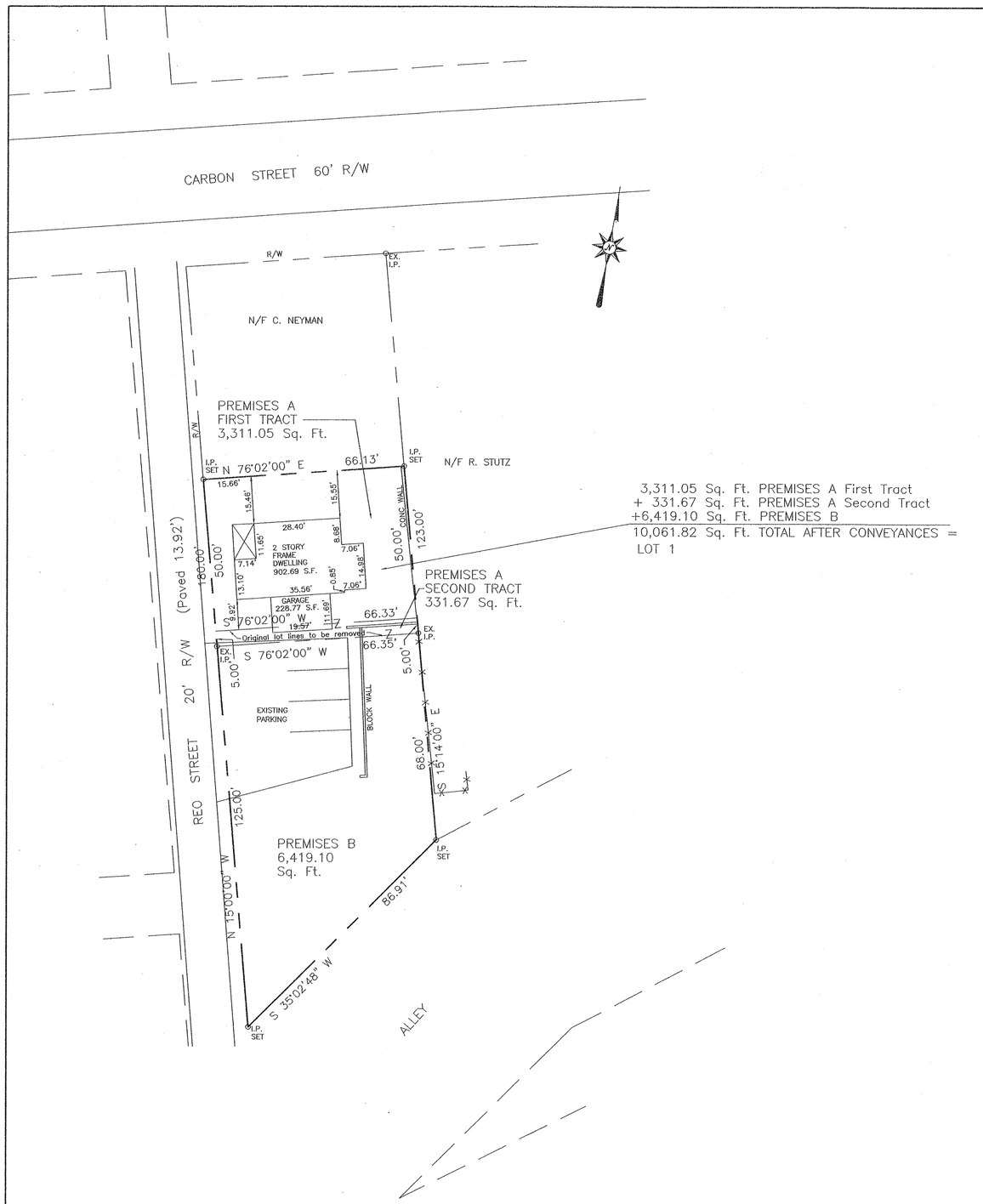
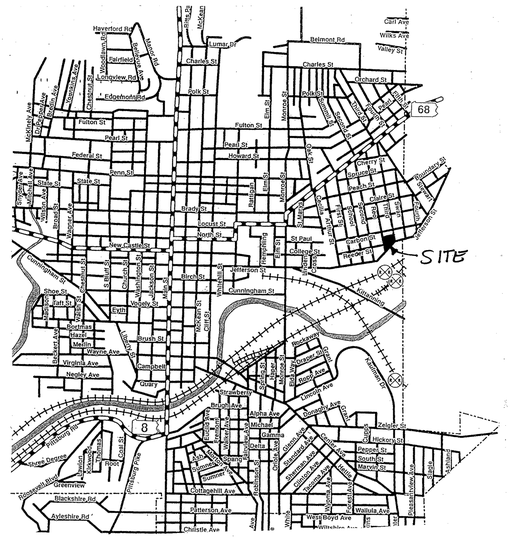


3,311.05 Sq. Ft. PREMISES A First Tract
+ 331.67 Sq. Ft. PREMISES A Second Tract
+6,419.10 Sq. Ft. PREMISES B
10,061.82 Sq. Ft. TOTAL AFTER CONVEYANCES = LOT 1



VICINITY MAP

NOTES:

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

REF: SURVEY FOR McCHESNEY BY ZARNICK & SEYBERT, INC., 06/04/87, #87-135.

REF: SURVEY FOR STUTZ BY LAND SURVEYORS, INC., 11/27/95, #95-346.

PROPERTY OWNER: THOMAS VISSARI
123 REO STREET
BUTLER, PA 16001

ZONED: R-2: MEDIUM DENSITY RESIDENTIAL

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

THE PURPOSE OF THIS PLAN IS TO COMBINE 3 ADJOINING TRACTS INTO ONE (1) LOT

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas Vissari, of the City of Butler, 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 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, I 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 Thomas Vissari, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of March, 2018.

ATTEST:

NOTARY PUBLIC

Thomas B Vissari
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 Thomas Vissari, 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 15th day of MARCH, 2018.

My commission expires this 06th 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 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.

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

February 28, 2018
DATE

SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER 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 in City streets or roads.

CITY CLERK — SEAL — MAYOR

Approval by the City Council of the City of Butler this 27 day of March, 2018.

CITY CLERK — SEAL — MAYOR

Approved by the Butler City Planning Commission this 28th day of March, 2018.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 25TH 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 370 page 1.

Given under my hand and seal this 27th 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

Instr:201803270005741 03/27/2018
Pages:1 F $45.00 3:35PM
Michele Mustello T20180003892
Butler County Recorder FL

PLAN BOOK	PAGE
370	1

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: THOMAS VISSARI

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 02/28/18	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 562-43-123 & 124		Instrument # 201702070002759	Service No. 17-175
Address 123 REO STREET			

Instr:201803280005832 03/28/2018
Pages:2 F:$85.00 3:51PM
Michele Mustello T20180003960
Butler County Recorder FL

REVISED HESPENHEIDE SUBDIVISION
FOR
FWH DEVELOPMENT, LLC
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY A. TOMO LAND SURVEYOR SU-31438-E

RECORDER OF DEEDS BUTLER COUNTY, PA

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:
That NVR, Inc., by virtue of a Resolution of its Board of
(Name of Corporation)
Directors, does hereby adopt this as its Plan of Subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, NVR, Inc.
hereby covenants and agrees (Name of Corporation)
to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon NVR, Inc.
(Name of Corporation)
its successors and assigns and purchasers of lots in this plan.

In Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 9th day of March A. D., 2018

NVR, Inc. SEAL
(Name of Corporation)

~~ATTEST:~~ witness
Kirsten S. Penn SEAL ~~(Secretary)~~
Brian D. Moyer SEAL ~~(President)~~ Sr. VP-Land

The foregoing Adoption and Dedication is made by NVR, Inc.
(Name of Corporation)
with full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

NVR, Inc. SEAL
(Name of Corporation)
B. D. Moyer SEAL
~~(President)~~ Sr. VP-Land

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF ~~BUTLER~~ allegheny }

On this 9th day of March A.D., 2018 before me, a Notary Public in and for said County and Commonwealth, personally appeared Brian D. Moyer, Sr. VP-Land
(Name and Title of Officer)
of NVR, Inc., who being duly sworn, deposes
(Name of Corporation)
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 NVR, Inc
(Name of Corporation)
for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as Sr. VP-Land of NVR, Inc.
(Title of Officer) (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.

Kirsten S. Penn SEAL
(Name of Officer)
Notary Public
(Title of Officer)

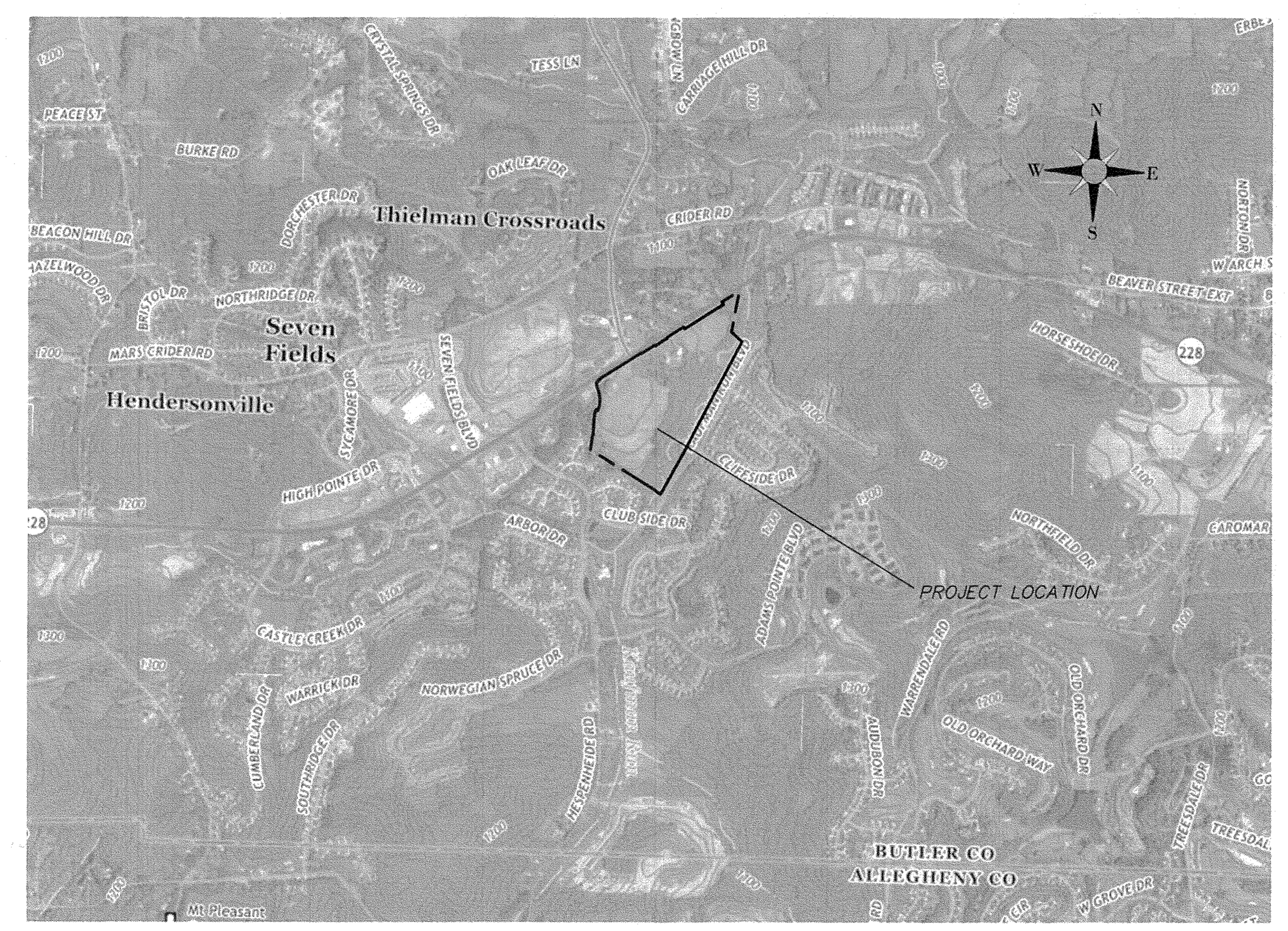
Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of March, A.D., 2018.

Kirsten S. Penn SEAL
Notary Public

My Commission Expires the 17 day of July A.D., 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

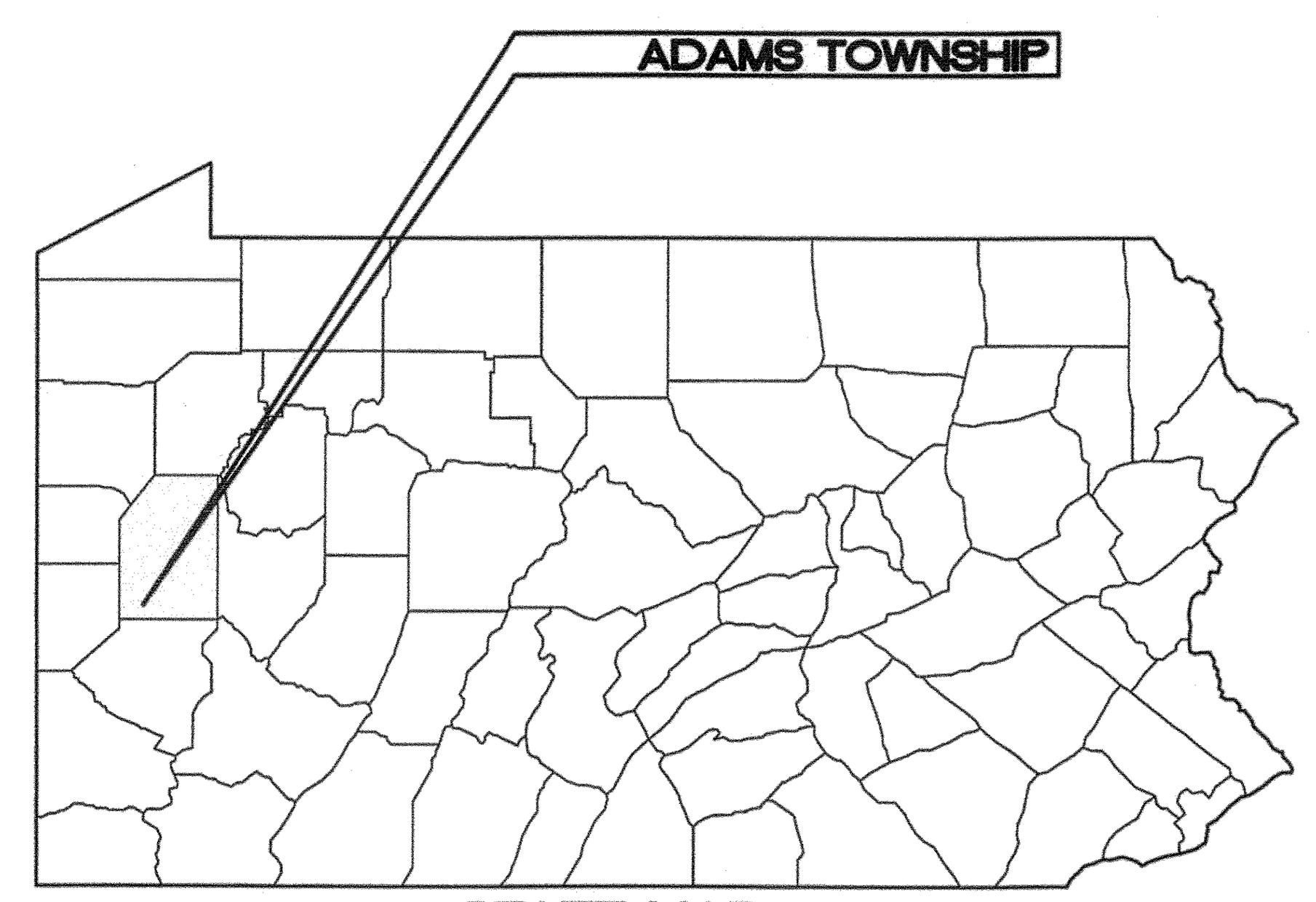


PROJECT LOCATION MAP

MARS USGS QUAD
SCALE: AS SHOWN

2000 0 2000 4000 FEET

SCALE: 1" = 100'



STATE MAP

SCALE: NOT TO SCALE

LIST OF DRAWINGS

SLD-1	COVER SHEET
SLD-2	SURVEY RE-PLAT

INDIVIDUAL ADOPTION

Know All Men By These Presents, that (I or We) FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE
(Name of Owner or Owners)
of the (City, Township, Township) of ADAMS County of BUTLER

State of PENNSYLVANIA, for (myself, ourselves), (my, our) heirs, executors, administrators and assigns, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers 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 Township of Adams, (I or We) FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE
(Name of Owner or Owners)
hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE
(Name of Owner or Owners)
(my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 8th day of March, A.D. 2018

ATTEST:
[signature] SEAL
(Owner or Owners)
[signature] Christine A. Hespenheide SEAL
Notary Public (Owner or Owners)

My commission expires the ______ day of ____________ A.D., 20___.

The foregoing adoption and dedication is made by CHRISTINE A. HESPENHEIDE AND FRED W. HESPENHEIDE
(Name of Individual Owner or Owners)
with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

Christine A. Hespenheide SEAL
(Owner or Owners)

PROOF OF RECORDING

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 370 Page(s) 2-3.

Given under my hand and seal this 28 day of March, A.D. 2018

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

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Gregory A. Tomo, 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.

Gregory A. Tomo SEAL
(Surveyor's Name)
SU-31438-E
(Surveyor's Registration No.)
02/17/2017
(Date)

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that this Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departues have been authorized by the approval authority.

3/7/18 28400 E (SEAL) [signature]
Date Reg. No. Signature

CORPORATION CONSENT

Standard Bank, mortgagee on the property contained in the Revised Hespenheide Subdivision / Whitetail Meadows Plan, hereby consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

[signature]
(Signature)

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of March, A.D., 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal)

Kirsten S. Penn
Notary Public

My Commission Expires the 17th day of July, A.D., 2020.

RE-APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of March, A.D. 2018.

ATTEST:
Janet L Lukehart Thomas F. Franceschina
(Secretary of Board of Supervisors) (Chairman of Board of Supervisors)

SEAL:

FOR MULTI-LOT SUBDIVISION

Reviewed with or without comments by the Butler County Planning Commission at a meeting held this 20th day of FEB, A.D. 2015. Letter to Adams Township Board of Supervisors dated 2/20, A.D. 2015.

[signature] (SEAL)
~~(Director)~~
[signature]
~~(Chairman)~~

BUTLER COUNTY PLANNING COMMISSION

INDIVIDUAL ACKNOWLEDGMENT

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

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE
(Owner or Owners)
who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of March, 2018.

Kirsten S. Penn SEAL
Notary Public

My Commission Expires the 17 day of July, 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Know All Men by These Presents, that (I, We) FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as (I or We), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 8th day of March, A.D. 2018.

[signature] SEAL
(Owner or Owners)
Christine A. Hespenheide SEAL
(Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th day of March, A. D., 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Kirsten S. Penn SEAL
(Notary Public)

MY COMMISSION EXPIRES THE 17 DAY OF July A.D., 2020.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 7th day of September, A.D. 2016.

ATTEST:
[signature] [signature]
(Secretary) (Chairman)

APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of September, A.D. 2016.

ATTEST:
Janet L Lukehart Thomas F. Franceschina
(Secretary of Board of Supervisors) (Chairman of Board of Supervisors)

SEAL:

Extension granted this ___ day of ______________, 2017.

Witness Adams Township Secretary

PLAN BOOK	PAGE
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It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2014, Larson Design Group.

ISSUE / REVISIONS

NO.	DATE	COMMENTS	BY	CHKD
4	2/17/2017	REVISED PER CLIENT COMMENTS	CAB	GAT
3	8/3/2015	REVISED PER TOWNSHIP COMMENTS		
2	7/27/2015	TOWNSHIP FOR SIGNATURE	CAB	GAT
1	12/03/2014	PRELIMINARY	GAT	GAT

LDG Larson Design Group®

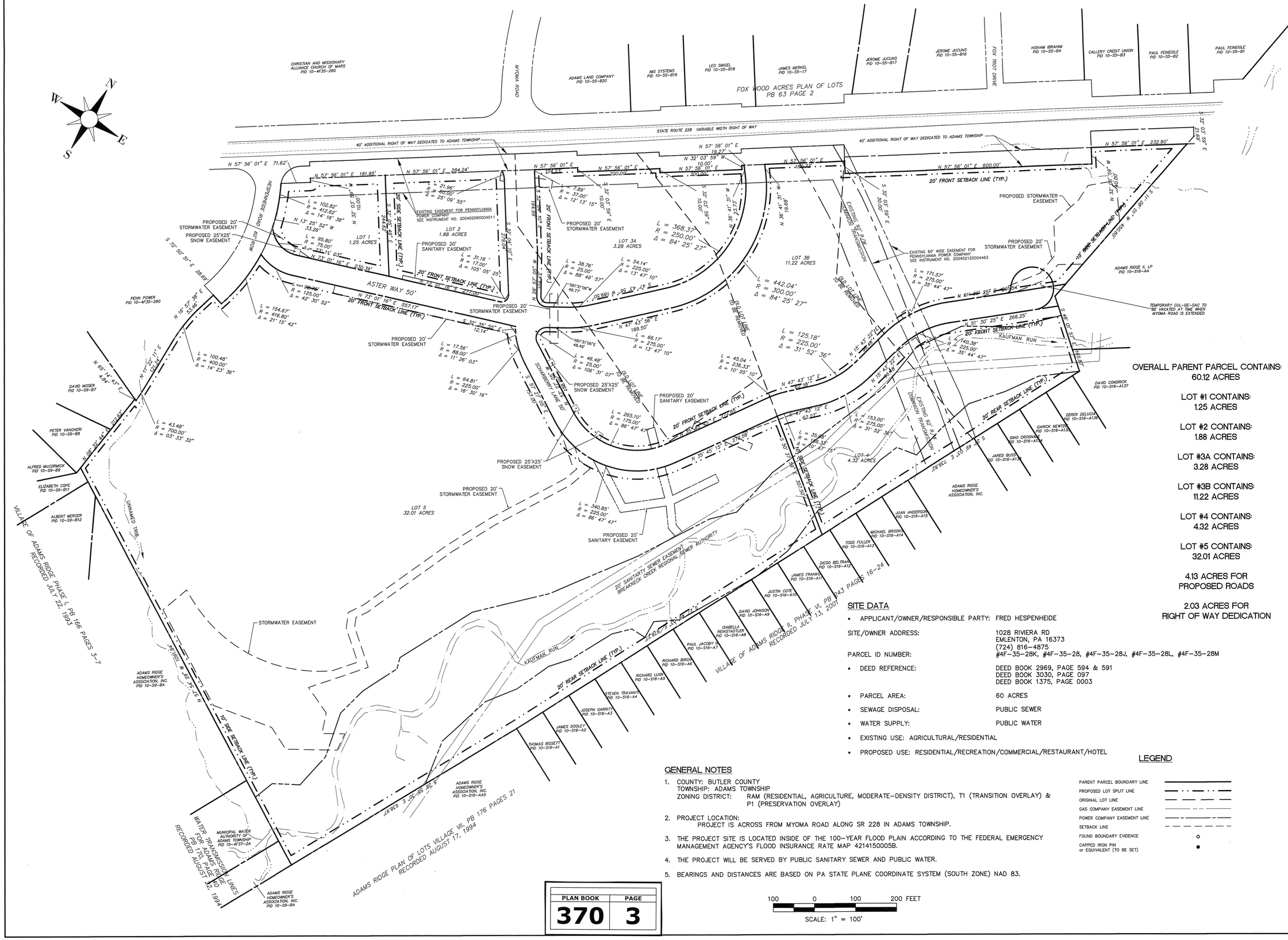
SUBDIVISION AND LAND DEVELOPMENT
SURVEY RE-PLAT
REVISED HESPENHEIDE SUBDIVISION PLAN
ADAMS TOWNSHIP, BUTLER COUNTY, PA

Larson Design Group • Architects Engineers Surveyors
8050 ROWAN ROAD • SUITE 504
CRANBERRY TOWNSHIP, PA 16066
PHONE 724.591.8562 TOLL FREE 877.323.6603
FAX 724.779.5044 • www.larsondesigngroup.com

FWH DEVELOPMENT, LLC
1028 RIVIERA DRIVE
EMLENTON, PA 16373
PHONE 724-816-4875

SHEET NO.: SLD-1

PROJECT NO.: 8824-002


CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF MARS PID 10-4F35-28G
MYOMA ROAD
ADAMS LAND COMPANY PID 10-5S-B20
IMS SYSTEMS PID 10-5S-B19
LEO SMIGEL PID 10-5S-B18
JAMES MERKEL PID 10-5S-17
JEROME JUCUNS PID 10-5S-B17
JEROME JUCUNS PID 10-5S-B16
FOX TROT DRIVE
HISHAM IBRAHIM PID 10-5S-B4
CALLERY CREDIT UNION PID 10-5S-B3
PAUL FEINEIGLE PID 10-5S-B2
PAUL FEINEIGLE PID 10-5S-B1
FOX WOOD ACRES PLAN OF LOTS PB 63 PAGE 2
STATE ROUTE 228 VARIABLE WIDTH RIGHT OF WAY
40' ADDITIONAL RIGHT OF WAY DEDICATED TO ADAMS TOWNSHIP
N 57° 56' 01" E 71.62'
N 57° 56' 01" E 181.95'
N 57° 56' 01" E 284.24'
N 57° 56' 01" E 19.27'
N 32° 03' 59" W 10.00'
N 57° 56' 01" E 207.00'
N 57° 56' 01" E 480.23'
N 57° 56' 01" E 600.00'
N 57° 56' 01" E 232.80'
S 32° 03' 59" E 21.69'
HESPENHEIDE ROAD 60' ROW
20' SIDE SETBACK LINE (TYP.)
20' FRONT SETBACK LINE (TYP.)
20' FRONT SETBACK LINE (TYP.)
PROPOSED 20' STORMWATER EASEMENT
PROPOSED 25'X25' SNOW EASEMENT
EXISTING EASEMENT FOR PENNSYLVANIA POWER COMPANY SEE INSTRUMENT NO. 200402090004011
PROPOSED 20' STORMWATER EASEMENT
PROPOSED 20' STORMWATER EASEMENT
EXISTING 92' R/W DOMINION TRANSMISSION
EXISTING 60' WIDE EASEMENT FOR PENNSYLVANIA POWER COMPANY SEE INSTRUMENT NO. 200402120004463
PROPOSED 20' STORMWATER EASEMENT
LOT 1 1.25 ACRES
LOT 2 1.88 ACRES
PROPOSED 20' SANITARY EASEMENT
LOT 3A 3.28 ACRES
LOT 3B 11.22 ACRES
LOT 4 4.32 ACRES
LOT 5 32.01 ACRES
ASTER WAY 50'
KAUFMAN RUN
SCHARBERRY LANE 50'
OLD LOT LINE TO BE REMOVED
20' REAR SETBACK LINE (TYP.)
10' SIDE SETBACK LINE (TYP.)
PROPOSED 25'X25' SNOW EASEMENT
PROPOSED 20' SANITARY EASEMENT
PROPOSED 20' STORMWATER EASEMENT
PROPOSED 20' SANITARY EASEMENT
20' SANITARY SEWER EASEMENT BREAKNECK CREEK REGIONAL SEWER AUTHORITY
STORMWATER EASEMENT
UNNAMED TRIB.
KAUFMAN RUN
TEMPORARY CUL-DE-SAC TO BE VACATED AT TIME WHEN MYOMA ROAD IS EXTENDED
ADAMS RIDGE II, LP PID 10-S16-AA
DAVID CONDRICK PID 10-S16-A137
DEREK DELUCIA PID 10-S16-A136
GARICK NEWTZEL PID 10-S16-A135
GINO CROGNALE PID 10-S16-A134
JARED BUSS PID 10-S16-A133
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC.
JUAN ANDERSON PID 10-S16-A15
MICHAEL BROOKS PID 10-S16-A14
TODD FULLER PID 10-S16-A13
DIEGO BELTRAN PID 10-S16-A12
JAMES FRANKO PID 10-S16-A11
JUSTIN COTE PID 10-S16-A10
DAVID JOHNSON PID 10-S16-A9
ISABELLA REINSTADTLER PID 10-S16-A8
PAUL JACOBY II PID 10-S16-A7
RICHARD BIRCH PID 10-S16-A6
RICHARD LUSK PID 10-S16-A5
STEVEN TRAVANTI PID 10-S16-A4
JOSEPH GARRITY PID 10-S16-A3
JAMES DOOLEY PID 10-S16-A2
THOMAS BISSETT PID 10-S16-A1
PENN POWER PID 10-4F35-28G
DAVID MOSER PID 10-S9-B7
PETER VANCHERI PID 10-S9-B6
ALFRED McCORMICK PID 10-S9-B9
ELIZABETH COPE PID 10-S9-B11
ALBERT MERCER PID 10-S9-B12
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC. PID 10-S9-BA
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC. PID 10-S16-AA5
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC. PID 10-S9-BA
MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP PID 10-4F37-2A
VILLAGE OF ADAMS RIDGE PHASE II, PB 166 PAGES 3-7 RECORDED JULY 22, 1993
VILLAGE OF ADAMS RIDGE II, PHASE VI, PB 243 PAGES 16-24 RECORDED JULY 13, 2001
ADAMS RIDGE PLAN OF LOTS VILLAGE VII, PB 176 PAGES 21 RECORDED AUGUST 17, 1994
WATER TRANSMISSION LINES PB 70 PAGE 40 RECORDED AUGUST 22, 1994
N 15° 57' 38" E 55.46'
N 73° 01' 16" E 557.17'
N 73° 01' 16" E 277.00'
N 73° 01' 16" E 240.39'
N 47° 43' 55" E 189.50'
N 47° 43' 12" E 62.18'
N 15° 43' 22" E 98.46'
N 61° 30' 25" E 90.54'
S 72° 50' 51" E 28.69'
S 32° 35' 55" E 12.14'
S 57° 27' 05" E 737.20'
S 35° 45' 15" E 212.58'
S 50° 14' 45" W 30.35'
S 39° 18' 15" E 739.62'
S 49° 01' 57" E 145.38'
S 35° 58' 10" E 638.97'
S 61° 58' 45" W 95.43'
N 61° 58' 45" E 95.43'
N 28° 16' 43" E 212.60'
N 11° 22' 11" E 137.24'
N 08° 32' 44" E 212.60'
N 85° 17' 43" E 4.84'
L = 102.82' R = 412.62' Δ = 14° 16' 38"
L = 95.80' R = 75.00' Δ = 73° 11' 03"
L = 154.67' R = 416.80' Δ = 21° 15' 42"
L = 99.38' R = 125.00' Δ = 42° 30' 52"
L = 100.48' R = 400.00' Δ = 14° 23' 36"
L = 43.48' R = 700.00' Δ = 03° 33' 32"
L = 21.98' R = 40.00' Δ = 25° 09' 55"
L = 7.89' R = 37.00' Δ = 12° 13' 15"
L = 31.18' R = 17.00' Δ = 105° 05' 25"
L = 368.37' R = 250.00' Δ = 84° 25' 27"
L = 442.04' R = 300.00' Δ = 84° 25' 27"
L = 125.18' R = 225.00' Δ = 31° 52' 36"
L = 38.76' R = 25.00' Δ = 88° 49' 57"
L = 54.14' R = 225.00' Δ = 13° 47' 10"
L = 66.17' R = 275.00' Δ = 13° 47' 10"
L = 46.48' R = 25.00' Δ = 106° 31' 07"
L = 45.04' R = 236.33' Δ = 10° 55' 10"
L = 17.56' R = 85.00' Δ = 11° 26' 03"
L = 64.81' R = 225.00' Δ = 16° 30' 16"
L = 265.10' R = 175.00' Δ = 86° 47' 47"
L = 340.85' R = 225.00' Δ = 86° 47' 47"
L = 35.89' R = 25.00' Δ = 82° 15' 47"
L = 153.00' R = 275.00' Δ = 31° 52' 36"
L = 171.57' R = 275.00' Δ = 35° 44' 47"
L = 140.39' R = 225.00' Δ = 35° 44' 47"
N 36° 41' 31" W 19.68'
N 36° 41' 31" W 23.73'
S 32° 03' 59" E 10.00'
S 32° 03' 59" E 30.00'
N 32° 03' 59" W 10.00'
N 32° 03' 59" W 30.00'
S 32° 03' 59" E 194.59'
S 32° 03' 59" E 275.00'
N 57° 56' 01" E 194.59'
N 57° 56' 01" E 275.00'
N 61° 31' 08" E 48.49'
S 61° 31' 08" W 49.77'
N 51° 30' 25" E 266.25'
N 15° 43' 22" E 98.46'
N 47° 43' 12" E 62.18'
N 35° 45' 15" E 212.58'
N 57° 56' 01" E 207.00'
N 57° 56' 01" E 284.24'
N 57° 56' 01" E 181.95'
N 57° 56' 01" E 71.62'
S 32° 03' 59" E 21.69'
N 32° 03' 59" W 30.00'
S 32° 03' 59" E 30.00'
S 57° 56' 01

Instr 201803290005833 03/29/2018
Pages:8 F:$325.00 3:52PM
Michele Mustello T20180003960
Butler County Recorder FL

PROPOSED DEVELOPMENT PLAN
FOR
WHITETAIL MEADOWS PRD
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS: That NVR, Inc. (Name of Corporation), by virtue of a Resolution of its Board of Directors, does hereby adopt this as its Plan of Subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, NVR, Inc. (Name of Corporation) hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon NVR, Inc. (Name of Corporation) its successors and assigns and purchasers of lots in this plan.

In Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 8th day of March A. D., 2018

NVR, Inc. SEAL (Name of Corporation)

ATTEST: Witness _____ SEAL (Secretary)

Brian D. Moyer SEAL (President)

The foregoing Adoption and Dedication is made by NVR, Inc. (Name of Corporation) with full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

NVR, Inc. SEAL (Name of Corporation)

Brian D. Moyer SEAL (President) Sr. VP-Land

CORPORATION CONSENT

Standard Bank, mortgagee on the property contained in the Revised Hespenheide Subdivision/Whitetail Meadows Plan, hereby consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

(Signature)

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of March, A.D., 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal) Kirsten S. Penn Notary Public

My Commission Expires the 17th day of July, A.D., 2020.

CORPORATION ACKNOWLEDGMENT

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

On this 9th day of March A.D., 2018 before me, a Notary Public in and for said County and Commonwealth, personally appeared Brian D. Moyer, SVP Land (Name and Title of Officer) of NVR, Inc. (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 NVR, Inc. (Name of Corporation) for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as Sr. VP-Land (Title of Officer) of NVR, Inc. (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.

Kirsten S. Penn SEAL (Name of Officer)

Notary Public (Title of Officer)

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of March, A.D., 2018.

Kirsten S. Penn SEAL

My Commission Expires the 17th day of July A.D., 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RE-APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of March A.D. 2018

ATTEST:

(Secretary of Board of Supervisors) (Chairman of Board of Supervisors)

SEAL:

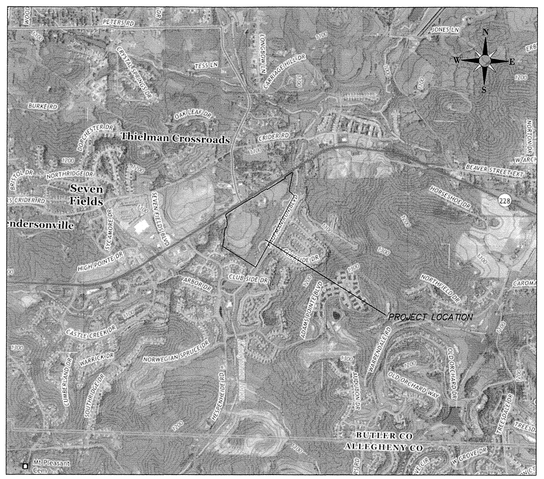
FOR MULTI-LOT SUBDIVISION

Reviewed with or without comments by the Butler County Planning Commission at a meeting held this 20th day of FEB, A.D. 2018. Letter to Adams Township Board of Supervisors dated 2/20, A.D. 2018.

(Director) (SEAL)

(Chairman)

BUTLER COUNTY PLANNING COMMISSION

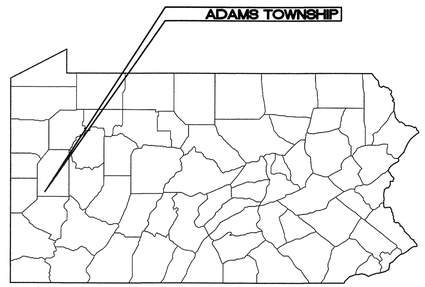


PROJECT LOCATION MAP

MARS USGS QUAD
SCALE: AS SHOWN

2000 0 2000 4000 FEET

SCALE: 1" = 2000'



STATE MAP

SCALE: NOT TO SCALE

LIST OF DRAWINGS

SLD-1	COVER SHEET
SLD-2	PROPOSED DEVELOPMENT PLAN
SLD-3	RESIDENTIAL LOTS
SLD-4	LOTS 1, 2, 3A AND 3B
SLD-5 TO 8	TOWNHOUSE LOTS

NOTES:

1. SHEETS C-400 TO C-409 & C-500 TO 507 OF THE PRD SUBMISSION ARE MADE A PART OF THE SUBDIVISION SUBMISSION.

PLAN BOOK	PAGE
370	4

INDIVIDUAL ADOPTION

Know All Men By These Presents, that (I or We) FRED W. HESPENHEIDE and CHRISTINE A. HESPENHEIDE (Name of Owner or Owners) of the (City, Township, Township) of ADAMS County of BUTLER

State of PENNSYLVANIA for (myself, ourselves), (my, our) heirs, executors, administrators and assigns, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers 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 Township of Adams, (I or We) FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE (Name of Owner or Owners) hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE (Name of Owner or Owners) (my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 8th day of March, A.D. 2018.

ATTEST:

SEAL (Owner or Owners)

Notary Public

SEAL (Owner or Owners)

My commission expires the _____ day of _____, A.D., 20___.

The foregoing adoption and dedication is made by FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE (Name of Individual Owner or Owners) with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

SEAL (Owner or Owners)

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE (Owner or Owners) who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of March, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL Notary Public

My Commission Expires the _____ day of July, 20 20.

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Know All Men by These Presents, that (I, We) FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as (I or We), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon FRED W. HESPENHEIDE AND CHRISTINE A. HESPENHEIDE our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 8th day of March, A.D. 2018.

SEAL (Owner or Owners)

SEAL (Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th day of March, A. D., 2018.

SEAL (Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kirsten S. Penn, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 17 DAY OF July A.D., 2018.

PROOF OF RECORDING

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 370 Page(s) 4-11.

Given under my hand and seal this 28 day of March, A.D. 2018

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

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Gregory A. Tomo, 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.

Gregory A. Tomo SEAL (Surveyor's Name)

SU-31438-E (Surveyor's Registration No.)

08/29/2016 (Date)

TOWNSHIP ENGINEER'S APPROVAL

I, Brock Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that this Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have been authorized by the approval authority.

3/7/18 (Date) 26400 E (Reg. No.) (SEAL) (Signature)

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 7th day of September, A.D. 2016

ATTEST:

(Secretary) (Chairman)

APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of September, A.D. 2016

ATTEST:

(Secretary of Board of Supervisors) (Chairman of Board of Supervisors)

SEAL:

Extension granted this ___ day of _____, 2017.

Witness Adams Township Secretary

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2016, Larson Design Group.

NO.	DATE	COMMENTS	BY	CHKD
6	05/13/2016	VALUE ENGINEERING REVISIONS	GAT	GAT
5	07/23/2015	ADDED ADDITIONAL BEARING AND DISTANCES	CAB	GAT
4	06/12/2015	FINAL SUBDIVISION SUBMISSION	CAB	GAT
3	02/02/2015	LOT REVISIONS	CAB	GAT
2	01/21/2015	LOT REVISIONS	CAB	GAT
1	12/03/2014	PRELIMINARY	GAT	GAT

ISSUE / REVISIONS

LDG Larson Design Group

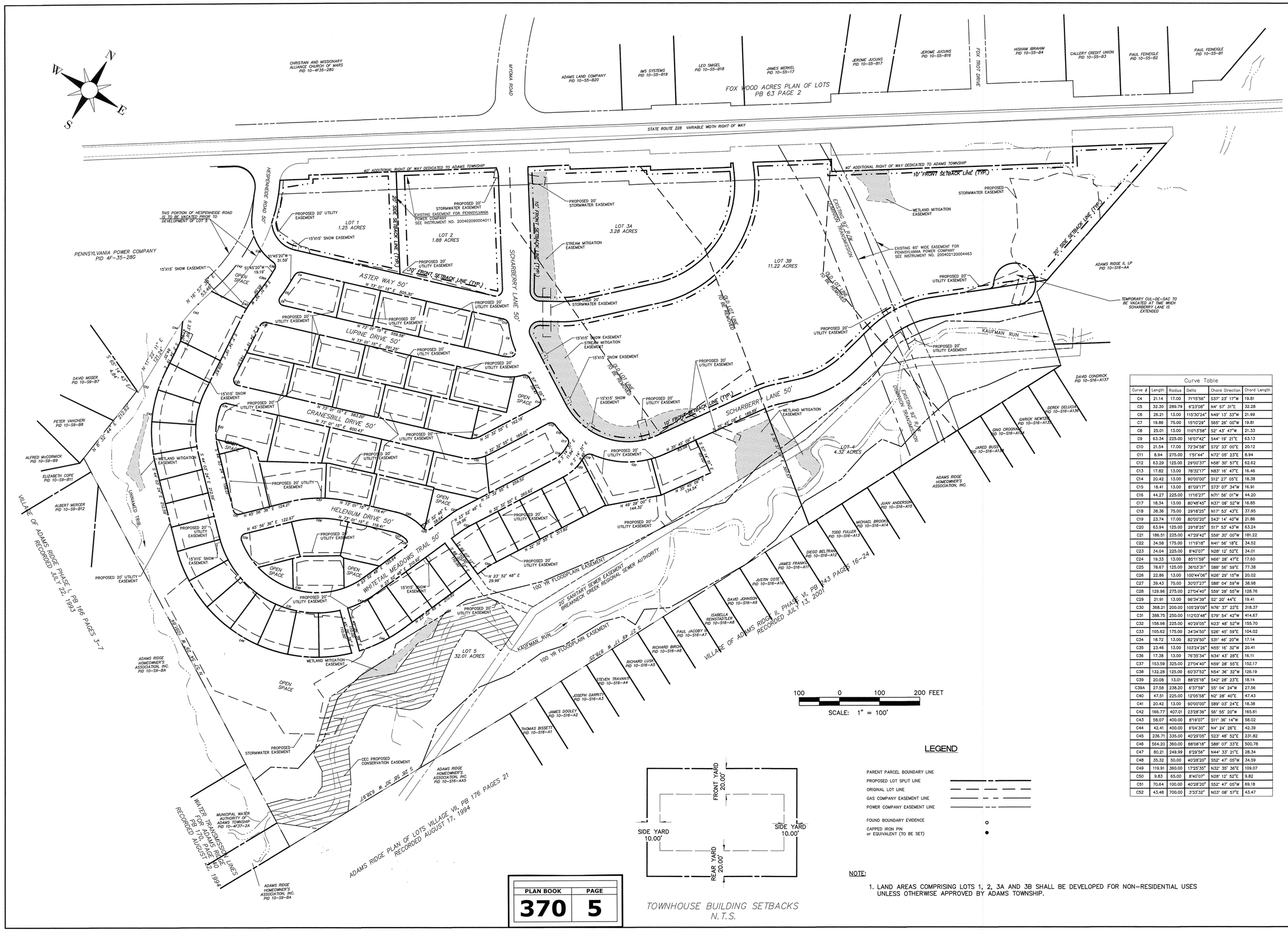
PROPOSED DEVELOPMENT PLAN
OF LOT 5 IN REVISED HESPENHEIDE SUBDIVISION
WHITETAIL MEADOWS DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY, PA

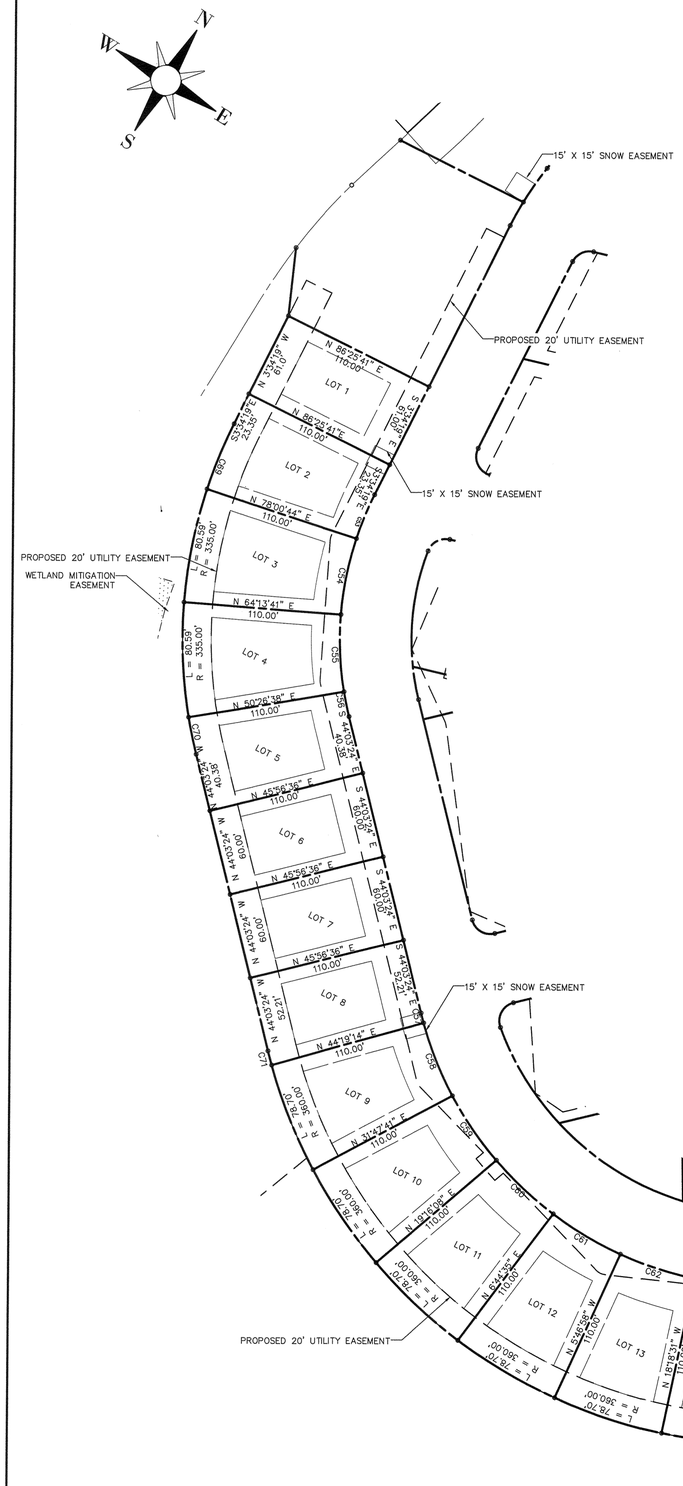
FWH DEVELOPMENT, LLC
1028 RIVIERA DRIVE
EMLENTON, PA 16373
PHONE 724-816-4875

Larson Design Group • Architects Engineers Surveyors
8050 ROWAN ROAD • SUITE 504
CRANBERRY TOWNSHIP, PA 16066
PHONE 724.591.8562 TOLL FREE 877.323.6603
FAX 724.779.5044 • www.larsondesigngroup.com

SHEET NO.: SLD-1 of 8

PORJECT NO.: 8824-002


CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF MARS PID 10-4F35-28G
MYOMA ROAD
ADAMS LAND COMPANY PID 10-5S-B20
IMS SYSTEMS PID 10-5S-B19
LEO SMIGEL PID 10-5S-B18
JAMES MERKEL PID 10-5S-17
FOX WOOD ACRES PLAN OF LOTS PB 63 PAGE 2
JEROME AJOJINS PID 10-5S-B17
JEROME AJOJINS PID 10-5S-B16
FOX TROT DRIVE
HISHAM IBRAHIM PID 10-5S-B4
CALLERY CREDIT UNION PID 10-5S-B3
PAUL FEINDIGLE PID 10-5S-B2
PAUL FEINDIGLE PID 10-5S-B1
STATE ROUTE 228 VARIABLE WIDTH RIGHT OF WAY
40' ADDITIONAL RIGHT OF WAY DEDICATED TO ADAMS TOWNSHIP
HESPENHEIDE ROAD 50'
THIS PORTION OF HESPENHEIDE ROAD IS TO BE VACATED PRIOR TO DEVELOPMENT OF LOT 5
PENNSYLVANIA POWER COMPANY PID 4F-35-28G
LOT 1 1.25 ACRES
LOT 2 1.88 ACRES
LOT 3A 3.28 ACRES
LOT 3B 11.22 ACRES
LOT 4 4.32 ACRES
LOT 5 32.01 ACRES
20' SIDE SETBACK LINE (TYP.)
10' FRONT SETBACK LINE (TYP.)
SCHARBERRY LANE 50'
ASTER WAY 50'
LUPINE DRIVE 50'
CRANESBILL DRIVE 50'
HELENIUM DRIVE 50'
WHITETAIL MEADOWS TRAIL 50'
PROPOSED 20' STORMWATER EASEMENT
EXISTING EASEMENT FOR PENNSYLVANIA POWER COMPANY SEE INSTRUMENT NO. 200402090004011
PROPOSED 20' UTILITY EASEMENT
15'X15' SNOW EASEMENT
STREAM MITIGATION EASEMENT
WETLAND MITIGATION EASEMENT
EXISTING 92' R/W DOMINION TRANSMISSION
EXISTING 60' WIDE EASEMENT FOR PENNSYLVANIA POWER COMPANY SEE INSTRUMENT NO. 200402120004463
OLD LOT LINE TO BE REMOVED
TEMPORARY CUL-DE-SAC TO BE VACATED AT TIME WHEN SCHARBERRY LANE IS EXTENDED
KAUFMAN RUN
100 YR FLOODPLAIN EASEMENT
20' SANITARY SEWER EASEMENT BREAKNECK CREEK REGIONAL SEWER AUTHORITY
OPEN SPACE
PROPOSED STORMWATER EASEMENT
CEC PROPOSED CONSERVATION EASEMENT
DAVID MOSER PID 10-59-B7
PETER VANCHERI PID 10-59-B8
ALFRED McCORMICK PID 10-59-B9
ELIZABETH COPE PID 10-59-B11
ALBERT MERCER PID 10-59-B12
UNNAMED TRIB.
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC. PID 10-59-8A
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC. PID 10-S16-AA5
ADAMS RIDGE HOMEOWNER'S ASSOCIATION, INC.
ADAMS RIDGE IL LP PID 10-S16-AA
DAVID CONDRICK PID 10-S16-A137
DEREK DELUCIA PID 10-S16-A136
GARICK NEWTZKE PID 10-S16-A135
GINO CROGNALE PID 10-S16-A134
JARED BUSS PID 10-S16-A133
JUAN ANDERSON PID 10-S16-A15
MICHAEL BROOKS PID 10-S16-A14
TODD FULLER PID 10-S16-A13
DIEGO BELTRAN PID 10-S16-A12
JAMES FRANKO PID 10-S16-A11
JUSTIN COTE PID 10-S16-A10
DAVID JOHNSON PID 10-S16-A9
ISABELLA REINSTADTLER PID 10-S16-A8
PAUL JACOBY PID 10-S16-A7
RICHARD BIRCH PID 10-S16-A6
RICHARD LUSK PID 10-S16-A5
STEVEN TRAVANTI PID 10-S16-A4
JOSEPH GARRITY PID 10-S16-A3
JAMES DOOLEY PID 10-S16-A2
THOMAS BISSETT PID 10-S16-A1
VILLAGE OF ADAMS RIDGE PHASE I, PB 166 PAGES 3-7 RECORDED JULY 22, 1993
VILLAGE OF ADAMS RIDGE II, PHASE VI, PB 243 PAGES 16-24 RECORDED JULY 13, 2001
ADAMS RIDGE PLAN OF LOTS VILLAGE VII, PB 176 PAGES 21 RECORDED AUGUST 17, 1994
WATER TRANSMISSION FOR ADAMS RIDGE LINES PB 170, PAGE NO. RECORDED AUGUST 12, 1994
MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP PID 10-4F37-2A
N 16° 57' 38" E 55.48'
S 16° 57' 38" W 55.48'
S 73° 01' 15" E 505.30'
N 73° 01' 15" E 599.58'
N 73° 01' 15" E 591.75'
N 73° 01' 15" E 583.20'
N 73° 01' 15" E 600.43'
S 73° 01' 15" W 118.41'
N 73° 01' 15" E 118.41'
S 73° 01' 15" W 118.41'
N 11° 22' 11" E 122.34'
S 16° 57' 38" W 55.48'
S 16° 57' 38" W 55.48'
S 16° 57' 38" W 55.48



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C53	33.05	225.00	8°24'57"	N7° 46' 48"W	33.02
C54	54.13	225.00	13°47'03"	N18° 52' 48"W	54.00
C55	54.13	225.00	13°47'03"	N32° 39' 51"W	54.00
C56	17.67	225.00	4°30'02"	N41° 48' 23"W	17.67
C57	7.08	250.00	1°37'22"	N44° 52' 05"W	7.08
C58	54.65	250.00	12°31'33"	N51° 56' 33"W	54.55
C59	54.65	250.00	12°31'33"	N64° 28' 06"W	54.55
C60	54.66	250.00	12°31'33"	N76° 59' 39"W	54.55
C61	54.66	250.00	12°31'33"	N89° 31' 12"W	54.55
C62	54.65	250.00	12°31'33"	S77° 57' 15"W	54.55
C63	54.65	250.00	12°31'33"	S65° 25' 42"W	54.55
C64	53.75	250.00	12°19'02"	S53° 00' 25"W	53.64
C65	53.74	250.00	12°19'02"	S36° 06' 17"W	53.64
C66	26.47	250.00	6°03'57"	S26° 54' 47"W	26.46
C67	26.48	175.00	8°40'07"	S28° 12' 52"W	26.45
C68	63.69	125.00	29°11'33"	S17° 57' 09"W	63.00
C69	49.21	335.00	8°24'57"	S7° 46' 48"E	49.16
C70	26.32	335.00	4°30'02"	S41° 48' 23"E	26.31
C71	10.20	360.00	1°37'22"	S44° 52' 05"E	10.20
C72	81.79	360.00	13°01'05"	N36° 27' 18"E	81.62
C73	38.12	360.00	6°03'57"	N26° 54' 47"E	38.10
C74	9.83	65.00	8°40'07"	S28° 12' 52"W	9.82

PLAN BOOK	PAGE
370	6

50 0 50 100 FEET
SCALE: 1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GREGORY A. TOMO
LAND SURVEYOR
SU-31438-E

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NO.	DATE	COMMENTS	BY	CHKD
6	05/13/2016	VALUE ENGINEERING REVISIONS	CAB	GAT
5	07/22/2015	ADDED ADDITIONAL BEARING AND DISTANCES	CAB	GAT
4	05/02/2015	FINAL SUBDIVISION SUBMISSION	CAB	GAT
3	04/13/2015	LOT REVISIONS	CAB	GAT
2	01/21/2015	LOT REVISIONS	CAB	GAT
1	12/03/2014	PRELIMINARY	GAT	GAT

ISSUE / REVISIONS

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PROPOSED DEVELOPMENT PLAN OF LOT 5
RESIDENTIAL LOTS
WHITETAIL MEADOWS DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY, PA

FWH DEVELOPMENT, LLC
1028 RIVIERA DRIVE
EMLENTON, PA 16373
PHONE 724-816-4875

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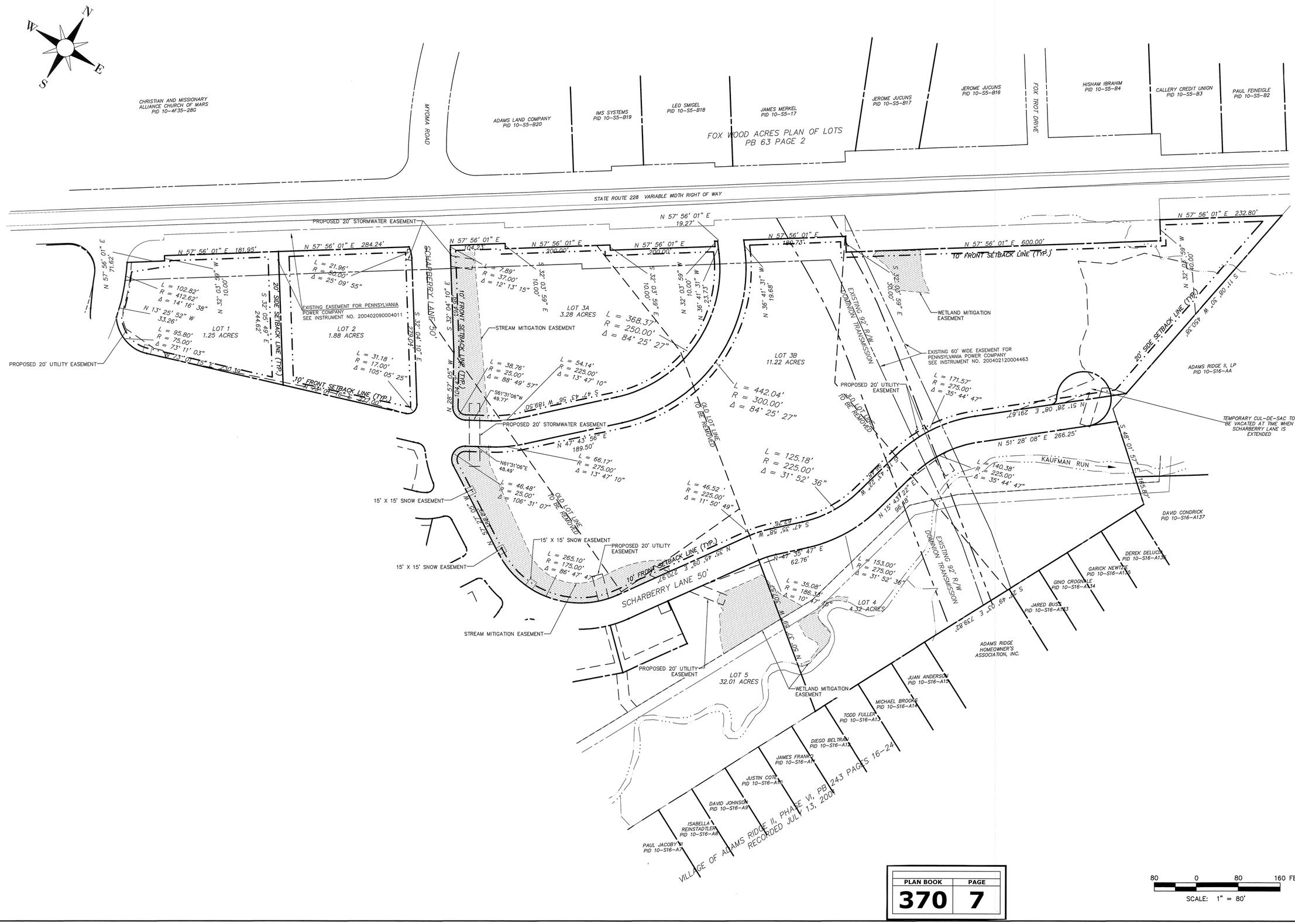
SHEET NO.: SLD-3 of 8

PORJECT NO.: 8824-002



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			GAT	GAT
			CAB	GAT
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4	06/13/2015	ENV. SUBDIVISION SUBMISSION	CAB	GAT
3	04/01/2015	ENV. REVISIONS	CAB	GAT
2	01/21/2015	LOT REVISIONS	CAB	GAT
1	12/03/2014	PRELIMINARY	GAT	GAT

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PROPOSED DEVELOPMENT PLAN OF LOT 5
LOTS 1,2, 3A AND 3B
WHITETAIL MEADOWS DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY, PA

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SHEET NO.: SLD-4 of 8

PORJECT NO.: 8824-002



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2	01/21/2015	LOT REVISIONS	CAB	GAT
1	12/03/2014	PRELIMINARY	GAT	GAT

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PROPOSED DEVELOPMENT PLAN OF LOT 5
TOWNHOUSE LOTS
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ADAMS TOWNSHIP, BUTLER COUNTY, PA.

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PLAN BOOK	PAGE
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SHEET NO.: SLD-5 of 8

PORJECT NO.: 8824-002

CRANESBILL DRIVE 50' ROW

N73° 01' 15"E 130.86'
N73° 01' 15"E 132.66'
N73° 01' 15"E 132.66'
N73° 01' 15"E 132.66'
L = 18.72'
R = 13.00'
L = 82.23'
R = 175.00'
PROPOSED 20' UTILITY EASEMENT
N16° 58' 45"W 117.21'
N16° 58' 45"W 90.79'
N16° 58' 45"W 87.00'
S61° 45' 17"W 19.82'
S61° 45' 17"W 135.21'
S61° 45' 17"W 19.39'
S73° 01' 15"W 113.65'
N73° 01' 15"E 120.91'
S73° 01' 15"W 132.66'
N73° 01' 15"E 145.66'
N61° 45' 17"E 167.06'
N61° 45' 17"E 7.40'
S73° 01' 15"W 55.04'
N73° 01' 15"E 55.04'
N81° 35' 16"E 21.27'
S81° 35' 16"W 49.78'
N81° 35' 16"E 28.51'
N45° 56' 36"E 67.85'
L = 22.40'
R = 175.00'
N44° 03' 24"W 14.12'
S27° 44' 58"E 140.29'
S27° 44' 58"E 86.91'
L = 92.00'
R = 325.00'
L = 61.60'
R = 325.00'
S27° 01' 15"W 50.69'
S27° 01' 15"W 68.71'
L = 78.67'
R = 125.00'
N44° 03' 24"W 143.89'
S45° 56' 36"W 47.58'
S45° 56' 36"W 76.62'
L = 20.42'
R = 13.00'
N73° 01' 15"E 7.80'
L = 129.96'
R = 275.00'
N73° 01' 15"E 111.61'
L = 39.43'
R = 75.00'
L = 22.86'
R = 13.00'
HELENIUM DRIVE 50' ROW
WHITETAIL MEADOWS TRAIL 50' ROW
N45° 56' 36"E 4.48'
N45° 56' 36"E 118.50'
S44° 03' 24"E 89.00'
N16° 58' 57"W 86.41'
L = 21.91'
R = 13.00'
N45° 56' 36"E 3.72'
N85° 39' 04"W 9.87'
N58° 57' 45"E 96.02'
N73° 01' 03"E 91.37'
S23° 52' 48"W 79.48'
S23° 52' 48"W 46.15'
S34° 39' 56"E 9.87'
S31° 02' 15"E 74.50'
S31° 02' 15"E 75.50'
N45° 56' 36"E 23.19'
N45° 56' 36"E 107.40'
N45° 56' 36"E 87.92'
L = 78.79'
R = 200.00'
L = 103.32'
R = 200.00'
L = 57.32'
R = 200.00'
L = 128.88'
R = 200.00'
PROPOSED 20' UTILITY EASEMENT

20 0 20 40 FEET
SCALE: 1" = 20'

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GREGORY A. TOMO
LAND SURVEYOR
SU-31438-E

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PROPOSED DEVELOPMENT PLAN OF LOT 5
TOWNHOUSE LOTS
WHITETAIL MEADOWS DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY, PA

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SHEET NO.: SLD-6 of 8
PORJECT NO.: 8824-002



PLAN BOOK	PAGE
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SU-31438-E

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3	04/13/2015	LOT REVISIONS	CAB	GAT
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1	12/03/2014	PRELIMINARY	GAT	GAT

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WHITETAIL MEADOWS DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY, PA

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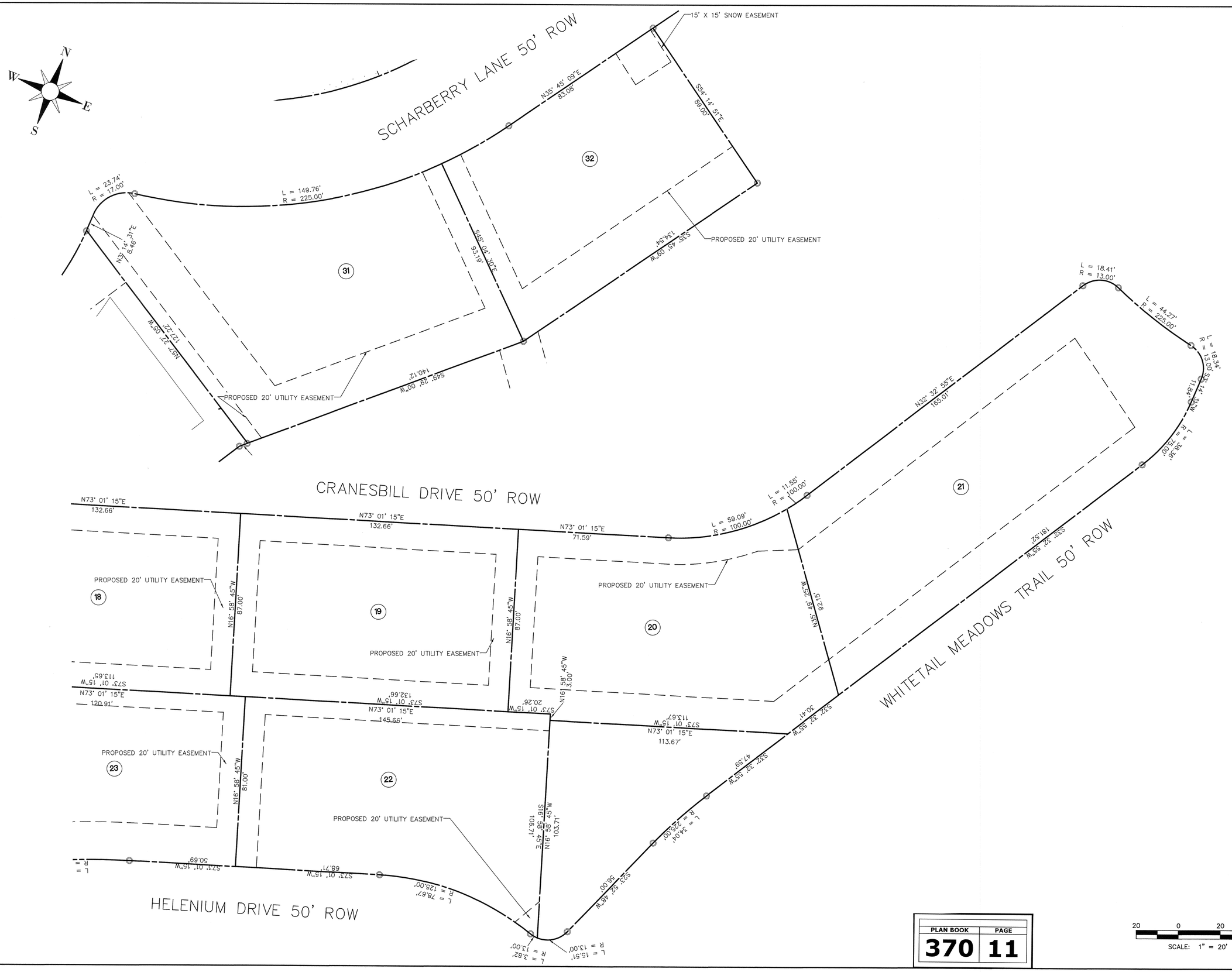
SHEET NO.: SLD-7 of 8

PORJECT NO.: 8824-002



PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GREGORY A. TOMO
LAND SURVEYOR
SU-31438-E

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1	12/03/2014	PRELIMINARY	GAT	GAT

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SHEET NO.: SLD-8 of 8

PORJECT NO.: 8824-002

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 27 DAY OF MARCH, 2018.

x [signature] DAVID H. ELLENBERGER [signature] SARA L. ELLENBERGER

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

[signature] 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.

8 MARCH '18 DATE — [signature] 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 FAIRVIEW, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FAIRVIEW ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT 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 FAIRVIEW THIS 12th DAY OF March 2018.

[signature] SECRETARY — [signature] CHAIRMAN, BOARD OF SUPERVISORS

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

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FAIRVIEW THIS ________ DAY OF ______________

NA SECRETARY — NA CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

Approved ~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF MARCH, 2018.

[signature] JRM SECRETARY — [signature] JRM CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

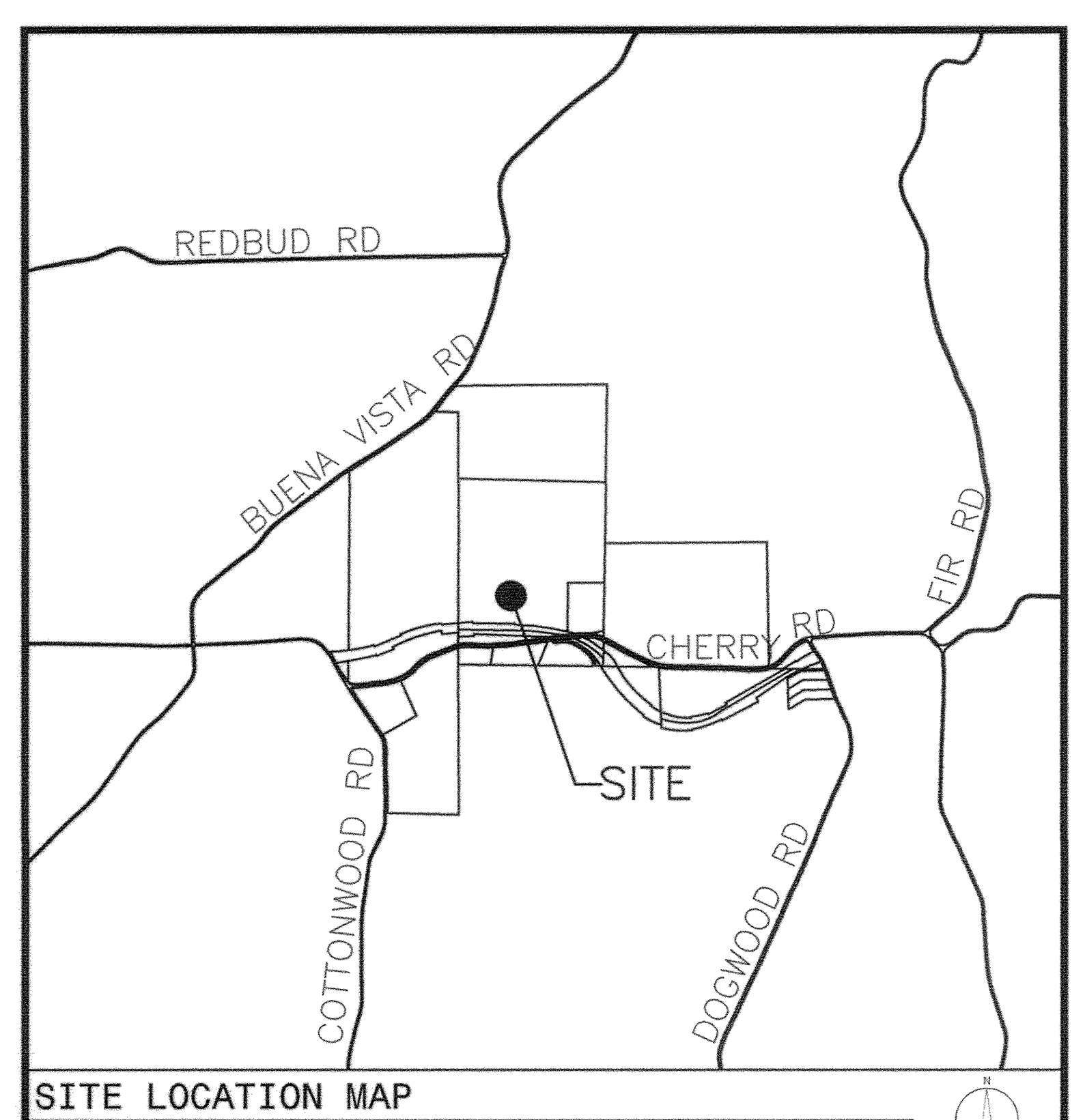
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 370, PAGE(S) 12.

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF March, 2018.

[signature] RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

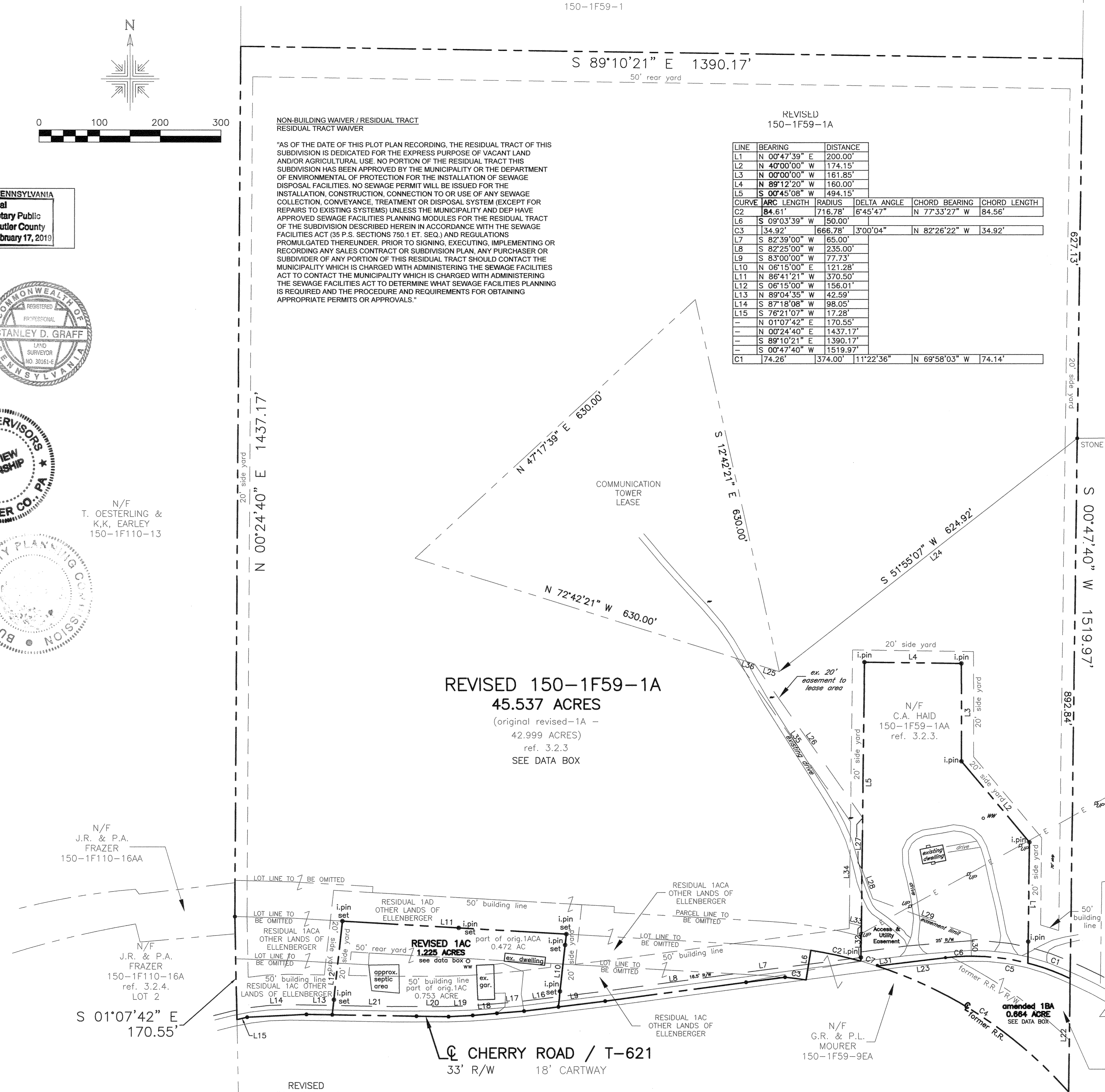
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

Instr:201803290005920 03/29/2018
Pages:1 F:$45.00 2:12PM
Michele Mustello T20180004026
Butler County Recorder FL

NON-BUILDING WAIVER / RESIDUAL TRACT

RESIDUAL TRACT WAIVER

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



REVISED
150-1F59-1A

LINE	BEARING	DISTANCE			
L1	N 00°47'39" E	200.00'			
L2	N 40°00'00" W	174.15'			
L3	N 00°00'00" W	161.85'			
L4	N 89°12'20" W	160.00'			
L5	S 00°45'08" W	494.15'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	84.61'	716.78'	6°45'47"	N 77°33'27" W	84.56'
L6	S 09°03'39" W	50.00'			
C3	34.92'	666.78'	3°00'04"	N 82°26'22" W	34.92'
L7	S 82°39'00" W	65.00'			
L8	S 82°25'00" W	235.00'			
L9	S 83°00'00" W	77.73'			
L10	N 06°15'00" E	121.28'			
L11	N 86°41'21" W	370.50'			
L12	S 06°15'00" W	156.01'			
L13	N 89°04'35" W	42.59'			
L14	S 87°18'08" W	98.05'			
L15	S 76°21'07" W	17.28'			
–	N 01°07'42" E	170.55'			
–	N 00°24'40" E	1437.17'			
–	S 89°10'21" E	1390.17'			
–	S 00°47'40" W	1519.97'			
C1	74.26'	374.00'	11°22'36"	N 69°58'03" W	74.14'

LEASE ACCESS
EASEMENT

commencing from a stone

LINE	BEARING	DISTANCE			
L24	S 51°55'07" W	624.92'			
L25	N 72°42'29" W	43.12'	to the true point of beginning		
L26	S 35°00'30" E	311.13'			
L27	S 00°45'08" W	84.23'			
L28	S 19°33'00" E	51.86'			
L29	S 69°51'44" E	172.81'			
L30	S 01°08'55" E	35.65'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	42.59'	374.00'	6°31'30"	S 86°38'07" W	42.57'
L31	S 83°02'00" W	114.23'			
C7	27.63'	716.78'	2°12'32"	N 73°04'18" W	27.63'
L32	N 00°45'08" E	58.61'			
L33	N 76°02'16" W	20.54'			
L34	N 00°45'08" E	166.81'			
L35	N 35°00'30" W	330.56'			
L36	S 72°42'21" E	32.71'			

REVISED
150-1F59-1AC

LINE	BEARING	DISTANCE
L16	S 83°00'00" W	57.27'
L17	S 85°30'00" W	45.00'
L18	S 85°00'00" W	40.00'
L19	S 87°00'00" W	40.00'
L20	N 89°13'24" W	53.01'
L21	N 89°04'35" W	139.17'
L12	N 06°15'00" E	156.01'
L11	S 86°41'21" E	370.50'
L10	S 06°15'00" W	121.28'

existing non-conforming structures

Amended 1BA as shown and dimensioned hereon is an existing non-conforming parcel and is non-buildable until such time as ordinance requirements are met or appropriate variances are granted.

AMENDED
150-1F59-1BA

LINE	BEARING	DISTANCE			
L22	S 00°47'40" W	187.42'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	383.14'	716.78'	30°37'33"	N 56°39'15" W	378.59'
L23	N 83°02'00" E	114.23'			
C5	211.15'	374.00'	32°20'53"	S 80°27'11" E	208.36'

PROPERTY AREAS:

EXISTING TOTAL

ORIGINAL REV. 150-1F59-1A 42.999 ACRES

REVISED 1F59-1A COMBINED RESIDUAL
ORIGINAL 1F59-1A 42.999 ACRES
+ RESIDUAL 1AD
+ RESIDUAL 1ACA
+ RESIDUAL 1AC
REVISED 1F59-1A TOTAL 45.537 ACRES

REVISED 150-1F59-1AC
RESIDUAL 1ACA
+ RESIDUAL 1AC
REVISED 1F59-1AC TOTAL 1.225 ACRES

AMENDED 150-1F59-1BA
ORIGINAL 1BA
+RESIDUAL 1AD (FORMER RR R/W)
AMENDED TOTAL 0.664 ACRE

GENERAL NOTES:

1. PROPERTY ADDRESS: 349 CHERRY ROAD, CHICORA, PA 16025
2. SETBACKS: BUILDING LINE - 50'
   SIDE YARD - 20'
   REAR YARD - 50'
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. BROWN SUBDIVISION NO. 1, P.B. 158 PG. 3
     - 3.2.2. K.W. & K.L. CRIDER PLAN, P.B. 358 PG. 34
     - 3.2.3. D. ELLENBERGER PLAN, P.B. 361 PG. 4
     - 3.2.4. BROWN SUBDIVISION NO.1, P.B. 158 PG. 3
4. BASIS OF BEARING SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM.

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
D. ELLENBERGER PLAN NO. 2
BEING A
LOT LINE REVISION
FOR
DAVID H. & SARA L. ELLENBERGER

SITUATE
TOWNSHIP OF FAIRVIEW
BUTLER COUNTY, PENNSYLVANIA

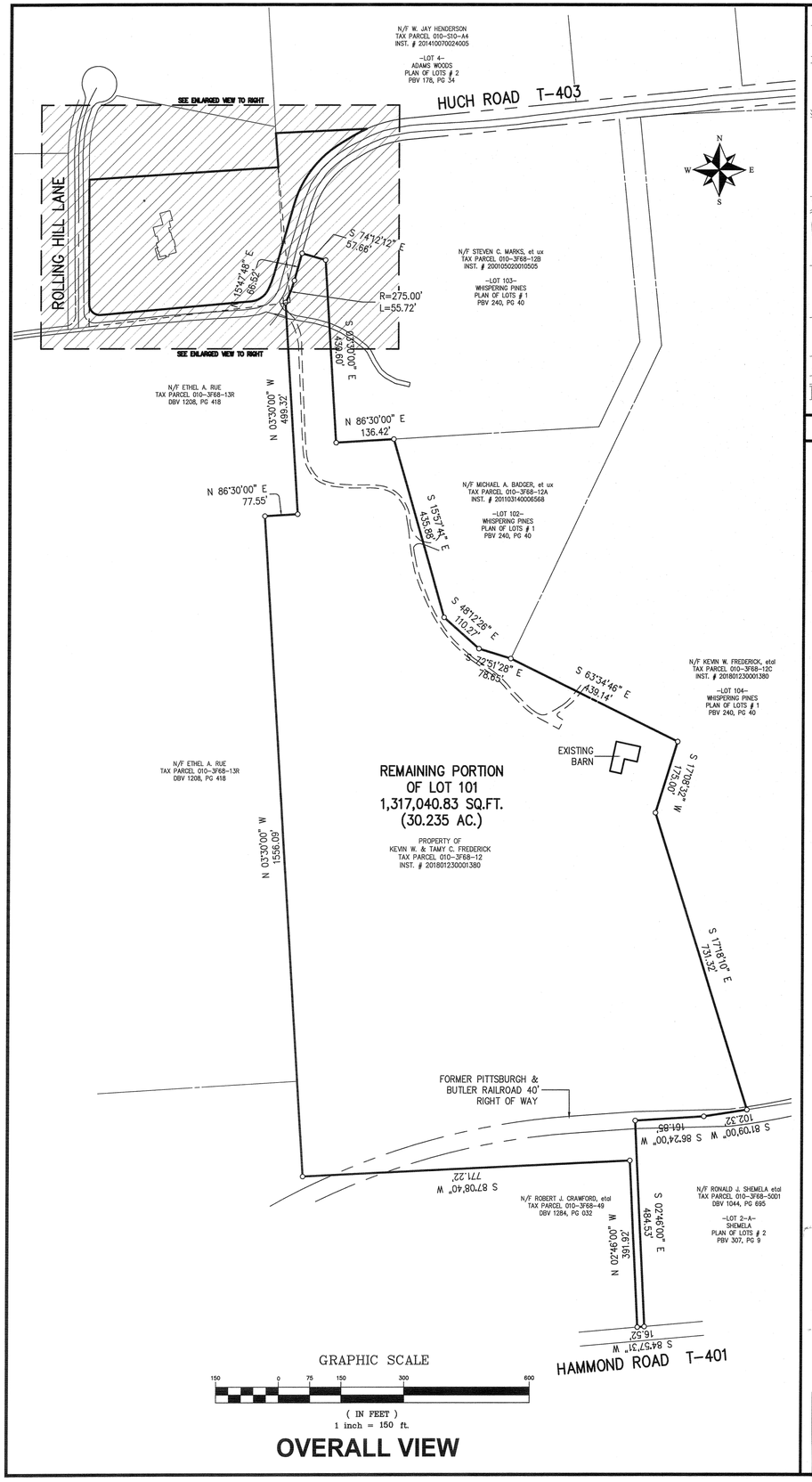
DATE	DRAWN	CHECKED	SCALE
02/28/17	MDH	Sdg	1" = 100'

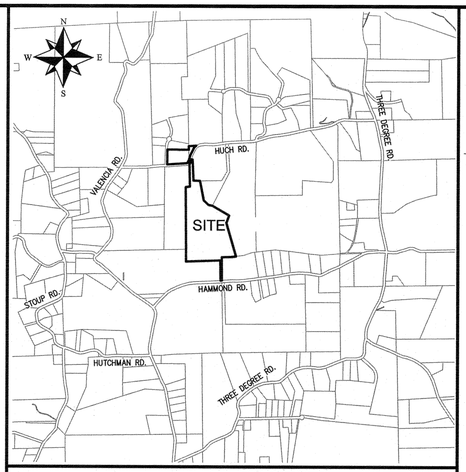
PROJECT NO.	TAX PARCEL NO.	REVISION
18-015	150-1F59-1AD, 1A, 1AC, 1ACA	-

RECORDED______________ 20___

PLAN BOOK	PAGE
370	12

SHEET ______ of _______





LOCATION MAP 1" = 1500'

PLAN NOTES:

PROPERTY OWNERS:

KEVIN W. & TAMY C. FREDERICK
158 HUCH ROAD
MARS, PA 16046
TAX PARCEL 010-3F68-12
INSTRUMENT NO. 201801230001380
LOT 101
WHISPERING PINES PLAN OF LOTS
PBV 240, PAGE 40

NICHOLAS E. & KATHLEEN A. MERIWETHER
301 ROLLING HILLS LANE
MARS, PA 16046
TAX PARCEL 010-3F68-10D
INSTRUMENT NO. 201704180008086
PARCEL B
OLEKSESHAK PLAN OF LOTS
PBV 155, PAGE 46

A. PARCEL 101-A SHALL BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF NICHOLAS E. & KATHLEEN A. MERIWETHER AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

B. THE REMAINDER OF LOT 101 HAS AN EXISTING WELL BUT NO STRUCTURE THAT REQUIRES SEWAGE FACILITIES. THE LOT WAS TESTED AND APPROVED FOR BOTH PRIMARY AND ALTERNATE SYSTEMS AS PART OF THE WHISPERING PINES PLAN OF LOTS

C. PARCEL B-REVISED HAS AN EXISTING WELL AND SEPTIC SYSTEM THAT SERVES THE EXISTING HOME

D. BEARING SYSTEM ON THIS PLAN IS REFERENCED TO THE WHISPERING PINES PLAN OF LOTS AS RECORDED IN PLAN BOOK 240, PAGE 40.

CURRENT ZONING : RC RURAL CONSERVATION

- MINIMUM LOT AREA : 43,560 SQ.FT. (1 ACRE)
- MINIMUM LOT WIDTH : 150.00 FEET AT BUILDING LINE
- MINIMUM FRONT SETBACK : 50.00 FEET FROM RIGHT OF WAY
- MINIMUM SIDE SETBACK : 20.00 FEET (TWO REQUIRED)
- MINIMUM REAR SETBACK : 25.00 FEET

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 7TH DAY OF March 20 18

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 26th DAY OF March 20 18

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

Instr:201804020009984 04/02/2018
Pages: 1 F:$45.00 9:38AM
Michele Mustello T20180004083
Butler County Recorder ND

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

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 370 PAGE 13 GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF April 20 18

BUTLER COUNTY RECORDER OF DEEDS

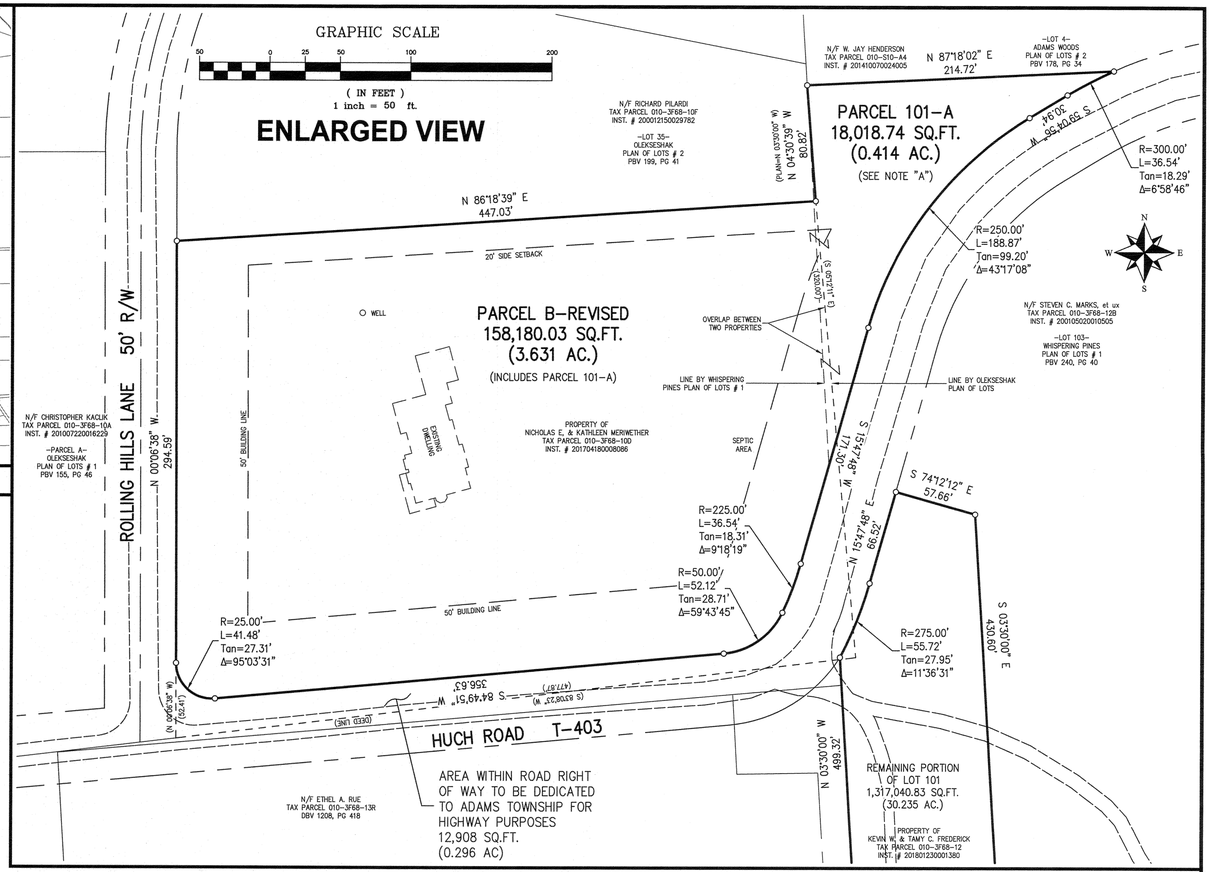
PLAN BOOK	PAGE
370	13

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR



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

KEVIN W. FREDERICK

TAMY C. FREDERICK

THE FOREGOING ADOPTION IS MADE BY KEVIN W. & TAMY C. FREDERICK WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, 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 OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF KEVIN W. & TAMY C. FREDERICK AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201801230001380.

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 KEVIN W. & TAMY C. FREDERICK WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF March 2018

MY COMMISSION EXPIRES TH 15TH DAY OF 08, 2021

NOTARY PUBLIC

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

I, 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 3/2/18

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

NICHOLAS E. MERIWETHER

KATHLEEN A. MERIWETHER

THE FOREGOING ADOPTION IS MADE BY NICHOLAS E. & KATHLEEN A. MERIWETHER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, 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 OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF NICHOLAS E. & KATHLEEN A. MERIWETHER AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201704180008086.

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 NICHOLAS E. & KATHLEEN A. MERIWETHER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF March 2018

MY COMMISSION EXPIRES THE 15TH DAY OF 08, 2021

NOTARY PUBLIC

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

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

DATE 3/7/18 REG # 26400 E

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

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

DRAWING NUMBER:	1001-1818496
DRAWING SCALE:	SEE PLAN
DATE:	FEBRUARY 5, 2018
DRAWN BY:	JSS
REVISIONS:	
02.07.18....revise name references	
03.02.18....per engineer review	
SHEET 1 OF 1	

FREDERICK & MERIWETHER LOT LINE REVISION

BEING A REVISION BETWEEN LOT 101 OF THE WHISPERING PINES PLAN OF LOTS AND PARCEL "B" OF THE OLEKSESHAK PLAN OF LOTS

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

** ALL SIGNATURES MUST BE MADE WITH BLACK WATERPROOF INDIA INK OR SIMILAR **

KNOW ALL MEN BY THESE PRESENTS: THAT THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ALLEGHENY 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 AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ALLEGHENY, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ALLEGHENY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 16th DAY OF January, 20 18. ATTEST:

ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION

Bonnie S Dittman — SECRETARY

Bonnie S Dittman / Secretary — SIGNATURE / TITLE OF OFFICER:

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF ~~BUTLER~~ Clarion GA SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Linda M Burns PRESIDENT OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THE DEPONENT'S OWN AND PROPER AND RESPECTIVE HAND-WRITING.

Linda M Burns President
SIGNATURE / TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF January, 2018. MY COMMISSION EXPIRES THE 15th DAY OF September, 2020.

Gwen D Atwood
NOTARY PUBLIC

NOTARY STAMP
Commonwealth of Pennsylvania
NOTARIAL SEAL
Gwen D. Atwood, Notary Public
Perry Township, Clarion County
My commission expires September 15, 2020

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 11 PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, AS RECORDED IN DEED BOOK VOLUME 2513, PAGE 85, AND INSTRUMENT NO. 200311190052161 RECORDER OF DEEDS OFFICE.

Linda M Burns President — SIGNATURE / TITLE OF OFFICER:
Witness — WITNESS

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, THE OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 11, DO HEREBY AGREE TO MAINTAIN THE PRIVATE ROADS AND THE ASSOCIATED STORM SEWER SYSTEM WITHIN SAID PLAN OF LOTS UNTIL SUCH TIME THAT THE TOWNSHIP OF ALLEGHENY AGREES TO ACCEPT OWNERSHIP OF SAID ROADWAYS AND ASSOCIATED STRUCTURES. ALL LOTS, WHICH HAVE FRONTAGE ON SAID ROADWAYS, ARE GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER SAID ROADWAYS.

Linda M Burns President — TITLE OF OFFICER:
Witness — WITNESS

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

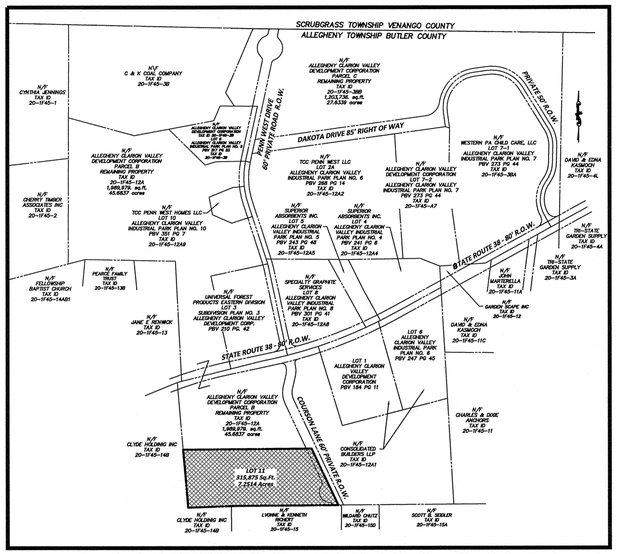
MARK B. SCHMIDT — REG # SU-36950-E, PLS — 12-21-2017 DATE

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

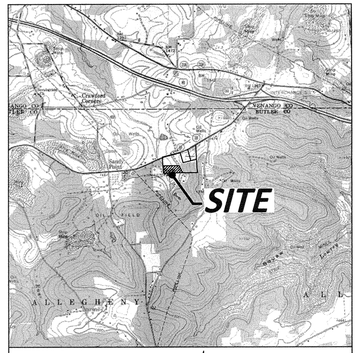
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY BY RESOLUTION, THIS 2nd DAY OF January, 2018.

Robin D Pennington — SECRETARY
CHAIRMAN

Instr:201804250006119 04/03/2018
Pages:2 F:$85.00 2.00PR
Michele Mustello T20180004167
Butler County Recorder FL



EXPANDED VIEW
SCALE: 1" = 400'



NOTES:

1. FINAL SUBDIVISION PLAN.
2. THIS PLAN IS A SUBDIVISION OF PART OF PARCEL B RECORDED IN DEED BOOK VOLUME 2513, PAGE 85 BEING TAX ID 20-1F45-12A REMAINING PROPERTY OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION.
3. ALLEGHENY TOWNSHIP HAS NO ZONING ORDINANCE.
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.

RE-APPROVED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD 15TH DAY OF APRIL Nov. 18 JRM 20 17

C S JRM — SECRETARY
C Mustello JRM — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 17256

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER SS:

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 370, PAGE 14-15. GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF April, 2018.

Michele M Mustello
RECORDER OF DEEDS

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

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REV PER PLANNING COM.	12-20-17	J.N.	---

PLAN BOOK	PAGE
370	14

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

ALLEGHENY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING NOISSIMMOC

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS BUTLER COUNTY PA

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

☒ Corporate Office
Rita Technical Center
501 Holiday Drive Suite 201
Pittsburgh, PA 15220
PHONE: (412) 781-9660
FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4644
FAX: (724) 625-4549

DRAWN BY:	J.N.
CHECKED BY:	C.S.
APPROVED BY:	M.S.
CAD FILE:	17-5442-18.dwg

TITLE: ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 11
ALLEGHENY TOWNSHIP BUTLER COUNTY, PA

CLIENT: ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
PO BOX 11 FOXBURG PA. 16036

DATE ISSUED:	10-11-2017
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	
SHEET:	1 OF 2
	SUB 1
HTA PROJECT #:	17-5442-18

Z:\PROJECTS\17-XXXXX Jobs\17-5400 Jobs\17-5442-18\dwg\17-5442-18sub.dwg, SUB SHT 1, 12/21/2017 8:59 AM, Jerry Nist

STATE ROUTE 38 - 80' R.O.W.

75' BUILDING LINE

N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL B
REMAINING PROPERTY
TAX ID
20-1F45-12A
1,989,979. sq.ft.
45.6837 acres

N/F
JANE E. RENWICK
TAX ID
20-1F45-13

EXISTING
I PIPE

EXISTING
I PIN

N 75°52'55" E
551.04'
319.78'
28.26'
44.03'
203.00'
253.98'
N 78°02'39" E

R=2,251.83'
L=330.25'
CB=N73°50'34"E
CL=329.95'

L=163.46'
R=2864.79'
L=202.12'
R=2904.79'
L=109.07'
CB=N75°38'50"E
CL=109.06'
R=2904.79'
L=146.63'
CB=N73°07'31"E
CL=146.61'
R=2904.79'
L=86.33'
CB=N77°34'27"E
CL=86.33'

R=25.00'
L=38.80'
CB=S30°06'34"W
CL=35.02'
R=25.00'
L=38.80'
CB=N58°48'54"W
CL=35.02'
R=100.00'
L=47.72'
CB=N0°40'55"W
CL=47.27'
R=160.00'
L=76.35'
CB=S0°40'55"E
CL=75.63'
R=160.00'
L=106.58'
CB=N6°05'40"W
CL=104.62'
R=100.00'
L=66.61'
CB=S6°05'40"E
CL=65.39'

N 12°50'27" E
80.17'
S 12°50'27" W
80.17'
S 47°10' W
60.04'

S 16°53'36" E
521.21'
40.00'

N/F
COMMUNITY
DEVELOPMENT CORP.
LOT 1
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PBV 184 PG 11

N/F
ALLEGHENY CLARION
VALLEY DEVELOPMENT
CORPORATION
PARCEL B
REMAINING PROPERTY
TAX ID
20-1F45-12A
1,989,979. sq.ft.
45.6837 acres

N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL B
REMAINING PROPERTY
TAX ID
20-1F45-12A
1,989,979. sq.ft.
45.6837 acres

COURSON LANE 60' PRIVATE R.O.W.

S 25°10'42" E
543.52'
314.66'

RIGHT OF WAY
63,832 Sq.Ft.
1.4653 Acres

792.55'
424.49'

N/F
CLYDE
HOLDING INC
TAX ID
20-1F45-14B

N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL B
REMAINING PROPERTY
TAX ID
20-1F45-12A
1,989,979. sq.ft.
45.6837 acres

N 89°34'18" E
808.65'
33.03'

S 25°10'42" E
228.86'

N 25°10'42" W
394.94'
737.25'
N 25°10'42" W
257.92'

33.03'
33.03'

S 89°34'18" W
645.31'

S 87°59'30" W
300.00'

N 04°54'54" W
368.06'

25' BUILDING LINE

LOT 11
315,875 Sq.Ft.
7.2514 Acres

R=30.00'
L=32.05'
CB=S5°25'46"W
CL=30.55'

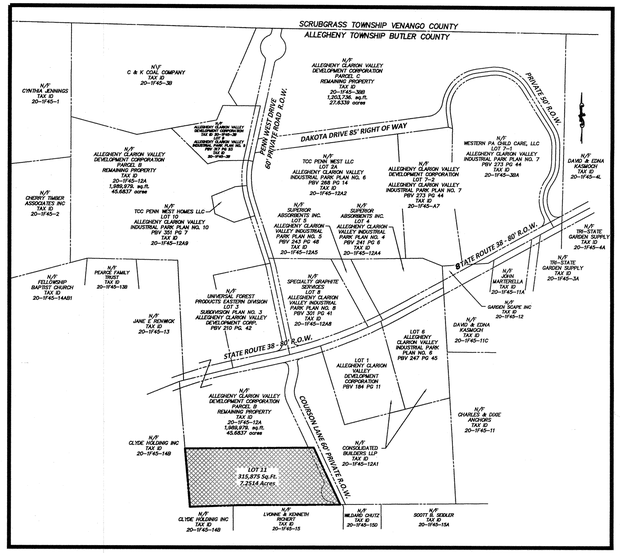
R=65.00'
L=141.01'
CB=N26°06'42"W
CL=114.94'

R=25.00'
L=27.52'
CB=N56°43'10"W
CL=26.16'

N/F
CLYDE HOLDING INC
TAX ID
20-1F45-14B

N/F
LVONNE & KENNETH
RICHERT
TAX ID
20-1F45-15

N/F
WILDARD CHUTZ
TAX ID
20-1F45-15D



EXPANDED VIEW
SCALE: 1" = 400'

NOTES:

1. FINAL SUBDIVISION PLAN.

2. THIS PLAN IS A SUBDIVISION OF PART OF PARCEL B RECORDED IN DEED BOOK VOLUME 2513, PAGE 85 BEING TAX ID 20-1F45-12A REMAINING PROPERTY OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION.

3. ALLEGHENY TOWNSHIP HAS NO ZONING ORDINANCE.

LOT 11 CLOSURE SUMMARY

PRECISION, 1 PART IN:	336352.51'
ERROR DISTANCE:	0.01'
ERROR DIRECTION:	S76.4316E (DMS)
AREA:	315877.11 SQ. FT.
SQUARE AREA:	315877.107
PERIMETER:	2516.96'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REV PER PLANNING COM.	12-20-17	J.N.	---

PLAN BOOK	PAGE
370	15

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LAND SURVEYOR
MARK B. SCHMIDT

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

Corporate Office
Elm Technical Center 201
455 Elm Street
Pittsburgh, PA 15223
PHONE: (412) 781-9860
FAX (412) 781-5904

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

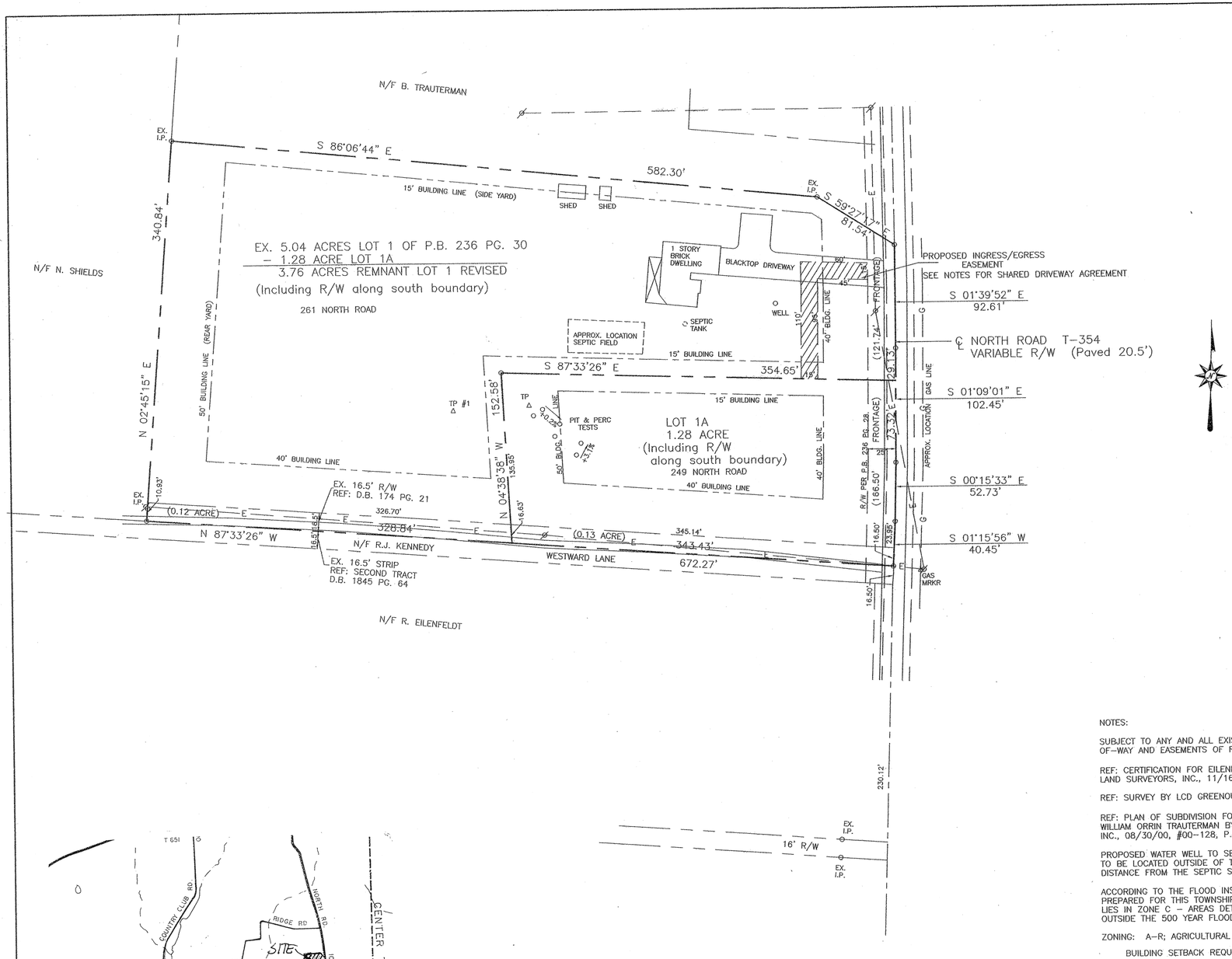
DRAWN BY:	J.N.
CHECKED BY:	C.S.
APPROVED BY:	M.S.
CAD FILE:	17-5442-18.dwg

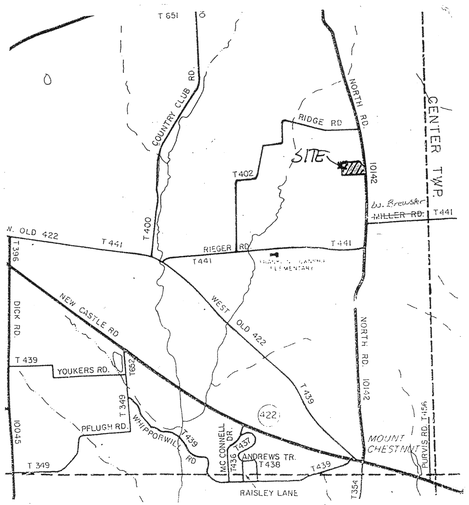
TITLE
ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 11
ALLEGHENY TOWNSHIP BUTLER COUNTY, PA

CLIENT
ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
PO BOX 11
FOXBURG PA, 16036

DATE ISSUED:	10-11-2017
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	
SHEET:	2 OF 2
	SUB 2
HTA PROJECT #:	17-5442-18

Z:\PROJECTS\17-XXXXX Jobs\17-5400 Jobs\17-5442-18\dwg\17-5442-18sub.dwg, SUB SHT 2, 12/21/2017 8:59 AM, Jerry Nist





VICINITY MAP Scale: 1" = 2000'

0' 50' 100' 150'

NOTES:

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

REF: CERTIFICATION FOR EILENFELDT BY LAND SURVEYORS, INC., 11/16/95, #95-331.

REF: SURVEY BY LCD GREENOUGH, 05/12/59.

REF: PLAN OF SUBDIVISION FOR ESTATE OF WILLIAM ORRIN TRAUTERMAN BY LAND SURVEYORS, INC., 08/30/00, #00-128, P.B. 236 PG. 30.

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

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.

ZONING: A-R; AGRICULTURAL RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 40' FROM R/W
SIDE YARD: 15'
REAR YARD: 50'

MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100' @ BLDG. LINE

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

THERE IS A 16.5' R/W TO LANDS OF SHIELDS WHICH IS ALONG THE SOUTHERN PROPERTY LINE AS REFERRED TO IN DEED BOOK 174 PAGE 21. THERE IS ALSO A 16.5' STRIP OWNED BY R.J. KENNEDY WHICH IS SOUTH OF THE TRAUTERMAN PROPERTY AS REFERRED TO IN DEED BOOK 1845 PAGE 64. THIS IS CONSIDERED WESTWARD LANE. SINCE THE TOWNSHIP REFUSED A DRIVEWAY PERMIT AND R.J. KENNEDY REFUSED A RIGHT-OF-WAY ACROSS WESTWARD LANE TO ACCESS LOT 1A, A SHARED ACCESS HAS BEEN PROPOSED ACROSS LOT 1 PARALLEL TO NORTH ROAD.

PLAN BOOK	PAGE
370	16

Instr: 201804040006165 04/04/2018
Pages: 1 F:$45.00 8:54AM
Michele Mustello T20180004196
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that we, Jerry Joe Trauterman and Karen E. Trauterman, of the Township of Franklin, 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 Franklin 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 Franklin, 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 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 Jerry Joe Trauterman and Karen E. Trauterman, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th day of March 2018.

ATTEST:

Trisha M. Murray NOTARY PUBLIC

Jerry Joe Trauterman OWNER

Karen E. Trauterman 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 Jerry Joe Trauterman and Karen E. Trauterman and acknowledged the foregoing release and dedication anad plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 26th day of March, 2018.

My Commission expires the 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

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 as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE January 4, 2018 SEAL Cheryl A. Hughes REG. NO. SU-32490-E

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

SECRETARY SEAL Herman W. Bauer CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Franklin this 30th day of March, 2018.

SECRETARY SEAL Herman W. Bauer CHAIRMAN/PRESIDENT

Approved by the Franklin Township Planning Commission this 26th day of March, 2018.

SECRETARY SEAL Robert J. Thompson CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 17TH day of Jan, 2018.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 16.
Given under my hand and seal this 4th day of April, 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 01/04/2018; ZONING REVIEW

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: JERRY JOE TRAUTERMAN
and
KAREN E. TRAUTERMAN
SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 12/19/17	Scale 1" = 50'	Dwn By BEC	Ckd By
Parcel No. 170-3F80-9J		Instrument # 200012040028712	Service No. 17-162
Address 261 NORTH ROAD			

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15 DAY OF March 2018.

ATTEST:

Rape family Trust
OWNER

Donald Rape / T Rustle
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED DONALD RAPE 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 15 DAY OF MARCH 2018.
MY COMMISSION EXPIRES THE 6 DAY OF MAY 2019.

John Hockenberger D
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE ZELIENOPLE BOROUGH PLANNING COMMISSION THIS 22 DAY OF February, 2018.

Mark J Matusiak
SECRETARY

Douglas R. Hoffa
CHAIRMAN

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

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPLE, THIS 12th DAY OF March, 2018.

Jeffrey A. Shuty
SECRETARY

Allen C. Boyer
CHAIRMAN , BOROUGH COUNCIL

James J. Mack III
SUPERVISOR

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

3/2/18
DATE

REG. NO. SU075509

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 5TH DAY OF FEB 20.18.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

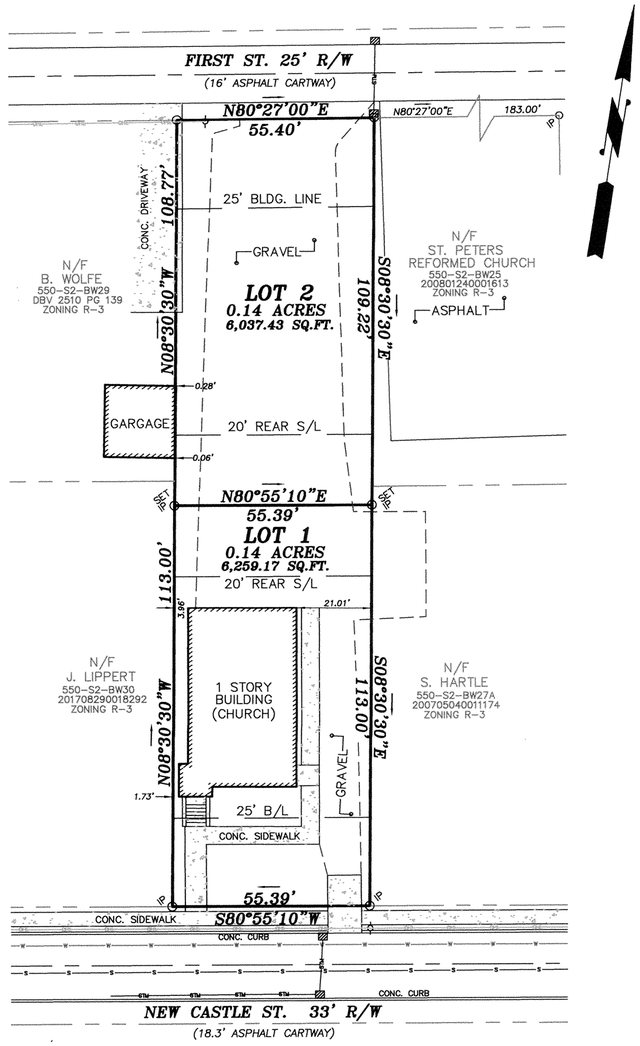
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 370 PAGE 17.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April 20.18.

Michele M. Mustello

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

RECORDER OF DEEDS
BUTLER COUNTY PA

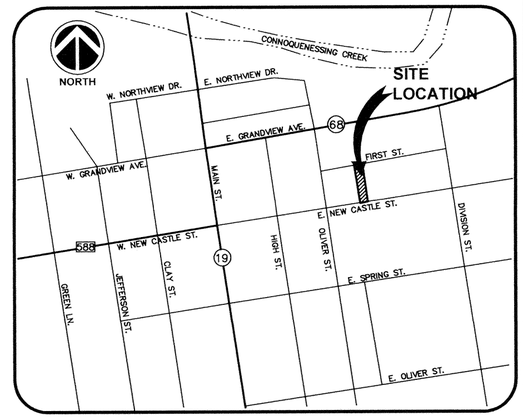


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Instr:201804040006204 04/04/2018
Pages:1 F:$45.00 10:24AM
Michele Mustello T20180004218
Butler County Recorder FL



VICINITY MAP
NOT TO SCALE

ZONING R-3 – RESIDENTIAL		
MIN. LOT AREA		6,000 S.F.
MIN. LOT WIDTH		60'
BUILDING SET BACKLINES:		
FRONT YARD	25'	
SIDE YARD	5' MIN. (TOTAL OF 15')	
REAR YARD	20'	
MAX. HEIGHT		35'
MAX. COVERAGE		65%

OWNER:
DON RAPE
RAPE TRUST
623 PERRY HWY.
ZELIENOPLE, PA 16063
412-585-5152

TAX PARCEL #550-S2-BW28
DEED REF: 201710180022741

TOTAL PLAN AREA		12,296.60 S.F. 0.28 ACRES
LOT 1	6,259.17 S.F.	0.14 ACRES
LOT 2	6,037.43 S.F.	0.14 ACRES

PLAN BOOK	PAGE
370	17

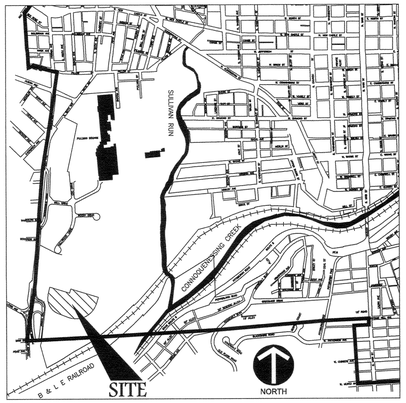
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
No. SU075509
PENNSYLVANIA

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

Scale 1" = 30'
Date January 2, 2017
Job No. 2983

Rape Subdivision
Situate in Zelienople Borough
Butler County, Pa.
Prepared For Donald Rape

Sheet No. 1 of 1



SITE LOCATION MAP SCALE 1" = 1000'

Instr:201804040009247
Pages:1 F:$49.00 04/04/2018
Michele Mustello 1:12PM
Butler County Recorder T20180004250
FL

NOTES:
1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. ZONING DISTRICT IS M-2 HEAVY INDUSTRIAL ZONING DISTRICT.
3. BUILDING SETBACK REQUIREMENTS FOR THIS PROPERTY ARE SET FORTH BY PULLMAN CENTER PROTECTIVE STANDARDS AND CONTROLS AS RECORDED IN DEED BOOK VOLUME 1306 PAGE 264. THE RECORDED SETBACK ARE AS FOLLOWS: 35 FEET FROM ADJACENT STREET RIGHT-OF-WAYS 25 FEET FROM ALL OTHER PROPERTY LINES.
4. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT #201803120004604 AND INSTRUMENT #201803120004607
5. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOT 2B OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 5, AS RECORDED IN PLAN BOOK VOLUME 368 PAGE 47 AND LOT 3 OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 3, AS RECORDED IN PLAN BOOK VOLUME 319 PAGE 50 TO CREATE A SINGLE LOT 3R.
6. THIS PLAN IS SUBJECT TO THE CITY OF BUTLER ORDINANCE NO. 1580, COUNCIL BILL NO. 2005-145, ORDAINED AND ENACTED INTO LAW ON OCTOBER 13, 2005, KNOWN AS THE "NON-USE AQUIFER" ORDINANCE OF THE CITY OF BUTLER PROHIBITING, REGULATING, AND RESTRICTING THE USE OF GROUNDWATER WITHIN SPECIFIC GEOGRAPHICAL AREAS OF THE CITY.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

LOT 3

THE REDEVELOPMENT AUTHORITY
OF THE CITY OF BUTLER
PLAN OF SUBDIVISION-PHASE VII
P.B.V. 214 PG. 41
LOT 9R

CIL - BUTLER AREA SEWER AUTHORITY
20' SANITARY SEWER RIGHT-OF-WAY
RECORDED IN PBV 214 PAGE 41

NOW OR FORMERLY
ACHIEVE REAL ESTATE Co., LLC

THE REDEVELOPMENT AUTHORITY
OF THE CITY OF BUTLER PLAN OF SUBDIVISION
LOT 6R
P.B.V. 177, PG. 4

NOW OR FORMERLY
BUTLER TOWNSHIP-CITY JOINT
MUNICIPAL TRANSIT AUTHORITY

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

NOW OR FORMERLY
RNC HOLDINGS, LLC

LOT 2A

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 5
AS
RECORDED IN P.B.V. 368 PG. 47

NOW OR FORMERLY
WEST PENN ALLEGHENY
HEALTH SYSTEM, INC.

LOT 2B

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 5
AS
RECORDED IN P.B.V. 368 PG. 47

INSTRUMENT #201803120004604

NOW OR FORMERLY
WEST PENN ALLEGHENY
HEALTH SYSTEM, INC.

LOT 3

PULLMAN CENTER BUSINESS PARK
SUBDIVISION No. 3
AS
RECORDED IN P.B.V. 319 PG. 50

INSTRUMENT #201803120004607

LOT 3R
218,133 SF
OR
5.007 ACRES

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

LOT 4A

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 4
AS RECORDED IN
PLAN BOOK VOLUME 363, PAGE 12

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

PARCEL A

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

HOLLYWOOD DRIVE 50' R/W
ARMCO DRIVE
S.R. 3001 HANSEN AVENUE
APPROXIMATE BUTLER TOWNSHIP / CITY OF BUTLER LINE
PER BUTLER TOWNSHIP GEOGRAPHIC INFORMATION SYSTEM
BUTLER CITY
RIGHT-OF-WAY LINE
PART OF PARCEL A
MAG NAIL (FOUND)
N16°15'07"E 620.93'
N16°15'07"E 105.28'
S 71°07'03" E 287.18'
S 71°09'39" E 311.72'
S 71°01'35" E 405.04'
N18°58'47"E
50.08'
S 18°58'25" W 90.08'
Δ=082°58'54"
Δ=094°17'07"
R=225.00
R=300.00
N 66°43'47" W 157.29'
74.47'
92.82'
A=326.87'
A=493.68
516.09'
516.09'
516.09'
516.09'
25.00
25.00
25.00
25.00
35' FRONT YARD SETBACK LINE
25' REAR SETBACK LINE
25' SIDE YARD SETBACK LINE
50' PUBLIC ROAD & UTILITY R/W RECORDED IN PBV 125 PAGE 30
50' PUBLIC ROAD & UTILITY R/W RECORDED IN PBV 297 PAGE 45
50' PUBLIC ROAD & UTILITY R/W RECORDED IN PBV 299 PAGE 24
5' UTILITY EASEMENT
UTILITY EASEMENT AS RECORDED IN PBV 1065 PAGE 69
5' UTILITY EASEMENT AS RECORDED IN INSTRUMENT #201005280005455
20' SANITARY SEWER EASEMENT AS RECORDED IN MISC. 2006070800157R8
ADDITIONAL 10' SANITARY SEWER EASEMENT
LIMITS OF EXISTING LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
N 12°05'E 324.91'
324.95'
20.00
10.00
HYDRANT SET
S 12°05'E 324.91'

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

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WEST PENN ALLEGHENY HEALTH SYSTEM, INC., A PENNSYLVANIA NOT FOR PROFIT CORPORATION, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATE IN THE CITY OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, 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 CITY OF BUTLER, COUNTY OF BUTLER, WEST PENN ALLEGHENY HEALTH SYSTEM, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE CITY OF BUTLER, COUNTY OF BUTLER, 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 WEST PENN ALLEGHENY HEALTH SYSTEM, INC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WEST PENN ALLEGHENY HEALTH SYSTEM, INC. HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED THE SECRETARY, THIS DAY OF 26th DAY OF March, AD., 2018.

ATTEST:

WEST PENN ALLEGHENY HEALTH SYSTEM, INC.

SECRETARY — PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Allegheny }

ON THIS 26th DAY OF March, A.D., 2018 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Cynthia Henderson, PRESIDENT OF WEST PENN ALLEGHENY HEALTH SYSTEM, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT 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 THE SAID WEST PENN ALLEGHENY HEALTH SYSTEM, INC. FOR THE USES AND PURPOSES THERIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION Cynthia Henderson IS THE DUE PRESIDENT OF WEST PENN ALLEGHENY HEALTH SYSTEM, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

PRESIDENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF March, 20 18

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise D. Evans, Notary Public
City of Lower Burrell, Westmoreland County
My Commission Expires Feb. 19, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 19th DAY OF February, 20 21.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

MICHAEL ALLEN OGIN — DATE 3-16-18
REGISTRATION NO. SU-075288

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3rd DAY OF April 20 17

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17113

CITY OF BUTLER REVIEW

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 4th DAY OF April 20 18.

CITY CLERK — MAYOR

CITY OF BUTLER PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BUTLER PLANNING COMMISSION THIS 4th DAY OF April 20 18

SECRETARY — CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 370 PAGE(S) 18.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF April 20 18

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
370	18

LOT AREA SUMMARY:

LOT 2B	=	79,820 SF OR 1.832 ACRES
LOT 3	=	138,313 SF OR 3.175 ACRES
TOTAL LOT 3R	=	218,133 SF OR 5.007 ACRES

PROPERTY OWNER / SUBDIVIDER:
WEST PENN ALLEGHENY HEALTH SYSTEM, INC.
EAST COMMONS PROFESSIONAL BUILDING
4 ALLEGHENY CENTER, 7TH FLOOR
PITTSBURGH, PA 15212

TOTAL AREA OF RECORDING = 218,133 SQ. FT. OR 5.007 ACRES

BUTLER COUNTY RECORDER

BUTLER CITY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR
No. SU-075288

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

PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 6

BEING A CONSOLIDATION OF LOT 2B OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 5 AS RECORDED IN P.B.V. ____ PG. ____ AND LOT 3 OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION NO. 3 AS RECORDED IN PLAN BOOK VOLUME 319 PAGE 50

SITUATE IN

CITY OF BUTLER
BUTLER COUNTY

MADE FOR

WEST PENN ALLEGHENY HEALTH SYSTEM, INC.

PM: JEG DB: LPW CB: MAO SCALE:1" = 50'

Date: 2018-01-12
Job Number C-16387-2017
DWG No: ____

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

Path & File name=N:\Projects\16300\16387 Pullman Standard\-2017 Engineering Services\Dwg\01-Base\16387-2017_RP Plan No 6.dwg
Plot Date=3/15/2018 1:54 PM Louis P. Wissam
Save Date=3/15/2018 1:52 PM
15.03

Reviewed
~~APPROVED~~ BY THE OAKLAND TWP. PLANNING COMM.
THIS 13TH DAY OF MARCH, 20 18

Robert C. Lanier
SECRETARY

James A. Hall
CHAIRMAN

APPROVED BY THE OAKLAND TWP. SUPERVISORS
THIS 5 DAY OF April, 2018

Sandra Dinsig
SECRETARY

Paul W. Eakin
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY
~~APPROVED~~
BUTLER COUNTY PLANNING COMMISSION

DATE 3-15-18

CHAIRMAN

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RONALD P BITTLER
Notary Public
JEFFERSON TWP, MERCER COUNTY
My Commission Expires Jun 30, 2019

STATE OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME THE SUBSCRIBER A Notary Public IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED Robert G. Yokel, President / Keystone Rock Prop. Inc. AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS 21 DAY OF February, 20 18. MY COMMISSION EXPIRES THE 30 DAY OF June, 20 19.

SIGNATURE

I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

Pres.

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY, Ronald P. Bittler, PLS.

N

N/F MOSER

N90°00'E
250.00'
I.P.
I.P.

N0°45'E
1819.95'

SHAWN MC KISSICK
(WITH EXIST. ON-LOT SEWAGE SYSTEM)
250-1F147-25

OTHER LANDS
KEYSTONE ROCK PROPERTIES, INC.
2018 011 70000971
250-1F147-26

(75'±)
MIN. BLDG. S.B.

33' EX. R/W
17' BUT-C/W

℄ OLD EAST BUTLER RD.
T-606

MIN. BLDG. S.B.
(75'±)

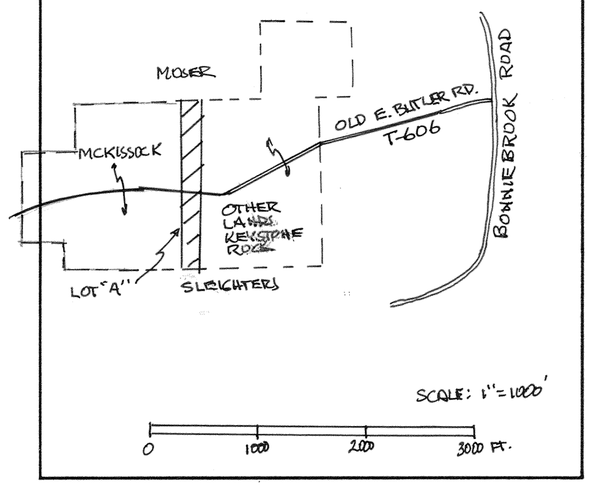
LOT "A"
10.45 ACRES

1822.50'
S0°45'W

I.P
250.00'
N89°25'W
I.P

N/F SLEIGHTERS

VICINITY SKETCH



SCALE: 1" = 1000'

0 1000 2000 3000 FT.

NOTE: LOT "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND BECOME PART OF ADJOINING LANDS OF SHAWN MCKISSOCK, WHICH IS NON-BUILDABLE. 3-13-18

PLAN BOOK	PAGE
370	19

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

COMM. OF PA. -
COUNTY OF BUTLER } SS

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 370 PAGE 19

GIVEN UNDER MY HAND AND SEAL, THIS 6 DAY OF April, 20 18.

Michele M. Mustello
RECORDER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD P. BITTLER
LICENSED SURVEYOR
No. 030007
STATE OF PENNSYLVANIA

SEAL

TITLE =

FINAL PLAT
KEYSTONE ROCK PROPERTIES, INC.
LOT LINE REVISION
LOT "A"

INDICATE WHETHER PRELIMINARY OR FINAL

MUNICIPALITY = OAKLAND TWP.
COUNTY = BUTLER STATE = PA.
SCALE = 1" = 200' DATE = 2-22-18
REV. 3-8-18

R.P. BITTLER, P.L.S.
1155 GREENVILLE RD.
MERCER, PA. 16137

OWNER: KEYSTONE ROCK PROPERTIES, INC. (ROBERT YOKEL)
P.O. BOX 479
GIBSONIA, PA. 15044

0 100 200 400 FT.

Instr:201804060006409 04/06/2018
Pages:1 F:$45.00 9:55AM
Michele Mustello T20180004349
Butler County Recorder FL

623266

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DEAN A. & SHARON L. NOWAKOWSKI, OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT, 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 SUMMIT, 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 SUMMIT, 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 14 DAY OF MARCH, 2018.

x Dean A. Nowakowski
DEAN A. NOWAKOWSKI

x Sharon L. Nowakowski
SHARON L. NOWAKOWSKI

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,DEAN A. & SHARON L. NOWAKOWSKI, 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 14 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES THE 19 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.

20 FEB. '18
DATE

STANLEY D. GRAFF
REG. NO. SU-079154-A

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 39161-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SUMMIT ASSUMES NO 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 SUMMIT THIS 21st DAY OF February, 2018.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 13th DAY OF FEBRUARY, 2018.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF Jan., 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 370 PAGE(S) 20

GIVEN UNDER MY HAND AND SEAL THIS 6 DAY OF April, 2018.

RECORDER OF DEEDS

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

COMMONWEALTH OF PENNSYLVANIA — RECORDER OF DEEDS — BUTLER COUNTY

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, KATHY J. GEIBEL, ~~DEAN A. NOWAKOWSKI~~ AND CAROL A. SCHIEBEL, OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT, 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 SUMMIT, 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 SUMMIT, 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 14 DAY OF MARCH, 2018.

x Kathy J. Geibel
KATHY J. GEIBEL

x Carol A. Schiebel
CAROL A. SCHIEBEL

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, KATHY J. GEIBEL AND CAROL A. SCHIEBEL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

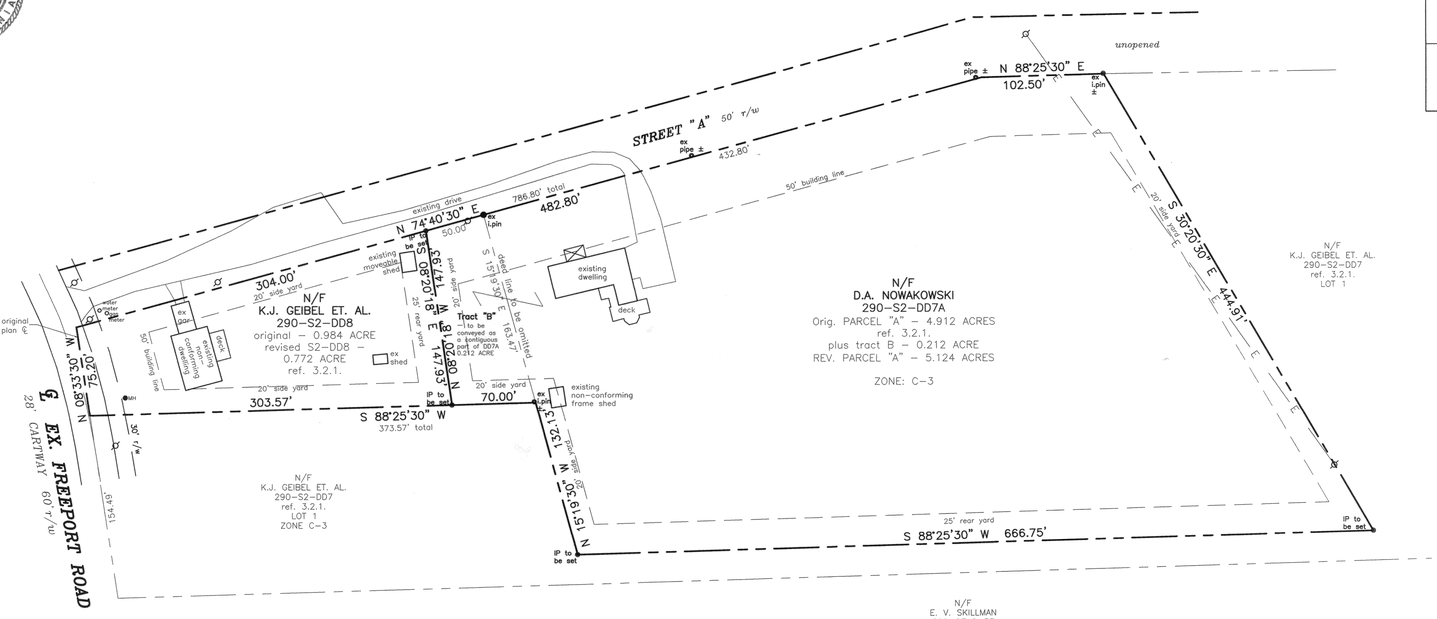
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES THE 19 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: 201804060008422 04/06/2018
Pages: 1 F:$45.00 10:46AM
Michele Mustello T20180004367
Butler County Recorder FL


STREET "A" 50' r/w
unopened
ex pipe ± N 88°25'30" E 102.50'
ex Lpin ±
existing drive
786.80' total
482.80'
N 74°40'30" E 50.00'
ex pipe ± 432.80'
50' building line
304.00'
20' side yard
N/F K.J. GEIBEL ET. AL. 290-S2-DD8 original - 0.984 ACRE revised S2-DD8 - 0.772 ACRE ref. 3.2.1.
existing moveable shed
ex shed
existing dwelling
deck
ex pool
existing non-conforming dwelling
deck
S 15°19'50" E 163.47'
deed line to be omitted
Tract "B" - to be conveyed as a contiguous part of D07A 0.212 ACRE
S 36°20'50" E 444.91'
20' side yard
25' rear yard
N/F K.J. GEIBEL ET. AL. 290-S2-DD7 ref. 3.2.1. LOT 1
N/F D.A. NOWAKOWSKI 290-S2-DD7A Orig. PARCEL "A" - 4.912 ACRES ref. 3.2.1, plus tract B - 0.212 ACRE REV. PARCEL "A" - 5.124 ACRES
ZONE: C-3
original plan
N 15°33'30" W 75.80'
N 15°33'30" W 147.99'
N 15°19'50" W 147.99'
N 15°19'50" W 147.99'
N 15°19'50

Instr: 201804250005524 04/09/2018
Pages: 2 F: $85.00 12:47PM
Michele Mustello T20180004447
Butler County Recorder FL

N/F J. HOWER

N/F J. KUMPFMILLER

N/F ALICIA PYKUS &
DAVID WALLS
EX. 15.01 ACRES
+ 3.56 ACRES PARCEL A
18.57 ACRES TOTAL
AFTER CONVEYANCE

844.49'
N 58°22'46" W
25' BUILDING LINE (REAR YARD)
N 38°29'55" E
25' BUILDING LINE (SIDE YARD)
1,364.83'
EX. I.P.
HUNTING BLIND
SEPTIC FIELD APPROX. LOC.
SEPTIC TANK
CO
METAL SHED
FRAME SHED
FRAME GARAGE
POOL
WELL
GRAVEL DRIVE
2 STORY FRAME DWELLING
N/F J.P. SHEDIO
S 33°17'27" E 51.11'
S 34°10'20" E 71.20'
S 38°11'47" E 46.47'
S 41°01'00" E 23.93'
S 53°27'20" E 53.34'
S 60°41'30" E 99.33'
LOT 11 N/F M.L. KAUFOLD
N/F JAMES M. & MARIE B. BARONETSKI
EX. LOT 10 OF
P.B. 70 PG. 32
EX. 2.12 ACRES
+ 0.38 EX. LOT 10A P.B. 108 PG. 47
+ 0.27 PARCEL D
+ 3.29 PARCEL B
6.06 ACRES TOTAL REVISED LOT 10
AFTER CONVEYANCES
LOT 12 B.E. CARION
LOT 13 N/F K.M. ZIEGLER
LOT 8 N/F J. MOHLER
LOT 7 N/F M. MAZZANTI
LOT 6 N/F M. MAZZANTI
N/F NADINE A. & JOHN P. HARDING
EX. LOT 9 OF
P.B. 70 PG. 32
EX. 2.37 ACRES
+ 3.17 ACRE PARCEL E
+ 0.39 ACRE PARCEL C
5.93 ACRES TOTAL REVISED LOT 9
AFTER CONVEYANCES
℄ DINGEL ROAD T-460
33' R/W (Paved 16.7')

N/F W. ZOMBORY TRS.
I.P. SET
N 09°24'00" E 353.10'
EX. I.P.
Original lot line to be removed
N 09°24'00" E 255.65'
167.20'
N 74°44'12" W
PARCEL A
3.56
TO BE COMBINED
WITH PYKUS &
WALLS
N/F DAVID M. WALLS &
ALICIA S. PYKUS,
JAMES M. &
MARIE B. BARONETSKI,
JOHN & NADINE HARDING
(EX. 7.24 ACRES)
TAX PARCEL
080-S4-AA
25' BUILDING LINE (SIDE YARD)
S 37°12'20" W 475.99'
N/F A. DEC
I.P. SET
S 52°47'40" E Proposed Lot Line
439.05'
PARCEL D
0.27 AC.
TO BE COMBINED
WITH BARONETSKI
PARCEL B
3.29 ACRES
TO BE COMBINED
WITH BARONETSKI
N/F DAVID M. WALLS &
ALICIA S. PYKUS,
JAMES M. &
MARIE B. BARONETSKI,
JOHN & NADINE HARDING
EX LOT 9A
OF P.B. 108 PG. 47
(3.44 ACRES)
TAX PARCEL
080-S4-A9A
PARCEL C
0.39 AC.
TO BE
COMBINED
WITH HARDING
S 09°24'00" W 225.00'
25' BLDG. LINE (SIDE YARD)
901.74'
N 80°36'00" W 286.74'
Original lot line to be removed
133.76'
25' BUILDING LINE (SIDE YARD)
292.00'
N 09°24'00" E 356.80'
25' BUILDING LINE (SIDE YARD)
200.00'
EX. LOT 10A OF P.B. 108 PG. 47
0.38 ACRE
N 09°24'00" E 111.7'
I.P. SET
E SET 73.24'
N 09°24'00" E 179.05'
N 09°24'00" E 252.29'
I.P. SET
N 26°39'30" E
25' BUILDING LINE (SIDE YARD)
579.00'
1,135.80'
EX. ANGLE IRON
Original lot line to be removed
N 67°15'00" W 200.17'
Original lot line to be removed
S 67°15'00" E 108.79'
S 26°39'30" W
S 67°15'00" E 209.02'
510.24'
PK SET IN BASE OF TREE
I.P. SET
N 63°20'30" E 208.40'
25' BLDG LINE
I.P. SET
EX. I.P.
1 STORY FRAME DWELLING
BOCCE BALL COURT
WELL
SEPTIC TANK
SEPTIC FIELD APPROX. LOC.
METAL SHED
FRAME SHED
BLKTP DRIVE
FRAME GARAGE
ELEC TRANS
WOOD. DECK
491.23'
(238.80')
N 82°36'00" E
238.80'
Original lot line to be removed
468.67'
(253.65')
Proposed Lot Line
Original lot line to be removed
Lot Line
25' BUILDING LINE (REAR YARD)
25' BUILDING LINE (SIDE YARD)
523.91'
I.P. SET
I.P. SET
I.P. SET
I.P. SET
I.P. SET
I.P. SET
I.P. SET
I.P. SET

NOTES:

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

REF: PROPERTY SUBDIVISION FOR SWAMIKKAN A. & HELGA N. NALLATHAMBI BY GREENOUGH & GREENOUGH, INC., JULY 7, 1977, R.F. 70 PG. 32

REF: PROPERTY SUBDIVISION FOR SWAMIKKAN A. & HELGA N. NALLATHAMBI BY R.B. SHANNON & ASSOCIATES, INC., P.B. 108 PG. 47.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THESE PROPERTIES LIE IN ZONE C: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

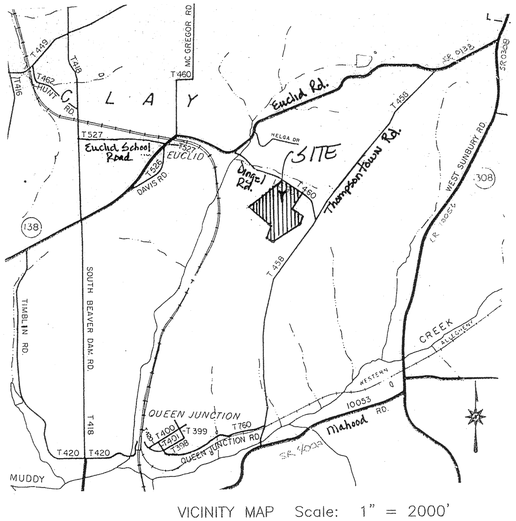
PROPERTY OWNERS: JOHN & NADINE HARDING
122 DINGEL ROAD
WEST SUNBURY, PA 16061

JAMES & MARIE BARONETSKI
118 DINGEL ROAD
WEST SUNBURY, PA 16061

DAVID WALLS
ALICIA PYKUS
110 DINGEL ROAD
WEST SUNBURY, PA 16061

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO DIVIDE TAX PARCELS 080-S4-A9A & AA BETWEEN THE THREE OWNERS AND ADD THEM TO THEIR RESPECTIVE ADJOINING PROPERTIES. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

0' 100' 200' 300'



VICINITY MAP Scale: 1" = 2000'

REVISED 12/07/17; PARCEL DESIGNATION, IRON PINS SET

Sheet 1 of 2

PLAN BOOK	PAGE
370	21

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

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
3 LOTS - 30.56 TOTAL ACRES
FOR: JOHN P. & NADINE A. HARDING,
JAMES M. & MARIE B. BARONETSKI,
ALICIA S. PYKUS & DAVID M. WALLS
SITUATE: CLAY TWP., BUTLER CO., PA

Date 10/25/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 080-S4-A9, A10, A9A, AA, 2F110-6		Db-Pg 1175-17, 1287-365, 200405030013776, 200308210037990	Service No. 17-088

CLAY TOWNSHIP DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That we, John P. and Nadine A. Harding, of the Township 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 Clay 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 Clay, 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 Clay, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon John P. and Nadine A. Harding, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of January, 2018.

ATTEST:
NOTARY PUBLIC — OWNER — Deceased OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
CLAY TOWNSHIP] County of Butler
Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named John P. and Nadine A. Harding, 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 31st day of January, 2018.
My commission expires this 12th day of May, 2021.
SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sarah Yvonne Bauer, Notary Public
Summit Twp., Butler County
My Commission Expires May 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)

We, John P. and Nadine A. Harding, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of John P. and Nadine A. Harding, as recorded in Deed Book Volume 1175 page 17 and Instrument #200405030013776, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNERS

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.

October 25, 2017
DATE — SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

CLAY TOWNSHIP DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That we, James M. and Marie B. Baronetski, of the Township 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 Clay 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 Clay, 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 Clay, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon James M. and Marie B. Baronetski, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of January, 2018.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
CLAY TOWNSHIP] County of Butler
Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named James M. and Marie B. Baronetski, 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 31st day of January, 2018.
My commission expires this 12th day of May, 2021.
SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sarah Yvonne Bauer, Notary Public
Summit Twp., Butler County
My Commission Expires May 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)

We, James M. and Marie B. Baronetski, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of James M. and Marie B. Baronetski, as recorded in Deed Book Volume 1267 page 365 and Instrument #200405030013776, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNERS

CLAY TOWNSHIP DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That we, David M. Walls and Alicia S. Pykus, of the Township 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 Clay 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 Clay, 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 Clay, 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 David M. Walls and Alicia S. Pykus, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of January, 2018.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
CLAY TOWNSHIP] County of Butler
Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named David M. Walls and Alicia S. Pykus, 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 31st day of January, 2018.
My commission expires this 12th day of May, 2021.
SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sarah Yvonne Bauer, Notary Public
Summit Twp., Butler County
My Commission Expires May 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (MORTGAGE CLAUSE)

We, David M. Walls and Alicia S. Pykus, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of David M. Walls and Alicia S. Pykus, [redacted], as recorded in Instrument #200308210037990 and Instrument #200405030013776, Recorder of Deeds Office.

WITNESS — OWNERS

I/we, David M. Walls and Alicia S. Pykus, mortgagee of the property embraced in this plan of subdivision in the names of [redacted] do hereby consent to the recording of said plan in the Recorder's Office and covenants appearing hereon.

First National Bank
WITNESS — MORTGAGEE

The Board of Supervisors of the Township of Clay 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.

SECRETARY — SEAL — CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 7th day of Dec, 2017.

SECRETARY — SEAL — CHAIRMAN

Re-Approved by the Board of Supervisors of the Township of Clay this 5th day of April, 2018.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Clay Township Planning Commission this 6th day of December, 2017.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 12TH day of DEC., 2017.

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 370 page 21-22.
Given under my hand and seal this 9th day of April, 2018.
SEAL
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
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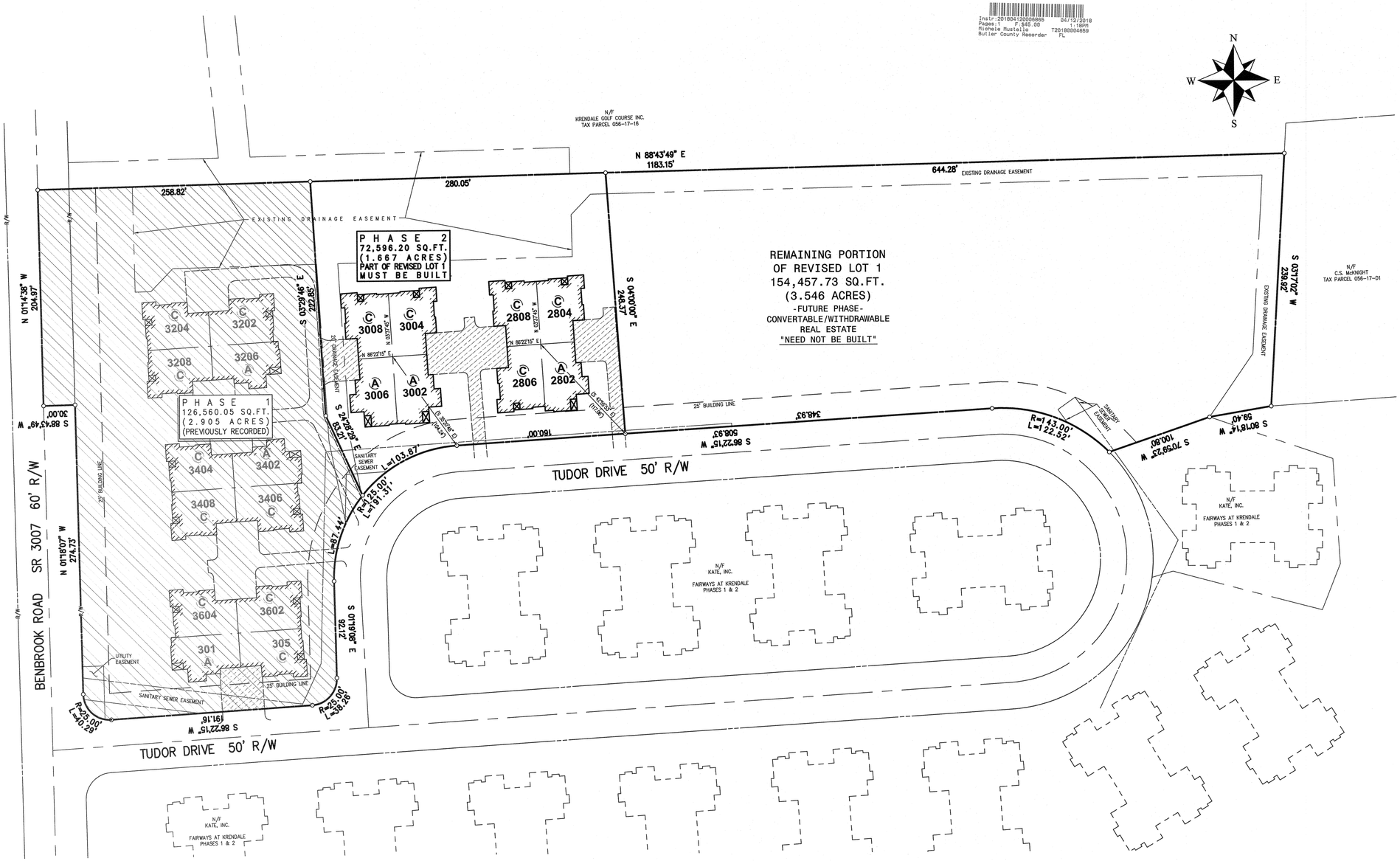
Sheet 2 of 2

LSI — 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
3 LOTS – 30.56 TOTAL ACRES
FOR: JOHN P. & NADINE A. HARDING, JAMES M. & MARIE B. BARONETSKI, ALICIA S. PYKUS & DAVID M. WALLS
SITUATE: CLAY TWP., BUTLER CO., PA

Date 10/25/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 080-S4-A9, A10, A9A, AA, 2F110-6	Db-Pg 1175-17, 1267-365 200405030013776 200308210037990		Service No. 17-088

Instr:201804120006985 04/12/2018
Pages: 1 P:$45.00 1:18PM
Michele Mustello T20180004659
Butler County Recorder FL



LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

UNIT TYPES

(A) ABBEY

(C) CANTERBURY

NOTES:

PLAN REFERENCE : COURTYARDS AT KRENDALE CONSOLIDATION PLAN
PLAN BOOK 362, PAGE 20

COURTYARDS AT KRENDALE – CONDOMINIUM PLAN NO. 1
PLAN BOOK 366, PAGE 36

LOT AREA TABULATION	REVISED LOT 1 SQ.FT.	ACRES
ORIGINAL TRACT:	353,613.98	8.118
CONDO PLAN NO. 1	-126,560.05	-2.905
CONDO PLAN NO. 2	-72,596.20	-1.667
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	154,457.73	3.546

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLAT DESIGNATED AS THE COURTYARDS AT KRENDALE CONDOMINIUM PLAN # 2, TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF ONE (1) SHEET, ACCURATELY CONTAIN ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND 3210(C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S. §§ 3101 *ET SEQ.*)

JAMES A. SPERDUTE, SURVEYOR REG NO. 24457-E

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Butler)

ON THIS THE 12 DAY OF April, 2018, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTORIAL SEAL.
MY COMMISSION EXPIRES THE 9 DAY OF 11, 2019.

NOTARY PUBLIC

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 370 PAGES 23 GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF April, 2018

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-E
SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
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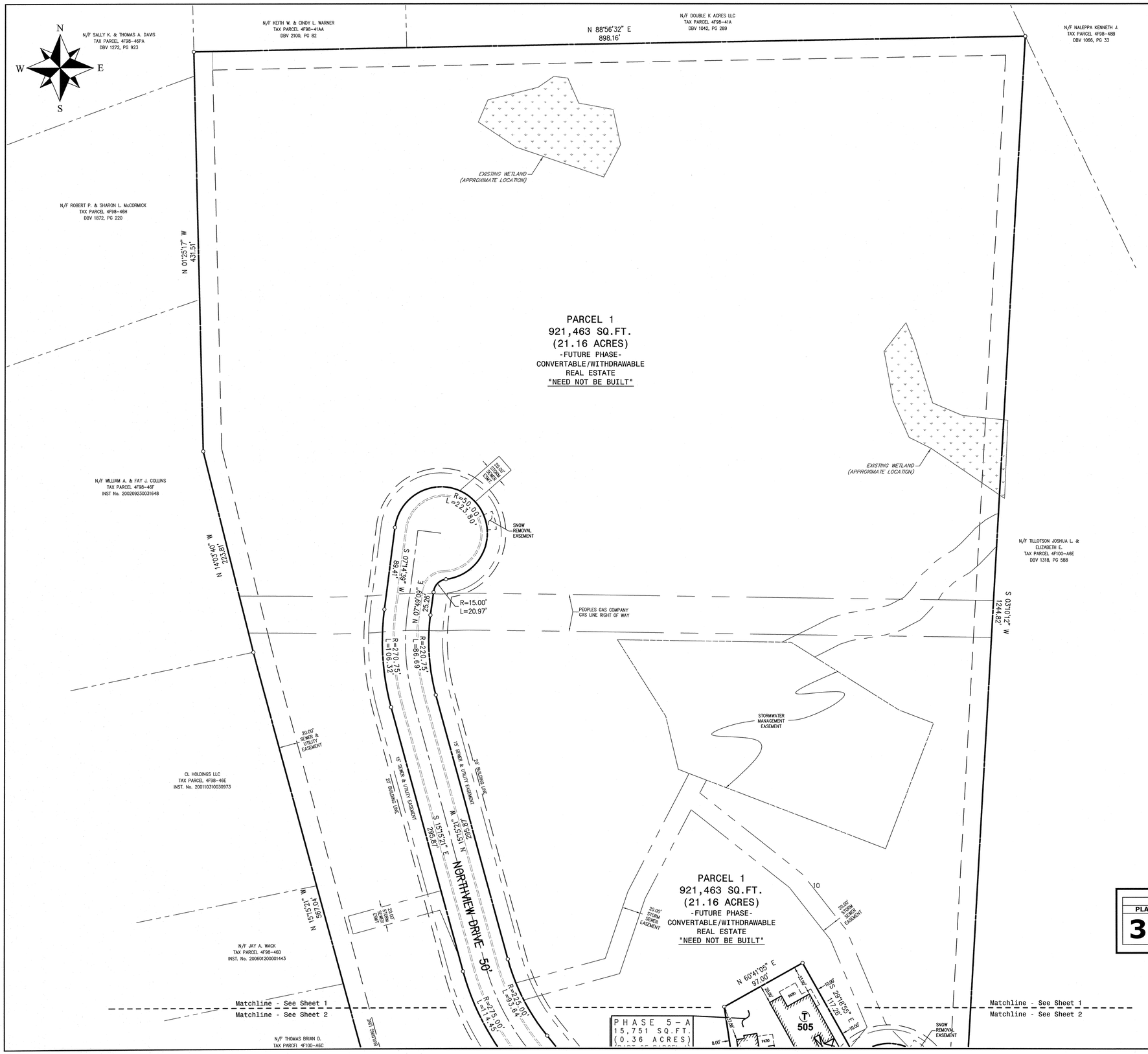
DRAWING NUMBER:	1021-1818757
DRAWING SCALE:	1"=50'
DATE:	APRIL 9, 2018
DRAWN BY:	JSS
REVISIONS:	

COURTYARDS AT KRENDALE CONDOMINIUM PLAN # 2

PREPARED FOR COURTYARDS AT KRENDALE, L.P.
P.O. BOX 449 MARS, PA 16046
BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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



Instr:201804120030867
Pages:3 F:$125.00 1:25PM
Michele Mustello T20180004661
Butler County Recorder FL

LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

UNIT TYPES

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

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

NOTES:

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

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

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

SCENIC RIDGE CONDOMINIUM PLAN NO. 1
RECORDED IN PLAN BOOK 360, PAGE 34

SCENIC RIDGE CONDOMINIUM PLAN NO. 2
RECORDED IN PLAN BOOK 362, PAGE 21

SCENIC RIDGE CONDOMINIUM PLAN NO. 3
RECORDED IN PLAN BOOK 365, PAGE 35

SCENIC RIDGE CONDOMINIUM PLAN NO. 4
RECORDED IN PLAN BOOK 366, PAGE 37

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

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE 4/12/18

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 12 DAY OF April 2018, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-2019

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 370 PAGES 24-26 GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF April 2018

RECORDER OF DEEDS

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

SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY PA

BUTLER COUNTY
RECORDER OF DEEDS

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

GRAPHIC SCALE

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

LOT AREA TABULATION	PARCEL 1		PARCEL 2-A		PARCEL 2-B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94
CONDO PLAN NO. 4 (PHASE 4-A)	0	0	13,336.00	0.31	0	0
CONDO PLAN NO. 4 (PHASE 4-B)	0	0	5,995.00	0.14	0	0
CONDO PLAN NO. 4 (PHASE 4-C)	0	0	0	0	50,874.00	1.17
CONDO PLAN NO. 5 (PHASE 5-A)	15,751	0.36	0	0	0	1.17
CONDO PLAN NO. 5 (PHASE 5-B)	7,622	0.17	0	0	0	1.17
CONDO PLAN NO. 5 (PHASE 5-C)	0	0	23,598	0.54	0	1.17
CONDO PLAN NO. 5 (PHASE 5-D)	0	0	28,475	0.65	0	1.17
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	921,463	21.16	108,551	2.50	416,648.32	9.57

PLAN BOOK	PAGE
370	24

DRAWING NUMBER:	1010-1818756
DRAWING SCALE:	1"=50'
DATE:	APRIL 9, 2018
DRAWN BY:	JSS
REVISIONS:	

SHEET 1 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 5

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

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

Matchline - See Sheet 1
Matchline - See Sheet 2

N/F THOMAS BRIAN D.
TAX PARCEL 4F100-A6C
INST. NO. 200305070019243

30' RUNNING LANE

R=225.00'
L=90.64'

R=275.00'
L=114.15'

15' SEWER & UTILITY EASEMENT

20' BUILDING LINE

N 20°50'01" W
142.15'

S 39°08'02" E
147.45'

20.00' SEWER & UTILITY EASEMENT

30' RUNNING LANE

N 25°30'17" W
154.58'

S 50°53'58" W
200.67'

GILLILAND KIM L. & KIMBERLY S.
TAX PARCEL 53-A24
DBV 852, PG 332

PHASE 5-A
15,751 SQ.FT.
(0.36 ACRES)
(PART OF PARCEL 1)
"MUST BE BUILT"

N 60° 97.00'

10.00'

S 29°15'55" E
117.28'

10.00'

PATIO

T
505

8.00'

5.00'

N 08°38'10" W
119.13'

L
503

81.26'

14.57'

95.83'

S 81°34'58" W

R=25.00'
L=36.88'

R=175.00'
L=7.00'

WEDGEWOOD COURT 50'

N 81°34'58" E
95.83'

R=115.73'
L=46.58'

R=25.00'
L=39.11'

R=125.00'
L=11.60'

R=175.00'
L=51.16'

R=25.00'
L=29.93'

R=25.00'
L=15.34'

L=53.60'

SNOW REMOVAL EASEMENT

R=50.00'
L=237.85'

N 15°23'49" E
47.56'

Matchline - See Sheet 1
Matchline - See Sheet 2

N/F TILLOTSON JOSHUA L. & ELIZABETH E.
TAX PARCEL 4F100-A6E
DBV 1318, PG 588

15' SEWER & UTILITY EASEMENT

20' BUILDING LINE

PHASE 5-B
7,622 SQ.FT.
(0.17 ACRES)
(PART OF PARCEL 1)
"MUST BE BUILT"

P
506

PATIO

15.44'

8.56'

N 08°25'02" W
210.82'

N 08°25'02" W
210.82'

8.56'

20.00'

S 08°25'02" E
127.49'

S 02°23'40" W
74.76'

R=210.00'
L=78.76'

N 08°25'02" W
210.82'

S 81°34'58" W
267.62'

20' BUILDING LINE

S 81°34'58" W
65.00'

N/F JOHN & LYNN DeSIMONE
TAX PARCEL 200-S3-A22
INST. No. 200505030010973
LOT 22

N/F RICHARD L. & SUSAN MACK
TAX PARCEL 200-S3-A21
INST. No. 200405050014136
LOT 21

N/F TILLOTSON JOSHUA L. & ELIZABETH E.
TAX PARCEL 200-S3-A20
DBV 992, PG 07
LOT 20

N/F JOHN & LYNN DeSIMONE
TAX PARCEL 200-S3-A23
INST. No. 200510270031127
LOT 23

N/F THOMAS A. & SALLY K. DAMS
TAX PARCEL 4F100-A6C
DBV 852, PG 332

SOUTHVIEW DR. 50'

N 81°34'58" E
109.10'

R=225.00'
L=39.27'

15' UTILITY EASEMENT

20' BUILDING LINE

PHASE 4-A
13,336 SQ.FT.
(0.31 ACRES)
(PREVIOUSLY RECORDED)

V
314

100.45'

76.45'

N 81°34'58" E
134.10'

N 08°25'02" W
131.80'

S 08°25'02" E
252.00'

N/F BELSTERLING NORBERT J. & TRS ET AL
TAX PARCEL 200-S3-A8
INST No. 200212300044427

LOT 8

PART LOT 9

N/F KERR R. GEORGIANN & DAVID H.
TAX PARCEL 200-S3-A9
DBV 1963, PG 85
PART OT LOTS 9 & 10

N/F KERR R. GEORGIANN & DAVID H.
TAX PARCEL 200-S3-A10A
DBV 1963, PG 85
PART OT LOTS 9 & 10

N/F ELI & JULIE WAHL
TAX PARCEL 200-S3-A3
INST. No. 200506010013911
LOT 3

P
312

PATIO

40.60'

20' BUILDING LINE

131.55'

PHASE 5-C
23,598 SQ.FT.
(0.54 ACRES)
(PART OF PARCEL 2A)
"MUST BE BUILT"

L
310

PATIO

52.81'

46.15'

N 83°12'25" E
128.80'

T
308

PATIO

95.52'

S 12°14'33" E
54.50'

S 12°14'33" E
54.50'

N/F SPAGNOLA TR ET AL
TAX PARCEL 200-S3-A2
DBV 1092, PG 277
LOT 2

PHASE 4-B
5,995 SQ.FT.
(0.14 ACRES)
(PREVIOUSLY RECORDED)

P
306

S 77°45'27" W
110.00'

S 77°45'27" W
110.00'

P
304

PHASE 2-A
19,805 SQ.FT.
(0.45 ACRES)
(PREVIOUSLY RECORDED)

302

T

S 12°14'33" E
164.32'

N 12°14'33" W
248.22'

15' UTILITY EASEMENT

S 12°14'33" E
219.90'

R=825.00'
L=78.63'

300

P

S 83°02'16" W
113.98'

N/F SPAGNOLA TR ET AL
TAX PARCEL 200-S3-A1
DBV 2281 PG 291
LOT 1

LOT 11

N/F DONALD J. & KAREN K. KOGER
TAX PARCEL 200-S3-A11
DBV 1145, PG 20

S 04°36'41" E
257.89'

LOT 12

N/F COVELL ARTHUR A. & MARISSA L.
TAX PARCEL 200-S3-A13
DBV 1311, PG 282
LOT 13

S 01°26'00" E
102.54'

N 88°38'33" E

REMAINING PORTION
OF PARCEL "2-A"
108,551 SQ.FT.

Matchline - See Sheet 2
Matchline - See Sheet 3

Matchline - See Sheet 2
Matchline - See Sheet 3

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N
W E
S

PLAN BOOK	PAGE
370	25

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JAMES ANTHONY SPERDUTO
SURVEYOR
No. 2440
REGISTERED

DRAWING NUMBER:	1010-1818756
DRAWING SCALE:	1"=50'
DATE:	APRIL 9, 2018
DRAWN BY:	JSS
REVISIONS:	

SHEET 2 OF 3

SCENIC RIDGE CONDOMINIUM PLAN NO. 5

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

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTO LAND SURVEYING
SLS
HARMONY, PA
724-452-4382
SLS1@pookhomenet.net
SURVEYING • LAND DEVELOPMENT • PLANNING

Matchline - See Sheet 2
Matchline - See Sheet 3

REMAINING PORTION OF PARCEL "2-A"
108,551 SQ.FT.
(2.50 ACRES)
-FUTURE PHASE-
REAL ESTATE
"NEED NOT BE BUILT"

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

ROUTE 19 - PERRY HIGHWAY

SOUTHVIEW DR. 50'

WESTVIEW CIRCLE 50'

PHASE 1-A
64,073.38 SQ.FT.
(1.47 ACRES)
(PREVIOUSLY RECORDED)

PHASE 1-B
119,049 SQ.FT.
(2.73 ACRES)
(PREVIOUSLY RECORDED)

PHASE 3-A
75,101.43 SQ.FT.
(1.72 ACRES)
(PREVIOUSLY RECORDED)

PHASE 3-B
84,534.68 SQ.FT.
(1.94 ACRES)
(PREVIOUSLY RECORDED)

PHASE 4-C
50,874 SQ.FT.
(1.17 ACRES)
(PREVIOUSLY RECORDED)

PHASE 5-D
28,475 SQ.FT.
(0.65 ACRES)
(PART OF PARCEL 2A)
"MUST BE BUILT"

REMAINING PORTION OF PARCEL "2-B"
416,648.32 SQ.FT.
(9.57 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

REMAINING PORTION OF PARCEL "2-B"
416,648.32 SQ.FT.
(9.57 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

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

LOT 1
HUCH - ECKSTEIN PLAN
PBV 163, PG 20

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

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

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

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

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

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

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

LOT 1

SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 139, PAGE 20

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

LOT 2

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

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

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

PLAN BOOK	PAGE
370	26

DRAWING NUMBER:	1010-1818756
DRAWING SCALE:	1"=50'
DATE:	APRIL 9, 2018
DRAWN BY:	JSS
REVISIONS:	

SHEET 3 OF 3

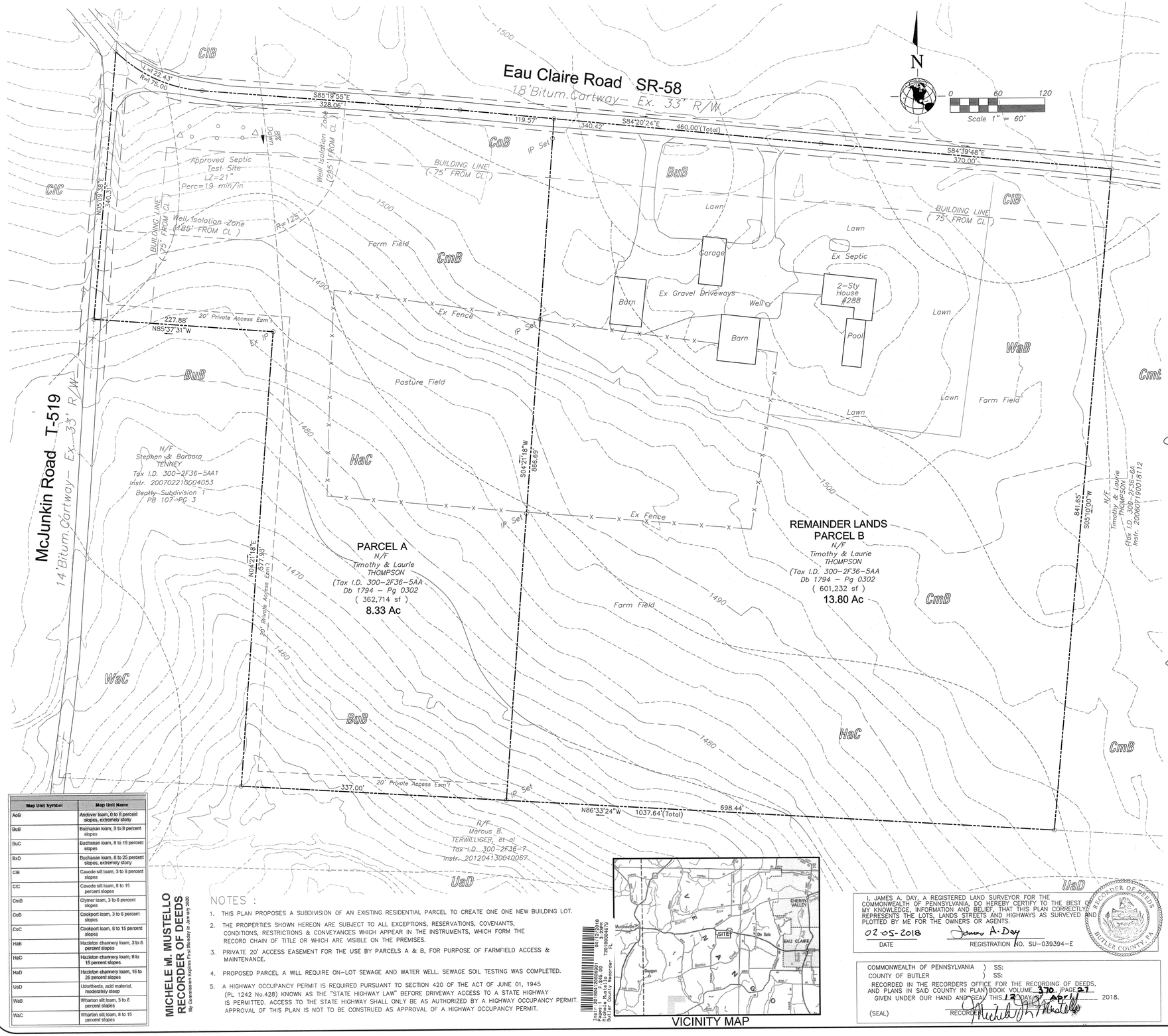
SCENIC RIDGE CONDOMINIUM PLAN NO. 5

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

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
JAMES ANTHONY SPERDUTE
PROFESSIONAL SURVEYOR
No. 74451

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



Map Unit Symbol	Map Unit Name
AcB	Andover loam, 0 to 8 percent slopes, extremely stony
BuB	Buchanan loam, 3 to 8 percent slopes
BuC	Buchanan loam, 8 to 15 percent slopes
BxD	Buchanan loam, 8 to 25 percent slopes, extremely stony
CIB	Cavode silt loam, 3 to 8 percent slopes
CIC	Cavode silt loam, 8 to 15 percent slopes
CmB	Clymer loam, 3 to 8 percent slopes
CoB	Cookport loam, 3 to 8 percent slopes
CoC	Cookport loam, 8 to 15 percent slopes
HaB	Hazleton channery loam, 3 to 8 percent slopes
HaC	Hazleton channery loam, 8 to 15 percent slopes
HaD	Hazleton channery loam, 15 to 25 percent slopes
UaD	Udorthents, acid material, moderately steep
WaB	Wharton silt loam, 3 to 8 percent slopes
WaC	Wharton silt loam, 8 to 15 percent slopes

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

NOTES :

1. THIS PLAN PROPOSES A SUBDIVISION OF AN EXISTING RESIDENTIAL PARCEL TO CREATE ONE ONE NEW 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.
3. PRIVATE 20' ACCESS EASEMENT FOR THE USE BY PARCELS A & B, FOR PURPOSE OF FARMFIELD ACCESS & MAINTENANCE.
4. PROPOSED PARCEL A WILL REQUIRE ON-LOT SEWAGE AND WATER WELL. SEWAGE SOIL TESTING WAS COMPLETED.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.

VICINITY MAP

Instr: 201802220004600
02/22/2018 02:45:00 PM
Michele Mustello
Butler County Recorder
PA
T20180204879

KNOW ALL MEN BY THESE PRESENTS, THAT TIMOTHY S. & LAURIE M. THOMPSON OF THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF VENANGO, 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 VENANGO.

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF March, 2018.

ATTEST:

NOTARY PUBLIC — TIMOTHY S. THOMPSON

MY COMMISSION EXPIRES THE 21st DAY OF April, 2020

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF March, 2017.

ATTEST:

NOTARY PUBLIC — LAURIE M. THOMPSON

MY COMMISSION EXPIRES THE 21st DAY OF April, 2020

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY S. THOMPSON 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 9th DAY OF March 2018.

MY COMMISSION EXPIRES: 21st DAY OF April 2020

NOTARY PUBLIC (SIGNATURE) (SEAL)

Zackary Thompson
PRINTED NAME OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Zackary Thompson, Notary Public
Chicora Boro, Butler County
My Commission Expires April 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, TIMOTHY S. THOMPSON , OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TIMOTHY S. THOMPSON , AS RECORDED AS DEEDBOOK 1794, PAGE 0302 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — TIMOTHY S. THOMPSON

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED LAURIE M. THOMPSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF March 2018.

MY COMMISSION EXPIRES: 21st DAY OF April 2020

NOTARY PUBLIC (SIGNATURE) (SEAL)

Zackary Thompson
PRINTED NAME OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Zackary Thompson, Notary Public
Chicora Boro, Butler County
My Commission Expires April 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, LAURIE M. THOMPSON , OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LAURIE M. THOMPSON , AS RECORDED AS DEEDBOOK 1794, PAGE 0302 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — LAURIE M. THOMPSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF VENANGO 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 VENANGO, BUTLER COUNTY, PENNSYLVANIA, ON THIS 6 DAY OF February, 2018

ATTEST:

SECRETARY — CHAIRMAN (SEAL)

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12th DAY OF Feb, 2018.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 18071

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.

02-05-2018 — James A. Day
DATE — REGISTRATION NO. SU-039394-E

RECORDER OF DEEDS BUTLER COUNTY PA

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 370, PAGE 27
GIVEN UNDER OUR HAND AND SEAL THIS 13 DAY OF April 2018.

(SEAL) RECORDER

SUBDIVISION OWNERS:

300-2F36-36-5AA

TIMOTHY S. & LAURIE S. THOMPSON
288 EAU CLAIRE ROAD
BOYERS, PA 16020
PH: 724-290-5933

RECORDED	
PLAN BOOK	PAGE
370	27

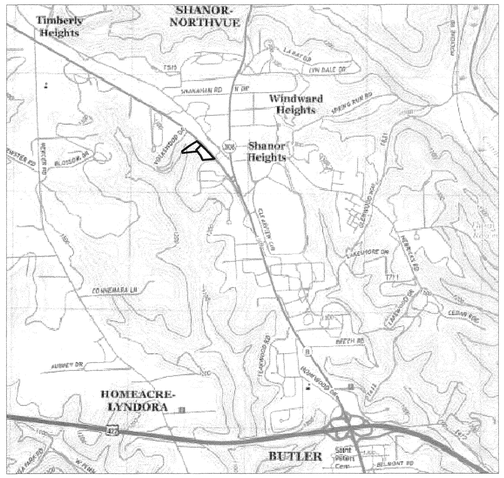
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
288 EAU CLAIRE ROAD
TOWNSHIP OF VENANGO
BUTLER COUNTY, PA

THOMPSON SUBDIVISION

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
PH: 724-287-1567
email: jadinsky@msn.com

DRAWING DATE: 02-02-2018
SCALE: 1" = 60'



ZONING = C-1 RETAIL & SERVICE COMMERCIAL DISTRICT WITH CORE INFILL OVERLAY DISTRICT (CIO)	
MINIMUM FRONTAGE AT ROW	= 100 FEET (Per C-1)
MINIMUM FRONT SETBACK	= 50 FEET "
MINIMUM REAR SETBACK	= 30 FEET "
MINIMUM SIDEYARD SETBACK	= 15 FEET "

Instr:201804180005988 04/13/2018
Pages:1 F:$45.00 2:42PM
Michele Mustello T20180004760
Butler County Recorder FL

OWNER/DEVELOPER
A&D HOLDING, LLC.
1610 NORTH MAIN STREET EXTENSION.
BUTLER, PA 16002
PH. (412) 767-0890

TAX PARCEL: 060-S3-15 (INSTRUMENT NUMBER 201705300011075)

TAX PARCEL: 060-S3-14 (INSTRUMENT NUMBER 201705300011075)

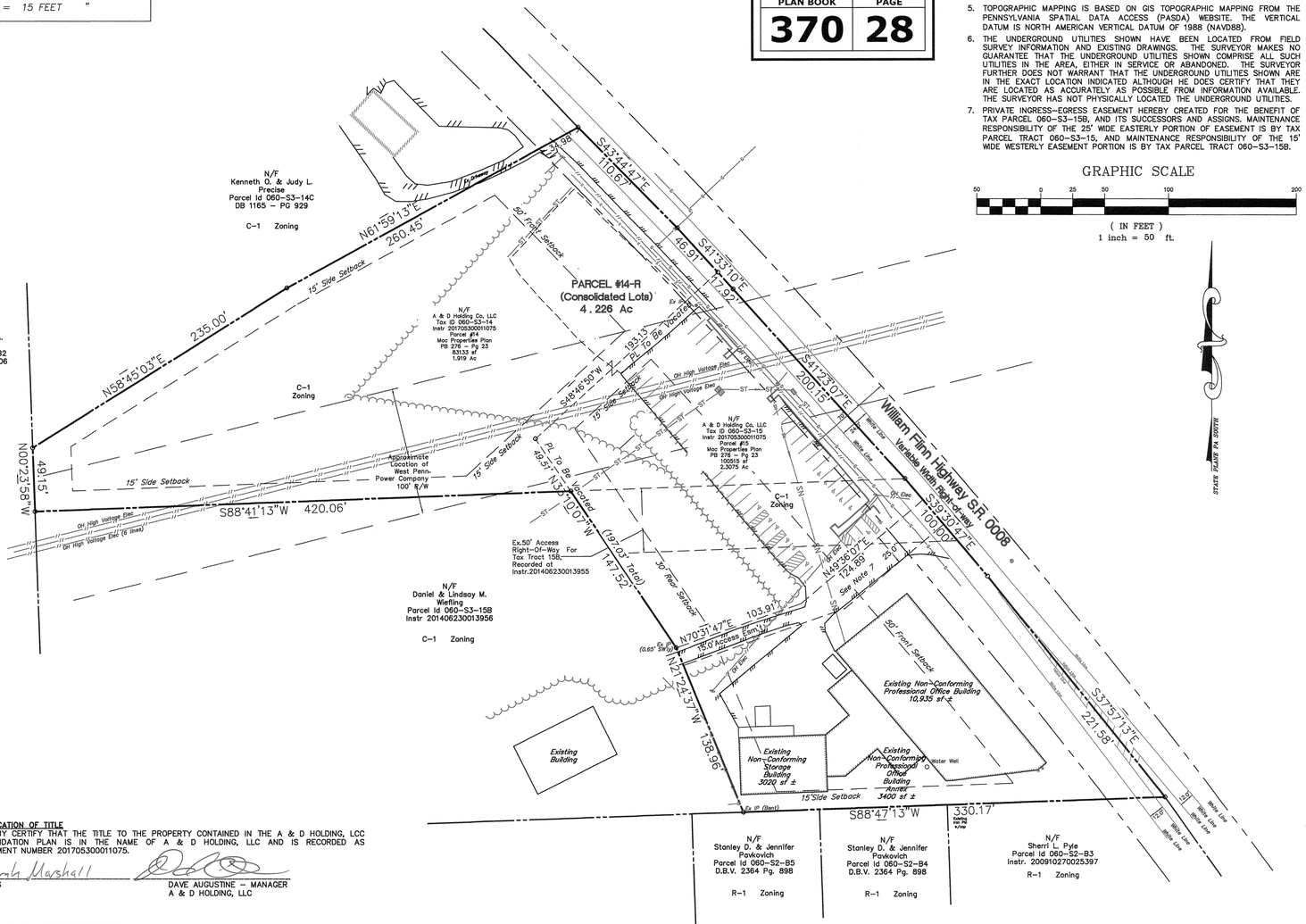
AREA TABULATION	
Ex Parcel 14	1.9190 ACRES
Ex Parcel 15	2.3075 ACRES
Parcel 14-R (TOTAL)	4.226 ACRES

PLAN BOOK	PAGE
370	28

GENERAL NOTES

1. THIS PLAN PROPOSES CONSOLIDATION OF AN EXISTING BUILDING LOT AND A VACANT LOT, UPON RECORDING OF PLAN, THE SETBACK LINES ASSOCIATED WITH THE PROPOSED VACATED LOT LINES ARE EXTINGUISHED.
2. THE EXISTING BUILDING IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
3. 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.
4. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
5. TOPOGRAPHIC MAPPING IS BASED ON GIS TOPOGRAPHIC MAPPING FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. 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.
7. PRIVATE INGRESS-EGRESS EASEMENT HEREBY CREATED FOR THE BENEFIT OF TAX PARCEL 060-S3-15B, AND ITS SUCCESSORS AND ASSIGNS. MAINTENANCE RESPONSIBILITY OF THE 25' WIDE EASTERLY PORTION OF EASEMENT IS BY TAX PARCEL TRACT 060-S3-15, AND MAINTENANCE RESPONSIBILITY OF THE 15' WIDE WESTERLY EASEMENT PORTION IS BY TAX PARCEL TRACT 060-S3-15B.

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



CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT A & D HOLDING, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY 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 CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF CENTER, BUTLER COUNTY, PA.
A & D HOLDING, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CENTER, 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 A & D HOLDING, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 7 DAY OF March, 20 18.

DAVE AUGUSTINE, MANAGER (SEAL)
A & D HOLDING, LLC

ATTEST:
(SEAL)
SECRETARY
(SEAL)
A & D HOLDING, LLC

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY A & D HOLDING, LLC WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP 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, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

(SEAL)
DAVE AUGUSTINE, MANAGER
A & D HOLDING, LLC

CORPORATE ACKNOWLEDGEMENT

Commonwealth of Pennsylvania - Notary Seal
Sarah Marshall, Notary Public
Allegheny County
My commission expires December 21, 2021
Commission number 1322740
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

ON THIS 7th DAY OF March, 20 18 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED DAVE AUGUSTINE, MANAGER OF A & D HOLDING, LLC 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 A & D HOLDING, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS MANAGER OF A & D HOLDING, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

(SEAL)
DAVE AUGUSTINE, MANAGER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March, 20 18.

Sarah Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 21 DAY OF December, 20 18.

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE A & D HOLDING, LCC CONSOLIDATION PLAN IS IN THE NAME OF A & D HOLDING, LLC AND IS RECORDED AS INSTRUMENT NUMBER 201705300011075.

Sarah Marshall
WITNESS

DAVE AUGUSTINE - MANAGER
A & D HOLDING, LLC

APPROVAL BY TOWNSHIP OF CENTER

THE TOWNSHIP 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, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER BUTLER COUNTY, PENNSYLVANIA ON THIS 22nd DAY OF March, 2018.

ATTEST:
SECRETARY, BOARD OF SUPERVISORS
CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF OCT, 20 17.

SECRETARY
CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER 17231

(SEAL)

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 22nd DAY January, 20 18.

ATTEST:
SECRETARY
CHAIRMAN

TOWNSHIP ENGINEER'S APPROVAL

I, David M. Heath, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF CENTER, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE CENTER TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE

3/29/18
DATE

PE085175
REGISTRATION NUMBER

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, JAMES A. DAY, 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.

02-28-2018
DATE

James A. Day
JAMES A. DAY, PLS

PA SU-039394E
REGISTRATION NUMBER

PROOF OF RECORDING

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 370 PAGE(S) 28.

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF April, 20 18.

RECORDER OF DEEDS

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

CENTER TOWNSHIP
SURVEYOR
BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1				

HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com
☒ Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904
☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED: 12-11-2017
PROJECT STATUS:
REVISIONS: NO. DESCRIPTION DATE

DRAWING ORIENTATION

PROJECT TITLE:
Lot Consolidation Plan
1610 North Main Extension
Center Township, Butler County, Pa

CLIENT ADDRESS:
A&D Holding, Inc.
2661 Clearview Road, Allison Park, Pa 15101

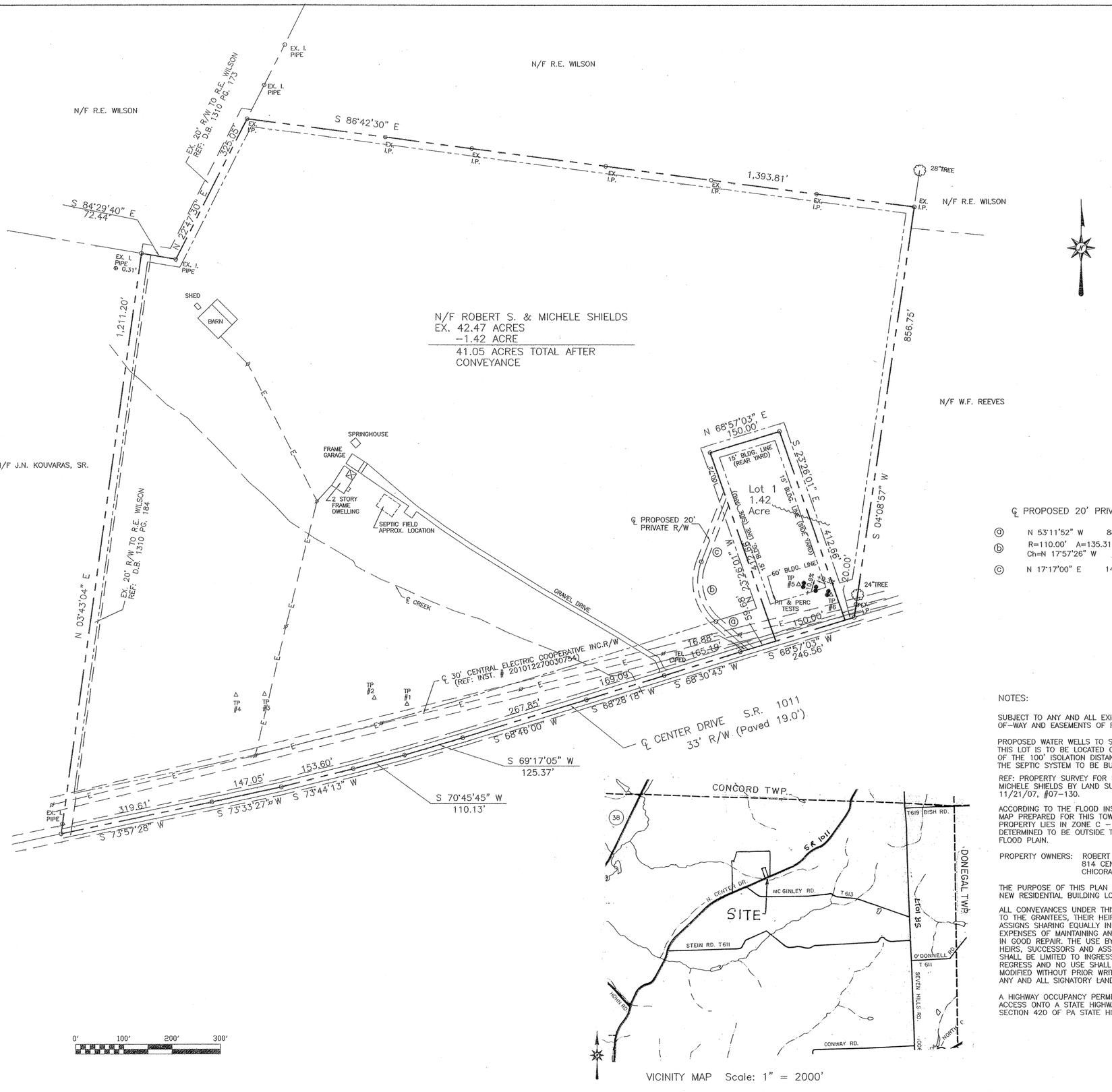
PROJECT LOCATION:
1610 North Main Extension
Butler, Pa 16001

DRAWN BY:	CHECKED BY:
JAD	JAD

CAD FILE: 17-12630.dwg
HORZ. SCALE: 1"= 50' VERT. SCALE:
SHEET: 1 OF 1
RP.101
PROJECT #: 17-12630

Z:\PROJECTS\18-XXXXX_Jobs\18-12600 Jobs\17-12630\Dwg\17-12630-consolidation.dwg, RP-101, 2/28/2018 10:38 AM, James Day

Instr:201804160007072
Pages:1 F:$45.00 04/16/2018
Michele Mustello 1:16PM
Butler County Recorder T20180004810
FL



℄ PROPOSED 20' PRIVATE R/W

ⓐ N 53°11'52" W 88.51'

ⓑ R=110.00' A=135.31'
Ch=N 17°57'26" W 126.94'

ⓒ N 17°17'00" E 140.19'

VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

REF: PROPERTY SURVEY FOR ROBERT & MICHELE SHIELDS BY LAND SURVEYORS, INC., 11/21/07, #07-130.

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: ROBERT S. & MICHELE SHIELDS
814 CENTER DRIVE
CHICORA, PA 16025

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

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.

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

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of February, 2018.

ATTEST:
Sharon M. Higgins
NOTARY PUBLIC
Robert S. Shields
OWNER
Michele Shields
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 S. and Michele Shields, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 16th day of February, 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 as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

February 1, 2018 SEAL
DATE
Cheryl A. Hughes
REG. NO. SU-32490-E

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

SECRETARY SEAL
Paul W. Cercone
CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Oakland this 12th day of April, 2018.

SECRETARY SEAL
Paul W. Cercone
CHAIRMAN/PRESIDENT

Reviewed by the Oakland Township Planning Commission this 19th day of February, 2018.

SECRETARY SEAL
CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of FEB, 2018.

SECRETARY SEAL
CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 29.

Given under my hand and seal this 16 day of April, 2018.

SEAL
RECORDER OF DEEDS
BUTLER COUNTY, PA
RECORDER

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

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

PLAN OF SUBDIVISION

FOR: ROBERT S. & MICHELE SHIELDS

SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 02/01/18	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 250-3F04-6		Instrument # 201712030030596	Service No. 17-131
Address 814 CENTER DRIVE			

Instr:201804160007105 04/16/2018
Pages:1 F:$45.00 1:56PM
Michele Mustello T20180004830
Butler County Recorder FL

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE USE. THIS WAIVER APPLIES TO REVISED LOT 2 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY DONEGAL 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 REVISED LOT 2 SHOULD CONTACT APPROPRIATE OFFICIALS OF DONEGAL 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.

N 89°30'00" E
697.57'
655.57'
20' BUILDING LINE (SIDE YARD)
N/F L. CRAIG
I.P. SET
42.00'
N/F G. CRAIG
1,650.73'
953.16'
N/F B.S. LOGUE
20' BUILDING LINE (SIDE YARD)

N/F J. ANDREASSI, et. al.
N 01°17'59" W
535.05'
50' BUILDING LINE (REAR YARD)

PARCEL A
0.21 ACRE
TO BE CONVEYED TO &
COMBINED WITH EX. LOT 2

215.48'
226.96'
N 00°26'18" W
Original lot line to be removed
50' BUILDING LINE (REAR YARD)

WOOD BURNER
WOODEN DECK
POOL
1 STORY FRAME DWELLING
WOODEN DECK
PORCH
GARAGE
APPROX. LOCATION SEPTIC FIELD
TANK
FRAME SHED
SHED
ELEC METER
WELL
TEL PED
ELEC TRANS
43.53'
N 75°11'05" W I.P. SET
N 75°11'05" W
341.22'
50' BUILDING LINE
50' BUILDING LINE
BLACKTOP DRIVE

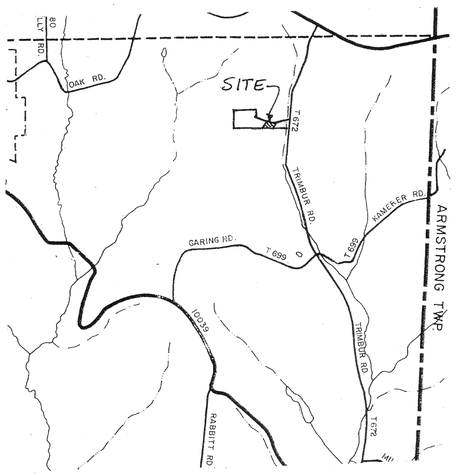
7.00 ACRES EX. LOT 1
-0.21 ACRE PARCEL A
+1.79 ACRE PARCEL B
8.58 ACRES REVISED LOT 1

12.89 ACRES EX. LOT 2
+0.21 ACRE PARCEL A
-1.79 ACRE PARCEL B
-1.31 ACRE LOT 3
10.00 ACRES REVISED LOT 2

S 69°36'26" W
43.36'
(43.36')
N 75°11'05" W
℄ PROPOSED 50' PRIVATE INGRESS-EGRESS EASEMENT
S 41°36'28" W
217.70'
S 65°30'35" W
60.30'
S 85°38'28" W
61.23'
EX. I.P.
96.41'
537.92'
EX. 10" CULVERT
204.06'
N 69°36'26" E
130.46'
I.P. SET
558.12'
216.90'
218.95'
S 78°21'57" W
S 55°07'03" W
90.01'
EX. 10" CULVERT
APPROX. LOCATION UNDERGROUND UTILITY
68.10'
GRAVEL
391.18'
S 78°21'57" W
EX. 10" CULVERT
I.P. SET
Original lot line to be removed
50' BUILDING LINE

I.P. SET
+1.00%
+0.50%
PRIMARY SITE
PIT
#ZO61379
TP 103
+1.3%
TP 104
ALTERNATE SITE
50' BUILDING LINE
175.06'
PROPOSED LOT 3
1.31 ACRE
PIT
N 08°06'35" W
171.01'
S 19°34'22" W
50' BUILDING LINE (REAR YARD)
PARCEL B
1.79 ACRE
TO BE CONVEYED TO &
COMBINED WITH EX. LOT 1
50' BUILDING LINE (REAR YARD)
237.45'
S 05°28'39" W
℄ TRIMBUR ROAD T-672
33' R/W
(PAVED 15.25')

N 89°30'00" E
919.46'
20' BUILDING LINE (SIDE YARD)
S 89°30'00" W
N/F B.D. GRIFFITH
N/F S. KUHNS
I.P. SET
250.00'
N/F J. HESKY
417.78'
1,587.24'
N/F R. PFEIFER
N/F J. HESKY
EX. I.P.



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

PROPERTY OWNER: GAYLE BRUMAGIN
494 TRIMBUR ROAD
CHICORA, PA 16025

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

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM 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 THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

REF: BRUMAGIN SUBDIVISION A AS RECORDED IN P.B. 265 PG. 24.

0' 50' 100' 150'

KNOW ALL MEN BY THESE PRESENTS, that I, Gayle Brumagin, of the Township of Donegal, 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 Donegal Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, 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 Donegal, 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 Gayle Brumagin, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day of Feb, 20 18.

ATTEST:
NOTARY PUBLIC
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of Feb, 20 18.

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

SEAL
NOTARY PUBLIC

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

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

February 13, 2018 SEAL
DATE
REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Donegal this 9 day of April, 20 18.

SECRETARY SEAL CHAIRMAN/PRESIDENT

PLAN BOOK	PAGE
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Reviewed by the Butler County Planning Commission this 21ST day of FEB, 20 18.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 30

Given under my hand and seal this 16 day of April, 20 18.

SEAL
RECORDER

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

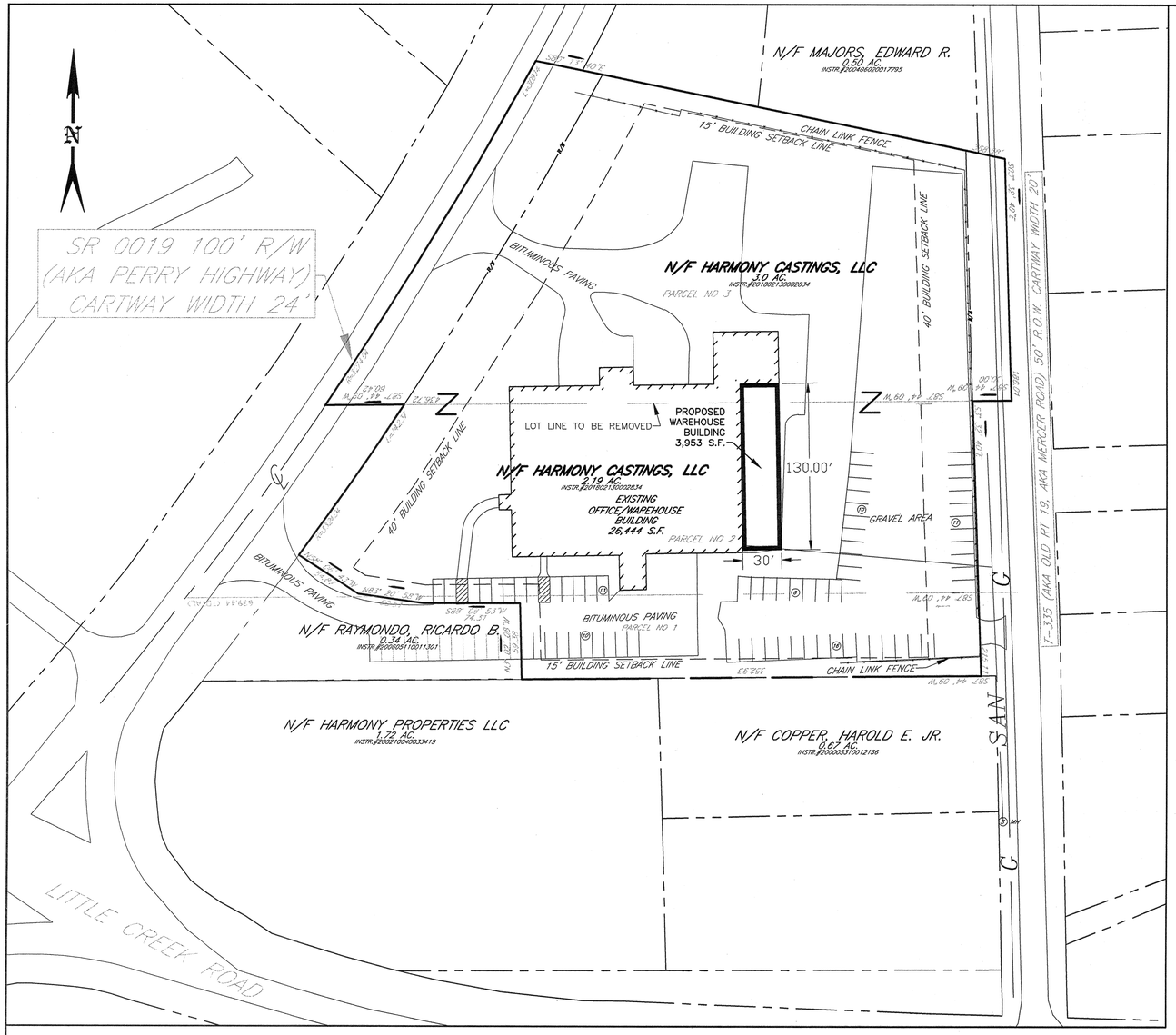
L S G	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner

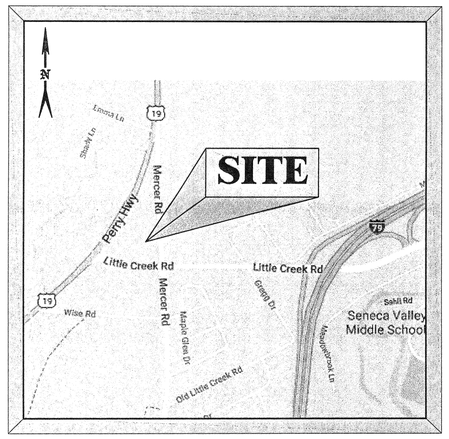
PLAN OF SUBDIVISION

FOR: GAYLE BRUMAGIN

SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 02/13/18	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 140-1F23-10F, 10		Db-Pg 2850-81	Service No. 17-118
Address 507 TRIMBUR ROAD			





SITE LOCATION MAP

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

TAX PARCELS
180-4F100-12B & 180-4F100-12BA
HARMONY CASTINGS, LLC
251 PERRY HIGHWAY
BUTLER, PA. 16002

NOTE:

PROPERTY PLOTTED AS PER RECORDED PLAN BOOK VOLUME 193 PAGE 21 PREPARED BY WILLIAM F. HUMMEL REGISTERED PROFESSIONAL ENGINEER AND DEED OF RECORD AS RECORDED IN INSTRUMENT NUMBER 200605110011301 ALSO DEED BOOK VOLUME 2531 PAGE 0599.

"A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TOTHE STATE HIGHWAY IS PERMITTED."

Instr:201804180007336 04/18/2018
Pages: 4 F:$45.00 :SBM
Michele Mustello T20180004977
Butler County Recorder ND

BY A RESOLUTION APPROVED ON THE 17 DAY OF JANUARY, 2018, THE BOARD OF DIRECTORS OF HARMONY CASTINGS, LLC, INCORPORATED IN THE STATE OF ALABAMA, OWNER OF THE LAND SHOWN ON THE HARMONY CASTINGS, LLC LOT CONSOLIDATION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP.THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Mark A Fallen PLANT MANAGER
SIGNATURE AND TITLE OF OFFICER WITNESSING

Andrew C. Renkey
HARMONY CASTINGS, LLC

March 19, 2018
DATE

GENERAL MANAGER
SIGNATURE AND TITLE OF OFFICER WITNESSING

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ANDREW C. RENKEY (NAME) MARK A. FALLEN (TITLE OF OFFICER), OF THE HARMONY CASTINGS, LLC OF ALABAMA 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 JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF March, 2018.

MY COMMISSION EXPIRES THE ___ DAY OF _____, 20___.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Philip P. Lope, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 6, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Philip P. Lope
NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HARMONY CASTINGS, LLC LOT CONSOLIDATION PLAN IS IN THE NAME OF THE BOARD OF DIRECTORS OF THE HARMONY CASTINGS, LLC, INCORPORATED IN THE STATE OF ALABAMA, AND IS RECORDED IN INSTRUMENT NUMBER 201802130002834. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Philip P. Lope
WITNESS

Andrew C. Renkey
OWNER

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.

3/7/18
DATE

RONALD OLSEN

(SEAL)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RONALD OLSEN LSD. 963-A PENNSYLVANIA

PLS # SU-963-A
REGISTRATION NUMBER

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

3/28/18
DATE

Benjamin L Gilberti
NAME

(SEAL)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527

PE 077527
REGISTRATION NUMBER

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 7th DAY OF February, 2018.

SECRETARY

CHAIRPERSON

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 28th DAY OF February, 2018. PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED February 28 2018. 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.

SIGNED AND NOTES AS APPROVED THIS 28th DAY OF March, 2018.

JACKSON TOWNSHIP BUTLER COUNTY, PA (SEAL)

TOWNSHIP SECRETARY

PLANNING DIRECTOR

APPROVAL BY BOARD OF SUPERVISORS JACKSON TOWNSHIP THIS 15th DAY OF February, 2018, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____. 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.

JACKSON TOWNSHIP BUTLER COUNTY, PA (SEAL)

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO HARMONY CASTINGS, LLC BY JACKSON TOWNSHIP ON THE 3rd DAY OF April, 2018.

TOWNSHIP MANAGER/SECRETARY

REVIEWED BY THE PLANNING COMMISSION OF BUTLER COUNTY THIS 21ST DAY OF FEB, 2018.

BUTLER COUNTY PLANNING COMMISSION

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 370, PAGE 31.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF April, 2018.

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

(SEAL)

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

RECORDED:	
PLAN BOOK	PAGE
370	31

SHEET 1 OF 1

Pennsylvania One Call System, Inc.
1-800-242-1776
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
SERIAL # 20180031389

The information contained in this set of documents is proprietary for the use by Olsen Craft Associates, LLC and its project client. Reuse for other projects or reuse by others is strictly prohibited without written authorization from Olsen Craft Associates, LLC. Those with authorization are cautioned that no guaranty is made by Olsen Craft Associates, LLC regarding accuracy, precision, or completeness of these documents. Olsen Craft Associates, LLC assumes no liability for authorized or unauthorized reuse of these documents.

REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
D	REVISED BOUNDARY PER DEED	PDP	RWC	2/28/2018
C	UPDATED OWNERSHIP INFORMATION	PDP	RWC	2/14/2018
B	REVISED PER COUNTY COMMENTS	PDP	RWC	2/5/2018
A	REVISED PER TOWNSHIP COMMENTS	PDP	RWC	1/30/2018

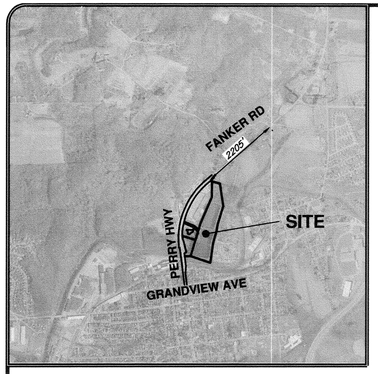
OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

HARMONY CASTINGS, LLC

LOT CONSOLIDATION PLAN
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 1/30/2018
SHEET NO. C050
REV. D

SCALE 0' 50' 100' | CHKD. BY: RWC | DRAWN BY: PDP | PROJECT NO. 201744A



LOCATION MAP
SCALE: 1"=2000'

OWNER'S ADOPTION AND DEDICATION

THE BOROUGH OF ZELIENOPLE, OWNER(S) OR BENEFICIAL OWNER(S) OF THE LAND SHOWN ON THE RESERVOIR PROPERTY LOT LINE REVISION PLAN HEREBY ADOPT THIS PLAN AS OUR LOT LINE REVISION PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE OUR AND SEAL THIS 18 DAY OF April, 2018

ATTEST:

Shalaine Marchwinski
NOTARY PUBLIC

Allen E Boyer
PRESIDENT, BOROUGH COUNCIL

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 7th DAY OF March, 2018

TOWNSHIP SECRETARY

CHAIRPERSON

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 16th DAY OF April, 2018. 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 PLNNING DIRECTOR OF JACKSON TOWNSHIP THIS 17th DAY OF April, 2018, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

PLANNING DIRECTOR

(SEAL)

SURVEY NOTES

1. SUBJECT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BASED UPON EVIDENCE OBTAINED THROUGH THE PERFORMANCE OF A FIELD RUN BOUNDARY RETRACEMENT SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN MARCH 2018.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
3. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES.

HIGHWAY OCCUPANCY NOTE:

"A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED."

ZONING DATA

1.	ZONING DISTRICT:	COMMERCIAL CORRIDOR (CC) DISTRICT
2.	MINIMUM LOT SIZE:	21,780 Sq. Ft. (0.5 ACRE)
	EXISTING LOT SIZE:	LOT 1 –6.025 ACRES LOT 2 – 21.794 ACRES
3.	MINIMUM LOT WIDTH:	100' (AT STREET RIGHT OF WAY LINE)
	EXISTING LOT WIDTH:	LOT 1 – 970'±
4.	MAXIMUM LOT COVERAGE:	80%
5.	MAXIMUM BUILDING COVERAGE	NO MAXIMUM
6.	MAXIMUM BUILDING HEIGHT:	40'
	NO IMPROVEMENTS PLANNED	
7.	MINIMUM YARD REQUIREMENTS:	FRONT: 40' SIDE: 15' REAR: 30'

LOTS ARE SERVED OR IN AN AREA WITH PUBLIC WATER AND SEWER

INTENT OF PLAN

IT IS THE INTENT OF THIS PLAN TO REVISE THE LOT LINE BETWEEN LOT 1 AND LOT 2, SUCH THAT AN AREA OF LOT 2 (DESIGNATED HEREIN AS LOT 2A) IS SUBDIVIDED FROM LOT 2 AND CONSOLIDATED WITH LOT 1. THE RESULTING REVISED LOT 1 IS DESIGNATED HEREIN AS LOT 1R, AND THE REVISED LOT 2 IS DESIGNATED HEREIN AS LOT 2R.

THERE ARE NO PLANNED IMPROVEMENTS ASSOCIATED WITH THIS PLAN.

OWNER:

LOT 1 — THE BOROUGH OF ZELIENOPLE
PARCEL 180–4F125–2E — DB 821 PG 29

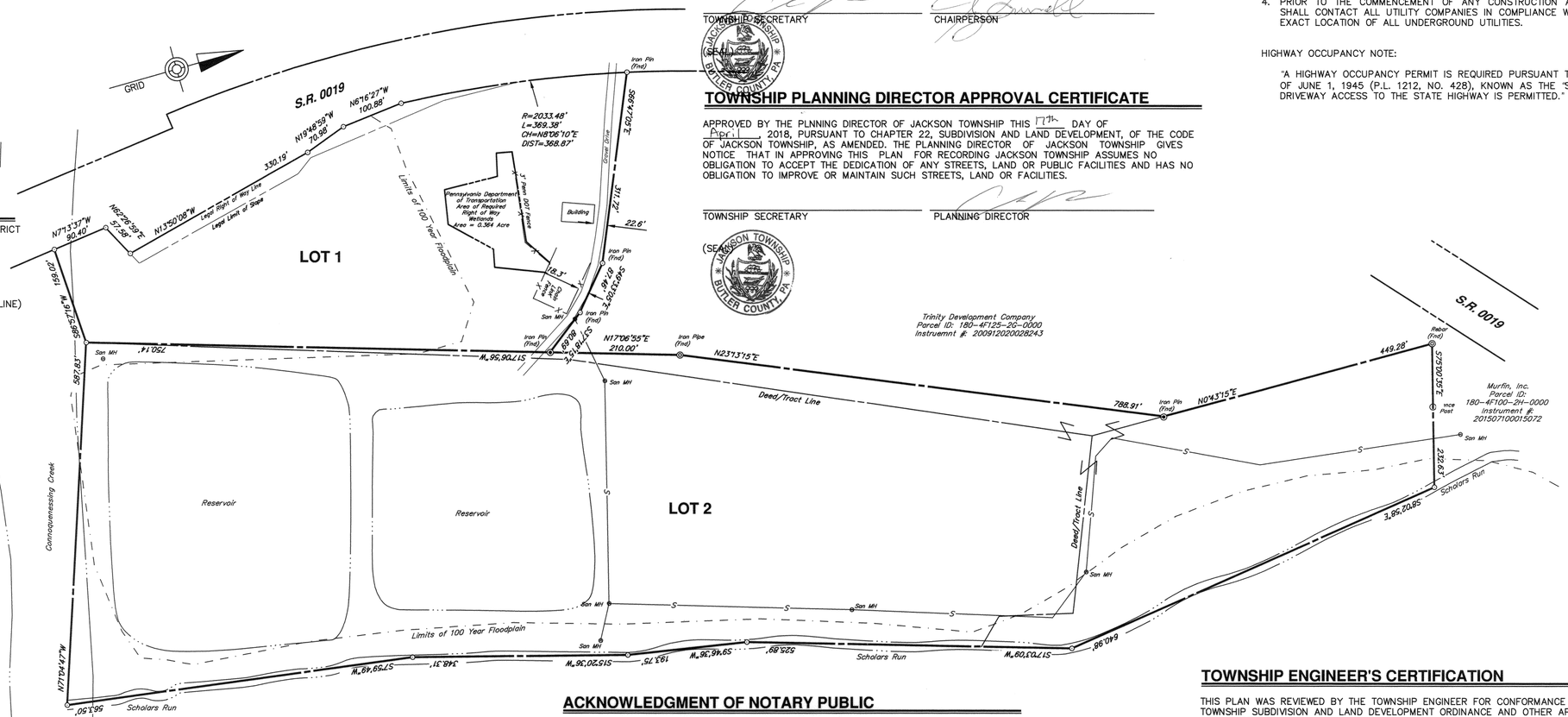
LOT 2 — THE BOROUGH OF ZELIENOPLE
PARCEL 180–4F102–25 — DB 345 PG 208; DB 387 PG 15; DB 760 PG 40

*NOTE: ADVERSE TO LISTED DEEDS
LOT 1 DB 1390 PG 314
LOT 2 INST NO 201608020015574

MAILING ADDRESS:
111 WEST NEW CASTLE STREET
ZELIENOPLE, PA 16063

GRAPHIC SCALE
100' 50' 0' 100'
SCALE: 1"= 100'

Instr: 201804180007426 04/19/2018 3:17PM
Pages 2 F $85.00
Michele Mustello
Butler County Recorder FL
T20180005054



BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF APRIL, 2018.

SECRETARY

CHAIRPERSON

(SEAL)

PROOF OF RECORDING

DATE OF THIS PLAN
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA. IN PLAN BOOK 370 ,PAGE(S) 32-35.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF April, 2018.

(SEAL)

RECORDER OF DEEDS

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

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

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE–NAMED Allen Boyer THE BOROUGH OF ZELIENOPLE AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF April, 2018.

MY COMMISSION EXPIRES THE 16 DAY OF November, 2018

(SEAL)

Commonwealth of Pennsylvania – Notary Seal
Shalaine Marchwinski, Notary Public
Butler County
My Commission Expires November 16, 2021
Commission Number 1322167

NOTARY PUBLIC

CERTIFICATION OF TITLE NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE (RESERVOIR PROPERTY) IS IN THE NAME OF THE BOROUGH OF ZELIENOPLE AND IS RECORDED IN THE DEED BOOK VOLUME 821, PAGE 29; DEED BOOK VOLUME 345, PAGE 208; DEED BOOK VOLUME 387, PAGE 15; & DEED BOOK VOLUME 760, PAGE 40. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

PRESIDENT, BOROUGH COUNCIL

PLAN BOOK	PAGE
370	32

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.

4/18/2018
DATE

Benjamin L Gilbert
NAME

PE 077527
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERT ENGINEER PE077527

SURVEYOR'S CERTIFICATION

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

4/10/18
DATE

NAME

(SEAL)

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

SU053387
REGISTRATION NUMBER

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
(724) 779 - 4777
Fax (724) 779 - 4711
hrg@hrg-inc.com
www.hrg-inc.com

JACKSON TOWNSHIP, BUTLER COUNTY
140 MAGILL ROAD
ZELIENOPLE, PA 16063
(724) 452-5584

RESERVOIR PROPERTY
LOT LINE REVISION PLAN
JACKSON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR.	–
DESIGN–	MDK
CADD–	MDK/JSA
CHECKED–	MDK
SCALE–	1" = 100'
DATE–	2018.04.06

DRAWING NO. EC
SHEET NO. 1 OF 2
PROJECT 002302.0536

File name: P:\2002\002302_JSMS\CAD\Plan Sets\QBP\U002302002302QBP.dwg Layout:EC Apr 06, 2018–9:30am dbrenneman

ZONING DATA

1.	ZONING DISTRICT:	COMMERCIAL CORRIDOR (CC) DISTRICT
2.	MINIMUM LOT SIZE:	21,780 Sq. Ft. (0.5 ACRE)
	EXISTING LOT SIZE:	LOT 1 – 6.025 ACRES LOT 2 – 21.794 ACRES
	PROPOSED LOT SIZE:	LOT 1R – 6.217 ACRES LOT 2R – 21.602 ACRES *LOT 2A – 0.192 ACRES
3.	MINIMUM LOT WIDTH:	100' (AT STREET RIGHT OF WAY LINE)
	EXISTING LOT WIDTH:	LOT 1 – 970'±
	PROPOSED LOT WIDTH:	LOT 1R – 970'± LOT 2R – 279.31'

* LOT 2A IS CREATED AS AN INTERIM LOT/TRACT IN ORDER TO CREATE A LARGER LOT 1. LOT 2A IS NOT TO BE CONSIDERED A PERMANENT LOT.

SURVEY NOTES

1. SUBJECT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BASED UPON EVIDENCE OBTAINED THROUGH THE PERFORMANCE OF A FIELD RUN BOUNDARY RETRACEMENT SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN MARCH 2018.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
3. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
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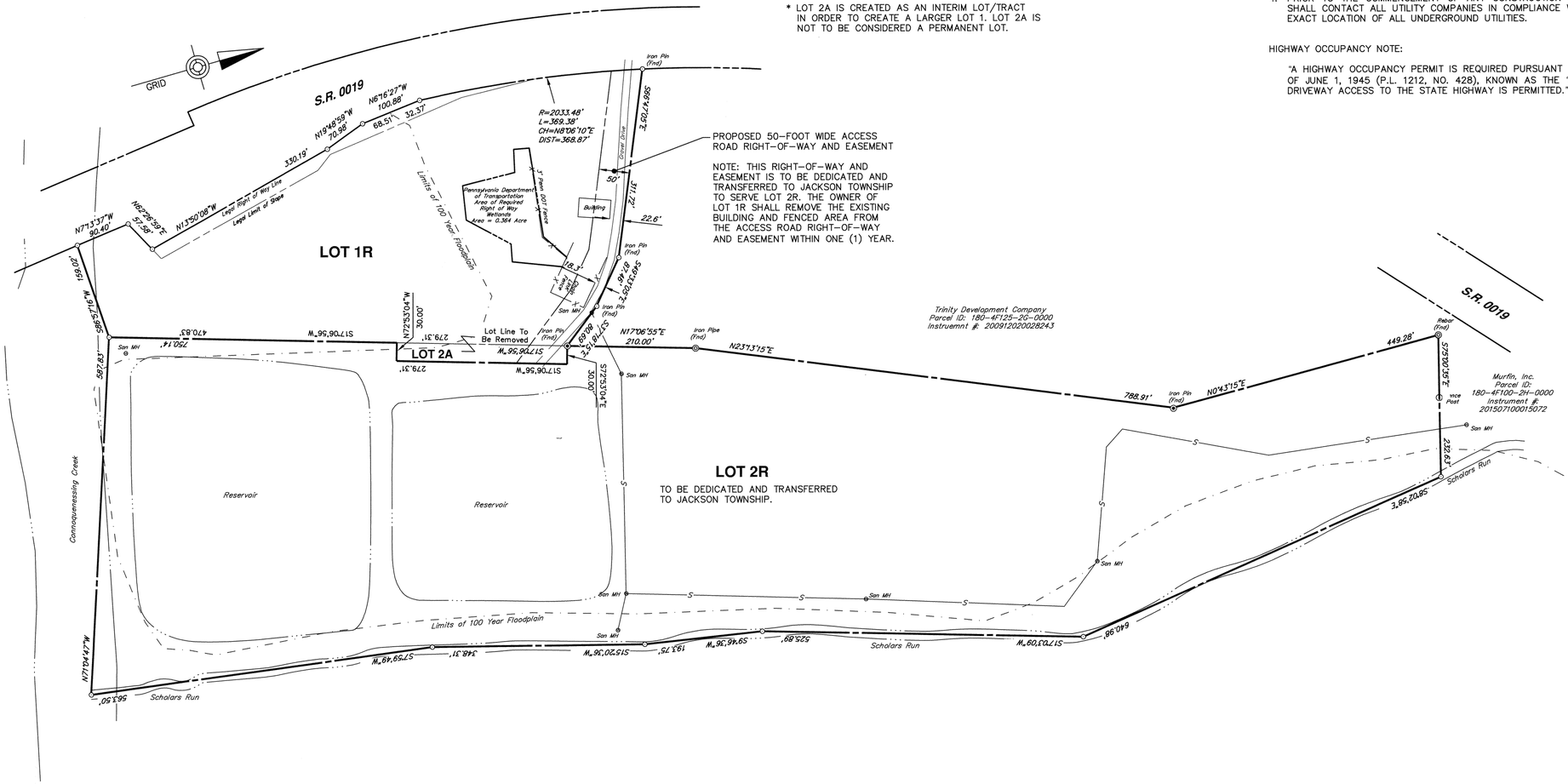
HIGHWAY OCCUPANCY NOTE:

"A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED."

INTENT OF PLAN

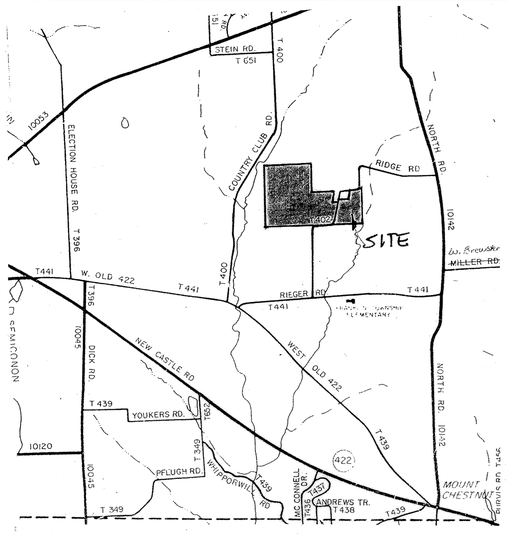
IT IS THE INTENT OF THIS PLAN TO REVISE THE LOT LINE BETWEEN LOT 1 AND LOT 2, SUCH THAT AN AREA OF LOT 2 (DESIGNATED HEREIN AS LOT 2A) IS SUBDIVIDED FROM LOT 2 AND CONSOLIDATED WITH LOT 1. THE RESULTING REVISED LOT 1 IS DESIGNATED HEREIN AS LOT 1R, AND THE REVISED LOT 2 IS DESIGNATED HEREIN AS LOT 2R.

THERE ARE NO PLANNED IMPROVEMENTS ASSOCIATED WITH THIS PLAN.


GRID
S.R. 0019
N6°16'27"W 100.88'
N19°48'59"W 70.98'
68.51'
32.57'
330.19'
Legal Right of Way Line
Legal Limit of Slope
N13°50'08"W
N62°28'59"E 57.58'
N77°37'37"W 90.40'
139.60'
N12°57'49"W 592.23'
Iron Pin (Fnd)
R=2033.48'
L=369.38'
CH=N8°06'10"E
DIST=368.87'
3.60A.99S
Const. Drive
50'
311.72'
PROPOSED 50-FOOT WIDE ACCESS ROAD RIGHT-OF-WAY AND EASEMENT
NOTE: THIS RIGHT-OF-WAY AND EASEMENT IS TO BE DEDICATED AND TRANSFERRED TO JACKSON TOWNSHIP TO SERVE LOT 2R. THE OWNER OF LOT 1R SHALL REMOVE THE EXISTING BUILDING AND FENCED AREA FROM THE ACCESS ROAD RIGHT-OF-WAY AND EASEMENT WITHIN ONE (1) YEAR.
Pennsylvania Department of Transportation Area of Required Right of Way Wetlands Area = 0.364 Acre
1' Rwn. 007' Fence
Building
22.6'
18.3'
Limits of 100 Year Floodplain
LOT 1R
Iron Pin (Fnd)
87.46'
2.50A.12S
San MH
N72°53'04"E 30.00'
279.31'
Lot Line To Be Removed
LOT 2A
S17°06'56"W
470.83'
790.14'
N17°06'55"E 210.00'
3.69A.08S
Iron Pipe (Fnd)
N23°13'15"E
788.91'
N04°31'15"E
Trinity Development Company Parcel ID: 180-4F125-2G-0000 Instruemnt #: 200912020028243
S.R. 0019
Rebar (Fnd)
449.28'
3.56A.06S
Murfin, Inc. Parcel ID: 180-4F100-2H-0000 Instrument #: 201507100015072
Reservoir
Reservoir
LOT 2R
TO BE DEDICATED AND TRANSFERRED TO JACKSON TOWNSHIP.
Connoquenessing Creek
N71°04'47"W
563.50'
Scholars Run
Limits of 100 Year Floodplain
S17°59'49"W 348.31'
S17°20'36"W 193.75'
S9°46'36"W 525.89'
Scholars Run
S17°03'09"W 640.98'
3.89A.03S
232.63'
San MH
San MH
San MH
San MH
San MH
S
Iron Pin (Fnd)
Iron Pin (Fnd)
Iron Pin (Fnd)

Instr:201804190007427
Pages:2 Fi:$85.00
Michele Mustello
Butler County Recorder
04/19/2018
3:30PM
T20180005056
ND

TABULATION OF EXISTING & PROPOSED SITE DATA		
TAX PARCEL 170-3F80-6	79.97 ACRES	EX. TOTAL ACREAGE
PROPOSED LOT 1	13.20 ACRES	
PROPOSED LOT 2	66.77 ACRES	



VICINITY MAP Scale: 1" = 2000'

N/F PATRICK I. &
JENNIFER J. McCARREN
170-3F80-6
INSTRUMENT #201403070004869
EX. 79.97 ACRES
-13.20 ACRES LOT 1

66.77 ACRES TOTAL
AFTER CONVEYANCE =
REMNANT LOT 2

LOT 1
13.20 ACRES
(Non-Building lot
for Agricultural
purposes)

LEGEND

EX. I.P.	EXISTING IRON PIN
I.P. SET	IRON PIN SET
N/F	NOW OR FORMERLY
GM	GAS METER
E	ELECTRIC SERVICE
G	GAS LINE

PLAN BOOK	PAGE
370	34

Sheet 1 of 2

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: PATRICK I. & JENNIFER J. McCARREN

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 03/06/18	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F80-6		Instrument # 201403070004869	Service No. 18-015
Address 7214 RIDGE ROAD			

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 FRANKLIN TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF FRANKLIN TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

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

REF: FINAL PLAN OF SUBDIVISION FOR GERALD P. RUMBURG, JR. & GERALD P. RUMBERG, SR., BY LAND SURVEYORS, INC., 07/27/04, #04-107. UNRECORDED.

REF: PROPERTY SURVEY FOR PATRICK I. & JENNIFER J. McCARREN BY LAND SURVEYORS, INC., 12/20/10, #10-101.

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.

ZONED: A-R; AGRICULTURAL-RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 40'
SIDE YARD: 15'
REAR YARD: 50'

MINIMUM LOT SIZE: 43,560 SQ. FT.
LOT COVERAGE: 35%

PROPERTY OWNERS: PATRICK I. McCARREN
JENNIFER J. McCARREN
7214 RIDGE ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1 FOR AGRICULTURAL PURPOSES

We, Patrick I. and Jennifer J. McCarren, owners of the land shown on the Plan of Subdivision for Patrick I. and Jennifer J. McCarren, hereby adopt this plan as our Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, 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 Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Patrick I. and Jennifer J. McCarren, our heirs, executors, assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of April, 2018.

ATTEST:

Shauna Holt Pearcy — Patrick I. McCarren — Jennifer J. McCarren
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

This record was acknowledged before me April 18, 2018 by Patrick I. and Jennifer J. McCarren who represent that they are authorized to act on behalf of whom the record was executed.

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of April, 2018.

My Commission expires the 22nd day of November, 2020.

SEAL

Shauna Holt Pearcy
NOTARY PUBLIC

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

I 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.

March 6 2018 — DATE — SEAL — Cheryl A. Hughes — REG. NO. SU-32490-E

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

The Board of Supervisors of the Township of Franklin hereby gives public notice that in approving this plan for recording purposes only, the Township of Franklin assumes no obligations, legal or otherwise, to accept all streets and other property identified for dedication on the plan.

Approved by the Board of Supervisors of the Township of Franklin ~~by Resolution No. _____~~, ~~effective~~ this 16th day of April, 2018

Vice CHAIRPERSON, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Franklin this 10th day of April, 2018.

CHAIRPERSON, PLANNING COMMISSION

APPROVED MODIFICATIONS:

On April 16, 2018, a modification was granted by the Franklin Township Board of Supervisors to Ordinance 98, ~~Article~~ Part 4, Section 405, Subsection A.13 and A.14, to allow not to provide contours.

On April 16, 2018, a modification was granted by the Franklin Township Board of Supervisors to Ordinance 98, ~~Article~~ Part 4, Section 405, Subsection A.16, to not delineate wetlands.

Reviewed by the Butler County Planning Commission this 29TH day of MARCH, 2018.

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION — SEC.

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 34+35

Given under my hand and seal this 19th day of April, 2018.

SEAL

RECORDER

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

PLAN BOOK	PAGE
370	35

Sheet 2 of 2

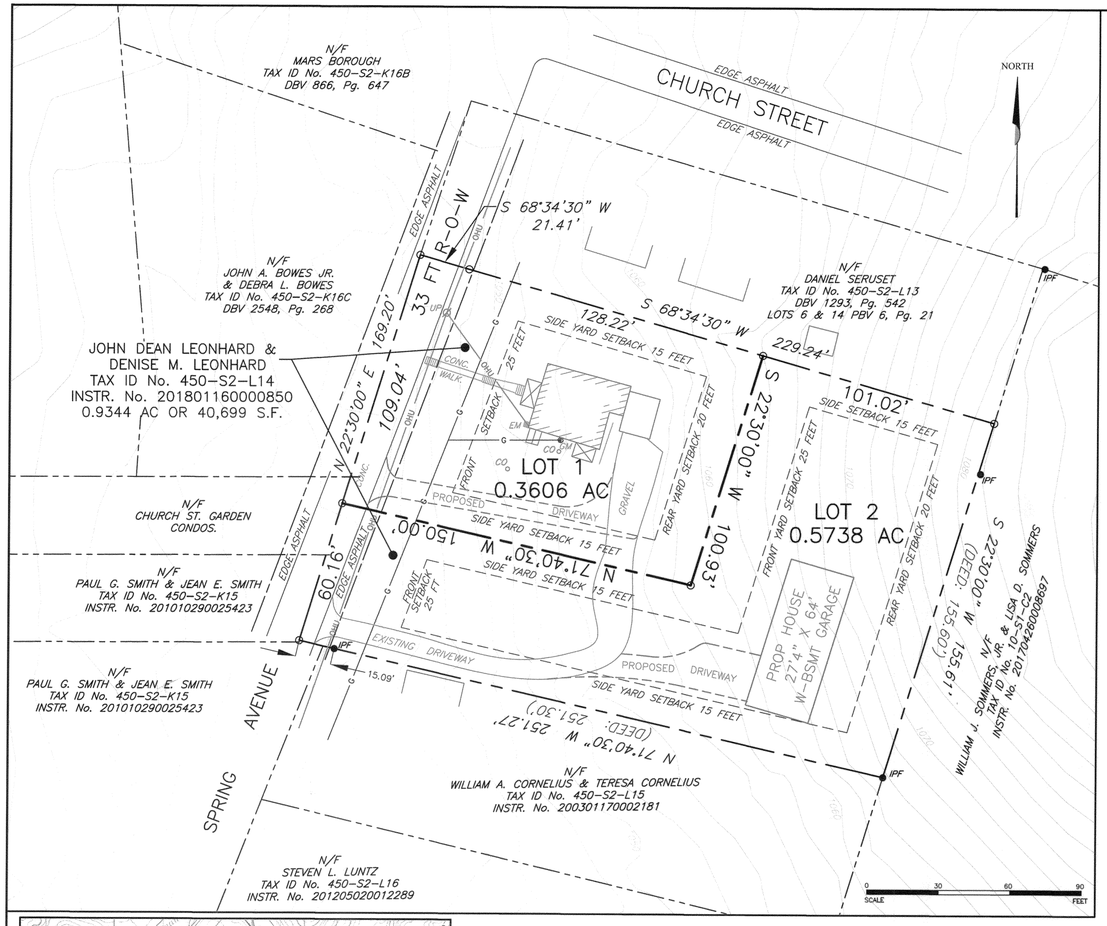
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

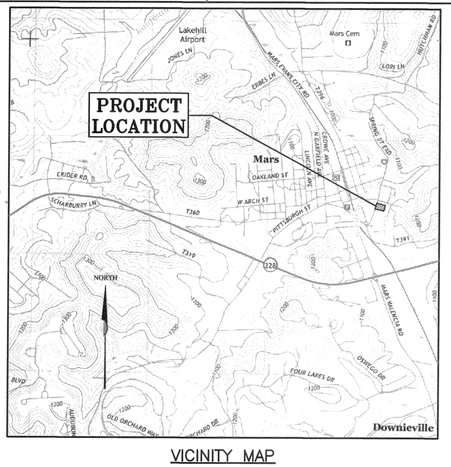
PLAN OF SUBDIVISION

FOR: PATRICK I. & JENNIFER J. McCARREN

SITUATE: FRANKLIN TWP., BUTLER CO., PA

Date 03/06/18	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F80-6		Instrument # 201403070004869	Service No. 18-015
Address 7214 RIDGE ROAD			





VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, MARS, PENNSYLVANIA 7.5 MINUTE SERIES, 2016.

PURPOSE:

TAX PARCEL 450-S2-L14 IS TO BE DIVIDED INTO TWO SEPARATE BUILDING LOTS WHICH MEET ZONE R2 REGULATIONS.

OWNER:

611 SPRING AVENUE
MARS, PA 16046
724-625-9223

SITE:

625 SPRING AVENUE
MARS, PA 16046

FLOOD:

FLOOD ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ZONING:

R2: SINGLE FAMILY DUPLEX:

MINIMUM WIDTH:	60 FEET
MINIMUM LOT SIZE:	7,500 FEEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	20 FEET

PLEASE SIGN IN BLUE INK:

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN DEAN LEONHARD AND DENISE M. LEONHARD OF THE BOROUGH OF MARS, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF MY PROPERTY, SITUATED IN THE BOROUGH OF MARS, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF MARS, BUTLER COUNTY, WE, JOHN DEAN LEONHARD AND DENISE M. LEONHARD HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF MARS, BUTLER COUNTY THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JOHN DEAN LEONHARD AND DENISE M. LEONHARD, MY 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 April, A.D. 2018.

ATTEST:

John Dean Leonhard / Denise M. Leonhard

OWNER

(NOTARY PUBLIC) (SEAL)

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

NOTARY

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

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF April, 2018.

SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10 DAY OF June, 2019.

CERTIFICATION OF TITLE: NO MORTGAGE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LEONHARD SUBDIVISION No. 1 IS IN THE NAME OF JOHN DEAN LEONHARD AND DENISE M. LEONHARD AND IS RECORDED IN INSTRUMENT No. 200802010002134.

WITNESS — OWNER

WITNESS — OWNER

ACREAGE:

LOT	ORIGINAL ACRES	ORIGINAL Sq. Ft.	PROPOSED ACRES	PROPOSED Sq. Ft.	R-O-W ACRES	R-O-W Sq. Ft.
1	0.9344	40,699	0.3606	15,706	0.0464	2,163
2	–	–	0.5738	24,993	0.0206	898
TOTAL	0.9344	40,699	0.9344	40,699	0.0670	3,061

Instr:201804200007522 04/20/2018
Pages:1 F:$45.00 1:43PM
Michele Mustello T20180005123
Butler County Recorder FL

PLEASE SIGN IN BLUE INK:

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 27TH DAY OF Feb, 2018.

(SECRETARY) (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 18050
SEAL

MUNICIPAL APPROVAL: REVIEW

REVIEWED AND APPROVED BY THE BOROUGH OF MARS.

THIS 14th DAY OF March, 2018.

(SECRETARY) (CHAIRMAN)

SEAL

PROFFESSIONAL LAND SURVEYOR CERTIFICATE:

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

2-28-18
DATE

Paul J. Neff
Paul J. Neff Reg. No. SU051242

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY,
IN PLAN BOOK VOLUME 370 PAGE(S) 36.
GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF April, 2018.

(RECORDER OF DEEDS)

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

UNDERGROUND UTILITY NOTE:

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE IN LOCATION AND ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES BEFORE ANY TYPE OF EXCAVATION BEGINS. PA ONE CALL SYSTEM, INC. TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO CONSTRUCTION TO ASSIST IN THE FIELD LOCATION OF UNDERGROUND UTILITIES.

NOTES:

THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

THE PROPERTY SHOWN HEREON IS LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT ID. No. 450-S2-L14. CURRENT TITLE OF PROPERTY RECORDED AT INSTRUMENT No. 201801160000850 IN THE NAMES OF JOHN DEAN LEONHARD AND DENISE M. LEONHARD.

I, PAUL J. NEFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

2-28-18
DATE

Paul J. Neff
PAUL J. NEFF, P.L.S. REG. NO. SU051242
pneff@pedersenx2.com

BOROUGH

COUNTY

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
PAUL J. NEFF
LAND SURVEYOR
SU051242

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

PLAN BOOK	PAGE
370	36

REFERENCES

REF. #	DESCRIPTION	SHT. #

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

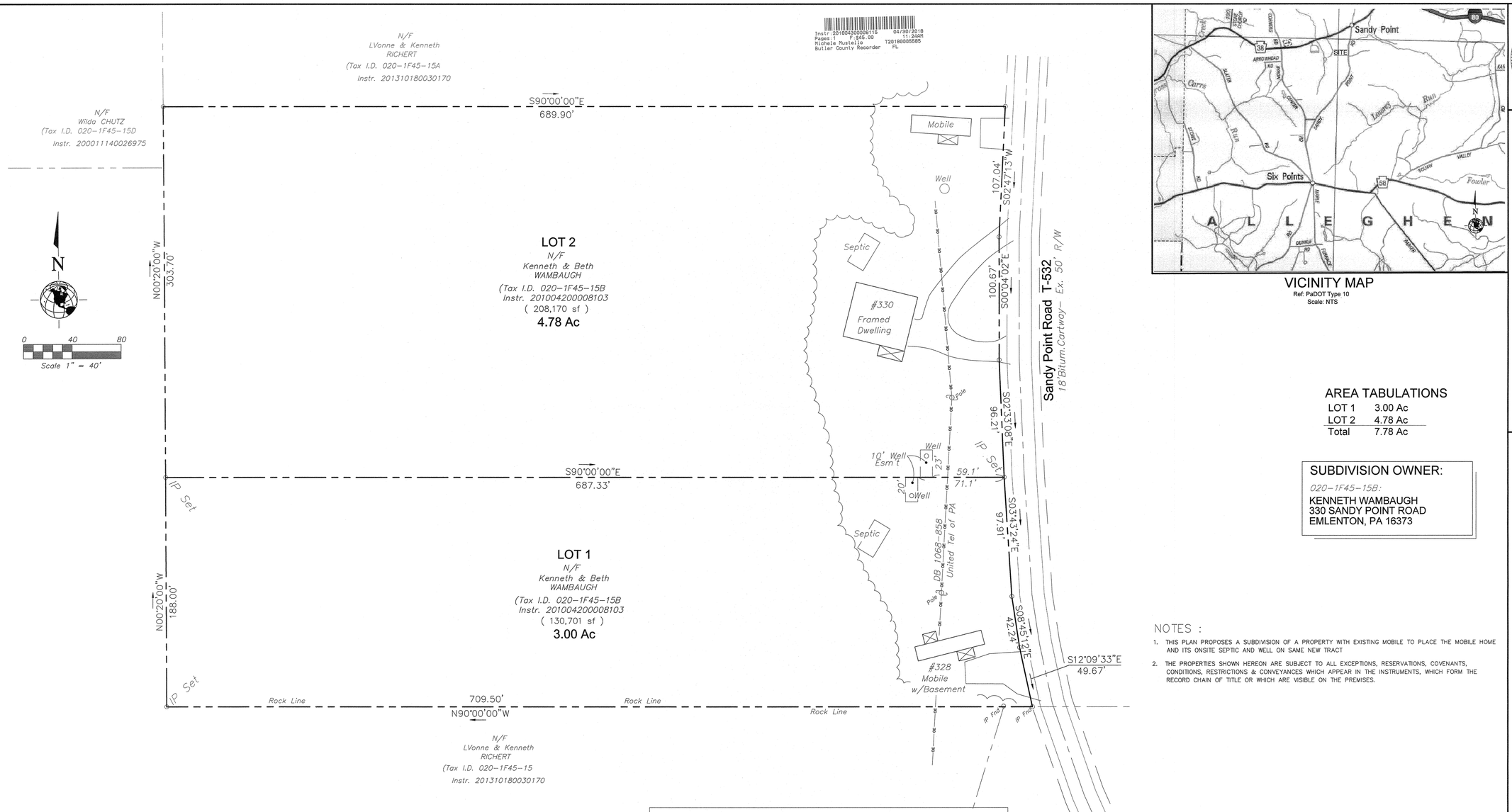
REVISIONS

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

CLIENT
DENISE LEONHARD
611 SPRING AVENUE, MARS, PENNSYLVANIA 16046

PROJECT
LEONHARD SUBDIVISION No. 1
BEING
TAX PARCEL ID. 450-S2-L14
RECORDED AT INSTR. No. 201801160000850
MARS BOROUGH, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	2/28/18
ISSUE DATE	02/28/18
REV. #	0
PROJECT #	17-106
SCALE	1"=30'
DWG #	SP-1
SHEET	1 OF 1



Sandy Point
SITE
Six Points
Fowler
A L L E G H E N
Creek
Run
Laurel
Run
Mine
Run
Valley
Run
Corners
Point
Valley
Church
Cemetery
Hollow
Ridge
Cemetery
Church
Corners
Corners
Church
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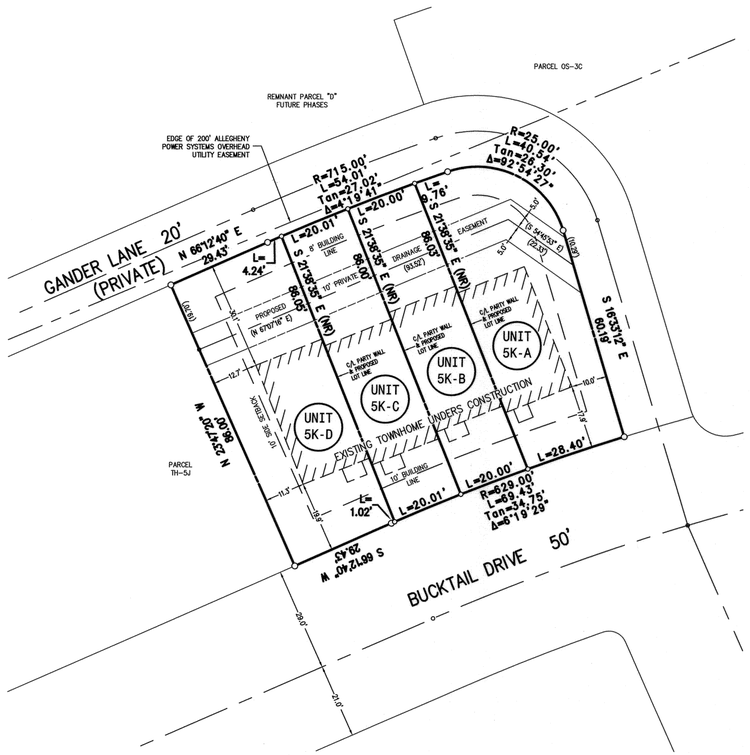
Church
Cemetery
Corners
Church
Cemetery

Instr:201804300008149 04/30/2018
Pages:1 P:$45.00 2:31PM
Michele Mustello T20180005609
Butler County Recorder ND



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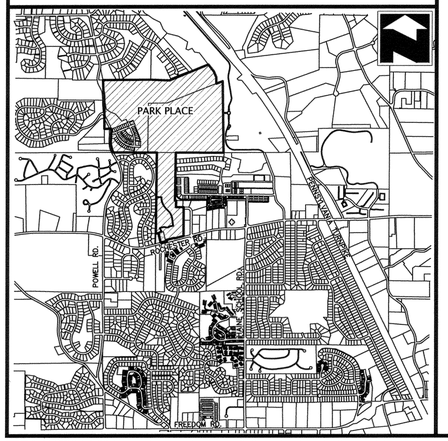
LOCATION MAP 1" = 2000'



LOT AREAS:

UNIT	SQUARE FEET	ACRES
5K-A	2,624.683	0.0603
5K-B	1,720.171	0.0395
5K-C	1,720.364	0.0395
5K-D	2,757.260	0.0633
TOTAL:	8,822.478	0.2026

GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-5K OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASES 3 & 5 AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33

a. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

b. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

ZONING INFORMATION :

AFFECTED ZONING CLASSIFICATION:	CCD-2
PROPOSED USE	CCD-2
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

TAX PARCEL: LOT TH-5K
TAX PARCEL 130-S31-TK
INST. # 201801080000361

BY RESOLUTION APPROVED ON THE 13 DAY OF MARCH 18 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 21 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

SIGNATURE AND TITLE OF OFFICER WITNESSING — SECRETARY

NVR, INC.

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

3/13/18
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF March 2018

(SEAL)

Tina M Ngode
NOTARY PUBLIC

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

I, PETE ROBBERSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 21 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201801080000361. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

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

3-13-18
DATE

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

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

4/5/18
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2018-15 EFFECTIVE THIS 28th DAY OF MARCH, 20 18

SECRETARY — CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2018-15 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF FEB 20 18.

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 370 PAGE 38.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF April 20 18

RECORDER OF DEEDS

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

TOWNSHIP ENGINEER

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

CRANBERRRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
370	38

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

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

DRAWING NUMBER: 1004-1818497
DRAWING SCALE: 1"=20'
DATE: FEBRUARY 1, 2018
DRAWN BY: JSS
REVISIONS:
03.13.2018..ADD EASEMENT

PARK PLACE AMENDMENT NO. 21

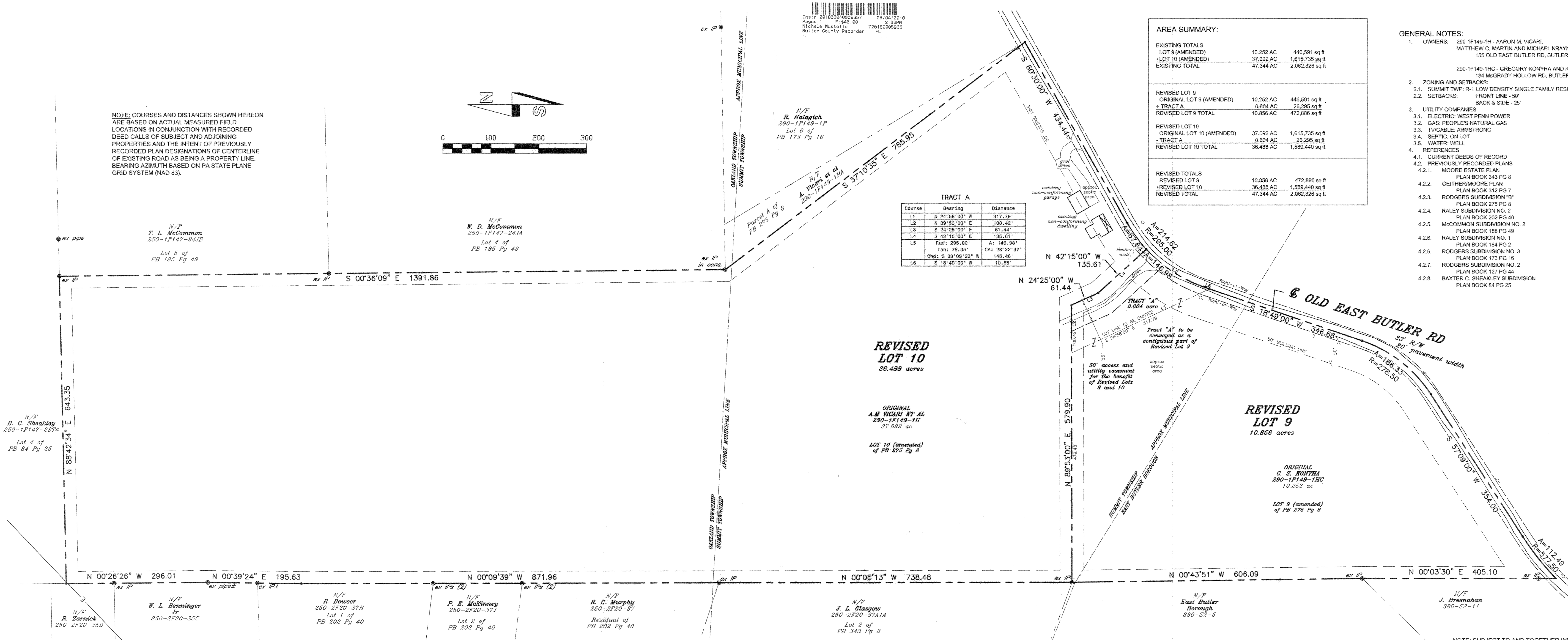
BEING A RE-SUBDIVISION OF PARCEL TH-5K
PARK PLACE RESIDENTIAL SUBDIVISION – PHASES 3 & 5
AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPECIALTY LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SUBDIVISION LAYOUT • TOPOGRAPHIC SURVEYS
ROUTE SURVEYS • LAND DEVELOPMENT SURVEYS

NOTE: COURSES AND DISTANCES SHOWN HEREON ARE BASED ON ACTUAL MEASURED FIELD LOCATIONS IN CONJUNCTION WITH RECORDED DEED CALLS OF SUBJECT AND ADJOINING PROPERTIES AND THE INTENT OF PREVIOUSLY RECORDED PLAN DESIGNATIONS OF CENTERLINE OF EXISTING ROAD AS BEING A PROPERTY LINE. BEARING AZIMUTH BASED ON PA STATE PLANE GRID SYSTEM (NAD 83).

Instr:201805040008657 05/04/2018
Pages:1 F:$45.00 2:32PM
Michele Mustello T20180005965
Butler County Recorder FL



TRACT A

Course	Bearing	Distance
L1	N 24°58'00" W	317.79'
L2	N 89°53'00" E	100.42'
L3	S 24°25'00" E	61.44'
L4	S 42°15'00" E	135.61'
L5	Rad: 295.00' Tan: 75.05' Chd: S 33°05'23" W	A: 146.98' CA: 28°32'47" 145.46'
L6	S 18°49'00" W	10.68'

AREA SUMMARY:

EXISTING TOTALS		
LOT 9 (AMENDED)	10.252 AC	446,591 sq ft
+LOT 10 (AMENDED)	37.092 AC	1,615,735 sq ft
EXISTING TOTAL	47.344 AC	2,062,326 sq ft
REVISED LOT 9		
ORIGINAL LOT 9 (AMENDED)	10.252 AC	446,591 sq ft
+ TRACT A	0.604 AC	26,295 sq ft
REVISED LOT 9 TOTAL	10.856 AC	472,886 sq ft
REVISED LOT 10		
ORIGINAL LOT 10 (AMENDED)	37.092 AC	1,615,735 sq ft
- TRACT A	0.604 AC	26,295 sq ft
REVISED LOT 10 TOTAL	36.488 AC	1,589,440 sq ft
REVISED TOTALS		
REVISED LOT 9	10.856 AC	472,886 sq ft
+REVISED LOT 10	36.488 AC	1,589,440 sq ft
REVISED TOTAL	47.344 AC	2,062,326 sq ft

GENERAL NOTES:

1. OWNERS: 290-1F149-1H - AARON M. VICARI, MATTHEW C. MARTIN AND MICHAEL KRAYNIK
   155 OLD EAST BUTLER RD, BUTLER, PA 16002

   290-1F149-1HC - GREGORY KONYHA AND KELLY LYNCH
   134 McGRADY HOLLOW RD, BUTLER, PA 16002
2. ZONING AND SETBACKS:
   - 2.1. SUMMIT TWP: R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
   - 2.2. SETBACKS: FRONT LINE - 50'; BACK & SIDE - 25'
3. UTILITY COMPANIES
   - 3.1. ELECTRIC: WEST PENN POWER
   - 3.2. GAS: PEOPLE'S NATURAL GAS
   - 3.3. TV/CABLE: ARMSTRONG
   - 3.4. SEPTIC: ON LOT
   - 3.5. WATER: WELL
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. MOORE ESTATE PLAN PLAN BOOK 343 PG 8
     - 4.2.2. GEITHER/MOORE PLAN PLAN BOOK 312 PG 7
     - 4.2.3. RODGERS SUBDIVISION "B" PLAN BOOK 275 PG 8
     - 4.2.4. RALEY SUBDIVISION NO. 2 PLAN BOOK 202 PG 40
     - 4.2.5. McCOMMON SUBDIVISION NO. 2 PLAN BOOK 185 PG 49
     - 4.2.6. RALEY SUBDIVISION NO. 1 PLAN BOOK 184 PG 2
     - 4.2.6. RODGERS SUBDIVISION NO. 3 PLAN BOOK 173 PG 16
     - 4.2.7. RODGERS SUBDIVISION NO. 2 PLAN BOOK 127 PG 44
     - 4.2.8. BAXTER C. SHEAKLEY SUBDIVISION PLAN BOOK 84 PG 25

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

BOROUGH OF EAST BUTLER

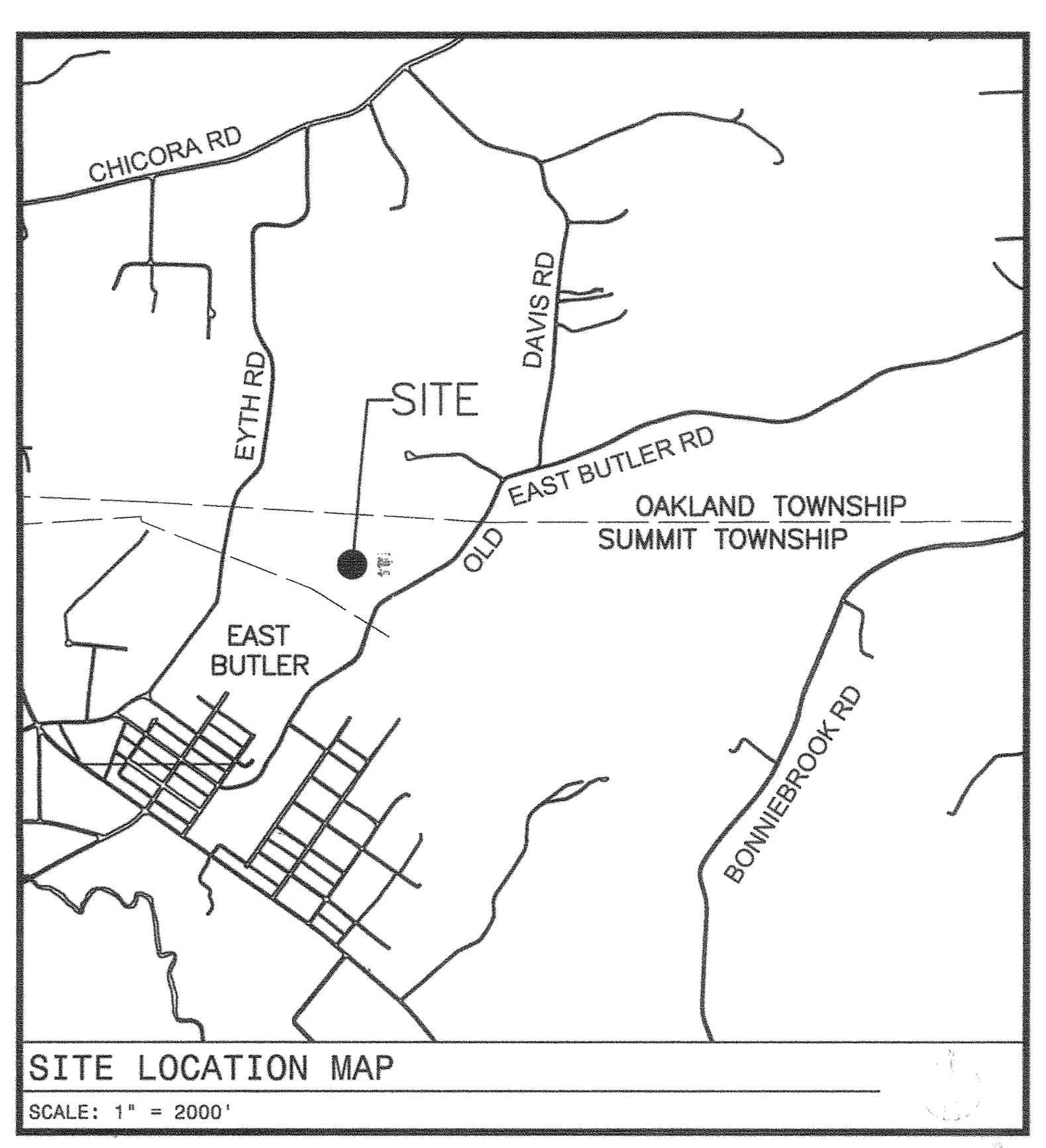
MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

REVIEWED ~~APPROVED~~ BY THE BOARD OF COUNCILMEN OF THE BOROUGH OF EAST BUTLER THIS 5th DAY OF February, 2018.

x Kelly M. Stephenson — SECRETARY
x [signature] — MAYOR



SUMMIT TOWNSHIP

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SUMMIT ASSUMES NO 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 SUMMIT THIS 21st DAY OF February, 2018.

x [signature] — SECRETARY
x [signature] — CHAIRMAN, BOARD OF SUPERVISORS, SUMMIT TOWNSHIP

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 13th DAY OF February, 2018.

x [signature] — SECRETARY
x [signature] — CHAIRMAN, PLANNING COMMISSION, SUMMIT TOWNSHIP

OAKLAND TOWNSHIP

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF OAKLAND ASSUMES NO 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 OAKLAND THIS 7th DAY OF March, 2018.

x [signature] — SECRETARY
x [signature] — CHAIRMAN, BOARD OF SUPERVISORS, OAKLAND TOWNSHIP

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 13TH DAY OF FEBRUARY, 2018.

x [signature] — SECRETARY
x [signature] — CHAIRMAN, PLANNING COMMISSION, OAKLAND TOWNSHIP

CLOSURE NOTE: LOT CLOSURES EXCEED THE REQUIRED 1:10,000 CLOSURE.

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, AARON M. VICARI, MATTHEW C. MARTIN AND MICHAEL KRAYNIK, OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT, OAKLAND AND BOROUGH OF EAST BUTLER, 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 SUMMIT, 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 SUMMIT, 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 4 DAY OF MAY, 2018.

x [signature] — AARON M. VICARI
x [signature] — MATTHEW C. MARTIN
x [signature] — MICHAEL KRAYNIK

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, AARON M. VICARI, MATTHEW C. MARTIN AND MICHAEL KRAYNIK, 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 4 DAY OF MAY, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x Debra L Jeffcoat — NOTARY PUBLIC

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

BUTLER COUNTY PLANNING COMMISSION (seal)

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

RE-APPROVED ~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 4TH ~~17TH~~ DAY OF MAY ~~JAN~~, 2018.

x [signature] SEC. — SECRETARY
x [signature] CHAIR. — 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 370, PAGE(S) 39.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF May, 2018.

x [signature] — RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA (seal)

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GREGORY S. KONYHA AND KELLY LYNCH, OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT, OAKLAND AND BOROUGH OF EAST BUTLER, 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 SUMMIT, 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 SUMMIT, 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 13 DAY OF FEBRUARY, 2018.

x [signature] — GREGORY S. KONYHA
x [signature] — KELLY LYNCH

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, GREGORY S. KONYHA AND KELLY LYNCH, 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 13 DAY OF FEBRUARY, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2019

x Debra L Jeffcoat — NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

I, 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.

5 Feb '18 — DATE

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

STANLEY D. GRAFF, PROFESSIONAL LAND SURVEYOR (seal)

RECORDED ________ 20___	
PLAN BOOK	PAGE
370	39
SHEET ______ of _______	

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER SUMMIT TWP ENGINEER REVIEW	SDG	2/1/18
A	UTILITY COMPANIES ADDED	SDG	1/16/18

GRAFF SURVEYING

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

PROJECT DESCRIPTION

A. VICARI PLAN

BEING A

LOT LINE REVISION

FOR

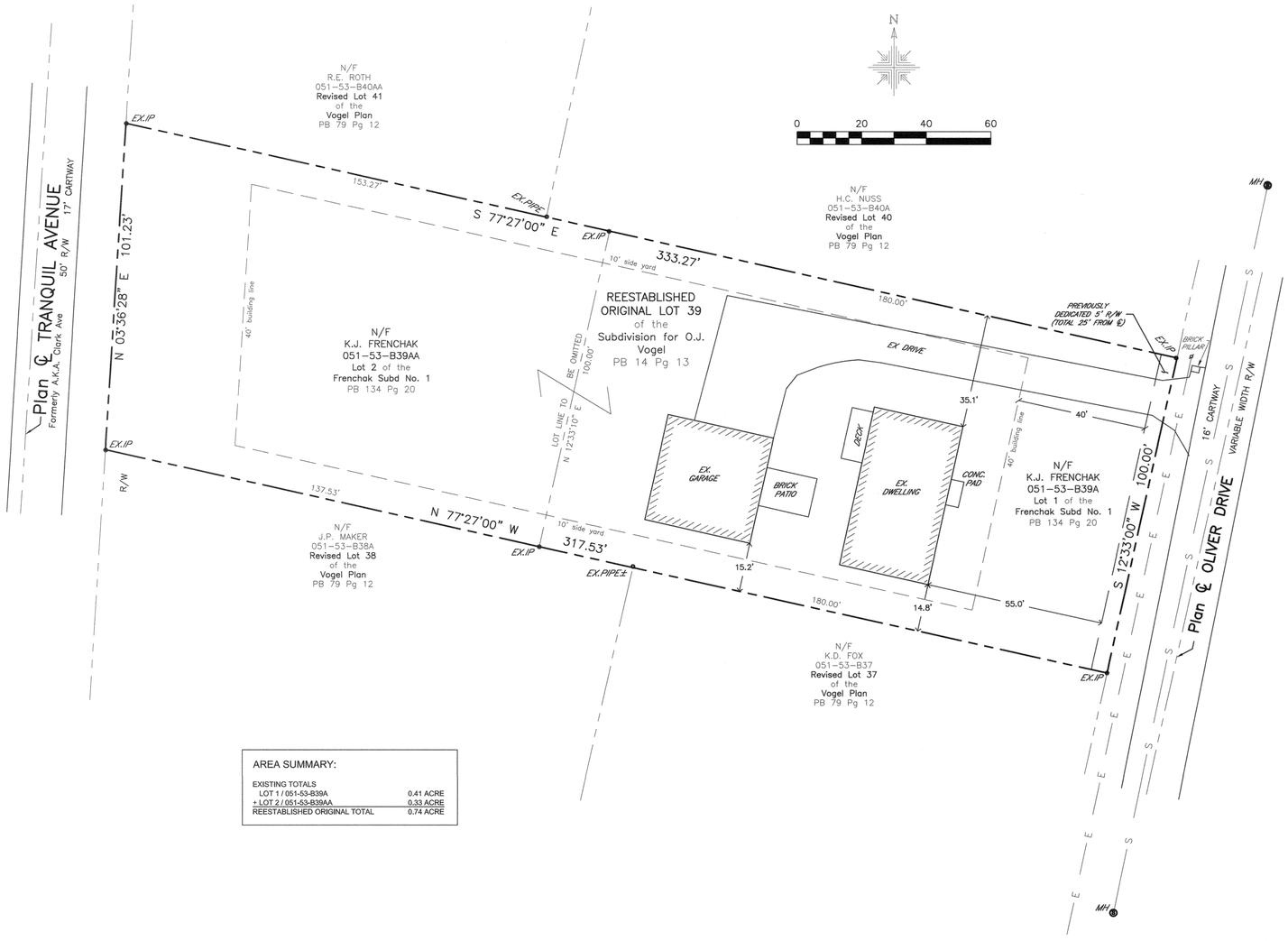
AARON VICARI, MATTHEW MARTIN AND MICHAEL KRAYNIK

SITUATE

TOWNSHIPS OF SUMMIT, OAKLAND & E. BUTLER BORO; BUTLER CO., PA

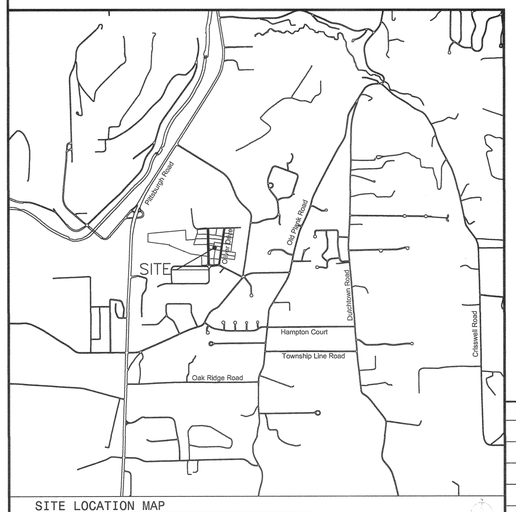
DATE	DRAWN	CHECKED	SCALE
1/3/18	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
17-202	290-1F149-1H & 1HC	B



AREA SUMMARY:

EXISTING TOTALS	
LOT 1 / 051-53-B39A	0.41 ACRE
+ LOT 2 / 051-53-B39AA	0.33 ACRE
REESTABLISHED ORIGINAL TOTAL	0.74 ACRE



SITE LOCATION MAP

SCALE: 1" = 2000'

K.J. FRENCHAK PLAN No. 2

BEING A CONSOLIDATION OF LOTS 1 & 2 OF THE FRENCHAK SUBDIVISION NO.1
A.K.A. COUNTY TAX PARCEL 051-53-B39A & B39AA

(as if same action to null and void Frenchak Plan No. 1 and reestablish original Lot 39 of the Vogel Plan of 1946; tax parcel 051-53-B39

Instr: 201805072006707 05/07/2018
Pages: 1 F: $45.00 S: 2305
Michele Mustello T20180006505
Butler County Recorder FL

BUTLER TOWNSHIP R-1 DISTRICT	
Dimension	Single Family with Public Water and Sewer
Min. Lot Area	15,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet

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

HIGHWAY OCCUPANCY PERMIT

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

GENERAL NOTES:

1. OWNER: KENNETH J. SR. & SHIRLEE A. FRENCHAK
2. ADDRESS: 205 OLIVER DRIVE BUTLER, PA 16002
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. FRENCHAK SUBDIVISION NO. 1 P.B. 134 PG. 20
     - 3.2.2. O.J. & E.P. VOGEL PLAN P.B. 79 PG. 28
     - 3.2.3. SUBDIVISION FOR O.J. & E.P. VOGEL P.B. 14 PG. 13
4. MUNICIPAL ZONING: R-1 SINGLE FAMILY RESIDENTIAL
5. PUBLIC WATER AND SEWER EXIST

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	PLAN DATE ADDED	SDG	3/19/18	FRENCHAK SUBDIVISION NO. 1
				O.J. & E.P. VOGEL PLAN
				SUBDIVISION FOR O.J. & E.P. VOGEL

0 20 40

SCALE: 1" = 20'

DRAWN BY: MDH
DATE: 3/2/2018
CHECKED BY: Sdg
DATE:
APPROVED:

DESIGNER

GRAFF SURVEYING

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

PROJECT K.J. FRENCHAK PLAN No. 2 :
BEING A CONSOLIDATION OF BUTLER COUNTY TAX PARCEL 051-53-B39A & B39AA

BUTLER TOWNSHIP-BUTLER COUNTY, PENNSYLVANIA

DWG.No. 18020

RECORDED _____ 20____
PLAN BOOK 370 PAGE 40
SHEET _____ of _____

OWNER'S ADOPTION

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

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 30 DAY OF APRIL, 2018.

x Kenneth J. Frenchak Sr. — KENNETH J. FRENCHAK SR.

Shirlee A. Frenchak — SHIRLEE A. FRENCHAK

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, KENNETH J. SR. & SHIRLEE A. FRENCHAK, 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 30 DAY OF APRIL, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

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

x Debra L. Jefficoat — NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

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

30 April '18 — DATE

x — STANLEY D. GRAFF, REG. NO. SU-030616E

MUNICIPAL DECLARATIONS

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

x Theresa Giesler — SECRETARY
x David Smith — PRESIDENT, BOARD OF COMMISSIONERS — SEAL

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 16th DAY OF April, 2018.

x Theresa Giesler — SECRETARY
x David Smith — PRESIDENT, BOARD OF COMMISSIONERS — SEAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 3rd DAY OF April, 2018.

Ernest R. Easterling — SECRETARY
Vice — CHAIRMAN, PLANNING COMMISSION — SEAL

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF MARCH, 2018.

x — SECRETARY
x — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION — SEAL

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 370, PAGE 40

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF May, 2018

x — RECORDER OF DEEDS

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

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

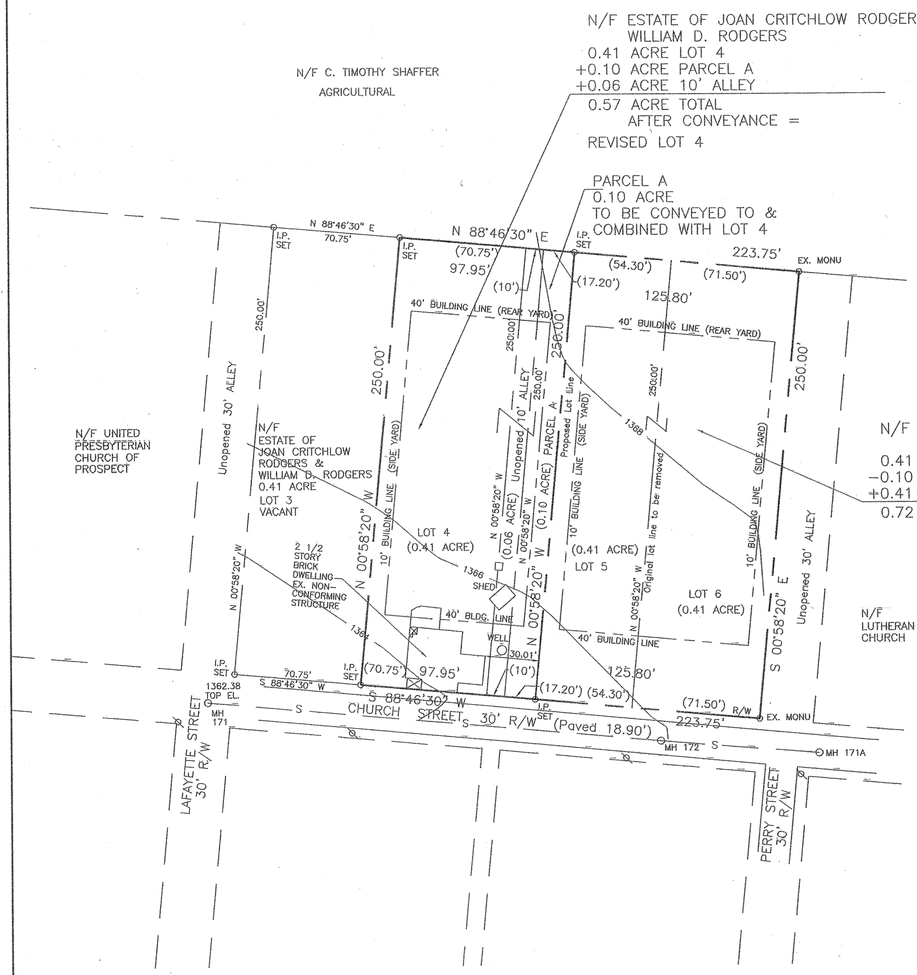
BUTLER TOWNSHIP BOARD OF COMMISSIONERS

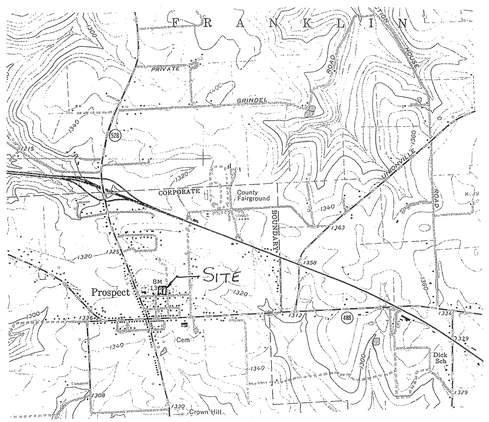
BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

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

Instr:201805070008792 05/07/2018
Pages:1 F:$45.00 12:21PM
Michele Mustello T20180006866
Butler County Recorder FL





VICINITY MAP

NOTES:

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

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

ZONED RESIDENTIAL – R

BUILDING SETBACK REQUIREMENTS

40' FRONT YARD
10' SIDE YARD
40' REAR YARD

PROPERTY OWNERS: ESTATE OF JOAN CRITCHLOW RODGERS & WILLIAM D. RODGERS
123 CHURCH STREET
PROSPECT, PA 16052

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO REVISE FOUR EXISTING LOTS INTO THREE. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

CONTOURS SHOWN ARE BASED ON PROSPECT BOROUGH SEWER DATUM.

0' 40' 80' 120'

PLAN BOOK	PAGE
370	41

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of April, 2018.

ATTEST:
Thomas J. May
NOTARY PUBLIC

William D. Rodgers
OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas J. May, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named William D. Rodgers, 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 25th day of April, 2018.

My Commission expires the 2nd day of December, 2018.

SEAL

Thomas J. May
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas J. May, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of April, 2018.

ATTEST:
Thomas J. May
NOTARY PUBLIC

William D. Rodgers
EXECUTOR

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas J. May, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named William D. Rodgers, Executor of the Estate of Joan Critchlow Rodgers 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 25th day of April, 2018.

My Commission expires the 2nd day of December, 2018.

SEAL

Thomas J. May
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas J. May, Notary Public
City of Butler, Butler County
My Commission Expires Dec. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

April 4, 2018 DATE SEAL Cheryl A. Hughes REG. NO. SU-32490-E

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

Joanne Ostoop SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Prospect this 9th day of April, 2018.

Joanne Ostoop SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Prospect Borough Planning Commission this 19th day of March, 2018.

Gwen Gwaltney SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 9th day of FEB, 2018.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 41.

Given under my hand and seal this 7 day of May, 2018.

SEAL

Michele M. Mustello
RECORDER

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

REVISED 4/4/18 ENGINEERS REVIEW

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 : WILLIAM D. RODGERS
AND ESTATE OF JOAN CRITCHLOW RODGERS
SITUATE: PROSPECT BORO., BUTLER CO., PA

Date 2/07/18	Scale 1"=40'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S5-136		DB 2783-PG 826	Service #17-186
Address 123 CHURCH STREET			

ALL SIGNATURES MUST BE IN BLACK PERMANENT MARKER

OWNER'S ADOPTION:

THE GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE WEATHERBURN HEIGHTS PRD PHASE 3, REVISION No. 1 PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Dominic Gigliotti
(GENERAL PARTNER)
Gigliotti Holdings, LP

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Dominic Gigliotti, Managing Partner AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HIS ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND SEAL THIS 4th DAY OF April, 2018

MY COMMISSION EXPIRES THE 15th DAY OF December, 2018

Timothy A. Piper
(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 3, REVISION No. 1 PLAN OF LOTS IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND AS RECORDED IN INSTR. NUMBER. 201208020022050

SIGNATURE OF WITNESS

Dominic Gigliotti
SIGNATURE OF OWNER

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 3, REVISION No. 1 PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS

Thad G. Jud, VP Dollar Bank, FSB
NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

04-05-2018
(DATE)

(NAME OF SURVEYOR)
REGISTRATION NUMBER SU-075022

MUNICIPAL DECLARATIONS:

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

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. 7 of 2018, EFFECTIVE THIS 21st DAY OF March, 2018.

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS _____ DAY OF _____, 20____.

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 27th DAY OF February, 2018

(SECRETARY)

(CHAIRMAN, PLANNING COMMISSION)

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

4/10/18 (DATE)

PE 083712 (REGISTRATION No.)

(SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF FEB, 18.

(SECRETARY)

(CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION)

PROOF OF RECORDING:

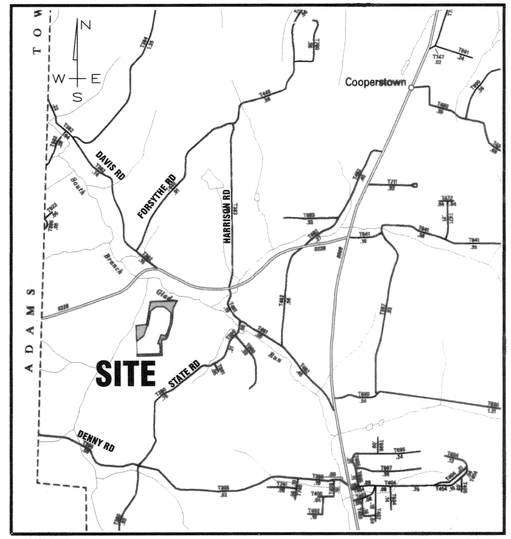
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 370, PAGES 42-43.

GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF May, 2018.

(RECORDER OF DEEDS)

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

Instr:201805090009991
Pages:2 F:$85.00
Michele Mustello 01:36PM
Butler County Recorder T20180005196
PL



LOCATION MAP **SCALE: 1" = 2000'**

REV. NO.	DATE	DESCRIPTION	BY
1	02-27-18	OPEN SPACE AREA CALCS	APT
2	03-28-18	REVISIONS TO PLAN NOTES	APT

DWG: 24702-PH3-SUBDIV-REV-1
DRAWN BY: RLB/APT
CHECKED BY: DJB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

SCALE: AS NOTED

R-AG ZONING DISTRICT – RESIDENTIAL AGRICULTURE STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS	AMENDMENT NO.1/PHASE 3	AMENDMENT NO.1/PHASE 3, REVISION NO. 1
ZONING DISTRICT / MAXIMUM DENSITY		
R-AG / 4 UNITS PER ACRE	1.848 UNITS/AC. (298 UNITS/161.269 = 1.848 UNITS/AC.)	1.854 UNITS /AC. (299 UNITS/161.269 = 1.854 UNITS/AC.)
MIN. SINGLE-FAMILY LOT SIZE	9,000 SQ. FT. (0.207 AC.)	10,124.78 SQ. FT. (0.232 AC.)
MIN. LOT WIDTH	75 FT.	NO CHANGE
MIN. FRONT YARD	20 FT.	NO CHANGE
MIN. SIDE YARD	10 FT.	NO CHANGE
MIN. REAR YARD	10 FT.	NO CHANGE
PERIMETER SETBACK	50 FT.	NO CHANGE
BUFFER YARD	10 FT.	NO CHANGE

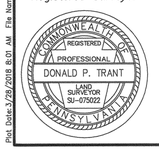
OPEN SPACE

PARCEL #:	AREAS	SUBDIVISION
PARCEL 1A-1	= 11.994 AC.	PHASE 1A
PARCEL 1A-2-2	= 0.881 AC.	PHASE 1A, REVISION No.1
PARCEL 1A-2 Rev. No.1	= 2.171 AC.	PHASE 1A, REVISION No.1
PARCEL 1B-A	= 2.032 AC.	PHASE 1B, REVISION No.1
PARCEL 1B Rev. No.1	= 14.521 AC.	PHASE 1B, REVISION No.1
PARCEL A-2	= 2.951 AC.	PHASE 2
PARCEL A-3	= 1.119 AC.	PHASE 2
PARCEL A-R1 Rev. No.3	= 20.551 AC.	PHASE 2, REVISION No.2
PARCEL 3 Rev. No.1	= 8.730 AC.	PHASE 3, REVISION No.1
PARCEL IV-A	= 2.543 AC.	PHASE 4
PRD OPEN SPACE PARCEL TOTAL	= 67.493 AC.	

AMENDED PROJECT PHASING SCHEDULE:

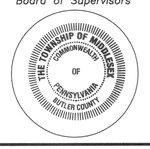
PHASING	# OF UNITS
PHASE 1A	49
PHASE 1B	47
PHASE 2 Rev.2	100
PHASE 3 ReV.1	64
PHASE 4	39
TOTAL	299

Registered Surveyor



Township of Middlesex Planning Commission

Township of Middlesex Board of Supervisors



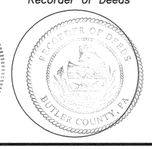
Township of Middlesex Engineer



Butler County, Pa. Planning Commission



Butler County, Pa. Recorder of Deeds



PLAN BOOK	PAGE
370	42

THIS PLAN IS A SUBDIVISION TO PARCEL 3, RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 3 PLAN, RECORDED IN PLAN BOOK VOLUME 364, PAGES 45 - 49. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 364, REVISE THE OPEN SPACE AREA OF PARCEL 3, AND RELOCATE THE 20 FT. EMERGENCY ACCESS EASEMENT & STORMWATER DETENTION POND EASEMENT.

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY. SUITE 509
WEXFORD, PA 15220-3434

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 3, REVISION No. 1
PLAN OF LOTS

DATE: 02-05-2018

PROJ. NO.: 24702.64

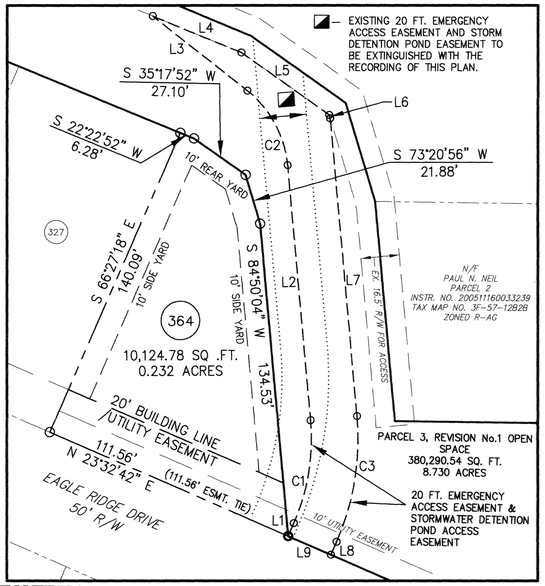
SHEET 1 OF 2

Plot Date: 3/28/2018 8:01 AM File Name: M:\24000 PROJECTS\24702\DWG\18-PH3\24702-PH3-SUBDIVISION-REV-1.DWG Layout: 1

CURVE TABLE EMERGENCT/DETENTION POND ACCESS EASEMENT				
CURVE	LENGTH (FT.)	RADIUS	CHORD BEARING	CHORD DISTANCE (FT.)
C1	45.10	90.00	S80°48'39"E	44.63
C2	37.42	46.00	N61°31'48"E	36.40
C3	55.12	110.00	N80°48'37"W	54.55

LINE TABLE EMERGENCT/DETENTION POND ACCESS EASEMENT		
LINE	LENGTH (FT.)	BEARING
L1	6.11	S66°27'18"E
L2	109.89	N84°50'04"E
L3	51.67	N38°13'41"E
L4	41.13	S22°22'52"W
L5	46.22	S35°17'52"W
L6	1.55	S73°20'56"W
L7	128.28	S84°50'04"W
L8	6.11	N66°27'18"W
L9	20.00	N23°32'42"E

— EXISTING 20 FT. EMERGENCY ACCESS EASEMENT AND STORMWATER DETENTION POND EASEMENT TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.



LOT 364 & EASEMENT DETAIL
SCALE: 1" = 30'

N 03°43'31" E 74.91'
N 85°57'46" E 90.76'
N 29°26'33" E 136.18'
N 15°15'33" E 55.06'
N 06°10'33" E 232.23'
N 07°44'33" E 100.00'
N 12°05'17" E 50.00'
N 18°26'33" E 50.00'
N 21°25'33" E 253.82'
N 22°22'52" E 115.14'
N 35°17'52" E 50.00'
S 35°17'52" W 27.10'
N 73°20'56" E 44.15'
S 73°20'56" W 21.88'
N 84°50'04" E 94.51'
N 00°47'52" E 443.68'
S 00°47'52" W 269.70'
S 66°27'18" E 65.08'
N 88°53'25" W 47.15'
757.51'
N 88°47'08" W
208.43'
S 88°51'24" E
S 61°03'57" E 61.18'
S 49°54'40" E 120.14'
S 37°17'38" E 102.15'
S 06°10'33" W 149.50'
S 07°44'33" W 97.42'
S 12°05'17" W 45.33'
S 18°26'33" W 45.92'
S 21°25'33" W 252.10'
S 22°22'52" W 102.77'
S 84°50'04" W 134.53'
N 55°25'16" E 197.42'
N 12°49'06" E 427.04'
S 12°49'06" W 651.63'
N 85°04'02" E 29.15'
N 21°20'43" E 240.69'
R=150.00'
A=89.05'
CHORD BEARING: N 38°21'06" E
CHORD DISTANCE: 87.74'
N 55°21'29" E 212.72'
300.92'
S 85°04'02" W
S 23°32'42" W 155.23'
S 00°44'20" W 437.26'
S 00°44'20" W 45.06'
S 00°34'44" W 4.94'
N 88°23'35" W 660.69'
S 88°23'35" E 710.63'

PARCEL 3, REVISION No.1 OPEN SPACE
380,290.54 SQ. FT.
8.73 ACRES

PARCEL 3, REVISION No.1 OPEN SPACE
380,290.54 SQ. FT.
8.730 ACRES

10,124.78 SQ .FT.
0.232 ACRES

EAGLE RIDGE DRIVE - 50' R/W

THE 10 FT. UTILITY EASEMENT LOCATED IN LOT 364 TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

N/F
NATALIE D. JACKSON
LOT 1
NATALIE JACKSON PLAN OF LOTS
P.B.V. 364 PG. 40
ZONED R-AG

N/F
FRANCIS J. & MARGARET A. FOLZ
INSTR. NO. 201003030022253
TAX MAP #: 3F-57-13CB
BEING PARCEL A RECORDED IN THE
DE LA TORRE & FOLZ PLAN OF LOT LINE REVISION
P.B.V. 321, PG. 38
ZONED R-AG

N/F
FRANCIS J. & MARGARET A. FOLZ
INSTR. NO. 201003030022253
TAX MAP #: 3F-57-13CB
BEING PARCEL 3 REVISED RECORDED IN THE
DE LA TORRE & FOLZ PLAN OF LOT LINE REVISION
P.B.V. 321, PG. 38

N/F
PAUL N. NEIL
PARCEL 1
INSTR. NO. 200511160033239
TAX MAP NO. 3F-57-12B2B
ZONED R-AG

N/F
PAUL N. NEIL
PARCEL 2
INSTR. NO. 200511160033239
TAX MAP NO. 3F-57-12B2B
ZONED R-AG

N/F
DENNIS J. & DIANA LUFFY
PARCEL 2
INSTR. # 200603140231
TAX MAP #: 3F-57-15
ZONED R-AG

20 FT. EMERGENCY ACCESS EASEMENT & STORMWATER DETENTION POND ACCESS EASEMENT RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 3

20 FT. EMERGENCY ACCESS EASEMENT & STORMWATER DETENTION POND ACCESS EASEMENT

PARCEL 3, REVISION No.1 OPEN SPACE
380,290.54 SQ. FT.
8.730 ACRES

20 FT. EMERGENCY ACCESS EASEMENT & STORMWATER DETENTION POND ACCESS EASEMENT

EX. 16.5' RIGHT-OF-WAY FOR ACCESS

EX. OVERHEAD EASEMENT TO REMAIN

STREAM

40 FT. MARKWEST LIBERTY BLUESTONE, L.L.C. GAS TRANSMISSION RIGHT-OF-WAY

50 FT. STORM SEWER EASEMENT

10' DRAINAGE EASEMENT

STORMWATER DETENTION EASEMENT

20' STORM SEWER EASEMENT

20' WATER LINE EASEMENT

20 FT. GAS LINE EASEMENT

20 FT. SANITARY SEWER EASEMENT

20 FT. E/T/C EASEMENT

20' BUILDING LINE /UTILITY EASEMENT

10' UTILITY EASEMENT

SANITARY SEWER EASEMENT

STORMWATER DETENTION EASEMENT

50 FT. MARKWEST LIBERTY BLUESTONE, L.L.C. GAS TRANSMISSION RIGHT-OF-WAY

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY, SUITE 509
WEXFORD, PA 15220-3434

THIS PLAN IS A SUBDIVISION TO PARCEL 3, RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 3 PLAN, RECORDED IN PLAN BOOK VOLUME 364, PAGES 45 - 49. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 364, REVISE THE OPEN SPACE AREA OF PARCEL 3, AND RELOCATE THE 20 FT. EMERGENCT ACCESS EASEMENT & STORMWATER DETENTION POND EASEMENT.

PLAN BOOK	PAGE
370	43

REV. NO.	DATE	DESCRIPTION	BY
1	02-27-18	REVISION TO THE EXISTING 20 FT. EMERGENCY ACCESS ESMT. & STORM DETENTION POND ESMT.	APT
2	03-28-18	REVISIONS TO PLAN NOTES	APT

DWG: 24702-PH3-SUBDIV-REV-1
DRAWN BY: RLB/APT
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 60 ft.

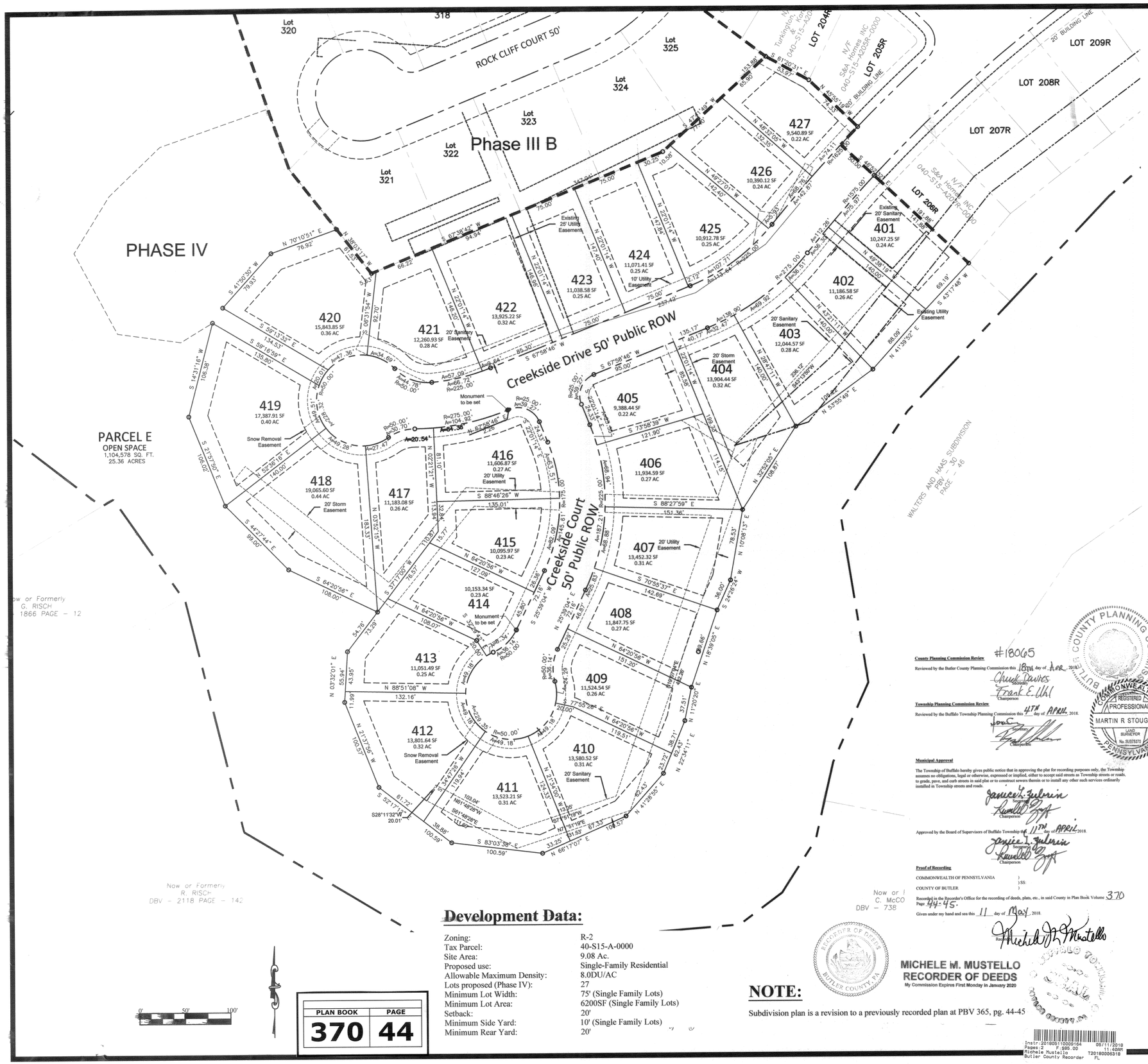
TRANT CORPORATION
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com
Environmental
Surveying
Site Civil
Traffic

WEATHERBURN HEIGHTS PRD
PHASE 3, REVISION No. 1
PLAN OF LOTS

PROJ. NO.: 24702.64 | DATE: 02-05-2018

SHEET 2 OF 2

Plot Date: 3/28/2018 10:10 AM File Name: M:\24000 PROJECTS\24702\DWG\16-PH3\24702-PH3-SUBDIVISION-REV-1.DWG Layout: 2



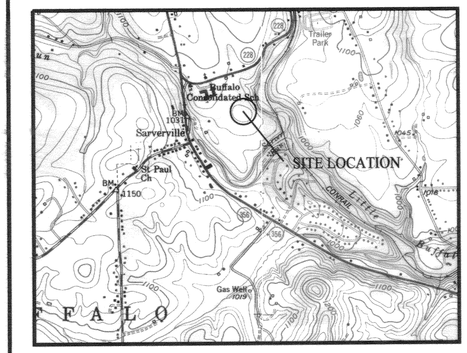
PLAN BOOK	PAGE
370	44

Development Data:

Zoning:	R-2
Tax Parcel:	40-S15-A-0000
Site Area:	9.08 Ac.
Proposed use:	Single-Family Residential
Allowable Maximum Density:	8.0DU/AC
Lots proposed (Phase IV):	27
Minimum Lot Width:	75' (Single Family Lots)
Minimum Lot Area:	6200SF (Single Family Lots)
Setback:	20'
Minimum Side Yard:	10' (Single Family Lots)
Minimum Rear Yard:	20'

NOTE:

Subdivision plan is a revision to a previously recorded plan at PBV 365, pg. 44-45



Site Vicinity Map
USGS Mapping

Not to Scale
For Reference Only

DEDICATION
By a resolution approved on the 2nd day of May, 2018. The Board of Directors of Sarvers Mill Associates, L.P., a Pennsylvania Limited Partnership incorporated in the Commonwealth of Pennsylvania, Sarver's Mill Phase IV Revision Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for the dedication on the plan to the Township of Buffalo. This adoption and dedication shall be binding upon the limited partnership and upon its successors and assigns.

Witness
5/2/18
Date

Sarvers Mill Associates, LP
James C. Rumbaugh
President, The Meritage Group, Inc.
General Partner of Sarvers Mill Associates, L.P

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

Witness

Sarvers Mill Associates, LP
James C. Rumbaugh
President, The Meritage Group, Inc.
General Partner of Sarvers Mill Associates, L.P.

County Planning Commission Review #180065
Reviewed by the Butler County Planning Commission this 18th day of Apr, 2018.
Chuck Davies, Secretary
Frank E. Uhl, Chairperson

Township Planning Commission Review
Reviewed by the Buffalo Township Planning Commission this 4TH day of APRIL, 2018.
Secretary
Chairperson

Municipal Approval
The Township of Buffalo hereby gives public notice that in approving the plat for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, to grade, pave, and curb streets in said plat or to construct sewers therein or to install any other such services ordinarily installed in Township streets and roads.
Janice L. Zulovich, Secretary
Russell B. Zupp, Chairperson

Approved by the Board of Supervisors of Buffalo Township this 11TH day of APRIL, 2018.
Janice L. Zulovich, Secretary
Russell B. Zupp, Chairperson

Proof of Recording
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)
Recorded in the Recorder's Office for the recording of deeds, plats, etc., in said County in Plan Book Volume 370 Page 44-45.
Given under my hand and seal this 11 day of May, 2018.
Recorder
Michele M. Mustello

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

Instr - 201805110009164 05/11/2018
Pages: 2 1:48PM
$85.00
Michele Mustello T20180009318
Butler County Recorder FL

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

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of May, 2018.

My commission expires the 30th day of December, 2018.

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

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

5-2-18
Date
Martin R. Stoughton PLS #SU075370

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

APRIL 11, 2018
Date
PLS
Engineer
28838-E
Registration Number

Board of Supervisors Approval
Approved by the Board of Supervisors of the Township of Buffalo, by resolution. this 11TH day of APRIL, 2018
Solicitor
Chairperson

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

MARTIN R. STOUGHTON
REGISTERED PROFESSIONAL
LAND SURVEYOR
No. SU075370

T3 Global Strategies, Inc.
10 Emerson Ln, Suite 808
Bridgeville, PA 15017
412.221.9003 Phone 412.221.9004 Fax
http://www.t3gs.com

T3 Global Strategies

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

PLAN REVISIONS	
DATE	DESCRIPTION
3.24.18	Revised Storm and Sanitary
4.16.18	Revised per Twp Comments

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

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this plan. It is not to be used in whole or in part, or for any other purpose other than specified, is prohibited without written consent from T3 Global Strategies, Inc.

Sarver's Mill Phase IV (revised)
Planned Residential Development
Phase IV Subdivision Plan
Situate In: Buffalo Township, Butler County, Pennsylvania

SCALE:	1" = 50'
DATE:	2/7/17
PROJ. No.	197
SHEET NUMBER	3.2

Development Data:

Zoning:	R-2
Tax Parcel:	40-S15-A-0000
Site Area:	9.08 Ac.
Proposed use:	Single-Family Residential
Allowable Maximum Density:	8.0DU//AC
Lots proposed (Phase IV):	27
Minimum Lot Width:	75' (Single Family Lots)
Minimum Lot Area:	6200SF (Single Family Lots)
Setback:	20'
Minimum Side Yard:	10' (Single Family Lots)
Minimum Rear Yard:	20'

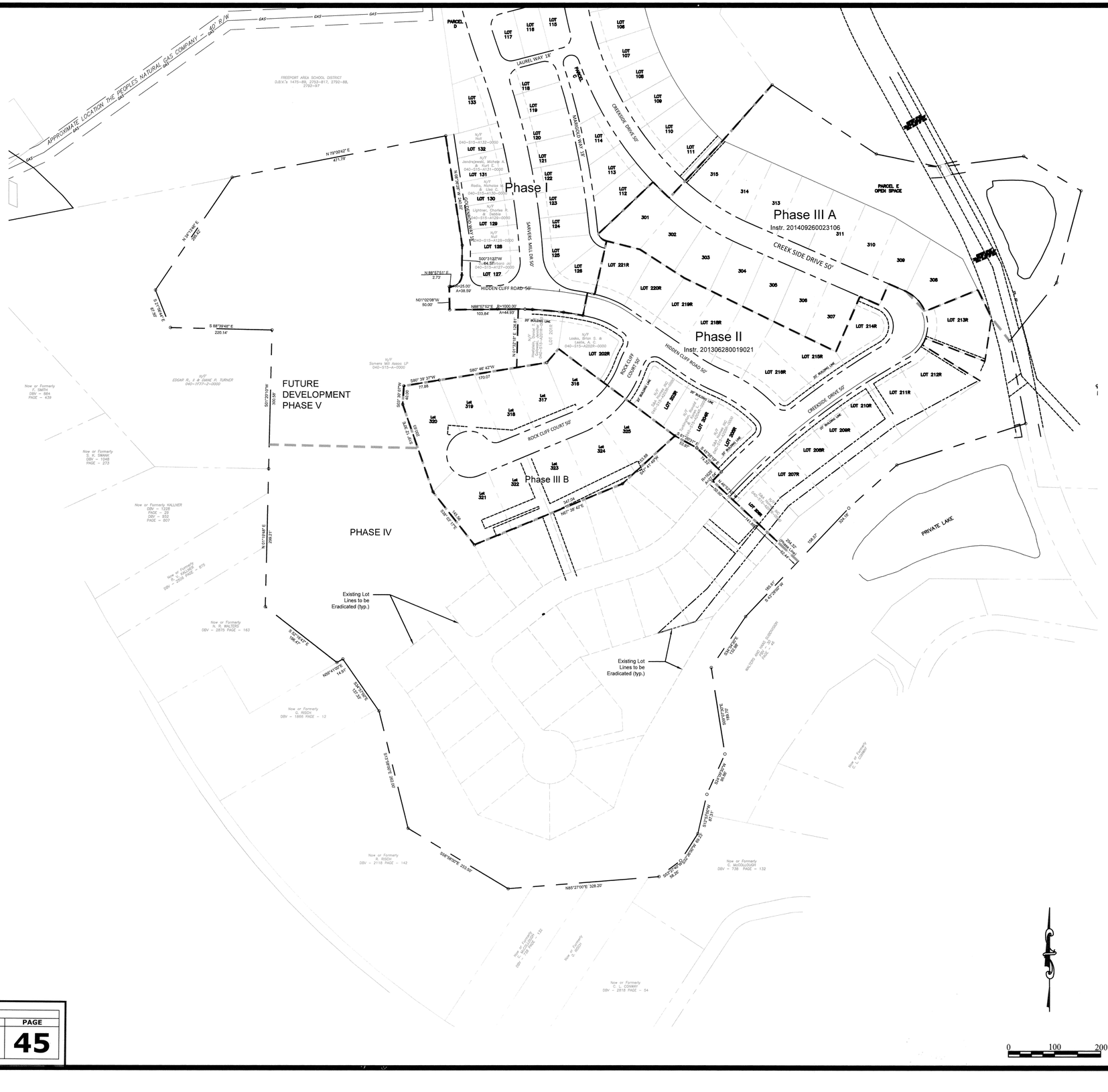
NOTE:

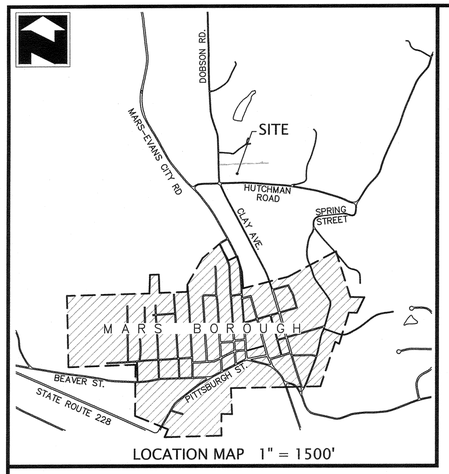
Subdivision plan is a revision to a previously recorded plan at PBV 365, pg. 44-45

Area of Phase 4 and 5 = 24.06 Acres

Legend

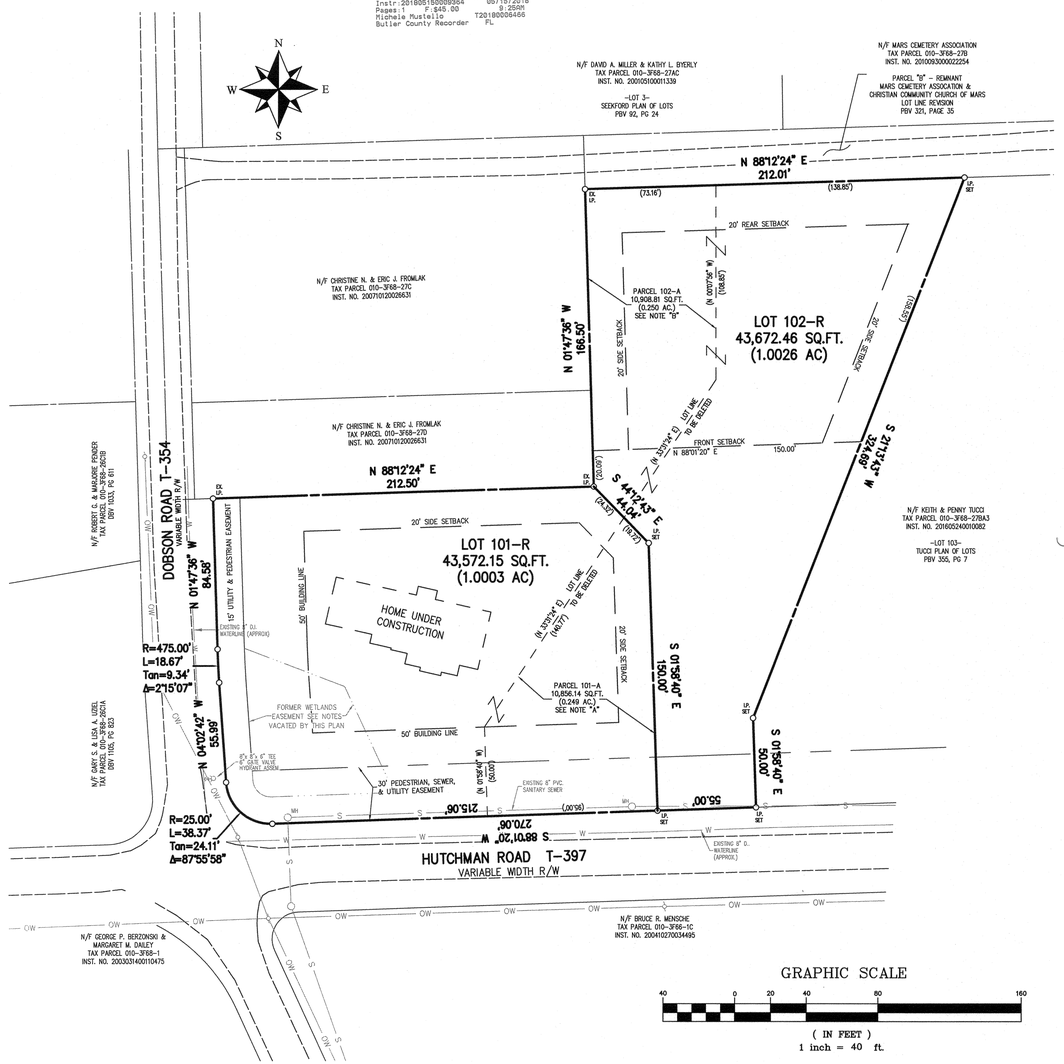
- Phase Line
- Easement
- Boundary
- Existing Lot Line
- To be Eradicated


APPROXIMATE LOCATION THE PEOPLES NATURAL GAS COMPANY — 40" R/W
FREEPORT AREA SCHOOL DISTRICT DBV'S 1475–89, 2753–817, 2792–88, 2792–97
PARCEL D
PARCEL E OPEN SPACE
Phase I
Phase II
Instr. 201306280019021
Phase III A
Instr. 201409260023106
Phase III B
FUTURE DEVELOPMENT PHASE V
PHASE IV
LAUREL WAY 18'
MARIGOLD WAY 18'
CREEKSIDE DRIVE 50'
CREEK SIDE DRIVE 50'
SARVERS MILL DR 50'
HIDDEN CLIFF ROAD 50'
ROCK CLIFF COURT 50'
PRIVATE LAKE
Existing Lot Lines to be Eradicated (typ.)
Existing Lot Lines to be Eradicated (typ.)
N 79°00'42" E 411.39'
S 88°39'48" E 220.14'
N 88°57'51" E 2.73'
R=25.00' A=39.59'
N01°02'08"W 50.00'
N88°57'52"E R=1000.00' A=44.93'
S80° 39' 37"W 77.88'
S80° 46' 42"W 170.07'
N 01°32'42" E 128.81'
S01°20'18"W 305.98'
S 01°32'42" W 128.81'
N 01°32'42" E 305.98'
S 01°32'42" W 296.47'
N89°47'18"W 14.91'
S01°32'42"W 124.52'
S01°32'42"E 305.98'
S88°39'48"E 233.50'
N88°27'00"E 328.20'
S 01°32'42" W 305.98'
S 01°32'42" W 69.86'
S 01°32'42" W 69.86'
S 01°32'42" W 69.86'
N 01°32'42" E 69.86'
S 01°32'42" W 69.86'
S 01°32'42" W 69.86'
S 01°32'42" W



LOCATION MAP 1" = 1500'

Instr: 201805150009364 05/15/2018
Pages:1 F:$45.00 8:25pm
Michele Mustello T20180005466
Butler County Recorder FL



LOT AREA TABLE

	ORIGINAL LOT 101 (NOW LOT 101-R)	ORIGINAL LOT 102 (NOW LOT 102-R)
ORIGINAL PROPERTY	43,624.82 SQ.FT. (1.001 ACRES)	43,619.79 SQ.FT. (1.001 ACRES)
PARCEL "101-A"	+10,856.14 SQ.FT. (0.249 ACRES)	-10,856.14 SQ.FT. (0.249 ACRES)
PARCEL "102-A"	-10,908.81 SQ.FT. (0.250 ACRES)	+10,908.81 SQ.FT. (0.250 ACRES)
REVISED PROPERTY:	43,572.15 SQ.FT. (1.0003 ACRES)	43,672.46 SQ.FT. (1.0026 ACRES)

KNOW ALL MEN BY THESE PRESENTS THAT I, CHAD M. & AMY J. YOUNG OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR 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, I, CHAD M. & AMY J. YOUNG HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CHAD M. & AMY J. YOUNG MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,I HEREUNTO SET OUR HANDS AND SEALS THIS 30th DAY OF April 2018

ATTEST:

CHAD M. YOUNG — AMY J. YOUNG

THE FOREGOING ADOPTION IS MADE BY CHAD M. & AMY J. YOUNG,WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, 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 OF SAID APPROVAL.

I ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF CHAD M. & AMY J. YOUNG,AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201711210025635.

CHAD M. YOUNG — AMY J. YOUNG

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 CHAD M. & AMY J. YOUNG,WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF April 2018

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Phyllis M. Taranto, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 9th DAY OF February 2019

PROPERTY OWNER(S)

KEITH TUCCI
22 MOORE AVENUE
JEANETTE, PA 15644

LOT 102 - TUCCI PLAN OF LOTS
PBV 355, PAGE 7

TAX PARCEL 010-3F68-27BA2
INST. # 201605240010082

CHAD M. & AMY J. YOUNG
201 KATHERINE DRIVE
CRANBERRY TOWNSHIP, PA 16066

LOT 101 - TUCCI PLAN OF LOTS
PBV 355, PAGE 7

TAX PARCEL 010-3F68-27BA1
INST. # 201711210025635

TOTAL PROPERTY AFFECTED 2.0029 ACRES

NOTE A

PARCEL 101-A WHICH IS ORIGINALLY PART OF LOT 102 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 101-R. PARCEL 101-A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

NOTE B

PARCEL 102-A WHICH IS ORIGINALLY PART OF LOT 101 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 102-R. PARCEL 102-A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

NOTE C

THIS PLAN DOES NOT TRANSFER OWNERSHIP OF ANY PARCEL. UPON RECORDING OF THIS PLAN, DEEDS OF CONVEYANCE MUST BE RECORDED BETWEEN THE TWO PARTIES AND A DEED OF CONSOLIDATION MUST THEN BE RECORDED WHICH CONSOLIDATES PARCELS 101-A AND 102-A INTO THEIR RESPECTIVE REVISED LOTS.

NOTE D

THE WETLANDS EASEMENT SHOWN ON THE PRIOR PLAN IS BEING VACATED BY THE RECORDING OF THIS PLAN PURSUANT TO A WETLANDS ANALYSIS PERFORMED BY PRAKASH J. PATEL OF DTE DESIGN AND CONSULTING ENGINEERS, LLC ON NOVEMBER 17, 2017 WHICH DETERMINED THAT WETLANDS WERE NOT PRESENT.

CURRENT ZONING : RC RURAL CONSERVATION

MINIMUM REQUIREMENTS IN THE RC ZONING DISTRICT

- MINIMUM LOT AREA 43,560 SQ.FT. (1 ACRE)
- MINIMUM LOT WIDTH AT FRONT SETBACK 150.00 FEET
- MINIMUM FRONT SETBACK 50.00 FEET FROM R/W
- MINIMUM SIDE SETBACK 20.00 FEET (TWO REQUIRED)
- MINIMUM REAR SETBACK 25.00 FEET

- LOTS WITHIN THIS PLAN WILL BE SERVED BY BREAKNECK CREEK REGIONAL AUTHORITY FOR SANITARY SEWER AND THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP FOR WATER SERVICE.
- ALL EASEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- EACH LOT OWNER WILL BE REQUIRED TO SUBMIT A STORMWATER MANAGEMENT PLAN IN A FORM ACCEPTABLE TO ADAMS TOWNSHIP TO DEMONSTRATE HOW STORMWATER WILL BE HANDLED. ANY STORMWATER CONTROL DEVICE INSTALLED WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- EACH LOT OWNER WILL BE REQUIRED TO INSTALL A CONCRETE SIDEWALK ALONG THE FRONTAGE OF THEIR RESPECTIVE LOT WITHIN THE ROAD RIGHT OF WAY OR PEDESTRIAN EASEMENTS SHOWN. THIS SIDEWALK SHALL BE BUILT TO THE CURRENT TOWNSHIP STANDARDS AND BE COMPLETED PRIOR TO OCCUPANCY OF ANY HOME BUILT WITHIN THIS PLAN. LOT 101 WILL BE REQUIRED TO PROVIDE ADA ACCESSIBLE RAMPS AT THE INTERSECTION IN A MANNER ACCEPTABLE TO ADAMS TOWNSHIP.

KNOW ALL MEN BY THESE PRESENTS THAT I, KEITH & PENNY TUCCI OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR 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, I, KEITH & PENNY TUCCI HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON KEITH & PENNY TUCCI OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,I HEREUNTO SET OUR HANDS AND SEALS THIS 30th DAY OF April 2018

ATTEST:

KEITH TUCCI — PENNY TUCCI

THE FOREGOING ADOPTION IS MADE BY KEITH & PENNY TUCCI,WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, 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 OF SAID APPROVAL.

I ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF KEITH & PENNY TUCCI,AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO 201605240010082

KEITH TUCCI — PENNY TUCCI

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 KEITH & PENNY TUCCI WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF April 2018

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Phyllis M. Taranto, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 9th DAY OF February 2019

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 23rd DAY OF April 2018

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 4th DAY OF April 2018

SECRETARY, ADAMS TWP. PLANNING COMM. — CHAIRPERSON, ADAMS TWP. PLANNING COMM.

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. # 24467-E — DATE 4/26/18

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

DATE 5/7/18 REG # 26400 E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF MARCH 2018

SECRETARY, BUTLER CO. PLANNING — CHAIRPERSON, BUTLER CO. PLANNING

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 370 PAGE 46

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF MAY 2018

BUTLER COUNTY RECORDER OF DEEDS

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

REGISTERED SURVEYOR

TOWNSHIP ENGINEER

ADAMS TWP PLANNING COMMISSION

ADAMS TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
370	46

811 Know what's below Call before you dig.

DRAWING NUMBER:	1001-1818622
DRAWING SCALE:	1"=40'
DATE:	MARCH 6, 2018
DRAWN BY:	JSS
REVISIONS:	

PLAN OF SUBDIVISION FOR:

TUCCI PLAN OF LOTS REVISION NUMBER 1

BEING A REVISION TO LOTS 101 & 102 OF THE
TUCCI PLAN OF LOTS NUMBER 1
RECORDED IN PLAN BOOK 355 PAGE 7
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

INDIVIDUAL ADOPTION

Know All Men By These Presents, that we Gregory J. and Diane M. Ziggas, of the Township of Adams, County of Butler, State of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for drivers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, right-of-ways, easements, ways and other public highways shown upon this plan, with the same force and effects 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, right-of-way and easements by the Township of Adams, We Gregory J. and Diane M. Ziggas, hereby agree to and by these present do release and forever discharge the Township of Adams, its successors or assigns form any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof to any grade that may be established. This dedication and release shall be binding upon Gregory J. and Diane M. Ziggas, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 29th day of March, A.D. ~~2017~~ 2018

ATTEST:

Owners SEAL

Notary Public Owners SEAL

NOTARY SEAL:

My commission expires the 20 day of Aug A.D., 20 18.

The foregoing adoption and dedication is made by Gregory J. and Diane M. Ziggas with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorders of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of said approval.

Owners Owners SEAL

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Gregory J. and Diane M. Ziggas who acknowledged the forgoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of March, 20 18.

Notary Public SEAL

NOTARY SEAL:

My Commission Expires the 20th day of Aug, 20 19.

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Know All Men By These Presents, that we Gregory J. Ziggas and Diane M. Ziggas, of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provisions of facilities for the control stormwater drainage over, across and through this Subdivision of land until such time as we, our heirs, executors, administrators, and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Gregory J. Ziggas and Diane M. Ziggas, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 29th day of March, A.D. ~~2017~~ 2018.

(Owners) (Owners) SEAL

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of March, 20 18.

SEAL
Notary Public

SEAL:

My Commission Expires the 20th day of Aug, 20 19.

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Know All Men By These Presents, that we Robert J. and Helen J. Crawford, of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provisions of facilities for the control stormwater drainage over, across and through this Subdivision of land until such time as we, our heirs, executors, administrators, and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Gregory J. Ziggas and Diane M. Ziggas, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 30th day of April, A.D. ~~2017~~ 2018.

(Owners) (Owners) SEAL

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of April, 20 18.

SEAL
Notary Public

SEAL:

My Commission Expires the 20th day of Aug, 20 17.

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, A. James Leroy, Jr., a Registered 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, highways, as surveyed and plotted by me for the owners or agents.

3-29-2018 (DATE)

A. James Leroy, Jr. SU-027129-E SEAL

SURVEYOR SEAL:

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, a Registered Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify to the best of my knowledge and belief, that this Subdivision or Land Development meets all the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have been authorized by the approval authority.

5/7/18 (DATE) 26400 E (Reg. No.) (Signature) SEAL

ENGINEER SEAL:

N

W E

S

GENERAL NOTES:

Owners: Gregory J. and Diane M. Ziggas
327 Hutchman Road
Mars, PA 16046
Tax Parcel: 10-3F68-49J-0000
Deed Book 1205 Page 493

Owners: Robert J. and Helen J. Crawford
632 Valencia Road
Mars, PA 16046
Tax Parcel: 10-3F68-49-0000
Deed Book 1014 Page 84 and
Deed Book 1284 Page 32

Totol property affected by this plan: 129.2± Acres

This property is currently zoned RC

RC ZONING REQUIREMENTS:

Minimum lot area:	43560 square feet or as required by on lot septic desposal
Minimum lot width:	150 feet at front setback line
Minimum front yard depth:	50 feet
Minimum side yard depth:	20 feet (2 required)
Minimum rear yard depth:	25 feet
Minimum yard depth:	50 feet (adjacent to a public road)

PLAN AREA (Existing):

Robert J. and Helen J. Crawford Property	124.7± Acres
Gregory J. and Diane M. Ziggas Property	4.50 Acres
Total	129.2± Acres

PLAN AREA (New):

Robert J. and Helen J. Crawfprd Property (less Parcel "A" 1.000 acres)	123.7± Acres
Gregory J. and Diane M. Ziggas Property (plus Parcel "A" 1.000 acres)	5.50 Acers
Total	129.2± Acres



VICINITY MAP

0' 2000' 4000' 6000' 8000'

SCALE 1" = 2000'

Instr:201805190009362 05/15/2018
Pages:2 F:$85.00 10:57PM
Michele Mustello T20180006482
Butler County Recorder FL

INDIVIDUAL ADOPTION

Know All Men By These Presents, that we Robert J. and Helen J Crawford of the Township of Adams, County of Butler, State of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for drivers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, right-of-ways, easements, ways and other public highways shown upon this plan, with the same force and effects 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, right-of-way and easements by the Township of Adams, We Robert J. and Helen J. Crawford, hereby agree to and by these present do release and forever discharge the Township of Adams, its successors or assigns form any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof to any grade that may be established. This dedication and release shall be binding upon Robert J. and Helen J. Crawford, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 30th day of April 2018, A.D. ~~2017.~~ 2018

ATTEST:

Owners SEAL

Notary Public Owners SEAL

NOTARY SEAL:

My commission expires the 20th day of Aug A.D., 20 19.

The foregoing adoption and dedication is made by Robert J. and Helen J. Crawford with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorders of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of said approval.

Owners Owners SEAL

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Robert J. and Helen J. Crawford, who acknowledged the forgoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of April, 20 18.

Notary Public SEAL

NOTARY SEAL:

My Commission Expires the 20th day of Aug, 20 19.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 7th day of March, 2018, A.D. 20 18.

ATTEST:

(Secretary) (Chairman)

APPROVAL BY TOWNSHIP OF ADAMS

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of March, A.D. 20 18.

ATTEST:

(Secretary of Board of Supervisors) (Chairman of Board of Supervisors)

SEAL:

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR TWO (2) LOT SUBDIVISION

Reviewed with or without comments by the Butler County Planning Commission. Letter to Adams Township Board of Supervisors dated JAN. 6TH, A.D. 20 18.

(Chairman) (Director) SEC.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plans, etc., in said County, in Plan Book Volume 370 Page 47-48.

Given under my hand and seal this 15th day of May, 20 18.

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

(Recorder of Deeds) SEAL

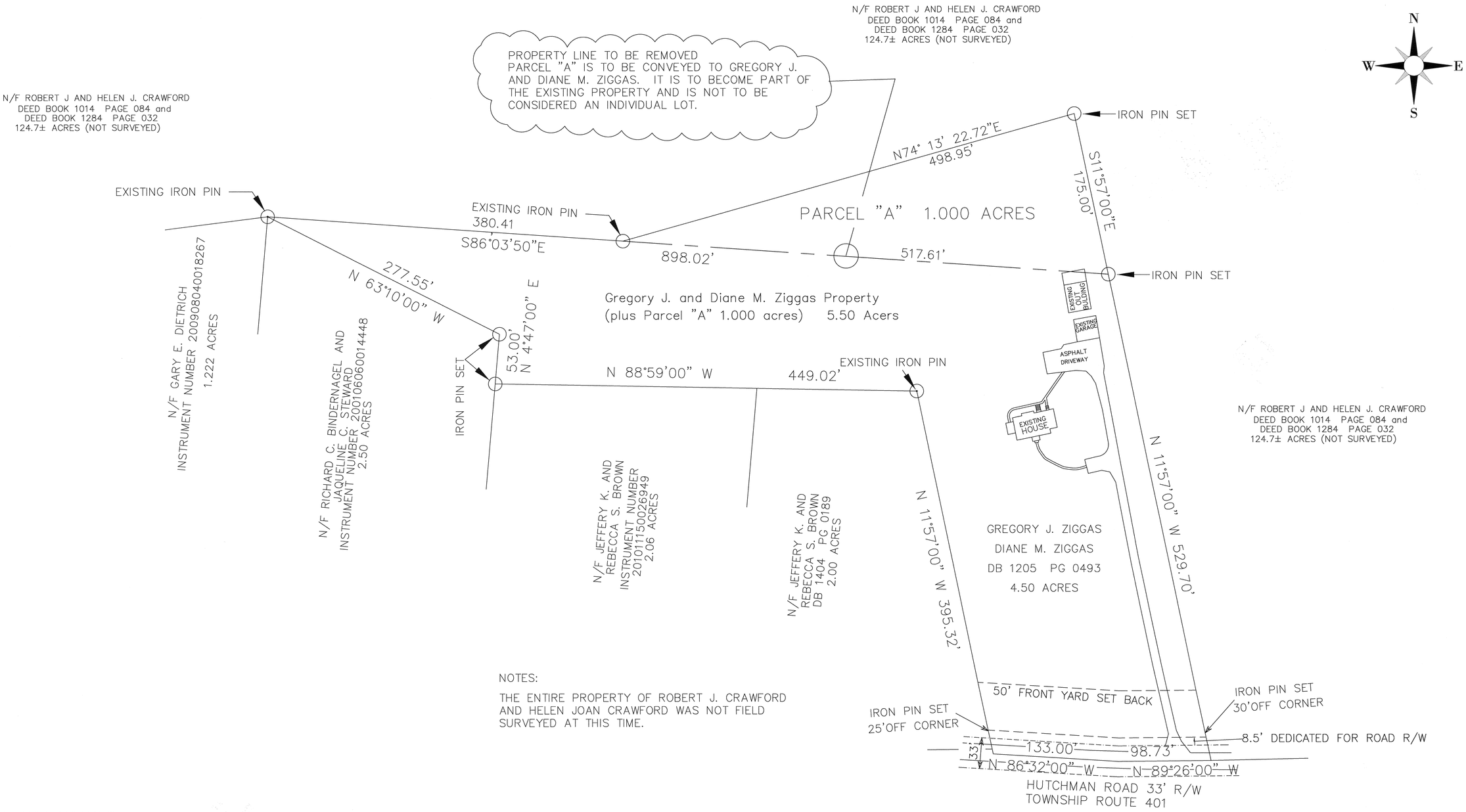
RECORDER'S SEAL:

ZIGGAS LOT ADD-ON PLAN
Situate
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
Made For
ROBERT J. AND HELEN J. CRAWFORD
GREGORY J. AND DIANE M. ZIGGAS

AJL Services, LLC
P.O. Box 724
WEXFORD, PA 15090
(724) 776-1180

PLAN BOOK	PAGE
370	47

DESIGNED:	JOB NO.: 17027	REVISED DATE: February 5, 2018 (AREA PARCEL A)
DRAWN:	DWG NO.: 17027 SHEET 1 OF 2	
CHECKED:	SCALE: AS NOTED	DATE: November 6, 2017



NOTES:

THE ENTIRE PROPERTY OF ROBERT J. CRAWFORD AND HELEN JOAN CRAWFORD WAS NOT FIELD SURVEYED AT THIS TIME.

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, A. James Leroy, Jr., a Registered 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, highways, as surveyed and plotted by me for the owners or agents.

3-29-2018 _____ SEAL
(DATE) A. James Leroy, Jr. SU-027129-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
A. JAMES LEROY, JR
NO. SU-027129-E
PENNSYLVANIA

SURVEYOR SEAL:

0' 50' 100' 150' 200'
SCALE 1" = 50'

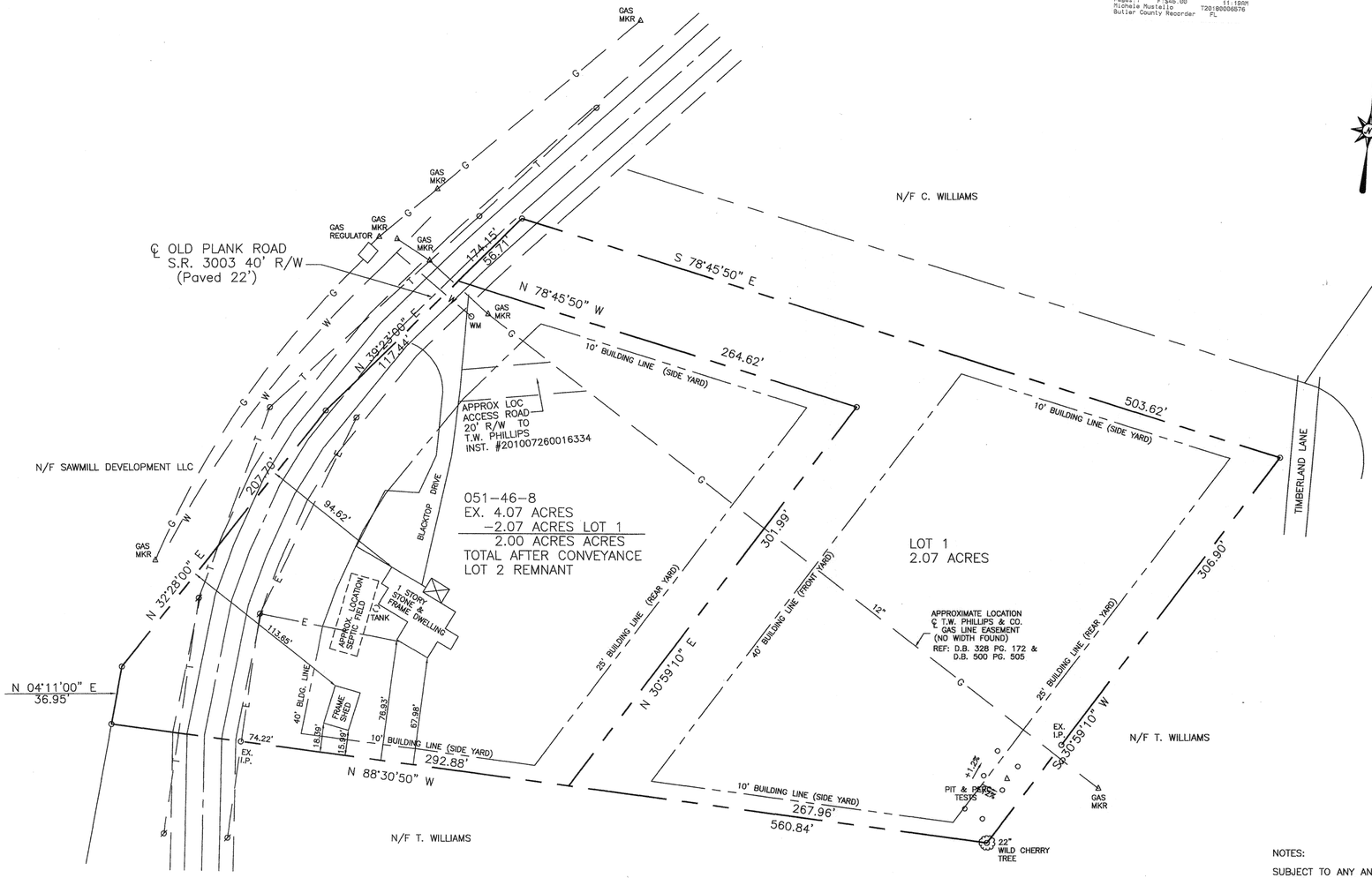
PLAN BOOK	PAGE
370	48

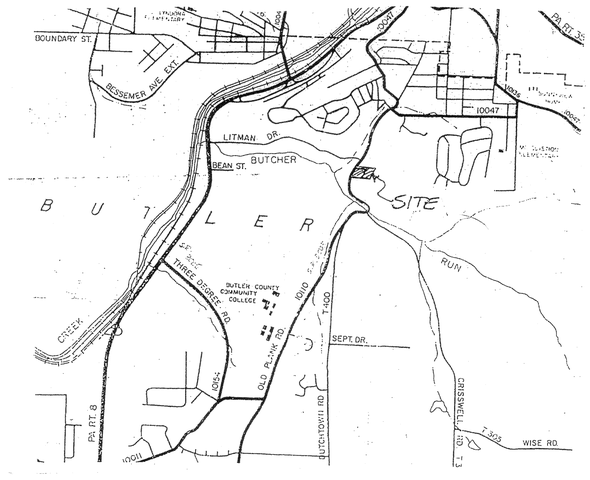
ZIGGAS LOT ADD-ON PLAN
Situate
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
Made For
ROBERT J. AND HELEN J. CRAWFORD
GREGORY J. AND DIANE M. ZIGGAS

AJL Services, LLC
P.O. Box 724
WEXFORD, PA 15090
(724) 776-1180

DESIGNED:	JOB NO.: 17027	REVISED DATE: February 5, 2018 AREA PARCEL A
DRAWN:	DWG NO.: 17027 SHEET 2 OF 2	
CHECKED:	SCALE: 1" = 50'	DATE: November 6, 2017

Instr 201805160009470 05/16/2018
Pages: 1 F:$45.00 11:19pm
Michele Mustello T20180006876
Butler County Recorder PL





VICINITY MAP Scale: 1' = 2000'

NOTES:

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

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

PROPERTY OWNERS: WINTERS FAMILY TRUST
c/o KENNETH J. WINTERS &
DONNA L. WINTERS
111 OLD PLANK ROAD
BUTLER, PA 16002

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

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

THIS LOT WAS NOT PART OF THE WINTERS PLAN THEREFORE THIS IS THE ONLY FLAG LOT OUT OF THIS PARCEL.

REF: D.B. 500 PG. 448 DATED 11/20/39.

REF: SURVEY FOR SOUZER BY LAND SURVEYORS, INC., 07/24/02, #02-107.

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

EAST OF OLD PLANK ROAD
ZONING: R-1; SINGLE FAMILY RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD
10' SIDE YARD
25' REAR YARD

WEST OF OLD PLANK ROAD
ZONING: R-2; MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD
10' SIDE YARD
25' REAR YARD

PLAN BOOK	PAGE
370	49

0' 40' 80' 120'

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

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

In Witness Whereof, we hereunto set our hands and seals this 14th day of May, 2018.

NOTARY PUBLIC — TRUSTEE — 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 Kenneth J. Winters and Donna L. Winters, Trustees of the Winters Family Trust, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 14 day of May, 2018.

My Commission Expires the 5TH day of DECEMBER, 2019.

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES P. COULTER, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES DEC. 5, 2019

TITLE CLAUSE (NO MORTGAGE)
We, Kenneth J. Winters and Donna L. Winters, Trustees of the Winters Family Trust, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Kenneth J. Winters and Donna L. Winters as recorded in Instrument #201701200001441, Recorder of Deeds Office. We further certify that there is no mortgage, lien, or encumbrance against this property.

WITNESS — TRUSTEE — TRUSTEE

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

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

DATE April 16, 2018 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 10TH day of MAY, 2018.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 3rd day of APRIL, 2018.

SECRETARY SEAL VICE CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 5th day of March, 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 370 page 49

Given under my hand and seal this 16 day of May, 2018

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REV. 4/16/2018; PERC TEST SLOPES
REV. 3/22/2018; ENGINEER'S REVIEW COMMENTS

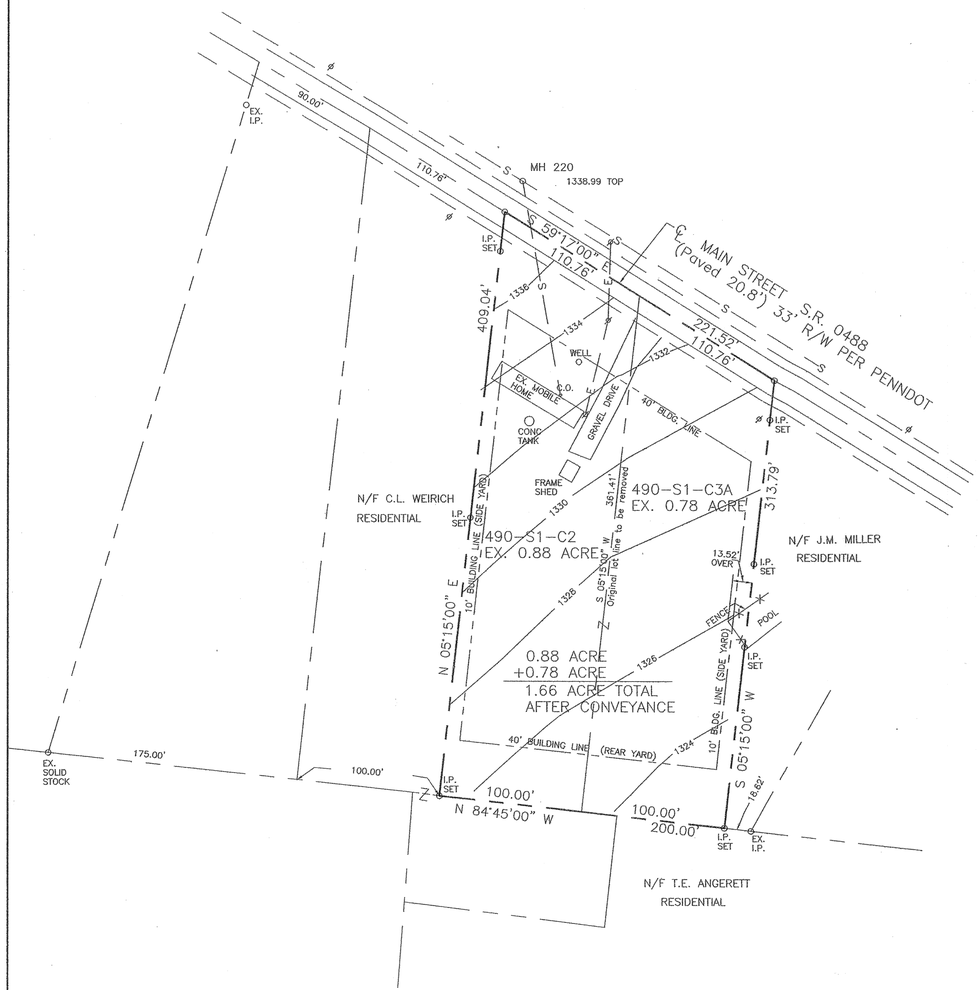
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-8865
Cheryl A. Hughes, PLS Owner

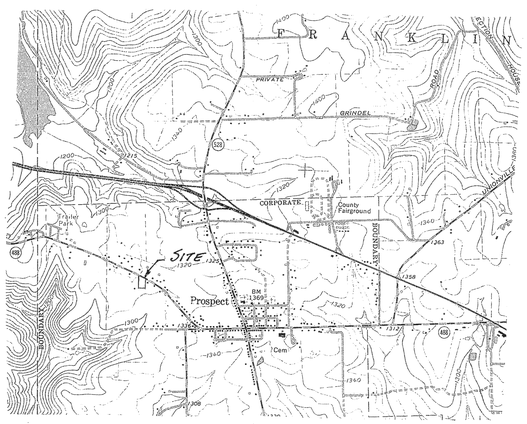
PLAN OF SUBDIVISION

FOR: KENNETH J. WINTERS & DONNA L. WINTERS, Trustees of the WINTERS FAMILY TRUST

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 02/27/18	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 051-46-8	Instrument # 201701200001441		Service No. 18-005
Address 111 OLD PLANK ROAD			





VICINITY MAP

0' 50' 100' 150'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS BOROUGH, THIS PROPERTY LIES IN ZONE C - AREAS OUTSIDE OF THE 500 YEAR FLOOD.

PROPERTY OWNER: MARK PAVKOVICH
540 MAIN STREET
PROSPECT, PA 16052

ZONED: RESIDENTIAL - R
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD
10' SIDE YARD
40' REAR YARD

CONTOURS SHOWN ARE BASED ON PROSPECT SEWER DATUM.

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

WHEN THE SWIMMING POOL IS REMOVED, IT CANNOT BE REBUILT IN THE SAME LOCATION OVER THE PROPERTY LINE.

PLAN BOOK	PAGE
370	50

Instr: 201805170009576 05/17/2018
Pages: 1 F $45.00 15:11PM
Michele Mustello T20180006648
Butler County Recorder FL

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of May, 2018.

ATTEST:

Paula J. Riggs — Mark Pavkovich
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 Mark Pavkovich, 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 9th day of May, 2018.

My Commission expires the 6th day of June, 2021.

SEAL
Paula J. Riggs
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2021
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 as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE February 1, 2018 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Prospect this 7th day of May, 2018.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Prospect Borough Planning Commission this 16th day of April, 2018.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21st day of FEB., 2018.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 370 page 50.

Given under my hand and seal this 17 day of May, 2018.

SEAL
RECORDER

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

RECORDER OF DEEDS — BUTLER COUNTY PA

L 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: MARK PAVKOVICH

SITUATE: PROSPECT BORO., BUTLER CO., PA

Date 2/1/2018	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S1-C2		Instrument # 201005040009312	Service No. 17-183
Address 540 MAIN STREET			