst No. 200706070014376

Lot 13R ownership reference:
Tax Parcel 180-S7-C13R
Inst No. 200706070014376

The pedestrian easements shown shall be for the benefit of the owners shown hereon to access the rearyards of their respective units.

This plan is subject to the conditions of approval referenced in the Village at Harmony Junction Plan recorded with the Butler County Recorder of Deeds at Plan Book Volume 292, Pages 13-15 and the Village at Harmony Junction Plan Revision No. 1 recorded with the Butler County Recorder of Deeds at Plan Book 300, Pages 26 & 27.

Original Zoning Requirements - RH - Residential High Density	
	REQUIRED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.
Min. Lot Area (End Unit)	3,000 SQ.FT.
Min. Lot width at R/W	22.00'
Min. Front Setback:	20.00'
Min. Rear Setback:	20.00'
Min. Side Setback (End Unit)	10.00'

Unit Areas:

9E	4,128.840 SQ.FT.	0.095 AC.
9F	2,803.540 SQ.FT.	0.064 AC.
9G	5,406.470 SQ.FT.	0.124 AC.
TOTAL	12,338.850 SQ.FT.	0.283 AC.
12A	4,533.870 SQ.FT.	0.104 AC.
12B	3,046.880 SQ.FT.	0.070 AC.
12C	4,533.830 SQ.FT.	0.104 AC.
TOTAL	12,114.580 SQ.FT.	0.278 AC.
12E	4,533.470 SQ.FT.	0.104 AC.
12F	3,046.880 SQ.FT.	0.070 AC.
12G	5,043.620 SQ.FT.	0.116 AC.
TOTAL	12,613.97 SQ.FT.	0.290 AC.
13E	4,606.690 SQ.FT.	0.106 AC.
13F	3,046.970 SQ.FT.	0.070 AC.
13G	4,329.290 SQ.FT.	0.099 AC.
TOTAL	11,982.950 SQ.FT.	0.275 AC.

Total area affected by this plan : 1.126 Acres
Total number of units created: 12

By a resolution approved on the 18 day of SEPT, 2017, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lots 9L & 13L Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SEAL)
Robert Wilhelm, V.P.
Signature and title of officer
9-18-17
Date

Maronda Homes, Inc.
Witness
Signature and title of authorized officer witnessing

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared ROBERT MIHOK of Maronda Homes 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 this plan and dedicate public property contained thereon to The Township of Jackson.

Witness my hand and notarial seal this 18th day of September, 2017. My commission expires the 20th day of January, 2018

(SEAL)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

We hereby certify that the title to the property contained in The Village at Harmony Junction Lots 9L & 13L Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014379.

Maronda Homes Inc.
Robert Mihok, V.P.
Printed Name & Title
Witness

I hereby certify, to the best of my information, knowledge of belief that the survey and plan shown hereon are correct and accurate to the standards of the required ordinances of Jackson Township.

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 9/15/17

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.

Township Manager / Secretary — DATE 9/21/17

Approved by the Planning Director of the Township of Jackson on the 15th day of September, 2017 pursuant to Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended and subject to certain conditions referenced in the Township decision letter dated September 15, 2017. The Planning Director of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilties.

Signed and noted as approved this 21st day of September, 2017.

Township Secretary — *Planning Director*

Approved by the Board of Supervisors of Jackson Township on the 15th day of September, 2017 subject to certain conditions referenced in the Township decision letter dated September 15, 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. Signed and noted as approved this 21st day of September, 2017.

Township Secretary — *Chairperson*

This plat was delivered to Maronda Homes Inc., by Jackson Township on September 22, 2017

Township Secretary/Manager

Reviewed by the Butler County Planning Commission this 4 day of AUG 2017

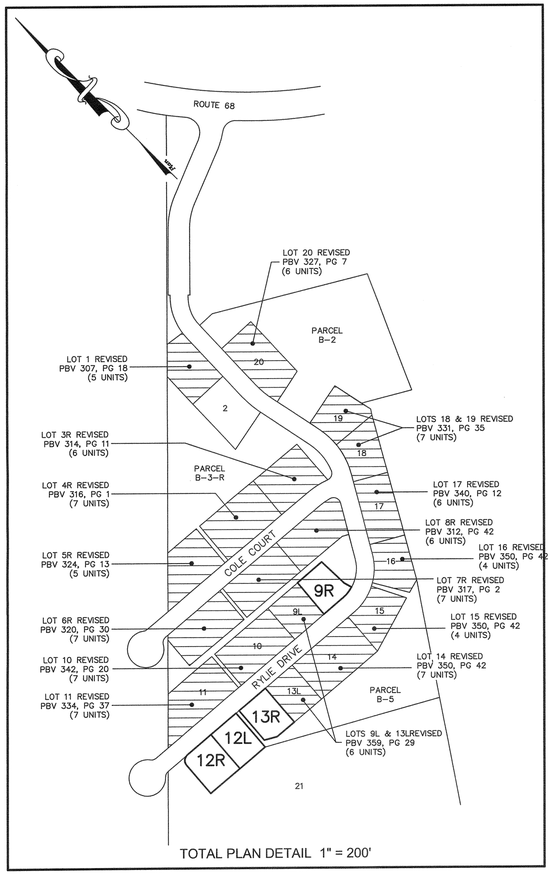
Secretary — *Chairman*

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 366, Page 4. Witness by hand and seal of office this Sep. 22 day of A.D. 2017

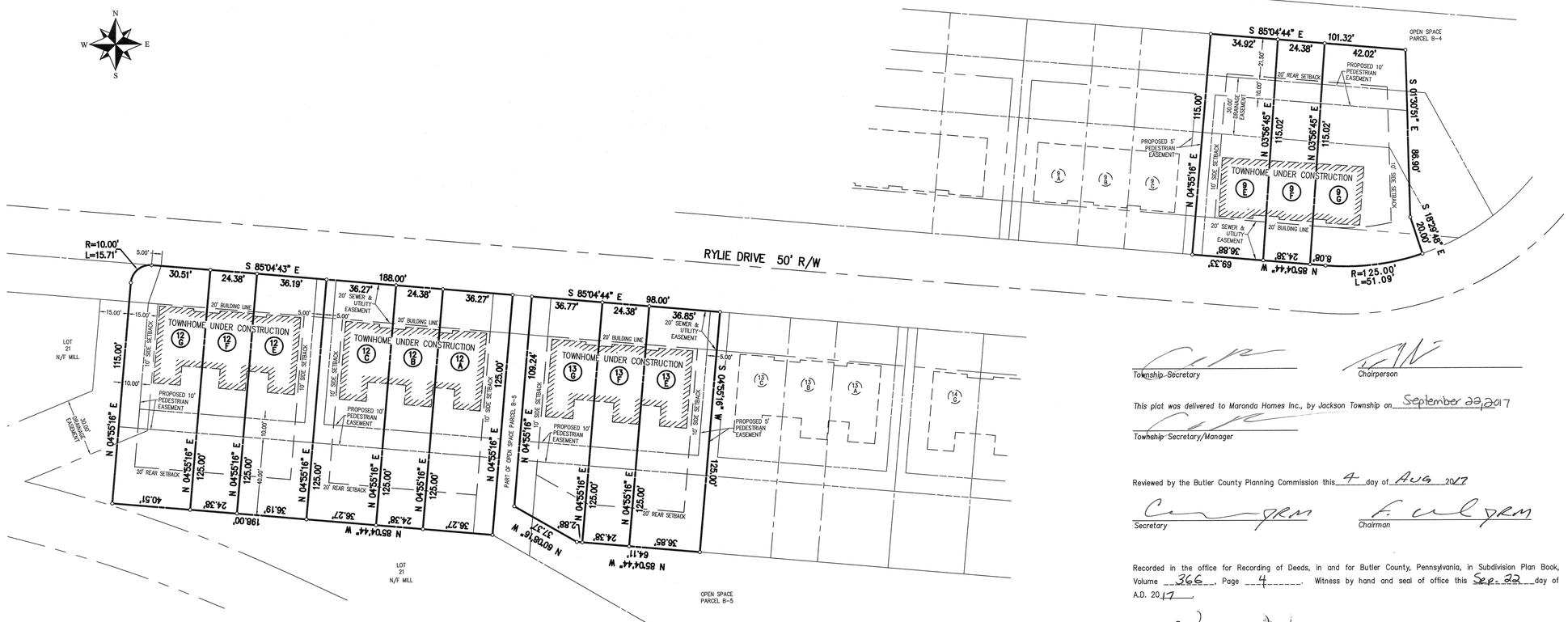
SEAL

Butler County Recorder of Deeds

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



TOTAL PLAN DETAIL 1" = 200'



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

PLAN BOOK	PAGE
366	4

DRAWING NUMBER:	1009-1717836
DRAWING SCALE:	1"=30'
DATE:	AUGUST 1, 2017
DRAWN BY:	JSS
REVISIONS:	
09.15.2017....revise units 12e,f,g	

THE VILLAGE AT HARMONY JUNCTION
LOTS 9R, 12R, 12L & 13R REVISED

BEING A RE-SUBDIVISION OF LOTS 9R, 12R, 12L & 13R OF THE VILLAGE AT HARMONY JUNCTION LOTS 9, 12, 13 & 14 REVISED AS RECORDED IN PLAN BOOK 355, PAGE 25
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Maronda Homes, Inc.
Notary Public
Surveyor
Jackson Township
Butler County Planning Commission
Butler County Recorder of Deeds

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

SECRETARY _____ CHAIRMAN _____

Approved by the Supervisors of the Township of Franklin this 27th day of September, 2017.

SECRETARY _____ CHAIRMAN _____

Approved by the Franklin Township Planning Commission this 12 day of September, 2017.

SECRETARY _____ CHAIRMAN _____

Instr:201709250020709 09/25/2017
Pages: 1 F:$45.00 8:52AM
Michele Mustello T20170014568
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that I, John C. Cihonski of the Township of Franklin, of the County of Butler, of the Commonwealth of Pennsylvania, for Myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of my property, situate in Franklin Township, Butler County, Pennsylvania, and for divers advantages occurring 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 Franklin, 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 Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon John C. Cihonski, my 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 September, 2017

ATTEST:

NOTARY PUBLIC _____ OWNER _____

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John C. Cihonski 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 NOTARY SEAL this 12th day of September 2017.

My Commission expires the 22nd day of November 2017.

SEAL

NOTARY PUBLIC _____

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

I, William D. Mohney, 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.

SEAL

8/17/17 _____
DATE

William D. Mohney PLS# 16237-E

COUNTY OF BUTLER
DEPARTMENT OF PLANNING
17220

Approved by the Butler County Planning Commission this 20TH day of SEPT., 2017.

SECRETARY Chuck Davies CHAIRMAN Frank E. Uhl

SEAL

PLAN BOOK	PAGE
366	5

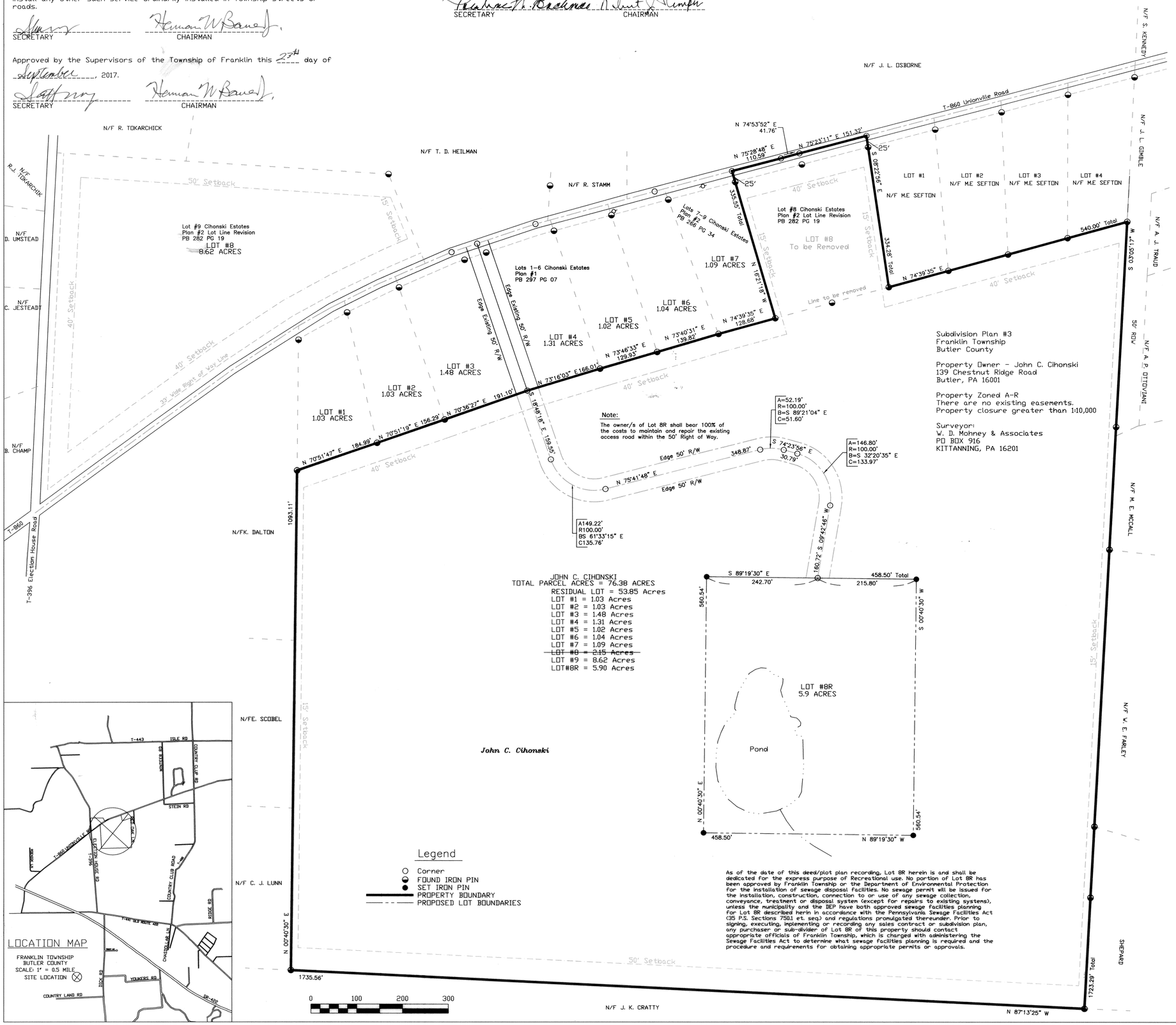
Recording Certificate:
Commonwealth Of Pennsylvania
County of Butler

Recorded in the office for the recordeing of deeds, plats and plans in said County, in Plan Book Volume 366 Page(s) 5.

Fiven under my hand and seal this 25th day of September 2017.

(Recorder of Deeds) MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

SEAL



Subdivision Plan #3
Franklin Township
Butler County

Property Owner - John C. Cihonski
139 Chestnut Ridge Road
Butler, PA 16001

Property Zoned A-R
There are no existing easements.
Property closure greater than 1:10,000

Surveyor:
W. D. Mohney & Associates
PO BOX 916
KITTANNING, PA 16201

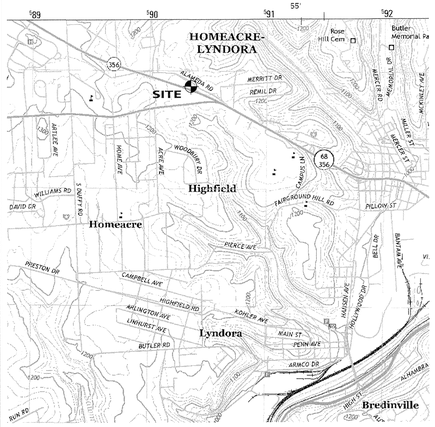
JOHN C. CIHONSKI
TOTAL PARCEL ACRES = 76.38 ACRES
RESIDUAL LOT = 53.85 Acres
LOT #1 = 1.03 Acres
LOT #2 = 1.03 Acres
LOT #3 = 1.48 Acres
LOT #4 = 1.31 Acres
LOT #5 = 1.02 Acres
LOT #6 = 1.04 Acres
LOT #7 = 1.09 Acres
~~LOT #8 = 2.15 Acres~~
LOT #9 = 8.62 Acres
LOT#8R = 5.90 Acres

John C. Cihonski

Legend
- Corner
- FOUND IRON PIN
- SET IRON PIN
- PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARIES

As of the date of this deed/plot plan recording, Lot 8R herein is and shall be dedicated for the express purpose of Recreational use. No portion of Lot 8R has been approved by Franklin 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 Lot 8R described herin in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 7501 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or sub-divider of Lot 8R of this property should contact appropriate officials of Franklin 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.

Cihonski Subdivision Plan #3	W.D. Mohney & Associates
Owner/Developer John C. Cihonski Franklin Township Butler County	544 Greentree Road, Kittanning, PA. 16201
	Date: August 15, 2017 — Drawn By: J.E.Z.
	Scale: 1" = 100' — Exhibit:



Location Map
Scale: 1" = 2000'

Instr 201709290020777 09/25/2017
Pages: 1 F:$45.00 12:19PM
Michele Mustello T20170014628
Butler County Recorder FL

TOWNSHIP

COUNTY

BUTLER COUNTY PLANNING COMMISSION

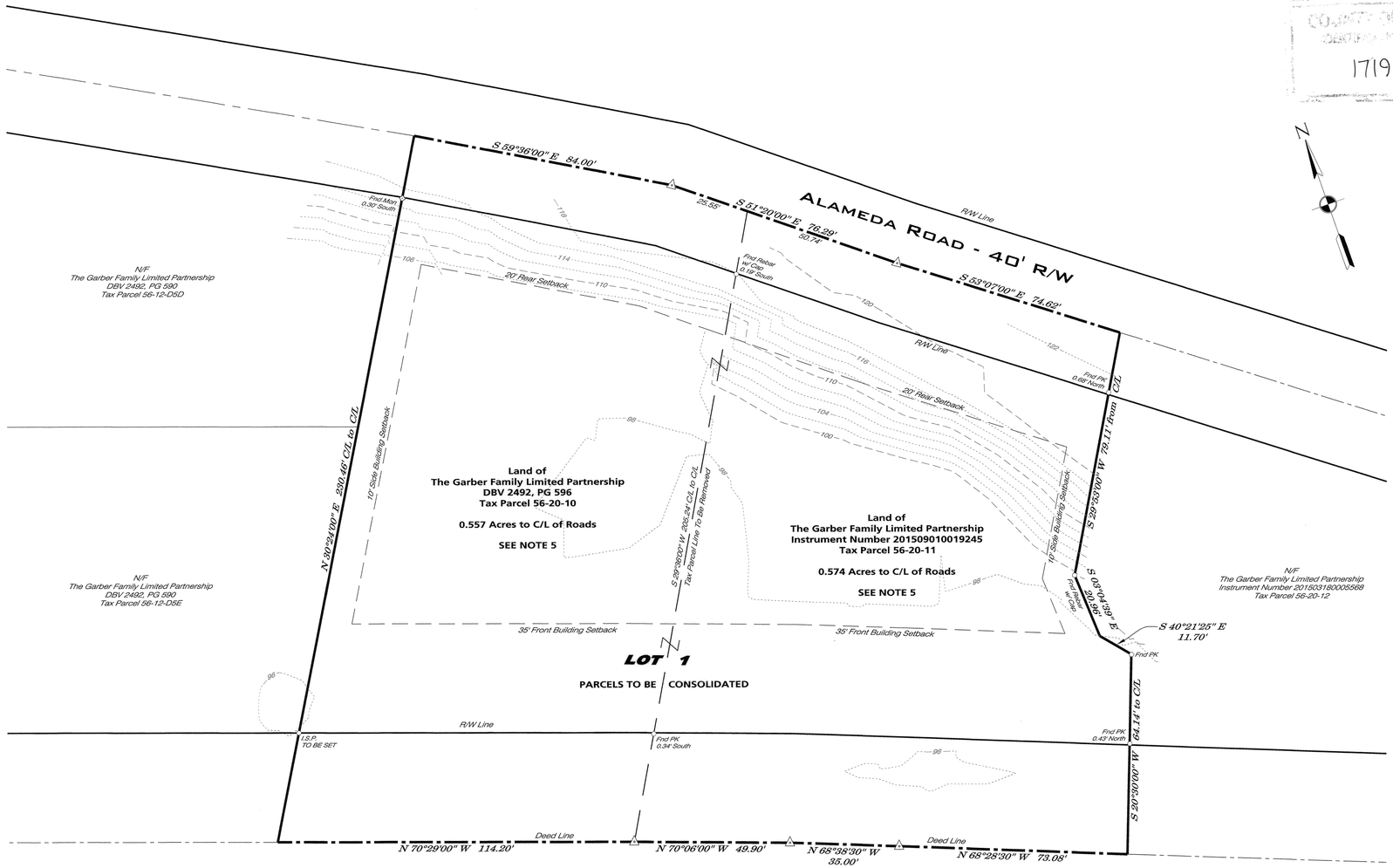
SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL G. SANFORD
LAND SURVEYOR
No. 51256-E
PENNSYLVANIA

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

COUNTY OF BUTLER
DEPARTMENT OF ASSESSMENT
17196



PLAN BOOK	PAGE
366	6

GENERAL NOTES:

1. Property Owner:
   The Garber Family Limited Partnership
   308 West Swissvale Ave
   Pittsburgh, PA 15218
2. Deed References: Deed Book Volume 2492, Page 596 & Instrument Number 201509010019245.
3. Zoning: C-2 Convenience Commercial.
4. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; wetlands delineation; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
5. The intention of this Subdivision Plan is to consolidate Tax Parcels 56-20-10 and 56-20-11 into one Tax Parcel having a total of 1.131 acres to C/L of roads after consolidation.
6. By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 421138 0010 B, which bears an effective date of July 3, 1978.
7. Access to State Route 0356 (New Castle Road) shall be only as authorized by an approved Highway Occupancy Permit.
8. Map Reference: "Doerflinger - Garber Lot Line Revision" prepared by Paul J. Neff, PLS of Pedersen & Pederson, Inc., dated July 3, 2014.

PROFESSIONAL LAND SURVEYOR CERTIFICATION:

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

8-4-17
Date

Michael G. Sanford, P.L.S.
Reg. No. 51256-E

LOCAL AUTHORITY STIPULATION:

The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expresses 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 not already installed in Township streets or roads.

Theresa Guesko — Secretary
President

MUNICIPAL APPROVAL:

Approved by the Board of Commissioners of the Township of Butler this 18th day of September, 20 17

Theresa Guesko — Secretary
President of Board

LOCAL PLANNING COMMISSION APPROVAL:

Approved by the Butler Township Planning Commission this 5th day of September, 20 17

Ernest R. Castellino — Secretary
Vice Chairman

COUNTY PLANNING COMMISSIONER REVIEW:

Reviewed by the Butler County Planning Commission this 8th day of AUGUST, 20 17.

Chuck Dunbar — Secretary
Frank E. Uhl — Chairman

COUNTY CONSERVATION DISTRICT APPROVAL:

Approved by the Butler County Conservation District

this ____ day of _____, 20____.

Chairman

CORPORATE ADOPTION:

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

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance _____ and all other applicable ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of the same. In Witness Whereof, We hereunto set our hand and seal this 5th day of August, 20 17.

Deborah Ann Kuhns — Notary Public
Robert L. Garber — Owner

CORPORATE ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF Allegheny :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared the above named Robert L. Garber, General Partner (Name and Title of Officer) of The Garber Family Limited Partnership, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said The Garber Family Limited Partnership, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as General Partner (Title of Officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Robert L. Garber, General Partner
(Title of Officer)

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of August, 20 17.

My Commission Expires the 30th day of March, 2019.

Deborah Ann Kuhns
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah Ann Kuhns, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 30, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE):

We, The Garber Family Limited Partnership, owners of the property in The Subdivision Plan for The Garber Family Limited Partnership, do hereby certify that the title of this property is in the name of The Garber Family Limited Partnership as recorded in Instrument Number 201509010019245 and Deed Book Volume 2492 Page 596, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness — Owner

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF Butler :

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 366 page 6.

Given under my hand and seal this 25 day of September, 2017.

Recorder

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

NO.	REVISION	DATE	BY	NO.	REVISION	DATE	BY

DRAWING NAME: BKBUTLER SUB.DWG DRN BY: M.M. FB: 72 PAGE: 33-42 DATE: 08/02/17 ACCT#: PEC-400

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SANFORD
SURVEYING & ENGINEERING, P.C.
4721 ATLANTIC AVENUE, ERIE, PA 16506
PHONE: 814-835-0010 FAX: 814-835-0057

SUBDIVISION PLAN
FOR
THE GARBER FAMILY LIMITED PARTNERSHIP
BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SCALE: 1" = 20'

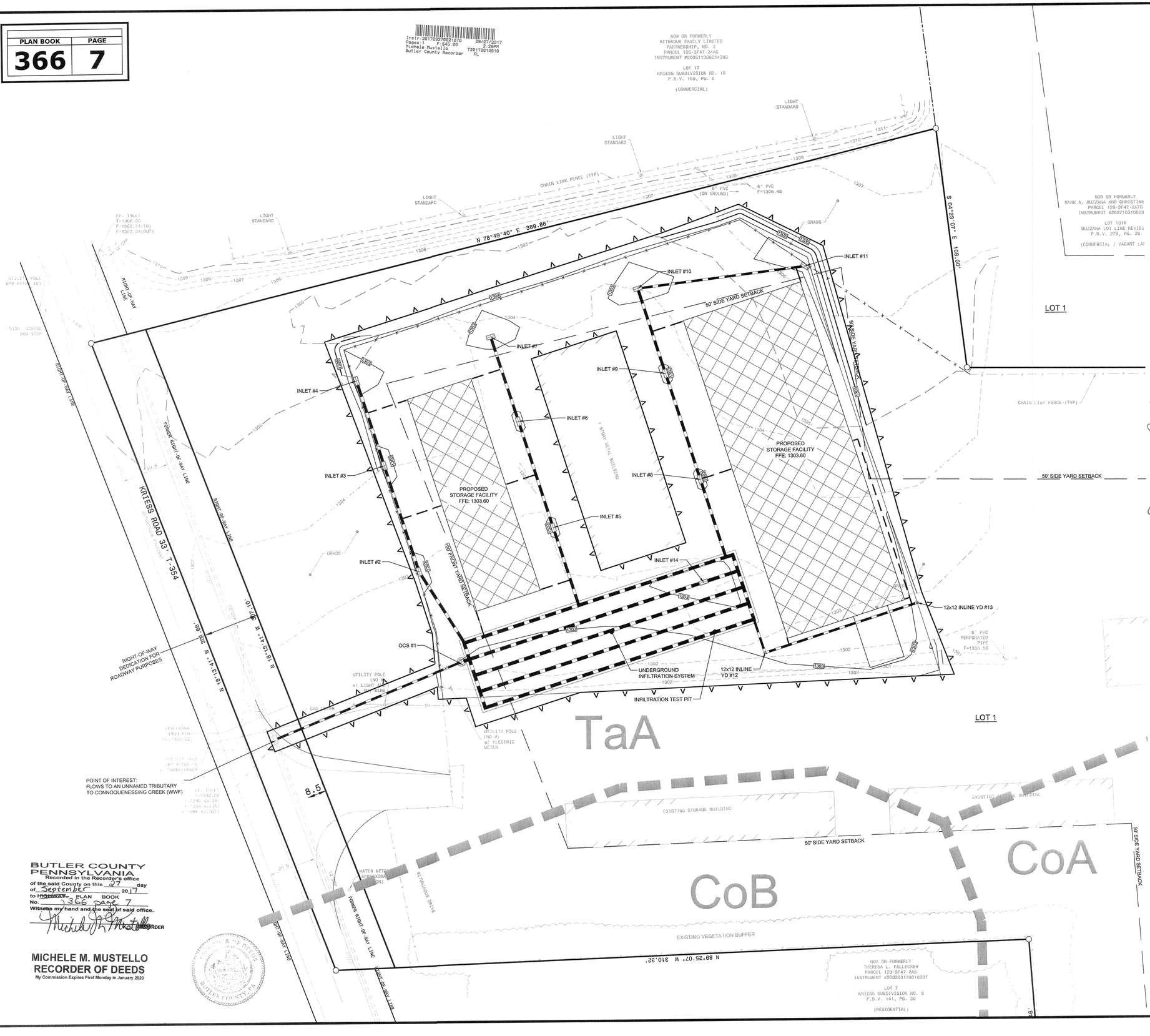
SUB

BUTLER TWP
56 - 20 - 10 & 11

THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY

PLAN BOOK	PAGE
366	7

Instr:201709270021070 09/27/2017 2:29PM
Pages:1 F:$45.00
Michele Mustello T20170014818
Butler County Recorder FL



BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 27 day
of September 2017
to Instrument PLAN BOOK
No. 366 page 7
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

POST-CONSTRUCTION STORMWATER MANAGEMENT LEGEND

	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE

POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC.AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF GRAVEL SURFACE.

PROJECT AREAS

DISTURBED AREA = 0.92 ACRES

STORMWATER MANAGEMENT DECLARATIONS

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

Jonathan E. Garczewski, P.E. — Date 2017-08-11

I, an Authorized Officer, of AAAA Mini Storage, owner of the land shown on the Self Storage Expansion Post-Construction Stormwater Management Plan hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Connoquenessing Township.

I further acknowledge that it is the owner's responsibility to provide stormwater drainage facilities and to control stormwater drainage and that the Operations and Maintenance agreement is part of the Stormwater Management Plan

Signature of Authorized Officer — Date 8/14/17

I, William Braun, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Township of Connoquenessing Stormwater Management Ordinance.

Township Engineer — Date 8-17-17
Reg. No. PE044730E

Township of Connoquenessing Owner's Acceptance of Responsibility for Providing Stormwater Drainage Facilities and Control of Stormwater Drainage

KNOW ALL MEN BY THESE PRESENTS, THAT (I or we) AAAA Mini Storage of the Township of Conoquenessing, 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 (I or we), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance (I or we) for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

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

ATTEST
Owner or Owners) (SEAL)

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

ACKNOWLEDGMENT

Commonwealth of Pennsylvania
County of Butler:

Before me, the subscriber, a notary public in and for said state and county, personally appeared the above named Christine E. Muzzana who stated that he/she is authorized to execute the above adoption and dedication.

Witness my hand and notarial seal this 14 day of August, 2017.

Elena H. Gomola
NOTARY PUBLIC

Know what's below. Call before you dig.
Serial No. 20171222158

NORTH

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

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
855-634-9284
gatewayengineers.com
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE070459

REVISION RECORD

No	Date	
01	2017-06-21	REVISED PER SENATE ENGINEERING REVIEW LETTER DATED 2017-06-14
02	2017-06-28	REVISED PER TOWNSHIP COMMENTS
03	2017-08-03	ISSUED FOR CONSTRUCTION
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

SELF STORAGE EXPANSION
135 KRIESS ROAD
CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
AAAA MINI STORAGE
124 PARK ROAD
BEAVER FALLS, PA 15010

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

Project Number: C-16742-0005
Drawing Scale: 1" = 20'
Date Issued: JUNE 2017
Index Number: PENDING
Drawn By: JTF
Checked By: JEG
Project Manager: JEG

C701

G:\Path & Filename=R:\Projects\16000\16742-Ritenour Kriess Road\-0005 AAAA Self Storage Expansion\Dwg\02 Sheet\16742-0005_C400 ES-PCSM Plan.dwg
Plot Date=8/3/2017 2:41 PM Jonathan T. Fleming, E.I.T
Save Date=8/3/2017 2:32 PM
03

OWNER'S ADOPTION

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

ABELLA ENTERPRISES CORPORATION HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF SAXONBURG, COUNTY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE 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 ABELLA ENTERPRISES CORPORATION ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED BY ITS SECRETARY THIS 27 DAY OF SEPTEMBER, 2017.

ABELLA ENTERPRISES CORPORATION — NAME OF CORPORATION
9.27.2017 — DATE
SEAL

x J. Carter Tackett — SECRETARY, J. CARTER TACKETT
x J. Carter Tackett — PRESIDENT, J. CARTER TACKETT

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

ON THIS 27 DAY OF SEPTEMBER, 2017 BEFORE ME, NOTARY PUBLIC AND FOR SAID COUNTY OF COMMONWEALTH, PERSONALLY APPEARED J. CARTER TACKETT, PRESIDENT OF ABELLA ENTERPRISES CORPORATION, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ABELLA ENTERPRISES CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

x J. Carter Tackett
PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF SEPTEMBER, 2017

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 20 19

Debra L. Jefficoat
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

6 SEPT 17
DATE

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

MUNICIPAL DECLARATIONS

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

x
SECRETARY

x
PRESIDENT

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

REVIEWED BY THE BOROUGH OF SAXONBURG PLANNING COMMISSION THIS 9th DAY OF August, 2017.

x
SECRETARY

x
CHAIRMAN / PLANNING COMMISSION

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAXONBURG BY RESOLUTION, ON THIS 6th DAY OF September 2017.

x
SECRETARY

x
PRESIDENT

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF AUG., 2017

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION: PLAN NUMBER 17194

x
SECRETARY

x
CHAIRMAN
BUTLER COUNTY PLANNING COMMISSION

SEAL

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 366, PAGE 8.

GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF September, 2017

x
RECORDER OF DEEDS

SEAL

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



Vicinity Map

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:201709280021158 09/28/2017 2:08PM
Pages:1 F:$45.00
Michele Mustello T20170014887
Butler County Recorder FL

References:

1930 Map of Saxonburg

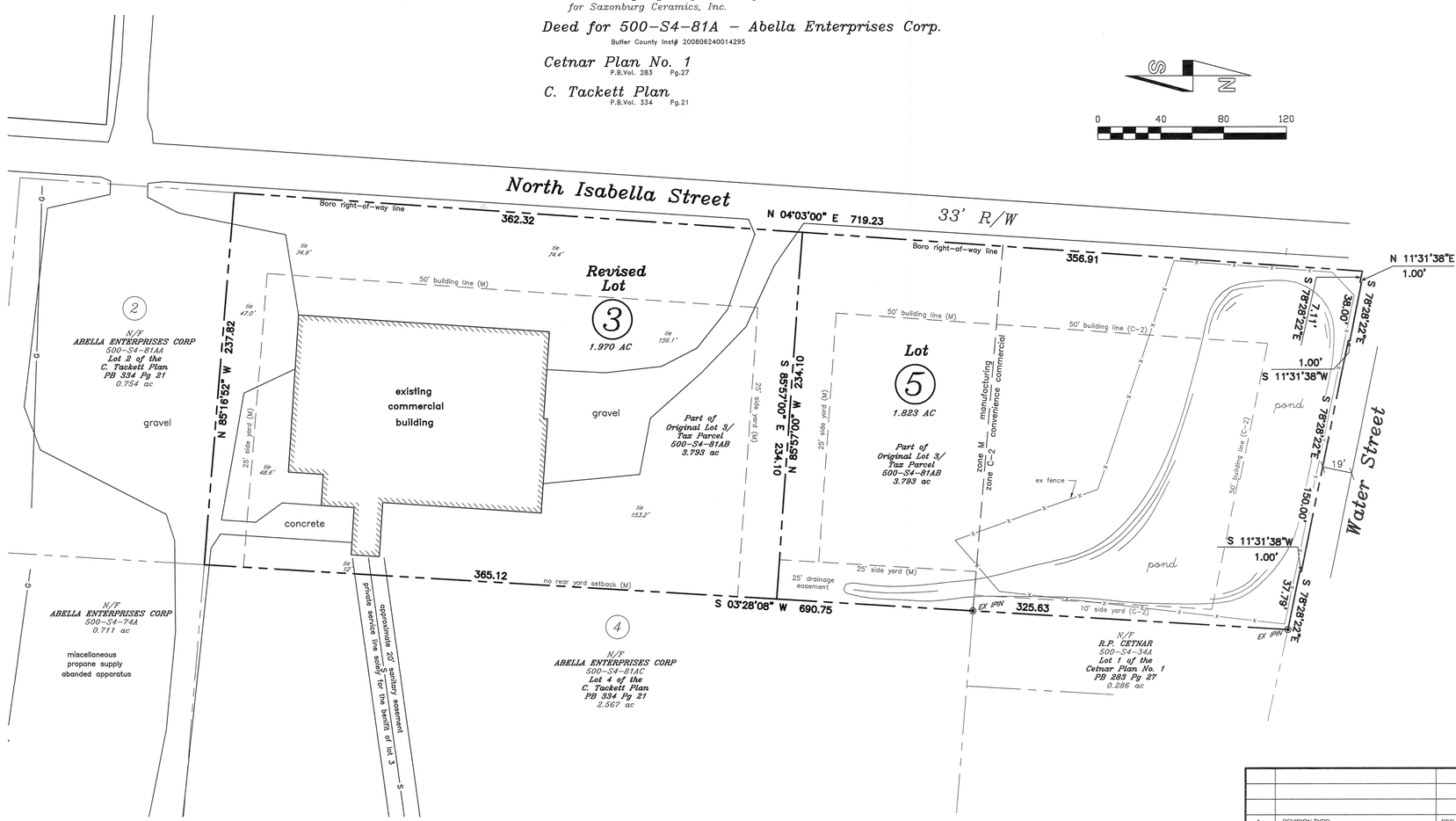
O.G.Hammer Plan of Lots P.B.Vol.2 Pg.17

1978 KME property survey for Saxonburg Ceramics, Inc.

Deed for 500-S4-81A – Abella Enterprises Corp. Butler County Inst# 200806240014295

Cetnar Plan No. 1 P.B.Vol. 283 Pg.27

C. Tackett Plan P.B.Vol. 334 Pg.21



0 40 80 120

GENERAL NOTES:
1. OWNER: ABELLA ENTERPRISES CORP

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

C. TACKETT PLAN No. 2

Being a subdivision of Lot 3 of the C. Tackett Plan as being recorded in Butler County Plan Book Volume 334 Page 21, and being Butler County Tax Parcel 500-S4-81AB

RECORDED Sept 28 2017	
PLAN BOOK	PAGE
366	8
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	REVISION TYPO	SDG	9/6/2017

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

C. Tackett Plan No. 2

BEING A

SUBDIVISION

FOR

ABELLA ENTERPRISES CORP

SITUATE
BOROUGH OF SAXONBURG
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8/1/2017	SDG	Sdg	1" = 40'

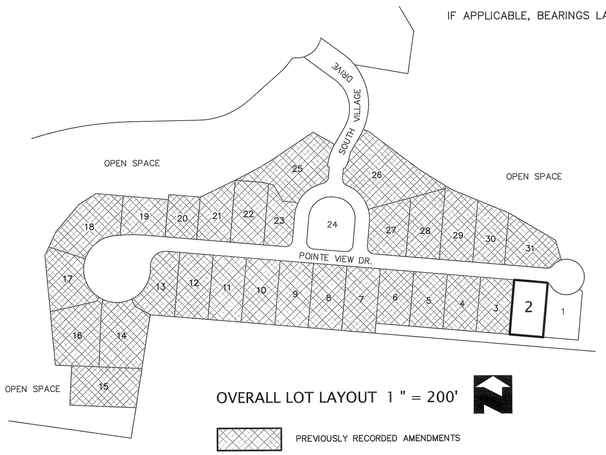
PROJECT NO.	TAX PARCEL NO.	REVISION
17-154	500-S4-81AB	A



LOCATION MAP 1" = 1500'

THIS PLAN IS A RE-SUBDIVISION OF LOT 2 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN.

IF APPLICABLE, BEARINGS LABELED (NR) ARE NON-RADIAL.



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

ORIGINAL LOT 2

2A	3,661.457 Sq Ft	0.084 Ac.
2B	2,256.000 Sq Ft	0.052 Ac.
2C	2,256.000 Sq Ft	0.052 Ac.
2D	2,256.000 Sq Ft	0.052 Ac.
2E	3,949.880 Sq Ft	0.091 Ac.
TOTAL	14,379.337 SQ.FT.	0.325 ACRES

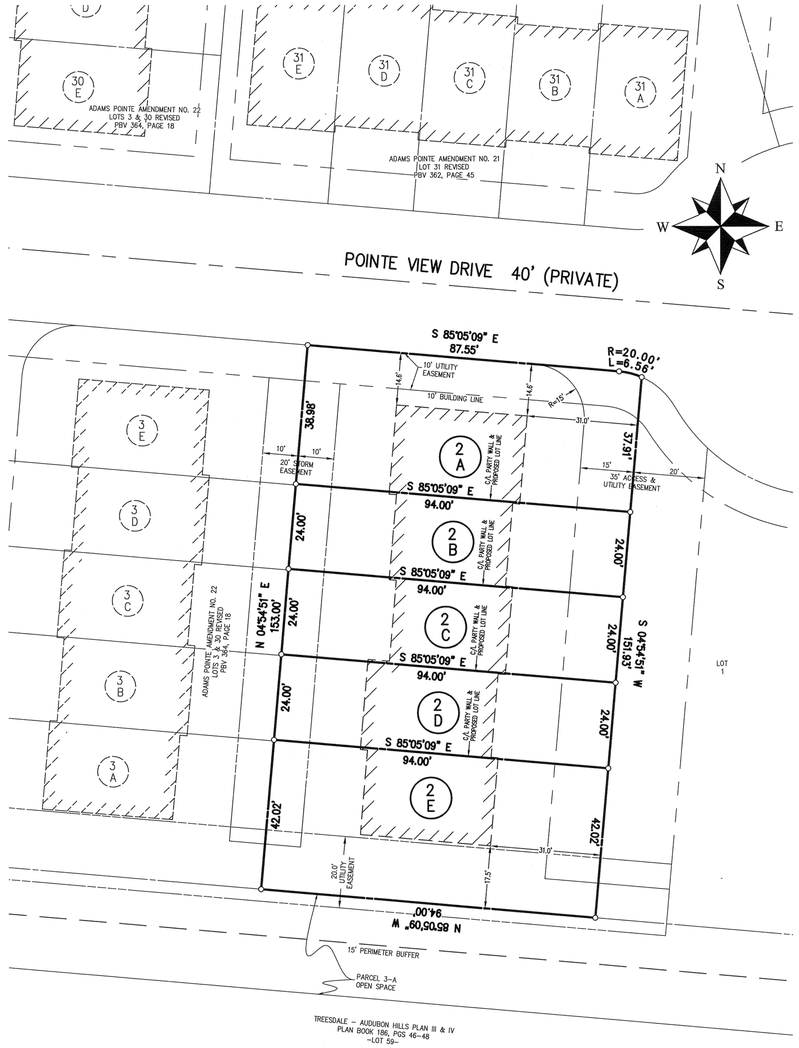
LOT SETBACKS:

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

OWNER INFORMATION:

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

LOT 2
TAX PARCEL : 010-S18-B2
INSTRUMENT NO. 201706230013084



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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 18 DAY OF SEPT A.D. 20 17

ATTEST:

OFFICER WITNESSING

VP
PETE ROBERTSON, VICE PRESIDENT

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

VP
PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 18 DAY OF SEPT A.D., 20 17, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

VP
PETE ROBERTSON, VICE PRESIDENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF September A.D., 20 17

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 21

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28 DAY OF AUGUST 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.L.S. # 24457-E
9/5/2017
DATE

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

PRINTED NAME & REGISTRATION NO. Ronald Olsen 26400E
DATE 9/25/17

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4TH DAY OF AUG. A.D. 20 17

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

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 366 PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF SEPTEMBER A.D., 20 17

BUTLER COUNTY RECORDER OF DEEDS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201709290021189 09/29/2017
Pages: 1 $45.00 9:01M
Michele Mustello T20170014903
Butler County Recorder FL

PLAN BOOK	PAGE
366	9

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

DRAWING NUMBER:	1001-1717834
DRAWING SCALE:	1"=20'
DATE:	AUGUST 1, 2017
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 23 LOT 2 REVISED

BEING A RE-SUBDIVISION OF LOT 2 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

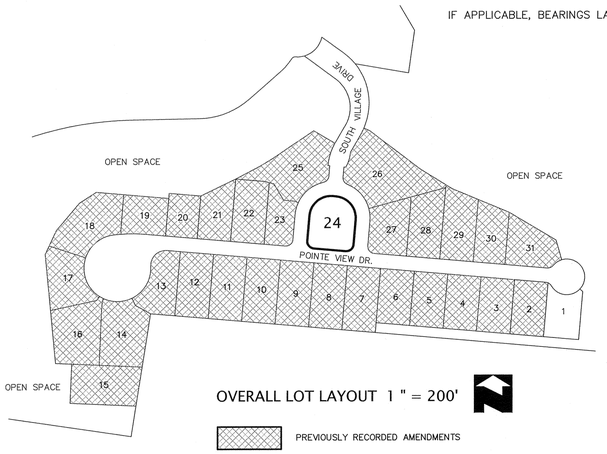
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING • LAND DEVELOPMENT • MAPPING



LOCATION MAP 1" = 1500'

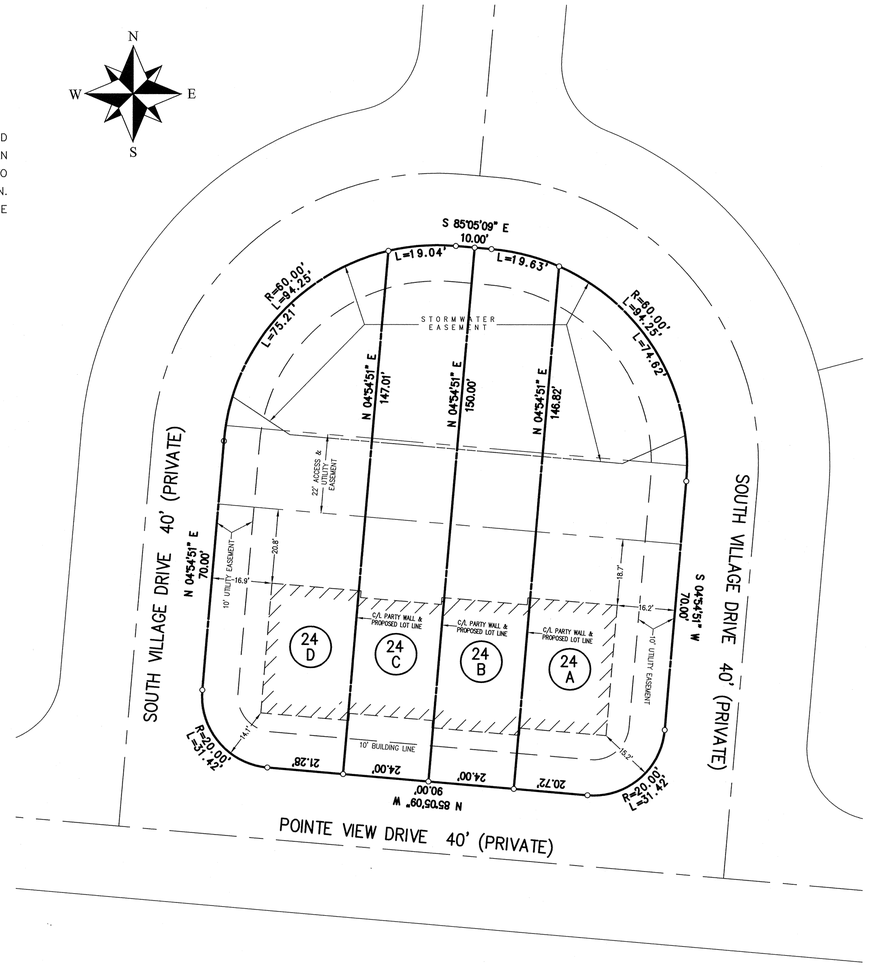
THIS PLAN IS A RE-SUBDIVISION OF LOT 24 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN.

IF APPLICABLE, BEARINGS LABELED (NR) ARE NON-RADIAL.



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS



LOT AREAS

ORIGINAL LOT 24

24A	5,269.414 Sq Ft	0.121 Ac.
24B	3,579.763 Sq Ft	0.082 Ac.
24C	3,581.510 Sq Ft	0.082 Ac.
24D	5,352.498 Sq Ft	0.123 Ac.
TOTAL	17,783.185 SQ.FT.	0.408 ACRES

LOT SETBACKS:

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

OWNER INFORMATION:

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

LOT 2
TAX PARCEL : 010-S18-B24
INSTRUMENT NO. 201708140017085

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 18 DAY OF SEPT A.D. 20 17

ATTEST:

OFFICER, WITNESSING

VP
PETE ROBERTSON, VICE PRESIDENT

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

VP
PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 18 DAY OF SEPT A.D., 20 17, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

VP
PETE ROBERTSON, VICE PRESIDENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF September A.D., 20 17

Tina M Nagode
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 21

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 25 DAY OF September 20 17

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR
CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS
ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E
9/5/2017
DATE

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

Ronald Olsen 26400 E
PRINTED NAME & REGISTRATION NO.
9/25/17
DATE

BUTLER COUNTY PLANNING COMMISSION

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

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

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 366 PAGE 10

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF September A.D., 20 17

BUTLER COUNTY RECORDER OF DEEDS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr: 201709290021152 09/29/2017
Pages: 1 F:$45.00 9:05AM
Michele Mustello T20170014906
Butler County Recorder FL

PLAN BOOK	PAGE
366	10

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

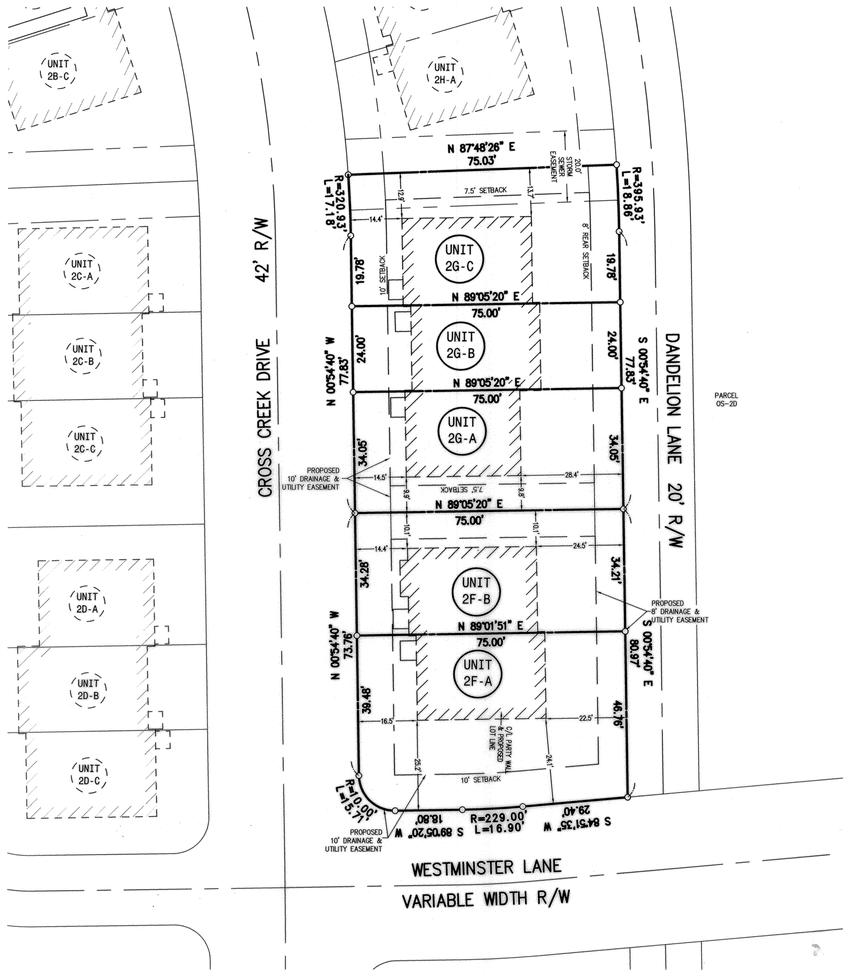
DRAWING NUMBER:	1001-1717954
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 7, 2017
DRAWN BY:	JSS
REVISIONS:	-

ADAMS POINTE - PRD
AMENDMENT NO. 24
LOT 24 REVISED

BEING A RE-SUBDIVISION OF LOT 24 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr:201710020021301 10/02/2017
Pages:1 F:$45.00 8:39AM
Michele Mustello T20170014985
Butler County Recorder ND



PLAN BOOK	PAGE
366	11

LOCATION MAP 1" = 2000'





LOT AREAS:

UNIT	SQUARE FEET	ACRES
2F-A	3,638.630	0.084
2F-B	2,568.610	0.050
TOTAL	6,207.240	0.134
2G-A	2,554.005	0.059
2G-B	1,800.000	0.041
2G-C	2,835.064	0.065
TOTAL	7,189.069	0.165

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH-2F & TH-2G 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-2F
TAX PARCEL 130-S31-CF
INST. # 201707180015111

LOT TH-2G
TAX PARCEL 130-S31-CG
INST. # 201707050014075

BY RESOLUTION APPROVED ON THE 18 DAY OF SEPT 2017 THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 18 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)

SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

9-18-17
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF September 2017

(SEAL)

Tina M Nagode
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 18 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201707050014075 & 201707180015111. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

9/15/17
DATE

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

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

9/28/17
DATE

SIGNATURE
REGISTRATION NO. E071253

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2017-57 EFFECTIVE THIS 21ST DAY OF September 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. 2017-57 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 8/31/17.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 4TH DAY OF AUG. 20 17

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 366 PAGE 11

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF October 20 17

RECORDER OF DEEDS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1004-1717635
DRAWING SCALE:	1"=20'
DATE:	AUGUST 1, 2017
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 18

BEING A RE-SUBDIVISION OF PARCELS TH-2F & TH-2G OF THE PARK PLACE RESIDENTIAL SUBDIVISION - REVISED PHASE 2 AS RECORDED IN PLAN BOOK 354, PAGES 45-49

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING LAYOUT • TOPOGRAPHY • SUBDIVISIONS
CONSTRUCTION STAKEOUT • PROPERTY LINE SURVEYS

OWNERS ADOPTION

PIKEWOOD LAND PARTNERS, LLC, OWNER OF THE LAND SHOWN ON THE LAUREL POINTE SUBDIVISION PLAN, 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(S)

DATE 9-14-17

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED F. DANIEL CASTE, A GENERAL MEMBER IN THE FIRM OF PIKEWOOD LAND PARTNERS, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF SEPTEMBER, 2017

MY COMMISSION EXPIRES THE 21ST DAY OF JULY, 2019

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diane Bardash, Notary Public
Forest Hills Boro, Allegheny County
My Commission Expires July 21, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LAUREL POINTE SUBDIVISION PLAN IS IN THE NAME OF PIKEWOOD LAND PARTNERS, LLC AND IS RECORDED IN INSTRUMENT(S) 201708180017579.

WITNESS — OWNER

WE, WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE LAUREL POINTE SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — MORTGAGEE

SURVEYORS CERTIFICATION

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

9/13/2017 — Date

Jon P. Myers, P.L.S. PA Reg. No. SU051238

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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.

9-29-17 — Date — Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2017-58 ON THE 21st DAY OF September 2017.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I TERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL PLAN APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-58 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 8/31/17.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF AUG, 2017

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE (S) 12. GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF October 2017.

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

RECORDER OF DEEDS

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

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

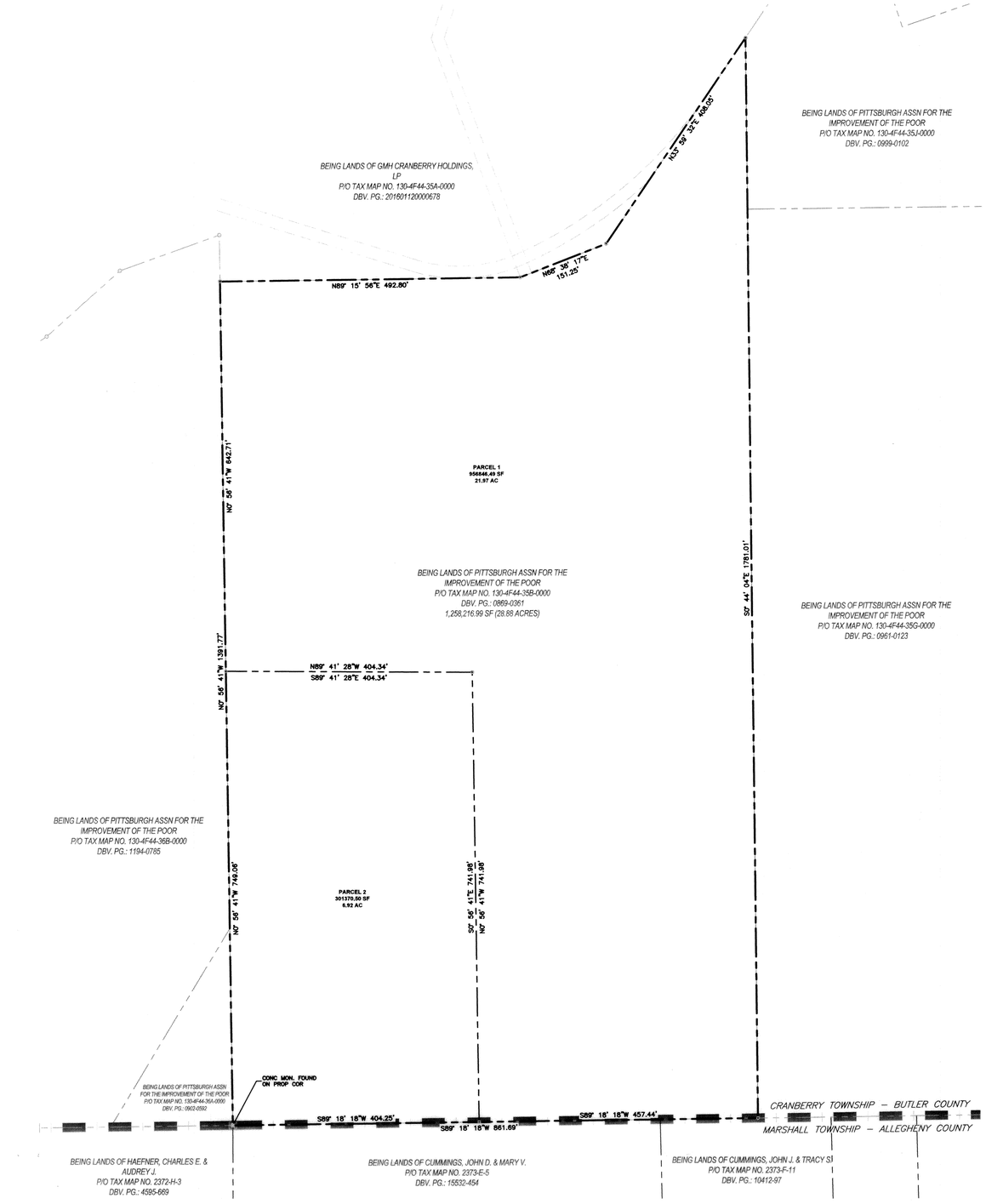
MUNICIPAL ENGINEER'S CERTIFICATION

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

9/28/17 — DATE — NAME

PE071353 — REGISTRATION NUMBER

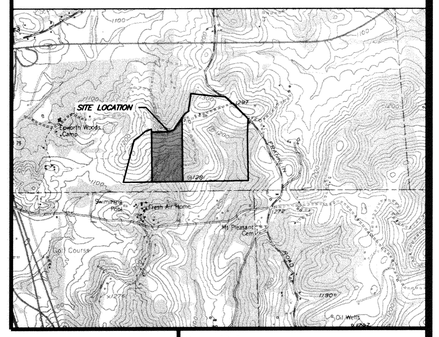
BUTLER COUNTY RECORDER OF DEEDS — BUTLER COUNTY PLANNING COMMISSION — NOTARY PUBLIC — REGISTERED SURVEYOR — TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS — TOWNSHIP OF CRANBERRY ENGINEER



Instr: 201710020021305 10/02/2017
Pages: 1 F:$45.00 8:44PM
Michele Mustello T20170014987
Butler County Recorder FL

PLAN BOOK	PAGE
366	12

Site Location Map: Mars, PA Quad — Scale: 1"=2000'



General Info:

SITE INFORMATION:
PROPERTY ADDRESS = FRANKLIN ROAD
PROPERTY TAX MAP NO. = 130-4F44-35B-0000
TOTAL AREA SUBDIVIDED = 28.88 ACRES (1,258,216.99 SF)
PROPOSED NO. LOTS = 2 LOTS
PROPOSED USE = RESIDENTIAL
BUILDING TYPE = SINGLE FAMILY RESIDENTIAL HOUSES
BUILDING HEIGHT MAX. = 35'
PHASING = NONE
PARKING REQUIREMENTS AND CALCULATIONS = NOT APPLICABLE

ZONING INFORMATION:
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 RURAL RESIDENTIAL
MIN. LOT AREA = 20,000 SQUARE FEET
MIN. FRONT BLDG SETBACK = 50 FEET
MIN. SIDE BLDG SETBACK = 20 FEET
MIN. REAR BLDG SETBACK = 30 FEET
MAX. LOT COVERAGE = 15%, INCLUDING ACCESSORY STRUCTURES

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.

2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83.

0 — 100' — 200'

Drawing Scale: 1" = 100'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JON P. MYERS
LAND SURVEYOR
51238-E
PENNSYLVANIA

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE ENGINEERING
Civil Engineering I Land Development I Structure Design
Land Planning I Landscape Architecture I Environmental

Prepared For:
Pikewood Land Partners, LLC
2543 Washington Road
Pittsburgh, PA 15241

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 Shaffer, LLC.

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

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

DATE ISSUED: AUGUST 10, 2017

PLAN REVISIONS

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

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE

Drawing Name:
SUBDIVISION PLAN

Project No: **161175**

Drawing No: **1 OF 1**

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE BRIAN GELLNER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I/WE BRIAN GELLNER HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BRIAN GELLNER MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 19 DAY OF September, 2017.

ATTEST:

Betty L Kirkwood — NOTARY PUBLIC

MY COMMISION EXPIRES: COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
BETTY L. KIRKWOOD, Notary Public
Muddy Creek Twp., Butler County
My Commission Expires October 27, 2020

Brian P. Gellner — OWNER

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

Brian P. Gellner — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED BRIAN GELLNER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 19 OF September, 2017

MY COMMISION EXPIRES: 10-27-20 — NOTARY PUBLIC

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BETTY L. KIRKWOOD, Notary Public
Muddy Creek Twp., Butler County
My Commission Expires October 27, 2020

I/WE BRIAN GELLNER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF BRIAN GELLNER AND IS RECORDED IN DEED BOOK VOLUME ____, PAGE ____, OR INSTRUMENT NO'S. 200205150016837, 201511120025157.

I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCES AGAINST THIS PROPERTY.

WITNESS — OWNER

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 5TH DAY OF September, 2017.

ATTEST:

SECRETARY — Recording — VICE CHAIRMAN

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 20TH DAY OF September, 2017.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA

I, JEFFREY A. SHUTY, 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 9/18/17 DATE — JEFFREY A. SHUTY, REG. NO. SU075509

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25TH DAY OF AUG. 2017.

SEC. — DIRECTOR — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 201710050021687 . BK 366 Pg 13

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF October, A.D. 20 17.

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

RECORDER

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:201710050021687 10/05/2017
Pages:1 F:$45.00 8:46805
Michele Mustello T20170015254
Butler County Recorder PL

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE DOUGLAS DUNCAN OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HERBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I/WE DOUGLAS DUNCAN HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DOUGLAS DUNCAN MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 19 DAY OF September, 2017.

ATTEST:

NOTARY PUBLIC — OWNER

MY COMMISION EXPIRES: COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
BETTY L. KIRKWOOD, Notary Public
Muddy Creek Twp., Butler County
My Commission Expires October 27, 2020

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

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED DOUGLAS DUNCAN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 19 OF September, 2017

MY COMMISION EXPIRES: 10-27-20 — NOTARY PUBLIC

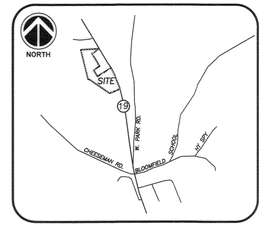
SEAL

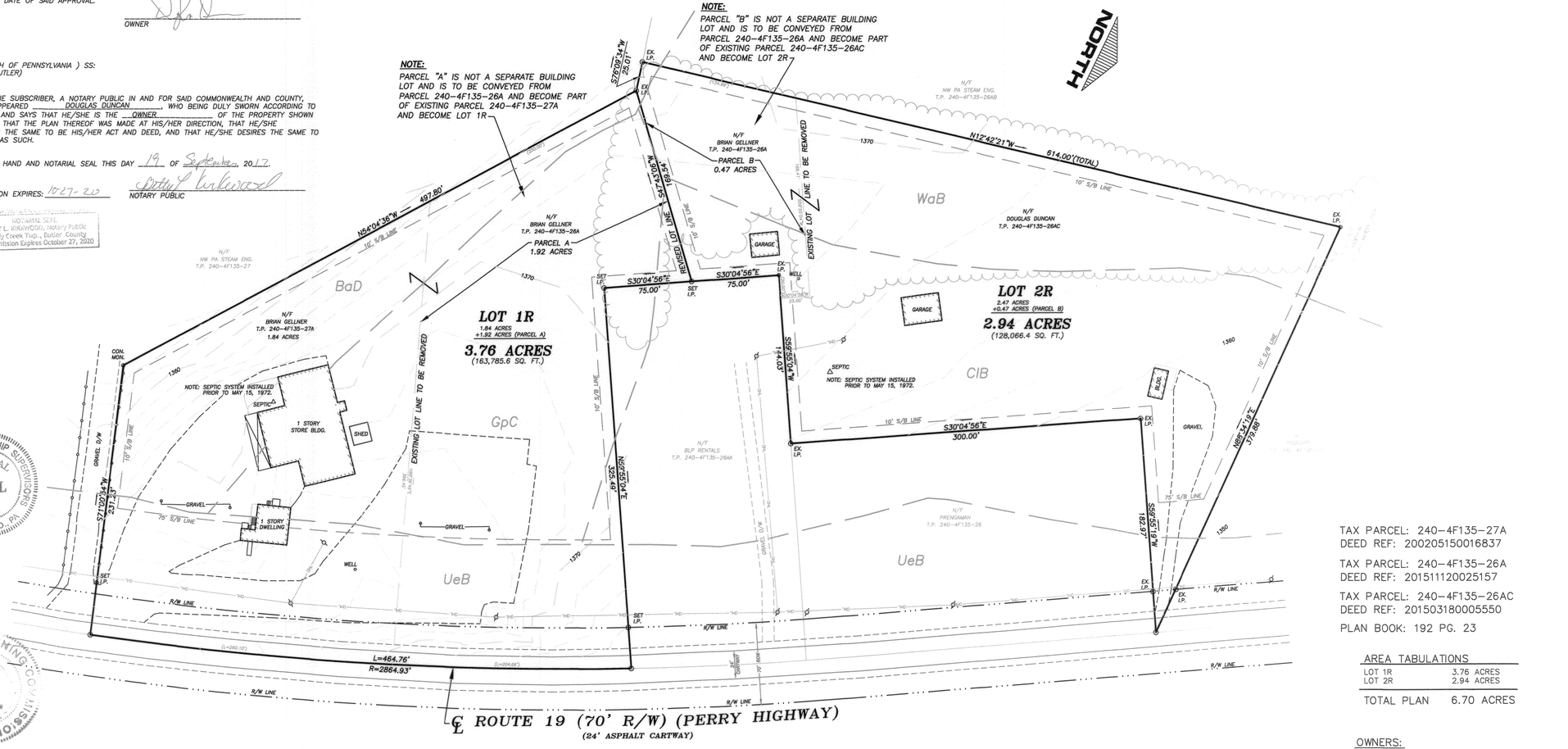
NOTARIAL SEAL
BETTY L. KIRKWOOD, Notary Public
Muddy Creek Twp., Butler County
My Commission Expires October 27, 2020

I/WE DOUGLAS DUNCAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF DOUGLAS DUNCAN AND IS RECORDED IN DEED BOOK VOLUME ____, PAGE ____, OR INSTRUMENT NO. 201503180005550.

I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCES AGAINST THIS PROPERTY.

WITNESS — OWNER





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TAX PARCEL: 240-4F135-27A
DEED REF: 200205150016837

TAX PARCEL: 240-4F135-26A
DEED REF: 201511120025157

TAX PARCEL: 240-4F135-26AC
DEED REF: 201503180005550

PLAN BOOK: 192 PG. 23

AREA TABULATIONS

LOT 1R	3.76 ACRES
LOT 2R	2.94 ACRES
TOTAL PLAN	6.70 ACRES

OWNERS:
DOUGLAS DUNCAN
1530 PERRY HWY.
PORTERSVILLE, PA 16051

BRIAN GELLNER
1518 PERRY HWY.
PORTERSVILLE, PA 16051

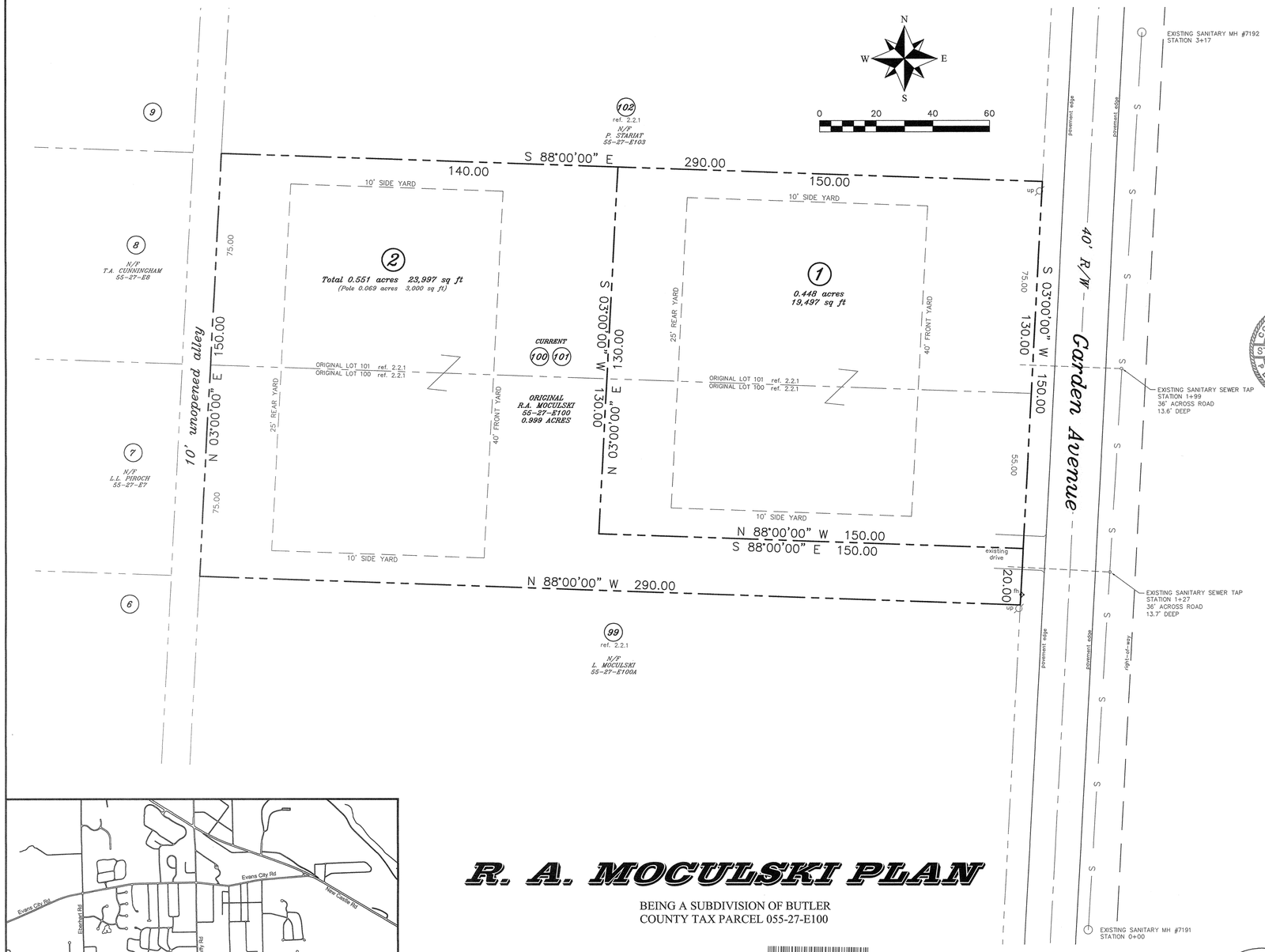
PLAN BOOK	PAGE
366	13

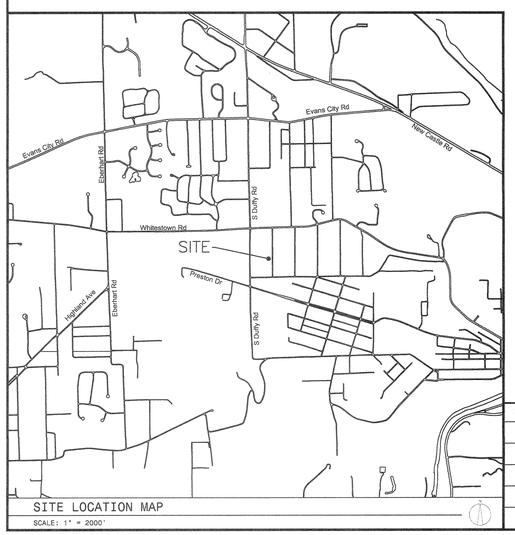
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. CHUTY LAND SURVEYOR No. SU075509

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

Scale 1" = 50'
Date AUG. 10, 2017
SEPT. 18, 2017
Job No. 2943

DUNCAN / GELLNER-LOT LINE REVISION
Situate in Muddycreek Township Butler County, Pa.
Prepared For Doug Duncan
Sheet No. 1 of 1





SITE LOCATION MAP
SCALE: 1" = 2000'

R. A. MOCULSKI PLAN

BEING A SUBDIVISION OF BUTLER
COUNTY TAX PARCEL 055-27-E100

Instr:201710050021730 10/05/2017
Pages: 1 F:$46.00 11:04PM
Michele Mustello T20170019294
Butler County Recorder FL

BUTLER TOWNSHIP R-2 DISTRICT	
Dimension	Single Family with Public Water and Sewer
Min. Lot Area	12,000 sq ft
Min. Lot Width	90 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 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.

HIGHWAY OCCUPANCY PERMIT

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

GENERAL NOTES:
1. OWNER: RONALD A. MOCULSKI
2. ADDRESS: 54 OLD PLANK RD
   BUTLER, PA 16002
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. YOUNG PLAN OF LOTS
   PLAN BOOK 8 PG 20
4. MUNICIPAL ZONING: R-2 SINGLE FAMILY RESIDENTIAL
5. PUBLIC WATER AND SEWER AVAILABLE

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER ENGINEER REVIEW LETTER DATED AUGUST 21, 2017	SDG	8/24/17	Young Plan Sec. 8 Pg 20 (fmly PB 4 Pg 35)
B	SEWER MANHOLES AND EXISTING SERVICE TAPS ADDED	SDG	8/31/17	

0 20 40
SCALE: 1" = 20'

DRAWN BY: SDG
DATE: 7/12/17
CHECKED BY: Sdg
DATE:
APPROVED:

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

PROJECT
R. A. MOCULSKI PLAN :
BEING A SUBDIVISION OF BUTLER COUNTY
TAX PARCEL 55-27-E100

BUTLER TOWNSHIP–BUTLER COUNTY, PENNSYLVANIA

DWG.No. 17-135

RECORDED Oct 5 2017
PLAN BOOK 366 PAGE 14
SHEET 1 of 1

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, RONALD A. MOCULSKI, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 27 DAY OF Sept, 2017.

x Ronald A. Moculski S.E.
RONALD A. MOCULSKI

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, RONALD A. MOCULSKI, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF Sept, 2017.

MY COMMISSION EXPIRES THE 24 DAY OF Feb, 2018

x
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

1 SEPT '17
DATE

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

x Teresa Giesler
SECRETARY

x Dave Lenk
PRESIDENT, BOARD OF COMMISSIONERS

SEAL

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 18TH DAY OF September, 2017.

x Teresa Giesler
SECRETARY

x Dave Lenk
PRESIDENT, BOARD OF COMMISSIONERS

SEAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 5TH DAY OF September, 2017.

x Ernest A. Osterling
SECRETARY

x Jon P. Kirk
CHAIRMAN, PLANNING COMMISSION

SEAL

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF AUGUST, 2017.

x Chuck Davies
SECRETARY

x Frank E. Uhl
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SEAL

APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT THIS _____ DAY OF _____, 2017.

x
CHAIRMAN

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE 14

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

x Michele M. Mustello
RECORDER OF DEEDS

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

17199

REGISTERED SURVEYOR

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN M. AND SUSAN E. ZURISKO, 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 28 DAY OF Sept, 2017.

x John M. Zurisko
JOHN M. ZURISKO

x Susan E Zurisko
SUSAN E. ZURISKO

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, JOHN M. AND SUSAN E. ZURISKO, 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 28 DAY OF Sept, 2017.

MY COMMISSION EXPIRES THE 28 DAY OF Sept, 2017

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

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.

26 Sept '17
DATE

STANLEY D. GRAFF
REG. NO. SU-20161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR NO. 20161-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 SEPTEMBER, 2017.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 6TH DAY OF SEPTEMBER, 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF AUGUST, 2017.

Chuck Davies
SECRETARY

Frank E Uhl
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE(S) 15 ETC.

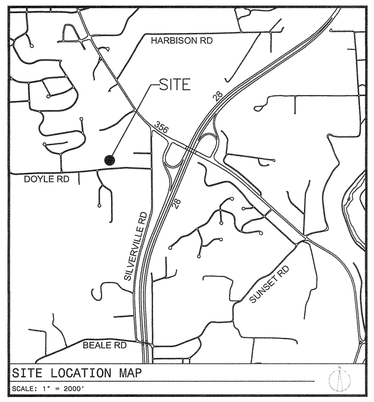
GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF October, 2017.

RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER CO. PA.

COUNTY OF BUTLER
DELETE POSTAL NUMBER
17213



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.

Instr: 201710050021759 10/05/2017
Pages: 1 F: $45.00 8:09PM
Michele Mustello T20170015313
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, RICHARD L. SWARTZLANDER, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, 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 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 28 DAY OF Sept, 2017.

x Richard L Swartzlander
RICHARD L. SWARTZLANDER

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 L. SWARTZLANDER, 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 28 DAY OF Sept, 2017.

MY COMMISSION EXPIRES THE 28 DAY OF Sept, 2017

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

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, RICHARD L. SWARTZLANDER, TRUSTEE OF THE RICHARD L. SWARTZLANDER TRUST, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, 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 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 28 DAY OF Sept, 2017.

x Richard L Swartzlander
RICHARD L. SWARTZLANDER
TRUSTEE, THE RICHARD L. SWARTZLANDER

ACKNOWLEDGMENT OF NOTARY PUBLIC

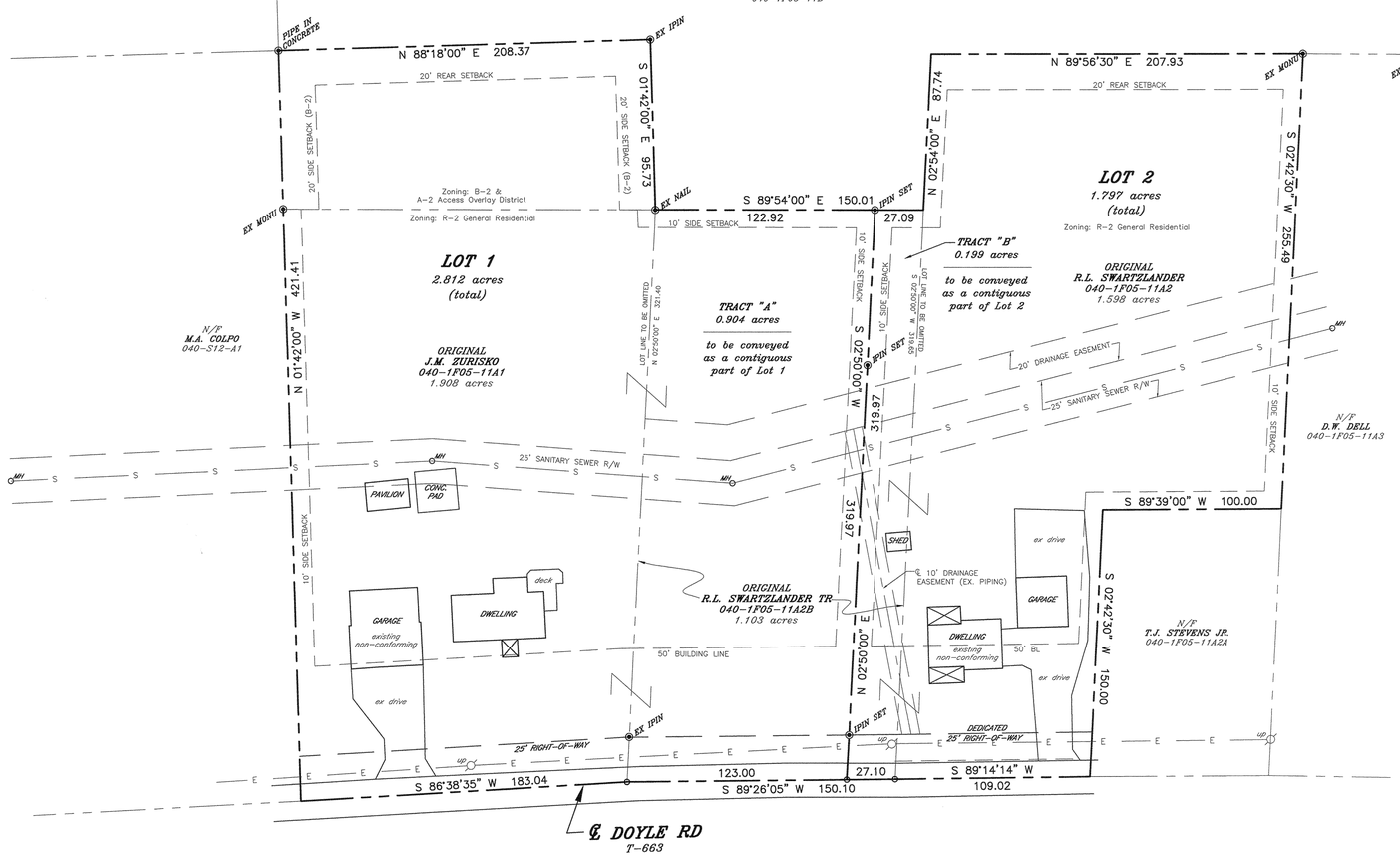
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, RICHARD L. AND PEARL E. SWARTZLANDER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

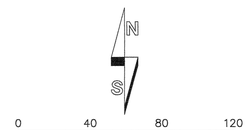
SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF Sept, 2017.

MY COMMISSION EXPIRES THE 28 DAY OF Sept, 2017

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





PROPERTY AREAS:

EXISTING TOTALS	
040-1F05-11A1	1.908 ACRES
040-1F05-11A2B	1.103 ACRES
+040-1F05-11A2	1.598 ACRES
EXISTING TOTAL	4.609 ACRES
LOT 1	
040-1F05-11A1	1.908 ACRES
+ TRACT A	0.904 ACRES
LOT 1 TOTAL	2.812 ACRES
LOT 2	
040-1F05-11A2	1.598 ACRES
+ TRACT B	0.199 ACRES
LOT 2 TOTAL	1.797 ACRES
REVISED TOTALS	
LOT 1	2.812 ACRES
+LOT 2	1.797 ACRES
REVISED TOTAL	4.609 ACRES

BUFFALO TOWNSHIP R-2 GENERAL RESIDENTIAL DISTRICT	
Dimension	Single Family with Public Water and Sewer
Min. Lot Area	20,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	20 feet

BUFFALO TOWNSHIP B-2 CENTRAL BUSINESS DISTRICT	
Dimension	All 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

GENERAL NOTES:

1. OWNERS: 040-1F05-11A1 - JOHN & SUSAN ZURISKO
   040-1F05-11A2B - THE RICHARD L. SWARTZLANDER TRUST
   040-1F05-11A2 - RICHARD SWARTZLANDER
2. ZONING: R-2 GENERAL RESIDENTIAL
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. J. ZURISKO PLAN
   PLAN BOOK 276 PG 45

Swartzlander/Zurisko Plan

Being a lot line revision and consolidation of
Butler County Tax Parcels 040-1F05-11A1,
040-1F05-11A2 and 040-1F05-11A2B

RECORDED Oct 5 2017	
PLAN BOOK	PAGE
366	15
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
C	ADDED DEDICATION FOR TRUST	SDG	9/25/2017
B	REVISIONS PER ENGINEER COMMENTS	SDG	9/7/2017
A	DRAINAGE EASEMENT ADDED	SDG	9/1/2017

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
SWARTZLANDER / ZURISKO PLAN
BEING A
LOT LINE REVISION
FOR
John & Susan Zurisko and
Richard Swartzlander

SITUATE
TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8/22/17	SDG	Sdg	1" = 40'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-148	040-1F05-11A1, 11A2, 11A2B	C

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 366 Page(s) 16.

Given under my hand and seal this 13 day of Oct 2017

(Recorder of Deeds)

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

Allegheny Township

MUNICIPAL APPROVAL

Reviewed ~~and approved~~ (or Reviewed with comments) by the _____ this 17 day of SEP, 2017.

(City, Borough, Township)

(Secretary) (Chairman)

SEAL

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 16TH day of Aug. 2017

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 17200

SEAL

Instr:201710180021971 10/10/2017 10:38AM
Pages:1 F:$45.00
Michele Mustello T20170015434
Butler County Recorder ND

BEARINGS FOR THIS SURVEY PLAN HAVE BEEN ROTATED TO MATCH THE BEARINGS FROM THE "REALGOODS AND WLH ENTERPRISES PLAN" SURVEYED BY DOUGLAS H. FOX, P.L.S. DATED: NOVEMBER 14, 2006.

N
W E
S

BOROUGH OF EMLENTON
ASST. NO. 09-08-02
DB.413 PG.35

TWP. ROAD 540

PRIVATE ROAD

POINT ON WESTERN PROPERTY LINE OF WLH PROPERTIES LP, AT APPROXIMATE INTERSECTION OF TWP. ROAD 540 AND EXISTING ASPHALT DRIVE, BEING THE P.O.B. FOR 50' ACCESS EASEMENT.

GRAVEL ROAD USED FOR ACCESS TO LOT # 1 AND RESIDUAL PROPERTY

GRAVEL DRIVEWAY (OLD ROAD)

1939 AERIAL PHOTO SHOWS THE OLD ROAD (GRAVEL DRIVEWAY) LEADING TO A FARM HOUSE LOCATED NEAR THE LOCATION OF THE EXISTING NEW HOUSE ON LOT # 1

ASPHALT DRIVE

PROPOSED 50' EASEMENT OVER EXISTING ASPHALT DRIVE, TO PROVIDE ACCESS FROM SQUAW VALLEY ROAD TO "OLD STATE FARMS" BUILDING LOCATED ON LOT A" AND ACCESS FOR LOT # 1.

APPROXIMATE LOCATION OF COUNTY LINE

SQUAW VALLEY ROAD TWP. ROAD 540

MEETS & BOUNDS ALONG CENTERLINE OF 50' ACCESS EASEMENT BEING THE CENTERLINE OF EXISTING DRIVE

LINE	BEARING	DISTANCE
L1	S 80°49'26" E	100.67'
L2	S 70°45'56" E	84.50'
L3	S 69°54'01" E	89.33'
L4	S 81°23'44" E	77.00'
L5	S 87°51'01" E	83.10'
L6	S 86°59'46" E	72.37'
L7	S 87°25'36" E	73.54'
L8	S 83°49'13" E	81.46'
L9	S 74°57'43" E	72.97'
L10	S 62°29'36" E	80.10'
L11	S 57°04'20" E	72.17'
L12	S 43°28'14" E	82.36'
L13	S 34°21'20" E	73.87'
L14	S 25°07'25" E	82.77'

RIGHTS & RESPONSIBILITY STATEMENT:
THE GRANTOR AND GRANTEE OF THE 50' ACCESS EASEMENT ALONG THE EXISTING ASPHALT DRIVE WILL SHARE THE EXPENSE OF MAINTAINING THE ACCESS DRIVEWAY.

WLH PROPERTIES LP
ASST. NO. 020-1F37-3AA
INST. NO. 200712280032559
19.902 ACRES
-0.336 ACRES (Lot "A")
19.566 REMAINING ACRES

EXISTING SUCKER ROD CORNER PIN IN STONES

S 86°24'18" E 478.50'

POINT

S 85°24'18" E 744.59'

OLD ROAD

50' ACCESS AND UTILITY EASEMENT

EXCEPTING AND RESERVING FROM LOT # 1. A 50' ACCESS AND UTILITY EASEMENT OVER AND ACROSS THE NORTHERN BOUNDARY OF LOT # 1.

SET 5/8" REBAR

POINT (deed corner)

blazes and yellow paint found

S 86°24'18" E 329.74'

EXISTING 1" PIPE WITH SURVEY CAP (K.D. BERLIN)

S 85°24'18" E 39.16'

blazes and yellow paint found

S 72°25'13" E 220.86'

EXISTING 1" PIPE WITH SURVEY CAP (K.D. BERLIN)

ASST. NO. 020-1F37-3AA
N 03°35'00" E 254.03'

ASST. NO. 020-1F37-4

SET 5/8" REBAR

N 85°35'00" E 142.64'

Old State Farms Maple Syrup

SET 5/8" REBAR

asphalt parking

N 20°37'20" W 111.12'

172.67'

EXCEPTING AND RESERVING FROM LOT "A", A 50' ACCESS AND UTILITY EASEMENT OVER AND ALONG THE EXISTING ASPHALT DRIVE.

SET 5/8" REBAR

SET 5/8" REBAR

N 86°25'00" W 77.97'

LOT "A"
0.336 ACRES
PART OF ASST. NO.
020-1F37-3AA
TO BE CONVEYED AND
BECOME PART OF
LOT # 1, ASST. NO.
020-1F37-4

VENANGO COUNTY
BUTLER COUNTY

S 09°26'05" W 498.40'

50' REAR SETBACK LINE

(Residual Lot)
WLH LAND & LUMBER LLC.
ASST. NO. 020-1F37-4
INST. NO. 200602180003181
51.7 ACRES (by assessment)
-23.318 ACRES (Lot 1)
28.382 REMAINING ACRES

The Hardwood Mall

GRAVEL DRIVEWAY

WATER WELL

HOUSE

septic system

GARAGE

20' SIDE SETBACK LINE

S 85°53'32" W 274.24'

SET 5/8" REBAR

SET 5/8" REBAR

LOT # 1 (23.318 ACRES)
PART OF 020-1F37-4
+ LOT "A" (0.336 ACRES)
PART OF 020-1F37-3AA
TOTAL ACREAGE FOR NEW LOT = 23.654 AC.

N 03°35'00" E 1029.51'
(TOTAL DISTANCE LOT # 1)

N 03°35'00" E 323.33'

ASPHALT DRIVE

EXISTING WATER WELL SHARED BY "THE HARDWOOD MALL" AND "OLD STATE FARMS" BUILDINGS.

EXISTING 5/8" REBAR

50' FRONT SETBACK LINE

50' REAR SETBACK LINE

S 09°26'34" W 450.25'

N 03°35'00" E 279.48'

20' SIDE SETBACK LINE

SET 5/8" REBAR

EXISTING 1 1/2" PIPE

S 87°24'08" W 889.42'

S 07°10'37" W 269.72'

WLH PROPERTIES LP
ASST. NO. 020-1F37-3A
INST. NO. 200905190010640

INTERSTATE 80

INTERSTATE 80

RESIDUAL TRACT NOTE *

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of Silviculture use. No portion of the residual tract of this subdivision has been approved by 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 seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

OWNERS ADOPTION WLH PROPERTIES LP &

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

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 30TH day of AUGUST A.D. 2017.

ATTEST:
Wayne L Ryder (manager) (SEAL)
(Owner or Owners) (Owner or Owners)
Darlene Ryder (manager) (SEAL)
(Owner or Owners) (Owner or Owners)
(Notary Public)

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 Wayne L. Ryder (Name of Owner or Owners) Manager who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

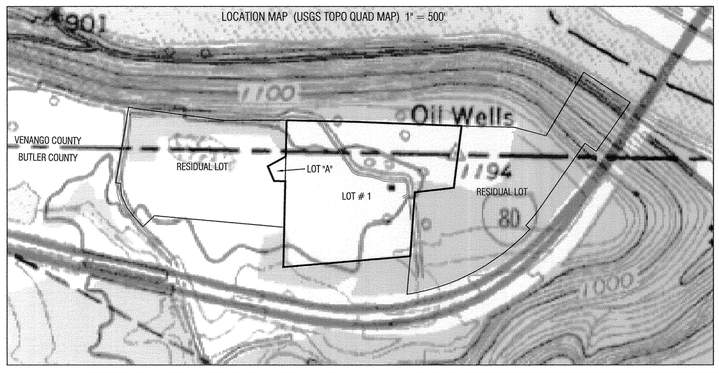
WITNESS MY HAND AND NOTARIAL SEAL this 30TH day of AUGUST 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Max S. Dadzie, Jr., Notary Public
City of Oil City, Venango County
My commission expires July 15, 2018

Notary Public SEAL

My Commission Expires the 15 day of JULY 2018

LOCATION MAP (USGS TOPO QUAD MAP) 1" = 500'



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LOCATION MAP (BUTLER COUNTY GIS)



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH MELVIN FOX
LAND SURVEYOR
NO.SU075142

PROFFESSIONAL LAND SURVEYOR CERTIFICATE

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

Joseph M. Fox SEAL
(Surveyor's Name)

SU 075142
(Surveyor's Registration No.)

July 10, 2017
(Date)

FOX LAND SURVEYING
9161 U.S. 322
CRANBERRY, PA 16319
814-676-4742
JOSEPH M. FOX, P.L.S.

MINOR SUBDIVISION - FINAL PLAN

TITLE WLH LAND & LUMBER LLC. SUBDIVISION

MUNICIPALITY ALLEGHENY TWP., BUTLER CO., PA

OWNER WLH PROPERTIES LP.
212 Seneca Hardwood Road
Cranberry, PA 16319

OWNER WLH LAND & LUMBER LLC.
212 Seneca Hardwood Road
Cranberry, PA 16319

PROPOSED LAND USE:
ACREAGE OF TRACT: 19.902/51.7
DENSITY (PER ACRE): --
AREA OF DEVELOPMENT: 0.336/23.318
TOTAL NO. OF LOTS: 1
MIN. LOT SIZE - AREA: 23.318
WIDTH: N/A

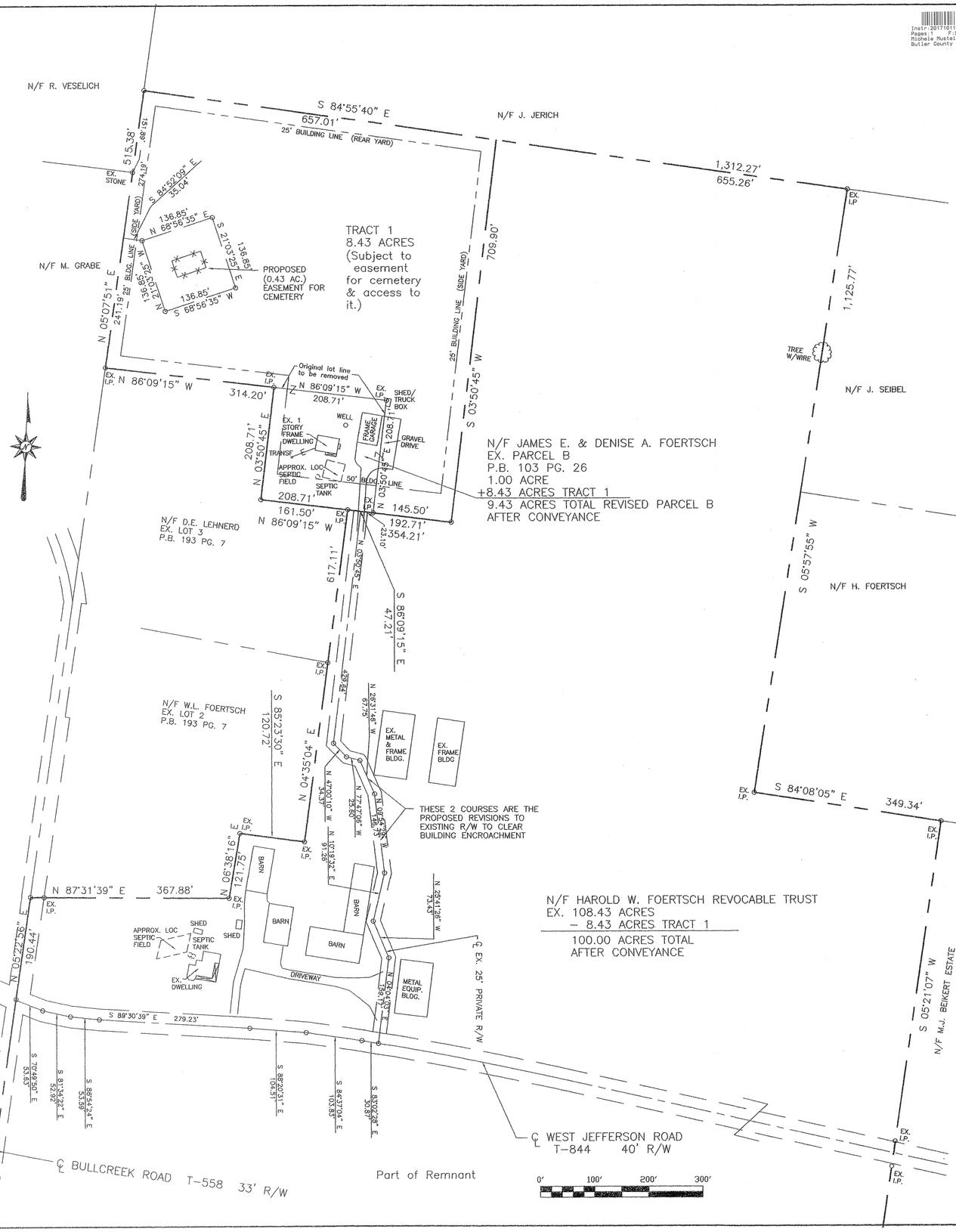
NORTH ARROW

SHEET 1 OF 1

DATE REC'D. BY PC.:
SCALE: 1" = 100' **DATE:** JULY 25, 2017
0' 100' 200' 300'

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

Instr-201711011002213O 10/11/2017
Pages:1 F:$45.00 S:$795
Michele Mustello T201700015638
Butler County Recorder FL



KNOW ALL MEN BY THESE PRESENTS, that I, Harold W. Foertsch, trustee of the Harold W. Foertsch Revocable Trust, of the Township of Jefferson, 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 Jefferson Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purpoes, 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 Jefferson, I hereby covenant and agree to and by these presents do release and foreverly discharge said Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, their successors or assigns from any liability for damages arising and to arise from 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 Harold W. Foertsch, trustee of the Harold W. Foertsch Revocable Trust, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

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

ATTEST:

Carrie Bedillion — NOTARY PUBLIC

Harold W. Foertsch — TRUSTEE

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Harold W. Foertsch, Trustee of the Harold W. Foertsch Revocable Trust, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

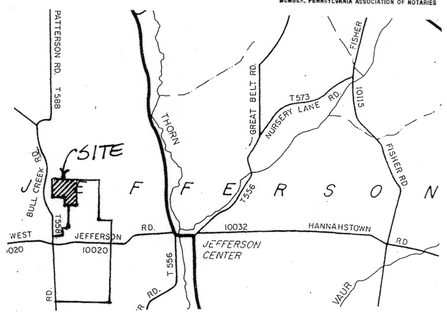
WITNESS MY HAND AND NOTARIAL SEAL this 4 day of October, 2017.

My Commission expires the 9 day of April, 2018.

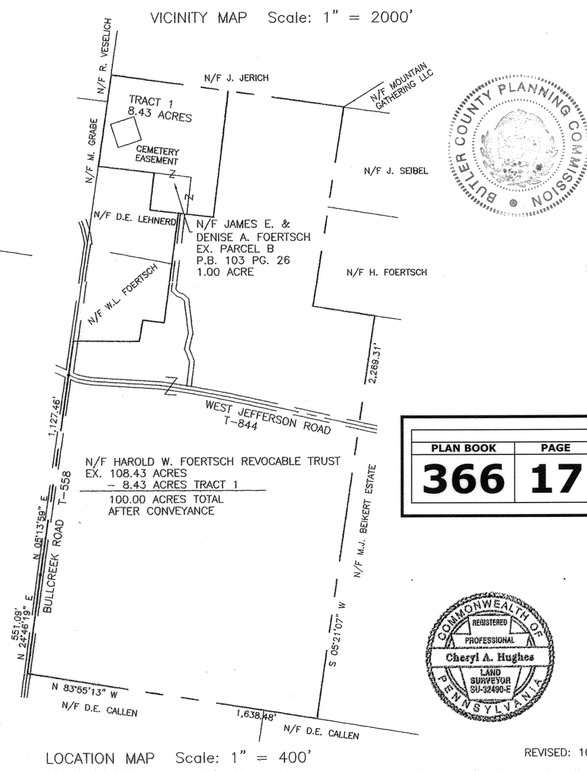
SEAL

Carrie Bedillion
NOTARY PUBLIC

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



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

BUTLER COUNTY PLANNING COMMISSION

REVISED: 10/02/17; R/W & NOTE

KNOW ALL MEN BY THESE PRESENTS, that we, James E. and Denise A. Foertsch, of the Township of Jefferson, 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 Jefferson Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purpoes, 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 Jefferson, we hereby covenant and agree to and by these presents do release and foreverly discharge said Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, their successors or assigns from any liability for damages arising and to arise from 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 James E. and Denise A. Foertsch, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4 day of October, 2017.

ATTEST:

Carrie Bedillion — NOTARY PUBLIC

James E. Foertsch — OWNER

Denise A. Foertsch — OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James E. and Denise A. Foertsch, 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 4 day of October, 2017.

My Commission expires the 9 day of April, 2018.

SEAL

Carrie Bedillion
NOTARY PUBLIC

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

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

DATE October 2, 2017 SEAL Cheryl A. Hughes REG. NO. SU-32490-E

The Board of Supervisors of the Township of Jefferson hereby gives public notice that in approving this plan for recording purposes only, the Township of Jefferson assumes no 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.

Lois I. Fennell — SECRETARY — SEAL — CHAIRMAN

Approved by the Supervisors of the Township of Jefferson this 4th day of Oct. 2017.

Lois I. Fennell — SECRETARY — SEAL — CHAIRMAN

Approved by the Jefferson Township Planning Commission this 26TH day of SEPTEMBER 2017.

Evelyn M. Gross — SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 1ST day of AUG. 2017.

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA):
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 366 Page 17.

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

SEAL

Michele M. Mustello
RECORDER OF DEEDS

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

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NOTES:

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

REF: PLANS OF SUBDIVISION FOR FOERTSCH BY OLSEN ZARNICK & SEYBERT, INC., 12/11/84, 10/07/85, P.B. 103 PG. 26 & P.B. 108 PG. 9.

REF: LOT LINE REVISION FOR HAROLD W. & LOIS B. FOERTSCH BY LAND SURVEYORS, INC., 05/04/96, SERVICE NO. 96-119, P.B. 193 PG. 7.

REF: PROPERTY SURVEY FOR HAROLD W. & LOIS B. FOERTSCH BY LAND SURVEYORS, INC., 05/14/96, #96-119.

REF: SURVEY FOR BUTLER CO. CONS. DIST., BY LAND SURVEYORS, INC., 05/28/08, #08-059.

TRACT 1 CANNOT BE RESUBDIVIDED DUE TO INSUFFICIENT ACCESS TO THE PUBLIC ROAD.

THE PURPOSE OF THIS PLAN IS TO ADD TRACT 1 TO ADJOINING LANDS OF JAMES E. & DENISE A. FOERTSCH.

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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: JAMES E. & DENISE A. FOERTSCH
and
HAROLD W. FOERTSCH, Trustee of the
HAROLD W. FOERTSCH REVOCABLE TRUST
SITUATE: JEFFERSON TWP., BUTLER CO., PA

Date 07/11/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 190-2F10-5, 5M		Instr. # 201411140027275	Service No. 17-049
Address 505/515 W. JEFFERSON RD.		Db-Pg 2608-182	

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WHITE OAK FARM, LLC., OF THE TOWNSHIP OF FORWARD, 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 FORWARD, 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 FORWARD, 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 FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 29th DAY OF September, 2017.

x William Gottlob Herb
WILLAIM GOTTLOB HERB, MEMBER - PRESIDENT

x Sue Ann Jones
SUE ANN JONES, MEMBER - SECRETARY

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, WHITE OAK FARM LLC, 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 29th DAY OF September, 2017.

MY COMMISSION EXPIRES THE 17th DAY OF November, 2019

Carol King
NOTARY PUBLIC

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

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.

28 SEPT '17
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 10 DAY OF OCT., 2017.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 26 DAY OF OCT. SEPT, 2017.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF SEPT., 2017.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

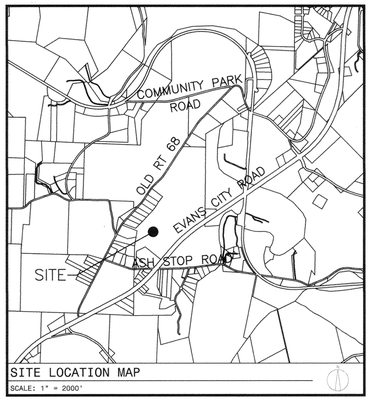
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366 PAGE(S) 18

GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF October, 2017.

RECORDER OF DEEDS

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

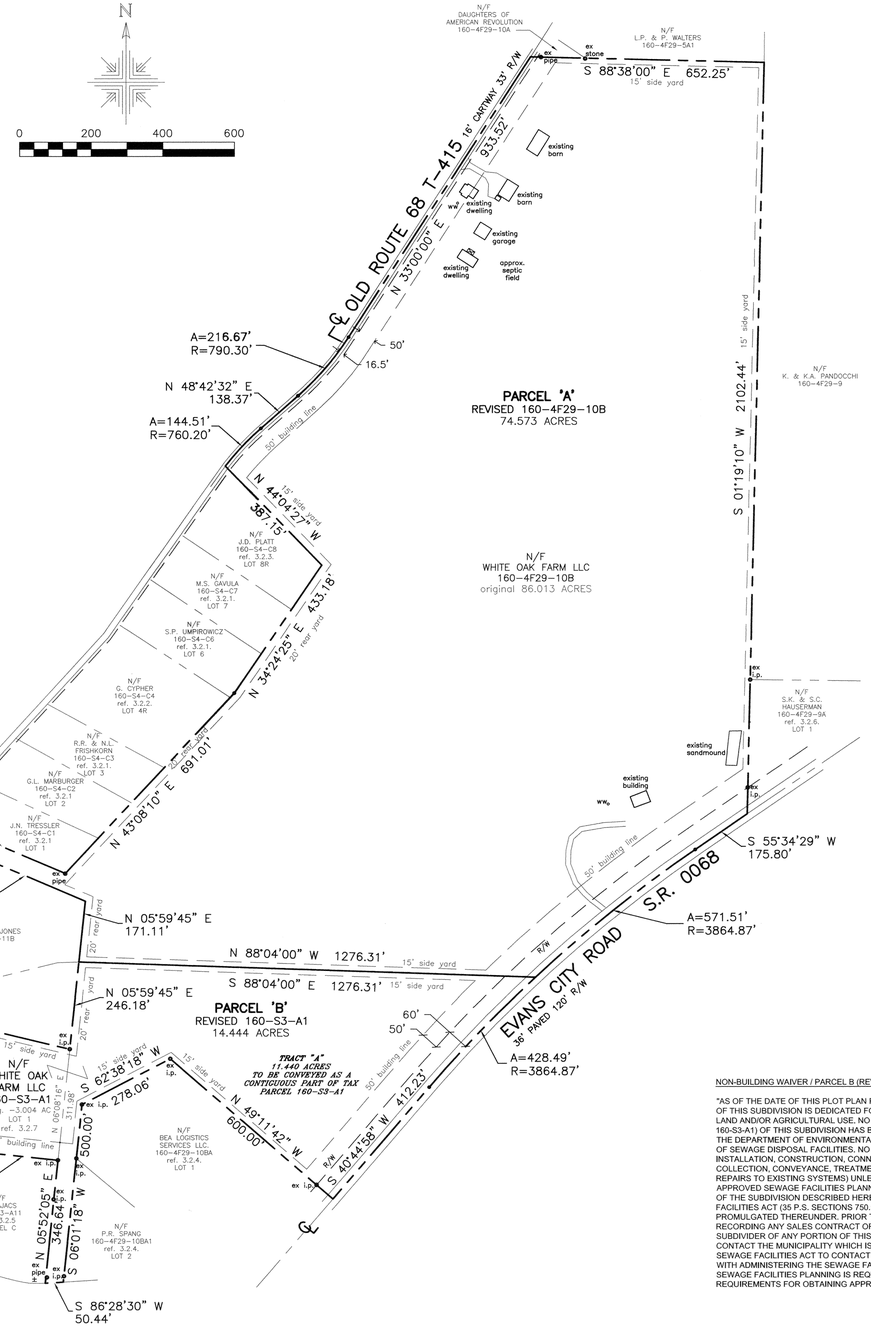
RECORDER OF DEEDS — BUTLER COUNTY, PA



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.

Instr:201710110022159 10/11/2017 11:58:00
Pages:1 F:$45.00 T20170015568
Michele Mustello FL
Butler County Recorder



PROPERTY AREAS:

EXISTING TOTALS	
160-4F29-10B	86.013 ACRES
+160-S3-A1	3.004 ACRES
EXISTING TOTAL	89.017 ACRES
PARCEL A (REVISED 160-4F29-10B)	
ORIGINAL 4F29-10B	86.013 ACRES
- TRACT A	11.440 ACRES
PARCEL A TOTAL	74.573 ACRES
PARCEL B (REVISED 160-S3-A1)	
ORIGINAL S3-A1	3.004 ACRES
+TRACT A	11.440 ACRES
PARCEL B TOTAL	14.444 ACRES
REVISED TOTALS	
PARCEL A (REVISED 160-4F29-10B)	74.573 ACRES
+PARCEL B (REVISED 160-S3-A1)	14.444 ACRES
REVISED TOTAL	89.017 ACRES

GENERAL NOTES:

1. OWNER: WHITE OAK FARM LLC.
2. SETBACKS: BUILDING LINE - 50'
   SIDE YARD - 15'
   REAR YARD - 20'
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. SUBDIVISION OF ROLAND G. & HELEN HERB PROPERTY LOTS 1-6 P.B. 124 PG. 29
     - 3.2.2. WHITE OAK FARM PLAN OF LOTS P.B. 336 PG. 22
     - 3.2.3. IMAN & WHITE OAK FARM, LLC. LOT LINE REVISION P.B. 344 PG. 10
     - 3.2.4. LOT LINE REVISION P.B. 316 PG. 7
     - 3.2.5. RICE LOT LINE REVISION P.B. 309 PG. 41
     - 3.2.6. JEFFREY AND KATHRYN PANDOCCHI PLAN P.B. 265 PG. 8
     - 3.2.7. RAYNOVICH OF SUBDIVISION A P.B. 253 PG. 20

NON-BUILDING WAIVER / PARCEL B (REVISED 160-S3-A1)

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, PARCEL B (REVISED 160-S3-A1) OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF PARCEL B (REVISED 160-S3-A1) OF 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 PARCEL B (REVISED 160-S3-A1) 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."

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

WHITE OAK FARM PLAN No. 2

BEING A

LOT LINE REVISION

FOR

WHITE OAK FARM LLC.

SITUATE

TOWNSHIP OF FORARD
BUTLER COUNTY, PENNSYLVANIA

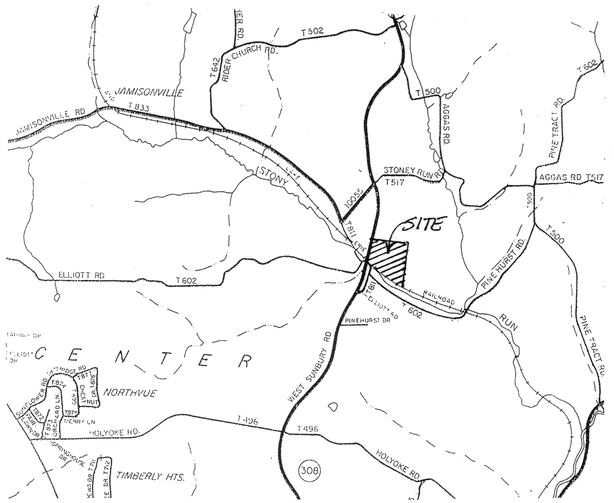
DATE	DRAWN	CHECKED	SCALE
09/18/2017	MDH	Sdg	1" = 200'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-161	160-4F29-10B	-

RECORDED Oct 11 2017

PLAN BOOK	PAGE
366	18

SHEET 1 of 1



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Donald R. and Marsha V. Clark, 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, Donald R. and Marsha V. Clark, 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 Donald R. and Marsha V. Clark, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 27 day of Sept, A.D. 2017.

ATTEST:

Patricia Saunders — NOTARY PUBLIC
Commonwealth of Pennsylvania
Notarial Seal
PATRICIA SAUNDERS - Notary Public
CENTER TWP, BUTLER COUNTY
My Commission Expires Aug 23, 2021

Donald R. Clark — OWNER

Marsha V. Clark — OWNER

The forgoing adoption and dedication is made by Donald R. and Marsha V. Clark, 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.

Donald R. Clark — OWNER

Marsha V. Clark — 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 Donald R. and Marsha V. Clark, 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 27 day of Sept 20 17.

My Commission expires the 23 day of Aug 20 21.

SEAL

Patricia Saunders — NOTARY PUBLIC
Commonwealth of Pennsylvania
Notarial Seal
PATRICIA SAUNDERS - Notary Public
CENTER TWP, BUTLER COUNTY
My Commission Expires Aug 23, 2021

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 SILVICULTURE USE. THIS WAIVER APPLIES TO LOT 2 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 LOT 2 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.

NOTES:

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

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

ZONING: R-1A SINGLE FAMILY RESIDENTIAL-AGRICULTURAL W/DM OVERLAY

50' FRONT BUILDING LINE
30' SIDE BUILDING LINE
50' REAR BUILDING LINE

PROPERTY OWNER: ESTATE OF JEAN M. CLARK
c/o DONALD R. CLARK
500 WEST SUNBURY ROAD
BUTLER, PA 16001

DONALD R. & MARSHA V. CLARK
500 WEST SUNBURY ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF DONALD R. & MARSHA V. CLARK.

REF: PLAN OF SUBDIVISION FOR ESTATE OF JEAN M. CLARK BY LAND SURVEYORS, INC., 07/05/, 17 AND REVISED 08/03/17.

KNOW ALL MEN BY THESE PRESENTS, that we, the Executors of the Estate of Jean M. Clark, 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, the Executors of the Estate of Jean M. Clark, 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 the Executors of the Estate of Jean M. Clark, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 25 day of Sept, A.D. 2017.

ATTEST:

Patricia Saunders — NOTARY PUBLIC
Commonwealth of Pennsylvania
Notarial Seal
PATRICIA SAUNDERS - Notary Public
CENTER TWP, BUTLER COUNTY
My Commission Expires Aug 23, 2021

Donald R. Clark — EXECUTOR - Donald R. Clark

Ruth A. McCafferty — EXECUTOR - Ruth A. McCafferty

The forgoing adoption and dedication is made by the Estate of Jean M. Clark, 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.

Donald R. Clark — EXECUTOR - Donald R. Clark

Ruth A. McCafferty — EXECUTOR - Ruth A. McCafferty

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 Executors of the Estate of Jean M. Clark, 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 25 day of Sept 20 17.

My Commission expires the 23 day of Aug 20 21.

SEAL

Patricia Saunders — NOTARY PUBLIC
Commonwealth of Pennsylvania
Notarial Seal
PATRICIA SAUNDERS - Notary Public
CENTER TWP, BUTLER COUNTY
My Commission Expires Aug 23, 2021

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

DATE August 17, 2017 SEAL — REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 23rd day of August 20 17.

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 13th day of September 20 17.

Edward B. Latuska — CHAIRMAN SEAL — SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 7TH day of Aug 20 17.

CHAIRMAN SEAL SECRETARY

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 366 page 19.

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

SEAL

RECORDER

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

REVISED: 08/17/17; ENGINEER'S REVIEW COMMENTS

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

Instr:201710110022215 10/11/2017
Pages:1 F:$45.00 3:2195
Michele Mustello T20170015609
Butler County Recorder PA

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

LOT LINE REVISION
FOR: DONALD R. & MARSHA V. CLARK
and
ESTATE OF JEAN M. CLARK
SITUATE: CENTER TWP., BUTLER CO., PA

Date 08/04/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F61-24, 24B		Db-Pg 2798-6	Service No. 17-029
Address 500/503 W. SUNBURY RD.		Instr. # 20070228000458	

INDIVIDUAL ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF Sept, A.D. 2017.

ATTEST:

NOTARY PUBLIC — LARRY R. LAPE — ELLEN R. LAPE

MY COMMISSION EXPIRES THE 10 DAY OF June A.D., 2019.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY LARRY R. & ELLEN R. LAPE WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

LARRY R. LAPE — ELLEN R. LAPE

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME. THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED LARRY R. & ELLEN R. LAPE WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE OUR, ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF Sept, 2017.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 10 DAY OF June 2019.

TITLE CLAUSE

I, LARRY R. LAPE & ELLEN R. LAPE DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAME OF LARRY R. LAPE & ELLEN R. LAPE AS RECORDED IN INSTRUMENT NO. 201510190023103 AND, 201512090026986 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA.

LARRY R. LAPE — ELLEN R. LAPE — WITNESS

_____ MORTGAGEE OF THE PROPERTY CONTAINED IN THE REVISED LAPE, WILO CORPORATION PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NAME, TITLE, AND MORTGAGE — WITNESS

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK B. SCHMIDT 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.

MARK B. SCHMIDT — 3U-036850-E (REGISTRATION NO.) — 9-8-2017 (DATE)

ADAMS TOWNSHIP ENGINEERS APPROVAL

APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP, THIS 4th DAY OF October, A.D. 2017.

SIGNATURE Ronald Olsen — 26400-E REGISTRATION NO.

ADAMS TOWNSHIP PLANNING APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, THIS 21 DAY OF August, 2017.

SECRETARY — PRESIDENT

ADAMS TOWNSHIP BOARD APPROVAL

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS LAND DEVELOPMENT PLAN BY THE TOWNSHIP OF ADAMS 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 TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23 DAY OF August, A.D. 2017.

ATTEST:

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

ADAMS BOARD — ADAMS BOARD — ADAMS BOARD

PA STATE PLANE S.

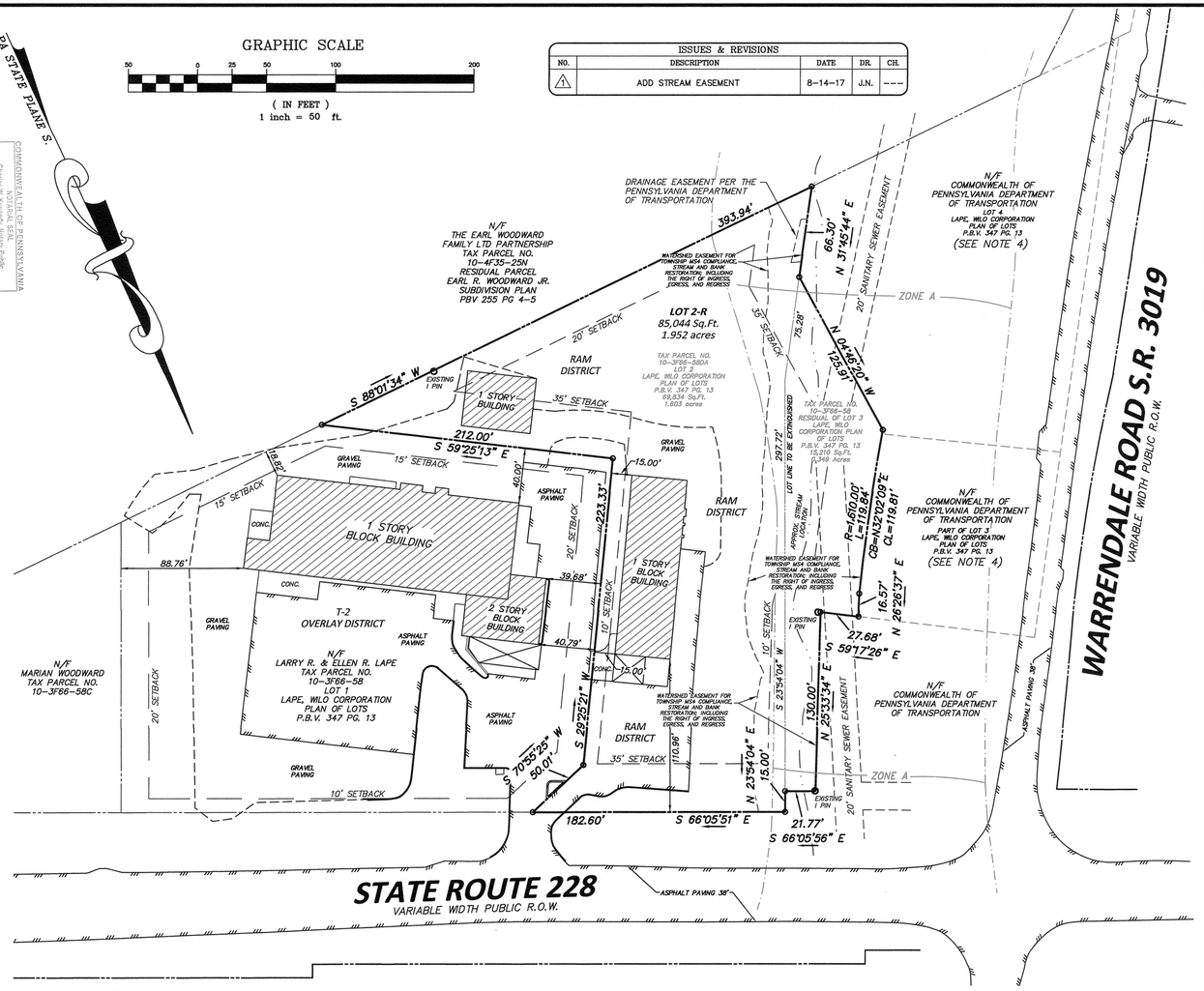
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

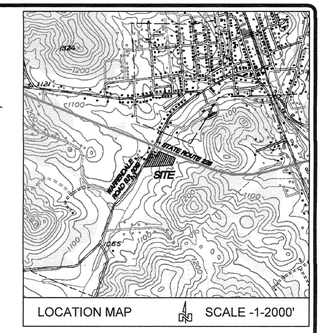
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	ADD STREAM EASEMENT	8-14-17	J.N.	---





LOCATION MAP — SCALE -1-2000'

ZONING = RAM RESIDENTIAL AGRICULTURAL, MODERATE DENSITY DISTRICT.

(1) DIMENSIONAL STANDARDS.

(A) MINIMUM LOT AREA: 32,670 SQUARE FEET (3/4 ACRE) FOR UP TO A MAXIMUM OF FOUR DWELLINGS PER STRUCTURE, EXCEPT THAT FOR PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES THERE IS NO MINIMUM LOT AREA.

(B) MINIMUM LOT WIDTH: 90 FEET AT FRONT SETBACK LINE, EXCEPT THAT FOR PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES, THE MINIMUM LOT WIDTH SHALL BE SET AT ZERO.

(C) MINIMUM FRONT YARD DEPTH: 35 FEET.

(D) MINIMUM SIDE YARD DEPTH: 10 FEET (TWO REQUIRED) EXCEPT THAT FOR THE PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES, THE MINIMUM SIDE YARD DEPTH SHALL BE SET AT ZERO.

(E) MINIMUM REAR YARD DEPTH: 20 FEET.

(F) MINIMUM YARD DEPTH ADJACENT TO A PUBLIC ROAD: 35 FEET.

FLOOD INFORMATION

ZONE A = NO BASE FLOOD ELEVATIONS DETERMINED.

PLAN BOOK	PAGE
366	20

MUNICIPAL STIPULATION

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

ADAMS TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES.

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

ADAMS BOARD — ADAMS BOARD — ADAMS BOARD

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED July 26, 2017.

~~EXECUTIVE DIRECTOR~~ CHAIR — SEC

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 366 PAGE(S) 20

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF October, A.D. 2017.

RECORDER OF DEEDS

Instr: 201710190022754 10/19/2017
Pages:1 F:$45.00 11:57AM
Michele Mustello T20170019008
Butler County Recorder FL

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

ACCESS TO STATE HIGHWAYS

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 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.

PROPERTY OWNERS:

1. LARRY R. & ELLEN R. LAPE
758 ROUTE 228 MARS, PA 16046

3. THIS PLAN IS A CONSOLIDATION OF LOT 2 AND A THE RESIDUAL OF LOT 3 RECORDED IN THE LAPE, WILO CORPORATION PLAN OF LOTS P.B.V. 347 PG. 13 BEING TAX PARCEL NOS. 10-3F66-58 AND 10-3F66-58D,

4. PART OF LOT NO. 3 AREA TAKEN BY CONDEMNATION PROCEEDINGS PER THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 201703170005692 AND ALL OF LOT 4 WAS TAKEN PER DEED BOOK 201704040006977.

5. TOTAL PROPERTY AREA =85,044 Sq.Ft. 1.952 Acres

6. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO NORTH AMERICAN DATUM OF 1983 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

7. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 421415 0005 B, WITH A DATE OF IDENTIFICATION OF APRIL 17, 1989, IN BUTLER COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

RECORDER OF DEEDS — ADAMS TOWNSHIP — TOWNSHIP ENGINEER — BUTLER PLANNING

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK B. SCHMIDT — LAND SURVEYOR — PENNSYLVANIA

☒ Corporate Office
Robinson Professional Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9860
FAX: (412) 781-9864

☐ Mars Office
Valley Square Suite B
Mars, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

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

HAMPTON TECHNICAL ASSOCIATES

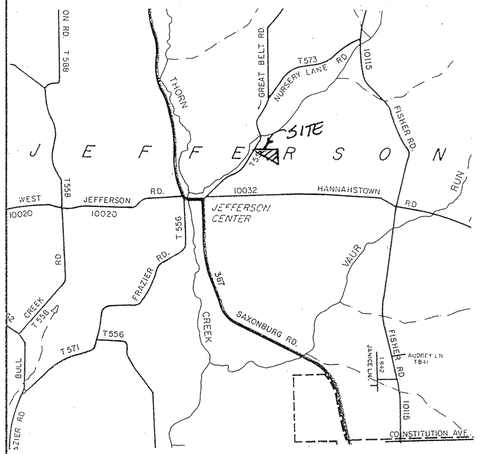
DRAWN BY: J.N.
CHECKED BY: C.S.
APPROVED BY: M.S.
CAD FILE: 17-11490-1.DWG

TITLE: SUBDIVISION PLAN
REVISED LAPE, WILO CORPORATION PLAN OF LOTS
ADAMS TOWNSHIP — BUTLER COUNTY, PA

CLIENT: LARRY R. LAPE
758 ROUTE 228 — MARS, PA 16046

DATE ISSUED: 5-19-17
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: SUB
HTA PROJECT #: 17-11490-1

Z:\PROJECTS\17-XXXXX Jobs\17-11400 Jobs\17-11490-1\Dwg\17-11490-1.dwg, SUBDIVISION PLAN, 9/8/2017 2:25 PM, Jerry Nist



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

REF: PROPERTY SUBDIVISION FOR RAYMOND B. & NANCY A. SAWYER BY R.B. SHANNON & ASSOC., INC., P.B. 118 PG. 18

REF: LOT LINE REVISION FOR RAYMOND B. & NANCY A. SAWYER BY S.D. GRAFF, P.B. 159 PG. 12
REF: SUBDIVISION NO. 2 FOR RAYMOND B. & NANCY A. SAWYER BY S.D. GRAFF, P.B. 159 PG. 13.
REF: J.W. POWERS EST. PLAN FOR BARBARA JONES BY S.D. GRAFF, P.B. 265 PG. 26.
REF: EKAS PLAN NO. 2 FOR RON & SUZANNE EKAS BY S.D. GRAFF, P.B. 292 PG. 9

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

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

PROPERTY OWNERS: ESTATE OF RAYMOND B. SAWYER
c/o RAYMOND F. SAWYER, Executor
138 GREAT BELT ROAD
BUTLER, PA 16002

N/F R.A. LEMMON, JR.

PARCEL 1
P.B. 333 PG. 7
N/F J.C. DONALDSON

N/F T.M. FERRARO, III

PARCEL 2
P.B. 333 PG. 7
N/F R. FISHER

N/F JEFFERSON TOWNSHIP

EX. I.P.
S 88°27'10" E
720.00'
EX. I.P.

N/F ESTATE OF RAYMOND B. SAWYER
EX. 65.555 ACRES+/-
– 3.60 ACRES LOT 1
61.955 ACRES+/- TOTAL
AFTER CONVEYANCE

FRAME/METAL BARN
GARAGE
FENCE
FRAME BARN
WELL
1 STORY BRICK & FRAME DWELLING
SEPTIC TANK
FRAME GARAGE
EX. SEPTIC FIELD
APPROX LOCATION EX. SEPTIC FIELD
EX. MOBILE HOME
356.97'

PARCEL A
P.B. 159 PG. 13
N/F B.L. LOCKE

C GREAT BELT ROAD
T-556 33' R/W
(Paved 22.75')

PROPOSED 50' PRIVATE R/W

N 37°43'23" E
53.84'
S 88°01'00" E
196.07'
S 89°15'00" E
219.53'
S 88°01'00" E
219.76'
S 89°15'00" E
219.44'
EX. I.P.
10.42'
50' BLDG. LINE (FRONT)
S 87°48'00" E
52.64'
S 84°42'00" E
58.91'
N 50°47'53" W
EX. I.P.
N/F R.L. EKAS
P.B. 292 PG. 9
25' BUILDING LINE (REAR YARD)
751.72'
EX. I.P.+/-
LOT 4
P.B. 265 PG. 26
N/F B.J. RUDERT
761.54'
25' BUILDING LINE (SIDE YARD)
S 13°52'56" W
434.70'
S 77°41'00" E
55.30'
S 74°20'00" E
85.19'
S 13°59'00" W
50.02'
TP#1
TP#2
TP#3
TP#4
TP#5
TP#6
TP#7
TP#8
TP#9
TP#10
TP#11
TP#12
TP#13
TP#A
TP#B
TP#C
PRIMARY OR SITE Z171914
ALTERNATE SITE

LOT 1
3.60 ACRES

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

S 87°48'00" E 54.63'
S 84°42'00" E 63.33'
S 77°41'00" E 59.83'
S 74°20'00" E 85.18'
S 77°42'00" E 57.26'
S 82°38'00" E 58.08'
N 88°43'00" E 54.64'
N 76°55'40" E 53.58'
N 71°05'00" E 33.62'
S 06°17'15" E
GRAVEL LANE

MAINTENANCE AGREEMENT:

WITNESSETH, In consideration of the mutual covenants, promises and benefits hereinafter set forth by the Estate of Raymond B. Sawyer, for itself, its heirs, successors and assigns (collectively the "parties"), and intending to be legally bound, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing the properties as shown on hereon plotted plan.
2 – The parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses maintaining and repairing said private lane to the tract of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or agreed to previously among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
4 – This agreement and each and every part and/or portion of the same referenced by previous record and applicable shall insure to the benefit of and be binding upon the respective parties of Lot 1 and the Estate of Raymond B. Sawyer, their respective heirs, successors and assigns.
5 – The parties further agree that they will separately maintain their own private driveways on their properties.
6 – Township of Jefferson hereby accepts no responsibility for the private lane and/or street set forth within this plan.
7 – Further requests by the lot owners to have the private lane and/or street accepted and adopted by Township of Jefferson as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Township of Jefferson construction standards for a public street.
8 – Future deeds for each lot shall contain a reference to the recorded agreement obligating the property owners, their heirs, successors and assigns to jointly maintain the said private lane and/or street.
9 – Township of Jefferson has no jurisdiction to enforce and will not enforce the obligations of the property owners in the plan under the shared maintenance agreement.
10 – Shared Maintenance Agreement recorded in Instrument # _____.

0' 100' 200' 300'

LOT 6 of P.B. 118 PG. 18 N/F B.T. POTTS
LOT 7 of P.B. 118 PG. 18 N/F R.M. SPINETTI
LOT 8 of P.B. 118 PG. 18 N/F J.L. HILLIARD
LOT 9 of P.B. 118 PG. 18 N/F D. EHRENFELD
LOT 10 of P.B. 118 PG. 18 N/F R. ROVNAN
LOT 11 of P.B. 118 PG. 18 N/F M.J. DEPEW
LOT 12 of P.B. 118 Pg. 18 N/F M.D. STEINER

PARCEL A
P.B. 146 PG. 1
N/F L.S. YOBST

LOT 1
P.B. 204 PG. 38
N/F C.W. DURHAM

LOT 2
P.B. 204 PG. 38
N/F C.W. DURHAM

N/F K.E. FRNDAK

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR DRAINAGE:
Know all men by these presents, that, the Estate of Raymond B. Sawyer, of the Township of Jefferson, County of Butler, and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm-water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance, we for ourselved, our heirs, executors, administrators and assigns do hereby release the Township of Jefferson from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon the Estate of Raymond B. Sawyer, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

In witness whereof, we hereunto set our hands and seals this _____ day of _____, 20____.

OWNER OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC

Witness my hand and seal this _____ day of _____, 20____.

My Commission expires the _____ day of _____, 20____.

NOTARY PUBLIC

Instr:201710200022927 10/20/2017
Pages:1 F $45.00 11:51PM
Michele Mustello T20170016145
Butler County Recorder FL

PLAN BOOK	PAGE
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KNOW ALL MEN BY THESE PRESENTS, that, the Estate of Raymond B. Sawyer, of the Township of Jefferson, 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 Jefferson 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 Jefferson, 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 Jefferson, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon the Estate of Raymond B. Sawyer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14th day of October, 20 17

ATTEST:

NOTARY PUBLIC Raymond F. Sawyer, Executor

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi M. Holben, Notary Public
Clinton Twp., Butler County
My Commission Expires July 19, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Executor for the Estate of Raymond B. Sawyer, 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 14th day of October, 20 17

My Commission expires the 19 day of July, 20 20

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi M. Holben, Notary Public
Clinton Twp., Butler County
My Commission Expires July 19, 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 platted by me for the owners or agents.

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

DATE September 7, 2017 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Jefferson hereby gives public notice that in approving this plan for recording purposes only, the Township of Jefferson assumes no 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 Jefferson this 11th day of Sept., 20 17.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Jefferson Township Planning Commission this Aug day of 24th, 20 17.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 16th day of Aug., 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 366 page 21

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

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 09/07/17; NAME REVISION & MAINTENANCE AGREEMENT
REVISED 08/16/17; TOWNSHIP REVIEW COMMENTS

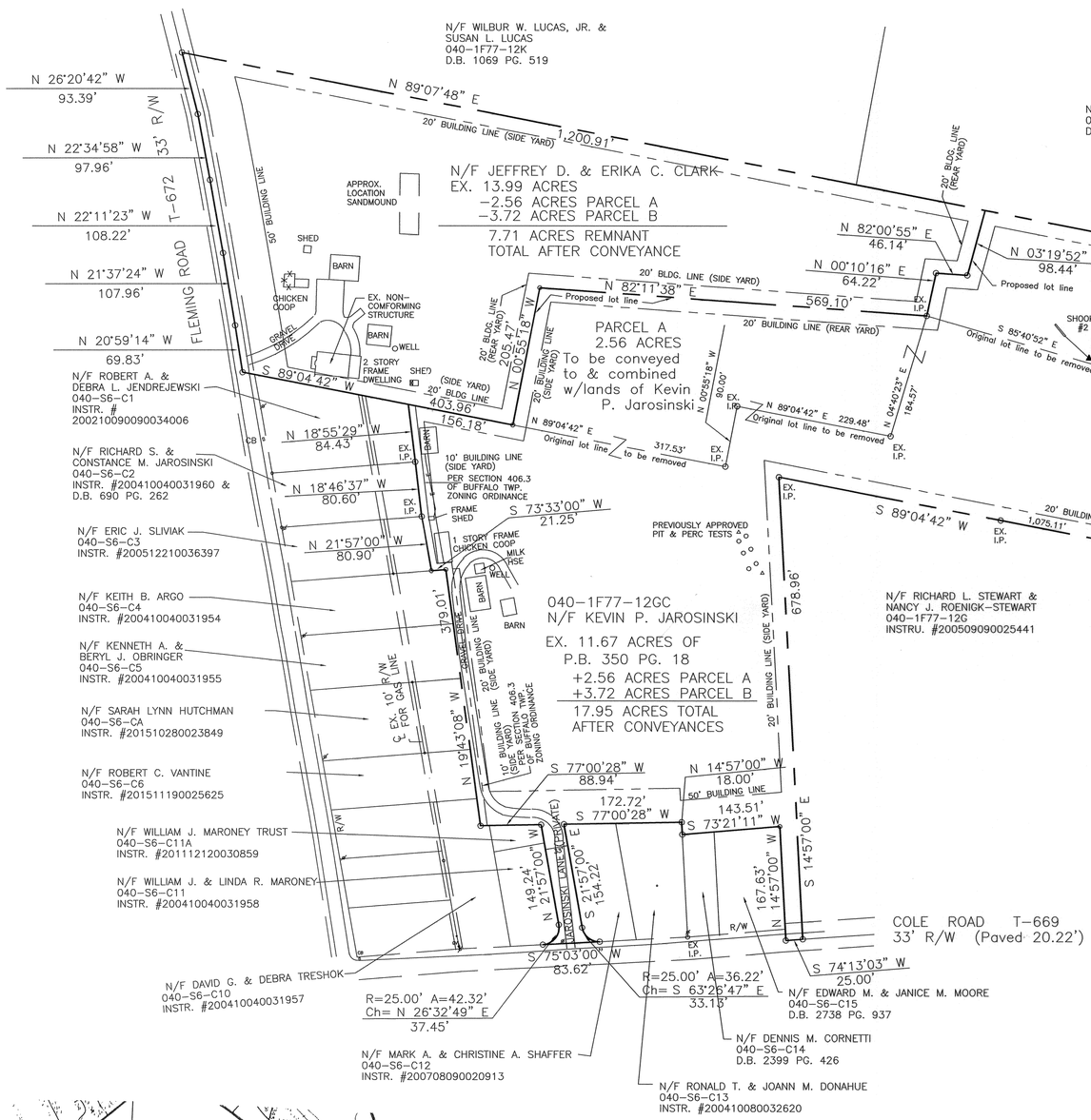
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

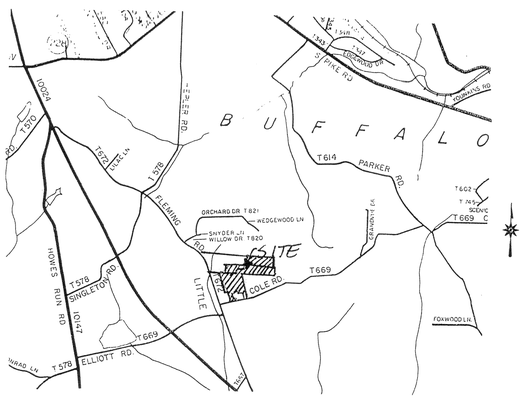
PLAN OF SUBDIVISION

FOR: ESTATE OF RAYMOND B. SAWYER

SITUATE: JEFFERSON TWP., BUTLER CO., PA

Date 07/27/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 190-1F155-32		Db-Pg 1164-321	Service No. 17-056
Address 138 GREAT BELT ROAD			




BUFFALO
SITE
COLE RD
T669
FLEMING
T1278
HOWES RUN RD
T1278
SINGLETON RD
T579
ELLIOTT RD
T669
LITTLE
PARKER
T614
ORCHARD DR T821
SNYDER-HILL WILLOW DR T820
WEDGEWOOD LN
FOXWOOD LN
T602
T669
T669
T1278
T1278
T1278

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 11TH DAY OF OCTOBER, 2017.

x _____ JOSEPH D. MINTON

x _____ DEBRA L. MINTON

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JOSEPH D. AND DEBRA L. MINTON, 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 11TH DAY OF OCTOBER, 2017.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x _____ NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

10th Oct. '17
DATE

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS Oct. DAY OF 9th., 2017.

x _____ SECRETARY

x _____ CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 28 DAY OF Sept, 2017.

x _____ SECRETARY

x _____ Vice-CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF SEPT, 2017

x _____ SECRETARY

x _____ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

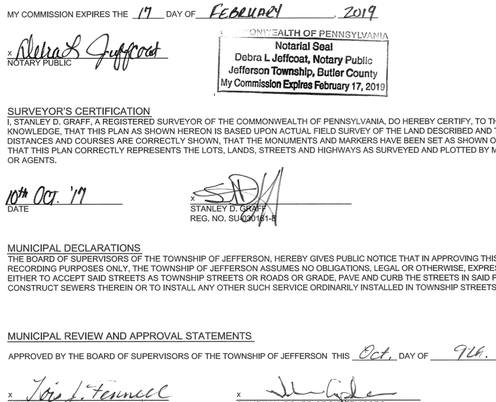
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE(S) 23.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF October, 2017.

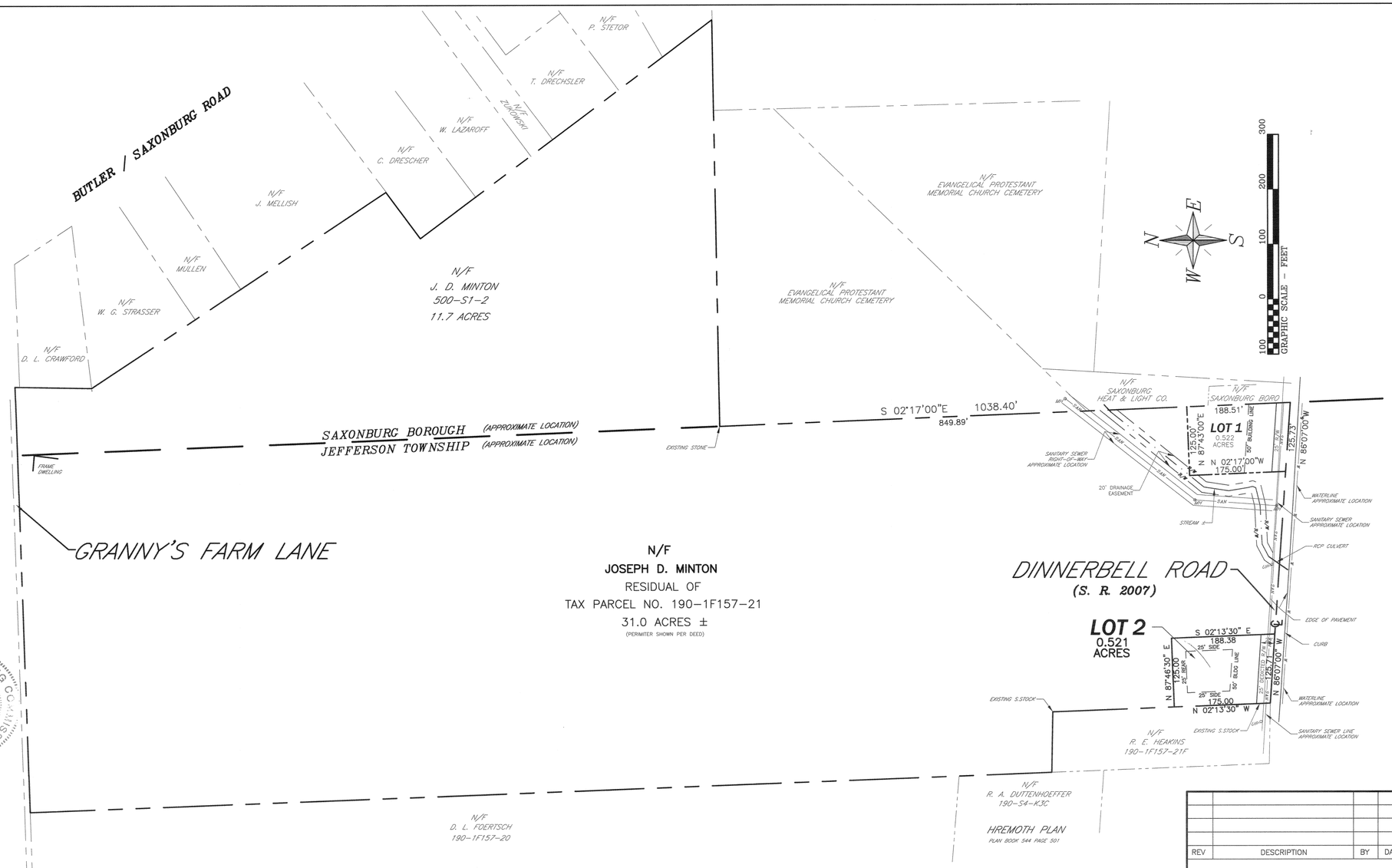
x _____ RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



Vicinity Map
NOT TO SCALE



N/F
JOSEPH D. MINTON
RESIDUAL OF
TAX PARCEL NO. 190-1F157-21
31.0 ACRES ±
(PERIMITER SHOWN PER DEED)

HAYDEN / MINTON PLAN NO. 2

Being a subdivision of Butler County Tax Parcel 190-1F157-21

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:201710240023172 10/24/2017
Pages:1 F:$40.00 11:58PM
Michele Mustello T20170016330
Butler County Recorder FL

GENERAL NOTES:
1. OWNER: JOSEPH D. MINTON
3. PROPERTY USE: RESIDENTIAL
4. SETBACKS: FRONT LINE - 50'
BACK & SIDE - 25'
5. STORMWATER MGT: LOT 2 TO COMPLY WITH ANY APPLICABLE STORMWATER MANAGEMENT SECTIONS OF CHAPTER 26 WITHIN THE JEFFERSON TOWNSHIP ORDINANCE
6. REFERENCES
6.1. CURRENT DEEDS OF RECORD
6.2. PREVIOUSLY RECORDED PLANS
6.2.1. HAYDEN/MINTON PLAN PLAN BOOK 296 PG 25

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

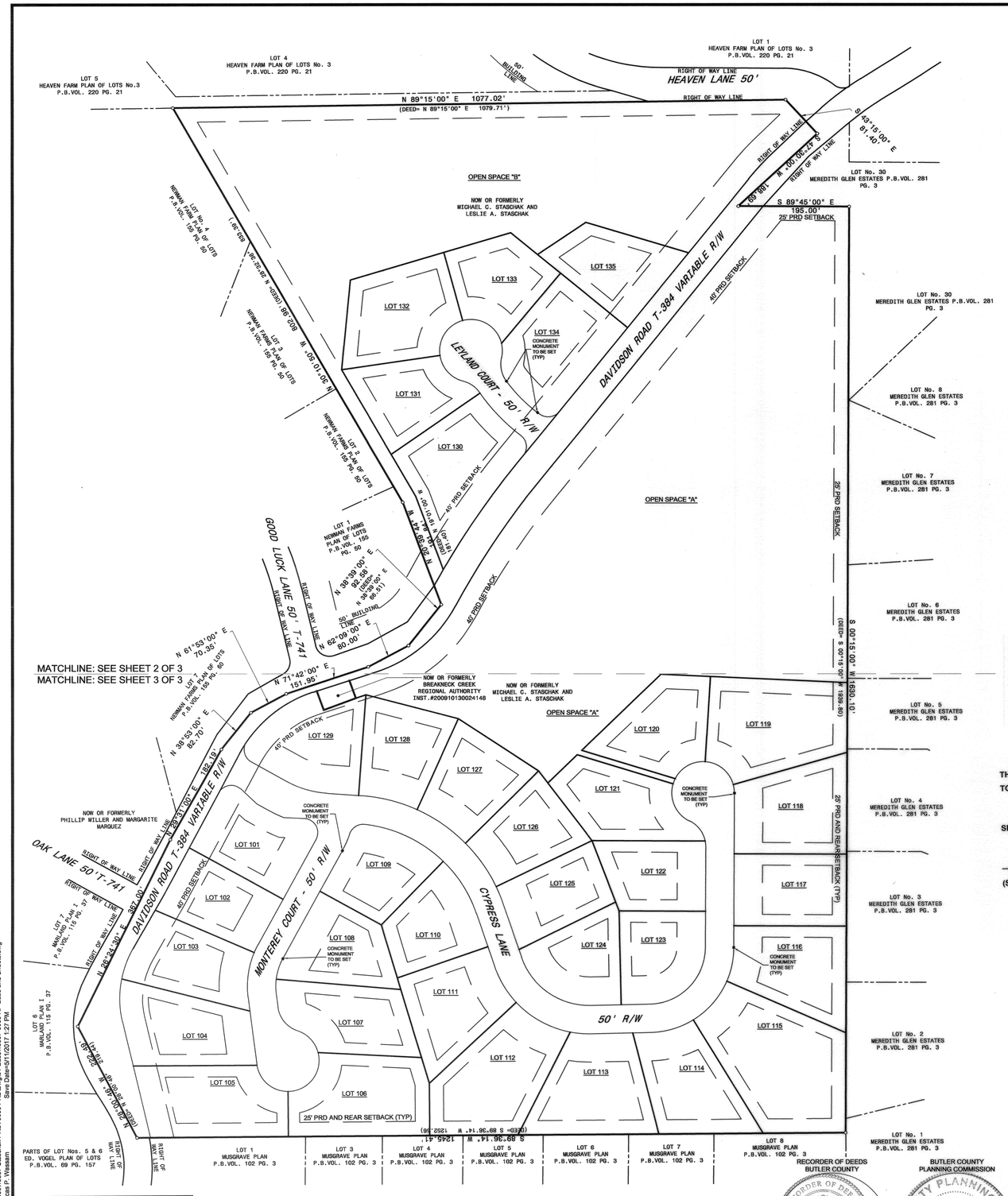
PROJECT DESCRIPTION
HAYDEN / MINTON PLAN NO. 2
BEING A
SUBDIVISION
FOR
JOSEPH D. MINTON

SITUATE
TOWNSHIP OF JEFFERSON
BUTLER COUNTY, PENNSYLVANIA

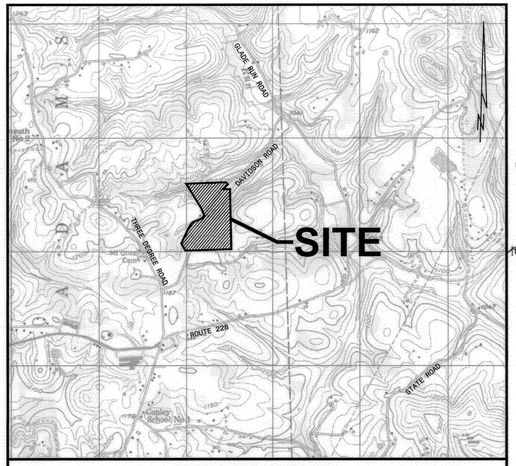
DATE	DRAWN	CHECKED	SCALE
9/11/2017	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-172	190-1F157-21	-

RECORDED Oct 24 2017	
PLAN BOOK	PAGE
366	23
SHEET 1 of 1	



PLAN BOOK	PAGE
366	24



SITE LOCATION MAP
NOT TO SCALE

ZONING REQUIREMENTS		
SITE ZONING: RC USE: PLANNED RESIDENTIAL DEVELOPMENT		
TOWNSHIP STANDARD	REQUIRED	PROVIDED
MIN. SITE AREA	25 ACRES	43.240 ACRES
# OF LOTS		35 LOTS
MAX DENSITY	1/ ACRE	0.80/ACRE
MIN. OPEN SPACE	40%	40%
LOT AREA	21,780 SQ FT	21,804 SQ FT
SETBACKS		
FRONT YARD	50 FT	VARIABLE
REAR YARD	25 FT	25 FT
SIDE YARD	20 FT	20 FT.
LOT FRONTAGE	110 FT	110 FT

NOTE: The Final Approval of the Board of Supervisors was confirmed by Memorandum and Order of Court dated September 12, 2017 filed in the Court of Common Pleas at A.D. 17-10163. The appeal period expired on October 11, 2017. No appeal was filed. The approved PRD Plan could not be recorded until October 12, 2017.

THIS PLAT OF SUBDIVISION REAPPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23rd DAY OF October, 2017.

SIGNED AND REAPPROVED THIS 23rd DAY OF October, 2017.

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

OWNER \ DEVELOPER:
CYPRESS FIELDS, LP
3700 S. WATER STREET, SUITE 150
PITTSBURGH, PA 15203

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

RECORDER OF DEEDS BUTLER COUNTY | BUTLER COUNTY PLANNING COMMISSION | ADAMS TOWNSHIP PLANNING COMMISSION | ADAMS TOWNSHIP BOARD OF SUPERVISORS | ADAMS TOWNSHIP ENGINEER | SURVEYOR

Instr:201710240023211 10/24/2017
Pages:3 F:$125.00 3:36PM
Michele Mustello T20170016369
Butler County Recorder FL

PARTNERSHIP ADOPTION
KNOW ALL MEN BY THESE PRESENTS, CYPRESS FIELDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER, OF THE LAND SHOWN ON THE CYPRESS FIELDS PRD, 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, CYPRESS FIELDS, LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE CYPRESS FIELDS, LP, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND CORPORATE SEAL THIS 18TH DAY OF SEPTEMBER, 20 17

Brianne M Stewart
NOTARY PUBLIC

Tracy F Bove
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
CYPRESS FIELDS, LP

CORPORATE ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Tracy F Bove OF CYPRESS FIELDS, LP, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF SUCH LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF September, 2017.

Brianne M. Stewart
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BRIANNE M STEWART
Notary Public
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires Jan 3, 2019

CERTIFICATION OF TITLE AND CONCURRENCE WITH MORTGAGEE
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CYPRESS FIELDS PRD IS IN THE NAME OF CYPRESS FIELDS, LP, AND IS RECORDED IN INSTRUMENT NUMBER _____.

Sheila Conner
WITNESS

Tracy F Bove
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
CYPRESS FIELDS, LP

COMMUNITY BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CYPRESS FIELDS PRD CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Tracy F Bove
WITNESS

Sheila Conner, VP
NAME, TITLE, AND MORTGAGEE

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4th DAY OF January, 2017

ATTEST:
SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23 DAY OF January, 2017.

SIGNED AND NOTED AS APPROVED THIS 23 DAY OF January 2017

(SECRETARY OF BOARD OF SUPERVISORS)

(CHAIRMAN OF BOARD OF SUPERVISORS)

ADAMS TOWNSHIP ENGINEER'S APPROVAL
I, Ronald Ober A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE

24400 E
REGISTRATION NO.

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

MICHAEL ALLEN OGIN - REG. NO. SU-075288

5-12-17
DATE

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

WITNESS

AUTHORITY MANAGER

BUTLER COUNTY PLANNING COMMISSION REVIEW FOR MULTI-LOT SUBDIVISION
REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 18TH DAY OF JAN, 2017, LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED JAN 18, 2017.

SECRETARY

CHAIRMAN

PROOF OF RECORDING FOR BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 366, PAGE 24-26
GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF October, 20 17.

RECORDER OF DEEDS

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

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

TOTAL AREA OF RECORDING = 1,883,518 SF OR 43.240 ACRES

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CYPRESS FIELDS PRD

SITUATE IN
ADAMS TOWNSHIP
BUTLER COUNTY, PA
MADE FOR
CYPRESS FIELDS, LP

PM: JEG DB: LPW CB: MAO

SHEET 1 OF 3
SCALE: 1" = 100'

Date: 2016-12-07
Job Number: C-19337
Dwg No: PENDING

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MATCHLINE: SEE SHEET 2 OF 3
MATCHLINE: SEE SHEET 3 OF 3

CYPRESS FIELDS PRD

SITUATE IN
ADAMS TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
CYPRESS FIELDS, LP

TOTAL AREA OF RECORDING = 1,883,518 SF OR 43.240 ACRES

NOTE:
SEE SHEET 2 OF 3 FOR EASEMENT
TAG LABEL METES AND BOUNDS

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

PLAN BOOK	PAGE
366	25

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PM: JEG DB: LPW CB: MAO SCALE: 1" = 50'
Date: 2016-12-07
Job Number. C-19337
Dwg No: PENDING

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SANITARY SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-L1	S 50° 48' 13" E	131.84	ESMT TIE
SAN-L2	S 50° 48' 13" E	89.04	ESMT C\L
SAN-L3	N 39° 22' 35" E	210.38	ESMT C\L
SAN-L4	S 15° 23' 23" E	119.48	ESMT TIE
SAN-L5	S 41° 25' 28" E	10.00	ESMT TIE
SAN-L6	S 41° 25' 28" E	227.41	ESMT C\L
SAN-L7	S 47° 56' 00" E	90.20	ESMT C\L
SAN-L8	N 38° 53' 15" E	224.33	ESMT C\L
SAN-L9	N 29° 45' 54" E	164.68	ESMT C\L
SAN-L10	N 61° 51' 11" E	200.77	ESMT C\L
SAN-L11	S 20° 21' 28" E	51.56	ESMT C\L
SAN-L12	N 04° 09' 49" E	146.57	ESMT C\L
SAN-L13	N 04° 09' 49" E	138.04	ESMT TIE
SAN-L14	N 04° 09' 49" E	8.53	ESMT C\L
SAN-L15	N 47° 35' 26" E	105.48	ESMT C\L
SAN-L16	N 28° 50' 12" E	240.95	ESMT C\L
SAN-L17	N 04° 29' 04" E	104.53	ESMT C\L
SAN-L18	N 07° 22' 50" W	99.25	ESMT C\L
SAN-L19	S 49° 05' 03" E	95.82	ESMT C\L
SAN-L20	S 00° 23' 46" E	69.63	ESMT TIE
SAN-L21	S 49° 05' 03" E	10.00	ESMT TIE
SAN-L22	S 48° 47' 10" E	194.22	ESMT C\L
SAN-L23	S 25° 52' 27" E	280.92	ESMT C\L
SAN-L24	S 60° 41' 52" E	121.99	ESMT C\L
SAN-L25	N 26° 52' 17" E	193.22	ESMT TIE
SAN-L26	S 60° 41' 52" E	10.00	ESMT TIE
SAN-L27	S 76° 18' 21" E	157.79	ESMT C\L
SAN-L28	S 56° 56' 28" E	158.28	ESMT C\L
SAN-L29	S 48° 42' 17" E	138.01	ESMT C\L
SAN-L30	S 21° 02' 25" E	169.60	ESMT C\L
SAN-L31	N 01° 14' 02" W	152.16	ESMT TIE
SAN-L32	S 21° 02' 25" E	10.00	ESMT TIE
SAN-L33	N 45° 18' 16" E	91.66	ESMT C\L
SAN-L34	S 73° 11' 57" E	192.23	ESMT C\L
SAN-L35	S 65° 20' 45" E	124.83	ESMT C\L
SAN-L36	N 74° 20' 58" E	195.48	ESMT TIE
SAN-L37	S 00° 15' 00" W	252.47	ESMT C\L
SAN-L38	N 07° 32' 29" E	101.97	ESMT C\L
SAN-L39	N 40° 54' 38" E	106.00	ESMT C\L
SAN-L40	S 31° 37' 54" E	224.98	ESMT TIE
SAN-L41	N 40° 54' 38" E	10.00	ESMT TIE

STORM SEWER EASEMENT CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
STM-C22	285.00	5.00	001°00'19"	N 65° 05' 13" W	5.00	ESMT TIE
STM-C23	25.00	7.73	017°42'32"	S 52° 18' 32" E	7.70	ESMT TIE
STM-C28	225.00	43.23	011°00'26"	S 60° 07' 27" W	43.16	ESMT TIE
STM-C29	225.00	25.45	006°28'48"	S 68° 52' 04" W	25.43	ESMT TIE
STM-C33	55.00	8.36	008°42'47"	N 85° 14' 50" E	8.36	ESMT TIE

STORM SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
STM-L1	S 89° 45' 00" E	151.13	ESMT EDGE
STM-L2	S 00° 15' 00" W	344.57	ESMT EDGE
STM-L3	S 39° 09' 40" W	158.50	ESMT EDGE
STM-L4	S 69° 28' 59" W	144.71	ESMT EDGE
STM-L5	N 50° 50' 20" W	260.97	ESMT EDGE
STM-L6	N 50° 50' 20" W	30.68	ESMT TIE
STM-L7	N 50° 50' 20" W	230.29	ESMT TIE
STM-L8	N 39° 09' 40" E	456.61	ESMT EDGE
STM-L9	N 39° 09' 40" E	57.07	ESMT TIE
STM-L10	S 50° 50' 20" E	216.63	ESMT C\L
STM-L11	N 45° 58' 25" E	239.74	ESMT TIE
STM-L12	N 45° 58' 25" E	115.17	ESMT TIE
STM-L13	N 45° 58' 25" E	354.91	ESMT C\L
STM-L14	S 38° 53' 12" E	63.62	ESMT C\L
STM-L15	N 37° 34' 05" E	188.01	ESMT C\L
STM-L16	N 37° 34' 05" E	44.24	ESMT TIE
STM-L17	N 37° 34' 05" E	143.76	ESMT TIE
STM-L18	S 52° 25' 55" E	81.62	ESMT C\L
STM-L19	S 73° 11' 57" E	197.39	ESMT C\L
STM-L20	S 67° 40' 22" E	100.81	ESMT C\L
STM-L21	N 24° 24' 38" E	173.15	ESMT C\L
STM-L24	N 46° 39' 14" E	127.06	ESMT C\L
STM-L25	N 81° 22' 36" E	38.60	ESMT C\L
STM-L26	N 89° 54' 51" E	39.84	ESMT C\L
STM-L27	S 06° 26' 24" E	21.57	ESMT TIE
STM-L30	S 20° 21' 28" E	6.82	ESMT TIE
STM-L31	N 69° 38' 32" E	27.19	ESMT TIE
STM-L32	N 81° 22' 36" E	80.70	ESMT C\L
STM-L34	S 05° 42' 04" E	34.37	ESMT C\L
STM-L35	S 68° 52' 31" E	96.58	ESMT C\L

SIGNAGE EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SN-1	N 28° 09' 11" E	105.01	ESMT TIE
SN-2	N 84° 02' 31" E	48.31	ESMT EDGE
SN-3	S 23° 22' 42" E	48.91	ESMT EDGE
SN-4	S 61° 09' 48" E	55.44	ESMT TIE
SN-5	N 39° 09' 40" E	16.98	ESMT TIE
SN-6	S 14° 56' 14" E	49.38	ESMT EDGE
SN-7	S 88° 40' 32" E	50.65	ESMT EDGE
SN-8	N 39° 09' 40" E	184.59	ESMT TIE

PLAN BOOK	PAGE
366	26

MATCHLINE: SEE SHEET 2 OF 3
MATCHLINE: SEE SHEET 3 OF 3

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

TOTAL AREA OF RECORDING = 1,883,518 SF OR 43.240 ACRES

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CYPRESS FIELDS PRD

SITUATE IN
ADAMS TOWNSHIP
BUTLER COUNTY, PA
MADE FOR
CYPRESS FIELDS, LP

PM: JEG DB: LPW CB: MAO SCALE: 1" = 50'
Date: 2016-12-07
Job Number. C-19337
Dwg No: PENDING

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N/F BUFFALO TOWNSHIP MUNICIPAL AUTHORITY D.B.V. 1394, PG. 815 PARCEL I.D. 40-1F05-2G6
707 SOUTH PIKE ROAD SARVER, PA 16055

N/F ELAINE M. ROWE INSTRUMENT NO. 200609050022878 PARCEL I.D. 40-1F05-2G7B2A
709 SOUTH PIKE ROAD SARVER, PA 16055

N/F HARRY F. & ELAINE M. ROWE D.B.V. 981, PG. 593 PARCEL I.D. 40-1F05-2G7B2
717 SOUTH PIKE ROAD SARVER, PA 16055

N/F NORTHWEST SAVINGS BANK INSTRUMENT NO. 200005310012267 PARCEL I.D. 40-1F05-12E
101 MONROE ROAD SARVER, PA 16055

MONROE ROAD S.R. 2015

ZONING: B-1 BUSINESS

SOUTH PIKE ROAD S.R. 0356 60' R.O.W.

N/F SUPERIOR PETROLEUM CO. INSTRUMENT NO. 200508220022881
704 SOUTH PIKE ROAD SARVER, PA 16055
PARCEL 2 PARCEL I.D. 40-1F05-2031

THE FUTURE DEVELOPMENT OF LOT B-2 SHALL INCLUDE A CONTINUOUS SERVICE DRIVE OR CROSS-ACCESS CORRIDOR IN CONFORMANCE WITH SECTION 605 OF THE BUFFALO TOWNSHIP ZONING ORDINANCE

50' BUILDING LINE

KNOW ALL MEN BY THESE PRESENTS, that, JKESS, L.P., a Pennsylvania Limited Partnership, owner of the land shown on the Burger King – Sarver Site Plans, do hereby adopt this plan as it's plan of land development situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania and irrevocably dedicates all streets and other property identified for dedication on the plan to the Township of Buffalo. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

Signature of Witness

10/26/2017
Date

JKESS, L.P.
a Pennsylvania Limited Partnership
By: E.L. DEVELOPMENT, LLC
a Pennsylvania Limited Liability Company,
its General Partner

Eric L. Smith, Managing Member

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Eric L. Smith, ~~General Partner~~ in the Pennsylvania Limited Partnership of JKESS, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

* MANAGING MEMBER OF E.L. DEVELOPMENT, LLC GENERAL PARTNER

Witness my hand and notarial seal this 26th day of October 20 17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jocelyn Smith, Notary Public
Buffalo Twp., Butler County
My Commission Expires July 16, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

BURGER KING DELIVERY:

1. FOOD & SUPPLIES FOR THE BURGER KING RESTAURANT ARE DELIVERED BY A WB-50 TRACTOR-TRAILER TWO TIMES PER WEEK.
2. DELIVERIES OCCUR ADJACENT TO THE DRIVE-THRU LANE & ITEMS ARE UNLOADED FROM THE TRAILER NEAR THE LOCATION OF THE REAR SERVICE DOOR.
3. DURATION OF A TYPICAL DELIVERY IS APPROXIMATELY THIRTY (30) MINUTES & IS SCHEDULED DURING THE STORE'S NON-PEAK HOURS.
4. DELIVERIES WILL NOT OCCUR BETWEEN THE 10:30 AM AND 2:30 PM PEAK HOURS.
5. VEHICLES USING THE DRIVE-THRU WILL NOT BE IMPEDED BY PARKED DELIVERY VEHICLES.
6. TO INSURE ADEQUATE CIRCULATION AROUND PARKED DELIVERY VEHICLES, THE SIX PARKING SPACES ADJACENT TO THE LOADING AREA ARE TO BE VACATED & VISUALLY MARKED FOR NO USE DURING DELIVERY TIMES.
7. THE ALTERNATE LOADING AREA MAY BE UTILITIZED IF ACCESSABLE OR RESERVED AT THE TIME OF DELIVERY.

PROPOSED BURGER KING
58 SEATS
30 SPACES PARKING
3100 SQ. FT.
MAIN ENTRANCE
FRONT ENTRANCE
PICK-UP WINDOW
180' MINIMUM DRIVE-THRU STACKING LENGTH W/ 10 CARS MINIMUM (BY ORDINANCE)
CASHIER WINDOW
CLEARANCE BAR
PREVIEW MENU BOARD
ORDER CONFIRMATION UNIT
MENU BOARD
DELIVERY ENTRANCE
CONC. SIDEWALK
ASPHALT PAVEMENT
CONCRETE DRIVE-THRU PAVEMENT 200 L.F. ON CENTERLINE
CONC. APRON
TRASH ENCL.
REFER TO ARCH DWGS DETAIL 1/SP1.2 FOR ENCLOSURE LAYOUT
ADA ACCESSABLE ROUTE
RELOCATED LIGHT STANDARD W/ NEW BASE
PROVIDE OVERLAY & SEALED CONNECTION WITH EXISTING ASPHALT PAVEMENT
JUNCTION BOX REQUIRED FOR RECONNECTION OF RELOCATED LIGHT STANDARD ELECTRIC; CUT SHORT & LOCATE OUTSIDE OF PAVEMENT
2'X6' ELEC. BOX ALLEGHENY POWER 1083690
2'X6' ELEC. BOX ALLEGHENY POWER

SOUTH PIKE SQUARE PLAN, REVISION 1
PARCEL B
P.B.V. 308, PGS. 26 & 27
INSTRUMENT NO. 200507110015736

N/F JKESS, L.P.
INSTRUMENT NO. 201006100012638
PARCEL I.D. 40-1F05-2EE

SOUTH PIKE ROAD & MULONE DRIVE
SARVER, PA 16055

50' ACCESS & UTILITY EASEMENT (PRIVATE)

SOUTH PIKE SQUARE PLAN, REVISION 2
PARCEL S-1
P.B.V. 320, PGS. 6 & 7
INSTRUMENT NO. 201005270011317

N/F JKESS, L.P.
INSTRUMENT NO. 201006100012638
PARCEL I.D. 40-1F05-2E

718 SOUTH PIKE ROAD
SARVER, PA 16055

MULONE DRIVE (PRIVATE)

ACCESS AND UTILITY-R.O.W. P.B.V. 258, PGS. 43 & 44 INSTRUMENT NO. 200301100001100

N/F JKESS, L.P. INSTRUMENT NO. 201006100012638 PARCEL I.D. 40-1F05-2ED

SANDY RIDGE DR. (PRIVATE)

ONE STORY GAS STATION

GRAPHIC SCALE
20 0 10 20 40 80
1 INCH = 20 FEET

PLAN BOOK	PAGE
366	27

Instr:201710270023410 10/27/2017
Pages:1 R:$45.00 10:19AM
Michele Mustello T20170016548
Butler County Recorder FL

ZONING DATA

ZONING DISTRICT:	B-1 BUSINESS	
OVERLAY DISTRICT:	A-2 ACCESS MANAGEMENT	
PROPOSED USE:	FAST FOOD RESTAURANT W/ DRIVE-THRU	
USE CLASSIFICATION:	PERMITTED	
BUILDING AREA:	3,100 SF	
SEATING PROVIDED:	58 SEATS	
	REQUIREMENT	PROVIDED
MINIMUM LOT AREA:	20,000 SQ.FT.	39,288 SQ.FT.
MINIMUM LOT WIDTH:	100 FT.	166 FT.
MINIMUM FRONT YARD:	*50 FT.	65 FT.
MINIMUM SIDE YARD:	*20 FT.	N/A
MINIMUM REAR YARD:	*20 FT.	N/A
MAXIMUM STRUCTURE HEIGHT:	45 FT.	15 FT.
MAXIMUM BUILDING COVERAGE:	60 PERCENT	7.3 PERCENT
PARKING SPACES REQUIRED:	29 SPACES ●	30 SPACES
	1 SPACE/2 SEATS	

* SETBACK LINES WERE ESTABLISHED WITHIN SOUTH PIKE SQUARE AT TIME OF THE ORIGINAL LAND DEVELOPMENT PLAN APPROVAL. SETBACK LINES ARE APPLICABLE TO THE SOUTH PIKE SQUARE LAND DEVELOPMENT PERIMETER BOUNDARY ONLY. THE 50 FT. FRONT YARD IS THE ONLY YARD RESTRICTION AFFECTING THIS PARCEL.

PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #421416 0005B, DATED JANUARY 18, 1984.

PAVEMENT KEY:

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PAINTED STRIPING – 4" WIDE; 24" O.C.

At a meeting held on August 2nd, 2017, the Buffalo Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

Secretary

Chairman

At a meeting held on August 9th, 2017, the Buffalo Township Board of Supervisors granted FINAL PLAN APPROVAL of this project, including the complete set of plans marked sheets C-1 through C-10 which are dated July 19, 2017. The Board of Supervisors hereby give notice that by approving this plan for recording, the Township 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

The Butler County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L.805, No. 247 as reenacted and amended, reviewed this plan on Aug 18, 2017, and a copy of the review is on file at the office of the Planning Commission in BCPC File No. 17186. This certificate does not indicate approval or disapproval of the plan by the Butler County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth or the Federal government.

Chairman

Vice-Chairman

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, as Instrument No. 201710270023410, and recorded in Plan Book, Volume 366 Page 27.

Witness my hand and seal of office this 27th day of October, A.D. 20 17.

Recorder

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

SIGN SCHEDULE

KEY #	SIGN TEXT	MUTCD #	SIZE W X H	QUANTITY	MOUNTING HT. TO BOTTOM OF SIGN
T1	STOP	R1-1	24" X 24"	2	60"
T2	DO NOT ENTER	R5-1	30" X 30"	2	60"
T3	RESERVED PARKING W/ ADA SYMBOL	R7-8	12" X 18"	2	72"
T4	VAN ACCESSIBLE	R7-8P	12" X 6"	1	60"
T5	ONE WAY – ARROW FACING RIGHT	R6-2R	18" X 24"	1	60"
T6	NO RIGHT TURN	R4-7C	18" X 30"	2	60"
T7	NO LEFT TURN	R3-2	24" X 24"	1	60"
B1	DRIVE-THRU (BACK-LIT DIR. SIGN)	N/A	36" X 12"	5	30"
B2	BURGER KING (BACK-LIT POLE SIGN)	N/A	10 FT DIA.	1	15 FT
B3	READER BRD. (BACK-LIT POLE SIGN)	N/A	4 FT X 8 FT	1	9 FT

ALL TRAFFIC (T) SIGNAGE TO BE MOUNTED ON 8 FT BLACK U-CHANNEL POSTS AND ATTACHED TO A 3.5 FT U-CHANNEL BASE UNLESS NOTED OTHERWISE

Call BEFORE YOU DIG IN PENNSYLVANIA 1-800-242-1776 PENNSYLVANIA ONE CALL SYSTEM, INC. PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

NO.	DATE	REVISION	CHECKED BY:	DRAWN BY: DWB	DATE: AUGUST 25, 2017	BY:

BURGER KING CORPORATION

RESTAURANT FOR: PEC MANAGEMENT II
1250 TOWER LANE, ERIE, PA, 16505

© 1998, BURGER KING CORPORATION.
ALL MODIFICATIONS OF THESE PLANS AND SPECIFICATIONS ("PLANS") SHALL BECOME THE SOLE AND EXCLUSIVE PROPERTY OF BURGER KING CORPORATION. ANY MODIFICATIONS OF THESE PLANS MADE BY ANYONE OTHER THAN BURGER KING CORPORATION OR ITS AUTHORIZED AGENTS, AND ANY SUBSEQUENT BURGER KING® RESTAURANTS YOU MIGHT CONSTRUCT, YOUR ARCHITECT IS HEREBY ON NOTICE THAT A NEW SET OF PLANS MUST BE USED FOR EACH BURGER KING® RESTAURANT CONSTRUCTED, AND THAT REUSE OF THESE PLANS IS EXPRESSLY PROHIBITED. ALL BURGER KING® RESTAURANTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES. AUTHORIZED LICENSEES AND THEIR ARCHITECTS AND ADVISERS ARE RESPONSIBLE TO CONFORM THESE PLANS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND CODE, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT.

RECORD DRAWING

SCALE: 1" = 20'

SITE PLAN
BURGER KING – SARVER, PA
BUFFALO TOWNSHIP BUTLER COUNTY, PA

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS & ENGINEERS MONROEVILLE, PA

C-2
B-4163

KNOW ALL MEN BY THESE PRESENTS, that, JKESS, L.P., a Pennsylvania Limited Partnership, owner of the land shown on the South Pike Square Plan, Revision 3, do hereby adopt this plan as it's Plan of Lots situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania and irrevocably dedicates all streets and other property identified for dedication on the plan to the Township of Buffalo. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

ATTEST:

JKESS, L.P.
a Pennsylvania Limited Partnership
By: E.L. DEVELOPMENT, LLC
a Pennsylvania Limited Liability Company,
its General Partner

Jacalyn Smith
Notary Public

Eric L. Smith, Managing Member

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Eric Lowell Smith, ~~General Partner~~ * in the Pennsylvania Limited Partnership of JKESS, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

* MANAGING MEMBER OF E.L. DEVELOPMENT, LLC GENERAL PARTNER

Witness my hand and notarial seal this 16th day of October, 20 17.

My commission expires the 25th day of July, 20 18.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacalyn Smith, Notary Public
Buffalo Twp., Butler County
My Commission Expires July 25, 2018
MEMBER, Pennsylvania Association of Notaries

Jacalyn Smith
Notary Public

We hereby certify that the title of this property contained in the South Pike Square Plan, Revision 3, is in the name of JKESS, L.P., a Pennsylvania Limited Partnership and is recorded as instrument No. 201006100012638 (Parcel No. 40-1F05-2EE) also known as South Pike Square Plan, Revision 1, Parcel B, as recorded in Plan Book Volume 308 pages 26 and 27, Instrument No. 200807110015796.

JKESS, L.P.
a Pennsylvania Limited Partnership
By: E.L. DEVELOPMENT, LLC
a Pennsylvania Limited Liability Company,
its General Partner

Beth A. Stello
Witness

Eric L. Smith, Managing Member

S&T Bank, mortgagee of the property contained in the South Pike Square Plan, Revision 3, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Barbara J. Calabrese
Witness

S&T Bank VINCE LAZOR

I hereby certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Buffalo Township Subdivision and Land Development Ordinance.

SEPT. 20, 2017
Date

John S. Bitting, Agent
Fahringer, McCarty, Grey, Inc.
Registration No. SU-034631-E

At a meeting held on AUGUST 2nd, 20 17, the Buffalo Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

Chris Foust
Secretary

Chairman

At a meeting held on AUGUST 9TH, 20 17, the Buffalo Township Board of Supervisors granted FINAL PLAN APPROVAL of this project, including the complete set of plans marked sheets B-4156 through B-4157, which are dated July 19, 2017. The Board of Supervisors hereby give notice that by approving this plan for recording, the Township has not accepted dedication of any streets, land, or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Janice L. Zeberein
Secretary

John L Hoover
Chairman

The Butler County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L.805, No. 247 as reenacted and amended, reviewed this plan on AUG 1, 20 17, and a copy of the review is on file at the office of the Planning Commission in BCPC File No. 17960. This certificate does not indicate approval or disapproval of the plan by the Butler County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth or the Federal government.

Chairman

Vice Chairman

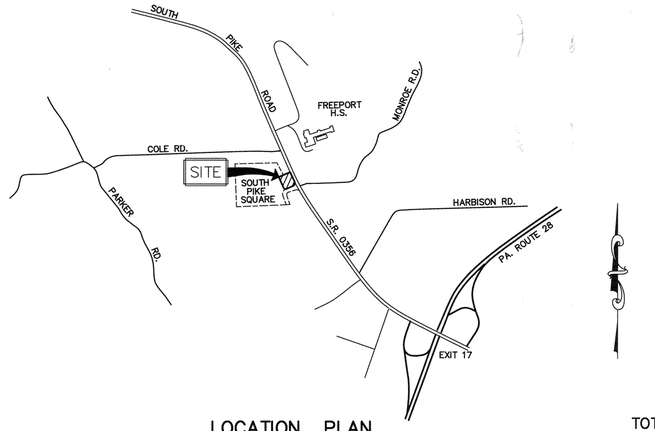
Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, as Instrument No. 201710270D23411, and recorded in Subdivision Plan Book, Volume 366 Page(s) 28-29.

Witness my hand and seal of office this 27th day of October A.D. 20 17.

RECORDER OF DEEDS

Recorder

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



LOCATION PLAN
NO SCALE

TOTAL AREA IN THIS PLAN FOR RECORDING = 1.8711 ACRES

SURVEYOR

BUFFALO TOWNSHIP PLANNING COMMISSION

BUFFALO TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

RECORDER

Instr:201710270023411 10/27/2017
Pages:2 F $85.00 10:17AM
Michele Mustello T20170016550
Butler County Recorder FL

PLAN BOOK	PAGE
366	28

JOB NO. 5008 REFERENCE JOB NO. 3654-06/07 FILE: 5008 DS

PREPARED FOR
JKESS, L.P.
726 EKASTOWN ROAD, P.O. BOX 145 SARVER, PA. 16055-0145

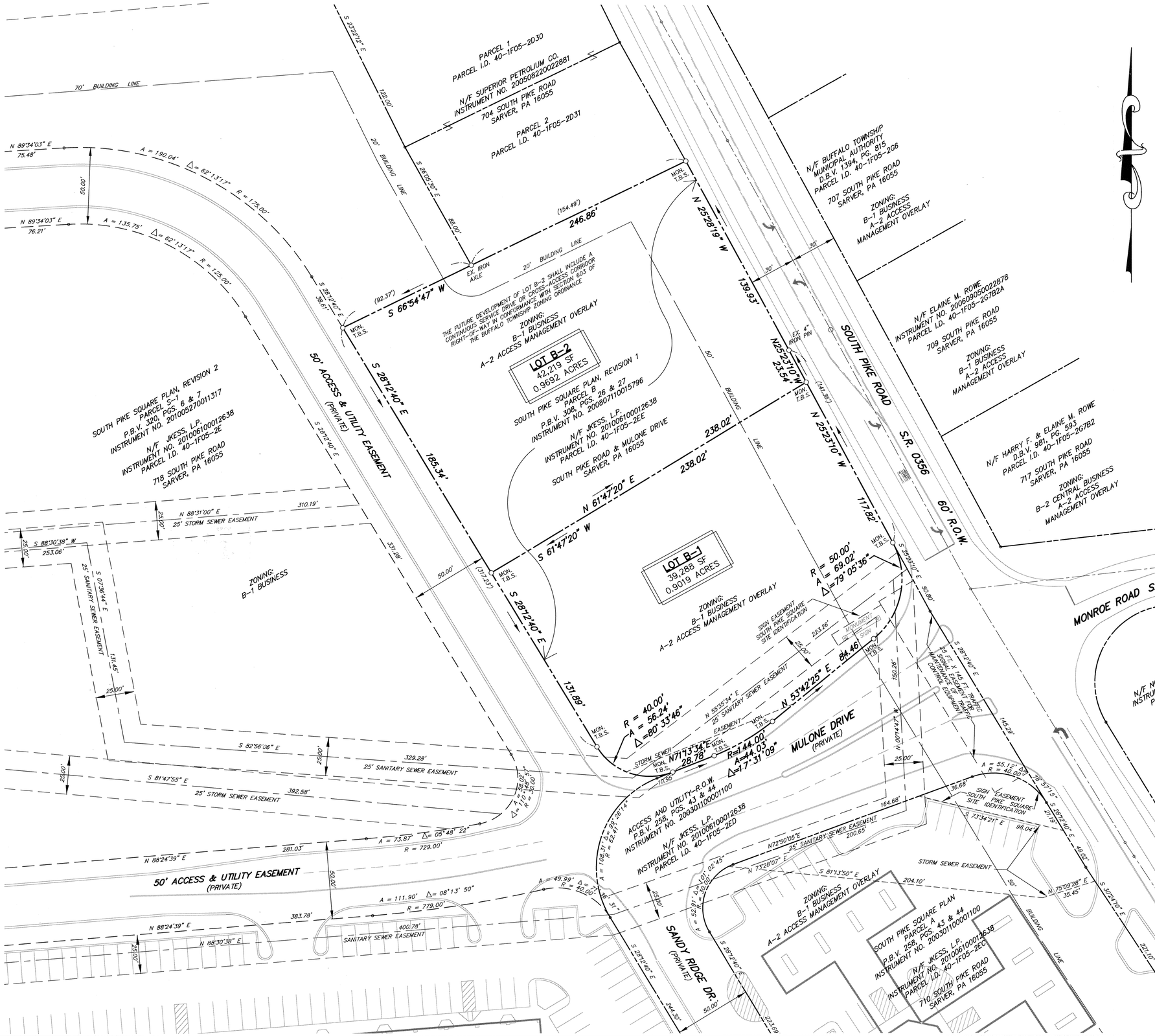
SOUTH PIKE SQUARE PLAN, REVISION 3

BEING A RESUBDIVISION OF PARCEL B OF THE SOUTH PIKE SQUARE PLAN, REVISION 1
RECORDED IN PLAN BOOK VOLUME 308, PAGES 26 AND 27.
INSTRUMENT NO. 200807110015796

SITUATE
BUFFALO TOWNSHIP — BUTLER COUNTY, PA.

▲ FAHRINGER, McCARTY, GREY, INC.
JOHN S. BITTING, PROFESSIONAL LAND SURVEYOR
1610 GOLDEN MILE HIGHWAY
MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599

SCALE: AS NOTED
DRAWN BY: D.W.B.
CALC. BY: D.W.B.
CHK'D. BY: J.S.B.
DATE: AUGUST 9, 2017
REVISIONS:



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL B OF THE SOUTH PIKE SQUARE PLAN, REVISION 1 TO CREATE A DEMISED AREA THAT MEETS THE SPECIFIC LAND REQUIREMENTS OF A FUTURE TENANT. PARCEL B CURRENTLY EXISTS AS AN UNOCCUPIED BUILDABLE AREA WITHIN THE SOUTH PIKE SQUARE LAND DEVELOPMENT. THERE ARE NO STRUCTURES PRESENT AT THE TIME OF THIS RECORDING.

ZONING DATA

ZONING DISTRICT:	B-1 BUSINESS
MINIMUM LOT AREA:	20,000 SQ.FT.
MIMIMUM LOT WIDTH:	100 FT.
MINIMUM FRONT YARD:	*50 FT.
MINIMUM SIDE YARD:	*20 FT. ABUTTING BUSINESS *70 FT. ABUTTING RESIDENTIAL
MINIMUM REAR YARD:	*20 FT. ABUTTING BUSINESS *70 FT. ABUTTING RESIDENTIAL
MAXIMUM STRUCTURE HEIGHT:	45 FT.
MAXIMUM COVERAGE:	60 PERCENT
OVERLAY DISTRICT:	A-2 ACCESS MANAGEMENT OVERLAY ZONE
CORNER CLEARANCE:	100 FT. FRONTAGE ALONG BOTH STREETS

* SETBACK LINES WERE ESTABLISHED WITHIN SOUTH PIKE SQUARE AT TIME OF THE ORIGINAL LAND DEVELOPMENT PLAN APPROVAL. SETBACK LINES ARE APPLICABLE TO THE SOUTH PIKE SQUARE LAND DEVELOPMENT PERIMETER BOUNDARY ONLY.

TABULATION OF AREAS		
LOT 'B-1'	39,288 SQ.FT.	0.9019 ACRES
LOT 'B-2'	42,219 SQ.FT.	0.9692 ACRES
TOTAL AREA		1.8711 ACRES

REFERENCE INFORMATION:

1. THE TRACT OF LAND BEING PARCEL B OF THE SOUTH PIKE SQUARE PLAN, REVISION NO. 1. RECORDED BY INSTRUMENT NO. 200807110015796 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE, JULY 11, 2008.
2. DEED OF JKESS, L.P.. RECORDED BY INSTUMENT NO. 201006100012638.
3. BUTLER COUNTY TAX PARCEL I.D. 40-1F05-2EE.
4. A FIFTEEN FOOT (15') WIDE WEST PENN POWER COMPANY RIGHT-OF-WAY AGREEMENT AFFECTS THE PROPERTY. RECORDED BY INSTRUMENT NO. 200110100028425.
5. A FIFTEEN FOOT (15') WIDE T.W. PHILLIPS GAS AND OIL COMPANY GAS LINE RIGHT-OF-WAY GRANT AFFECTS THE PROPERTY. RECORDED BY INSTRUMENT NO. 200108090022120 .
6. A T.W. PHILLIPS GAS AND OIL COMPANY BLANKET EASEMENT AGREEMENT AFFECTS THE PROPERTY FOR AN EXISTING 4" GAS LINE LOCATED ALONG THE SOUTH PIKE ROAD (S.R. 0356) WESTERN RIGHT-OF-WAY LINE.
7. AN EASEMENT AND MAINTENANCE AGREEMENT BETWEEN JKESS, L.P. AND SOUTH PIKE SQUARE, L.P. AFFECTS THE PROPERTY. RECORDED BY INSTRUMENT NO. 201006100012642.
8. A FIFTY FOOT (50') BUILDING LINE ON THE SOUTH PIKE ROAD (S.R. 0356) RIGHT-OF-WAY LINE AND A TWENTY FOOT (20') BUILDING LINE ON THE NORTHERN PROPERTY LINE OF EXISTING PARCEL 'B' AFFECT THE PROPERTY. THE BUILDING LINES WERE ACCEPTED BY THE BUFFALO TOWNSHIP SUPERVISORS UPON GRANTING FINAL APPROVAL TO THE SOUTH PIKE SQUARE LAND DEVELOPMENT PLAN, NOVEMBER 10, 1999.
9. NORTH IS BASED ON THE SOUTH PIKE SQUARE PLAN, REVISION 1.
10. PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #421416 0005B, DATED JANUARY 18, 1984.
11. 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.

PLAN BOOK	PAGE
366	29

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET

PREPARED FOR
JKESS, L.P.
726 EKASTOWN ROAD, P.O. BOX 145 SARVER, PA. 16055-0145

SOUTH PIKE SQUARE PLAN, REVISION 3

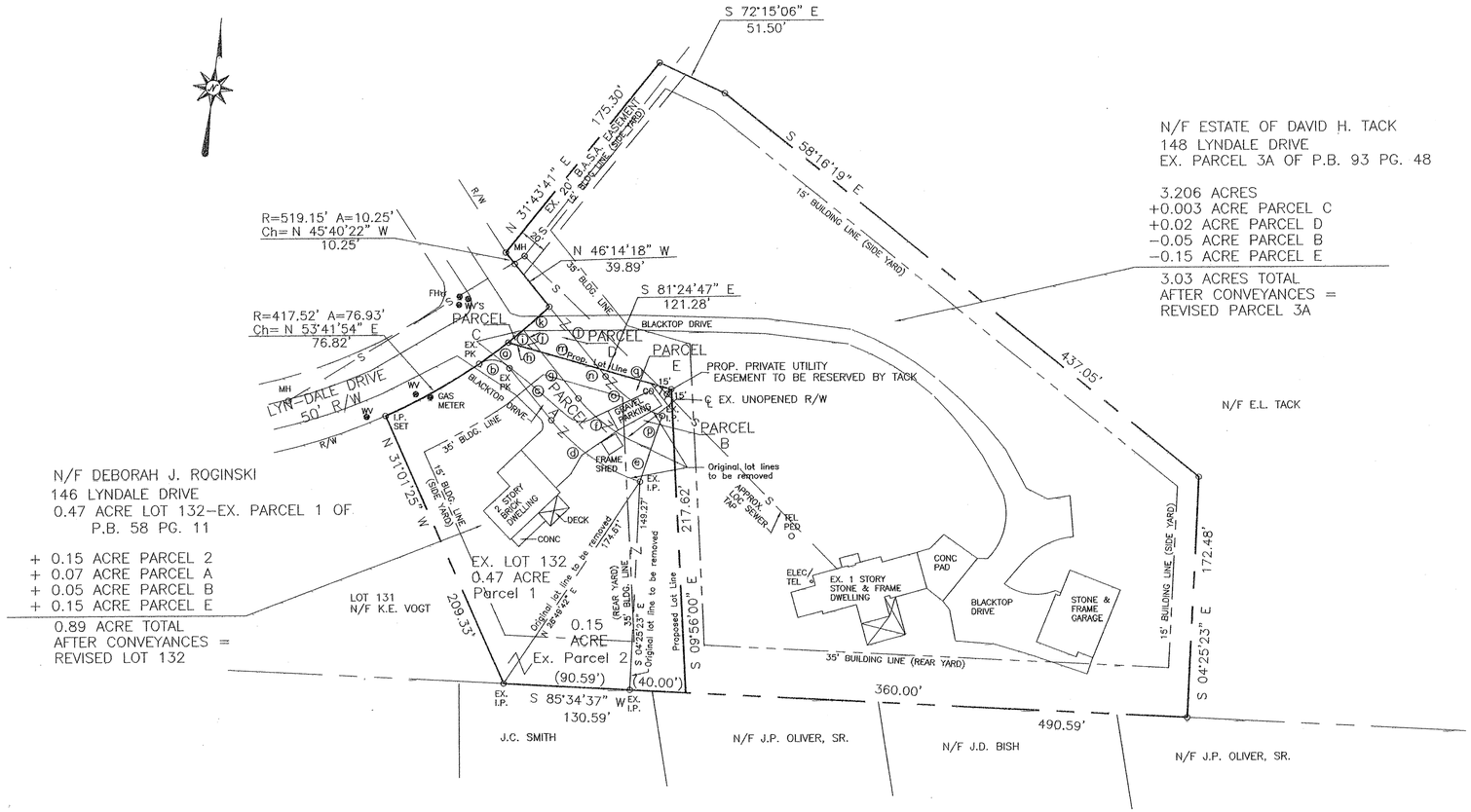
BEING A RESUBDIVISION OF PARCEL B OF THE SOUTH PIKE SQUARE PLAN, REVISION 1
RECORDED IN PLAN BOOK VOLUME 308, PAGES 26 AND 27,
INSTRUMENT NO. 200807110015796

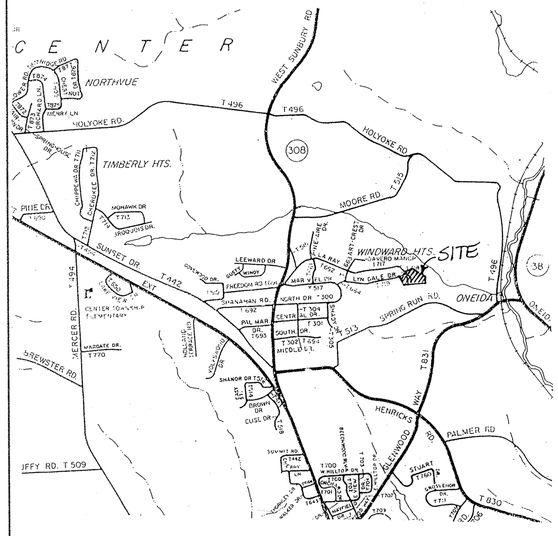
SITUATE
BUFFALO TOWNSHIP — BUTLER COUNTY, PA.

▲ FAHRINGER, McCARTY, GREY, INC.
JOHN S. BITTING, PROFESSIONAL LAND SURVEYOR
1610 GOLDEN MILE HIGHWAY
MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599

SCALE: 1"= 30'
DRAWN BY: D.W.B.
CALC. BY: D.W.B.
CHK'D. BY: J.S.B.
DATE: AUGUST 9, 2017
REVISIONS:

JOB NO. 5008 FILE: 5008 RP
REFERENCE JOB NO. 3654-06/07


S 72°15'06" E
51.50'
S 59°16'19" E
15' BUILDING LINE (SIDE YARD)
437.05'
N/F E.L. TACK
N/F ESTATE OF DAVID H. TACK
148 LYNDALE DRIVE
EX. PARCEL 3A OF P.B. 93 PG. 48
3.206 ACRES
+0.003 ACRE PARCEL C
+0.02 ACRE PARCEL D
−0.05 ACRE PARCEL B
−0.15 ACRE PARCEL E
3.03 ACRES TOTAL
AFTER CONVEYANCES =
REVISED PARCEL 3A
R=519.15' A=10.25'
Ch= N 45°40'22" W
10.25
N 31°43'41" E
175.30'
EX. 20' B.S.A. EASEMENT
(BUILDING SETBACK LINE APPLIES)
R/W
N 46°14'18" W
39.89'
35' BLDG. LINE
S 81°24'47" E
121.28'
R=417.52' A=76.93'
Ch= N 53°41'54" E
76.82'
PARCEL C
PARCEL D
PARCEL E
BLACKTOP DRIVE
PROP. PRIVATE UTILITY EASEMENT TO BE RESERVED BY TACK
℄ EX. UNOPENED R/W
LYNDALE DRIVE
50' R/W
PARCEL A
PARCEL B
GRAVEL PARKING
Original lot lines to be removed
FRAME SHED
EX. I.P.
N/F DEBORAH J. ROGINSKI
146 LYNDALE DRIVE
0.47 ACRE LOT 132−EX. PARCEL 1 OF
P.B. 58 PG. 11
+ 0.15 ACRE PARCEL 2
+ 0.07 ACRE PARCEL A
+ 0.05 ACRE PARCEL B
+ 0.15 ACRE PARCEL E
0.89 ACRE TOTAL
AFTER CONVEYANCES =
REVISED LOT 132
1 STORY FRAME DWELLING
DECK
CONC
EX. LOT 132
0.47 ACRE
Parcel 1
0.15
ACRE
Ex. Parcel 2
(90.59')
(140.00')
Original lot line to be removed
174.61'
149.27'
217.62'
APRON
S LOT
TEL PED
ELEC/TEL
EX. 1 STORY STONE & FRAME DWELLING
CONC PAD
BLACKTOP DRIVE
STONE & FRAME GARAGE
15' BUILDING LINE (SIDE YARD)
172.48'
S 04°25'23" E
35' BUILDING LINE (REAR YARD)
360.00'
490.59'
LOT 131
N/F K.E. VOGT
209.33'
S 85°34'37" W
130.59'
S 09°56'00" E
Proposed Lot Line
J.C. SMITH
N/F J.P. OLIVER, SR.
N/F J.D. BISH
N/F J.P. OLIVER, SR.


CENTER
NORTHVUE
HOLYOKE RD.
T 496
WEST SUNBURY RD
TIMBERLY HTS.
MOORE RD
T 129
WINDWARD HTS.
SITE
SUNSET DR
T 492
T 494
MERCER RD.
BREWSTER RD.
JEFFY RD. T 509
SHANAHAN RD.
T 497
NORTH DR
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CENTRAL DR
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SOUTH DR
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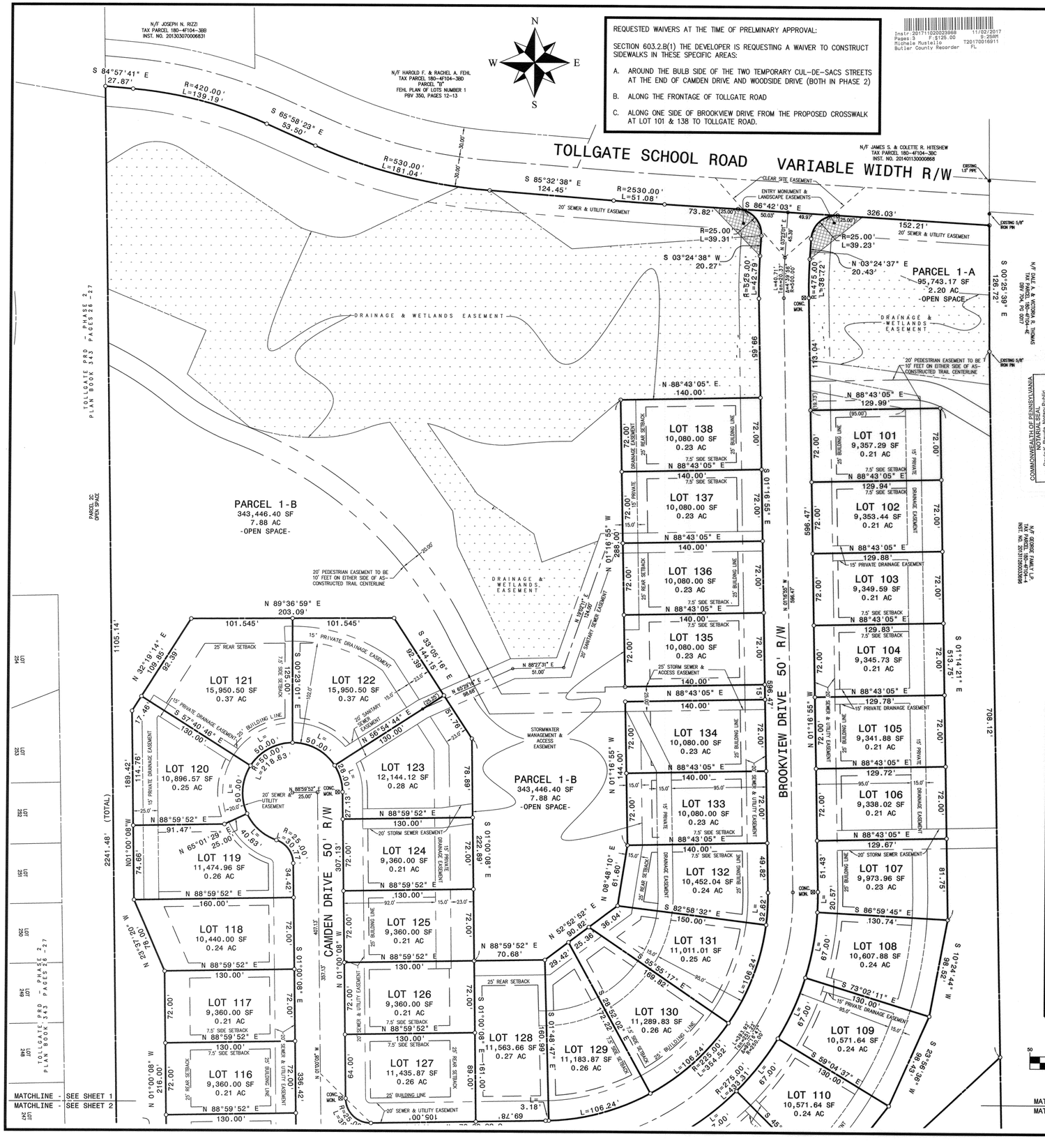


REQUESTED WAIVERS AT THE TIME OF PRELMINARY APPROVAL:

SECTION 603.2.B(1) THE DEVELOPER IS REQUESTING A WAIVER TO CONSTRUCT SIDEWALKS IN THESE SPECIFIC AREAS:

A. AROUND THE BULB SIDE OF THE TWO TEMPORARY CUL-DE-SACS STREETS AT THE END OF CAMDEN DRIVE AND WOODSIDE DRIVE (BOTH IN PHASE 2)

B. ALONG THE FRONTAGE OF TOLLGATE ROAD

C. ALONG ONE SIDE OF BROOKVIEW DRIVE FROM THE PROPOSED CROSSWALK AT LOT 101 & 138 TO TOLLGATE ROAD.

Instr:201711020033968 11/02/2017 Pages:3 F:$125.00 S:2SRM Michele Mustello T20170015911 Butler County Recorder FL

BROOKVIEW FARMS DEVELOPMENT, LP, OWNER OF THE LAND SHOWN ON THE BROOKVIEW FARMS PHASE 1 PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF JACKSON. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP, ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS, I SENT MY HAND AND SEAL THIS 25 DAY OF July, 20 17.

ATTEST:

Paula N Rouda
NOTARY PUBLIC

SIGNATURE OF GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, A PARTNER IN THE FIRM OF BROOKVIEW FARMS DEVELOPMENT, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF July 20 17.

MY COMMISSION EXPIRES THE 15 DAY OF August 20 21

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Paula K. Rouda, Notary Public Adams Twp., Butler County My Commission Expires Aug. 15, 2021

Paula N Rouda
NOTARY PUBLIC

I, CHRISTOPHER J. KACLIK, HEREBY CERTIFY THAT THE PROPERTY CONTAINED IN THE BROOKVIEW FARMS PHASE 1 PHASE 1 PLAN IS IN THE NAME OF BROOKVIEW FARMS DEVELOPMENT, LP AND IS RECORDED AT INSTRUMENT NO. 201509210020766.

Paula N Rouda
WITNESS

CHRISTOPHER J. KACLIK

NVR, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE BROOKVIEW FARMS PHASE 1 PLAN OF LOTS CONSENTSTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Dawn
WITNESS

AUTHORIZED REPRESENTATIVE

Pete Robertson-VP
PRINTED NAME & TITLE

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Paula K. Rouda, Notary Public Adams Twp., Butler County My Commission Expires Aug. 15, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

7/24/17
DATE

JAMES A. SPERDUTE, RS # 24457-E

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

10/30/17
DATE

ENGINEER SIGNATURE / REG # PE076996

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

10/30/17
DATE

ENGINEER SIGNATURE / REG # PE076996

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

6/21/17
DATE

TOWNSHIP ENGINEER / REG # PE077527

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

10/11/17
DATE

TOWNSHIP MANAGER/SECRETARY

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 7th DAY OF June 20 17.

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON ON THE 15th DAY OF June 20 17 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED June 22, 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.

SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO BROOKVIEW FARMS DEVELOPMENT, LP BY JACKSON TOWNSHIP ON THE 11 DAY OF October 20 17.

TOWNSHIP MANAGER/SECRETARY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 21ST DAY OF JUNE 20 17.

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 366 PAGES 31-33.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF November 20 17.

RECORDER OF DEEDS

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

DEVELOPMENT AREAS	
OPEN SPACE PARCEL 1-A	2.20 ACRES
OPEN SPACE PARCEL 1-B	7.88 ACRES
NEW ROAD R/W AREAS	2.08 ACRES
LOT AREAS	9.25 ACRES
PHASE 1 TOTAL:	21.41 ACRES
PARCEL 2 (PHASE 2)	22.12 ACRES
TOTAL TRACT AREA:	43.53 ACRES
PHASING DETAILS	
PHASE 1	38 LOTS
PHASE 2	38 LOTS
TOTAL:	76 LOTS

GENERAL PLAN NOTES:

PROPERTY OWNER: BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033
724-432-3101

OWNERSHIP REFERENCE: TAX PARCEL 180-4F104-3B
INSTRUMENT NO. 201509210020766
BEING PARCEL "A" OF THE FEHL PLAN OF LOTS
PLAN BOOK 350, PAGES 12 &13

THIS PROPERTY IS BEING DEVELOPED UTILIZING CLUSTER REGULATIONS AND THE FOLLOWING APPLY:

• MINIMUM LOT AREA:	7,200 SQ.FT.
• MINIMUM LOT FRONTAGE:	60.00 AT BUILDING SETBACK
• MINIMUM FRONT SETBACK:	25.00 FEET
• MINIMUM SIDE SETBACK:	7.5 FEET
• MINIMUM REAR SETBACK:	25.00 FEET *
• MAXIMUM BUILDING COVERAGE:	50%
• MAXIMUM BUILDING HEIGHT:	35.00 FEET
• MAXIMUM GROSS DENSITY:	1 UNIT/ACRE
• MAXIMUM MODIFIED DENSITY:	2 UNITS/ACRE
• MINIMUM COMMON OPEN SPACE:	35% OR 15.237 ACRES
• PROPOSED MODIFIED DENSITY:	1.9 UNITS/ACRE
• PROPOSED COMMON OPEN SPACE:	±20.0 ACRES

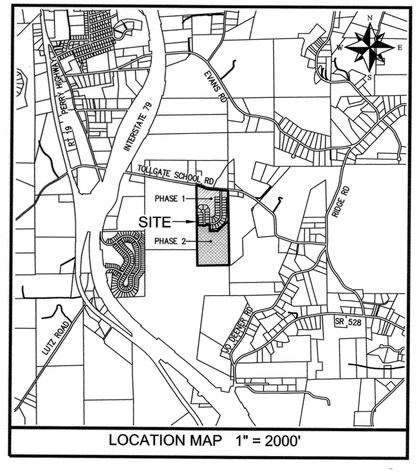
*EASEMENTS IN THE REAR OF PROPOSED LOTS MAY EXCEED THE MINIMUM 25.00 FOOT REAR SETBACK. WHERE THIS OCCURS, THE EASEMENT SHALL SUPERCEDE ANY REAR SETBACK LINE. THIS APPLIES TO THE FOLLOWING LOTS : 101 THROUGH 114, 119, 120, 122 THROUGH 126 AND 134.

THE PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO IMPROVEMENTS SHALL BE CONSTRUCTED THAT ALTER THE FLOW OF SURFACE WATER WITHIN THIS EASEMENT OR AFFECT THE OPERATION OF ANY PIPE THAT MAY BURIED WITHIN THIS EASEMENT.

A CLEAR SITE TRIANGLE SHALL BE MAINTAINED AT ALL INTERSECTIONS WHICH IS MEASURED 75.00 FEET ALONG THE CENTERLINE OF EACH ROADWAY. NO OBSTRUCTIONS EXCEEDING 2.5 FEET ARE PERMITTED WITHIN THIS EASEMENT.

CONCRETE MONUMENTS SHOWN ARE TO BE SET 5.00 FEET INSIDE AND PERPENDICULAR TO THE ADJACENT RIGHT OF WAY LINE.

ON STREET PARKING SHALL BE PROHIBITED.



LOCATION MAP 1" = 2000'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
366	31

DRAWING NUMBER:	1009-1515637
DRAWING SCALE:	1"=50'
DATE:	DECEMBER 18, 2015
DRAWN BY:	JSS
REVISIONS:	
12.13.2016...EASEMENT REVISIONS	
07.24.2017...TOWNSHIP COMMENTS	
SHEET 1 OF 3	

BROOKVIEW FARMS PHASE 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR
BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

SURVEYOR

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

ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PHILLIP CHARLES MALITSCH ENGINEER PE076996

JACKSON TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY RECORDER OF DEEDS

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

MATCHLINE - SEE SHEET 1
MATCHLINE - SEE SHEET 2

PARCEL 1-B
343,446.40 SF
7.88 AC
-OPEN SPACE-

LOT 115
9,360.00 SF
0.21 AC

0.21 AC

N 88°59'52" E
130.00'
72.00'
130.00'
S 88°59'52" W
180.00'
50.00'
40'
VERIZON
25' BSL
UNE

CONC. MON.
R=25.00'
L=39.27'
CLEAR SITE EASEMENT
N 88°59'52" E
224.78'
174.78'
S 88°59'52" W
69.78'
3.18'
L=106.24'
25' BUILDING LINE
20' SEWER & UTILITY EASEMENT
105.00'
50.00'
25.00'
S 88°59'52" W
50.00'

N 88°59'52" E
174.78'
105.00'
69.78'
L=10.74'
L=67.00'
20' SEWER & UTILITY EASEMENT

LOT 114
10,798.98 SF
0.25 AC

LOT 113
10,586.73 SF
0.24 AC

LOT 112
10,571.64 SF
0.24 AC

LOT 111
10,571.64 SF
0.24 AC

LOT 110
10,571.64 SF
0.24 AC

130.00'
130.31'
N 01°00'08" W
180.00'
S 03°14'23" E
S 17°11'37" E
S 31°09'30" E
S 45°07'04" E
25' BUILDING LINE
15' PRIVATE DRAINAGE EASEMENT
DRAINAGE
EASEMENT
15' PRIVATE
S 65°49'17" W
98.43'
S 79°36'08" W
98.47'
S 51°51'42" W
98.43'
S 37°54'09" W
98.43'
S 46°42'22" W
428.92'
85.60'
S 88°59'52" W
50.00'
208.31'
S 88°59'52" W
PARCEL 1-A
95,743.17 SF
2.20 AC
-OPEN SPACE-

MATCHLINE - SEE SHEET 1
MATCHLINE - SEE SHEET 2

N/F GEORGE FAMILY L.P.
TAX PARCEL 180-4F104--4
INST. NO. 201311260033695

S 01°16'55" E
1954.70' (TOTAL)
1246.58'

LOT 247
LOT 246
LOT 245
LOT 244
LOT 243
LOT 242
LOT 241
LOT 240
TOLLGATE PHASE 2
PLAN BOOK 366 PAGES 26 - 27
PARCEL 2B
SEE NEXT PAGE

PARCEL 2
963,554.38 SF
22.12 AC
-FOR FUTURE DEVELOPMENT-

N 01°00'08" W
1136.34'

EXISTING 5/8" IRON PIN

50' MARKWEST GAS RIGHT OF WAY
INST. 201405060001074

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 3

N/F GEORGE FAMILY L.P.
TAX PARCEL 180-4F104--4
INST. NO. 201311260033695

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 3

PLAN BOOK	PAGE
366	32

N
W E
S

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

DRAWING NUMBER: 1009-1515637
DRAWING SCALE: 1"=50'
DATE: DECEMBER 18, 2015
DRAWN BY: JSS
REVISIONS:
12.13.2016...EASEMENT REVISIONS
07.24.2017...TOWNSHIP COMMENTS

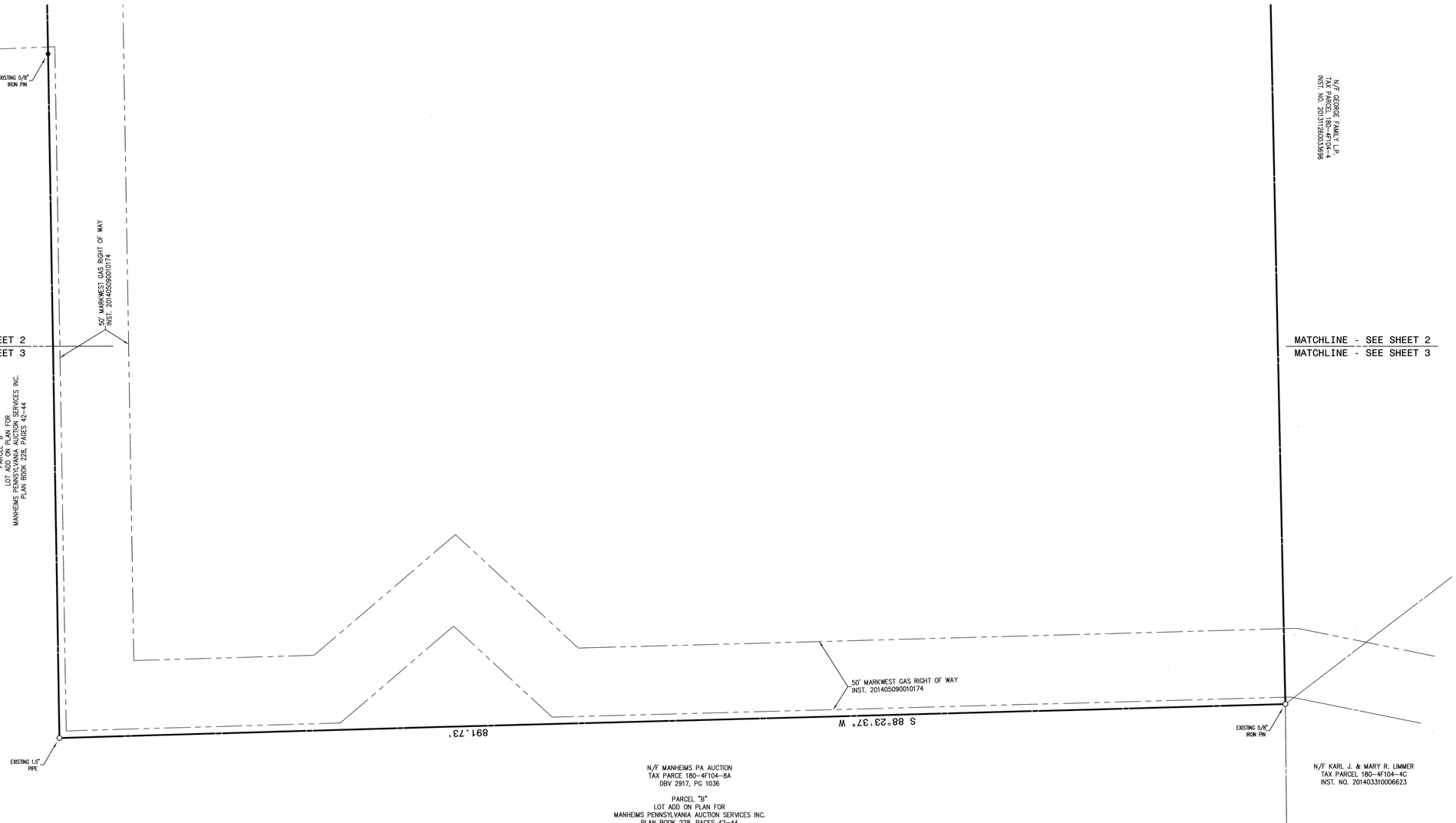
SHEET 2 OF 3

BROOKVIEW FARMS PHASE 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR
BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

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



PLAN BOOK	PAGE
366	33

N
W E
S

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12.13.2016...EASEMENT REVISIONS	
07.24.2017....TOWNSHIP COMMENTS	
SHEET 3 OF 3	

BROOKVIEW FARMS PHASE 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR
BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

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

Instr:201711090024161 11/09/2017
Pages:2 F:$85.00 10:28AM
Michele Mustello T20170017003
Butler County Recorder FL

RICHARD H. STAUGH

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD H. STAUGH OF THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT, 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 SUMMIT.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF SUMMIT, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF October, 2017.

ATTEST:

Misty McConnell — NOTARY PUBLIC
Richard H. Staugh — OWNER

MY COMMISSION EXPIRES THE 15th DAY OF August, 2021

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RICHARD H. STAUGH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 10th DAY OF October 2017.

Misty McConnell — NOTARY PUBLIC (SIGNATURE) (SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Misty McConnell, Notary Public
Clearfield Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, RICHARD H. STAUGH, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RICHARD H. STAUGH, AS RECORDED AS INSTRUMENT 201604220007503 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — RICHARD H. STAUGH

DAVID E. & SANDRA M. HUNCHECK

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID E. & SANDRA M. HUNCHECK OF THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT, 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 SUMMIT.

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF SUMMIT, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 16th DAY OF October, 2017.

ATTEST:

NOTARY PUBLIC — OWNER
NOTARY PUBLIC — OWNER

MY COMMISSION EXPIRES THE 16th DAY OF September, 2018

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

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DAVID E. & SANDRA M. HUNCHECK AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF October 2017.

NOTARY PUBLIC (SIGNATURE) (SEAL)

WE, DAVID E. & SANDRA M. HUNCHECK, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DAVID E. & SANDRA M. HUNCHECK, AS RECORDED AS INSTRUMENT 20040713002296 3 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — DAVID E. HUNCHECK
WITNESS — SANDRA M. HUNCHECK

JOHN BERBIGLER

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN BERBIGLER OF THE TOWNSHIP OF SUMMIT, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT, 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 SUMMIT.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF SUMMIT, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF October, 2017.

ATTEST:

Misty McConnell — NOTARY PUBLIC
John Berbigler — OWNER

MY COMMISSION EXPIRES THE 15th DAY OF August, 2021

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JOHN BERBIGLER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 10th DAY OF October 2017.

Misty McConnell — NOTARY PUBLIC (SIGNATURE) (SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Misty McConnell, Notary Public
Clearfield Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, JOHN BERBIGLER, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN BERBIGLER, AS RECORDED AS INSTRUMENT 200808190019062 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — JOHN BERBIGLER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF SUMMIT DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE 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 SUMMIT, BUTLER COUNTY, PENNSYLVANIA, ON THIS 23rd DAY OF October, 2017.

ATTEST:

SECRETARY — CHAIRMAN (SEAL)

REVIEWED/APPROVED BY THE SUMMIT TOWNSHIP COUNTY PLANNING COMMISSION THIS 18th DAY OF October, 2017.

SECRETARY — CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16 DAY OF AUG., 2017.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17208 (SEAL)

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 366 PAGE 34-35

GIVEN UNDER OUR HAND AND SEAL THIS 30 DAY OF November 2017.

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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.

10-25-2017 — DATE
James A. Day — REGISTRATION NO. SU-039394-E

R/W MAINTENANCE NOTES & AGREEMENT:

THE EXISTING PRIVATE 50' SHARED ACCESS EASEMENTS NAMED MARCELLA DRIVE, HORSESHOE LANE AND SANDI LANE ARE PREVIOUSLY RECORDED RIGHT-OF-WAYS, BUT HAD NO DECLARATION OF RESPONSIBILITY. PER THIS PLAN RECORDING, ALL LOTS, AND SUBSEQUENT LOTS SHARE IN MAINTENANCE AND REPAIR COSTS AS STATED BELOW.

THE TOWNSHIP OF SUMMIT HAS NO MAINTENANCE RESPONSIBILITIES FOR THESE PRIVATE STREETS. IN ADDITION TO THE PRIVATE PARTIES ACCESS RIGHTS, THE ACCESS RIGHTS ARE EXPANDED TO ALLOW ACCESS TO TOWNSHIP AND EMERGENCY VEHICLES. ANY FUTURE REQUEST BY THE LOT OWNERS TO HAVE THE STREET ACCEPTED BY THE TOWNSHIP SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE STREET/S TO THE CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

FOR THE JOINT USED PRIVATE RIGHT OF WAYS, THE PRIVATE LOT OWNERS OF LANDS SHOWN ON THIS PLAT HAVE FREE AND UNRESTRICTED ACCESS ACROSS THEIR RESPECTIVE RIGHT-OF-WAYS AND REQUIRING THE SAME TO JOINTLY MAINTAIN THEIR PRIVATE ROAD/S, AND REQUIRING THE DEEDS FOR EACH LOT TO CONTAIN A REFERENCE TO THIS RECORDED PLAN AND AGREEMENT.

THE FOLLOWING MAINTENACE RESPONSIBILITIES ARE IMPOSED BY THIS PLAN AND RECORDING THEREOF:

HORSESHOE LANE – EQUALLY MAINTAINED BY HOWARD & SUSAN REGES, AND DAVID HUNCHECK, AND THEIR SUCCESSORS AND ASSIGNS.

SANDI LANE – EQUALLY MAINTAINED BY RICHARD STAUGH, AND JOHN BERBIGLER, AND THEIR SUCCESSORS AND ASSIGNS.

MARCELLA DRIVE – EQUALLY MAINTAINED BY HOWARD & SUSAN REGES, DAVID HUNCHECK, RICHARD STAUGH, AND JOHN BERBIGLER, AND THEIR SUCCESSORS AND ASSIGNS.

PRIVATE ROAD OWNERS:

290-1F100-2F:
RICHARD H. STAUGH
161 KAISER ROAD
BUTLER, PA 16002

290-1F100-2 & 2C:
DAVID E. & SANDRA M. HUNCHECK
155 KAISER ROAD
BUTLER, PA 16002

290-1F100-2B:
JOHN BERBIGLER
159 KAISER ROAD
BUTLER, PA 16002

290-1F100-2E:
HOWARD W. & SUSAN G. REGES
155 KAISER ROAD
BUTLER, PA 16002

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED RICHARD H. STAUGH AND ACKNOWLEDGED THE PRIVATE RIGHT OF WAY NOTES AND AGREEMENT 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 11th DAY OF October 2017.

Misty McConnell — NOTARY PUBLIC (SIGNATURE) (SEAL)
Richard H. Staugh — RICHARD H. STAUGH

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Misty McConnell, Notary Public
Clearfield Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JOHN BERBIGLER AND ACKNOWLEDGED THE PRIVATE RIGHT OF WAY NOTES AND AGREEMENT 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 11th DAY OF October 2017.

Misty McConnell — NOTARY PUBLIC (SIGNATURE) (SEAL)
John Berbigler — JOHN BERBIGLER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Misty McConnell, Notary Public
Clearfield Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED DAVID E, & SANDRA M. HUNCHECK AND ACKNOWLEDGED THE PRIVATE RIGHT OF WAY NOTES AND AGREEMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF October 2017.

NOTARY PUBLIC (SIGNATURE) (SEAL)
DAVID E. HUNCHECK — SANDRA M. HUNCHECK

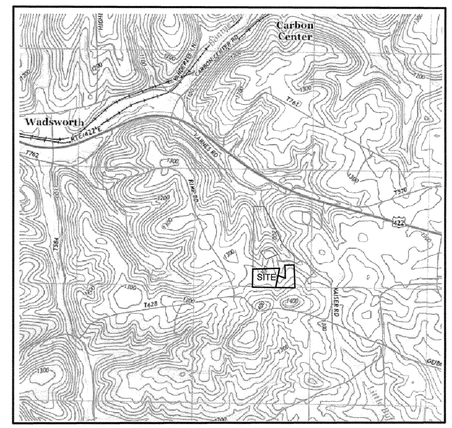
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED HOWARD W. & SUSAN G. REGES AND ACKNOWLEDGED THE PRIVATE RIGHT OF WAY NOTES AND AGREEMENT 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 10th DAY OF October 2017.

Misty McConnell — NOTARY PUBLIC (SIGNATURE) (SEAL)
Howard W. Reges — HOWARD W. REGES
Susan G. Reges — SUSAN G. REGES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Misty McConnell, Notary Public
Clearfield Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



VICINITY MAP
Ref: USGS Saxonburg Quad (2016)
Scale: 1"=2000'
STAUGH-HUNCHECK-BERBIGLER
LOT LINE REVISION PLAN

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

Situated at:
MARCELLA DRIVE & KAISER ROAD
TOWNSHIP OF SUMMIT
BUTLER COUNTY, PA

STAUGH-HUNCHECK-BERBIGLER LOT LINE REVISION PLAN

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

RECORDED	
PLAN BOOK	PAGE
366	34

DRAWING DATE: 09-19-2017
SCALE: NTS
SHEET 1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L20	70.07	N39°38'05"E
L21	37.21	S58°19'15"E
L22	120.12	S78°26'16"E
L23	47.73	N34°50'20"E
L24	94.77	N11°13'27"E
L25	118.33	N10°40'05"E
L26	88.92	N03°41'35"E
L27	72.92	S68°32'11"E
L28	117.30	N33°22'44"W
L29	153.20	N24°52'44"W
L30	252.96	N36°42'48"W

NOTES :

1. THIS PLAN PROPOSES LOT LINE REVISIONS TO TWO EXISTING BUILDING LOTS. TO ANNEX ADDITIONAL LANDS. ONE EXISTING NON-BUILDING LOT IS EXTINGUISHED AND MERGED INTO ONE OF THE EXISTING BUILDING 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. THE EXISTING BUILDING LOTS TO BE EXPANDED IN AREA, HAVE EXISTING ON-SITE SEWER AND WATER WELLS.
4. THE PROPERTIES SHOWN HEREON ARE ZONED R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)

SUBDIVISION OWNERS:

290-1F100-2F:
RICHARD H. STAUGH
161 KAISER ROAD
BUTLER, PA 16002

290-1F100-2 & 2C:
DAVID E. & SANDRA M. HUNCHECK
155 KAISER ROAD
BUTLER, PA 16002

290-1F100-2B:
JOHN BERGBIGLER
159 KAISER ROAD
BUTLER, PA 16002

AREA TABULATIONS

Lot 3B	1.956 Ac
+Area A	6.451 Ac
LOT 1	8.407 Ac (366,220 sf)
Lot 1R	2.187 Ac
+Lot 2R	1.621 Ac
+Area B	1.956 Ac
LOT 2	5.765 Ac (251,108 sf)

Remainder 32.917 Ac (Per Tax Records)
−Area A 6.451 Ac
−Area B 1.956 Ac
24.510 ± Ac
(Not Surveyed)

SITE UTILITIES:

ELECTRIC: CENTRAL ELECTRIC
716 SR 368 PO BOX 329
PARKER, PA. 16049
CONTACT: CAITLIN KRIEBEL
EMAIL: CKRIEBEL@CENTRAL.COOP

ELECTRIC: WEST PENN POWER
C/O USIC 9045 N RIVER ROAD STE 300
INDIANAPOLIS, PA. 46240
CONTACT: USIC LOCATING SERVICES PERSONNEL

TV-CABLE: CENTURYLINK
122 BALTIMORE ST PO BOX 896
HANOVER, PA. 17331
CONTACT: LEO HILBERT
EMAIL: leo.c.hilbert@centurylink.com

Scale 1" = 50'

RECORDED	
PLAN BOOK	PAGE
366	35

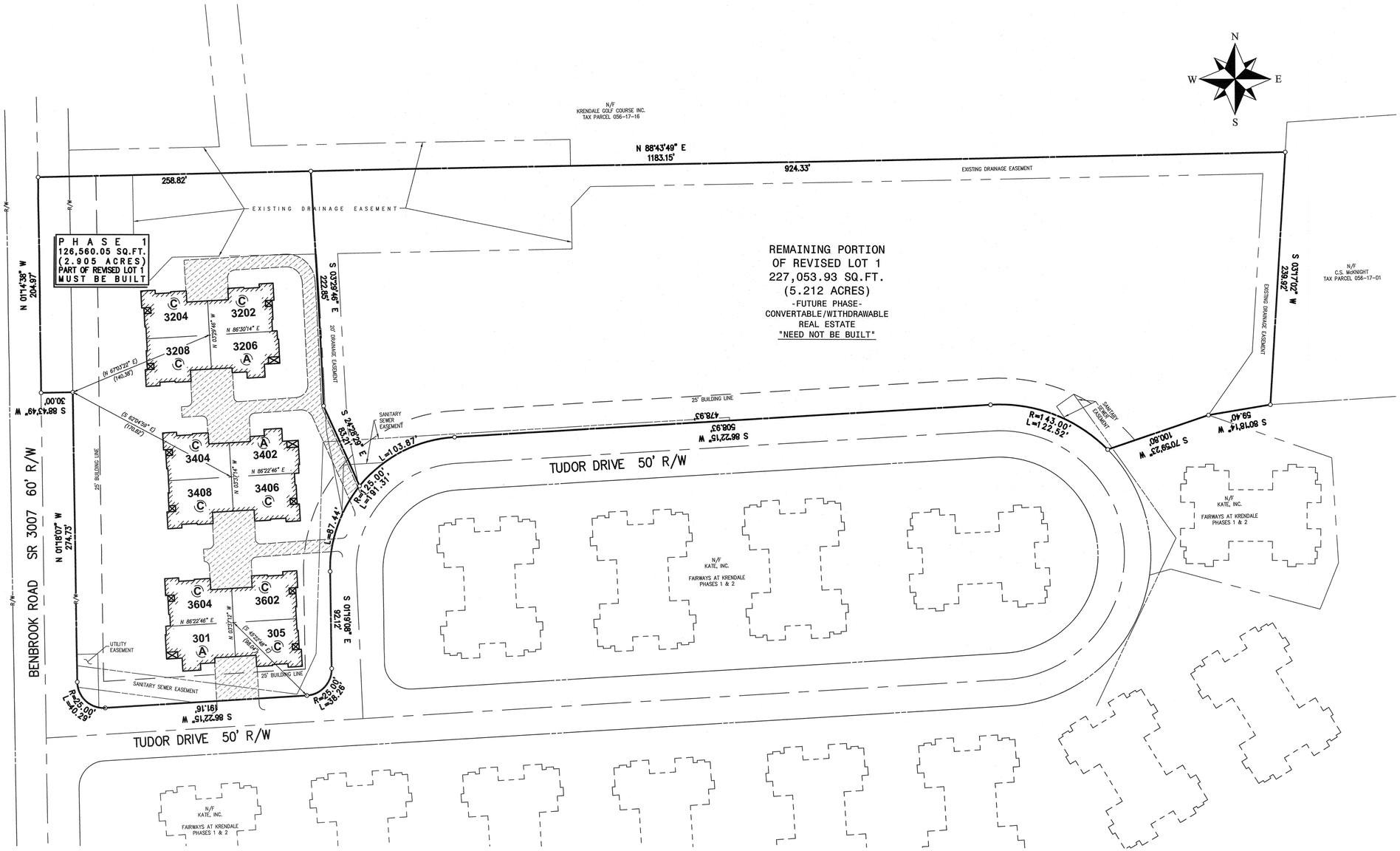
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-036394-E

Situated at:
MARCELLA DRIVE & KAISER ROAD
TOWNSHIP OF SUMMIT
BUTLER COUNTY, PA

STAUGH-HUNCHECK-BERBIGLER
LOT LINE REVISION PLAN

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: 09-19-2017
SCALE: NTS
SHEET 2 OF 2



LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

UNIT TYPES

(A) ABBEY

(C) CANTERBURY

PLAN BOOK	PAGE
366	36

LOT AREA TABULATION	REVISED LOT 1	
	SQ.FT.	ACRES
ORIGINAL TRACT:	353,613.98	8.118
CONDO PLAN NO. 1	-126,560.05	-2.905
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	227,053.93	5.213

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLAT DESIGNATED AS THE COURTYARDS AT KRENDALE CONDOMINIUM PLAN # 1, TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF ONE (1) SHEET, ACCURATELY CONTAIN ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND 3210(C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S. §§ 3101 *ET SEQ.*)

JAMES A. SPERDUTE, SURVEYOR REG NO. 24457-E

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THIS THE 2 DAY OF NOVEMBER, 2017, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

MY COMMISSION EXPIRES THE 12 DAY OF MARCH, 2021.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacqueline G. Fennell, Notary Public
Adams Twp., Butler County
My Commission Expires March 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 366 PAGES 36 GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF November, 2017

RECORDER OF DEEDS

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

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

BUTLER COUNTY RECORDER OF DEEDS

NOTES:

PLAN REFERENCE : COURTYARDS AT KRENDALE CONSOLIDATION PLAN
PLAN BOOK 362, PAGE 20

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Instr: 201711030024185 11/03/2017
Pages:1 F:$45.00 12:15PM
Michele Mustello T20170017033
Butler County Recorder FL

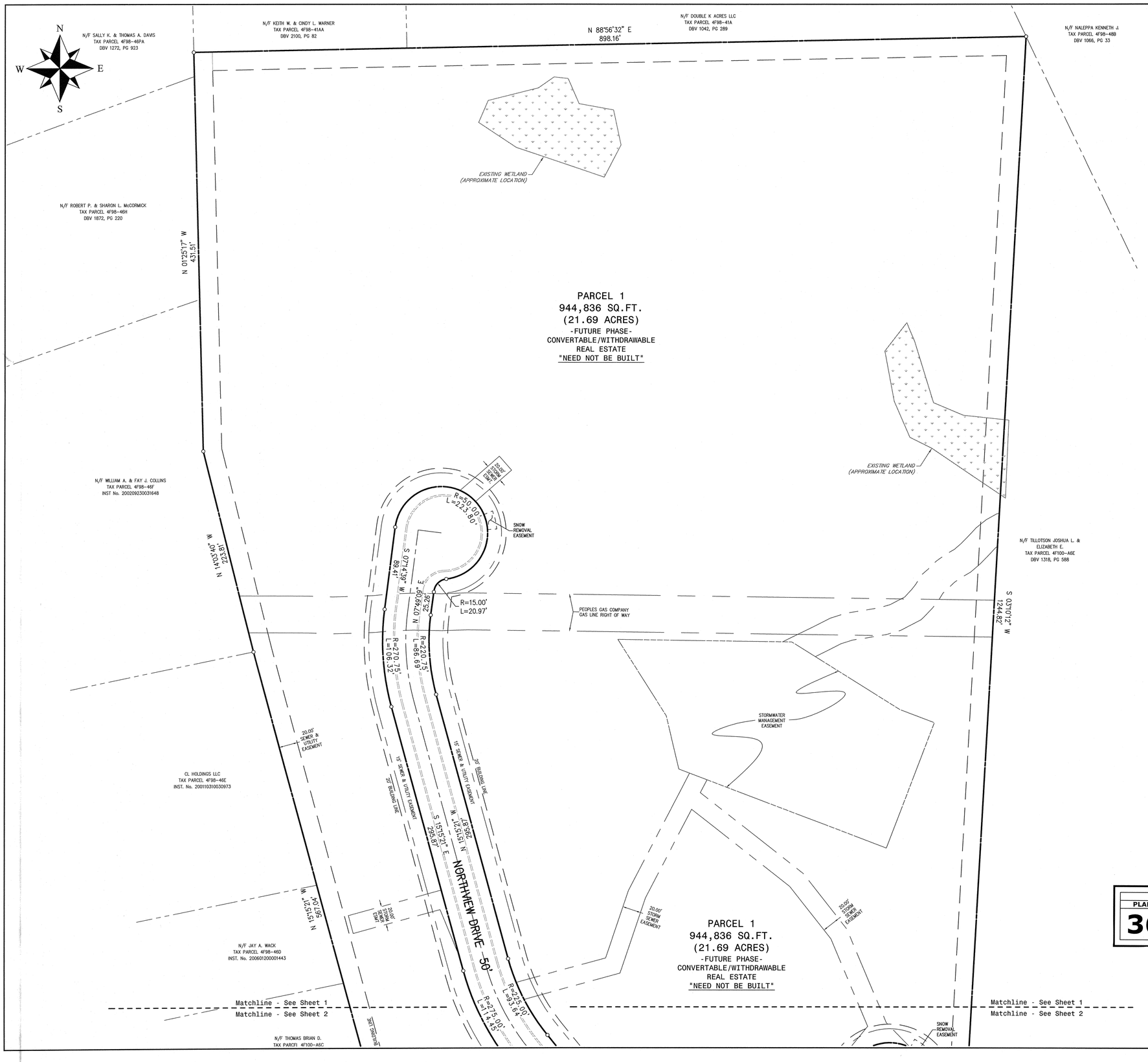
DRAWING NUMBER:	1021-1718120
DRAWING SCALE:	1"=50'
DATE:	OCTOBER 25, 2017
DRAWN BY:	JSS
REVISIONS:	

COURTYARDS AT KRENDALE CONDOMINIUM PLAN # 1

PREPARED FOR COURTYARDS AT KRENDALE, L.P.
P.O. BOX 449 MARS, PA 16046

BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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



LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

UNIT TYPES

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

NOTES:

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

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

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

SCENIC RIDGE CONDOMINIUM PLAN NO. 1
RECORDED IN PLAN BOOK 360, PAGE 34

SCENIC RIDGE CONDOMINIUM PLAN NO. 2
RECORDED IN PLAN BOOK 362, PAGE 21

SCENIC RIDGE CONDOMINIUM PLAN NO. 3
RECORDED IN PLAN BOOK 365, PAGE 35

PLAN BOOK	PAGE
366	37

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

11-1-17

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 1 DAY OF November, 2017, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-12-21

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacqueline G. Fennell, Notary Public
Adams Twp., Butler County
My Commission Expires March 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 366 PAGES 37-39 GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF November, 2017

RECORDER OF DEEDS

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

SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY, PA

BUTLER COUNTY
RECORDER OF DEEDS

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

Instr: 201711030024182 11/03/2017
Pages:3 F:$125.00 12:19PM
Michele Mustello T20170017032
Butler County Recorder ND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LOT AREA TABULATION	PARCEL 1		PARCEL 2–A		PARCEL 2–B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94
CONDO PLAN NO. 4 (PHASE 4–A)	0	0	13,336.00	0.31	0	0
CONDO PLAN NO. 4 (PHASE 4–B)	0	0	5,995.00	0.14	0	0
CONDO PLAN NO. 4 (PHASE 4–C)	0	0	0	0	50,874.00	1.17
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	944,836	21.69	160,624.19	3.69	416,648.32	9.57

DRAWING NUMBER:	1010–1718121
DRAWING SCALE:	1"=50'
DATE:	OCTOBER 27, 2017
DRAWN BY:	JSS
REVISIONS:	

SHEET 1 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 4

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

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

Matchline - See Sheet 1
Matchline - See Sheet 2

REAL ESTATE
"NEED NOT BE BUILT"

Matchline - See Sheet 1
Matchline - See Sheet 2

R=225.00'
L=93.64'

R=275.00'
L=174.45'

S 38°06'02" E
142.45'

N 20°50'05" W
124.15'

20' BUILDING LINE

15' SEWER & UTILITY EASEMENT

R=25.00'
L=36.88'

R=175.00'
L=17.00'

S 81°34'58" W
95.83'

R=25.00'
L=29.93'

R=125.00'
L=11.60'

R=25.00'
L=15.34'

R=175.00'
L=51.16'

N 81°34'58" E
95.83'

WEDGEWOOD COURT 50'

R=115.73'
L=46.58'

15' SEWER & UTILITY EASEMENT

20' BUILDING LINE

R=25.00'
L=39.11'

R=30.00'
L=237.85'

SNOW REMOVAL EASEMENT

PARCEL 1
944,836 SQ.FT.
(21.69 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

S 81°34'58" W
267.62'

S 02°23'40" W
74.76'

R=200.00'
L=76.76'

N 08°25'02" W
161.12'

20' BUILDING LINE

N/F THOMAS BRIAN D.
TAX PARCEL 4F100-A6C
INST. NO. 200305070019243

N/F TILLOTSON JOSHUA L. & ELIZABETH E.
TAX PARCEL 4F100-A6E
DBV 1318, PG 588

N/F TILLOTSON JOSHUA L. & ELIZABETH E.
TAX PARCEL 200-S3-A20
DBV 992, PG 07
LOT 20

GILLILAND KIM L. & KIMBERLY S.
TAX PARCEL S3-A24
DBV 852, PG 332

N/F JOHN & LYNN DeSIMONE
TAX PARCEL 200-S3-A22
INST. No. 200505030010973
LOT 22

N/F RICHARD L. & SUSAN MACK
TAX PARCEL 200-S3-A21
INST. No. 200405050014138
LOT 21

N/F JOHN & LYNN DeSIMONE
TAX PARCEL 200-S3-A23
INST. No. 200510270031127
LOT 23

N/F THOMAS A. & SALLY K. DAVIS
TAX PARCEL 4F100-A6C
DBV 852, PG 332

SOUTHVIEW DR. 50'

N 81°34'58" E
109.10'

R=25.00'
L=39.27'

15' UTILITY EASEMENT

20' BUILDING LINE

PHASE 4-A
13,336 SQ.FT.
(0.31 ACRES)
(PART OF PARCEL 2-A)
"MUST BE BUILT"

100.45'

75.45'

V
314

35.76'

N 81°34'58" E
134.10'

N 08°25'02" W
134.80'

S 08°25'02" E
252.00'

REMAINING PORTION
OF PARCEL "2-A"
160,624.19 SQ.FT.
(3.69 ACRES)
-FUTURE PHASE-

REAL ESTATE
"NEED NOT BE BUILT"

57.35'

R=475.00'
L=31.71'

20' BUILDING LINE

15' UTILITY EASEMENT

N 77°45'27" E
110.00'

S 12°14'33" E
54.50'

PHASE 4-B
5,995 SQ.FT.
(0.14 ACRES)
(PART OF PARCEL 2-A)
"MUST BE BUILT"

P
306

N 12°14'33" W
54.50'

S 77°45'27" W
110.00'

P
304

302

T

S 12°14'33" E
184.32'

300

P

S 83°02'16" W
113.98'

R=825.00'
L=93.83'

N 83°12'25" E
128.80'

PHASE 2-A
19,805 SQ.FT.
(0.45 ACRES)
(PREVIOUSLY RECORDED)

S 04°36'41" E
257.89'

S 01°26'00" E
102.34'

N 88°58'33" E

N/F KERR R. GEORGIANN & DAVID H.
TAX PARCEL 200-S3-A9
DBV 1963, PG 85
PART OT LOTS 9 & 10

N/F KERR R. GEORGIANN & DAVID H.
TAX PARCEL 200-S3-A10A
DBV 1963, PG 85
PART OT LOTS 9 & 10

N/F BELSTERLING NORBERT J. & TRS ET AL
TAX PARCEL 200-S3-A8
INST No. 200212300044427

PART LOT 9

LOT 8

LOT 11

LOT 12

N/F DONALD J. & KAREN K. KOGER
TAX PARCEL 200-S3-A11
DBV 1145, PG 20

N/F COVELL ARTHUR A. & MARISSA L.
TAX PARCEL 200-S3-A13
DBV 1311, PG 282
LOT 13

N/F ELI & JULIE WAHL
TAX PARCEL 200-S3-A3
INST. No. 200508010013911
LOT 3

N/F SPAGNOLA TR ET AL
TAX PARCEL 200-S3-A2
DBV 1092, PG 277
LOT 2

N/F SPAGNOLA TR ET AL
TAX PARCEL 200-S3-A1
DBV 2281 PG 291
LOT 1

Matchline - See Sheet 2
Matchline - See Sheet 3

Matchline - See Sheet 2
Matchline - See Sheet 3

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N
W E
S

PLAN BOOK	PAGE
366	38

DRAWING NUMBER:	1010-1718121
DRAWING SCALE:	1"=50'
DATE:	AUGUST 24, 2017
DRAWN BY:	JSS
REVISIONS:	

SHEET 2 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 4

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

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Matchline - See Sheet 2
Matchline - See Sheet 3

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

ROUTE 19 - PERRY HIGHWAY

R=1,333.65'
L=202.93'

N 88°23'19" E
335.70'

N 17°08'21" E
284.04'

20' BUILDING LINE

S 00°07'39" W
65.56'

N 01°36'41" W
17.74'

N 05°43'43" W
80.95'

20.00' SNOW REMOVAL EASEMENT

20.00' SANITARY SEWER EASEMENT

STORMWATER MANAGEMENT EASEMENT

SOUTHVIEW DR. 50'

R=175.00'
L=359.87'

R=125.00'
L=290.50'

45.00'

10.88'

S 47°12'21" E
125.31'

114.43'

5.00'

20' BUILDING LINE

R=125.00'
L=99.92'

R=175.00'
L=139.95'

N 35°16'15" E
39.30'

S 01°24'21" E
87.63'

S 88°35'41" W
8.77'

R=225.00'
L=39.29'

20.00' STORM SEWER EASEMENT

PHASE 1-B
119,049 SQ.FT.
(2.73 ACRES)
(PREVIOUSLY RECORDED)

2231 2232 2233 2234
2211 2212 2213 2214

WESTVIEW CIRCLE 50'

R=25.00'
L=30.77'

R=75.00'
L=141.22'

S 01°24'19" E
8.64'

N 70°42'42" E
9.28'

R=75.00'
L=135.84'

R=25.00'
L=39.27'

2191 2192 2193 2194

REMAINING PORTION
OF PARCEL "2-B"
416,648.32 SQ.FT.
(9.57 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

N 02°22'21" E
117.87'

N 10°49'30" W
134.97'

N 45°57'37" W
153.62'

S 89°12'51" W
200.00'

N 02°22'21" E
180.00'

S 89°12'51" W
193.10'

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

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

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

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

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

LOT 1

SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 139, PAGE 20

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

LOT 2

S 89°12'51" W
193.10'

S 89°29'20" W
467.54'

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

Matchline - See Sheet 2
Matchline - See Sheet 3

N 88°38'33" E
260.60'

S 01°21'27" E
61.01'

20' BUILDING LINE

S 43°08'52" E
150.00'

N 47°04'57" E
184.20'

S 01°19'48" E
28.77'

PHASE 1-A
64,073.38 SQ.FT.
(1.47 ACRES)
(PREVIOUSLY RECORDED)

2101 2102 2103 2104

REMAINING PORTION
OF PARCEL "2-A"
160,624.19 SQ.FT.
(3.69 ACRES)
-FUTURE PHASE-

REAL ESTATE
"NEED NOT BE BUILT"

S 01°24'21" E
134.68'

N 88°35'39" E
26.97'

2081 2082 2083 2084

N 01°24'21" W
155.14'

93.44'

137.63'

N 87°24'59" E
169.28'

61.70'

PHASE 3-A
75,101.43 SQ.FT.
(1.72 ACRES)
(PREVIOUSLY RECORDED)

2061 2062 2063 2064

SNOW REMOVAL EASEMENT

59.96'

15' SEWER & UTILITY EASEMENT

20' BUILDING LINE

R=75.00'
L=81.99'

N 64°02'36" W
74.78'

S 64°02'36" E
74.78'

R=175.00'
L=276.66'

R=225.00'
L=355.73'

L=207.06'

PHASE 3-B
84,534.68 SQ.FT.
(1.94 ACRES)
(PREVIOUSLY RECORDED)

2131 2132 2151 2152 2153 2154

N 16°32'23" E
209.11'

N 73°06'37" W
172.64'

N 73°06'37" W
135.89'

N 79°45'43" W
156.94'

2171 2172 2173 2174

N 88°38'33" E
277.77'

N 01°19'48" W
28.77'

R=75.00'
L=23.32'

R=1,225.00'
L=38.98'

S 03°08'30" E
200.92'

REMAINING PORTION
OF PARCEL "2-B"
416,648.32 SQ.FT.
(9.57 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

SOUTHVIEW DR. 50'

N 70°51'30" E
210.87'

R=175.00'
L=135.56'

R=225.00'
L=174.48'

L=50.32'

PHASE 4-C
50,874 SQ.FT.
(1.17 ACRES)
(PART OF PARCEL 2-B)
"MUST BE BUILT"

N 88°01'25" E
174.80'

2041 2042 2043 2044

2051 2052 2053 2054

S 78°04'28" E
105.00'
(S 74°01'14" E (R) 105.00')
(85.68')

S 00°44'15" E
1136.84'

S 00°44'15" E
812.60'

2071 2072 2073 2074

S 84°29'39" E
105.00'
(S 80°26'25" E (R) 105.00')
(85.68')

S 25°34'36" E
224.96'

N 25°22'11" E
57.26'

N 49°48'38" W
61.50'

R=23.80'
L=35.38'

R=175.00'
L=90.56'

N 64°25'10" W
110.05'

R=125.00'
L=75.10'

S 00°48'01" E
98.24'

2111 2112 2113 2114

S 77°16'55" W
152.06'

S 89°07'34" W
419.50'

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

LOT 1
HUCH - ECKSTEIN PLAN
PBV 163, PG 20

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

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

STORMWATER MANAGEMENT EASEMENT

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

N
W E
S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
366	39

DRAWING NUMBER:	1010-1718121
DRAWING SCALE:	1"=50'
DATE:	AUGUST 24, 2017
DRAWN BY:	JSS
REVISIONS:	

SHEET 3 OF 3

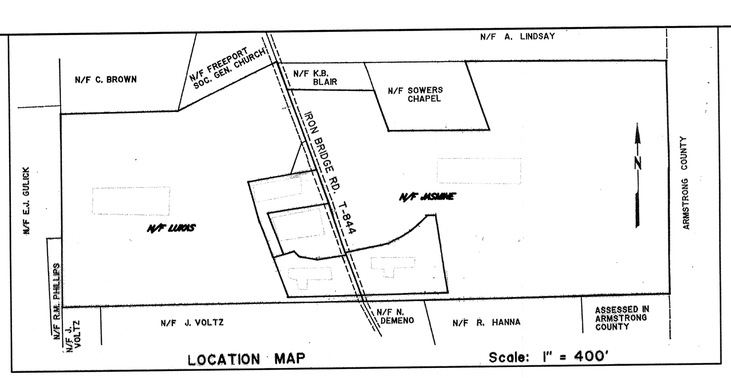
SCENIC RIDGE CONDOMINIUM PLAN NO. 4

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

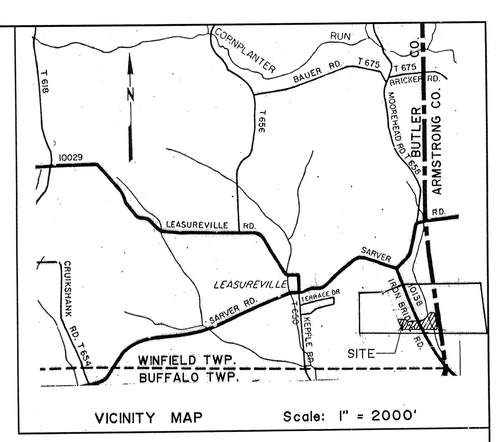
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPECIALTY LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING • LAND DEVELOPMENT • PLANNING

Instr:201711090024329 11/09/2017
Pages:2 F:$85.00 11:40AM
Michele Mustello T20170917104
Butler County Recorder ND



LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1" = 2000'

PARCEL TABLE

EXISTING	PROPOSED
PARCEL 320-1F09-20E: 2.01 ACRES PARCEL 320-1F09-20D: 2.20 ACRES PARCEL 320-1F09-20GA: 2.12 ACRES TOTAL AREA: 6.33 ACRES	CONSOLIDATED PARCEL: 6.33 ACRES

NOTE:

1. PROPERTY BOUNDARY LINES SHOWN PER LAND SURVEYORS INCORPORATED PLAN DATED 12/17/93.
2. LANDS OF FAIR WINDS MANOR L.P. ARE SERVED BY ON-SITE PRIVATE WATER AND SEWAGE SYSTEMS, UNDER PERMITS OF THE PADEP.

ZONING: RA (RESIDENTIAL/AGRICULTURAL)

REQUIRED SETBACK'S AND LOT COVERAGE

SETBACK REQUIREMENTS	LOT COVERAGE
FRONT YARD: 75' MIN. REAR YARD: 50' MIN SIDE YARD: 15' MIN.	40% MAX.

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CONSOLIDATE TAX MAP PARCELS 320-1F09-20D, 320-1F09-20E & 320-1F09-20GA INTO ONE LOT, PRIOR TO SUBMISSION OF A LAND DEVELOPMENT PLAN SHOWING A PROPOSED BUILDING ADDITION.

OWNER:

FAIR WINDS MANOR LP.
612 N. MAIN STREET STE A
BUTLER, PA. 16001
PHONE: (724) 431-0770

PROPERTY ADDRESS:

126 IRON BRIDGE ROAD
SARVER, PA. 16055

SHEET: 1 OF 2

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RONALD OLSEN — No. SU-963-A

RONALD OLSEN, P.L.S.
SU-963-A
5/5/17
DATE

RECORDED

PLAN BOOK	PAGE
366	40

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REV.	REVISION DESCRIPTION	REV. BY	CHK. BY	DATE
B	NAME ADJUSTMENTS	BLV	RWC	05/04/2017
A	WINFIELD TWP PLANNING MEETING	PDP	RWC	04/14/2017

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

QUALITY LIFE SERVICES
FAIR WINDS MANOR
LOT CONSOLIDATION PLAN
WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 03/29/2017
SHEET NO.: C050
REV.: B
SCALE: 0 50 100
CHKD. BY: RWC
DRAWN BY: PDP
PROJECT NO. 201605A

KNOW ALL MEN BY THESE PRESENTS, THAT FAIR WINDS MANOR LP A LIMITED PARTNERSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR HIGHWAY PURPOSES, ALL STREETS AND WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, (AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE THE DESIGNATED LAND AREAS ON THE PLAN FOR RECREATION AND OTHER PURPOSES AS SPECIFIED ON THE PLAN) AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WINFIELD, FAIR WINDS MANOR LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WINFIELD THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FAIR WINDS MANOR LP, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

WITNESS

(SEAL) _____
PARTNER

STEVEN TACK GENERAL PARTNER FAIR WINDS MANOR L.P.

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED STEVEN TACK GENERAL PARTNER OF FAIR WINDS MANOR L.P. WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE IS AUTHORIZED TO SIGN FOR THE USES AND PURPOSES THEREIN MENTIONED. FAIR WINDS MANOR L.P..

STEVEN TACK GENERAL PARTNER FAIR WINDS MANOR L.P.

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 20 17.

MY COMMISSION EXPIRES THE 15 DAY OF December, 20 18.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tabitha R. Sperring, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I,(OR WE) FAIR WINDS MANOR L.P. OWNERS OF THE FAIR WINDS MANOR PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF FAIR WINDS MANOR LP, AS RECORDED IN INSTRUMENT NUMBERS 200707030017243 AND 200707030017244, RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PA.

WITNESS

OWNER

I,(OR WE) _____ MORTGAGEE OF THE PROPERTY EMBRACED IN THE THIS PLAN OR SUBDIVISION, FAIR WINDS MANOR PLAN DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE. RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND CONVENANTS APPEARING HEREON.

WITNESS

MORTGAGEE

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

6/28/17
DATE

SEAL _____, _____
SIGNATURE OF SURVEYOR
REGISTRATION NUMBER

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

SECRETARY

SEAL _____
CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP WINFIELD THIS 28 DAY OF October, 2017.

SECRETARY

SEAL _____
CHAIRMAN OR PRESIDENT

APPROVED BY THE WINFIELD TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF September, 2017

Acting SECRETARY

SEAL David B Kennedy
CHAIRMAN OR PRESIDENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28TH DAY OF JUNE, 2017.

SECRETARY

SEAL _____
CHAIRMAN

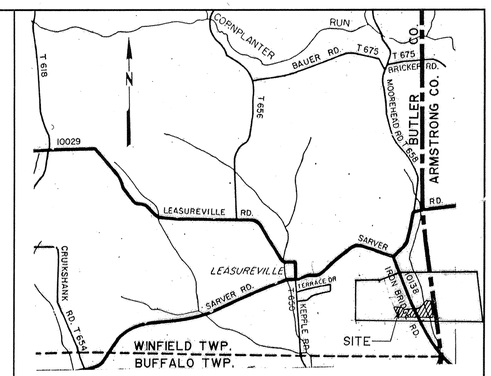
COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 366 PAGE 40 41.

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

RECORDER

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



VICINITY MAP Scale: 1" = 2000'

CORPORATE SEAL

NOTARY SEAL

TOWNSHIP SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD OLSEN
RONALD OLSEN, P.L.S.
SU-963-A
5/5/17
DATE

SHEET: 2 OF 2

RECORDED	
PLAN BOOK	PAGE
366	41

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
B	NAME ADJUSTMENTS	BLV	RWC	05/04/2017
A	WINFIELD TWP PLANNING MEETING	PDP	RWC	04/14/2017

OLSEN CRAFT ASSOCIATES,LLC
ENGINEERS•COMMUNITY PLANNERS•SURVEYORS•GRANTS WRITERS•PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

QUALITY LIFE SERVICES
FAIR WINDS MANOR
LOT CONSOLIDATION PLAN
WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 03/29/2017
SHEET NO. C051 REV. B
SCALE A/N A/N A/N CHKD. BY: RWC DRAWN BY: PDP PROJECT NO. 201605A

M.R. Neuman Plan

Being a:
1. Subdivision of Butler County Tax Parcel 230-2F75-16C
2. Consolidation of Tract A portion of Tax Parcel 230-2F75-16C and 230-2F75-10A6

OWNER'S ADOPTION

WE, MICHAEL R. & SUSAN L. NEUMAN, OWNERS OF THE LAND SHOWN ON THE M.R. NEUMAN PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

x Michael R. Neuman
MICHAEL R. NEUMAN

x Susan L. Neuman
SUSAN L. NEUMAN

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, MICHAEL R. & SUSAN L. NEUMAN, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF OCTOBER, 2017.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x Debra L Jeffcoat
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

19th October '17
DATE

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

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

MUNICIPAL DECLARATIONS

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

x
SECRETARY

x
CHAIRMAN
BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 21, EFFECTIVE THIS 18th DAY OF October, 2017.

x
SECRETARY

x
CHAIRMAN
BOARD OF SUPERVISORS

TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 4th DAY OF October, 2017.

x
SECRETARY

x
CHAIRMAN
PLANNING COMMISSION

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

x
TOWNSHIP ENGINEER

PE083712
REGISTRATION NO.

10/24/17
DATE

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

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF SEPT, 2017.

x
SECRETARY

x
CHAIRMAN
BUTLER COUNTY PLANNING COMMISSION

SEAL

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

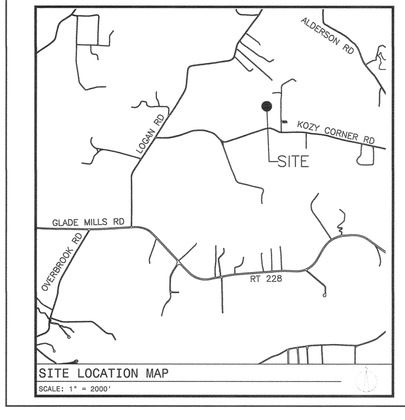
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366, PAGE(S) 42.

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

x
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

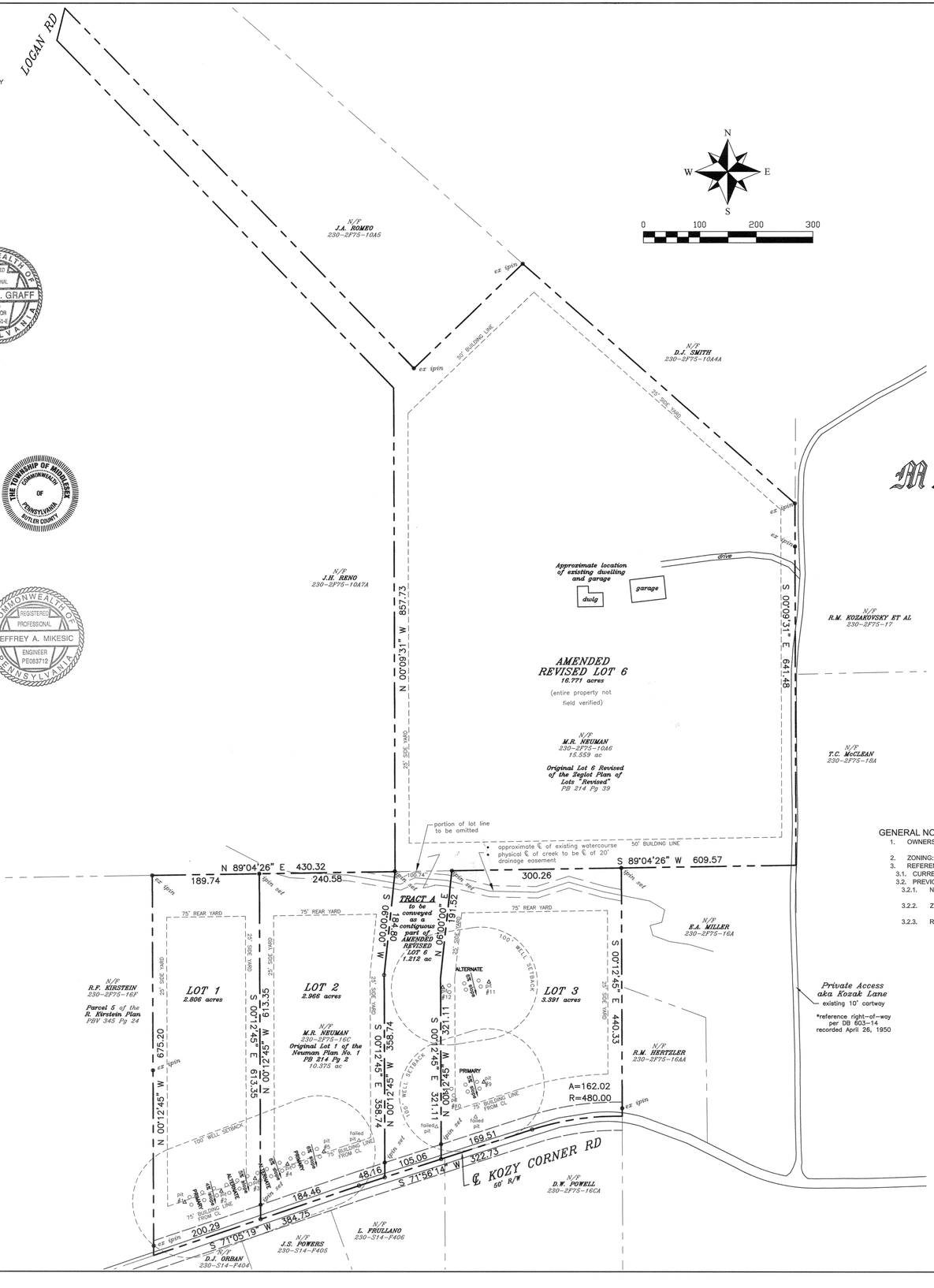


SITE LOCATION MAP
SCALE: 1" = 2000'

Instr:201711070024415 11/07/2017
Pages:1 F:$45.00 11:38AM
Michele Mustello T20170017209
Butler County Recorder FL

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.



PROPERTY AREAS:

EXISTING TOTALS	
Orig Lot 6 Revised (230-2F75-10A6)	15.559 acres
+Orig Lot 1 (230-2F75-16C)	10.375 acres
EXISTING TOTAL	25.934 ACRES
AMENDED LOT 6 REVISED	
Orig Lot 6 Revised	15.559 acres
+ Tract "A"	1.212 acres
Amended Lot 6 Revised Total	16.771 ACRES
ORIGINAL LOT 1 SUBDIVISION	
Tract "A"	1.212 acres
Lot 1	2.806 acres
Lot 2	2.966 acres
+ Lot 3	3.391 acres
Original Lot 1 Total	10.375 ACRES
REVISED TOTALS	
Amended Lot 6 Revised	16.771 acres
Lot 1	2.806 acres
Lot 2	2.966 acres
+Lot 3	3.391 acres
REVISED TOTAL	25.934 ACRES

MIDDLESEX TOWNSHIP AG-1 RURAL RESIDENTIAL DISTRICT	
Dimension	Single Family Use*
Min. Lot Area	1 acre
Min. Lot Width	150 feet
Min. Front Yard Depth	50 ft lot line or 75 ft from CL
Min. Slde Yard Depth	25 ft (principal structure)
	10 ft (accessory structure)
Min. Rear Yard Depth	75 ft (principal structure)
	10 ft (accessory structure)

*see township ordinances for other uses

GENERAL NOTES:

1. OWNERS: 230-2F75-16C - MICHAEL & SUSAN NEUMAN
   230-2F75-10A6 - MICHAEL & SUSAN NEUMAN
2. ZONING: RURAL RESIDENTIAL (AG-A)
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. NEUMAN PLAN NO. 1 PLAN BOOK 214 PG 2
     - 3.2.2. ZEGLOT PLAN OF LOTS REVISED PLAN BOOK 214 PG 39
     - 3.2.3. R. KIRSTEIN PLAN PLAN BOOK 345 PG 24

RECORDED 20	
PLAN BOOK	PAGE
366	42
SHEET of	

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING COMM. MEETING RECOMENDATIONS ON 10/4/2017	SDG	10/6/17
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 9/11/2017	SDG	9/21/17

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.R. NEUMAN PLAN

BEING A

SUBDIVISION

FOR

MICHAEL R. & SUSAN L. NEUMAN

SITUATE

TOWNSHIP OF MIDDLESEX
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
6/1/17	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-088	230-2F75-16C & 10A6	B

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

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 1st *DAY OF* September *20* 17 *THE BOARD OF DIRECTORS OF BROWNS HILL ROAD ASSOCIATES, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE BLACKHAWK PRD – PHASE III, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. BROWNS HILL ROAD ASSOCIATES, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.*

FRANK PELLY – PRESIDENT

WITNESS

9-14-2017

DATE

CORPORATE ACKNOWLEDGEMENT

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED FRANK PELLY, OF BROWNS HILL ROAD ASSOCIATES, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION, DEDICATION AND PLAN ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF SEPTEMBER, 20 17.

MY COMMISSION EXPIRES THE 4th DAY OF February, 20 20

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

NOTARY PUBLIC (SEAL)

TITLE CLAUSE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)

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

BROWNSHILL ROAD ASSOCIATES, LLC — DATE 9-14-2017

WITNESS

MORTGAGE CLAUSE

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

MORTGAGEE Randy Davidson V.P. — WITNESS

SURVEYOR

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

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

MARK B. SCHMIDT — DATE 9-14-2017 — SU 38950-E REGISTRATION NO.

MIDDLESEX TOWNSHIP MUNICIPAL ENGINEER

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

11/1/2017 — PE083712 — SEAL — SIGNATURE

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS.

BY THE SUPERVISORS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. ——, EFFECTIVE THIS 1st *DAY OF* November, *20* 17.

SECRETARY — CHAIRMAN - BOARD OF SUPERVISORS

TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

BY THE PLANNING COMMISSION.

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

SECRETARY — CHAIRMAN - BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st *DAY OF* May, *20* 14

SECRETARY — CHAIRMAN - BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 366 *, PAGE(S)* 43-50.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF November, 20 17

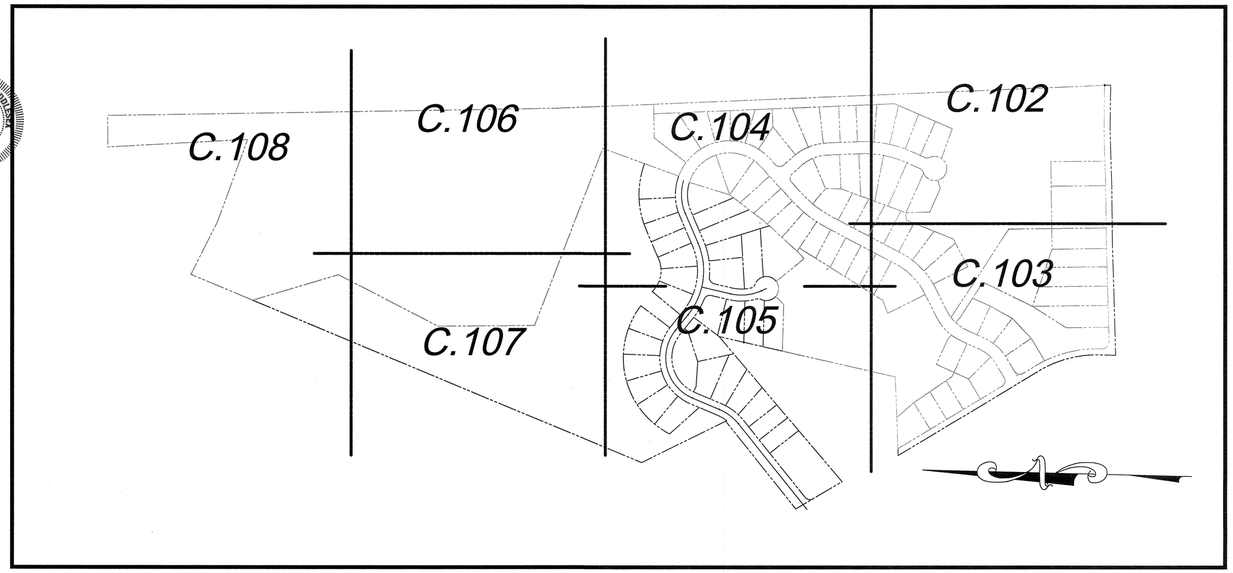
(SEAL) RECORDER OF DEEDS

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

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS



Blackhawk PRD - Overall Site Plan

Scale - 1"=75'

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

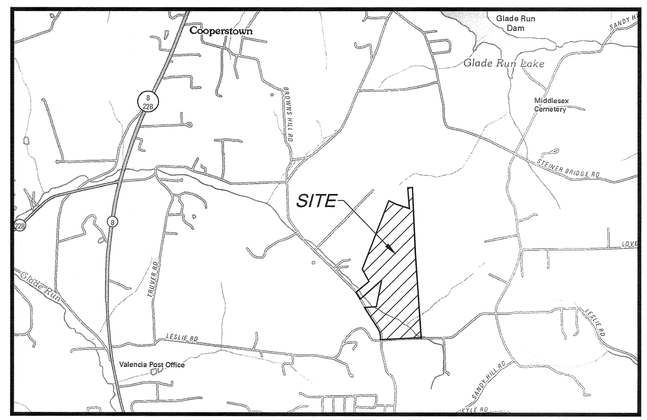
~ OWNER ~
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 100
Wexford, PA 15090

Instr:201711080024652 11/08/2017
Pages:4 $325.00 10:08AM
Michele Mustello T20170017287
Butler County Recorder FL

BLACKHAWK PRD – PHASE III		
PHASE I LOTS	603,001 sq. ft.	13.8430 acres
PHASE II LOTS	303,094 sq. ft.	6.9581 acres
PHASE III LOTS	433,343 sq. ft.	9.9482 acres
OPEN SPACE 1–A	59,106 sq. ft.	1.3569 acres
OPEN SPACE 1–B	244,496 sq. ft.	5.6128 acres
OPEN SPACE 1–C	718,540 sq. ft.	16.4954 acres
OPEN SPACE 2–A	435,317 sq. ft.	9.9935 acres
OPEN SPACE 3–A	41,205 sq. ft.	0.9459 acres
OPEN SPACE 3–B	18,514 sq. ft.	0.4250 acres
PARCEL C – OUT PARCEL	1,295,900 sq. ft.	29.7497 acres
ROAD RIGHT–OF–WAY	287,654 sq. ft.	6.6036 acres
TOTAL SITE AREA	4,440,164 sq. ft.	101.9321 acres

Modifications/Waivers

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



ALL SIGNATURES MUST BE IN BLACK INK

Butler County Recorder of Deeds — Butler County Planning Commission — Township of Middlesex Engineer

PLAN BOOK	PAGE
366	43

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

HAMPTON TECHNICAL ASSOCIATES, INC. ENGINEERING LAND SURVEYORS ESTABLISHED 1960

Corporate Office
Etna Technical Center
38 Wilson Street, Suite 201
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FAX: (412) 781–5904

Main Office
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PHONE: (724) 625–4544
FAX: (724) 625–4549

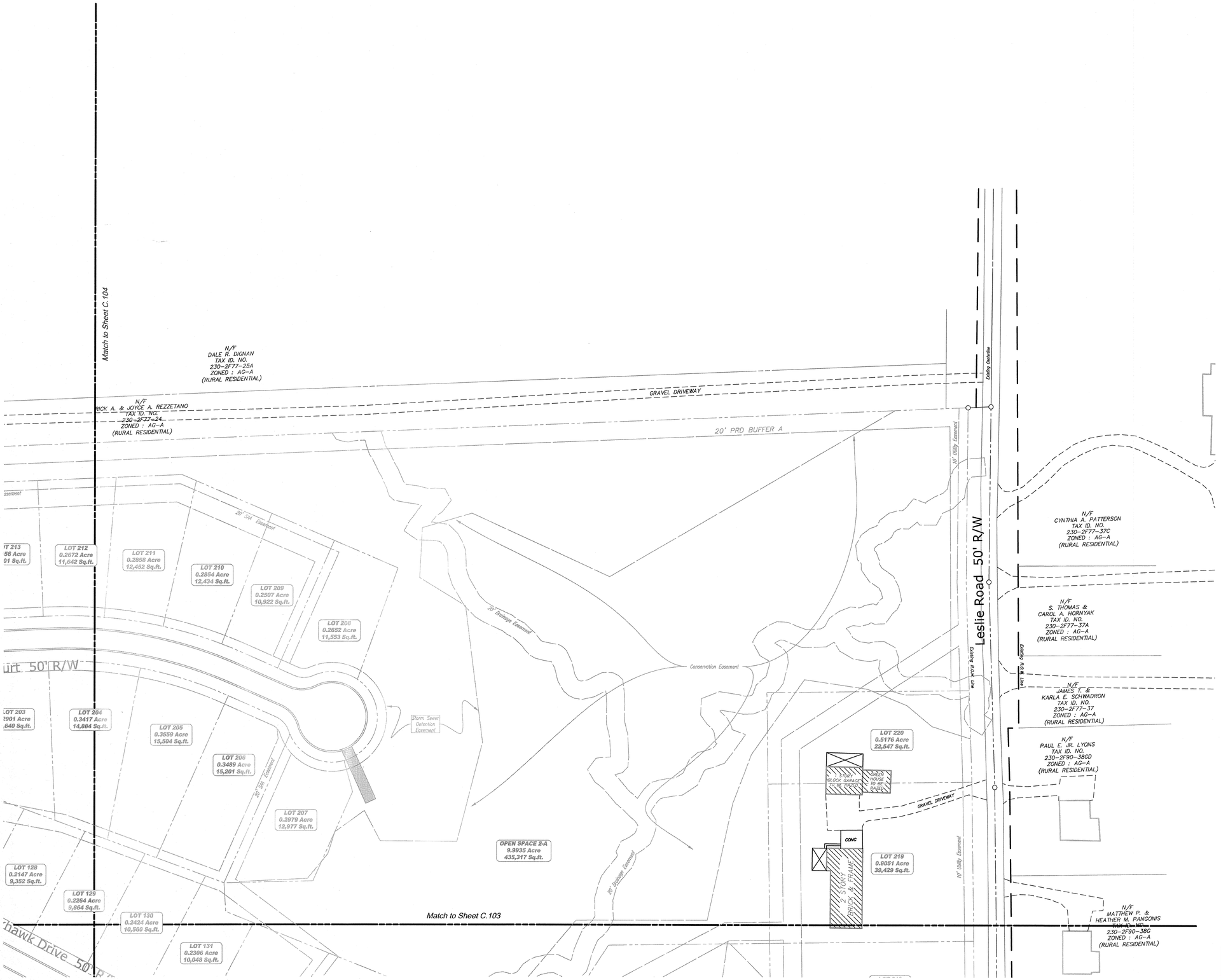
www.Hampton-Technical.com
email@hampton-technical.com

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

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

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

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



PLAN BOOK	PAGE
366	44

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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

HAMPTON
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APPROVED BY: –
CAD FILE: 4344-4 Const.

TITLE
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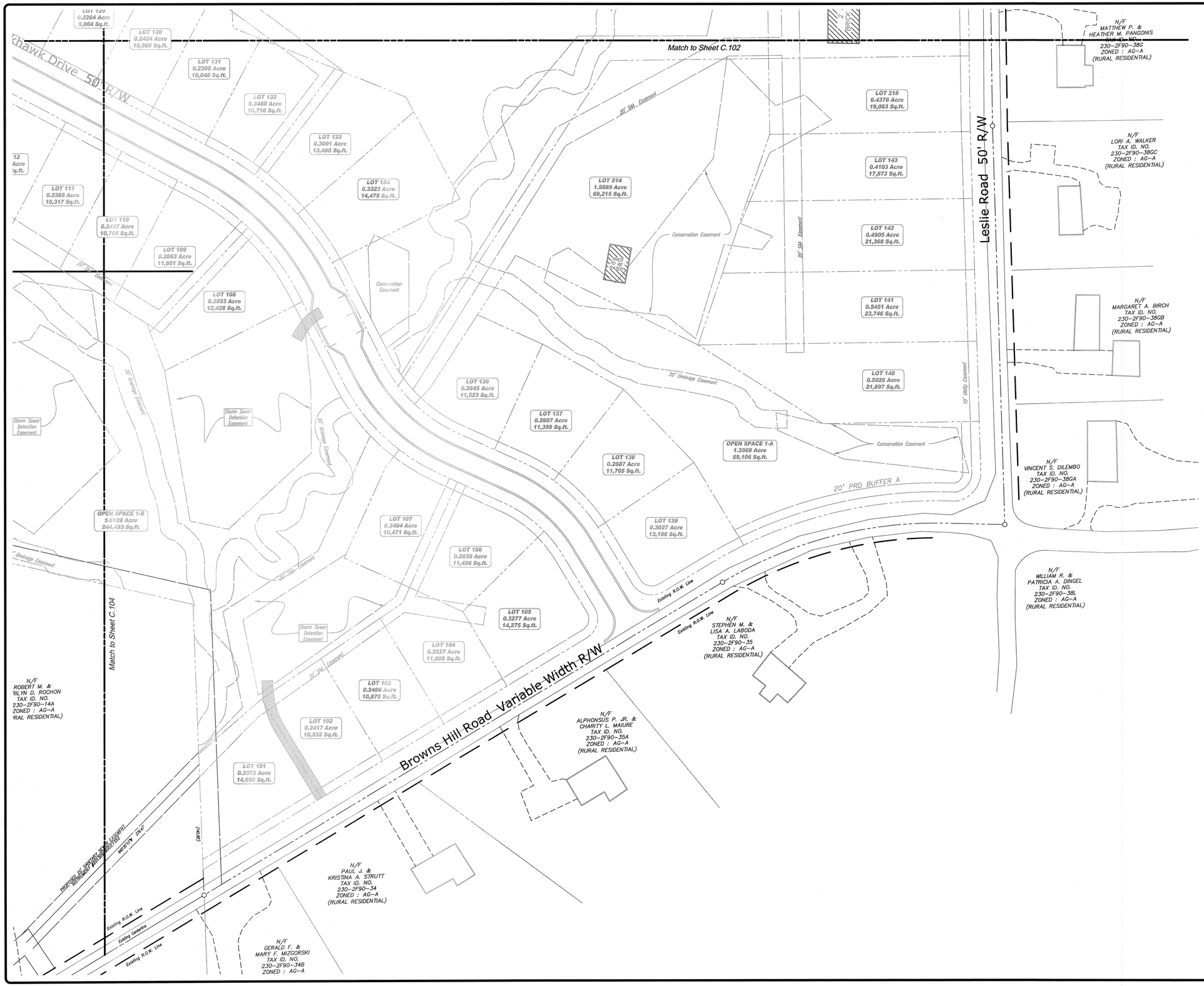
Middlesex Township Butler County, Pennsylvania

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

DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.102
HTA PROJECT #: 4344-4



PLAN BOOK	PAGE
366	45

GRAPHIC SCALE

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(IN FEET)
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HAMPTON TECHNICAL ASSOCIATES

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APPROVED BY:	–
CAD FILE:	4344-4 Const.

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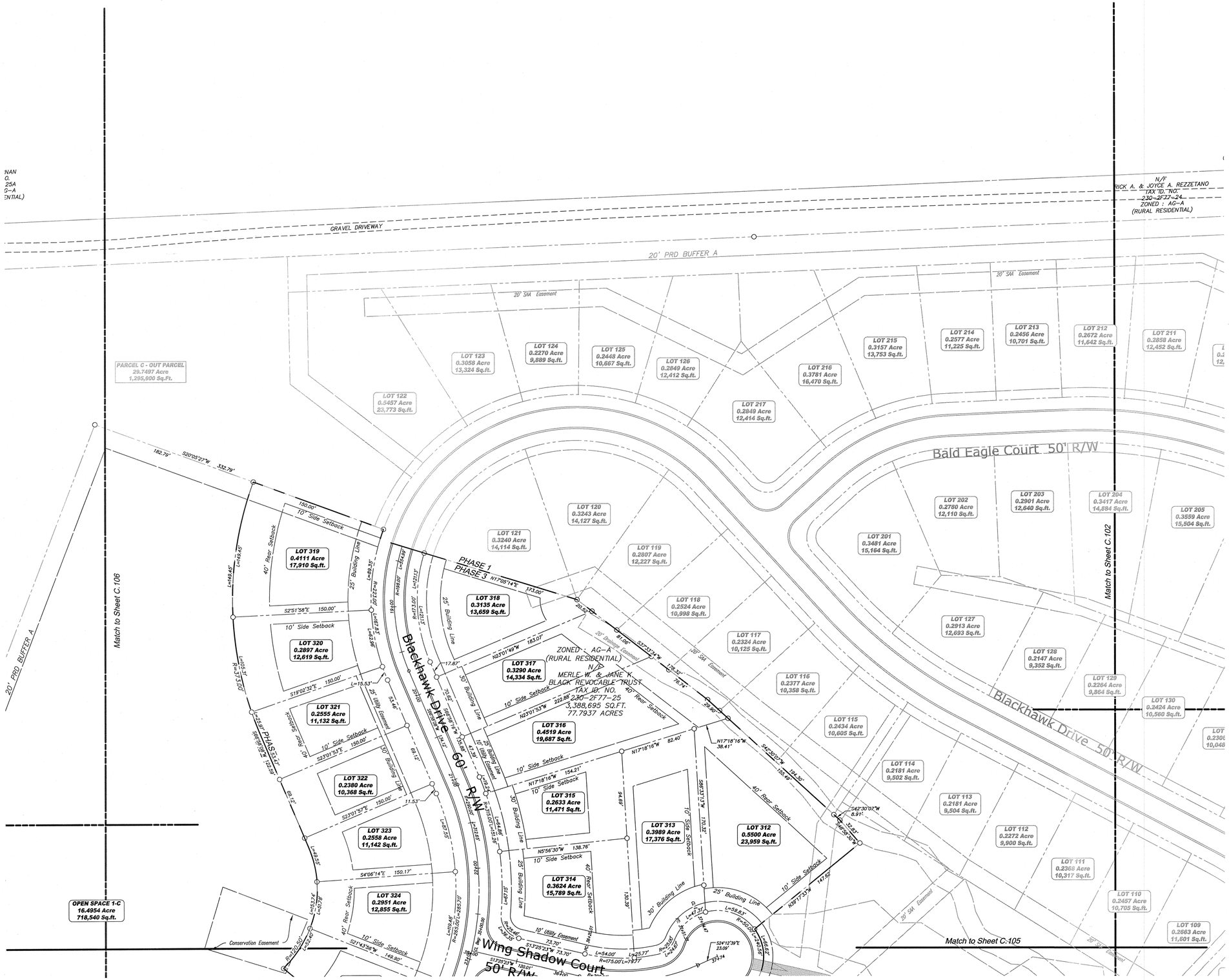
DATE ISSUED:	March 7, 2014
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	–
SHEET:	C.103
HTA PROJECT #:	4344-4



PLAN BOOK 366 PAGE 46

GRAPHIC SCALE

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(IN FEET)
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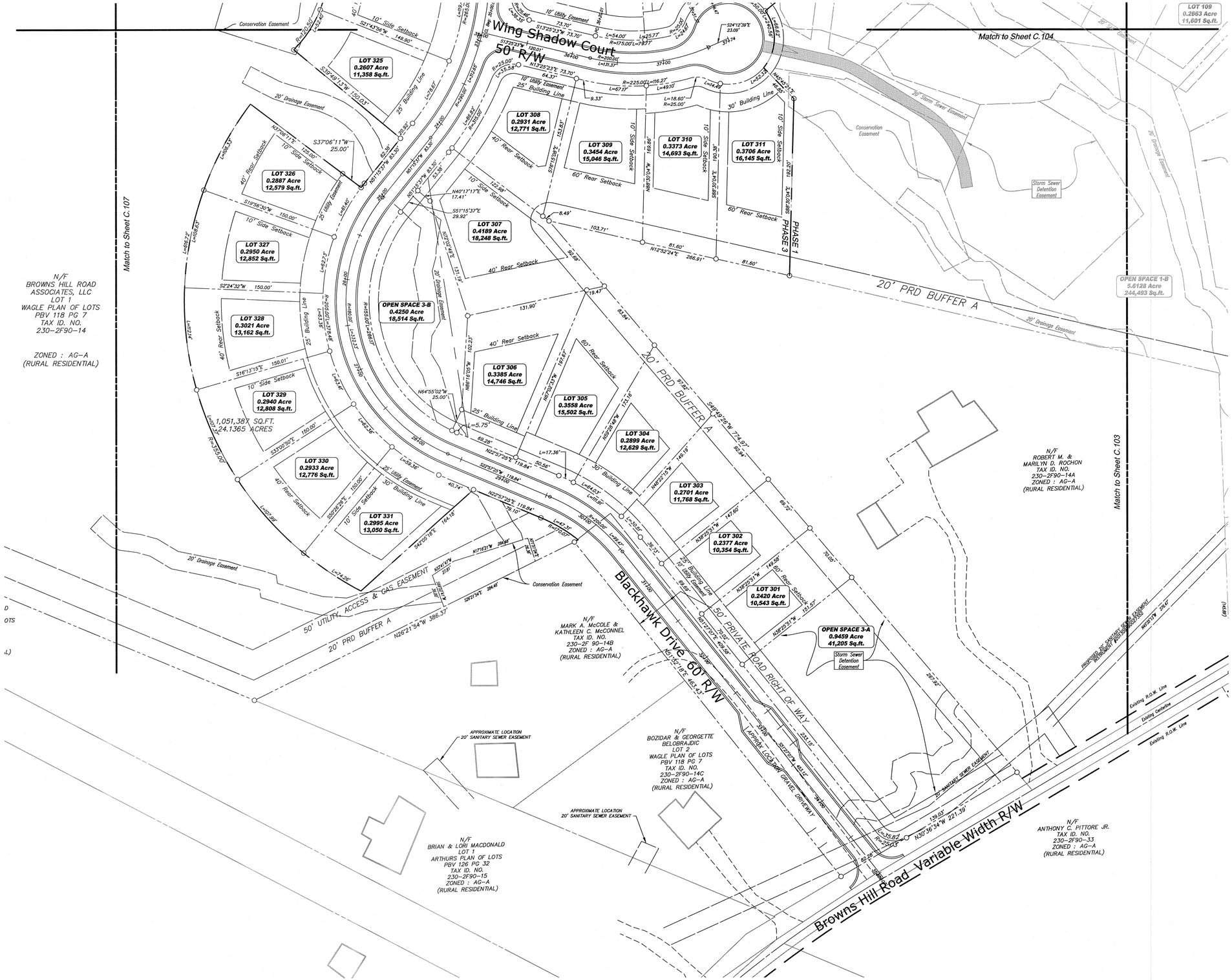
DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.104
HTA PROJECT #: 4344-4



PLAN BOOK	PAGE
366	47

GRAPHIC SCALE

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(IN FEET)
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FAX: (724) 625-4549

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APPROVED BY: --
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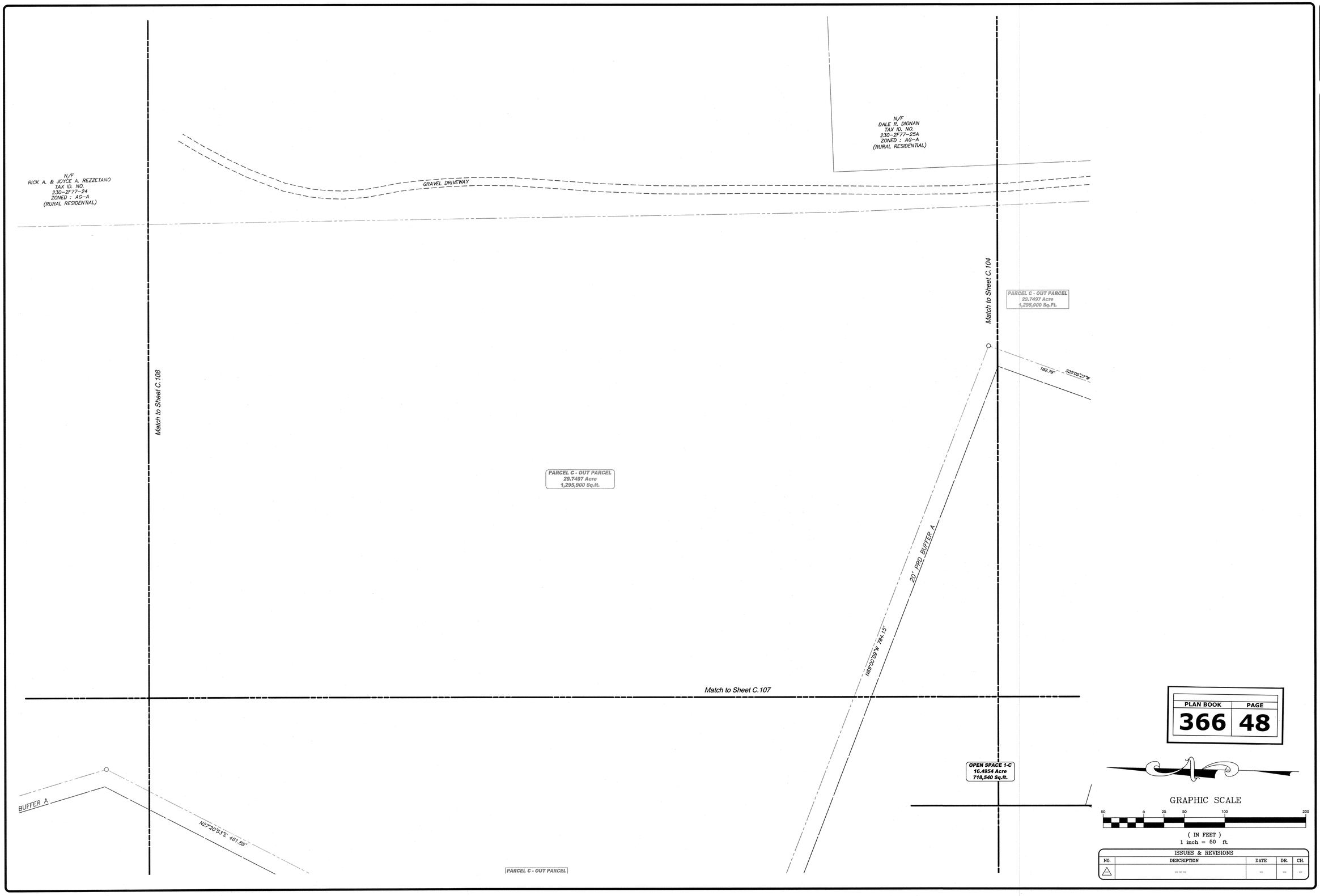
VERTICAL SCALE: --
SHEET: C.105
HTA PROJECT #: 4344-4



PLAN BOOK	PAGE
366	48

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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ISSUES & REVISIONS

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COMMONWEALTH OF PENNSYLVANIA
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APPROVED BY: –
CAD FILE: 4344-4 Const.

TITLE
Blackhawk PRD - Phase III
Plan for Recording
Middlesex Township Butler County, Pennsylvania

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

DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.106
HTA PROJECT #: 4344-4

Match to Sheet C.106

N69°00'09"W 784.15'

20' PRD BUFFER A

) BUFFER A

N27°20'53"E 461.88'

OPEN SPACE 1-C
16.4954 Acre
718,540 Sq.Ft.

PARCEL C - OUT PARCEL
29.7497 Acre
1,295,900 Sq.Ft.

N0°24'03"W 398.39'

20' PRD BUFFER A

OPEN SPACE 1-C
16.4954 Acre
718,540 Sq.Ft.

Match to Sheet C.108

Match to Sheet C.105

' PRD BUFFER A

N/F
ANDREW J. &
KATIE V. MAITLAND
LOT 2
ARTHURS PLAN OF LOTS
PBV 126 PG 32
TAX ID. NO.
230-2F90-15D
ZONED : AG-A
(RURAL RESIDENTIAL)

N/F
BROWNS HILL ROAD
ASSOCIATES, LLC
LOT 1
WAGLE PLAN OF LOTS
PBV 118 PG 7
TAX ID. NO.
230-2F90-14

ZONED : AG-A
(RURAL RESIDENTIAL)

OPEN SPACE 1-C
16.4954 Acre
718,540 Sq.Ft.

N22°40'17"E 1732.44'

50' UTILITY, ACCESS & GAS EASEMENT

20' PRD BUFFER A

L=66.22'
L=66.63'

L=127.74'

L=80.23'
R=53.00'

20' Drainage

N/F
BRIAN L. &
LORI A. MACDONALD
LOT 1
ARTHURS PLAN OF LOTS
PBV 126 PG 32
TAX ID. NO.
230-2F90-15
ZONED : AG-A
(RURAL RESIDENTIAL)

PLAN BOOK	PAGE
366	49

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
1	---	–	–	–

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

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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www.Hampton-Technical.com
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CAD FILE: 4344-4 Const.

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Middlesex Township Butler County, Pennsylvania

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

DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.107
HTA PROJECT #: 4344-4

N/F
MICHAEL SPRENG
TAX ID. NO.
230-2F77-1D3
ZONED : AG-A
(RURAL RESIDENTIAL)

N/F
RICK A. & JOYCE A. REZZETANO
TAX ID. NO.
230-2F77-24
ZONED : AG-A
(RURAL RESIDENTIAL)

Match to Sheet C.106

PARCEL C - OUT PARCEL
29.7497 Acre
1,295,900 Sq.Ft.

N/F
RICHARD A. &
PATRICIA D. MORAN
TAX ID. NO.
230-2F90-13
ZONED : AG-A
(RURAL RESIDENTIAL)

50' UTILITY, ACCESS & GAS EASEMENT

N16°36'05"W 368.76'

20' PRD BUFFER A

N27°20'53"E 461.88'

OPEN SPACE 1-C
16.4954 Acre
718,540 Sq.Ft.

Match to Sheet C.107

20' PRD BUFFER A

N/F
ANDREW J. &
KATIF V. MAITLAND

PLAN BOOK	PAGE
366	50

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	---	–	–	–

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

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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DRAWN BY: JPC
CHECKED BY: MS
APPROVED BY: –
CAD FILE: 4344-4 Const.

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

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

DATE ISSUED: March 7, 2014
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: –
SHEET: C.108
HTA PROJECT #: 4344-4