CORPORATION ADOPTION:

BY RESOLUTION APPROVED ON THE 31 DAY OF January, 2018, THE BOARD OF DIRECTORS OF THE T.O.A. CRANBERRY L.L.C., INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE T.O.A. CRANBERRY – PRD ADOPTED THIS PLAN AS ITS LAND DEVELOPMENT PLAN AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

T.O.A. CRANBERRY L.L.C.

DAVID BIDDISON
MEMBER

TIMOTHY R. MCCARTHY
MEMBER

1/31/2018
DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Delaware, PERSONALLY APPEARED TIMOTHY R. MCCARTHY OF THE T.O.A. CRANBERRY L.L.C., 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 31 DAY OF January, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary M Harrington
Radnor Twp, Delaware County
My Commission Expires 04/29/2020

Mary M. Harrington
NOTARY PUBLIC

CERTIFICATION OF TITLE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE T.O.A. CRANBERRY – PRD IS IN THE NAME OF T.O.A. CRANBERRY L.L.C. AND IS RECORDED IN DEED BOOK VOLUME ______, PAGE ______.

WITNESS

TIMOTHY R. MCCARTHY, MEMBER

~~______, MORTGAGEE OF THE PROPERTY CONTAINED IN THE T.O.A. CRANBERRY – PRD CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.~~

WITNESS

NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

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

1-28-2018
DATE

MARK B. SCHMIDT

SU-36950-E
REGISTRATION NUMBER

MUNICIPAL DEDICATIONS:

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

~~SECRETARY~~ ASSISTANT MANAGER

CHAIRMAN, BOARD OF SUPERVISORS

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

~~SECRETARY~~ ASSISTANT MANAGER

CHAIRMAN, BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP – BOARD OF SUPERVISORS:

THIS STATEMENT CERTIFIES ONLY THAT ACTION WAS TAKEN BY THE BOARD OF SUPERVISORS GRANTING FINAL APPROVAL.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2017-39, ON THE 14th DAY OF FEBRUARY, 2018.

~~SECRETARY~~ ASSISTANT MANAGER

CHAIRMAN, BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP – TOWNSHIP ~~MANAGER~~ ASSISTANT:

I, Bettelou Bertoncello ASSISTANT TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-39 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22–305 AND 22–307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

Assistant TOWNSHIP MANAGER

CRANBERRY TOWNSHIP – MUNICIPAL ENGINEER:

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

2/15/18
DATE

SIGNATURE

PE071353
REGISTRATION NUMBER

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13TH DAY OF FEB, 2017

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

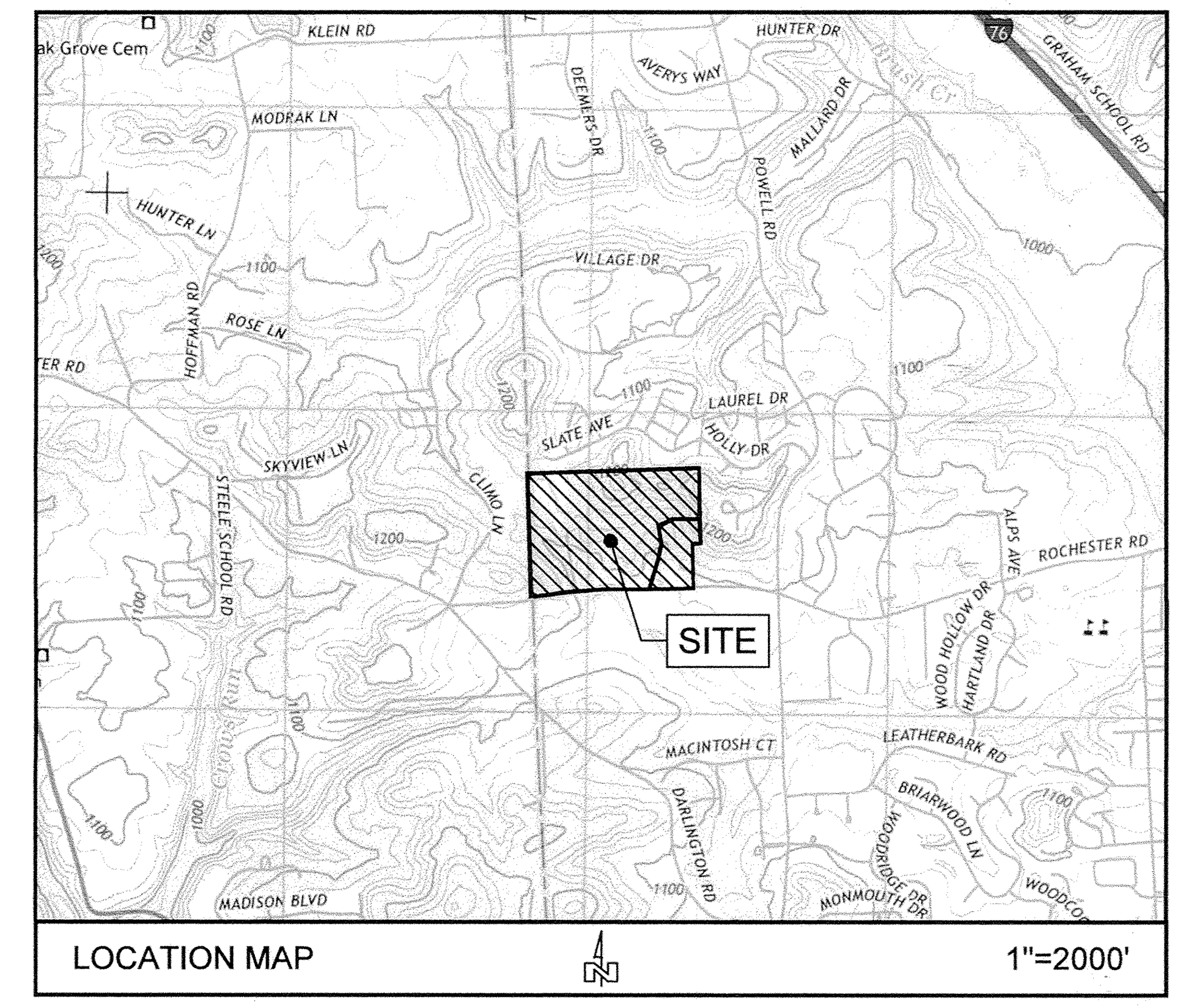
PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 369, PAGE(S) 1-6.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF February, ~~19~~ 2018

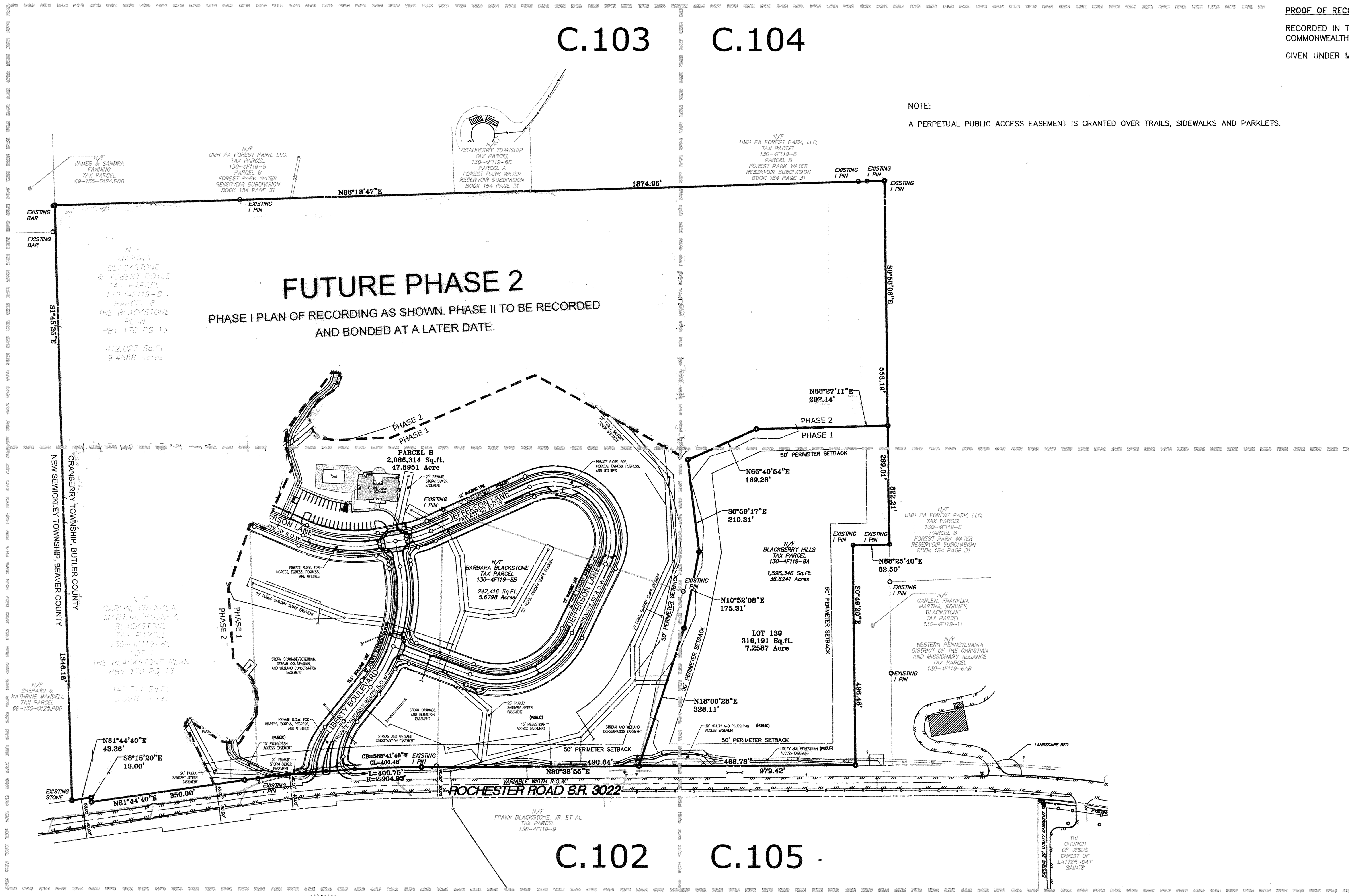
RECORDER OF DEEDS

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



USGS 7.5 MIN. QUARANGLE
BADEN, PA 2013

CUMULATIVE SITE DATA			
	PHASE ONE	PHASE TWO	TOTAL
GROSS AREA	24.4 AC	30.7 AC	55.1 AC
DWELLING UNITS	39 DU	64 DU	103 DU
DENSITY	1.6 DU/AC	2.1 DU/AC	1.9 DU/AC
OPEN SPACE	7.9 AC	16.2 AC	24.1 AC
% OPEN SPACE	32%	53%	44%



NOTE:

A PERPETUAL PUBLIC ACCESS EASEMENT IS GRANTED OVER TRAILS, SIDEWALKS AND PARKLETS.

WAIVER REQUEST.

WAIVER TO 17–350.7.A(11), STORMWATER MANAGEMENT STANDARDS – TOWNSHIP DESIGN REQUIREMENTS FOR STORMWATER MANAGEMENT, ITEMS A(11) WHICH REQUIRES THE FOLLOWING: STORMWATER RUNOFF SHALL NOT BE TRANSFERRED FROM ONE WATERSHED TO ANOTHER UNLESS THE WATERSHEDS ARE SUBAREAS OF A LARGER WATERSHED THAT ARE TRIBUTARY TO A COMMON POINT OF INTEREST WITHIN OR NEAR THE PERIMETER OF THE PROPERTY. TRANSFER OF RUNOFF FROM ONE WATERSHED TO ANOTHER UNDER ANY OTHER CIRCUMSTANCES SHALL ONLY BE APPROVED AT THE DISCRETION OF THE TOWNSHIP. DOCUMENTATION SHALL BE PROVIDED THAT PEAK FLOW RATES ARE NOT INCREASED FOLLOWING DEVELOPMENT AND THERE WILL BE NO DETRIMENTAL IMPACT IN DOWNSTREAM AREAS.

PROPOSAL – TAKE POTENTIAL RUNOFF FROM SUB–WATERSHED 98 AND DISCHARGE TO SUB–WATERSHED 89. WATERSHEDS ARE AS DEFINED BY THE RELEASE RATE PERCENTAGE MAP AS DEFINED IN APPENDIX A OF CHAPTER 17 – STORMWATER MANAGEMENT REGULATIONS. THERE IS NO REQUIRED REDUCTION IN PEAK FLOW, 100 PERCENT FOR SUB–WATERSHED 89 AND 100 PERCENT FOR SUB–WATERSHEDS 98.

JUSTIFICATION – THE PROPOSED RELEASE RATES IN THE TWO SUB–WATERSHEDS ARE WITHIN ACCEPTABLE LIMITS AS DEFINED IN CHAPTER 17 – STORMWATER MANAGEMENT REGULATIONS. DOCUMENTATION FOR THE PEAK FLOW RATES FOR THE MODIFIED AREAS OF SUB–WATERSHED 89 & 98 IS PROVIDED IN THE STORMWATER MANAGEMENT REPORT. FURTHERMORE IT IS NOT FEASIBLE TO CONSTRUCTION A STORMWATER MANAGEMENT FACILITY THAT DISCHARGES TO SUB–WATERSHED 98, AS A SUITABLE LOCATION FOR A POINT SOURCE DISCHARGE IS NOT AVAILABLE ON SITE.

GENERAL NOTES:

1. THIS PLAN IS A PLANNED RESIDENTIAL DEVELOPMENT PLAN.
2. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. 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.

STORMWATER MANAGEMENT NOTES AND STATEMENTS:

17.350.7.C.(2)(G)5 "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON–SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES."

17.350.7.C.(2)(G)14 IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

17.350.7.C.(2)(G)16 NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

17.350.7.C.(9) MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.

17.350.8.I.(9)(a) A STATEMENT SIGNED BY THE LANDOWNER ACKNOWLEDGING THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

17.350.8.I.(9)(d) "I, ______, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

17.350.8.I.(9)(e) "I, ______, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

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

PLAN BOOK	PAGE
369	1

Instr:201802160003095 02/16/2018
Pages:6 F:$245.00 3:27PM
Michele Mustello T20180002188
Butler County Recorder FL

ZONING INFORMATION			
	R–2 SINGLE FAMILY RESIDENTIAL	R–2 PRD	T.O.A. PRD
SITE AREA	NO STANDARD	NO MIN.	55.1 ACRES
OPEN SPACE	NO STANDARD	25% MIN.	44%
PERIMETER BUFFER	NO STANDARD	50 FT MIN.	50 FT MIN.
MIN. NET LOT AREA	0.75 ACRES (1)	NO MIN.	ZERO LOT LINE COMMUNITY
MIN. LOT WIDTH	FRONT SETBACK LINE: 85 FT (1) FRONT LOT LINE: 25 FT (1)	NO MIN.	ZERO LOT LINE COMMUNITY
MAX. LOT COVERAGE	15%	NO MAX.	ZERO LOT LINE COMMUNITY
MIN. FRONT YARD	40 FT	NO MIN.	25 FT – 27 FT FROM BACK OF CURB
MIN. SIDE YARD	10 FT	NO MIN.	15 FT BETWEEN BLDG'S
MIN. REAR YARD	25 FT	NO MIN.	ZERO LOT LINE COMMUNITY
MAX. BLDG HEIGHT	35 FT	??	2 STORIES MAX
MAX DWELLING UNIT DENSITY	1 DU/LOT	1.9 DU/AC	1.9 DU/AC
MIN. PARKING REQUIRMENTS	2/DU	2/DU	2/DU
AUTHORIZED DWELLING UNITS	SINGLE FAMILY–DETACHED	SINGLE FAMILY–DETACHED, SINGLE FAMILY–ATTACHED, TWO FAMILY, TOWNHOUSE, MULTIFAMILY	SINGLE FAMILY–DETACHED

(1) WHERE THERE IS PUBLIC SEWER

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP MUNICIPAL ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS OFFICE

DEVELOPER
T.O.A. CRANBERRY L.L.C. 201 KING OF PRUSSIA ROAD, SUITE 370 RADNOR, PA 19087 PHONE: (215) 732–9600

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Revised per Township Comment Letter April 25, 2017	05/05/17	–	---
2	Revised per Township Comment Letter May 25, 2017, As Per Resolution	11/02/17	–	---
3	Revised per Township Comment Letter November 25, 2017, As Per Resolution	11/30/17	–	---
4	Revised per Township Comment Letter January 8, 2018, As Per Resolution	01/15/18	–	---

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
MARK B. SCHMIDT
SU-036950-E

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

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Pittsburgh, PA 15223
PHONE: (412) 781–9660
FAX: (412) 781–5904

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

DRAWN BY: JEC

CHECKED BY: APH

APPROVED BY: MBS

CAD FILE: 11332–1 Recording.dwg

TITLE: T.O.A. Cranberry – PRD
Overall Plan of Recording
Cranberry Township, Butler County, Pennsylvania

CLIENT: T.O.A. Cranberry L.L.C.
201 King of Prussia Road, Suite 370, Radnor, PA 19087

DATE ISSUED: April 2017

HORIZONTAL SCALE: 1" = 150'

VERTICAL SCALE: –

SHEET: C.101

HTA PROJECT #: 11332–1

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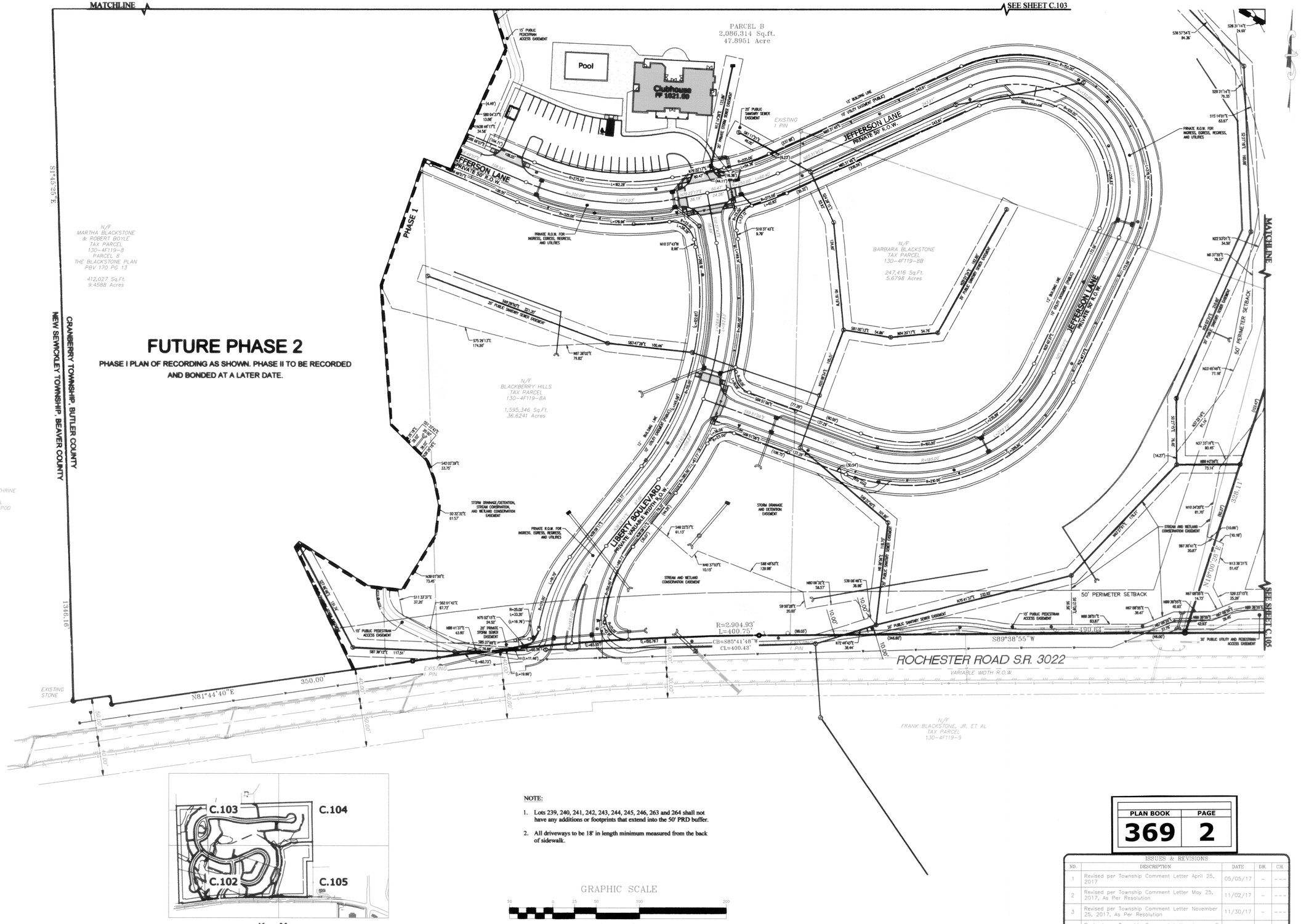

NOTE:

1. Lots 239, 240, 241, 242, 243, 244, 245, 246, 263 and 264 shall not have any additions or footprints that extend into the 50' PRD buffer.
2. All driveways to be 18' in length minimum measured from the back of sidewalk.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
369	2

ISSUES & REVISIONS

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-029004-E

HAMPTON
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ESTABLISHED 1960
www.Hampton-Technical.com
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Corporate Office
Elm Technical Center
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FAX: (412) 781-9904

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

DRAWN BY: JEC
CHECKED BY: APH
APPROVED BY: MBS
CAD FILE: 11332-_ Recording.dwg

TITLE: T.O.A. Cranberry – PRD
Plan of Recording
Cranberry Township Butler County, Pennsylvania

CLIENT: T.O.A. Cranberry LLC.
201 King of Prussia Road, Suite 310 Radnor, PA 19087

DATE ISSUED: April 2017
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: –
SHEET: C.102
HTA PROJECT #: 11332-1

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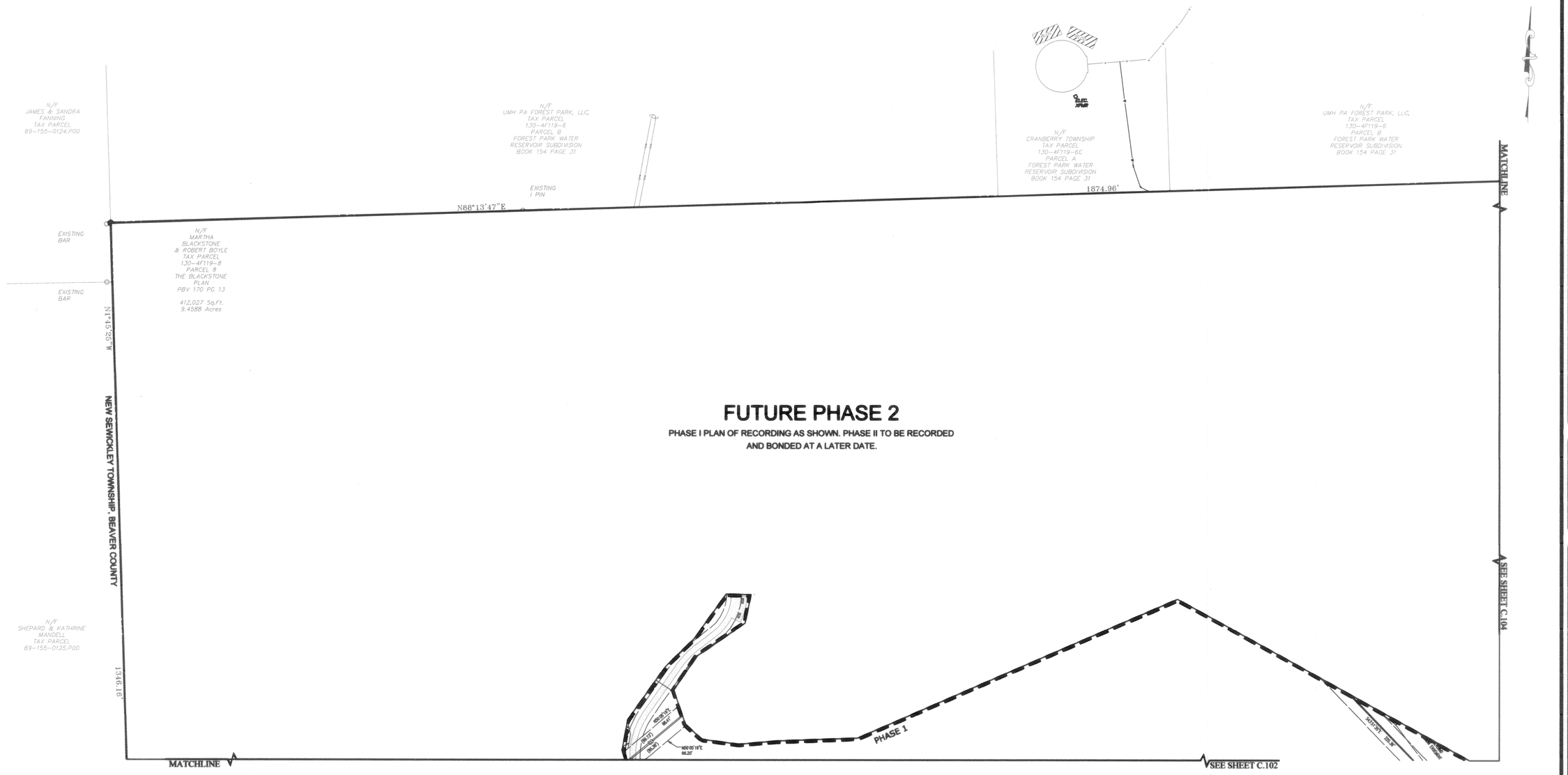

FUTURE PHASE 2

PHASE I PLAN OF RECORDING AS SHOWN. PHASE II TO BE RECORDED AND BONDED AT A LATER DATE.

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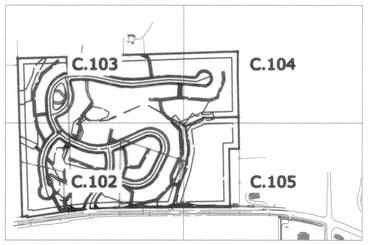

Key Map

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
369	3

ISSUES & REVISIONS

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
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LAND SURVEYOR
SU-036950-E

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DRAWN BY: JEC
CHECKED BY: APH
APPROVED BY: MBS
CAD FILE: 11332-1 Recording.dwg

TITLE
T.O.A. Cranberry – PRD
Plan of Recording
Cranberry Township Butler County, Pennsylvania

CLIENT
T.O.A. Cranberry L.L.C.
201 King of Prussia Road, Suite 370 Radnor, PA 19087

DATE ISSUED: April 2017
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: –
SHEET: C.103
HTA PROJECT #: 11332-1

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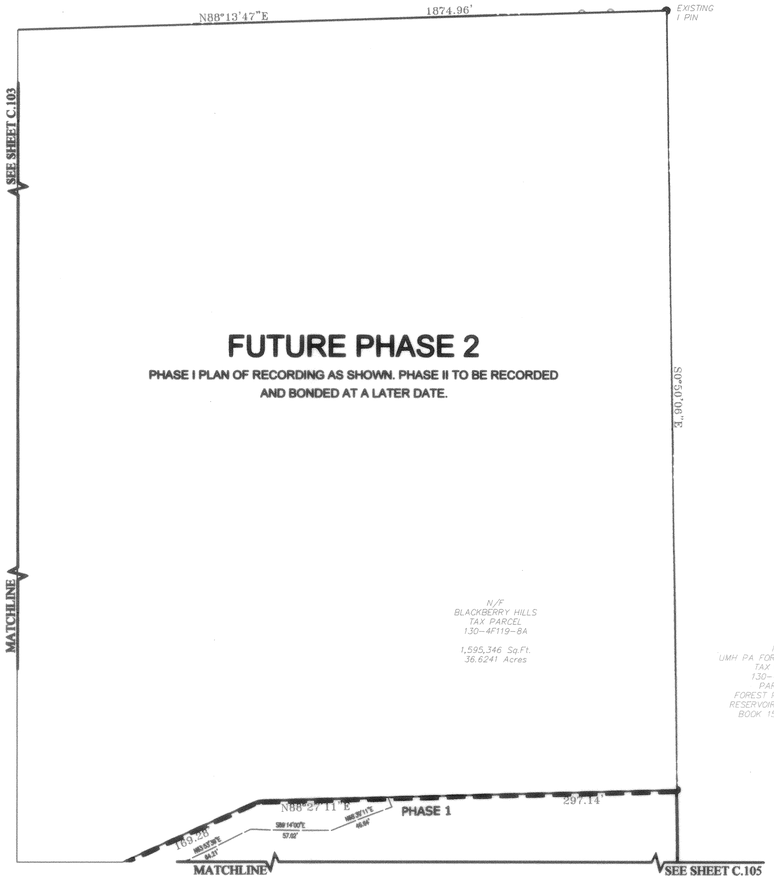

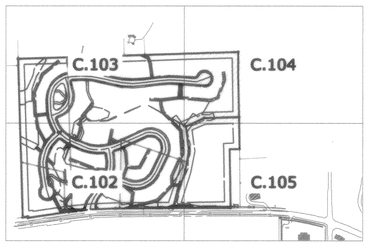

Key Map

NOTE:

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(IN FEET)
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PLAN BOOK	PAGE
369	4

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-036950-E

HAMPTON
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DRAWN BY: JEC
CHECKED BY: APH
APPROVED BY: MBS
CAD FILE: 11332-1 Recording.dwg

TITLE: T.O.A. Cranberry - PRD
Plan of Recording
Cranberry Township, Butler County, Pennsylvania

CLIENT: T.O.A. Cranberry LLC.
200 King of Prussia Road, Suite 210
Radnor, PA 19087

DATE ISSUED: April 2017
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: -
SHEET: C.104
HTA PROJECT #: 11332-1

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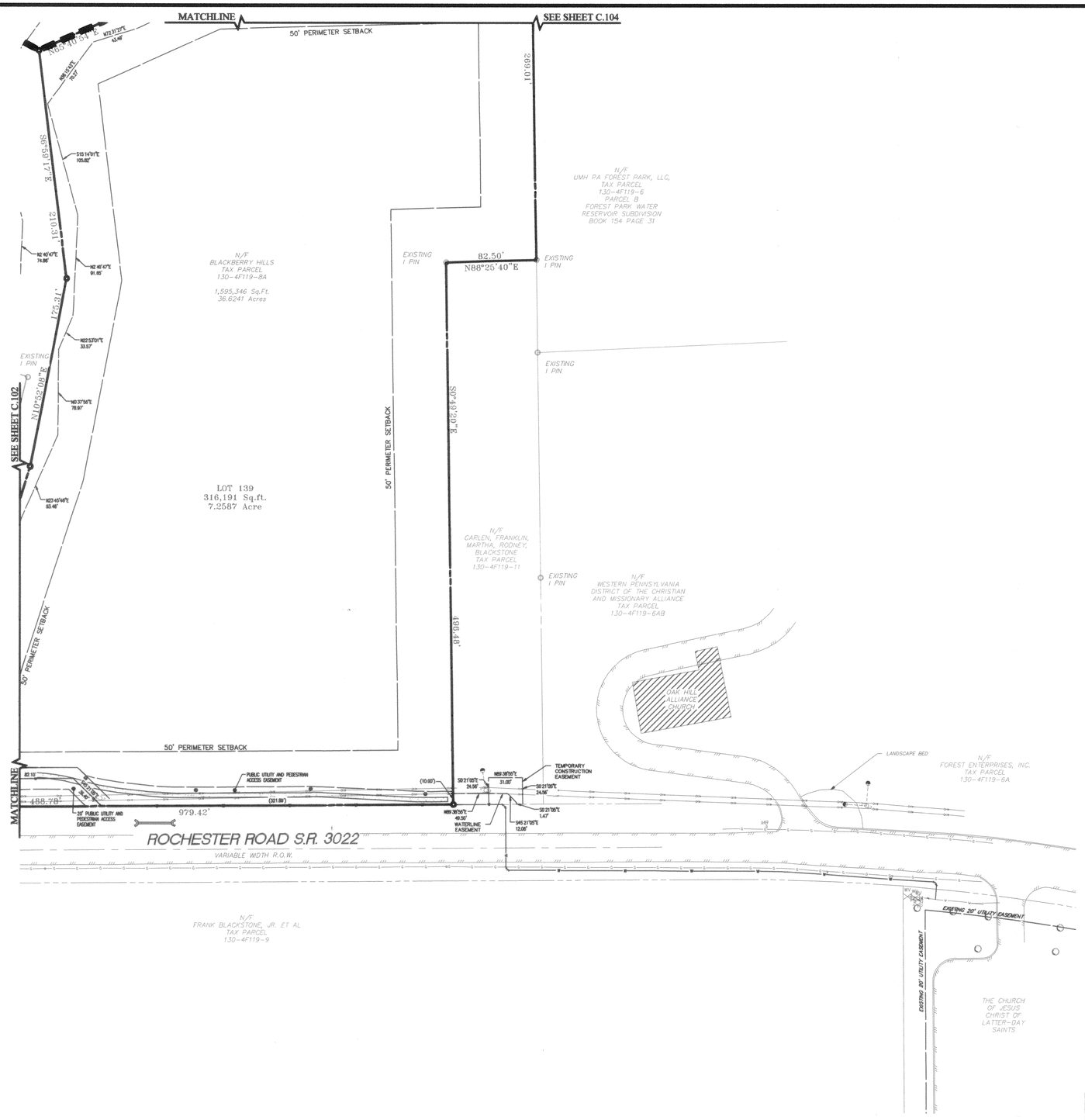

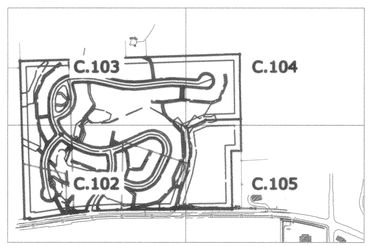

Key Map

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50 0 25 50 100 200

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PLAN BOOK	PAGE
369	5

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1	Revised per Township Comment Letter April 25, 2017	05/05/17	-	---
2	Revised per Township Comment Letter May 25, 2017, As Per Resolution	11/02/17	-	---
3	Revised per Township Comment Letter November 25, 2017, As Per Resolution	11/30/17	-	---
4	Revised per Township Comment Letter January 8, 2018, As Per Resolution	01/15/18	-	---

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-036950-E

Corporate Office
Engineering Center
35 Wilson Street, Suite 203
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-9904

Mars Office
139 Warrendale Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4519

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

DRAWN BY: JEC
CHECKED BY: APH
APPROVED BY: MBS
CAD FILE: 11332-' Recording.dwg

TITLE: T.O.A. Cranberry - PRD
Plan of Recording
Cranberry Township, Butler County, Pennsylvania

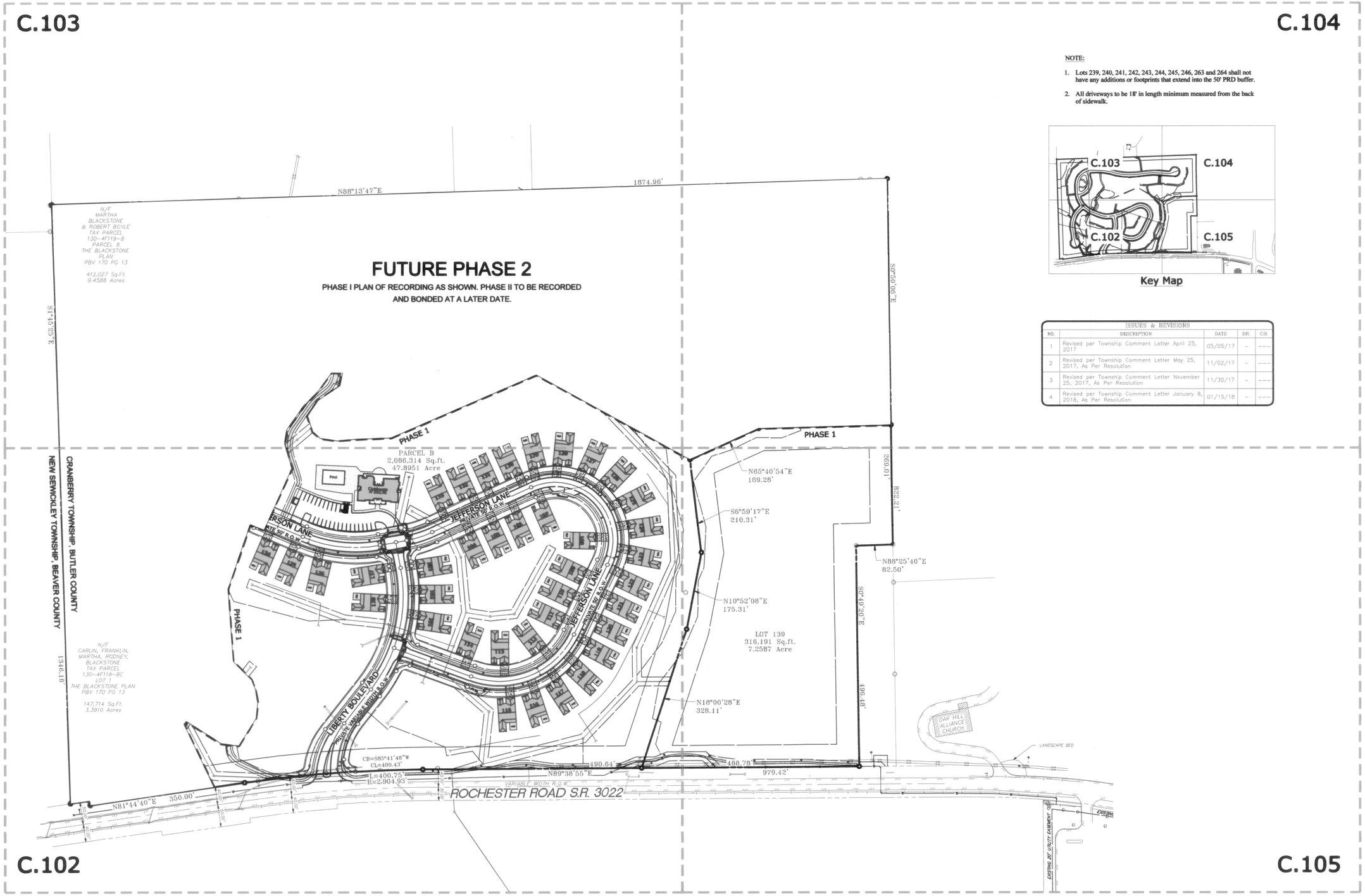
CLIENT: T.O.A. Cranberry LLC.
200 Kriegel Pr-sha Road, Suite 706, Richfield, PA 19067

DATE ISSUED: April 2017
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: -
SHEET: C.105
HTA PROJECT #: 11332-1

X:\18-XXXX Jobs\18-11300 Jobs\18-11332-1\Production Drawings\1332-1 Recording.dwg, C.105 Plan Of Recording, 2/13/2018 1:28 PM

C.103

C.104



C.102

C.105

NOTE:

1. Lots 239, 240, 241, 242, 243, 244, 245, 246, 263 and 264 shall not have any additions or footprints that extend into the 50' PRD buffer.
2. All driveways to be 18' in length minimum measured from the back of sidewalk.

Key Map

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
1	Revised per Township Comment Letter April 25, 2017	05/05/17	–	---
2	Revised per Township Comment Letter May 25, 2017, As Per Resolution	11/02/17	–	---
3	Revised per Township Comment Letter November 25, 2017, As Per Resolution	11/30/17	–	---
4	Revised per Township Comment Letter January 8, 2018, As Per Resolution	01/15/18	–	---

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
369	6

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-036950-E

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
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Etna Technical Center
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FAX: (412) 781-5904

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

DRAWN BY: JEC
CHECKED BY: APH
APPROVED BY: MBS
CAD FILE: 11332-1 Recording.dwg

TITLE: T.O.A. Cranberry – PRD
Overall Site Plan of Recording
Cranberry Township Butler County, Pennsylvania

CLIENT: T.O.A. Cranberry L.L.C.
201 King of Prussia Road, Suite 370 Radnor, PA 19067

DATE ISSUED: April 2017
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: –
SHEET: C.106
HTA PROJECT #: 11332-1

X:\18-XXXX Jobs\18-11300 Jobs\18-11332-1\Production Drawings\11332-1 Recording.dwg, C.106 Overall Site Plan Of Recording, 2/13/2018 1:37 PM

OWNERS ADOPTION FOR PARTNERSHIP (JACKSON TOWNSHIP)

THE PPDA LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE JACKSON RIDGE PHASE 1 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 JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 15th DAY OF February 20 18.

ATTEST: [signature]

NOTARY PUBLIC — SIGNATURE OF GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION (JACKSON TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER,

PERSONALLY APPEARED THE ABOVE NAMED Donald B Rodgers, A GENERAL PARTNER IN THE FIRM OF PPDA, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF February, 20 18.

MY COMMISSION EXPIRES THE 13th DAY OF September, 20 20

NOTARY PUBLIC

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON RIDGE PHASE 1 SUBDIVISION PLAN IS IN THE NAME OF THE PPDA LP, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN INSTRUMENT(S) 201609120018637.

WITNESS

OWNER

Dollar Bank MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACKSON RIDGE PHASE 1 SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE AND MORTGAGEE

SURVEYORS CERTIFICATION

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

2/15/2018
DATE — GARY A SHEFFLER, JR. P.L.S.
(SEAL)

ENGINEER CERTIFICATION

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

2/15/2018
DATE — GRAHAM LEE FERRY – REG NO. PE074237
(SEAL)

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

2/15/2018
DATE — GRAHAM LEE FERRY – REG NO. PE074237
(SEAL)

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

2/16/2018 — Benjamin L. Gilbert
DATE — NAME
(SEAL)

PE 077527
REGISTRATION NUMBER

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

2/15/18
DATE — TOWNSHIP MANAGER / SECRETARY

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 17th DAY OF August, 20 17. SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED August 21, 2017 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS DAY 15th DAY OF February, 2018

TOWNSHIP SECRETARY — CHAIRPERSON

THIS PLAT WAS DELIVERED TO PPDA, LP BY JACKSON TOWNSHIP ON THE 16th DAY OF February, 2018.

TOWNSHIP MANAGER/SECRETARY

Municipal Planning Commission Review Certificate.
Reviewed by the Planning Commission of Jackson Township this 2nd day of August, 20 17.

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF APRIL 20 17.

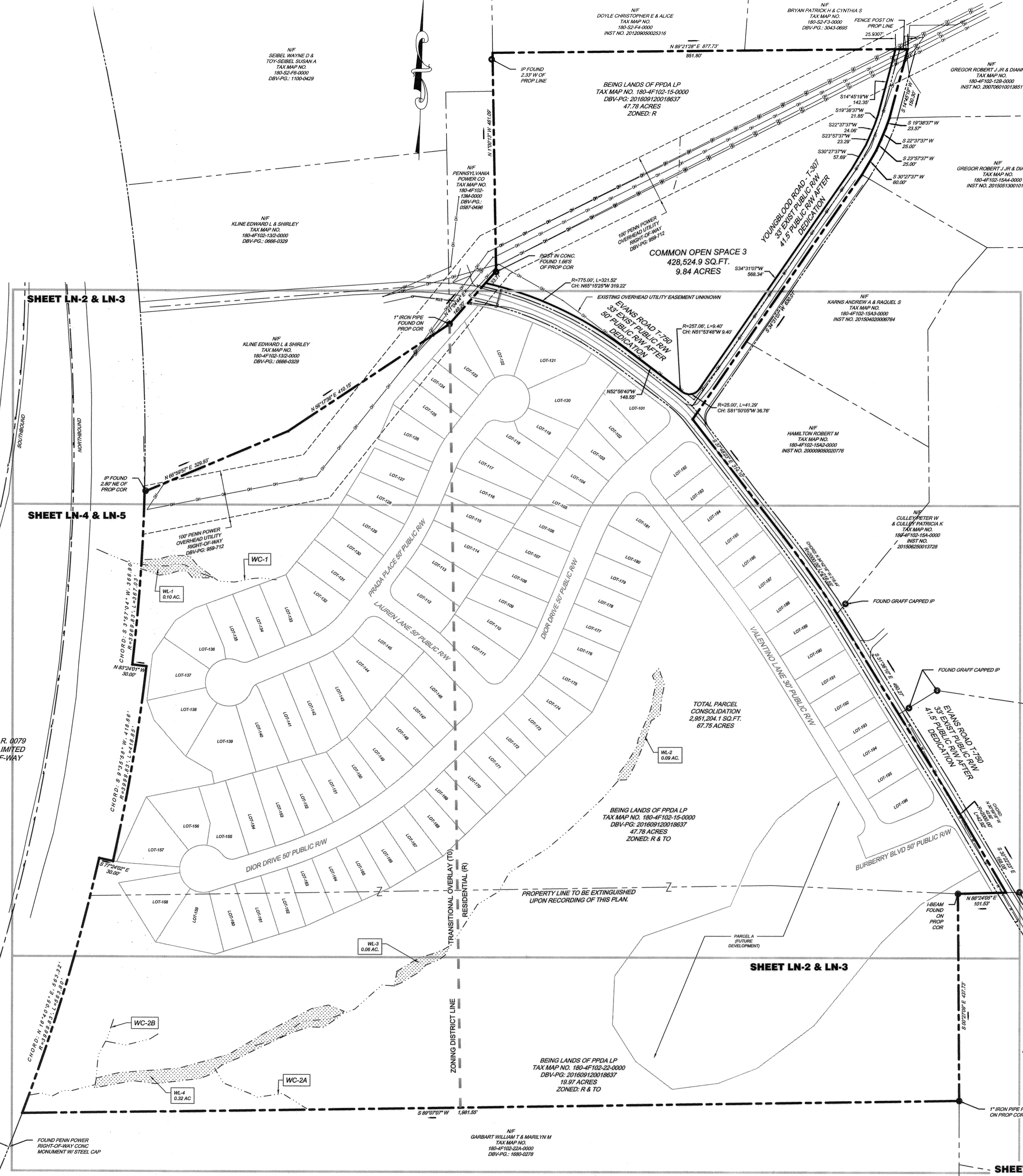
SECRETARY — CHAIRPERSON

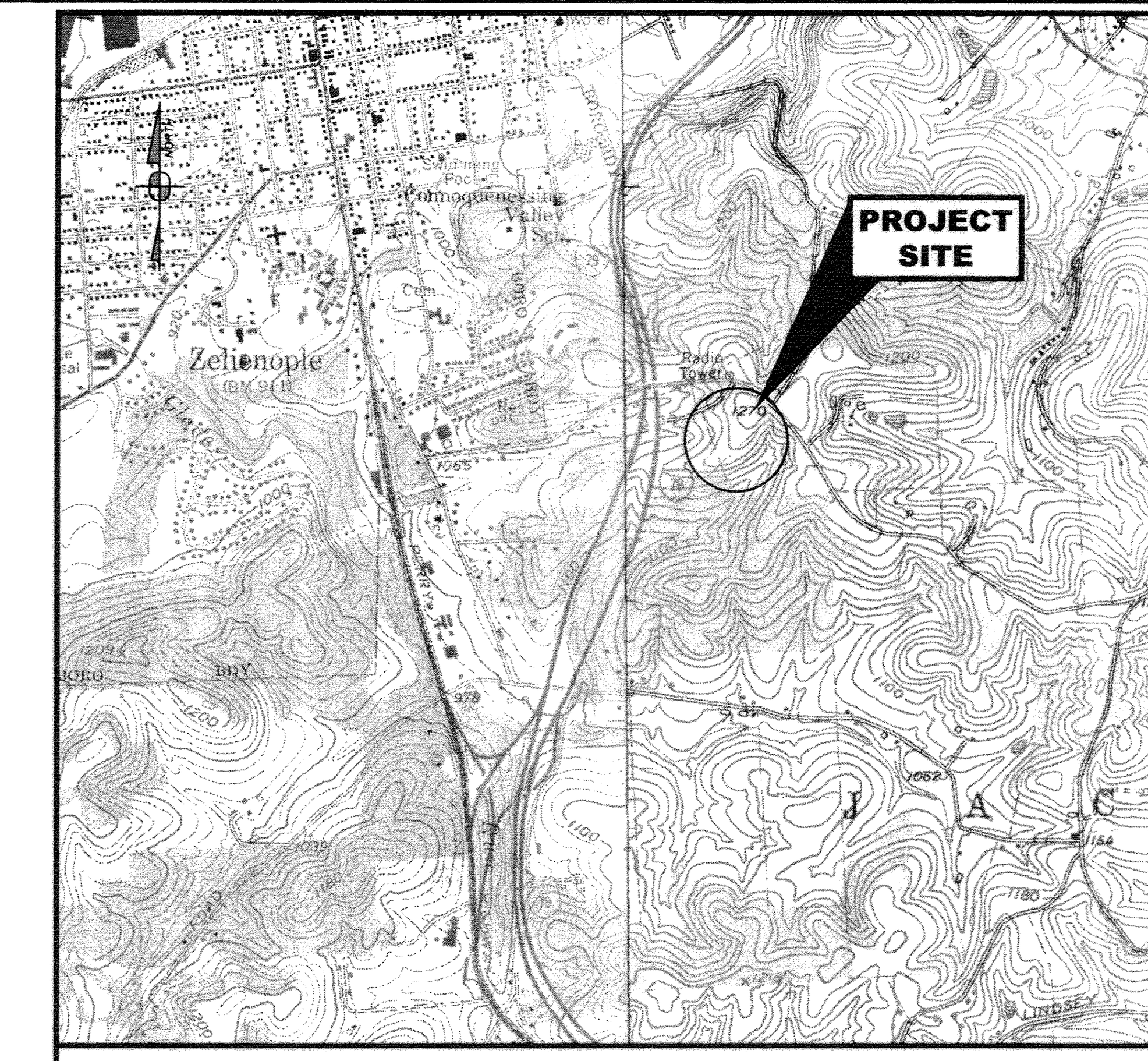
PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA
IN PLAN BOOK VOLUME 369, PAGE(S) 7-11
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF February, 20 18.

RECORDER OF DEEDS

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

SITE DATA CHART		
ZONING DISTRICT CLASSIFICATION	TRANSITIONAL OVERLAY (TO)	RESIDENTIAL (R)
PROPOSED LAND USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED
EXISTING PROPERTY AREA	24.58 Ac.	43.17 Ac.
MINIMUM PERMITTED LOT SIZES	6,000 Sf.	7,200 Sf.
MINIMUM PROPOSED LOT SIZES	7,200 Sf.	7,200 Sf.
MINIMUM PERMITTED LOT WIDTH	55 Ft.	55 Ft.
MINIMUM PROPOSED LOT WIDTH	58 Ft.	58 Ft.
MINIMUM FRONT & REAR YARDS	20 Ft.	20 Ft.
PROPOSED FRONT YARD	25 Ft.	20/25/30 Ft.
PROPOSED REAR YARD	20 Ft.	20 Ft.
MINIMUM PERMITTED SIDE YARD	5 Ft.	15 Ft. TOTAL - 5 Ft. MIN.
PROPOSED SIDE YARD	15 Ft. TOTAL - 5 Ft. MIN.	15 Ft. TOTAL - 5 Ft. MIN.





USGS MAPPING
Evans City Quad / Zelienople Quad
SCALE: 1"= 2000'

WAIVER REQUESTS:

§22-602.A (9):

If a subdivision or land development abuts an existing street which has a right-of-way width of less than the required right-of-way width set forth in Subsection H of this section and the Township Construction Standard Details, the developer shall lay out as a street on the plat the additional amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the proposed development is 1/2 the right-of-way width required by Subsection H. Any such expanded street right-of-way width shall be improved in accordance with Subsection A(10) of this section, unless exempted by Subsection A(10)(e) of this section. The developer may dedicate and the Township or other governmental entity may accept any such expanded right-of-way width in accordance with applicable law. For purposes of calculating any applicable yard and bulk requirements, the area of the expanded street right-of-way shall not be considered a portion of the lot.

A modification is granted allowing for a 50' wide R.O.W. (25' to centerline) for Evans Road.

§22-613.D (1):

No more than 40% of the original ground cover within any designated steep slope are on the property may be disturbed by grading, filling or other means. At least 60% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the permitted use or activity.

A modification is granted allowing for 52% infringement of the steep slopes.

§26-141.B (1):

Perennial and intermittent streams shall be provided with a buffer of at least 50 feet in width, centered on the specific stream. All riparian buffer boundaries shall be shown on all applications for building permits as well as plans associated with subdivision and land development. Existing uses within the buffer are permitted to continue but not to be expanded. Placement of new structures or roadways within the riparian buffer is prohibited. Where a wetland exists within the buffer area, the buffer shall be extended landward to provide a minimum buffer of 25 feet, as measured perpendicularly from the wetland boundary.

A waiver is granted to permit the impact to the buffer area, but not the stream.

§26-141.B (2):

Where wetlands are located partially or entirely within a buffer, the buffer shall be extended to encompass the wetland and shall be widened by a distance sufficient to provide a twenty-five-foot buffer measured perpendicularly from the wetland boundary.

A waiver is granted to permit the impact to the wetland buffer.

§26-146.B (8):

Exterior slopes of compacted soil shall not exceed 3:1 and may be further reduced if the soil has unstable characteristics. (Refers to storm water management facilities)

A modification is granted to permit slopes of 2:1.

§26-146.B(18) (C):

A ten-foot-wide access to the basin bottom must be provide with a maximum longitudinal slope of 10%.

A modification is granted allowing a maximum longitudinal slope of 15%.

[§22-602[A][7]]:

The paved street of Burberry Boulevard must extend to the adjoining Garbart Property, given its size and development potential.

A waiver is granted to exclude the construction of an extension adjoining Burberry Boulevard and the Garbart Property.

[§26-146.C(5)(b)]:

Swales shall have side slopes no steeper than 3:1.

A modification is granted to permit slopes of 2:1.

[§22-605.E]:

On any lot abutting or traversed by a high-voltage transmission line, no dwelling shall be placed within 75 feet of any portion of the right-of-way.

A waiver is granted allowing for infringement of lots 122-126 of the PRD, into the 75' setback.

[§22-602.E (5)].

The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of 50 feet for intersections involving arterial and collector streets.

A modification is granted for the construction of a minimum radius of 25' at intersections.

SALDO [§22.602.H(1)].

50' Minimum right of way.

A modification is granted to utilize a right of way width of 30' at Valentino Drive.

SALDO [§22.602.H(2)].

24' cartway for a public street.

A modification is granted to allow for a 20' cartway, with no curbs, for Valentino Drive, and for 22' cartways along all interior roads excluding Valentino Drive.

[§27-1010.B(5)(c)(1)(a)].

Front yard setback shall be 20 feet.

A modification is granted to allow for an 8' encroachment for the installation of a deck on Lots 182-196 of the PRD along Evans Road.

SALDO [§22-602.D(3)].

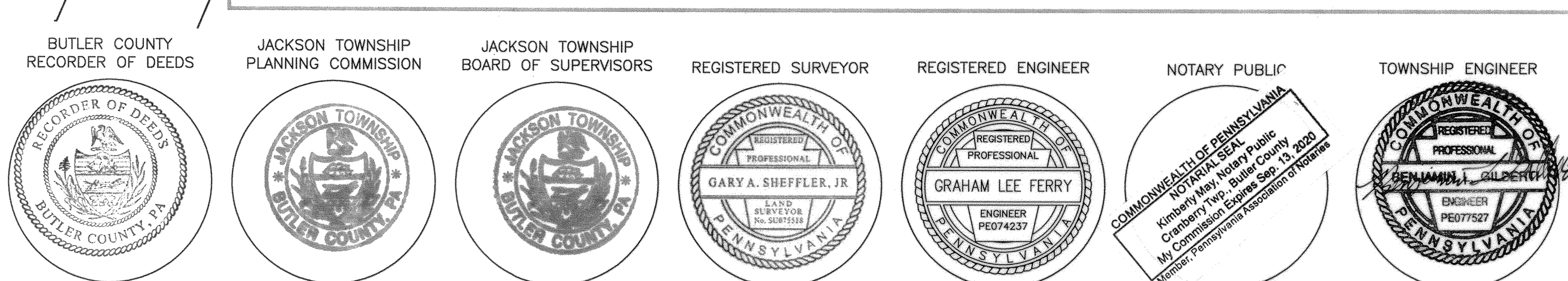
Prohibition on the use of internal planting islands.

A waiver is granted to allow for installation of landscaping islands with communal mailboxes as shown on the plan drawings.

SALDO [§22-603(b)(2)(b)].

Sidewalk shall be provided along any side of an existing street.

A waiver is granted to exclude the construction of a sidewalk along the Southern side of Evans Road, between Dior Drive and Burberry Blvd.



General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
2. FIELD SURVEY CONDUCTED USING PENNSYLVANIA SOUTH STATE PLANE NAD 83 AND NAVD 88.

0 120' 240'
Drawing Scale: 1" = 120'

Instr:201802200003125 02/20/2018
Pages:5 F:$205.00 10:26AM
Michele Mustello T20180002216
Butler County Recorder FL

PLAN BOOK	PAGE
369	7

THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DOCUMENTATION, DATED JUNE 15, 2017 AND AUGUST 17, 2017, AND THE PROJECT APPROVAL LETTER ISSUED BY JACKSON TOWNSHIP ON AUGUST 21, 2017.

THESE DOCUMENTS, AS WELL AS THIS PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.

IN ADDITION, THE FOLLOWING CONDITIONS SHALL REMAIN APPLICABLE:

- HOMES CONSTRUCTED ON LOTS 182 THROUGH 196 SHALL BE BUILT AT OR WITHIN FIVE FEET OF THE 20-FOOT SETBACK LINE ALONG ELLIS WAY AS SHOWN ON THE PLAN.
- VEHICULAR ACCESS TO LOTS 182 AND 196 SHALL BE SOLELY THROUGH VALENTINO LANE. SUCH LOTS SHALL NOT HAVE DRIVEWAY ACCESS TO EVANS ROAD.

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:

PPDA, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

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

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:

PLAN REVISIONS		
	DATE	DESCRIPTION
1	04/12/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
2	07/21/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
3	08/11/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
4	08/11/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
5	09/08/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
6	09/19/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
7		
8		
9		
10		

Situate In:
Jackson Township, Butler County, Pennsylvania

Project Name:
JACKSON RIDGE PHASE 1 SUBDIVISION PLAN

BEING A CONSOLIDATION AND SUBDIVISION OF TAX MAP NO. 180-4F102-22, RECORDED IN INSTRUMENT NO. 201609120018637 AND TAX MAP NO. 180-4F102-15, RECORDED IN INSTRUMENT NO. 201609120018637.

Project No:	Drawing No:
3626	LN-1

PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA
COMMON OPEN SPACE 1	22.50 AC.	980,227.4 SQ.FT.
COMMON OPEN SPACE 2	4.09 AC.	178,222.0 SQ.FT.
COMMON OPEN SPACE 3	9.84 AC.	428,524.9 SQ.FT.
LOT-101	0.23 AC.	9,858.9 SQ.FT.
LOT-102	0.19 AC.	8,234.6 SQ.FT.
LOT-103	0.18 AC.	7,694.5 SQ.FT.
LOT-104	0.17 AC.	7,229.0 SQ.FT.
LOT-105	0.17 AC.	7,462.4 SQ.FT.
LOT-106	0.17 AC.	7,294.8 SQ.FT.
LOT-107	0.19 AC.	8,110.9 SQ.FT.
LOT-108	0.20 AC.	8,638.9 SQ.FT.
LOT-109	0.21 AC.	9,284.1 SQ.FT.
LOT-110	0.23 AC.	10,059.2 SQ.FT.
LOT-111	0.25 AC.	10,913.8 SQ.FT.
LOT-112	0.23 AC.	9,873.3 SQ.FT.
LOT-113	0.21 AC.	9,128.4 SQ.FT.
LOT-114	0.22 AC.	9,483.0 SQ.FT.
LOT-115	0.22 AC.	9,612.9 SQ.FT.
LOT-116	0.24 AC.	10,259.3 SQ.FT.
LOT-117	0.24 AC.	10,456.2 SQ.FT.
LOT-118	0.23 AC.	10,143.7 SQ.FT.
LOT-119	0.17 AC.	7,440.2 SQ.FT.
LOT-120	0.36 AC.	15,890.0 SQ.FT.
LOT-121	0.29 AC.	12,496.0 SQ.FT.
LOT-122	0.30 AC.	13,218.9 SQ.FT.
LOT-123	0.22 AC.	9,663.7 SQ.FT.
LOT-124	0.18 AC.	7,643.9 SQ.FT.
LOT-125	0.19 AC.	8,223.5 SQ.FT.
LOT-126	0.20 AC.	8,551.7 SQ.FT.
LOT-127	0.18 AC.	7,664.6 SQ.FT.
LOT-128	0.19 AC.	8,124.2 SQ.FT.
LOT-129	0.21 AC.	9,345.4 SQ.FT.
LOT-130	0.19 AC.	8,211.1 SQ.FT.
LOT-131	0.19 AC.	8,356.9 SQ.FT.
LOT-132	0.24 AC.	10,359.9 SQ.FT.
LOT-133	0.19 AC.	8,492.3 SQ.FT.
LOT-134	0.20 AC.	8,622.2 SQ.FT.
LOT-135	0.20 AC.	8,499.4 SQ.FT.
LOT-136	0.23 AC.	9,913.0 SQ.FT.
LOT-137	0.25 AC.	10,911.5 SQ.FT.
LOT-138	0.27 AC.	11,647.6 SQ.FT.
LOT-139	0.34 AC.	14,795.6 SQ.FT.
LOT-140	0.24 AC.	10,335.8 SQ.FT.
LOT-141	0.25 AC.	11,005.8 SQ.FT.
LOT-142	0.26 AC.	11,157.8 SQ.FT.
LOT-143	0.27 AC.	11,670.6 SQ.FT.
LOT-144	0.24 AC.	10,523.8 SQ.FT.
LOT-145	0.21 AC.	9,261.2 SQ.FT.
LOT-146	0.25 AC.	10,742.0 SQ.FT.
LOT-147	0.20 AC.	8,844.2 SQ.FT.
LOT-148	0.20 AC.	8,826.9 SQ.FT.
LOT-149	0.22 AC.	9,374.3 SQ.FT.
LOT-150	0.19 AC.	8,373.4 SQ.FT.
LOT-151	0.20 AC.	8,648.6 SQ.FT.
LOT-152	0.21 AC.	9,264.6 SQ.FT.
LOT-153	0.22 AC.	9,575.3 SQ.FT.
LOT-154	0.22 AC.	9,676.0 SQ.FT.
LOT-155	0.23 AC.	10,007.4 SQ.FT.
LOT-156	0.24 AC.	10,475.9 SQ.FT.
LOT-157	0.28 AC.	12,106.8 SQ.FT.
LOT-158	0.26 AC.	11,354.4 SQ.FT.
LOT-159	0.27 AC.	11,812.9 SQ.FT.
LOT-160	0.18 AC.	7,848.9 SQ.FT.
LOT-161	0.17 AC.	7,530.2 SQ.FT.
LOT-162	0.17 AC.	7,595.2 SQ.FT.
LOT-163	0.18 AC.	7,711.9 SQ.FT.
LOT-164	0.17 AC.	7,547.6 SQ.FT.
LOT-165	0.18 AC.	7,664.7 SQ.FT.
LOT-166	0.18 AC.	7,823.1 SQ.FT.
LOT-167	0.18 AC.	8,019.9 SQ.FT.
LOT-168	0.18 AC.	8,035.1 SQ.FT.
LOT-169	0.18 AC.	7,720.4 SQ.FT.
LOT-170	0.17 AC.	7,493.3 SQ.FT.
LOT-171	0.17 AC.	7,498.1 SQ.FT.
LOT-172	0.17 AC.	7,497.0 SQ.FT.
LOT-173	0.18 AC.	7,719.6 SQ.FT.
LOT-174	0.20 AC.	8,558.7 SQ.FT.
LOT-175	0.20 AC.	8,556.1 SQ.FT.
LOT-176	0.18 AC.	8,030.1 SQ.FT.
LOT-177	0.17 AC.	7,535.0 SQ.FT.
LOT-178	0.17 AC.	7,536.2 SQ.FT.
LOT-179	0.17 AC.	7,537.3 SQ.FT.
LOT-180	0.18 AC.	7,747.7 SQ.FT.
LOT-181	0.21 AC.	9,251.8 SQ.FT.
LOT-182	0.19 AC.	8,405.3 SQ.FT.
LOT-183	0.17 AC.	7,375.0 SQ.FT.

PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA
LOT-184	0.17 AC.	7,375.0 SQ.FT.
LOT-185	0.17 AC.	7,375.0 SQ.FT.
LOT-186	0.17 AC.	7,436.6 SQ.FT.
LOT-187	0.17 AC.	7,542.9 SQ.FT.
LOT-188	0.17 AC.	7,542.9 SQ.FT.
LOT-189	0.17 AC.	7,553.7 SQ.FT.
LOT-190	0.17 AC.	7,375.0 SQ.FT.
LOT-191	0.17 AC.	7,375.0 SQ.FT.
LOT-192	0.17 AC.	7,375.0 SQ.FT.
LOT-193	0.17 AC.	7,375.0 SQ.FT.
LOT-194	0.17 AC.	7,375.0 SQ.FT.
LOT-195	0.17 AC.	7,375.0 SQ.FT.
LOT-196	0.21 AC.	9,332.1 SQ.FT.
PARCEL A	5.45 AC.	237,536.7 SQ.FT.
PUBLIC R-W DEDICATION	6.09 AC.	265,203.3 SQ.FT.

SITE DATA CHART		
ZONING DISTRICT CLASSIFICATION	TRANSITIONAL OVERLAY (TO)	RESIDENTIAL (R)
PROPOSED LAND USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED
EXISTING PROPERTY AREA	24.58 Ac.	43.17 Ac.
MINIMUM PERMITTED LOT SIZES	6,000 Sf.	7,200 Sf.
MINIMUM PROPOSED LOT SIZES	7,200 Sf.	7,200 Sf.
MINIMUM PERMITTED LOT WIDTH	55 Ft.	55 Ft.
MINIMUM PROPOSED LOT WIDTH	58 Ft.	58 Ft.
MINIMUM FRONT & REAR YARDS	20 Ft.	20 Ft.
PROPOSED FRONT YARD	25 Ft.	20/25/30 Ft.
PROPOSED REAR YARD	20 Ft.	20 Ft.
MINIMUM PERMITTED SIDE YARD	5 Ft.	15 Ft. TOTAL - 5 Ft. MIN.
PROPOSED SIDE YARD	15 Ft. TOTAL - 5 Ft. MIN.	15 Ft. TOTAL - 5 Ft. MIN.

NOTE:
NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
2. FIELD SURVEY CONDUCTED USING PENNSYLVANIA SOUTH STATE PLANE NAD 83 AND NAVD 88.

0 60' 120'

Drawing Scale: 1" = 60'

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:
PPDA, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

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

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:

PLAN REVISIONS

	DATE	DESCRIPTION
1	04/12/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
2	07/21/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
3	08/11/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
4	09/08/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
5	09/19/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
6		
7		
8		
9		
10		

Situate In:
Jackson Township, Butler County, Pennsylvania

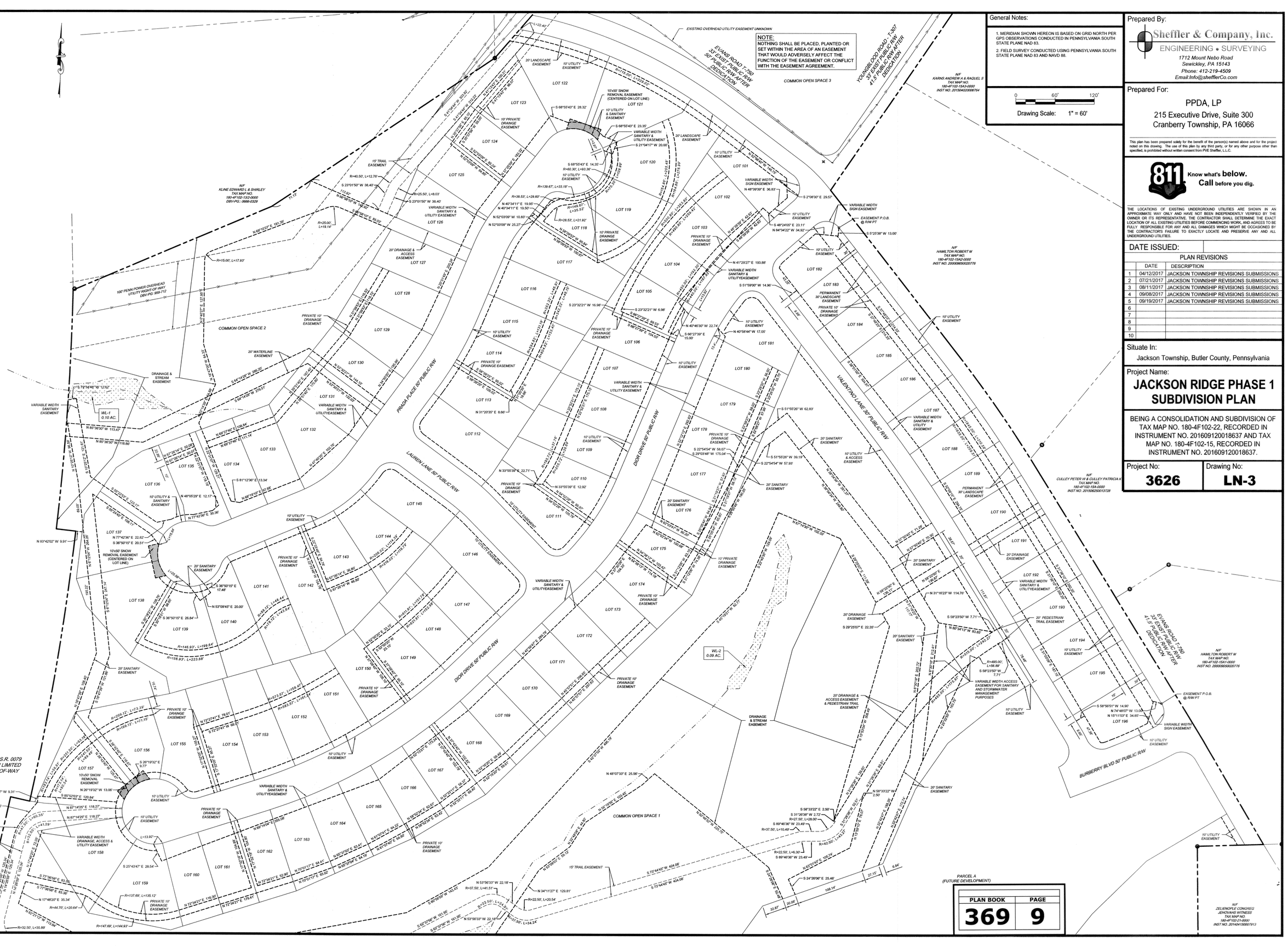
Project Name:
JACKSON RIDGE PHASE 1 SUBDIVISION PLAN

BEING A CONSOLIDATION AND SUBDIVISION OF TAX MAP NO. 180-4F102-22, RECORDED IN INSTRUMENT NO. 201609120018637 AND TAX MAP NO. 180-4F102-15, RECORDED IN INSTRUMENT NO. 201609120018637.

Project No:	Drawing No:
3626	LN-2

NOTE:
SEE SHEET LN-3 FOR GEOMETRY ASSOCIATED WITH EASEMENTS

PLAN BOOK	PAGE
369	8



PLAN BOOK	PAGE
369	9

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
2. FIELD SURVEY CONDUCTED USING PENNSYLVANIA SOUTH STATE PLANE NAD 83 AND NAVD 88.

0 60' 120'

Drawing Scale: 1" = 60'

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:

PPDA, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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DATE ISSUED:

PLAN REVISIONS

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1	04/12/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
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4	09/08/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
5	09/19/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
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Situate In:
Jackson Township, Butler County, Pennsylvania

Project Name:

JACKSON RIDGE PHASE 1 SUBDIVISION PLAN

BEING A CONSOLIDATION AND SUBDIVISION OF TAX MAP NO. 180-4F102-22, RECORDED IN INSTRUMENT NO. 201609120018637 AND TAX MAP NO. 180-4F102-15, RECORDED IN INSTRUMENT NO. 201609120018637.

Project No:	Drawing No:
3626	LN-3

General Notes:

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

2. FIELD SURVEY CONDUCTED USING PENNSYLVANIA SOUTH STATE PLANE NAD 83 AND NAVD 88.

0 60' 120'

Drawing Scale: 1" = 60'

NOTE:
SEE SHEET LN-5 FOR GEOMETRY ASSOCIATED WITH EASEMENTS

NOTE:
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DATE ISSUED:

PLAN REVISIONS

	DATE	DESCRIPTION
1	04/12/2017	JACKSON TOWNSHIP REVISIONS SUBMISSIONS
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Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:
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215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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Situate In:
Jackson Township, Butler County, Pennsylvania

Project Name:
JACKSON RIDGE PHASE 1 SUBDIVISION PLAN

BEING A CONSOLIDATION AND SUBDIVISION OF TAX MAP NO. 180-4F102-22, RECORDED IN INSTRUMENT NO. 201609120018637 AND TAX MAP NO. 180-4F102-15, RECORDED IN INSTRUMENT NO. 201609120018637.

Project No: **3626**

Drawing No: **LN-4**

SITE DATA CHART		
ZONING DISTRICT CLASSIFICATION	TRANSITIONAL OVERLAY (TO)	RESIDENTIAL (R)
PROPOSED LAND USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED
EXISTING PROPERTY AREA	24.58 Ac.	43.17 Ac.
MINIMUM PERMITTED LOT SIZES	6,000 Sf.	7,200 Sf.
MINIMUM PROPOSED LOT SIZES	7,200 Sf.	7,200 Sf.
MINIMUM PERMITTED LOT WIDTH	55 Ft.	55 Ft.
MINIMUM PROPOSED LOT WIDTH	58 Ft.	58 Ft.
MINIMUM FRONT & REAR YARDS	20 Ft.	20 Ft.
PROPOSED FRONT YARD	25 Ft.	20/25/30 Ft.
PROPOSED REAR YARD	20 Ft.	20 Ft.
MINIMUM PERMITTED SIDE YARD	5 Ft.	15 Ft. TOTAL - 5 Ft. MIN.
PROPOSED SIDE YARD	15 Ft. TOTAL - 5 Ft. MIN.	15 Ft. TOTAL - 5 Ft. MIN.

PLAN BOOK	PAGE
369	10

General Notes:

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

2. FIELD SURVEY CONDUCTED USING PENNSYLVANIA SOUTH STATE PLANE NAD 83 AND NAVD 88.

3. TOPOGRAPHIC FEATURES SHOWN HEREON WERE TAKEN FROM LIDAR DATA OBTAINED FROM PENNSYLVANIA SPATIAL DATA ACCESS AND FIELD SURVEY DATA OBTAINED BY SHEFFLER & COMPANY.

0 60' 120'

Drawing Scale: 1" = 60'

NOTE:
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DATE ISSUED:

PLAN REVISIONS

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Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
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Email:Info@shefflerCo.com

Prepared For:
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Situate In:
Jackson Township, Butler County, Pennsylvania

Project Name:
JACKSON RIDGE PHASE 1 SUBDIVISION PLAN

BEING A CONSOLIDATION AND SUBDIVISION OF TAX MAP NO. 180-4F102-22, RECORDED IN INSTRUMENT NO. 201609120018637 AND TAX MAP NO. 180-4F102-15, RECORDED IN INSTRUMENT NO. 201609120018637.

Project No:	Drawing No:
3626	LN-5

PLAN BOOK	PAGE
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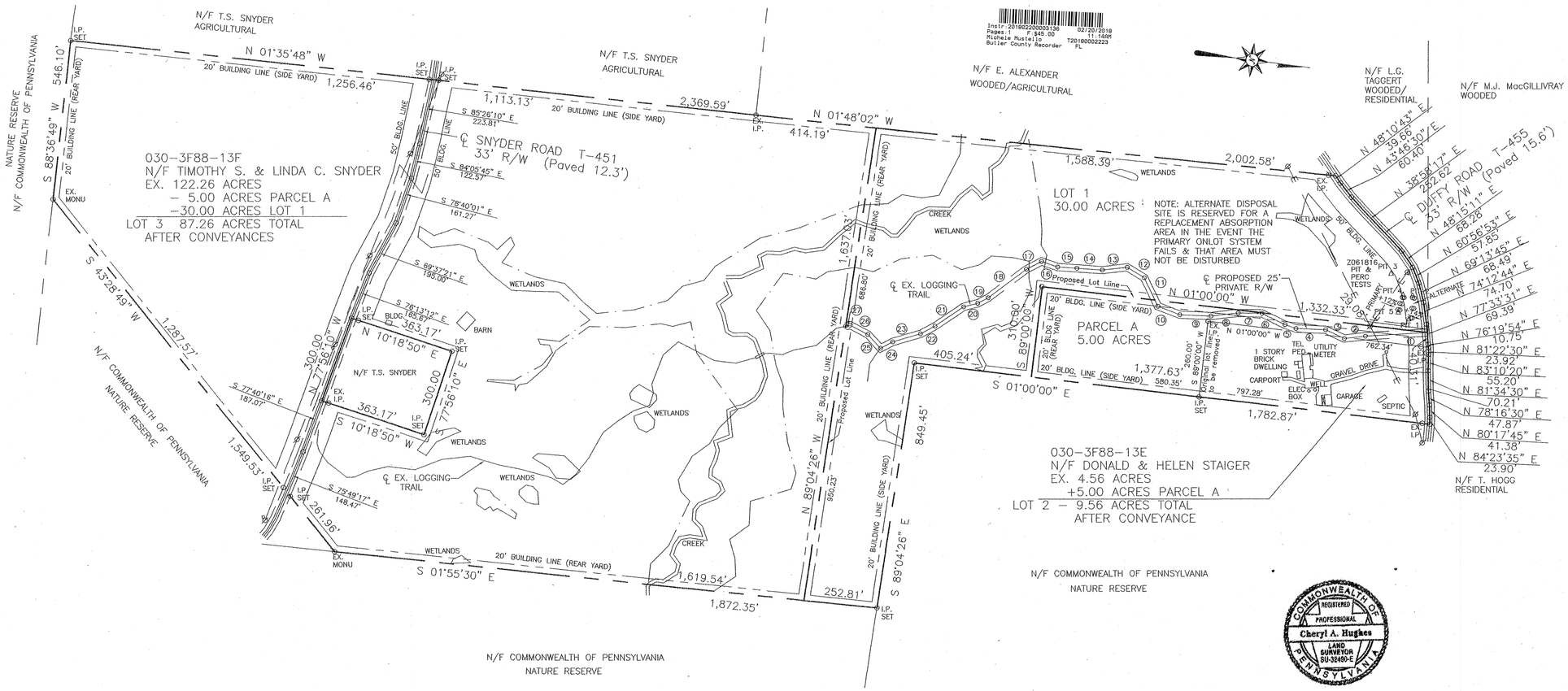
COMMON OPEN SPACE 2
COMMON OPEN SPACE 1
PRADA PLACE 50' PUBLIC R/W
LAUREN LANE 50' PUBLIC R/W
DIOR DRIVE 50' PUBLIC R/W
VALENTINO LANE 50' PUBLIC R/W
BURBERRY BLVD 50' PUBLIC R/W
INTERSTATE 79 - S.R. 0079 VARIABLE WIDTH LIMITED ACCESS RIGHT-OF-WAY
WL-1 0.10 AC.
WL-2 0.09 AC.
WL-3 0.06 AC.
WL-4 0.32 AC
PARCEL A (FUTURE DEVELOPMENT)
N/F CULLEY PETER W & CULLEY PATRICIA K TAX MAP NO. 180-4F102-154-0000 INST NO. 201506250013728
N/F ZELIENOPLE CONGREG JEHOVAHS WITNESS TAX MAP NO. 180-4F103-21-0000 INST NO. 201404150005791J
N/F GARBART WILLIAM T & MARILYN M TAX MAP NO. 180-4F103-224-0000 DBV-PG.: 1680-0278



Instr:201802200003136
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder T20180002223
02/20/2018 11:14AM FL

NOTES:

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

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

PROPOSED WATER WELL TO SERVE LOT 1 IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYTEM TO BE BUILT.

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

ZONING: AR; AGRICULTURAL RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

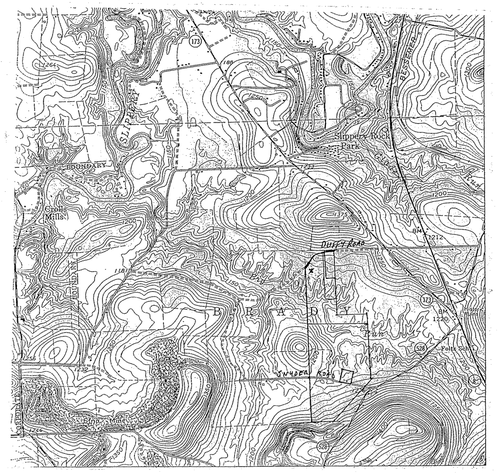
50' FRONT YARD
20' SIDE YARD
20' REAR YARD

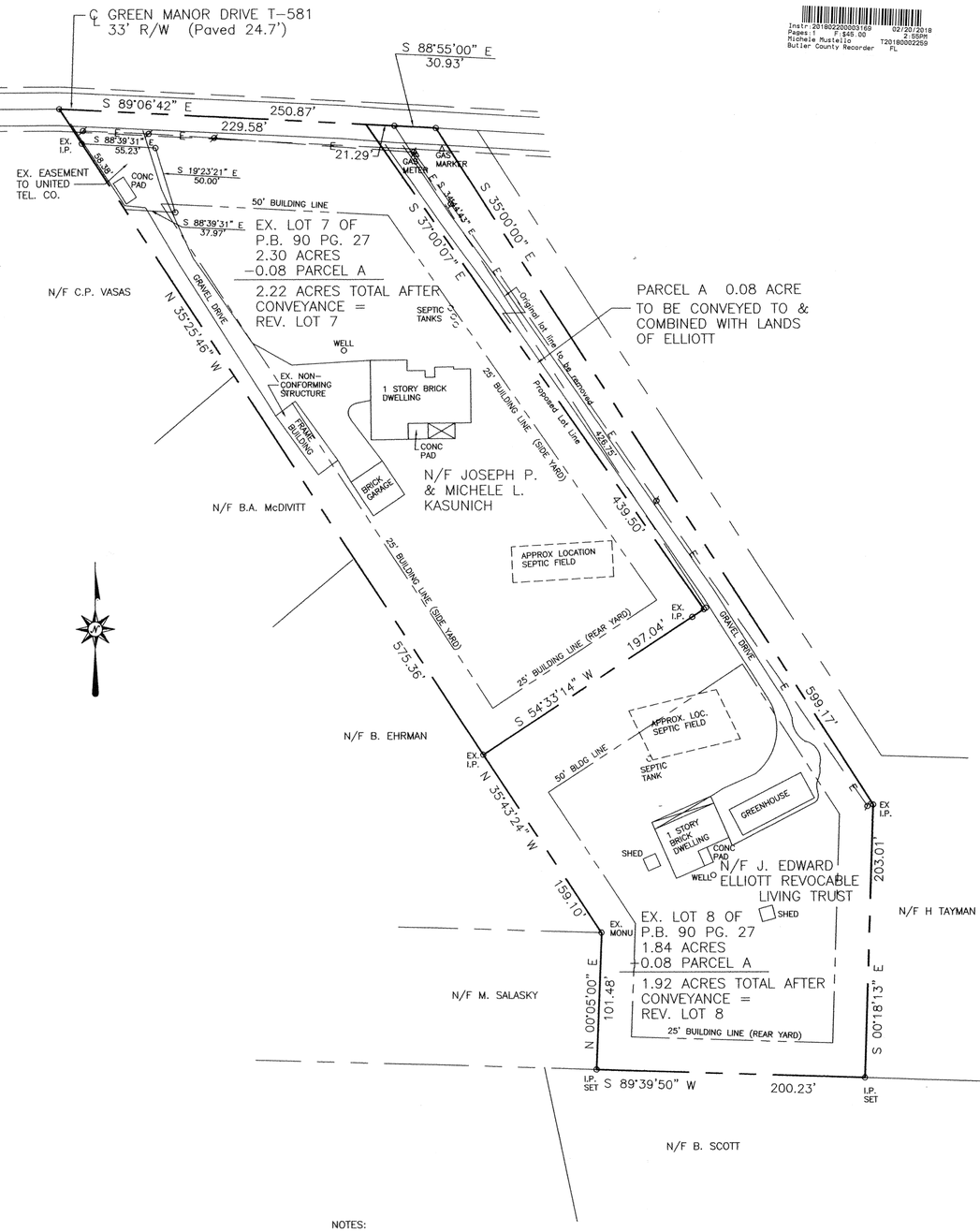
ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS AND THAT AREA MUST NOT BE DISTURBED.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW 30 ACRE BUILDING LOT AND ADD 5.00 ACRES TO ADJOINING LANDS OF STAIGER.

PROPERTY OWNERS: TIMOTHY S. & LINDA C. SNYDER
123 SNYDER ROAD
SLIPPERY ROCK, PA 16057

DONALD & HELEN STAIGER
240 DUFFY ROAD
SLIPPERY ROCK, PA 16057


Slippery Rock
Duffy Road
Snyder Road T-451
Fair Oaks
Cemetery
Mitchell
Cemetery
Cranberry
Cemetery
Slippery Rock Cemetery
Slippery Rock Creek
Slippery Rock Creek
Slippery Rock Creek



NOTES:

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

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

PROPERTY OWNERS: J. EDWARD ELLIOTT REVOCABLE LIVING TRUST
204 GREEN MANOR DRIVE
BUTLER, PA 16002

JOSEPH & MICHELE KASUNICH
200 GREEN MANOR DRIVE
BUTLER, PA 16002

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CLEAR A DRIVEWAY ENCROACHMENT. NO NEW BUILDING LOTS ARE CREATED.

0' 50' 100' 150'

Instr: 201802220003169 02/20/2018
Pages: 1 F: $45.00 2:55PM
Michele Mustello T20180002259
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that I, J. Edward Elliott, Trustee, of the J. Edward Elliott Revocable Living 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 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 proceeding, 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 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 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 J. Edward Elliott, Trustee, of the J. Edward Elliott Revocable Living Trust, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set my hand and seal this 21ST day of November, 2017.

ATTEST:

Carol D King — NOTARY PUBLIC

J. Edward Elliott — TRUSTEE

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named J. Edward Elliott, Trustee, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21ST day of November, 2017

My Commission expires the 11TH day of November, 2019

SEAL

Carol D King — NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph P. and Michele L. Kasunich, 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 proceeding, 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 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 Joseph P. and Michele L. Kasunich, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21ST day of November, 2017.

ATTEST:

Carol D King — NOTARY PUBLIC

Joseph P. Kasunich — OWNER

Michele L. Kasunich — 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 Joseph P. and Michele L. Kasunich, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21ST day of November, 2017

My Commission expires the 11TH day of November, 2019

SEAL

Carol D King — NOTARY PUBLIC

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

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

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

November 20, 2017 DATE — 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 sewer therein or to install any other such service ordinarily installed in Township streets or roads.

Lois J. Fennell — SECRETARY — SEAL — CHAIRMAN

Approved by the Supervisors of the Township of Jefferson this 11th day of Dec., 2017.

Lois J. Fennell — SECRETARY — SEAL — CHAIRMAN

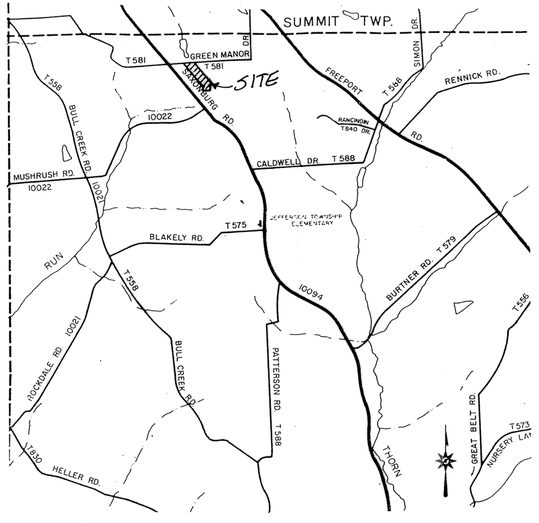
Approved by the Jefferson Township Planning Commission this 16 day of Nov, 2017.

Evelyn M. Gross — SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 17TH day of OCT., 2017.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANS NOTED



VICINITY MAP Scale: 1" = 2000'

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 369 Page 13.

Given under my hand and seal this 20 day of February, 2018

SEAL

Michele M. Mustello — RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 11/20/2017; EX. NON-CONFORMING STRUCTURE

PLAN BOOK	PAGE
369	13

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: J. EDWARD ELLIOTT REVOCABLE LIVING TRUST
and
JOSEPH P. & MICHELE L. KASUNICH
SITUATE: JEFFERSON TWP., BUTLER CO., PA

Date 10/16/17	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 190-2F14-7B7, 788		Db-Pg 2600-21	Service No. 17-081
Address		Instr. # 201305200014435	

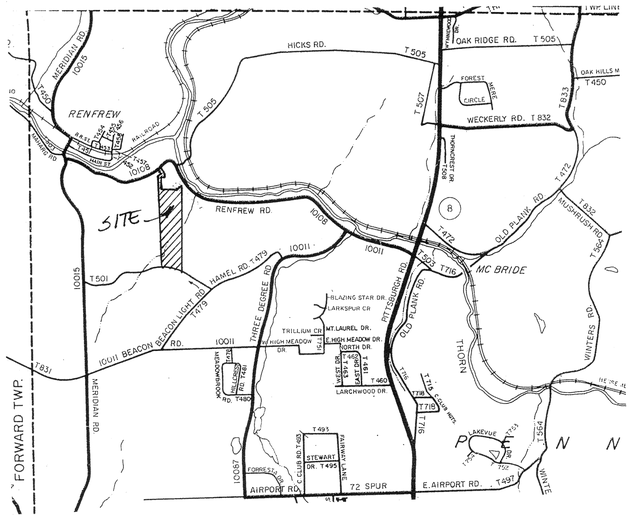
Instr: 201802210003226 02/21/2018
Pages:2 F:$85.00 9:22pm
Michele Mustello T20180002272
Butler County Recorder ND

℄ BEACON LIGHT ROAD
T-501 33' R/W
(PAVED 18.7')

℄ RENFREW ROAD
S.R.3006 40' R/W
(PAVED 20.9')

N 68°20'28" W 50.00'
N 62°10'01" W 50.00'
N 57°27'43" W 50.00'
N 54°37'41" W 50.00'
N 50°49'09" W 50.00'
N 50°37'16" W 71.04'
N 53°29'48" W 63.18'
N 57°45'36" W 100.00'
N 54°27'18" W 25.00'
N 38°19'05" W 25.00'
N 26°35'31" W 25.00'
N 22°01'38" W 30.19'

10' SIDE BUILDING LINE
65' FRONT BUILDING LINE
R/W
DECK
POOL
SHED
APPROX. ZONING LINE
SEPTIC FIELD APPROX. LOCATION ONLY
1 STY. FR. DWELLING
SEPTIC & TANKS
WELL
ZONE R-1
ZONE S
50' SIDE BUILDING LINE
N 09°04'40" E 1,519.92'
N/F PAUL E. & CHERYL A. JOHNSON
N/F ERIN L. (JOHNSON) SONDEJ
22.71 ACRES EX. LOT 2 OF PB 216 PG 9
- 5.00 ACRES PARCEL A
- 7.71 ACRES PARCEL B
10.00 ACRES RESIDUAL AFTER CONVEYANCE
N 12°50'32" E 647.20'
N 00°10'54" E 1008.97'
EX. IP
ORIGINAL LOT LINE TO BE REMOVED
S 77°09'28" E 227.87'
1,770.91'
S 12°50'32" W (995.73')
N/F LAUREL L. JORDAN
3.64 ACRES EX. LOT 1 OF PB 216 PG 9
+ 7.71 ACRES PARCEL
11.35 ACRES REVISED LOT 1 AFTER CONVEYANCE.
N/F DANIEL L. & DANIELLE R. WILLIS
PARCEL B 7.71 ACRES TO BE CONVEYED TO AND COMBINED WITH LANDS OF LAUREL L. JORDAN
(775.18')
GMK
GMK EX. I PIPE
GMP
GARAGE
GM
178.04'
627.19'
449.15'
N 78°35'54" W
75' REAR BUILDING LINE
2561.59' (341.67')
1,041.67'
PARCEL A 5.00 ACRES TO BE CONVEYED TO AND COMBINED WITH LANDS OF GARY J. & JANE E. EURY
649.63'
S 78°35'54" E
ORIGINAL LOT LINE TO BE REMOVED
100' FRONT BUILDING LINE
454.51'
S 72°20'00" E
SHED
CARPORT
TRANS TNK
FED
POOL
CO
SEPTIC TANKS
SEPTIC FIELD APPROX. LOCATION ONLY
N/F MICHAEL L. VOLPE & JOSHUA MICHAEL VOLPE
N/F DALE A. HERTWECK SR.
N 76°19'20" E 62.21'
N 22°10'40" W 200.00'
N 56°59'20" E 50.91'
(700.00')
℄
GM
312.10'
S 09°04'40" W
S 76°19'20" W 59.48'
S 22°10'40" E 257.60'
S 24°27'48" W 40.00'
EX. IP
EX. I PIPE
N 72°20'00" E 154.00'
N/F LEO J. & THELMA M. McANALLEN
50' SIDE BUILDING LINE
(341.50')
701.52'
(360.02')
2,472.43'
N/F DUANE LEONBERG
N/F GARY J. & JANE E. EURY
5.62 ACRES EX. LOT 2 OF PB 216 PG 41
+ 5.00 ACRES PARCEL A
10.62 ACRES REVISED LOT 2 AFTER CONVEYANCE.



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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7 day of December, 2017.

ATTEST:

Linda L Dawson — NOTARY PUBLIC

Gary J. Eury — OWNER

Jane E Eury — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Gary J. and Jane E. Eury and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 7 day of December 2017.

My Commission expires the 10 day of August, 2018.

SEAL

Linda L Dawson
NOTARY PUBLIC

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

MORTGAGE CLAUSES
We, Gary J. and Jane E. Eury, owners of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

Walter L Dawson
WITNESS

Gary J Eury
OWNER

Jane E Eury
OWNER

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7 day of December, 2017.

ATTEST:

Linda L Dawson — NOTARY PUBLIC

Erin L. (John Sondej — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Erin L. (Johnson) Sondej and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

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

My Commission expires the 10 day of August, 2018.

SEAL

Linda L Dawson
NOTARY PUBLIC

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

MORTGAGE CLAUSES
I, Erin L. (Johnson) Sondej, owner of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

Walter L Dawson
WITNESS

Erin L. (John Sondej
OWNER

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7 day of December, 2017.

ATTEST:

Linda L Dawson — NOTARY PUBLIC

Laurel L Jordan — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Laurel L. Jordan and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 7 day of December 2017.

My Commission expires the 10 day of August, 2018.

SEAL

Linda L Dawson
NOTARY PUBLIC

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

I, Laurel L. Jordan, owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of Laurel L. Jordan, as recorded in Instrument Number 200912010028003, Recorder of Deeds Office.

Walter L Dawson
WITNESS

Laurel L Jordan
OWNER

We, PNC Mortgage, mortgagee of the property embraced in this plan of subdivision in the names of Eury, Johnson and Jordan, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedication and covenants appearing hereon.

Lora J. Phillips
WITNESS

MORTGAGEE'S REP.

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

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

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

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

Cheryl A Hughes 11/1/17
SURVEYOR'S NAME & DATE

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

Approved by the Board of Supervisors of the Penn Township by Resolution this 18 day of December, 2017.

ATTEST:

Linda A Zyglass — SECRETARY — SEAL — CHAIRMAN

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

ATTEST:

Linda A Zyglass — SECRETARY — SEAL — CHAIRMAN

Approved by the Planning Commission of the Township of Penn this 28th day of November, 2017.

ATTEST:

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 3RD day of Nov. 17.

ATTEST:

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 369 Page 14-15.

Given under my hand and seal this 21st day of February, 2018.

SEAL

Michele M Mustello
RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

PLAN BOOK	PAGE
369	15

Sheet 2 of 2

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: GARY J. & JANE E. EURY,
LAUREL L. JORDAN
and
ERIN L. (JOHNSON) SONDEJ
SITUATE: PENN TWP., BUTLER CO., PA

Date 11/1/17	Scale 1" = 100'	Dwn By CAH	Ckd By CAH
Parcel No. 270-3F51-4H, 4G, 4GA	Instr. # 200305120020051, 200912010028003, 201212270037116		Service No. 17-132
Address			

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 24 DAY OF JANUARY, 2018.

x Thomas F Mack
EXECUTOR

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, THOMAS F. MACK, EXECUTOR OF THE T. RAYMOND AND BEATRICE MACK ESTATE, 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 24 DAY OF JANUARY, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBAURY 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, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

24 Jan 18
DATE

x [signature]
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

CENTER TOWNSHIP MUNICIPAL DECLARATIONS

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

CENTER TOWNSHIP MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 14th DAY OF February, 2018.

x [signature]
SECRETARY

x Ronald E Flatt
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 24th DAY OF January, 2018.

x [signature]
SECRETARY

x [signature]
CHAIRMAN, PLANNING COMMISSION

CLAY TOWNSHIP MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER , HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLAY 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.

CLAY TOWNSHIP MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY THIS 25th DAY OF January, 2018.

x Joann Hinke
SECRETARY

x David Beachem
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLAY THIS 25th DAY OF January, 2018.

x [signature]
SECRETARY

x Richard H Geyer
CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 4TH DAY OF JAN., 2018.

x [signature] gRM
SECRETARY

x F. [signature] gRM
CHAIRMAN
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

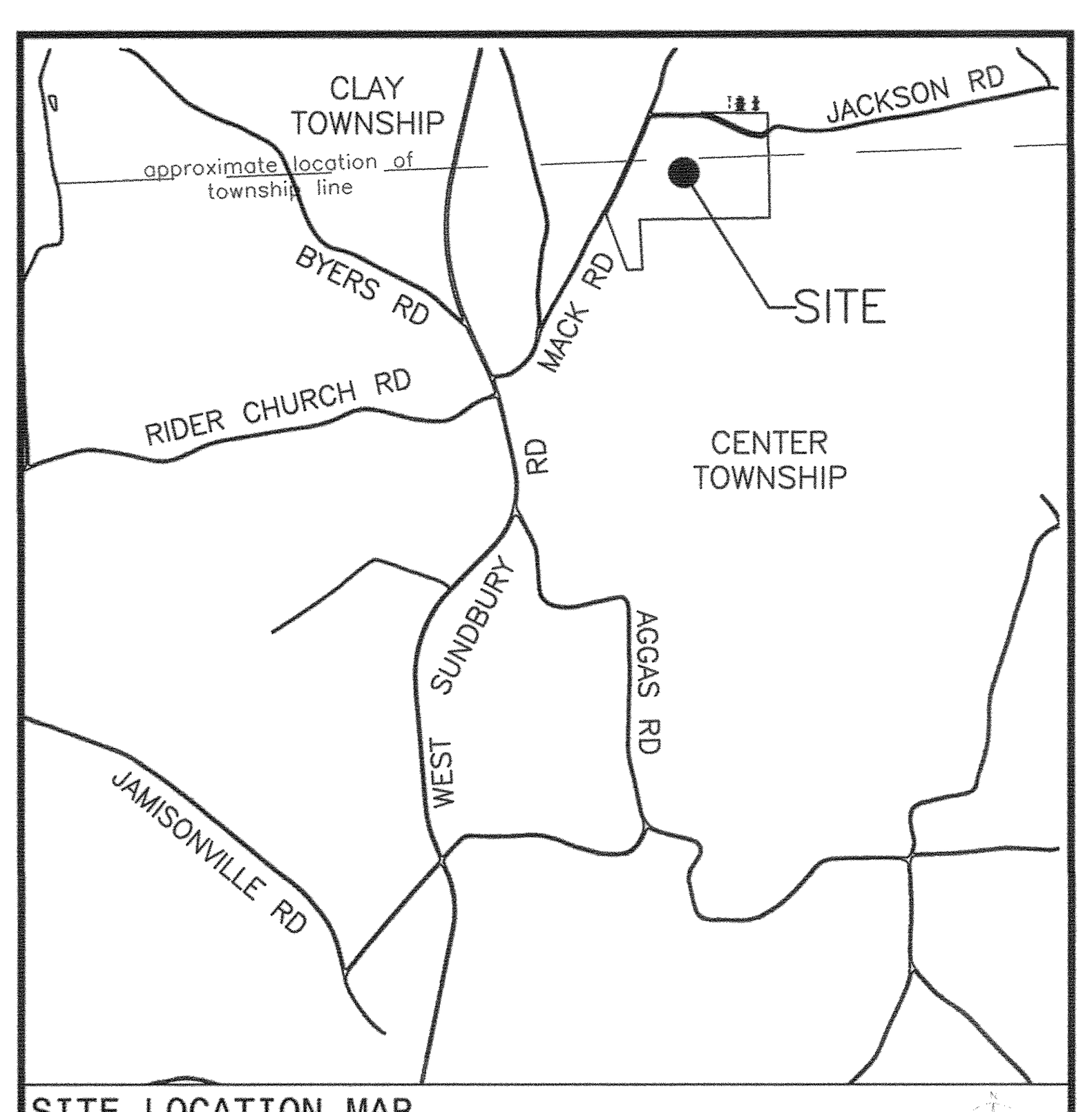
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 369, PAGE 16.

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF February, 2018.

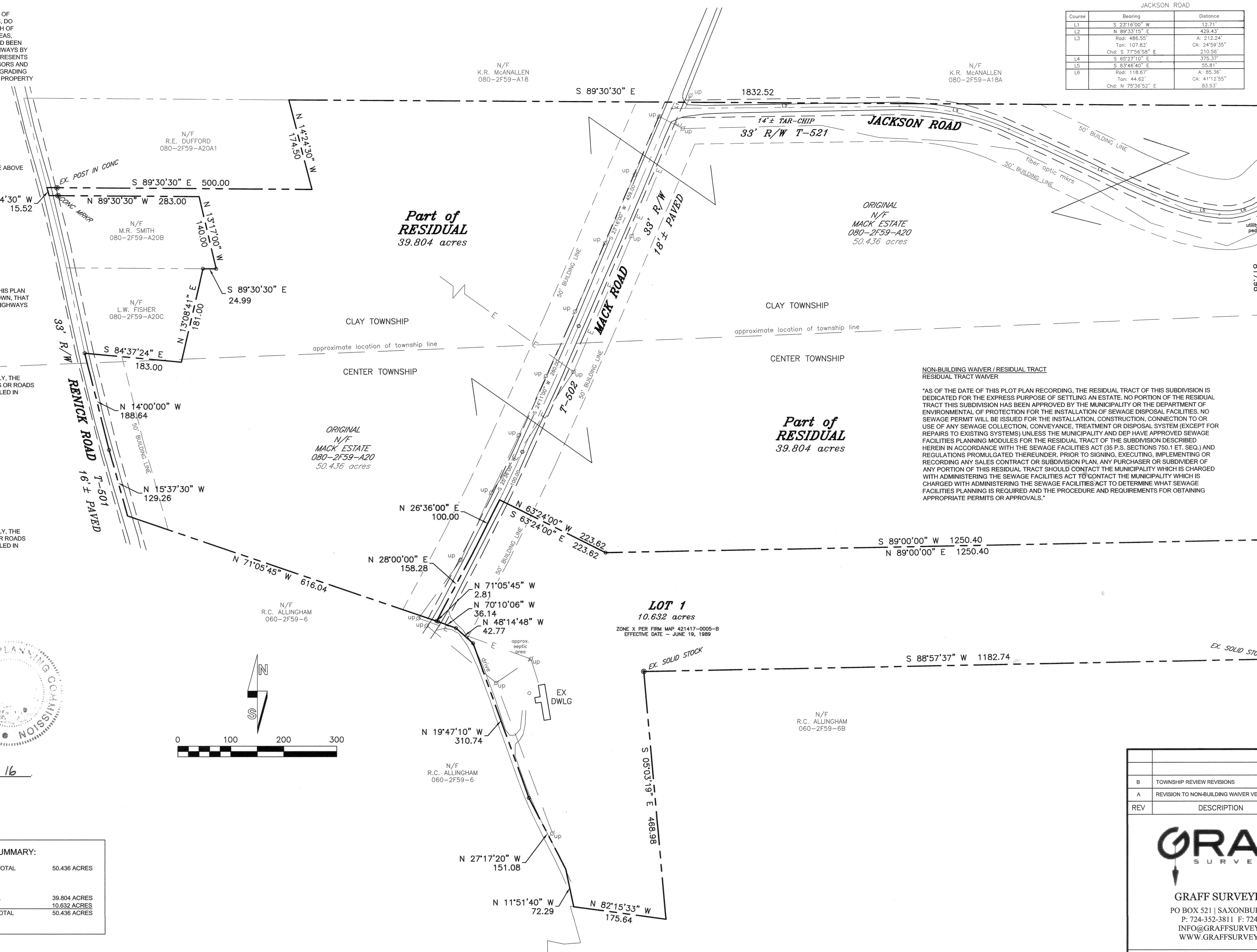
Michele M. Mustello
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'



JACKSON ROAD

Course	Bearing	Distance
L1	S 23°16'00" W	12.71'
L2	N 89°33'15" E	429.43'
L3	Rad: 486.55' Tan: 107.83' Chd: S 77°56'58" E	A: 212.24' CA: 24°59'35" 210.56'
L4	S 65°27'10" E	375.37'
L5	S 83°46'40" E	55.81'
L6	Rad: 118.67' Tan: 44.62' Chd: N 75°36'52" E	A: 85.36' CA: 41°12'55" 83.53'

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF SETTLING AN ESTATE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

AREA SUMMARY:

EXISTING TOTAL	50.436 ACRES
REVISED	
RESIDUAL	39.804 ACRES
+ LOT 1	10.632 ACRES
REVISED TOTAL	50.436 ACRES

CENTER TOWNSHIP
R-1A SINGLE FAMILY RESIDENTIAL / AG & MINERAL EXTRACTION OVERLAY DISTRICT

Dimension	Requirement
Min. Lot Area	1 acre
Min. Lot Width	125 feet
Min. Front Yard Depth	50 feet from R/W
Min. Side Yard Depth	30 feet
Min. Rear Yard Depth	50 feet

NOTE: PLAN CALCULATIONS CLOSE WITH AN ERROR OF NO MORE THAN 1 FOOT IN 10,000 FEET

NOTE: OBSERVED SURFACE UTILITIES SHOWN ON PLAN WERE LOCATED DURING FIELD SITE VISIT AND MAY OR MAY NOT BE INCLUSIVE OF ALL UTILITIES ON OR NEAR SUBJECT PROPERTY

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:201802220003396 02/22/2018
Pages:1 F:$45.00 3:00PM
Michele Mustello T20180002396
Butler County Recorder FL

Mack Estate Plan

GENERAL NOTES:
1. OWNERS: MACK ESTATE
2. EXECUTOR: THOMAS F. MACK
3. ADDRESS: 123 MACK RD, WEST SUNBURY, PA
4. REFERENCES:
 4.1. CURRENT DEEDS OF RECORD
 4.2. PREVIOUSLY RECORDED PLANS
  4.2.1. A.B. MORROW PLAN PLAN BOOK 223 PG 33
  4.2.2. A.B. MORROW PLAN No. 2 PLAN BOOK 232 PG 14

RECORDED____________ 20___	
PLAN BOOK	PAGE
369	**16**
SHEET ______ of ______	

REV	DESCRIPTION	BY	DATE
B	TOWNSHIP REVIEW REVISIONS	SDG	1/22/18
A	REVISION TO NON-BUILDING WAIVER VERBIAGE	SDG	11/15/17

GRAFF SURVEYING

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

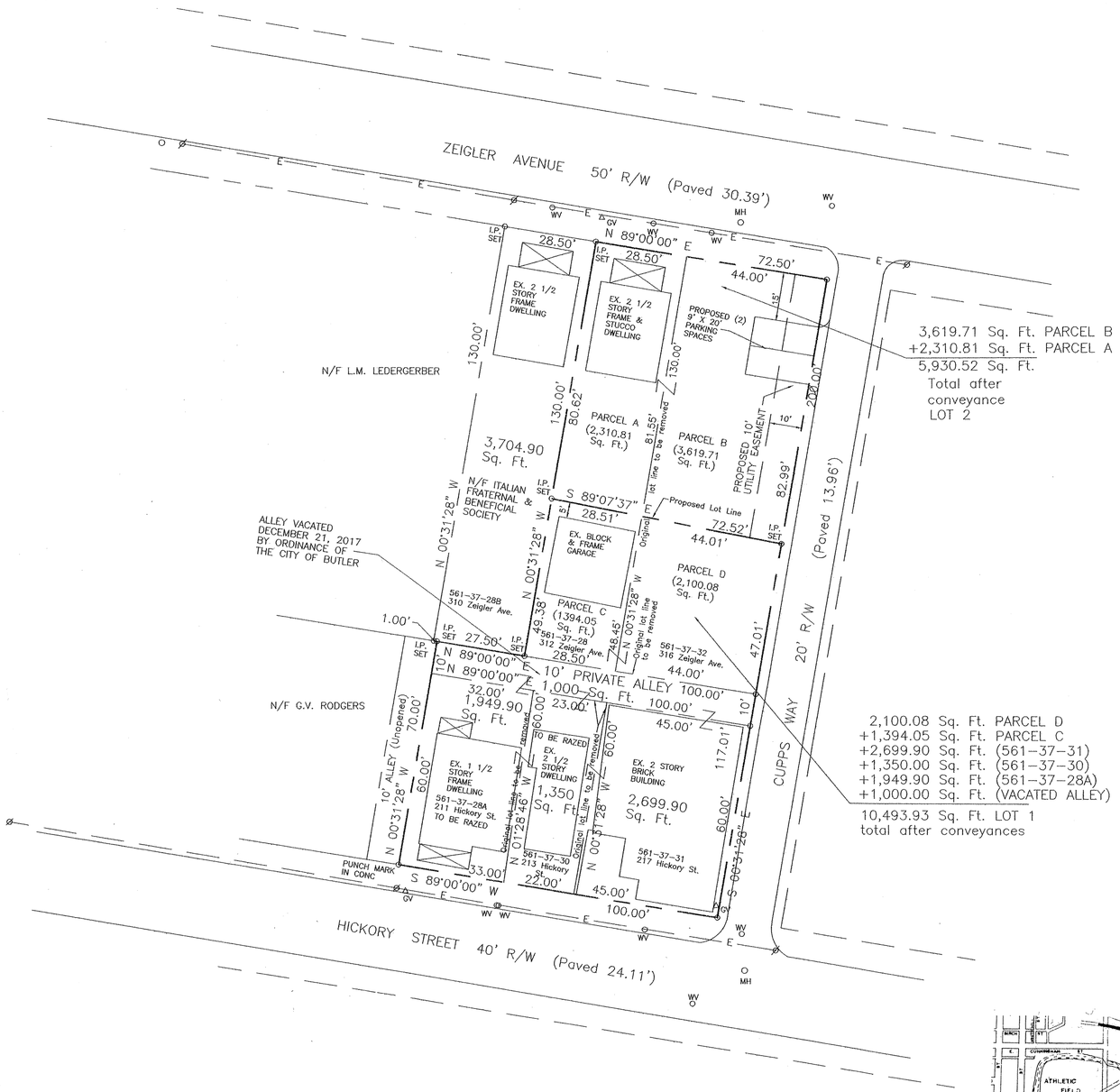
PROJECT DESCRIPTION

MACK ESTATE PLAN
BEING A
SUBDIVISION
FOR
ESTATE OF
T. RAYMOND & BEATRICE MACK

SITUATE
TOWNSHIPS OF CENTER & CLAY
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8/1/2017	SDG	Sdg	1" = 100'

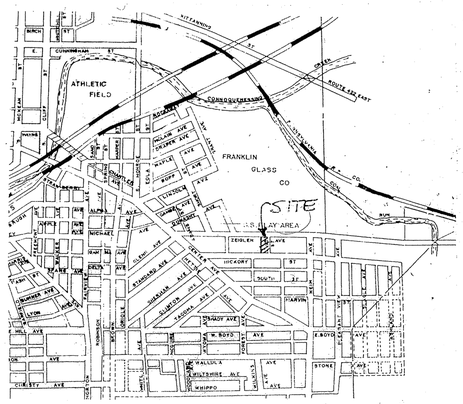
PROJECT NO.	TAX PARCEL NO.	REVISION
17-122	080-2F59-A20	B



3,619.71 Sq. Ft. PARCEL B
+2,310.81 Sq. Ft. PARCEL A
5,930.52 Sq. Ft.
Total after conveyance
LOT 2

2,100.08 Sq. Ft. PARCEL D
+1,394.05 Sq. Ft. PARCEL C
+2,699.90 Sq. Ft. (561-37-31)
+1,350.00 Sq. Ft. (561-37-30)
+1,949.90 Sq. Ft. (561-37-28A)
+1,000.00 Sq. Ft. (VACATED ALLEY)
10,493.93 Sq. Ft. LOT 1
total after conveyances

0' 20' 40' 60'



VICINITY MAP

Instr: 201802220003401 02/22/2018
Pages:1 F:$45.00 3:51PM
Michele Mustello T20180002404
Butler County Recorder FL

NOTES:

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

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

ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

PROPERTY OWNER: ITALIAN FRATERNAL & BENEFICIAL SOCIETY
217 HICKORY STREET
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE AND RECONFIGURE 5 EXISTING PARCELS AND VACATED ALLEY INTO 2 LOTS.

KNOW ALL MEN BY THESE PRESENTS, That we, Italian Fraternal & Beneficial Society, of the City of Butler, 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 City of Butler, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and City of Butler, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, 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 Italian Fraternal & Beneficial Society, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20th day of February, 2018.

ATTEST:

Trisha M. Murray
NOTARY PUBLIC

David J. Trombatt President
OWNER

Daniel W. Trombatt Secretary
OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2021
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 David J. Trombatt of the Italian Fraternal & Beneficial Society, and acknowledged the foregoing release and dedications 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 20th day of February, 2018

My commission expires this 9th day of July, 2021.

SEAL

Trisha M. Murray
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

DATE January 25, 2018

Cheryl A. Hughes
SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-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 City 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 by City streets or roads.

CITY CLERK SEAL MAYOR

Approval by the City Council of the City of Butler this 1st day of February, 2018

CITY CLERK SEAL MAYOR

Approved by the Butler City Planning Commission this 1ST day of FEBRUARY 2018

SECRETARY SEAL CHAIRMAN

Approved by the Butler County Planning Commission this 14TH day of JAN. 2018

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 369 page 17

Given under my hand and seal this 22 day of February, 2018

SEAL

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

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

REVISED 01/25/2018; PROPOSED PARKING

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: ITALIAN FRATERNAL & BENEFICIAL SOCIETY

SITUATE: CITY OF BUTLER, BUTLER CO., PA

PLAN BOOK	PAGE
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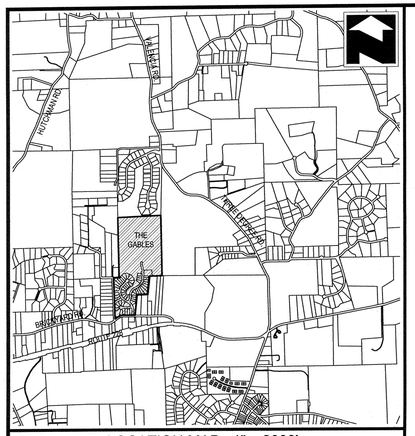
Date 01/05/18	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 561-37-28, 28A, 30, 31 & 32.	Instrument # 201702240004078		Service No. 17-032



LOCATION MAP 1" = 2000'

SURVEYOR

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 22nd DAY OF JANUARY 20 18

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. #24457-E — DATE 1/16/18

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 IE — 1/23/18
PRINTED NAME & REGISTRATION NO. — DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF JAN. A.D. 20 18

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 369 PAGE 13

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF February A.D. 20 18

BUTLER COUNTY RECORDER OF DEEDS

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

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 22 DAY OF JANUARY A.D. 20 18

ATTEST:

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

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

ROBERT BRENNAN, PRESIDENT, BRENNAN BUILDERS INC.

COMMONWEALTH OF PENNSYLVANIA }
SS
COUNTY OF BUTLER }

ON THIS 22 DAY OF January A.D. 20 18 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ROBERT BRENNAN OF BRENNAN BUILDERS, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, BRENNAN BUILDERS INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF BRENNAN BUILDERS, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

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

ROBERT BRENNAN, PRESIDENT, BRENNAN BUILDERS, INC.

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

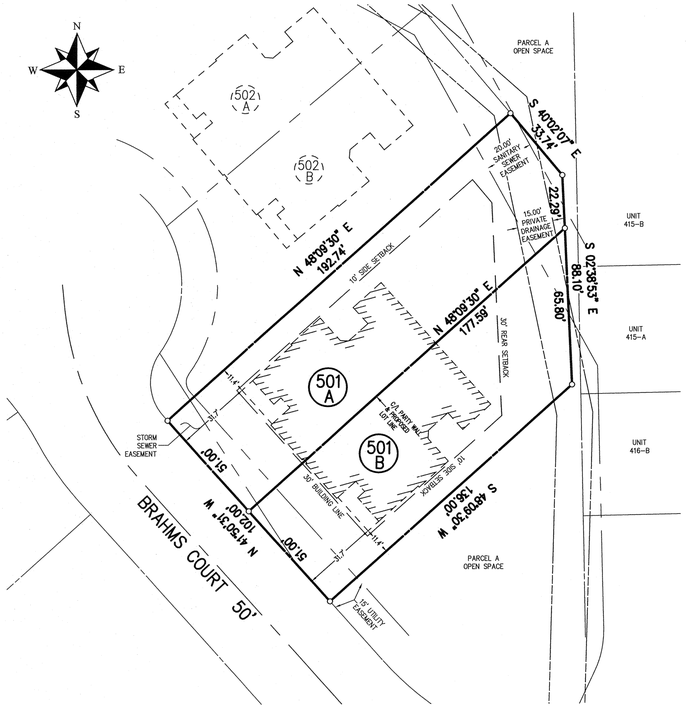
WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF January A.D. 20 18

NOTARY PUBLIC

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

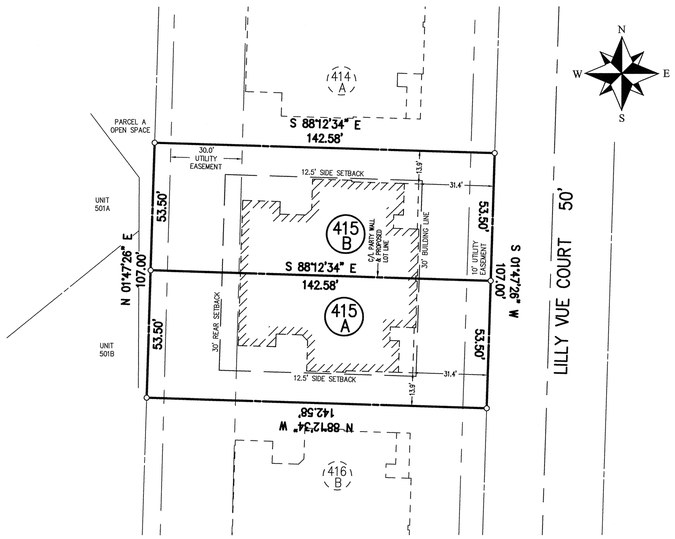
LOT AREAS:

LOT #	SQ.FT.	ACRES	ORIGINAL TAX PARCEL	DEED REFERENCE	ORIGINAL LOT TYPE
415A	7,627.82	0.1751			
415B	7,627.82	0.1751			
ORIGINAL LOT 415	15,255.64	0.3502	010-S16-BB415	201707240015487	NEIGHBORHOOD LOT
501A	11,829.271	0.272			
501B	11,524.234	0.265			
ORIGINAL LOT 501	17,668.15	0.4056	010-S16-BB501	201710030021549	TRADITIONAL LOT



LOT 501 - REVISED

BEING A RE-SUBDIVISION OF LOT 501 OF THE GABLES AT BRICKYARD HILL PHASE V RECORDED IN PLAN BOOK 354, PAGE 22



LOT 415 - REVISED

BEING A RE-SUBDIVISION OF LOT 415 OF THE GABLES AT BRICKYARD HILL PHASE IV RECORDED IN PLAN BOOK 343, PAGES 13 & 14

GENERAL PLAN NOTES:

PROPERTY OWNERS:

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

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

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

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

PROPOSED SEWER: BCRA

PROPOSED WATER: MWAAT

BEARING SYSTEM NOTE:

THE BEARINGS SHOWN ON THE RECORD PLAN FOR PHASE IV AND PHASE V ARE REFERENCED TO DIFFERENT BEARINGS SYSTEMS. DO NOT ATTEMPT TO CARRY SURVEY INFORMATION FROM PHASE TO PHASE.

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

Instr:201802230003417 02/23/2018 9:32PM
Pages: 1 F $45.00 T20180002416
Michele Mustello FL
Butler County Recorder

PLAN BOOK	PAGE
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWING NUMBER:	1001-1818380
DRAWING SCALE:	1"=30'
DATE:	JANUARY 4, 2018
DRAWN BY:	JSS
REVISIONS:	

PLAN OF SURVEY & SUBDIVISION FOR

THE GABLES AT BRICKYARD HILL LOTS 415 & 501 REVISED

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPROUTE LAND SURVEYING, INC.
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SUBDIVISION LAYOUT-TOPOGRAPHIC SURVEYS
CONSTRUCTION STAKEOUT & LAND DEVELOPMENT SURVEYS

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12th DAY OF February 20 18.

ATTEST:

WITNESS — OWNER

WITNESS — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, Owner's PERSONALLY APPEARED ABOVED NAMED Jason P. & Amy Diane Thompson AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 12th DAY OF February 20 18.
MY COMMISSION EXPIRES THE 2nd DAY OF July 2019

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REVIEWED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 14th DAY OF February, 20 18.

SECRETARY — CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 14th DAY OF February, 20 18.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

1-24-18
DATE — REG. NO. SU -052331-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12th DAY OF FEB 20 18.

SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 369 PAGE 19

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF February 20 18.

RECORDER

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

Notary Public

Registered Surveyor — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, GREGORY B. JONES, LAND SURVEYOR, SU-052331-E

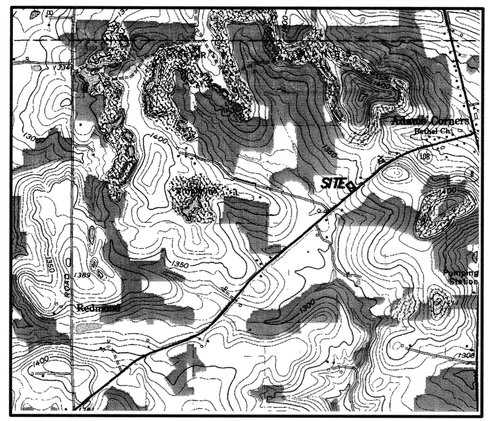
Slippery Rock Township Planning Commission

Slippery Rock Township Board of Supervisors

Butler County, Pa. Planning Commission — BUTLER COUNTY PLANNING COMMISSION

Butler County, Pa. Recorder of Deeds — RECORDER OF DEEDS, BUTLER COUNTY, PA.

Instr:201802230003480 02/23/2018
Pages:1 F:$45.00 1:22PM
Michele Mustello T20180002449
Butler County Recorder PL



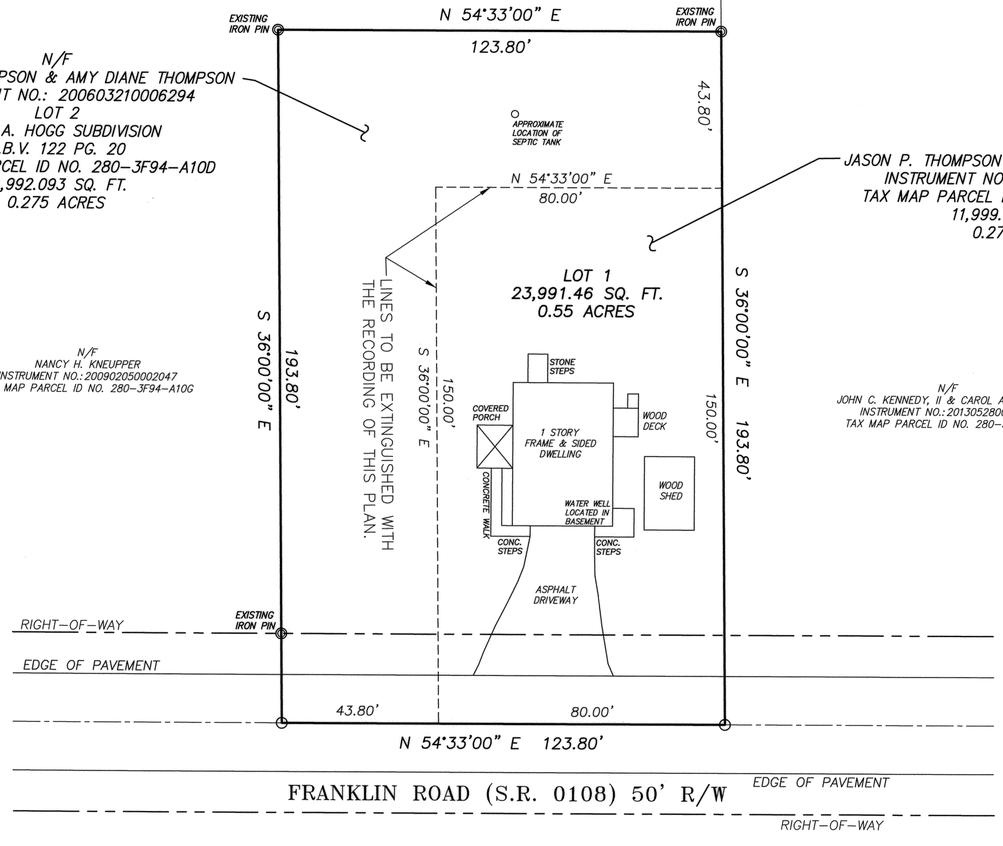
LOCATION MAP

N/F
NANCY H. KNEUPPER
INSTRUMENT NO.:200902050002047
TAX MAP PARCEL ID NO. 280-3F94-A10G

N/F
JASON P. THOMPSON & AMY DIANE THOMPSON
INSTRUMENT NO.: 200603210006294
LOT 2
MARY A. HOGG SUBDIVISION
P.B.V. 122 PG. 20
TAX MAP PARCEL ID NO. 280-3F94-A10D
11,992.093 SQ. FT.
0.275 ACRES

N/F
JASON P. THOMPSON & AMY DIANE THOMPSON
INSTRUMENT NO.: 200603210006294
TAX MAP PARCEL ID NO. 280-3F94-A10A
11,999.366 SQ. FT.
0.275 ACRES

N/F
JOHN C. KENNEDY, II & CAROL A. KENNEDY
INSTRUMENT NO.:201305280015284
TAX MAP PARCEL ID NO. 280-3F94-A11



ZONED AC-1 AGRICULTURAL CONSERVATION DISTRICT

SITE DATA	
TOTAL PLAN AREA	0.55 ACRES
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200 FEET MINIMUM
MINIMUM FRONT YARD	30 FEET MINIMUM
MINIMUM SIDE YARD	35 FEET MINIMUM
MINIMUM REAR YARD	70 FEET MINIMUM
MAXIMUM STRUCTURE HEIGHT	35 FEET MAXIMUM
MAXIMUM LOT COVERAGE (%)	15% MAXIMUM

20 0 10 20 40 80
1 inch = 20 ft.

OWNERS:
Jason & Amy Thompson
815 Franklin Road
Slippery Rock, PA 16057
Phone: 724-333-7315

PLAN BOOK	PAGE
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Thompson Consolidation Plan

Situate in

Slippery Rock Township
Butler County, Pennsylvania

Prepared For

Jason & Amy Thompson

Prepared By:
Greg Jones Surveying
752 Harmony Road
Slippery Rock, Pa. 16057
(724) 421-6163

Scale: 1" = 20'
Date: January 16, 2018
DWG:THOMPSON-CONSOLIDATION-PLAN
DRAWN BY: MAM
CHECKED BY: GBJ

SHEET SUB-1 OF SUB-1

Plot Date:1/22/2018 8:55 PM File Name:E:\THOMPSON\THOMPSON-CONSOLIDATION-PLAN.DWG Layout:SUB-1

Instr 201802230003507 02/23/2018
Pages:1 F $45.00 3:10PM
Michele Mustello T20180002471
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, LOREST J. & LISA J. DOLDER, OF THE CITY OF BUTLER, 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 BUTLER CITY, 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 CITY OF BUTLER, WE 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, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 9 DAY OF FEBRUARY, 2018.

x _____ LOREST J. DOLDER

x _____ LISA J. DOLDER

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, LOREST J. & LISA J. DOLDER, 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 9 DAY OF FEBRUARY, 2018

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

_____ NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

16 JAN '18
DATE

_____
STANLEY D. GRAFF
REG. NO. SU-049011-E

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

MUNICIPAL DECLARATIONS

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 CITY OF BUTLER 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 STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 19 DAY OF February, 2018

_____ CITY CLERK

_____ MAYOR

APPROVED BY THE BUTLER CITY PLANNING COMMISSION THIS 1st DAY OF February, 2018

_____ SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVD BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF FEB., 2018

_____ SECRETARY

_____ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

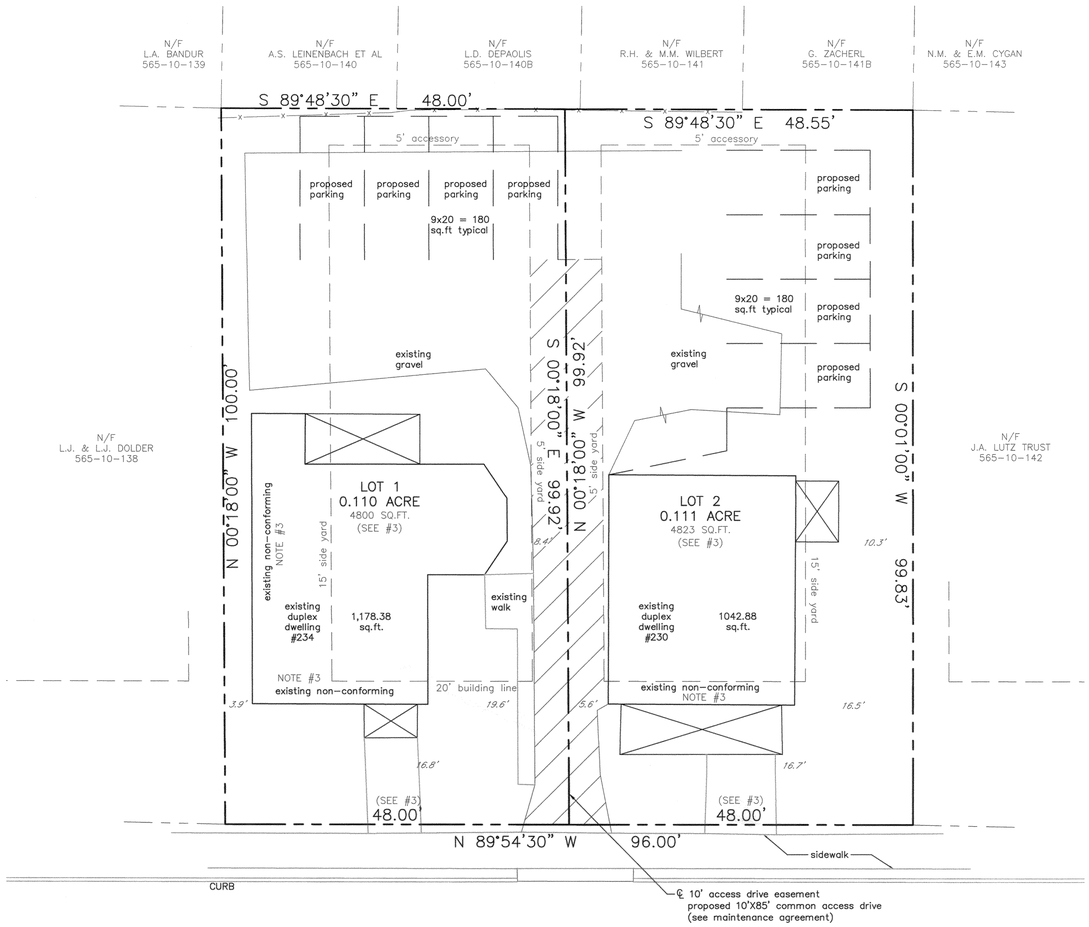
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 369 PAGE(S) 20

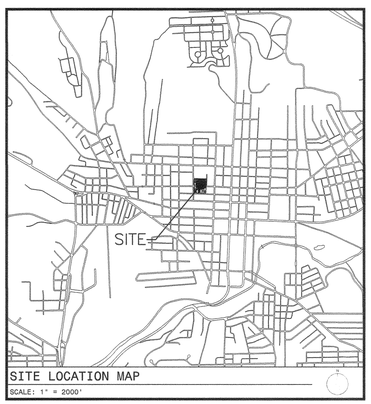
GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF February 2018

_____ RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA





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

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

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

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

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

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

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

6) THE CITY OF BUTLER HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE DRIVE SET FORTH WITHIN THIS PLAN OF LOTS.

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

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

_____ LOREST J. DOLDER

_____ LISA J. DOLDER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

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

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____ 20____.

_____ NOTARY PUBLIC

SEAL & STAMP

RECORDED _____ 20____	
PLAN BOOK	PAGE
369	20
SHEET _____ of _____	

PROPERTY AREAS:

EXISTING TOTAL	
ORIGINAL 565-10-140A	0.221 ACRE
LOT 1	
ORIGINAL 10-140A	0.221 ACRE
- LOT 2	0.111 ACRE
LOT 1 TOTAL	0.110 ACRE
LOT 2	
ORIGINAL 10-140A	0.221 ACRE
-LOT 1	0.110 ACRE
LOT 2 TOTAL	0.111 ACRE
REVISED TOTALS	
LOT 1	0.110 ACRE
+LOT 2	0.111 ACRE
TOTAL	0.221 ACRE

GENERAL NOTES:

OWNERS: 565-10-140A - LOREST J. & LISA J. DOLDER
PROPERTY ADDRESS: 230-234 W. BRADY ST.
BUTLER, PA 16001

1. SETBACKS: BUILDING LINE - 20'
SIDE YARD - interior lot - both sides - fifteen feet or one side, five feet
REAR YARD - 20' PRINCIPAL BUILDING
5' ACCESSORY BUILDING
2. REFERENCES
2.1. CURRENT DEEDS OF RECORD
3. APPROPRIATE VARIANCES GRANTED
12/12/2017

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

L.J. DOLDER PLAN

BEING A

SUBDIVISION

FOR

LOREST J. & LISA J. DOLDER

SITUATE
CITY OF BUTLER
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/13/2017	MDH	Sdg	1" = 10'

PROJECT NO.	TAX PARCEL NO.	REVISION
17167	565-10-140A	-

Instr:201803010003821 03/01/2018
Pages:3 F:$125.00 12:03PM
Michele Mustello T20180002707
Butler County Recorder FL

DOLLAR GENERAL 18994 KARNS CITY
MINOR SUBDIVISION & LAND DEVELOPMENT PLANS

PARCELS 440-S1-B4, 440-S1-B4A, AND 440-S1-B4C

SITUATED IN:

KARNS CITY
BUTLER COUNTY, PENNSYLVANIA

DEVELOPED BY:

PTV XVIII, LLC

BOHLER ENGINEERING

1 ALLEGHENY SQUARE, SUITE 101
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
Fax: (724) 291-8477
PA@BohlerEng.com

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT (I OR WE) David B. Miller Diane E. Miller and Michael D. Miller (NAME OF OWNER OR OWNERS) OF THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP), OF Butler County (COUNTY) OF THE Commonwealth of Pennsylvania (COMMONWEALTH OF OR STATE) FOR (MYSELF OR 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 Borough of Karns City (CITY, BOROUGH, TOWNSHIP), COUNTY OF Butler (COUNTY), COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO (ME, US), DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP), OF Butler County (COUNTY), (I OR WE) ____ (NAME OF OWNER OR OWNERS) HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP), OF Butler County (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 ____ (NAME OF OWNER OR OWNERS) (MY, OUR) HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASES OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, (I OR WE) HEREUNTO SET (MY, OUR) HAND(S) AND SEAL(S) THIS 22nd, DAY OF February, A.D. 2018.

ATTEST:

Foreste Hess — David B. Miller (SEAL) DAVID B MILLER
Foreste Hess — Diane E Miller (SEAL) DIANE E MILLER
Foreste Hess — Michael D Miller (SEAL) Michael D Miller

MY COMMISSION EXPIRES THE ____ DAY OF ____ A.D., 20____.

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

ON THIS 22nd DAY OF February, A.D. 2018 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Timothy H. Weinman, manager (NAME AND TITLE OF OFFICER) OF PTV XVIII, LLC (NAME OF 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 SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID PTV XVIII, LLC (NAME OF CORPORATION) FOR THE USES AND PURPOSES THERIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT Timothy H. Weinman, manager (NAME AND TITLE OF OFFICER) OF PTV XVIII, LLC (NAME OF CORPORATION) IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Foreste Hess, Notary Public
North Huntingdon Twp., Westmoreland County
My Commission Expires Feb. 8, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Foreste Hess SEAL (NAME OF OFFICER)
Notary (TITLE OFFICER)

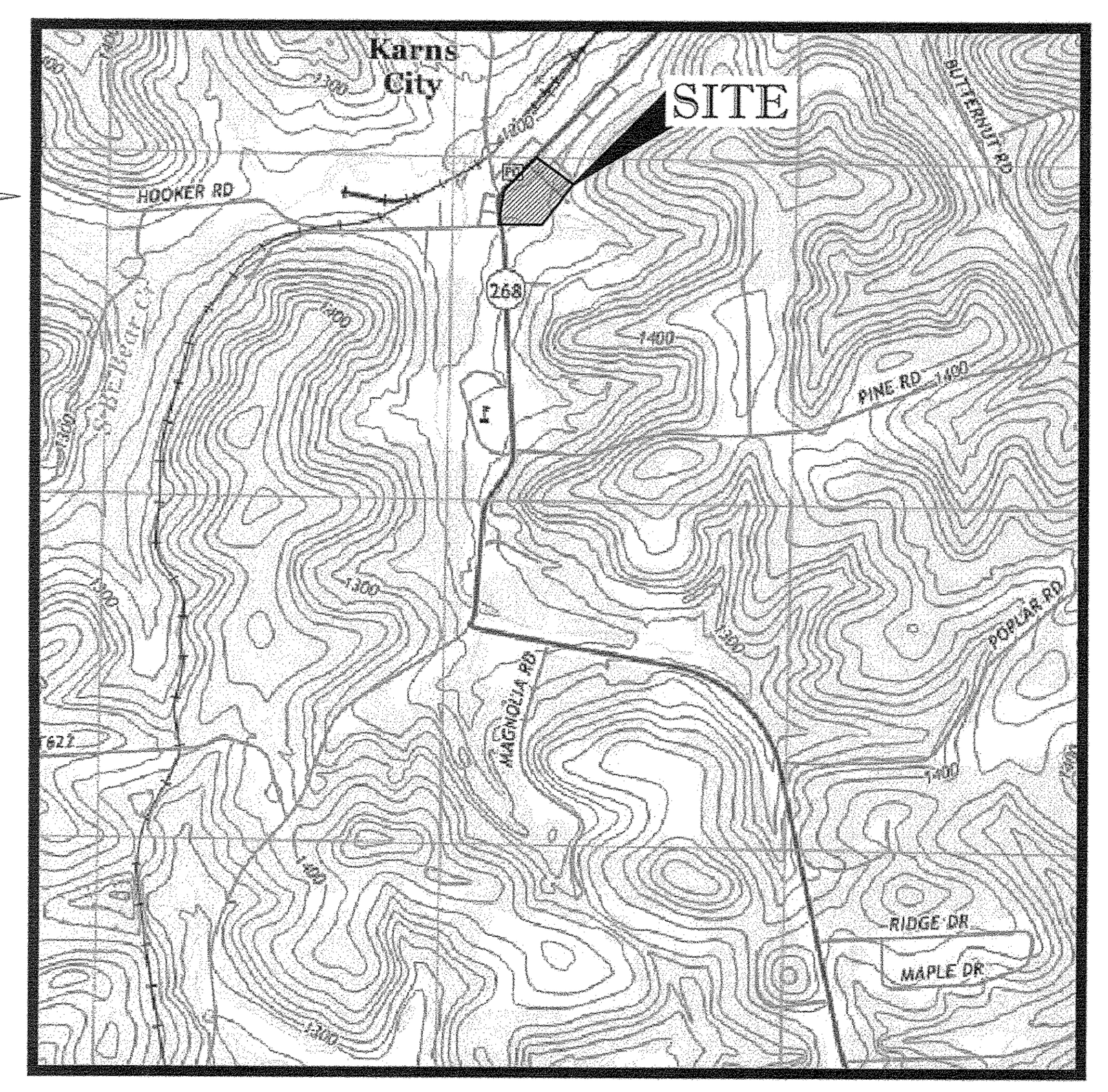
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF February. 2018.

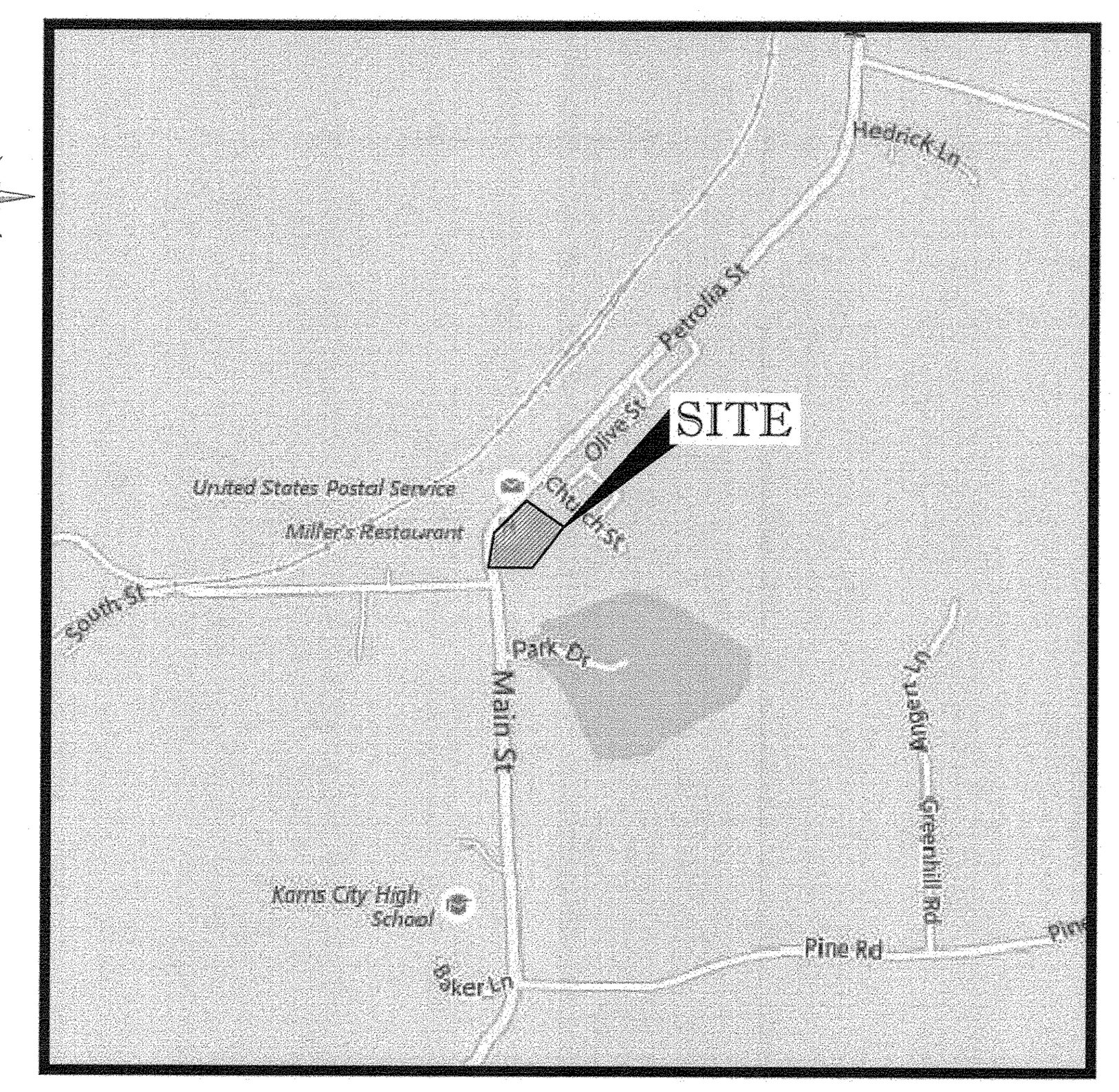
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Foreste Hess, Notary Public
North Huntingdon Twp., Westmoreland County
My Commission Expires Feb. 8, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Foreste Hess SEAL (NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 8th DAY OF February, 2018.



SITE LOCATION MAP
(CHICORA USGS QUAD)
SCALE: 1"=2,000'
1,000' 0 2,000'



LOCATION MAP
(GOOGLE MAPS)
1"=1,000'
500' 0 1,000'

SHEET INDEX

Sheet Title	Sheet Number
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SITE PLAN	05
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MUNICIPAL APPROVAL

REVIEWED ~~AND APPROVED~~ (OR REVIEWED WITH COMMENTS) BY THE K.C. BORO. THIS 15TH DAY OF NOV, 20~~18~~ 17

*RM (SECRETARY) — Virgil Roy Cousins (CHAIRMAN)

BUTLER COUNTY PLANNING COMMISSION

RE-APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS ~~15TH~~ 1ST DAY OF ~~Nov 2017~~ MARCH 18.

Sharon L. McElravy (SECRETARY) — Virgil Roy Cousins (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION.

PLAN NUMBER: 17263

BUTLER COUNTY PLANNING COMMISSION (seal)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN AID COUNTY, IN PLAN BOOK VOLUME 369 PAGE(S) 21-23.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF March, 2018.

Michele M. Mustello (RECORDER OF DEEDS)

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

RECORDER OF DEEDS BUTLER COUNTY, PA (seal)

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369	**21**

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:

THAT PTV XVIII, LLC (NAME OF CORPORATION) BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS PLAN OF SUBDIVISION OF PROPERTY, SITUATED IN THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP) COUNTY OF Butler (COUNTY), COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO (ME, US), DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP), OF Butler County (COUNTY), PTV XVIII LLC (NAME OF CORPORATION) HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE Borough of Karns City (CITY, BOROUGH, TOWNSHIP), OF Butler County (COUNTY), 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 PTV XVIII, LLC (NAME OF CORPORATION) ITS SUCCESSORS AND ASSIGNS AND PURCHASES 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 SECRETARY, THIS 22ND, DAY OF February, A.D. 2018.

ATTEST:

[signature] — Timothy H. Weinman (SEAL)

____ ____ (SEAL)

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED David B. Miller, Diane E. Miller and Michael D. Miller WHO ACKNOWLEDGED FOR 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 22nd DAY OF February. 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Foreste Hess, Notary Public
North Huntingdon Twp., Westmoreland County
My Commission Expires Feb. 8, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Foreste Hess SEAL (NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 8th DAY OF February, 2021.

SURVEYOR'S CERTIFICATION

I, Edward R. Thompson, 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.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — EDWARD R. THOMPSON — LAND SURVEYOR SU075547 (seal)

Edward R. Thompson SEAL (SURVEYOR'S NAME)

SU075547 (SURVEYOR'S REGISTRATION NUMBER)

2/08/2018 (DATE)

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
◆ UPSTATE NEW YORK ◆ SOUTHERN NEW JERSEY ◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ NEW YORK, NY ◆ LEHIGH VALLEY, PA ◆ CENTRAL VIRGINIA ◆ SOUTH FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	BY
1	1/5/2018	NPDES COMMENTS FROM BCCD	GH DM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1 SYSTEM, INC. 1-800-242-1776

POCS SERIAL NUMBER 20172277968

PROJECT No.: PB172029
DRAWN BY: GH
CHECKED BY: JM
DATE: 2017.11.08
SCALE: AS NOTED
CAD I.D.: PB172029-DETAILS-1

PROJECT:

MINOR SUBDIVISION & LAND DEVELOPMENT PLANS
FOR
PTV XVIII, LLC
DOLLAR GENERAL 18994 KARNS CITY
109 MAIN STREET
KARNS CITY
BUTLER COUNTY
PENNSYLVANIA

BOHLER ENGINEERING
1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

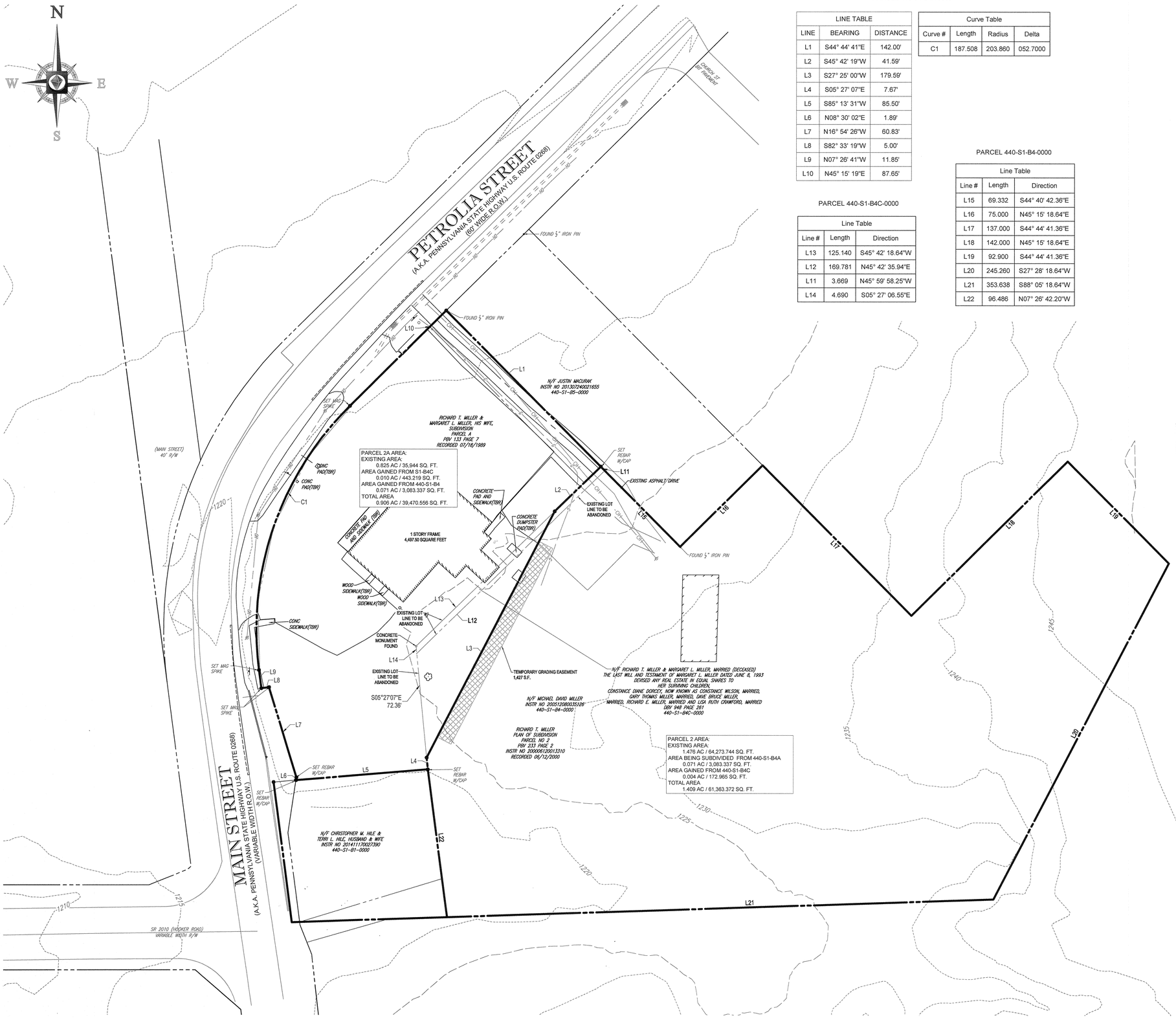
M.W. TAKACS
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA001694

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01
OF 27

REVISION 1 - 2018.01.02

R:\17\PB172029\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 1\PB172029-DETAILS-1----LAYOUT: 01 COVER SHEET
GH



PARCEL 440-S1-B4A-0000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44° 44' 41"E	142.00'
L2	S45° 42' 19"W	41.59'
L3	S27° 25' 00"W	179.59'
L4	S05° 27' 07"E	7.67'
L5	S85° 13' 31"W	85.50'
L6	N08° 30' 02"E	1.89'
L7	N16° 54' 26"W	60.83'
L8	S82° 33' 19"W	5.00'
L9	N07° 26' 41"W	11.85'
L10	N45° 15' 19"E	87.65'

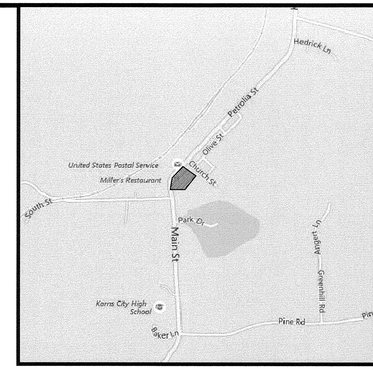
Curve Table			
Curve #	Length	Radius	Delta
C1	187.508	203.860	052.7000

PARCEL 440-S1-B4C-0000

Line Table		
Line #	Length	Direction
L13	125.140	S45° 42' 18.64"W
L12	169.781	N45° 42' 35.94"E
L11	3.669	N45° 59' 58.25"W
L14	4.690	S05° 27' 06.55"E

PARCEL 440-S1-B4-0000

Line Table		
Line #	Length	Direction
L15	69.332	S44° 40' 42.36"E
L16	75.000	N45° 15' 18.64"E
L17	137.000	S44° 44' 41.36"E
L18	142.000	N45° 15' 18.64"E
L19	92.900	S44° 44' 41.36"E
L20	245.260	S27° 28' 18.64"W
L21	353.638	S88° 05' 18.64"W
L22	96.486	N07° 26' 42.20"W



EXISTING:
PARCEL A PBV 133 PAGE 7 GROSS AREA = 0.825 ACRES
35,944 SQ. FT.
PARCEL 2 PBV 233 PAGE 2 GROSS AREA= 1.476 ACRES
64,273 SQ.FT.
B4C DBV 948 PAGE 261 GROSS AREA= 0.014 ACRES
615 SQ.FT.

TOTAL: 2.315 ACRES
100,832 SQ. FT.

PROPOSED:
PARCEL 2A PBV 133 PAGE 7 GROSS AREA = 0.906 ACRES
39,470 SQ. FT.
PARCEL 2 PBV 233 PAGE 2 GROSS AREA= 1.409 ACRES
61,363 SQ.FT.
B4C DBV 948 PAGE 261 GROSS AREA=0.00 ACRES
0.0 SQ.FT.

TOTAL: 2.315 ACRES
100,832 SQ.FT.

NOTE:

1. ALL DISTANCES REFERRED TO ON THIS PLAN ARE US SURVEY FEET. COURSES AND COORDINATES ARE REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83.
2. PARCEL 2A WILL REQUIRE A HIGHWAY OCCUPANCY PERMIT FOR ACCESS ONTO MAIN STREET AND PETROLIA STREET (SR 0268).
3. THE PROPERTY LIES IN ZONE C (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE MAP FOR KARNS CITY, BUTLER COUNTY, PENNSYLVANIA, COMMUNITY PARCEL NO. 420218A, EFFECTIVE DATE FEBRUARY 15, 1985.
4. TEMPORARY GRADING EASEMENT TO EXPIRE UPON INSURANCE OF DOLLAR GENERAL CERTIFICATE OF OCCUPANCY.
5. SUBDIVISION WILL BE COMPLETED FOR DEVELOPMENT OF DOLLAR GENERAL RETAIL FACILITY.

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30 15 7.5 0 30
1"=30'

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES PROGRAM MANAGEMENT TRANSPORTATION SERVICES
◆ PITTSBURGH, PA ◆ CLEVELAND, OH ◆ ALLENTOWN, PA ◆ ATLANTA, GA
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ NEW YORK, NY ◆ HARRISBURG, PA ◆ CENTRAL FLORIDA ◆ TAMPA, FL
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ CHARLOTTE, NC
◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC ◆ DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 ONE CALL SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER 20172277968

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PB172029
DRAWN BY: GH
CHECKED BY: JM
DATE: 2017.11.08
SCALE: AS NOTED
CAD I.D.: PB172029-SUB-0

PROJECT:

MINOR SUBDIVISION & LAND DEVELOPMENT PLANS
FOR
PTV XVIII, LLC
DOLLAR GENERAL
18994 KARNS CITY
109 MAIN STREET
KARNS CITY
BUTLER COUNTY
PENNSYLVANIA

BOHLER ENGINEERING
1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

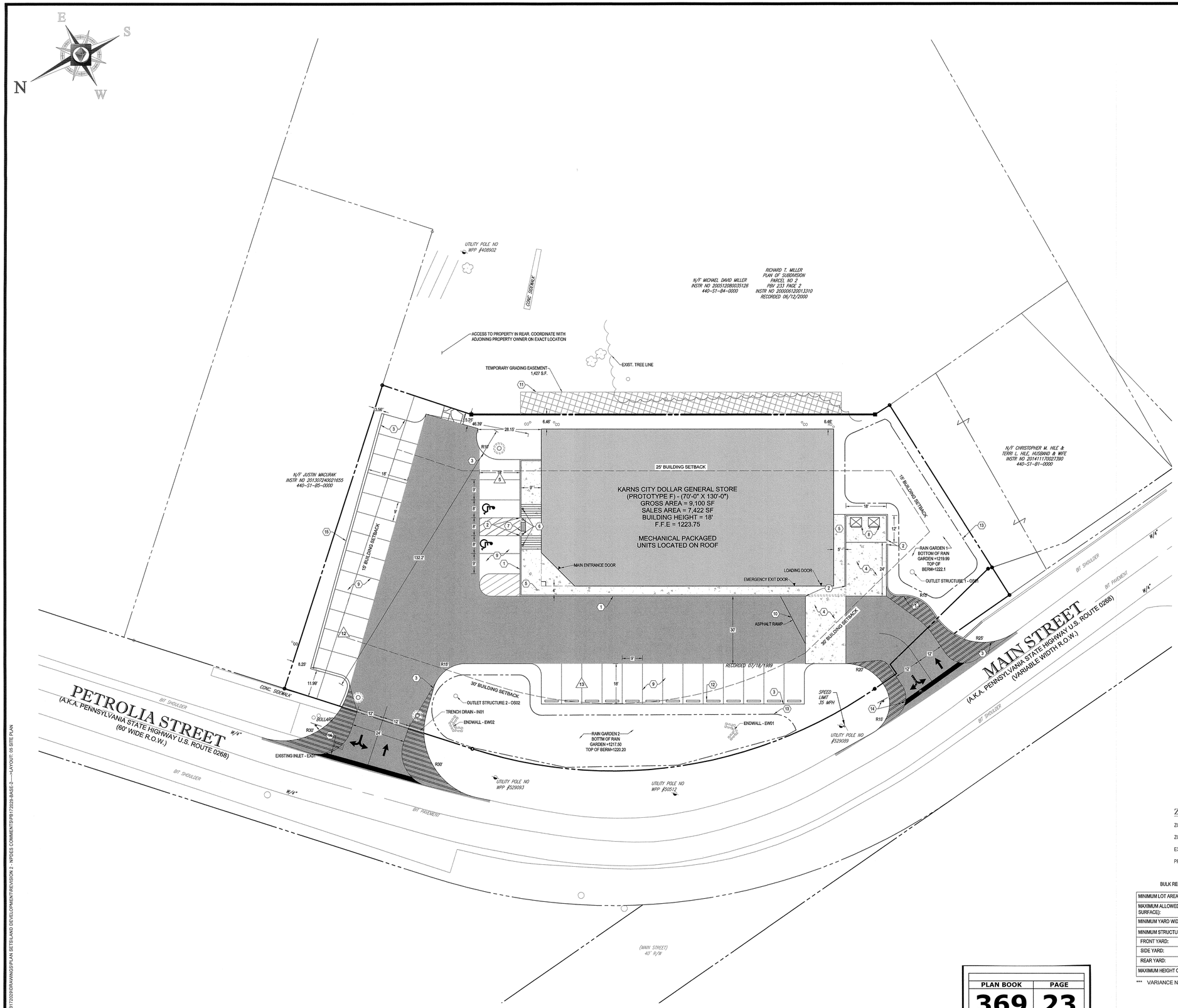
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA001694

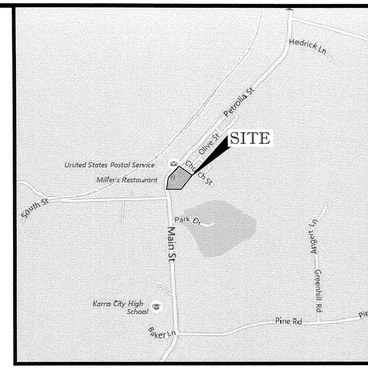
SHEET TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
02
OF 27

REVISION 0 - 2017.11.08

C:\1PWB\172029\DRAWINGS\PLAN SETS\SUBDIVISION\PB172029-SUB-0---LAYOUT 02 SUBDIVISION PLAN





LOCATION MAP
1"=1,000'
500' 0 1,000'

LINE LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PROP. PROPERTY LINE
- PROP. BUILDING SETBACK LINE
- PROP. EDGE OF PAVEMENT
- PROP. CONCRETE CURB
- PROP. FLUSH CONCRETE CURB
- PROP. BUILDING
- PROP. BUILDING CANOPY
- PROP. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY ASPHALT

SYMBOL LEGEND

- EXIST. INLET
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. SIGN
- EXIST. UTILITY POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. GAS STRUCTURE
- EXIST. MONUMENT
- EXIST. TREE
- EXIST. SOLID WHITE LINE
- PROP. STORM INLET
- PROP. MANHOLE
- PROP. HEADWALL
- PROP. SIGN
- PROP. A.D.A. PARKING SYMBOL
- PROP. PARKING COUNT

KEY NOTES

1. 6" CONCRETE CURB
2. FLUSH CONCRETE CURB
3. EDGE OF ASPHALT PAVEMENT
4. CONCRETE PAD
5. CONCRETE SIDEWALK
6. BOLLARDS
7. DETECTABLE WARNING STRIP
8. TRASH ENCLOSURE
9. STANDARD DUTY ASPHALT PAVEMENT, ONLY IN PARKING STALLS
10. ASPHALT RAMP
11. TEMPORARY GRADING EASEMENT
12. CONCRETE WHEEL STOP
13. TOP OF STORMWATER FACILITY
14. STOP SIGN
15. ASPHALT WEDGE CURB

NOTE

REFER TO SUBDIVISION PLAN FOR ALL BEARINGS AND DISTANCES

ZONING REQUIREMENTS

ZONING DATA: BUTLER COUNTY

ZONING DISTRICT: N/A

EXISTING USE: RESTAURANT

PROPOSED USE: RETAIL ESTABLISHMENT

PARKING

EXISTING: NO PARKING STALLS DEFINED

REQUIRED: 1 SPACE PER 250 SF GFA (37 SPACES)

PROPOSED: 30 SPACES (INCLUDING 2 A.D.A. SPACES)***

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	21,780 SF (0.5 AC.)	35,944 SF (0.825 AC.)	39,470 SF (0.906 AC.)
MAXIMUM ALLOWED IMPERVIOUS SURFACE):	40%	62.2%	70.5%***
MINIMUM YARD WIDTH AT BUILDING LINE	90 FT	245 FT	290 FT
MINIMUM STRUCTURE SETBACKS			
FRONT YARD:	30 FT	50.19 FT.	42.5 FT
SIDE YARD:	15 FT	79.1 FT. / 109.1 FT.	76.8 FT. / 31.6 FT.
REAR YARD:	25 FT	0 FT	6.46 FT***
MAXIMUM HEIGHT OF STRUCTURE	35 FT	<35 FT	18.0 FT.

*** VARIANCE NEEDED

PLAN BOOK	PAGE
369	23

20 10 5 0 20
1"= 20'

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
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◆ UPSTATE NEW YORK ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ PHOENIX, AZ ◆ AUSTIN, TX ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ CENTRAL VIRGINIA ◆ ORLANDO, FLORIDA
◆ DENVER, CO ◆ CHICAGO, IL ◆ RICHMOND, VA ◆ RALEIGH, NC
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ HAMPTON ROADS, VA ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC
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REVISIONS

REV	DATE	COMMENT	BY
1	1/5/2018	NPDES COMMENTS FROM BCCD	GH DM
2	1/30/2018	NPDES COMMENTS FROM BCCD	GH

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1 ONE CALL SYSTEM INC. 1-800-242-1776

POCS SERIAL NUMBER 20172277968

PROJECT No.: PB172029
DRAWN BY: GH
CHECKED BY: JM
DATE: 2017.11.08
SCALE: AS NOTED
CAD I.D.: PB172029-BASE-2

PROJECT:

MINOR SUBDIVISION & LAND DEVELOPMENT PLANS

FOR

PTV XVIII, LLC

DOLLAR GENERAL
18994 KARNS CITY

109 MAIN STREET
KARNS CITY
BUTLER COUNTY
PENNSYLVANIA

BOHLER ENGINEERING
1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MICHAEL W. TAKACS
LANDSCAPE ARCHITECTS
LA001694

M.W. TAKACS
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA001694

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

05
OF 27

REVISION 1 - 2018.01.02

GH
K:\17\PB172029\DRAWINGS\PLAN SET\LAND DEVELOPMENT\REVISION 2 - NPDES COMMENTS\PB172029-BASE-2---LAYOUT (I) SITE PLAN

Owners' Adoption

By resolution approved on the 16th day of FEB 2018 that Duffy Highlands, LP, a Pennsylvania limited partnership, owner of the land shown on the Duffy Highlands, a Planned Community Plan, hereby adopts such Plan as its Plan of Lots an irrevocably dedicates all streets and other property identified for dedication on this Plan to the public. Further, Duffy Highlands, LP hereby covenants and agrees to, and by these presents, does release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Center and Township of Butler, their respective successors and 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 limited partnership and upon its successors and assigns.

For the Landowner: DUFFY HIGHLANDS, LP

Duffy Highlands, LP, a Pennsylvania limited partnership

By: Duffy Highlands Holdings, LLC a Pennsylvania limited liability company, its general partner

By: BRENNAN FAMILY HOLDINGS, LLC, a Pennsylvania limited liability company, its sole member

By: Robert A. Brennan Revocable Trust, managing member of Brennan Family Holdings, LLC

2-16-18
Date

Witness

By: Robert A B
ROBERT A. BRENNAN, Trustee

ATTEST:

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

Acknowledgment of Adoption and Dedication

AND NOW, to—wit, this 16 day of February 2018, before me, the undersigned officer, a notary public, personally appared ROBERT A. BRENNAN, an individual, and who, being duly sworn according to law, deposes and says that he is the Trustee of the ROBERT A. BRENNAN REVOCABLE TRUST, which Trust is the Managing Member of BRENNAN FAMILY HOLDINGS, LLC, a Pennsylvania limited liability company, which LLC is the sole Member of DUFFY HIGHLANDS HOLDINGS, LLC, a Pennsylvania limited liability company, the sole general partner of DUFFY HIGHLANDS, LP, a Pennsylvania limited partnership, and that as such Trustee, being authorized to do so, acknowledges that he executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
James Zolla, Notary Public
Evans City Boro, Butler County
My Commission Expires Dec. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the Duffy Highlands, LP – Consolidation Plan, is in the name of Duffy Highlands, LP and is recorded in Instrument 201707260015729, 201511030024353.

Witness

Robert A B
Owner

Dollar Bank, mortgagee of the property contained in the Duffy Highlands, LP – Consolidation Plan, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Mortgagee Officer

Title VICE PRESIDENT

The George G. Aubrey First Family Limited Partnership, mortgagee of the property contained in the Duffy Highlands, LP – Consolidation Plan, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

John Aubrey
Witness

George Aubrey
Mortgagee Officer

Title Mortgage Holder

Center Township Planning Commission

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 20th DAY OF December, 2017.

SECRETARY

CHAIRMAN

Center Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Center by Ordinance/Resolution No. _____, effective this 14th day of February 2018.

Secretary

Ronald E. Flatt
Chairman, Board of Supervisors

Center Township Municipal Engineer

I, Scott A Shoup, a Registered Professional Engineer, the Township Engineer of the Township of Center, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

2/16/18
Date

Signature
Registration # 040010-E

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.

2-16-2018
Date

Mark B. Schmidt
Registration # 36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 1st day of MARCH, 2018.

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 369, Page(s) 24.

Given under my hand and seal this 1st day of March, 2018.

Recorder of Deeds

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

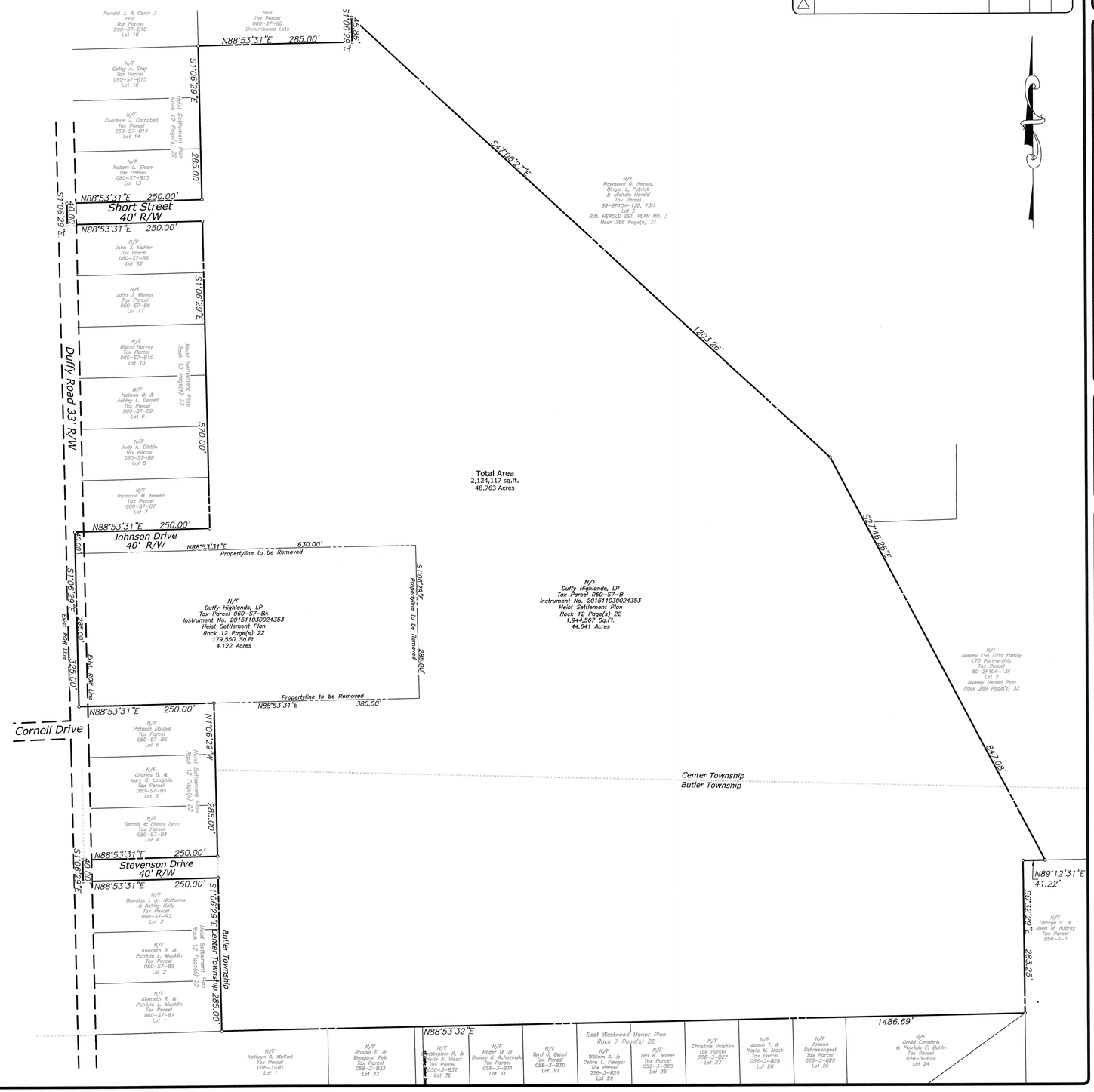
Instr:201803010003029 03/01/2018
Pages:1 F:$45.00 11:16PM
Michele Mustello T20180002715
Butler County Recorder ND

GRAPHIC SCALE

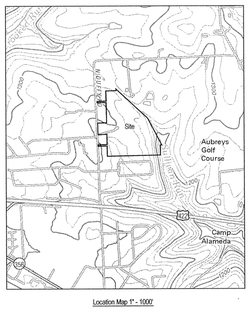
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ISSUES & REVISIONS			
NO.	DESCRIPTION	DATE	DR.	CH.
1	Address Municipal Comments	12-20-2017	Mal	---
2	Address Municipal Comments	1-03-2018	Mal	---



Total Area
2,124,117 sq.ft.
48.763 Acres



Center Township

Zoning Requirements

Current R-2 Multi-Family Residential District

Butler Township

Zoning Requirements

Current R-1 Single Family Residential

NOTE:
Parcels (A, CC, and C-1), private Storm/Drainage Easements, Storm Detention Ponds and all Medians/Islands within the street right of ways to be maintained by the Homeowners's Association.

PLAN BOOK	PAGE
369	24

Center Township Board of Supervisors

Center Township Municipal Engineer

Butler County Planning Commission

Butler County Recorder of Deeds Office

COMMONWEALTH OF PENNSYLVANIA
MARK B. SCHMIDT
PROFESSIONAL SURVEYOR
PENNSYLVANIA

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

Corporate Office
Rima Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9600
FAX: (412) 781-5904

Mars Office
725 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-1544
FAX: (724) 625-1548

DRAWN BY: Mal
CHECKED BY: --
APPROVED BY: --
CAD FILE: 11918 Const.dwg

TITLE: Duffy Highlands, LP – Consolidation Plan for Recording
Center & Butler Townships
Butler County, Pennsylvania

CLIENT: Duffy Highlands, LP
800 S Washington Street
Evans City, Pennsylvania

DATE ISSUED: November 29, 2017
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: --
SHEET: REC.1
HTA PROJECT #: 11918

Owners' Adoption

By resolution approved on the 16 day of FEB 2018 that Duffy Highlands, LP, a Pennsylvania limited partnership, owner of the land shown on the Duffy Highlands, a Planned Community Plan, hereby adopts such Plan as its Plan of Lots an irrevocably dedicates all streets and other property identified for dedication on this Plan to the public. Further, Duffy Highlands, LP hereby covenants and agrees to, and by these presents, does release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Center and Township of Butler, their respective successors and 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 limited partnership and upon its successors and assigns.

For the Landowner: DUFFY HIGHLANDS, LP

Duffy Highlands, LP, a Pennsylvania limited partnership

By: Duffy Highlands Holdings, LLC a Pennsylvania limited liability company, its general partner

By: BRENNAN FAMILY HOLDINGS, LLC, a Pennsylvania limited liability company, its sole member

By: Robert A. Brennan Revocable Trust, managing member of Brennan Family Holdings, LLC

2-16-18
Date

Witness

By: Robert A. B
ROBERT A. BRENNAN, Trustee

ATTEST:

COMMONWEALTH OF PENNSYLVANIA: : SS:

COUNTY OF BUTLER :

Acknowledgment of Adoption and Dedication

AND NOW, to–wit, this 16 day of FEBRUARY 2018, before me, the undersigned officer, a notary public, personally appeared ROBERT A. BRENNAN, an individual, and who, being duly sworn according to law, deposes and says that he is the Trustee of the ROBERT A. BRENNAN REVOCABLE TRUST, which Trust is the Managing Member of BRENNAN FAMILY HOLDINGS, LLC, a Pennsylvania limited liability company, which LLC is the sole Member of DUFFY HIGHLANDS HOLDINGS, LLC, a Pennsylvania limited liability company, the sole general partner of DUFFY HIGHLANDS, LP, a Pennsylvania limited partnership, and that as such Trustee, being authorized to do so, acknowledges that he executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
James Zolla, Notary Public
Evans City Boro, Butler County
My Commission Expires Dec. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the Duffy Highlands, a Planned Community, is in the name of Duffy Highlands, LP and is recorded in Instrument 201707260015729, 201511030024353.

Witness

Owner

Dollar Bank, mortgagee of the property contained in the Duffy Highlands, a Planned Community consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Mortgagee Officer

Title VICE PRESIDENT

The George G. Aubrey First Family Limited Partnership, mortgagee of the property contained in the Duffy Highlands, a Planned Community consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

John Aubrey
Witness

George Aubrey
Mortgagee Officer

Title Mortgage Holder

Center Township Planning Commission

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, THIS 20th DAY OF December, 2017

SECRETARY

CHAIRMAN

Center Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Center by Ordinance/Resolution No. _____, effective this 14th day of February, 2018.

Secretary

Ronald E. Piatt
Chairman, Board of Supervisors

Center Township Municipal Engineer

I, Scott A. Shoup, a Registered Professional Engineer, the Township Engineer of the Township of Center, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

2/16/18
Date

Signature
Registration # 040010E

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.

2-16-2018
Date

Mark B. Schmidt
Registration # 36950–E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 1st day of MARCH, 2018.

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 369, Page(s) 25-26

Given under my hand and seal this 1st day of March, 2018.

Recorder of Deeds

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

Uniform Planned Community Act Certification

I, Mark B. Schmidt, an independent registered Surveyor, duly licensed in the Commonwealth of Pennsylvania, hereby certify that this Plat consisting of 2 pages, accurately contains all information required by Section 5210 of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. §§ 5101, et seq.

2-16-2018
Date

Mark B. Schmidt
Registration # 36950–E

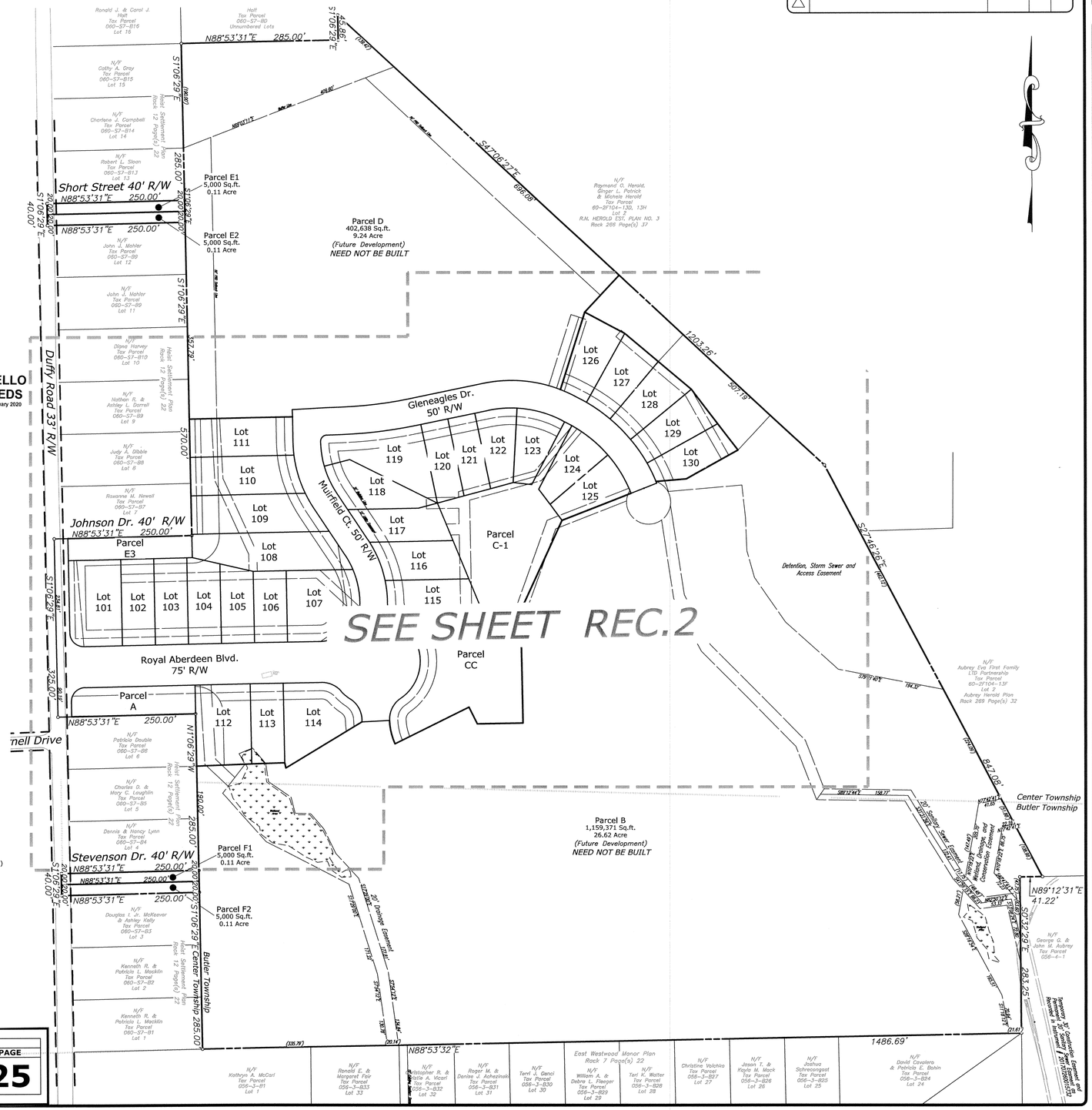
Instr:201803010000830 03/01/2018
Pages:2 P:$85.00 1:17PM
Michele Mustello T20180002715
Butler County Recorder ND

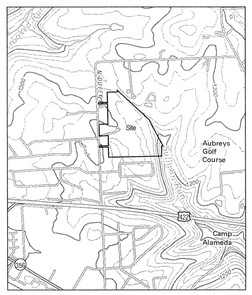
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Address Municipal Comments	12–20–2017	Mal	---
2	Address Municipal Comments	1–03–2018	Mal	---
3	Certification and Plan Changes	1–15–2018	Mal	---
4				





Phase 1 Area	13.067 Acres	
Phase 2 Area	8.576 Acres	
Phase 3 Area	17.647 Acres	
Phase 4 Acres	9.473 Acres	
Total Plan Area	48.763 Acres	
Phase 1		**Density**
Single Family Units	22 units	
Duplex Units	8 units	
Total Units	30 units	2.3 units / acre
Phase 2		
Single Family Units	10 units	
Duplex Units	10 units	
Total Units	20 units	2.3 units / acre
Phase 3		
Single Family Units	24 units	
Duplex Units	16 units	
Total Units	40 units	2.3 units / acre
Phase 4		
Single Family Units	21 units	
Duplex Units	0 units	
Total Units	21 units	2.2 units / acre
Total Plan Units	111 units	

NOTE:
Parcels (A, CC, and C-1), private Storm/Drainage Easements, Storm Detention Ponds and all Medians/Islands within the street right of ways to be maintained by the Homeowners's Association.

Center Township

Zoning Requirements

Current	R-2 Multi-Family Residential District	
Proposed Use	Planned Residential Development (PRD)	
	Required	Proposed
Density	8 du/acre	2.3 du/acre
Max. Dwelling Height	35' feet	35' feet
Front Setback from R/W	30' feet	30' feet
PRD Perimeter Setback	50' feet	50' feet
Vegetated Cover	40%	86.6% (42.233 acres)

Interior Yard Spacing

S.F. Dwelling Unit	
Front-Front	70 feet
Front - Side	50 feet
Front - Rear	70 feet
Side - Rear	30 feet
Side - Side	20 feet
Rear - Rear	50 feet
Corner - Corner	20 feet
Duplex Unit	
Front-Front	70 feet
Front - Side	50 feet
Front - Rear	70 feet
Side - Rear	30 feet
Side - Side	20 feet
Rear - Rear	50 feet
Corner - Corner	20 feet

PLAN BOOK	PAGE
369	25

Center Township Board of Supervisors

Center Township Municipal Engineer

Butler County Planning Commission

Butler County Recorder of Deeds Office

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

☐ Corporate Office
Etna Technical Center
615 Stanwix Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-9904

☒ Mars Office
125 Ridge Road, Suite B
Cranberry Twp. 16066
PHONE: (724) 625-4544
FAX: (724) 625-4549

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

DRAWN BY:	Mal
CHECKED BY:	–
APPROVED BY:	–
CAD FILE:	11918 Const.dwg

TITLE: Duffy Highlands, a Planned Community
Plan for Recording
Center & Butler Townships
Butler County, Pennsylvania

CLIENT: Duffy Highlands, LP
800 S Washingtown Street
Evans City, Pennsylvania

DATE ISSUED:	December 12, 2017
HORIZONTAL SCALE:	1" = 100'
VERTICAL SCALE:	–
SHEET:	REC.1
HTA PROJECT #:	11918

Gleneagles Drive
50' R/W

Muirfield Court
50' R/W

Johnson Drive 40' R/W

Royal Aberdeen Boulevard 75' R/W

Duffy Road 33' R/W

Cornell Drive

Parcel D
402,637.65 sq.ft.
(Future Development)
NEED NOT BE BUILT

Parcel B
26.615 Acres
(Future Development)
NEED NOT BE BUILT

Parcel CC
42,840 Sq.ft.
0.98 Acre

Parcel E3
9,000 Sq.ft.
0.21 Acre

Open Space
Parcel A
11,679 Sq.ft.
0.27 Acre

Open Space
Parcel C-1
36,188 Sq.ft.
0.83 Acre

Open Space
Parcel C-1
36,188 Sq.ft.
0.83 Acre

Lot 101 14,809.49 sq.ft.
Lot 102 9,450.83 sq.ft.
Lot 103 9,455.64 sq.ft.
Lot 104 9,144.24 sq.ft.
Lot 105 8,252.26 sq.ft.
Lot 106 7,802.40 sq.ft.
Lot 107 15,564.33 sq.ft.
Lot 108 17,481.27 sq.ft.
Lot 109 15,932.27 sq.ft.
Lot 110 13,721.32 sq.ft.
Lot 111 13,131.64 sq.ft.
Lot 112 14,668.21 sq.ft.
Lot 113 8,714.37 sq.ft.
Lot 114 14,728.07 sq.ft.
Lot 115 9,635.30 sq.ft.
Lot 116 10,466.04 sq.ft.
Lot 117 9,706.08 sq.ft.
Lot 118 10,262.61 sq.ft.
Lot 119 15,679.98 sq.ft.
Lot 120 7,261.56 sq.ft.
Lot 121 7,112.41 sq.ft.
Lot 122 8,311.11 sq.ft.
Lot 123 8,303.45 sq.ft.
Lot 124 7,992.72 sq.ft.
Lot 125 8,105.84 sq.ft.
Lot 126 9,653.80 sq.ft.
Lot 127 9,066.89 sq.ft.
Lot 128 9,023.67 sq.ft.
Lot 129 9,452.38 sq.ft.
Lot 130 8,574.59 sq.ft.

Detention, Storm Sewer and Access Easement

Temporary 80' Access, Turnaround and Utility Easement

Center Township
Butler Township

Wetland, Drainage, and Conservation Easement
Wetland Area

N/F Diana Harvey Tax Parcel 060-57-B10 Lot 10 Heist Settlement Plan Rock 12 Page(s) 22

N/F Nathan R. & Ashley L. Darrell Tax Parcel 060-57-B9 Lot 9 Heist Settlement Plan Rock 12 Page(s) 22

N/F Judy A. Dibble Tax Parcel 060-57-B8 Lot 8 Heist Settlement Plan Rock 12 Page(s) 22

N/F Roxanne M. Newell Tax Parcel 060-57-B7 Lot 7 Heist Settlement Plan Rock 12 Page(s) 22

N/F Patricia Double Tax Parcel 060-57-B6 Lot 6 Heist Settlement Plan Rock 12 Page(s) 22

N/F Charles D. & Mary C. Laughlin Tax Parcel 060-57-B5 Lot 5 Heist Settlement Plan Rock 12 Page(s) 22

N/F Dennis & Nancy Lynn Tax Parcel 060-57-B4 Lot 4 Heist Settlement Plan Rock 12 Page(s) 22

N/F Raymond D. Herold, Ginger L. Pistnick & Michele Herold Tax Parcel 60-2F1D4-130, 13H Lot 2 R.N. HEROLD EST. PLAN NO. 3 Rock 265 Page(s) 37

PLAN BOOK	PAGE
369	26

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

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
1	Address Municipal Comments	12-20-2017	Mal	---
2	Address Municipal Comments	1-03-2018	Mal	---
3	Certification and Plan Changes	1-15-2018	Mal	---

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
MARK B. SCHMIDT
PA REG. NO. SU039805E

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

Corporate Office
Hampton Technical Center
355 Mansfield Avenue, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

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

HAMPTON TECHNICAL ASSOCIATES

DRAWN BY: Mal
CHECKED BY: ---
APPROVED BY: ---
CAD FILE: 11918 Const.dwg

TITLE: Duffy Highlands, a Planned Community
Plan for Recording
Center & Butler Townships
Butler County, Pennsylvania

CLIENT: Duffy Highlands, LP
800 S Washingtown Street
Evans City, Pennsylvania

DATE ISSUED: December 12, 2017
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: ---
SHEET: REC.2
HTA PROJECT #: 11918

Instr: 201803010003842 03/01/2018
Pages: 1 F: $45.00 2:01PM
Michele Mustello T20180002722
Butler County Recorder ND

STORM WATER MANAGEMENT FACILITIES NOTICE

1. The owner of Lot 1 shall be responsible for all costs and/or expenses associated with the perpetual maintenance and/or repair of any and all on-lot storm water management facilities, as shown on this plan. The term "storm water management facilities" includes, but is not limited to, drainage courses, streams, or easements, drainage ways, swales, or inlets, catch basins, pipes, conduits, detention basins or ponds, inliltration devices, BMP facilities, and temporary erosion control facilities.
2. Storm water management facilities, as shown on this plan, shall NOT be altered, filled, obstucted, or otherwise modified without the prior approval of the Lancaster Township Board of Supervisors.
3. As a condition on final approval of this plan, the Lancaster Township Board of Supervisors requires that the Developer enter into a written Storm Water Management Agreement and Declaration of Easement with the township and that such Agreement be recorded in the Office of the Recorder of Deeds, Butler County, Pennsylvania, prior to the sale of any lot.
4. Final approval of this plan does NOT obligate or require Lancaster Township to construct, install, maintain, repair and/or modify any of the storm water management facilities shown on this plan.

HIGHWAY OCCUPANCY NOTE:

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 road is permitted.

PUBLIC SEWAGE NOTE:

LOTS 1A & 1B SHALL BE SERVICED BY THE PUBIC SANITARY SEWERLINE OWNED BY WESTERN BUTLER COUNTY SEWER AUTHORITY.

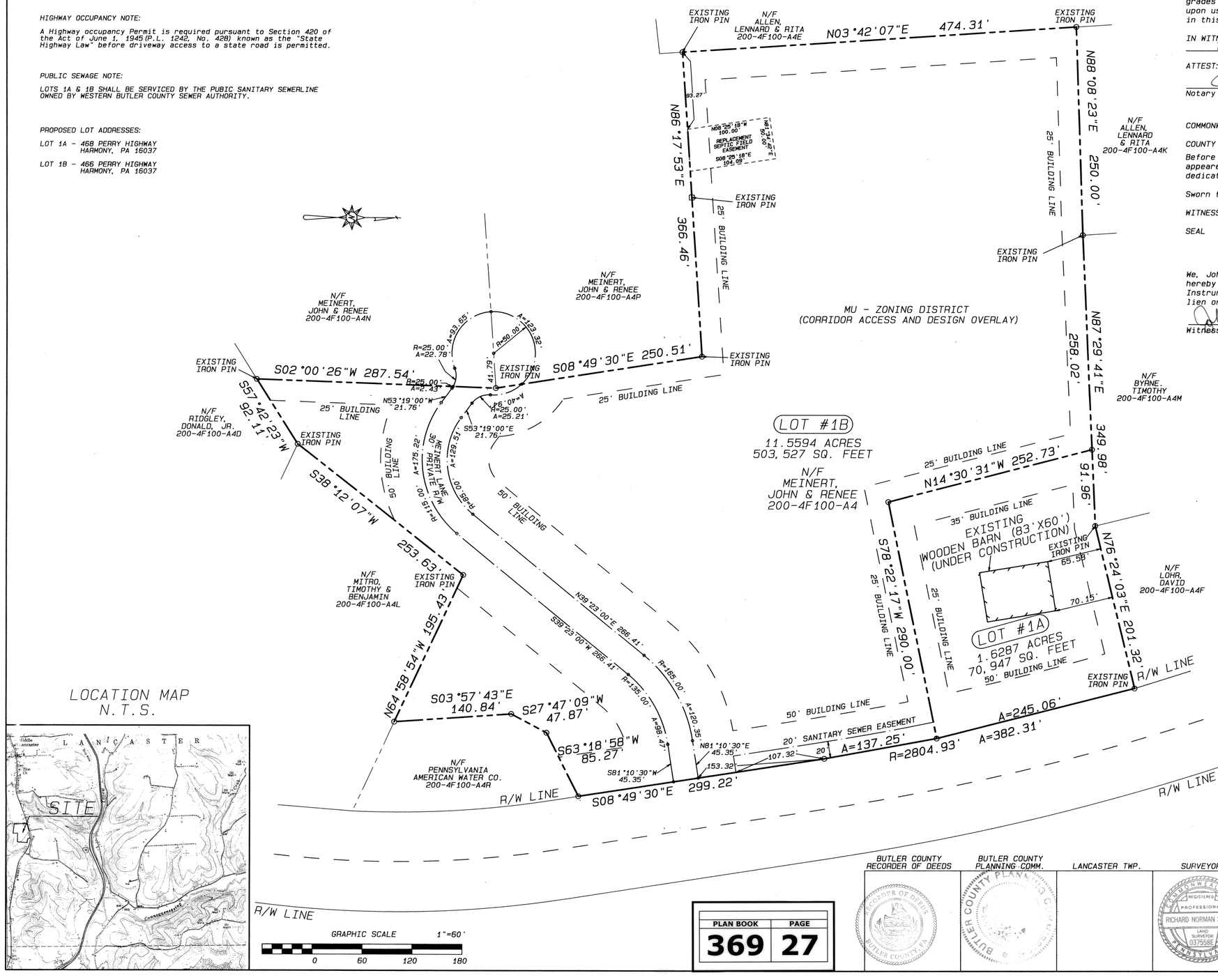
PROPOSED LOT ADDRESSES:

LOT 1A – 468 PERRY HIGHWAY
HARMONY, PA 16037

LOT 1B – 466 PERRY HIGHWAY
HARMONY, PA 16037

NOTES:

1. A minimum of three parking spaces for each dwelling is required to be provided pursuant to Lancaster Township Zoning Ordinance Section 502.C.1.f
2. No building or other obstruction that would obscure the vision of a motorist shall be permitted to be located within the clear site triangle shown at the intersection of S.R. 0019 and Meinert Lane.
3. The Replacement Septic Field Easements shown on this plan shall not be excavated, graded, filled, or otherwise disturbed in any manner which would prevent its use as a future location for an on-lot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of shrubs or other plant matter shall be constructed within the easements.



LOCATION MAP
N.T.S.

PLAN BOOK	PAGE
369	27

BUTLER COUNTY RECORDER OF DEEDS | BUTLER COUNTY PLANNING COMM. | LANCASTER TWP. | SURVEYOR

NOTE: ALL PLAN CERTIFICATES TO BE SIGNED IN BLACK INK ONLY.

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

IN WITNESS WHEREOF, we hereunto set our hand and seal this 21 day of Dec., 2017.

ATTEST:

Notary Public

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

John Meinert

Renee Meinert

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 and Renee Meinert 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 21 day of Dec., 2017.

SEAL

Notary Public

We, John and Renee Meinert, owner of Lots 1 and 2 of the John & Renee Meinert Plan of Lots #2, do hereby certify that the title of this property is in the name of John and Renee Meinert as recorded in Instrument #200802250003648, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness

JOHN MEINERT

RENEE MEINERT

I, Richard N. Shoup, a Registered Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plan meets with the requirements of all ordinances including zoning existent under the laws of the Township of Lancaster.

12-18-2017
Date

Richard N. Shoup 037558E
Registration Number

The Board of Supervisors of the Township of Lancaster hereby gives public notice that in approving this plan for recording purposes only, the Township of Lancaster Assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads. DEC 18 2017

Secretary

Chairman

Reviewed by the Lancaster Township Planning Commission this 14 day of DECEMBER, 20 17.

Secretary

Chairman

COMMONWEALTH OF PENNSYLVANIA: SS:

COUNTY OF BUTLER

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

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County, in Instrument # 201803010003842. Plan BK 369 Pg 27

Given under my hand and seal this 1st day of March, 2018.

Recorder

Reviewed by the Butler County Planning Commission this 5TH day of DEC, 20 17

Secretary

Chairman

RECORDING PLAN

OWNERS: JOHN AND RENEE MEINERT
101 MEINERT LANE
HARMONY PA 16037
200-4F100-A4
INSTRUMENT #200802250003648

REV: 12-18-17

ZONING DISTRICT MU
TOTAL PLAN ACREAGE – 13.1881

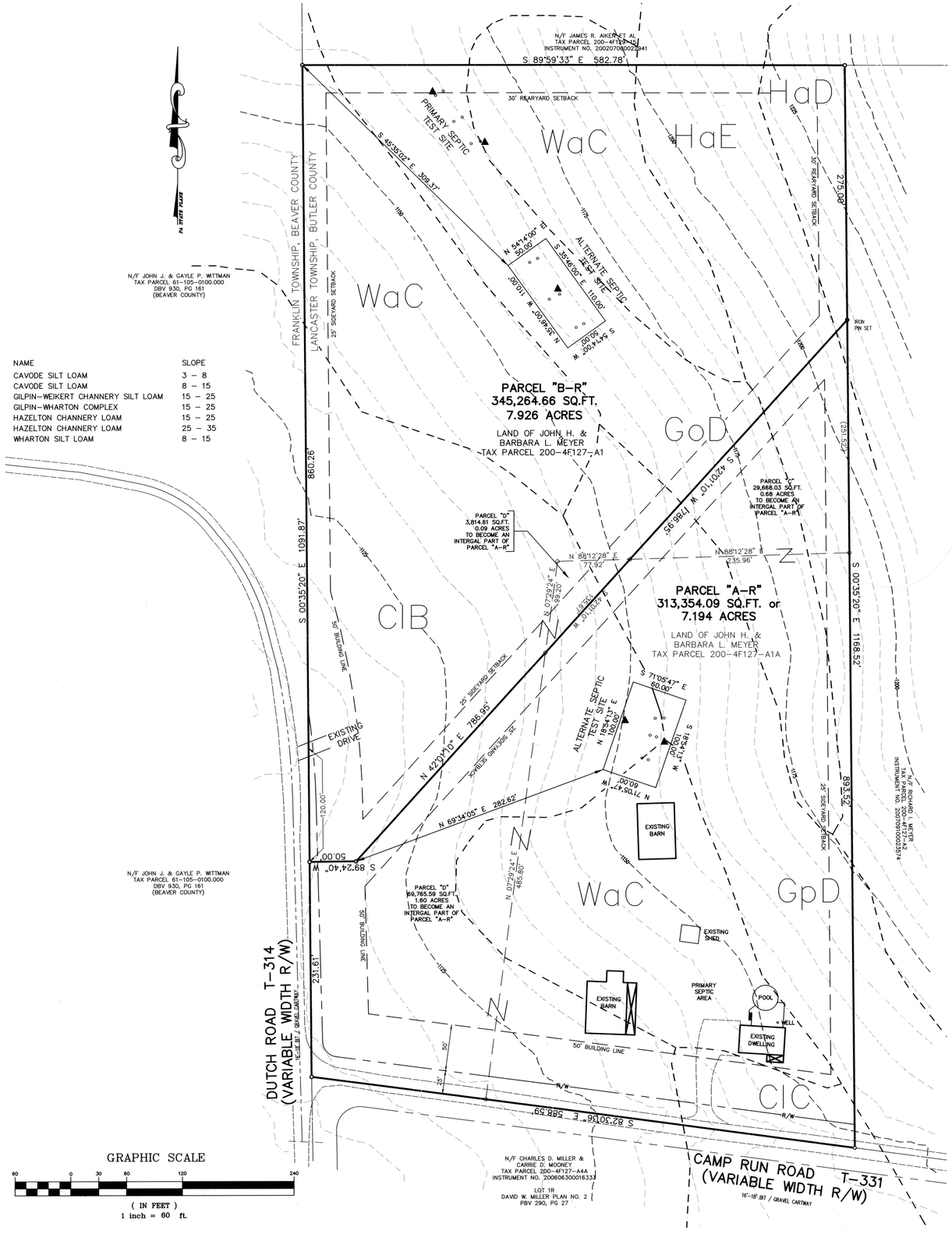
REF: JOHN & RENEE MEINERT PLAN OF LOTS P.B.V. 248 P. 42

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005

JOHN & RENEE MEINERT
PLAN OF LOTS #2

SITUATE: LANCASTER TWP., BUTLER COUNTY, PA

DATE: 12/12/17	SCALE: 1"=60'	SHEET 1 OF 1
DWN BY: EDG	CKD BY: RNS	SERVICE #6347



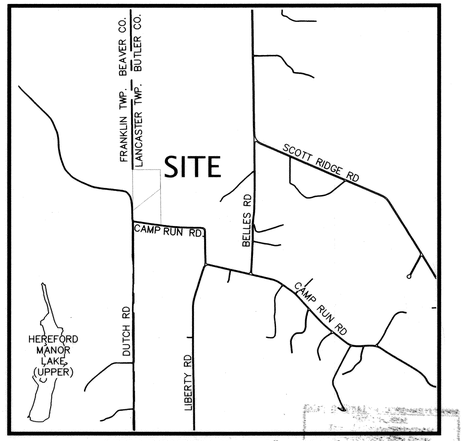
SOILS LEGEND

SYMBOL	NAME	SLOPE
CIB	CAVODE SILT LOAM	3 – 8
CIC	CAVODE SILT LOAM	8 – 15
GoD	GILPIN–WEIKERT CHANNERY SILT LOAM	15 – 25
GpD	GILPIN–WHARTON COMPLEX	15 – 25
HaD	HAZELTON CHANNERY LOAM	15 – 25
HaE	HAZELTON CHANNERY LOAM	25 – 35
WaC	WHARTON SILT LOAM	8 – 15

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



SITE LOCATION MAP 1" = 1500'

Instr:201803010003843 03/01/2018
Pages:1 F:$45.00 2:01PM
Michele Mustello T20180002722
Butler County Recorder ND

PROPERTY OWNERS:

JOHN H. & BARBARA L. MEYER
335 CAMP RUN ROAD
HARMONY, PA 16037

TAX PARCEL 200–4F127–A1A
INST. No. 201507130015177

TAX PARCEL 200–4F127–A1
INST. No. 201507130015177

ORIGINAL PROPERTY:

JOHN H. & BARBARA L. MEYER
LOT LINE REVISION
PBV. 320, PAGE 31

PARCEL "A"	PARCEL "B" – REMAINING LANDS
217,735 SQ.FT.	440,884 SQ.FT.
5.00 ACRES	10.12 ACRES

NOTE "A" ALL AREAS SHOWN ON THIS PLAN INCLUDE THE AREA WITHIN THE TOWNSHIP ROAD RIGHT OF WAY UNLESS NOTED OTHERWISE.

NOTE "B" THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH (3702)

NOTE "C" CONTOURS SHOWN HAVE BEEN SHOWN USING DATA AVAILABLE FROM PASDA AND SHOWN AT 5 FOOT INTERVALS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN H. & BARBARA L. MEYER OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCPETANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABILSED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON JOHN H. & BARBARA L. MEYER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 14 DAY OF February 2018

ATTEST: Trudy L. Frishkorn NOTARY PUBLIC — John H. Meyer JOHN H. MEYER — Barbara L. Meyer BARBARA L. MEYER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPREARED THE ABOVE NAMED JOHN H. & BARBARA L. MEYER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF February, 2018

MY COMMISSION EXPIRES THE 16th DAY OF August, 2018

(SEAL) Trudy L. Frishkorn NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Trudy L. Frishkorn, Notary Public
Zelienople Boro, Butler County
My Commission Expires Aug. 16, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, JOHN H. & BARBARA L. MEYER THE OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN IN SO FAR AS IT AFFECTS OUR PROPERTY. WE FUTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

WITNESS — John H. Meyer JOHN H. MEYER
WITNESS — Barbara L. Meyer BARBARA L. MEYER

I, JAMES A. SPERDUTE, 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 AN 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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JAMES A. SPERDUTE, P.S. # 24457–E

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

SECRETARY — CHAIRPERSON

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 19TH DAY OF FEBRUARY 2018

SECRETARY — CHAIRPERSON

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 9TH DAY OF NOVEMBER 2017

SECRETARY — CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 25TH DAY OF SEPT. 2017

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 369 PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF March 2018

(SEAL) Michele M. Mustello 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
PENNSYLVANIA

PLAN BOOK	PAGE
369	28

JOHN H. & BARBARA L. MEYER
LOT LINE REVISION No. 2
LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
JOHN H. & BARBARA L. MEYER
335 CAMP RUN ROAD
HARMONY, PA 16037

SCALE: 1 " = 60'
AUGUST 14, 2017
DWG # 1010-109905

SPERDUTE LAND SURVEYING
James A. Sperdute, P.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
jasperdute@comcast.net

REVISIONS	SHEET No.
10-9-2017 TWP REVIEW	RC1
10-24-2017 DEP REVIEW	

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, RUTH C. WETZEL, 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 MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO MYSELF, 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, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 7 DAY OF MARCH, 2018.

x Ruth C. Wetzel
RUTH C. WETZEL

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, RUTH C. WETZEL 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 7 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

Debra L Jeffcoat
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

11 Dec. '17
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 11th DAY OF DEC., 2017

Lois J. Fennell
SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 16 DAY OF Nov, 2017.

Evelyn M. Grom
SECRETARY

x
CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT #17260

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

x Chuck Davies
SECRETARY

x 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 369 PAGE(S) 29.

GIVEN UNDER MY HAND AND SEAL THIS 7 DAY OF March, 2018.

x
RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAUL R. & LISA SMITH, 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 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 7 DAY OF MARCH, 2018.

x
PAUL R. SMITH

x
LISA SMITH

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, PAUL R. & LISA SMITH, 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 7 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

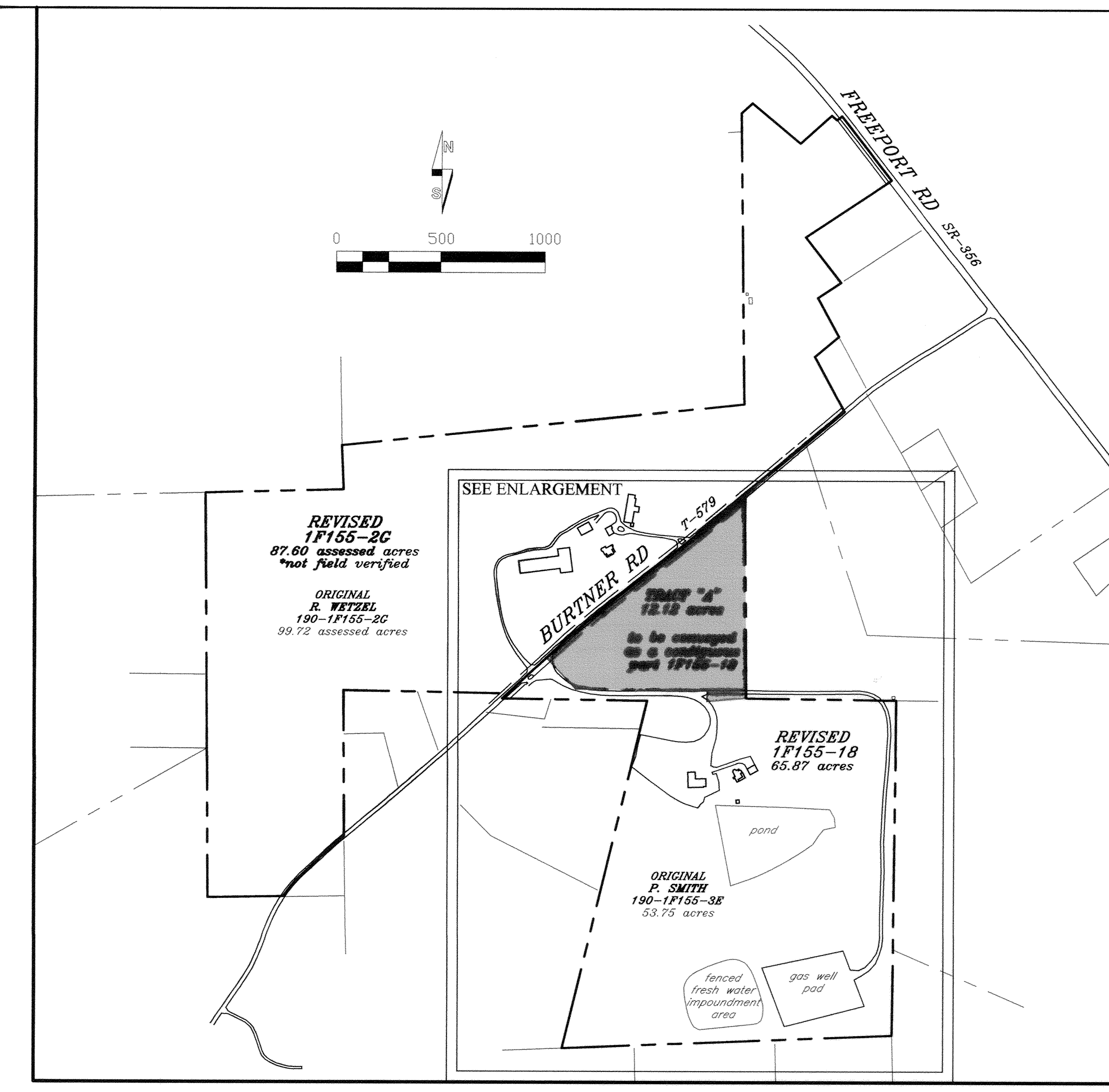
Debra L Jeffcoat
NOTARY PUBLIC

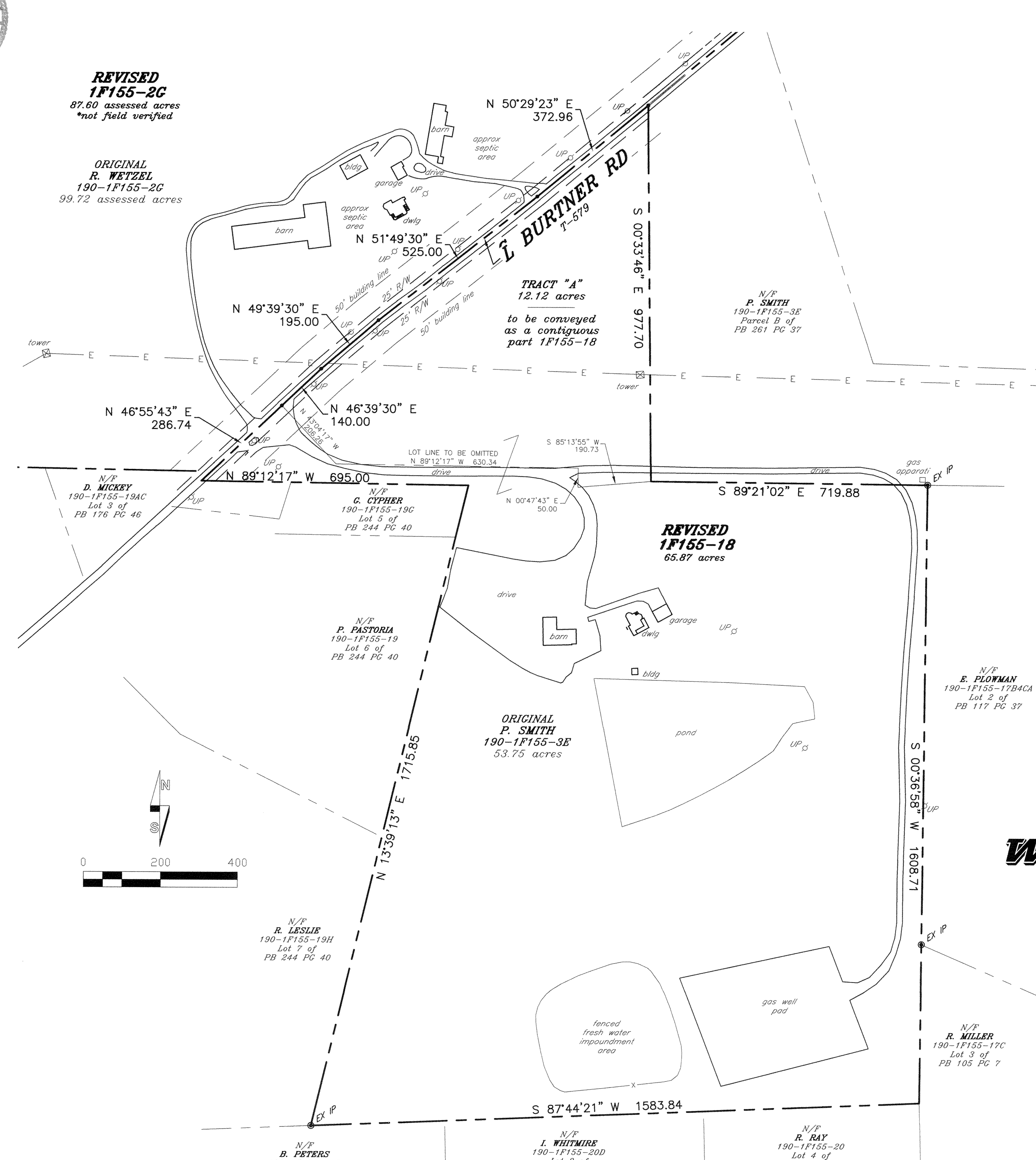
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

Instr:201803070004342 03/07/2018
Pages:1 F:$45.00 1:46PM
Michele Mustello T20180002966
Butler County Recorder FL

AREA SUMMARY:

EXISTING TOTALS	
190-1F155-2G	99.72 ACRES
+190-1F155-18	53.75 ACRES
EXISTING TOTAL	153.47 ACRES
REVISED 190-1F155-2G	
ORIGINAL 1F155-2G	99.72 ACRES
- TRACT A	12.12 ACRES
REVISED 1F155-2G TOTAL	87.60 ACRES
REVISED 190-1F155-18	
ORIGINAL 1F155-18	53.75 ACRES
+TRACT A	12.12 ACRES
REVISED 1F155-18 TOTAL	65.87 ACRES
REVISED TOTALS	
REVISED 190-1F155-2G	87.60 ACRES
+REVISED 190-1F155-18	65.87 ACRES
REVISED TOTAL	153.47 ACRES



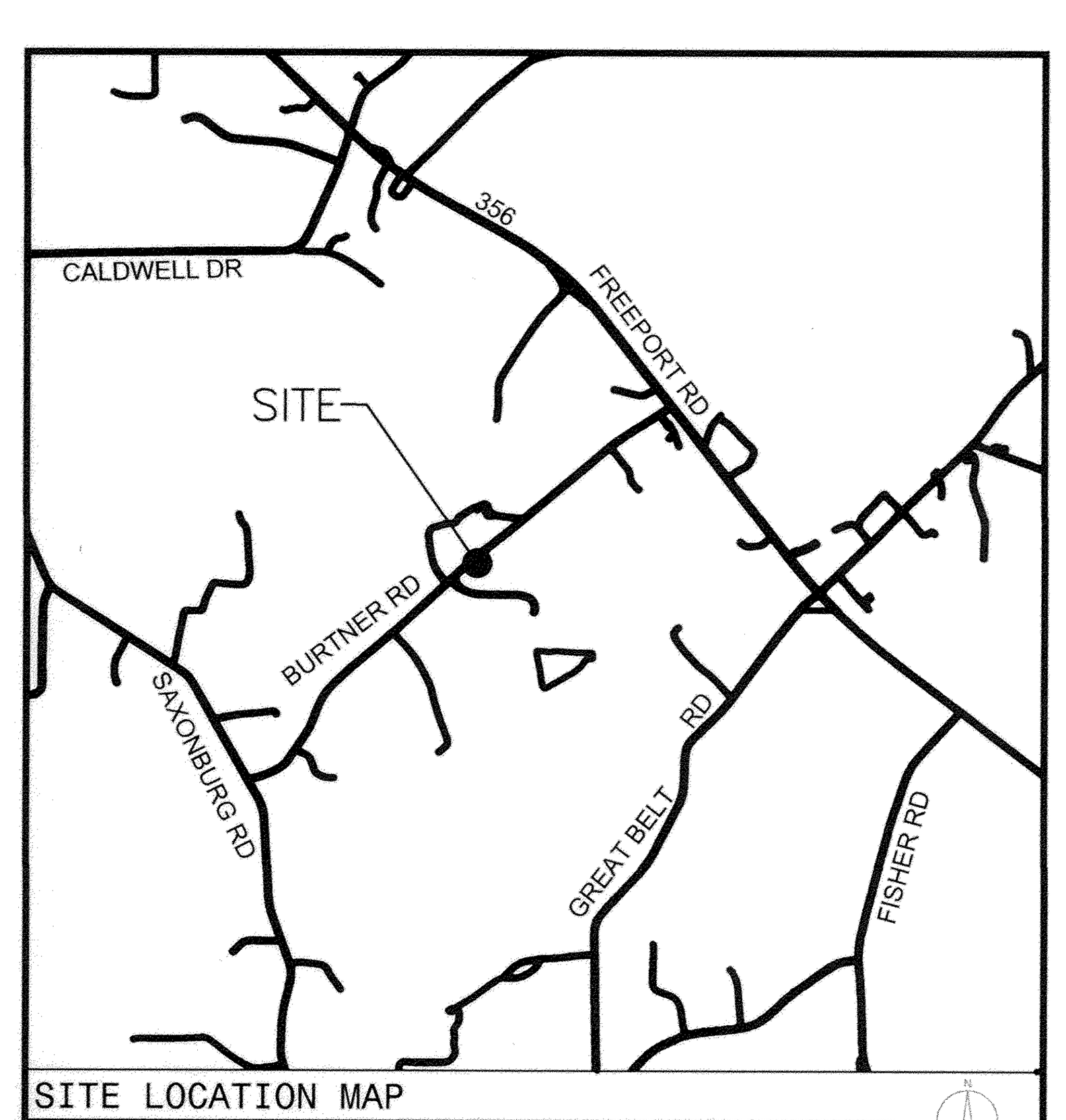


TRACT A

Bearing	Distance
N 46°39'30" E	140.00'
N 49°39'30" E	195.00'
N 51°49'30" E	525.00'
N 50°29'23" E	372.96'
S 00°33'46" E	977.70'
S 85°13'55" W	190.73'
N 00°47'43" E	50.00'
N 89°12'17" W	630.34'
N 43°04'17" W	206.26'

REVISED 1F155-18

Bearing	Distance
N 46°55'43" E	286.74'
N 46°39'30" E	140.00'
N 49°39'30" E	195.00'
N 51°49'30" E	525.00'
N 50°29'23" E	372.96'
S 00°33'46" E	977.70'
S 89°21'02" E	719.88'
S 00°36'58" W	1608.71'
S 87°44'21" W	1583.84'
N 13°39'13" E	1715.85'
N 89°12'17" W	695.00'



SITE LOCATION MAP
SCALE: 1" = 2000'

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

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

GENERAL NOTES:

1. OWNERS: 190-1F155-2G - RUTH WETZEL
   190-1F155-18 - PAUL & LISA SMITH
2. SETBACKS: 50' BUILDING LINE
   25' SIDE AND REAR
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. J. EVERETT WHITMIRE ESTATE — DEED BOOK 965 PG 585
     - 3.2.2. BACHMAN SUBDIVISION PLAN — PLAN BOOK 105 PG 7
     - 3.2.3. FRASER INVESTMENTS SUBDIVISION PLAN — PLAN BOOK 105 PG 25
     - 3.2.3. PLOWMAN SUBDIVISION PLAN — PLAN BOOK 117 PG 37
     - 3.2.4. MOSER SUBDIVISION PLAN — PLAN BOOK 176 PG 46
     - 3.2.5. K.E. LESLIE HEIRS PLAN — PLAN BOOK 216 PG 25
     - 3.2.6. CHRISTENSEN/FULMER/LESLIE PLAN — PLAN BOOK 216 PG 27
     - 3.2.7. K. LESLIE, JR. PLAN NO. 2 — PLAN BOOK 244 PG 40
     - 3.2.8. D.L. SELL PLAN NO. 2 — PLAN BOOK 261 PG 37
     - 3.2.9. CHRISTENSEN/LESLIE PLAN NO. 3 — PLAN BOOK 281 PG 6
     - 3.2.3. LESLIE FARM PLAN — PLAN BOOK 282 PG 23
     - 3.2.4. CHRISTENSEN/LESLIE PLAN NO. 4 — PLAN BOOK 283 PG 45
     - 3.2.5. WETZEL/DOVEY PLAN — PLAN BOOK 304 PG 15

WETZEL/SMITH PLAN

Being a lot line revision of Butler County Tax Parcels
190-1F155-2G and 190-1F155-18

RECORDED ____________ 20___	
PLAN BOOK	PAGE
369	**29**
SHEET ______ of ______	

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

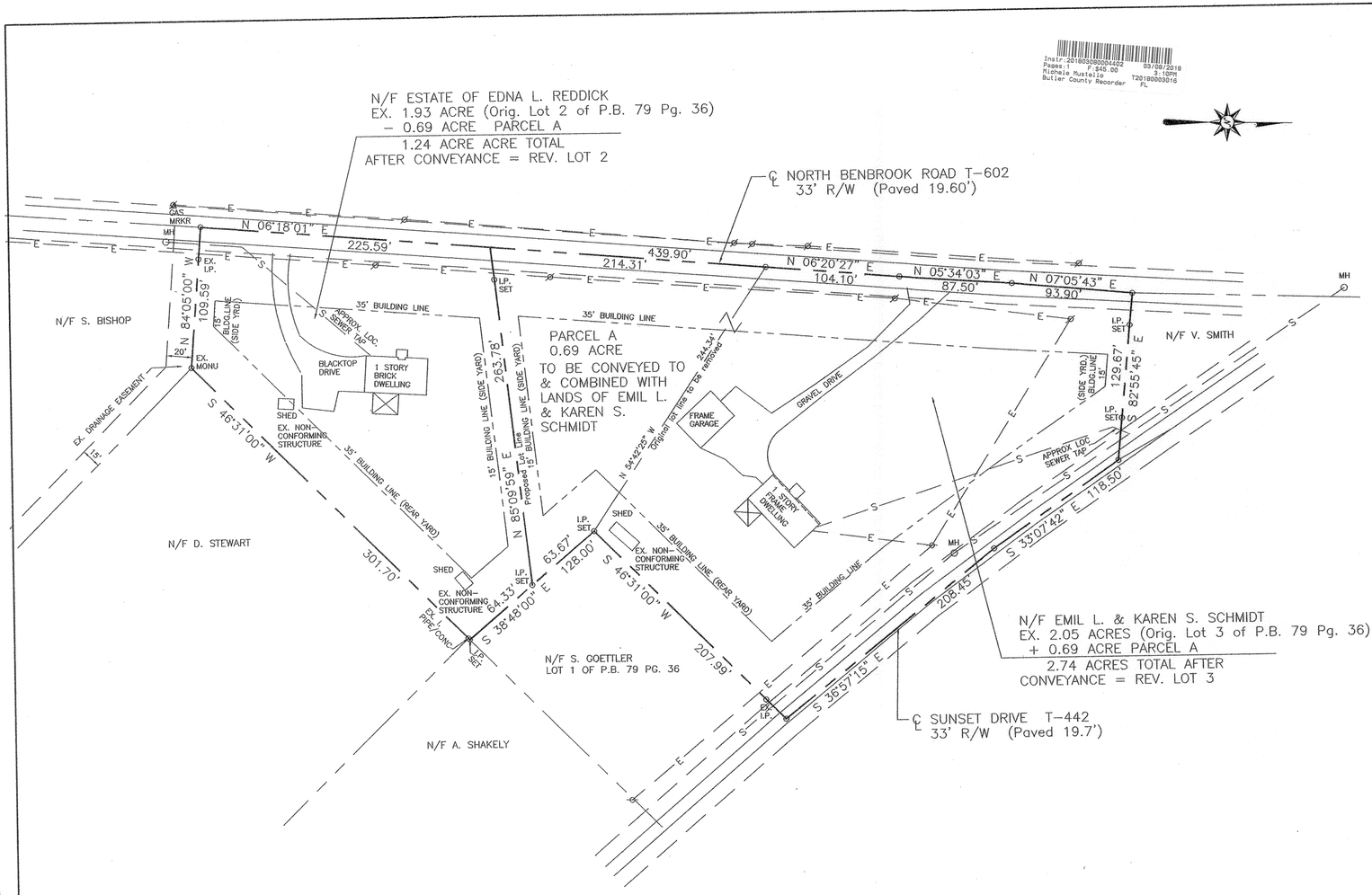
WETZEL/SMITH PLAN
BEING A
LOT LINE REVISION
FOR
RUTH WETZEL AND
PAUL & LISA SMITH

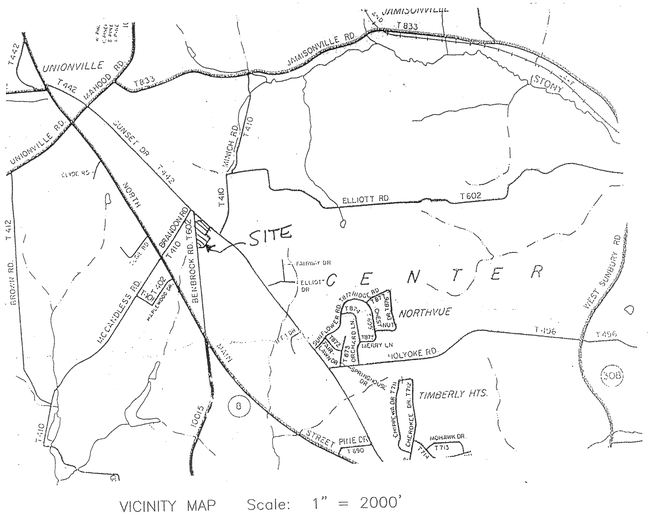
SITUATE
TOWNSHIP OF JEFFERSON
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/26/17	SDG	Sdg	1" = 200'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-197	190-1F155-2G & 18	-

Instr.:201803090004402
Pages:4 F:$45.00
Michele Mustello
Butler County Recorder
03/09/2018
3:10PM
T20180003916
FL





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNERS: EMIL & KAREN SCHMIDT
111 NORTH BENBROOK ROAD
BUTLER, PA 16001

ESTATE OF EDNA L. REDDICK
c/o GARY REDDICK, EXECUTOR
123 NORTH BENBROOK ROAD
BUTLER, PA 16001

ZONING: R–1 SINGLE FAMILY RESIDENTIAL
W/CORE INFILL OVERLAY DISTRICT

35' FRONT BUILDING LINE
15' SIDE BUILDING LINE
35' REAR BUILDING LINE

MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT AREA: 1/2 ACRE

REF: REDDICK SUBDIVISION, 10/4/79, P.B. 79 PG. 36

BOTH PROPERTIES ARE SERVED BY PUBLIC WATER, NO VISIBLE EVIDENCE.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF EMIL & KAREN SCHMIDT. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that I, Gary Reddick, Executor of the Estate of Edna L. Reddick, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights–of–way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same has been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights–of–way and easements by said County of Butler or said Township of Center I, Gary Reddick, Executor of the Estate of Edna L. Reddick, 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 Gary Reddick, Executor of the Estate of Edna L. Reddick, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 20th day of February, A.D. 2018

ATTEST:

NOTARY PUBLIC — Executor – Gary Reddick

The forgoing adoption and dedication is made by Gary Reddick, 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.

Executor – Gary Reddick (SEAL)

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 Gary Reddick, Executor of the Estate of Edna L. Reddick who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 20th day of February, 2018.

My Commission expires the 20th day of MARCH, 2020

SEAL NOTARY PUBLIC

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

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

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

KNOW ALL MEN BY THESE PRESENTS, that we, Emil L. and Karen S. Schmidt, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights–of–way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights–of–way and easements by said County of Butler or said Township of Center we, Emil L. and Karen S. Schmidt, 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 Emil L. and Karen S. Schmidt, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 20th day of February, A.D. 2018

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

The forgoing adoption and dedication is made by Emil L. and Karen S. Schmidt, 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.

OWNER (SEAL) 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 Emil L. and Karen S. Schmidt 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 20th day of February, 2018

My Commission expires the 1st day of MARCH, 2020

SEAL NOTARY PUBLIC

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

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

DATE January 5, 2018 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 24th day of January, 2018

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 14th day of February, 2018.

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 26th day of JAN, 2018

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 369 page 30.

Given under my hand and seal this 8 day of March, 2018

SEAL

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

RECORDER

RECORDER OF DEEDS SEAL BUTLER COUNTY PA

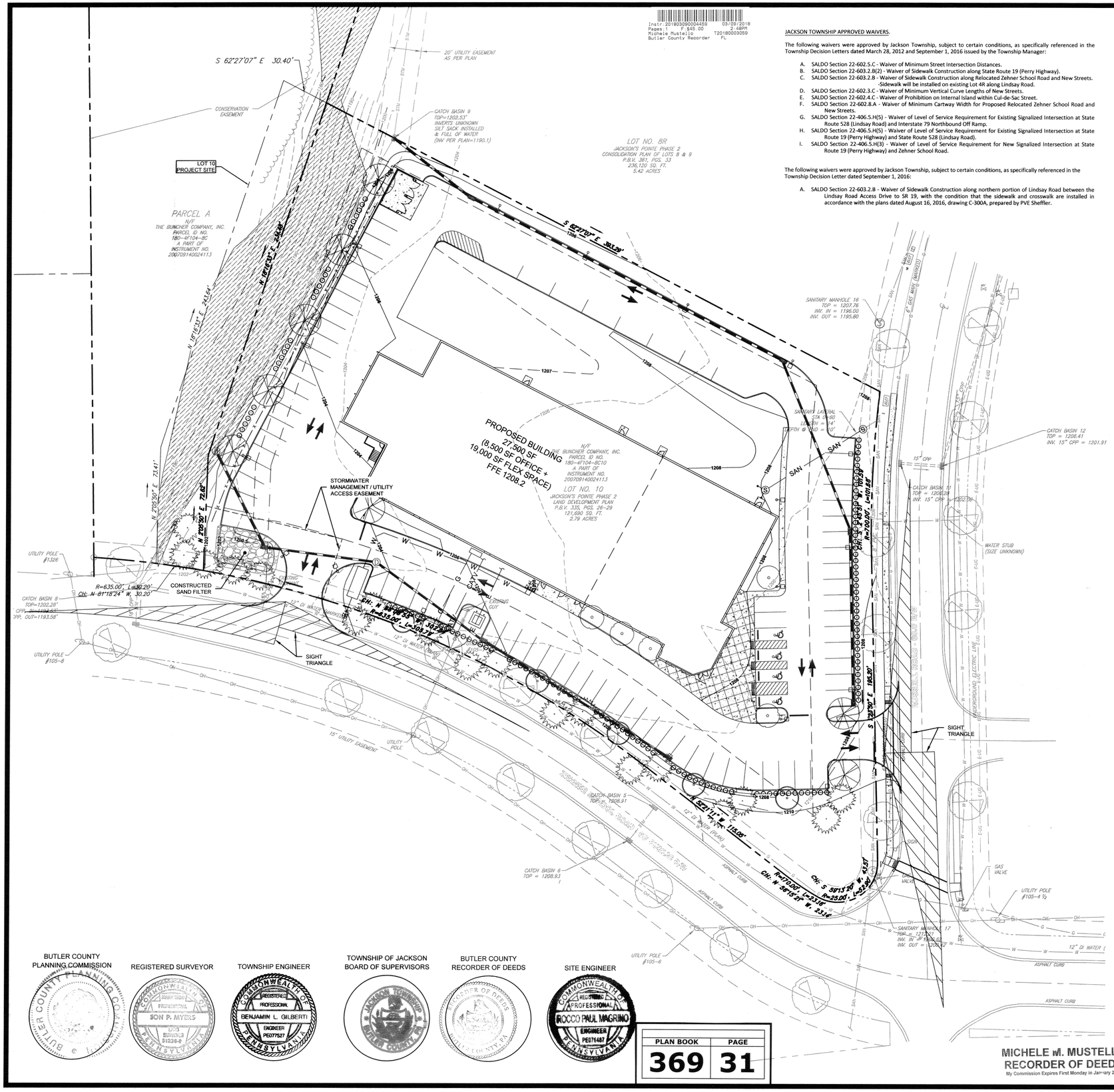
PLAN BOOK	PAGE
369	30

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: EMIL L. & KAREN S. SCHMIDT
and
ESTATE OF EDNA L. REDDICK
SITUATE: CENTER TWP., BUTLER CO., PA

Date 01/05/18	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 060–2F106–14AA, 14A		Db–Pg 1102–767, 964–123	Service No. 17–181
Address 111/123 N. BENBROOK RD.			

Instr: 201803090004459 03/09/2018
Pages: 1 F: $45.00 2:48PM
Michele Mustello T20180003059
Butler County Recorder FL



JACKSON TOWNSHIP APPROVED WAIVERS.

The following waivers were approved by Jackson Township, subject to certain conditions, as specifically referenced in the Township Decision Letters dated March 28, 2012 and September 1, 2016 issued by the Township Manager:

A. SALDO Section 22-602.5.C - Waiver of Minimum Street Intersection Distances.
B. SALDO Section 22-603.2.B(2) - Waiver of Sidewalk Construction along State Route 19 (Perry Highway).
C. SALDO Section 22-603.2.B - Waiver of Sidewalk Construction along Relocated Zehner School Road and New Streets. Sidewalk will be installed on existing Lot 4R along Lindsay Road.
D. SALDO Section 22-602.3.C - Waiver of Minimum Vertical Curve Lengths of New Streets.
E. SALDO Section 22-602.4.C - Waiver of Prohibition on Internal Island within Cul-de-Sac Street.
F. SALDO Section 22-602.8.A - Waiver of Minimum Cartway Width for Proposed Relocated Zehner School Road and New Streets.
G. SALDO Section 22-406.5.H(5) - Waiver of Level of Service Requirement for Existing Signalized Intersection at State Route 528 (Lindsay Road) and Interstate 79 Northbound Off Ramp.
H. SALDO Section 22-406.5.H(5) - Waiver of Level of Service Requirement for Existing Signalized Intersection at State Route 19 (Perry Highway) and State Route 528 (Lindsay Road).
I. SALDO Section 22-406.5.H(3) - Waiver of Level of Service Requirement for New Signalized Intersection at State Route 19 (Perry Highway) and Zehner School Road.

The following waivers were approved by Jackson Township, subject to certain conditions, as specifically referenced in the Township Decision Letter dated September 1, 2016:

A. SALDO Section 22-603.2.B - Waiver of Sidewalk Construction along northern portion of Lindsay Road between the Lindsay Road Access Drive to SR 19, with the condition that the sidewalk and crosswalk are installed in accordance with the plans dated August 16, 2016, drawing C-300A, prepared by PVE Sheffler.

OWNERS ADOPTION

BY A RESOLUTION APPROVED ON THE 4th DAY OF October 20 17 THE BOARD OF DIRECTORS OF THE BUNCHER COMPANY, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP.

DATE 10/17/17
SIGNATURE OF WITNESS
SIGNATURE OF AUTHORIZED AGENT

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE-NAMED Thomas J. Balestrini OF THE BUNCHER COMPANY, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October 2017
MY COMMISSION EXPIRES THE 31st DAY OF July 2018
Melanie C. Zimmerman
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie C. Zimmerman, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 31, 2018

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN IS IN THE NAME OF THE BUNCHER COMPANY AND IS RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT Nos. 200709140024113 AND 200709140024114. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS
SIGNATURE OF AUTHORIZED AGENT
10/17/17
DATE

SURVEYOR'S CERTIFICATION

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

10/16/2017
DATE
(SEAL)
REGISTRATION #051238

ENGINEER'S REQUIREMENTS

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

10/16/17
DATE
(SEAL)
ROCCO P. MAGRINO
NAME
PE076487
REGISTRATION NUMBER

STORMWATER MANAGEMENT FACILITIES

THIS PLAN IS SUBJECT TO EASEMENTS REGARDING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN AS SET FORTH IN THE STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT DATED October 17, 2017 2017, BETWEEN THE TOWNSHIP OF JACKSON AND THE BUNCHER COMPANY (TO BE RECORDED).

STORMWATER MANAGEMENT REQUIREMENTS

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

10/16/17
DATE
(SEAL)
ROCCO P. MAGRINO
NAME
PE076487
REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

10/26/17
DATE
NAME
PE 077627
REGISTRATION NUMBER

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 28th DAY OF June 20 17

TOWNSHIP SECRETARY
CHAIRPERSON

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 20th DAY OF July 20 17 THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY
CHAIRPERSON
(SEAL)

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 20th DAY OF February 20 18 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY
PLANNING DIRECTOR
(SEAL)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF JUNE 20 17

~~TOWNSHIP~~ SECRETARY
CHAIRPERSON
(SEAL)

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 369, PAGES 31

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF March 20 18

(SEAL)
RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JON P. MYERS
LS-051238-E
SURVEYOR
PENNSYLVANIA

TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN L. GILBERTI
ENGINEER
PE077527
PENNSYLVANIA

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS
JACKSON TOWNSHIP
BUTLER COUNTY

BUTLER COUNTY RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY PA

SITE ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROCCO PAUL MAGRINO
ENGINEER
PE076487
PENNSYLVANIA

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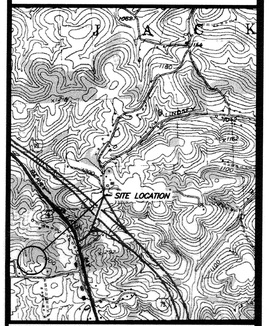
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Site Location Map: Evans City Scale = 1"=2000'



Survey General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS SHOWN FOR LOT NO. 4 OF JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLAN BOOK VOLUME 335, PAGES 26 THROUGH 29.
2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
3. THE SUBJECT PREMISES LIE WITHIN FEMA FIRM MAP COMMUNITY PANEL NO. 42142000005A, WHICH IS AN UN-PRINTED PANEL AND IS DETERMINED AND DESIGNATED AS A NO SPECIAL FLOOD HAZARD AREA.

0 30' 60'

Drawing Scale: 1" = 30'

NORTH

ISSUED FOR CONSTRUCTION

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 | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
The Buncher Company
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THIS DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.

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

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: SEPTEMBER 12, 2017

PLAN REVISIONS

	DATE	DESCRIPTION

Situate In:
Jackson Township, Butler County, PA

Project Name:
LOT 10 - PHASE 1
JACKSON'S POINTE PHASE 2
COMMERCIAL LAND DEVELOPMENT PLAN

Drawing Name:
PLAN OF RECORDING PLAN

Project No:	Drawing No:
160003	C-1200

CRANBERRY ANNEX COMMERCIAL CENTER
CONSOLIDATION PLAT No. 1
FOR
MANOR DEVELOPMENT GROUP II.
CRANBERRY TOWNSHIP
COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA
2.728 ACRES

CERTIFICATION OF TITLE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRANBERRY ANNEX COMMERCIAL CENTER MANOR DEVELOPMENT GROUP II IS IN THE NAME OF AND IS RECORDED IN DEED BOOK VOLUME 189 PAGE 45. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Virginia M. Lisko — WITNESS
Dominic Gigliotti — OWNER

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

ON THIS, THE 6th DAY OF FEBRUARY, 2018 BEFORE ME, THE BOARD OF DIRECTORS OF MANOR DEVELOPMENT GROUP II, INCORPORATED IN THE STATE OF PENNSYLVANIA, BENEFICIAL OWNER OF THE LAND SHOWN ON THE CONSOLIDATION PLAT ADOPTED THIS PLAN AS ITS CRANBERRY ANNEX COMMERCIAL CENTER AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

MANOR DEVELOPMENT GROUP II
NAME OF CORPORATION

Dominic Gigliotti
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

Dominic Gigliotti Jr.
SIGNATURE AND TITLE OF OFFICER WITNESSING

FEBRUARY 6 2018
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~ALLEGHENY~~ PERSONALLY APPEARED - Dominic Gigliotti, officer OF MANOR DEVELOPMENT GROUP II, WHO STATED THAT (HE/SHE) 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 THE 6th DAY OF February, 2018

Timothy A. Piper
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

SURVEYOR'S CERTIFICATION

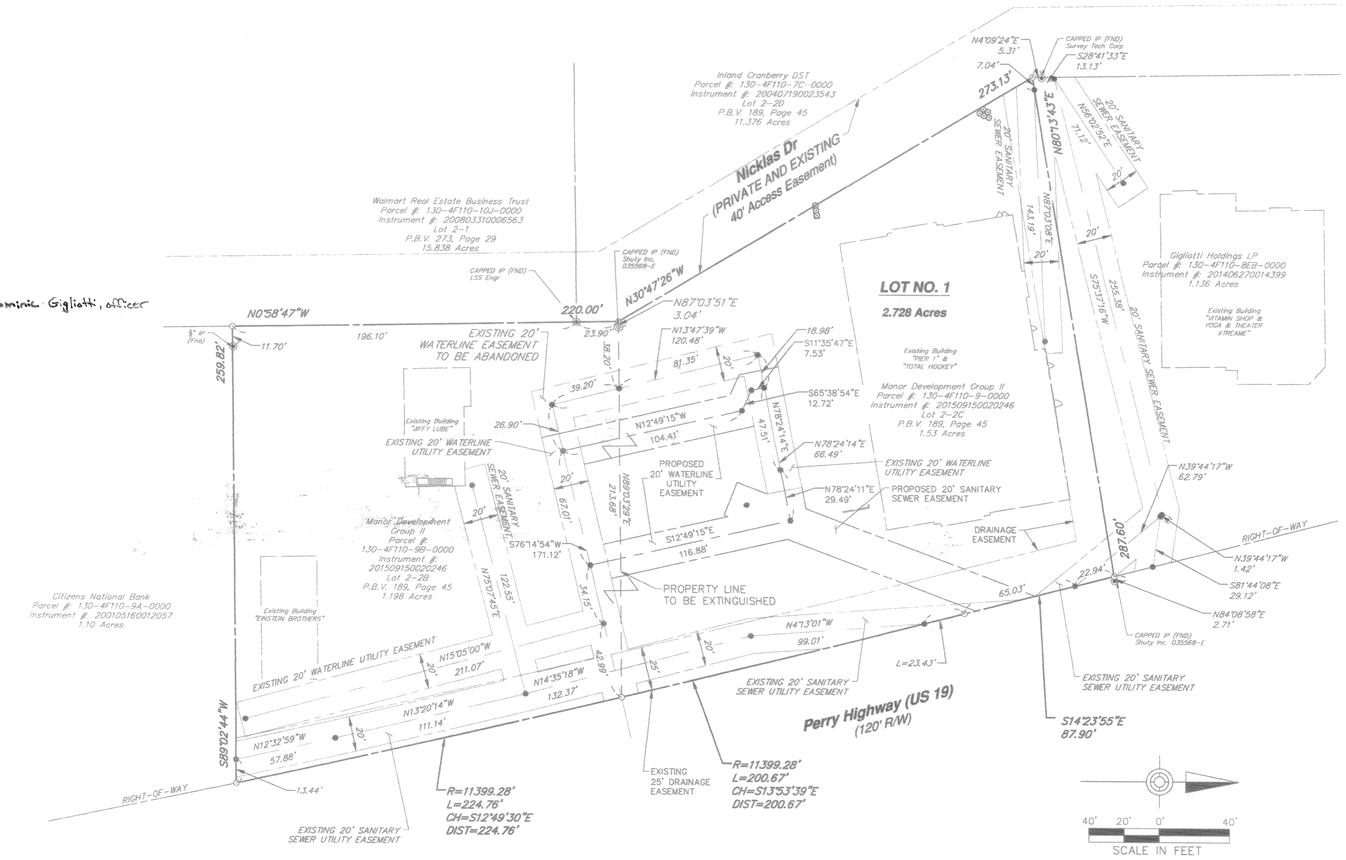
I, MICHAEL D. KREIGER, JR. CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HERON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

1-12-17
DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL D. KREIGER, JR. — SURVEYOR — PENNSYLVANIA

SIGNATURE

SU053387
REGISTRATION NUMBER



REFERENCE DOCUMENTS

1. CRANBERRY SQUARE SHOPPES SUBDIVISION PLAT. P.B.V. 189, PAGE 45, 1996
2. FRANCES A. HARTNER PLAN OF LOTS. P.B.V. 106, PAGE 42, 1985
3. CRANBERRY SQUARE SHOPPES DEVELOPMENT PLAT. P.B.V. 191, PAGE 28, 1996
4. CRANBERRY SQUARE ANNEX FINAL DEVELOPMENT PLAT. P.B.V. 199, PAGE 16, 1996
5. CRANBERRY SQUARE/ WALMART REVISION NO.1. P.B.V. 273, PAGE 29, 2004
6. DEEDS AS REFERENCED ON PLAT.

Instr:201803150004857 03/15/2018
Pages:1 F:$45.00 3:47PM
Michele Mustello T20180003394
Butler County Recorder FL

GENERAL NOTES

1. AREA OF SURVEYED PROPERTY: 2.728
2. THE BOUNDARY SHOWN ON THIS PLAN IS BASED UPON SURVEY PERFORMED ON THE GROUND BY HERBERT, ROWLAND & GRUBIC IN JUNE 2016.
3. HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). BEARING BASIS GRID NORTH BASED ON GPS OBSERVATION AT LATITUDE 40 DEGREES 41 MINUTES 17.16309 SECONDS NORTH AND LONGITUDE 80 DEGREES 06 MINUTES 11.7899 SECONDS WEST, HAVING A CONVERGENCE ANGLE OF -01 DEGREES 31 MINUTES 36.4368 SECONDS.
4. THIS PLAT GENERATED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN.

EXISTING LEGEND

- Iron Pin
- 5/8" IRON PIN SET "HRG CAP"
- EASEMENT SEGMENTS
- EXISTING EASEMENTS
- PROPERTY LINES
- EXISTING STRUCTURE
- EXISTING EASEMENT TO BE ABANDONED

AREA TABLE:

AREA OF LOT 2-2B:	1.198 ACRES
AREA OF LOT 2-2C:	1.53 ACRES
AREA OF COMBINED LOTS:	2.728 ACRES
TOTAL	2.728 ACRES
	2.728 ACRES BY DEED

PLAN BOOK	PAGE
369	32

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2016-93, ON THE 12th DAY OF MARCH, 2018

Richard M. Hadley
CHAIRMAN, BOARD OF SUPERVISORS

SECRETARY

SEAL

TOWNSHIP MANAGER'S APPROVAL

I, Jerry Anderl, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2016-93 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

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

SIGNATURE — DATE 3/14/18

PE071353
REGISTRATION NUMBER

PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 31ST DAY OF AUG., 2018

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SECRETARY

SEAL

MUNICIPAL DECLARATIONS

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.

3/12/18
DATE

SECRETARY

PROOF OF RECORDING

THE PLAN MUST INCLUDE A SIGNATURE SPACE FOR THE RECORDER OF DEEDS AS FOLLOWS:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 369 PAGE 32

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF March 2018

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

SEAL

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
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Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

MANOR DEVELOPMENT GROUP II
11279 PERRY HIGHWAY, SUITE 509
WEXFORD, PA 15090
(724) 934-2720

LOT CONSOLIDATION PLAT
FOR
CRANBERRY ANNEX COMMERCIAL CENTER
CRANBERRY TOWNSHIP — BUTLER COUNTY — PENNSYLVANIA

PROJ. MGR.	DGW
DESIGN	SJS
CADD	WLA[NAS]DMH
CHECKED	DGW
SCALE	AS NOTED
DATE	12.15.2017

DRAWING NO. LC-1
SHEET NO. 1 OF 1
PROJECT 007195.0435

File name: P:\2017\007195.0435\PLAN\PLAN\Plan Sets\LC\2017195.0435SD.dwg Layout:LEED LC-1 Dec 15, 2017 - 8:24am dustinbaer

Instr:201803160004958 03/16/2018
Pages:3 F:$25.00 3:55PM
Michele Mustello T20180003395
Butler County Recorder FL

SUBDIVISION PLAN
FOR
LYNN J. GEISLER
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
FEBRUARY 2017
REVISED MARCH 15, 2017

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER.

I, OWNER OF THE LAND SHOWN ON THE SUBDIVISION PLAN FOR LYNN J. GEISLER, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF OWNER(S)

SIGNATURE OF WITNESS

Feb. 12, 2018
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~LAWRENCE~~ PERSONALLY APPEARED Lynn J. Geisler WHO STATED THAT (HE/SHE) 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 02 THE 12TH DAY OF ~~AUGUST, 2016~~ FEBRUARY 2018

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Hutchison, Notary Public
City of Lawrence County
My Commission Expires March 12, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PROFESSIONAL SEAL

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 369 PAGE 33-35

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF March 2018

SEAL

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY PA

PROFESSIONAL SEAL



LOCATION MAP
1"=2000'

INDEX OF DRAWINGS

SHEET NO.	TITLE
1.	COVER SHEET
2.	SUBDIVISION PLAN "A"
3.	SUBDIVISION PLAN "B"

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN APPROX. 39 ACRE TRACT OF LAND INTO THREE LOTS. LOT 1 IS CREATED TO PROVIDE FOR FUTURE RESIDENTIAL DEVELOPMENT. LOT 2 IS CREATED FOR THE PURPOSE AS A RESIDENTIAL PROPERTY UTILIZING THE EXISTING BUILDINGS. LOT 3 IS CREATED FOR RESIDENTIAL USE WITH THE FUTURE PLANNING OF A DWELLING.

THIS PLAN DOES NOT CONSTITUTE A LAND DEVELOPMENT PLAN OR PROVIDE FOR PERMITS FOR IMPROVEMENT OR CONSTRUCTION PURPOSES. ANY CONTEMPLATED IMPROVEMENT OR CONSTRUCTION SHOULD BE COORDINATED THROUGH THE MUNICIPALITY IN ACCORDANCE WITH ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

HRG
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Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

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Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

PLAN BOOK	PAGE
369	33

MUNICIPAL ENGINEER'S CERTIFICATE

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

SIGNATURE

3/14/18
DATE

PE071353
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA
JASON C. KRATSAS
PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2017-21 ON THE 12th DAY OF March 2018.

CHAIRMAN, BOARD OF SUPERVISORS

SECRETARY

PROFESSIONAL SEAL

TOWNSHIP MANAGER'S APPROVAL

I, TERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2017-21 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OR THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

PLANNING COMMISION REVIEW STATEMENT

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

CHAIRMAN, BUTLER COUNTY PLANNING COMMISION

SECRETARY

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

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

02-12-2018
DATE

NAME OF SURVEYOR

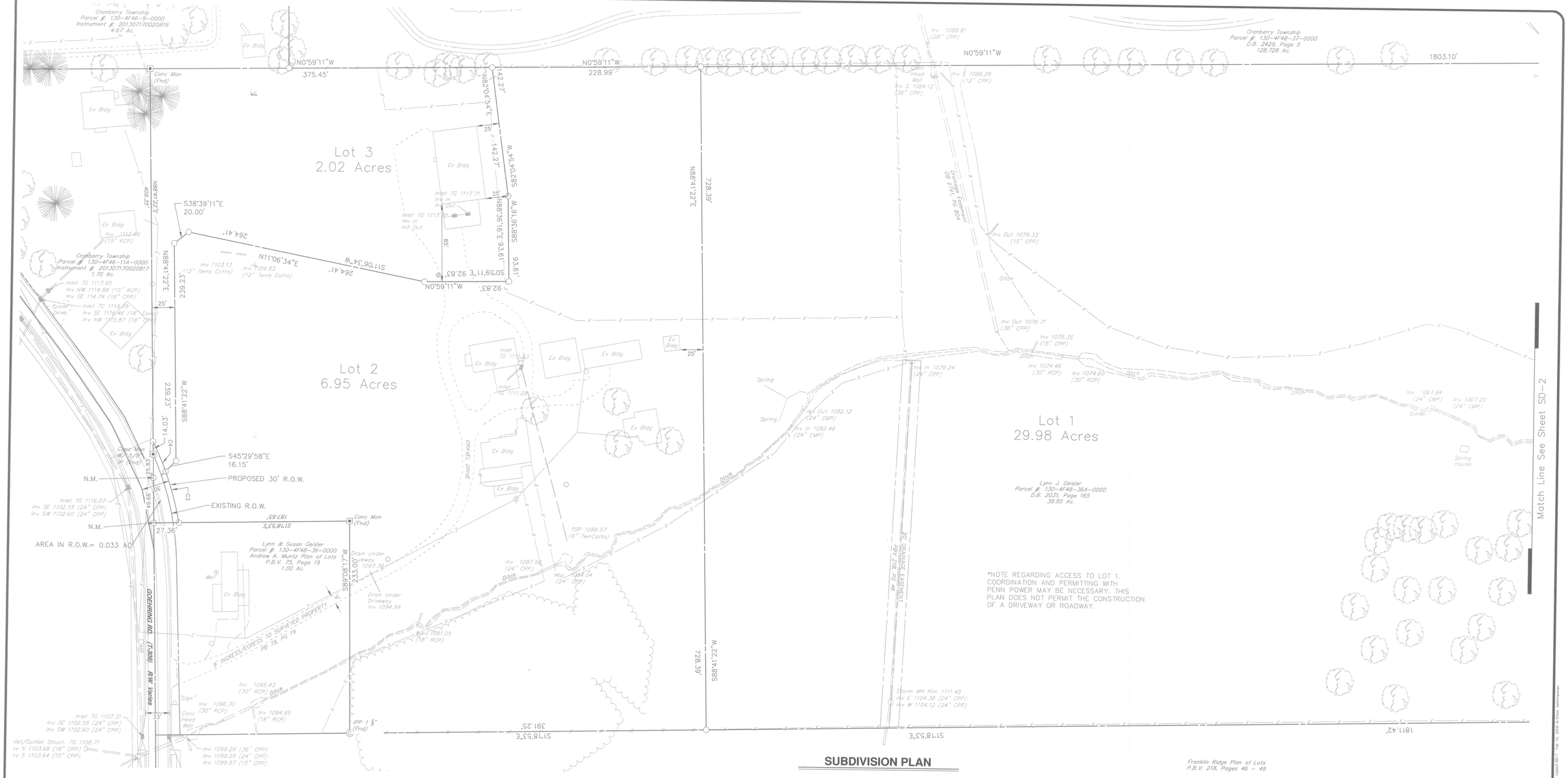
SU053387
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL D. KREIGER, JR.
LAND SURVEYOR
SU053387

PROFESSIONAL SEAL

THIS SHEET NOT VALID WITHOUT SHEETS 2 & 3

File name: P:\2016\160154\...\24x36\COVER.dwg Layout: COVER Date: Feb 12, 2018 - 8:57am dbrenneman



SUBDIVISION PLAN

Franklin Ridge Plan of Lots
P.B.V. 218, Pages 46 – 49

LEGEND

- N.M. No Monument Found or Set
- Monument Found
- Iron Pipe Found – Size Indicated
- Iron Pin Found – Size Indicated
- Deed Line
- Legal Right-of-Way Line
- Existing Curb
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Guide Rail

REFERENCE DOCUMENTS

1. ALL DEEDS REFERENCED ON PLAT OF SURVEY.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C3	323.50'	58.35'	S74°50'31"W	58.27'
C4	323.50'	35.58'	S66°31'26"W	35.56'

GENERAL NOTES

1. AREA OF SURVEYED PROPERTY: 38.92 ACRES
2. ENTIRE SURVEYED PROPERTY LOCATED IN R-2 ZONING DISTRICT.
3. LOT 1 HAS ROADWAY FRONTAGE ALONG NORTH BOUNDARY ROAD HOWEVER A ROAD OR DRIVE IS NOT GRANTED BY THIS PLAN. ACCESS TO NORTH BOUNDARY ROAD SHOULD BE COORDINATED THROUGH THE MUNICIPALITY IN ACCORDANCE WITH ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND COORDINATED WITH THE POWER COMPANY OPERATING THE 200' POWER TRANSMISSION LINE EASMENT.

SURVEY NOTES

1. THE BOUNDARY SHOWN ON THIS PLAN IS BASED UPON SURVEY PERFORMED ON THE GROUND BY HERBERT, ROWLAND & GRUBIC IN OCTOBER 2016.
2. HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
3. BEARING BASIS ESTABLISHED AS GRID NORTH, PENNSYLVANIA STATE PLANE, SOUTH ZONE 3702, GPS OBSERVATION AT LATITUDE 40 DEGREES 43 MINUTES 08.49239 SECONDS NORTH, LONGITUDE 80 DEGREES 04 MINUTES 58.54007 SECONDS WEST, HAVING A CONVERGENCE ANGLE OF -01 DEGREES 30 MINUTES 48.9132 SECONDS.
4. TITLE COMMITMENT POLICY NO. 15-5358, EFFECTIVE DATE OF 12/31/2015 BY CHICAGO TITLE INS. CO WAS PROVIDED TO THE UNDERSIGNED.

REQUEST FOR PLANNING WAIVER&NON-BUILDING DECLARATION

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPOERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF _____ USE. NO PORTION OF LOTS 1 & 2 ARE APPROVED BY CRANBERRY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CRANBERRY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

AREA TABLE: GROSS ACREAGE

AREA OF ORIGINAL TRACT:	38.92 ACRES
AREA OF LOT 1:	29.93 ACRES
AREA OF LOT 2:	6.94 ACRES
AREA OF LOT 3:	2.05 ACRES
TOTAL	38.92 ACRES

GRAPHIC SCALE
50' 25' 0' 50'
SCALE: 1" = 50'

THIS SHEET NOT VALID WITHOUT SHEETS 1 & 3

NO.	REVISION	DATE	BY
1	CRANBERRY TOWNSHIP MARCH 8, 2017 COMMENT LETTER	03/15/2017	GHW

PLAN BOOK	PAGE
369	34

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200 West Kensinger Drive, Suite 400
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www.hrg-inc.com

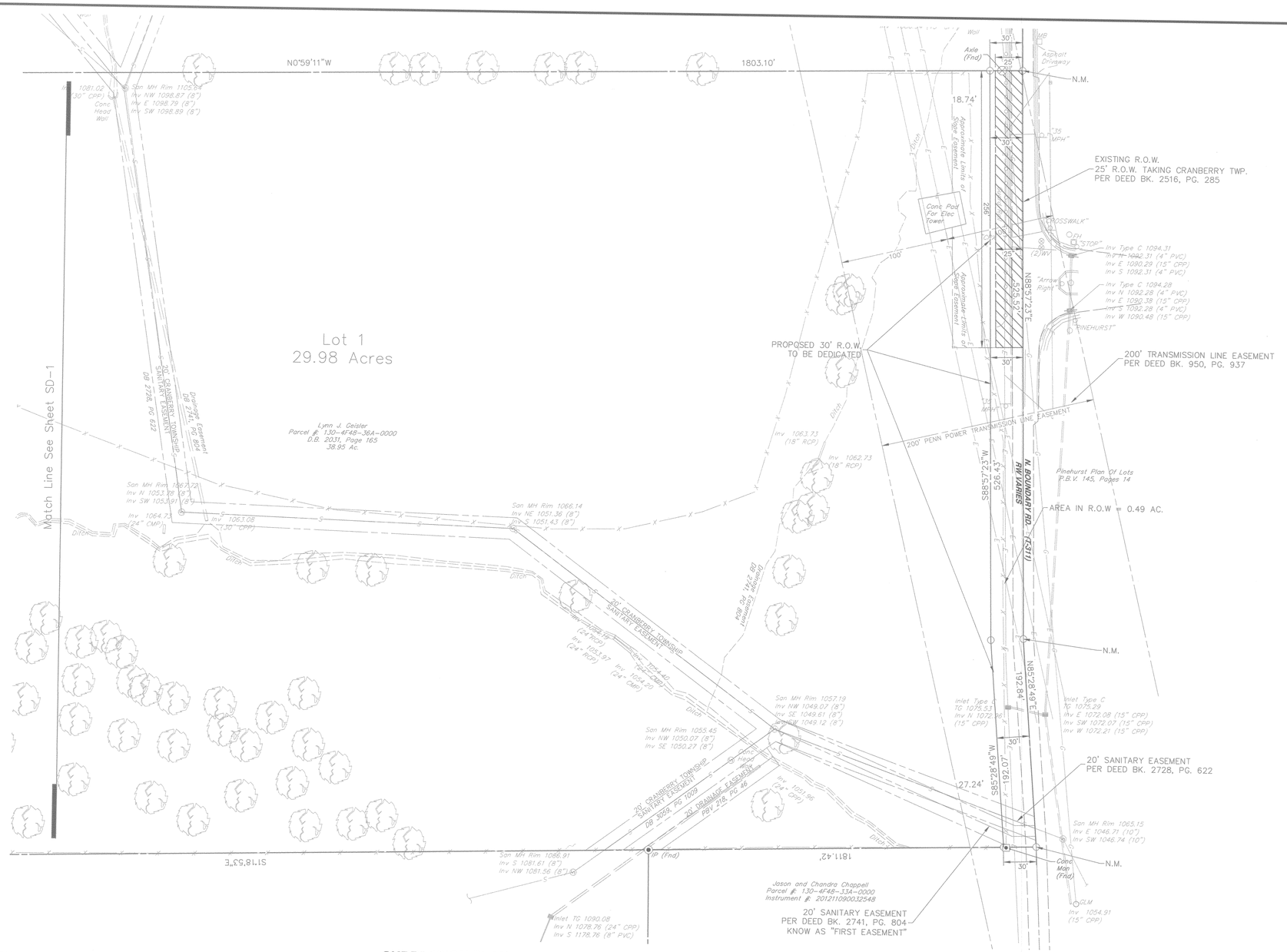
LYNN J. GEISLER
9703 GOEHRING ROAD
CRANBERRY TOWNSHIP, PA 16066

SUBDIVISION PLAN
FOR
LYNN J. GEISLER
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. –	DS
DESIGN –	
CADD –	DMH/GHW
CHECKED –	REQ
SCALE –	AS SHOWN
DATE –	02/07/2017

DRAWING NO.
SD-1
SHEET NO.
2 OF 3
PROJECT R007645.0428

File Name: P:\007645\004\Subdivision\SD-1.dgn Plotted By: GHW Plotted On: 2/7/2017 - File Time: 2016-9-29 Pen: dotmerman



LEGEND

- N.M. No Monument Found or Set
- Monument Found
- Iron Pipe Found – Size Indicated
- Iron Pin Found – Size Indicated
- Deed Line
- Legal Right-of-Way Line
- Existing Curb
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Guide Rail

SURVEY NOTES

1. THE BOUNDARY SHOWN ON THIS PLAN IS BASED UPON SURVEY PERFORMED ON THE GROUND BY HERBERT, ROWLAND & GRUBIC IN OCTOBER 2016.
2. HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
3. BEARING BASIS ESTABLISHED AS GRID NORTH, PENNSYLVANIA STATE PLANE, SOUTH ZONE 3702, GPS OBSERVATION AT LATITUDE 40 DEGREES 43 MINUTES 08.49239 SECONDS NORTH, LONGITDUE 80 DEGREES 04 MINUTES 58.54007 SECONDS WEST, HAVING A CONVERGENCE ANGLE OF –01 DEGREES 30 MINUTES 48.9132 SECONDS.
4. TITLE COMMITMENT POLICY NO. 15–5358, EFFECTIVE DATE OF 12/31/2015 BY CHICAGO TITLE INS. CO WAS PROVIDED TO THE UNDERSIGNED.

SUBDIVISION PLAN

THIS SHEET NOT VALID WITHOUT SHEETS 1 & 2

NO.	REVISION	DATE	BY
1	CRANBERRY TOWNSHIP MARCH 8, 2017 COMMENT LETTER	03/15/2017	GHW

PLAN BOOK	PAGE
369	35

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www.hrg-inc.com

LYNN J. GEISLER
9703 GOEHRING ROAD
CRANBERRY TOWNSHIP, PA 16066

SUBDIVISION PLAT
FOR
LYNN J. GEISLER
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR.	– DS
DESIGN	–
CADD	– DMH/GHW
CHECKED	– REQ
SCALE	– AS SHOWN
DATE	– 02/07/2017

DRAWING NO. SD-2
SHEET NO. 3 OF 3
PROJECT R007645.0428

File name: P:\2007\007645.0428\SD\SD-Plan SHEETS\SD-2.dwg Layout: SD-2 Feb 10, 2018-8:37am dlimmerman

Instr 201803100004959 03/16/2018 1:45PM
Pages: 6 F:$205.00
Michele Mustello T20180003396
Butler County Recorder PL

OWNERS ADOPTION

WE, SHAWNEE CRANBERRY, LLC, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL PRD HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — OWNER Paul Gallenstein — DATE 9/29/17

ACKNOWLEDGMENT

STATE OF FLORIDA; Monroe County

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Paul Gallenstein REPRESENTATIVE OF SHAWNEE CRANBERRY, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF Sept 2017

MY COMMISSION EXPIRES THE 11 DAY OF 30 2019

NOTARY PUBLIC

CALVIN WINFREY NOTARY My Comm. Expires November 30, 2019 No. FF 938614 STATE OF FLORIDA

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL PRD IS IN THE NAME OF SHAWNEE CRANBERRY, LLC, AND IS RECORDED IN INSTRUMENT NO. 201705150010008 AND I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER Paul Gallenstein

SURVEYOR'S CERTIFICATION

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

10-9-17 DATE — MICHAEL ALLEN OGIN, REG. NO. SU-075288

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

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

SECRETARY — DATE 10-12-17

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2017-43 ON THE 5TH DAY OF MARCH, 2018.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I, CRANBERRY TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-43 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

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

JASON KRATSAS, REG. NO. PE071553 — DATE 10/12/17

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF MARCH 17

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

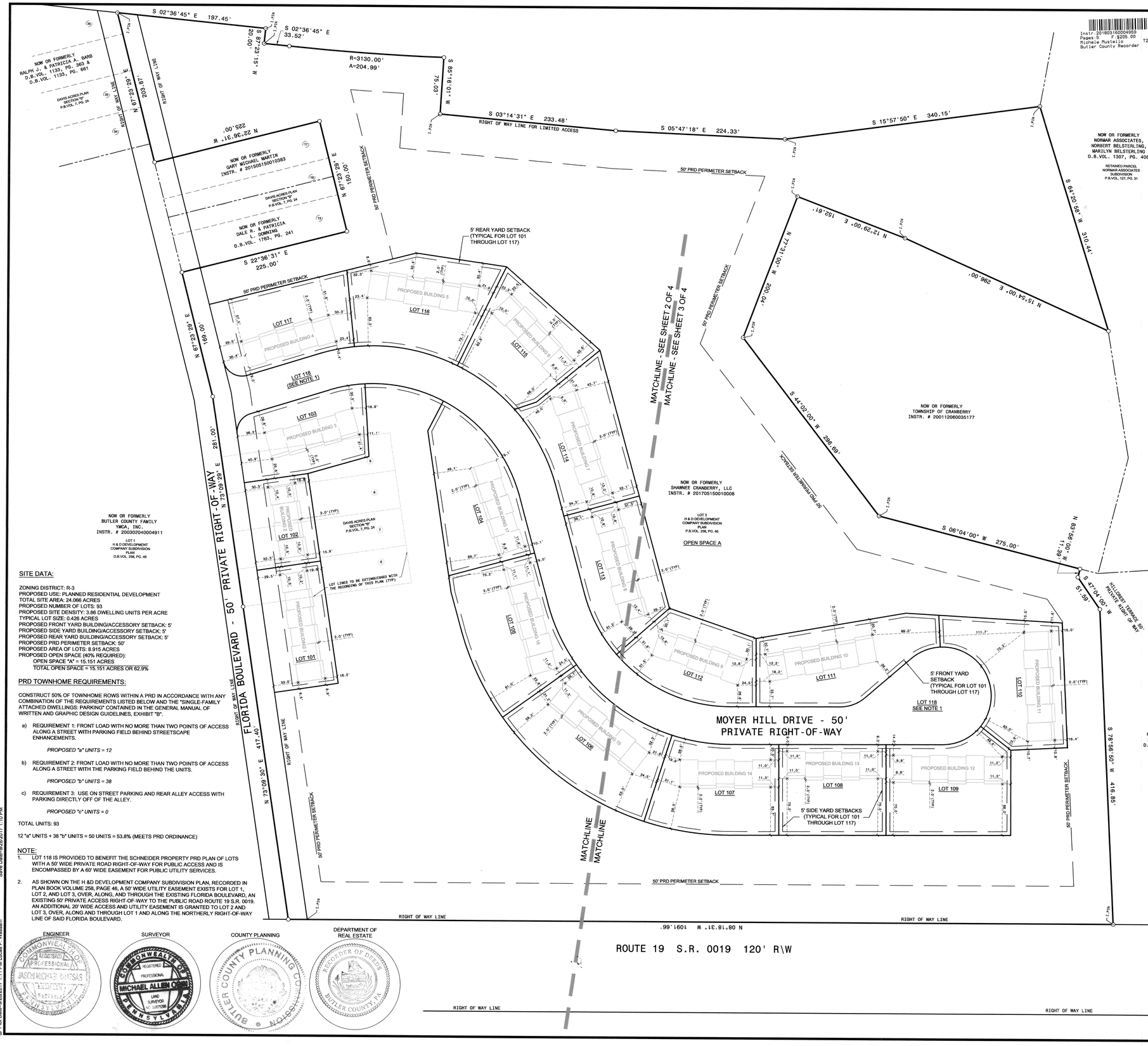
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 369 PAGE(S) 36-40

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF March, 20 18

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

RECORDER OF DEEDS

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



SITE DATA:

ZONING DISTRICT: R-3
PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT
TOTAL SITE AREA: 24.066 ACRES
PROPOSED NUMBER OF LOTS: 93
PROPOSED SITE DENSITY: 3.86 DWELLING UNITS PER ACRE
TYPICAL LOT SIZE: 0.426 ACRES
PROPOSED FRONT YARD BUILDING/ACCESSORY SETBACK: 5'
PROPOSED SIDE YARD BUILDING/ACCESSORY SETBACK: 5'
PROPOSED REAR YARD BUILDING/ACCESSORY SETBACK: 5'
PROPOSED PRD PERIMETER SETBACK: 50'
PROPOSED AREA OF LOTS: 8.915 ACRES
PROPOSED OPEN SPACE (40% REQUIRED):
OPEN SPACE "A" = 15.151 ACRES
TOTAL OPEN SPACE = 15.151 ACRES OR 62.9%

PRD TOWNHOME REQUIREMENTS:

CONSTRUCT 50% OF TOWNHOME ROWS WITHIN A PRD IN ACCORDANCE WITH ANY COMBINATION OF THE REQUIREMENTS LISTED BELOW AND THE "SINGLE-FAMILY ATTACHED DWELLINGS: PARKING" CONTAINED IN THE GENERAL MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES, EXHIBIT "B".

a) REQUIREMENT 1: FRONT LOAD WITH NO MORE THAN TWO POINTS OF ACCESS ALONG A STREET WITH PARKING FIELD BEHIND STREETSCAPE ENHANCEMENTS.

PROPOSED "a" UNITS = 12

b) REQUIREMENT 2: FRONT LOAD WITH NO MORE THAN TWO POINTS OF ACCESS ALONG A STREET WITH THE PARKING FIELD BEHIND THE UNITS.

PROPOSED "b" UNITS = 38

c) REQUIREMENT 3: USE ON STREET PARKING AND REAR ALLEY ACCESS WITH PARKING DIRECTLY OFF OF THE ALLEY.

PROPOSED "c" UNITS = 0

TOTAL UNITS: 93

12 "a" UNITS + 38 "b" UNITS = 50 UNITS = 53.8% (MEETS PRD ORDINANCE)

NOTE:

1. LOT 118 IS PROVIDED TO BENEFIT THE SCHNEIDER PROPERTY PRD PLAN OF LOTS WITH A 50' WIDE PRIVATE ROAD RIGHT-OF-WAY FOR PUBLIC ACCESS AND IS ENCOMPASSED BY A 60' WIDE EASEMENT FOR PUBLIC UTILITY SERVICES.
2. AS SHOWN ON THE H &D DEVELOPMENT COMPANY SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 258, PAGE 46, A 50' WIDE UTILITY EASEMENT EXISTS FOR LOT 1, LOT 2, AND LOT 3, OVER, ALONG, AND THROUGH THE EXISTING FLORIDA BOULEVARD, AN EXISTING 50' PRIVATE ACCESS RIGHT-OF-WAY TO THE PUBLIC ROAD ROUTE 19 S.R. 0019. AN ADDITIONAL 20' WIDE ACCESS AND UTILITY EASEMENT IS GRANTED TO LOT 2 AND LOT 3, OVER, ALONG AND THROUGH LOT 1 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLORIDA BOULEVARD.

ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL ENGINEER, JASON MICHAS KRATSAS, PENNSYLVANIA

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

COUNTY PLANNING — BUTLER COUNTY PLANNING COMMISSION

DEPARTMENT OF REAL ESTATE — RECORDER OF DEEDS, BUTLER COUNTY, PA

NOW OR FORMERLY NORMAR ASSOCIATES, NORBERT BELSTERLING, MARILYN BELSTERLING D.B.VOL. 1307, PG. 408
RETAINED PARCEL NORMAR ASSOCIATES SUBDIVISION P.B.VOL. 127, PG. 31

PLAN BOOK	PAGE
369	36

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

TOTAL AREA OF RECORDING = 1,075,082 SF OR 24.680 ACRES

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THE RESERVE AT EAGLE HILL PRD

SITUATE IN

FLORIDA BOULEVARD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

SHAWNEE CRANBERRY, LLC
7241 WOOSTER PIKE
CINCINNATI, OH 45227

PM: MAO DB: LPW CB:

SHEET 1 OF 4
SCALE: 1" = 60'

Date: 2016-08-08
Job Number: C-16247-0004
Dwg No: PENDING

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[Path & Filename=R:\Projects\16000\16247 Schneider Property-0004 Schneider Property - PRD\Dwg\01-Base\Final Base\16247-0004_RP Base and Sheets.dwg
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Save Date=9/22/2017 1:10 PM
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NOTES:

1. LOT 118 IS PROVIDED TO BENEFIT THE SCHNEIDER PROPERTY PRD PLAN OF LOTS WITH A 50' WIDE PRIVATE ROAD RIGHT-OF-WAY FOR PUBLIC ACCESS AND IS ENCOMPASSED BY A 60' WIDE EASEMENT FOR PUBLIC UTILITY SERVICES.
2. AS SHOWN ON THE H &D DEVELOPMENT COMPANY SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 258, PAGE 46, A 50' WIDE UTILITY EASEMENT EXISTS FOR LOT 1, LOT 2, AND LOT 3, OVER, ALONG, AND THROUGH THE EXISTING FLORIDA BOULEVARD, AN EXISTING 50' PRIVATE ACCESS RIGHT-OF-WAY TO THE PUBLIC ROAD ROUTE 19 S.R. 0019. AN ADDITIONAL 20' WIDE ACCESS AND UTILITY EASEMENT IS GRANTED TO LOT 2 AND LOT 3, OVER, ALONG AND THROUGH LOT 1 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLORIDA BOULEVARD.
3. THE TOTAL AREA FOR RECORDING INCLUDES TAX MAP PARCEL 130-S1-AAAA, 130-S1-B6, AND 130-S1-B8.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD AND OTHER FUTURE CONDITIONS AND AGREEMENTS TO BE RECORDED.
5. PROPOSED BUILDING LOCATIONS SHOWN ON SHEET 1 OF THIS SUBDIVISION HAVE BEEN SHOWN TO FULFIL A TOWNSHIP REQUIREMENT. BUILDING LOCATIONS ARE SUBJECT TO CHANGE.

PROPOSED EASEMENTS LEGEND:

- PROPOSED ACCESS, UTILITY, STREET WALL, AND \ OR SIGN EASEMENTS
- PROPOSED SANITARY SEWER EASEMENTS TO CRANBERRY TOWNSHIP
- PROPOSED WATERLINE EASEMENT TO CRANBERRY TOWNSHIP
- PROPOSED PUBLIC ACCESS EASEMENT TO CONDOMINIUM ASSOCIATION
- PROPOSED DRAINAGE EASEMENT TO CONDOMINIUM ASSOCIATION

FLORIDA BOULEVARD - 50' PRIVATE RIGHT-OF-WAY

MOYER HILL DRIVE - 50' PRIVATE RIGHT-OF-WAY

ROUTE 19 S.R. 0019 120' R\W

LOT 101 13,881 SF OR 0.319 ACRES

LOT 102 9,949 SF OR 0.228 ACRES

LOT 103 16,410 SF OR 0.377 ACRES

LOT 104 20,074 SF OR 0.461 ACRES

LOT 105 21,632 SF OR 0.497 ACRES

LOT 106 23,765 SF OR 0.546 ACRES

LOT 112 16,401 SF OR 0.377 ACRES

LOT 113 17,884 SF OR 0.411 ACRES

LOT 114 19,191 SF OR 0.441 ACRES

LOT 115 18,164 SF OR 0.417 ACRES

LOT 116 21,662 SF OR 0.497 ACRES

LOT 117 17,906 SF OR 0.411 ACRES

LOT 118 (SEE NOTE 1) 72,849 SF OR 1.672 ACRES

OPEN SPACE A 660,035 SF OR 15.151 ACRES

NOW OR FORMERLY RALPH J. & PATRICIA A. BARB D.B.VOL. 1133, PG. 363 & D.B.VOL. 1133, PG. 661

DAVIS ACRES PLAN SECTION "B" P.B.VOL. 7, PG. 34

NOW OR FORMERLY BUTLER COUNTY FAMILY YMCA, INC. INSTR. # 200302040004911 LOT 1 H & D DEVELOPMENT COMPANY SUBDIVISION PLAN D.B.VOL. 258, PG. 46

NOW OR FORMERLY DALE L. & PATRICIA D. MOYER D.B.VOL. 1783, PG. 241

NOW OR FORMERLY MICHAEL MARTIN GRUBE & MEGAN ELIZABETH GRUBE INSTR. # 200803180007893

NOW OR FORMERLY SHAWNEE CRANBERRY, LLC INSTR. # 201705150010008 LOT 3 H & D DEVELOPMENT COMPANY SUBDIVISION PLAN P.B.VOL. 258, PG. 46

PRIVATE STORMWATER MANAGEMENT EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

MATCHLINE - SEE SHEET 2 OF 4
MATCHLINE - SEE SHEET 3 OF 4

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

TOTAL AREA OF RECORDING = 1,075,082 SF OR 24.680 ACRES

PLAN BOOK	PAGE
369	37

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THE RESERVE AT EAGLE HILL PRD

SITUATE IN

FLORIDA BOULEVARD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

SHAWNEE CRANBERRY, LLC
7241 WOOSTER PIKE
CINCINNATI, OH 45227

PM: MAO DB: LPW CB:

SHEET 2 OF 4
SCALE: 1" = 40'

Date: 2016-08-08
Job Number: C-16247-0004
Dwg No: PENDING

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Plot Date=10/10/2017 8:43 AM Michael T. Tomasovich
15.03

MATCHLINE - SEE SHEET 2 OF 4
MATCHLINE - SEE SHEET 3 OF 4

ROUTE 19 S.R. 0019 120' R\W

RIGHT OF WAY LINE

MOYER HILL DRIVE - 50' PRIVATE RIGHT-OF-WAY

MOYER HILL TERRACE 50' PRIVATE RIGHT OF WAY

HILLCREST TERRACE 50' PRIVATE RIGHT OF WAY

LOT 106
23,765 SF
OR
0.546 ACRES

LOT 107
19,383 SF
OR
0.445 ACRES

LOT 108
17,040 SF
OR
0.391 ACRES

LOT 109
20,520 SF
OR
0.471 ACRES

LOT 110
20,144 SF
OR
0.462 ACRES

LOT 111
21,446 SF
OR
0.492 ACRES

LOT 112
16,401 SF
OR
0.377 ACRES

LOT 113
17,884 SF
OR
0.411 ACRES

LOT 114
19,191 SF
OR
0.441 ACRES

LOT 118
(SEE NOTE 1)
72,849 SF
OR
1.672 ACRES

OPEN SPACE A
660,035 SF
OR
15.151 ACRES

NOW OR FORMERLY
SHAWNEE CRANBERRY, LLC
INSTR. # 201705150010008

LOT 3
H & D DEVELOPMENT COMPANY SUBDIVISION PLAN
P.B.VOL. 256, PG. 46

NOW OR FORMERLY
TOWNSHIP OF CRANBERRY
INSTR. # 200112060035177

NOW OR FORMERLY
NORMAR ASSOCIATES, NORBERT BELSTERLING, MARILYN BELSTERLING
D.B.VOL. 1307, PG. 408
RETAINED PARCEL
NORMAR ASSOCIATES SUBDIVISION
P.B.VOL. 127, PG. 31

PROPOSED 15' ACCESS EASEMENT
PROPOSED 20' WATERLINE EASEMENT TO CRANBERRY TOWNSHIP
PROPOSED 10' ACCESS EASEMENT
PROPOSED 20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP (FOR BUTLER COUNTY SANITARY DIVISION)
PROPOSED EASEMENT (SEE NOTE 1)
20' ACCESS AND UTILITY EASEMENT
20' PUBLIC ACCESS EASEMENT
20' ACCESS EASEMENT
20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP
10' DRAINAGE EASEMENT
50' PRD PERIMETER SETBACK
52' EASEMENT FOR ELECTRIC TRANSMISSION TO PENNSYLVANIA POWER COMPANY D.B.VOL. 1149, PG. 709 & D.B.VOL. 1151, PG. 431 & D.B.VOL. 1151, PG. 711 & D.B.VOL. 1149, PG. 698
LIMIT OF SLOPE

PROPOSED EASEMENTS LEGEND:
- PROPOSED ACCESS, UTILITY, STREET WALL, AND \ OR SIGN EASEMENTS
- PROPOSED SANITARY SEWER EASEMENTS TO CRANBERRY TOWNSHIP
- PROPOSED WATERLINE EASEMENT TO CRANBERRY TOWNSHIP
- PROPOSED PUBLIC ACCESS EASEMENT TO CONDOMINIUM ASSOCIATION
- PROPOSED DRAINAGE EASEMENT TO CONDOMINIUM ASSOCIATION

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

PLAN BOOK	PAGE
369	38

TOTAL AREA OF RECORDING = 1,075,082 SF OR 24.680 ACRES

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SITUATE IN
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PM: MAO DB: LPW CB:
SHEET 3 OF 4
SCALE: 1" = 40'
Date: 2016-08-08
Job Number. C-16247-0004
Dwg No: PENDING

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STORM SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
STM-L1	N 67° 23' 29" E	46.27	ESMT TIE
STM-L2	S 21° 43' 20" E	13.22	ESMT C/L
STM-L3	S 20° 08' 43" E	52.02	ESMT C/L
STM-L5	S 89° 59' 49" E	112.74	ESMT C/L
STM-L6	S 20° 59' 42" E	16.57	ESMT C/L
STM-L7	S 04° 37' 40" E	80.64	ESMT C/L
STM-L8	S 00° 18' 12" W	64.87	ESMT C/L
STM-L9	S 04° 01' 45" W	23.28	ESMT C/L
STM-L10	S 26° 00' 59" E	103.73	ESMT C/L
STM-L11	N 59° 30' 55" E	51.34	ESMT C/L
STM-L12	N 57° 30' 37" E	50.99	ESMT C/L
STM-L13	N 64° 44' 38" E	42.52	ESMT C/L
STM-L14	N 66° 27' 06" E	23.72	ESMT C/L
STM-L15	N 66° 27' 06" E	95.46	ESMT C/L
STM-L16	N 65° 25' 50" E	45.36	ESMT C/L
STM-L17	N 16° 46' 51" E	27.54	ESMT C/L
STM-L18	N 11° 12' 23" E	95.41	ESMT C/L
STM-L19	N 81° 24' 25" E	95.52	ESMT C/L
STM-L20	S 12° 28' 42" E	66.14	ESMT C/L
STM-L21	S 14° 28' 45" E	19.10	ESMT TIE
STM-L22	N 81° 24' 25" E	75.38	ESMT TIE
STM-L23	S 14° 28' 45" E	182.97	ESMT C/L
STM-L24	N 80° 55' 45" E	38.48	ESMT C/L
STM-L25	S 10° 05' 48" E	227.08	ESMT C/L
STM-L26	N 27° 24' 48" E	74.54	ESMT C/L
STM-L27	S 28° 37' 37" E	78.62	ESMT C/L
STM-L28	S 89° 08' 30" E	33.88	ESMT C/L
STM-L30	S 23° 38' 14" E	41.90	ESMT C/L
STM-L31	N 64° 03' 58" E	256.96	ESMT C/L
STM-L32	N 66° 22' 50" E	90.87	ESMT C/L
STM-L33	S 26° 17' 49" E	44.87	ESMT C/L
STM-L34	S 55° 51' 46" E	31.43	ESMT C/L
STM-L35	S 27° 44' 10" E	12.30	ESMT TIE
STM-L36	S 27° 44' 10" E	25.92	ESMT C/L
STM-L37	N 73° 09' 29" E	140.01	ESMT TIE
STM-L38	S 25° 01' 02" E	86.41	ESMT C/L
STM-L39	S 07° 33' 11" W	20.05	ESMT C/L
STM-L40	S 27° 20' 08" W	24.96	ESMT C/L
STM-L41	S 35° 36' 16" W	59.54	ESMT C/L
STM-L42	S 34° 31' 55" W	33.44	ESMT C/L
STM-L43	S 17° 34' 12" E	36.26	ESMT C/L
STM-L44	S 18° 13' 57" E	42.24	ESMT C/L

STORM SEWER EASEMENT CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
STM-C4	250.00	9.13	002°05'34"	N 15° 21' 33" W	9.13	ESMT TIE
STM-C29	370.00	21.28	003°17'41"	S 06° 56' 45" E	21.27	ESMT TIE

SANITARY SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-L1	N 82° 47' 08" E	33.82	ESMT TIE
SAN-L2	N 76° 54' 39" E	122.62	ESMT C/L
SAN-L3	N 72° 38' 41" E	268.21	ESMT C/L
SAN-L4	N 68° 12' 09" E	158.82	ESMT C/L
SAN-L5	N 81° 43' 50" E	55.76	ESMT C/L
SAN-L6	S 22° 36' 31" E	188.28	ESMT TIE
SAN-L7	S 25° 25' 28" E	148.87	ESMT C/L
SAN-L8	S 41° 00' 31" W	86.66	ESMT C/L
SAN-L9	S 09° 35' 30" W	155.36	ESMT C/L
SAN-L10	S 21° 40' 58" W	100.08	ESMT C/L
SAN-L11	S 64° 36' 18" W	313.93	ESMT C/L
SAN-L12	S 40° 04' 15" W	76.79	ESMT C/L
SAN-L13	S 09° 14' 31" W	128.15	ESMT C/L
SAN-L14	S 13° 41' 59" E	187.05	ESMT C/L
SAN-L15	S 48° 51' 11" E	62.01	ESMT TIE
SAN-L16	N 78° 56' 50" E	219.56	ESMT TIE
SAN-L17	S 11° 03' 10" E	68.26	ESMT C/L
SAN-L18	S 51° 29' 43" E	74.11	ESMT C/L
SAN-L19	S 79° 18' 22" W	237.10	ESMT C/L
SAN-L20	S 05° 02' 16" E	73.08	ESMT TIE
SAN-L21	N 10° 41' 38" W	310.88	ESMT C/L
SAN-L22	N 06° 09' 45" W	182.57	ESMT C/L
SAN-L23	N 30° 22' 36" E	204.10	ESMT C/L
SAN-L24	N 65° 28' 05" E	326.90	ESMT C/L
SAN-L25	S 89° 23' 53" E	139.10	ESMT C/L
SAN-L26	S 24° 20' 20" E	168.81	ESMT C/L

ACCESS EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
A-L1	N 67° 23' 29" E	8.92	ESMT TIE
A-L2	S 25° 25' 28" E	147.03	ESMT EDGE
A-L3	S 64° 34' 32" W	20.00	ESMT EDGE
A-L4	N 25° 25' 28" W	148.01	ESMT EDGE
A-L5	N 67° 23' 29" E	20.02	ESMT EDGE
A-L7	N 83° 42' 57" W	7.04	ESMT EDGE
A-L9	S 00° 00' 11" W	52.83	ESMT EDGE
A-L10	N 89° 59' 49" W	20.00	ESMT EDGE
A-L11	N 00° 00' 11" E	122.37	ESMT EDGE
A-L13	N 37° 53' 10" E	61.60	ESMT EDGE
A-L14	S 52° 06' 50" E	20.00	ESMT EDGE
A-L15	S 37° 53' 10" W	31.72	ESMT EDGE
A-L17	S 54° 40' 15" E	15.54	ESMT EDGE
A-L19	N 54° 40' 15" W	18.45	ESMT EDGE
A-L22	S 00° 00' 11" W	39.36	ESMT EDGE
A-L24	S 83° 42' 57" E	9.14	ESMT EDGE
A-L28	N 58° 53' 23" W	29.59	ESMT EDGE
A-L30	S 63° 15' 46" W	129.46	ESMT EDGE
A-L31	S 66° 27' 06" W	150.62	ESMT EDGE
A-L33	S 30° 07' 20" W	110.96	ESMT EDGE
A-L36	S 78° 17' 14" E	74.25	ESMT EDGE
A-L38	N 78° 17' 14" W	72.11	ESMT EDGE
A-L41	S 08° 35' 35" E	108.08	ESMT EDGE
A-L42	S 10° 47' 40" E	164.12	ESMT EDGE
A-L43	S 08° 35' 35" E	143.18	ESMT EDGE
A-L44	S 81° 24' 25" W	20.00	ESMT EDGE
A-L45	N 08° 35' 35" W	142.80	ESMT EDGE
A-L46	N 10° 47' 40" W	164.12	ESMT EDGE
A-L47	N 08° 35' 35" W	108.46	ESMT EDGE
A-L49	N 30° 07' 20" E	110.96	ESMT EDGE
A-L51	N 66° 27' 06" E	150.07	ESMT EDGE
A-L52	N 63° 15' 46" E	128.91	ESMT EDGE
A-L54	N 31° 06' 37" E	17.04	ESMT EDGE
A-L55	N 73° 09' 29" E	8.24	ESMT EDGE
A-L56	S 70° 56' 18" E	34.25	ESMT EDGE
A-L57	S 31° 06' 37" W	26.65	ESMT EDGE
A-L58	S 58° 53' 23" E	14.21	ESMT EDGE
A-L59	S 08° 18' 31" E	37.15	ESMT TIE
A-L60	N 82° 54' 22" E	36.29	ESMT C/L
A-L66	N 88° 14' 40" E	4.05	ESMT C/L
A-L73	S 22° 00' 07" E	17.26	ESMT C/L
A-L75	N 78° 56' 50" E	9.10	ESMT C/L
A-L77	N 29° 48' 20" E	41.33	ESMT C/L
A-L79	S 11° 03' 10" E	101.55	ESMT C/L
A-L80	S 11° 03' 10" E	85.30	ESMT TIE
A-L81	S 11° 03' 10" E	16.24	ESMT TIE
A-L82	N 78° 56' 50" E	191.29	ESMT TIE

ACCESS EASEMENT CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
A-C5	250.00	64.87	014°52'05"	N 06° 52' 43" W	64.69	ESMT TIE
A-C8	5.00	8.40	096°16'52"	S 48° 08' 37" W	7.45	ESMT EDGE
A-C12	120.00	79.34	037°52'59"	N 18° 56' 41" E	77.90	ESMT EDGE
A-C16	5.00	8.08	092°33'25"	S 08° 23' 32" E	7.23	ESMT EDGE
A-C18	250.00	20.07	004°35'57"	S 30° 49' 32" W	20.06	ESMT EDGE
A-C20	5.00	7.64	087°31'55"	S 81° 33' 48" W	6.92	ESMT EDGE
A-C21	100.00	65.96	037°47'40"	S 18° 54' 01" W	64.77	ESMT EDGE
A-C23	5.00	7.31	083°43'08"	S 41° 51' 23" E	6.67	ESMT EDGE
A-C25	250.00	20.04	004°35'35"	S 02° 51' 07" W	20.04	ESMT EDGE
A-C26	200.00	29.13	008°20'43"	N 23° 14' 03" E	29.10	ESMT TIE
A-C27	200.00	20.01	005°43'57"	S 30° 16' 24" W	20.00	ESMT EDGE
A-C29	60.00	60.55	057°49'29"	N 87° 48' 08" W	58.02	ESMT EDGE
A-C32	105.00	66.58	036°19'45"	S 48° 17' 13" W	65.47	ESMT EDGE
A-C34	180.00	32.66	010°23'48"	S 24° 55' 26" W	32.62	ESMT EDGE
A-C35	20.00	34.21	098°00'46"	S 29° 16' 51" E	30.19	ESMT EDGE
A-C37	250.00	20.02	004°35'19"	S 09° 25' 07" W	20.02	ESMT EDGE
A-C39	20.00	36.17	103°37'38"	S 49° 53' 57" W	31.44	ESMT EDGE
A-C40	180.00	20.98	006°40'43"	S 05° 15' 14" E	20.97	ESMT EDGE
A-C48	200.00	135.14	038°42'55"	N 10° 45' 52" E	132.59	ESMT EDGE
A-C50	125.00	79.26	036°19'45"	N 48° 17' 13" E	77.94	ESMT EDGE
A-C53	80.00	56.45	040°25'35"	N 83° 29' 56" E	55.28	ESMT EDGE
A-C61	5.02	8.05	091°56'58"	N 37° 34' 53" E	7.21	ESMT C/L
A-C62	48.00	17.32	020°40'07"	N 14° 31' 27" W	17.22	ESMT C/L
A-C63	81.45	13.88	009°45'51"	N 19° 58' 35" W	13.86	ESMT C/L
A-C64	365.40	129.39	020°17'19"	N 04° 57' 00" W	128.71	ESMT C/L
A-C65	4.00	5.80	083°03'01"	N 46° 43' 10" E	5.30	ESMT C/L
A-C67	4.00	4.49	064°17'36"	S 59° 36' 31" E	4.26	ESMT C/L
A-C68	719.42	69.85	005°33'47"	S 30° 14' 37" E	69.82	ESMT C/L
A-C69	50.50	20.36	023°05'46"	S 44° 34' 23" E	20.22	ESMT C/L
A-C70	297.57	56.01	010°47'02"	S 61° 30' 47" E	55.92	ESMT C/L
A-C71	256.61	56.44	012°36'10"	S 75° 04' 17" E	56.33	ESMT C/L
A-C72	23.00	23.82	059°20'09"	S 51° 40' 11" E	22.77	ESMT C/L
A-C74	5.00	6.90	079°03'03"	S 61° 31' 38" E	6.36	ESMT C/L
A-C76	64.50	5.01	004°27'02"	S 57° 58' 26" E	5.01	ESMT TIE
A-C78	53.00	37.79	040°51'30"	N 09° 22' 35" E	37.00	ESMT C/L

STREET WALL EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SW-1	N 73° 09' 29" E	64.45	ESMT EDGE
SW-3	S 25° 25' 28" E	13.30	ESMT EDGE
SW-4	N 73° 09' 29" E	91.15	ESMT EDGE
SW-5	S 16° 50' 31" E	34.42	ESMT EDGE
SW-7	N 67° 23' 29" E	42.41	ESMT EDGE
SW-8	S 22° 36' 31" E	27.36	ESMT EDGE
SW-9	N 64° 34' 32" E	67.25	ESMT EDGE
SW-10	S 25° 25' 28" E	4.44	ESMT EDGE

STREET WALL EASEMENT CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
SW-2	25.00	35.53	081°25'03"	S 66° 07' 59" E	32.61	ESMT EDGE
SW-6	25.00	40.50	092°48'57"	S 20° 59' 01" W	36.21	ESMT EDGE

WATERLINE EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
WL-1	N 78° 56' 50" E	185.29	ESMT TIE
WL-2	N 11° 03' 10" W	101.55	ESMT C/L
WL-4	N 29° 53' 15" E	41.15	ESMT C/L
WL-7	N 88° 37' 22" E	145.98	ESMT C/L
WL-8	S 06° 04' 00" W	160.70	ESMT TIE

WATERLINE EASEMENT CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
WL-3	47.00	33.52	040°51'26"	S 09° 22' 33" W	32.81	ESMT C/L
WL-5	64.50	1.06	000°56'26"	S 60° 39' 54" E	1.06	ESMT TIE
WL-6	64.50	11.15	009°54'18"	N 06° 19' 46" W	11.14	ESMT TIE

NOTE:
REFER TO SHEETS 2 OF 4 AND 3 OF 4 FOR EASEMENT TAG LABEL LOCATIONS.

PLAN BOOK	PAGE
369	39

TOTAL AREA OF RECORDING = 1,075,082 SF OR 24.680 ACRES

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

THE RESERVE AT EAGLE HILL PRD

SITUATE IN

FLORIDA BOULEVARD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

SHAWNEE CRANBERRY, LLC
7241 WOOSTER PIKE
CINCINNATI, OH 45227

PM: MAO DB: LPW CB:

SHEET 4 OF 4
SCALE: NA

Date: 2016-08-08
Job Number: C-16247-0004
Dwg No: PENDING

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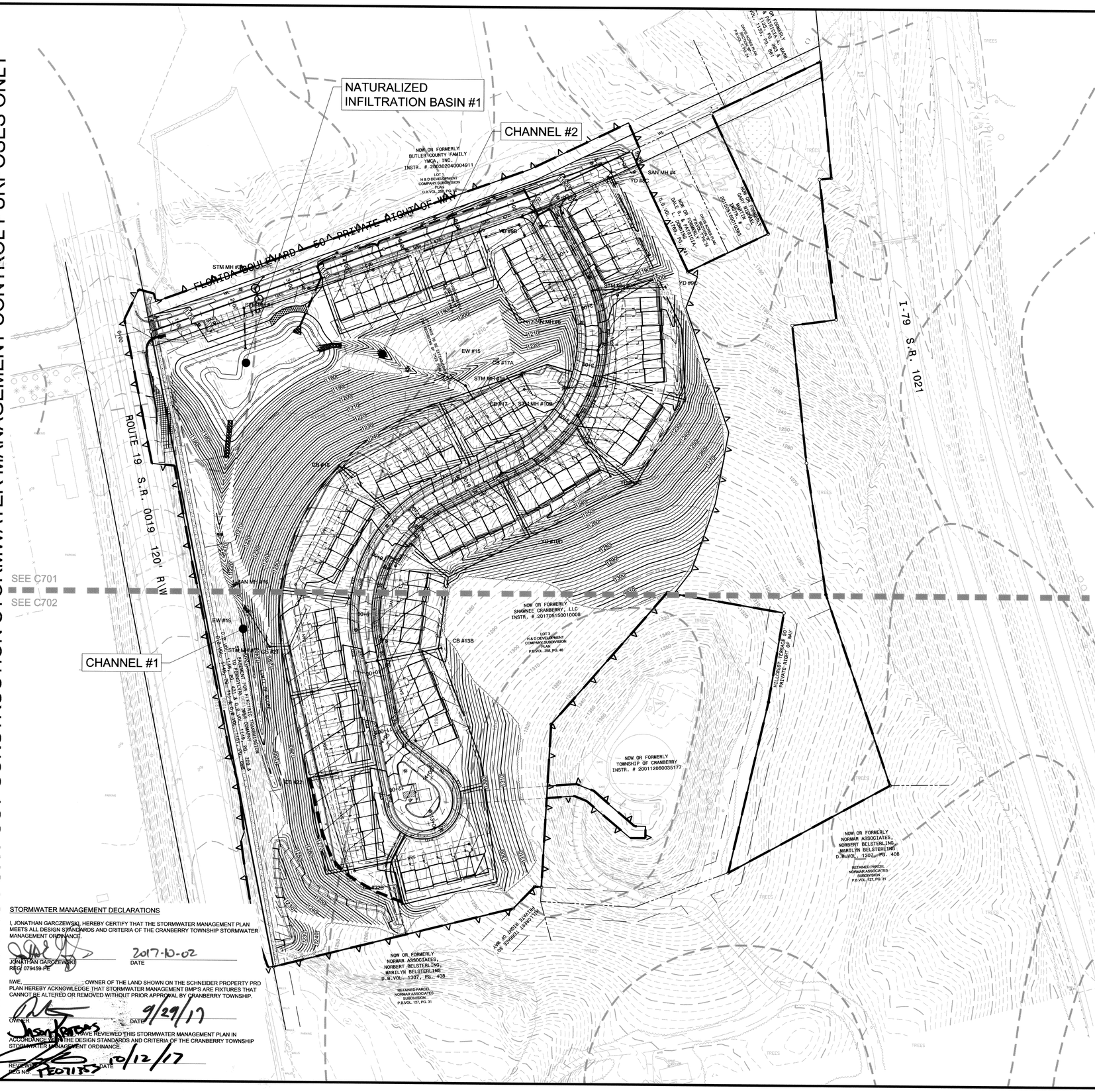
J:\Path & Filename=R:\Projects\16000\16247 Schneider Property\-0004 Schneider Property - PRD\Dwg\01-Base\Final Base\16247-0004_RP Base and Sheets.dwg
Plot Date=10/10/2017 8:43 AM Michael T. Tomasovich
Save Date=10/10/2017 8:42 AM

THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT CONTROL PURPOSES ONLY


NATURALIZED INFILTRATION BASIN #1
CHANNEL #2
CHANNEL #1
FLORIDA BOULEVARD A 50' PRIVATE RIGHT-OF-WAY
ROUTE 19 S.R. 0019 120' R/W
I-79 S.R. 1021
SEE C701
SEE C702
NOW OR FORMERLY BUTLER COUNTY FAMILY YMCA, INC. INSTR. # 200302040004911
LOT 1 H & D DEVELOPMENT COMPANY SUBDIVISION PLAN D.B.VOL. 268, PG. 90
NOW OR FORMERLY DALE L. MANN AND D. BLAIR FARMER D.B.VOL. 1785, PG. 47
NOW OR FORMERLY SAM MEYER, ET AL INSTR. # 200112060035081
NOW OR FORMERLY SHAWNEE CRANBERRY, LLC INSTR. # 201705150010008
LOT 3 H & D DEVELOPMENT COMPANY SUBDIVISION PLAN P.B.VOL. 268, PG. 46
NOW OR FORMERLY TOWNSHIP OF CRANBERRY INSTR. # 200112060035177
NOW OR FORMERLY NORMAR ASSOCIATES; NORBERT BELSTERLING; MARILYN BELSTERLING D.B.VOL. 1307, PG. 408
RETAINED PARCEL NORMAR ASSOCIATES SUBDIVISION P.B.VOL. 127, PG. 31
HILLCREST TERRACE 50' PRIVATE RIGHT-OF-WAY
SAN MH #4
SAN MH #5
STM MH #1A
STM MH #1B
STM MH #10B
CB #17A
CB #17
CB #12
CB #13B
EW #15
YD #8B
YD #9
YD #10
YD #11
YD #12
EX 8" SAN
EX 8" W
EX 12" W
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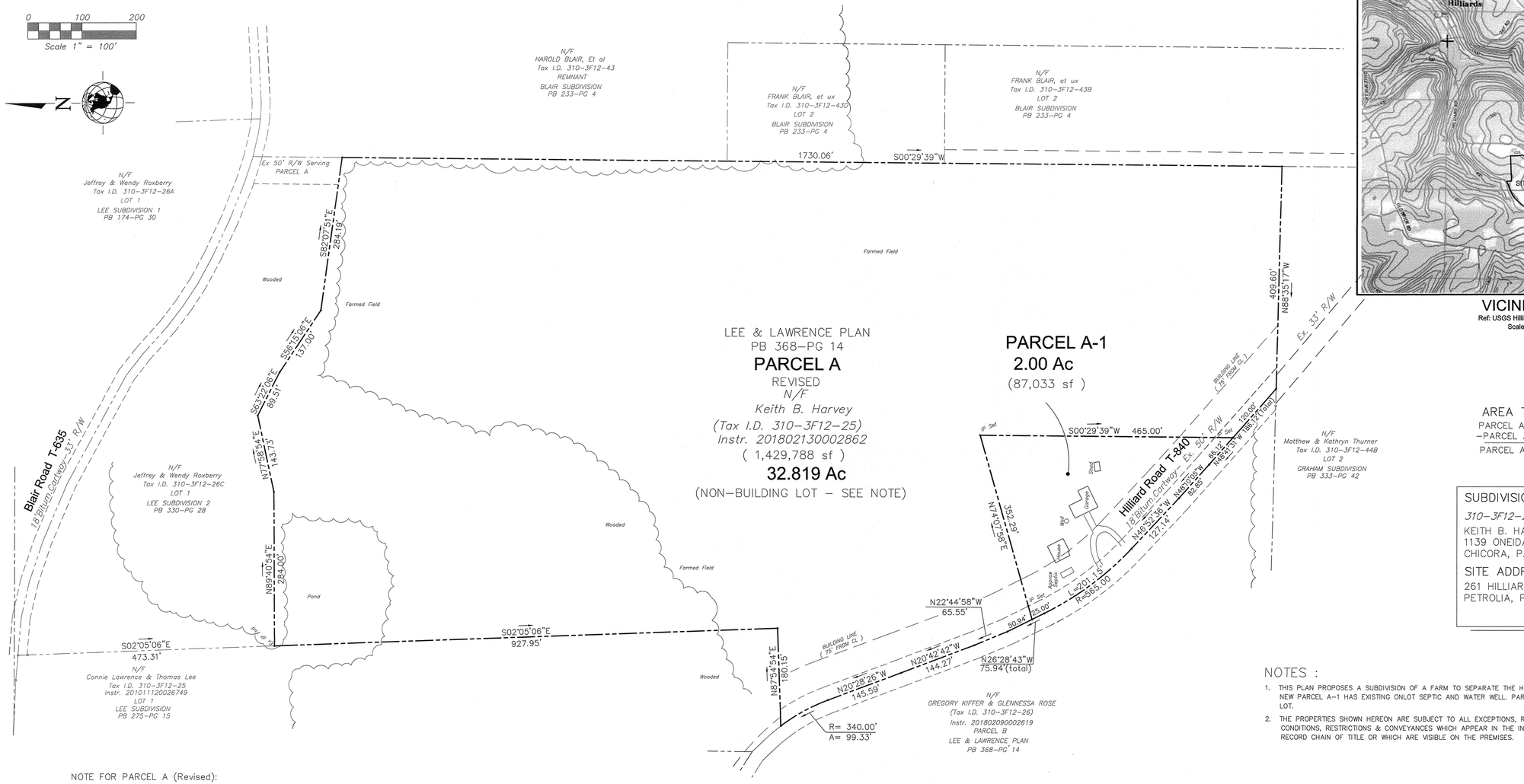
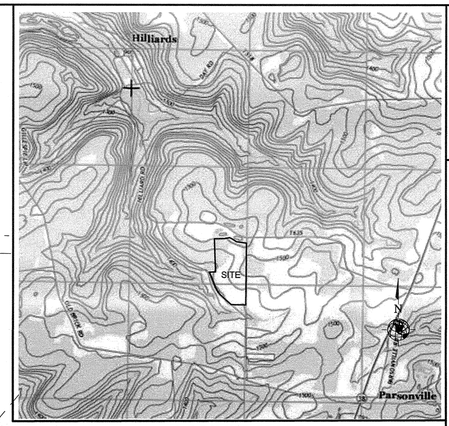




VICINITY MAP
Ref: USGS Hilliards Quad (2016)
Scale: 1"=2000'

AREA TABULATIONS
PARCEL A = 34.82 Ac
-PARCEL A-1 = 2.00 Ac
PARCEL A Revised=82.82 Ac

SUBDIVISION OWNER:
310-3F12-25 :
KEITH B. HARVEY
1139 ONEIDA VALLEY ROAD
CHICORA, PA 16025

SITE ADDRESS:
261 HILLIARD ROAD
PETROLIA, PA 16050

NOTES :

1. THIS PLAN PROPOSES A SUBDIVISION OF A FARM TO SEPARATE THE HOUSE FROM THE AGRICULTURE FIELD. NEW PARCEL A-1 HAS EXISTING ONLOT SEPTIC AND WATER WELL. PARCEL A (Revised) IS TO BE A NON-BUILDING LOT.
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.

NOTE FOR PARCEL A (Revised):

AS OF THE DATA OF THIS PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION OF PARCEL A (Revised) IS APPROVED BY WASHINGTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. ss750.1 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF WASHINGTON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

KNOW ALL MEN BY THESE PRESENTS, THAT KEITH B. HARVEY OF THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF WASHINGTON, 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 WASHINGTON.

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 WASHINGTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. 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 13 DAY OF March, 2018.

ATTEST:
Margaret Burkett
NOTARY PUBLIC
Keith B Harvey
KEITH B. HARVEY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 9 DAY OF Oct, 2020

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Butler) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED KEITH B. HARVEY 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 13 DAY OF March 2018.

MY COMMISSION EXPIRES: 9 DAY OF Oct 2020

Margaret Burkett
NOTARY PUBLIC (SIGNATURE)
Margaret Burkett
PRINTED NAME OF NOTARY PUBLIC

(SEAL)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, KEITH B. HARVEY , OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF KEITH B. HARVEY , AS RECORDED AS INSTRUMENT 201802130002862 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Becky Ann Harvey
WITNESS
Keith B Harvey
KEITH B. HARVEY

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF WASHINGTON 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 WASHINGTON, BUTLER COUNTY, PENNSYLVANIA, ON THIS 6TH DAY OF March 2018

ATTEST:
Anne Louise
SECRETARY
Ronald Smith
CHAIRMAN
(SEAL)

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.

03-11-18
DATE
James A. Day
REGISTRATION NO. SU-039394-E

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 6TH DAY OF March 2018.

SECRETARY
CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 18059

(SEAL)

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 369 PAGE 41
GIVEN UNDER OUR HAND AND SEAL THIS 19th DAY OF March 2018

Michele M. Mustello
(SEAL) RECORDER

Instr:201803190005021 03/19/2018
Pages:1 F:$45.00 I:0306
Michele Mustello T20180003446
Butler County Recorder ND

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

RECORDED	
PLAN BOOK	PAGE
369	41

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

Situated at:
261 HILLIARD ROAD
TOWNSHIP OF WASHINGTON
BUTLER COUNTY, PA

KEITH B. HARVEY
PLAN OF SUBDIVISION

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: jamesday@atlantic.net

DRAWING DATE: 02-26-2018
SCALE: 1" = 100'

Instr: 201803200005072 03/20/2018
Pages:5 F:$205.00 8:53PM
Michele Mustello T20180003474
Butler County Recorder FL

SITE DEVELOPMENT PLANS FOR

NTB TIRE & SERVICE CENTER

20425 PERRY HWY

CRANBERRY TWP, PA

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: MORRIS KNOWLES & ASSOCIATES, INC.
443 ATHENA DRIVE,
DELMONT, PA 15626
PHONE: (724) 468-4622

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

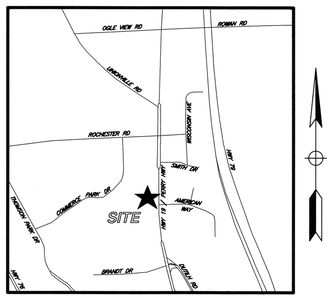
I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'A3', OR AREAS OF 100-YR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED; ZONE 'B', OR AREAS BETWEEN THE 100-YR & 500-YR FLOOD; ZONE 'C', OR AREAS OF MINIMAL FLOODING AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BUTLER COUNTY, PENNSYLVANIA.
MAP NUMBER: 42121700010B
MAP REVISED: APRIL 1, 1982

A REVISED FIRM MAP ANTICIPATED TO BE ISSUED EFFECTIVE AUGUST 2017.



Vicinity Map

Not to Scale

CEI CONTACT:

RADO NEDKOV
PROJECT MANAGER
RNEDKOV@CEIENG.COM
PHONE: (479)-273-9472
FAX: (479)-273-0844

DEVELOPER:

CLIFF POWELL
TBC CORPORATION
4300 TBC WAY
PALM BEACH GARDENS, FL 33410
PHONE: (561)-670-3796

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

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SCRANTON, PA 18503 FAX (507)963-5711

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY D. GEURIAN ENGINEER NO. 046914-E
12/6/17

Arkansas * California * Minnesota * Pennsylvania * Texas

PLAN INDEX:

C1 COVER SHEET
C2 CERTIFICATIONS
C3 DEMOLITION PLAN
C4 SITE PLAN
C5 GRADING PLAN
C6 DRAINAGE PLAN
C7 STORM PROFILES
C8 EROSION CONTROL PLAN
C9 PRE-DEVELOPMENT AREA MAP
C10 POST-DEVELOPMENT AREA MAP
C11 INLET AREA MAP
C12 PCSM AREA MAP
C13 UTILITY PLAN
C14 UTILITY PROFILES
C15 LANDSCAPE PLAN
C16 LANDSCAPE DETAILS
C17 DETAIL SHEET I
C18 DETAIL SHEET II
C19 DETAIL SHEET III
C20 DETAIL SHEET IV
C21 DETAIL SHEET V

ASSOCIATED PLANS:

1 ALTA-ACSM LAND TITLE SURVEY
2 PHOTOMETRIC PLAN
3. TRUCK TURNING TEMPLATE

APPROVED DATE

CRANBERRY TOWNSHIP _____

RESOURCE LIST:

ZONING
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
RON HENSHAW
PH: (724) 776-4806x1107
EMAIL: RON.HENSHAW@CRANBERRYTOWNSHIP.ORG

BUILDING
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
JEFFREY MUSHER
PH: (724) 776-4806x1105
EMAIL: JEFF.MUSHER@CRANBERRYTOWNSHIP.ORG

CURB CUT & ROAD INFORMATION
PENNDOT, DISTRICT 11
45 THOMS RUN RD.,
BRIDGEVILLE, PA 15017
FRANK MOUSER
PH: (724) 357-2831

FIRE
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
JEFFREY MUSHER
PH: (724) 776-4806x1105
EMAIL: JEFF.MUSHER@CRANBERRYTOWNSHIP.ORG

WATER
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
TIM ZINKHAM
PH: (724) 776-4806x1183
EMAIL: TIMZINKHAM@CRANBERRYTOWNSHIP.ORG

GAS
COLUMBIA GAS OF PA
PH: (800) 440-6111

SANITARY SEWER
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
TIM ZINKHAM
PH: (724) 776-4806x1183
EMAIL: TIMZINKHAM@CRANBERRYTOWNSHIP.ORG

STORM SEWER
CITY OF CRANBERRY TWP
2525 ROCHESTER RD., SUITE 400,
CRANBERRY TWP, PA 16066
JASON KRATSAS
PH: (724) 776-4806x1148
EMAIL: JASON.KRATSAS@CRANBERRYTOWNSHIP.ORG

ELECTRIC
PENN POWER
701 W. NEW CASTLE ST.,
ZELIENOPLE, PA 16063
DAN STEWART
PH: (724) 453-3433
EMAIL: DANSTEWART@FIRSTENERGYGROUP.COM

TELEPHONE
ARMSTRONG CABLE SERVICES
MICHAEL CRATTY
PH: (724) 452-5695x224
EMAIL: MCRATTY@AGOC.COM
ERIC EPPINGER
PH: (724) 452-5695x243
EMAIL: EEPPINGER@AGOC.COM

PLAN BOOK	PAGE
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NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (704) 333-4244. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

JOB NO.: PROJ#29915.5
DWG NAME: 29915-CS

DATE	SHEET NO.
8/9/17 10:24 AM REV-2	C1

PROJECT: NTB TIRE & SERVICE CENTER 20425 Perry Hwy Cranberry Twp, PA

© 2017 CEI ENGINEERING ASSOCIATES, INC.

1. Owner's Adoption. The appropriate form of owner's adoption certification is required based on the type of owner or beneficial owner. It may be executed by any person or entity who falls within the MPC definition of landowner or developer. Please refer to definitions in Part 2.

c. For a Corporation. A corporate officer must sign, and another officer must witness. The corporate seal must be affixed.

By resolution approved on the 5 day of February, 2018, the Board of Directors of the (name of corporation), incorporated in the state of (name of state), (owner or beneficial owner) of the land shown on the (name of plan) adopted this plan as its (plan of lots or land development) and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and up on its successors and assigns.

(Seal)

NTW LLC
Name of Corporation

Signature and Title of Officer Witnessing

Signature and title of Authorized Officer
Peter D Cooke – VP Real Estate

February 5, 2018
Date

2. Acknowledgment of Notary Public.

c. Acknowledgment of Corporate Adoption and Dedication.

Before me, the undersigned Notary public in and for the State of Florida and County of Palm Beach, personally appeared Peter D Cooke of NTW, LLC, 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 5 day of Feb, 2018.

(Seal)

THERESA M GRANT
Notary Public - State of Florida
Commission # GG 045810
My Comm. Expires Mar 3, 2021
Bonded through National Notary Assn.

Notary Public

3. *Certification of Title and Concurrence of Mortgagee Where Applicable.*

a. *Certification of Title (No Mortgage).*

(I/We) hereby certify that the title to the property contained in the (Name of subdivision or land development) is in the name of (Name of owner) and is recorded in deed book volume 557, page 26. (I/We) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner

4. *Surveyor's Certification.*

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, the survey and plan shown hereon are correct and accurate to the standards required.

January 3, 2018
Date

James C. Sullivan
Name of Surveyor

(Seal)

SU-040391-E
Registration Number

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES C SULLIVAN
SU040391E

5. *Municipal Declarations.*

b. *No Building Permits Without Approved Sewage Facilities.* Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration.

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.

3-5-18
Date

Secretary

6. *Other Required Statements.*

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.

7. *Required Municipal Review and Approval Statements.*

The following review and approval statements shall be used:

a. *By the Board of Supervisors.*

This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2017-36 on the 5th day of March, 2018.

Secretary

Chairman, Board of Supervisors

(Seal)

b. *By the Township Manager.*

I, Terry Hall, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2017-36 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

c. *Municipal Engineer's Certificate.*

I, Jack Kubinec, a registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all the engineering and design requirements of the Township ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

Signature

2/15/18
Date

PE 071353
Registration number

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JACK KUBINEC
ENGINEER
PE071353

8. *Required County Planning Commission Review Statement.*

The following review statement is required on all subdivisions and land developments:

Reviewed by the Butler County Planning Commission on this 1st day of JUNE, 17.

Secretary

Chairman, Butler County Planning Commission

(Seal)

BUTLER COUNTY PLANNING COMMISSION

9. *Proof of Recording.*

The plan must include a signature space for the recorder of deeds as follows:

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 369, Page(s) 42-46

Given under my hand and seal this 20 day of March, ~~19~~ 2018

(Seal)

Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

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4300 TBC WAY
PALM BEACH GARDENS, FL 33410

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SCRANTON, PA 18503
(570)963-0313
FAX (570)963-5711

JOB NO.-PROJ#29915.0
DATE: 8/9/17
DWG NAME: 29915-CS
REVISION: REV-2

NTB TIRE & SERVICE CENTER
PROTO: 8-BAY STRAIGHT
20425 PERRY HWY
CRANBERRY TWP, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY D. GEURIAN
ENGINEER
NO. 049911-E

12/28/17

DATE:	REVISION
8/9/17	REV-2

SHEET TITLE:
CERTIFICATIONS

CELJOB NUMBER
PROJ#29915.0

SHEET NUMBER:
C2

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SITE DATA TABLE

		%	REQUIRED
ZONING	SU-1 / CCD OVERLAY		
PROPOSED USE	AUTOMOBILE REPAIR		
SITE AREA	110,225 SF / 2.53 AC±	100	1 ACRE
PROPOSED BUILDING AREA	6,777 SF	13.40	
PROPOSED BUILDING HEIGHT	1 STORY / 26'-0" MAX HEIGHT		50' (MAX)
PROPOSED IMPERVIOUS AREA	25,552 SF	23.2	60% (MAX)
PROPOSED PERVIOUS AREA	84,673 SF	76.8	40% (MIN)
PROPOSED PARKING SPACES	25		3 / BAY (MIN) (40 MAX)
PROPOSED ADA SPACES	2		1
FRONT YARD (BUILDING SETBACK)	25'		25'
SIDE YARD (BUILDING SETBACK)	15'		15'
REAR YARD (BUILDING SETBACK)	50'		50'

SITE BENCHMARK
TRAFFIC POLE WITH LIGHT AND SIGNAL MAST
LOCATED AT THE SOUTHEAST CORNER OF THE LOT
ELEVATION = 1055.23

OWNER:
BEKKS 2 LLC 101
BRADFORD ROAD, STE 200
WAXFORD, PA 15090

DEVELOPER:
TBC CORPORATION
4300 TBC WAY PALM BEACH, FL 33410
PH: 561-670-3796

N

0 20' 30' 40'
SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

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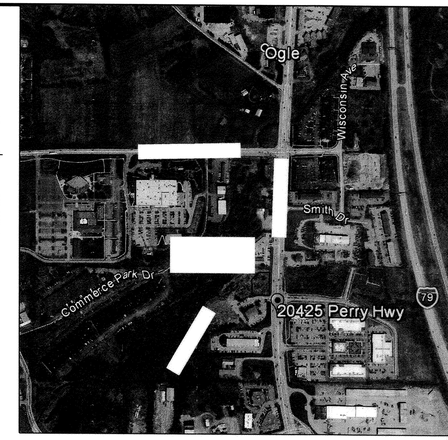

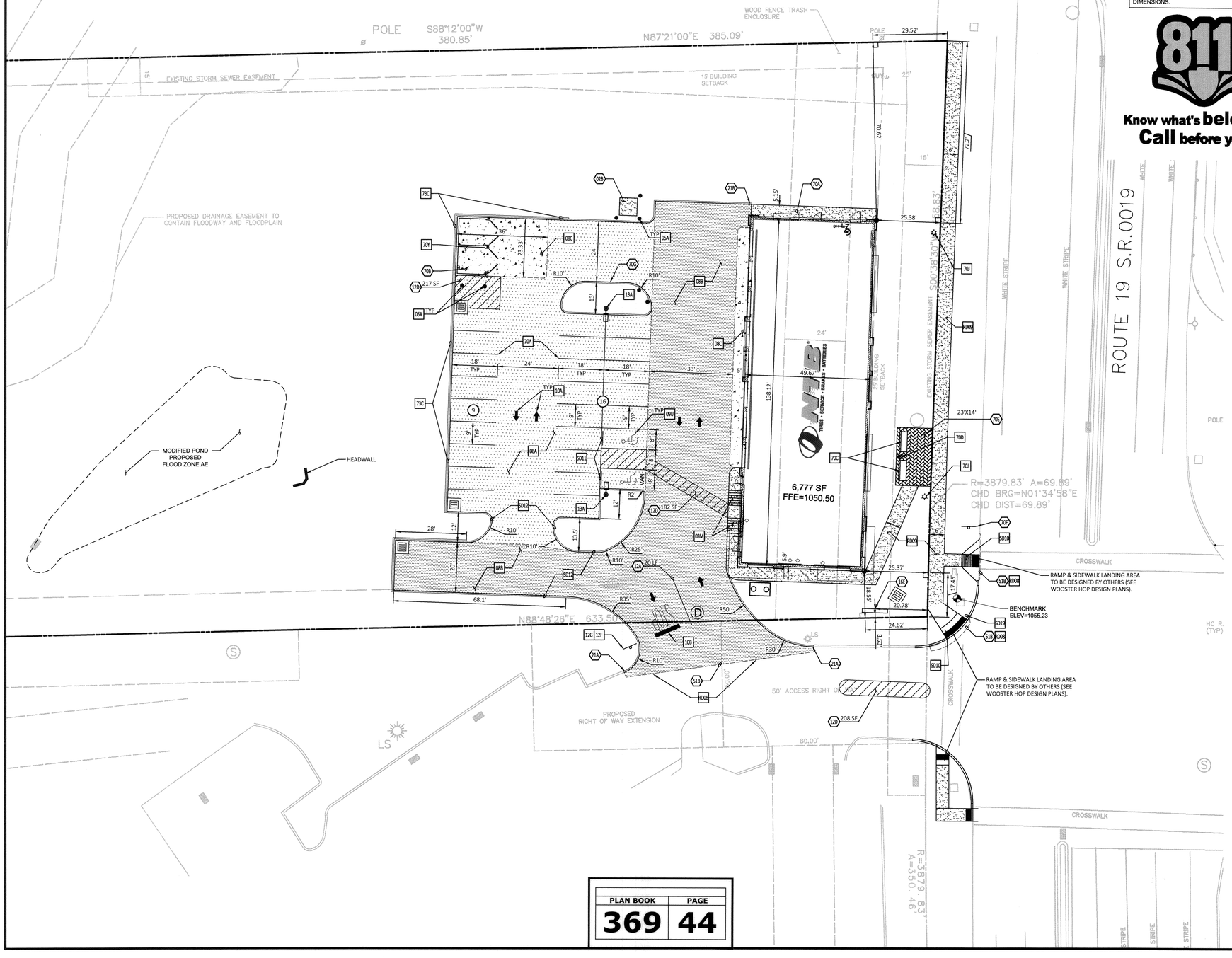

LEGEND

Not to Scale

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE / RIGHT OF WAY LINE	X"W	WATER
	STORM DRAIN		
X"G	GAS	.5-10-11.50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER, PER DETAIL SD12
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS
- LIMITS OF CONCRETE PAVERS

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER ADJACENT TO ASPHALT AND / OR CONCRETE PAVING SHALL BE INSTALLED PER CRANBERRY DETAIL SD12. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE PARKING STALL AREA AND WESTERN DRIVE AISLE. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08B OVER DRIVEWAY ENTRANCE AND EASTERN/SOUTHERN DRIVE AISLE. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08C IN DUMPSTER PAD AREA. ALL PARKING LOT STRIPING, INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES, SHALL BE PAINTED PER DETAIL 70A.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL SD11

SITE NOTES

02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
12A 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
16E PYLON SIGN (TO BE PROVIDED AND INSTALLED BY OTHERS).
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
70A SIDEWALK SHALL BE FLUSH TO FINISHED GROUND (NO CURB AT BUILDING EDGE OR EDGE OF PAVEMENT).
70B OUTDOOR USED TIRE RECYCLING AREA (PER ARCH. PLANS).
70E PAVERS PATTERN STAMPED CONCRETE, INTEGRAL COLOR: RED CLAY BRICK
70F "NO RIGHT TURN FOR TRUCKS" SIGN

SITE DETAILS

03M WHEELCHAIR RAMP IN SIDEWALK BY THE BUILDING. RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA)
05A GUARD POST.
08A STANDARD DUTY ASPHALT PAVING.
08B HEAVY DUTY ASPHALT PAVING.
08C HEAVY DUTY CONCRETE PAVING.
09U ACCESSIBLE PARKING SYMBOL.
10A TRAFFIC FLOW ARROW.
10B STOP BAR.
12F SIGN BASE.
12G STOP SIGN.
13A TYPICAL LIGHTING POLE BASE DETAIL (IN PARKING LOT ONLY)
70A 90 DEGREE ACCESSIBLE, VAN ACCESSIBLE, AND PARKING SPACE STRIPING.
70C CONTOURED BENCH BY VICTOR STANLEY, MODEL #CR-10 (OR APPROVED EQUAL) (IN-GROUND MOUNT). COLOR RAL 3005
70D WASTE RECEPTACLE BY VICTOR STANLEY, MODEL #S-42 (OR APPROVED EQUAL). COLOR-RAL 3005
70J STREET LIGHT
70Y DUMPSTER ENCLOSURE
73C REINFORCED MODIFIED CURB

SD10 CURB RAMP IN SIDEWALK. RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA)
SD12 6" CURB
SD13 ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
SD19 CONCRETE CURB TRANSITION
RD08 PAVING NOTCH
RD09 SIDEWALK

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SCRANTON, PA 18503
(570)963-0313
FAX (507)963-5711

JOB NO.: PRO/#20915.0
DWG. NAME: 20915-SP
REVISION: REV-1
DATE: 10/26/17

NTB TIRE & SERVICE CENTER
PROTO: 8-BAY STRAIGHT
20425 PERRY HWY
CRANBERRY TWP, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY D. GEURIAN
ENGINEER
10/26/17

DATE:	REVISION
10/26/17	REV-1

SHEET TITLE:
SITE PLAN

CEI JOB NUMBER
PRO/20915.0

SHEET NUMBER:
C4

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

I HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."
A STATEMENT SIGNED BY THE LANDOWNER ACKNOWLEDGING THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

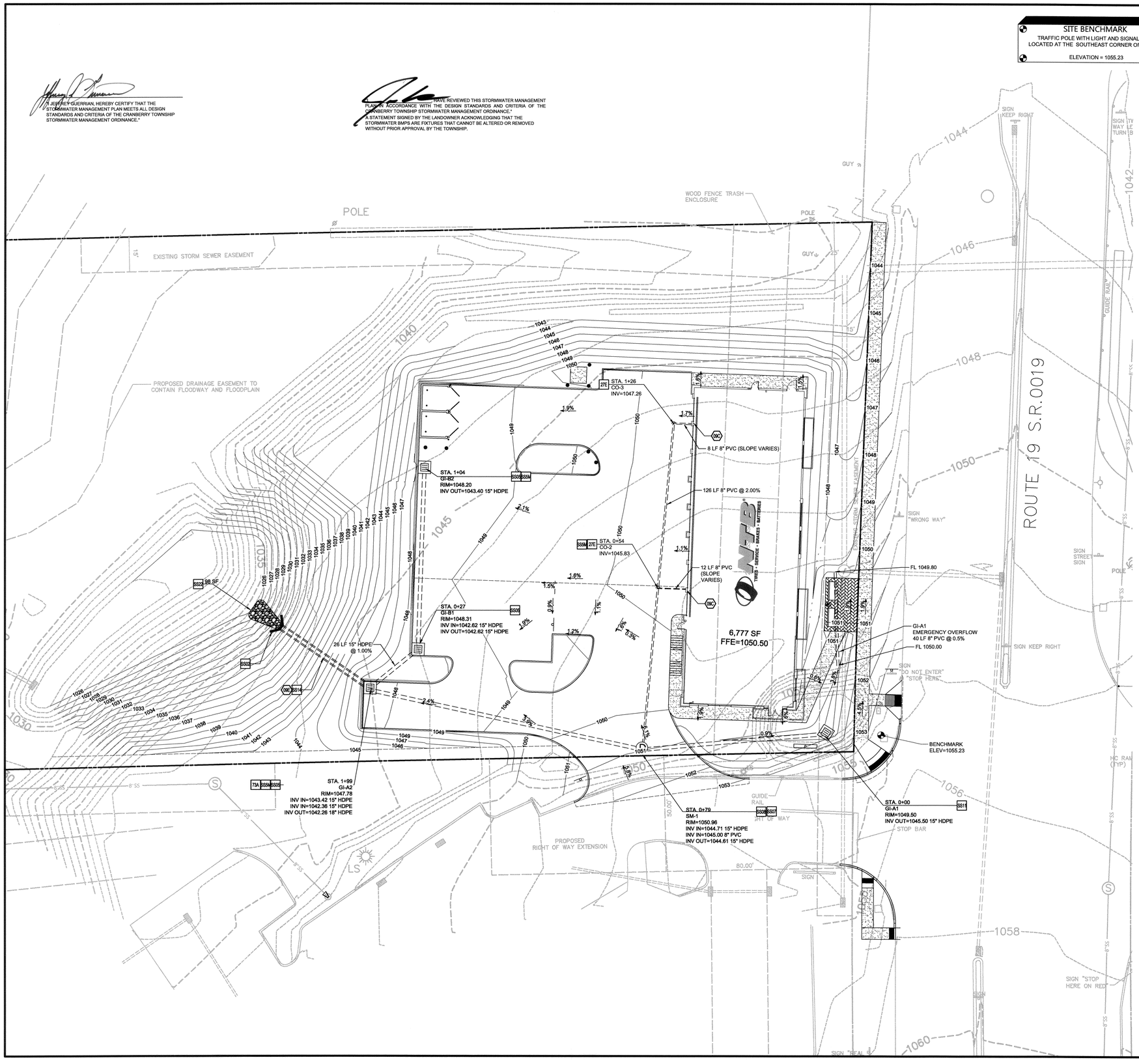
SITE BENCHMARK
TRAFFIC POLE WITH LIGHT AND SIGNAL MAST
LOCATED AT THE SOUTHEAST CORNER OF THE LOT
ELEVATION = 1055.23

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

N

0 20' 30' 40'
SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
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	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- GRADE BREAK
- XXX CONTOUR ELEVATIONS
- STORM DRAIN
  HDPE = HIGH DENSITY POLYETHYLENE

GENERAL STORMWATER NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CRANBERRY TWP DETAIL SS-01 AND SS-01A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

STORMWATER NOTES

09C CONNECT DOWN SPOUTS TO DRAIN PIPE. (SEE ARCH. PLANS FOR EXACT NO. AND LOCATION OF DOWN SPOUTS).
09E CONCRETE ENCASEMENT

STORMWATER DETAILS

27E STORM DRAIN CLEAN OUT.
73A SNOUT HOOD.
SS02 END WALL
SS11 YARD INLET
SS5M BAKE SAFE FRAME
SS07 STORM MANHOLE LID
SS08 STORM MANHOLE
SS14 STORM PIPE ACHORING
SS22 RIP RAP PAD
SS05 TYPE 'M' INLET

CRANBERRY TOWNSHIP STANDARD NOTES

1. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
2. THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPS. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY. A NOTE SHALL BE PLACED ON THE RECORDED PLAN: "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES."
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
4. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
5. PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

PLAN BOOK	PAGE
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TBC CORPORATION
4300 TBC WAY
PALM BEACH GARDENS, FL 33410

Engineering Associates, Inc.
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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
(570)963-0313
FAX (507)963-5711
400 SPRUCE STREET, SUITE 400-A
SCRANTON, PA 18503

JOB NO.: PROJ#29915.0
DWG NAME: 29915-GP
REVISION: REV-1
DATE: 8/9/17

NTB TIRE & SERVICE CENTER
PROTO: 8-BAY STRAIGHT
20425 PERRY HWY
CRANBERRY TWP PA

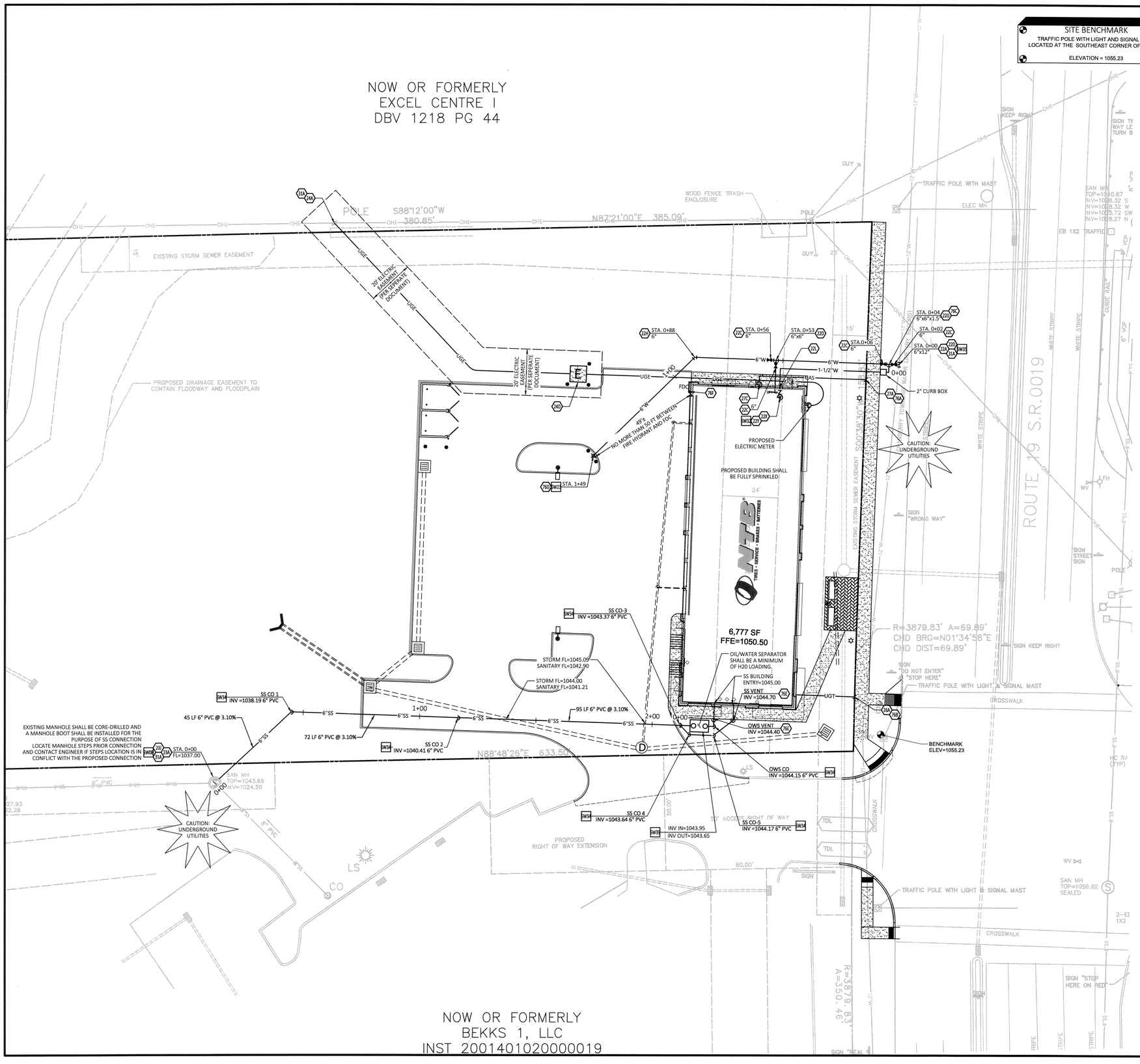
JEFFREY GUERRIAN
No. 049181
12/6/17

DATE:	REVISION
8/15/17	REV-1

SHEET TITLE:
DRAINAGE PLAN

CEI JOB NUMBER
PROJ#29915.0

SHEET NUMBER:
C6



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

0 20' 30' 40'
SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
GAS	GAS SERVICE
X"SS	SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"W	WATER SERVICE

GENERAL UTILITY NOTES

A. ALL DOMESTIC WATER LINES SHALL BE TYPE K COPPER WITH 48" MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE SDR-35 PVC WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER CRANBERRY TWP STANDARD DETAIL (SW-17) . ALL WATER AND SEWER LINE PIPE BEDDING SHALL BE INSTALLED PER TRENCH BACKFILL WITHIN ROADWAY PER CRANBERRY TWP STANDARD DETAIL (SW-29).

UTILITY NOTES

22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22C M.J.GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22D M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22H 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
22X INTERIOR WATER METER (PER LOCAL CODES).
22Y INTERIOR BACK FLOW PREVENTER (PER ARCH. PLANS).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
23I CONNECT TO EXISTING SANITARY SEWER MANHOLE.
24A POINT OF CONNECTION - ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
24D PROPOSED ELECTRIC TRANSFORMER.
26A POINT OF CONNECTION - UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS).
27A POINT OF CONNECTION - GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS).
27C PROPOSED GAS METER.
31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
76A EXISTING GAS SERVICE LINE LOCATED ACROSS PERRY HIGHWAY. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO COORDINATE WITH COLUMBIA GAS OF PA FOR EXTENDING SERVICE TO THE PROPERTY AND CONNECTION POINT TO LINE EXTENSION.
76B PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO COORDINATE WITH ARMSTRONG CABLE SERVICES FOR EXACT LOCATION OF EXISTING TELEPHONE LINE RUNNING ALONG PERRY HIGHWAY AND FOR CONNECTION TO EXISTING TELEPHONE LINE FOR SERVICE.
76C TEE WITH 2" THREADED CAP.
76D FIRE HYDRANT (PER LOCAL CODES)
76E SANITARY SEWER FRESH AIR VENT
76F FIRE DEPARTMENT CONNECTION - 5" STORZ

UTILITY DETAILS

SW23 FIRE HYDRANT INSPECTION
SW39 GREASE INTERCEPTOR
SW32 NON-REDIDENTIAL WATER METER & BACKFLOW PREVENTER .
SW35 WATER TAP TRENCHING
SW08 OUTSIDE MANHOLE DROP
SW34 CLEANOUT COVER IN IMPROVED AREA
SW29 SANITARY SEWER ENTRY

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TBC CORPORATION
4300 TBC WAY
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Engineering Associates, Inc.
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400 SPRUCE STREET, SUITE 300-A
SCRANTON, PA 18503
(570)963-0313
FAX (507)963-5711
DWG NAME: 2915-UP
REVISION: REV-1
JOB NO.: PROJ#2915.0
DATE: 10/26/17

NTB TIRE & SERVICE CENTER
PROTO: 8-BAY STRAIGHT
20425 PERRY HWY
CRANBERRY TWP, PA

JEFFREY D. GEURIAN
12/6/17

DATE:	REVISION
10/26/17	REV-1

SHEET TITLE:
UTILITY PLAN

CEI JOB NUMBER PROJ#2915.0

SHEET NUMBER:
C13

KNOWN ALL ME BY THESE PRESENTS, That we Hugh & Patricia Shearer of the Township of Winfield of the County of Butler and 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 Winfield Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and 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, 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 Winfield, 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 Hugh & Patricia Shearer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2nd day of March, 2018.

ATTEST:

Lynn Bullman POA
Owner

Lynn Bullman POA
Owner

Pennsylvania Butler, Lynn Bullman, POA For Hugh A. + Patricia Shearer

Before me, the subscriber, a Notary Public in and for the said Commonwealth and County, personally appeared the above named, 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 2nd day of March, 2018.

My commission expires the 26th day of May, 2018.

SEAL

Thomas Zadan
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas Zadan, Notary Public
Adams Twp, Butler County
My commission expires May 26, 2018

SURVEYOR'S CERTIFICATION

I Carson Houser, 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 professional opinion all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

Carson Houser
License Number SU075544

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CARSON GRANT HOUSER
LAND SURVEYOR
SU075544

1-23-18
Date

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

Approved by the Supervisors of the Township of Winfield this 28 day of December 2017 ~~2018~~

Secretary

Chairman, Board of Supervisors

WINFIELD TOWNSHIP PLANNING COMMISSION

Reviewed by the Winfield Township Planning Commission this 6 day of December 2017 ~~2018~~.

Marla Klabnik
Secretary

David Kennedy
Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 23RD day of MARCH, 2018.

Secretary

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 369 Page 47

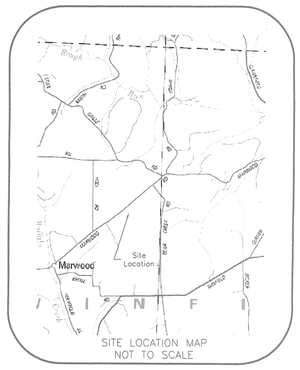
Given under my hand and seal this 23rd day of March, 2018.

SEAL

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

Michele M. Mustello

RECORDER OF DEEDS
BUTLER COUNTY PA



Instr 201803230005440 03/23/2018
Pages: 1 F:$45.00 2:15PM
Michele Mustello T20180003732
Butler County Recorder FL

PLAN BOOK	PAGE
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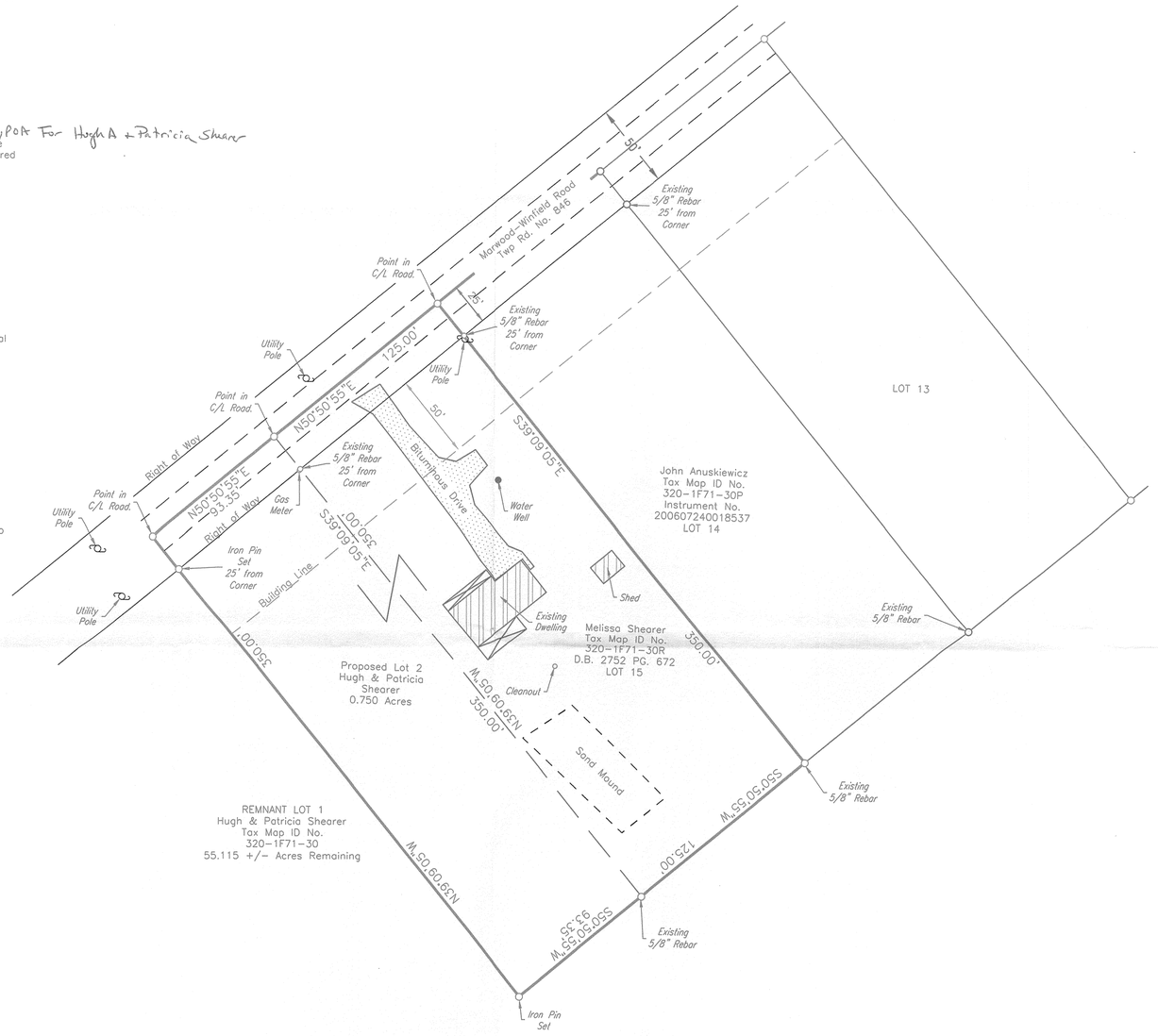
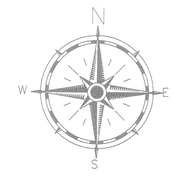




NOTES
1. ALL BEARINGS HAVE BEEN ROTATED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM.

2. ALL IRON PINS SET BY THIS SURVEY ARE 5/8" REBAR WITH CAP.

3. LOT NUMBERS TAKEN FROM THE H. SHEARER SUBDIVISION NO. 3 PLAN BOOK 195 PAGE 10 RECORDED AT THE BUTLER COUNTY COURTHOUSE.

4. PROPOSED LOT 2 IS A NON-BUILDING SIDE LOT ADDITION TO BE ADDED TO TAX PARCEL 320-1F71-30R.

5. ONE CALL, SERIAL NUMBER 20172980596, WAS PLACED AND NO UTILITIES RESPONDED WITH FIELD MARKINGS. UTILITIES SHOWN ARE ABOVE GROUND LOCATIONS ONLY.

6. SUBJECT TO ANY AND ALL EXISTING RIGHTS OF WAY AND EASEMENTS OF RECORD OR ESTABLISHED BY DUE PROCESS.

7. PROPOSED LOT NO. 2 (0.75 ACRES) IS TO BE ADDED TO PARCEL 320-1F71-30R (1.00 ACRE) FOR A TOTAL OF 1.75 ACRES.

D.E.P. Residual Tract Waiver
"As of the date of this plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of vacant land and/or agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Resources of 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 DER have approved sewage facilities planning for the residual tract of the subdivision described herein in accordance with Sewage Facilities Act (35 P.S. Section 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording and sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CARSON GRANT HOUSER
LAND SURVEYOR
SU075544

Parker
ENGINEERING
SURVEYING
ENVIRONMENTAL

Parker Surveying & Engineering, LLC
730 Church Street - Indiana, PA 15701 - 724-349-2544
www.parkersurveying.com

MELISSA SHEARER SUBDIVISION

MELISSA SHEARER

SITUATE IN:
WINFIELD TOWNSHIP
BUTLER COUNTY, PA

DATE: JANUARY 22, 2018

DRAWING NO.: 4358

DRAWN BY: N.W.E.

SCALE: 1"=40'

Robert O. Murphy Jr

KNOW ALL MEN BY THESE PRESENTS, that I of the Township of Franklin of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my of my property, situate in Franklin Township, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of 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 my heirs, executors, administrators and assigns Robert O. Murphy Jr.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 24th day of Jan. 2018

ATTEST:

Paula J. Riggs — Robert O. Murphy Jr.

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 Robert O. Murphy Jr. and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

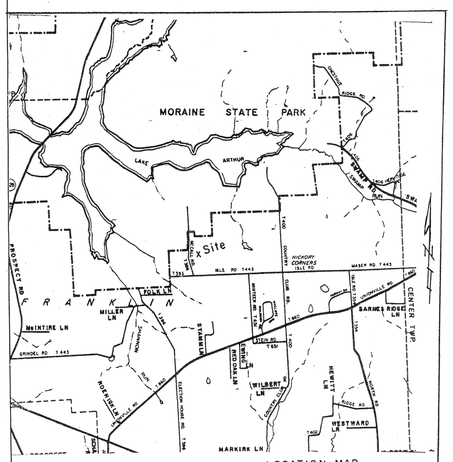
Sworn to and subscribed before me this 24th day of Jan, 2018.

My Commission expires the 6th day of June, 2021.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Paula J. Riggs
NOTARY PUBLIC



170-3F84-22
COMMONWEALTH OF PA.
(MORAINE STATE PARK)

170-3F84-27A
COMMONWEALTH OF PA.
(MORAINE STATE PARK)

IRON PIN — N87°50'20"E - 652.34' — IRON PIN

50' SET BACK

4.5% SLOPE

100' MIN.

PROPOSED WELL

1388.86'

15' SET BACK

N4°24'50"W

Parcel 2
20.70 Acres

(BARBARA ANN LINDEY)

1733.83'

15' SET BACK

1269.40'

S4°42'20"E

170-3F82-6
N/F E.J. SCHOLLER

170-3F84-22A
N/F R. WALLACE

IRON PIN — N87°26'00"E - 1199.47' — IRON PIN

50.15'

IRON PIN — N87°26'00"E - 1303.40' — IRON PIN

15' SET BACK

N2°34'00"W 1650.0'

40' SET BACK

IRON PIN — N87°26'00"E - 554.93' — IRON PIN

40' SET BACK

15' SET BACK

ROAD - 33' R/W (PAVED 16')

N1°55'00"E - 573.54'

523.39'

40' SET BACK

℄ McCALL

RESIDUAL TRACT
Parcel 1
20.70 Acres

(ROBERT O. MURPHY JR.)

50' SET BACK

464.43

BARN

WELL

DWELLING

MOBILE HOME (USED FOR STORAGE ONLY)

SEPTIC

IRON PIN — 15' SET BACK — IRON PIN

S89°09'20"W - 659.55'

204.96'

S2°45'40"E

IRON PIN — S85°44'30"W - 1249.74' — IRON PIN

170-3F82-4A
N/F R.G. SCHREIBER

170-3F82-4
N/F J.M. ARIENZO

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
2). PIT TEST ▲
3). NO WELL SHALL BE PLACED WITHIN A 100' RADIUS OF ANY PIT & PERC TEST AREA.
4). IRON PINS WERE PLACED EVERY 100' FEET ON ALL PROPERTY LINES WITH THE EXCEPTION OF THE ROAD

Barbara Ann Lindey

KNOW ALL MEN BY THESE PRESENTS, that I of the Township of Franklin of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my of my property, situate in Franklin Township, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of 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 my heirs, executors, administrators and assigns Barbara Ann Lindey

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 24th day of Jan 2018

ATTEST:

Paula J. Riggs — Barbara Ann Lindey

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 Barbara Ann Lindey 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 24th day of Jan, 2018

My Commission expires the 6th day of June, 20 21

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Paula J. Riggs
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
No. SU073089E
PENNSYLVANIA

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

01/24/2018 DATE — SEALS — REGISTRATION NO. SU-073089E

Approved by the Franklin Twp. Planning Commission this 13th day of March, 2018

SECRETARY — CHAIRMAN

Approved by the Franklin Twp. Board of Supervisors this 14th day of March, 2018

SECRETARY — CHAIRMAN

Reviewed by the Butler County Planning Commission this 15th day of FEB, 2018.

SECRETARY — CHAIRMAN #18046

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 369 Page 48

Given under my hand and seal this 26th day of March, 2018.

SEAL

RECORDER

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

Instr: 201803260005553 03/26/2018
Pages: 1 Fee: $45.00 11:28PM
Michele Mustello T20180003777
Butler County Recorder FL

NOTICE TO SUBDIVIDERS:

UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL, WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

Owners - Subdividers
Robert O. Murphy Jr. & Barbara Ann Lindey
144 McCall Road — 252 North Road
Butler, Pa. 16001 — Butler Pa. 16001
Ph. 724-865-2207 — Ph. 724-679-3653

0 50' 100' 200' 300'

TOTAL AREA = 41.40 ACRES

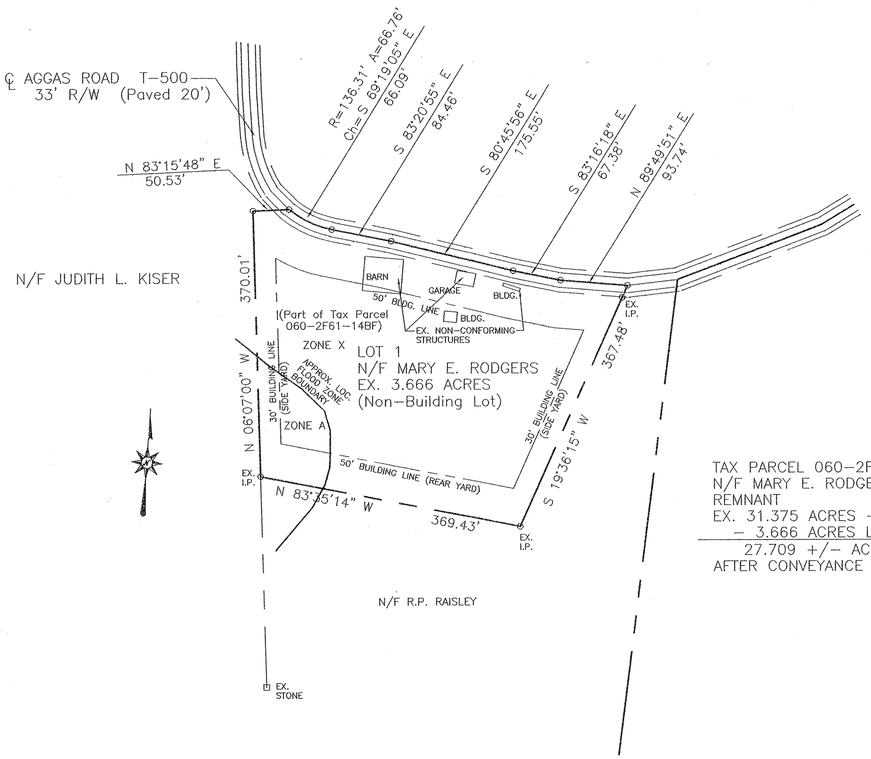
RECORDED	
PLAN BOOK	PAGE
369	48

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date: 9/07/2017
Scale: 1" = 100'

PROPERTY SUBDIVISION
BARBARA ANN LINDEY
FOR: ROBERT O. MURPHY JR.
SITUATE: FRANKLIN TWP. BUTLER CO., PA.

Instr 201803260005566 03/26/2018
Pages: 1 F: $45.00 11:46AM
Michele Mustello T20180003780
Butler County Recorder FL



TAX PARCEL 060-2F61-14BF
N/F MARY E. RODGERS
REMNANT
EX. 31.375 ACRES +/-
- 3.666 ACRES LOT 1
27.709 +/- ACRES TOTAL
AFTER CONVEYANCE

EX. 2 STORY BRICK DWELLING W/ EX. WELL & SEPTIC

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 AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 1 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 1 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.

ZONING: R-1A (WITH OVERLAY DISTRICT DM)

BUILDING SETBACK REQUIREMENTS:
50' FRONT YARD
50' REAR YARD
30' SIDE YARD

MINIMUM LOT FRONTAGE: 125'
MINIMUM LOT SIZE: 1.00 ACRE

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

ZONE A: AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

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

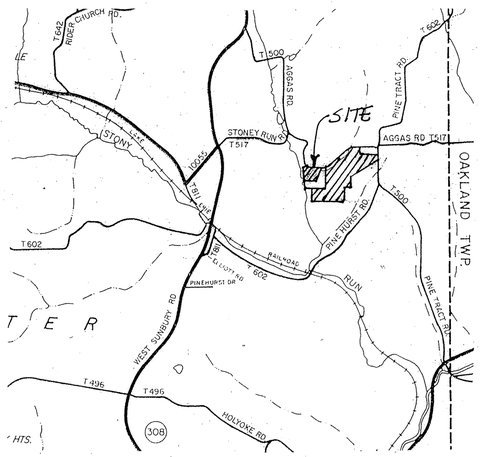
PROPERTY OWNER: MARY E. RODGERS
311 PINE TRACT ROAD
WEST SUNBURY, PA 16061

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 AS IT'S OWN PARCEL. THIS LOT WAS ORGINALLY TO BE COMBINED WITH ADJOINING LANDS OF KISER AS PER P.B. 333 PG. 43, HOWEVER, THE CONVEYANCE DID NOT TAKE PLACE. LOT 1 IS TO BE A SEPARATE LOT AND IS NOT PART OF J.L. KISER'S TAX PARCEL 060-2F61-13.

REF: LOT LINE REVISION FOR MARY E. RODGERS & JUDITH L. KISER BY LAND SURVEYORS, INC., SERVICE NO. 12-157, AND RECORDED 02/28/13, P.B. 333 PG. 43.

0' 100' 200' 300'

PLAN BOOK	PAGE
369	49



VICINITY MAP Scale: 1" = 2000'

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 21st day of March A.D. 2018.

ATTEST: Sharon M. Higgins — Mary Esther Rodgers
NOTARY PUBLIC — OWNER

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

The foregoing adoption and dedication is made by Mary E. Rodgers, 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.

Mary Esther Rodgers (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Mary E. Rodgers who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 21st day of March, 2018.

My Commission expires the 22nd day of March 2020

SEAL
Sharon M. Higgins
NOTARY PUBLIC

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

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

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

March 9, 2018 DATE SEAL Cheryl A. Hughes
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 24th day of January, 2018.

CHAIRMAN SEAL Mark Ritz 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 the 14th day of February, 2018.

Ronald E. Pratt CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 9th day of FEB. 2018.

CHAIRMAN SEAL SECRETARY

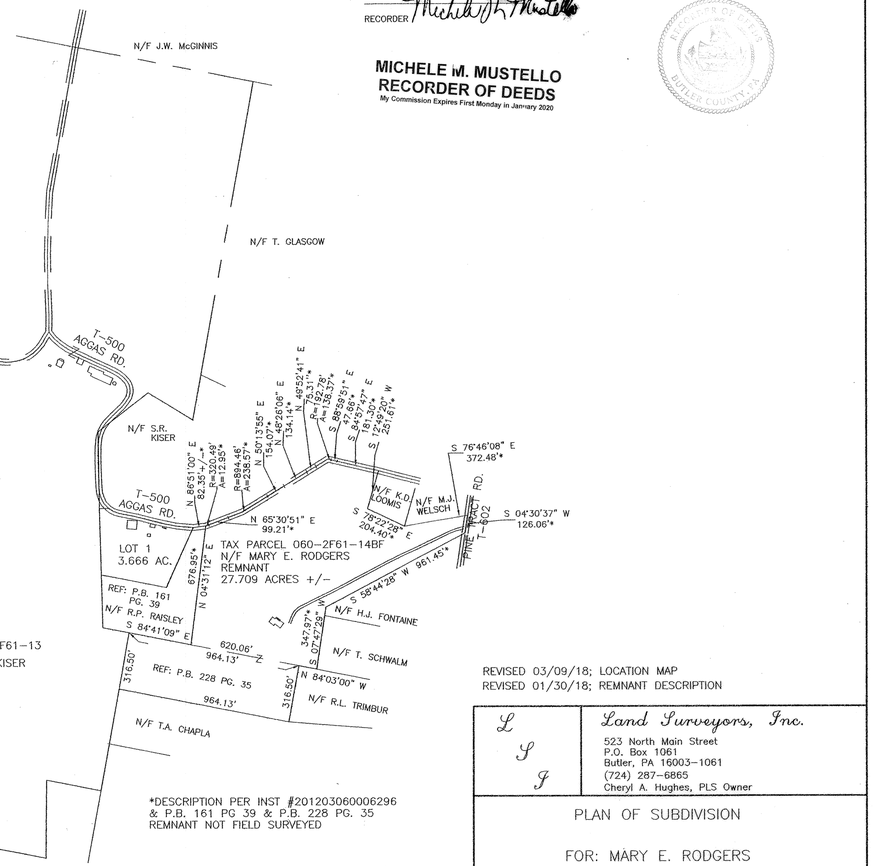
COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 369 page 49.

Given under my hand and seal this 26 day of March, 2018.

SEAL
RECORDER Michele M. Mustello

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



*DESCRIPTION PER INST #201203060006296 & P.B. 161 PG 39 & P.B. 228 PG. 35
REMNANT NOT FIELD SURVEYED

LOCATION MAP Scale: 1" = 400'

REVISED 03/09/18; LOCATION MAP
REVISED 01/30/18; REMNANT DESCRIPTION

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

PLAN OF SUBDIVISION

FOR: MARY E. RODGERS

SITUATE: CENTER TWP., BUTLER CO., PA

Date 01/05/18	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F61-14BF		Instrument # 201203060006296	Service No. 18-001
Address AGGAS ROAD			

OWNER'S ADOPTION

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

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

Edward S. Mikolas — EDWARD S. MIKOLAS - TRUSTEE OF THE MIKOLAS FAMILY TRUST

x Georgina H. Mikolas — GEORGINA H. MIKOLAS - TRUSTEE OF THE MIKOLAS FAMILY TRUST

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,EDWARD S. & GEORGINA H. MIKOLAS, CO-TRUSTEES OF THE MIKOLAS FAMILY TRUST, 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 18 DAY OF DECEMBER, 2017.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

Debra L. Jeffcoat — NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

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

7TH DEC '17 — DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 22 DAY OF MARCH ~~2017~~ 2018.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

BOARD OF SUPERVISORS THE TOWNSHIP OF WINFIELD ROAD DISTRICT — CABOT BUTLER COUNTY PENNSYLVANIA — SEAL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 7th DAY OF March ~~2017~~ 2018.

Marla K. Klabnik — SECRETARY

David Kennedy — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 28TH DAY OF DEC, 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 369, PAGE(S) 50.

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF March, ~~2017~~ 2018

Michele M. Mustello — RECORDER OF DEEDS

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

OWNER'S ADOPTION

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

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

x Thomas L. Goldscheitter — THOMAS L. GOLDSCHEITTER - TRUSTEE OF THE GOLDSCHEITTER FAMILY TRUST

Kathleen E. Goldscheitter — KATHLEEN E. GOLDSCHEITTER - TRUSTEE OF THE GOLDSCHEITTER FAMILY TRUST

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,THOMAS L. & KATHLEEN E. GOLDSCHEITTER, CO-TRUSTEES OF THE GOLDSCHEITTER FAMILY TRUST, 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 18 DAY OF DECEMBER, 2017.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

Debra L. Jeffcoat — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
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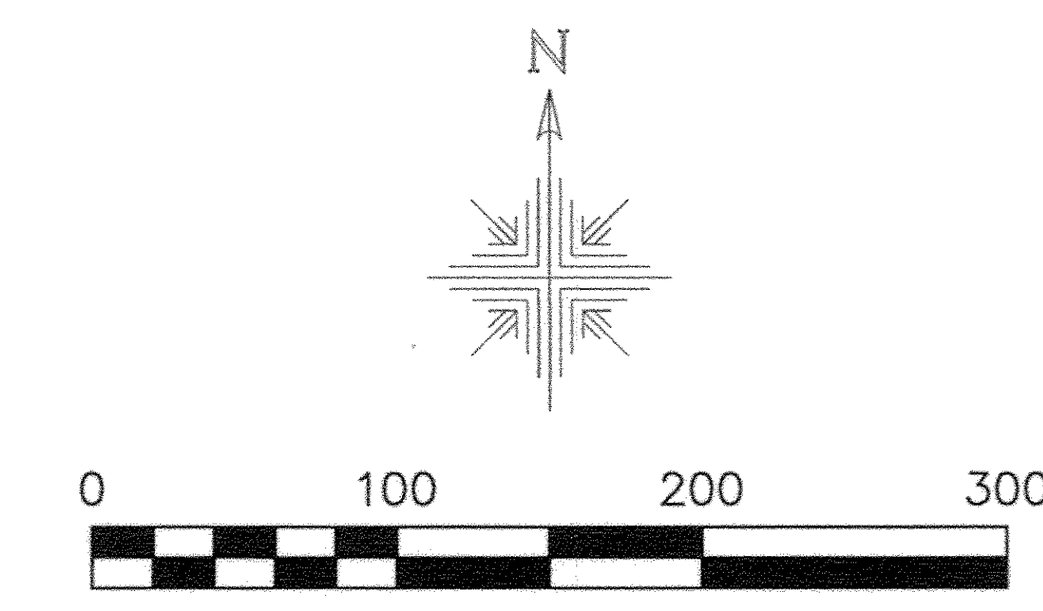
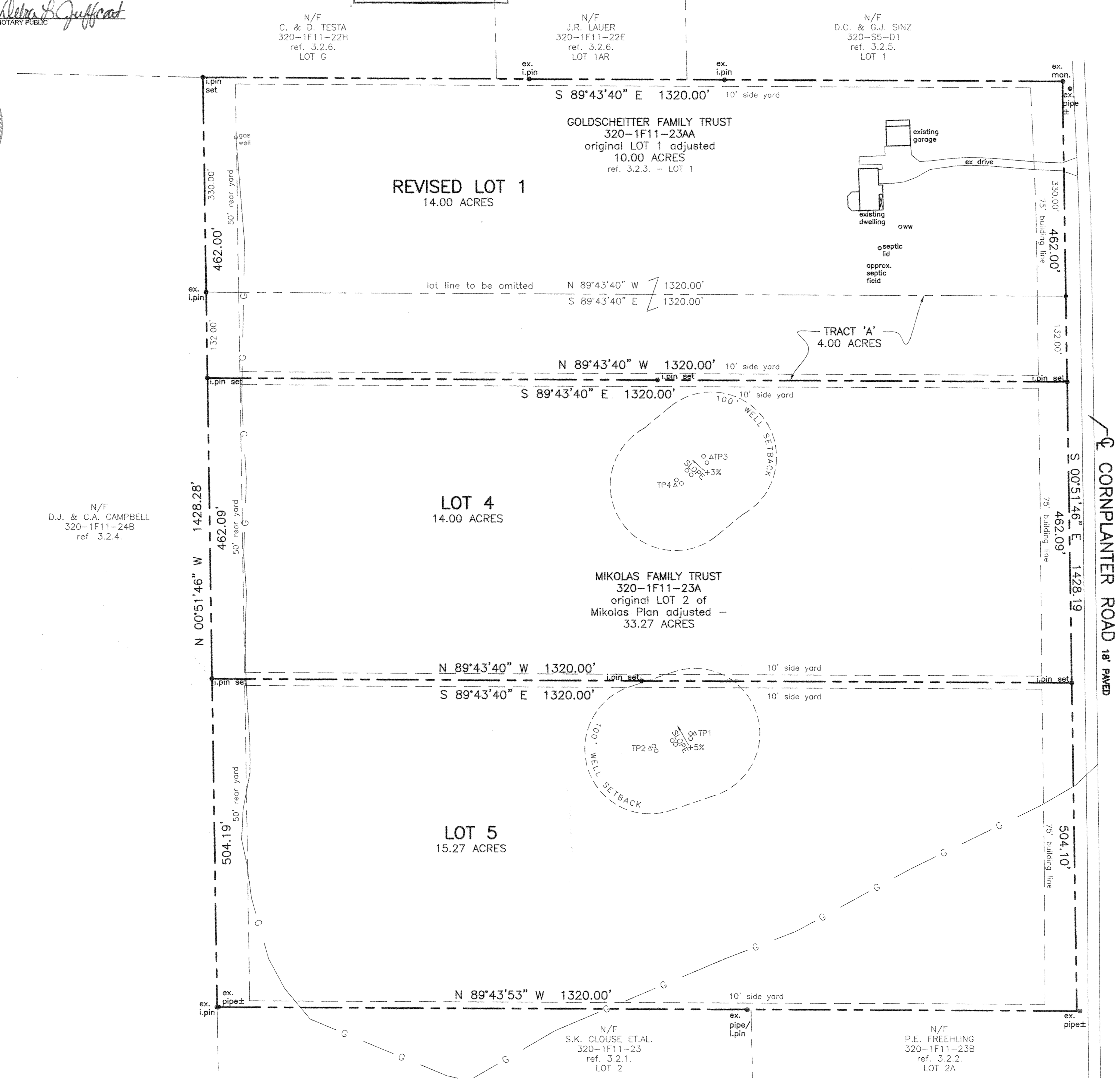
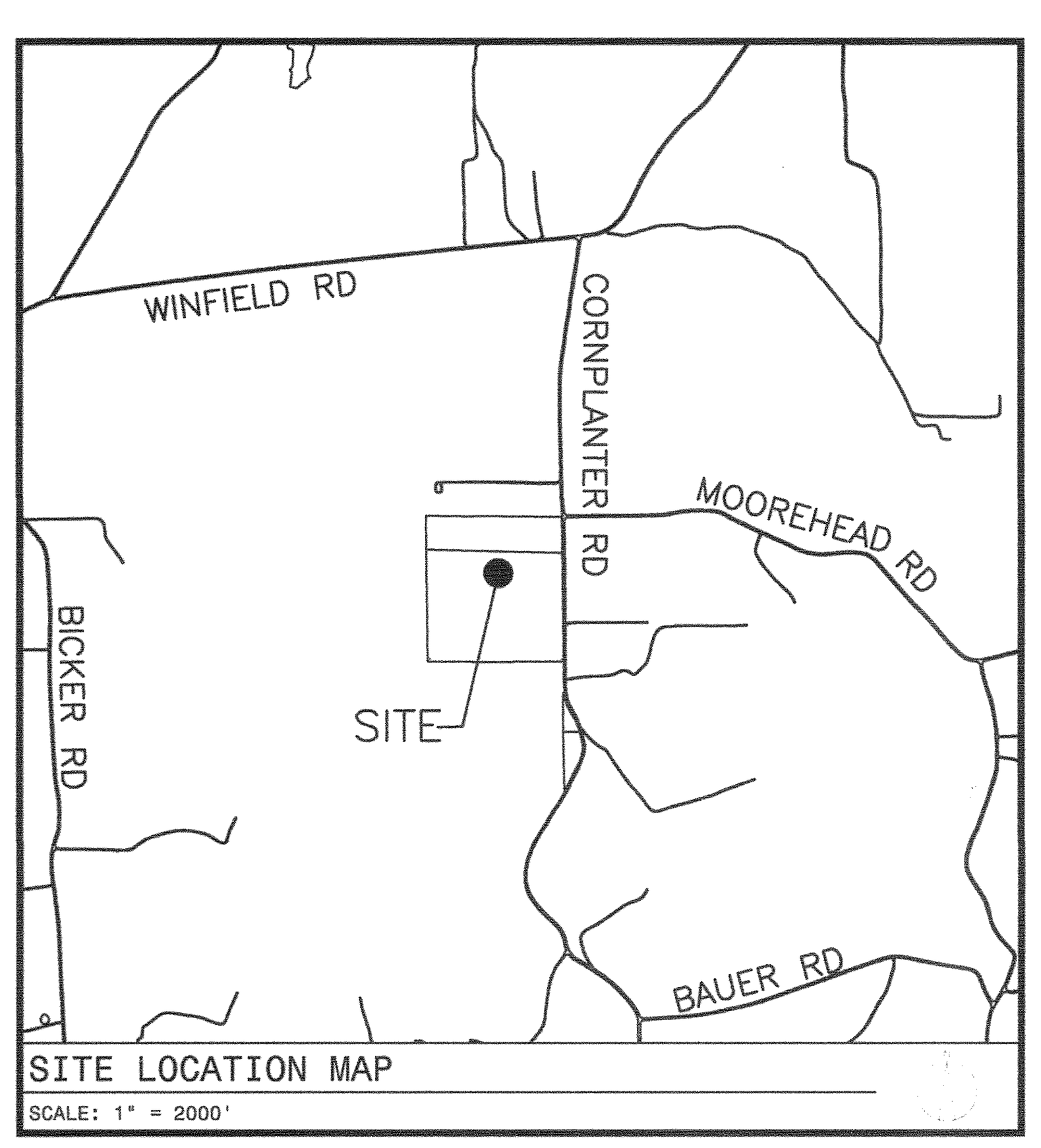
My Commission Expires February 17, 2019







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

Instr:201803260005608 03/26/2018
Pages:1 F:$45.00 3:02PM
Michele Mustello T20180003815
Butler County Recorder FL

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
LOT 2 adjusted (320-1F11-23A)	33.27 ACRES
+ LOT 1 adjusted (320-1F11-23AA)	10.00 ACRES
EXISTING TOTAL	43.27 ACRES
REVISED LOT 1 (REVISED 320-1F11-23AA)	
LOT 1 adjusted	10.00 ACRES
+ TRACT "A"	4.00 ACRES
REVISED LOT 1 TOTAL	14.00 ACRES
LOT 4	
ORIG. LOT 2 adjusted	33.27 ACRES
- LOT 5	15.27 ACRES
- TRACT "A"	4.00 ACRES
LOT 4 TOTAL	14.00 ACRES
LOT 5	
ORIG. LOT 2 adjusted	33.27 ACRES
- LOT 4	14.00 ACRES
- TRACT "A"	4.00 ACRES
LOT 5 TOTAL	15.27 ACRES
REVISED TOTALS	
REVISED LOT 1	14.00 ACRES
+ LOT 4	14.00 ACRES
+ LOT 5	15.27 ACRES
REVISED TOTALS	43.27 ACRES

GENERAL NOTES:

1. OWNERS: 320-1F11-23A - MIKOLAS FAMILY TRUST
   915 BEAR CREEK ROAD
   CABOT, PA 16023
   320-1F11-23AA - GOLDSCHEITTER FAMILY TRUST
2. PROPERTY ADDRESS: 1240 CORNPLANTER ROAD
   CABOT, PA 16023
3. SETBACKS: BUILDING LINE - 75' FROM CENTERLINE OF STREET
   SIDE YARD - 10'
   REAR YARD - 50' FOR PRINCIPAL BUILDING
   10' FOR ACCESSORY BUILDING
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. PROPERTY SUBDIVISION P.B. 97 PG. 27
     - 4.2.2. PROPERTY SUBDIVISION P.B. 138 PG. 23
     - 4.2.3. MIKOLAS PLAN OF LOTS P.B. 158 PG. 40
     - 4.2.4. PLAN OF SUBDIVISION P.B. 173 PG. 25
     - 4.2.5. PROPERTY SUBDIVISION P.B. 68 PG. 38
     - 4.2.6. WALCHESKY SUBDIVISION NO. 6 P.B. 256 PG 38
5. COURSES SHOWN HERE ARE BASED ON NAD'83 PA STATE PLANE GRID COORDINATES

REV	DESCRIPTION	BY	DATE
A	Revised Lot 5 course and acreage	SDG	10/19/17

GRAFF SURVEYING

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

PROJECT DESCRIPTION

MIKOLAS PLAN OF LOTS NO. 2

being an

AMENDMENT OF LOTS 1&2 OF THE ORIGINAL MIKOLAS PLAN AND SUBDIVISION

for the

MIKOLAS FAMILY TRUST

SITUATE

TOWNSHIP OF WINFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
09/25/2017	MDH	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
17175	320-1F11-23A	A

RECORDED______________ 20___

PLAN BOOK	PAGE
369	**50**

SHEET ______ of _______