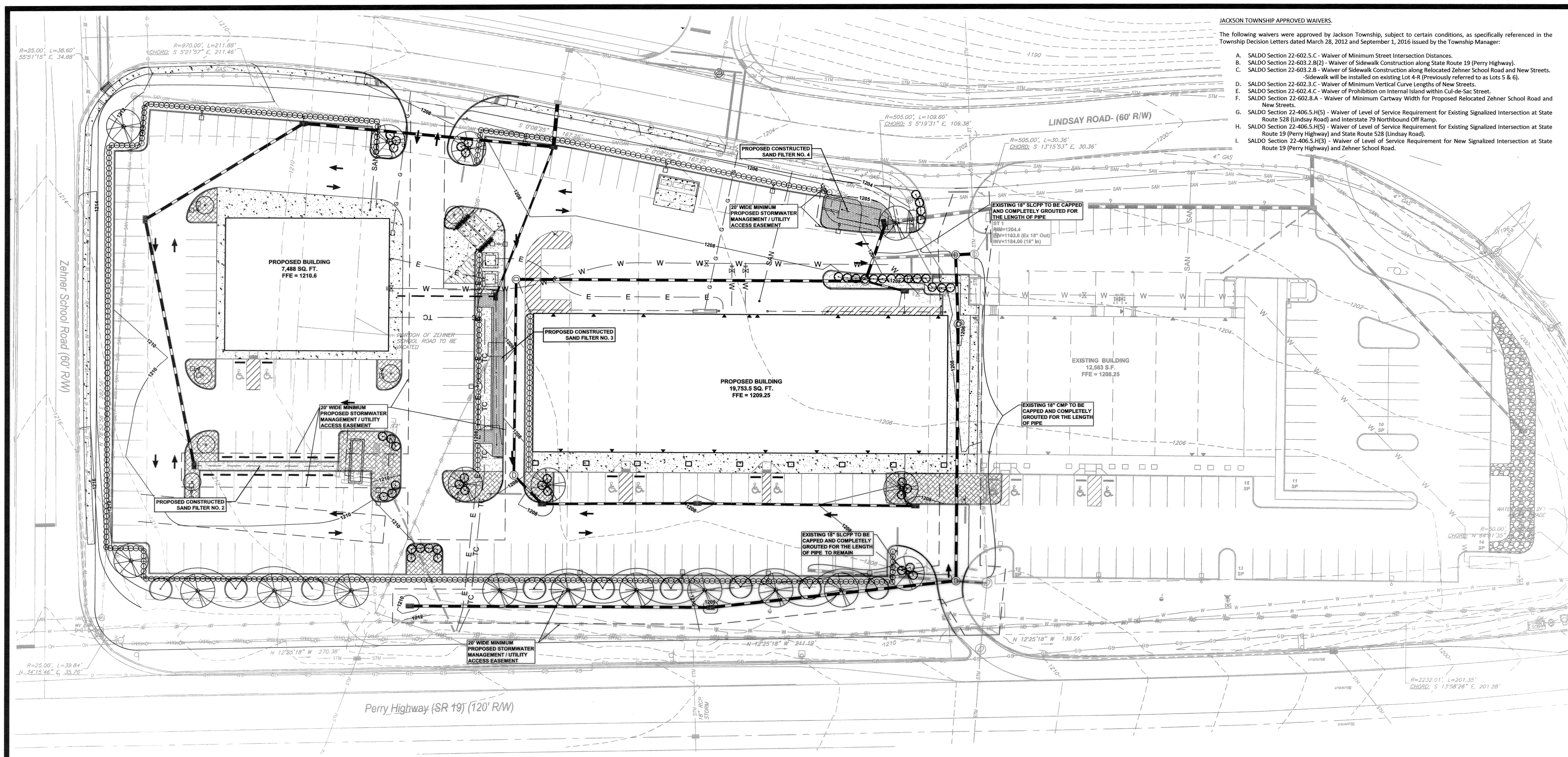
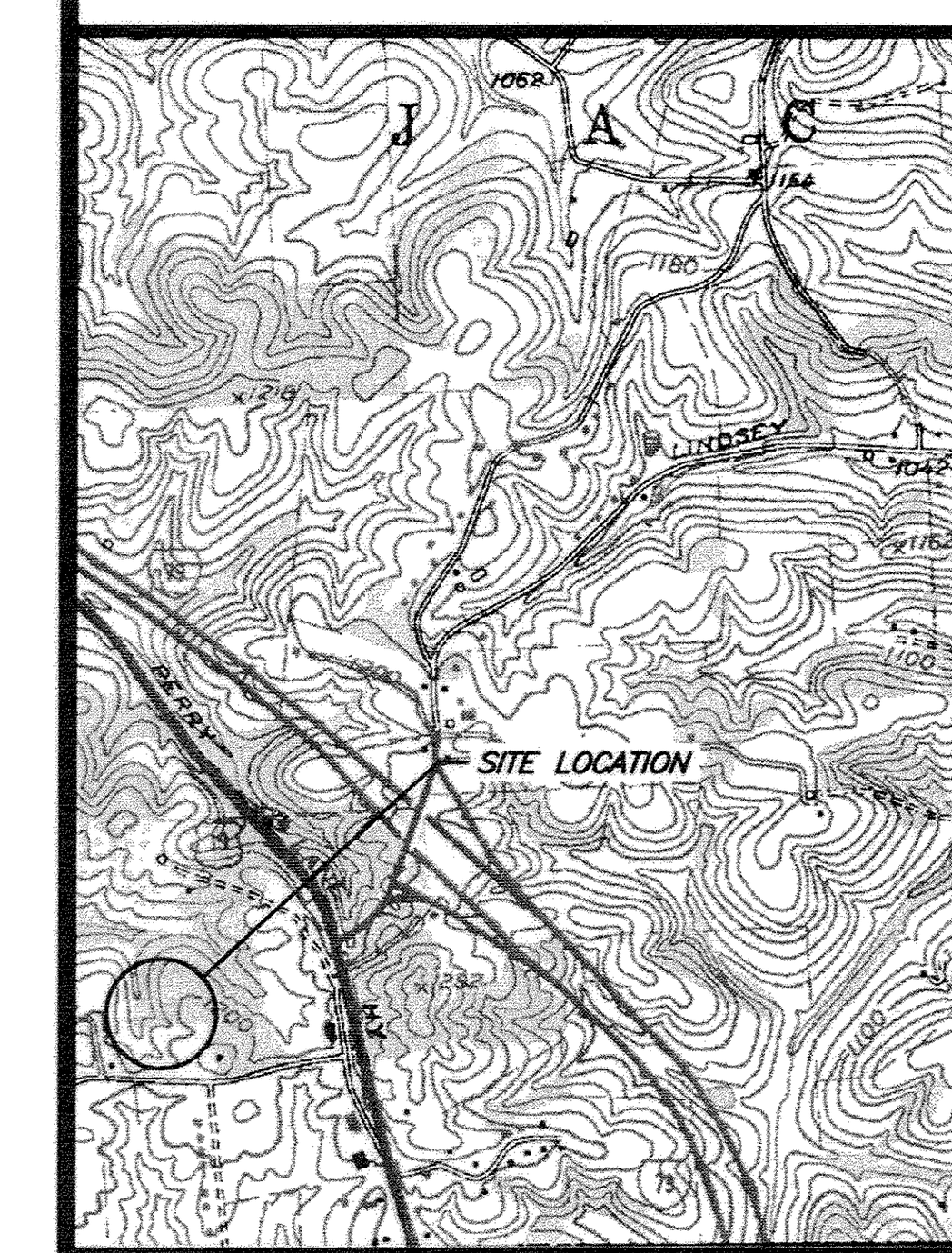
JACKSON TOWNSHIP APPROVED WAIVERS.

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

A. SALDO Section 22-602.5.C - Waiver of Minimum Street Intersection Distances.
B. SALDO Section 22-603.2.B(2) - Waiver of Sidewalk Construction along State Route 19 (Perry Highway).
C. SALDO Section 22-603.2.B - Waiver of Sidewalk Construction along Relocated Zehner School Road and New Streets. -Sidewalk will be installed on existing Lot 4-R (Previously referred to as Lots 5 & 6).
D. SALDO Section 22-602.3.C - Waiver of Minimum Vertical Curve Lengths of New Streets.
E. SALDO Section 22-602.4.C - Waiver of Prohibition on Internal Island within Cul-de-Sac Street.
F. SALDO Section 22-602.8.A - Waiver of Minimum Cartway Width for Proposed Relocated Zehner School Road and New Streets.
G. SALDO Section 22-406.5.H(5) - Waiver of Level of Service Requirement for Existing Signalized Intersection at State Route 528 (Lindsay Road) and Interstate 79 Northbound Off Ramp.
H. SALDO Section 22-406.5.H(5) - Waiver of Level of Service Requirement for Existing Signalized Intersection at State Route 19 (Perry Highway) and State Route 528 (Lindsay Road).
I. SALDO Section 22-406.5.H(3) - Waiver of Level of Service Requirement for New Signalized Intersection at State Route 19 (Perry Highway) and Zehner School Road.



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



General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS SHOWN FOR LOT NO. 4-R OF JACKSON'S POINTE PHASE 2 LAND DEVELOPMENT PLAN, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLAN BOOK VOLUME 335, PAGES 26 THROUGH 29.
2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
3. THE SUBJECT PREMISES LIE WITHIN FEMA FIRM MAP COMMUNITY PANEL NO. 4214200005A, WHICH IS AN UN-PRINTED PANEL AND IS DETERMINED AND DESIGNATED AS A NO SPECIAL FLOOD HAZARD AREA.
4. A PLANNING MODULE FOR THE PROPOSED DEVELOPMENT WAS APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MAY 19, 2012.

0 30' 60'

Drawing Scale: 1" = 30'

NORTH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROCCO P. MAGRINO ENGINEER No. PE076487

ISSUED FOR BID

OWNERS ADOPTION

BY A RESOLUTION APPROVED ON THE 18th DAY OF September, 2019, THE BOARD OF DIRECTORS OF THE BUNCHER COMPANY, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE REVISION TO LOTS 4, 5, & 6, OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP.

Joseph M Jackovic — SIGNATURE OF WITNESS
SIGNATURE OF AUTHORIZED AGENT
9/18/19 — DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE-NAMED THOMAS J. BALESTRIERI, PRESIDENT/CEO OF THE BUNCHER COMPANY, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF September 2019.

MY COMMISSION EXPIRES THE 31st DAY OF July 2022.

Melanie C. Zimmerman — NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISION TO LOTS 4, 5, & 6 OF JACKSON'S POINTE PHASE 2 SUBDIVISION PLAN IS IN THE NAME OF THE BUNCHER COMPANY AND IS RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT NOS. 200703140024113 AND 200709140024114. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Joseph M Jackovic — WITNESS
SIGNATURE OF AUTHORIZED AGENT
9/18/19 — Date

STORMWATER MANAGEMENT FACILITIES

THIS PLAN IS SUBJECT TO EASEMENTS REGARDING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN AS SET FORTH IN THE STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT DATED April 26, 2019, BETWEEN THE TOWNSHIP OF JACKSON AND THE BUNCHER COMPANY (TO BE RECORDED).

Instr: 201910290021746
Pgs: 1 F: $45.00 10/29/2019 10:14 AM
Michele Mustello T20190017187
Butler County Recorder PA

SURVEYOR'S CERTIFICATION

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

9-16-19 — DATE (SEAL)
JON MYERS, P.L.S.
REGISTRATION # SU 51238

ENGINEER'S REQUIREMENTS

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

9-16-19 — DATE (SEAL)
NAME
PE076487 — REGISTRATION NUMBER

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 11th DAY OF Nov. 2019.

TOWNSHIP SECRETARY — CHAIRPERSON

STORMWATER MANAGEMENT REQUIREMENTS

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

9-16-19 — DATE (SEAL)
PE076487 — REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

10-24-19 — DATE
Benjamin L. Gilberti — NAME
PE077527 — REGISTRATION NUMBER

THIS PLAT WAS DELIVERED TO THE DEVELOPER BY JACKSON TOWNSHIP ON THE 29 DAY OF October 2019.

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 15th DAY OF November, 2019 THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRPERSON
(SEAL)

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 29th DAY OF November, 2019 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — PLANNING DIRECTOR
(SEAL)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF Nov, 2019

~~TOWNSHIP~~ SECRETARY — CHAIRPERSON
(SEAL)

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382 PAGES 1.

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF October, 2019.

(SEAL) — RECORDED OF DEEDS

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

BUTLER COUNTY PLANNING COMMISSION | REGISTERED SURVEYOR | TOWNSHIP ENGINEER | TOWNSHIP OF JACKSON BOARD OF SUPERVISORS | BUTLER COUNTY RECORDER OF DEEDS | SITE ENGINEER

BUTLER COUNTY PLANNING COMMISSION
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JON P. MYERS LAND SURVEYOR 51238-E
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527
RECORDER OF DEEDS BUTLER COUNTY, PA
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROCCO P. MAGRINO ENGINEER No. PE076487

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Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com
PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

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

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

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

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

DATE ISSUED: NOVEMBER 16, 2018

PLAN REVISIONS

	DATE	DESCRIPTION
1	12/13/18	REVISED PER TOWNSHIP COMMENT
2	01/07/19	REVISED WITH 7 INCH CURBS

Situated In: Jackson Township, Butler County, PA

Project Name: PHASE 2 OF LOT 4-R OF JACKSON'S POINTE PHASE 2 — REVISED COMMERCIAL LAND DEVELOPMENT

Drawing Name: RECORDING PLAN

Project No: 160003

Drawing No: C-1200

LAND DEVELOPMENT & STORMWATER MANAGEMENT PLAN

- *Final Plan* -

Muddy Creek Storage 897
897 Perry Highway
Harmony, PA 16037

Situated In

Muddy Creek Township
Butler County, Pa

Prepared For

Beverly Brandt

26221 Mira Way
Bonita Springs, FL 34134-1638
Ph: 239-322-8147

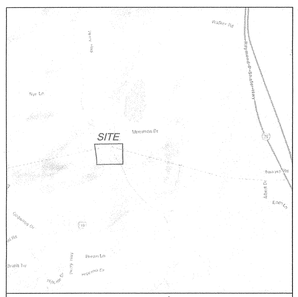
Instr: 201910290021767
Pgs: 2 Fl: 585.00 10/29/2019 1:05 PM
Michele Mustello T20190017201
Butler County Recorder PA

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the subscriber, a Notary Public in and for said ~~Commonwealth~~ STATE and County, personally appeared Beverly T Brandt who being
Duly sworn according to law, deposes and says that he/she is the owner of the property
Shown on this plan, that the plan thereof was made at his/her direction,
that he/she acknowledges the same to be his/her act and deed,
And that he/she desires the same to be recorded as such.
WITNESS MY HAND AND NOTARIAL SEAL this day
27 of Sept.,
2019.

Notary Public
My Commission Expires: 4.17.21
SEAL

AMY LANNON NOTARY EXPIRES GEORGIA April 17, 2021 PUBLIC FULTON COUNTY



LOCATION MAP — Portersville Quad

UTILITY INFORMATION	
SANITARY SEWERS	GAS
ONSITE SYSTEM OWNED BY PROPERTY OWNER	PEOPLES NATURAL GAS 375 N SHORE DRIVE #400 PITTSBURGH PA 15212 DON ZOMBEK don.zombek@peoples-gas.com
WATER	
ONSITE WELL OWNED BY PROPERTY OWNER	
ELECTRIC	
WEST PENN POWER 9045 N. RIVER ROAD INDIANAPOLIS, PA 46240 USIC LOCATING SERVICE PERSONNEL	

OWNER'S ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, BEVERLY BRANDT OF THE MUDDY CREEK TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATOR'S AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LAND DEVELOPMENT OF MY PROPERTY, SITUATED IN THE MUDDY CREEK TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANT OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I, BEVERLY BRANDT, HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BEVERLY BRANDT, HER 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 August, 2019.

AMY LANNON NOTARY EXPIRES GEORGIA April 17, 2021 PUBLIC FULTON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4.17.21

BEVERLY BRANDT, OWNER

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

BEVERLY BRANDT, OWNER

I, BEVERLY BRANDT, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON AND KNOWN AS TAX PARCEL ID 240-4F96-A20A, IS IN THE NAME OF BEVERLY BRANDT AND IS RECORDED IN INSTRUMENT No. 200602010002389.

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

WITNESS: OWNERS:

DEVELOPER'S ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE:

KNOW ALL MEN BY THESE PRESENTS, THAT I, BEVERLY BRANDT OF THE MUDDY CREEK TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATOR'S AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS PLAN OF LAND DEVELOPMENT SUCH TIME AS I, MY 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 BOARD OF SUPERVISORS OF MUDDY CREEK TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE, I, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF MUDDY CREEK FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF THIS PLAN OF LAND DEVELOPMENT

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 27 DAY OF August, 2019.

AMY LANNON NOTARY EXPIRES GEORGIA April 17, 2021 PUBLIC FULTON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES:

BEVERLY BRANDT, OWNER

PLANNING COMMISSION:

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4th DAY OF December, 2018

ATTEST:

SECRETARY

CHAIRMAN- VICE
PLANNING COMMISSION

BOARD OF SUPERVISORS:

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 17 DAY OF September, 2019.

ATTEST:

SECRETARY,
BOARD OF SUPERVISORS

CHAIRMAN,
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF SEPT., 2019

ATTEST:

~~DIRECTOR~~ SEC.
BUTLER COUNTY PLANNING COMMISSION

CHAIR.

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NO. 201910290021767
GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF October, 2019.
Plan Book 382
Pg. 2-3

RECORDER

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

SURVEYOR:

I, MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN 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.

8-13-2019

MARK B SCHMIDT
SU-036950-E

CALL BEFORE YOU DIG!

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

PA 1 SYSTEM INC. 1-800-242-1776

P.O.C.S. SERIAL NUMBER
20180301058
1/30/2018

STORMWATER ESCROW BOND NOTE:

UNDER THE DEVELOPER'S AGREEMENT WITH MUDDY CREEK TOWNSHIP, DEVELOPER IS REQUIRED TO POST A STORMWATER CONSTRUCTION ESCROW BOND WITH THE TOWNSHIP PRIOR TO ANY PERMITS BEING ISSUED FOR THE DEVELOPMENT OF THE PROPERTY.

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

PLANNING COMMISSION BUTLER COUNTY

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO. PA — BOARD OF SUPERVISORS MUDDY CREEK TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LAND SURVEYOR

X

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

NO.	DESCRIPTION	DATE

REVISIONS:

PROJECT STATUS: Preliminary

DATE ISSUED: 8-12-2019

DRAWING ORIENTATION

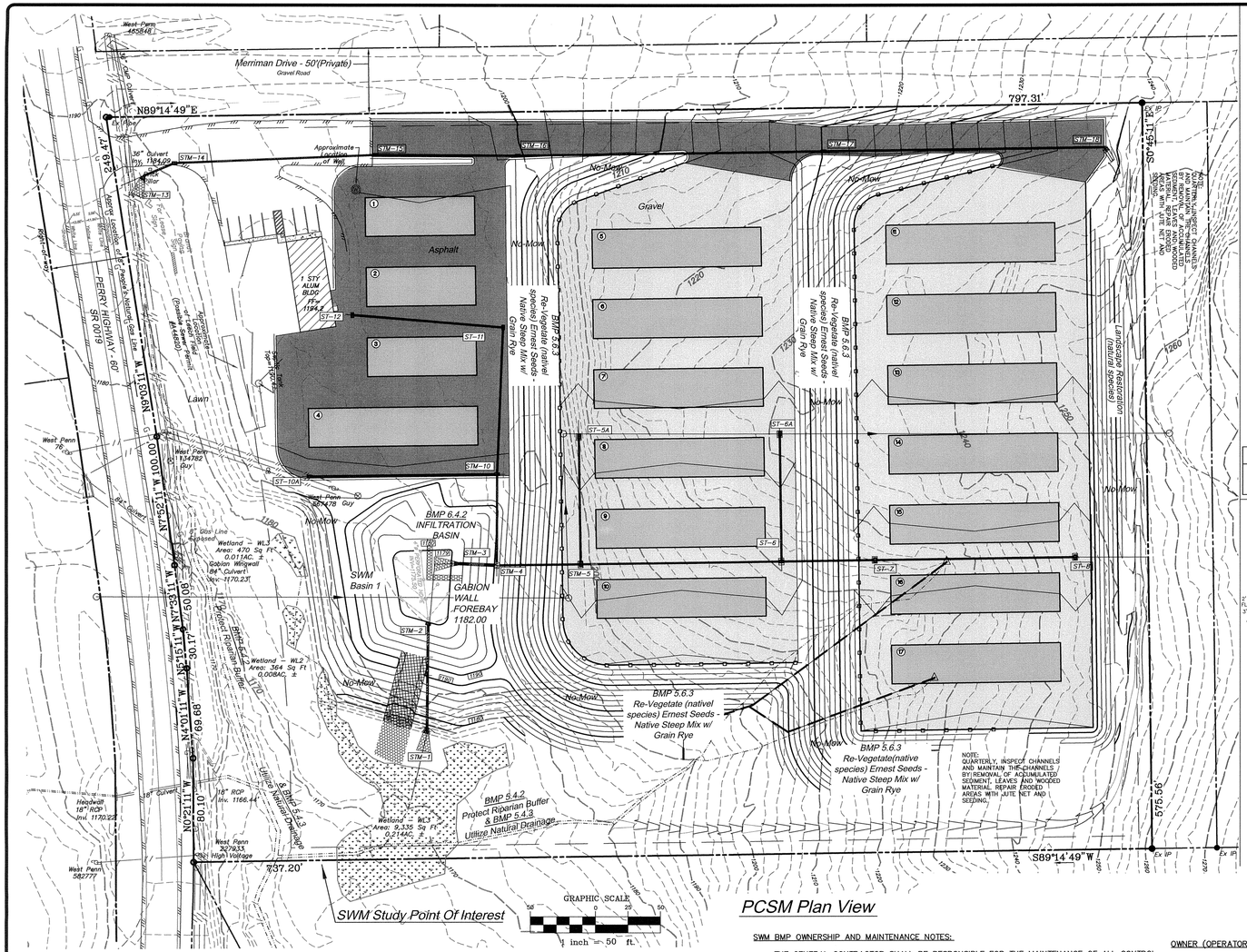
PROJECT TITLE:
LAND DEV RECORDING PLAN
Brandt Property Development
Muddy Creek Township, Butler County, PA

PROJECT LOCATION: 897 Perry Hwy Harmony, PA 16037

CLIENT ADDRESS: Beverly T Brandt 26221 Mira Way, Bonita Springs, FL 34134

DRAWN BY:	CHECKED BY:
DDW	CMS
CAD FILE:	18-12754-1.dwg
HORZ. SCALE: as noted	VERT. SCALE:
SHEET:	1 OF x
Rec	
PROJECT #:	12754-1

Z:\PROJECTS\18-XXXXX Jobs\12700 Jobs\12754-1\Dwg\18-12754-1-rev.dwg, Land Dev Certs, 8/13/2019 8:33 AM, David Webber


Merriman Drive - 50'(Private)
Gravel Road
N89°14'49"E
797.31'
S0°45'11"E
276.56'
PERRY HIGHWAY - 60'
SR 0019
N1°15'54"W
1150.6N
N0°00'00"E
1125.5N
N1°15'54"W
1150.6N
N0°21'11"W
90.10'
N40°11'11"W
69.68'
S89°14'49"W
737.20'
Asphalt
Gravel
Lawn
No-Mow
SWM Basin 1
BMP 6.4.2 INFILTRATION BASIN
GABION WALL FOREBAY 1182.00
BMP 5.6.3 Re-Vegetate (native species) Ernest Seeds - Native Steep Mix w/ Grain Rye
BMP 5.4.2 Protect Riparian Buffer & BMP 5.4.3 Utilize Natural Drainage
SWM Study Point Of Interest
GRAPHIC SCALE
1 inch = 50 ft
Wetland - WL3 Area: 470 Sq Ft 0.011AC ±
Wetland - WL2 Area: 364 Sq Ft 0.008AC ±
Wetland WL3 Area: 9,335 Sq Ft 0.214AC ±
Gabion Wingwall 18" Culvert Inv:- 1170.23
36" Culvert Inv. 1164.09
18" RCP Inv. 1166.44
18" RCP Inv. 1170.22
Headwall 18" RCP Inv. 1170.22
Approximate Location of Well
1 STY ALUM BLDG FF= 1194.8
Above Ground Storage Tank
Above Ground Propane Tank
Above Ground Propane Tanks
Fence Typ.
Top of Bank
Edge of Pavement
Right-of-Way
Utility Pole
Guy Wire
Gas Line Exposed
8" Gas Line Exposed
West Penn 82478 Guy
West Penn 82782 Guy
West Penn 76 Guy
West Penn 207933 High Voltage
West Penn 582777
Ex. Culvert
Ex. Inlet
Ex. Manhole
Ex. Utility Pole
Ex. Guy Wire
Ex. Gas Line
Ex. Fence
Ex. Top of Bank
Ex. Edge of Pavement
Ex. Right-of-Way
Ex. Gravel
Ex. Asphalt
Ex. Contour
Ex. Gas Valve
Ex. Gas Meter
Ex. Gas Line Exposed
Ex. Utility Pole
Ex. Guy Wire

Instr: 201910290021811
Pgs: 1 F: 145.00 10/29/2019 3:06 PM
Michele Mustello T20190017229
Butler County Recorder PA

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF OCTOBER, 2019.

x Andrew L Durand
ANDREW L. DURAND

x Bernice H. Durand
BERNICE H. DURAND

x Andrew A Durand
ANDREW A. DURAND

x Dawn Flaherty-Durand
DAWN FLAHERTY DURAND

x John J. Goettler
JOHN J. GOETTLER

x Kelly L. Goettler
KELLY L. GOETTLER

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, ANDREW L. & BERNICE H. DURAND AND ANDREW A. & DAWN FLAHERTY DURAND AND JOHN J. & KELLY L. GOETTLER, 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 17 DAY OF OCTOBER, 2019.

MY COMMISSION EXPIRES THE 19 DAY OF FEBRUARY 2023

x Debra L Jeffcoat
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

20 AUGUST '19
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 9th DAY OF Sept. 2019.

x Lois J. Fennell
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 19TH DAY OF AUGUST, 2019.

x Evelyn M. Yeoras
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF AUGUST, 2019.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

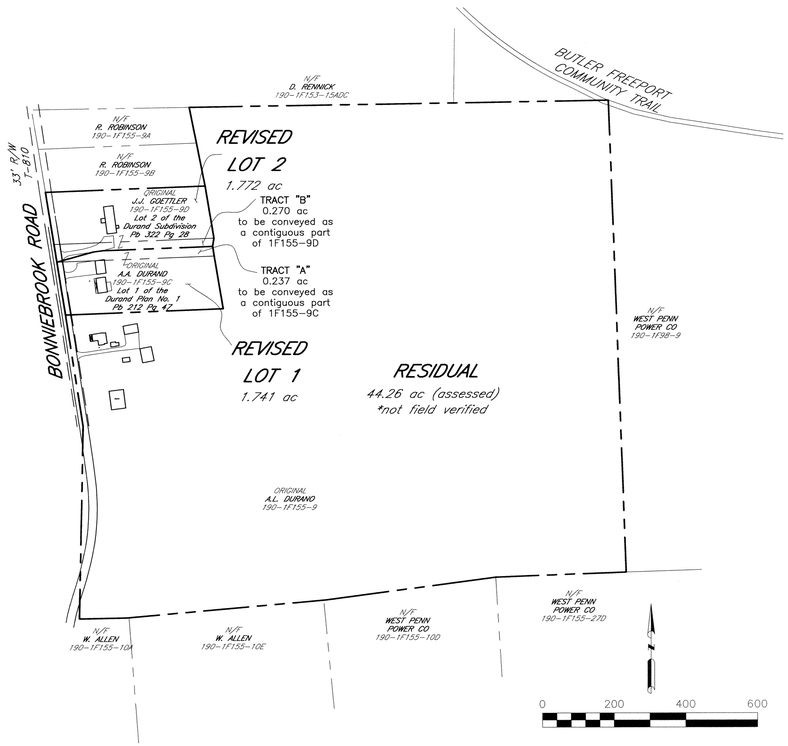
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382 PAGE(S) 4

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF OCTOBER, 2019.

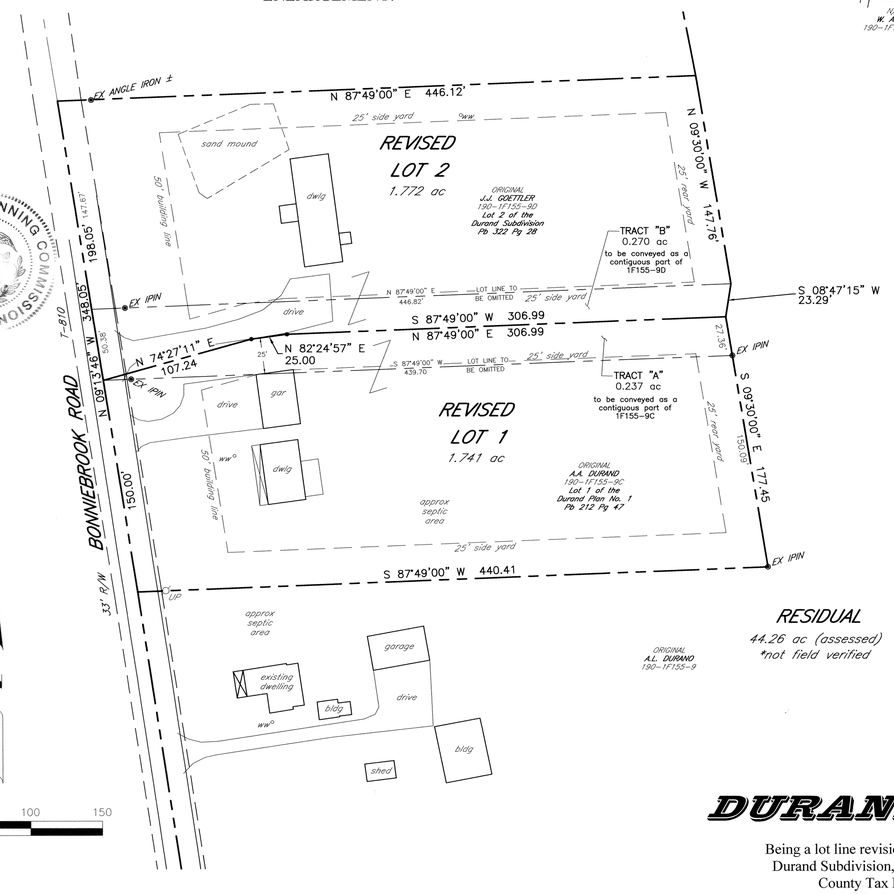
x
RECORDER OF DEEDS

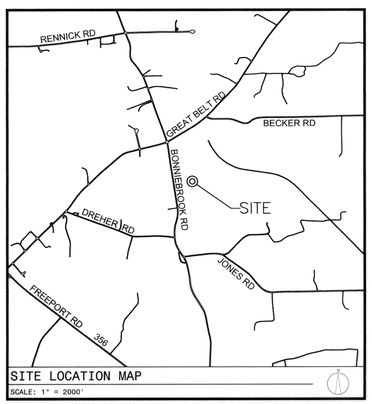
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA



ENLARGEMENT:





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

PROPERTY AREAS:

EXISTING TOTALS	
190-1F155-9	44.77 AC (assessed)
+ LOT 1 (190-1F155-9C)	1.504 AC
+ LOT 2 (190-1F155-9D)	1.502 AC
EXISTING TOTAL	47.776 AC
REVISED 190-1F155-9	
ORIGINAL 1F155-9	44.77 AC (assessed)
- TRACT A	0.237 AC
- TRACT B	0.270 AC
REVISED 1F155-9 TOTAL	44.26 AC
REVISED LOT 1	
ORIGINAL LOT 1	1.504 AC
+TRACT A	0.237 AC
REVISED LOT 1 TOTAL	1.741 AC
REVISED LOT 2	
ORIGINAL LOT 2	1.502 AC
+TRACT B	0.270 AC
REVISED LOT 2 TOTAL	1.772 AC
REVISED TOTALS	
REVISED 190-1F155-9	44.26 AC
+REVISED LOT 1	1.741 AC
+REVISED LOT 2	1.772 AC
REVISED TOTAL	47.773 AC

GENERAL NOTES:

1. OWNERS: 190-1F155-9 - ANDREW L. & BERNICE DURAND
   190-1F155-9C - ANDREW A. & DAWN DURAND
   190-1F155-9D - JOHN J. & KELLY L. GOETTLER
2. SETBACKS: FRONT LINE - 50'
   BACK & SIDE - 25'
3. ORIENTATION CHANGED TO PA GRID: STATE PLANE COORDINATE SYSTEM
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. DURAND SUBDIVISION PLAN BOOK 322 PG 28
   4.2.2. DURAND PLAN NO. 1 PLAN BOOK 212 PG 47
   4.2.3. RENNICK PLAN NO. 2 PLAN BOOK 322 PG 17

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANDREW L. & BERNICE H. DURAND AND ANDREW A. & DAWN FLAHERTY DURAND, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF 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 SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON SUMMIT PRESBYTERIAN CHURCH, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

REV	DESCRIPTION	BY	DATE
A	REVISED TO INCLUDE LOT 2 AS PART OF LOT LINE REVISION	SDG	8/19/19

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

DURAND PLAN No. 3

BEING A

LOT LINE REVISION

FOR

ANDREW A. & DAWN F. DURAND
ANDREW L. & BERNICE H. DURAND
JOHN J. & KELLY L. GOETTLER

SITUATE

JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/26/19	BAG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
18-258	190-1F155-9 & 9C & 9D	A

DURAND PLAN No. 3

Being a lot line revision of Lot 1, Lot 2 and the Residual of the Durand Subdivision, Plan Book 322 Pg 28, and being Butler County Tax Parcels 190-1F155-9 (Residual), 190-1F155-9C (Lot 1) and 190-1F155-9D (Lot 2)

RECORDED _____ 20____	
PLAN BOOK	PAGE
382	4
SHEET _____ of _____	

Instr: 201911010022071
Pgs 1 T: $45.00 11/1/2019 9:19 AM
Michele Mustello T20190017422
Butler County Recorder PA

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 26 DAY OF Sept 2019.

ATTEST:

OWNER/TRUSTEE — OWNER/TRUSTEE

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 THOMAS H. HOGG 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 26 DAY OF Sept 2019.
MY COMMISSION EXPIRES THE 30 DAY OF Oct 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REVIEWED BY THE ~~WORTH TOWNSHIP~~ BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF OCT, 2019.

SECRETARY — CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 1 DAY OF October, 2019.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

9/24/19
DATE — REG. NO. SU075509

REVIEWED/APPROVED BY THE ~~BUTLER COUNTY~~ WORTH TOWNSHIP PLANNING COMMISSION THIS 19th DAY OF September 2019.

SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 382 PAGE 5.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF NOVEMBER 2019.

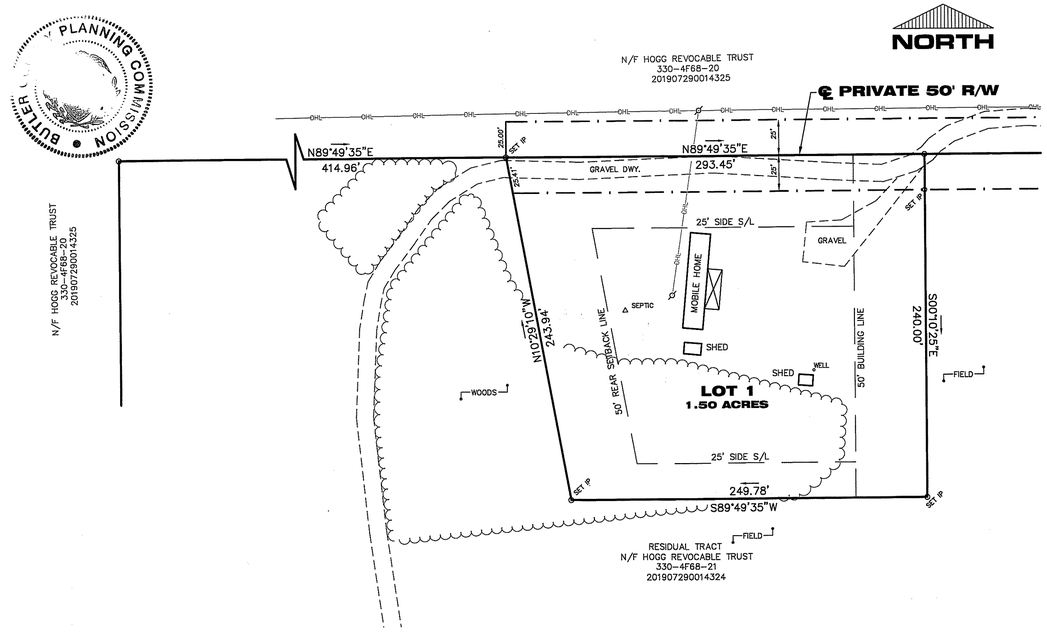
RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

BUTLER PLANNING COMMISSION



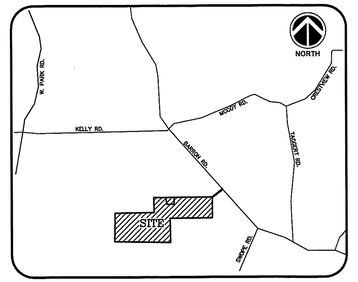
PRIVATE 50' RIGHT OF WAY

THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOT 1 AND TAX PARCELS 330-4F68-20 AND 330-4F68-21.

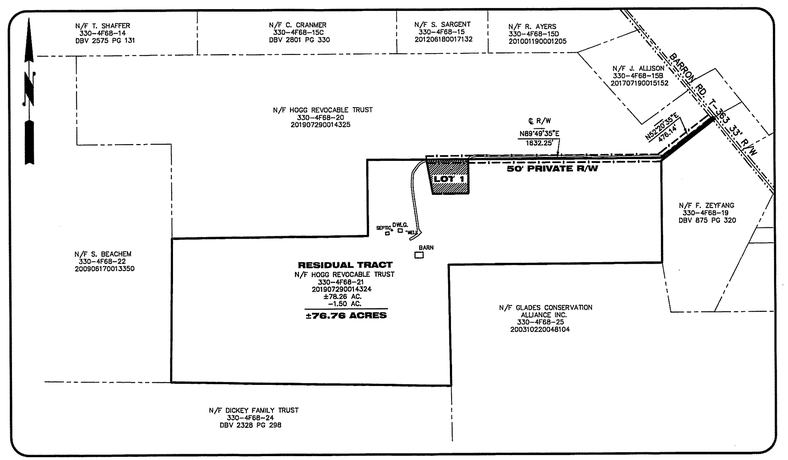
THE PRIVATE RIGHT OF WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY WORTH TOWNSHIP.

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREET SHALL BE THE FULL AND SOLE RESPONSIBILITY OF THE OWNERS OF LOT 1 AND TAX PARCELS 330-4F68-20 AND 330-4F68-21.

PLAN BOOK	PAGE
382	5



VICINITY MAP
NOT TO SCALE



RESIDUAL TRACT
1"= 500'

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

OWNER:
THOMAS H. HOGG
225 DUFFY ROAD
SLIPPERY ROCK, PA 16057
724-794-2623
TAX PARCEL 330-4F68-21
DEED REF. 201907290014324
TAX PARCEL 330-4F68-20
DEED REF. 201907290014325

TOTAL PLAN AREA ±78.26 ACRES
RESIDUAL TRACT ±76.76 ACRES
LOT 1 1.50 ACRES

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

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 50'
Date Aug. 12, 2019
Job No. 3184

Hogg Subdivision
Situate in Worth Township
Butler County, Pa.
Prepared For
Steve Shirey
Sheet No. 1 of 1

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 18TH DAY OF OCTOBER 2019.

ATTEST:

Brian D Cupak
OWNER / TRUSTEE
(CUPAK FAMILY REVOCABLE LIVING TRUST)

Jennifer J. Cupak
OWNER / TRUSTEE
(CUPAK FAMILY REVOCABLE LIVING TRUST)

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 Brian D. Cupak + Jennifer J. Cupak 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 18th DAY OF October 2019.
MY COMMISSION EXPIRES THE 15th DAY OF July 2021.

LouAnn LoDico
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LouAnn LoDico, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires July 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 23rd DAY OF October, 2019.

Karen M. Connell
SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 23rd. DAY OF October, 2019.

Karen M. Connell
SECRETARY

Paul A Dick
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

10/16/19
DATE

REG. NO. SU075509

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 30th DAY OF September 2019.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 382 PAGE 6.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF NOVEMBER 2019.

RECORDER

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

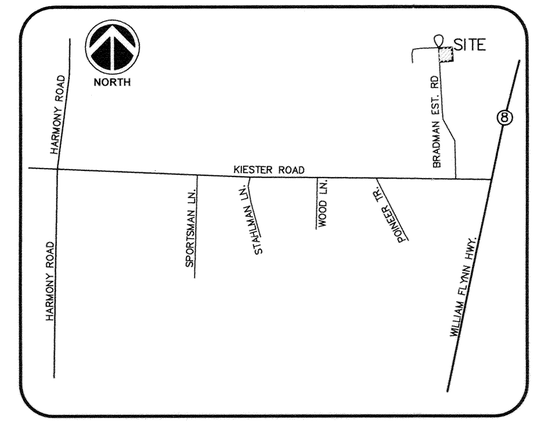
RECORDER OF DEEDS
BUTLER COUNTY, PA.

PLAN BOOK	PAGE
382	6

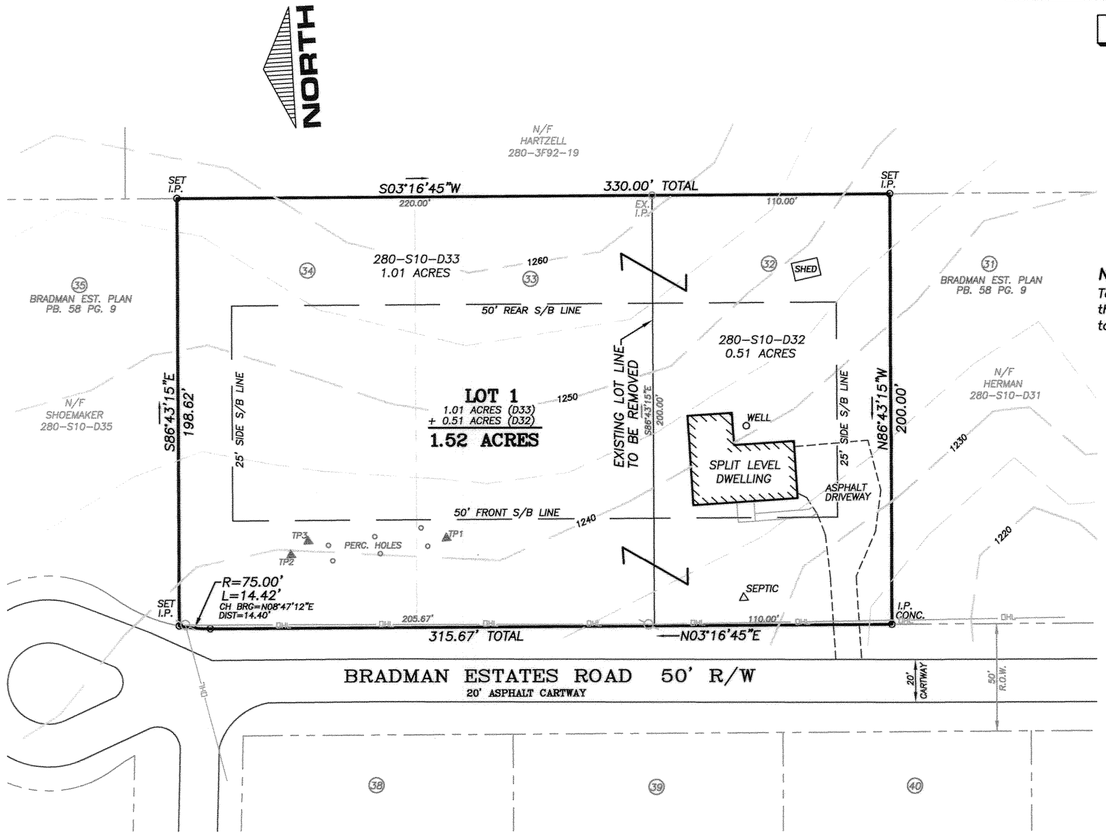
Instr: 201911010022091
Pgs: 1 F: $45.00 11/1/2019 10:02 AM
Michele Mustello T20190017433
Butler County Recorder PA

ZONING R-1 (LOW DENSITY RESIDENTIAL)

MIN. LOT AREA	1 ACRES
MIN. LOT WIDTH	150'
BUILDING SET BACKLINES:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. HEIGHT	35'
MAX. COVERAGE	15%



VICINITY MAP
NOT TO SCALE



NOTE:
Tax Parcels 280-S10-D32 and 280-S10-D33, the common lot line to be removed, and parcels to be adjoined to form LOT 1 on this plan.

TOTAL PLAN AREA - LOT 1	1.52 ACRES
TAX PARCEL 280-S10-D33	1.01 ACRES
TAX PARCEL 280-S10-D32	0.51 ACRES

GRAPHIC SCALE

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

OWNER:
THE CUPAK FAMILY REVOCABLE LIVING TRUST
TRUSTEES:
BRIAN & JENNIFER CUPAK
157 BRADMAN ESTATES RD..
SLIPPERY ROCK, PA 16057
724-556-9279

TAX PARCEL #280-S10-D33
INSTR: 201704100007365
PBV 58 PG. 9

TAX PARCEL #280-S10-D32
INSTR: 201704070007265
PBV 58 PG. 9

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

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

Scale 1" = 50'
Date SEPT. 20, 2019
Job No. 3185

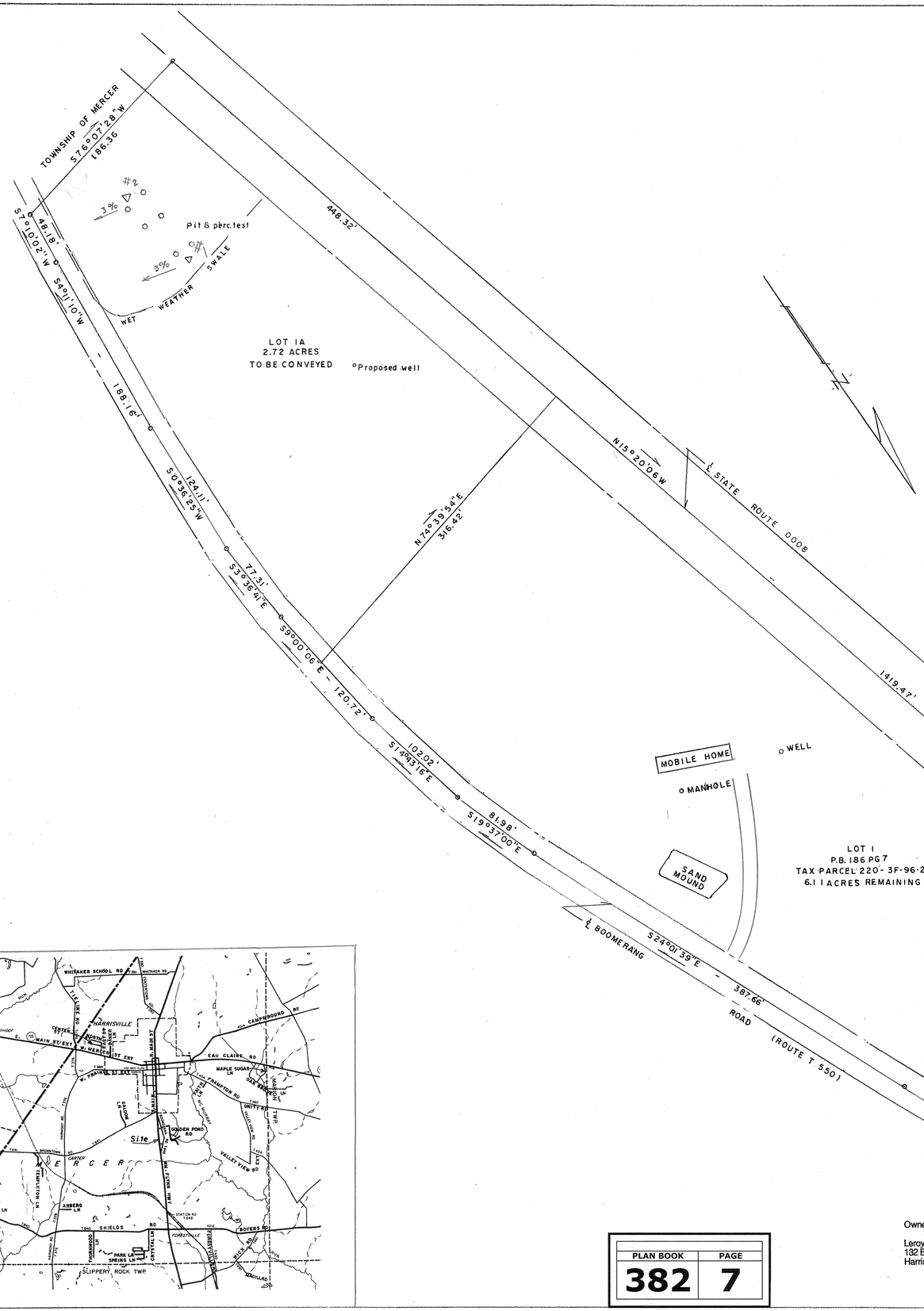
CUPAK - LOT CONSOLIDATION PLAN

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
BRIAN CUPAK

Sheet No. 1 of 1

Instr: 201911010022127
Pgs: 1 Ft: 545.00
Michele Mustello
Butler County Recorder PA
11/1/2019 12:24 PM
T20190017446



PLAN BOOK	PAGE
382	7

Owner/Subdivider

Leroy & Pamela Steiner
132 Boomerang Road
Harrisville, Pa. 16038

KNOW ALL MEN BY THESE PRESENTS, that **Leroy L. & Pamela J. Steiner** of the Township of **Mercer** of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of **Mercer** we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of 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 **Leroy L. & Pamela J. Steiner** our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 15 day of August, 2019.

ATTEST:

David C. Harkins — Leroy L. Steiner — Pamela J. Steiner

NOTARY PUBLIC — OWNER — OWNER

DCH

Commonwealth of PA County of Butler

Before me, the subscriber, a Notary Public in and for said Butler County personally appeared the above named Leroy L. Steiner and Pamela J. Steiner 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 15 day of August, 2019.

My Commission expires the 04 day of June, 2022.

SEAL

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1190299
Member, Pennsylvania Association of Notaries

David C. Harkins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOHN E. DUSHECK — LAND SURVEYOR — No. SU037080E — PENNSYLVANIA

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

08/15/19
DATE

SEAL

Reviewed by the Mercer Twp. Board of Supervisors this 14th day of August, 2019.

SECRETARY — CHAIRMAN

#1964

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 16th day of AUGUST, 2019.

Chuck Davies — SECRETARY
Frank E. Uhl Sr. — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 382 Page 7.

Given under my hand and seal this 1st day of November, 2019

SEAL

RECORDER OF DEEDS — BUTLER COUNTY, PA

RECORDER

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

NOTICE TO SUBDIVIDERS:

UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

TOTAL AREA 8.83 ACRES

JOHN E. DUSHECK
SURVEYOR
BUTLER PA. 16001
(724) 287-7825

Date: 8/1/2019
SCALE: 1" = 150'

PROPERTY SUBDIVISION
FOR: LEROY L. & PAMELA J. STEINER
SITUATE: MERCER TWP., BUTLER CO., PA.

OWNERS ADOPTION FOR CORPORATION (LANCASTER TOWNSHIP)

THE ARDEN DEVELOPMENT PARTNERS, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO LANCASTER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 6 DAY OF September 20 19

ATTEST:

NOTARY PUBLIC DONALD B. RODGERS

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (LANCASTER TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, PRESIDENT OF ARDEN DEVELOPMENT CORPORATION, AS GENERAL PARTNER IN ARDEN DEVELOPMENT PARTNERS, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF September 2019

MY COMMISSION EXPIRES THE 13 DAY OF September 2020

NOTARY PUBLIC

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

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 IS IN THE NAME OF THE ARDEN DEVELOPMENT PARTNERS, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN DEED BOOK VOLUME 2205, PG. 068 AND INSTRUMENT NO 199211190026602.

WITNESS

OWNER

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

Vice President, Dollar Bank FSB
NAME, TITLE AND MORTGAGEE

SURVEYORS CERTIFICATION

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

9/6/19
DATE
(SEAL) GARY A SHEFFLER, JR. P.L.S.

ENGINEER CERTIFICATION

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

9/6/19
DATE
(SEAL) GRAHAM LEE FERRY - REG NO. PE074237

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

9/6/19
DATE
(SEAL) GRAHAM LEE FERRY - REG NO. PE074237

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

9/12/19
DATE TOWNSHIP MANAGER / SECRETARY

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER ON THIS 21 ST DAY OF OCTOBER, 20 19

SECRETARY SEAL CHAIRMAN

MORTGAGEE CLAUSE

NVR Inc., mortgagee of the property contained in the Arden Wood Residential Plan of Lots - Phase 7 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title - NVR, Inc.

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE LANCASTER PLANNING COMMISSION ON THIS 10th DAY OF MAY 20 18

SECRETARY CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF MAY 20 19

SECRETARY CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

N/F
DONALD & AGNESS MILLER
TP#200-4F100-A18

PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 382 PAGE(S) 8-9

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF November 20 19

RECORDER OF DEEDS

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

Instr: 201911050022367
Page 2 Pi $85.00 11:5:2019 11:17 AM
Michele Mustello T20190017432
Butler County Recorder PA

PARCEL LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N82°15'08"E	218.94'
L2	N62°20'06"E	92.69'
L3	S84°12'01"E	100.00'
L4	S89°23'18"E	908.18'
L5	S0°36'42"W	24.05'
L6	S89°00'09"W	1117.71'
L7	S11°49'33"E	872.61'
L8	S89°20'52"W	140.00'
L9	S12°59'48"E	164.83'
L10	N86°00'42"W	282.43'
L11	N7°44'52"W	655.38'

PARCEL CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	225.00	78.22	N72°17'37"E	77.82'
C2	330.00	140.11	N74°29'54"E	139.06'
C3	225.00	20.37	S86°47'40"E	20.37'

N/F
ROOS SPRINGER
INST#200308150036741
TP#200-4F100-A18C

N/F
DONALD & NANCY PERINE
INST#200102040028681
TP#200-4F100-A23

PARCEL-A
(NON-BUILDABLE)

PARCEL-A

ARDEN DRIVE
50' RW (PUBLIC)

EX. BLAZED TREE

EX. IRON PIN

RECREATION PARCEL

LOT 701 LOT 702 LOT 703 LOT 704 LOT 705 LOT 706 LOT 707 LOT 708 LOT 709 LOT 710 LOT 711 LOT 712 LOT 713 LOT 714 LOT 715 LOT 716 LOT 717 LOT 718 LOT 719 LOT 720 LOT 721 LOT 722 LOT 723 LOT 724 LOT 725 LOT 726 LOT 727 LOT 728 LOT 729 LOT 730 LOT 731 LOT 732 LOT 733 LOT 734 LOT 735 LOT 736

PARCEL-B
1,352,575.4 SQ.FT.
31.05 ACRES

PARCEL-OS1

PARCEL-OS2

N/F
CARL & VICTORIA RIDDLE
DBV.2452, PG.301
TP#200-4F100-A20AC

N/F
ROBERT & CLAIRE DORSCH
DBV.814, PG.498
TP#200-4F100-A15

N/F
JOHN & LOUISE FOX
DBV.1595, PG.22
TP#200-S2-A69

EX. 5/8" REBAR

EX. 1-1/2" PIPE

EX. IRON PIN
14.5' EAST OF
PROP. CORNER

N/F
HARMONY HILL ESTATES LTD.
DBV.2243, PG.236
TP#200-4F100-A26

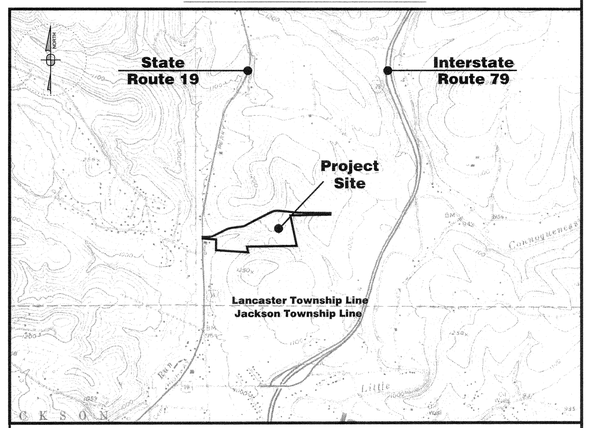
N/F
JOYCE DIPIETRO
INST#200309030039502
TP#200-4F100-A20AE
LOT-101 LIEB PLAN

N/F
TIMOTHY & BETH ALLMAN
DBV.1897, PG.299
TP#200-4F100-A20AD LOT-102
LIEB PLAN

N/F
INSULATOR MAINTENANCE &
PAINTING COMPANY

N/F
ROBERT WISE
DBV.1259, PG.340
TP#200-4F100-5
TRACT ONE
PAUL P. WISE ESTATE PLAN
PBV.106, PG.14

SITE LOCATION MAP



USGS MAPPING
Evans City Quad / Zelienople Quad

SCALE: 1"= 2000'

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, PENNSYLVANIA SOUTH NAD 83 STATE PLANE COORDINATE SYSTEM. SEE ARDEN WOOD PLAN OF CONSOLIDATION FOR ADDITIONAL PLAN MERIDIAN INFORMATION.

Site Data Chart	
ZONING DISTRICT CLASSIFICATION	R-2 RESIDENTIAL DISTRICT
GROSS PROPERTY AREA	1,352,306.95 SF. (31.05 AC.)
PROPOSED LAND USE	SINGLE-FAMILY ATTACHED
PROPOSED DEVELOPMENT DENSITY	36 LOTS / 10 DU/AC.
PROPOSED MINIMUM LOT AREA	12,523.57 SF. (0.29 AC.)
PROPOSED MINIMUM LOT WIDTH	110 FT. @ FRONT SETBACK
PROPOSED FRONT YARD SETBACK	25 FT. MIN.
PROPOSED SIDE YARD SETBACK	5 FT. MIN. / 15 FT. TOTAL
PROPOSED REAR YARD SETBACK	25 FT. MIN.
PROPOSED BUFFERYARD SETBACK	20 FT. MIN.
PROPOSED BUILDING HEIGHT	2-1/2 STORIES MAX.
PROPOSED IMPERVIOUS LOT COVERAGE	50% MAX.
PROPOSED PARKING SPACES PER LOT	2 GARAGE & 2 DRIVEWAY
PROPOSED AREA IN DEVELOPMENT LOTS	679,963.37 SF. (15.61 AC.)
PROPOSED PUBLIC STREET R/W AREA	68,545.74 SF. (1.57 AC.)
PROPOSED COMMON OPEN SPACE AREA	603,797.84 SF. (13.86 AC.)
PROPOSED OPEN SPACE AREA (%)	44.65% OF GROSS AREA

NOTE:
⊙ = INDICATES LOCATION OF 5/8" CAPPED IRON PIN TO BE SET UPON RECORDING OF THIS PLAN.
⊡ = INDICATES LOCATION OF CONC. MONUMENT TO BE SET UPON RECORDING OF THIS PLAN

PLAN BOOK	PAGE
382	8

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — LAND SURVEYOR No. SU073511

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — GRAHAM LEE FERRY — PE074237

LANCASTER TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA.

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

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

POCS SER. #: 2017

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

NORTH

Horizontal Scale
150 0 150 300
(Feet)
1 inch = 150 ft.

Date:	Revision Description:	By:
05/08/2018	INITIAL LANCASTER TOWNSHIP SUBMISSION	GLF
06/11/2018	LANCASTER TOWNSHIP RE-SUBMISSION	GLF
06/18/2018	LANCASTER TOWNSHIP RE-SUBMISSION	GLF
01/14/2019	ISSUED FOR CONSTRUCTION	GLF
01/21/2019	RE-ISSUED FOR CONSTRUCTION	GLF
02/19/2019	RE-ISSUED FOR CONSTRUCTION	GLF
06/26/2019	WATERLINE REVISIONS	GLF
09/06/2019	REVISED SUBDIVISION PER NVR UNITS	MNR

Professional Seal

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — LAND SURVEYOR No. SU073511

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Arden Wood Residential Plan of Lots - Phase 7

Prepared For:
Arden Development Partners

Situate In:
Lancaster Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL-B IN THE ARDEN DRIVE PLAN OF LOTS, RECORDED IN PBV 378, PGS 27-28 .

DRAWING SCALE:	1" = 150'	DESIGNED BY:	GAS
DATE ISSUED:	05/07/2018	REVIEWED BY:	GLF
PROJECT JOB#:	3275	FIELD BOOK #:	3275
CADD#:	3275 - Arden Wood - Subdivision - PH7 - Duplex.dwg		

Arden Development Partners
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

LN-1

I, _____, GRAHAM L. FERRY, PE, HEREBY CERTIFY THAT THE STORM WATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE "LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

I, _____, THOMAS L. THOMPSON, PE, HAVE REVIEWED THIS STORM WATER MANAGEMENT PLAN MEETS IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE "LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

I, _____, DONALD RODGERS, ACKNOWLEDGE THAT ALL STORM WATER BMP DEVICES, AS SHOWN ON THIS APPROVED PLAN, ARE PERMANENT FIXTURES WHICH SHALL NOT BE ALTERED OR REMOVED WITHOUT THE PRIOR APPROVAL OF LANCASTER TOWNSHIP.



PLAN BOOK	PAGE
382	9

NOTE:
- ⊙ = INDICATES LOCATION OF 5/8" CAPPED IRON PIN TO BE SET UPON RECORDING OF THIS PLAN.
- □ = INDICATES LOCATION OF CONC. MONUMENT TO BE SET UPON RECORDING OF THIS PLAN

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

POCS SER. #: 2017

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NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
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06/11/2018	LANCASTER TOWNSHIP RE--SUBMISSION	GLF
06/18/2018	LANCASTER TOWNSHIP RE--SUBMISSION	GLF
01/14/2019	ISSUED FOR CONSTRUCTION	GLF
01/21/2019	RE--ISSUED FOR CONSTRUCTION	GLF
02/19/2019	RE--ISSUED FOR CONSTRUCTION	GLF
06/26/2019	WATERLINE REVISIONS	GLF
09/06/2019	REVISED SUBDIVISION PER NVR UNITS	MNR

Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER, JR.
No. 50,018
LICENSE

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

Arden Wood Residential
Plan of Lots - Phase 7

Prepared For:
Arden Development Partners

Situate In:
Lancaster Township, Butler County, Pennsylvania

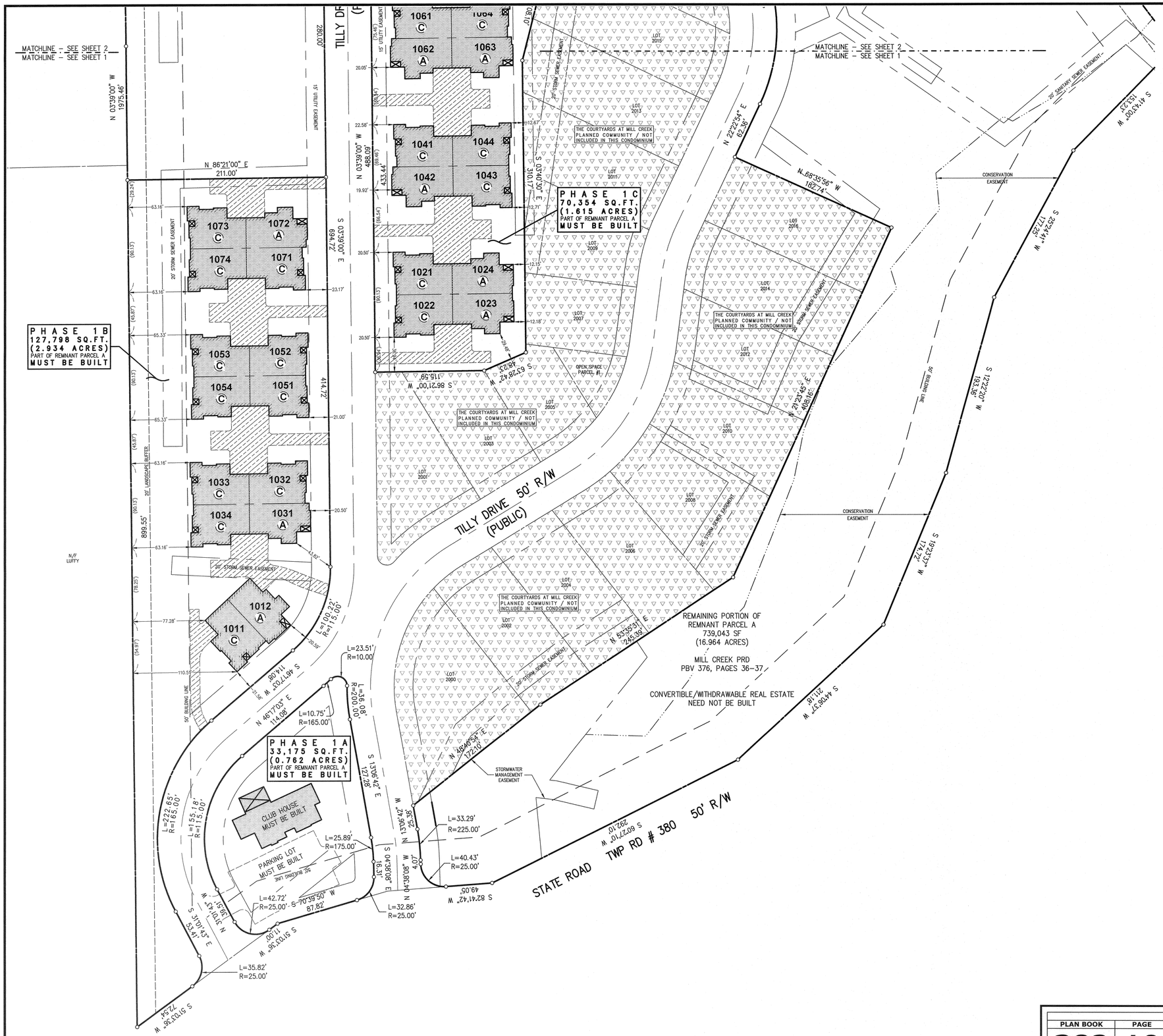
BEING A SUBDIVISION OF PARCEL-B IN THE ARDEN DRIVE PLAN OF LOTS, RECORDED IN PBV 378, PGS 27-28 .

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GAS
DATE ISSUED:	05/07/2018	REVIEWED BY:	GLF
PROJECT JOB#:	3275	FIELD BOOK #:	3275
CADD#:	3275 - Arden Wood - Subdivision - PH7 - Duplex.dwg		

Arden Development Partners
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

LN-2



MATCHLINE – SEE SHEET 2
MATCHLINE – SEE SHEET 1

LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS)

AREA NOT INCLUDED IN THIS CONDOMINIUM

UNIT TYPES

(A) ABBEY

(C) CANTERBURY

N
W E
S

NOTES:

PREPARED FOR: MILL CREEK PARTNERS 2, LP
P.O. BOX 449
MARS, PA 16046

1. ALL PORCHES, PATIOS AND UNIT SIDEWALKS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.

2. ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.

3. SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.

4. REFER TO RECORDED PLAN REFERENCED BELOW FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD.

5. THE ABOVE NOTES ONLY APPLY TO THE CONDOMINIUM PORTION OF THIS DEVELOPMENT AND DO NOT AFFECT THE COURTYARDS AT MILL CREEK PLANNED COMMUNITY.

PLAN REFERENCE : MILL CREEK PRD
PLAN BOOK 376, PAGES 36-37

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

AREA TABULATION	REMNANT PARCEL A	
	SQ.FT.	ACRES
ORIGINAL TRACT:	970,370	22.275
CONDO PLAN NO. 1 PHASE 1 – PHASE 1A	33,175	0.762
CONDO PLAN NO. 1 PHASE 1 – PHASE 1B	127,798	2.934
CONDO PLAN NO. 2 PHASE 1 – PHASE 1C	70,354	1.615
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	739,043	16.964

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE VILLAS AT MILLCREEK, 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 — 11/06/2019 DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 6th DAY OF November 2019, 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: 10-1-2022

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2022
Commission number 1341482
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 382 PAGES 10-12 GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF November 2019

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

RECORDER OF DEEDS

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

SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY, PA.

BUTLER COUNTY
RECORDER OF DEEDS

Instr: 201911080022619
Pge: 3 Ft: $125.00
Michele Mustello
Butler County Recorder PA
11/8/2019 8:31 AM
T2019081809

PLAN BOOK	PAGE
382	10

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DRAWING SCALE:	1"=50'
DATE:	NOVEMBER 5, 2019
DRAWN BY:	JSS
REVISIONS:	-
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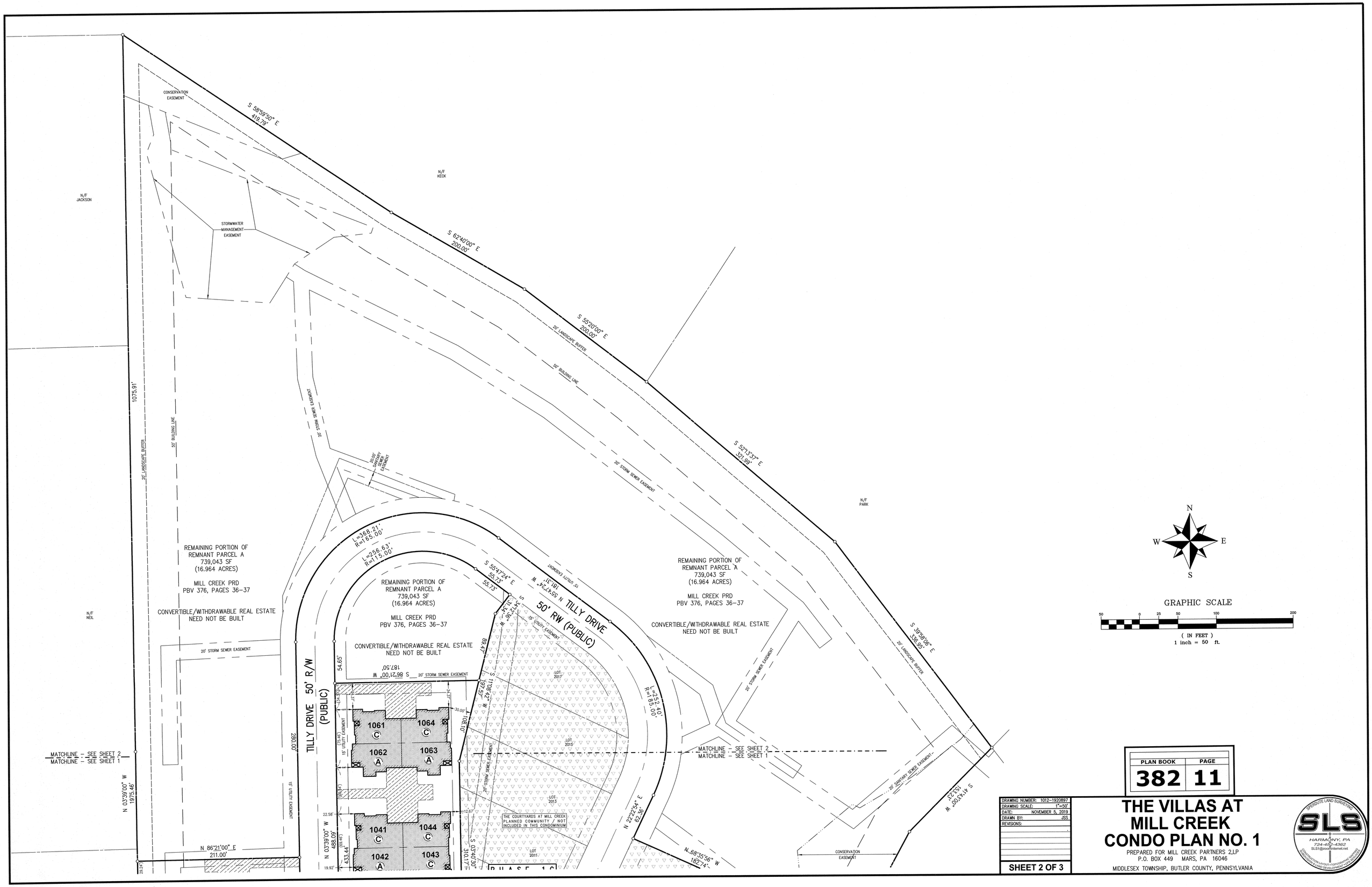
SHEET 1 OF 3

THE VILLAS AT MILL CREEK CONDO PLAN NO. 1

PREPARED FOR MILL CREEK PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING • DEVELOPMENT PLANNING • SUBDIVISION AND LAND DEVELOPMENT CONSULTANTS



PLAN BOOK	PAGE
382	11

DRAWING NUMBER:	1012-1920897
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DATE:	NOVEMBER 5, 2019
DRAWN BY:	JSS
REVISIONS:	

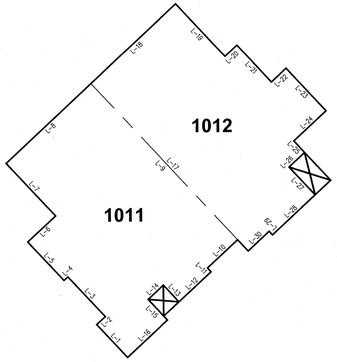
SHEET 2 OF 3

THE VILLAS AT MILL CREEK CONDO PLAN NO. 1

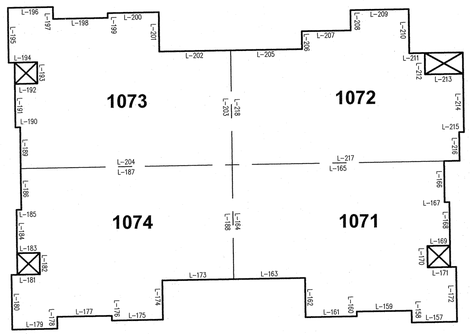
PREPARED FOR MILL CREEK PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

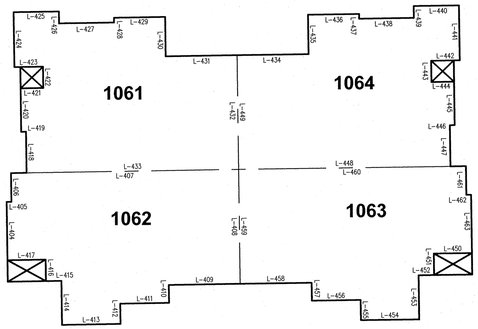
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

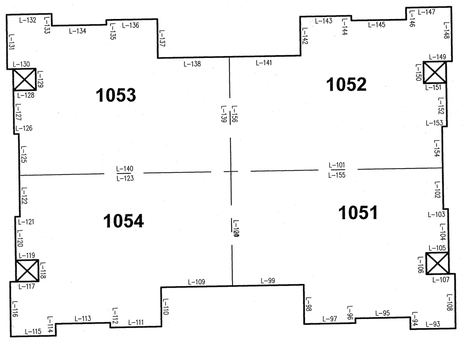
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelnet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION & LAND DEVELOPMENT • CITY SERVICES

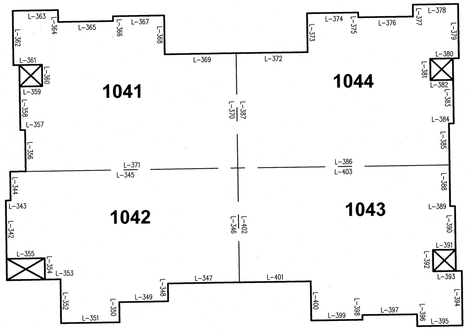


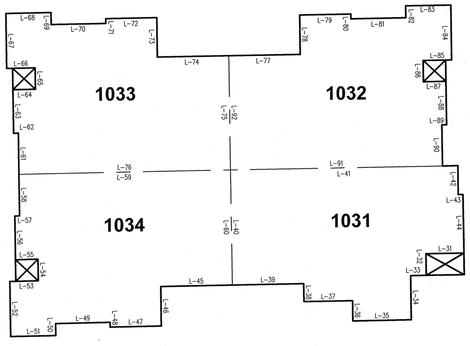


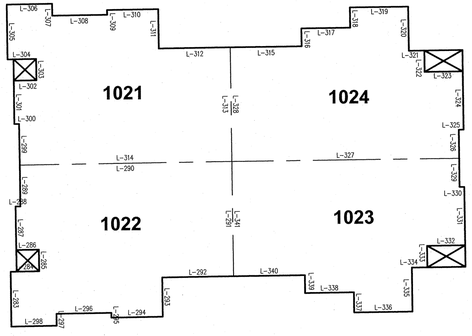












LINE TABLE		
LINE	LENGTH	BEARING
L–1	12.67'	N46°03'03"W
L–2	3.33'	N43°56'57"E
L–3	15.33'	N46°03'03"W
L–4	1.47'	S43°56'57"W
L–5	14.80'	N46°03'03"W
L–6	10.67'	N43°56'57"E
L–7	20.20'	N46°03'03"W
L–8	32.53'	N43°56'57"E
L–9	60.00'	S46°03'03"E
L–10	11.56'	S43°57'22"W
L–11	1.47'	S46°03'03"E
L–12	12.30'	S43°56'57"W
L–13	6.42'	N46°03'03"W
L–14	5.86'	S43°56'57"W
L–15	7.95'	S46°03'03"E
L–16	15.33'	S43°56'57"W
L–17	64.33'	N46°03'03"W
L–18	32.53'	N43°56'57"E
L–19	20.20'	S46°03'03"E
L–20	4.58'	N43°56'57"E
L–21	14.14'	S46°03'03"E
L–22	5.61'	N43°56'57"E
L–23	16.33'	S46°03'03"E
L–24	12.33'	S43°56'57"W
L–25	4.39'	S46°03'03"E
L–26	6.00'	S43°56'57"W
L–27	10.67'	S46°19'50"E
L–28	16.39'	S43°56'57"W
L–29	1.39'	N46°03'03"W
L–30	8.06'	S43°56'57"W
L–31	10.67'	S86°21'00"W
L–32	6.00'	S03°39'00"E
L–33	4.33'	S86°21'00"W
L–34	12.33'	S03°39'00"E
L–35	16.33'	S86°21'00"W
L–36	5.67'	N03°39'00"W
L–37	13.67'	S86°21'00"W
L–38	5.00'	N03°39'00"W
L–39	20.00'	S86°21'00"W
L–40	32.06'	N03°39'00"W
L–41	63.67'	N86°21'00"E
L–42	8.06'	S03°39'00"E
L–43	1.33'	N86°21'00"E
L–44	16.33'	S03°39'00"E
L–45	20.00'	S86°21'00"W
L–46	11.00'	S03°39'00"E
L–47	14.33'	S86°21'00"W
L–48	1.33'	N03°39'00"W
L–49	15.33'	S86°21'00"W
L–50	3.33'	S03°39'00"E
L–51	12.67'	S86°21'00"W
L–52	15.33'	N03°39'00"W
L–53	8.00'	N86°21'00"E
L–54	6.00'	N03°39'00"W
L–55	6.33'	S86°21'00"W
L–56	12.17'	N03°39'00"W
L–57	1.33'	N86°21'00"E
L–58	11.56'	N03°39'00"W
L–59	59.33'	N86°21'00"E
L–60	32.06'	S03°39'00"E
L–61	11.56'	N03°39'00"W
L–62	1.33'	S86°21'00"W
L–63	12.17'	N03°39'00"W
L–64	6.33'	N86°21'00"E
L–65	6.00'	N03°39'00"W
L–66	8.00'	S86°21'00"W
L–67	15.33'	N03°39'00"W
L–68	12.67'	N86°21'00"E
L–69	3.33'	S03°39'00"E
L–70	15.33'	N86°21'00"E
L–71	1.33'	N03°39'00"W
L–72	14.33'	N86°21'00"E
L–73	11.00'	S03°39'00"E
L–74	20.00'	N86°21'00"E
L–75	32.06'	S03°39'00"E
L–76	59.33'	S86°21'00"W
L–77	20.00'	N86°21'00"E
L–78	11.00'	N03°39'00"W
L–79	14.33'	N86°21'00"E
L–80	1.33'	S03°39'00"E
L–81	15.33'	N86°21'00"E
L–82	3.33'	N03°39'00"W
L–83	12.67'	N86°21'00"E
L–84	15.33'	S03°39'00"E
L–85	8.00'	S86°21'00"W
L–86	6.00'	S03°39'00"E
L–87	6.33'	N86°21'00"E
L–88	12.17'	S03°39'00"E
L–89	1.33'	S86°21'00"W
L–90	11.56'	S03°39'00"E
L–91	59.33'	S86°21'00"W
L–92	32.06'	N03°39'00"W
L–93	12.67'	S86°21'00"W
L–94	3.33'	N03°39'00"W
L–95	15.33'	S86°21'00"W
L–96	1.33'	S03°39'00"E
L–97	14.33'	S86°21'00"W
L–98	11.00'	N03°39'00"W
L–99	20.00'	S86°21'00"W
L–100	32.06'	N03°39'00"W
L–101	59.33'	N86°21'00"E
L–102	11.56'	S03°39'00"E
L–103	1.33'	N86°21'00"E
L–104	12.17'	S03°39'00"E
L–105	6.33'	S86°21'00"W
L–106	6.00'	S03°39'00"E
L–107	8.00'	N86°21'00"E
L–108	15.33'	S03°39'00"E
L–109	20.00'	S86°21'00"W
L–110	11.00'	S03°39'00"E
L–111	14.33'	S86°21'00"W
L–112	1.33'	N03°39'00"W
L–113	15.33'	S86°21'00"W
L–114	3.33'	S03°39'00"E
L–115	12.67'	S86°21'00"W
L–116	15.33'	N03°39'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L–117	8.00'	N86°21'00"E
L–118	6.00'	N03°39'00"W
L–119	6.33'	S86°21'00"W
L–120	12.17'	N03°39'00"W
L–121	1.33'	N86°21'00"E
L–122	11.56'	N03°39'00"W
L–123	59.33'	N86°21'00"E
L–124	32.06'	S03°39'00"E
L–125	11.56'	N03°39'00"W
L–126	1.33'	S86°21'00"W
L–127	12.17'	N03°39'00"W
L–128	6.33'	N86°21'00"E
L–129	6.00'	N03°39'00"W
L–130	8.00'	S86°21'00"W
L–131	15.33'	N03°39'00"W
L–132	12.67'	N86°21'00"E
L–133	3.33'	S03°39'00"E
L–134	15.33'	N86°21'00"E
L–135	1.33'	N03°39'00"W
L–136	14.33'	N86°21'00"E
L–137	11.00'	S03°39'00"E
L–138	20.00'	N86°21'00"E
L–139	32.06'	S03°39'00"E
L–140	59.33'	S86°21'00"W
L–141	20.00'	N86°21'00"E
L–142	11.00'	N03°39'00"W
L–143	14.33'	N86°21'00"E
L–144	1.33'	S03°39'00"E
L–145	15.33'	N86°21'00"E
L–146	3.33'	N03°39'00"W
L–147	12.67'	N86°21'00"E
L–148	15.33'	S03°39'00"E
L–149	8.00'	S86°21'00"W
L–150	6.00'	S03°39'00"E
L–151	6.33'	N86°21'00"E
L–152	12.17'	S03°39'00"E
L–153	1.33'	S86°21'00"W
L–154	11.56'	S03°39'00"E
L–155	59.33'	S86°21'00"W
L–156	32.06'	N03°39'00"W
L–157	12.67'	S86°21'00"W
L–158	3.33'	N03°39'00"W
L–159	15.33'	S86°21'00"W
L–160	1.33'	S03°39'00"E
L–161	14.33'	S86°21'00"W
L–162	11.00'	N03°39'00"W
L–163	20.00'	S86°21'00"W
L–164	32.06'	N03°39'00"W
L–165	59.33'	N86°21'00"E
L–166	11.56'	S03°39'00"E
L–167	1.33'	N86°21'00"E
L–168	12.17'	S03°39'00"E
L–169	6.33'	S86°21'00"W
L–170	6.00'	S03°39'00"E
L–171	8.00'	N86°21'00"E
L–172	15.33'	S03°39'00"E
L–173	20.00'	S86°21'00"W
L–174	11.00'	S03°39'00"E
L–175	14.33'	S86°21'00"W
L–176	1.33'	N03°39'00"W
L–177	15.33'	S86°21'00"W
L–178	3.33'	S03°39'00"E
L–179	12.67'	S86°21'00"W
L–180	15.33'	N03°39'00"W
L–181	8.00'	N86°21'00"E
L–182	6.00'	N03°39'00"W
L–183	6.33'	S86°21'00"W
L–184	12.17'	N03°39'00"W
L–185	1.33'	N86°21'00"E
L–186	11.56'	N03°39'00"W
L–187	59.33'	N86°21'00"E
L–188	32.06'	S03°39'00"E
L–189	11.56'	N03°39'00"W
L–190	1.33'	S86°21'00"W
L–191	12.17'	N03°39'00"W
L–192	6.33'	N86°21'00"E
L–193	6.00'	N03°39'00"W
L–194	8.00'	S86°21'00"W
L–195	15.33'	N03°39'00"W
L–196	12.67'	N86°21'00"E
L–197	3.33'	S03°39'00"E
L–198	15.33'	N86°21'00"E
L–199	1.33'	N03°39'00"W
L–200	14.33'	N86°21'00"E
L–201	11.00'	S03°39'00"E
L–202	20.00'	N86°21'00"E
L–203	32.06'	S03°39'00"E
L–204	59.33'	S86°21'00"W
L–205	20.00'	N86°21'00"E
L–206	5.00'	N03°39'00"W
L–207	13.67'	N86°21'00"E
L–208	5.67'	N03°39'00"W
L–209	16.33'	N86°21'00"E
L–210	12.33'	S03°39'00"E
L–211	4.33'	N86°21'00"E
L–212	6.00'	S03°39'00"E
L–213	10.67'	N86°21'00"E
L–214	16.33'	S03°39'00"E
L–215	1.33'	S86°21'00"W
L–216	8.06'	S03°39'00"E
L–217	63.67'	S86°21'00"W
L–218	32.06'	N03°39'00"W
L–283	15.33'	N03°39'00"W
L–284	8.00'	N86°21'00"E
L–285	6.00'	N03°39'00"W
L–286	6.33'	S86°21'00"W
L–287	12.17'	N03°39'00"W
L–288	1.33'	N86°21'00"E
L–289	11.56'	N03°39'00"W
L–290	59.33'	N86°21'00"E
L–291	32.06'	S03°39'00"E
L–292	20.00'	S86°21'00"W
L–293	11.00'	S03°39'00"E
L–294	14.33'	S86°21'00"W
L–295	1.33'	N03°39'00"W
L–296	15.33'	S86°21'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L–297	3.33'	S03°39'00"E
L–298	12.67'	S86°21'00"W
L–299	11.56'	N03°39'00"W
L–300	1.33'	S86°21'00"W
L–301	12.17'	N03°39'00"W
L–302	6.33'	N86°21'00"E
L–303	6.00'	N03°39'00"W
L–304	8.00'	S86°21'00"W
L–305	15.33'	N03°39'00"W
L–306	12.67'	N86°21'00"E
L–307	3.33'	S03°39'00"E
L–308	15.33'	N86°21'00"E
L–309	1.33'	N03°39'00"W
L–310	14.33'	N86°21'00"E
L–311	11.00'	S03°39'00"E
L–312	20.00'	N86°21'00"E
L–313	32.06'	S03°39'00"E
L–314	59.33'	S86°21'00"W
L–315	20.00'	N86°21'00"E
L–316	5.00'	N03°39'00"W
L–317	13.67'	N86°21'00"E
L–318	5.67'	N03°39'00"W
L–319	16.33'	N86°21'00"E
L–320	12.33'	S03°39'00"E
L–321	4.33'	N86°21'00"E
L–322	6.00'	S03°39'00"E
L–323	10.67'	N86°21'00"E
L–324	16.33'	S03°39'00"E
L–325	1.33'	S86°21'00"W
L–326	8.06'	S03°39'00"E
L–327	63.67'	S86°21'00"W
L–328	32.06'	N03°39'00"W
L–329	8.06'	S03°39'00"E
L–330	1.33'	N86°21'00"E
L–331	16.33'	S03°39'00"E
L–332	10.67'	S86°21'00"W
L–333	6.00'	S03°39'00"E
L–334	4.33'	S86°21'00"W
L–335	12.33'	S03°39'00"E
L–336	16.33'	S86°21'00"W
L–337	5.67'	N03°39'00"W
L–338	13.67'	S86°21'00"W
L–339	5.00'	S03°39'00"E
L–340	20.00'	S86°21'00"W
L–341	32.06'	N03°39'00"W
L–342	16.33'	N03°39'00"W
L–343	1.33'	N86°21'00"E
L–344	8.06'	N03°39'00"W
L–345	63.67'	N86°21'00"E
L–346	32.06'	S03°39'00"E
L–347	20.00'	S86°21'00"W
L–348	5.00'	S03°39'00"E
L–349	13.67'	S86°21'00"W
L–350	5.67'	S03°39'00"E
L–351	16.33'	S86°21'00"W
L–352	12.33'	N03°39'00"W
L–353	4.33'	S86°21'00"W
L–354	6.00'	N03°39'00"W
L–355	10.67'	S86°21'00"W
L–356	11.56'	N03°39'00"W
L–357	1.33'	S86°21'00"W
L–358	12.17'	N03°39'00"W
L–359	6.33'	N86°21'00"E
L–360	6.00'	N03°39'00"W
L–361	8.00'	S86°21'00"W
L–362	15.33'	N03°39'00"W
L–363	12.67'	N86°21'00"E
L–364	3.33'	S03°39'00"E
L–365	15.33'	N86°21'00"E
L–366	1.33'	N03°39'00"W
L–367	14.33'	N86°21'00"E
L–368	11.00'	S03°39'00"E
L–369	20.00'	N86°21'00"E
L–370	32.06'	S03°39'00"E
L–371	59.33'	S86°21'00"W
L–372	20.00'	N86°21'00"E
L–373	11.00'	N03°39'00"W
L–374	14.33'	N86°21'00"E
L–375	1.33'	S03°39'00"E
L–376	15.33'	N86°21'00"E
L–377	3.33'	N03°39'00"W
L–378	12.67'	N86°21'00"E
L–379	15.33'	S03°39'00"E
L–380	8.00'	S86°21'00"W
L–381	6.00'	S03°39'00"E
L–382	6.33'	N86°21'00"E
L–383	12.17'	S03°39'00"E
L–384	1.33'	S86°21'00"W
L–385	11.56'	S03°39'00"E
L–386	59.33'	S86°21'00"W
L–387	32.06'	N03°39'00"W
L–388	11.56'	S03°39'00"E
L–389	1.33'	N86°21'00"E
L–390	12.17'	S03°39'00"E
L–391	6.33'	S86°21'00"W
L–392	6.00'	S03°39'00"E
L–393	8.00'	N86°21'00"E
L–394	15.33'	S03°39'00"E
L–395	12.67'	S86°21'00"W
L–396	3.33'	N03°39'00"W
L–397	15.33'	S86°21'00"W
L–398	1.33'	S03°39'00"E
L–399	14.33'	S86°21'00"W
L–400	11.00'	N03°39'00"W
L–401	20.00'	S86°21'00"W
L–402	32.06'	N03°39'00"W
L–403	59.33'	N86°21'00"E
L–404	16.33'	N03°39'00"W
L–405	1.33'	N86°21'00"E
L–406	8.06'	N03°39'00"W
L–407	63.67'	N86°21'00"E
L–408	32.06'	S03°39'00"E
L–409	20.00'	S86°21'00"W
L–410	5.00'	S03°39'00"E
L–411	13.67'	S86°21'00"W
L–412	5.67'	S03°39'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L–413	16.33'	S86°21'00"W
L–414	12.33'	N03°39'00"W
L–415	4.33'	S86°21'00"W
L–416	6.00'	N03°39'00"W
L–417	10.67'	S86°21'00"W
L–418	11.56'	N03°39'00"W
L–419	1.33'	S86°21'00"W
L–420	12.17'	N03°39'00"W
L–421	6.33'	N86°21'00"E
L–422	6.00'	N03°39'00"W
L–423	8.00'	S86°21'00"W
L–424	15.33'	N03°39'00"W
L–425	12.67'	N86°21'00"E
L–426	3.33'	S03°39'00"E
L–427	15.33'	N86°21'00"E
L–428	1.33'	N03°39'00"W
L–429	14.33'	N86°21'00"E
L–430	11.00'	S03°39'00"E
L–431	20.00'	N86°21'00"E
L–432	32.06'	S03°39'00"E
L–433	59.33'	S86°21'00"W
L–434	20.00'	N86°21'00"E
L–435	11.00'	N03°39'00"W
L–436	14.33'	N86°21'00"E
L–437	1.33'	S03°39'00"E
L–438	15.33'	N86°21'00"E
L–439	3.33'	N03°39'00"W
L–440	12.67'	N86°21'00"E
L–441	15.33'	S03°39'00"E
L–442	8.00'	S86°21'00"W
L–443	6.00'	S03°39'00"E
L–444	6.33'	N86°21'00"E
L–445	12.17'	S03°39'00"E
L–446	1.33'	N86°21'00"E
L–447	11.56'	S03°39'00"E
L–448	59.33'	S86°21'00"W
L–449	32.06'	N03°39'00"W
L–450	10.67'	S86°21'00"W
L–451	6.00'	S03°39'00"E
L–452	4.33'	S86°21'00"W
L–453	12.33'	S03°39'00"E
L–454	16.33'	S86°21'00"W
L–455	5.67'	N03°39'00"W
L–456	13.67'	S86°21'00"W
L–457	5.00'	N03°39'00"W
L–458	20.00'	S86°21'00"W
L–459	32.06'	N03°39'00"W
L–460	63.67'	N86°21'00"E
L–461	8.06'	S03°39'00"E
L–462	1.33'	N86°21'00"E
L–463	16.33'	S03°39'00"E

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

PLAN BOOK	PAGE
382	12

DRAWING NUMBER:	1012–1920897
DRAWING SCALE:	1"=50'
DATE:	NOVEMBER 5, 2019
DRAWN BY:	JSS
REVISIONS:	-

SHEET 3 OF 3

THE VILLAS AT MILL CREEK CONDO PLAN NO. 1

PREPARED FOR MILL CREEK PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr: 201911080022698
Pgs: 3 F: $125.00 11/8/2019 2:38 PM
Michele Mustello T20190017870
Butler County Recorder PA

PROPOSED BANK OF AMERICA PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

PARCEL 130-F-110-14A1-0000

SITUATED IN:

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DEVELOPED BY:

MGBPC CRANBERRY LLC

BOHLER ENGINEERING

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
Fax: (724) 638-8500
PA@BohlerEng.com

CORPORATION ACKNOWLEDGEMENT COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

BY RESOLUTION APPROVED ON THE 18 DAY OF October, 2019, THE BOARD OF DIRECTORS OF THE (NAME OF CORPORATION MGBPC Cranberry LLC INCORPORATED IN THE STATE OF PA, (OWNER OR BENEFICIAL OWNER John Deklewa) OF THE LAND SHOWN ON THE (PROPOSED BANK OF AMERICA) ADOPTED THIS PLAN AS ITS (LAND DEVELOPMENT) AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

MGBPC CRANBERRY LLC
NAME OF CORPORATION

[signature], Member
SIGNATURE & TITLE OF SIGNATURE
JOHN R. DEKLEWA

[signature] Member
TITLE OF OFFICER WITNESSING AUTHORIZED OFFICER
Shawn Fox

10/18/19
DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~BUTLER~~ ALLEGHENY PERSONALLY APPEARED (NAME AND TITLE OF OFFICER John R. Deklewa member) OF THE (NAME OF CORPORATION MGBPC Cranberry, LLC WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF October, 2019.

(SEAL) COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ashley M. Murphy, Notary Public
Scott Twp., Allegheny County
My Commission Expires Aug. 13, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Ashley M. Murphy
NOTARY PUBLIC

CERTIFICATION OF TITLE (MORTGAGE CLAUSE & CONSENT OF MORTGAGEE)

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE (NAME OF SUBDIVISION OR LAND DEVELOPMENT Bank of America) IS IN THE NAME OF (NAME OF OWNER MGBPC Cranberry, LLC AND IS RECORDED IN DEED BOOK VOLUME ___ PAGE ___ Instrument #: 201904160006678

[signature]
WITNESS Michael W. Takacs

[signature]
OWNER John R. Deklewa

First Commonwealth MORTGAGEE OF THE PROPERTY CONTAINED IN THE (NAME OF SUBDIVISION OR LAND DEVELOPMENT Bank of America) CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature]
WITNESS CRAIG HOWARD

[signature], SVP, First Commonwealth
NAME, TITLE, AND MORTGAGEE
Brian Pekylo

SURVEYOR'S CERTIFICATION

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

10/21/2019
DATE

[signature]
NAME OF SURVEYOR KEITH HIGGINS

SU075168
REGISTRATION NUMBER

(SEAL) COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEITH H. HIGGINS LAND SURVEYOR No. SU075168

BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY

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

[signature]
SECRETARY

[signature]
CHAIRMAN, BOARD OF SUPERVISORS

STATE HIGHWAY STATEMENT

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.

BOARD OF SUPERVISORS

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NUMBER 2019-07, ON THE 31ST DAY OF OCTOBER, 2019.

[signature]
SECRETARY

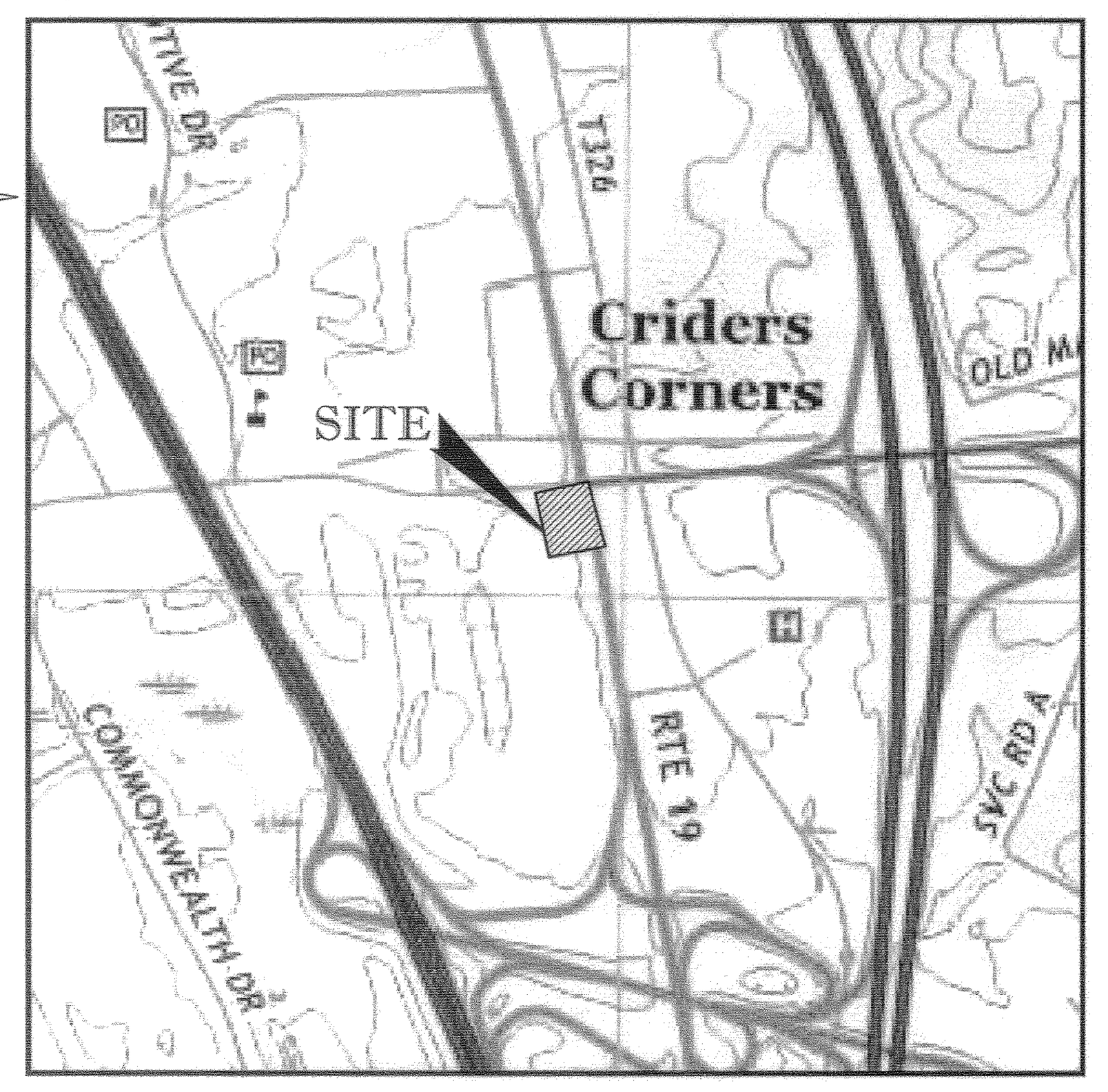
[signature]
CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER CERTIFICATION

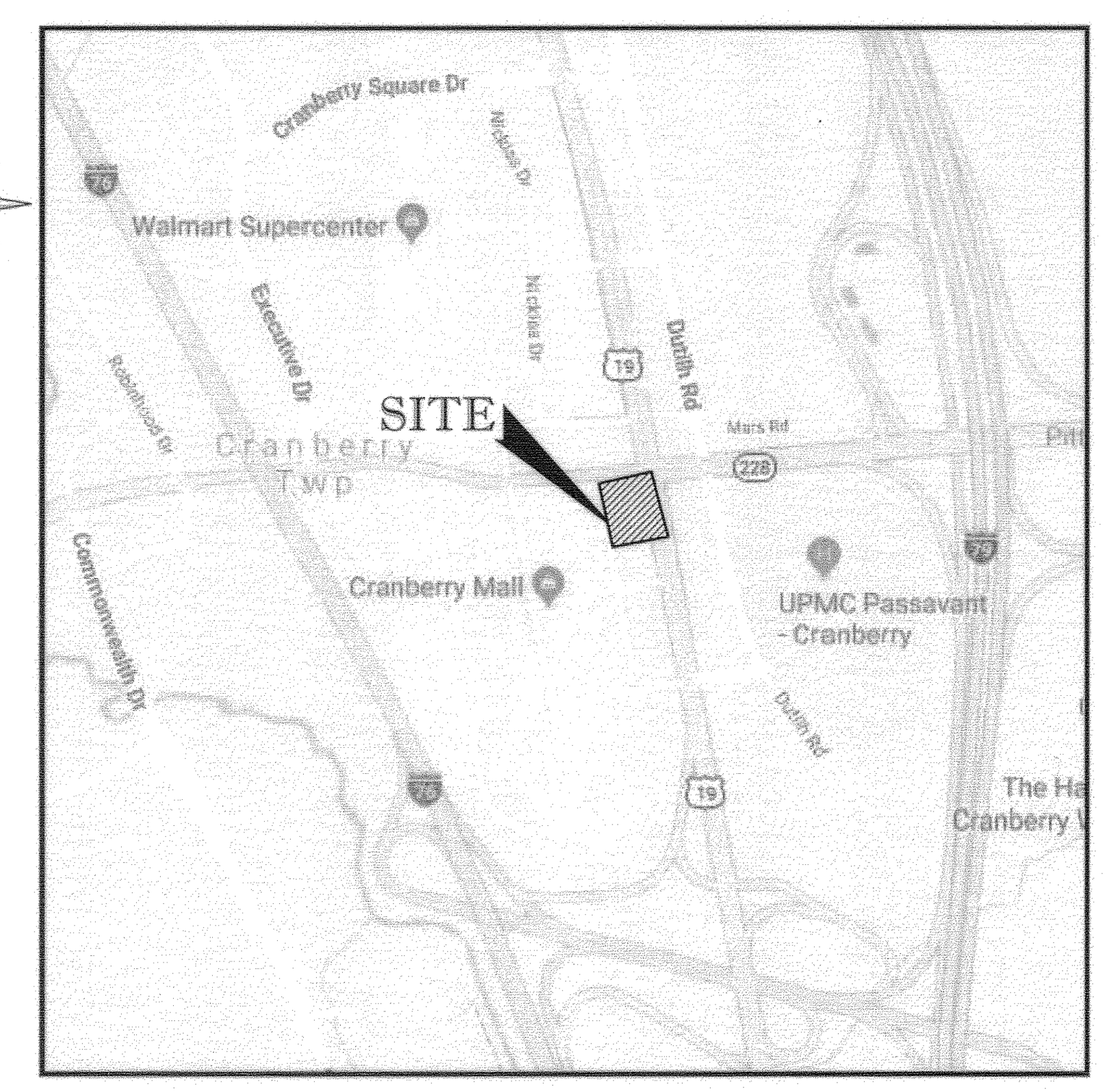
I, JERRY A. ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2019-07 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

[signature]
TOWNSHIP MANAGER

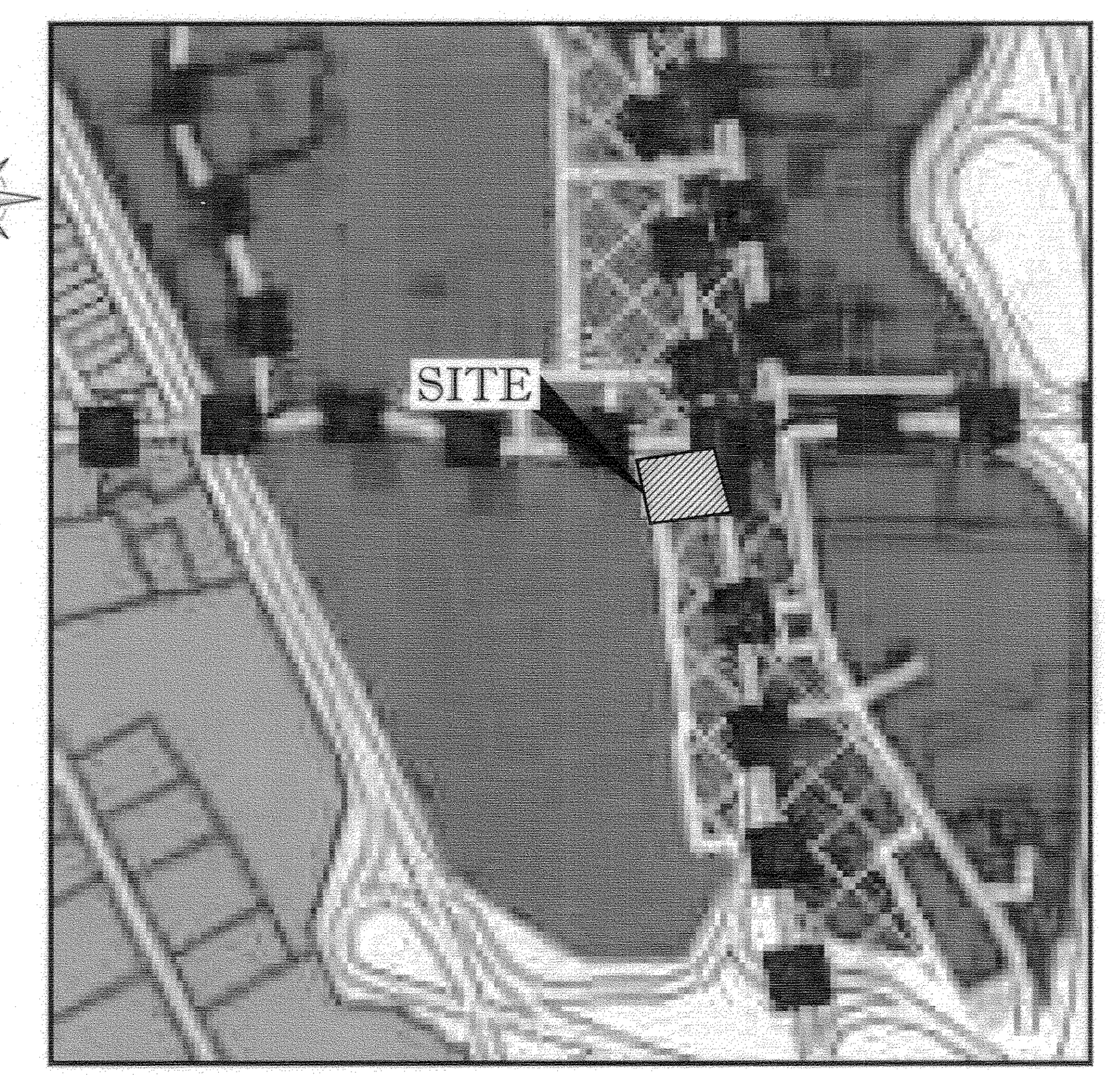
R:\18\PB182042\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 8\PB182042-DETAILS-8---->LAYOUT: 01-COVER KK



USGS MAP
(EMSWORTH USGS QUAD)
SCALE: 1"=1,000'
500 0 1,000



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



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

MUNICIPAL ENGINEER'S CERTIFICATION

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

[signature]
(SIGNATURE)

11/4/19
DATE

PE071353
REGISTRATION NUMBER

(SEAL)

COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF DEC., 2019.

[signature] - JRM
SECRETARY

F. [signature] JRM
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

(SEAL) BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382, PAGE(S) 13-15 GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF November 2019.

(SEAL) RECORDER OF DEEDS BUTLER COUNTY, PA

Michele M. Mustello
RECORDER OF DEEDS

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

SEWAGE FACILITY STATEMENT:

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE 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 UNLESS THE TOWNSHIP AND THE DER HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE 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.

I, Jason Kratsas , P.E., have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

[signature]
Signature

11/6/19
Date

SHEET INDEX

SHEET TITLE	SHEET #
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*SITE LAYOUT PLAN	4
FIRE TRUCK EXHIBIT	4-A
GRADING PLAN	5
*UTILITY PLAN	6
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	7
UTILITY PROFILES	8
INLET DRAINAGE AREA PLAN	9
LANDSCAPE PLAN	10
LIGHTING PLAN	11-11e
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CONSTRUCTION DETAILS	15
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EROSION & SEDIMENTATION CONTROL PLAN	17
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PRE-DEVELOPMENT HYDROLOGY	HYD-1
POST-DEVELOPMENT HYDROLOGY	HYD-2

*PLANS FOR RECORDING

LIST OF MODIFICATIONS REQUESTED FROM THE CRANBERRY TOWNSHIP PLANNING COMMISSION

1. THE APPLICANT REQUESTS A WAIVER FROM SECTION 27-312, WHICH REQUIRES A TOTAL OF 35 PARKING SPACES FOR THE DEVELOPMENT. THE APPLICANT PROPOSES TO PROVIDE 27 PARKING SPACES. JUSTIFICATION: THE APPLICANT HAS PROVIDED A PARKING NEEDS ANALYSIS SUPPORTING THE REDUCTION IN PARKING WHILE BEING ABLE TO SUPPORT THE OPERATIONAL NEEDS OF THE BANK.
2. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-317.2, WHICH REQUIRES A 25-FOOT NO-PAVE SETBACK. THE APPLICANT PROPOSES TO ENCROACH AT LEAST 11 FEET ALONG THE FREEDOM ROAD SIDE OF THE SITE AND AT LEAST 8 FEET ALONG THE RT. 19 SIDE OF THE SITE. JUSTIFICATION: WITH THE SITE BEING A NON-CONFORMING SIZE, A CORNER LOCATION, AND THE NEED FOR CIRCULATION AROUND THE ENTIRE BUILDING, ENCROACHING IN THE SETBACK IS REQUIRED TO DEVELOP THE SITE, SIMILAR TO WHAT IS EXISTING CURRENTLY.
3. THE APPLICANT REQUESTS A MODIFICATION FROM SECTION 27-317.3, WHICH REQUIRES A TEN-FOOT SITE PERIMETER BUFFER. THE APPLICANT IS PROPOSING TO PROVIDE THE REQUIRED LANDSCAPING; HOWEVER THEY WILL ENCROACH UPON THE TEN-FOOT SETBACK BY THREE FEET IN CERTAIN LOCATIONS. JUSTIFICATION: IN ORDER TO PROVIDE THE ESCAPE LANE FROM THE DRIVE THROUGH LANES, IT IS NECESSARY TO ENCROACH UPON THE TEN-FOOT SETBACK.
4. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-412.6, WHICH ALLOWS A MAXIMUM IMPERVIOUS PERCENTAGE OF 60% IN THE C-3 ZONING DISTRICT. THE APPLICANT PROPOSES TO PROVIDE 65% IMPERVIOUS. JUSTIFICATION: IN ORDER TO FULLY DEVELOP THE SMALL SITE WITH THE REQUIRED CIRCULATION, ADDITIONAL IMPERVIOUS MATERIAL IS NEEDED. THE APPLICANT IS REDUCING THE AMOUNT OF IMPERVIOUS AREA THAT IS CURRENTLY ON SITE.

GRANTED: JANUARY 31, 2019

TOWNSHIP OF CRANBERRY STORMWATER CERTIFICATION

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

[signature]
(SIGNATURE) Gregory John Hillard

10/22/19
DATE

PE088687
REGISTRATION NUMBER

(SEAL) COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY JOHN HILLARD

STORMWATER BMP NOTE

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED STORMWATER MANAGEMENT PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER MANAGEMENT PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

[signature]
OWNER John R. Deklewa

PLAN BOOK	PAGE
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BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

◆ UPSTATE NEW YORK ◆ SOUTHERN NEW JERSEY ◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ NEW YORK, NY ◆ LEHIGH VALLEY, PA ◆ CENTRAL VIRGINIA ◆ SOUTH FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC

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

REV	DATE	COMMENT	BY
1	1/11/2019	RESPONSE TO TWP COMMENTS	KJB
2	3/8/2019	RESPONSE TO TWP COMMENTS	KJB
3	03/21/2019	CHECK SET	KJB
4	03/26/2019	RESPONSE TO TWP COMMENTS	KJB
5	05/03/2019	ISSUED FOR CONSTRUCTION	KJB
6	05/15/2019	CONCRETE PAVEMENT DETAIL, RD LOCATIONS	KJB

CALL BEFORE YOU DIG!

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

PA1 SYSTEM, INC.
1-800-242-1776
POCS SERIAL NUMBER

FOR CONSTRUCTION

PROJECT No.: PB182042
DRAWN BY: KRK
CHECKED BY: KJB
DATE: 11.05.2018
SCALE: AS NOTED
CAD I.D.: PB182042-DETAILS-8

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
MGBPC CRANBERRY LLC

PROPOSED BANK OF AMERICA

20133 ROUTE 19
BUTLER COUNTY
CRANBERRY TOWNSHIP, PA

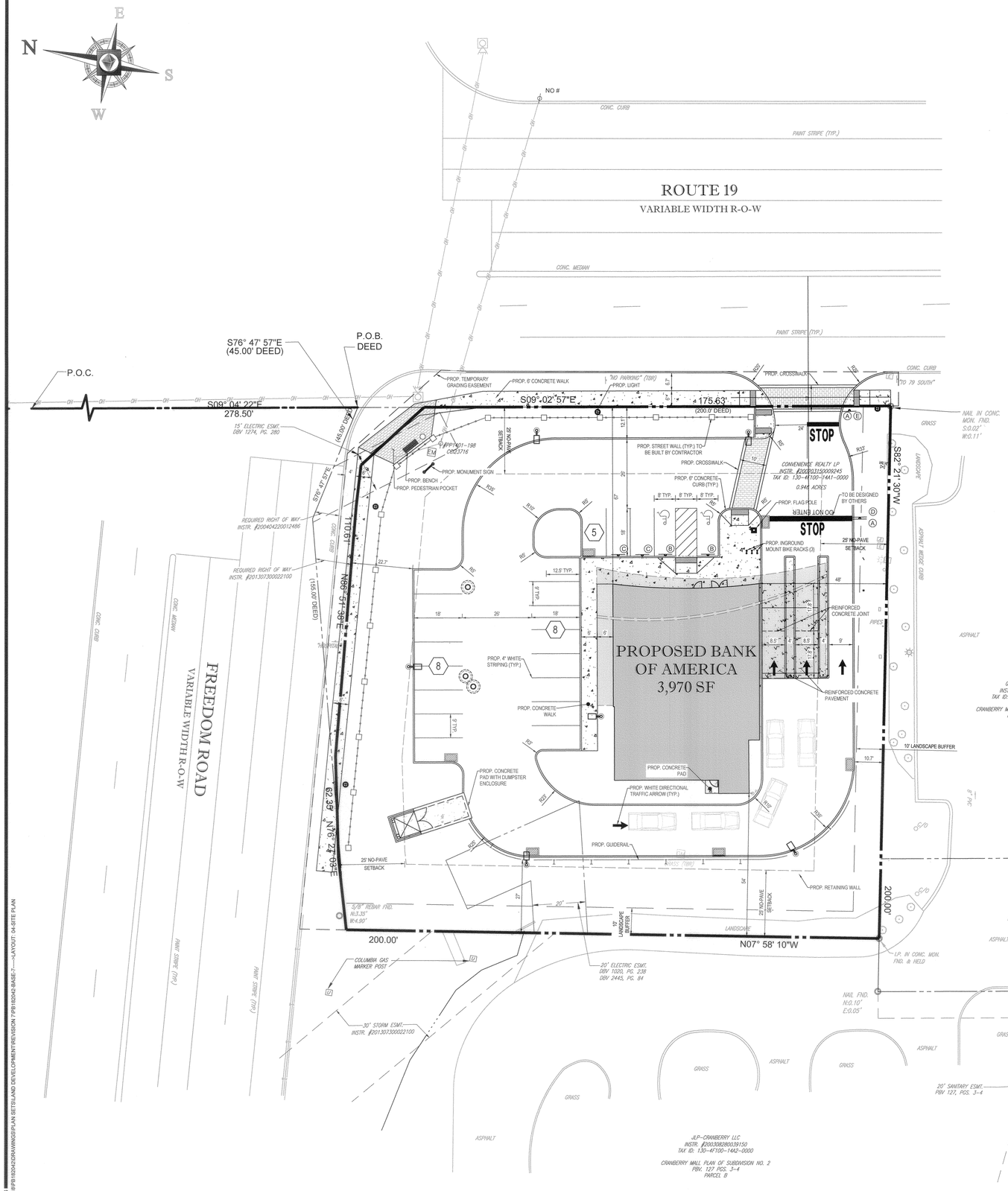
BOHLER ENGINEERING
1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

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

SHEET TITLE:
COVER

SHEET NUMBER:
01

REVISION 6 - 05.15.2019



LEGEND

EXISTING SANITARY MANHOLE	PROPOSED ROOF DRAIN
EXISTING INLET	PROPOSED TYPE 'M' INLET
EXISTING UTILITY POLE	PROPOSED MANHOLE
EXISTING WATER BOX	PROPOSED CLEANOUT
EXISTING GAS BOX	PROPOSED BOLLARD
EXISTING SIGN	PROPOSED SIGN
EXISTING BOLLARD	PROPOSED LIGHT POLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING SPACE COUNT
	PROPOSED AREA LIGHT

LINE LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING LEGAL ROW
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD UTILITY WIRES
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- PROPOSED GUIDE RAIL

PROPOSED SIGNAGE

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION
(A)	2	PROPOSED "STOP" SIGN (R1-1)
(B)	2	PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F) WITH BOLLARD MOUNT
(C)	2	PROPOSED "RESERVED FOR LOW EMISSION VEHICLES ONLY" WITH BOLLARD MOUNT
(D)	1	PROPOSED "DO NOT ENTER" SIGN (R5-1)
(E)	1	PROPOSED "NO LEFT TURN" SIGN (R3-2)

TOWNSHIP OF CRANBERRY SITE DESIGN REQUIREMENTS

OWNER: PARCEL 130-4F100-14A1-0000
CONVENIENCE REALTY LP

APPLICANT: MGBPC CRANBERRY LLP
1273 WASHINGTON PIKE, SUITE 201
BRIDGEVILLE, PA 15017

REQUIREMENTS TAKEN FROM:
- THE TOWNSHIP OF CRANBERRY MUNICIPAL CODE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 22

ZONED: BASE ZONE: C-3 (REGIONAL COMMERCIAL)
OVERLAY DISTRICTS: CCD CORRIDOR OVERLAY
STREETSCAPE ENHANCEMENT OVERLAY

EXISTING USE: GAS STATION
PROPOSED USE: BANK
GROSS SITE AREA (TO TITLE LINES): EXISTING: 41,207.760 SF (0.946 AC)

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	43,560 S.F. (1 AC.)	* 41,207.760 SF (0.946 AC)	41,207.760 SF (0.976 AC)
MIN. LOT WIDTH:	80'	175'	175'
MIN. BUILDING SETBACK:	N/A	N/A	N/A
MIN FRONT YARD SETBACK:	25'	19'	67'
MIN. SIDE YARD SETBACK:	30'	55.5'	48'
MIN. REAR YARD SETBACK:	30'	32.2'	54'
MIN. PARKING SETBACK:	N/A	N/A	N/A
MAX. BUILDING HEIGHT:	50'	14'	21'
MAX. LOT COVERAGE (IMPERVIOUS):	60%	* 69.5%(28,659.769 SF)	64.3%(25,185 SF)

*EXISTING NON-CONFORMITY

PARKING REQUIREMENTS
TOTAL REQUIRED: 1 PER EACH 200 SQUARE FEET OF GFA, PLUS 5 RESERVOIR SPACES PER DRIVE-UP TELLER WINDOW
20 REQUIRED PARKING SPACES, PLUS 5 RESERVOIR SPACES

TOTAL PROVIDED: 21 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES), PLUS 5 RESERVOIR SPACES

PLAN BOOK	PAGE
382	14

20 10 5 0 20
1"= 20'

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

THE INFORMATION, DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED AND PERMITTED PLANS ARE TO BE USED FOR CONSTRUCTION PURPOSES. ALL UNAUTHORIZED USES WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

REVISIONS

REV	DATE	COMMENT	BY
1	1/11/2019	RESPONSE TO TWP COMMENTS	KJB
2	3/8/2019	RESPONSE TO TWP COMMENTS	KJB
3	03/21/2019	CHECK SET	KJB
4	03/26/2019	RESPONSE TO TWP COMMENTS	KJB
5	05/03/2019	ISSUED FOR CONSTRUCTION	KJB
6	05/15/2019	CONCRETE PAVEMENT DETAIL, RD LOCATIONS	KJB

CALL BEFORE YOU DIG!

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

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

POCS SERIAL NUMBER

FOR CONSTRUCTION

PROJECT No.:	PB182042
DRAWN BY:	KRK
CHECKED BY:	KJB
DATE:	11.05.2018
SCALE:	AS NOTED
CAD I.D.:	PB182042-BASE-7

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MGBPC CRANBERRY LLC

PROPOSED BANK OF AMERICA

20133 ROUTE 19
BUTLER COUNTY
CRANBERRY TOWNSHIP, PA

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

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

SHEET TITLE:

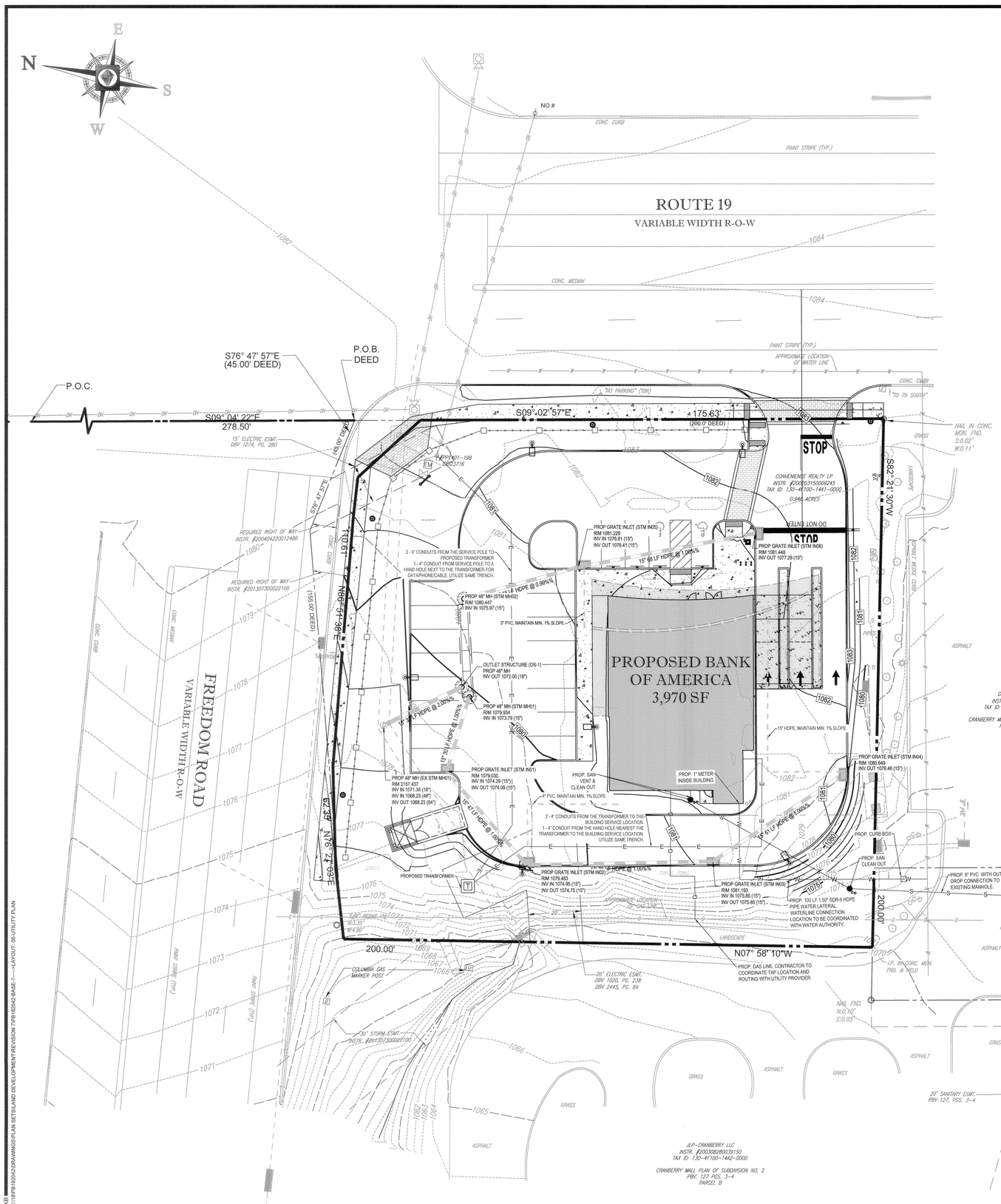
SITE LAYOUT PLAN

SHEET NUMBER:

04

REVISION 6 - 05.15.2019

K:\Cl_Projects\PB182042\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 7\PB182042-BASE-7——LAYOUT\ 04-SITE PLAN


N
E
S
W
ROUTE 19
VARIABLE WIDTH R-O-W
FREEDOM ROAD
VARIABLE WIDTH R-O-W
PROPOSED BANK OF AMERICA
3,970 SF
P.O.C.
P.O.B.
DEED
S76° 47' 57"E
(45.00' DEED)
S09° 04' 22"E
278.50'
S09° 02' 57"E
175.63'
(200.0' DEED)
S82° 21' 30"W
200.00'
N07° 58' 10"W
200.00'
N86° 51' 38"E
67.39'
N76° 24' 19"E
STOP
DO NOT ENTER
NO PARKING" (TBR)
CONC. CURB
CONC. MEDIAN
PAINT STRIPE (TYP.)
APPROXIMATE LOCATION OF WATER LINE
GRASS
LANDSCAPE
ASPHALT
CONVENIENCE REALTY LP
INSTR. #200903150009245
TAX ID: 130-4F100-1441-0000
0.946 ACRES
PROP GRATE INLET (STM IN05)
RIM 1081.229
INV IN 1076.61 (15")
INV OUT 1076.41 (15")
PROP GRATE INLET (STM IN06)
RIM 1081.448
INV OUT 1077.29 (15")
15" RCP HDPE @ 1.000%
15" RCP HDPE @ 0.999%
PROP 48" MH (STM MH02)
RIM 1080.447
INV IN 1075.97 (15")
3" PVC, MAINTAIN MIN. 1% SLOPE
OUTLET STRUCTURE (OS-1)
PROP 48" MH
INV OUT 1072.00 (18")
PROP 48" MH (STM MH01)
RIM 1079.934
INV IN 1073.79 (15")
15" RCP HDPE @ 2.000%
15" RCP HDPE @ 1.000%
15" RCP HDPE @ 1.000%
PROP GRATE INLET (STM IN01)
RIM 1079.030
INV IN 1074.29 (15")
INV OUT 1074.09 (15")
PROP 48" MH (EX STM MH01)
RIM 2157.437
INV IN 1071.34 (18")
INV IN 1068.23 (48")
INV OUT 1068.23 (54")
15" RCP HDPE @ 1.000%
PROPOSED TRANSFORMER
PROP GRATE INLET (STM IN02)
RIM 1079.493
INV IN 1074.95 (15")
INV OUT 1074.75 (15")
15" RCP HDPE @ 1.000%
PROP. SAN. VENT & CLEAN OUT
4" PVC, MAINTAIN MIN. 1% SLOPE
PROP. 1" METER INSIDE BUILDING
2 - 4" CONDUITS FROM THE TRANSFORMER TO THE BUILDING SERVICE LOCATION.
1 - 4" CONDUIT FROM THE HAND HOLE NEAREST THE TRANSFORMER TO THE BUILDING SERVICE LOCATION. UTILIZE SAME TRENCH.
2 - 5" CONDUITS FROM THE SERVICE POLE TO PROPOSED TRANSFORMER
1 - 4" CONDUIT FROM SERVICE POLE TO A HAND HOLE NEXT TO THE TRANSFORMER FOR DATA/PHONE/CABLE. UTILIZE SAME TRENCH.
PROP. 100 LF 1.50" SDR-9 HDPE PIPE WATER LATERAL. WATERLINE CONNECTION LOCATION TO BE COORDINATED WITH WATER AUTHORITY.
PROP. GAS LINE. CONTRACTOR TO COORDINATE TAP LOCATION AND ROUTING WITH UTILITY PROVIDER.
PROP. CURB BOX
PROP. SAN. CLEAN OUT
PROP. 8" PVC WITH OUTSIDE DROP CONNECTION TO EXISTING MANHOLE.
PROP. CURB INLET (STM IN04)
RIM 1080.646
INV OUT 1076.46 (15")
REQUIRED RIGHT OF WAY INSTR. #200404220012486
REQUIRED RIGHT OF WAY INSTR. #201307300022100
(155.00' DEED)
20' ELECTRIC ESMT. DBV 1030, PG. 238 DBV 2445, PG. 84
20' STORM ESMT. INSTR. #201307300022100
20' SANITARY ESMT. PBV 127, PGS. 3-4
60' SANITARY & UTILITY ESMT. PBV 127, PGS. 3-4
GUMBERG ASSOCIATES INSTR. #200325160021024 TAX ID: 130-4F100-14AAA-0000
CRANBERRY MALL PLAN OF SUBDIVISION NO. 2 PBV. 127, PGS. 3-4 LOT 1
GUMBERG ASSOCIATES INSTR. #200303300048330 TAX ID: 130-4F100-14A-0000
CRANBERRY MALL PLAN OF SUBDIVISION NO. 2 PBV. 127 PGS. 3-4 PARCEL C
J.E.P.-CRANBERRY LLC INSTR. #200308280039150 TAX ID: 130-4F100-14A2-0000
CRANBERRY MALL PLAN OF SUBDIVISION NO. 2 PBV. 127 PGS. 3-4 PARCEL B
RIM=1081.35 F/A=1081.35 IN (S) F/A=1081.95 IN (N) F/A=1067.35 IN (NW) F/A=1081.55 OUT
8" PVC
6" PVC
I.P. IN CONC. MON. FND. & HELD
NAIL FND. N:0.10" E:0.05"
NAIL IN CONC. MON. FND. S:0.02" W:0.11"
COLUMBIA GAS MARKER POST
SIGN
BENCH
TRASH CAN
CONC. CURB
CONC. MEDIAN
PAINT STRIPE (TYP.)
MAINTAIN
1082
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1127
1128
1129

FINAL PRD
FOR
EAGLE RIDGE PRD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
OCTOBER 17, 2018
AS PER RESOLUTION SET

Instr: 201911080022699
Pgs: 4 P: $165.00
Michele Mustello
Butler County Recorder PA
11/8/2019 2:39 PM
T20190017871

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
ON THIS, THE 7th DAY OF October, 2019, BEFORE ME, THE BOARD OF DIRECTORS OF The Eagle Ridge Group, LLC INCORPORATED IN THE STATE OF PENNSYLVANIA, George Michael Saad OF THE LAND SHOWN ON THE [FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN] ADOPTED THIS PLAN AS ITS Final Bod AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

The Eagle Ridge Group, LLC
NAME OF CORPORATION

PRESIDENT
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

SIGNATURE AND TITLE OF OFFICER WITNESSING

October 7, 2019
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC (CORPORATE ADOPTION)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED George Michael Saad OF THE Eagle Ridge Group, LLC WHO STATED THAT (HE/~~SHE~~) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF October 2019

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Diane M. Hutchison, Notary Public
Butler County
My commission expires March 12, 2023
Commission number 1233082
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE EAGLE RIDGE PRD IS IN THE NAME OF The Eagle Ridge Group, LLC AND IS RECORDED IN ~~DEED BOOK VOLUME~~ ~~NO.~~ ~~PAGE~~. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY. 201705190010502

WITNESS OWNER

SURVEYOR'S CERTIFICATION

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

10/1/2019
DATE

NAME OF SURVEYOR

SU053387
REGISTRATION NUMBER

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

PROFESSIONAL SEAL

I, Jason Kratsas , P.E., have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

Signature 11/6/19 Date

MUNICIPAL REVIEW AND APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2016-75 ON THE 31st DAY OF OCTOBER, 2019,

Richard M. Hadley
CHAIRMAN, BOARD OF SUPERVISORS

SECRETARY

PROFESSIONAL SEAL

TOWNSHIP MANAGER'S APPROVAL

I, Jerri A. Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2016-75 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OR THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

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

SIGNATURE DATE 11/6/19

PE071553
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS PE071553

PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF APRIL, 2017

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SECRETARY

BUTLER COUNTY PLANNING COMMISSION

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY SEAL



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MARS QUADRANGLE

LOCATION MAP

SCALE: 1"=2000'

OWNER

THE EAGLE RIDGE GROUP LLC.
3751 GIBSONIA ROAD
GIBSONIA, PA 15044
GEORGE SAAD JR.
PHONE: (412) 418-8520

SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: VIRGINIA LOANEY, R.L.A.
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: vloaney@hrg-inc.com

SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: (724) 779-4777
FAX: (724) 779-4711

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

PLAN BOOK	PAGE
382	16

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382 PAGE(S) 16-19

GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF November 2019

RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY PA

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
04	EXISTING CONDITIONS & DEMOLITION PLAN
05	EXISTING CONDITIONS & DEMOLITION PLAN
06	OVERALL SUBDIVISION PLAN
07	SUBDIVISION PLAN
08	SUBDIVISION PLAN
09	OVERALL SITE LAYOUT
10	SITE LAYOUT
11	SITE LAYOUT
12	ENTRANCE LAYOUT
13	GRADING PLAN
14	GRADING PLAN
15	OVERALL EROSION AND SEDIMENT CONTROL PLAN
16	EROSION AND SEDIMENT CONTROL PLAN
17	EROSION AND SEDIMENT CONTROL PLAN
18	EROSION AND SEDIMENT CONTROL PLAN
19	EROSION AND SEDIMENT DRAINAGE MAP
20	EROSION AND SEDIMENT CONTROL NOTES
21	EROSION AND SEDIMENT CONTROL NOTES
22	EROSION AND SEDIMENT CONTROL DETAILS
23	EROSION AND SEDIMENT CONTROL DETAILS
24	EROSION AND SEDIMENT CONTROL DETAILS
25	EROSION AND SEDIMENT CONTROL DETAILS
26	EROSION AND SEDIMENT CONTROL DETAILS
27	UTILITY PLAN
28	UTILITY PLAN
29	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
30	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
31	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
32	OVERALL LANDSCAPE PLAN
33	LANDSCAPE PLAN
34	LANDSCAPE PLAN
35	LIGHTING PLAN
36	SIGNAGE AND PAVEMENT MARKING PLAN
37	SIGNAGE AND PAVEMENT MARKING PLAN
38	ROADWAY PROFILES
39	ROADWAY PROFILES
40	ROADWAY CROSS SECTIONS AND WALL PROFILE
41	STORM SEWER PROFILES
42	STORM SEWER PROFILES
43	SANITARY SEWER PROFILES
44	SANITARY SEWER PROFILES
45	WATERLINE PROFILES
46	CRANBERRY TOWNSHIP STANDARD SITE DETAILS
47	CRANBERRY TOWNSHIP STANDARD SITE DETAILS
48	CRANBERRY TOWNSHIP STANDARD SITE DETAILS
49	CRANBERRY TOWNSHIP STANDARD SITE DETAILS
50	CRANBERRY TOWNSHIP STANDARD SITE DETAILS
51	SITE DETAILS
52	SITE DETAILS
53	STORMWATER DETAILS
54	STORMWATER DETAILS
55	STORMWATER DETAILS

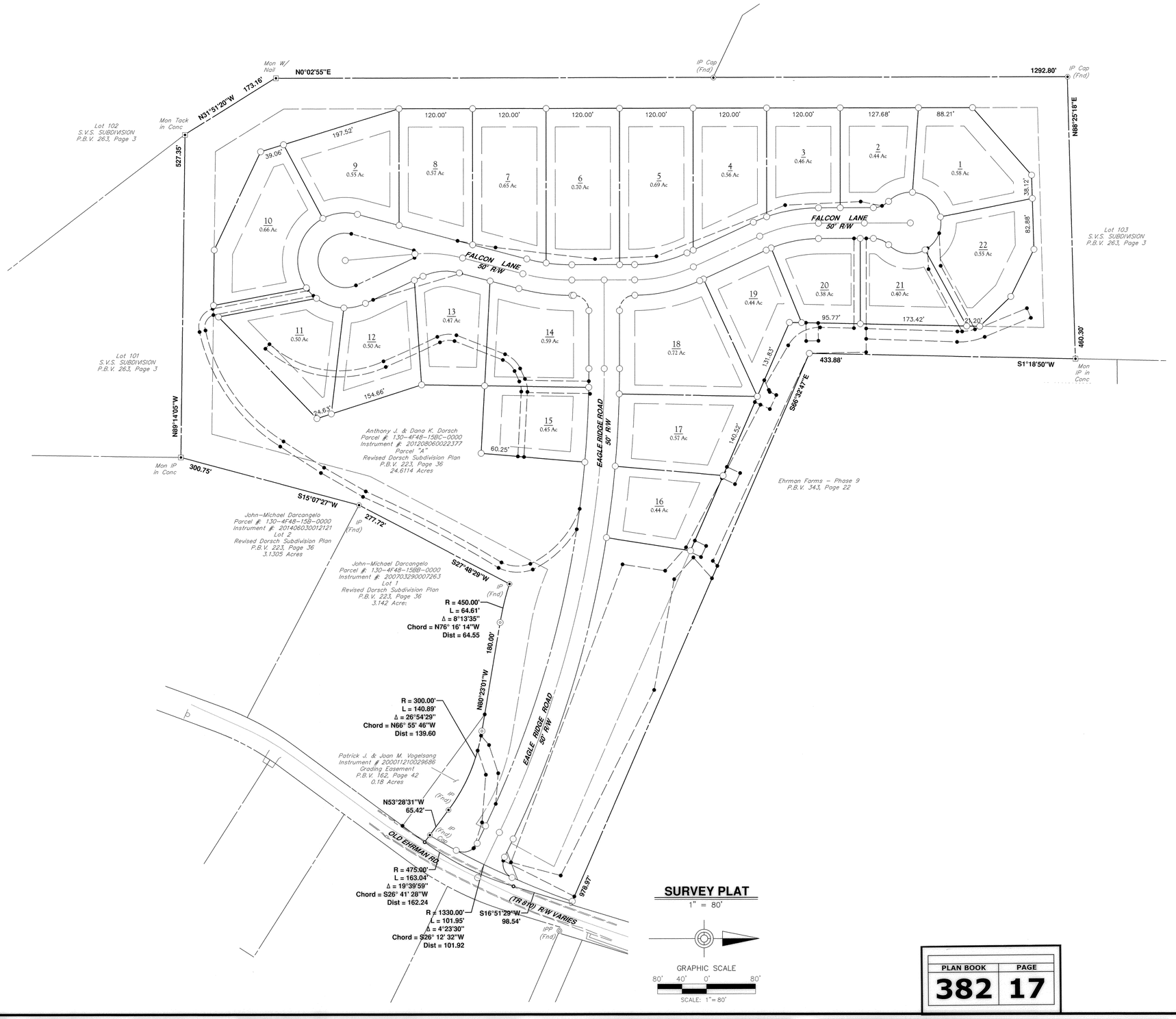
CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Nov 8, 2019 Virginia Loaney

PROFESSIONAL SEAL

Plotted: 7/20/2018 8:08:15 AM By: Virginia Loaney
File name: P:\2018\018078\CAD\SHEETS\Cover Sheet.dwg Layout: C-PRD Xref: C-XREF



SURVEY PLAT

1" = 80'

GRAPHIC SCALE

80' 40' 0' 80'

SCALE: 1" = 80'

PLAN BOOK	PAGE
382	17

THIS SHEET NOT VALID WITHOUT SD-2 & SD-3

NO.	REVISION	DATE	BY
4	COMMENTS FROM CRANBERRY TOWNSHIP	10/17/2018	SJS
3	DESIGN CHANGES BASED ON DIRECTION FROM CLIENT	07/16/2018	SJS
2	COMMENTS FROM CRANBERRY TOWNSHIP	8/24/2016	SJS
1	COMMENTS FROM CRANBERRY TOWNSHIP	08/05/2016	SJS

HRG
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www.hrg-inc.com

THE EAGLE RIDGE GROUP LLC.
3751 GIBSONIA ROAD
GIBSONIA, PA 15044
(412) 418-8520

OVERALL SUBDIVISION PLAN FOR EAGLE RIDGE PRD

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. –	VRL
DESIGN–	SJS
CADD–	NAS|CRC
CHECKED–	SJS
SCALE–	AS NOTED
DATE–	10/18/2018

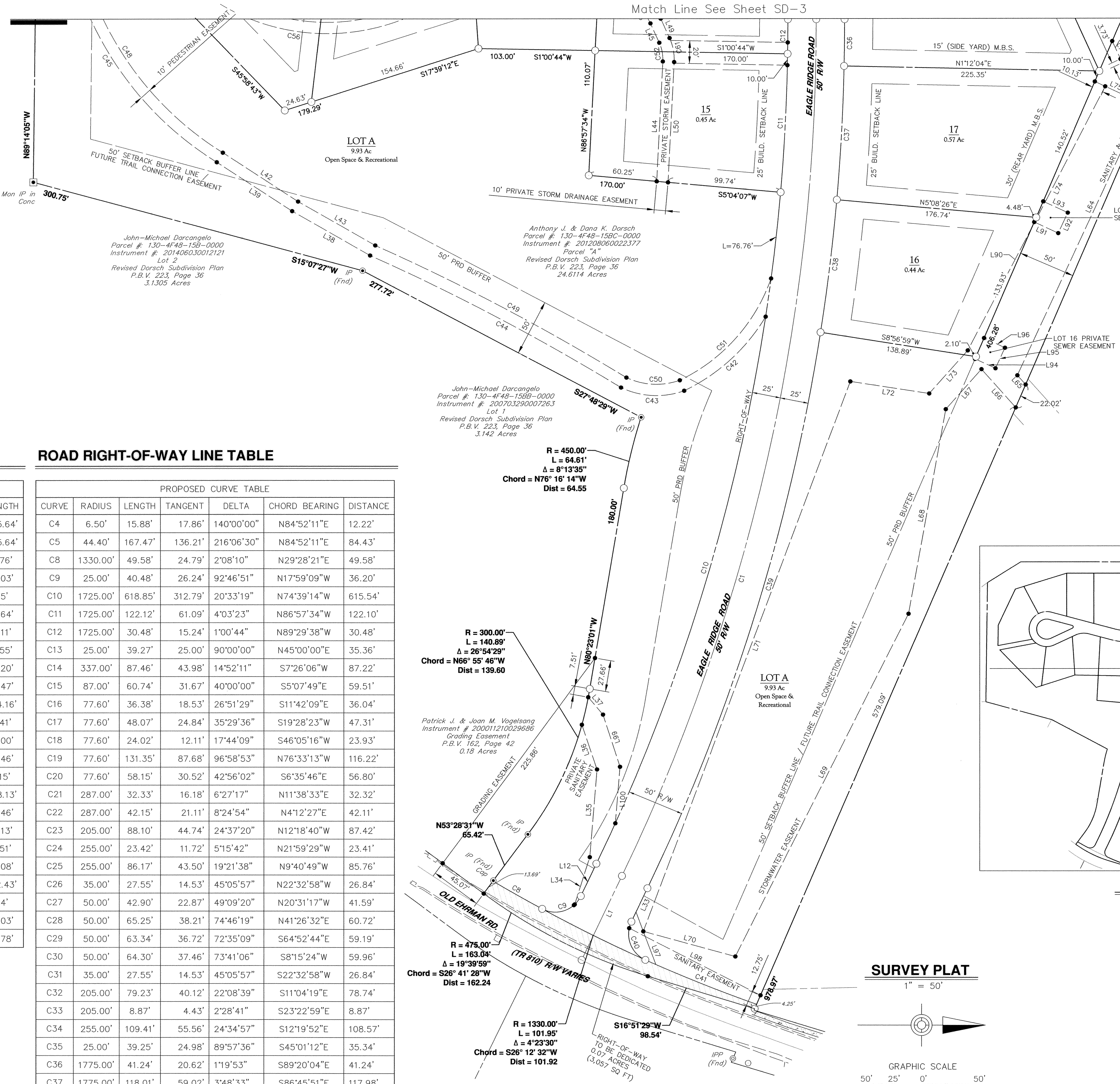
DRAWING NO. **SD-1**

SHEET NO. 06 OF 56

PROJECT 007876.0425

File name: P:\007876\007876_0425\2018\Plan Sets\SD\SD-1.dwg Layout:PRD SD-1 Mar 05, 2019 - 8:05:50am rodgers

Match Line See Sheet SD-3



SURVEY PLAT

1" = 50'

GRAPHIC SCALE

50' 25' 0' 50'

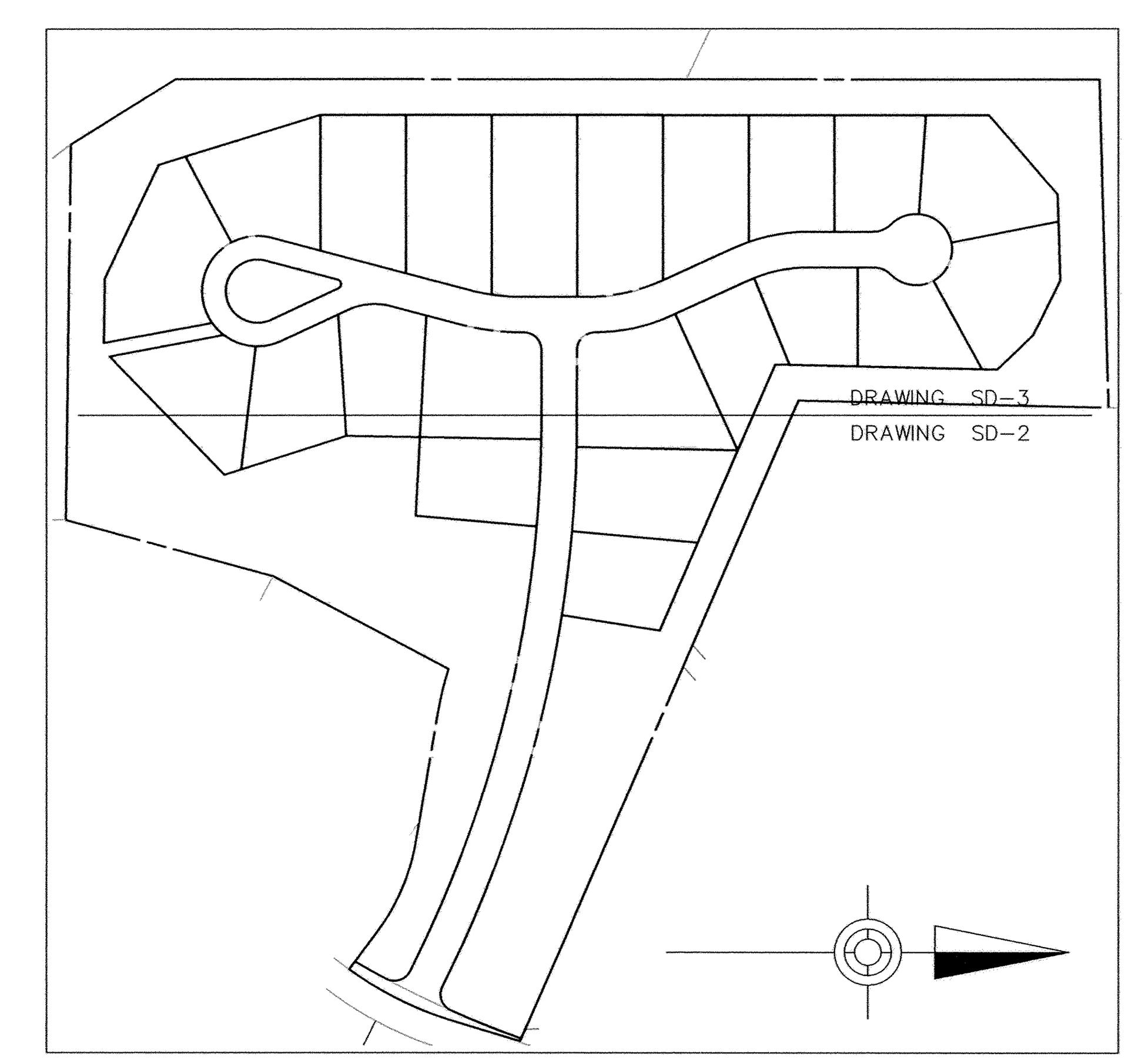
SCALE: 1"=50'

EXISTING LEGEND

Symbol	Description
▣	*Monument*
◎	*Iron Pipe*
◉	*Iron Pin*
○	PROPERTY CORNER
•	EASEMENT SEGMENTS
– – – –	PROPOSED EASEMENTS
——— – ———	PROPERTY LINES
——— – – ———	PROPOSED R/W
——— ··· ———	*Existing Stream*
——— ———	BUILDING SETBACK

AREA TABLE:

OPENSPACE:	10.14 ACRES
AREA OF LOTS:	11.87 ACRES
R/W DEDICATED:	2.60 ACRES
TOTAL	24.61 24.6114 ACRES BY DEED



KEY MAP

1" = 250'

UTILITY EASEMENT LINE TABLES

LINE	BEARING	LENGTH
L34	N72°19'35"W	43.86'
L35	N85°18'38"W	78.04'
L36	S71°15'41"W	41.61'
L37	N49°34'37"E	20.08'
L38	S29°45'50"W	79.09'
L39	S33°08'07"W	79.29'
L40	N10°41'56"W	157.72'
L41	N10°41'56"W	30.13'
L42	S33°08'07"W	79.11'
L43	S29°45'50"W	78.30'
L44	N86°57'34"W	105.74'
L45	S65°30'05"W	18.80'
L46	S21°34'05"W	84.87'
L47	S48°17'06"E	10.00'
L48	S21°34'05"W	85.46'
L49	S65°30'05"W	18.80'
L50	N86°57'34"W	106.10'
L51	N16°33'56"W	149.75'
L52	S10°08'43"W	63.05'
L53	N6°46'15"E	163.54'
L54	N2°25'55"W	100.28'
L55	N21°27'11"W	225.81'
L56	N2°29'52"W	123.30'

LINE	BEARING	LENGTH
L57	N11°10'29"E	35.61'
L58	S87°26'26"W	53.00'
L59	S61°46'38"W	117.80'
L60	S61°46'38"W	115.57'
L61	S87°26'26"W	33.98'
L62	N89°52'12"W	185.79'
L63	N0°48'01"W	92.79'
L64	N65°02'41"W	373.57'
L65	S48°12'27"W	10.97'
L66	S48°12'27"W	45.39'
L67	S48°18'59"E	47.32'
L68	N79°39'19"W	183.68'
L69	N63°13'23"W	339.28'
L70	N15°10'12"E	84.16'
L71	S69°23'38"E	519.35'
L72	S8°44'07"W	70.44'
L73	S48°08'15"E	51.11'
L74	S62°24'19"E	262.67'
L75	N24°59'31"E	16.80'
L76	S65°01'08"E	25.02'
L77	N25°09'06"E	11.78'
L78	N65°12'04"E	21.18'
L79	S59°58'48"E	72.61'

LINE	BEARING	LENGTH
L80	S1°26'39"W	55.14'
L81	N89°52'12"W	146.34'
L82	N0°48'21"W	20.00'
L83	S89°17'18"W	29.23'
L84	S89°17'18"W	29.97'
L85	S2°01'02"W	148.76'
L86	S22°21'11"E	81.45'
L87	S67°38'49"W	17.00'
L88	N22°21'11"W	81.45'
L89	N2°01'02"E	148.20'
L90	S62°24'19"E	262.67'
L91	S24°58'52"W	23.32'
L92	S65°01'08"E	20.00'
L93	N24°58'52"E	23.86'
L94	S24°58'52"W	19.82'
L95	N65°01'08"W	20.00'
L96	S24°58'52"W	20.35'
L97	N69°11'15"E	49.53'
L98	N27°00'41"E	130.16'
L99	N71°56'55"E	48.37'
L100	S85°18'38"E	50.18'

UTILITY EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C42	168.21'	98.67'	50.80'	33°36'27"	S42°16'06"E	97.26'
C43	72.02'	57.36'	30.30'	45°38'04"	S2°51'50"W	55.86'
C44	1953.85'	250.27'	125.31'	7°20'21"	S27°48'30"W	250.10'
C45	292.67'	234.94'	124.21'	45°59'38"	S54°55'02"W	228.68'
C46	30.30'	48.85'	31.58'	92°21'23"	N60°28'44"W	43.73'
C47	20.30'	31.58'	19.99'	89°06'43"	N63°07'29"W	28.49'
C48	282.67'	227.45'	120.29'	46°06'12"	S54°57'02"W	221.37'
C49	1963.85'	250.54'	125.44'	7°18'34"	S27°48'28"W	250.37'
C50	62.02'	48.44'	25.53'	44°44'59"	S2°51'24"W	47.22'
C51	158.21'	123.84'	65.29'	44°50'52"	S48°04'00"E	120.70'
C52	35.25'	16.94'	8.64'	27°32'21"	S79°16'15"W	16.78'
C53	35.25'	27.03'	14.22'	43°56'00"	S43°32'05"W	26.37'
C54	35.25'	24.25'	12.63'	39°25'09"	S5°22'55"E	23.78'
C55	1902.71'	96.93'	48.48'	2°55'08"	S24°14'00"E	96.92'
C56	182.49'	210.47'	118.69'	66°04'52"	S8°40'28"W	199.00'
C57	172.50'	199.19'	112.37'	66°09'41"	S8°38'00"W	188.31'
C58	1892.71'	96.50'	48.26'	2°55'16"	S24°14'01"E	96.49'
C59	45.25'	31.86'	16.62'	40°20'27"	S4°59'31"E	31.21'
C60	45.25'	34.70'	18.25'	43°56'00"	S43°32'05"W	33.85'
C61	45.25'	21.75'	11.09'	27°32'21"	S79°16'15"W	21.54'
C62	58.50'	62.72'	34.75'	61°25'27"	S29°16'05"E	59.75'
C63	91.50'	38.92'	19.76'	24°22'13"	S10°10'04"E	38.63'
C64	108.50'	46.15'	23.43'	24°22'13"	N10°10'04"W	45.80'

ROAD RIGHT-OF-WAY LINE TABLE

LINE	BEARING	LENGTH
L6	S25°06'59"E	105.64'
L7	N14°51'21"E	105.64'
L12	N64°22'34"W	31.76'
L13	N90°00'00"E	95.03'
L14	S0°00'00"E	2.65'
L15	S14°52'11"W	48.64'
L16	S14°52'11"W	52.11'
L17	S25°07'49"E	15.55'
L18	S25°07'49"E	88.20'
L19	N14°52'11"E	70.47'
L20	N14°52'11"E	124.16'
L21	N14°52'11"E	91.41'
L22	N0°00'00"E	78.00'
L23	N0°00'00"E	24.46'
L24	N24°37'20"W	11.15'
L25	N24°37'20"W	108.13'
L26	N0°00'00"E	35.46'
L27	N0°00'00"E	54.13'
L28	S0°00'00"E	21.51'
L29	S0°00'00"E	68.08'
L30	S24°37'20"E	112.43'
L31	S24°37'20"E	6.84'
L32	N90°00'00"E	95.03'
L33	S64°22'34"E	32.78'

ROAD RIGHT-OF-WAY LINE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C4	6.50'	15.88'	17.86'	140°00'00"	N84°52'11"E	12.22'
C5	44.40'	167.47'	136.21'	216°06'30"	N84°52'11"E	84.43'
C8	1330.00'	49.58'	24.79'	2°08'10"	N29°28'21"E	49.58'
C9	25.00'	40.48'	26.24'	92°46'51"	N17°59'09"W	36.20'
C10	1725.00'	618.85'	312.79'	20°33'19"	N74°39'14"W	615.54'
C11	1725.00'	122.12'	61.09'	4°03'23"	N86°57'34"W	122.10'
C12	1725.00'	30.48'	15.24'	1°00'44"	N89°29'38"W	30.48'
C13	25.00'	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C14	337.00'	87.46'	43.98'	14°52'11"	S7°26'06"W	87.22'
C15	87.00'	60.74'	31.67'	40°00'00"	S5°07'49"E	59.51'
C16	77.60'	36.38'	18.53'	26°51'29"	S11°42'09"E	36.04'
C17	77.60'	48.07'	24.84'	35°29'36"	S19°28'23"W	47.31'
C18	77.60'	24.02'	12.11'	17°44'09"	S46°05'16"W	23.93'
C19	77.60'	131.35'	87.68'	96°58'53"	N76°33'13"W	116.22'
C20	77.60'	58.15'	30.52'	42°56'02"	S6°35'46"E	56.80'
C21	287.00'	32.33'	16.18'	6°27'17"	N11°38'33"E	32.32'
C22	287.00'	42.15'	21.11'	8°24'54"	N4°12'27"E	42.11'
C23	205.00'	88.10'	44.74'	24°37'20"	N12°18'40"W	87.42'
C24	255.00'	23.42'	11.72'	5°15'42"	N21°59'29"W	23.41'
C25	255.00'	86.17'	43.50'	19°21'38"	N9°40'49"W	85.76'
C26	35.00'	27.55'	14.53'	45°05'57"	N22°32'58"W	26.84'
C27	50.00'	42.90'	22.87'	49°09'20"	N20°31'17"W	41.59'
C28	50.00'	65.25'	38.21'	74°46'19"	N41°26'32"E	60.72'
C29	50.00'	63.34'	36.72'	72°35'09"	S64°52'44"E	59.19'
C30	50.00'	64.30'	37.46'	73°41'06"	S8°15'24"W	59.96'
C31	35.00'	27.55'	14.53'	45°05'57"	S22°32'58"W	26.84'
C32	205.00'	79.23'	40.12'	22°08'39"	S11°04'19"E	78.74'
C33	205.00'	8.87'	4.43'	2°28'41"	S23°22'59"E	8.87'
C34	255.00'	109.41'	55.56'	24°34'57"	S12°19'52"E	108.57'
C35	25.00'	39.25'	24.98'	89°57'36"	S45°01'12"E	35.34'
C36	1775.00'	41.24'	20.62'	1°19'53"	S89°20'04"E	41.24'
C37	1775.00'	118.01'	59.02'	3°48'33"	S86°45'51"E	117.98'
C38	1775.00'	118.01'	59.02'	3°48'33"	S82°57'18"E	117.98'
C39	1775.00'	516.56'	260.12'	16°40'27"	S72°42'48"E	514.74'
C40	25.00'	39.97'	25.71'	91°36'38"	S69°49'07"W	35.85'
C41	1330.00'	105.74'	52.90'	4°33'19"	N21°44'09"E	105.71'

ROAD CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L1	N64°22'34"W	82.22'
L2	N90°00'00"E	145.03'
L3	S0°00'00"E	52.65'
L4	S14°52'11"W	101.84'
L5	S5°07'49"E	114.12'
L8	N0°00'00"E	49.81'
L9	N24°37'20"W	119.27'
L10	N0°00'00"E	74.90'
L11	N0°00'00"E	74.90'

ROAD CENTERLINE LINE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	1750.00'	782.63'	397.97'	25°37'26"	N77°11'17"W	776.13'
C2	312.00'	80.97'	40.71'	14°52'11"	S7°26'06"W	80.75'
C3	225.00'	78.54'	39.67'	20°00'00"	S4°52'11"W	78.14'
C6	230.00'	98.84'	50.19'	24°37'20"	N12°18'40"W	98.08'
C7	230.00'	98.84'	50.19'	24°37'20"	N12°18'40"W	98.08'

PLAN BOOK	PAGE
382	18

THIS SHEET NOT VALID WITHOUT SD–1 & SD–3

File name: P:\0078\007876_0425\C3D\Plan Sets\LDF\L00705304325D.dwg Layout:FPRD SD–2 Mar 05, 2019–10:09am ccaldwell

NO.	REVISION	DATE	BY
4	COMMENTS FROM CRANBERRY TOWNSHIP	10/17/2018	SJS
3	DESIGN CHANGES BASED ON DIRECTION FROM CLIENT	07/16/2018	SJS
2	COMMENTS FROM CRANBERRY TOWNSHIP	8/24/2016	SJS
1	COMMENTS FROM CRANBERRY TOWNSHIP	08/05/2016	SJS

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200 West Kensinger Drive, Suite 400
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Fax (724) 779 - 4711
hrg@hrg-inc.com
www.hrg-inc.com

THE EAGLE RIDGE GROUP LLC.
3751 GIBSONIA ROAD
GIBSONIA, PA 15044
(412) 418-8520

SUBDIVISION PLAN FOR EAGLE RIDGE PRD

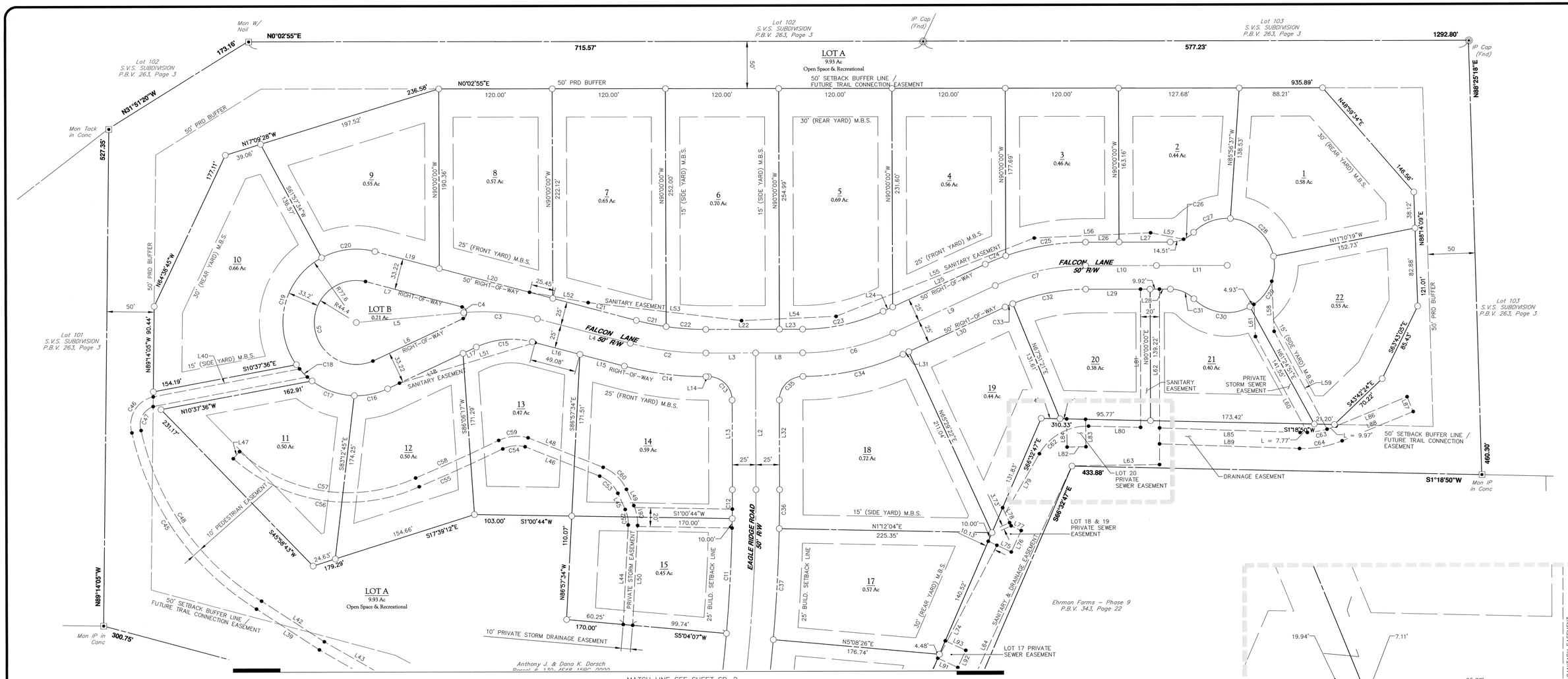
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – VRL	
DESIGN– SJS	
CADD– NAS|CRC	
CHECKED–SJS	
SCALE– AS NOTED	
DATE– 10/18/2018	

DRAWING NO. **SD-2**

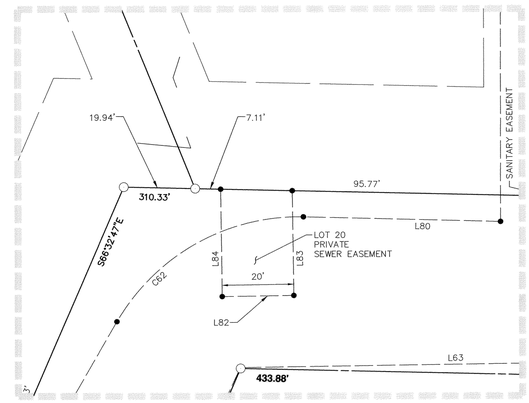
SHEET NO. 07 OF 56

PROJECT 007876.0425



SURVEY PLAT
1" = 50'

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



ENLARGED PLAN
1" = 20'

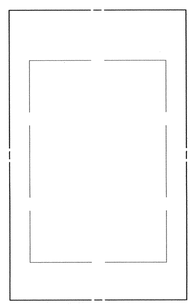
GRAPHIC SCALE
20' 10' 0' 20'
SCALE: 1"= 20'

EXISTING LEGEND

- Monument
- Iron Pipe
- Iron Pin
- PROPERTY CORNER
- EASEMENT SEGMENTS
- PROPOSED EASEMENTS
- PROPERTY LINES
- PROPOSED R/W
- Existing Stream
- BUILDING SETBACK

AREA TABLE:

OPENSPACE:	10.14 ACRES
AREA OF LOTS:	11.87 ACRES
R/W DEDICATED:	2.60 ACRES
TOTAL	24.61
	24.6114 ACRES BY DEED



TYPICAL LOT SKETCH

*NOTE: ALL BUILDING SETBACK LIMITS SHOWN ARE TYPICAL UNLEE OTHERWISE NOTED

RIGHT-OF-WAY NOTES:

EAGLE RIDGE RD.
PROPOSED 50' RIGHT-OF-WAY: 41,817.6 SF 0.96 ACRES

FALCON LANE
PROPOSED 50' RIGHT-OF-WAY: 71,438.4 SF 1.64 ACRES

NOTES:

OWNERS:	EAGLE RIDGE GROUP LLC. 3751 GIBSONIA ROAD GIBSONIA, PA 15044
SOURCE OF TITLE:	P.B.V. 223 PAGE 36
TAX ID No:	130-4F48-15BC-0000
AREA:	24.6114 ACRES
ZONING:	PRD
YARD REQUIREMENTS:	FRONT - 25 FEET SIDE - 15 FEET REAR - 30 FEET
MAXIMUM IMPERVIOUS	LOTS 1-5 OF 4,320 S.F. LOTS 6-10 OF 4,320 S.F. LOTS 11-22 OF 5,000 S.F.
MINIMUM LOT AREA:	VARIABLE LOT AREA
MINIMUM LOT WIDTH:	FRONTAGE 100'

1. THE BOUNDARY ON THIS PLAN ARE BASED UPON A SURVEY PERFORMED ON THE GROUND BY HERBERT, ROWLAND & GRUBIC, INC. ("HRG") ON SEPTEMBER 3, 2014.
2. HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, No. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

PLAN BOOK	PAGE
382	19

THIS SHEET NOT VALID WITHOUT COVER SHEET AND SD-2

NO.	REVISION	DATE	BY
4	COMMENTS FROM CRANBERRY TOWNSHIP	10/17/2018	SJS
3	DESIGN CHANGES BASED ON DIRECTION FROM CLIENT	07/16/2018	SJS
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(412) 418-8520

SUBDIVISION PLAN FOR EAGLE RIDGE PRD

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VRL	
DESIGN- SJS	
CADD- NAS|CRC	
CHECKED-SJS	
SCALE- AS NOTED	
DATE- 10/18/2018	

DRAWING NO. SD-3
SHEET NO. 08 OF 56
PROJECT 007876.0425

File Name: P:\2007\007876.0425\SUB\SD\Plan Set\LDP\LDP0425SD3.dwg Layout:SHEET SD-3 Apr 05, 2019 - 10:19am andrael

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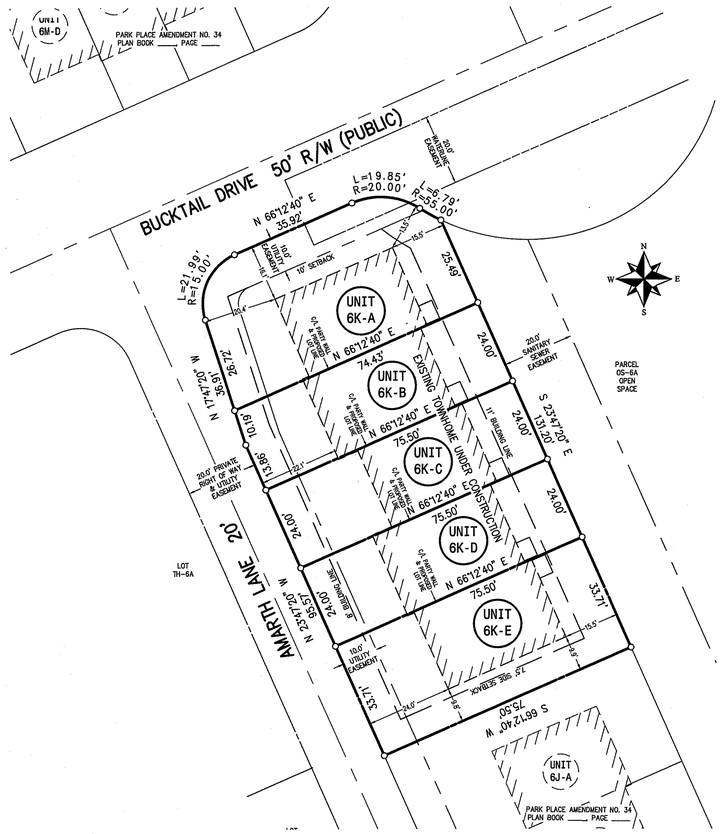
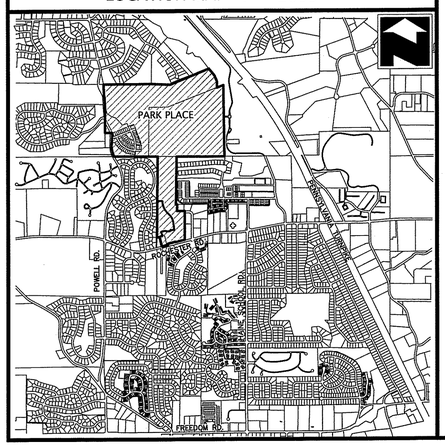
Butler County Recorder PA



LOCATION MAP 1" = 2000'



LOT AREAS:

UNIT	SQUARE FEET	ACRES
6K-A	2,762.505	0.063
6K-B	1,806.600	0.041
6K-C	1,812.000	0.042
6K-D	1,812.000	0.042
6K-E	2,544.805	0.058
TOTAL	10,737.910	0.246

GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH-6K OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

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-6K
TAX PARCEL 130-S31-D6K
INST. # 201908140015630

BY RESOLUTION APPROVED ON THE 17th DAY OF October 2019 THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 35 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.

SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson – VP

10/17/19
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October 2019

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Lissette Sprott, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1195287

NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 35 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201908140015630. 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.

10/10/19
DATE

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

I, _____, 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.

10/21/19
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2019-66 EFFECTIVE THIS 14th DAY OF OCTOBER 20 19

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2019-66 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES AS AMENDED

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF SEPT 20 19

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 382 PAGE 20

GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF November 20 19

RECORDER OF DEEDS

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

GRAPHIC SCALE

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

PLAN BOOK	PAGE
382	20

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

DRAWING NUMBER:	1004-1920654
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 3, 2019
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 35

BEING A RE-SUBDIVISION OF PARCEL TH-6K OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr: 201911080022701
Pgs: 1 Ti: $45.00 11/8/2019 2:51 PM
Michele Mustello T20190081973
Butler County Recorder PA

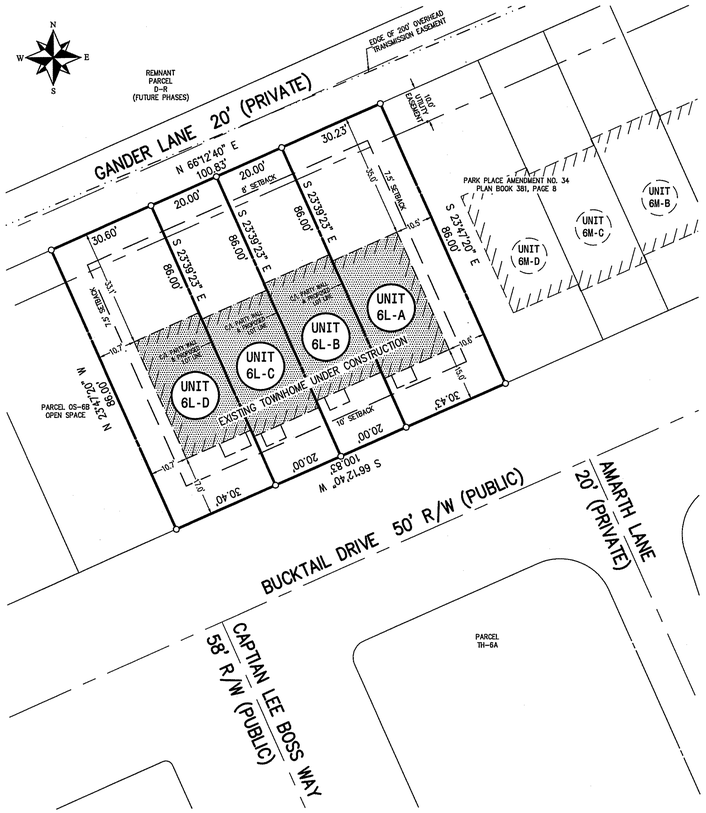
TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE 17th DAY OF October 2019 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 36 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.

SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

10/17/19
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October 2019

(SEAL)

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lissette Sprott, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1195287

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 36 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201909030017149. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

10/10/19
DATE

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

I, _____, 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.

10/24/19
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2019-67 EFFECTIVE THIS 14th DAY OF OCTOBER 2019

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2019-67 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 20th DAY OF SEPT 2019

SECRETARY

CHAIRPERSON

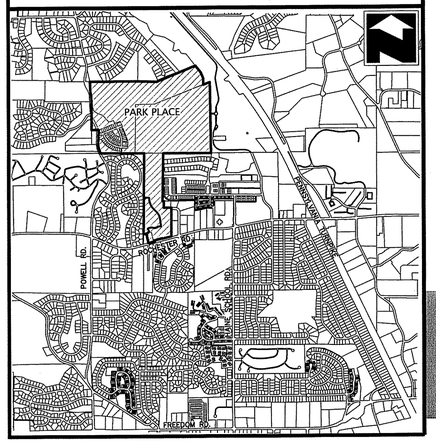
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 382 PAGE 21

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF November 2019

RECORDER OF DEEDS

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

LOCATION MAP 1" = 2000'



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
382	21

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH-6L OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

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

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

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

PROPOSED LOT AREAS

6L-A	2,608.147 SF	0.060 AC
6L-B	1,720.005 SF	0.039 AC
6L-C	1,720.005 SF	0.039 AC
6L-D	2,623.063 SF	0.060 AC
TOTAL	8,671.220 SF	0.198 AC

PROPERTY REFERENCES

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

LOT REFERENCE:
LOT TH-6L
TAX PARCEL 130-S31-D6L
INST# 201909030017149

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

DRAWING NUMBER:	1004-1920729
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 16, 2019
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 36

BEING A RE-SUBDIVISION OF PARCEL TH-6L OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

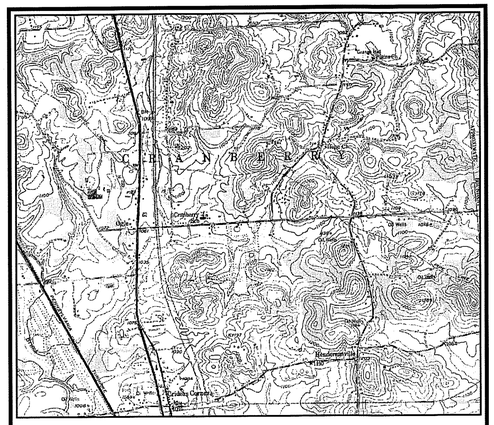
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SPERDUTESURVEYING.COM
SURVEYING LAND DEVELOPMENT

Instr: 201911080022702
Pgs 3 P: $125.00 11/8/2019 2:58 PM
Nichole Mantello T2019080175?4
Butler County Recorder PA

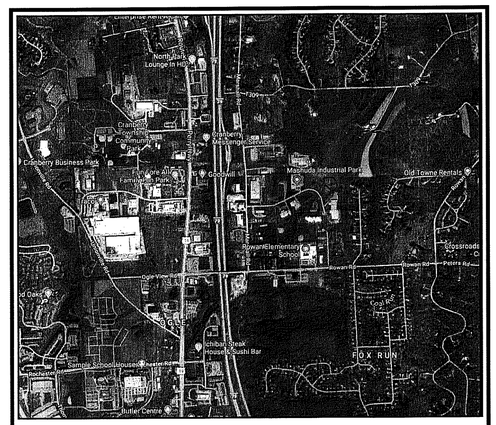
15 LEONBERG

PRELIMINARY AND FINAL COMMERCIAL LAND DEVELOPMENT PLAN

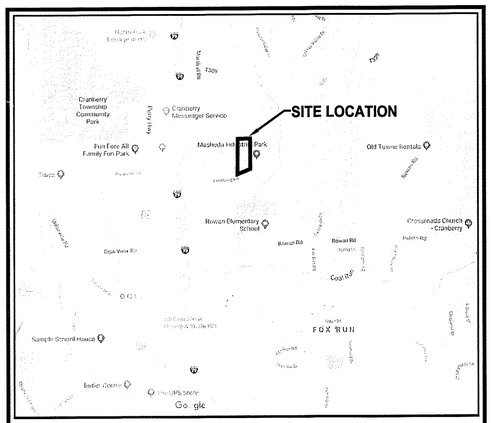
AS PER RESOLUTION SET



Site Location Map — *Not to Scale*
USGS Mapping — *For Reference Only*



Site Location Map — *Not to Scale*
Aerial Photography — *For Reference Only*



Site Location Map — *Not to Scale*
Google Maps — *For Reference Only*

SITUATE IN:
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
15 VX2BL, LLC
67 DUTCH LANE
PITTSBURGH, PA 15236

DRAWING SCHEDULE

C-100	**TITLE SHEET**
C-300	**SITE PLAN**
C-400	**GRADING AND DRAINAGE PLAN**

Acknowledgment of Partnership Adoption and Dedication.

Before me, the undersigned Notary public in and for the State of Pennsylvania and County of BUTLER, personally appeared Matthew P. Wagin the above named ~~General~~ MEMBER ~~Partner~~, a ~~partner~~ MEMBER in the firm of 15 VX2BL, LLC (Name of firm), and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 10th day of OCTOBER, 20 19.

(Seal)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nancy A. Auer, Notary Public
Cranberry Twp., Butler County
My Commission Expires Feb. 5, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PLAN BOOK	PAGE
382	22

OWNERS ADOPTION

15 VX2BL, LLC, OWNER OF THE LAND SHOWN ON THE 15 LEONBERG STORAGE YARD EXPANSION HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF OWNER MEMBER

DATE 8-26-19

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER; PERSONALLY APPEARED THE ABOVE NAMED ~~PARTNER~~ MEMBER OF 15 VX2BL,LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE LLC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF August, 2019

MY COMMISSION EXPIRES THE 20 DAY OF February, 2021

NOTARY PUBLIC

SHELLEY A. GRAHL, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 20, 2021

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE 15 LEONBERG STORAGE YARD EXPANSION, IS IN THE NAME OF THE 15 VX2BL, LLC, AND IS RECORDED ~~IN DEED BOOK VOLUME~~ AS INSTRUMENT NO. 201908070018451 ~~PAGE~~

WITNESS — OWNER

Fort Commonwealth MORTGAGEE OF THE PROPERTY CONTAINED IN THE 15 LEONBERG STORAGE YARD EXPANSION LAND DEVELOPMENT CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE AND MORTGAGE

SURVEYORS CERTIFICATION

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

8-13-2018
DATE

NAME

SU051238
REGISTRATION NUMBER

BUTLER COUNTY PLANNING COMMISSION

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE TOWNSHIP OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTIONS TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM UNLESS THE TOWNSHIP AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE THE SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2019-51, ON THE 1ST DAY OF October, 2019.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER APPROVAL STATEMENT

I, Jamie A. Auger, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO.201749 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

10/1/19
Date — Township Manager

MUNICIPAL ENGINEER'S CERTIFICATE

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

10/9/19
DATE — NAME

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL MANOS ENGINEER

PE071353
REGISTRATION NUMBER

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF June, 2019.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382, PAGE (S) 22-24. GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF November, 2019.

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

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

ISSUED FOR CONSTRUCTION

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

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

15 VX2BL, LLC
67 Dutch Lane
Pittsburgh, PA 15236

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

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

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

DATE ISSUED: JULY 26, 2019

PLAN REVISIONS

	DATE	DESCRIPTION
1	---	---
2		
3		
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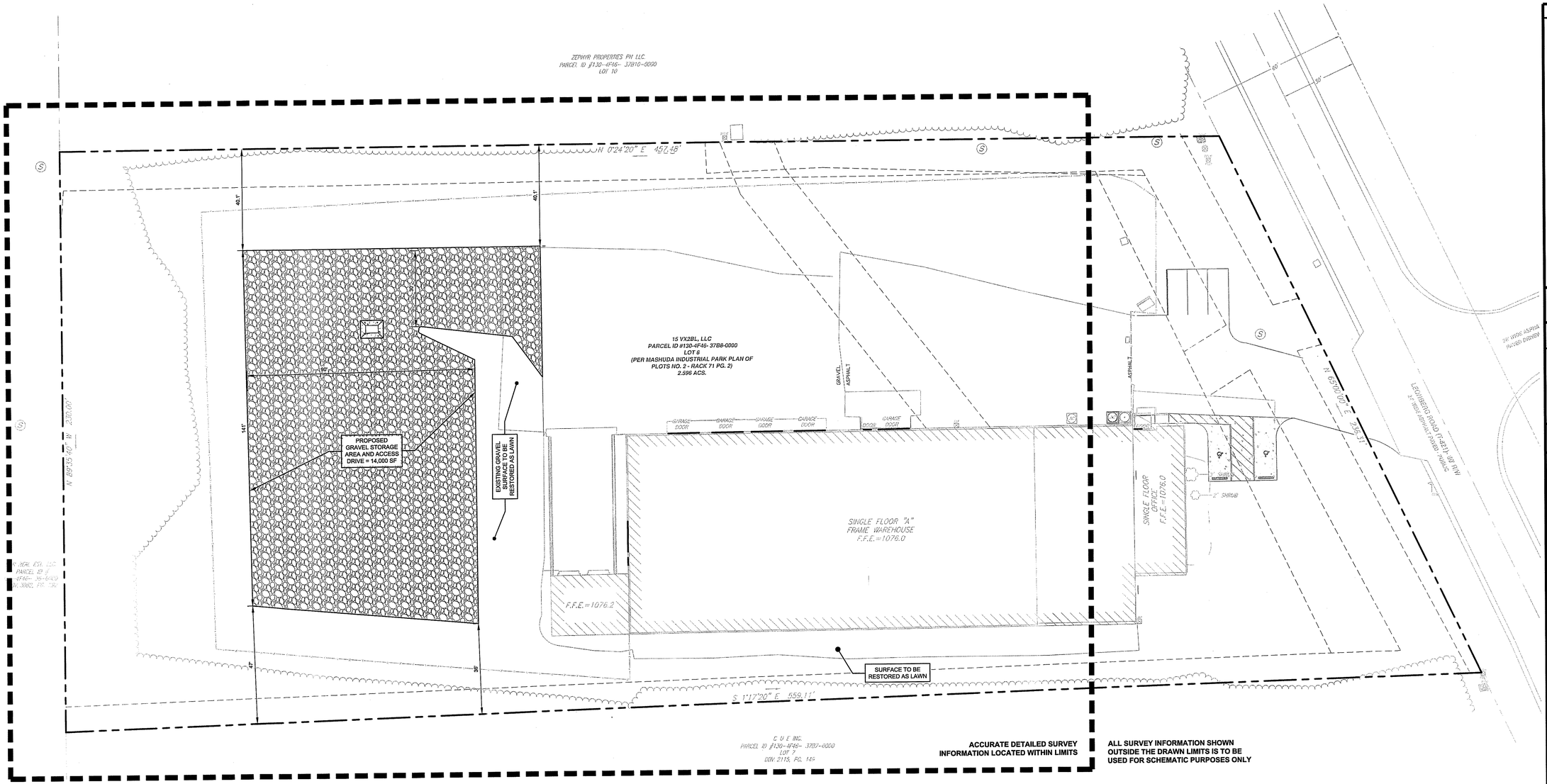
9		
10		

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
15 LEONBERG
STORAGE YARD EXPANSION

Drawing Name:
TITLE SHEET

Project No: **161556**
Drawing No: **C-100**



PLAN BOOK	PAGE
382	23

Site Data Table:

ZONING		
SP-1	SPECIAL GROWTH DISTRICT	
LAND AREA		
MINIMUM TRACT AREA:	1.0 ACRE	
PROVIDED TRACT AREA:	2.596 ACRE	
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT YARD	25	>25'
SIDE YARD	20'	>20'
REAR YARD	20'	>20'
IMPERVIOUS AREA		
MAXIMUM:	70%	
EXISTING:		39% (43,457 SF)
PROPOSED:		47% (52,871 SF)
PARKING LOT IMPERVIOUS AREA		
EXISTING		
PAVEMENT		9,717 SF
GRAVEL		13,426 SF
PROPOSED		
PAVEMENT		9,717 SF
GRAVEL		22,640 SF

0 20' 40'

Drawing Scale:
1" = 20'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES MICHAEL VENTURE
ENGINEER
NO.054162-E

ISSUED FOR CONSTRUCTION

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

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

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

DATE ISSUED: JULY 26, 2019

PLAN REVISIONS

	DATE	DESCRIPTION
1	---	---
2		
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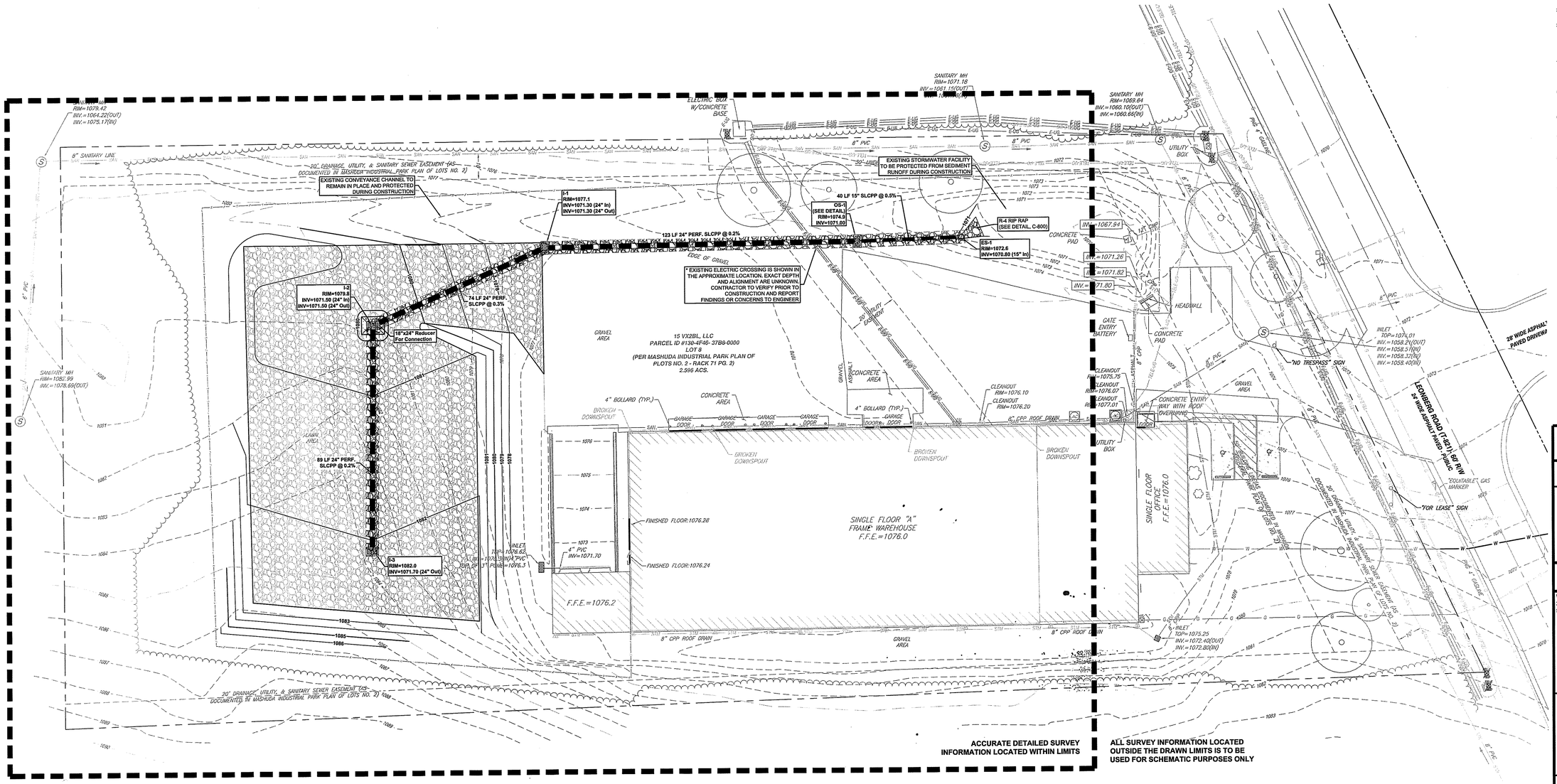
Situate In:
Cranberry Township, Butler County, Pennsylvania

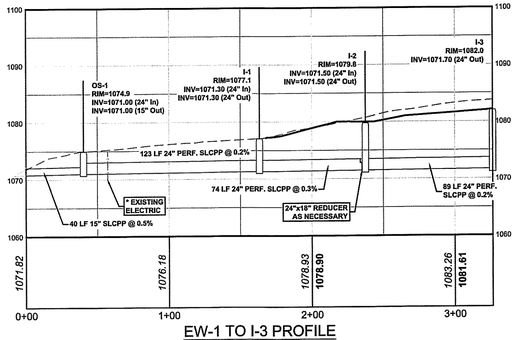
Project Name:
15 LEONBERG
STORAGE YARD EXPANSION

Drawing Name:
SITE PLAN

Project No: **161556**

Drawing No: **C-300**





EW-1 TO I-3 PROFILE
Scale- Horizontal: 1" = 20'
Vertical: 1" = 5'

* EXISTING ELECTRIC CROSSING IS SHOWN IN THE APPROXIMATE LOCATION. EXACT DEPTH AND ALIGNMENT ARE UNKNOWN. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION AND REPORT FINDINGS/CONCERNS TO ENGINEER

PLAN BOOK	PAGE
382	24

General Notes:

1. INSTALLATION OF ALL SERVICE UTILITIES SHALL BE COORDINATED WITH ALL LOCAL UTILITY SERVICE PROVIDERS PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE SAFETY MEASURES FOR ALL OPEN TRENCH EXCAVATIONS.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND, WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE PROJECT ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING AROUND OR NEAR UTILITIES.
4. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS NOT INTERFERING WITH THE WORK, SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
5. PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION BY CONTRACTORS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH OF PA. THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC @ 1-800-242-1776.
6. THE CONTRACTOR SHALL ABIDE BY THE AUTHORITY'S STANDARDS OR LOCAL SERVICE PROVIDERS REGULATIONS FOR THE INSTALLATION OF SERVICE UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF APPROVED UTILITY PLANS AND ONE (1) SET OF AUTHORITY'S SPECIFICATIONS OR SERVICE PROVIDERS REGULATIONS AT THE JOB SITE.
8. THE CONTRACTOR SHALL PROVIDE ASBUILT PLANSNOTES FOR ALL UTILITIES UPON COMPLETION OF THE WORK. ASBUILT PLANSNOTES SHALL INCLUDE THE LOCATIONS OF ALL STRUCTURES, FITTINGS, AND APPURTENANCES. THE TYPES, SIZES, AND ELEVATIONS OF ALL PIPES. THE LOCATIONS, TOP AND INVERT ELEVATIONS OF ALL MANHOLES, INLETS, AND ENDWALL STRUCTURES.
9. ALL PROPOSED STORM SEWER FACILITIES WILL REMAIN PRIVATE AND WILL BE MAINTAINED BY THE CURRENT PROPERTY OWNER PER THE OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE SHOWN ON THE STORMWATER MANAGEMENT PLAN.

0 20' 40'

Drawing Scale: 1" = 20'

NORTH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES MICHAEL VENTURE ENGINEER NO.054165-E

ISSUED FOR CONSTRUCTION

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
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811 Know what's **below.** **Call** before you dig.
POCS SER. # ----------

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

DATE ISSUED: JULY 26, 2019

PLAN REVISIONS

	DATE	DESCRIPTION
1	---	---
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Situate In:
Cranberry Township, Butler County, Pennsylvania

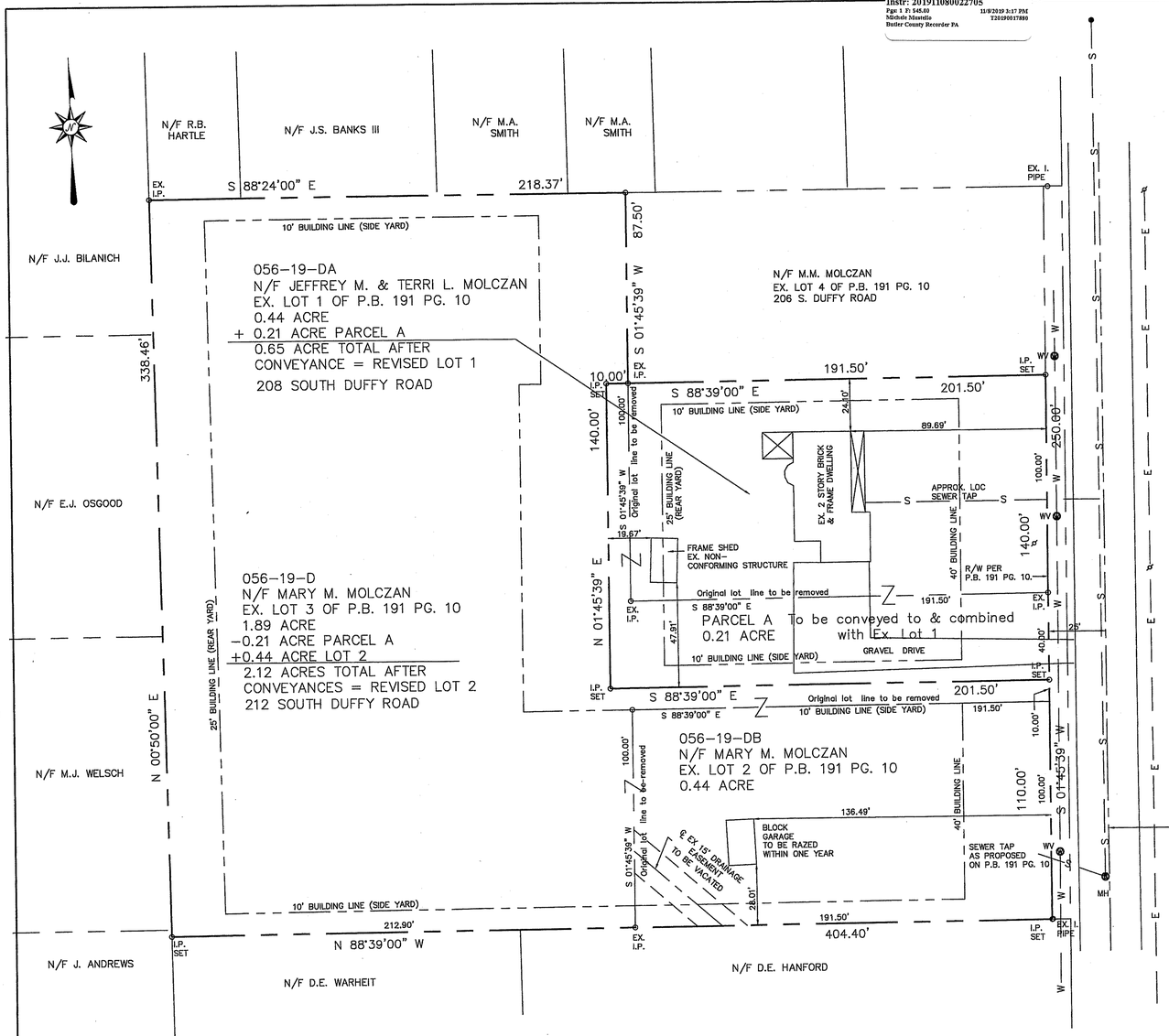
Project Name:
15 LEONBERG
STORAGE YARD EXPANSION

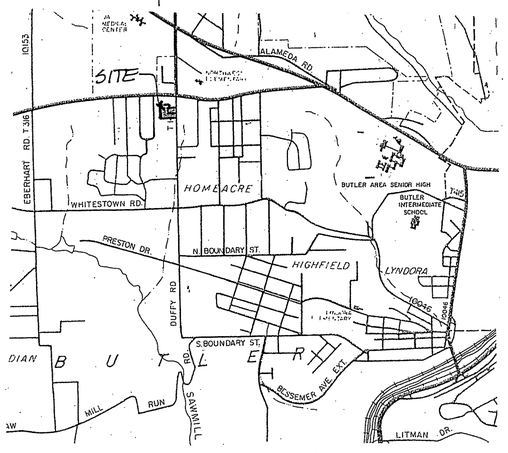
Drawing Name:
GRADING & DRAINAGE PLAN

Project No: **161556**

Drawing No: **C-400**

Instr: 201911080022705
Pge 1 P: 545.00 11/8/2019 3:17 PM
Michele Mustello T20190017880
Butler County Recorder PA





VICINITY MAP Scale: 1" = 2000'

0 30 60 90

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

ZONING: R-1 SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100'
40' FRONT SETBACK
10' SIDE SETBACK
25' REAR SETBACK

REF: PLAN OF SUBDIVISION FOR WILLIAM A. & MARY M. MOLCZAN BY LAND SURVEYORS, INC., 12/13/95, #95-351, P.B. 191 PG. 10

PROPERTY OWNERS: JEFFREY & TERRI MOLCZAN
208 SOUTH DUFFY ROAD
BUTLER, PA 16001

MARY M. MOLCZAN
206 SOUTH DUFFY ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY PARCEL A TO EXISTING LOT 1 AND COMBINE LOTS 2 AND 3. NO NEW BUILDING LOS ARE CREATED BY THIS PLAN.

DEED BOOK 2616 PAGE 858 GRANTS R/W FOR INGRESS, EGRESS AND REGRESS ACROSS A STRIP OF PROPERTY 50' X 200' LOCATED BETWEEN LOT 1 AND LOT 2. THIS PLAN WILL ELIMINATE SAID R/W.

PLAN BOOK	PAGE
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Know all men by these Presents, that I, Mary M. Molczan, owner, of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of my 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 I release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

I further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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, I hereunto set my hand and seal this 28th day of October, 2019.

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 Mary M. Molczan, 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 28 day of October, 2019.

My Commission Expires the 15 day of July, 2022.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Wendy L. Gault, Notary Public
Allegheny County
My commission expires July 15, 2022
Commission number 1056738
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
I, Mary M. Molczan, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Mary M. Molczan, as recorded in Deed Book Volume 1645 page 308, and Deed Book Volume 631 page 279, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER

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

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

DATE September 20, 2019 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 31st day of October, 2019.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 1st day of October, 2019.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 9TH day of SEPT., 2019.

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 382 page 25

Given under my hand and seal this 8 day of November, 2019.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

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

Know all men by these Presents, that we, Jeffrey M. and Terri L. Molczan, owners, 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 29 day of Oct, 2019.

NOTARY PUBLIC — OWNER — OWNER

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

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 Jeffray M. and Terri L. Molczan, 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 29 day of Oct, 2019.

My Commission Expires the 12 day of Sept, 2022.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)
We, Jeffrey M. and Terri L. Molczan, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jeffrey M. and Terri L. Molczan, as recorded in Deed Book Volume 2616 page 858, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

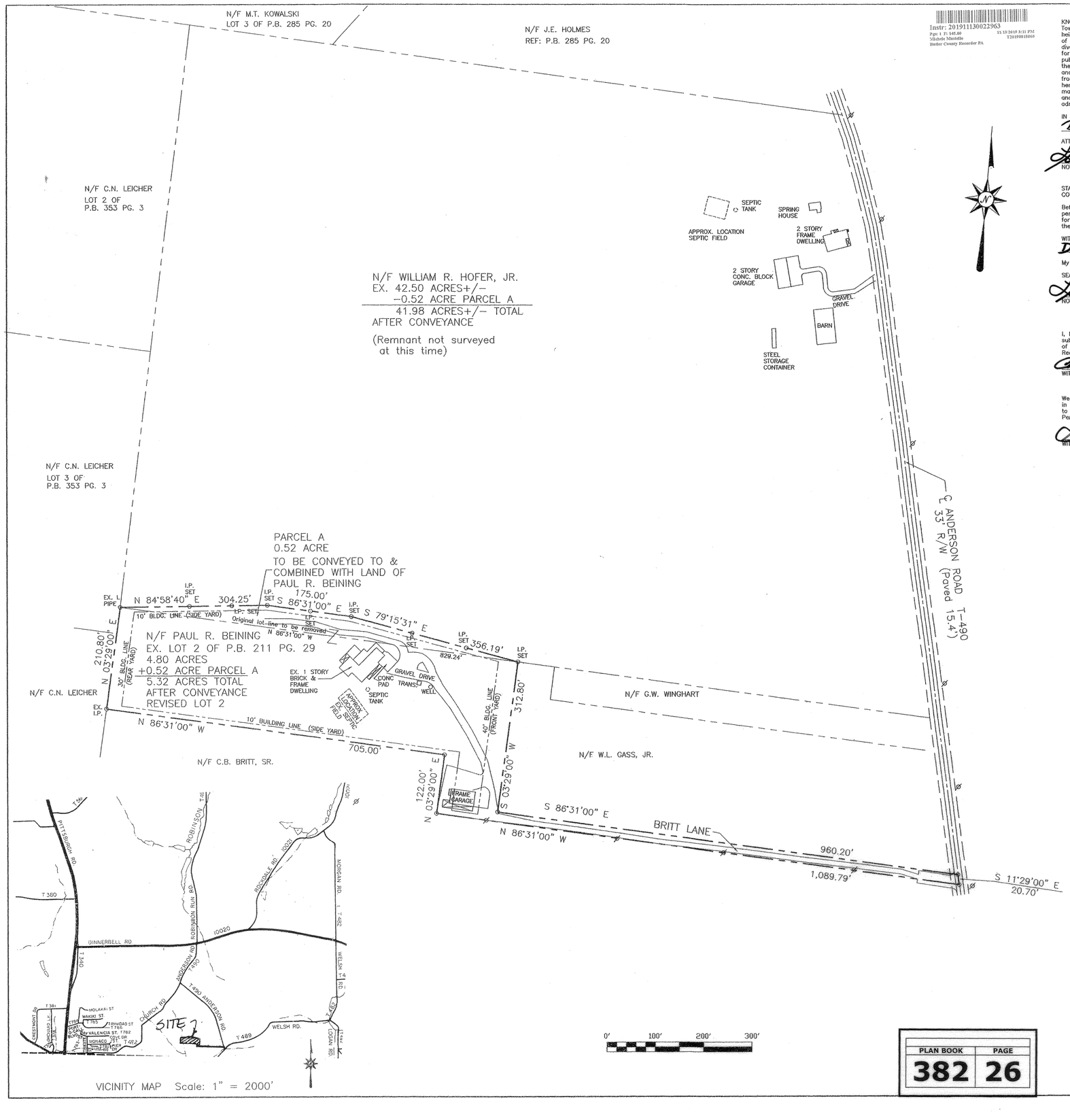
WITNESS — OWNER — OWNER

REVISED 09/20/19; 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

LOT LINE REVISION
FOR: JEFFREY M. & TERRI L. MOLCZAN
and
MARY M. MOLCZAN
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/21/19	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 056-19-D, DA, DB		Db-Pg 1646-308, 2616-858, 631-279	Service No. 19-131
Address 208/212 S. DUFFY RD.			



Instr: 201911130022963
Pgs: 1 Fr $45.00
Michele Mustello
Butler County Recorder PA
11/13/2019 3:11 PM
T20190011050

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of December, 2017.

ATTEST:
Linda L Dawson — NOTARY PUBLIC
Paul R Beining — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

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

My Commission expires the 10 day of August, 2018.

SEAL
Linda L Dawson
NOTARY PUBLIC

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

I, Paul R. Beining, owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of Paul R. Beining, as recorded in Instrument Number 201003150005305, Recorder of Deeds Office.

WITNESS — OWNER

We, First Commonwealth Bank mortgagee of the property embraced in this plan of subdivision in the names of Hofer, Jr. and Beining, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedication and covenants appearing thereon.

WITNESS — MORTGAGEE'S REP.

NOTES:

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

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

REF: PROPERTY SUBDIVISION FOR WILLIAM J. GASS, JR., BY SURVEY ASSOCIATES, P.B. 211 PG. 29.

REF: FINAL PLAN OF SUBDIVISION FOR RICHARD S. & FLORENCE M. JAKSEC BY LAND SURVEYORS, INC., 09/29/04, #04-133, P.B. 278 PG. 21.

REF: FINAL PLAN OF SUBDIVISION FOR RICHARD S. & FLORENCE M. JAKSEC BY LAND SURVEYORS, INC., 07/28/05, #05-084, P.B. 285 PG. 20.

REF: TWIN STREAMS PLAN FOR CARL LEICHER BY S.D. GRAFF PROFESSIONAL SURVEYING, P.B. 353 PG. 3

PROPERTY OWNERS: PAUL R. BEINING
123 BRITT LANE
BUTLER, PA 16002

WILLIAM R. HOFER, JR.
230 ANDERSON ROAD
BUTLER, PA 16002

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD 0.52 ACRE TO ADJOINING LANDS OF BEINING.

ZONING: R-1; LOW DENSITY SINGLE FAMILY RESIDENTIAL
SETBACK REQUIREMENTS:
40' FRONT
10' SIDE
30' REAR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-032490-E
PENNSYLVANIA

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of December, 2017.

ATTEST:
Linda L Dawson — NOTARY PUBLIC
William R. Hofer, Jr. — OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named William R. Hofer, Jr., and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of December, 2017.

My Commission expires the 10 day of August, 2018.

SEAL
Linda L Dawson
NOTARY PUBLIC

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

I, William R. Hofer, Jr., owner of the property shown in this plan of subdivision, do hereby certify that the title of this property is in the name of William R. Hofer, Jr., as recorded in Deed Book Volume 2474 page 916, Recorder of Deeds Office.

WITNESS — OWNER

We, First Commonwealth Bank, mortgagee of the property embraced in this plan of subdivision in the names of Hofer, Jr. and Beining, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedication and covenants appearing thereon.

WITNESS — MORTGAGEE'S REP.

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

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

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

SURVEYOR'S NAME & DATE 11/1/17

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

Approved by the Board of Supervisors of the Penn Township by Resolution 6-11-19 this 18 day of December, 2017.

ATTEST:
Linda N Zefras — SECRETARY
SEAL — CHAIRMAN

The Board of Supervisors of Penn Township hereby gives public notice that, in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as public streets or roads, or to grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other streets or roads. 11/21/2019 SD

ATTEST:
Linda N Zefras — SECRETARY
SEAL — CHAIRMAN

Approved by the Planning Commission of the Township of Penn this 25th day of November, 2017. 5-28-19

ATTEST:
SECRETARY
SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 6th day of Nov., 2017.

ATTEST:
SECRETARY — CHAIRMAN

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 382 Page 26.

Given under my hand and seal this 13th day of November, 20 19.

SEAL
RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

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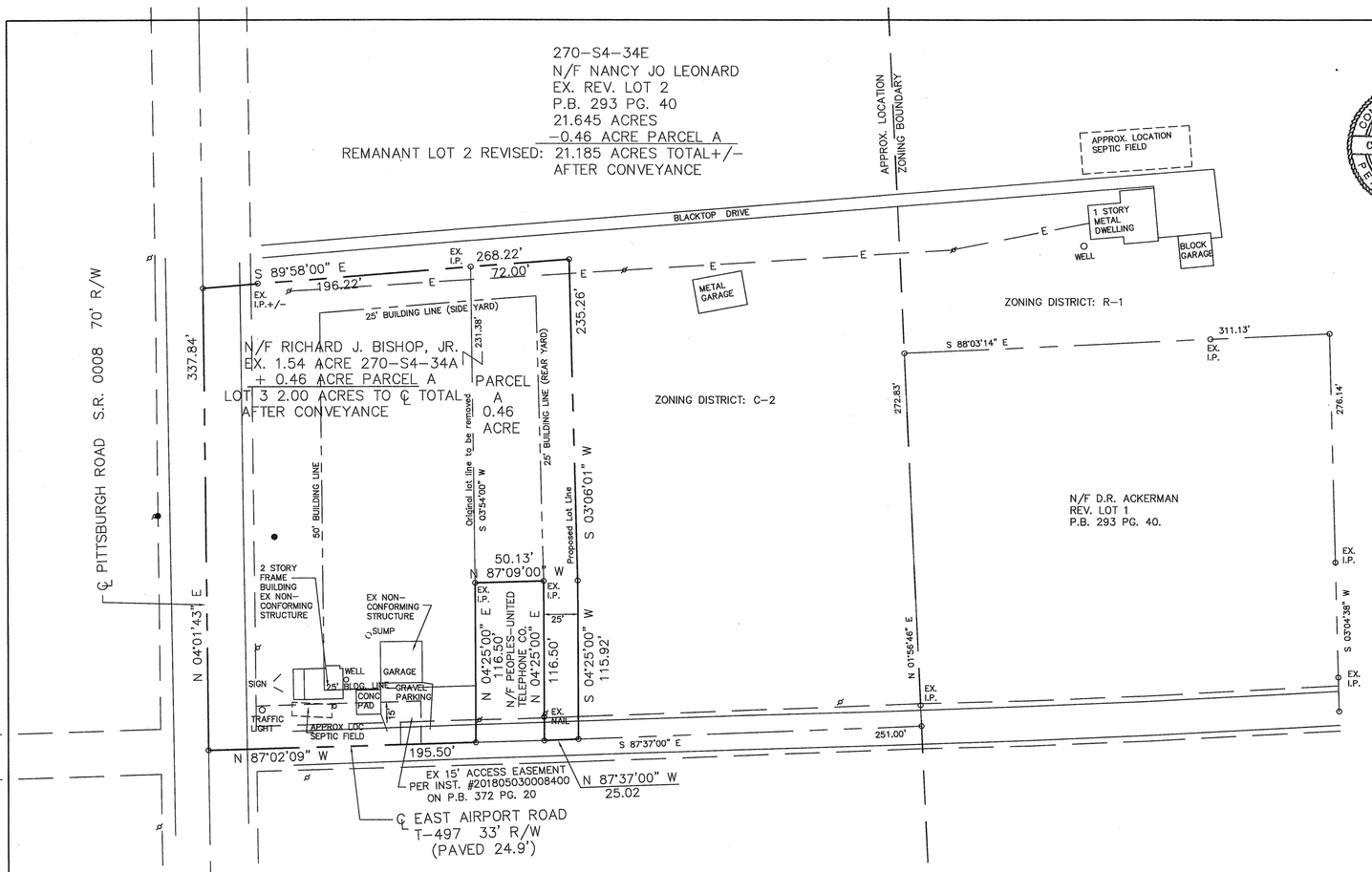
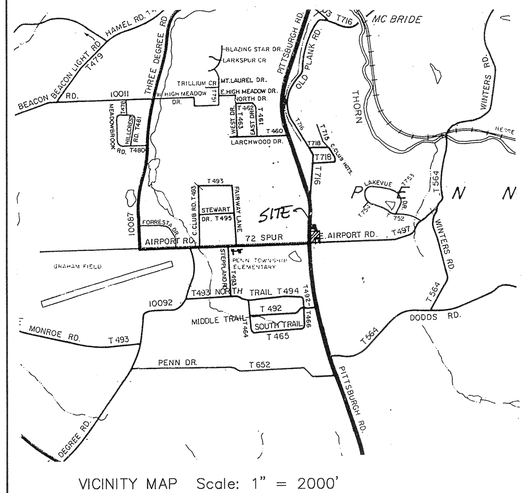
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

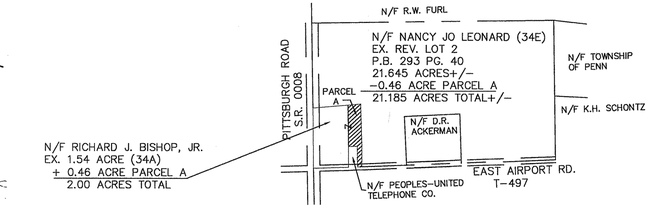
LOT LINE REVISION
FOR: WILLIAM R. HOFER, JR.
and
PAUL R. BEINING
SITUATE: PENN TWP., BUTLER CO., PA

Date 11/1/17	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 270-2F73-39F, 34		Instr. # 201003150005305	Service No. 17-139
Address 123 BRITT LANE		Db-Pg 2474-916	





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

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

PROPERTY OWNERS: NANCY JO LEONARD
391 PITTSBURGH ROAD
BUTLER, PA 16002

RICHARD J. BISHOP, JR.
393 PITTSBURGH ROAD
BUTLER, PA 16002

ZONING DISTRICT: C-2

50' FRONT YARD SETBACK
25' SIDE YARD SETBACK
25' REAR YARD SETBACK

ZONING DISTRICT: R-1

40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
30' REAR YARD SETBACK

REF: LOT LINE REVISION, LEONARD PLAN NO. 2 BY LAND SURVEYORS, INC., 06/01/06, #06-077, P.B. 293 PG. 40

REF: LEONARD PLAN NO. 1 BY GRAY WARNICK ENG., 01/12/05, #02115, P.B. 280 PG. 15

REF: R.J. BISHOP, JR., PLAN, P.B. 372 PG. 20.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY PARCEL A TO ADJOINING LANDS OF BISHOP, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

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

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

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

Cheryl A. Hughes 8/28/19
SURVEYOR'S NAME & DATE

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

Approved by the Board of Supervisors of the Penn Township by Resolution this 12 day of November, 2019.

ATTEST:
Linda A. Zerfass SEAL Samuel M. Ward
SECRETARY CHAIRMAN

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

ATTEST:
Linda A. Zerfass SEAL Samuel M. Ward
SECRETARY CHAIRMAN

The following owner(s) of the land within or adjacent to this plan of lots do hereby agree to the recording of this plan insofar as if affects these properties.

Approved by the Planning Commission of the Township of Penn this 23 day of October, 2019.

ATTEST:
Arthur A. Block SEAL Richard L. Kohl
SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 11th day of October, 2019.

ATTEST:
SECRETARY
J. Him
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 382 Page 27.

Given under my hand and seal this 14th day of November, 2019.

SEAL
RECORDER Michele M. Mustello

RECORDER OF DEEDS BUTLER COUNTY, PA

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16 day of Oct, 2019.

ATTEST:
NOTARY PUBLIC
Nancy Jo Leonard
OWNER

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of Oct, 2019.

My Commission expires the 24 day of Oct., 2022.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

MORTGAGE CLAUSES
I, Nancy Jo Leonard, owner of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

WITNESS
Nancy Jo Leonard
OWNER

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16 day of Oct, 2019.

ATTEST:
NOTARY PUBLIC
OWNER

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

STATE OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said State and County, personally came the above named Richard J. Bishop, Jr., and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of Oct, 2019.

My Commission expires the 24 day of Feb, 2022.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

MORTGAGE CLAUSES
I, Richard J. Bishop, Jr., owner of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

WITNESS
OWNER

Instr: 201911140023022
Pgs: 1 Fl: $45.00
11 14 2019 12:33 PM
Michele Mustello
T20190018110
Butler County Recorder PA

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

LOT LINE REVISION
FOR: NANCY JO LEONARD
and
RICHARD J. BISHOP, JR.
SITUATE: PENN TWP., BUTLER CO., PA

Date 08/28/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 270-S4-34A, 34E		Inst. # 201908270016576 201601060000319	Service No. 19-119
Address 391 & 393 PITTSBURGH RD.			

Instr: 201911140023067
Pgs: 1 Fi: $45.00 11/14/2019 2:56 PM
Michele Mustello T20190015134
Butler County Recorder PA

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 29 DAY OF OCTOBER, 2019.

x Mary Lou Russell
MARY LOU RUSSELL

x Joseph F. Russell
JOSEPH F. RUSSELL

x Patricia A. Minor
PATRICIA A. MINOR

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, MARY LOU & JOSEPH F. RUSSELL AND PATRICIA A. MINOR, 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 29 DAY OF OCTOBER, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

x Debra L Jeffcoat
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

23 OCTOBER '19
DATE

x
STANLEY D. GRAFF
REG. NO. SU-076161-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. SU-076161-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 8 DAY OF OCTOBER, 2019.

x Linda A Zeglen
SECRETARY

x Samuel Mabaffey
CHAIRPERSON
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 23rd DAY OF September, 2019.

x
SECRETARY

x Hines
CHAIRPERSON
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 382, PAGE(S) 28

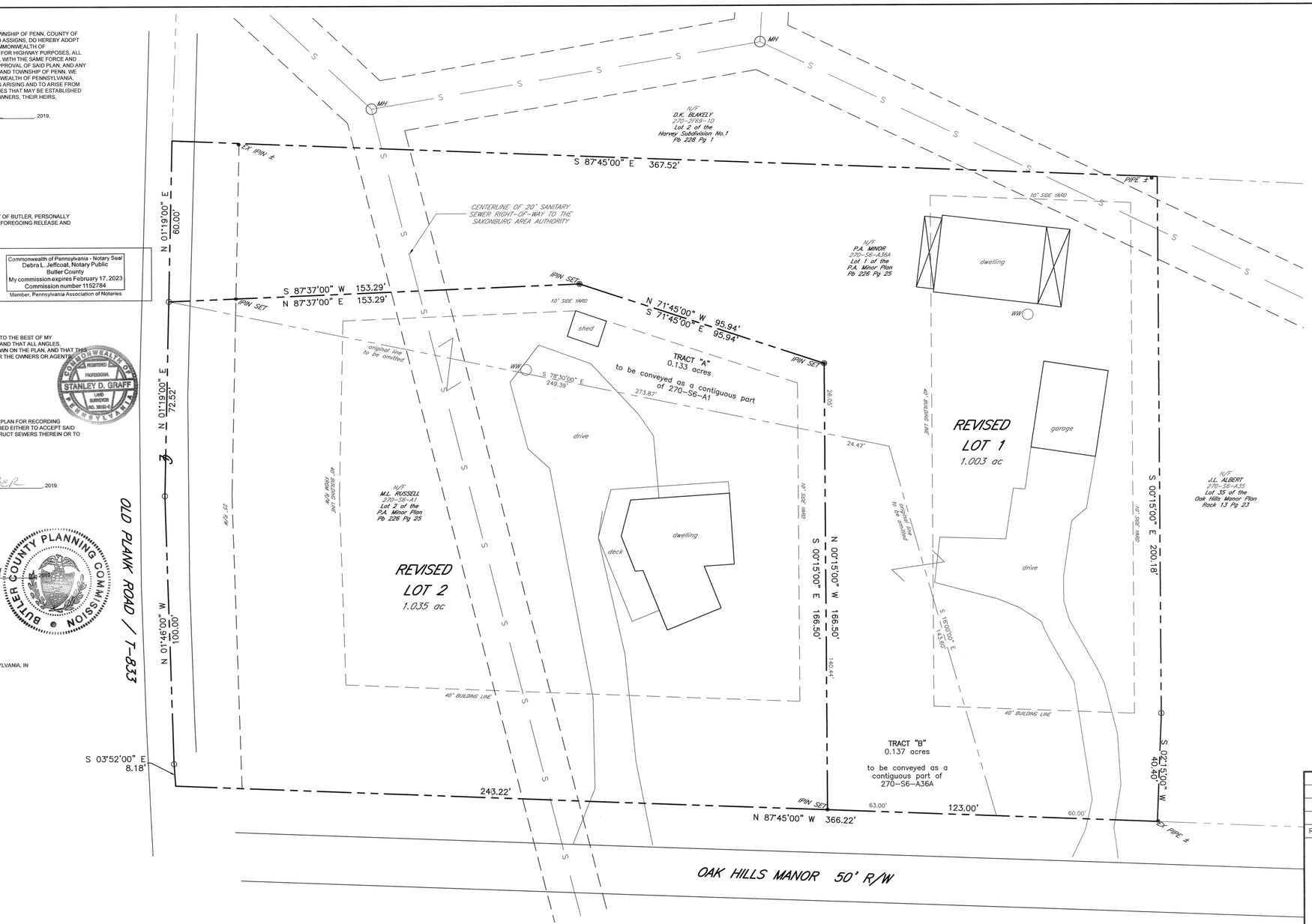
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF November, 2019.

x Michele M Mustello
RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

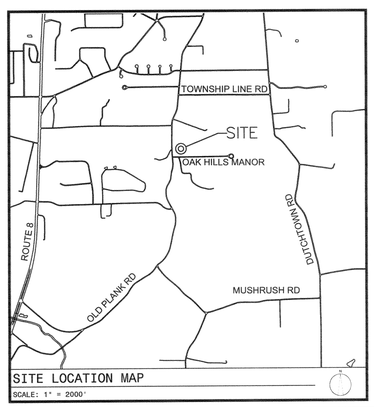
OLD PLANK ROAD / T-833

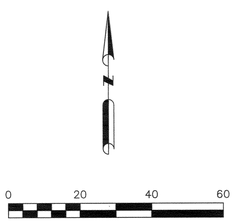


PROPERTY AREAS:	
EXISTING TOTALS	
270-S6-A36A	1.00 ACRES
+270-S6-A1	1.04 ACRES
EXISTING TOTAL	2.04 ACRES
REVISED 270-S6-A36A	
ORIGINAL	1.00 ACRES
- TRACT A	0.133 ACRES
+ TRACT B	0.137 ACRES
REVISED S6-A36A TOTAL	1.003 ACRES
REVISED 270-S6-A1	
ORIGINAL	1.04 ACRES
+TRACT A	0.133 ACRES
-TRACT B	0.137 ACRES
REVISED S6-A1 TOTAL	1.035 ACRES
REVISED TOTALS	
REVISED 270-S6-A36A	1.003 ACRES
+REVISED 270-S6-A1	1.035 ACRES
REVISED TOTAL	2.038 ACRES

GENERAL NOTES:

1. OWNERS: 270-S6-A1 - JOSEPH & MARY LOU RUSSELL
   270-S6-A36A - PATRICIA MINOR
2. ZONING DISTRICT: R1
3. SETBACKS: FRONT LINE - 40'
   SIDE - 10'
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. P.A. MINOR PLAN
   PLAN BOOK 226 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.

MINOR/ RUSSELL PLAN

Being a lot line revision of Lots 1 and 2 of P.A. Minor Plan,
Pb 226 68 Pg 25, and being Butler County Tax Parcels
270-S6-A36A (Lot 1) and 270-S6-A1 (Lot 2)

RECORDED 20	
PLAN BOOK	PAGE
382	28
SHEET _____ of _____	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

MINOR/ RUSSELL PLAN

BEING A

LOT LINE REVISION

FOR

JOSEPH F. & MARY LOU RUSSELL
PATRICIA A. MINOR

SITUATE

PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
01/01/19	BAG	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-197	270-S6-A1 & A36A	-

Instr: 201911150023134
Pgs: 1 F: 545.00 11/15/2019 10:40 AM
Michele Mustello T20190018155
Butler County Recorder PA

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 31 DAY OF 10-31 2019.

ATTEST:

OWNER

PAUL LEWANDOWSKI, PARTNER
LEWANDOWSKI HOLDINGS, LLC
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 Paul Lewandowski 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 31st DAY OF October 2019.
MY COMMISSION EXPIRES THE 15th DAY OF December 2022

Timothy A. Piper
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
TIMOTHY A PIPER - Notary Public
Allegheny County
My Commission Expires Dec 15, 2022
Commission Number 1229562

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 17TH DAY OF October, 2019.

Michael T. Doran
SECRETARY

Vincent L Marino
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS _____ DAY OF November, 2019.

Sharri Kreutz
SECRETARY

Frederick J Breyer
CHAIRMAN, BOARD OF SUPERVISORS

Brian L McCarthy
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.

10/25/19
DATE

REG. NO. SU075509

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF Oct. 2019

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

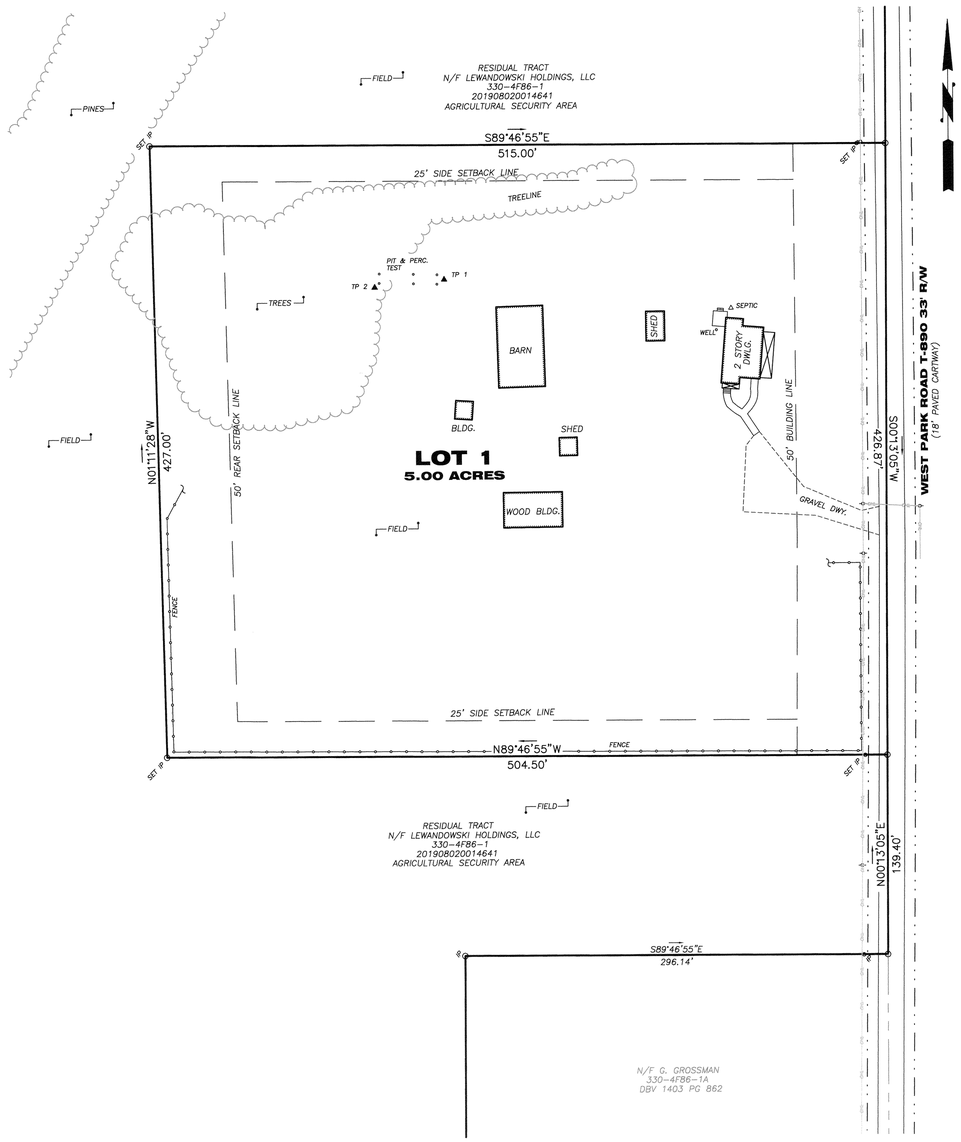
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 382 PAGE 29

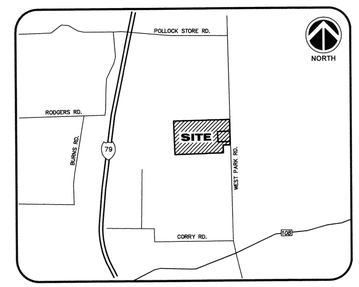
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF November 2019

RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY PA

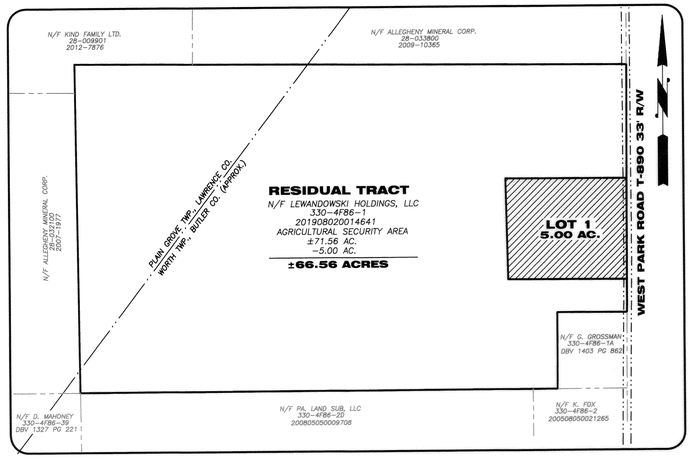




VICINITY MAP
NOT TO SCALE

NON-BUILDING WAIVER
RESIDUAL TRACT

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicatedfor the express purpose of AGRICULTURE use. No portion (or lot number(s) RESIDUAL TRACT) of this property/subdivision are approved by WORTH TWP. (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will issued for theinstallation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system(except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 et seq.) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of WORTH TWP. (municipality), who are charged withadministering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.



RESIDUAL TRACT
1"= 300'

NOTE:
THIS PROPERTY IS IN, OR ABUTS AN AGRICULTURAL SECURITY AREA, AND THE OWNER/RESIDENTS MUST TOLERATE THE NOISE, DUST AND ODORS WHICH ARE INHERENT PARTS OF NORMAL FARMING PRACTICES.

PLAN BOOK	PAGE
382	29

COMMONWEALTH OF PENNSYLVANIA
JEFFREY A. SHUTY
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA

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

OWNER:
LEWANDOWSKI HOLDINGS, LLC
140 ENGLISH ROAD
WEXFORD, PA 15090
724-991-1110
TAX PARCEL 330-4F86-1
DEED REF: 201908020014641

TOTAL PLAN AREA ±71.56 ACRES
RESIDUAL TRACT ±66.56 ACRES
LOT 1 5.00 ACRES

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 50'
Date Aug. 22, 2019
Sept. 28, 2019

Job No. 3188

Lewandowski Subdivision
Situate in Worth Township
Butler County, Pa.
Prepared For Lewandowski Holdings, LLC

Sheet No. 1 of 1



LOCATION MAP 1" = 2000'

PROPERTY OWNER:

ENCLAVE LAND PARTNERS, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

PLAN NOTES: (PER THE ORIGINAL STONERIDGE FARMS PRD PLAN)

1. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM , PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY
2. THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
3. CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET AT THE RIGHT OF WAY LINE.
4. ALL STREETS SHOWN ON THIS PLAN SHALL BE CONSIDERED PUBLIC STREETS AND OFFERED FOR DEDICATION TO ADAMS TOWNSHIP.
5. ALL SANITARY SEWER EASEMENTS ARE FOR THE BENEFIT OF THE BREAKNECK CREEK REGIONAL AUTHORITY.
6. THE SNOW REMOVAL EASEMENTS SHOWN SHALL EXTEND A DISTANCE OF 20.00 FEET FROM THE RIGHT OF WAY LINE AND BE 10 FEET ON EITHER SIDE OF THE PROPERTY LINES AS SHOWN. NO OBSTRUCTIONS SHALL BE PLACED WITHIN THIS EASEMENT, INCLUDING BUT NOT LIMITED TO: UTILITY BOXES, FIRE HYDRANTS, MAILBOXES, DRIVEWAYS, VEGETATION, ETC.
7. ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE STONERIDGE FARMS HOME OWNERS ASSOCATION..
8. NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT. ALL OPEN DRAINAGE SWALES WITHIN EASEMENTS SHALL REMAIN UN-OBSTRUCTED.
9. FOR THE PURPOSES OF MAINTENANCE TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND THROUGH ALL DRAINAGE EASEMENTS CREATED BY THIS AND ALL SUBSEQUENT PLANS AND OR REVISIONS
10. PARCELS "A" & "B" ARE BEING CONVEYED TO ADJACENT PROPERTY OWNERS AND NOT REQUIRED TO BE A PART OF THE HOMEOWNERS ASSOCIATION.
11. LOTS 301, 302 & 302 ARE NOT REQUIRED TO BE PART OF THE HOMEOWNERS ASSOCIATION
12. ALL EASEMENTS LABELED AS PRIVATE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. THE DEVELOPER, BUILDER AND OR HOMEOWNERS ASSOCIATION SHALL RETAIN THE RIGHT TO INSTALL AND MAINTAIN AN ENTRY MONUMENT AND ASSOCIATED LANDSCAPING AND OR LIGHTING AT THE ENTRANCE OF THE DEVELOPMENT PROVIDED THAT THESE IMPROVEMENTS ARE WITHIN THE OPEN SPACE PARCELS.
14. THIS PROPERTY IS BEING DEVELOPED AS A PRD - PLANNED RESIDENTIAL DEVELOPMENT IN THE ADAMS TOWNSHIP RC - RURAL CONSERVATION ZONING DISTRICT.
15. CALLS WITH THE LABEL "NR" ARE NOT RADIAL TO THEIR INTERSECTING RIGHT OF WAY LINE.
16. PROPOSED PRESERVATION/CONSERVATION EASEMENT TO ALSO BE CONSIDERED A DRAINAGE & ACCESS EASEMENT FOR THE BENEFIT OF ADAMS TOWNSHIP FOR USE IN ITS MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PROGRAM.

PLAN NOTES PERTAINING TO THIS REVISION

a. THIS PLAN IS A REVISION TO CERTAIN LOTS AND PARCELS WITHIN THE STONERIDGE FARMS PRD PLAN OF LOTS AS RECORDED IN PLAN BOOK 372 ,PAGES 44-48 AND IS SUBJECT TO ANY AND ALL CONDITIONS OF THAT PRIOR APPROVAL.

b. PARCEL "C" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 302-R AND IS NOT BE CONSIDERED A SEPERATE BUILDING LOT. THIS CONVEYANCE MUST BE DONE VIA DEED UPON RECORDING OF THIS PLAN.

c. OTHER PURPOSES OF THIS PLAN ARE LISTED BELOW:

PURPOSES OF THIS PLAN:

- TO CONVEY PARCEL "C" TO THE ADJACENT LOT 302 THEREBY CREATING LOT 302-R. UPON RECORDING OF THIS PLAN, PARCEL "C" MUST BE CONVEYED BY DEED TO THE OWNERS OF LOT 302.
- RENAME RIDGETOP ROAD TO RIDGETOP DRIVE AS SHOWN
- CREATE A 20 FOOT WIDE SANITARY SEWER EASEMENT TO THE REAR OF LOT 117 WITHIN OPEN SPACE PARCEL 1-R
- CREATE A 20 FOOT WIDE STORM SEWER EASEMENT BETWEEN LOTS 116 & 117
- INCREASE THE PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF LOTS 107, 108, 109, 110 & 111 TO 12 FEET BEHIND THE RIGHT OF WAY.
- CREATE A 20 FOOT WIDE PEDESTRIAN EASEMENT LONG STONERIDGE DRIVE ON LOT 106 FOR SIDEWALK RELATED TO THE COMMUNITY MAILBOXES.
- INCREASE THE PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF LOTS 206, 207, 208 & 209 TO 12.00 FEET BEHIND THE RIGHT OF WAY.
- CREATE A AN ACCESS EASEMENT ACROSS LOTS 209, 210 & 211 TO PROVIDE ALTERNATE ACCESS TO THE STORMWATER DETENTION FACILITY.
- CREATE A 20 FOOT WIDE STORM SEWER EASEMENT ACROSS LOT 212 TO PROVIDE AN ALTERNATE ROUTE FOR STORM SEWER PIPING.
- CREATE A PEDESTRIAN EASEMENT ALONG THE FRONTAGES OF LOTS 219, 220, 221, 222 & 223 RUNNING PARALLEL TO THE RIGHT OF WAY LINE BY 5.00 FEET.

NOTE : ALL LOTS AFFECTED BY THE ABOVE REVISIONS WILL BE NOTED WITH AN "-R" AFTER THE LOT NUMBER TO INDICATE A REVISION HAS BEEN MADE. ONLY THOSE LOTS SHOWN ON THIS PLAN WITH "-R" ARE AFFECTED.

KNOW ALL MEN BY THESE PRESENTS THAT WE, JAMES S. & JENNIFER L. SPERDUTE 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, JAMES S. & JENNIFER L. SPERDUTE 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 JAMES S. & JENNIFER L. SPERDUTE OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,WE HEREUNTO SET OUR HANDS AND SEALS THIS 18th DAY OF October, 2019
ATTEST:

JAMES S. SPERDUTE — JENNIFER L. SPERDUTE

THE FOREGOING ADOPTION IS MADE BY JAMES S. & JENNIFER L. SPERDUTE 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 JAMES S. & JENNIFER L. SPERDUTE AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201810020020105

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED JAMES S. & JENNIFER L. SPERDUTE 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 18th DAY OF OCTOBER 2019

MY COMMISSION EXPIRES THE 15 DAY OF August 2021

Paula K Rouda
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

Instr: 201911180023279
Pgs: 5 F: $205.00 11/18/2019 2:47 PM
Michele Mustello T20190018295
Butler County Recorder PA

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

SECRETARY — CHAIRPERSON
SUPERVISOR — SUPERVISOR
SUPERVISOR — SUPERVISOR

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 28th DAY OF October 2019.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, THIS 2nd DAY OF October 2019.

SECRETARY — CHAIRPERSON

ENCLAVE LAND PARTNERS, LP, BY FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, OWNER OF THE LAND SHOWN ON THE STONERIDGE FARMS PRD PHASE 1 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 ADAMS, 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 ADAMS, 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.

ENCLAVE LAND PARTNERS, LP
BY:FUTURE DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER
CHRISTOPHER J. KACLIK, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, PRESIDENT OF FUTURE DEVELOPMENT GROUP, INC., A GENERAL PARTNER IN THE FIRM OF ENCLAVE LAND PARTNERS, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF October, 2019.

MY COMMISSION EXPIRES THE 15th DAY OF August 2021

Paula K Rouda
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 CHRISTOPHER J. KACLIK, PRESIDENT OF FUTURE DEVELOPMENT GROUP, INC., GENERAL PARTNER OF ENCLAVE LAND PARTNERS, LP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE STONERIDGE FARMS PRD PLAN IS IN THE NAME OF ENCLAVE LAND PARTNERS, LP AS RECORDED AT INSTRUMENT NO. 201709270020994 & 201806070011195..

OWNER — WITNESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

JAMES A. SPERDUTE, PS # 24457-E — DATE 10/8/19

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

10/27/19 — 26400 E — SIGNATURE
DATE — REG #

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 9TH DAY OF SEPT 20 19.

SECRETARY — CHAIRPERSON

RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 382 PAGE 30-34

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF November 2019.

RECORDER OF DEEDS

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

STONERIDGE FARMS REVISION NO. 1
PLANNED RESIDENTIAL DEVELOPMENT
ADAMS TOWNSHIP, BUTLER COUNTY PENNSYLVANIA

PREPARED FOR:

ENCLAVE LAND PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

PLAN BOOK	PAGE
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LOT KEY	(A)	(B)	(C)
MINIMUM LOT AREA	0.50-0.75 AC.	0.75-1.00 AC.	1.00 AC+
MINIMUM LOT WIDTH	110.00'	125.00'	150.00'
MINIMUM FRONT SETBACK	35.00'	40.00'	50.00'
MINIMUM SIDE SETBACK	15.00'	15.00'	20.00'
MINIMUM REAR SETBACK	20.00'	20.00'	25.00'

REFER TO LOT KEY TYPES SHOWN ON SHEETS 2 - 5 FOR EACH LOT AND THE CRITERIA FOR THAT LOT.

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

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

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

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

STONERIDGE FARMS REVISION NO. 1
ADAMS TOWNSHIP, BUTLER COUNTY PENNSYLVANIA

PREPARED FOR:
ENCLAVE LAND PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1001-1920592
DRAWING SCALE:	1"=60
DATE:	SEPTEMBER 3, 2019
DRAWN BY:	JSS
REVISIONS:	

STONERIDGE FARMS
REVISION NO. 1
ADAMS TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

PREPARED FOR:
ENCLAVE LAND
PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1001-1920592
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REVISIONS:	

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SHEET 2 OF 5

LOT 107-R
32,676.579 SF
0.750 AC
(B)
TAX PARCEL
010-S24-A106

LOT 108-R
33,423.181 SF
0.767 AC
(B)
TAX PARCEL
010-S24-A108

LOT 109-R
28,986.304 SF
0.665 AC
(A)
TAX PARCEL
010-S24-A109

LOT 110-R
32,013.106 SF
0.735 AC
(A)
TAX PARCEL
010-S24-A110

LOT 111
21,846.89 SF
0.502 AC
(A)
TAX PARCEL
010-S24-A111

LOT 116-R
38,419.497 SF
0.882 AC
(B)
TAX PARCEL
010-S24-A116

LOT 117-R
43,426.505 SF
0.997 AC
(B)
TAX PARCEL
010-S24-A117

RIDGETOP DRIVE
50' R/W

STONERIDGE LANE
50 R/W

DOBSON ROAD
VARIABLE WIDTH R/W

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

PROPOSED 12' PEDESTRIAN EASEMENT

PROPOSED 20' STORM SEWER EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

SNOW REMOVAL EASEMENT (SEE NOTES)

30' PEDESTRIAN EASEMENT FOR TRAIL TO BE 15' ON EITHER SIDE OF TRAIL AS CONSTRUCTED

100.00' PRESERVATION/ CONSERVATION EASEMENT (50' ON EITHER SIDE OF STREAM) (SEE NOTE 16 - SHEET 1)

MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 2

N/F JOSEPH G. PIPOLO
TAX PARCEL 010-3F68-40
INST NO. 200807180018309

N/F DONALD J. & JUDY A. WERNER
TAX PARCEL 010-3F68-4E
INST NO. 200004110008866
LOT 103
THE WILLS PLAN OF LOTS
PBV 382, PG 48

N/F JEFFERY A. CASINO
TAX PARCEL 010-3F68-4H
INST NO. 200607090015782
LOT 102
THE WILLS PLAN OF LOTS
PBV 382, PG 48

N/F WILLIAM E. & MARGARET A. HANLON
TAX PARCEL 010-3F68-1B
DBV 1094, PG 58

N/F JEFFREY W. & CYNTHIA A. GROST
TAX PARCEL 010-3F68-19A
DBV 2330, PG 436

N/F WILLIAM & HELEN COOK
TAX PARCEL 010-3F68-4A
DBV 744, PG 111

STONERIDGE FARMS
REVISION NO. 1
ADAMS TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

PREPARED FOR:
ENCLAVE LAND
PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1001-1920592
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REVISIONS:	

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SHEET 3 OF 5

HILL TOP COURT 50' R/W

STONERIDGE LANE 50' R/W

RIDGETOP DRIVE 50' R/W

LOT 220-R
49,733.483 SF
1.142 AC
(C)
TAX PARCEL
010-S24-A220

LOT 219-R
26,129.676 SF
0.600 AC
(A)
TAX PARCEL
010-S24-A219

LOT 221-R
23,421.760 SF
0.538 AC
(A)
TAX PARCEL
010-S24-A221

LOT 222-R
36,940.594 SF
0.848 AC
(B)
TAX PARCEL
010-S24-A222

LOT 223-R
34,231.339 SF
0.786 AC
(A)
TAX PARCEL
010-S24-A223

LOT 106-R
33,518.399 SF
0.769 AC
(B)
TAX PARCEL
010-S24-A106

LOT 107-R
32,678.579 SF
0.750 AC
(B)
TAX PARCEL
010-S24-A107

LOT 108-R
33,423.181 SF
0.767 AC
(B)
TAX PARCEL
010-S24-A108

LOT 109-R
28,986.304 SF
0.665 AC
(A)
TAX PARCEL
010-S24-A109

LOT 111
21,846.89 SF
0.502 AC
(A)

LOT 302-R
172,895.527 SF
3.969 ACRES
(INCLUDES PARCEL C)
(C)
TAX PARCEL
010-S24-A302
PROPERTY OF JAMES S. & JENNIFER L. SPERDUTE
INST. # 201810002020105

PARCEL C
32,308.03 SQ.FT.
0.742 ACRES
(SEE NOTES)

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

PROPOSED 5' PEDESTRIAN EASEMENT

PROPOSED 20' PEDESTRIAN EASEMENT

SNOW REMOVAL EASEMENT (SEE NOTES)

20' ACCESS EASEMENT TO DETENTION FACILITY

20' UTILITY EASEMENT

30' STORM & SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

30' PEDESTRIAN EASEMENT FOR TRAIL TO BE 15' ON EITHER SIDE OF TRAIL AS CONSTRUCTED

100.00' PRESERVATION/ CONSERVATION EASEMENT (SEE NOTE 16 - SHEET 1)

200.00' PIPE ENERGY/ ALLEGHENY POWER SYSTEMS TRANSMISSION R/W

STORMWATER, DRAINAGE & ACCESS EASEMENT

30.00' PUBLIC ACCESS & UTILITY EASEMENT

MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 2

PLAN BOOK	PAGE
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OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

N/F TEREK FAMILY LIVING TRUST
TAX PARCEL 010-3F70-A68
INSTRUMENT NO. 200509060024765

N 89°12'05" E
1324.06'

N 89°12'05" E
776.35'

PROPOSED ACCESS EASEMENT TO STORM FACILITY

35' STORM & SANITARY SEWER EASEMENT

259.06'

183.08'

211.18'

123.03'

20' STORM SEWER EASEMENT

S 87°39'57" E
263.47'

N 74°07'31" E
142.50'

LOT 210-R
21,878.829 SF
0.502 AC
(A)
TAX PARCEL
010-S24-A210

LOT 209-R
21,945.407 SF
0.504 AC
(A)
TAX PARCEL
010-S24-A209

20' REAR SETBACK

20' SANITARY SEWER EASEMENT

FRONT SETBACK

20' UTILITY EASEMENT

15' SIDE SETBACK

N 21°01'16" E
136.35'

20' STORM SEWER EASEMENT

LOT 208-R
25,661.869 SF
0.589 AC
(A)
TAX PARCEL
010-S24-A208

SNOW REMOVAL EASEMENT (SEE NOTES)

192.05'

57.39'

S 68°53'26" E
151.49'

S 23°38'48" E
186.47'

171.74'

LOT 211-R
44,258.657 SF
1.016 AC
(B)
TAX PARCEL
010-S24-A211

20' ACCESS EASEMENT TO DETENTION FACILITY

PROPOSED 20' STORM SEWER EASEMENT

45.90'

S 89°12'05" W
122.78'

L=117.73'

L=111.30'

LOT 212-R
46,041.969 SF
1.057 AC
(B)
TAX PARCEL
010-S24-A212

20' STORM SEWER EASEMENT

S 68°53'26" E
278.28'

206.59'

R=325.00'
L=386.74'

STONE RIDGE LANE 50' R/W

R=275.00'
L=179.77'

R=50.00'
L=54.12'

L=60.89'

R=50.00'
L=209.35'

VARIABLE WIDTH UTILITY EASEMENT

S 84°49'55" E
123.26'

PROPOSED 12' PEDESTRIAN EASEMENT

LOT 206-R
44,252.772 SF
1.016 AC
(C)
TAX PARCEL
010-S24-A206

LOT 207-R
27,619.655 SF
0.634 AC
(A)
TAX PARCEL
010-S24-A207

S 10°41'02" E
163.89'

S 80°41'01" W
151.22'

N 88°19'08" W
115.05'

N 05°10'05" E
636.30'

S 05°10'05" W
728.74'

N/F TEREK FAMILY LIVING TRUST
TAX PARCEL 010-3F68-10
INSTRUMENT NO. 200509060024765

N/F BRAD L. DRESSEN
TAX PARCEL 010-3F70-A69
INSTRUMENT NO. 200307030034812

PARCEL "A"
N/F DRESSEN

N 00°25'55" W
353.70'

N 89°20'29" E
155.00'

10.00' PRESERVATION/ CONSERVATION EASEMENT "TEV" OR EITHER SIDE OF STREAM (SEE NOTE 16 - SHEET 1)

STORMWATER, DRAINAGE & ACCESS EASEMENT

N 00°25'55" W
264.17'

N 80°08'19" E
286.46'

S 74°19'13" E
214.44'

N 12°28'42" E
41.25'

110.81'

25' REAR SETBACK

20.0'

103.63'

20' REAR SETBACK

20' SANITARY SEWER EASEMENT

LOT 220-R
49,733.483 SF
1.142 AC
(C)
TAX PARCEL
010-S24-A220

LOT 219-R
26,128.676 SF
0.600 AC
(A)
TAX PARCEL
010-S24-A219

N 15°40'17" E
238.85'

N 17°31'15" E
287.00'

15' SIDE SETBACK

20' ACCESS EASEMENT TO DETENTION FACILITY

FRONT SETBACK

MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 3

LOT 214
LOT 213
LOT 205
LOT 204
LOT 218
LOT 217
LOT 216
LOT 215

N 01°15'55" W
335.83'

10.0'

20.0'

LOT 221-R
23,421.760 SF
0.538 AC
(A)
TAX PARCEL
010-S24-A221

SNOW REMOVAL EASEMENT (SEE NOTES)

PROPOSED 5' PEDESTRIAN EASEMENT

R=50.00'
L=81.82'

R=50.00'
L=57.51'

L=6.25'

R=50.00'
L=43.57'

20' UTILITY EASEMENT

HILL TOP COURT 50' R/W

N 81°37'39" E
361.86'

L=324.33'
Tan=168.09'
Δ=37°09'59"
R=500.00'

R=50.00'
L=37.40'

L=77.79'

L=21.40'

L=91.54'

16.00'

20' UTILITY EASEMENT

259.32'

N 51°12'22" E
188.05'

LOT 222-R
36,940.594 SF
0.848 AC
(B)
TAX PARCEL
010-S24-A222

LOT 223-R
34,231.339 SF
0.786 AC
(A)
TAX PARCEL
010-S24-A223

300.82'

N 09°47'31" E
298.28'

30' STORM & SANITARY SEWER EASEMENT

N 42°36'12" E
188.05'

N 47°23'49" W
253.84'

N 77°24'27" W
121.67'

N 77°24'27" W
290.00'

N 62°49'06" W
183.17'

TOP OF BANK OF INTERMITTENT STREAM (SEE NOTE 17)

48.10'

LOT 227
LOT 226
LOT 225
LOT 224
LOT 202
LOT 203
LOT 301
LOT 228
LOT 201
LOT 229
LOT 230

N/F RONALD S. & CHARLENE J. SMELSER
TAX PARCEL 010-3F68-10
INSTRUMENT NO. 200009030027

N 01°15'55" W
527.13'

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

N 09°47'31" E
298.28'

S 09°47'31" W
298.28'

100.00'

200.00' PENELEC/FIRSTENERGY ALLEGHENY POWER SYSTEMS TRANSMISSION R/W

N 74°58'37" E
438.34'

N 58°58'52" E
310.57'

S 25°05'05" W
115.00'

MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 3

STONERIDGE LANE 50' R/W

LOT 302-R
172,895.527 SF

N/F ROBERT L. SALEM
TAX PARCEL 010-3F68-1C
INSTRUMENT NO. 201310100029380

N 42°36'12" E
188.05'

N 05°10'05" E
265.49'

MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 3

N/F

N
W E
S

SPERDUTE
LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

STONERIDGE FARMS
REVISION NO. 1
ADAMS TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
ENCLAVE LAND PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1001-1920592
DRAWING SCALE:	1"=60'
DATE:	SEPTEMBER 3, 2019
DRAWN BY:	JSS
REVISIONS:	

SHEET 4 OF 5

N/F ROBERT L. SALEM
TAX PARCEL 010-3F68-1C
INSTRUMENT NO. 201310100029380

MATCHLINE – SEE SHEET 4
MATCHLINE – SEE SHEET 3

N/F THOMAS J. & MARY T. DRISSLER
TAX PARCEL 010-3F68-1E2
DBV 1245, PG 0698
LOT 2
STEELE SUBDIVISION PLAN
PBV 107, PAGE 14

N 42°38'12" E
188.02'

L6 (101)
M 20,95,29 S

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

LOT 301

N 69°49'38" W
216.38'

S 69°49'38" E
259.84'

100.00'

100.00'

200.00' FREE ENERGY/
ALLEGHENY POWER SYSTEMS
TRANSMISSION R/W

N 74°58'37" E
438.34'

N/F JOHN BORELAND III
TAX PARCEL 010-3F68-1E3
INSTRUMENT NO. 200712140031075
LOT 1
THOMPSON SUBDIVISION NO. 2
PBV 149, PAGE 35

R=400.00'
Δ=52°19'
S 07°50'26" E
75.00'

MATCHLINE – SEE SHEET 5
MATCHLINE – SEE SHEET 3

30.00'
PUBLIC
PEDESTRIAN
& UTILITY
EASEMENT

LOT 302-R
172,895.527 SF
3.969 ACRES
(INCLUDES PARCEL C)

N/F TIFFANY J. & IAN J. FLOYD
TAX PARCEL 010-3F68-1E3A
INSTRUMENT NO. 201602160002880
LOT B
THOMPSON SUBDIVISION NO. 2
PBV 149, PAGE 35

L=141.54'
R=250.00'

Ⓒ TAX PARCEL
010-S24-A302

PROPERTY OF JAMES S. &
JENNIFER L. SPERDUTE
INST. # 201810020020105

N 15°01'23" W
318.84'

N/F THOMAS F. & LORRAINE S. KENNEDY
TAX PARCEL 010-3F68-1E39
INSTRUMENT NO. 200507270020012
LOT C
THOMPSON SUBDIVISION NO. 2
PBV 149, PAGE 35

L6 (101)
M 20,95,29 S

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

S 16°43'54" E
205.07'

200.00' FREE ENERGY/
ALLEGHENY POWER SYSTEMS
TRANSMISSION R/W

100.00'

100.00'

N 55°58'52" E
302.57'

LOT 303

N 75°36'40" E
132.99'

S 69°10'06" E
260.78'

S 20°54'27" W
197.27'

N 16°41'00" W
154.47'

S 75°36'40" W
165.11'

N 69°10'06" W
238.35'

LOT 105

LOT 103

LOT 102

LOT 104

LOT 101

PARCEL C
32,308.03 SQ.FT.
0.742 ACRES
(SEE NOTES)

S 47°30'51" E
172.38'

L=22.46'

L=12.94'

R=350.00'
S 38°16'09" E
134.18'

S 45°26'51" W
69.39'

N 45°26'51" E
35.41'

L=165.26'
R=350.00'

N 47°30'51" W
144.17'

100.0' PRESERVATION
OVERLAY ZONE
CANOPY/TREE EASEMENT
(SEE ETHICS SEC. AGREEMENT)
(SEE NOTE 18 - SHEET 1)

S 06°56'35" E
188.06'

N 06°56'35" W
107.47'

N 79°45'57" E
176.43'

77.32'

N/F CHRISTOPHER J. & NANCY KACLIK
TAX PARCEL 010-3F68-4C
INST NO. 200508280016878
LOT 101
THE WILLS PLAN OF LOTS
PBV 282, PG 48

S 06°56'35" E
74.44'

107.47'

L=283.55'
Tan=237.52'
Δ=108°16'52"
R=150.00'

L=229.41'
R=125.00'

R=50.00'
L=39.27'

338.12'

338.12'

LOT 129

LOT 128

LOT 113

STORMWATER, DRAINAGE &
ACCESS EASEMENT

50.00'
PUBLIC
PEDESTRIAN
& UTILITY
EASEMENT

OPEN SPACE 1-R
1,743,021 SQ.FT.
40.014 ACRES

N 25°47'27" W
98.95'

S 07°06'03" E
125.83'

N 39°06'07" E
139.83'

L=118.87'
R=125.00'

L=42.80'
R=25.00'

L=71.65'
R=200.00'

L=82.37'
R=175.00'

MATCHLINE – SEE SHEET 3
MATCHLINE – SEE SHEET 2

N
W E
S

PLAN BOOK	PAGE
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LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
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SPERDUTESURVEYING.COM

STONERIDGE FARMS
REVISION NO. 1

ADAMS TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
ENCLAVE LAND
PARTNERS, LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1001-1920592
DRAWING SCALE:	1"=60'
DATE:	SEPTEMBER 3, 2019
DRAWN BY:	JSS
REVISIONS:	

SHEET 5 OF 5

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, MATTHEW KLABNIK, OF THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS 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 OCTOBER, 2019.

x _____
MATTHEW KLABNIK

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 MATTHEW KLABNIK, 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 25 DAY OF OCTOBER, 2019.

MY COMMISSION EXPIRES THE 19 DAY OF FEBRUARY, 2023

x _____
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

18 SEPT
DATE

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 3016-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 27 DAY OF JUNE, 2019.

x _____
SECRETARY

x _____
VICE - CHAIRPERSON
BOARD OF SUPERVISORS

RE-Approved November 21, 2019

THE TOWNSHIP OF CABOT BUTLER COUNTY PENNSYLVANIA SEAL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 5 DAY OF JUNE, 2019.

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF June, 2019.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

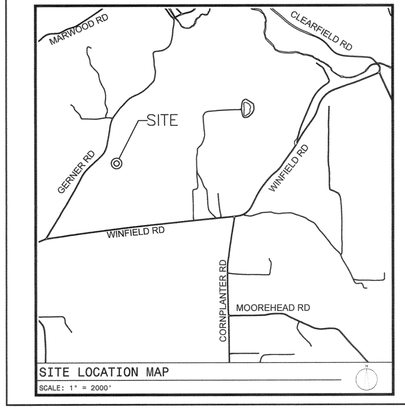
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382, PAGE(S) 35

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF November, 2019.

x _____
RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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: 201911220023748
Pgs: 1 T: $45.00 11/22/2019 2:22 PM
Michele Mustello T20190018574
Butler County Recorder PA

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE.

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

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

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

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE, THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF REVISED LOT 3 AND LOT 4.

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

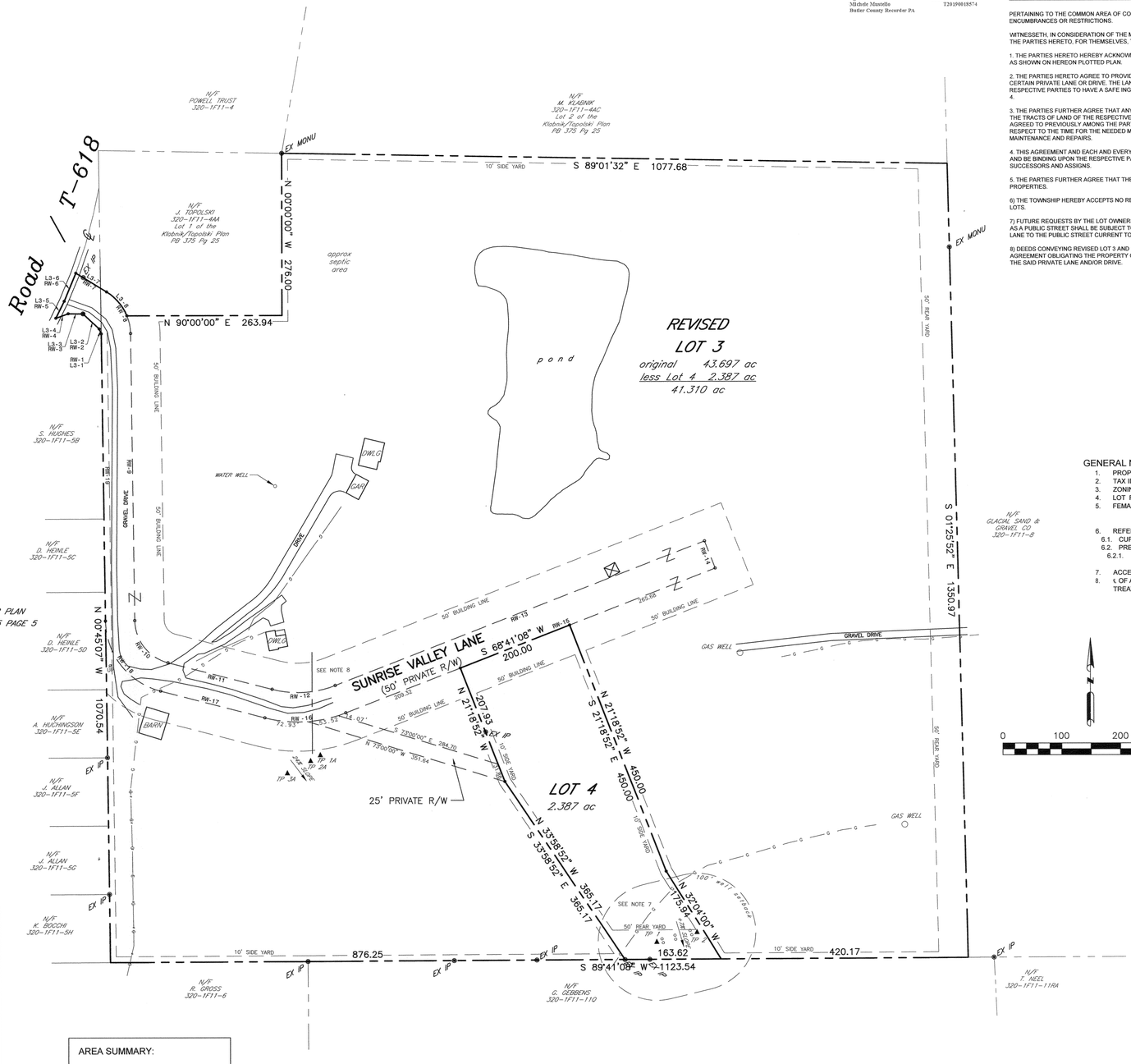
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF REVISED LOT 3 AND LOT 4, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

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

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

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

8) DEEDS CONVEYING REVISED LOT 3 AND LOT 4 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.



REVISED LOT 3

Course	Bearing	Distance
L3-1	N 22°00'47" W	9.04'
L3-2	N 46°39'47" W	37.72'
L3-3	N 89°24'57" W	25.21'
L3-4	S 70°03'33" W	22.32'
L3-5	N 26°11'08" E	32.29'
L3-6	N 22°33'32" E	51.83'
L3-7	S 68°30'52" E	61.31'
L3-8	Rad: 85.00' Tan: 28.20' Chd: S 40°09'43" E	A: 54.45' CA: 36°42'19" 53.53'

50' PRIVATE R/W

Course	Bearing	Distance
RW-1	N 22°00'47" W	9.04'
RW-2	N 46°39'47" W	37.72'
RW-3	N 89°24'57" W	25.21'
RW-4	S 70°03'33" W	22.32'
RW-5	N 26°11'08" E	32.29'
RW-6	N 22°33'32" E	51.83'
RW-7	S 68°30'52" E	61.31'
RW-8	Rad: 85.00' Tan: 46.89' Chd: S 29°38'00" E	A: 85.69' CA: 57°45'45" 82.11'
RW-9	S 00°45'07" E	488.59'
RW-10	Rad: 75.00' Tan: 57.32' Chd: S 38°08'30" E	A: 97.89' CA: 74°46'45" 91.08'
RW-11	S 75°31'52" E	183.25'
RW-12	Rad: 175.00' Tan: 56.50' Chd: N 86°34'38" E	A: 109.29' CA: 35°47'00" 107.53'
RW-13	N 68°41'08" E	675.00'
RW-14	S 21°18'52" E	50.00'
RW-15	S 68°41'08" W	675.00'
RW-16	Rad: 225.00' Tan: 72.64' Chd: S 86°34'38" W	A: 140.52' CA: 35°47'00" 138.25'
RW-17	N 75°31'52" W	183.25'
RW-18	Rad: 125.00' Tan: 95.53' Chd: N 38°08'30" W	A: 163.14' CA: 74°46'45" 151.81'
RW-19	N 00°45'07" W	488.88'

AREA SUMMARY:

EXISTING TOTALS
LOT 3 43.697 AC

REVISED TOTALS
REVISED LOT 3 41.310 AC
+ LOT 4 2.387 AC
REVISED TOTAL 43.697 AC

WINFIELD TOWNSHIP RESIDENTIAL AGRICULTURAL DISTRICT	
Dimension	On-lot septic and water
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	75 feet from CL
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet

GENERAL NOTES:

1. PROPERTY OWNER: MATTHEW KLABNIK
2. TAX ID: 320-1F11-4A
3. ZONING DISTRICT: RESIDENTIAL AGRICULTURAL
4. LOT REQUIREMENTS: SEE TABLE
5. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42019C0465D FIRM EFFECTIVE: 8/2/2018
6. REFERENCES
   - 6.1. CURRENT DEEDS OF RECORD
   - 6.2. PREVIOUSLY RECORDED PLANS
   - 6.2.1. KLABNIK/TOPOLSKI PLAN PLAN BOOK 375 PG 25
7. ACCESS & UTILITY EASEMENT PER SEPARATE AGREEMENT
8. ℄ OF APPROXIMATE 20' UTILITY EASEMENT FOR EXISTING LATERAL TO SEPTIC TREATMENT SITE

M. KLABNIK PLAN No. 3

Being a subdivision of Lot 3 of the Klabnik/Topolski Plan, PB 375 Pg 25, and being Butler County Tax Parcel 320-1F11-4A

REV	DESCRIPTION	BY	DATE
B	SEPTIC LATERAL & NOTES ADDED	SDG	8/2/19
A	MAINTENANCE AGREEMENT ADDED	SDG	6/12/19

GRAFF SURVEYING

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

PROJECT DESCRIPTION

M. KLABNIK PLAN No. 3

BEING A

SUBDIVISION

FOR

MATTHEW KLABNIK

SITUATE

WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
05/16/19	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-075	320-1F11-4A	B

RECORDED _____ 20__

PLAN BOOK	PAGE
382	35

SHEET _____ of _____

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 25 DAY OF November, 2019.

x
KENNETH GRABER

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF November, 2019.

MY COMMISSION EXPIRES THE 26th DAY OF July, 2023.

x
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Vonnie J. Hogg, Notary Public
Butler County
My commission expires July 26, 2023
Commission number 1235484
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

12 Nov '19
DATE

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

COMMONWEALTH OF PENNSYLVANIA
STANLEY D. GRAFF
SURVEYOR
PENNSYLVANIA

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SLIPPERY ROCK ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR 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 SLIPPERY ROCK THIS 14th DAY OF November, 2019.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SLIPPERY ROCK THIS 14th DAY OF November, 2019.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 4th DAY OF OCT., 2019.

x
SECRETARY

x
CHAIRPERSON
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 382 PAGE(S) 36

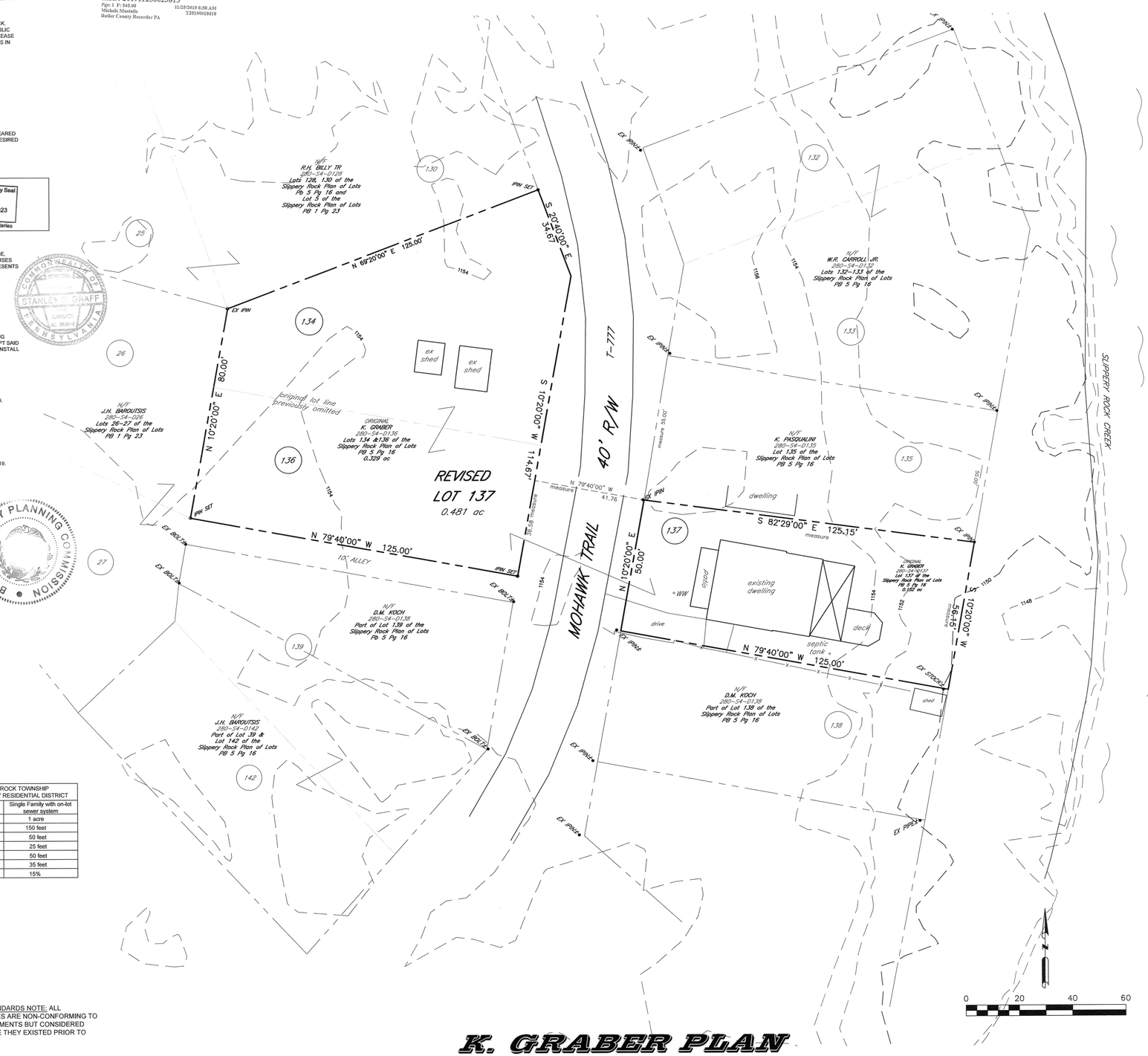
GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF November, 2019.

x
RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

Instr: 201911250023815
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
11/25/2019 8:58 AM
T20190018018



PROPERTY AREAS:

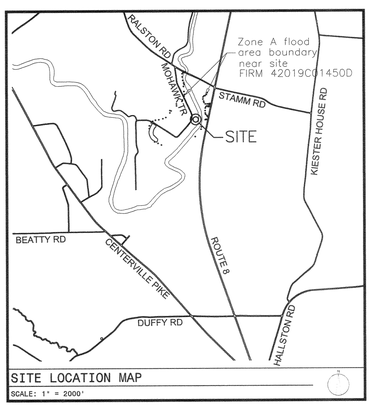
EXISTING TOTALS	
280-S4-D137	0.152 AC
+280-S4-D136	0.329 AC
EXISTING TOTAL	0.481 AC

REVISED TOTALS	
REVISED LOT 137	0.481 AC

GENERAL NOTES:

1. PROPERTY OWNER: KENNETH GRABER, 155 MOHAWK TRAIL, SLIPPERY ROCK, PA 16057
2. TAX ID: 280-S4-D136 AND 280-S4-D137
3. ZONING DISTRICT: R-1 LOW DENSITY RESIDENTIAL
4. LOT REQUIREMENTS: SEE ZONING ORDINANCE
5. FEMA FLOOD ZONE: THE ENTIRE SUBJECT PROPERTY IS WITHIN A FEMA FLOOD ZONE A - AREAS WITH 1% CHANCE OF ANNUAL FLOODING FIRM: 42019C01450D FIRM EFFECTIVE: 8/2/2018 *SEE SITE LOCATION MAP FOR FLOOD AREA NEAR SITE
6. CONTOUR SOURCE: PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 63001340PAS_CONT
7. REFERENCES
   - 7.1. CURRENT DEEDS OF RECORD
   - 7.2. PREVIOUSLY RECORDED PLANS
     - 7.2.1. SLIPPERY ROCK PARK LOT SUBDIVISION AND GOLF COURSE PLAN OF LOTS PLAN BOOK 5 PAGE 16

SLIPPERY ROCK TOWNSHIP R-1 LOW DENSITY RESIDENTIAL DISTRICT	
Dimension	Single Family with on-lot sewer system
Min. Lot Area	1 acre
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	50 feet
Max. Height	35 feet
Max. Coverage	15%



SITE LOCATION MAP
SCALE: 1" = 2000'

ZONING DIMENSIONAL STANDARDS NOTE: ALL STRUCTURES AND LOT SIZES ARE NON-CONFORMING TO PRESENT ZONING REQUIREMENTS BUT CONSIDERED GRANDFATHERED BECAUSE THEY EXISTED PRIOR TO ZONING

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

K. GRABER PLAN

Being a consolidation of Lots 134, 136 and 137 of the Slippery Rock Park Lot Subdivision & Gold Course Plan of Lots as recorded in Plan Book 5 Page 16 and being Butler County Tax Parcels 280-S4-D136 (Lots 134, 136) and 280-S4-D137 (Lot 137)

RECORDED _____ 20___	
PLAN BOOK	PAGE
382	36
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
B	REVISIONS	SDG	11/8/19
A	REVISIONS PER OWNER FOLLOWING TOWNSHIP MEETINGS ON 10/14/19	SDG	10/15/19

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

K. GRABER PLAN

BEING A

CONSOLIDATION

FOR

KENNETH GRABER

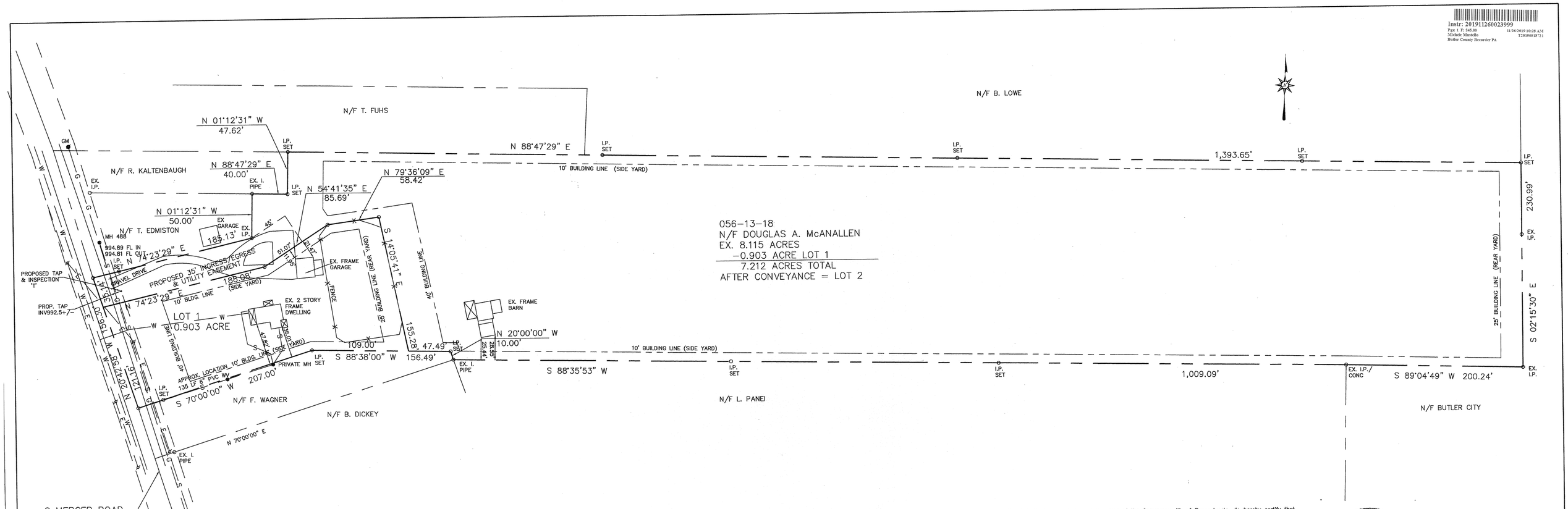
SITUATE

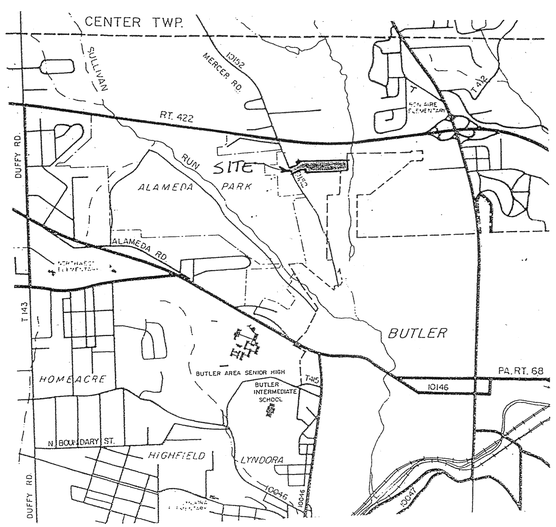
SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/23/19	BAG	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-213	280-S4-D136 & D137	B

Instr: 201911260023999
Pgs: 1 Fi: 548.00 11/26/2019 10:28 AM
Michele Mustello T20190018721
Butler County Recorder PA





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ZONNING: R-2

BUILDING REQUIREMENTS:

40' BUILDING LINE FRONT YARD
10' BUILDING LINE SIDE YARD
25' BUILDING LINE REAR YARD

90' MINIMUM FRONTAGE

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

PROPERTY OWNER: DOUGLAS McANALLEN
562 MERCER ROAD
BUTLER, PA 16001

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

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

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

SEWER LATERAL FOR LOT 2 TO BE INSTALLED IN ACCORDANCE WITH B.A.S.A. DRAWING NO'S 8, 13, & 14 WITH CLEANOUTS EVERY 100' FROM RUNNING TRAP TO CONNECTION.

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.

0 50 100 150

Know all men by these Presents, that I, Douglas A. McAnallen, of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of my 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 I release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

I further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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, I hereunto set my hand and seal this 14 day of Nov, 20 19

NOTARY PUBLIC — OWNER: Douglas A. McAnallen

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

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 Douglas A. McAnallen, 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 14 day of Nov, 20 19.

My Commission Expires the 12 day of Sept, 20 22.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Douglas A. McAnallen, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Douglas A. McAnallen, as recorded in Instrument Number 201811190023431, Recorder of Deeds Office.

WITNESS — OWNER: Douglas A. McAnallen

We, _____, mortgagee of the property embraced in this plan or subdivision in the name of Douglas A. McAnallen, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — MORTGAGEE

PLAN BOOK	PAGE
382	37

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 October 1, 2019 SEAL SIGNATURE AND REG. NO. 60-32490-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR 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 Theresa Giesler SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15TH day of November, 20 19.

SECRETARY Theresa Giesler SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 3rd day of September, 20 19.

SECRETARY SEAL Vice CHAIRMAN

Reviewed by the Butler County Planning Commission this 21ST day of AUG., 20 19.

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 382 page 37.

Given under my hand and seal this 26 day of November, 20 19.

SEAL

RECORDER

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

REVISED 10/01/19; SHED
REVISED 08/22/19; ENGINEER'S REVIEW COMMENTS
REVISED 08/19/19; B.A.S.A. REVIEW, CLEANOUTS & NOTES

L 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

PLAN OF SUBDIVISION

FOR: DOUGLAS A. McANALLEN

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 07/24/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-13-18		Instrument # 201811190023431	Service No. 19-070
Address 562 MERCER ROAD			

OWNERS ADOPTION (ADAMS TOWNSHIP)

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 4 DAY OF OCTOBER A.D. 20 19

ATTEST:

MARY MASA JOSEPH MASA

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 4 DAY OF OCTOBER A.D. 20 19

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL David E. McMaster, Notary Public Adams Twp., Butler County My Commission Expires Aug. 11, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

INDIVIDUAL ACKNOWLEDGMENT (ADAMS TOWNSHIP)

COMMONWEALTH OF PENNSYLVANIA, BUTLER COUNTY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED MARY & JOSEPH MASA 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 4 DAY OF OCTOBER 20 19

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 11 DAY OF AUGUST 20 20

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL David E. McMaster, Notary Public Adams Twp., Butler County My Commission Expires Aug. 11, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MASA / SANTA PLAN OF CONSOLIDATION AND SUBDIVISION IS IN THE NAME OF THE MARY & JOSEPH MASA, AND IS RECORDED IN DEED BOOK VOLUME 195, PAGE 11.

MARY MASA JOSEPH MASA

_____ MORTGAGEE OF THE PROPERTY CONTAINED IN THE MASA / SANTA PLAN OF CONSOLIDATION AND SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS NAME, TITLE AND MORTGAGEE

OWNERS ADOPTION (ADAMS TOWNSHIP)

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 14 DAY OF NOVEMBER A.D. 20 19

ATTEST:

JOSEPH J. SANTA, JR. DECEASED CAROL A. SANTA

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 14 DAY OF NOVEMBER A.D. 20 19

INDIVIDUAL ACKNOWLEDGMENT (ADAMS TOWNSHIP)

COMMONWEALTH OF PENNSYLVANIA, BUTLER COUNTY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED JOSEPH J. & CAROL A. SANTA, JR. 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 14 DAY OF NOVEMBER 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL David E. McMaster, Notary Public Adams Twp., Butler County My Commission Expires Aug. 11, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 11 DAY OF AUGUST 2020

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MASA / SANTA PLAN OF CONSOLIDATION AND SUBDIVISION IS IN THE NAME OF THE JOSEPH J. & CAROL A. SANTA, JR., AND IS RECORDED IN DEED BOOK VOLUME 0982, PG 56.

WITNESS JOSEPH J. SANTA, JR. DECEASED

CAROL A. SANTA

_____ MORTGAGEE OF THE PROPERTY CONTAINED IN THE MASA / SANTA PLAN OF CONSOLIDATION AND SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS NAME, TITLE AND MORTGAGEE

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 SUPERVSORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 5th DAY OF JUNE 20 19

TOWNSHIP SECRETARY CHAIRPERSON SUPERVISOR

SUPERVISOR SUPERVISOR SUPERVISOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 21ST DAY OF FEB. A.D. 20 19. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 2-21 A.D. 20 19

DIRECTOR SEC

CHAIRPERSON JRM

TOWNSHIP ENGINEER'S CERTIFICATION

I RONALD CHERI 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

DATE 11-25-19 NAME RONALD CHERI REGISTRATION NUMBER PE036400E

(SEAL)

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. SHEFFLER SURVEYOR No. 17766-E

REGISTERED ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA.

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

PROFESSIONAL LAND SURVEYORS CERTIFICATION

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

6-27-2019 DATE GARY A SHEFFLER P.L.S.

(SEAL)

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 _____ DAY OF _____ 20____.

TOWNSHIP SECRETARY CHAIRPERSON

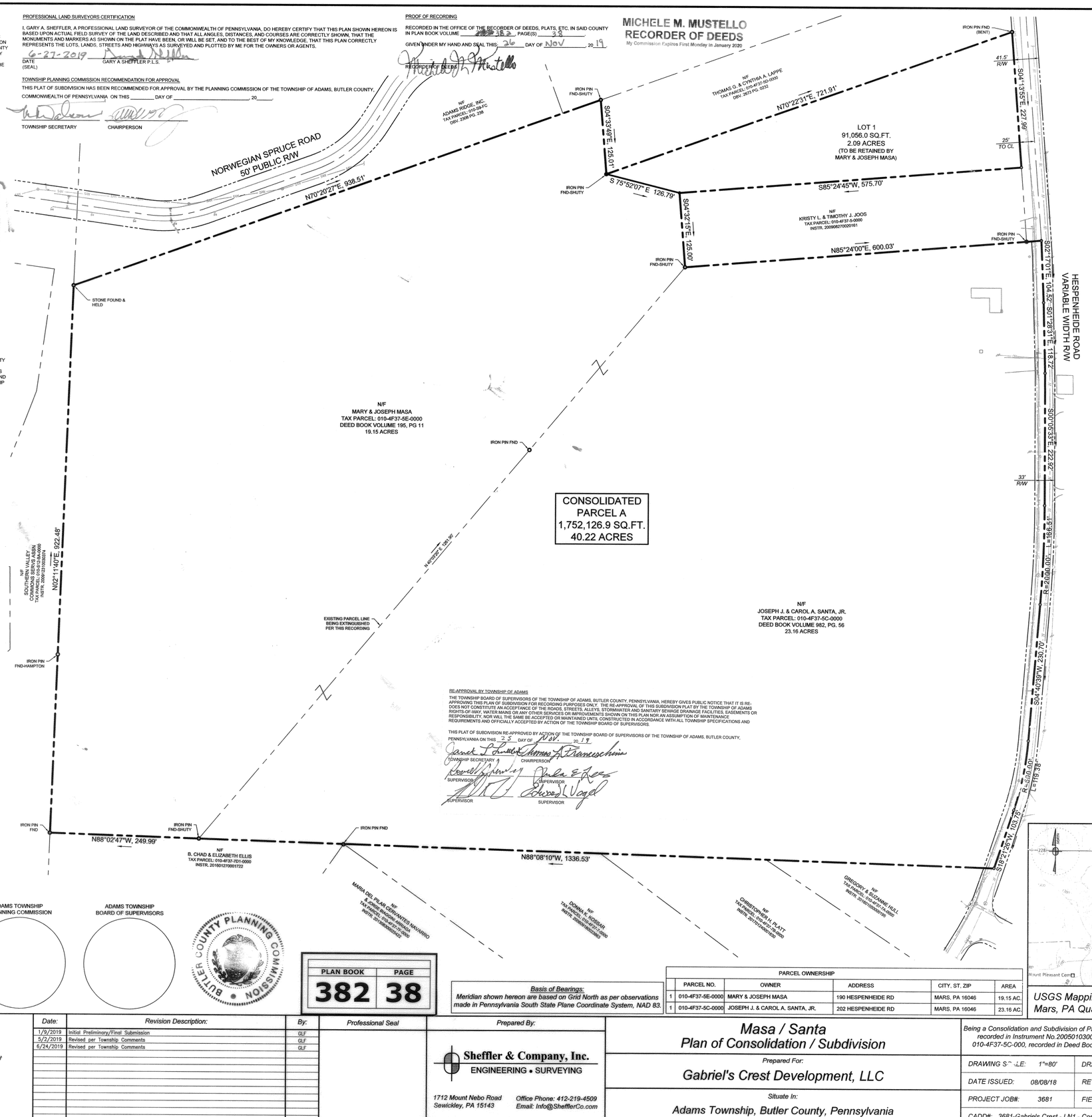
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 382 PAGE(S) 38

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF NOV 20 19

RECORDER OF DEEDS

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



ZONING INFORMATION:

ZONING: R-3 - RESIDENTIAL MULTI-FAMILY

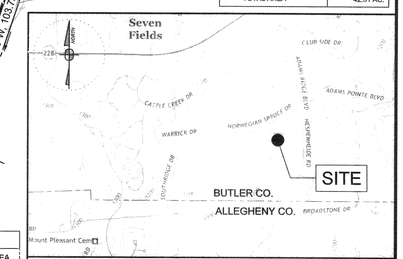
TOTAL SITE AREA: 40.22 ACRES

10,000.0 SQ.FT. MIN LOT SIZE REQUIRED
10,000.0 SQ.FT. MIN LOT SIZE PROVIDED

SINGLE FAMILY YARD REQUIREMENTS:
50' MIN. LOT WIDTH @ FRONT SETBACK
20' MIN. FRONT SETBACK
25' MIN. REAR SETBACK
10' MIN. SIDE SETBACK

Instr: 201911260024048
Pgs: 1 T: $45.00 11/26/2019 12:35 PM
Michele Mustello T20190018741
Butler County Recorder PA

PROPOSED LOT AREA TABLE	
LOT 1	2.09 AC.
CONSOLIDATED PARCEL "A"	40.22 AC.
TOTAL AREA	42.31 AC.



USGS Mapping
Mars, PA Quadrangle

SCALE: 1"= 2000'

Basis of Bearings:
Meridian shown hereon are based on Grid North as per observations made in Pennsylvania South State Plane Coordinate System, NAD 83.

PARCEL OWNERSHIP					
PARCEL NO.	OWNER	ADDRESS	CITY, ST, ZIP	AREA
1	010-4F37-5E-0000	MARY & JOSEPH MASA	190 HESPENHEIDE RD	MARS, PA 16046	19.15 AC.
1	010-4F37-5C-0000	JOSEPH J. & CAROL A. SANTA, JR.	202 HESPENHEIDE RD	MARS, PA 16046	23.16 AC.

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

POCS SER. #: DESIGN - 20181863537
DIG - 20181863543

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

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch =40 ft.

Date:	Revision Description:	By:
1/9/2019	Initial Preliminary/Final Submission	GLF
5/2/2019	Revised per Township Comments	GLF
6/24/2019	Revised per Township Comments	GLF

Professional Seal

Prepared By:

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

Masa / Santa
Plan of Consolidation / Subdivision

Prepared For:
Gabriel's Crest Development, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

Being a Consolidation and Subdivision of Parcel No. 010-4F37-5E-000, recorded in Instrument No.200501030000105, and Parcel No. 010-4F37-5C-000, recorded in Deed Book Volume 982, Page 56.

DRAWING SCALE:	1"=80'	DRAWN BY:	AGM
DATE ISSUED:	08/08/18	REVIEWED BY:	GAS
PROJECT JOB#:	3681	FIELD BOOK #:	RT2018
CADD#:	3681-Gabriels Crest - LN1 - Consolidation Plan.dwg		

Gabriel's Crest Development, LLC
Attn: Chris Kacilik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: qkf1@zoominternet.net

Sheet No.

LN 1



Instr: 201911260024062
Pgs: 2 F: $85.00 11/26/2019 2:02 PM
Michele Mustello T20190018753
Butler County Recorder PA

BULK AREAS:

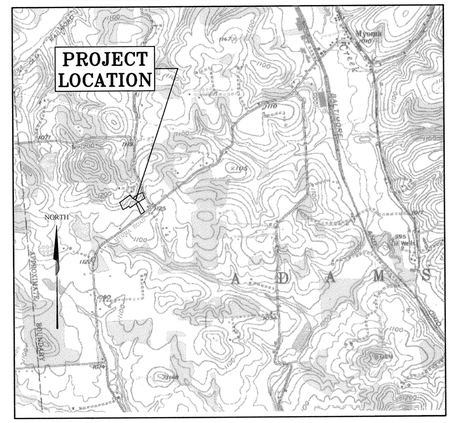
ZONE: RURAL CONSERVATION DISTRICT – RC	
MINIMUM LOT WIDTH:	150 FT
MINIMUM FRONT YARD:	50 FT
MINIMUM SIDE YARD:	20 FT (2 REQUIRED)
MINIMUM REAR YARD:	25 FT
MINIMUM LOT AREA:	43560 Sq. Ft. / ONE ACRE

NON–BUILDING WAIVER:

AS OF THE DATE OF THIS LOT LINE REVISION PLAN RECORDING, THE PROPERTY DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL USE. NO PORTION OF LOT NUMBERS 2 OR 6 OF THIS LOT LINE REVISION ARE APPROVED BY ADAMS TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR THE 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 DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 et. seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR ANY SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF ADAMS TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

I VERIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I UNDERSTAND THAT FALSE STATEMENTS IN THIS DOCUMENT ARE SUBJECT TO THE PENALTIES PRESCRIBED BY APPLICABLE LAW, INCLUDING BUT NOT LIMITED TO, 18 Pa. C.S.A. SECTION 4904 RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.

William L. Heil Linda H. Heil	William L. Heil Linda H. Heil	11/18/19 11/18/19
SUBDIVIDER/DEVELOPER (PRINT NAME)	SIGNATURE	DATE



VICINITY MAP

SCALE: 1"=2000'

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

ACREAGES:

LOT No.	TAX ID No.	EXISTING AREA Per Description		LOSS/GAIN*	CORRECTED AREA Per Field Evidence		COMBINED AREAS		RIGHT-OF-WAY AREA	PROPOSED AREA	
		Acres	Sq. Ft.	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Sq. Ft.	Acres	Sq. Ft.
1	010-4F33-24D	1.0573	46,057	-1,239	1.0289	44,818			1185	1.0017	43,633
2	010-4F33-24C	1.6041	69,876	-16,947	1.2151	52,929			1478	1.1812	51,451
6	010-4F33-24 Parcel-1	2.6433	115,141	-10,612	2.3997	104,529	3.1781	138,439	1183	3.1510	137,256
	010-4F33-24 Parcel-2	0.7717	33,614	296	0.7785	33,910					
	TOTALS	6.0764	264,688	-28,502	5.4221	236,186			3,846	5.3338	232,340

* LOSSES AND GAINS: DUE TO ERRORS IN PREVIOUS DEED DESCRIPTIONS AND SUBDIVISION PLANS

LEGEND:

- PROPERTY LINE OWNER'S ADDED
- PROPERTY LINE OWNER'S EXISTING
- PROPERTY LINE OWNER'S REMOVED
- PROPERTY LINE ADJACENT
- 1160 EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- BUILDING LINE
- STORMWATER CULVERT
- SANITARY FACILITY
- GAS METER
- UTILITY POLE (UP)
- FLAG POLE
- IPF–IRON PIN FOUND / IPS–IRON PIN SET
- PROPERTY CORNER

HIGHWAY OCCUPANCY NOTICE AND RELEASE:

A HIGHWAY OCCUPANCY PERMIT FOR LOT 6 IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. THEREFORE WE, IN CONSIDERATION OF APPROVAL OF THIS PLAN AND INTENDING TO BE LEGALLY BOUND HEREBY, FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS RELEASE MIDDLESEX TOWNSHIP FROM ANY AND ALL ACTIONS, SUITS, CLAIMS, DEMANDS, LIABILITIES AND/OR DAMAGES, IN LAW OR EQUITY, ARISING FROM ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT, OR FAILURE TO REGULATE ANY DRIVEWAY.

	William L. Heil
WITNESS	OWNER
WITNESS	Linda H. Heil OWNER

Recorded: _____, 20___

PLAN BOOK	PAGE
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REFERENCES

REF.	DESCRIPTION
1	COMMONWEALTH OF PENNSYLVANIA; *DRAWINGS FOR CONDEMNATION OF RIGHT-OF-WAY ROUTE 10007*; SIGNED: 1937.
2	LAND SURVEYORS, INC.; *FINAL PLAN OF SUBDIVISION (FRAZIER)*; DRAWN: FEB. 8, 2007; RECORDED: MAY 16, 2007, AT PBV 300, Pg. 7.
3	LAND SURVEYORS, INC.; *FINAL PLAN OF SUBDIVISION (MAZUCH & MATTHEWS)*; DRAWN: OCT. 19, 2006; RECORDED: DEC. 8, 2006, AT PBV 297, Pg. 28.
4	S.D. GRAFF, PS.; *E.R. THIELEMAN EST. PLAN No. 3*; DRAWN: FEB. 25, 2000; RECORDED: MAY 11, 2000, AT PBV 232, Pg. 27.
5	JACK A. RINGEISEN, PLS; *WILLIAM L. HEIL PLAN OF LOTS*; DRAWN: JUNE 1, 1988; RECORDED: JULY 2, 1988, AT PBV 125, Pg. 18.
6	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR WILLIAM HEIL*; DRAWN: SEPT. 12, 1984; UN–RECORDED.
7	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR PAULINE HAZLETT*; DRAWN: OCT. 12, 1980; RECORDED: DEC. 26, 1980, AT PBV 84, Pg. 33.
8	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR PAULINE HAZLETT*; DRAWN: AUG. 1, 1977; RECORDED: SEPT. 7, 1977, AT PBV 71, Pg. 6.

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

11-8-19

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	REVISED PER ENGINEER'S COMMENTS OF OCT. 24, 2019.	11/04/19	BJE	MEG	PJN

RHEA ENGINEERS & CONSULTANTS, INC.
441 MARS–VALENCIA ROAD,
VALENCIA, PA 16059
www.rhea.us
724–443–4111 (main)
724–443–4187 (fax)

CLIENT: WILLIAM L. HEIL & LINDA H. HEIL
835 CALLERY ROAD, MARS, PENNSYLVANIA 16046

PROJECT: HEIL LOT LINE REVISION PLAN
BEING
TAX PARCEL: 010–4F33–24 RECORDED AT DBV 1134, Pg. 589
TAX PARCEL: 010–4F33–24C RECORDED AT DBV 1051, Pg. 1043
TAX PARCEL: 010–4F33–24D RECORDED AT DBV 1271, Pg. 1001
ADAMS TOWNSHIP, COUNTY OF BUTLER, PENNSYLVANIA

DRAWN	ISSUE DATE
BJE	11/08/19
CHECKED	REV. # 1
MEG	PROJECT # 5105
APPROVED	SCALE 1"=50'
PJN	DWG # LC–1
DATE	SHEET 1 OF 2
10/17/19	

NOTARY | TOWNSHIP | COUNTY | ENGINEER | SURVEYOR | RECORDER | TOWNSHIP PLANNING

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Debra A Bocian, Notary Public
Butler County
My Commission Expires 06/03/2023
Commission Number 1291187

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

INDIVIDUAL ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE LINDA H. HEIL AND WILLIAM L. HEIL, ALSO KNOWN AS LINDA HEIL AND WILLIAM HEIL, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LOT LINE REVISION PLAN 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-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE LINDA H. HEIL AND WILLIAM L. HEIL 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 LINDA H. HEIL AND WILLIAM L. HEIL OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS

THIS 18 DAY OF November, A.D. 2019

ATTEST:

Debra A Bocian ______ | William L. Heil ______ OWNER

Debra A Bocian ______ NOTARY PUBLIC | Linda H. Heil ______ OWNER

MY COMMISSION EXPIRES THE 03 DAY OF 06 A.D. 2023

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY LINDA H. HEIL AND WILLIAM L. HEIL 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.

William L. Heil ______ OWNER

Linda H. Heil ______ OWNER

INDIVIDUAL ACKNOWLEDGMENT:

COMMONWEALTH OF PENNSYLVANIA }
} §:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED THE ABOVE NAMED LINDA H. HEIL AND WILLIAM L. HEIL WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF November, 2019.

Debra A Bocian ______ NOTARY PUBLIC

MY COMMISSION EXPIRES THE 03 DAY OF 06, 2023

NOTARY

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Debra A Bocian, Notary Public
Butler County
My Commission Expires 06/03/2023
Commission Number 1291187

TITLE CLAUSE (NO MORTGAGE):

WE, LINDA H. HEIL AND WILLIAM L. HEIL, ALSO KNOWN AS LINDA HEIL AND WILLIAM HEIL, OWNERS OF THE HEIL LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF LINDA H. HEIL AND WILLIAM L. HEIL AS RECORDED IN DEED BOOK VOLUME 1134, PAGE 589; DEED BOOK VOLUME 1051, PAGE 1043; AND DEED BOOK VOLUME 1271 PAGE 1001, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES AGAINST THESE PROPERTIES.

Debra Bocian ______ WITNESS | William L. Heil ______ OWNER

Debra Bocian ______ WITNESS | Linda H. Heil ______ OWNER

ADJOINING PROPERTY OWNER DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE GEORGE W. MATTHEWS & MARIA E. MATTHEWS, TRUSTEES, MATTHEWS REVOCABLE TRUST, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY AGREE WITH THIS LOT LINE REVISION PLAN OF LANDS ABUTTING OUR PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, LOCATED AT TAX MAP No. 010-4F33-19A, AND RECORDED AT INSTR. No. 201809250019584, BUTLER COUNTY DEED OF RECORDERS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS

THIS ______ DAY OF ______, A.D. 20__.

ATTEST:

______ | ______ OWNER

______ NOTARY PUBLIC | ______ OWNER

MY COMMISSION EXPIRES THE _____ DAY OF ______ A.D. 20__.

TOWNSHIP ENGINEER'S CERTIFICATION:

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 DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

11/26/19 DATE | PE 026400 E REG. No. | ______ 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 ____ DAY OF

______, A.D. 20__.

______ SECRETARY | ______ CHAIRMAN

APPROVAL BY THE TOWNSHIP OF ADAMS:

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IN 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 THE 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 25th DAY OF November, A.D. 2019.

Janet L. Lindhart ______ SECRETARY OF BOARD OF SUPERVISORS | Thomas J. Franceschini ______ CHAIRMAN OF BOARD OF SUPERVISORS

______

______

______

______

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

KNOW ALL MEN BY THESE PRESENTS, THAT, WE LINDA H. HEIL AND WILLIAM L. HEIL 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 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 LINDA H. HEIL AND WILLIAM L. HEIL 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 18 DAY OF November, 2019.

William L. Heil ______ SEAL OWNER

Linda H. Heil ______ SEAL OWNER

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF November, 2019.

Debra A Bocian ______ SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES THE 03 DAY OF 06 ______ 2023.

FOR MULTI-LOT SUBDIVISION:

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 8th DAY OF October, A.D. 2019

LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED October 8, A.D. 2019.

______ DIRECTOR

J. Hines ______ CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

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.

SURVEYOR'S NOTES:

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

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

THIS PROPERTIES DELINEATED HEREON ARE IN THE NAMES OF LINDA H. HEIL AND WILLIAM L. HEIL AND ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP Nos.:

- 010-4F33-24 RECORDED AT DBV 1134, Pg. 589;
- 010-4F33-24C RECORDED AT DBV 1051, Pg. 1043;
- 010-4F33-24D RECORDED AT DBV 1271, Pg. 1001.

BEARINGS ARE TO PENNSYLVANIA STATE PLANE SOUTH COORDINATES. (DEED BEARINGS ARE SHOWN IN PARENTHESES.)

FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FEMA FIRM MAP No. 42019C0508D, EFFECTIVE DATE AUG. 2, 2018.

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, PAUL J. NEFF, 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.

11-8-19 DATE | Paul J. Neff ______ PAUL J. NEFF, P.L.S. REG. NO. SU051242 paul.neff@rhea.us

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} §:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 382 PAGE(S) 39-40

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF November, A.D. 2019.

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

Michele M. Mustello ______ RECORDER OF DEEDS

SITE ADDRESS:

MYOMA ROAD, ADAMS TOWNSHIP, PENNSYLVANIA

PURPOSE:

TO REVISE LOT LINES BETWEEN TAX PARCELS: 010-4F33-24, 010-4F33-24C, 010-4F33-24D.

Recorded: ______, 20___

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R E F E R E N C E S

REF. #	DESCRIPTION
1	COMMONWEALTH OF PENNSYLVANIA; *DRAWINGS FOR CONDEMNATION OF RIGHT-OF-WAY ROUTE 10007*; SIGNED: 1937.
2	LAND SURVEYORS, INC.; *FINAL PLAN OF SUBDIVISION* (FRAZIER); DRAWN: FEB. 8, 2007; RECORDED: MAY 16, 2007, AT PBV 300, Pg. 7.
3	LAND SURVEYORS, INC.; *FINAL PLAN OF SUBDIVISION* (MAZUCH & MATTHEWS); DRAWN: OCT. 19, 2006; RECORDED: DEC. 8, 2006, AT PBV 297, Pg. 28.
4	S.D. GRAFF, PS.; *E.R. THIELEMAN EST. PLAN No. 3*; DRAWN: FEB. 25, 2000; RECORDED: MAY 11, 2000, AT PBV 232, Pg. 27.
5	JACK A. RINGEISEN, PLS; *WILLIAM L. HEIL PLAN OF LOTS*; DRAWN: JUNE 1, 1988; RECORDED: JULY 2, 1988, AT PBV 125, Pg. 18.
6	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR WILLIAM HEIL*; DRAWN: SEPT. 12, 1984; UN-RECORDED.
7	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR PAULINE HAZLETT*; DRAWN: OCT. 12, 1980; RECORDED: DEC. 26, 1980, AT PBV 84, Pg. 33.
8	RICHARD D. HUHN, RE: *SURVEY & SUBDIVISION FOR PAULINE HAZLETT*; DRAWN: AUG. 1, 1977; RECORDED: SEPT. 7, 1977, AT PBV 71, Pg. 6.

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

R E V I S I O N S

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	REVISED PER ENGINEER'S COMMENTS OF OCT. 24, 2019.	11/04/19	BJE	MEG	PJN

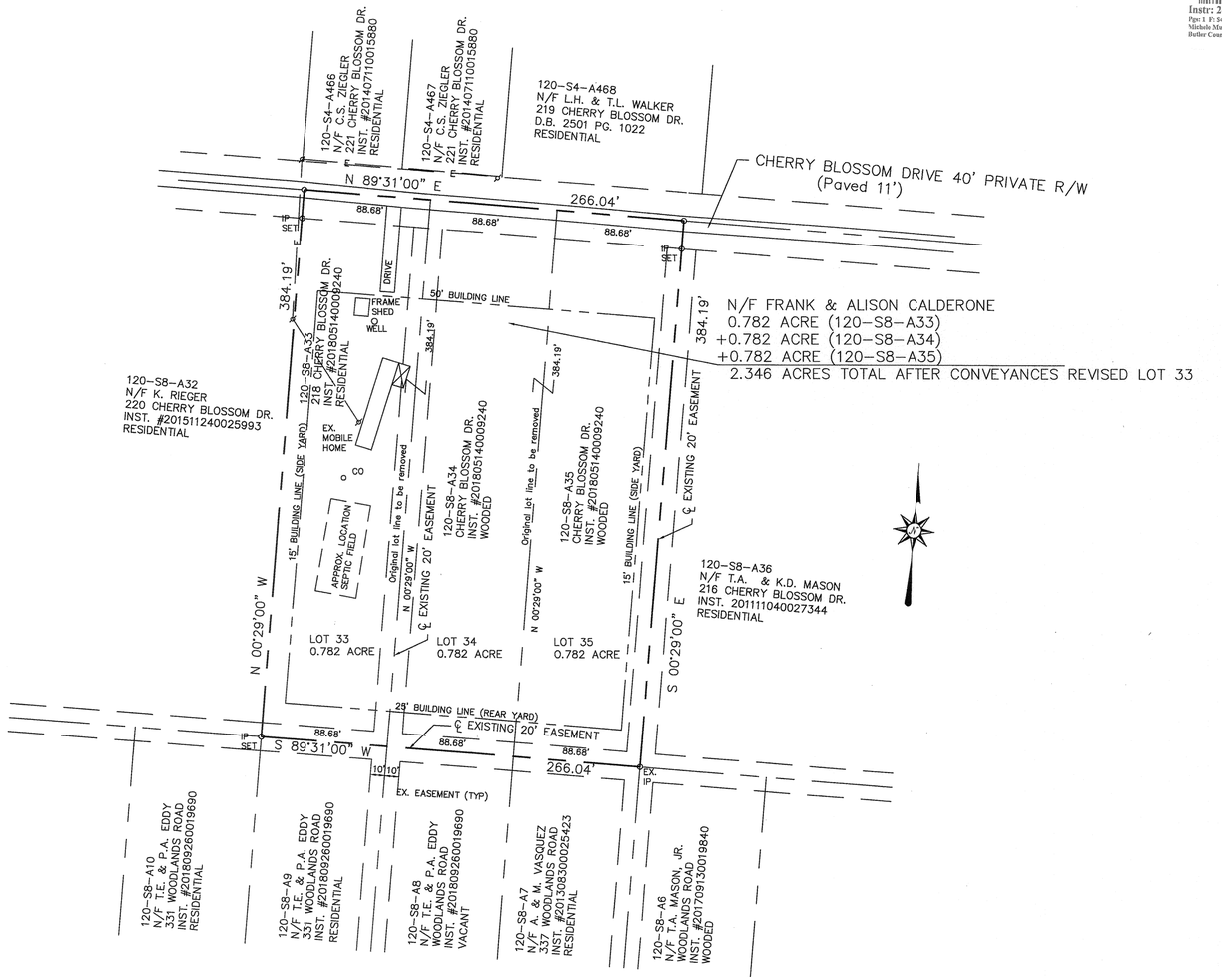
RHEA ENGINEERS & CONSULTANTS, INC.
441 MARS-VALENCIA ROAD,
VALENCIA, PA 16059
www.rhea.us
724-443-4111 (main)
724-443-4187 (fax)

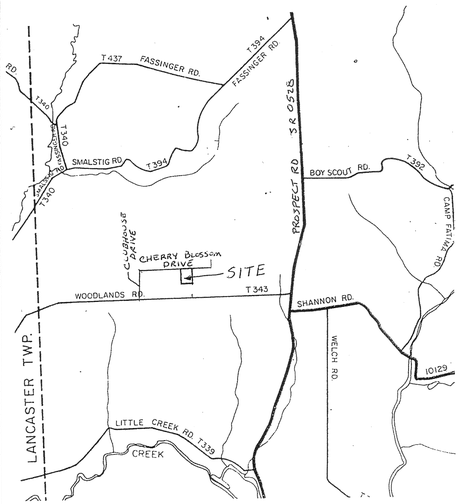
CLIENT
WILLIAM L. HEIL & LINDA H. HEIL
835 CALLERY ROAD, MARS, PENNSYLVANIA 16046

PROJECT
HEIL LOT LINE REVISION PLAN
BEING
TAX PARCEL: 010-4F33-24 RECORDED AT DBV 1134. Pg, 589
TAX PARCEL: 010-4F33-24C RECORDED AT DBV 1051, Pg. 1043
TAX PARCEL: 010-4F33-24D RECORDED AT DBV 1271, Pg. 1001
ADAMS TOWNSHIP, COUNTY OF BUTLER, PENNSYLVANIA

DRAWN: BJE
CHECKED: PJN
APPROVED: PJN
DATE: 10/17/19
ISSUE DATE: 11/08/19 — REV. # 1
PROJECT # 5105 — SCALE 1"=50'
DWG # LC-1 — SHEET 2 OF 2

Instr: 201912020024355
Pgs: 1 Fl: 545.00
Michele Mustello
Butler County Recorder PA
12/2/2019 2:42 PM
T20190018937





VICINITY MAP Scale: 1 = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X -AREA OF MINIMAL FLOOD HAZARD.

PROPERTY OWNERS: FRANK & ALISON CALDERONE
601 DEWALT DRIVE
PITTSBURGH, PA 15234

REF. LOTS 33, 34 & 35 OF CONNOQUENESSING MANOR PLAN RECORDED IN PB 30 PAGE 49.

THE PURPOSE OF THIS PLAN IS TO COMBINE THREE ADJOINING LOTS INTO ONE LOT.

EASEMENTS SHOWN ON THE LOTS ARE FROM THE ORIGINAL PLAN AND DO NOT SHOW THEIR INTENT OF USE.

0 50 100 150

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

KNOW ALL MEN BY THESE PRESENTS, that we, Frank and Alison Calderone, of the Township of Connoquenessing, County of Butler, and 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 Connoquenessing, County of Butler and 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, 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 this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, we, Frank and Alison Calderone, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, 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 Frank and, Alison Calderone, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 15th day of November, 2019.

ATTEST:

OWNER (SEAL) OWNER

NOTARY PUBLIC (SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diane M. Giannetti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 23, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 23rd day of December, A.D., 2020.

The foregoing adoption and dedication is made by Frank and Alison Calderone with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, 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.

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF BUTLER : SS:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Frank and Alison Calderone, and acknowledged the foregoing Release and Dedication and Plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF November, 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diane M. Giannetti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 23, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS, THAT we, Frank and Alison Calderone, of the Township of Connoquenessing, 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 storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Frank and Alison Calderone, 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 15th day of November, A.D., 2019.

ATTEST:

OWNER OWNER

WITNESS My hand and notarial seal this 15th day of November, A.D., 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diane M. Giannetti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 23, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 23rd day of December, A.D., 2020.

SEAL:

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary 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 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 Connoquenessing, Butler County, Pennsylvania, on this 6th day of November, 2019.

ATTEST:

SECRETARY CHAIRMAN

SEAL:

Reviewed with no comments by the Butler County Planning Commission at a meeting held this 16th day of October, 2019. Letter to Connoquenessing Township Board of Supervisors dated October 7th, 2019.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF BUTLER : SS:

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 382, Page 41.

Given under my hand and seal this 2nd day of December, 2019.

RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

I, Cheryl A. Hughes, a Registered Surveyor of the State 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.

SURVEYOR REGISTRATION NUMBER SU-32490-E October 10, 2019 DATE

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

Reviewed and approved by the Connoquenessing Township Planning Commission this 6th day of November, 2019.

SECRETARY CHAIRMAN

REVISED 10/10/19; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION

FOR: FRANK & ALISON CALDERONE

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 09/20/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120-S8-A33, A34, A35	Instrument # 201805140009240		Service No. 19-107
Address 218 CHERRY BLOSSOM DR.			

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DONALD A. & JOSI M. NEBEL, 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 18 DAY OF NOVEMBER, 2019.

x [signature] DONALD A. NEBEL x [signature] JOSI M. NEBEL

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, DONALD A. & JOSI M. NEBEL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF NOVEMBER, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

x [signature] NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

18 Nov '19
DATE

x [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 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 20th DAY OF November, 2019.

[signature] SECRETARY x [signature] CHAIRPERSON BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 19 DAY OF NOVEMBER, 2019.

x [signature] SECRETARY x [signature] CHAIRPERSON PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF OCT., 2019.

x [signature] SECRETARY x [signature] CHAIRPERSON 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 382, PAGE(S) 42.

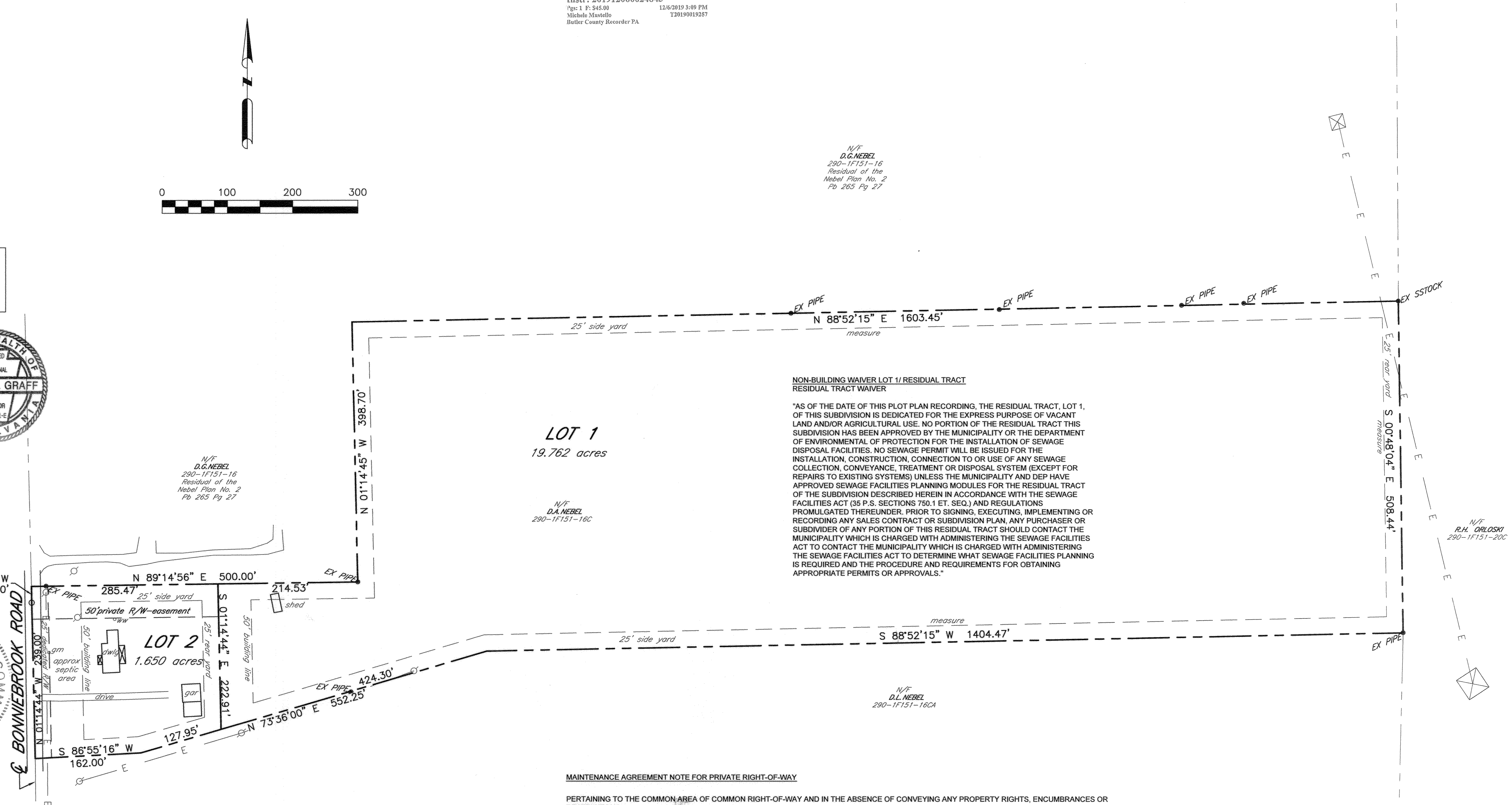
GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF December, 2019.

x [signature] RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
...pires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201912060024843
Pgs: 1 F: $45.00 12/6/2019 3:09 PM
Michele Mustello T20190019257
Butler County Recorder PA



NON-BUILDING WAIVER LOT 1/ RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT, LOT 1, 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."

MAINTENANCE AGREEMENT NOTE FOR PRIVATE RIGHT-OF-WAY

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

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

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

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

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

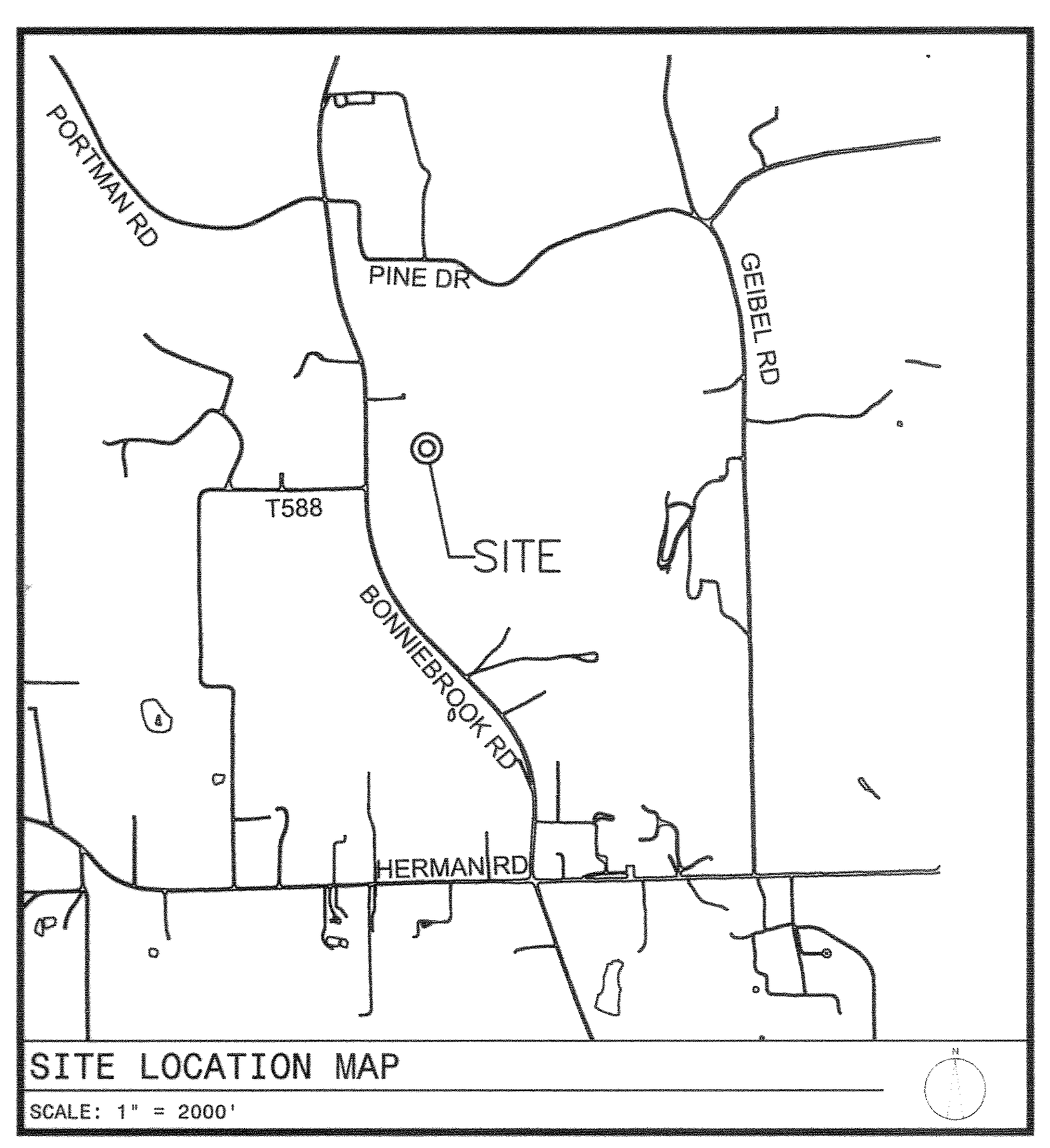
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1 AND 2, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

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

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

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

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



SITE LOCATION MAP
SCALE: 1" = 2000'

UTILITIES:
1. GAS: T.W. PHILLIPS
2. ELECTRIC: CENTRAL ELECTRIC
3. CABLE: ARMSTRONG
4. WATER: ON LOT WELL
5. SEPTIC: ON LOT SEPTIC

PROPERTY AREAS:

EXISTING TOTALS		
EXISTING	21.412 ACRES	932,689 SQFT
REVISED TOTALS		
LOT 1	19.762 ACRES	860,815 SQFT
+LOT 2	1.650 ACRES	71,874 SQFT
REVISED TOTAL	21.412 ACRES	932,689 SQFT

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

D.A. NEBEL SUBDIVISION

Being a subdivision of tax parcel 290-1F151-16C

GENERAL NOTES:
1. TAX PARCEL ID: 290-1F151-16C
2. PROPERTY OWNER: DONALD & JOSI NEBEL
3. PROPERTY ADDRESS: 552 BONNIEBROOK RD BUTLER, PA 16002
4. ZONING DISTRICT: A-1 AGRICULTURAL
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. NEBEL PLAN NO. 2 PLAN BOOK 265 PG 27

RECORDED ____________ 20___

PLAN BOOK	PAGE
382	42

SHEET ______ of ______

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER AND COUNTY PLANNING REVIEW	BAG	10/18/19

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.A. NEBEL SUBDIVISION
BEING A
SUBDIVISION
FOR
DONALD & JOSI NEBEL

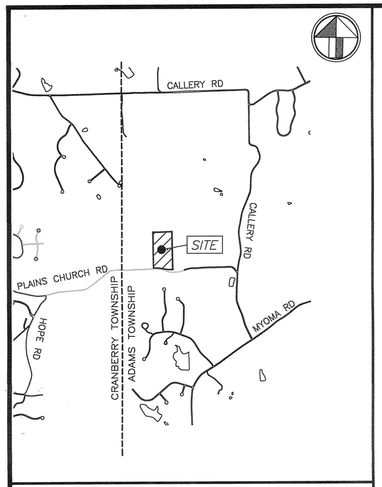
SITUATE
SUMMIT TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/19/19	BAG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-187	290-1F151-16C	A

Instr: 201912100025055
Pgs: 1 F: $45.00 12/10/2019 2:24 PM
Michele Mustello T20190019383
Butler County Recorder PA

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH — SHADED AREA
APPROX. SCALE: 1" = 2000' — PROPERTY LOCATION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 13th DAY OF Nov 2019.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 4th DAY OF December, 2019.

SECRETARY CHAIRMAN

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, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

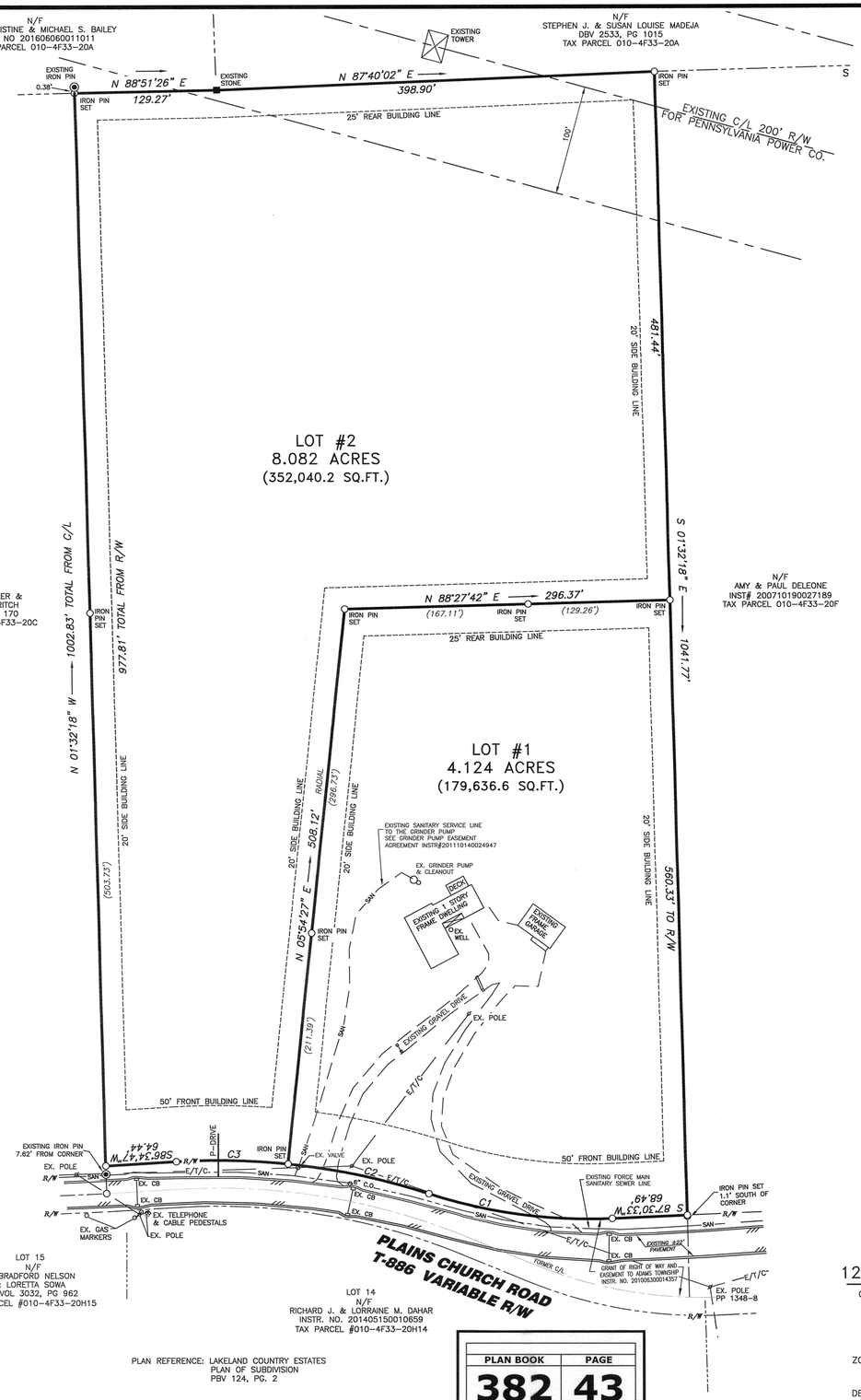
12/9/19 DATE — PE026400E REG. NO. — SIGNATURE

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

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 4th DAY OF December, 2019.

SECRETARY — CHAIRMAN
SUPERVISOR — SUPERVISOR
SUPERVISOR — SUPERVISOR



PLAN REFERENCE: LAKELAND COUNTRY ESTATES
PLAN OF SUBDIVISION
PBV 124, PG. 2

PLAN BOOK	PAGE
382	43

ADDITIONAL CURVE INFORMATION					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	169.39'	475.00'	20°25'57"	S 82°16'29" E	168.49'
C2	131.28'	625.00'	12°02'06"	N 78°04'30" W	131.04'
C3	101.75'	625.00'	9°19'40"	N 88°45'23" W	101.64'

NORTH
0' 60' 120' 180'
THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

NOTES:

(A) THE SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT PA. ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE, AND DEPTHS. CALL 1-800-242-1776

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

ZONING REQUIREMENTS:

PRESENT ZONING:	RC RURAL CONSERVATION DISTRICT
MINIMUM LOT AREA:	43,560 SQUARE FEET
MINIMUM LOT WIDTH:	150 FEET AT FRONT SETBACK LINE
FRONT YARD DEPTH:	50 FEET
SIDE YARD DEPTH:	20 FEET (TWO REQUIRED)
REAR YARD DEPTH:	25 FEET

SIGHT DISTANCE CHART
POSTED SPEED LIMIT = 35 MPH

PRIVATE C/L DRIVE 10' OFF EXISTING PAVEMENT	EXISTING AVERAGE RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)	EXISTING AVERAGE RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)
PROPOSED DRIVE	-±11%	344' Calc.	401'	+±7%	228'	±510'

NOTE: THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS (FORM M-950S PENNDOT) UNLESS OTHERWISE NOTED. (Calc=Calculated SSSD Formula)

KNOW ALL MEN BY THESE PRESENTS, THAT I, LOUISE A. BENJAMIN, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELVE, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO 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 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, 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 ADAMS, 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 LOUISE A. BENJAMIN, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HERETUNTO SET OUR HAND AND SEAL THIS 5th DAY OF December, 2019.

ATTEST:

NOTARY PUBLIC — LOUISE A. BENJAMIN

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED LOUISE A. BENJAMIN, 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 5th DAY OF December 2019.

MY COMMISSION EXPIRES THE 17th DAY OF July 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
John Samons, Notary Public
Allegheny County.
My commission expires July 17, 2023
Commission number 1352330
Member, Pennsylvania Association of Notaries

SEAL:

I, LOUISE A. BENJAMIN, OWNER OF THE LOUISE A. BENJAMIN SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HOWARD B. BENJAMIN & LOUISE A. BENJAMIN, AS RECORDED IN D.B.V. 699, PG. 445, RECORDER OF DEEDS OFFICE.

WITNESS — LOUISE A. BENJAMIN

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 382, PAGE 43.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF December 2019.

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

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

LOUISE A. BENJAMIN SUBDIVISION PLAN

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.
DATE: NOVEMBER 5, 2019
SCALE: 1" = 60'

12.206 ACRES = TOTAL ACREAGE

OWNERS: HOWARD B. BENJAMIN (DECEASED)
LOUISE A. BENJAMIN
517 PLAINS CHURCH ROAD
EVANS CITY, PA 16033

ZONING DISTRICT: RC - RURAL CONSERVATION DISTRICT

DEED REFERENCE: D.B.V. 699, PG. 445
TAX PARCEL NO.: 010-4F33-20G

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

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

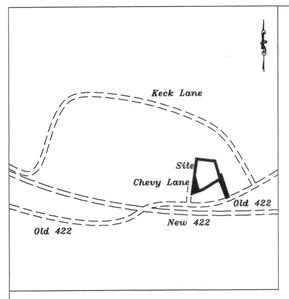
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU051843-E

REGISTRATION NO. SU-051843-E

REVISIONS: 11-27-19 ADD PINS SET | DRAWN BY: df/T.R. | CHECKED BY: T.R. | DWG. NO: 5550-2019-SUB

G:\Benjamin-5550-2019\Benjamin 5550-2019 state.DWG - Dec 05, 2019 @ 8:51AM

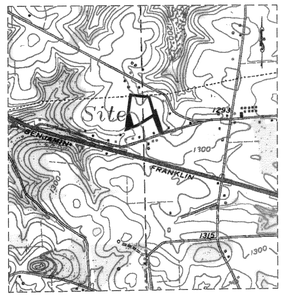
(Subdivision) BENJAMIN 5550-2019-STATE.CRD



Location Map
Scale 1"=2000' +/-

- ○ Corner
- ● Set Iron Pin
- ◉ Found Iron Pin

Setback Lines
Front 50'
Side 20'
Rear 25'



Saxonburg Quadrangle

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this the _____day of _____, 2019 before me, the Recorder of Deeds in and for said County of Butler , personally appeared Steven R. Bergbigler Sr, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

_____
Recorder of Deeds

I, the undersigned Steven R. Bergbigler, Sr. (owner) of the Real Estate shown and described here in do hereby certify that I have laid off, platted and subdivided, and hereby lay off, plat, and sub-divide said Real Estate in accordance with the within plat.

Steven R. Bergbigler Sr.
Steven R. Bergbigler, Sr.

Instr: 201912120025285
Pgs: 1 F: $45.00 12/12/2019 2:13 PM
Michele Mustello T2019019535
Butler County Recorder PA

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 20th day of November 2019 Before me a Notary Public in and for said state and county personally came Steven R. Bergbigler, Sr known to be the person whose name is subscribed to the within instrument.

In witness wherof I have here unto set my name and offical

Roxann L. Stickney
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2023
Commission number 1289787
Member, Pennsylvania Association of Notaries

Final approval by the Summit Twp. Planning Commission
this 9th day of April, 2019

Chairman Secretary

Final approval by the Summit Twp. Supervisors
this 1st day of May, 2019

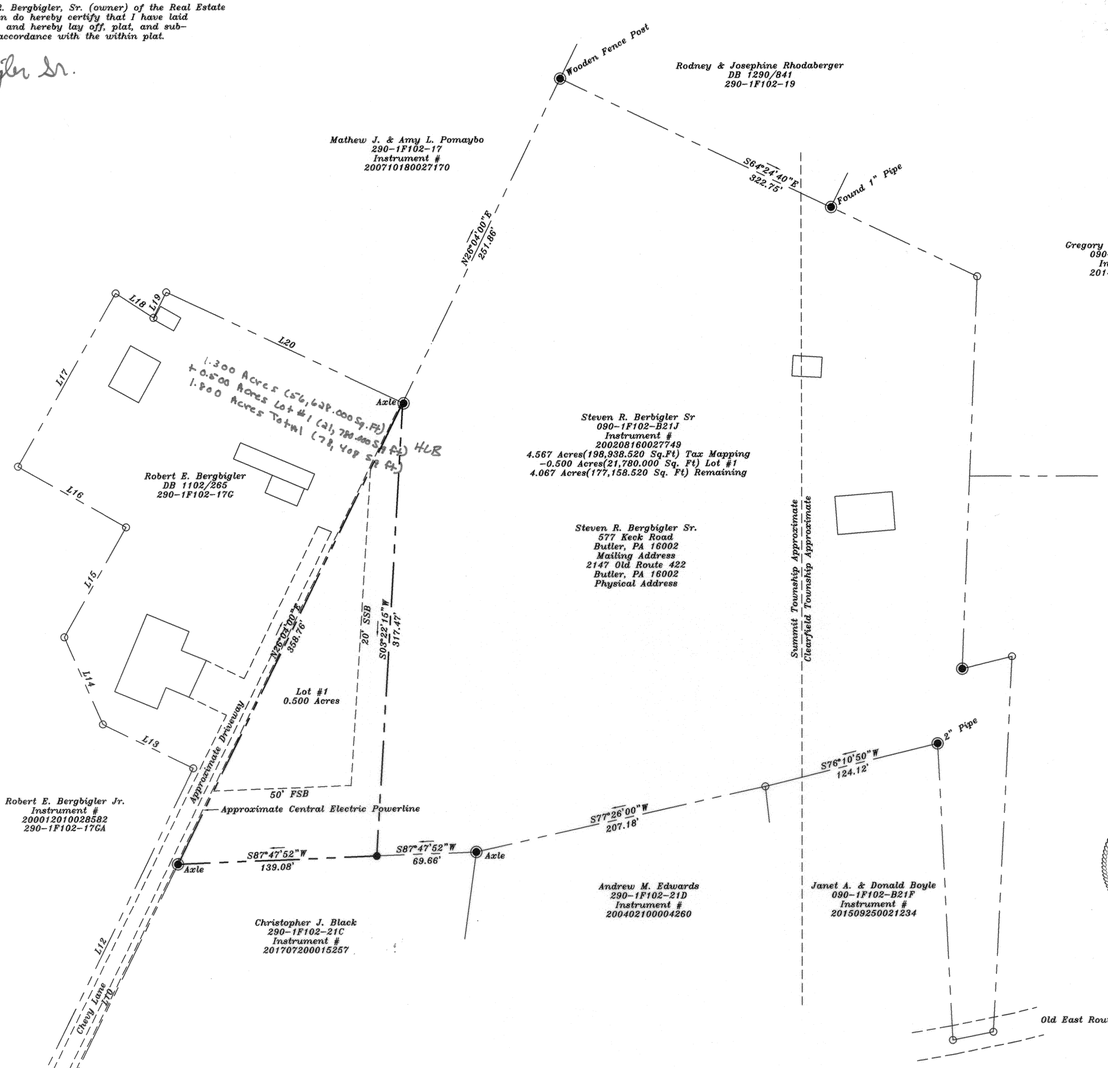
Re-approve 11/20/19
Chairman Secretary
Re-approve 11/20/19

Final approval by the Butler County Planning Commission
this 27th day of MARCH, 2019 (Review)

Chairman Secretary

BUTLER COUNTY PLANNING COMMISSION

Purpose Of Plan
The Purpose Of This Plan Is To Join 0.51 Acres From Steven R. Bergbigler Sr. To Lands Of Robert E. Bergbigler To Increase The Acerage.



The Remaining Boundary Lines Of Robert Bergbigler Denoted By The Line Table (L10-L20) Was Not Verified In The Field. It Was Based Upon A Survey Description Of William J. McGarvey, PE, PLS Dated 8/29/2000 And Recorded In Plan Book 238 Page 6. The Only Tract That I Surveyed In The Field Is Lot #1 Consisting Of 0.50 Acres

LINE TABLE		
LINE	LENGTH	BEARING
L10	210.09	S26°02'31"W
L11	20.66	N78°37'52"W
L12	280.33	N26°05'37"E
L13	70.34	N63°54'32"W
L14	66.70	N23°44'47"W
L15	88.13	N29°30'43"E
L16	86.56	N60°29'17"W
L17	138.94	N29°30'43"E
L18	31.39	S56°57'16"E
L19	20.00	N26°46'37"E
L20	182.43	S64°45'51"E

PLAN BOOK	PAGE
382	44

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

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"

Note I Did Not Do A Full Property Survey Of The Steven R. Bergbigler Sr. Tract. Lines Shown Are As Per Instrument # 200208160027749
Note I Did Not Do A Full Property Survey Of The Robert E. Bergbigler Tract. Lines Shown Are As Per DB 1102/265

Note, The Location Of Old Route 422 East Was Not Located In The Field by Survey. It Is Shown On This Map From Deed Angles And Distances From Existing Monumentation In The Field.

Zoning District Summit Township C-3 General Commercial

Note: Lot Of Robert E. Bergbigler Is Served By On Lot Sewage And Water And Home Heating Oil

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

Final approval by the Clearfield Twp. Planning Commission
this 5th day of DEC., 2019

Chairman Secretary

Final approval by the Clearfield Twp. Supervisors
this 5th day of DEC., 2019

Chairman Secretary

Final approval by the Butler County Planning Commission
this 27th day of MARCH, 2019 (Review)

Chairman Secretary

BUTLER COUNTY PLANNING COMMISSION

Steven R. Bergbigler Sr.
090-1F102-B21
Instrument #
201101190001820

RECORDER OF DEEDS BUTLER COUNTY, PA

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

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 12th day
of December 2019
to HIGHWAY PLAN BOOK 382 Pg 44
No.
Witness my hand and the seal of said office.
Michele M. Mustello RECORDER

I, Harry L. Breski, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on 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

HARRY L. BRESKI
LICENSED PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA
Seal

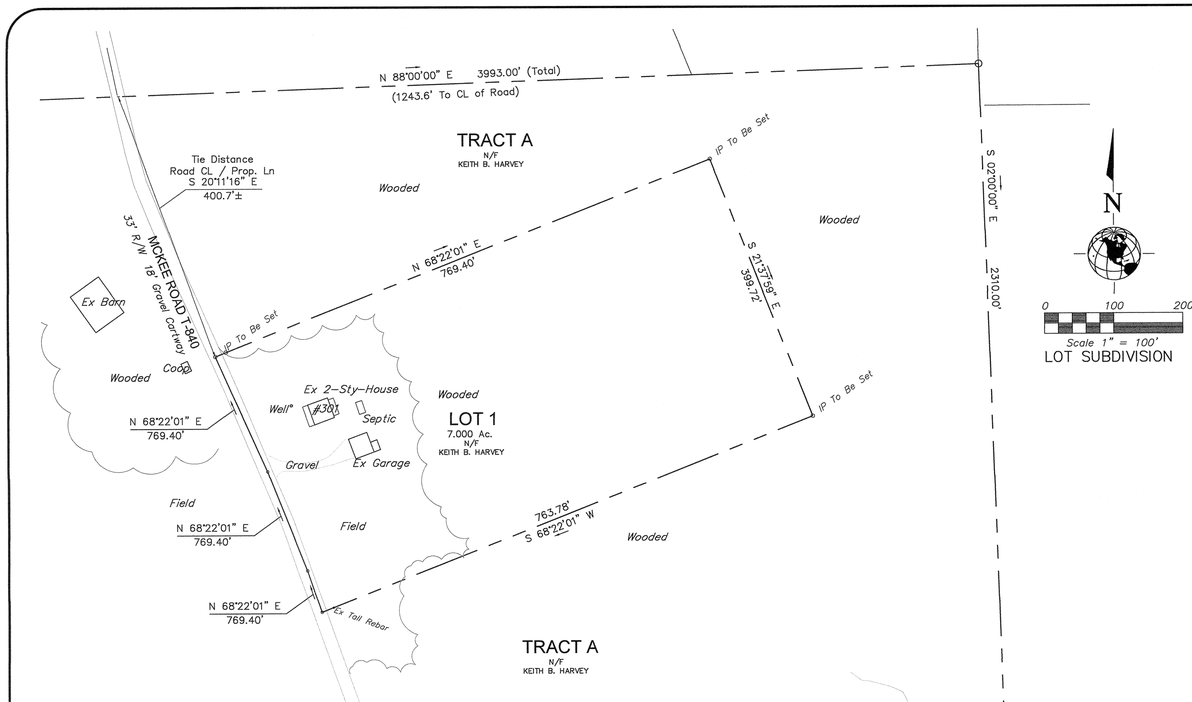
Date

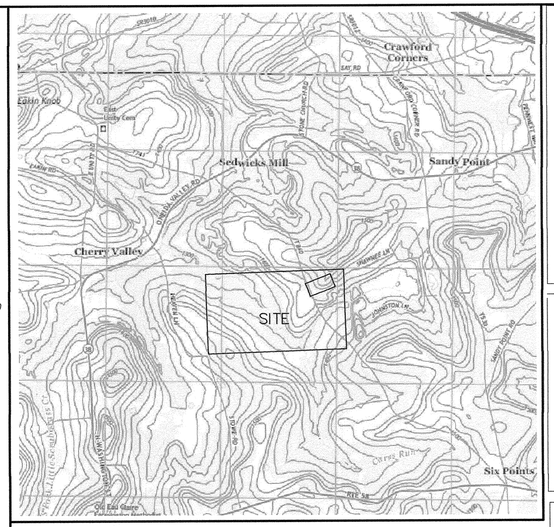
Harry L. Breski, PLS
#SU-033608-E

DRAWN BY: HLB	APPROVED BY:	REVISIONS
DATE: 1-29-19	PROJ. NO.	
Scale: 1"=50'	DWG.	

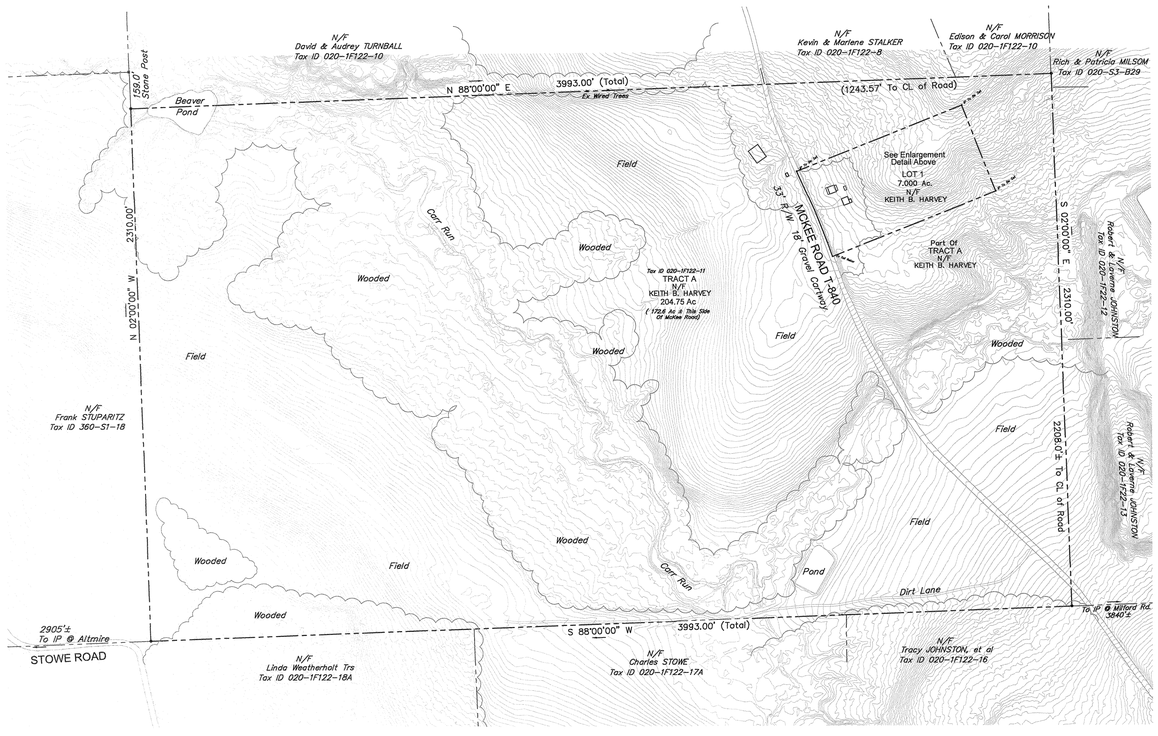
Steven R. Bergbigler Sr. Plan #1
Lot Line Revision
Steven R. Bergbigler Sr - Owner
Summit Township - Butler Co., PA

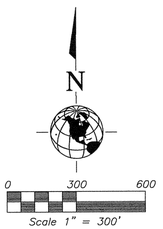
Breski Surveying
Harry L. Breski, PLS 1381 Butler Road
Worthington, PA 16262
Phone: (724) 859-3947





USGS LOCATION MAP
SCALE: 1"=2000'
ref: USGS -Eau Claire Quad 2019





OVERALL PROPERTY

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT KEITH B. HARVEY OF THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF ALLEGHENY, 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 ALLEGHENY.

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 11th DAY OF December, 2019.

ATTEST:

Margaret A. Burkett — Keith B Harvey

NOTARY PUBLIC — KEITH B. HARVEY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 9 DAY OF Oct, 2020

INDIVIDUAL ACKNOWLEDGEMENT

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 KEITH B. HARVEY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF Dec 20 19.

MY COMMISSION EXPIRES: 9 DAY OF Oct 20 20

Margaret A. Burkett
NOTARY PUBLIC (SIGNATURE)

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Margaret A. Burkett
PRINTED NAME OF NOTARY PUBLIC

I, KEITH B. HARVEY, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF KEITH B. HARVEY, AS RECORDED AS INSTRUMENT 201907170013370 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Kristin E. Fogler — Keith B Harvey
WITNESS — KEITH B. HARVEY

MUNICIPAL APPROVAL

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.

CHAIRMAN — 12/10/19 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS FOR THE TOWNSHIP OF ALLEGHENY
THIS 10th DAY OF December 2019.

SECRETARY — (SEAL)

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2ND DAY OF DEC 2019.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 19236 (SEAL)

PROOF OF RECORDING

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 382 PAGE 45

GIVEN UNDER OUR HAND AND SEAL THIS 12 DAY OF December 2019.

MICHELE M. MUSTELLO
RECORDER OF ~~DEEDS~~ RECORDS
(SEAL)
My Commission Expires First Monday in January 2020

Michele M. Mustello

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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.

12/10/19 DATE — James A. Day REGISTRATION NO. SU-039394-E

NOTES :

1. THIS PLAN PROPOSES A SUBDIVISION TO SEPARATE AN EXISTING RESIDENTIAL HOUSE FROM REMAINDER OF FARM. NO NEW BUILDING LOT IS CREATED.
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. BASIS OF NORTH BEARING IS PA WARRANT DRAWING OF 08-1903 FOR R.P. ANDERSON.
4. THE PROPERTY SHOWN HEREON HAS AN EXISTING ONLOT SEWER TREATMENT SYSTEM AND WATER WELL. THERE IS NO NEW ONLOT SEWAGE SYSTEM/S PLANNED BY THIS PLAN.
6. AS OF THE DATE OF THIS PLAN RECORDING, THE PROPERTY DESCRIBED HEREON AS TRACT A, SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION OF TRACT A OF THIS SUBDIVISION IS APPROVED BY ALLEGHENY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOT THE INSTALLATION OF ANY SEWAGE DISPOSAL. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, OR CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S.750.1 et seq) AND REGULATIONS PROMULGATED THEREUNDER. THIS DEDICATION CAN BE EXTINGUISHED UPON THE COMPLETION OF APPROVED ONLOT SOILS TESTING AND COMPLETION OF THE REQUIRED PADEP ONLOT SEWAGE PLANNING APPLICATION.

Instr: 201912120025324
Pgs: 1 F: $45.00 — 12/13/2019 3:06 PM
Michele Mustello — 1201909195587
Butler County Recorder PA

SUBDIVISION OWNER:
KEITH B. HARVEY
1139 ONEIDA VALLEY ROAD
CHICORA, PA 16025

RECORDED	
PLAN BOOK	PAGE
382	45

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

Situated at:
301 MCKEE ROAD
TOWNSHIP OF ALLEGHENY
BUTLER COUNTY, PA

PLAN OF SUBDIVISION
LANDS OF
KEITH B. HARVEY

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING & SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3287
email: jamesdaype@msn.com

DRAWING DATE: 11-20-2019
SCALE: AS SHOWN

MATCHLINE (SEE SHEET 1 OF 2)
MATCHLINE (SEE SHEET 2 OF 2)

N/F MAYBROOK-C EVERGREEN PROPCO, LLC
180-4F102-2
INST. #201608180016925

N 66°49'32" W 350.90'
N 32°49'32" W 190.00'
N 66°49'32" W 604.88'
40' BUILDING LINE (REAR YARD)
EX. I.P.
S 38°55'28" W
20' BUILDING LINE (SIDE YARD - TYP)
808.87'
32" HICKORY TREE
N 76°59'32" W 150.88'
EX. MONU
S 21°58'28" W
961.76'
EX. I.P.

N/F G.V. HARTMANN
180-4F52-3
INST. #201808140016565

N/F G.V. HARTMANN
180-4F52-1
INST. #201808140016565

N/F W.J. HUFNAGEL
180-4F52-1A
INST. #200909230022611

0' 100' 200' 300'

CONC BLOCK BUILDING

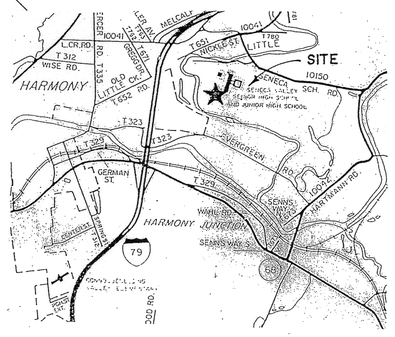
ZONE X

1 STORY METAL BLDG.

180-4F102-2K (124 SENECA SCHOOL ROAD)
N/F SOUTHWEST BUTLER COUNTY SCHOOL DISTRICT
EX. PARCEL A OF P.B. 294 PGS. 4-5
D.B. 1210 PG. 843 (PARCEL III)
127.90 ACRES
+0.685 ACRE (180-4F102-2E)
128.585 ACRES TOTAL AFTER CONVEYANCE

S 64°26' W 64.67'
EX. I.P.
S 35°39'52" E
EX. I.P.
SSMH
FH
3 STORY BRICK SCHOOL BUILDING (SENIOR HIGH SCHOOL)
CO
EX. I.P.
S 60°46'52" E 385.23'
CROSS DRIVE RAMPS
BRIDGE
APPROX. LOCATION FLOOD ZONE BOUNDARY
N/F SENECA VALLEY SCHOOL DISTRICT 180-5241-1 INSTRUMENT #201107010015759
N/F FIRST BIBLE BAPTIST CHURCH 180-5241-2 D.B. 2579 PG. 92
N/F FIRST BIBLE BAPTIST CHURCH 180-5241-3 D.B. 2579 PG. 92
N/F FIRST BIBLE BAPTIST CHURCH 180-5241-4 D.B. 2579 PG. 92
R=985.37' A=177.30' Ch= S 60°36'09" E 177.07'
SENECA VALLEY SCHOOL ROAD T-307
BUILDING LINE
FW
SSMH
EX. I.P.
N/F D.J. RASMUSSEN D.B. 2579 PG. 92
N/F A.R. GROSICK, II 180-5241-5 D.B. 1021 PG. 671
N/F R.S. NORRIS 180-5241-6 D.B. 1150 PG. 642
N/F M.L. BRACKETT D.B. 943 PG. 164
N/F M.L. BRACKETT INST. #201909180026845
PAD 39 PG. 5
WATERLINE SHOWN IN APPROXIMATE LOCATION ONLY
EX. I.P.
Ch= S 58°10'01" E 42.61'
Ch= S 58°10'01" E 188.97'
Ch= S 58°10'01" E 42.61'
Ch=67.69' S 73°53'37" E 67.93'
S 26°35'52" W 190.72'
EX. I.P.
Original lot line to be removed
S 74°39'08" E 135.00'
EX. I.P.
GRAVEL DRIVE
EX. I.P. PIPE
2 STORY FRAME DWELLING
WELL
N 40°15'52" E 205.36'
CONC DRIVE
CONC PAD
126.21'
184.34'
S 74°23'56" E 351.62'
41.10'
S 74°23'56" E 250.00'
169.45'
S 74°23'56" E
EX. I.P.
N/F R. CRAWFORD 180-4F102-2DA D.B. 1755 PG. 225
N/F R.L. JONES 180-4F102-2G D.B. 2628 PG. 1007
S 15°36'04" W 10.00'
N/F R.L. JONES 180-4F102-2F2 D.B. 2628 PG. 1007
N 15°36'04" E 10.00'
N/F D.T. JONES 180-4F102-2F1 D.B. 2718 PG. 174
N/F J.D. LAWRENCE 180-4F102-2F, INST. #201404210008324

180-4F102-2E
N/F SENECA VALLEY SCHOOL DISTRICT
0.685 ACRE
INST. # 201905150008727
162 SENECA SCHOOL ROAD

VICINITY MAP Scale: 1" = 2000'


PLAN BOOK	PAGE
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By a resolution approved on the 4th day of November 2019, the Board of Directors of the Seneca Valley School District in the State of Pennsylvania, owner of the land shown on the Lot Consolidation for the Seneca Valley School District, adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the Seneca Valley School District and upon its successors and assigns.

(SEAL) SENECA VALLEY SCHOOL DISTRICT

SIGNATURE AND TITLE OF AUTHORIZED REPRESENTATIVE — Board President

SIGNATURE AND TITLE OF AUTHORIZED WITNESS — Director of Buildings & Grounds

DATE 11/4/19

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared James Nickel, President (name of title of representative) of the Seneca Valley School District, who stated that he/she is authorized to execute the above adoption and dedication on behalf of the Seneca Valley School District and was present at the meeting at which the action of the Seneca Valley School District was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 4th day of November 2019.

My commission expires the 25th day of June 2023.

(SEAL) Antoinette Mersing
Notary Public

Commonwealth of Pennsylvania - Notary Seal
ANTOINETTE M MERSING - Notary Public
Butler County
My Commission Expires Jun 25, 2023
Commission Number 1255323

I hereby certify that the title to the property contained in the Lot Consolidation Plan for the Seneca Valley School District is in the name of the Seneca Valley School District and is recorded in deed book volume _____ Page _____. I further cerify that there is no mortgage, lien or other encumbrance against this property.

Witness — School District Representative

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.

October 17, 2019 — Date — Name

(SEAL) SU-32490-E — Registration Number

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

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

11/12/19 — Date — Township Engineer

(SEAL) PE 077527 — Registration Number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERT ENGINEER PE077527

Reviewed by the Planning ~~Commission~~ Director of Jackson Township this 22nd day of October, 2019.

Secretary — Chairperson Planning Director

Approved by the Board of Supervisors of Jackson Township this 22nd day of October, 2019. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Chairperson

(Seal)

JACKSON TOWNSHIP BUTLER COUNTY, PA

This plat was delivered to the Seneca Valley School District by Jackson Township on the _____ day of _____, 20____.

Township Manager/Secretary

Reviewed by the Butler County Planning Commission on this 24th day of Sept., 2019.

Secretary — Chairperson

(SEAL)

BUTLER COUNTY PLANNING COMMISSION

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 382 page 46-47

Given under my hand and seal this 19th day of December, 2019.

(SEAL)

Recorder of Deeds

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

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201912190025841
Pgs: 2 T: $85.00 12/19/2019 12:04 PM
Michele Mustello
Butler County Recorder PA T2019001095*5

REVISED 10/17/2019; TOWNSHIP REVIEW COMMENTS
REVISED 10/11/2019; TOWNSHIP REVIEW COMMENTS

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

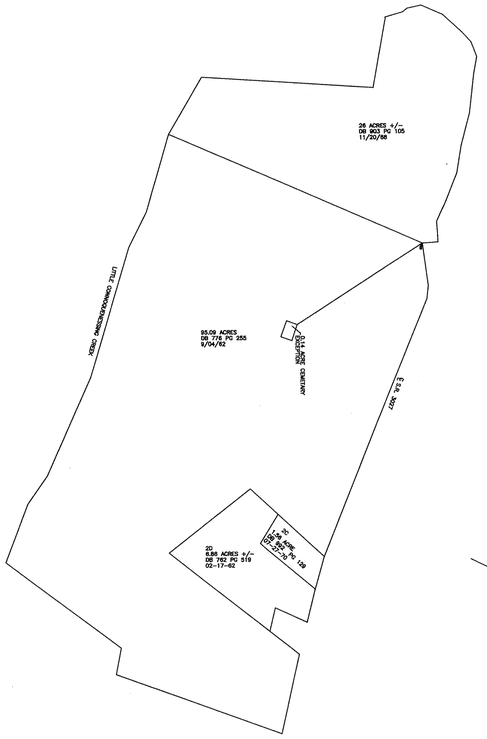
LOT CONSOLIDATION

FOR: SENECA VALLEY SCHOOL DISTRICT

SITUATE: JACKSON TWP., BUTLER CO., PA

Date 09/16/19	Scale 1" = 100'	Dwn By BEC	Ckd By CAH	
Tax Parcel #180-4F102-2E, 2K		Sheet No. 1 of 2	Service No. 19-142	
Address 124/162 SENECA SCHOOL RD.				

PARENT TRACT DEED PLOT
SCALE: 1" = 400'



R/W & DESCRIPTION OF WESTERN BUTLER COUNTY AUTHORITY

a	S	84°56'54"	W 76.52'
b	N	62°20'54"	W 125.37'
c	N	65°20'31"	W 63.79'
d	N	76°35'27"	W 62.99'
e	N	82°33'15"	W 92.30'
f	N	80°20'15"	W 66.74'
g	N	76°10'18"	W 69.03'
h	N	77°28'30"	W 68.75'
i	N	81°44'08"	W 66.04'
j	N	86°33'17"	W 294.54'
k	S	88°49'48"	W 48.05'
l	S	64°58'03"	W 46.40'
m	S	45°09'04"	W 46.74'
n	S	31°01'01"	W 46.16'
o	S	18°57'39"	W 46.53'
p	S	13°25'33"	E 52.64'
q	S	34°37'23"	E 17.75'
r	N	45°55'01"	E 22.10'
s	S	44°04'59"	E 65.00'
t	S	45°55'01"	W 85.00'
u	N	44°04'59"	W 65.00'
v	N	45°55'01"	E 62.90'

N/F J. MAINOLFI
180-4F102-1KC
INST. #200701120001001

N/F M. CHIS
180-4F102-1J
D.B. 1447 PG. 898

N/F HARMONY BORO.
180-4F102-1H
D.B. 647 PG. 435

N/F M.R. HELGERMAN
180-4F100-8C
INSTRUMENT #
20090311014522

N/F M.R. HELGERMAN
180-4F100-14G
D.B. 2215 PG. 198

N/F P.J. HELGERMAN
180-4F100-14A
INST. #201409220022571

N/F P.J. HELGERMAN
180-4F100-14H
INST. #201409220022571

N/F ZOELLE PARTNERSHIP
180-4F100-14
INST. #201306130017144

N/F R.E. BURR
180-4F100-14E
INST. #200605110011344

N/F SENECA VALLEY
SCHOOL DISTRICT
180-4F102-2A1
D.B. 2292 PG. 167

N/F SENECA VALLEY SCHOOL DISTRICT
180-4F102-2A
INST. #20141118002755546

N/F MAYBROOK-C EVERGREEN PROPCO, LLC
180-4F102-2M
INST. #201608180016925

0.13 ACRE
N/F WESTERN BUTLER
COUNTY AUTHORITY
180-4F102-1EAA
D.B. 1055 PG. 170

PROPERTY OF GRAND LODGE KNIGHTS OF PYTHIAS
TAX PARCEL #
180-4F102-2L
EXEMPTION FROM
D.B. 1210 PG. 843

0.14 ACRE

3 STORY BRICK SCHOOL BUILDING
(MIDDLE SCHOOL)

2 STORY BRICK SCHOOL BUILDING
(INTERMEDIATE SCHOOL)

FIELDHOUSE
MAINTENANCE BUILDING
GAS HOUSE
BLOCK BLDG.
FRAME SHED
METAL SHED
METAL LID CONC PAD

LITTLE CONNOQUENESSING CREEK
N 03°50'44" W 187.70'
N 19°43'16" E 567.80'
N 45°48'37" W 456.17'
N 71°49'32" W 450.00'
N 61°05'32" W 218.72'
N 71°19'32" W 766.01'

APPROXIMATE LOCATION
20' SANITARY SEWER
R/W

FLOOD ZONE BOUNDARY
APPROXIMATE LOCATION ONLY

ZONE AE

N 74°03'46" W 78.30'
N 21°10'46" W 139.40'
N 19°20'14" E 118.90'
N 37°06'14" E 98.00'
N 48°33'14" E 82.00'
N 59°43'30" E 48.72'
N 71°21'58" E 197.88'
S 75°57'23" E 234.71'
S 79°27'25" E 298.89'
S 75°04'21" E 152.29'
S 77°12'23" E 237.75'
S 00°15'47" W 77.71'
S 65°45'14" E 152.20'
N 80°26'16" W 248.39'
N 43°28'46" W 154.81'
N 21°36'20" E 64.00'
S 31°54'55" E
S 68°23'40" E 95.00'
S 21°36'26" W 64.61'
N 68°01'40" W 95.00'
N 83°25'49" E 30.59'
S 06°34'11" E 3.50'
824.86'
16.62'
15.52'
EX. I.P.
PK NAIL SET
RR SPIKE SET
PK SET
SAN MH
WV
FH
CO
EX. DRIVEWAY
EX. 20' R/W PER D.B. 1055 PG. 170
SHOWN FROM PREVIOUS MAPPING
R=458.34' Ch= S 81°10'01" W 243.47' A=246.43'
R=195.00' Ch= S 71°11'17" E 36.87' A=36.92'

0' 100' 200' 300'

MATCHLINE (SEE SHEET 1 OF 2)

PLAN BOOK	PAGE
382	47

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 ZONES AE & X:

ZONE AE: SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

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

THE PURPOSE OF THIS PLAN IS A LOT CONSOLIDATION TO COMBINE TAX PARCEL 180-4102-2E WITH 2K.

ZONING: R - RESIDENTIAL

MIN. LOT SIZE: 1.5 ACRE
MIN. LOT WIDTH: 150'
MIN. FRONT SETBACK: 40'
MIN. REAR SETBACK: 40'
MIN. SIDE SETBACK: 20'
MAX. COVERAGE: 50%

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

PROPERTY OWNER: SENECA VALLEY SCHOOL DISTRICT
124 SENECA SCHOOL ROAD
HARMONY, PA 16037

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

REF: LOT CONSOLIDATION FOR SENECA VALLEY SCHOOL DISTRICT BY LAND SURVEYORS, INC., 12/01/05, #05-143, P.B. 294 PGS. 4-5.

VARIANCE OF CHAPTER 27 402(c) ALLOWING FOR A FRONT YARD SETBACK OF 7.5 FEET INSTEAD OF 40 FEET WAS GRANTED ON TAX PARCEL 180-4F102-2E BY JACKSON TOWNSHIP ZONING HEARING BOARD, AUGUST 1, 2019 - CASE NO. 2019-02.

REVISED 10/17/2019; TOWNSHIP REVIEW COMMENTS
REVISED 10/11/2019; TOWNSHIP REVIEW COMMENTS

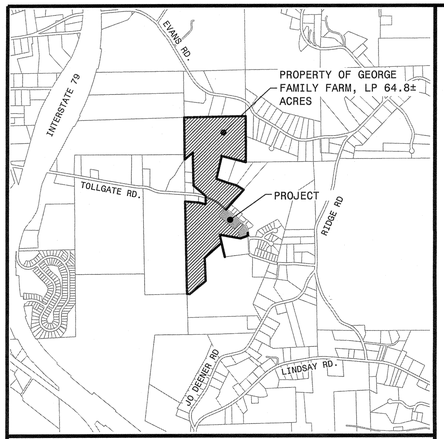
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT CONSOLIDATION

FOR: SENECA VALLEY SCHOOL DISTRICT

SITUATE: JACKSON TWP., BUTLER CO., PA

Date 09/16/19	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Tax Parcel# 180-4F102-2E, 2K		Sheet No. 2 of 2	Service No. 19-142
Address124/162 SENECA SCHOOL RD.			



LOCATION MAP.....1"=1500'

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF BUTLER :

RECORDED IN THE RECORDER OF DEEDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY OF BUTLER IN PLAN BOOK VOLUME 382 PAGES 48.

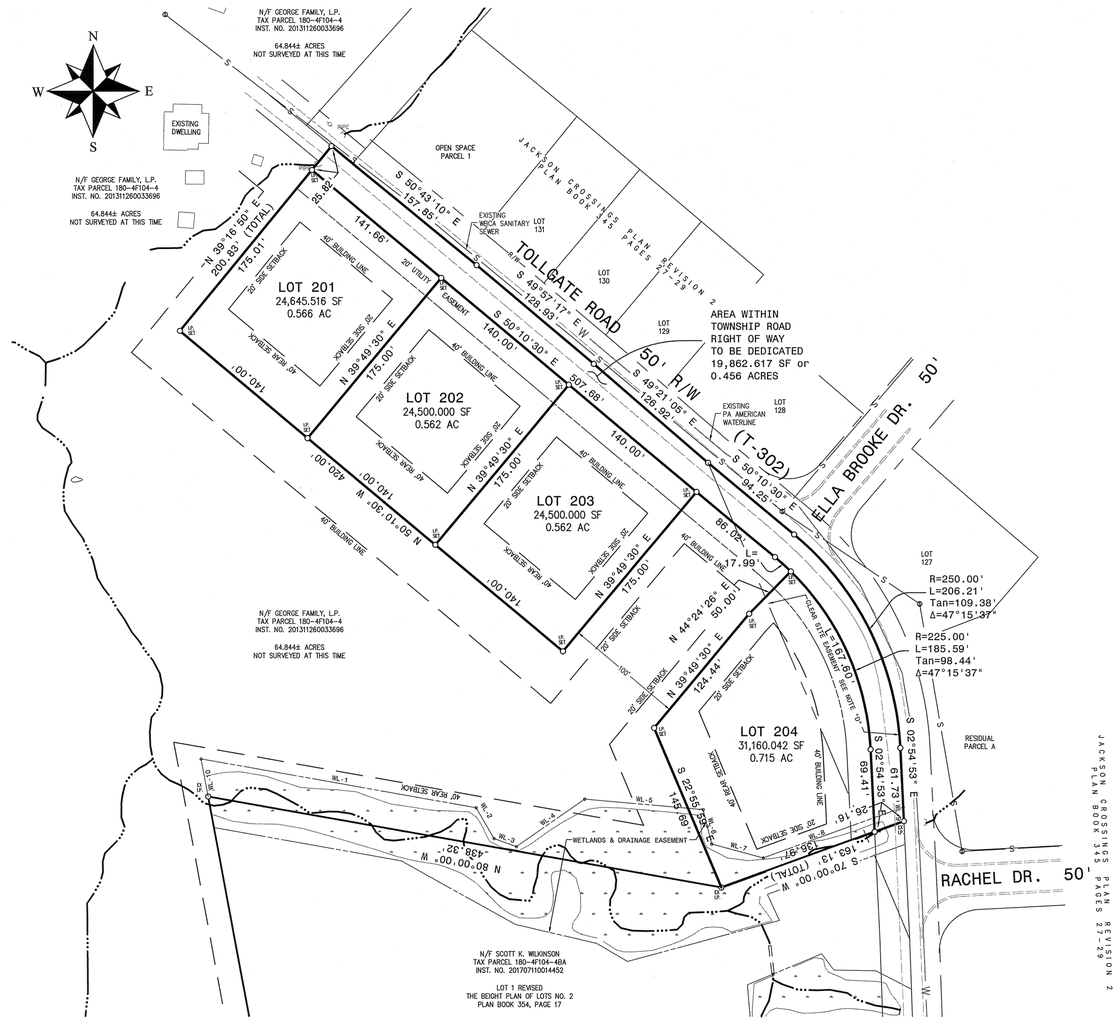
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF December 2019

Michele M. Mustello

RECORDER OF DEEDS

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

Instr: 201912190025862
Pgs: 1 Fl: $45.00 12/19/2019 2:23 PM
Michele Mustello T20190019886
Butler County Recorder PA



PROPERTY OWNERS:

GEORGE FAMILY FARM, LP
240 TOLLGATE SCHOOL ROAD
ZELIENOPLE, PA 16063

TAX PARCEL 180-4F104-4
INSTRUMENT # 201311260033696
INSTRUMENT # 201605030008348

TOTAL PROPERTY PRIOR TO SUBDIVISION : 67.549 ACRES

TOTAL PROPERTY CREATED IN LOTS : 2.705 ACRES

PROPERTY REMAINING :64.844 ACRES (NOT FIELD SURVEYED)

NOTE "A" THIS PLAN IS A RESUBDIVISION OF LOT 1-A OF THE BEIGHT PLAN OF LOTS NO. 2 AS RECORDED IN BUTLER COUNTY PLAN BOOK 354, PAGE 17 WHICH WAS INCORPORATED INTO THE ADJOINING LANDS OF THE GEORGE FAMILY LP.

NOTE "B" THIS PLAN HAS BEEN PREPARED USING LOT AVERAGING AS PERMITTED BY JACKSON TOWNSHIP CHAPTER 27-405. THE TOTAL FRONTAGE OF THE ORIGINAL TRACT IS 470± FEET ON THE NORTH SIDE OF TOLLGATE ROAD AND 1482± FEET ON THE SOUTH SIDE OF TOLLGATE ROAD.

NOTE "C" THE PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.

NOTE" D" THE CLEAR SITE EASEMENT US TO REMAIN FREE FROM IMPROVEMENTS THAT WOULD BLOCK OR OTHERWISE INHIBIT CONTINUOUS CLEAR SITE LINES FOR THE DRIVEWAY ENTRANCE ON LOT 1 REVISED. THIS EXCLUDES AGRICULTURAL ACTIVITIES.

NOTE "E" THE WETLANDS AND DRAINAGE EASEMENT IS TO REMAIN FREE FROM ANY ENCROACHMENT, FILLING, EXCAVATING OR GRADING. ANY ACTIVITY WITHIN THIS EASEMENT MAY REQUIRE TOWNSHIP, STATE AND FEDERAL APPROVAL.

AFFECTED ZONING DISTRICT: R – RESIDENTIAL

MINIMUM LOT AREA:	1.5 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE:	150.00 FEET
MINIMUM FRONT SETBACK:	40.00 FEET
MINIMUM SIDE SETBACK:	20.00 FEET 10.00 FEET (ACCESSORY STRUCTURE)
MINIMUM REAR SETBACK:	40.00 FEET 10.00 FEET (ACCESSORY STRUCTURE)
MAXIMUM LOT COVERAGE:	50%
MAXIMUM RESIDENTIAL DENSITY:	2/3 OF A UNIT PER ACRE

USING LOT AVERAGING:

REQUIRED MINIMUM LOT WIDTH:	75.00 FEET ON A LOCAL ROAD 100.00 FEET ON A COLLECTOR ROAD
AVERAGE OF ALL LOTS:	150.00 FEET
REQUIRED MINIMUM LOT AREA:	20,000 SQ.FT.
AVERAGE OF ALL LOTS:	1.5 ACRES

PROPOSED LOTS BY THIS PLAN:

ORIGINAL ROAD FRONTAGE : 1482 FEET 5 PROPOSED LOTS AVERAGE LOT WIDTH : 296.4 FEET PER LOT

ORIGINAL TRACT AREA: 67.549 ACRES 5 PROPOSED LOTS AVERAGE LOT SIZE : 13.5098 ACRES

PLAN BOOK	PAGE
382	48

GEORGE FAMILY FARM, L.P.

THE GEORGE FAMILY FARM, LP, BENEFICIAL OWNER OF THE LAND SHOWN ON THE GEORGE FAMILY FARM PLAN OF LOTS NO. 1 HEREBY ADOPTS HIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, THIS THIS, I SET MY HAND AND SEAL THIS 11th DAY OF- November 2019

ATTEST:

NOTARY PUBLIC

Paul E. George
SIGNATURE OF GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED PAUL E. George A PARTNER IN THE FIRM OF GEORGE FAMILY, L.P. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF November 2019.

MY COMMISSION EXPIRES THE 2ND DAY OF September 2022.

(SEAL)

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Linda J. Labas, Notary Public
Butler County
My commision expires September 2, 2022
Commission number 1091033
Member, Pennsylvania Association of Notaries

SURVEYOR

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

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

11/08/19
DATE

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

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF DEC. 2019

SECRETARY

CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

JACKSON TOWNSHIP PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 7th DAY OF November 2019 PURUSANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED November 7, 2019. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT ANY OF THE STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 5th DAY OF November 2019

SECRETARY

PLANNING DIRECTOR

JACKSON TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 7th DAY OF November 2019 PURUSANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED November 7, 2019. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT ANY OF THE STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 5th DAY OF November 2019

SECRETARY

CHAIRPERSON

JACKSON TOWNSHIP BUTLER COUNTY, PA

DELIVERY ACKNOWLEDGEMENT

THIS PLAN WAS DELIVERED TO developer BY JACKSON TOWNSHIP ON THE 25th DAY OF November 2019

SECRETARY/MANAGER

811 Know what's below Call before you dig.

DRAWING NUMBER:	1009-1920713
DRAWING SCALE:	1"=60'
DATE:	SEPTEMBER 12, 2019
DRAWN BY:	JSS
REVISIONS:	
09.26.2019....PER REVIEW	
10.08.2019....PER REVIEW	
11.05.2019....PER TWP COMMENTS	
SHEET 1 OF 1	

SURVEY AND SUBDIVISION PLAN FOR:

GEORGE FAMILY FARM PLAN OF LOTS NO. 1

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr: 201912200025938
Pgs: 3 T: $125.00
Michele Mustello
Butler County Recorder PA
12/20/2019 11:18 AM
T20190019954

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
CROSSROADS CHURCH - CRANBERRY CAMPUS SITE EXPANSION
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
JULY 1, 2019
AS PER RESOLUTION SET

BOARD OF SUPERVISORS APPROVAL

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2018-68 ON THE 12th DAY OF December 2019.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER APPROVAL

I, Jerry Arnold TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2018-68 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

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

SIGNATURE

DATE 8/16/19

PE071353

REGISTRATION NUMBER

COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

STORMWATER CERTIFICATION

I, Virginia Loaney HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT PLAN.

STORMWATER DESIGNER

I, Jason Kratsas, P.E., have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

Signature

Date 12/9/19

CERTIFICATION OF TITLE
(MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE Crossroads Church Site Expansion IS IN THE NAME OF Crossroads Church AND IS RECORDED IN ~~DEED BOOK VOLUME~~ INSTRUMENT# 201908200016007 PAGE

WITNESS

OWNER

KeyBank MORTGAGEE OF THE PROPERTY CONTAINED IN THE Crossroads Church Site Expansion CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE, DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

8/27/19 John Oliveira, Relationship Manager, KeyBank

NAME, TITLE, AND MORTGAGEE

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

August 27, 2019 Virginia Loaney

SURVEYOR'S CERTIFICATION

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

8/14/19
DATE

MICHAEL D. KREIGER
NAME OF SURVEYOR

SU053387
REGISTRATION NUMBER

8/14/19



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MARS QUADRANGLE

LOCATION MAP
SCALE: 1"=2000'

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 382, PAGE(S) 49-51

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF Dec ~~19~~ 2019

RECORDER OF DEEDS

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

OWNER

CROSSROADS CHURCH – CRANBERRY CAMPUS
8533 PETERS ROAD
CRANBERRY TOWNSHIP, PENNSYLVANIA 16066

SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: VIRGINIA R. LOANEY, RLA
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: vloaney@hrg-inc.com

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

Sheet List Table

Sheet Number	Sheet Title
* 01	COVER
02	SITE GENERAL NOTES
03	SITE EXISTING CONDITIONS PLAN
04	SITE DEMOLITION PLAN
* 05	SITE LAYOUT PLAN
06	SITE GRADING PLAN
* 07	SITE UTILITY PLAN
08	SITE UTILITY PROFILES
09	SITE LANDSCAPING PLAN
10	SITE EROSION & SEDIMENT CONTROL PLAN
11	SITE MUNICIPAL DETAILS
12	SITE DETAILS
13	SITE EROSION & SEDIMENT CONTROL NOTES
14	SITE EROSION & SEDIMENT CONTROL NOTES
15	SITE EROSION & SEDIMENT CONTROL DETIALS
16	SITE EROSION & SEDIMENT CONTROL DETIALS

* TO BE INCLUDED IN RECORDING

OWNERS ADOPTION (INDIVIDUAL OWNER OR OWNERS)

I/WE, Mike Arnold OF THE LAND SHOWN ON THE (CROSSROADS CHURCH – CRANBERRY CAMPUS SITE EXPANSION), HEREBY ADOPT THIS PLAN AS OUR (PLAN OF LOTS OR LAND DEVELOPMENT) AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

SIGNATURE OF OWNER(S)
Pastor Crossroads Church

8-16-19
DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Mike Arnold OF THE Crossroads Church, 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 16th DAY OF August, 2019

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Diane M. Hutchison, Notary Public
Butler County
My commission expires March 12, 2023
Commission number 1233082
Member, Pennsylvania Association of Notaries

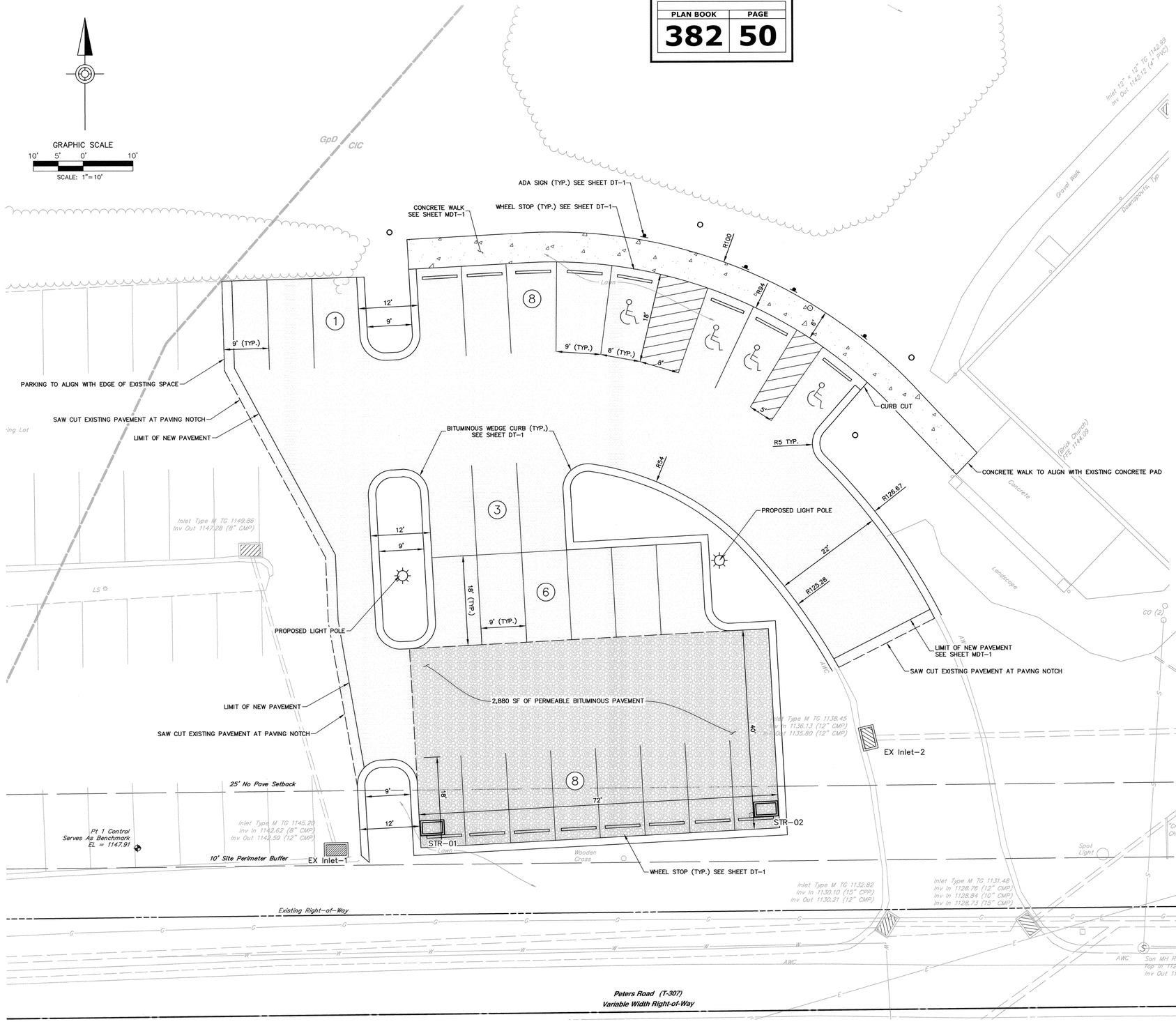
PA ONE CALL
ACT 287, AS AMENDED

PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20180602635 HAS BEEN ASSIGNED TO THIS PROJECT ON 2018.03.01

PLAN BOOK	PAGE
382	49

PLAN BOOK	PAGE
382	50

GRAPHIC SCALE
10' 5' 0' 10'
SCALE: 1"=10'



ZONING AND LAND DEVELOPMENT REQUIREMENTS

	EXISTING	PROPOSED
ZONING DISTRICT / USE	R-2; SINGLE FAMILY RESIDENTIAL DISTRICT, CONDITIONAL USE	TO REMAIN AS A RELIGIOUS ESTABLISHMENT
LOT SIZE	2.99 AC	
IMPERVIOUS AREA	28,946 SF	33,100 SF
LOT COVERAGE	22%	25%
PARKING STALLS	SEE BELOW FOR PARKING TABULATIONS	

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PERTINENT UTILITY COMPANIES. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES CONNECTED TO THE DEMOLISHED BUILDING PER UTILITY COMPANY REQUIREMENTS.
2. THE EXACT LOCATION OF THE DOMESTIC WATER SERVICE LINE ENTERING THE CHURCH HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING THE WATER LINE SERVICE THROUGHOUT THE DURATION OF THE PROJECT. IF ANY CONFLICTS ARE FOUND WITH THE SERVICE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING THE EXITING WATER SERVICE IF NECESSARY.
3. CONTRACTOR TO PROVIDE UNDERGROUND ELECTRICAL SERVICE TO THE PROPOSED LOCATIONS OF THE NEW LIGHT POLES AND SHALL INSTALL PROPOSED LIGHT FIXTURES AND POLES AS SPECIFIED BY MANUFACTURER.
4. PROPOSED LIGHTS SHALL COMPLY WITH TOWNSHIP LIGHTING ORDINANCE TO BE SHARP CUT-OFF FIXTURES WITH FLUSH MOUNTED LENS, MOUNTED PARALLEL TO THE GROUND SURFACE, LED LIGHTS WITH 3000K OR LESS CORRELATED COLOR TEMPERATURE, AND TOP DOWN DISPLAY. SEE DT-1 FOR FIXTURE CUT SHEET.

MODIFICATIONS/WAIVERS:

1. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-312.13.B.1, WHICH REQUIRES CONCRETE CURBING FOR OFF-STREET PARKING LOTS. THE APPLICANT IS PROPOSING TO PROVIDE BITUMINOUS WEDGE CURB FOR THE NEW IMPROVEMENTS, EXCEPT ADJACENT TO THE CONCRETE WALK. JUSTIFICATION: AS AN EXPANSION TO THE EXISTING PARKING, THE IMPROVEMENTS TIE-IN TO THE EXISTING PARKING LOT AND DRIVE ENTRY BITUMINOUS CURBS AT VARIOUS LOCATIONS. MAINTAINING THE MATERIAL TO MATCH WILL CREATE A COHESIVE AESTHETIC.
2. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-317.2, WHICH REQUIRES A 25' NO-PAVE SETBACK AND LANDSCAPING. THE APPLICANT IS PROPOSING TO ALIGN THE NEW PARKING LOT WITH THE EXISTING PARKING LOT AND PROJECT INTO THE SETBACK BY 9'-8" TO 14'-3". THE APPLICANT ALSO PROPOSES AN ALTERNATE PLANTING SCHEME TO COMBINE THE STREET TREE/OFF-STREET PARKING/AND NO-PAVE SETBACK REQUIREMENTS. JUSTIFICATION: THE NEW PROJECT DOES NOT PROJECT AS FAR INTO THE SETBACK AS THE EXISTING PARKING LOT. THE PROJECT WILL PROVIDE PARKING PERIMETER LANDSCAPING WITH TREES AND SHRUBS. DUE TO LIMITED AREA AND STEEP SLOPES BETWEEN THE NEW PARKING AND PETERS ROAD, THERE IS NO SPACE TO ACCOMMODATE THE ADDITIONAL NO-PAVE SETBACK PLANTINGS. IN LIEU OF THE NO-PAVE SETBACK PLANTINGS, THE APPLICANT PROPOSES TO EXTEND THE CONTINUOUS ROW OF SHRUBS IN FRONT OF THE EXISTING PARKING LOT TO ASSIST WITH SCREENING OF PARKING AND ENHANCING THE PROPERTY FRONTAGE.
3. THE APPLICANT REQUESTS A WAIVER TO SECTION 17-406.2.A, WHICH STATES MAXIMUM SLOPES ON PARKING SPACES. THE APPLICANT IS PROPOSING STEEPER SLOPES IN THE PARKING LOT CIRCULATION AREAS. JUSTIFICATION: IN ORDER TO PROPERLY TIE-IN TO THE EXISTING PAVEMENT, 7-12% SLOPES AT THE TIE-IN POINTS WILL EXIST, WHILE ALL OTHER AREAS OF PAVING ARE IN COMPLIANCE WITH THE ORDINANCE.
4. THE APPLICANT REQUESTS A WAIVER TO SECTION 17-406.2.F, WHICH STATES REQUIREMENTS FOR SLOPE SEPARATION. THE APPLICANT IS PROPOSING TO PROVIDE WHEEL STOPS AND A HEDGEROW AT THE PARKING SPACES NEAR THE SLOPES.JUSTIFICATION: THE PROVIDED WHEEL STOPS AND PLANTING WILL CREATE A SEPARATION FROM THE ADJACENT STEEP DOWNGRADES AS WELL AS MATCH THE EXISTING CONDITIONS OF THE PARKING AS IT CURRENTLY EXISTS.
5. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-404.6.B, WHICH ALLOWS A MAXIMUM LOT COVERAGE OF 15%. THE APPLICANT PROPOSES TO HAVE 25% LOT COVERAGE. JUSTIFICATION: THE 15% LOT COVERAGE ALLOWANCE IS DIRECTED TOWARDS A RESIDENTIAL USE AND NOT A RELIGIOUS USE WHICH REQUIRES A PARKING LOT AND LARGER STRUCTURE THAN A TYPICAL RESIDENCE.

PARKING TABULATION

REQUIRED PARKING:
RELIGIOUS ESTABLISHMENT REQUIRES – 1 PARKING SPACE PER 3.5 SEATS

THE CHURCH CAN ACCOMMODATE 200 SEATS, REQUIRING 57 SPACES

THE PARKING SPACE DEMAND ON DAYS OF EVENTS AND SERVICES EXCEEDS THE REQUIRED TOTAL AND RESULTS IN A NEED FOR SHUTTLES, AGREEMENTS TO PARK ON NEIGHBORING PROPERTIES AND OFFERING ADDITIONAL SERVICES. TO OFFSET THESE ALTERNATIVES, THE CHURCH REQUESTS TO MAXIMIZE PARKING.

PROVIDED PARKING:

EXISTING	=	53 SPACES
ADDITIONAL SPACES	=	26 SPACES (INCLUDES 4 ADA SPACES)
TOTAL	=	79 SPACES

LEGEND

PERMEABLE PAVEMENT
ASPHALT
PROPOSED INLET
CONCRETE
(#) PARKING SPACE COUNT

NO.	REVISION	DATE	BY
2	AS PER RESOLUTION SET	2019.07.01	CAB
1	PER CRANBERRY TOWNSHIP REVIEW COMMENTS	2018.08.10	VRL

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

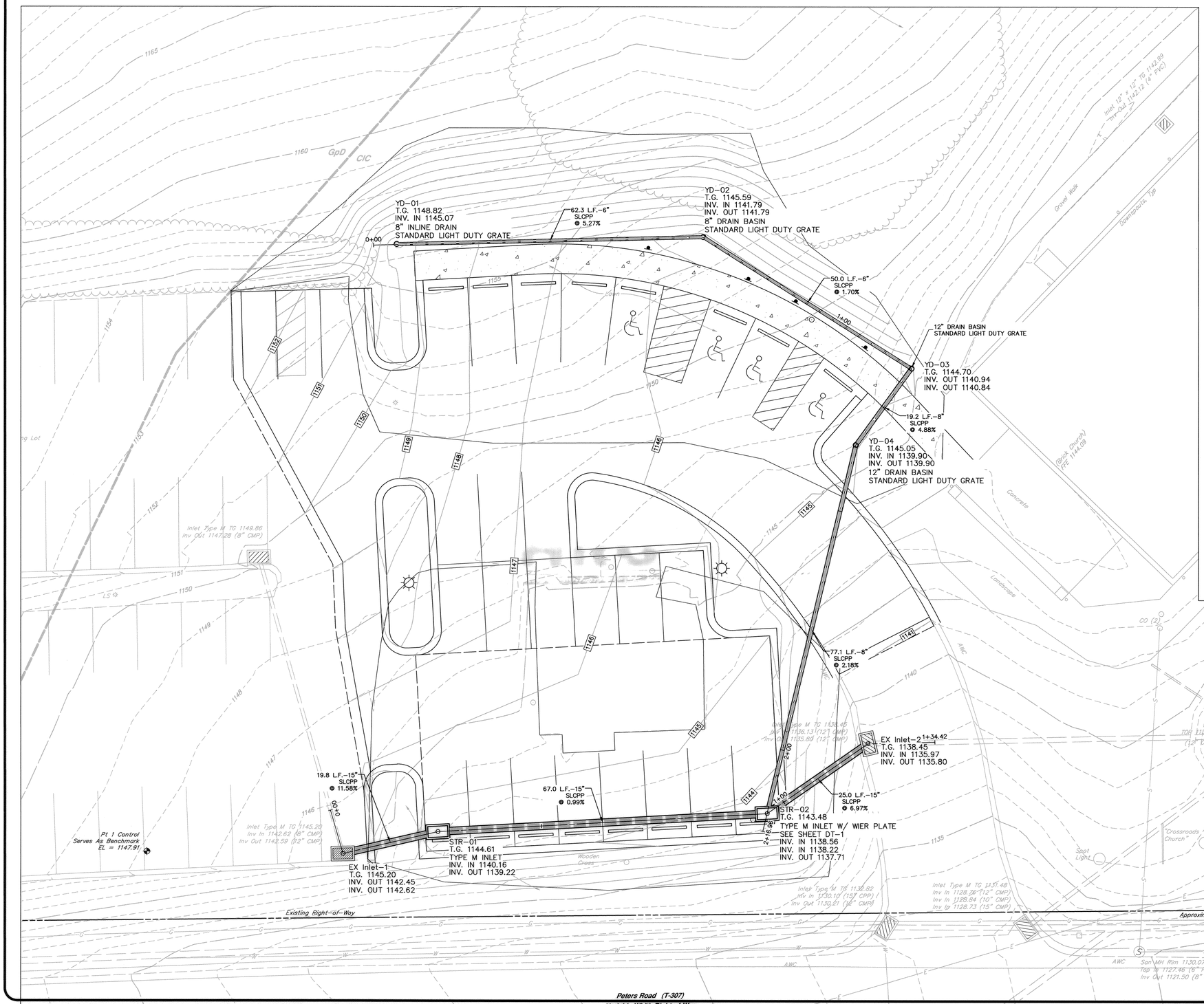
CROSSROADS CHURCH
8533 PETERS ROAD
CRANBERRY TOWNSHIP, PA 16066

SITE LAYOUT PLAN
FOR
CROSSROADS CHURCH - SITE EXPANSION PROJECT
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. –	VRL
DESIGN–	VRL|CRC
CADD–	CRC
CHECKED–	VRL
SCALE–	AS SHOWN
DATE–	JULY 2018

DRAWING NO.
SI-1
SHEET NO.
05 OF 16
PROJECT R004837.0426

File name: P:\2048\004837_2426\CSD\Plan Sets\LOD4837426SI.dwg Layout:LDP_SI-1 Aug 15, 2018 - 1:52pm dholdren



GRAPHIC SCALE

10' 5' 0' 10'

SCALE: 1"= 10'

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PERTINENT UTILITY COMPANIES. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES CONNECTED TO THE DEMOLISHED BUILDING PER UTILITY COMPANY REQUIREMENTS.
2. CONTRACTOR TO PROVIDE UNDERGROUND ELECTRICAL SERVICE TO THE PROPOSED LOCATIONS OF THE NEW LIGHT POLES AND SHALL INSTALL PROPOSED LIGHT FIXTURES AND POLES AS SPECIFIED BY MANUFACTURER.
3. PER TOWNSHIP PPIC CODE 17.350.7.C.(2)(g)14, IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
4. PER TOWNSHIP PPIC CODE 17.350.7.C.(2)(g)5, THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPS. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY.

   4.1. SITE BMPS INCLUDE THE USE OF PERMEABLE BITUMINOUS PAVEMENT. PERMEABLE PAVEMENT IS A STORMWATER BMP WHICH CONSISTS OF A PERMEABLE SURFACE COURSE UNDERLAIN BY A STONE BED TO PROVIDE TEMPORARY STORAGE OF STORMWATER AND PROMOTE INFILTRATION TO THE SUBGRADE. MAINTENANCE SHALL CONSIST OF BI-ANNUAL VACUUMING OF PAVEMENT. PLANTING AREAS ADJACENT TO PAVEMENT SHALL BE MAINTAINED AND ANY SEDIMENT OR SOIL DEPOSITED ONTO THE PAVEMENT SHALL BE REMOVED IMMEDIATELY.
5. A NOTE SHALL BE PLACED ON THE RECORDED PLAN: "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES."
6. PER TOWNSHIP PPIC CODE 17.350.7.C.(2)(g)16, NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
7. PER TOWNSHIP PPIC CODE 17.350.7.C.(9), MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
8. THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
9. UPON COMPLETION, PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

PLAN BOOK	PAGE
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NO.	REVISION	DATE	BY
2	AS PER RESOLUTION SET	2019.07.01	CAB
1	PER CRANBERRY TOWNSHIP REVIEW COMMENTS	2018.08.10	VRL

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SITE UTILITY PLAN
FOR
CROSSROADS CHURCH - SITE EXPANSION PROJECT
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. –	VRL
DESIGN–	VRL|CRC
CADD–	CRC
CHECKED–	VRL
SCALE–	AS SHOWN
DATE–	JULY 2018

DRAWING NO. **UT-1**

SHEET NO. **07** OF **16**

PROJECT R004837.0426

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