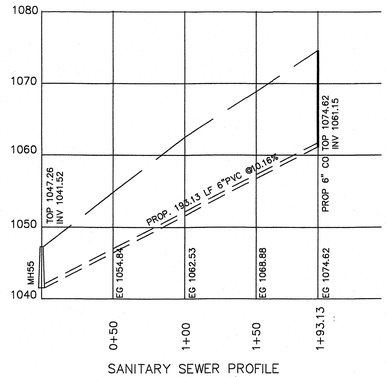
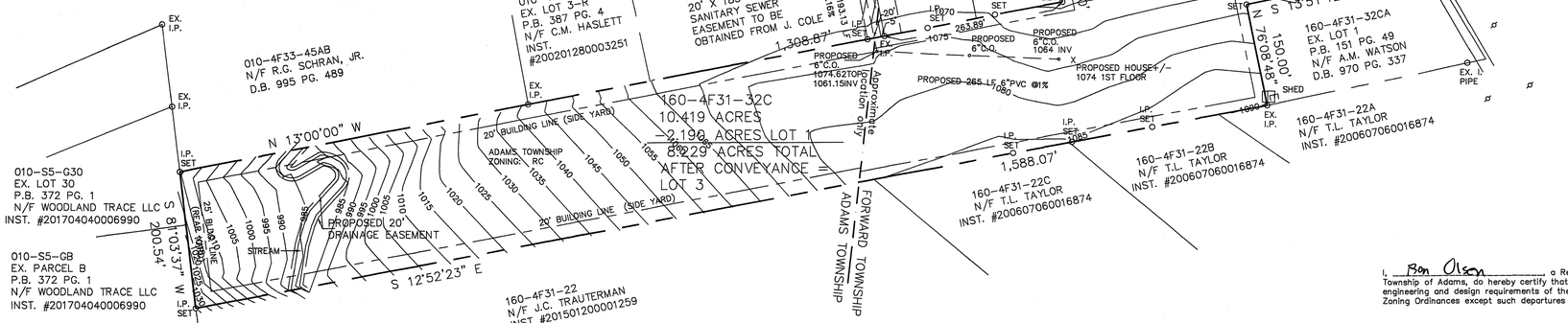
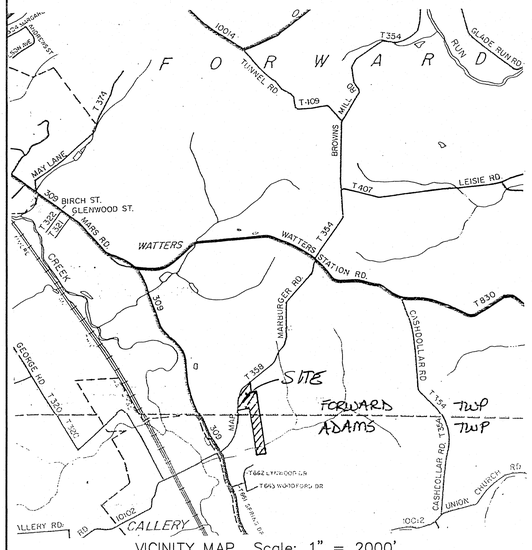


SANITARY SEWER PROFILE
Scale: 1" = 50' Horizontal
1" = 10' Vert.





VICINITY MAP Scale: 1" = 2000'

0 100 200 300

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAPS PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNER: MATTHEW WATSON
434 HALLOCK STREET
PITTSBURGH, PA 15211

ADAMS TOWNSHIP ZONING: R-C

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

LANES & DRIVEWAYS ARE TO BE OPENED AND MAINTAINED AT THE EXPENSE OF THE SUBDIVIDER.

ANY EARTH DISTURBANCE OR FILLING WITHIN 50' OF THE TOP OF THE BANK OF THE TRIBUTARY TO BREAKNECK CREEK WOULD REQUIRE A PERMIT FROM THE PA DEP.

Instr: 202303280004161
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
3/28/2023 3:10 PM
T20230003432

KNOW ALL MEN BY THESE PRESENTS, that I, Matthew C. Watson, of the Township of Forward, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damamges arising from or pertaining to in any manner said roads and rights-of-way.

I further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 03rd day of MARCH, 2023.

ATTEST:
NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Matthew C. Watson, 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 03rd day of MARCH, 2023

My Commission expires the 06th day of MARCH, 2028

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, Matthew C. Watson, owner of the Matthew C. Watson Plan of Subdivision, do hereby certify that the title of this property is in the name of as recorded in Instrument Number 202208300018636, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER

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

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

DATE January 30, 2023 SEAL — REG. NO. SU-32490-E

I, Ben Olson, 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 authorized by the approving authority.

03-27-2023 DATE — 26400 E REG. NUMBER — 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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Adams Township agrees not to issue building permit 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 Supervisors of the Township of Adams this 27th day of MARCH, 2023.

SECRETARY — SEAL — CHAIRMAN
SUPERVISORS — SEAL — Darryl Brandon — SUPERVISORS
Edward L Vogel — SEAL — Ronald J Stewart — SUPERVISORS

Approved by the Adams Township Planning Commission this 1st day of March, 2023.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 14th day of DEC, 2022.

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 410 page 1.

Given under my hand and seal this 28th day of March, 2023.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

SECRETARY — SEAL — PRESIDENT

Approved by the Supervisors of the Township of Forward this 14th day of February, 2023.

SECRETARY — SEAL — CHAIRMAN OF BOARD

Approved by the Forward Township Planning Commission this 24th day of January, 2023.

SECRETARY — SEAL — CHAIRMAN

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REVISED 01/30/2023; SANITARY SEWER PROFILE
REVISED 01/18/2023; ADAMS TWP., & FORWARD TWP. ENGINEER'S REVIEW COMMENTS & BUTLER COUNTY REVIEW.

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

PLAN OF SUBDIVISION

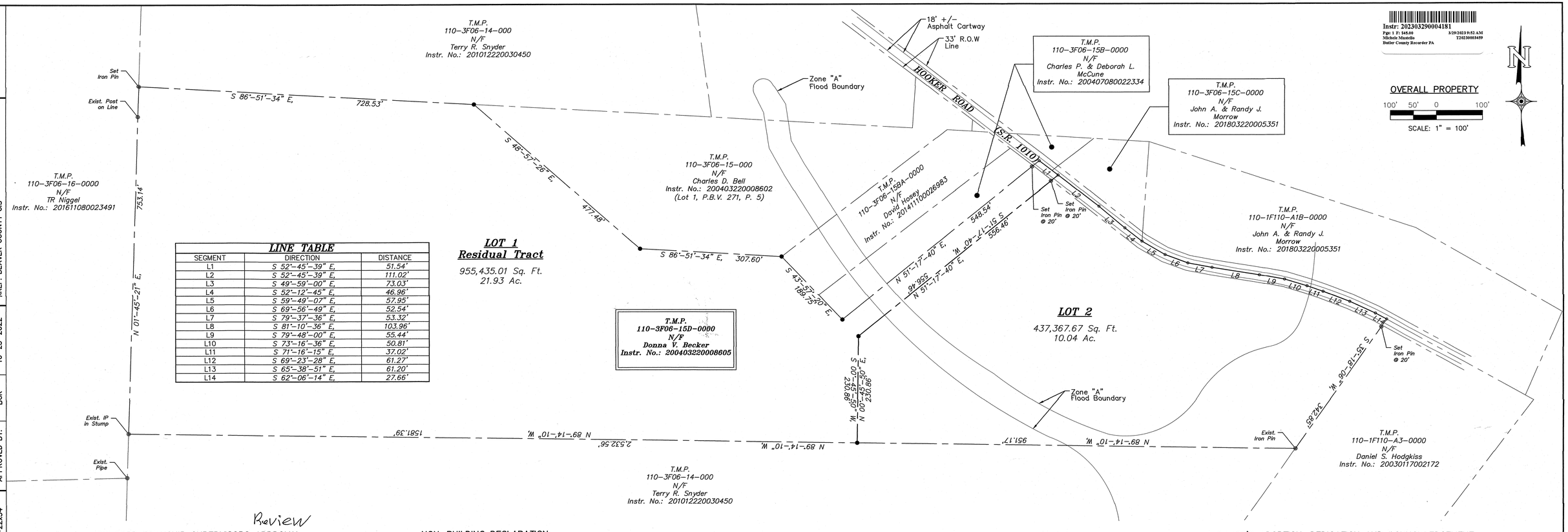
FOR: MATTHEW C. WATSON

SITUATE: FORWARD & ADAMS TWPS., BUTLER CO., PA

Date 11/29/2022	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 160-4F31-32C		Instrument # 202208300018636	Service No. 22-121
Address 215 MARBURGER ROAD			

PROJECT NO.	21-150
FILE PATH: EPDWG\2021 Projects\21-150 Morrow.dwg	
LAYOUT: FINAL SUB.	
XREF: BEAVER COUNTY GIS	
06-17-2022	
07-28-2022	
10-25-2022	
DRAWN BY:	BCK
CHECKED BY:	BCK
APPROVED BY:	BCK
1 = 1	
BCKPlot.CTB	
D1-22x34	
F.B. 22-02	
B1-2022-150	

Instr: 202303290004181
Pgs: 1 F: $45.00 3/29/2023 9:52 AM
Michele Mustello T20230009459
Butler County Recorder PA



LINE TABLE		
SEGMENT	DIRECTION	DISTANCE
L1	S 52°-45'-39" E,	51.54'
L2	S 52°-45'-39" E,	111.02'
L3	S 49°-59'-00" E,	73.03'
L4	S 52°-12'-46" E,	46.96'
L5	S 59°-49'-07" E,	57.95'
L6	S 69°-56'-49" E,	52.54'
L7	S 79°-37'-36" E,	53.32'
L8	S 81°-10'-36" E,	103.96'
L9	S 79°-48'-00" E,	55.44'
L10	S 73°-16'-36" E,	50.81'
L11	S 71°-16'-15" E,	37.02'
L12	S 69°-23'-28" E,	61.27'
L13	S 65°-38'-51" E,	61.20'
L14	S 62°-06'-14" E,	27.66'

CONCORD TOWNSHIP SUPERVISORS ~~APPROVAL~~

Review

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

Reviewed

~~APPROVED~~ BY THE BOARD OF SUPERVISORS OF CONCORD TOWNSHIP THIS 14 DAY OF February 2023 2022.

ATTEST:

Michelle Thompson
SECRETARY

W. Chris Hall
CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING ACKNOWLEDGEMENT

~~REVIEWED~~/APPROVED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF March, 2023

SECRETARY

CHAIRMAN/PRESIDENT

ACKNOWLEDGEMENT OF RECORDING

RECORDED ON THIS 29th DAY OF March, 2023. IN THE OFFICE FOR THE RECORDING OF DEEDS AND RECORDS, BUTLER COUNTY, PA, AT INSTRUMENT NO.: 202303290004181

,OR IN PLAN BOOK 410 PG. 2.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER

NOTARY PUBLIC | CONCORD TOWNSHIP SUPERVISORS | BUTLER COUNTY PLANNING COMMISSION | BUTLER COUNTY RECORDER OF DEEDS | SURVEYOR

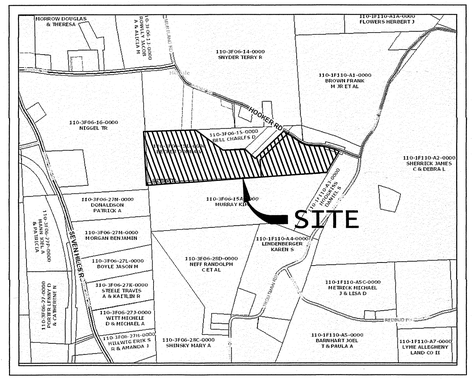
SURVEYOR: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BRIAN C. KELLY LAND SURVEYOR 054903

NON-BUILDING DECLARATION:

AS OF THE DATE OF THIS PLAN RECORDING, LOTS 1 AND LOT NO. 2 AS DESCRIBED HEREIN SHALL BE FOR THE EXPRESS PURPOSE OF *SILVI-CULTURE* USE NON-BUILDING LOT(s). NO PORTION OF THESE LOTS HAS BEEN APPROVED BY CONCORD TOWNSHIP OR THE PENNSYLVANIA (PA) DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO, OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS CONCORD TOWNSHIP AND PADEP HAVE ALL APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PA SEWAGE FACILITIES PLANNING ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATION PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF LOTS 1 AND LOT NO. 2 SHOULD CONTACT THE APPROPRIATE OFFICIALS OF CONCORD TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE TYPE OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES

1. THIS PLAN PROPOSES THE DIVISION OF A FAMILY ESTATE INTO 2 PARCELS FOR ESTATE PLANNING AND BOTH TRACTS WILL REMAIN UNDEVELOPED FOR SILVI-CULTURE AND HUNTING PURPOSES.
2. FOR REFERENCE THIS PLAN IS A RE-SUBDIVISION OF THE RESIDUAL TRACT OF A PLAN OF SUBDIVISION PREPARED FOR THE OWNER AND CHARLES DENNIS BELL RECORDED AT PLAT BOOK VOL. 271, PAGE 5. DATED FEBRUARY 13, 2004.
3. SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND SERVITUDES THAT MAY HAVE BEEN PREVIOUSLY RECORDED.
4. ALL PROPERTY CORNERS NOT OTHERWISE NOTED ARE EXISTING OR SET 5/8" REBAR (IRON PINS) OR OTHER FERROUS METAL MARKERS.
5. A HIGHWAY OCCUPANY PERMIT MAY BE REQUIRED PURSUANT TO SCECTION 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.
6. THE PROPERTY IS LOCATED IN ZONES A & C (APPROXIMATE ZONE AREAS SHOWN) AS INDICATED ON FEMA MAP NO. 42019C0310D WITH AN EFFECTIVE DATE OF AUGUST 2, 2018.



LOT AREAS

TOTAL	=	1,392,802.68 Sq.Ft., 31.97 Ac.
LOT NO. 1	=	437,367.67 Sq.Ft., 10.04 Ac.
LOT 2(Residual)	=	955,435.01 Sq.Ft., 21.93 Ac.

SURVEYORS CERTIFICATION

I, BRIAN C. KELLY A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY DEPICTED, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THIS PLAN, AND THAT THIS PLAN REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED BY ME FOR THE OWNERS AND AGENTS.

BRIAN C. KELLY, P.L.S.
NO. SU-054903

11/5/2022
DATE

OWNER'S ADOPTION, DEDICATION AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I, DONNA V. BECKER, OF THE TOWNSHIP OF CONCORD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF CONCORD, COUNTY OF BUTLER, PENNSYLVANIA AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND 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 OPEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS OR OTHER RIGHTS-OF-WAY BY SAID TOWNSHIP OF CONCORD, COUNTY OF BUTLER OR COMMONWEALTH OF PENNSYLVANIA, 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 CONCORD, THEIR SUCCESSORS AND ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING OR TO ARISE FROM THE DEDICATION OF SAID GROUND FOR PUBLIC HIGHWAY AND THE PHYSICAL GRADING AND MAINTENANCE THEREOF ACCORDING TO ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DONNA V. BECKER, MY HEIRS, EXECUTORS, SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THE PLAN.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 27th DAY OF January, 2023 2022.

DONNA V. BECKER

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Butler } SS:

ON THIS 27th DAY OF January, 2023 2022, BEFORE ME THE ABOVE NAMED DOANNA V. BECKER PERSONALLY APPEARED WHO BEING DULY SWORN ACCORDING TO LAW, DESPOSES AND SAYS THAT THIS PROPERTY IS IN HER NAME, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE R BIRCKBICHLER - Notary Public
Butler County
My Commission Expires December 16, 2026
Commission Number 1287342

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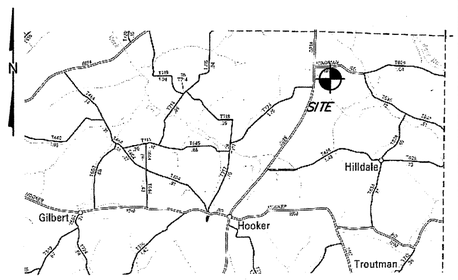
OWNER INFORMATION

Donna V. Becker
200 Grant Street
Butler, PA 16001

Donna Becker Minor Subdivision Plan

SITUATE IN
CONCORD TOWNSHIP, BUTLER CO., PA
OCTOBER 28, 2022
PREPARED BY:

LK Land Services, LLC
101 Hill Street
McDonald, PA 15057
e-mail: lkservicesllc@hotmail.com
(814) 243-6630 or (724) 255-8809



LOCATION MAP

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

NOTE:

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"

SUBJECT TO :

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

BUILDING SETBACK LINES:
FRONT 50' FROM R\W
SIDE 15'+5'
REAR 15'+5'

I, the undersigned CHANTA PFLUGH (owners) of the Real Estate shown and described, here in do hereby certify that I have laid off, platted, and subdivided, and hereby layoff, plat,and Develop said Real Estate in accordance with the within plat.

Chanta Pflugh
Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

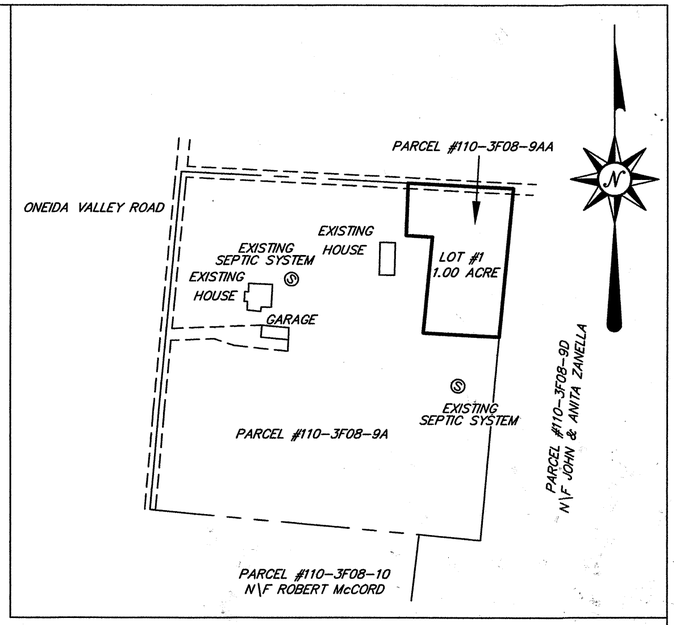
on this 20 day of Feb., 2023 Before me a Notary Public in and for said state and county personally came Chanta Pflugh known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and offical seal.

Kathy Jo Prichard
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathy Jo Prichard, Notary Public
Butler County
My commission expires April 11, 2023
Commission number 1132228
Member, Pennsylvania Association of Notaries

Instr: 202303290004191
Pgs: 1 F: $45.00 3/29/2023 10:21 AM
Michele Mustello T20230003467
Butler County Recorder PA



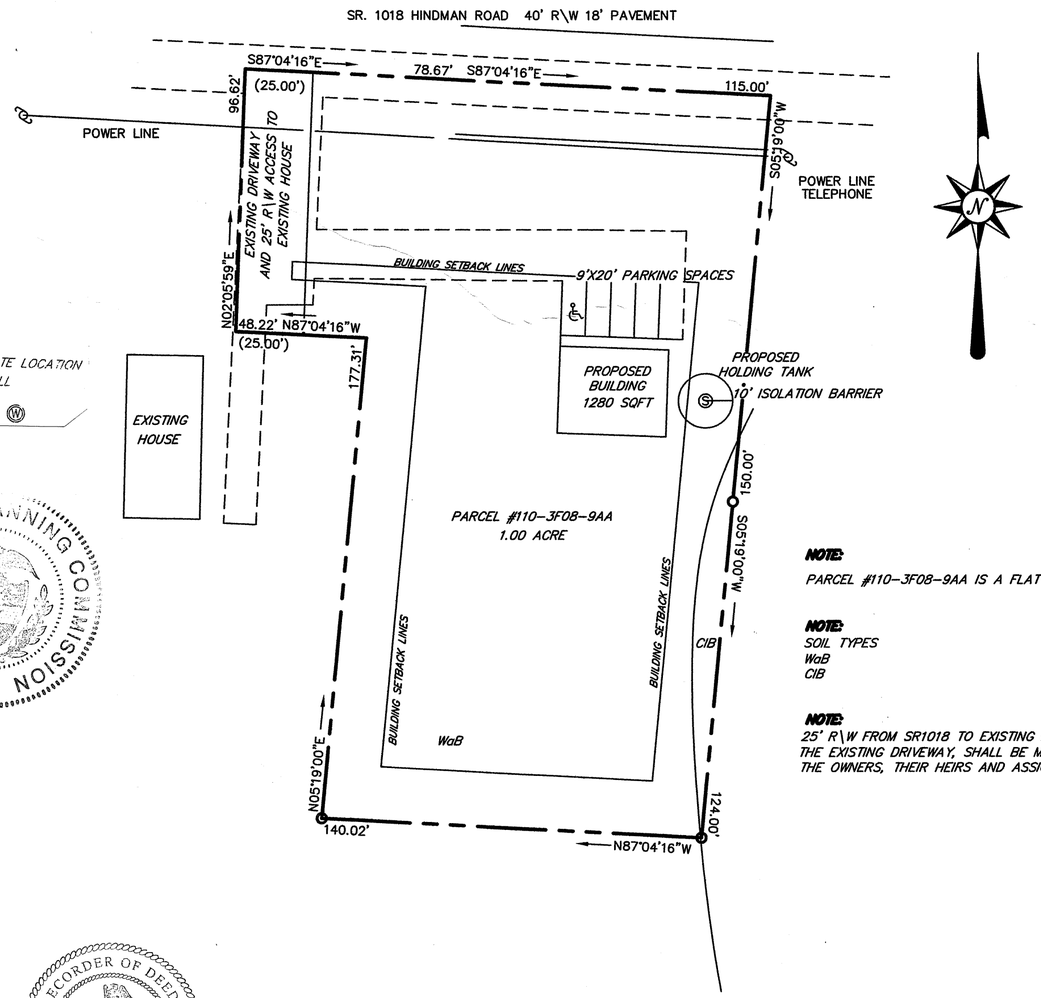
PARENT TRACT MAP SCALE: 1"=200'

Certification by Professional Land Surveyor

I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s).

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

MAR. 2023
Date



NOTE:
PARCEL #110-3F08-9AA IS A FLAT PLOT OF LAND AND IS NOT IN A FLOOD ZONE.

NOTE:
SOIL TYPES
WaB
CIB

NOTE:
25' R\W FROM SR1018 TO EXISTING HOUSE ACROSS THE EXISTING DRIVEWAY, SHALL BE MAINTAINED BY THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCEL #110-3F08-9AA

Reviewed by the Concord Twp.
this 27 day of March, 2023
Michelle J. Thompson Secretary
Chairman

BUTLER COUNTY PLANNING COMMISSION

Final Approval by the Butler County Planning Commission
this 27TH day of MARCH, 2023
R. Hanson Secretary
Chairman

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RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the ____ day of ____, 20__ before me, the Recorder of Deeds in and for said County of Butler,personally appeared ____, 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

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 29th day of March 2023
to ~~HIGHWAY~~ PLAN BOOK 410 Pg 3
No.
Witness my hand and the seal of said office.
Michele M. Mustello RECORDER

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

CHANTA PFLUGH LAND DEVELOPMENT PLAN

DRAWN BY: R.D.S.	LAND DEVELOPMENT PLAN FINAL PLAN MADE FOR CHANTA PFLUGH HINDMAN ROAD KARNS CITY PA 16041
CHECKED BY D.R.D.	
SCALE: 1"=40'	
DATE: MAR. 2023	CONCORD TWP. BUTLER CO. PA.
DRAWING NO: 110-3F08-9AA	R.D.SEDWICK P.L.S. PO BOX 119 CLARINGTON PA. 15828 724-355-9302

OWNER'S CERTIFICATION: 320-1F71-11C

I, GEORGE E. AMBROSE, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 30 DAY OF MARCH, 2023.

x George E. Ambrose
GEORGE E. AMBROSE

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, GEORGE E. AMBROSE, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF MARCH, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

20 MARCH 2023
DATE

x
STANLEY D. GRAFF
REG. NO. SU-030616-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30616-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 30th DAY OF MARCH, 2023.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 1st DAY OF March, 2023.

x
SECRETARY

x
Vice CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF FEB., 2023.

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 410, PAGE(S) 4-5

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF March, 2023.

x
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY PA

OWNER'S CERTIFICATION: 320-1F71-11D

WE, DONALD J. NOULLET AND LOIS M. NOULLET, NOT INDIVIDUALLY BUT AS TRUSTEES OF THE NOULLET AMBROSE FAMILY TRUST, DATED DECEMBER 6, 2017, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 30 DAY OF MARCH, 2023.

x
DONALD J. NOULLET
TRUSTEE OF THE NOULLET AMBROSE FAMILY TRUST

x Lois M Noullet
LOIS M. NOULLET
TRUSTEE OF THE NOULLET AMBROSE FAMILY TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, DONALD J. NOULLET AND LOIS M. NOULLET, NOT INDIVIDUALLY BUT AS TRUSTEES OF THE NOULLET AMBROSE FAMILY TRUST, DATED DECEMBER 6, 2017, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF MARCH, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

OWNER'S CERTIFICATION: 320-1F71-9

WE, LOIS M. NOULLET, DONALD J. NOULLET AND GEORGE E. AMBROSE, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 30 DAY OF MARCH, 2023.

x Lois M Noullet
LOIS M. NOULLET

x
DONALD J. NOULLET

x George E. Ambrose
GEORGE E. AMBROSE

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, LOIS M. NOULLET, DONALD J. NOULLET AND GEORGE E. AMBROSE, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF MARCH, 2023.

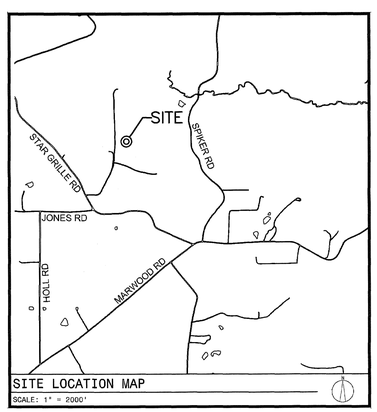
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

GENERAL NOTES:

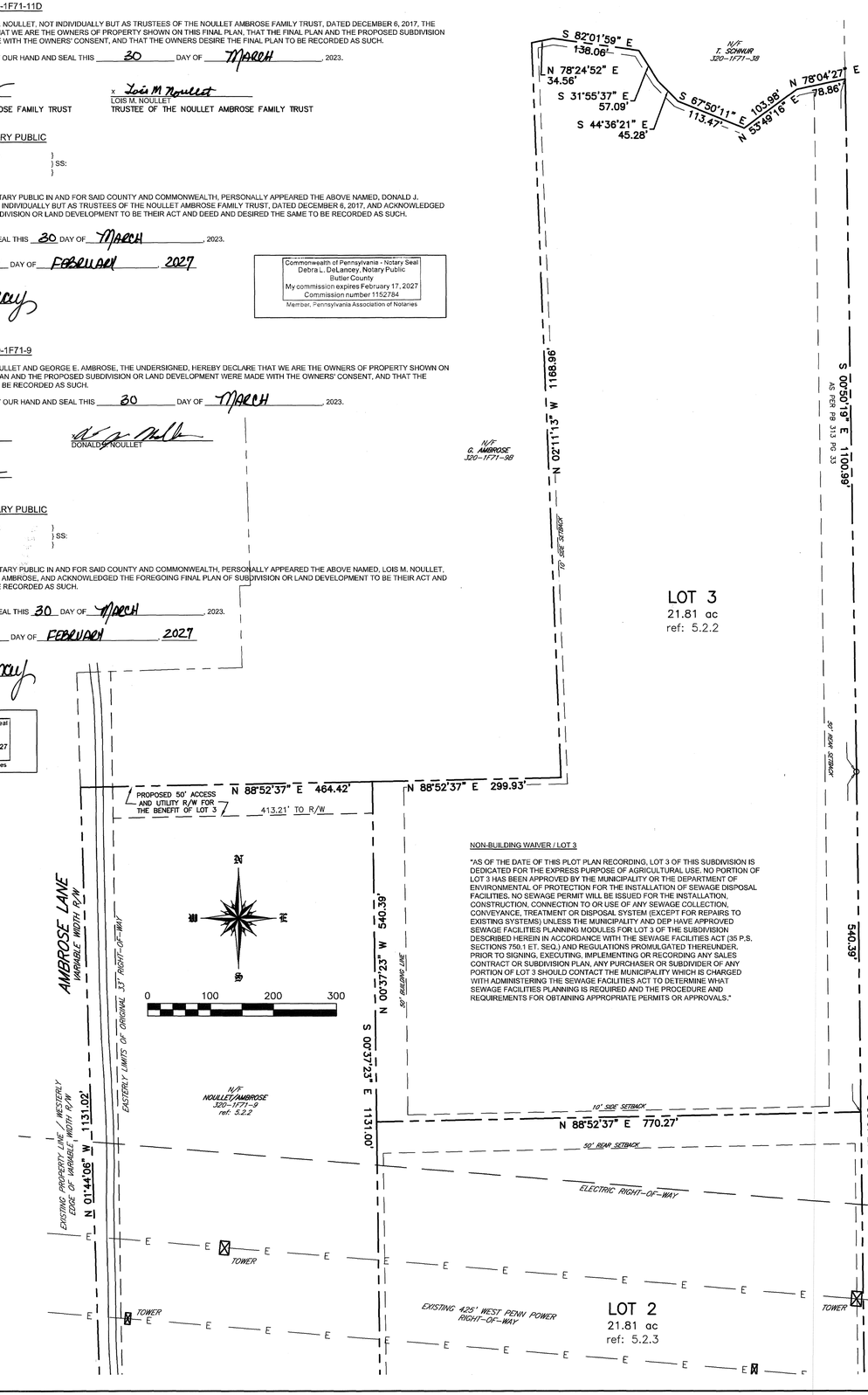
1. TAX PARCELS: 320-1F71-11D
   320-1F71-11C
   320-1F71-9 (R/W)
2. OWNERS: GEORGE AMBROSE
   LOIS NOULLET
   DONALD NOULLET
   NOULLET AMBROSE TRUST
3. ZONING DISTRICT: RESIDENTIAL AGRICULTURE
4. SETBACKS: FRONT LINE - 75 FEET FROM CL
   SIDE - 10 FEET
   REAR - 50 FEET
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. A. AMBROSE ESTATE PLAN NO. 5 PLAN BOOK 322 PG 38
   5.2.2. NOULLET AMBROSE PLAN PLAN BOOK 313 PG 33
   5.2.3. NOULLET LOT LINE REVISION PLAN BOOK 292 PG 27
   5.2.4. AMBROSE SUBDIVISION NO. 2 PLAN BOOK 252 PG 46
   5.2.5. NOULLET LOT LINE REVISION PLAN BOOK 251 PG 3
   5.2.6. AMBROSE PLAN NO. 3 PLAN BOOK 250 PG 18
   5.2.7. AMBROSE SUBDIVISION NO. 1 PLAN BOOK 166 PG 8



SITE LOCATION MAP
SCALE: 1" = 2000'

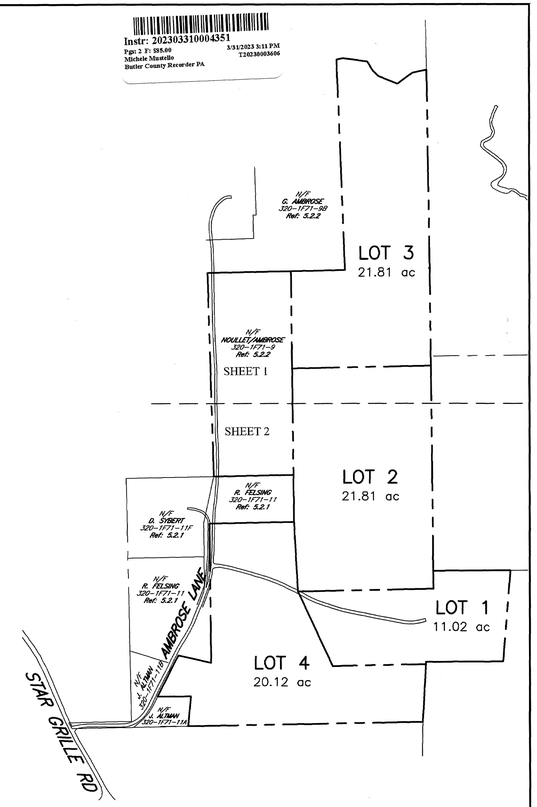
PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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



NON-BUILDING WAIVER / LOT 3

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOT 3 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF LOT 3 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 LOT 3 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 LOT 3 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."



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

AMBROSE/NOULLET PLAN

BEING A

LOT LINE REVISION

FOR

GEORGE AMBROSE
NOULLET TRUST

SITUATE

WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/19/2022	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-200	320-1F71-11D, 11C, 9	-

SHEET 1 OF 2

RECORDED 20	
PLAN BOOK	PAGE
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SHEET of	



N/F
NOULLET/AMBROSE
320-1F71-9
ref: 5.2.2

EXISTING 66' WESTERLY EDGE OF VARIABLE WIDTH R/W

EASTERLY

N 01°44'06" W 1131.02'

N 88°52'37" E 1131.00'

10' SIDE SETBACK

N 88°52'37" E 770.27'

50' REAR SETBACK

ELECTRIC RIGHT-OF-WAY

S 00°37'23" E 1678.07' TOTAL

AS PER PB 292 PG 27

TOWER

EXISTING 425' WEST PENN POWER RIGHT-OF-WAY

LOT 2
21.81 ac
ref: 5.2.3

N/F
L. CYPHER
320-1F71-10

S 88°52'37" W 442.48'

EX IPIN

S 88°52'37" W 487.39'

SANDMOUND

N/F
W. CORNELIUS
320-1F71-12B

N/F
R. FELSING
320-1F71-11
LOT 1R OF THE A. AMBROSE EST PLAN NO. 5
PB 322 PG 38

N 00°37'23" W 852.10'

261.50'

1137.68'

10' SIDE SETBACK

POOL

SHED

TRAILER

SHED

N/F
D. SIBERT
320-1F71-11F
LOT 4R OF THE A. AMBROSE EST PLAN NO. 5
PB 322 PG 38

N 88°58'07" E 469.73'

10' SIDE SETBACK

S 88°58'07" W 333.00'

UP

TRACT "A"
2.87 ac
ref: 5.2.7/5.2.3
to be conveyed as a contiguous part of Lot 2

S 03°02'40" W 385.00'

N 03°02'40" E 385.00'

N 00°37'23" W 384.77'

GRAVEL DRIVE

UP

EX IPIN

N 89°42'29" E 429.00'

EX IPIN

S 00°37'23" E 100.43'

50' BUILDING LINE

316.73'

S 88°58'07" W 754.00'

437.27'

N 88°58'07" E 754.00'

10' SIDE SETBACK

LOT 1
11.02 ac
ref: 5.2.5

UP

33'

EXISTING 33' PRIVATE RIGHT-OF-WAY
PB 292 PG 27

N/F
R. FELSING
320-1F71-11
LOT 1R OF THE A. AMBROSE EST PLAN NO. 5
PB 322 PG 38

33' PRIVATE R/W

UP

N 00°37'23" W 772.75'

GRAVEL DRIVE

WATER WELL

UP

SEPTIC AREA

DWELLING

TRACT "B"
2.13 ac
ref: 5.2.7
to be conveyed as a contiguous part of Lot 1

UP

UP

GARAGE

50' BUILDING LINE

N 00°37'23" W 417.98'

N 25°04'10" W 457.66'

S 25°04'10" E 457.66'

S 04°42'29" W 508.20'

50' REAR SETBACK

LOT 4
20.12 ac
ref: 5.2.3
5.2.7

EXISTING AMBROSE LANE

UP

N/F
R. FELSING
320-1F71-11

S 77°06'21" E 187.87'

EX SOLID STOCK

EX IPIN

S 88°58'07" W 516.55'

EX IPIN

10' SIDE SETBACK

S 89°42'29" W 429.00'

EX IPIN

N 88°58'07" E 516.55'

EX IPIN

S 03°04'23" W 12.78'

N/F
J. ALTMAN
320-1F71-11B

N 26°44'19" E 257.78'

GRAVEL DRIVE

WATER WELL

GARAGE

UP

TO BUILDING OF PROPERTIES

BARN

184.99'

S 89°29'07" W

EX IPIN

DWELLING

SEPTIC AREA

POOL

N/F
J. ALTMAN
320-1F71-11A

N 04°50'50" E 166.32'

S 03°04'23" W 320.82'

50' REAR SETBACK

N/F
G. LUCAS
320-1F71-13

EX IPIN

S 88°58'07" W 1303.28'

10' SIDE SETBACK

EX IPIN

N/F
R. LANG
320-1F71-27

STAR GRILLE RD

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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

SHEET 2 OF 2

RECORDED _____ 20__	
PLAN BOOK	PAGE
410	5
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

AMBROSE/NOULLET PLAN

BEING A

LOT LINE REVISION

FOR

GEORGE AMBROSE
NOULLET TRUST

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/19/2022	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-200	320-1F71-11D, 11C, 9	-

Instr: 202304040004491
Pgs: 2 Fl: $85.00 4/4/2023 2:15 PM
Michele Mustello T20230003722
Butler County Recorder PA

LOT LINE REVISION PLAN
FOR
JACKSON TOWNSHIP AND
ROMAN DELIGHT PIZZA & RESTAURANT INC.
TOWNSHIP OF JACKSON, BUTLER COUNTY, PENNSYLVANIA
JULY 2022

ZONING DATA

1.	ZONING DISTRICT:	RESIDENTIAL DISTRICT (R) MULTI USE (MU)
2.	MINIMUM LOT SIZE:	1.5 ACRES
3.	MINIMUM LOT WIDTH:	150 FEET
4.	MAXIMUM LOT COVERAGE:	50%
5.	MAXIMUM BUILDING COVERAGE:	N/A
6.	MAXIMUM BUILDING HEIGHT:	N/A
7.	MINIMUM YARD REQUIREMENTS: REAR: 40 FEET SIDE: 20 FEET	FRONT: 40 FEET

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

INTENT OF PLAN

IT IS THE INTENT OF THIS PLAN TO SUBDIVIDE LOT #1 AS SHOWN ON THE PLAN BOOK VOLUME 408, PAGE 7-B INTO LOT #1-R AND LOT #3 AS SHOWN HEREON. LOT 1-R IS TO BE RETAINED BY JACKSON TOWNSHIP; LOT #3 WILL BE CONVEYED AND CONSOLIDATED WITH LANDS OF ROMAN DELIGHT PIZZA & RESTAURANT, INC.

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF MARCH, 2023.

SECRETARY JRM CHAIRPERSON JRM

(SEAL)

PROOF OF RECORDING

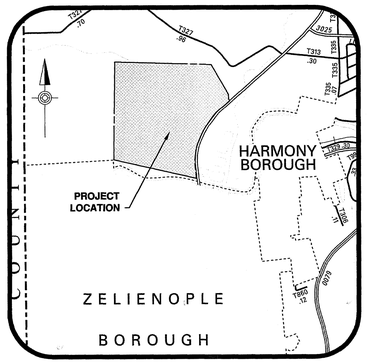
DATE OF THIS PLAN
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA. IN PLAN BOOK 410 PAGE(S) 6-7.

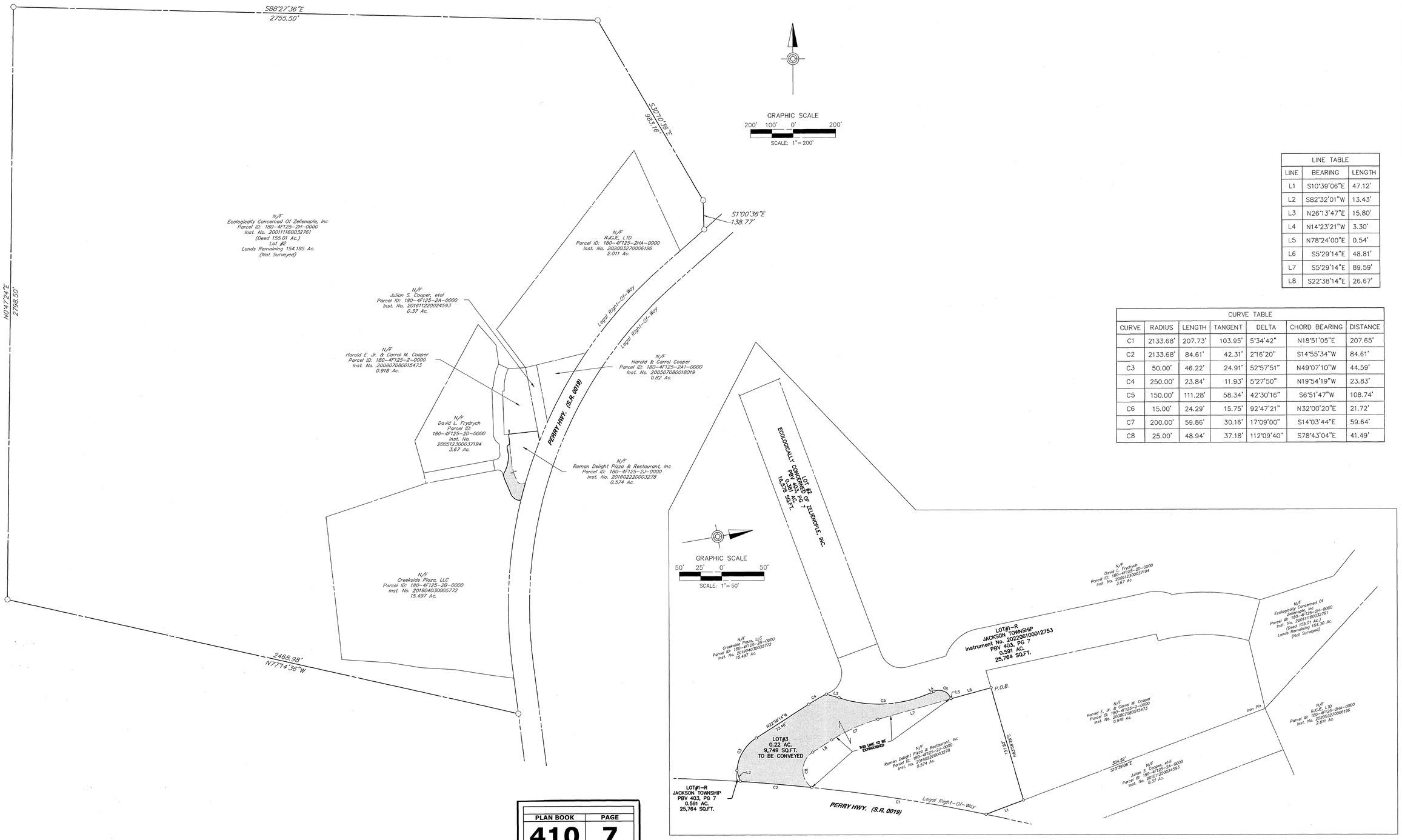
GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2023.

(SEAL) RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

PLAN BOOK	PAGE
410	6





LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°39'06"E	47.12'
L2	S82°32'01"W	13.43'
L3	N26°13'47"E	15.80'
L4	N14°23'21"W	3.30'
L5	N78°24'00"E	0.54'
L6	S5°29'14"E	48.81'
L7	S5°29'14"E	89.59'
L8	S22°38'14"E	26.67'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	2133.68'	207.73'	103.95'	5°34'42"	N18°51'05"E	207.65'
C2	2133.68'	84.61'	42.31'	2°16'20"	S14°55'34"W	84.61'
C3	50.00'	46.22'	24.91'	52°57'51"	N49°07'10"W	44.59'
C4	250.00'	23.84'	11.93'	5°27'50"	N19°54'19"W	23.83'
C5	150.00'	111.28'	58.34'	42°30'16"	S6°51'47"W	108.74'
C6	15.00'	24.29'	15.75'	92°47'21"	N32°00'20"E	21.72'
C7	200.00'	59.86'	30.16'	17°09'00"	S14°03'44"E	59.64'
C8	25.00'	48.94'	37.18'	112°09'40"	S78°43'04"E	41.49'

PLAN BOOK	PAGE
410	7

THIS SHEET NOT VALID WITHOUT SHEET CV-1

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
220 West Kensinger Drive, Suite 100
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

JACKSON TOWNSHIP
140 MAGILL ROAD
ZELIENOPLE, PENNSYLVANIA, 16063

LOT LINE REVISION PLAN
FOR
JACKSON TOWNSHIP AND ROMAN DELIGHT PIZZA & RESTAURANT INC.
PARCEL ID: 180-4F125-2J-0000

JACKSON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR.	DSM
DESIGN-	
CADD-	DMH
CHECKED-	REQ
SCALE-	AS SHOWN
DATE-	JULY 2022

DRAWING NO.
SD-1
SHEET NO.
2 OF 2
PROJECT R002302.0471

Instr: 202304040004500
Pgs: 1 F: 545.00 4/4/2023 3:00 PM
Michele Mustello T202304003727
Butler County Recorder PA

OWNER'S CERTIFICATION

I, Brian T. Taylor, the undersigned, hereby declare that I am the owner of the property shown on this final plan, that the final plan and the proposed subdivision was made with the owner's consent, and that the owner desires the final plan to be recorded as such.

In witness whereof i have set my hand and seal this 20 day of March, 2023.

Brian T. Taylor

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }

} SS:

COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Brian T. Taylor who acknowledged the foregoing final plan of subdivision to be his act and deed and desired the same to be recorded as such.

WITNES MY HAND AND NOTARIAL SEAL this 3rd day of April, 2023.

Heather L Nyberg

My commission expires the 28th day of June, 2026.

Commonwealth of Pennsylvania - Notary Seal
Heather L. Nyberg, Notary Public
Butler County
My commission expires June 28, 2026
Commission number 1422054
Member, Pennsylvania Association of Notaries

PROFESSIONAL CERTIFICATE

I, Scott David Groom, a Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances and courses are accurately 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 and highways as surveyed and plotted by me for the owners or agents.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT DAVID GROOM — LAND SURVEYOR INO.SU049428E

Scott David Groom SU049428-E

MARCH 2, 2023 (Date)

BUTLER COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

REVIEWED

~~Approved~~ by the Butler County Planning Commission this 17TH day of FEB, 2023.

R. Hartman GRM (Secretary)

Hartman GRM (Chairman)

BUTLER COUNTY PLANNING COMMISSION

See Comments On File at the Butler County Planning Commission

Plan Number: 23040

PROSPECT BOROUGH PLANNING COMMISSION REVIEW

Reviewed by the Prospect Borough Planning Commission this 20 day of March, 2023.

(Secretary) (Chairman)

PROSPECT BOROUGH COUNCIL APPROVAL

Approved by the Prospect Borough Council this 3rd day of April, 2023.

Heather Nyberg (Secretary)

(Chairman)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }

} SS:

COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 410 Page(s) 8.

Given under my hand and seal this 4TH day of April, 2023.

RECORDER OF DEEDS — BUTLER COUNTY, PA

(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

OWNER'S CERTIFICATION

We, Prospect Borough, the undersigned, hereby declare that we are the owners of the Sanitary Sewer Pump Station and Cartway Easement shown on this final plan, that the final plan and the proposed subdivision was made with the owner's consent, and that the owners desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this 3 day of April, 2023.

Borough Council President

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }

} SS:

COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Prospect Borough who acknowledged the foregoing final plan of subdivision to be his act and deed and desired the same to be recorded as such.

WITNES MY HAND AND NOTARIAL SEAL this 3rd day of April, 2023.

Heather L Nyberg (Notary Public)

My commission expires the 28th day of June, 2026.

Commonwealth of Pennsylvania - Notary Seal
Heather L. Nyberg, Notary Public
Butler County
My commission expires June 28, 2026
Commission number 1422054
Member, Pennsylvania Association of Notaries

ZONING CHART

Residential Zoning District (R)

	REQUIRED
Minimum Lot Area	22,000 square feet (0.5050 acre)
Minimum Lot Width	100 ft.
Minimum Front Setback	40 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	40 ft.

NOTES:

1.) No gas or oil wells exist on this site to the best of my knowledge, information & belief.

2.) Per FEMA Flood Insurance Rate Map #42019C0270D, this site is within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

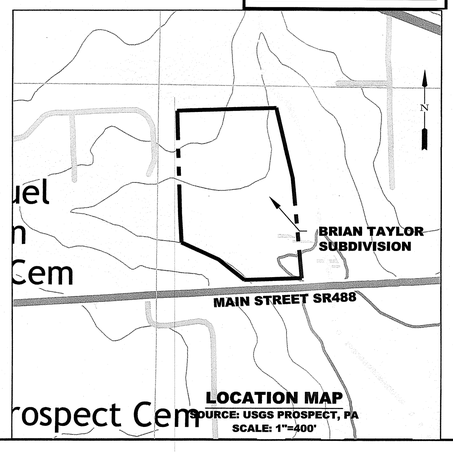
3.) Contours shown are referenced to North American Vertical Datum of 1988 (NAVD 88)

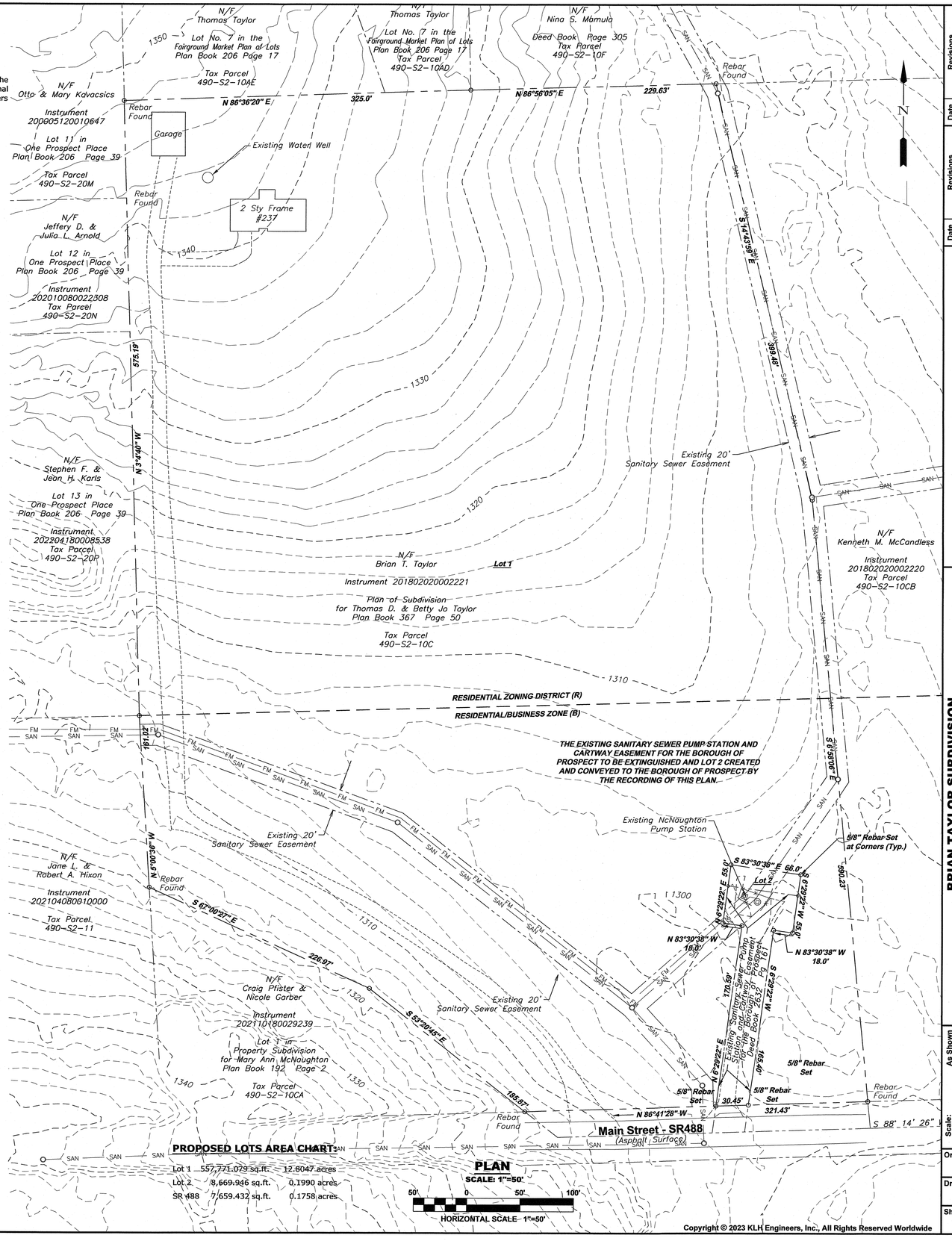
PROPERTY OWNERS:

Brian T. Taylor
1134 New Castle Road
Prospect, PA 16052

Prospect Borough
159 Monroe Street
Prospect, PA 16052

PLAN BOOK	PAGE
410	8





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Revisions	Date	Revisions
	3-2-2023	ADDED WELL PER BOROUGH COMMENTS

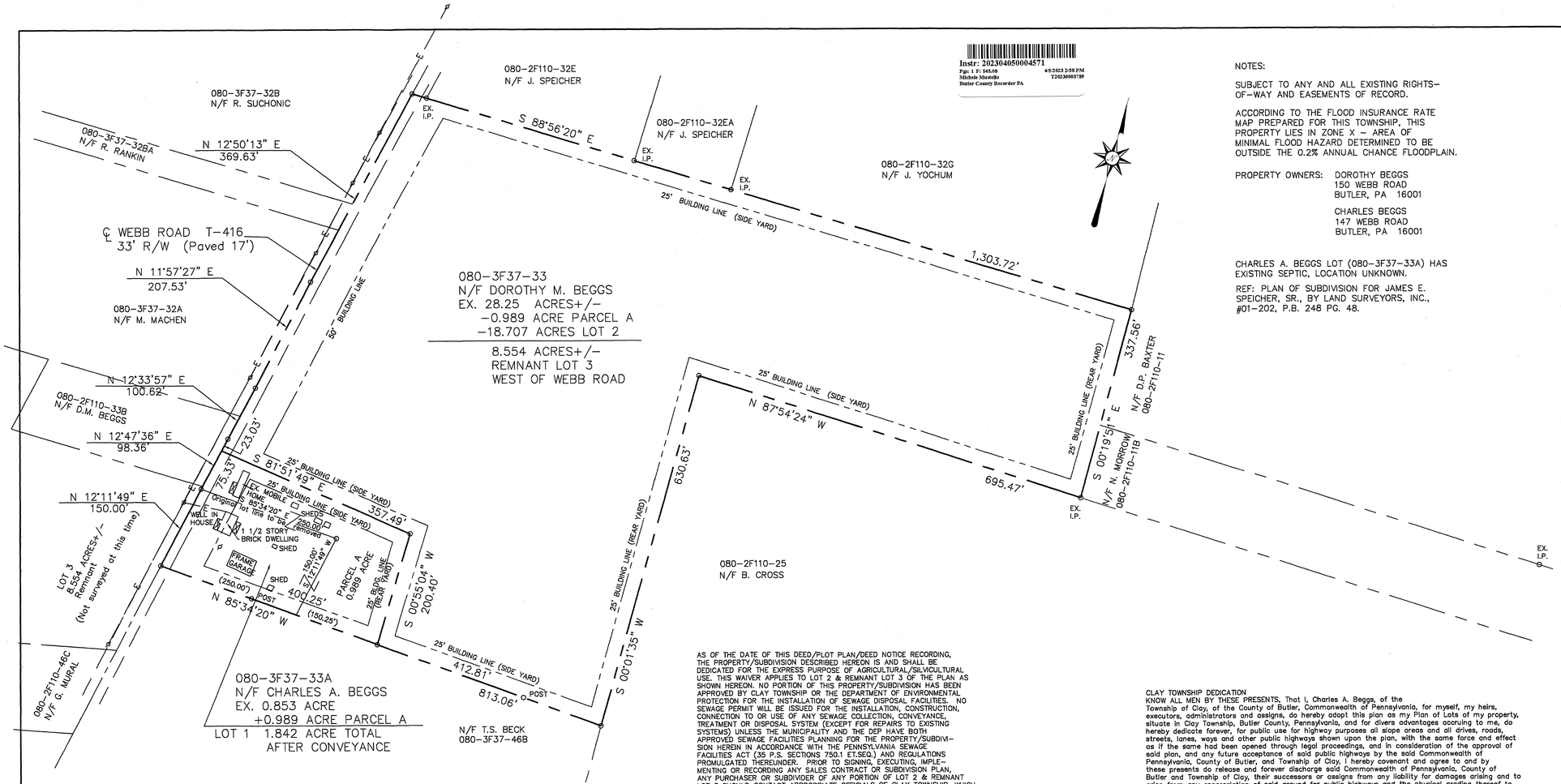
5173 Campbells Run Road
Pittsburgh, PA 15205
Phone: 412.494.0510
Fax: 412.494.0518
info@klhengineers.com

KLH ENGINEERS, INC

BRIAN TAYLOR SUBDIVISION
PROSPECT BOROUGH
BUTLER COUNTY PENNSYLVANIA

Scale:	As Shown
Date:	January 2023
Drawn By:	SDG
Checked By:	SDG
Approved By:	SDG
Order No.	450-22
Drawing No.	SU1
Sheet No.	1 of 1

S:\Active Clients\450 Prospect Borough\450-22 McNaughton PS\Dwgs\Subdivision\SU450-22-001.dwg (SU1) - Mar 02 2023 10:12:43 am PLOTTED BY: sgroom



Instr: 202304050004571
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
4/5/2023 2:58 PM
7202300739

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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: DOROTHY BEGGS
150 WEBB ROAD
BUTLER, PA 16001

CHARLES BEGGS
147 WEBB ROAD
BUTLER, PA 16001

CHARLES A. BEGGS LOT (080-3F37-33A) HAS EXISTING SEPTIC, LOCATION UNKNOWN.

REF: PLAN OF SUBDIVISION FOR JAMES E. SPEICHER, SR., BY LAND SURVEYORS, INC., #01-202, P.B. 248 PG. 48.

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL/SILVICULTURAL USE. THIS WAIVER APPLIES TO LOT 2 & REMNANT LOT 3 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CLAY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 & REMNANT LOT 3 SHOULD CONTACT APPROPRIATE OFFICIALS OF CLAY 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.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28 day of February 2023

ATTEST:
NOTARY PUBLIC — Dorothy Beggs OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Dorothy M. Beggs, and acknowledged the foregoing release and dedications and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of February 2023

My commission expires this 24 day of September 2023

SEAL — Commonwealth of Pennsylvania - Notary Seal, Shirley J. Scott, Notary Public, Butler County, My commission expires September 24, 2023, Commission number 1236703, Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)

I, Dorothy M. Beggs, owner] of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Dorothy M. Beggs, as recorded in Deed Book Volume 2487 page 279, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER

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

February 1, 2023
DATE

SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

SECRETARY — SEAL — CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 30 day of March 2023

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Clay Township Planning Commission this 23 day of March 2023

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 3RD day of MARCH 2023

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 410 page 9

Given under my hand and seal this 5TH day of APRIL 2023

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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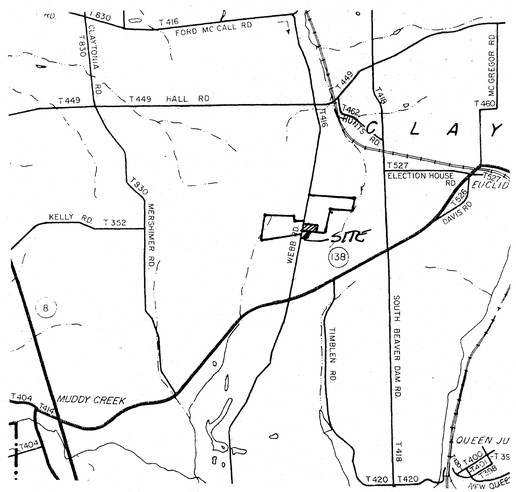
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

0 100 200 300

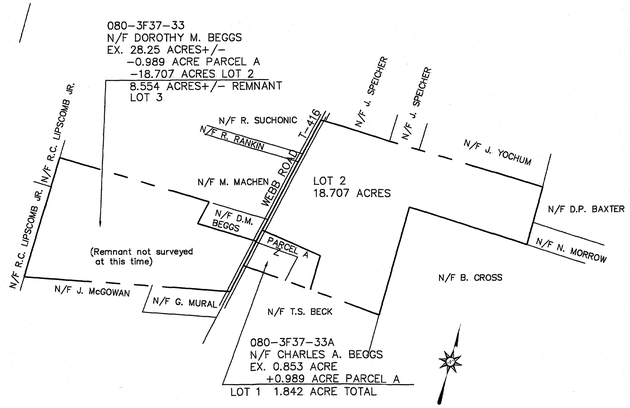
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

FINAL MINOR PLAN OF SUBDIVISION
FOR: DOROTHY M. BEGGS
and
CHARLES A. BEGGS
SITUATE: CLAY TWP., BUTLER CO., PA

Date 02/01/23	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 080-3F37-33, 33A		Db-Pg 1532-78, 2487-279	Service No. 22-135
Address 147 WEBB ROAD			

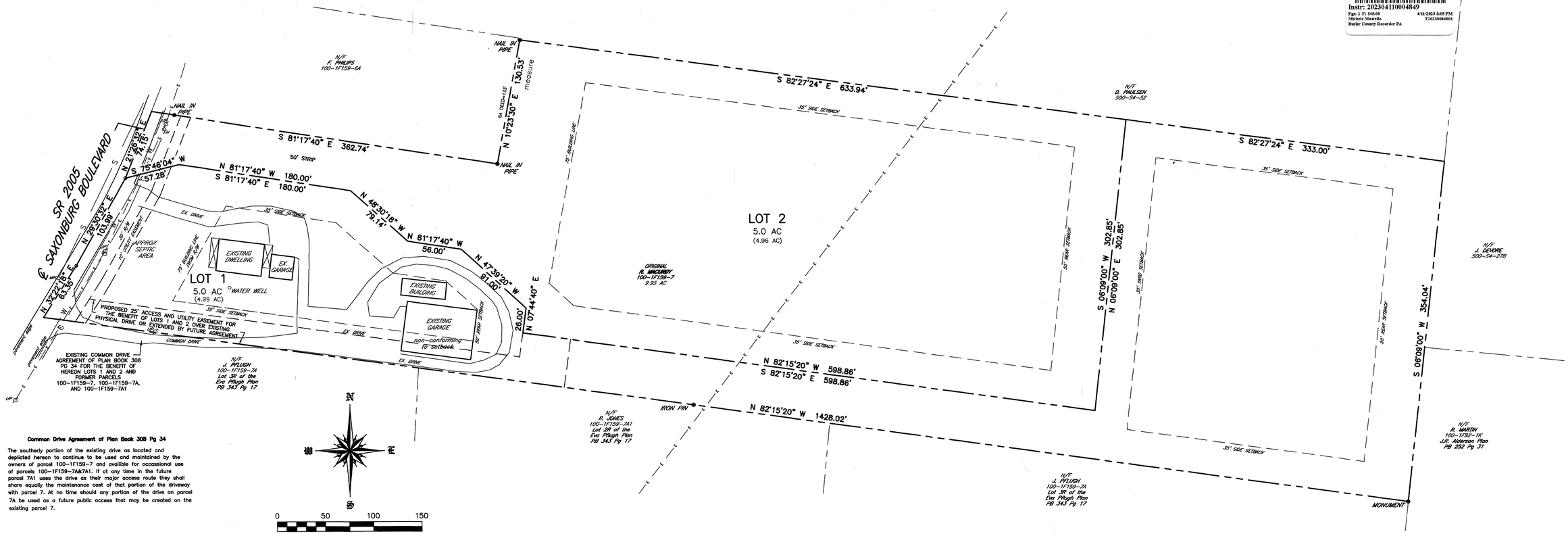


VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1' = 400'

Instr: 202304110004849
Pgs: 1 F: $45.00 4/11/2023 3:05 PM
Michele Mustello T2023040004003
Butler County Recorder PA



FULL SIZE: 1" = 50'

Common Drive Agreement of Plan Book 308 Pg 34

The southerly portion of the existing drive as located and depicted hereon to continue to be used and maintained by the owners of parcel 100-1F159-7 and available for occassional use of parcels 100-1F159-7A&7A1. If at any time in the future parcel 7A1 uses the drive as their major access route they shall share equally the maintenance cost of that portion of the driveway with parcel 7. At no time should any portion of the drive on parcel 7A be used as a future public access that may be created on the existing parcel 7.

OWNER'S CERTIFICATION

WE, RICHARD J. MACURDY AND KAREN ELIZABETH MACURDY, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 27 DAY OF MARCH, 2023.

x _____ RICHARD J. MACURDY

x _____ KAREN ELIZABETH MACURDY

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, RICHARD J. MACURDY AND KAREN ELIZABETH MACURDY, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27 DAY OF MARCH, 2023.

MY COMMISSION EXPIRES THE 22 DAY OF DECEMBER, 2024

x _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

FEB 9, 2023
DATE

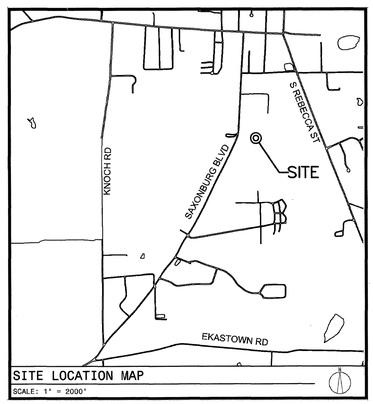
x _____ STANLEY D. GRAFF
REG. NO. SU-030161-E

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

PROPOSED ACCESS EASEMENT NOTE:
EASEMENT SUBJECT TO EXISTING ENCROACHING STRUCTURES

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

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



SITE LOCATION MAP
SCALE: 1" = 2000'

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLINTON 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 CLINTON THIS 8th DAY OF February, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON BOARD OF SUPERVISORS

CLINTON TOWNSHIP OFFICIAL SEAL 1854 BUTLER COUNTY, PA

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 8th DAY OF February, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON PLANNING COMMISSION

CLINTON TOWNSHIP OFFICIAL SEAL 1854 BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF Dec., 2023.

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 410, PAGE(S) 10.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF April, 2023.

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

GENERAL NOTES:

1. TAX ID: 100-1F159-7
2. OWNERS: RICHARD AND KAREN MACURDY
3. ADDRESS: 307 SAXONBURG BLVD SAXONBURG, PA 16056
4. ZONING DISTRICT: TRADITIONAL NEIGHBORHOOD
5. SETBACKS: FRONT LINE - 75 FT SIDE YARD - 35 FT REAR YARD - 50 FT
6. WETLANDS: NO WETLANDS AS PER US FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY MAP
7. REFERENCES
   7.1. CURRENT DEEDS OF RECORD
   7.2. PREVIOUSLY RECORDED PLANS
   7.2.1. EVA PFLUGH PLAN PLAN BOOK 343 PG 17

MACURDY PLAN

Being a subdivision of Butler County Tax Parcel 100-1F159-7

RECORDED 20	
PLAN BOOK	PAGE
410	10
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
F	REVISIONS PER TOWNSHIP REVIEW AND COMMENTS	SDG	2/7/2023
D	REVISIONS PER TOWNSHIP REVIEW AND COMMENTS	SDG	2/3/2023
C	REVISIONS PER TOWNSHIP PLANNING REVIEW AND COMMENTS	SDG	1/3/2023
B	REVISIONS PER TOWNSHIP PLANNING REVIEW AND COMMENTS	SDG	12/05/2022
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/21/2022	SDG	10/28/2022

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

MACURDY PLAN
BEING A
SUBDIVISION
FOR
RICHARD AND KAREN MACURDY
307 SAXONBURG BLVD
SAXONBURG, PA 16056

SITUATE
CLINTON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

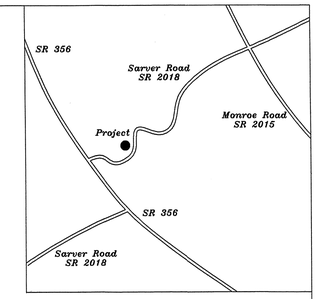
DATE	DRAWN	CHECKED	SCALE
09/15/2022	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-074	100-1F159-7	E

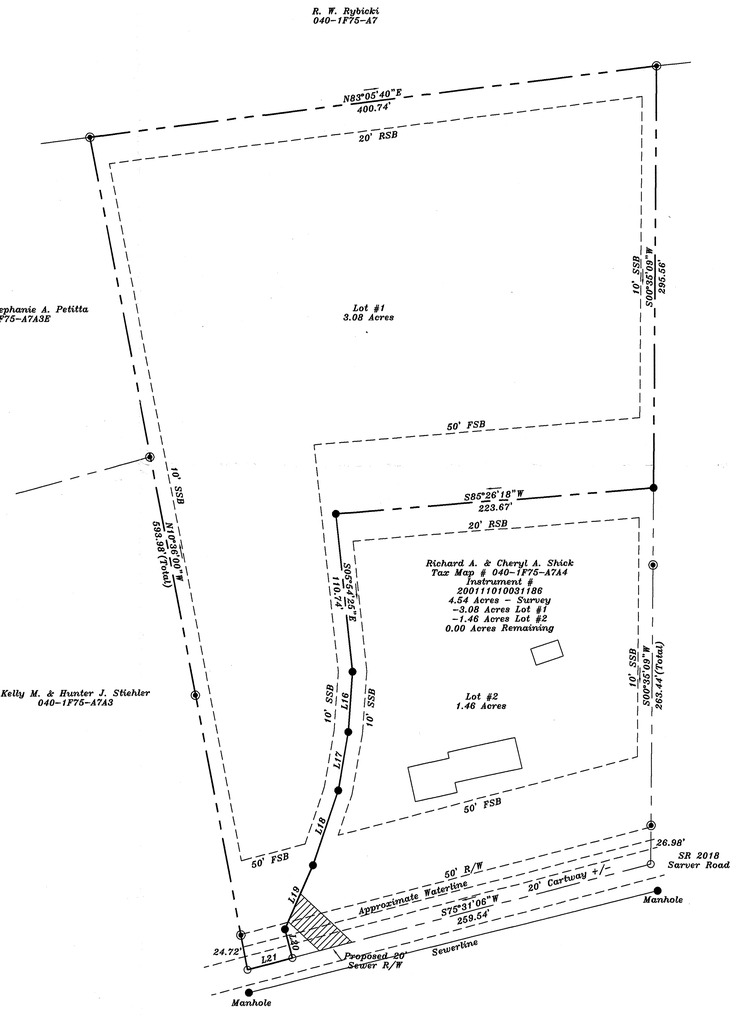
UTILITY WARNING
The Underground Utilities Shown Have Been Located From Field Survey Information And Existing Drawings. The Surveyor Makes No Guarantee That The Underground Utilities Shown Comprise All Such Utilities In The Area, Either In Service Or Abandoned. The Surveyor Further Does Not Warrant That The Underground Utilities Shown Are In The Exact Location Indicated, Although He Does Certify That They Are Located As Accurately As Possible From The Information Available. The Surveyor Has Not Physically Located The Underground Utilities.

Note: No Abstract Of Title, Nor Title Commitment, Nor Results Of A Title Search Were Furnished To The Surveyor. There May Exist Other Documents Of Record That Would Affect This Surveyed Parcel

Instr: 202304120004902
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
4/12/2023 1:17 PM
T20230004050



Location Map
NTS



LINE TABLE		
LINE	LENGTH	BEARING
L16	42.33	S04°08'40"W
L17	41.63	S09°53'54"W
L18	55.21	S18°46'29"W
L19	48.85	S23°43'21"W
L20	20.83	S14°28'54"E
L21	32.60	S75°31'06"W

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 3 day of April, 2023 Before me a Notary Public in and for said state and county personally appeared ~~Richard A. Shick~~ And Cheryl A. Shick Who Being Duly Sworn, Deposes And Says That They Were Personally Present At The Execution Of The Adoption, Release Dedication For A Subdivision.
Subscribed To The Said Release And Dedication.

Richard A. Shick Cheryl A. Shick

Sworn To And Subscribed Before Me This Day And Date Above Written
In witness wherof I have here unto set my name and offical

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this the 12TH day of April, 2023 before me, the Recorder of Deeds in and for said County of Butler , personally appeared ~~Richard A.~~ & Cheryl A. Shick, 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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

Recorded In The Recorders Office For The Recording Of Deeds And Plans In Butler County In Plan Book 410 Page 11
Given Under Our Hand And Seal This 12th Day Of April, 2023

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS
BUTLER COUNTY, PA.

Final approval by the Buffalo Twp. Planning Commission
this 7th day of January, 2023

Chairman Secretary

Final approval by the Buffalo Twp. Supervisors
this 8TH day of February, 2023

Chairman Secretary

Final review by the Butler County Planning Commission
this 12TH day of Dec, 2022

Chairman Secretary

BUTLER COUNTY PLANNING COMMISSION

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HARRY L. BRESKI
LAND SURVEYOR
RM-033668-E
PENNSYLVANIA

Richard A. & Cheryl A. Shick
529 Sarver Road
Sarver, PA 16055

Tract Closure Greater Than 1:25,000

Zoned R-1

Subject To All Exceptions, Reservations, and Conditions As Are Contained In All Prior Deeds And Plans Of Record.

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"

○ Corner
● Set Iron Pin
◉ Found Iron Pin

This Plan Will Be Served By The Municipal Authority Of Buffalo Township

As Per Richard A. & Cheryl A. Shick All Mineral Rights Are Not Included With This Tract Of Land (Instrument # (200111010031186) As Of The Date Of This Plan No Mining Activity Is Know To Exist Under The Subsurface Of This Tract Of Land To The Best Of Our Knowledge.

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

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

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.

County Seal Surveyor Seal

Breski Surveying
Harry L. Breski, PLS 1381 Butler Road
Worthington, PA 16262
Phone: (724) 859-3947

Shick Plan #1

Richard A. & Cheryl A. Shick - Owners
Buffalo Township
Butler County, PA

Drawn By: HLB	Date: 11-15-22
Survey Volume:	Checked By:
Scale: 1"=50'	DWG No. :

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That Forward Assoc. Inc. a corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Forward, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, does hereby adopt this Plan as its plan for its property situated in Forward Township and does 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 Forward, its successor or assigns of and from all liability, courses of action, claims or damages arising form or pertaining to in any manner said roads and rights-of-way.

We further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said township until the township has approved a bond with sufficient surety to guarantee construction of the same.

IN WITNESS WHEROF, I hereunto set my hand and seal this 21 day of Feb, 20 22.

ATTEST: Notary Public

Forward Assoc. Inc.
Frank L. Shipley, President

CORPORATION ACKNOWLEDGMENT

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 FRANK L. SHIPLEY, President of the Forward Assoc. Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Forward Assoc. Inc. for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as. Frank L. Shipley, President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

President,

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of Feb, 20 22.

My Commission Expires the 4 day of March, 20 26

(Seal)

Commonwealth of Pennsylvania - Notary Seal
TRACY L PATTERSON - Notary Public
Butler County
My Commission Expires March 4, 2026
Commission Number 1282093

Notary Public

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 401, Page(s) 28-29.

Given under my hand and seal this 25th day of February, 20 22.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

OWNER RE-APPROVAL

KNOW ALL MEN BY THESE PRESENTS, That Forward Assoc. Inc. owners of Lots 201-213, 215-224, 226-230, and 232-236 as well as the right-of-ways of Cool Spring Drive and Cornstalk Court and Maronda Homes, owners of Lots 214, 225, and 230 as depicted in this plan for ourselves, our heirs, executors, administrators, and assigns, does hereby adopt this Plan as our plan for property situated in Forward Township and does 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 Forward, its successor or assigns of and from all liability, courses of action, claims or damages arising form or pertaining to in any manner said roads and rights-of-way.

We further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said township until the township has approved a bond with sufficient surety to guarantee construction of the same.

IN WITNESS WHEROF, I hereunto set my hand and seal this 11th day of April, 20 23.

ATTEST: Notary Public JASON F PAULOVICH

Forward Assoc. Inc.
Frank L. Shipley, President

Maronda Homes
Matthew Wilson, President

Commonwealth of Pennsylvania - Notary Seal
Jason F. Paulovich, Notary Public
Allegheny County
My commission expires October 20, 2026
Commission number 1228312
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)

I, Frank L. Shipley, owner of the HIDDEN ACRES-PHASE 2, do hereby certify that the title of this property is in the name of FRANK L. SHIPLEY as recorded in Map and Parcel No. Instrument Number: 200407230024111 Recorder of Deed Office.

Witness

Frank L. Shipley, Owner

We, ______________________ mortgagee of the property embraced in this plan or subdivision, HIDDEN ACRES, do hereby consent to the recording of said plan in the Recorders Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Witness

Mortgagee

SURVEYOR'S CERTIFICATION

I, Ed Thaner, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, the survey and plan shown hereon are correct and accurate to the standards required.

2-4-2022
Date

Ed Thaner, P.L.S.
19749-E

FORWARD TOWNSHIP PLANNING COMMISSION REVIEW

Approved by the Forward Township Planning Commission this 28 day of December, 20 21.

Secretary

Chairman, Planning Commission

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 15TH day of DEC, 20 21.

Secretary

Chairman

FORWARD TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of Forward 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

President

Approved by the Board of Supervisors of the Township of Forward this 11 day of January, 20 22.

Secretary

Vice-Chairman, Board of Supervisors

RE-APPROVAL ACKNOWLEDGMENT

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 MATTHEW WILSON, President of Maronda Homes , who being duly sworn, deposeth and saith that they personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Maronda Homes for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as. Matthew Wilson, President of Maronda Homes, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

President,

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of April, 20 23.

My Commission Expires the 20th day of October, 20 26.

(Seal)

Notary Public JASON F PAULOVICH

Commonwealth of Pennsylvania - Notary Seal
Jason F. Paulovich, Notary Public
Allegheny County
My commission expires October 20, 2026
Commission number 1228312
Member, Pennsylvania Association of Notaries

RE-APPROVAL ACKNOWLEDGMENT

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 FRANK L. SHIPLEY, President of the Forward Assoc. Inc., who being duly sworn, deposeth and saith that they personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Forward Assoc. Inc. for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as. Frank L. Shipley, President of Forward Assoc. Inc., in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.
President,

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of April, 20 23.

My Commission Expires the 20th day of October, 20 26.

(Seal)

Notary Public JASON F PAULOVICH

Commonwealth of Pennsylvania - Notary Seal
Jason F. Paulovich, Notary Public
Allegheny County
My commission expires October 20, 2026
Commission number 1228312
Member, Pennsylvania Association of Notaries

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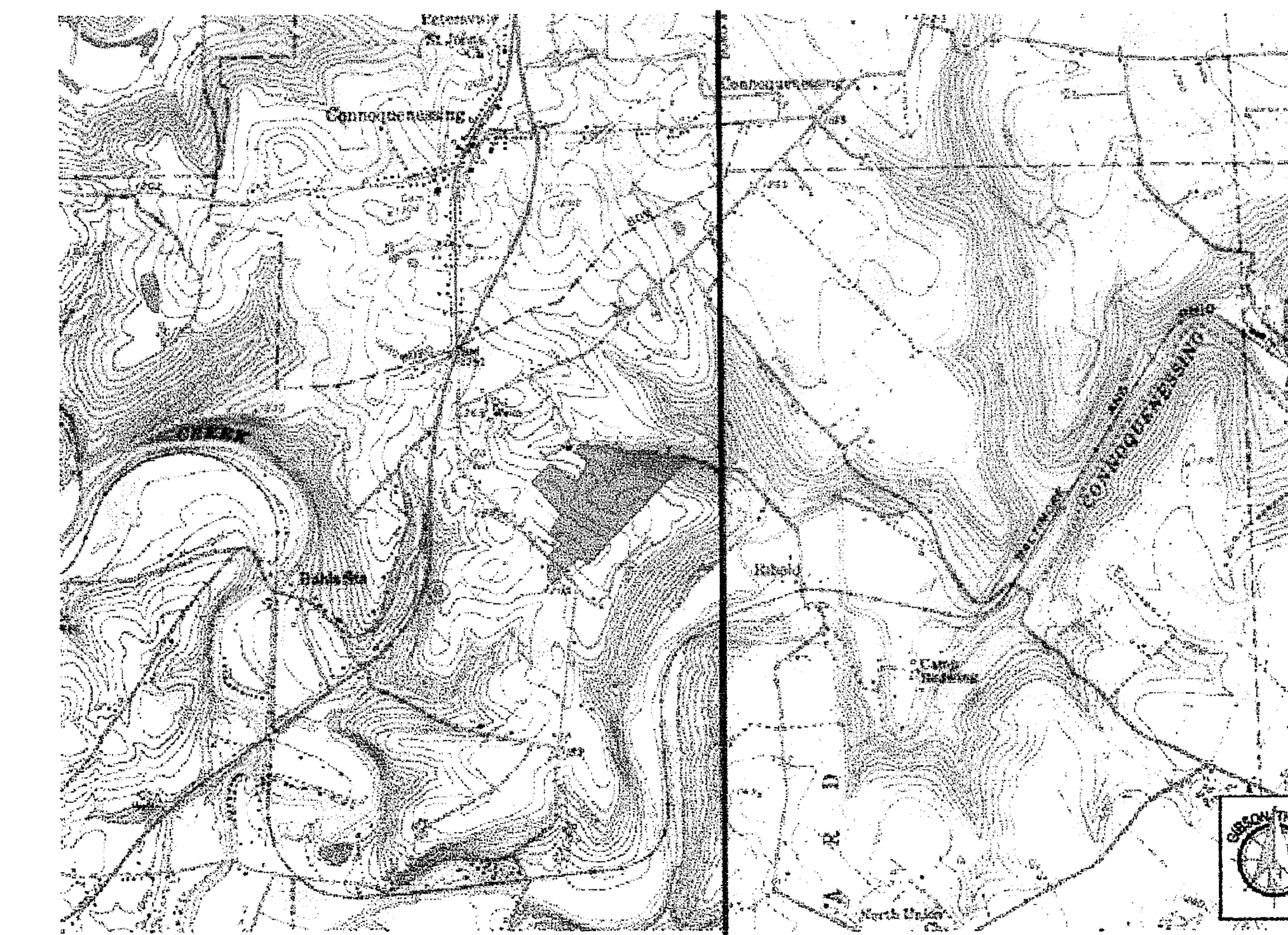
~~401~~	~~28~~

OWNER / DEVELOPER:

FORWARD ASSOC. INC.
8037 ROWAN ROAD
CRANBERRY TWP., PA 16066
PH: 724 - 776 - 6060

Instr: 202202250004464
Pgs: 2 F: $85.00 2/25/2022 1:57 PM
Michele Mustello T20220003423
Butler County Recorder PA



LOCATION MAP

MUNICIPAL RE-APPROVAL

Signed and noted as approved by the Board of Supervisors of the Township of Forward, this 11th day of April, 20 23.

Secretary

Chairperson, Board of Supervisors

PROOF OF RE-RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Instr: 202304120004903
Pgs: 2 F: $85.00 4/12/2023 1:38 PM
Michele Mustello T20230004051
Butler County Recorder PA

Re-recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 410, Page(s) 12-13.

Given under my hand and seal this 12TH day of APRIL, 20 23.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Notes:
1. The purpose of this re-recording is to add drainage easements to Lots 201-205 and 213-215. Additionally, bearings and distances have been clarified for all easements previously approved as part of Hidden Acres - Phase 2.
2. Lot dimensions for Lot 201, 206-208 and 236 have been updated to correct closure of the lots.

NOTES:

1) PLANS ARE SUBJECT TO ANY AND ALL EXISITNG LEGAL RIGHT-OF-WAYS AND EASEMENT OF RECORD.

2) BUILDING SETBACK LINES ARE SHOWN IN ACCORDANCE WITH THE CURRENT FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. ANYONE CONSTRUCTING ON LOTS WITHIN THIS PLAN SHALL VERIFY THE BUILDING SETBACK REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION.

3) ALL STORM SEWERS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY FORWARD TOWNSHIP AT A FUTURE TIME WHEN IT IS MUTUALLY AGREED UPON BY THE DEVELOPER AND THE TOWNSHIP THAT THE TOWNSHIP WILL TAKE OVER OWNERSHIP OF THE ROADS. ALL STORM SEWERS NOT LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAY BUT WITH STORM SEWER EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE HIDDEN ACRES DEVELOPMENT.

4) UPON INDIVIDUAL LOT DEVELOPMENT, AN AS-BUILT PLOT PLAN DRAWING MUST BE PROVIDED TO FORWARD TOWNSHIP, SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR, FOR EACH LOT DEVELOPED.

5) THIS PLAN HAS BEEN ROTATED 2°27'49" FROM FRANK SHIPLEY/LOT LINE REVISION PLAN MERIDIAN IN ORDER TO CONVERT TO STATE PLANE COORDINATE SYSTEM.

6) THIS PLAN IS A SUBDIVISION OF PARCEL 3 AND LOT 2 IN THE FRANK SHIPLEY SUBDIVISION / LOT LINE REVISION AS RECORDED IN PLAN BOOK 278, PAGES 38-41.

ED THANER, REGISTERED PROFESSIONAL LAND SURVEYOR No. SU-19749-E, COMMONWEALTH OF PENNSYLVANIA
SURVEYOR

FORWARD TOWNSHIP BOARD OF SUPERVISORS

FORWARD TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

DATE		REVISION
08-20-2019	BSW	Arcadis review dated 07-30-2019
12-06-2021	BSW	Gannett Fleming review dated 11-18-2021
03-28-2023	BSW	Easement addition/clarification/corrections

07-16-2019 | N.T.S.

DRAWING NO. RP-1

HIDDEN ACRES - PHASE 2
SITUATE IN
FORWARD TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FORWARD ASSOC. INC.

GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

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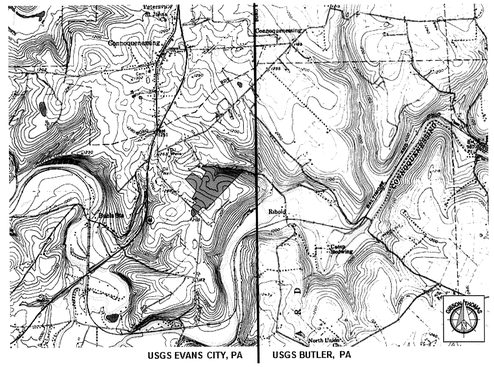

LOCATION MAP

PUMPKIN PATCH LANE 50'

PHASE 1 (Previously Approved)
PHASE 2 (Proposed)

COOL SPRING DRIVE 50'

CORNSTALK COURT 50'

HIDDEN ACRES DRIVE 50'

Now or Formerly G.L. RASK

Now or Formerly T. ALTMEYER

Now or Formerly CHARLES F. SHIPTON

Iron Pin (Fnd. & Used)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

Notes:
1. The purpose of this re-recording is to add drainage easements to Lots 201-205 and 213-215. Additionally, bearings and distances have been clarified for all easements previously approved as part of Hidden Acres - Phase 2.
2. Lot dimensions for Lot 201, 206-208 and 236 have been updated to correct closure of the lots.

OWNER / DEVELOPER:
FORWARD ASSOC. INC.
8037 ROWAN ROAD
CRANBERRY TWP., PA 16066
PH: 724 - 776 - 6060

BUILDING SETBACKS:
FRONT YARD: 50'
SIDE YARD: 15'
REAR YARD: 20'(TYP)
25'(CORNER LOTS)

TOTAL HIDDEN ACRES PLAN AREA: 60.67 acres
PHASE 2 AREA: 18.97 acres
TOTAL PHASE 2 LOT AREA: 16.85 acres
TOTAL PHASE 2 R/W AREA: 2.12 acres

DATE		REVISION
08-20-2019	BSW	Arcadis review dated 07-30-2019
12-06-2021	BSW	Gannett Fleming review dated 11-18-2021
03-28-2023	BSW	Easement addition/clarification/corrections

DATE: 07-16-2019
SCALE: 1" = 50'
DRAWN BY:
CHECKED BY:
DRAWING NO. RP-2

HIDDEN ACRES - PHASE 2
SITUATE IN
FORWARD TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FORWARD ASSOC. INC.

GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILS L. COOLEY, IV OF THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF JACKSON, 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 THE 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 JACKSON, I, WILS L. COOLEY IV DO HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER AND SAID TOWNSHIP OF JACKSON, 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 WILS L. COOLEY, IV, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 22 DAY OF March A.D., 2023
ATTEST:

WILS L. COOLEY, IV

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF March, 2023

MY COMMISSION EXPIRES THE 27 DAY OF October, 2023

Commonwealth of Pennsylvania - Notary Seal
Anne F. Savol, Notary Public
Butler County
My commission expires October 27, 2023
Commission number 1294163
Member, Pennsylvania Association of Notaries

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY WILS L. COOLEY, IV WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON. 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, PA, WITHIN NINETY (90) CALENDAR DAYS OF DATE OF SAID APPROVAL.

INDIVIDUAL ACKNOWLEDGMENT
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 WILS L. COOLEY, IV AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE (HIS, HER, THEIR) ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF March 2023

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 27 DAY OF October 2023

Commonwealth of Pennsylvania - Notary Seal
Anne F. Savol, Notary Public
Butler County
My commission expires October 27, 2023
Commission number 1294163
Member, Pennsylvania Association of Notaries

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, GEORGIA A. M. BERNER OF THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF JACKSON, 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 THE 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 JACKSON, I, GEORGIA A. M. BERNER DO HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER AND SAID TOWNSHIP OF JACKSON, 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 GEORGIA A. M. BERNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 22 DAY OF March, A.D. 2023
ATTEST:

GEORGIA A. M. BERNER

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF March 2023

MY COMMISSION EXPIRES THE 27 DAY OF October 2023

Commonwealth of Pennsylvania - Notary Seal
Anne F. Savol, Notary Public
Butler County
My commission expires October 27, 2023
Commission number 1294163
Member, Pennsylvania Association of Notaries

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY GEORGIA A. M. BERNER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON. 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, PA, WITHIN NINETY (90) CALENDAR DAYS OF DATE OF SAID APPROVAL.

INDIVIDUAL ACKNOWLEDGMENT
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 GEORGIA A. M. BERNER AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE (HIS, HER, THEIR) ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF March 2023

MY COMMISSION EXPIRES THE 27 DAY OF October 2023

Commonwealth of Pennsylvania - Notary Seal
Anne F. Savol, Notary Public
Butler County
My commission expires October 27, 2023
Commission number 1294163
Member, Pennsylvania Association of Notaries

SURVEYORS CERTIFICATION

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

8-18-2022
DATE
(SEAL)

GARY A SHEFFLER, JR. P.L.S.

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

DATE
(SEAL)
NAME
REGISTRATION NUMBER

N.C.

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER — SURVEYOR No.11786-E

JACKSON TOWNSHIP PLANNING COMMISSION

TOWNSHIP ENGINEER

JACKSON TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

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CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE COOLEY / BERNER PLAN NO. 1 IS IN THE NAME OF THE _____ AND IS RECORDED IN INSTRUMENT(S) _____

WITNESS — WILS L. COOLEY, IV

MORTGAGEE OF THE PROPERTY CONTAINED IN THE COOLEY / BERNER PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE AND MORTGAGEE

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE COOLEY / BERNER PLAN NO. 1 IS IN THE NAME OF THE _____ AND IS RECORDED IN INSTRUMENT(S) _____

WITNESS — GEORGIA A. M. BERNER

MORTGAGEE OF THE PROPERTY CONTAINED IN THE COOLEY / BERNER PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE AND MORTGAGEE

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 8th DAY OF February 23 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED Feb. 9, 2023 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS DAY _____ OF _____ 2020

TOWNSHIP SECRETARY — CHAIRPERSON

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

4/6/23
DATE

TOWNSHIP MANAGER / SECRETARY

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 8th DAY OF February, 2023 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED February 8, 2023 THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 4th DAY OF April 2023

TOWNSHIP SECRETARY — CHAIRPERSON Planning Director

THIS PLAT WAS DELIVERED TO SANDY HILL DEVELOPMENT, LLC BY JACKSON TOWNSHIP ON THE 6 DAY OF April 2023

TOWNSHIP MANAGER/SECRETARY

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF Feb. 2023

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION

N.C.

PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 410 PAGE(S) 14

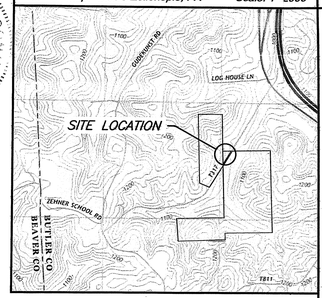
GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF April 2023

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

Instr: 202304140004996
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
4/14/2023 10:35 AM
T20230004128

Location Map: USGS Zelienople, PA — *Scale: 1"=2000'*



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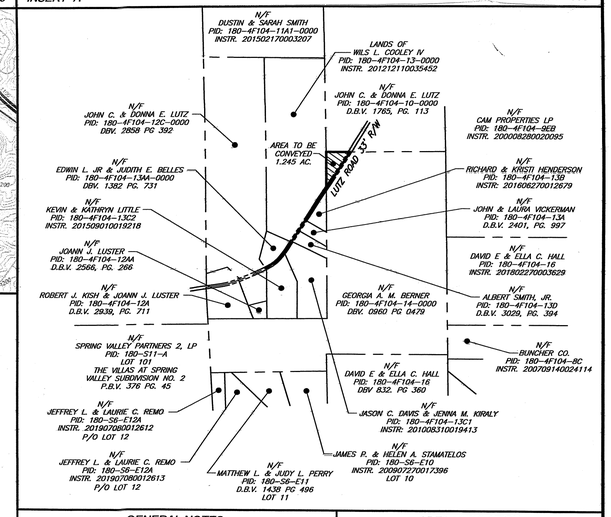


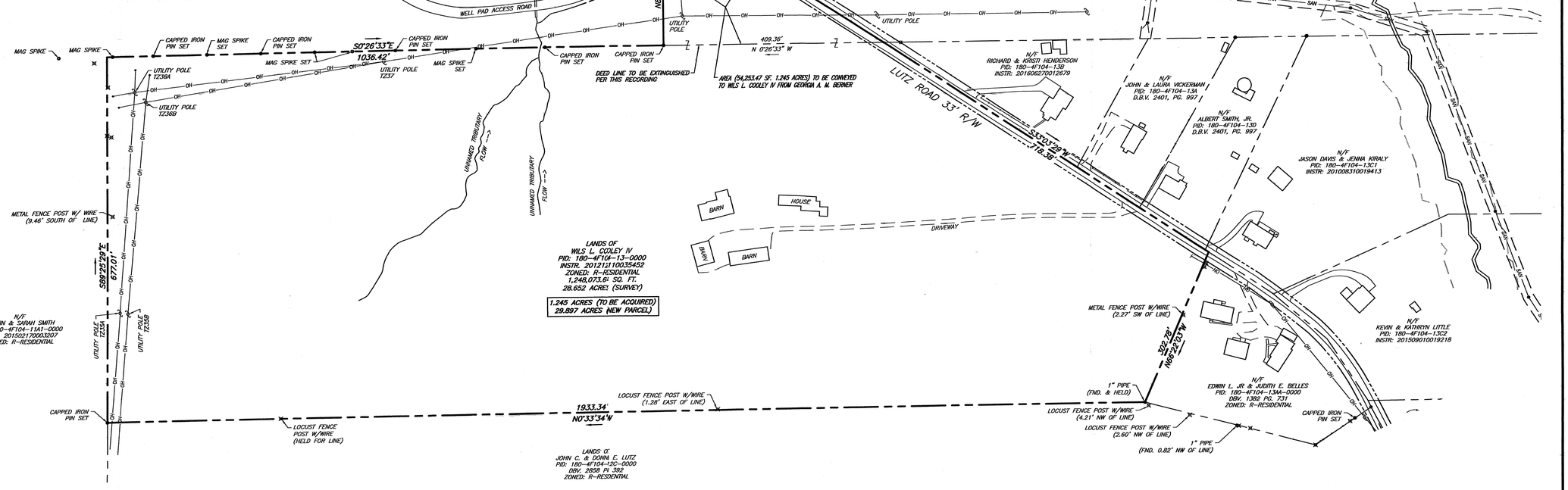
GENERAL NOTES:

1. BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE. GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83 (2011) DATUM UTILIZING THE KEYNETGPS VRS NETWORK.

2. THE PURPOSE OF THIS PLAN IS TO CONVEY A PORTION OF THE EXISTING 90.00 (DEED) ACRE PROPERTY (TAX PARCEL NO. 180-4F104-14-0000) AND CONSOLIDATE WITH THE EXISTING 28.652 ACRE PROPERTY (TAX PARCEL NO. 180-4F104-13-0000), ALSO TO DEDICATE TO JACKSON TOWNSHIP A STRIP OF PROPERTY 8.5 FEET IN WIDTH FOR THE USE OF ROAD RIGHT-OF-WAY.

AREA TABULATION:

EXISTING TAX PARCEL:	
180-4F104-14-0000	90.000 ACRES - (3,920,407.48 SQ. FT.)
180-4F104-13-0000	28.652 ACRES - (1,248,073.64 SQ. FT.)
TOTAL:	118.652 ACRES - (5,168,481.12 SQ FT.)
PROPOSED TAX PARCELS:	
180-4F104-14-0000	88.755 ACRES - (3,866,167.80 SQ. FT.)
180-4F104-13-0000	29.897 ACRES - (1,302,313.32 SQ. FT.)
TOTAL:	118.652 ACRES - (5,168,481.12 SQ FT.)



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

POCS SER. #: DESIGN - DIG -

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

NORTH

Horizontal Scale
0 100' 200'
(Feet)
1 inch = 100 ft.

Date:	Revision Description:	By:
---	---	---

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

Cooley / Berner Lot Line Revision

Prepared For:
Wils Cooley

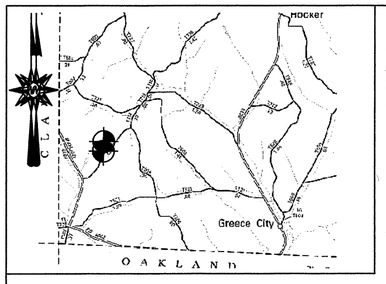
Situate In:
Jackson Township, Butler County, Commonwealth of PA

Being a Lot Line Revision Plan of Butler County Block & Lot Nos. 180-4F104-14-0000 & 180-4F104-13-0000

DRAWING SCALE:	As Shown	DESIGNED BY:	DBM
DATE ISSUED:	Aug 18th 2021	REVIEWED BY:	GAS
PROJECT JOB#:	4641	FIELD BOOK #:	4641
CADD#:	4641 - 185 Lutz Road SubD.dwg		

Wils Cooley
185 Lutz Road
Zelienople, PA 16063
412.948.9426
cooley@paperproducts-pgh.com

Sheet No.
1 of 1



LOCATION MAP

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

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

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 21st day of April, 2021 Before me a Notary Public in and for said state and county personally came WALTER D. & GINGER M. MARKLE known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

Notary Public

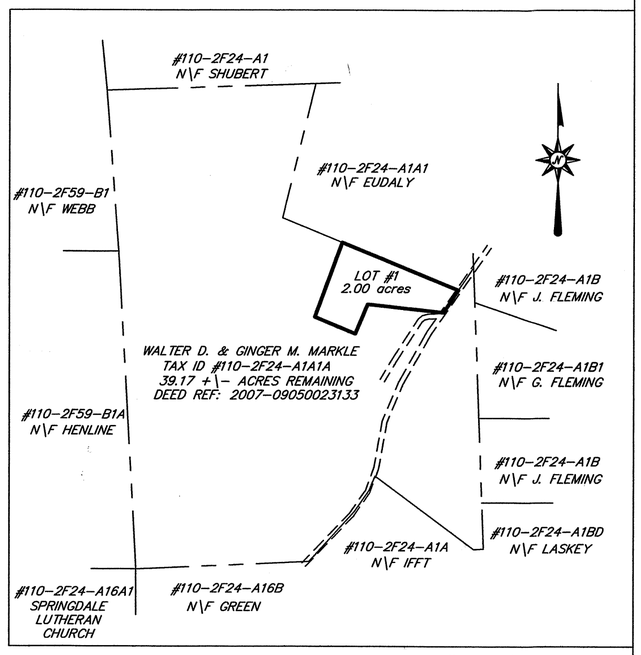
Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2024
Commission number 1013758
Member, Pennsylvania Association of Notaries

We, the undersigned WALTER D. & GINGER M. MARKLE (owners) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Owner

Owner

Instr: 202304140005031
Pgs: 1 F: $45.00 4/14/2023 1:09 PM
Michele Mustello T20230004154
Butler County Recorder PA



PARENT TRACT MAP 1"=400'

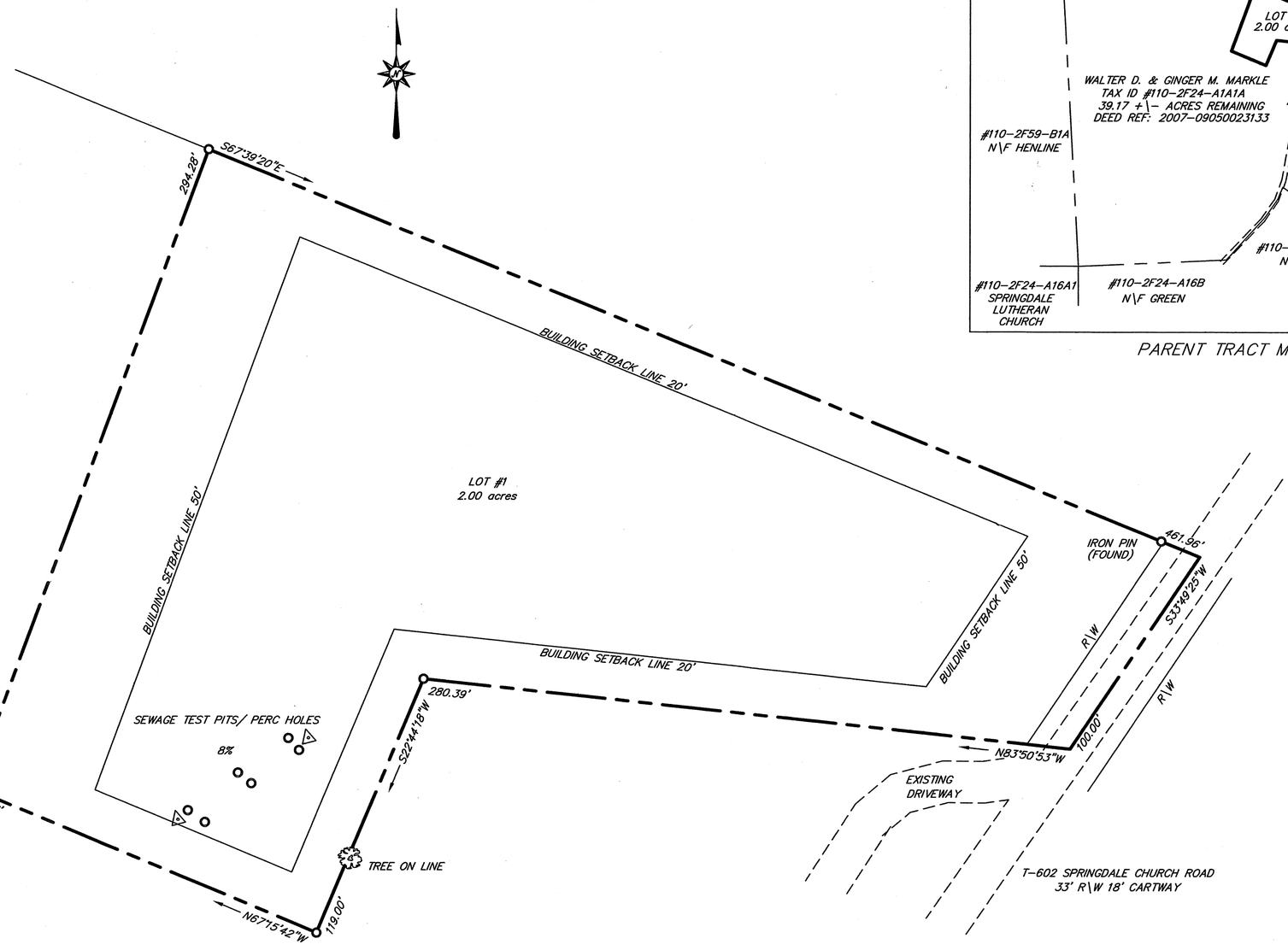
Certification by Professional Land Surveyor

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

OCT. 2020
DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD D. SEDWICK
SURVEYOR
SU-050061-E

Signature of Surveyor



Reviewed by the Concord Twp. Supervisors
this 6th day of July, 2023

Secretary Chairman

Final approval by the Butler County Planning Commission
this 15TH day of FEB, 2023

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recorded this 14th day of April, 2023 in the.
Register and Recorder of Deeds office, in Plan Book, Vol. 410, Page 15.
Instrument number, 202304140005031

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS
BUTLER COUNTY, PA.

PLAN BOOK	PAGE
410	15

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

MARKLE PLAN #1

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=40'	WALTER D. & GINGER M. MARKLE
DATE: OCT. 2020	CONCORD TWP. BUTLER CO.
DRAWING NO: #110-2F24-A1A1A	RICHARD.D.SEDWICK P.L.S. CLARINGTON, PA. 724-355-9302

OWNER'S ADOPTION

WE, LUKE A. FRITZ AND DEBRA I. FRITZ, OWNERS OF THE LAND SHOWN ON THE FRITZ PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

x _____ LUKE A. FRITZ

x _____ DEBRA I. FRITZ

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, LUKE A. FRITZ AND DEBRA I. FRITZ, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF APRIL, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

2-22-23 DATE

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

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

MUNICIPAL DECLARATIONS

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

x _____ SECRETARY

x _____ CHAIRPERSON
BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — OF — BUTLER COUNTY

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2023-12, EFFECTIVE THIS 5 DAY OF APRIL, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 22 DAY OF FEBRUARY, 2023.

x _____ SECRETARY

x _____ CHAIRPERSON
PLANNING COMMISSION

I, Jeffrey A. Mikesic, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR MIDDLESEX TOWNSHIP, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE AND EXCEPTIONS AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

x _____ TOWNSHIP ENGINEER

PE0 83712 REGISTRATION NO.

4/5/2023 DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JEFFREY A. MIKESIC — PE083712 — PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF FEB. 2023.

x _____ SECRETARY

x _____ CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION — SEAL

PROOF OF RECORDING

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

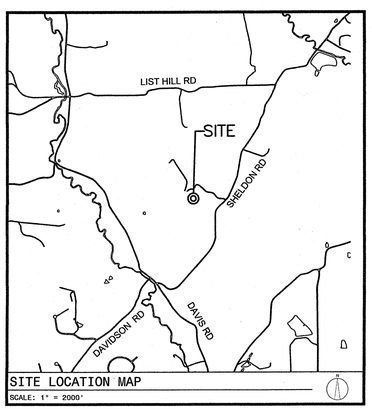
IN PLAN BOOK VOLUME 410 PAGE(S) 16

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF April, 2023.

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

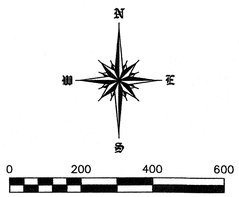
RECORDER OF DEEDS — BUTLER COUNTY PA



PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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: 202304170005138
Pgs: 1 T: 545.00 4/17/2023 3:15 PM
Michele Mustello T20230004236
Butler County Recorder PA



Kennedy Plan
P.B.Vol.116/13&14
Lot 1

N/F H.P. KENNEDY JR. 230-3F55-11C

N/F L.A. FRITZ 010-3F55-A22C

N/F L.A. FRITZ 010-3F55-A23A

EX CREEK PER USGS MAPPING

EX PIPE

EX STONE

EX IP

EX SOLID STOCK

EX ROCK

EX FLAT ROCK

IP SET

EX DRIVE

EX GAS LINE

EX POWER POLE

EX WELL

EX GUY WIRE

EX MAIL

EX HYDRANT

EX WATER VALVE

EX GAS VALVE

EX CATCH BASIN

EX MANHOLE

EX UTILITY POLE

EX LIGHT POST

EX SIGN

EX TREE

EX BUSH

EX FENCE

EX BUILDING

EX CONCRETE

EX ASPHALT

EX GRAVEL

EX CURB

EX SIDEWALK

EX CONCRETE PAD

EX ASPHALT PAD

EX GRAVEL PAD

EX CURB PAD

EX SIDEWALK PAD

Instr: 202304180005157
Pgs: 1 F: $45.00 4/18/2023 9:55 AM
Michele Mustello T20230004256
Butler County Recorder PA

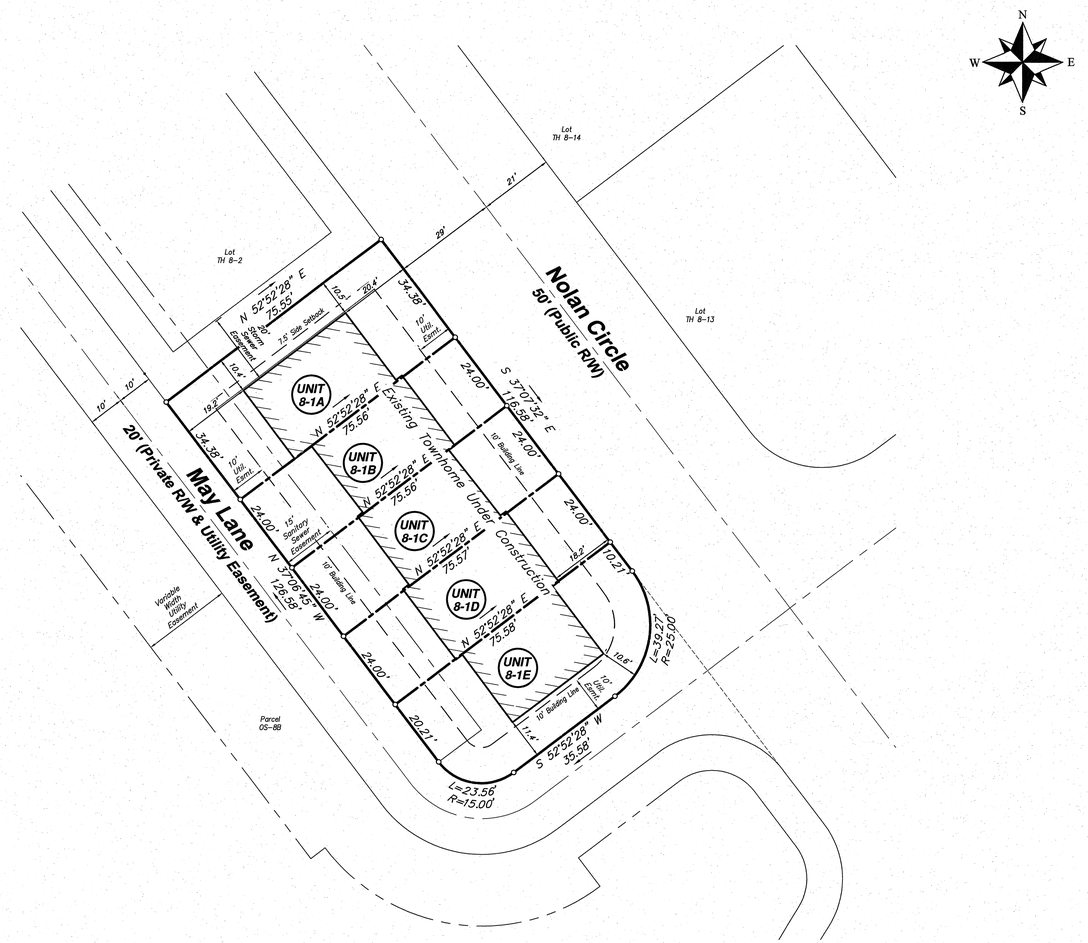
TOWNSHIP ENGINEER

REGISTERED SURVEYOR

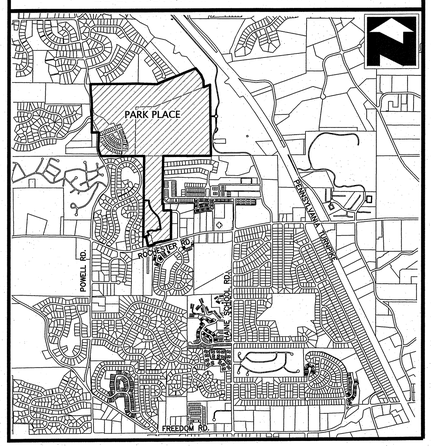
CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



LOCATION MAP 1" = 2000'



Lot Area Tabulations		
Unit	Sq.Ft.	Acres
8-1A	2,597.21	0.060
8-1B	1,813.48	0.042
8-1C	1,813.61	0.042
8-1D	1,813.75	0.042
8-1E	2,478.61	0.057
Total	10,516.66	0.2430

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
410	17

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-1 OF THE PARK PLACE – PHASE 8A RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 404, PAGES 1-2
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- 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

PROPERTY REFERENCES

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

LOT REFERENCE:

LOT TH 8-1
TAX PARCEL 130-S46-B1
INST# 202301170000965

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

DRAWING NUMBER:	1004-2324585
DRAWING SCALE:	1"=20'
DATE:	February 13, 2023
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 55

BEING A RE-SUBDIVISION OF PARCEL TH 8-1
PARK PLACE – PHASE 8A RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 404, PAGES 1-2
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

BY RESOLUTION APPROVED ON THE 13th DAY OF March 2023 THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 53 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. VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

3/12/23
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 13th DAY OF March 2023

(SEAL)

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 55 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202301170000695 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

VP
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.

3/1/23
DATE

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

I, Michael C Malak, 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.

3/23/23
DATE

SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2023-16 EFFECTIVE THIS 2nd DAY OF MARCH 2023

SECRETARY

CHAIRPERSON

I, Daniel A Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2023-16 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OF

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF MARCH 2023

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 410 PAGE 17

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF April 2023

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

REGISTERED PROFESSIONAL GARY A. SHEFFLER SURVEYOR No.11786–E COMMONWEALTH OF PENNSYLVANIA

SURVEYOR

REGISTERED PROFESSIONAL MICHAEL C MALAK ENGINEER PE-073220 COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP ENGINEER

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

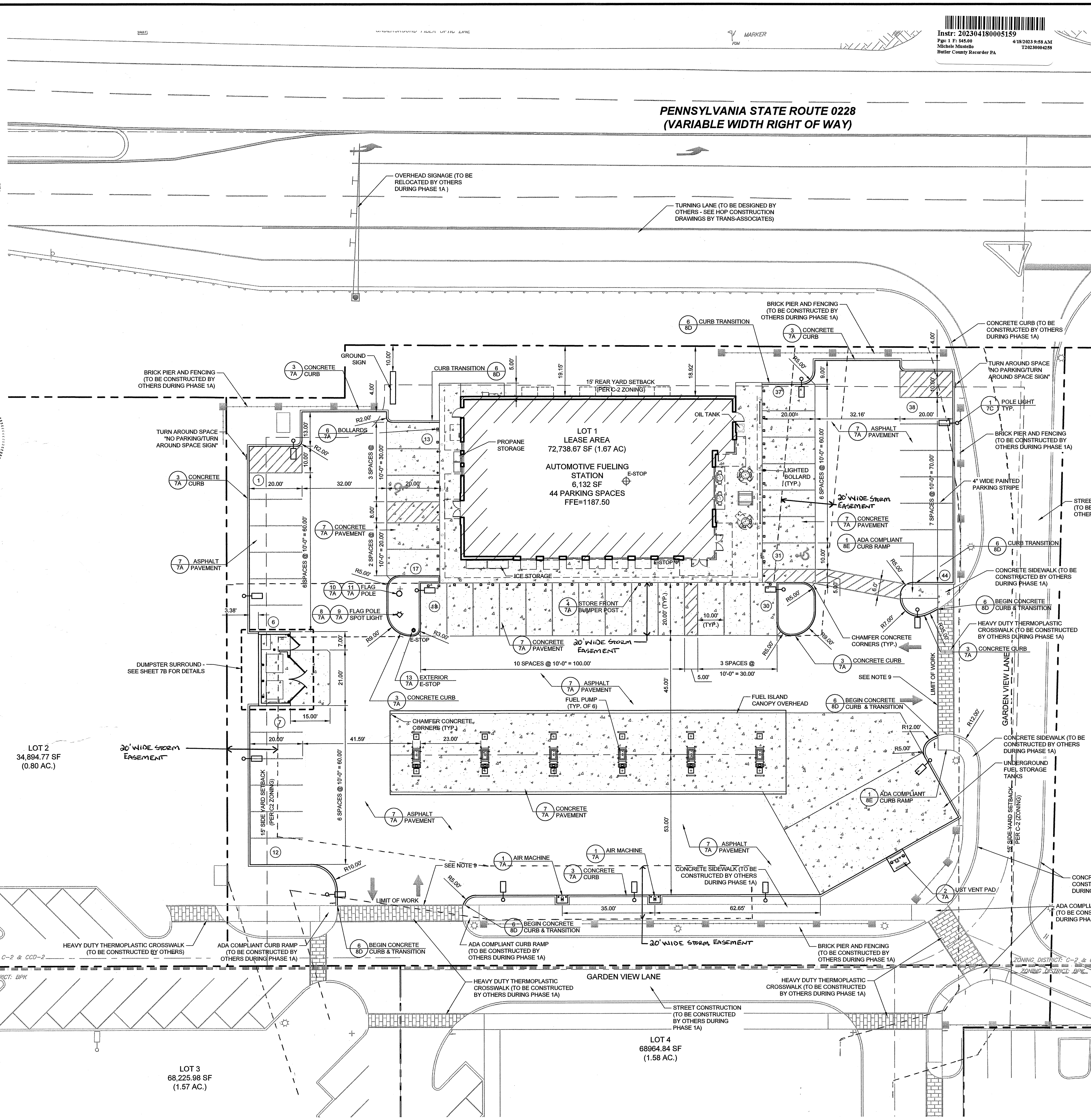
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY RECORDER OF DEEDS

Instr: 202304180005159
Pgs: 1 F: $45.00 4/18/2023 9:58 AM
Michele Mustello T20230004258
Butler County Recorder PA



SURVEYORS CERTIFICATION

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

9-14-2022 — Date (SEAL) — Gary A. Sheffler P.L.S. Registration number 11786–E

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2022-25 on the 2nd day of March, 2023

Secretary (SEAL) — Chairperson, Board of Supervisors

TOWNSHIP MANAGER

I, Daniel D. Santoro, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2022-25 have been met in accordance with Sections 22–305 and 22–307 of the Township of Cranberry Code of Ordinances.

Township Manager

TOWNSHIP ENGINEER

I, Michael C Malak, 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.

Township Engineer — Date 3/23/23

PE-073220 Registration number

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 19TH day of FEB 2020.

Secretary — Chairman

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 410, Page(s) 18.

Given under my hand and seal this 18TH day of APRIL, 2023

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

(Seal) Recorder of Deeds

MUNICIPAL DECLARATIONS

The Board of Supervisors of the Township of Cranberry, hereby gives notice that in approving this plan for recording, the Township of Cranberry has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary — Chairman, Board of Supervisors

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

3/2/23 Date — Secretary

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.

OWNERS ADOPTION AND DEDICATION

The Cranberry Woods Restaurant Associate, LP., owner of the land shown on the Revision 2 to the Village of Cranberry Woods 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. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Cranberry Woods Restaurant Associates, LP.
a Pennsylvania Limited partnership
By: Cranberry Woods Restaurant Associates, LLC
a Pennsylvania limited liability company, its general partner
By: Donald B. Rodgers (member)

Donald B. Rodgers (member) — Witness

9.14.22 Date

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Donald B. Rodgers, member of Cranberry Woods Restaurant, LLC as General Partner for Cranberry Woods Restaurant Associates, LP., and acknowledged the foregoing adoption and dedication to be the act of the partnership

Witness my hand and notarial seal this 14th day of September 2022

My commission expires the 13th day of September, 2022

(Notary Public)

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

I hereby certify that the title to the property contained in the Revision 2 to the Village of Cranberry Woods Phase 1 is in the name of Cranberry Woods Restaurant Associates, LP. and is recorded in Instrument Number 201104130009040.

Cranberry Woods Restaurant Associates, LP.
a Pennsylvania Limited partnership
By: Cranberry Woods Restaurant Associates, LLC
a Pennsylvania limited liability company, its general partner
By: Donald B. Rodgers (member)

Commonwealth of Pennsylvania - Notary Seal
Kimberly May, Notary Public
Butler County
My commission expires September 13, 2024
Commission number 1104693
Member, Pennsylvania Association of Notaries

Donald B. Rodgers (member) — Witness

Dollar Bank, FSB mortgagee of the property contained in the Revision 2 to the Village of Cranberry Woods Phase 1 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Signature and Title of Authorized Officer: Vice President

GENERAL NOTES

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE GROUND SIGN WITH SHEETZ.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE WITH SITE CONTRACTORS FOR ADJACENT PARCELS.
9. ASPHALT TO ASPHALT JOINT TO BE SEALED WITH AC-20 JOINT SEALER (4" MIN. WIDTH).
10. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENT CODE (PPIC).
11. ALL CURB RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND BE CONSTRUCTED IN ACCORDANCE WITH THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENT CODE (PPIC).
12. ALL CONCRETE CURBS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE (PPIC).
13. CROSSWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE (PPIC).
14. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULING WITH THE PHASE 1A SITE CONTRACTOR, ADVANCED BUILDERS, INC. (BILL GREGOR 412-657-5637), SHEETZ CONSTRUCTION MANAGER (CHRIS BITER 814-931-1540) AND SHEETZ PETROLEUM MANAGER (KEN HARCHICK 814-330-6654) IN ORDER TO COORDINATE THE INSTALLATION OF THE UNDERGROUND STORAGE TANKS (UST'S) ON THE SHEETZ SITE (LOT 1). THE UST'S ARE TO BE INSTALLED AND SHORED PRIOR TO THE CONSTRUCTION OF THE SIDEWALKS, CURBS, AND STREETS IN THE SOUTHEAST CORNER OF THE SHEETZ SITE (LOT 1).

ZONING DISTRICT:	(C-2) HIGHWAY COMMERCIAL
MIN. LOT AREA:	1 ACRE
MIN. LOT WIDTH:	80 FEET AT FRONT LOT LINE
MIN. FRONT YARD SETBACK:	NOT LESS THAN 25 FEET FROM THE RIGHT-OF-WAY
MIN. SIDE YARD SETBACK:	NOT LESS THAN 15 FEET
MIN. REAR YARD:	NOT LESS THAN 15 FEET
MAX. BUILDING HEIGHT:	45 FEET
MAX. IMPERVIOUS SURFACE:	70% OF TOTAL LOT AREA
ZONING DISTRICT:	(CCD) CORRIDOR OVERLAY DISTRICT
MIN. TO MAX. COMMERCIAL AREA:	10% TO 75%
MIN. CCD OPEN SPACE:	15%
MAX. IMPERVIOUS SURFACE:	85%
MAX. BUILDING HEIGHT:	4 STORIES OR 65 FEET 6 STORIES OR 95 FEET FOR HOTELS
MIN. BUILDING HEIGHT:	20 FEET OR 2 STORIES
MIN ACREAGE:	30 ACRES

IMPERVIOUS AREA

TOTAL SITE AREA = 1.67 ACRES
IMPERVIOUS AREA = 1.41 ACRES

LEGEND

BRICK PIER AND FENCE
CONCRETE PAVEMENT
PARKING LOT LIGHTING
DIRECTIONAL LIGHTING
STREET LIGHTING
PROPOSED SIGN
PARKING COUNT

PLAN BOOK	PAGE
410	18

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

POCS SER. #: 20191890840 DESIGN
20191890856 DIG

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

NORTH

Horizontal Scale 20 0 20 40 (Feet) 1 inch = 20 ft.

Date:	Revision Description:	By:
11/10/2021	Progress Set to Client	JRG
1/06/2022	Revised Township Submittal	JRG
2/11/2022	Revised Township Submittal	JRG
5/10/2022	As Per Resolution Plans	JRG
8/8/2022	Issued For Building Permit	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. SHEFFLER, JR. ENGINEER PE 057446

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

THE VILLAGE OF CRANBERRY WOODS-CCD
PHASE 1B - SHEETZ CONVENIENCE STORE & FUELING STATION

Prepared For: SHEETZ, INC.

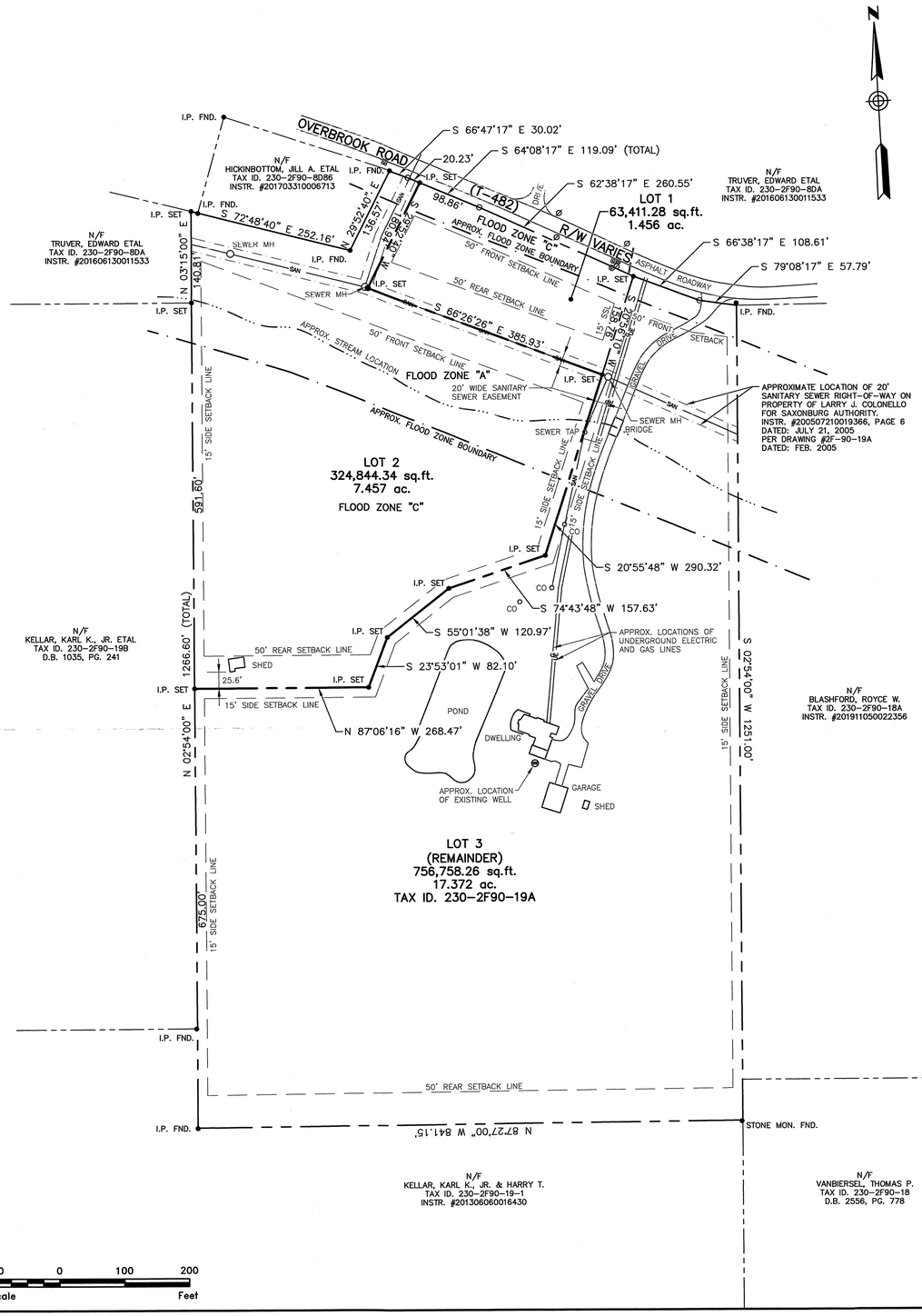
Situate In: Cranberry Township, Butler County, PA

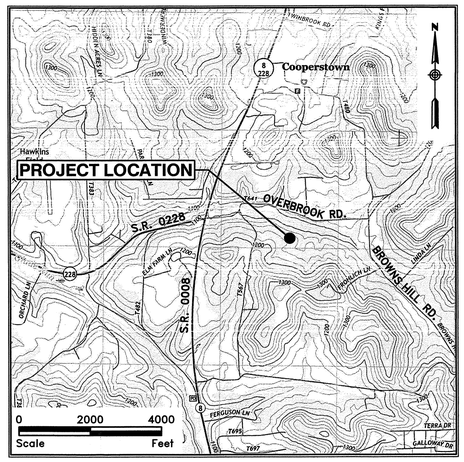
SITE RECORDING PLAN

DRAWING SCALE: 1" = 20'	DESIGNED BY: JRG
DATE ISSUED: 2021-11-10	REVIEWED BY: EM
PROJECT JOB#: 3644	FIELD BOOK #: ---
CADD#: 3644-Sheetz-REC1-Site Recording Plan	

Sheetz Inc - Store Development
C/O 5700 Sixth Ave
Altoona, PA 16602

Sheet No. REC1





VICINITY MAP

SCALE: 1"=2000'
USGS QUADRANGLE, VALENCIA PENNSYLVANIA
7.5 MINUTE SERIES, 2016

AREA AND BULK REGULATIONS:

ZONING: R-1 (LOW DENSITY RESIDENTIAL DISTRICT)

MINIMUM LOT AREA – SINGLE FAMILY DWELLING = 22,000 sq.ft.
TWO FAMILY DWELLING = 43,560 sq.ft. or 1.00 acres
ALL OTHER USES = 43,560 sq.ft. or 1.00 acres

MINIMUM LOT WIDTH – SINGLE FAMILY DWELLING = 100 ft.
TWO FAMILY DWELLING = 150 ft.
ALL OTHER USES = 150 ft.

MINIMUM FRONT YARD – 50 ft. FROM LOT LINE OR 75 ft. FROM CENTERLINE

MINIMUM REAR YARD – PRICIPAL STRUCTURES = 50 ft.
ACCESSORY STRUCTURES = 10 ft.

MINIMUM SIDE YARD – SINGLE FAMILY DWELLING = 15 ft. EACH SIDE
TWO FAMILY DWELLING = 25 ft. EACH SIDE
ALL OTHER USES = 10 ft.

MAXIMUM BUILDING HEIGHT – PRINCIPAL STRUCTURES = 35 ft. AND 2 1/2 STORIES
ACCESSORY STRUCTURES = 15 ft., 1 STORY

SURVEYORS NOTES:

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

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

THE PROPERTY DELINEATED HEREON IS LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP No. 230-2F90-19A. CURRENT TITLE RECORDED AT INSTR. #200506030014256, IN THE NAMES OF LARRY J. AND LAUREL E. COLONELLO.

PURPOSE:

TO CREATE 3 PARCELS FROM EXISTING TAX PARCEL ID. 230-2F90-19A. ALL FEATURES SHOWN ON THIS PLAN (BUILDINGS, PARKING, ETC) ARE EXISTING.

OWNERS:

LARRY J. AND LAUREL E. COLONELLO
162 OVERBROOK ROAD, VALENCIA, PA 16059
PHONE: 724-822-8774
EMAIL: vcolonello@hotmail.com

SITE ADDRESS:

162 OVERBROOK ROAD, VALENCIA, PA 16059
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

ZONING:

R-1, LOW DENSITY RESIDENTIAL.

PARCEL ACREAGE:

PARCEL #	EXIST. ACREAGE	NEW SQ. FT.	NEW ACREAGE
230-2F90-19A	26.287 AC.	–	–
LOT 1	–	63,411.28	1.456 AC.
LOT 2	–	324,844.34	7.457 AC.
LOT 3 (REMAINDER) 230-2F90-19A	–	756,758.26	17.372 AC.
TOTAL	–	1,145,077.18	26.287 AC.

OWNERS CERTIFICATION:

(I/WE), LARRY J. AND LAUREL E. COLONELLO, OWNERS OF THE LAND SHOWN ON THE COLONELLO PLAN NO. 1, HEREBY ADOPT THIS PLAN AS OUR AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, (I, WE) HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON (MY/OUR) HEIRS, EXECUTORS, AND ASSIGNS.

WITNESS — OWNER

Instr: 202304190005248
Pgs: 1 F: $45.00 — 4/19/2023 1:03 PM
Michele Mustello — T20230004341
Butler County Recorder PA

ACKNOWLEDGMENT OF NOTARY:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LARRY J. AND LAUREL E. COLONELLO, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE (HIS, HER, THEIR) ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF April, 2023
MY COMMISSION EXPIRES THE 24 DAY OF Feb, 2026
(SEAL)
NOTARY PUBLIC

Commonwealth Of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2026
Commission Number 1281872

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGATGEE):

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE COLONELLO SUBDIVISION PLAN NO. 1 IS IN THE NAME OF LARRY J. AND LAUREL E. COLONELLO AND IS RECORDED IN DEED BOOK VOLUME _____, PAGE _____, INSTR. # 200506030014256

WITNESS — OWNER

Farmers Building and Savings Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE COLONELLO SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE, AND MORTAGEE (Martin J. Sanchuck President Farmers Building and Saving Bank)

SURVEYORS CERTIFICATION:

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

04/03/23 — DATE
PAUL NEFF
(SEAL)
REGISTRATION NUMBER.

MUNICIPAL DECLARATIONS:

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2023-13
EFFECTIVE THIS 5 DAY OF APRIL, 2023

SECRETARY — CHAIRMEN BOARD OF SUPERVISORS

MUNICIPAL REVIEW:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 22 DAY OF FEBRUARY, 2023.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

ENGINEERS CERTIFICATION:

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

4/5/2023 — DATE
PE083712 — REG. NO.
(SEAL)
SIGNATURE

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF MARCH, 2023.

SECRETARY (SEAL) — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 410, PAGE(S) 19.
GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF April, 2023.
(SEAL)
RECORDER OF DEEDS

Recorded: _____, 20__

PLAN BOOK	PAGE
410	19

COUNTY ~~TOWNSHIP~~ BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP — THE TOWNSHIP OF MIDDLESEX, COMMONWEALTH OF PENNSYLVANIA, BUTLER COUNTY

ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL ENGINEER, JEFFREY A. MIKSIC, ENGINEER PE083712

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

RECORDER — RECORDER OF DEEDS, BUTLER COUNTY, PA

REFERENCES

REF. #	DESCRIPTION	SHT. #

REVISIONS

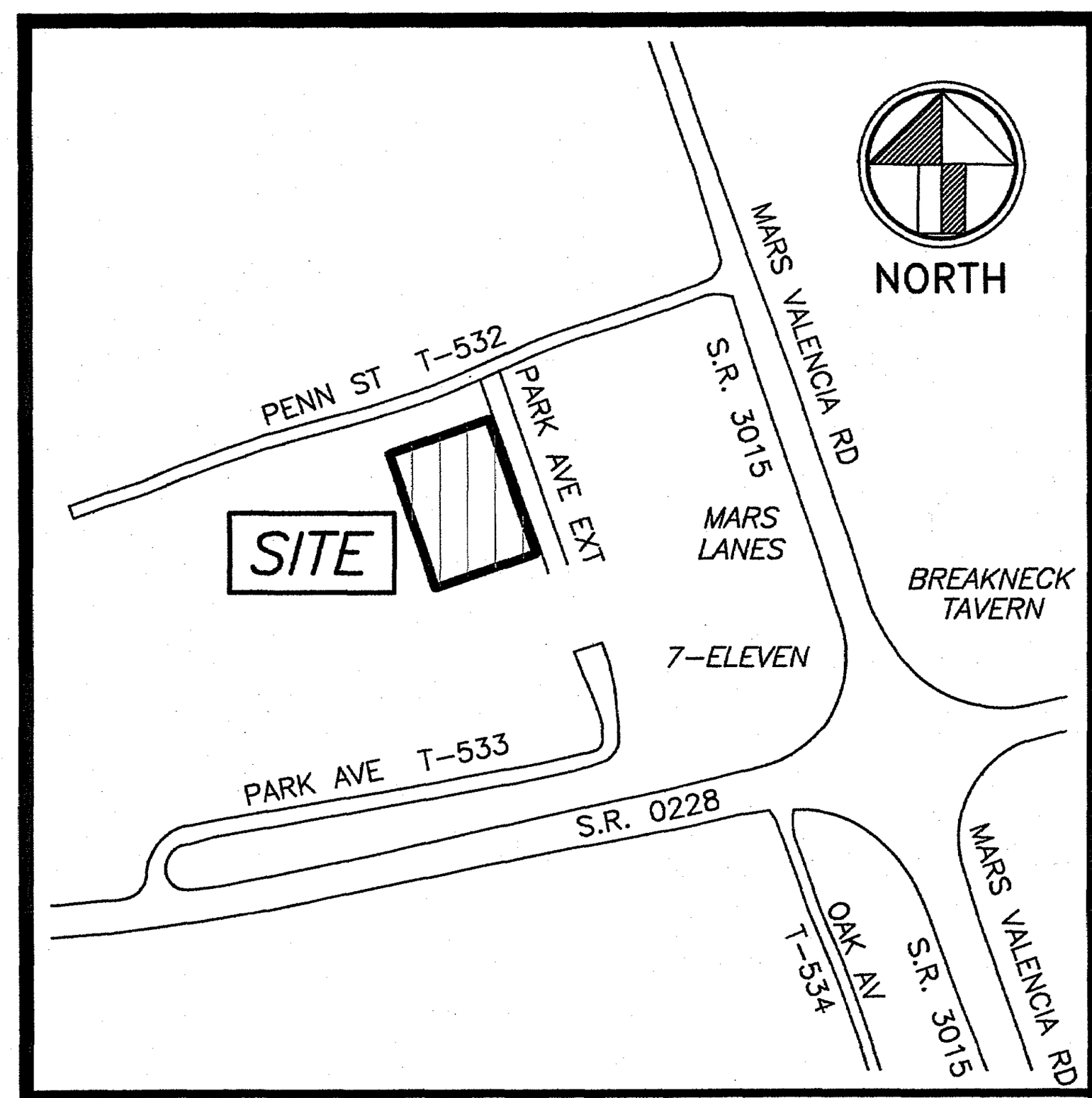
REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	PER TOWNSHIP ENGINEERS COMMENTS	4/3/23	B.R.O.	P.N.	

RHEA ENGINEERS & CONSULTANTS, INC.
333 ROUSER ROAD, SUITE 301
MOON TOWNSHIP, PA 15108
www.rhea.us
724-443-4111 (main)
724-443-4187 (fax)

CLIENT: LARRY COLONELLO
162 OVERBROOK ROAD, VALENCIA, PA 16059

PROJECT: COLONELLO SUBDIVISION PLAN NO. 1
BEING
TAX PARCEL ID. 230-2F90-19A, RECORDED AT INSTR. #200506030014256
SITUATE IN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN: JAL	ISSUE DATE: 02/28/23
CHECKED: PJN	REV. #: 1
APPROVED: PJN	PROJECT #: 5325
DATE: 02/28/23	SCALE: 1"=100'
	DWG #: S-1
	SHEET 1 OF 1



LOCALITY SKETCH
APPROX. SCALE: 1" = ±250'

SHADED AREA
PROPERTY LOCATION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 18TH DAY OF JAN, 2023.

R. H— JRM
SECRETARY

J. H— JRM
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL

Instr: 202304200005309
Pgs: 1 F: $45.00 4/20/2023 1:14 PM
Michele Mustello T20230004392
Butler County Recorder PA

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 1st DAY OF March, 2023.

SECRETARY

CHAIRMAN

I, Ron Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONIG ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

03/08/2023 — DATE
26400E — 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 OF 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 27 DAY OF March, 2023.

SECRETARY

CHAIRMAN

SUPERVISOR

SUPERVISOR

SUPERVISOR

SUPERVISOR

ADAMS TOWNSHIP SEAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TIMOTHY E. & SHIRLEY NOLAN, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR 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, 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, 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 TIMOTHY E. & SHIRLEY NOLAN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 3 DAY OF March, 2023.

ATTEST:

NOTARY PUBLIC

TIMOTHY E. NOLAN

SHIRLEY NOLAN

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 TIMOTHY E. & SHIRLEY NOLAN, 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 3 DAY OF March, 2023.

MY COMMISSION EXPIRES THE 10 DAY OF June, 2023.

NOTARY PUBLIC

SEAL:

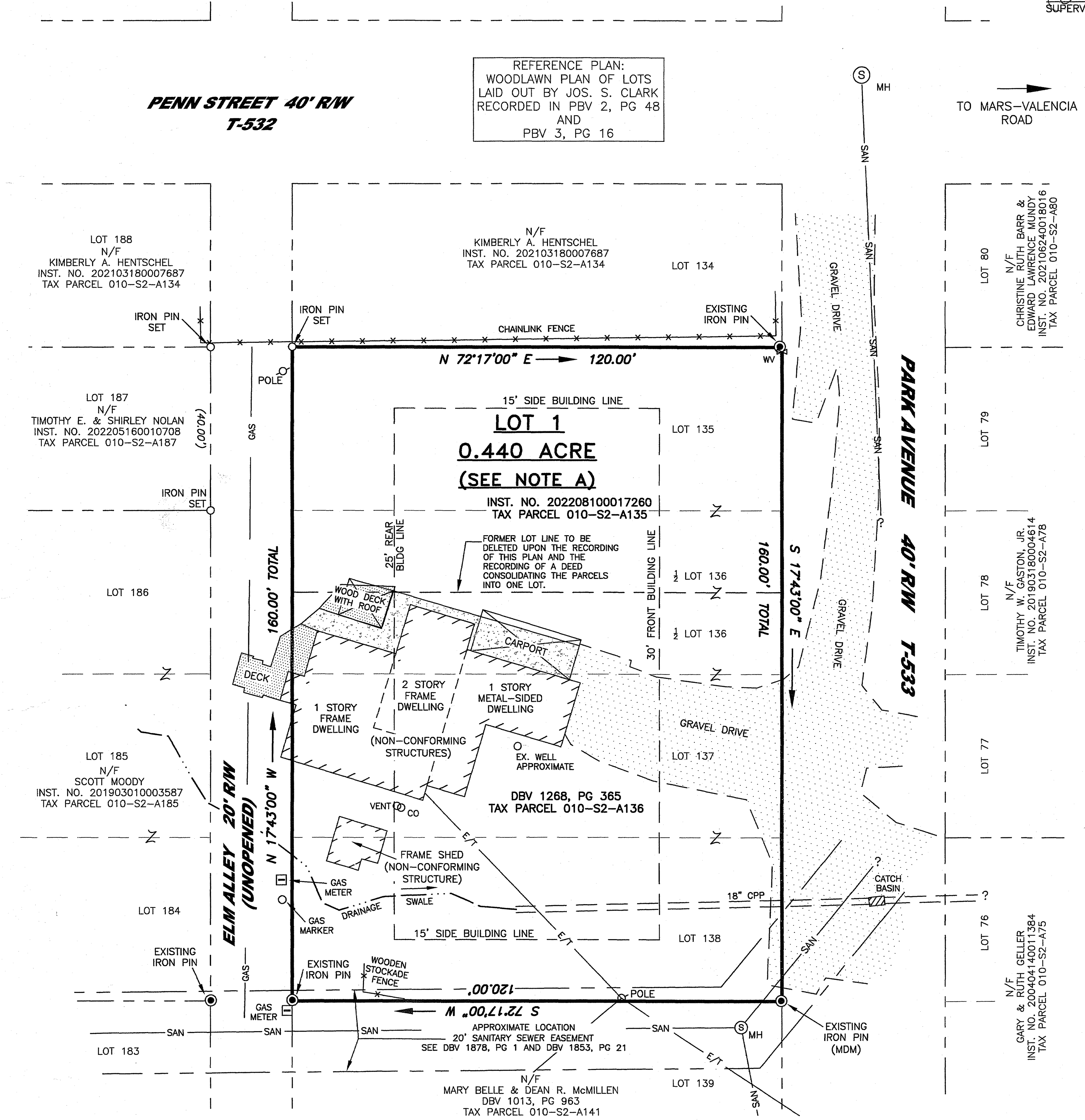
Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

WE, TIMOTHY E. & SHIRLEY NOLAN, OWNERS OF THE TIMOTHY E. NOLAN CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TIMOTHY E. & SHIRLEY NOLAN, AS RECORDED IN DEED BOOK VOLUME 1268, PAGE 365 (PARCEL 010-S2-A136) AND INSTRUMENT NUMBER 202208100017260 (PARCEL 010-S2-A135) RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

TIMOTHY E. NOLAN

SHIRLEY NOLAN



REVISED LOT CALCULATIONS

	LOT 1
TAX PARCEL 010-S2-A136	0.275 ACRE (12,000 SQ FT)
TAX PARCEL 010-S2-A135	+ 0.165 ACRE (7,200 SQ FT)
TOTAL REVISED LOT AREA	**0.440 ACRE (19,200 SQ FT)**

NOTES:

(A) TAX PARCEL 010-S2-A135, LANDS OF TIMOTHY E. & SHIRLEY NOLAN, AND TAX PARCEL 010-S2-A136, OTHER LANDS OF TIMOTHY E. & SHIRLEY NOLAN ARE TO BE COMBINED AND ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 010-S2-A136. THESE TWO TAX PARCELS ARE TO BE CONSOLIDATED INTO ONE LOT KNOWN AS LOT 1, CONSISTING OF 0.440 ACRE.

(B) THE EXISTING RESIDENTIAL DWELLINGS ON LOT 1 ARE EXISTING NON-CONFORMING USES WITHIN THE INDUSTRIAL AND OVERLAY DISTRICTS.

(C) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.

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

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 410, PAGE 20.

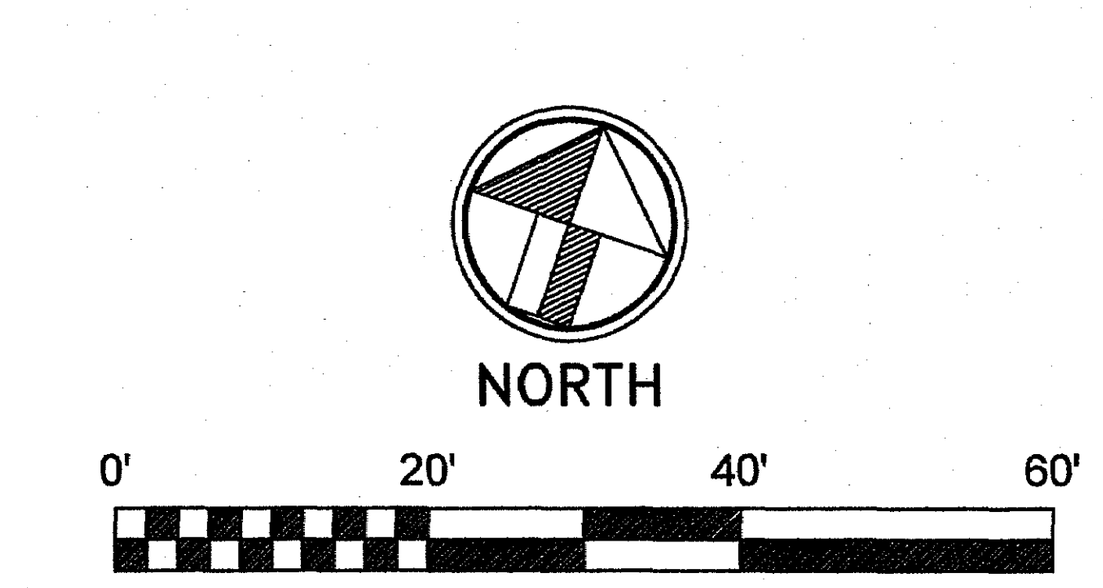
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF April, 2023

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS SEAL

PLAN BOOK	PAGE
410	**20**



LOT 1

TIMOTHY E. NOLAN CONSOLIDATION PLAN

[CONSOLIDATION OF TAX PARCEL No. 010-S2-A135 AND TAX PARCEL No. 010-S2-A136 - LOTS 135, 136, 137 AND 138 OF THE WOODLAWN PLAN OF LOTS (PBV 3, PG. 16)]

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.

DATE: DECEMBER 30, 2022 SCALE: 1"= 20'

ADAMS TOWNSHIP ZONING REQUIREMENTS:

PRESENT ZONING:	I – INDUSTRIAL DISTRICT	GT – GATEWAY TRANSITION DISTRICT
MINIMUM LOT AREA:	43,560 SQUARE FEET	14,520 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET AT FRONT SETBACK LINE	100 FEET AT FRONT SETBACK LINE
FRONT YARD DEPTH:	50 FEET	30 FEET
SIDE YARD DEPTH:	15 FEET (TWO REQUIRED)	15 FEET (TWO REQUIRED)
REAR YARD DEPTH:	25 FEET	25 FEET
REAR YARD DEPTH: (ADJACENT TO PUBLIC RD)	50 FEET	25 FEET

0.440 ACRE = TOTAL ACREAGE

PROPERTY ADDRESS: 108 PARK AVE EXT.
MARS, PA 16046

OWNERS: TIMOTHY E. & SHIRLEY NOLAN
112 PARK AVE EXT.
P O BOX 28
MARS, PA. 16046

DEED REFERENCE : INST. NO. 202208100017260
TAX PARCEL NO.: 010-S2-A135

PROPERTY ADDRESS: 112 PARK AVE EXT.
MARS, PA 16046

OWNERS: TIMOTHY E. & SHIRLEY NOLAN
112 PARK AVE EXT.
P O BOX 28
MARS, PA 16046

DEED REFERENCE : DBV 1268, PG 365
TAX PARCEL NO.: 010-S2-A136

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

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU-051843-E

REGISTRATION NO. SU-051843E

REVISIONS: JANUARY 8, 2023 REVISED TO 2 PARCELS CONSOLIDATED

DRAWN BY: SM/TR
CHECKED BY: T.R.
DWG. NO: 5682-2022-SUB
SHEET 1 OF 1

G:\Nolan-5682-2022\Nolan-5682-2022-state-Rev1.dwg – Feb 08, 2023 @ 5:49pm

(Lot Line Revision)

NOLAN-MARTINELA.CRD

PROFESSIONAL CERTIFICATE

I, Gary A. Bullers, a Professional Land Surveyor
of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon
is true and correct to the standards of the Butler County Subdivision and Land
Development Ordinance and that the survey and all angles, distances, and courses
are accurately shown, that the monuments and markers as shown on the plat have
been, or will be set, and to best of my knowledge, that this plan correctly
represents the lots, lands, streets, and highways as surveyed and plotted by me for
the owners and agents.

Gary A. Bullers
Gary A. Bullers
SU-039399E

August 1, 2022
Date

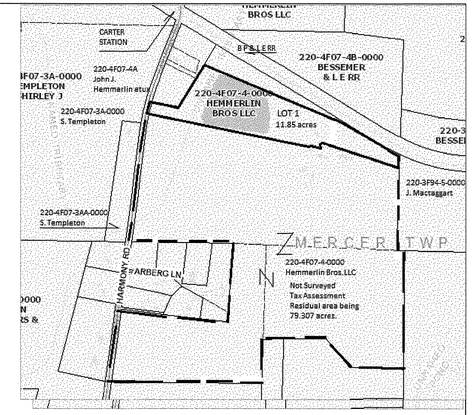
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A BULLERS — LAND SURVEYOR — 039399E

'As of the date of this plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of agricultural use. No portion of this property/subdivision are approved by Mercer Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection, to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs of 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 Mercer Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.'

PRIVATE LANE RIGHT OF WAY AND RESPONSIBILITY STATEMENT

Hemmerlin Brothers, LLC, hereinafter 'First Party,' by the declaration of consent provided herein for this MINOR SUBDIVISION FINAL PLAN, hereinafter 'Plan,' hereby grant a perpetual non-exclusive access to LOT 1 commencing at Harmony Road and running along the existing roadway as depicted herein, hereinafter 'Private Lane.' Said Private Lane to have a cartway width of 16 feet and a right of way width of 25 feet. LOT 1 ownwers, hereinafter 'Second Party,' by its acceptance of this instant deed shall guarantee to equally share with the First Party the liability, maintenance responsibility and all costs associated therewith. First Party and Second Party shall hold Mercer Township and Butler County harmless from any claims arising from the condition of the Private Lane or otherwise associated with the Private Lane.
This PRIVATE LANE RIGHT OF WAY AND RESPONSIBILITY STATEMENT will be binding and extend to the heirs, successors and assigns of both Parties herein.

Instr: 202304210005372
Pgs: 1 F: $45.00 4/21/2023 11:54 A.M
Michele Mustello T20230004438
Butler County Recorder PA



Location Map
Approx. Scale 1"=600'

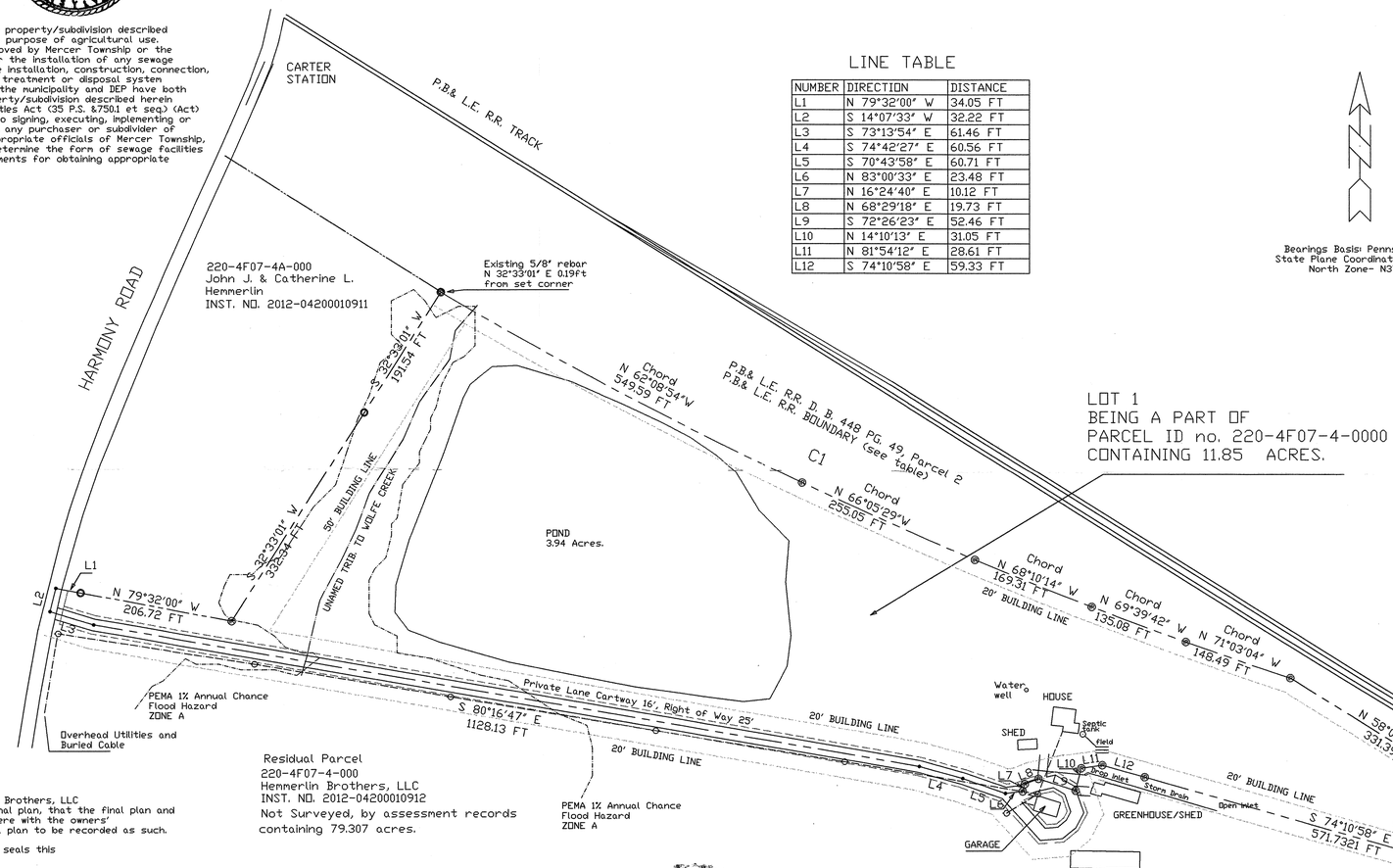
P.B. & L.E. R.R. CURVE TABLE

NUMBER	DELTA ANGLE	DEGREE OF CURVE - ARC	DEGREE OF CURVE - CHORD	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	12°19'25"	00°58'47"	00°58'47"	N 65°37'01" W	5847.67	1257.75	1255.33
C2	04°09'13"	04°46'43"	04°46'48"	N 60°21'01" W	1198.98	86.92	86.90

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 79°32'00" W	34.05 FT
L2	S 14°07'33" W	32.22 FT
L3	S 73°13'54" E	61.46 FT
L4	S 74°42'27" E	60.56 FT
L5	S 70°43'58" E	60.71 FT
L6	N 83°00'33" E	23.48 FT
L7	N 16°24'40" E	10.12 FT
L8	N 68°29'18" E	19.73 FT
L9	S 72°26'23" E	52.46 FT
L10	N 14°10'13" E	31.05 FT
L11	N 81°54'12" E	28.61 FT
L12	S 74°10'58" E	59.33 FT

Bearings Basis: Pennsylvania State Plane Coordinate System North Zone- N3701



LOT 1
BEING A PART OF
PARCEL ID no. 220-4F07-4-0000
CONTAINING 11.85 ACRES.

Residual Parcel
220-4F07-4-000
Hemmerlin Brothers, LLC
INST. NO. 2012-04200010912
Not Surveyed, by assessment records containing 79.307 acres.

LEGEND

- Existing Pin or Pipe
- Set Rebar & Cap
- Point
- Property Boundary
- Adjoiner Boundary
- Building Setback
- Right of Way Line
- PEMA FLOOD ZONE
- Utility Pole
- Overhead Electric Line

OWNER'S CERTIFICATION

We Charles W. Hemmerlin and John J. Hemmerlin,
the undersigned, hereby declare that Hemmerlin Brothers, LLC
is the owner of the property shown on this final plan, that the final plan and
the proposed subdivision or land development were with the owners'
consent, and that the ownwers desire the final plan to be recorded as such.

In witness whereof we have set our hands and seals this
26th day of October, 2022.

Charles W. Hemmerlin
Charles W. Hemmerlin

John J. Hemmerlin
John J. Hemmerlin

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

Commonwealth of Pennsylvania - Notary Seal
Gary A. Bullers, Notary Public
Clarion County
My commission expires November 3, 2023
Commission number 1019885

Before me, the subscriber, a Notary Public in and for said County and
Commonwealth, personally appeared the above named
Charles W. Hemmerlin and John J. Hemmerlin, partners, of Hemmerlin Brothers LLC,
who acknowledged the foregoing final plan of subdivision or land development
to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day October, 2022.

Gary A. Bullers
Notary Public

My Commission expires the 3rd day of November, 2023

MUNICIPAL REVIEW

Reviewed by the Supervisors of Mercer Township
this 16th day of January, 2023

Secretary

Chairman

MERCER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION APPROVAL

RE-Approved by the Butler County Planning Commission
19TH 21ST APRIL SEPT 2023
this 21st day of _____, 2022

Secretary

Chairman

See Comments on file at the Butler County Planning Commission

Plan Number: 22193

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats and plans in said County
Plan Book Volume 410 Page(s) 21.
Given under my hand and seal this 21ST day of APRIL, 2023.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

PLAN BOOK	PAGE
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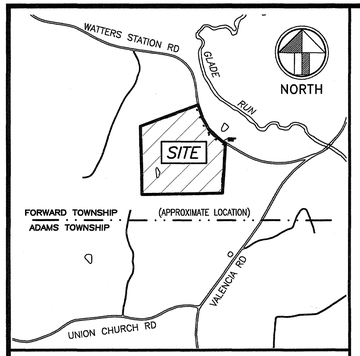
HEMMERLIN BROTHERS, LLC

MINOR SUBDIVISION FINAL PLAN
located in
Mercer Township, Butler County
Pennsylvania
Hemmerlin Brothers, LLC
845 Harmony Road
Slippery Rock, PA 16057
Parcel ID no. 220-4F07-4-0000

Prepared by
Gary A. Bullers, PLS
1601 Kemmer Road
Summerville, PA 15864
Scale 1"= 100' Date: August 1, 2022

100 0 100 200 300
Scale: 1" = 100'



LOCALITY SKETCH — SHADED AREA
APPROX. SCALE: 1" = 1000' — PROPERTY LOCATION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 13TH DAY OF JAN, 2023.

R. Hughes — SECRETARY
J. Hughes — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION SEAL

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 24 DAY OF January, 2023.

Bette Gaithaler — SECRETARY
PRESIDENT

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 4th DAY OF April, 2023 (IF APPLICABLE)

ENGINEER — 043280-E REG. NO.

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 14 DAY OF February, 2023.

Lindsay Everett — SECRETARY
PRESIDENT

FORWARD TOWNSHIP SEAL

Instr: 202304240005511
Pgs: 1 F: $45.00 — 4/24/2023 3:05 PM
Michele Mustello — T20230004541
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRAD J. & KATHLEEN A. TRESKY, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF PROPERTY SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND WE RELEASE, REMISE, AND DISCHARGE THE TOWNSHIP OF FORWARD, THEIR 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 FORWARD 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 FORWARD TOWNSHIP 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 MY HAND AND SEAL THIS 8 DAY OF March, 2023.

ATTEST:
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
EILEEN M HORNE - Notary Public
Butler County
My Commission Expires October 29, 2025
Commission Number 1074432

BRAD J. TRESKY (AKA BRADLEY J. TRESKY)
KATHLEEN A. TRESKY

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 BRAD J. (AKA BRADLEY J.) & KATHLEEN A. TRESKY, 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 8 DAY OF March, 2023

MY COMMISSION EXPIRES THE 29 DAY OF Oct, 2025.

NOTARY PUBLIC

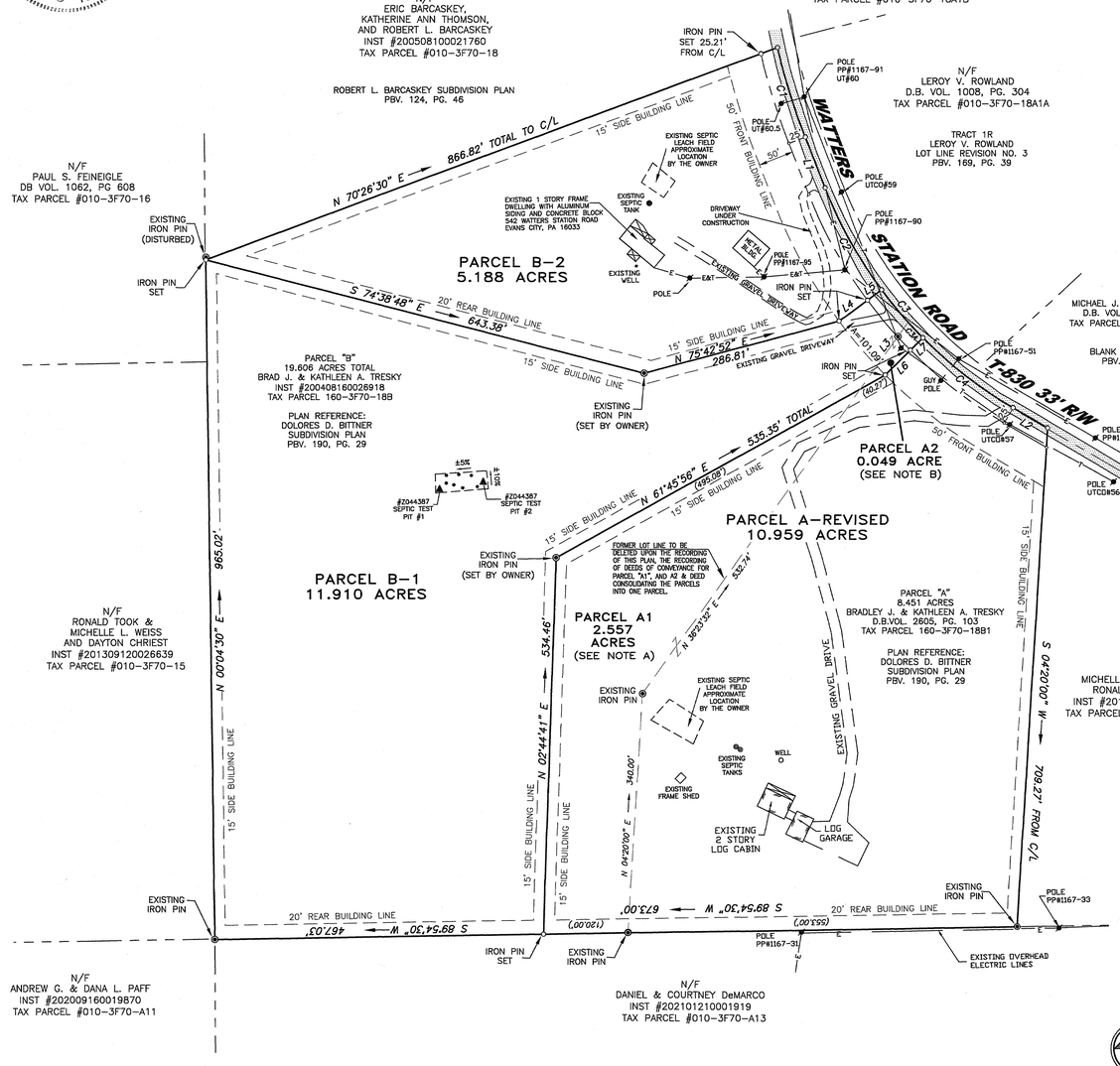
SEAL:

Commonwealth of Pennsylvania - Notary Seal
EILEEN M HORNE - Notary Public
Butler County
My Commission Expires October 29, 2025
Commission Number 1074432

FORWARD TOWNSHIP
PRESENT LOT & BLOCK REQUIREMENTS

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED. ORD. No. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT: NO ZONING	REQUIREMENT
MINIMUM LOT SIZE:	43,560 SQUARE FEET (1 ACRE)
MINIMUM LOT WIDTH:	100 FEET AT THE BUILDING LINE
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM SIDE YARD:	15 FEET



ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	S 29°43'31" E	177.53'
L2	S 58°44'29" E	57.27'
L3	N 36°21'39" E	116.16'
L4	N 54°18'42" E	50.00'
L5	N 54°18'42" E	25.00'
L6	N 46°04'14" E	50.00'
L7	N 46°04'14" E	25.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	894.91'	133.10'	132.98'	S 18°17'51" E	8°31'18"
C2	627.79'	165.78'	165.30'	S 28°07'24" E	15°07'48"
C3(TOTAL)	627.79'	90.30'	90.22'	S 39°48'32" E	8°14'29"
C3A	627.79'	30.43'	30.43'	S 42°32'27" E	2°46'39"
C4	627.79'	162.30'	161.85'	N 51°20'08" W	14°48'44"

NOTES:

(A) PARCEL A1, LANDS OF BRAD J. & KATHLEEN A. TRESKY, IS TO BE CONVEYED TO BRADLEY J. & KATHLEEN A. TRESKY, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-3F70-1881, THE ADJOINING LANDS AS PRESENTLY OWNED BY BRADLEY J. & KATHLEEN A. TRESKY, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN DEED BOOK VOLUME 2605, PAGE 103. PARCEL A1 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-3F70-1881 AND BECOME ONE LOT KNOWN AS PARCEL A-REVISED, CONSISTING OF 10.959 ACRES. SAID PARCEL A1 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(B) PARCEL A2, LANDS OF BRADLEY J. & KATHLEEN A. TRESKY, IS TO BE CONVEYED TO BRAD J. & KATHLEEN A. TRESKY, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-3F70-18B, THE ADJOINING LANDS AS PRESENTLY OWNED BY BRAD J. & KATHLEEN A. TRESKY, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INST. NO. 200408160026918. PARCEL A2 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-3F70-18B AND BECOME ONE LOT KNOWN AS PARCEL B-1, CONSISTING OF 11.910 ACRES. SAID PARCEL A2 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(C) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.
ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.

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

WE BRAD J. (AKA BRADLEY J.) & KATHLEEN A. TRESKY, OWNERS OF THE BRAD J. TRESKY SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BRAD J. & KATHLEEN A. TRESKY, AS RECORDED IN INSTRUMENT NUMBER 200408160026918 (TAX PARCEL NUMBER 160-3F70-18B), AND BRADLEY J. & KATHLEEN A. TRESKY, AS RECORDED IN DEED BOOK VOLUME 2605, PAGE 103 (PARCEL 160-3F70-1881), AS RECORDED IN THE RECORDER OF DEEDS OFFICE.

WITNESS
BRAD J. TRESKY (AKA BRADLEY J. TRESKY)
KATHLEEN A. TRESKY

I/WE Ann M Ramsey, MORTGAGEE OF THE PROPERTY CONTAINED IN THE BRAD J. TRESKY SUBDIVISION PLAN CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS
Anne Ramsey, Branch Manager
(PRINT NAME AND TITLE WITH SIGNATURE)

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 410 PAGE 22.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF April, 2023

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY PA.

PLAN BOOK	PAGE
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REVISED LOT CALCULATIONS			
	PARCEL A-REVISED	PARCEL B-1	PARCEL B-2
EXISTING AREA PARCEL A	8.451 ACRES (TO C/L ROAD)	-	-
EXISTING AREA PARCEL B	-	14.418 ACRES (TO C/L ROAD)	5.188 ACRES (TO C/L ROAD)
PARCEL A1	+ 2.557 ACRES (TO C/L ROAD)	- 2.557 ACRES (TO C/L ROAD)	-
PARCEL A2	- 0.049 ACRE (TO C/L ROAD)	+ 0.049 ACRE (TO C/L ROAD)	-
TOTAL REVISED LOT AREAS	**10.959 ACRES (TO C/L ROAD) (±477,387 SQ FT TO C/L ROAD)**	**11.910 ACRES (TO C/L ROAD) (±518,793 SQ FT TO C/L ROAD)**	**5.188 ACRES (TO C/L ROAD) (±225,997 SQ FT TO C/L ROAD)**

NORTH
0' 100' 200' 300'
SCALE: 1"=100'

BRAD J. TRESKY SUBDIVISION PLAN

[LOT LINE REVISION OF PARCEL A AND PARCEL B IN THE DOLORES D. BITTNER SUBDIVISION PLAN (PBV 190, PG. 29)]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: DECEMBER 12, 2022 SCALE: 1" = 100'

28.057 ACRES = TOTAL ACREAGE

PROPERTY ADDRESS: 542 WATTERS STATION ROAD EVANS CITY, PA 16033
OWNERS: BRAD J. & KATHLEEN A. TRESKY 544 WATTERS STATION ROAD EVANS CITY, PA 16033
DEED REFERENCE : INST. NO. 200408160026918
TAX PARCEL NO.: 160-3F70-18B

PROPERTY ADDRESS: 544 WATTERS STATION ROAD EVANS CITY, PA 16033
OWNERS: BRADLEY J. & KATHLEEN A. TRESKY 544 WATTERS STATION ROAD EVANS CITY, PA 16033
DEED REFERENCE : D.B.VOL. 2605, PG. 103
TAX PARCEL NO.: 160-3F70-1881

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

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — LAND SURVEYOR — SU051843-E

REGISTRATION NO: SU-051843E

REVISIONS:

DRAWN BY:	CHECKED BY:
JS/SM/TR	T.R.

DWG. NO: 5680-2022-SUB
SHEET 1 OF 1

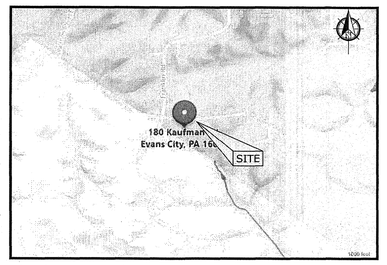
G:\Tresky-5680-2022\Tresky-5680-2022-State.dwg - Dec 15, 2022 @ 10:09am (Subdivision) TRESKY-WEISSTATE.crd

LOT LINE REVISION
SCARAMUZZO
PLAN OF LOTS

SITUATED AT:

180 KAUFMAN ROAD & ADJOINING PARCEL
TOWNSHIP OF JACKSON, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

Instr: 202304250005580
Pgs: 2 T: $85.00 4/25/2023 2:05 PM
Michele Mustello T20230004602
Butler County Recorder PA



SITE LOCATION MAP
SCALE: 1"= 1000'

GENERAL NOTES:

1. Property Owners:

   Joseph Scaramuzzo, Gail Chambers, Ryan Giuliani & Marc Giuliani
   Kaufman Road
   Evans City, PA 16033

2. Bearings shown hereon are based upon the bearings contained in the deed of record for Tax Parcel No. 180-4F50-21-0000, recorded in Deed Book 2254, Page 183.

3. Per the Township of Jackson Official Zoning Map, this property is located within the Residential (R) Zoning District and bulk restrictions are as follows:

   Minimum Lot Size - 1.5 Acres
   Minimum Lot Width - 150 feet
   Minimum Front Yard Setback - 40 feet
   Minimum Side Yard Setback - 20 feet, 10 feet accessory
   Minimum Rear Yard Setback - 40 feet, 10 feet accessory
   Maximum Lot Coverage - 50%

4. The purpose of this plan is to subdivide a portion of the lot designated as Tax Parcel 180-4F50-21-0000 and combine it with Tax Parcel 180-4F50-21DA-000. The total area of this subdivision/consolidation is 18.174 acres.

5. Lot 1 is served by on-lot septic, as approximately located hereon.

6. Proposed Lot 2 is vacant.

OWNER'S ADOPTION

STATE OF Pennsylvania }
} SS:
COUNTY OF Butler }

I, Joseph W. Scaramuzzo, owner of the land shown on the Scaramuzzo Plan of Lots hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19th day of April, 2023.

ATTEST:

Notary Public — Joseph W. Scaramuzzo

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Pennsylvania }
} SS:
COUNTY OF Butler }

Before me, the undersigned Notary Public, in and for the State and County shown above, personally appeared the above-named Joseph W. Scaramuzzo and acknowledged the foregoing adoption and dedication to be his act.

IN WITNESS OF WHICH, to this I, set my hand and seal this 19th day of April, 2023

ATTEST:

Notary Public

My Commission Expires the 15th day of July, 2025.

(Seal) Commonwealth of Pennsylvania - Notary Seal Jeniffer L. Jacobs, Notary Public Butler County My commission expires July 15, 2025 Commission number 1277758 Member, Pennsylvania Association of Notaries

Notary Public

OWNER'S ADOPTION

STATE OF Pennsylvania }
} SS:
COUNTY OF Butler }

I, Ryan D. Giuliani, owner of the land shown on the Scaramuzzo Plan of Lots hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19th day of April, 2023

ATTEST:

Notary Public — Ryan D. Giuliani

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Pennsylvania }
} SS:
COUNTY OF Butler }

Before me, the undersigned Notary Public, in and for the State and County shown above, personally appeared the above-named Ryan D. Giuliani and acknowledged the foregoing adoption and dedication to be his act.

IN WITNESS OF WHICH, to this I, set my hand and seal this 19th day of April, 2023.

ATTEST:

Notary Public

My Commission Expires the 15th day of July, 2025

(Seal)

Notary Public

Commonwealth of Pennsylvania - Notary Seal Jeniffer L. Jacobs, Notary Public Butler County My commission expires July 15, 2025 Commission number 1277758 Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION

STATE OF Ohio }
} SS:
COUNTY OF Clark }

I, Gail Chambers, owner of the land shown on the Scaramuzzo Plan of Lots hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13th day of April, 2023

ATTEST:

Notary Public — Gail Chambers

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Ohio }
} SS:
COUNTY OF Clark }

Before me, the undersigned Notary Public, in and for the State and County shown above, personally appeared the above-named Gail Chambers and acknowledged the foregoing adoption and dedication to be his act.

IN WITNESS OF WHICH, to this I, set my hand and seal this 13th day of April, 2023

ATTEST:

Notary Public

My Commission Expires the 10th day of April, 2024

(Seal) KIMBERLY R DRAGOO Notary Public, State of Ohio My Commission Expires Apr. 10, 2024

Notary Public

OWNER'S ADOPTION

STATE OF South Carolina }
} SS:
COUNTY OF Pickens }

I, Marc W. Giuliani, owner of the land shown on the Scaramuzzo Plan of Lots hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of April, 2023.

ATTEST:

Notary Public — Marc W. Giuliani

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF South Carolina }
} SS:
COUNTY OF Pickens }

Before me, the undersigned Notary Public, in and for the State and County shown above, personally appeared the above-named Marc W. Giuliani and acknowledged the foregoing adoption and dedication to be his act.

IN WITNESS OF WHICH, to this I, set my hand and seal this 15 day of April, 2023.

ATTEST:

Notary Public

My Commission Expires the 07 day of 07, 2032

(Seal) KENDRA TAYLOR NOTARY PUBLIC SOUTH CAROLINA My Comm. Expires JULY 7, 2032

Notary Public

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 410, Page(s) 23-24.

Given under my hand and official seal this 25th day of April, 2023

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

CERTIFICATION OF TITLE AND NO MORTGAGE

We hereby certify that the title to the property contained in the Scaramuzzo Plan of Lots is in the name of Joseph W. Scaramuzzo, Ryan D. Giuliani, Gail Chambers & Marc W. Giuliani and is recorded in Deed Book 2254, Page 183 and Instrument No. 201311010031698. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Owner
Witness — Owner
Witness — Owner
Witness — Owner
Witness — Owner

CERTIFICATION OF TITLE AND NO MORTGAGE

I hereby certify that the title to the property contained in the Scaramuzzo Plan of Lots is in the name of Ryan D. Giuliani and is recorded in Instrument No. 201807180014267. i further certify that there is no mortgage, lien or other encumbrance against this property.

Witness — Owner

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL

Approved by the Planning Director of Jackson Township this 3rd day of November, 2022 pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, lands or facilities.

Township Secretary — Planning Director

This plat was delivered to Joseph W. Scaramuzzo, et al. by Jackson Township on the 24th day of April, 2023.

Township Manager/Secretary

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors for the Township of Jackson this 31st day of April, 2023 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.

Secretary — Chairperson

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Reviewed ~~and approved~~ by the Butler County Planning Commission this 16TH day of Nov, 2022

Secretary — Chairperson

See comments on File at the Butler County Planning Commission Plan Number: 22236

SURVEYOR'S CERTIFICATION

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

04-10-23
Date

Howard G. McIlvried

049396-R
Registration Number

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HOWARD G. McILVRIED LAND SURVEYOR No. 049396-R

JACKSON TOWNSHIP BOARD OF SUPERVISORS — JACKSON TOWNSHIP BUTLER COUNTY, PA

JACKSON TOWNSHIP PLANNING DIRECTOR — JACKSON TOWNSHIP BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

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

PLAN BOOK	PAGE
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ALL SIGNATURES MUST BE IN BLUE INK

REVISIONS

NO.	DATE	DESCRIPTION	BY

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

SCALE:	N/A
DATE:	04/10/23
DRAWN BY:	PJR
CHK'D BY:	HGM

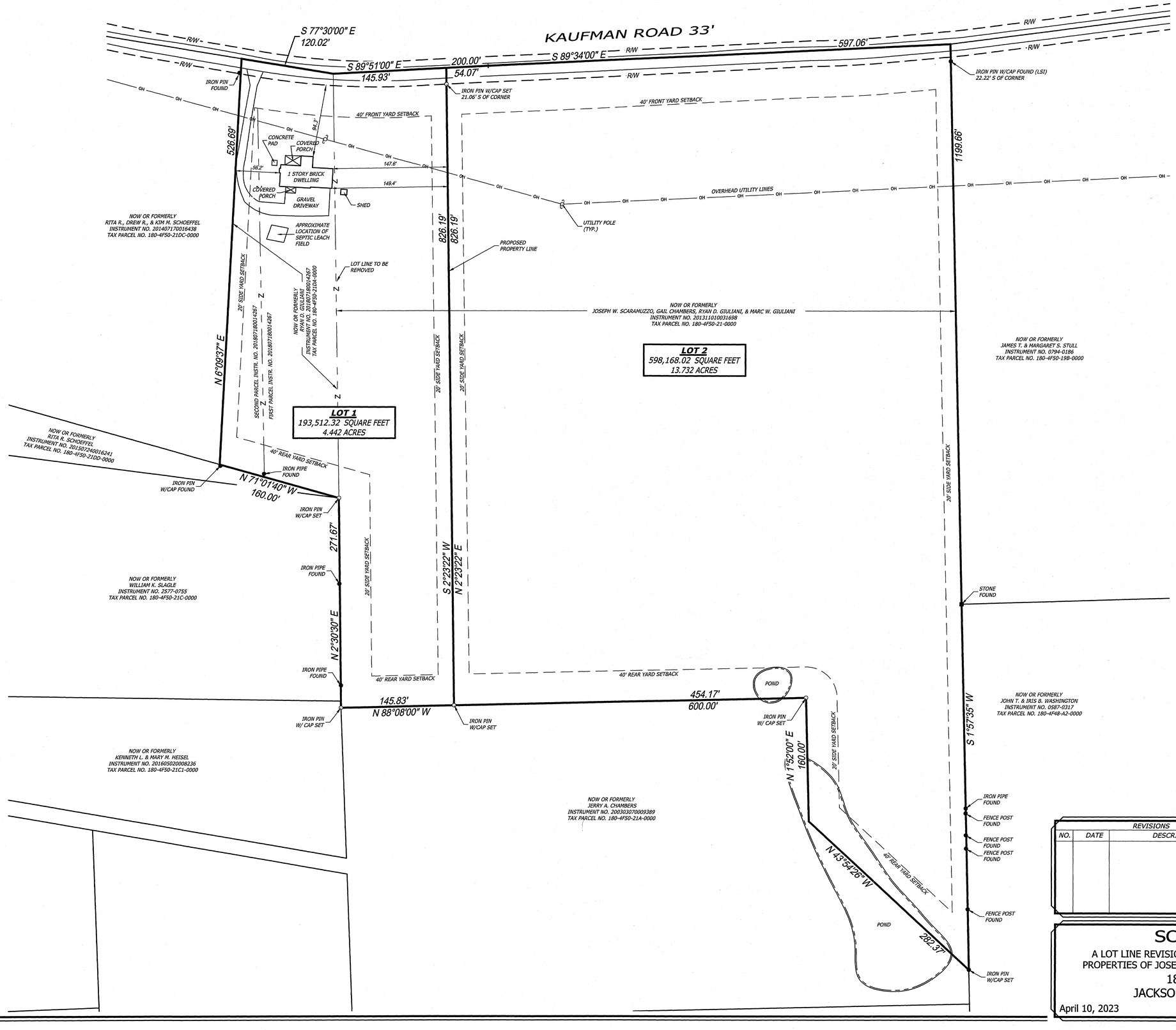
SHEET 1 of 2
Project No. 9813

SCARAMUZZO PLAN OF LOTS

A LOT LINE REVISION OF TAX PARCEL NOS. 180-4F50-21-0000 AND 180-4F50-21DA-0000
PROPERTIES OF JOSEPH SCARAMUZZO, GAIL CHAMBERS, RYAN GIULIANI, & MARC GIULIANI
180 KAUFMAN ROAD & ADJOINING PARCEL
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

April 10, 2023

MDM PROJECT NO. 9813-Subdivision



EXISTING TABULATION OF AREA:

TAX PARCEL NO.	ACRES	SQUARE FEET
180-4F50-21DA-0000	1.689	73,581.12
180-4F50-21-0000	16.485	718,095.97
TOTAL	18.174	791,677.09

PROPOSED TABULATION OF AREA:

LOT 1	4.442	193,506.01
LOT 2	13.732	598,171.08
TOTAL	18.174	791,677.09

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

Township Manager Date Secretary Date

PLAN BOOK	PAGE
410	24

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

SCALE:	1"=60'
DATE:	04/10/23
DRAWN BY:	PJR
CHK'D BY:	HGM

SHEET 2 of 2
Project No. 9813

SCARAMUZZO PLAN OF LOTS

A LOT LINE REVISION OF TAX PARCEL NOS. 180-4F50-21-0000 AND 180-4F50-21DA-0000
PROPERTIES OF JOSEPH SCARAMUZZO, GAIL CHAMBERS, RYAN GIULIANI, & MARC GIULIANI
180 KAUFMAN ROAD & ADJOINING PARCEL
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

April 10, 2023 MDM PROJECT NO. 9813-Subdivision

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

NOTES:

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

REF: IVAN & JANICE BOSSLER PLAN OF LOTS, P.B. 219 PG. 49.

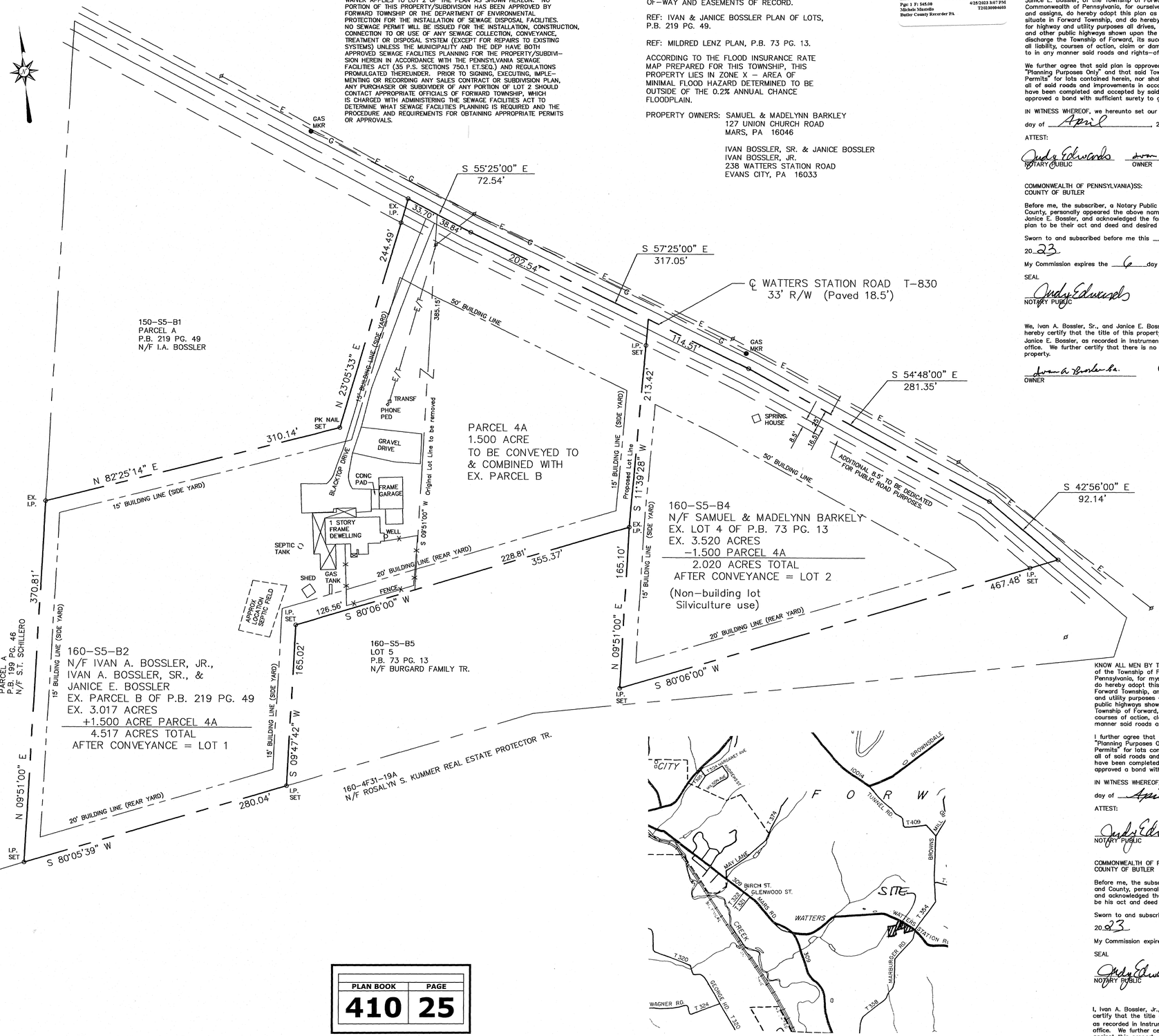
REF: MILDRED LENZ PLAN, P.B. 73 PG. 13.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: SAMUEL & MADELYNN BARKLEY
127 UNION CHURCH ROAD
MARS, PA 16046

IVAN BOSSLER, SR. & JANICE BOSSLER
IVAN BOSSLER, JR.
238 WATTERS STATION ROAD
EVANS CITY, PA 16033

Instr: 202304250005581
Pgs: 1 Fi: $45.00
Michele Mustello
Butler County Recorder PA
4/25/2023 3:07 PM
T20230094603



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
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0 50 100 150

KNOW ALL MEN BY THESE PRESENTS, that we, Ivan A. Bossler, Sr., and Janice E. Bossler, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damamges arising from or pertaining to in any manner said roads and rights-of-way.

We further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14 day of April, 20 23

ATTEST:

Judy Edwards — NOTARY PUBLIC
Ivan A. Bossler Sr. — OWNER
Janice E. Bossler — OWNER

Commonwealth of Pennsylvania - Notary Seal
Judy Edwards, Notary Public
Butler County
My commission expires June 15, 2025
Commission number 1044756
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ivan A. Bossler, Sr., and Janice E. Bossler, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 14 day of April 20 23

My Commission expires the 6 day of 15 20 25

SEAL

Judy Edwards
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Judy Edwards, Notary Public
Butler County
My commission expires June 15, 2025
Commission number 1044756
Member, Pennsylvania Association of Notaries

We, Ivan A. Bossler, Sr., and Janice E. Bossler, owners of the Barkley/Bossler Plan, do hereby certify that the title of this property is in the name of Ivan A. Bossler, Sr., and Janice E. Bossler, as recorded in Instrument Number 201709190020317, Recorder of Deeds office. We further certify that there is no mortgage, lien or encumbrance against this property.

Ivan A. Bossler Sr. — OWNER
Janice E. Bossler — OWNER

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

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

March 24, 2023 DATE — SEAL — Cheryl A. Hughes REG. NO. SU-32490-E

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

Lindsey Everth — SECRETARY — SEAL — Stephen Buehle PRESIDENT Supervisor

Approved by the Supervisors of the Township of Forward this 11 day of April 20 23

Lindsey Everth — SECRETARY — SEAL — Stephen Buehle CHAIRMAN OF BOARD Supervisor

Approved by the Forward Township Planning Commission this 28 day of March 20 23

Bette Spithaler — SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 15TH day of MARCH 20 23

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 410 page 25

Given under my hand and seal this 25th day of April 20 23

SEAL

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS SEAL BUTLER COUNTY PA

KNOW ALL MEN BY THESE PRESENTS, that we, Samuel & Madelynn Barkley, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damamges arising from or pertaining to in any manner said roads and rights-of-way.

We further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13TH day of April, 20 23

ATTEST:

Sharon Marie Higgins — NOTARY PUBLIC
Samuel J. Barkley — OWNER
Madelynn Barkley — 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 Samuel and Madelynn Barkley, 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 13TH day of April 20 23

My Commission expires the 23 day of July 20 23

SEAL

Sharon Marie Higgins
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Sharon Marie Higgins, Notary Public
Butler County
My commission expires July 23, 2024
Commission number 1088144
Member, Pennsylvania Association of Notaries

We, Samuel and Madelynn Barkley, owners of the Barkley/Bossler Plan, do hereby certify that the title of this property is in the name of Samuel and Madelynn Barkley, as recorded in Instrument Number 202109080025527, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Samuel J. Barkley — OWNER
Madelynn Barkley — OWNER

KNOW ALL MEN BY THESE PRESENTS, that I, Ivan A. Bossler, Jr., of the Township of Forward, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damamges arising from or pertaining to in any manner said roads and rights-of-way.

I further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14 day of April, 20 23

ATTEST:

Judy Edwards — NOTARY PUBLIC
Ivan A. Bossler — OWNER

Commonwealth of Pennsylvania - Notary Seal
Judy Edwards, Notary Public
Butler County
My commission expires June 15, 2025
Commission number 1044756
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ivan A. Bossler, 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.

Sworn to and subscribed before me this 14 day of April 20 23

My Commission expires the 6 day of 15 20 25

SEAL

Judy Edwards
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Judy Edwards, Notary Public
Butler County
My commission expires June 15, 2025
Commission number 1044756
Member, Pennsylvania Association of Notaries

I, Ivan A. Bossler, Jr., owner of the Barkley/Bossler Plan, do hereby certify that the title of this property is in the name of Ivan A. Bossler, Jr., as recorded in Instrument Number 201709190020317, Recorder of Deeds office. We further certify that there is no mortgage, lien or encumbrance against this property.

Ivan A. Bossler — OWNER
N/A — OWNER

REVISED 03/24/23; 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: SAMUEL & MADELYNN BARKLEY, IVAN A. BOSSLER, SR., & JANICE E. BOSSLER & IVAN A. BOSSLER, JR.

SITUATE: FORWARD TWP., BUTLER CO., PA

Date 02/16/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 160-S5-B2 & B4		Inst. # 201709190020317 202109080025527	Service No. 23-009
Address 238 WATTERS STATION RD.			

OWNER'S ADOPTION

WE, PAUL ROBERT MERTEN, SR AND JOYCE E. MERTEN, OWNERS OF THE LAND SHOWN ON THE MERTEN PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

x _____ x _____
PAUL ROBERT MERTEN, SR JOYCE E. MERTEN

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, PAUL ROBERT MERTEN, SR AND JOYCE E. MERTEN, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF APRIL, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x _____
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

22 Feb. '23
DATE

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR STANLEY D. GRAFF No. SU-030161-E

MUNICIPAL DECLARATIONS

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

x _____ x _____
SECRETARY CHAIRPERSON
BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2023-11, EFFECTIVE THIS 5 DAY OF APRIL, 2023.

x _____ x _____
SECRETARY CHAIRPERSON
BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 22 DAY OF FEBRUARY, 2023.

x _____ x _____
SECRETARY CHAIRPERSON
PLANNING COMMISSION

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

x _____ PE083712 9/5/2023
TOWNSHIP ENGINEER REGISTRATION NO. DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF FEB., 2023.

x _____ x _____
SECRETARY CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION SEAL

PROOF OF RECORDING

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

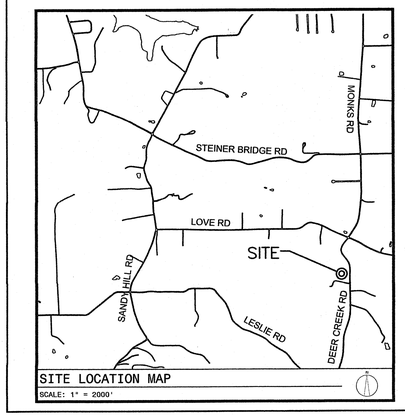
IN PLAN BOOK VOLUME 410, PAGE(S) 26

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF April, 2023.

x _____
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA



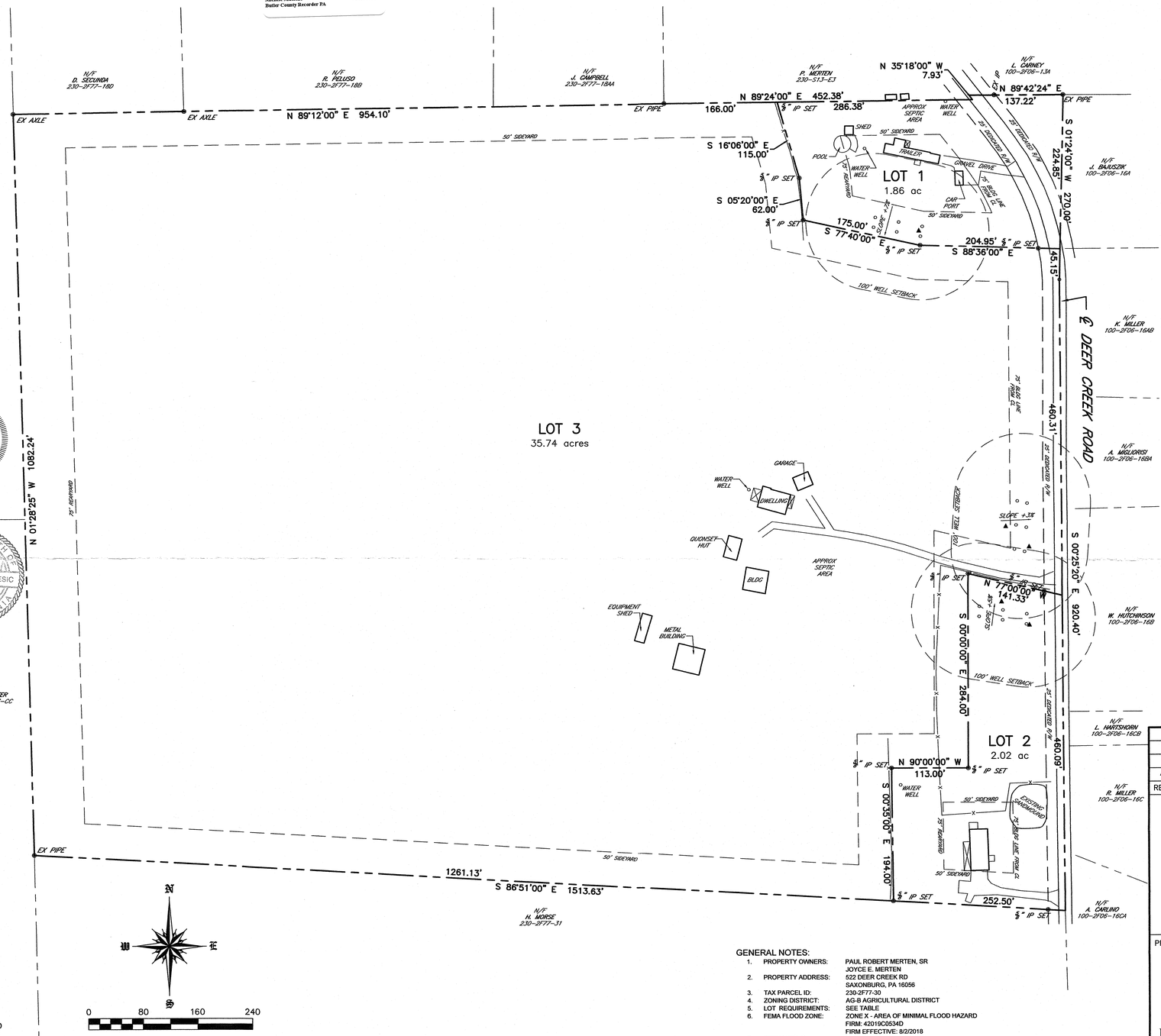
SITE LOCATION MAP
SCALE: 1" = 2000'

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

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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: 202304250005582
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
4/25/2023 3:21 PM
T20230004604



N
W E
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0 80 160 240

PROPERTY AREAS:	
EXISTING TOTALS	
ORIGINAL 230-2F77-30	39.62 AC
REVISED TOTALS	
LOT 1	1.86 AC
LOT 2	2.02 AC
LOT 3	35.74 AC
REVISED TOTAL	39.62 AC

MIDDLESEX TOWNSHIP AG- B AGRICULTURAL DISTRICT	
Dimension	Single Family Use
Min. Lot Area	1 acre
Min. Lot Width	150 feet
Min. Front Yard Depth	75 feet from CL
Min. Side Yard Depth	50 feet (principal)
Min. Rear Yard Depth	75 feet (principal)

GENERAL NOTES:

1. PROPERTY OWNERS: PAUL ROBERT MERTEN, SR; JOYCE E. MERTEN
2. PROPERTY ADDRESS: 522 DEER CREEK RD, SAXONBURG, PA 16056
3. TAX PARCEL ID: 230-2F77-30
4. ZONING DISTRICT: AG-B AGRICULTURAL DISTRICT
5. LOT REQUIREMENTS: SEE TABLE
6. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD; FIRM: 42019C0534D; FIRM EFFECTIVE: 8/2/2018
7. REFERENCES
   - 7.1. CURRENT DEEDS OF RECORD
   - 7.2. PREVIOUSLY RECORDED PLANS

MERTEN PLAN

Being a subdivision of Butler County Tax Parcel 230-2F77-30

RECORDED 20	
PLAN BOOK	PAGE
410	26
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2/20/2023	SDG	2/22/2023

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
MERTEN PLAN
BEING A
SUBDIVISION
FOR
PAUL ROBERT AND JOYCE MERTEN
522 DEER CREEK RD, SAXONBURG, PA 16056

SITUATE
MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/19/2020	SDG	Sdg	1" = 80'

PROJECT NO.	TAX PARCEL NO.	REVISION
20-106	230-2F77-30	A

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 24TH DAY OF MARCH 2023.

ATTEST:

WITNESS

EXECUTIVE VP OPERATIONS
OWNER
JONATHAN ROLBE

WITNESS

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ARMSTRONG)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JONATHAN ROLBE 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 24TH DAY OF MARCH 2023.

MY COMMISSION EXPIRES THE 20TH DAY OF NOVEMBER 2024.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Terry E. McMaster, Notary Public
Armstrong County
My commission expires November 20, 2024
Commission number 1273145
Member, Pennsylvania Association of Notaries

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MARION 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 MARION, THIS 13th DAY OF February 13, 2023.

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.

1/20/23
DATE

REG. NO. SU075509

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF JAN. 2023.

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 410 PAGE 27.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF April 2023.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS
BUTLER COUNTY PA

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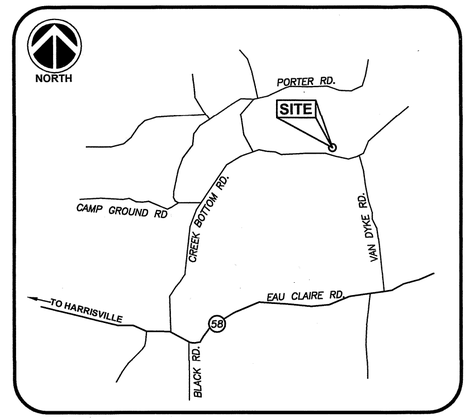
410	27

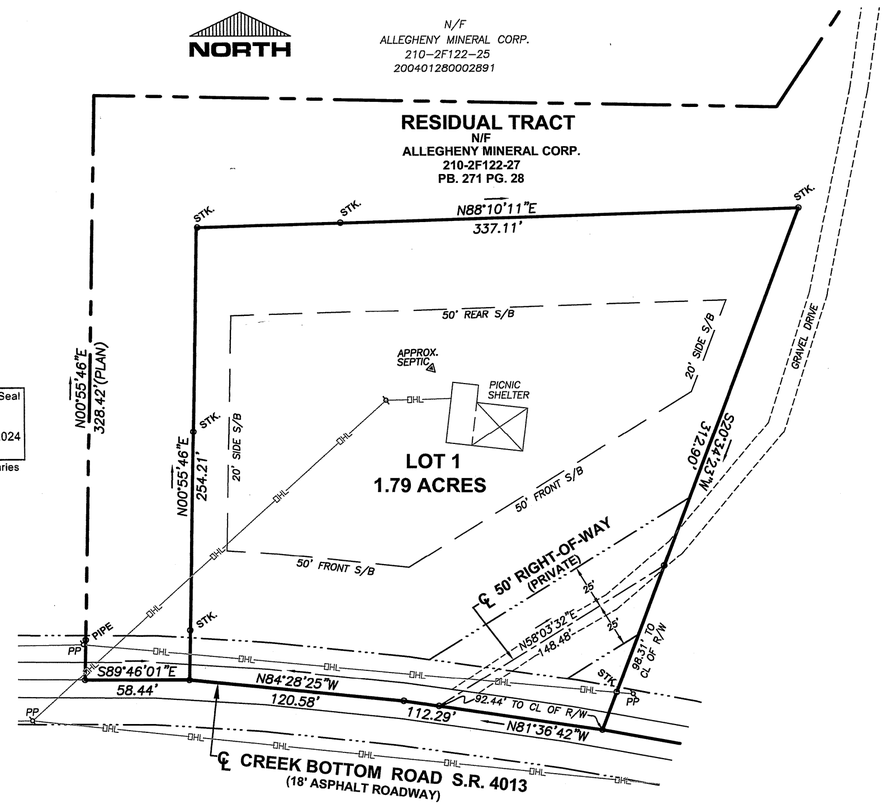
Instr: 202304270005681
Pgs: 1 F: $45.00 4/27/2023 9:15 AM
Michele Mustello T20230004688
Butler County Recorder PA

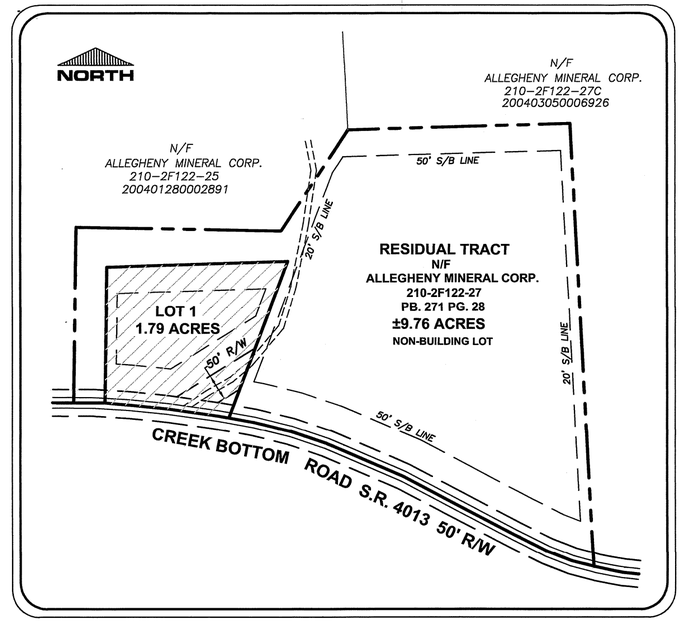
NON-BUILDING WAIVER NOTE:

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



VICINITY MAP
NOT TO SCALE





RESIDUAL TRACT MAP
SCALE: 1"=200'

RIGHT-OF-WAY NOTE:
THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN ACROSS LOT 1 OF THIS PLAN, SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 & RESIDUAL TRACT OF THIS PLAN.

RESERVING UNTO THE GRANTOR THEIR HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS.

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS AND THIS PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPOSIBILITY OF THE OWNERS OF LOTS 1 & RESIDUAL TRACT OF THIS PLAN AND OWNERS WITH ACCESS RIGHTS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TAX ID: 210-2F122-27
INSTR: 200809250021853
PLAN REF: PB 271 PG 28

TOTAL PLAN AREA 11.55 ACRES
LOT 1 1.79 ACRES
RESIDUAL ±9.76 ACRES

OWNER:
ALLEGHENY MINERAL CORPORATION
One Glade Park East
PO BOX 1022
KITTANNING, PA 16201

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

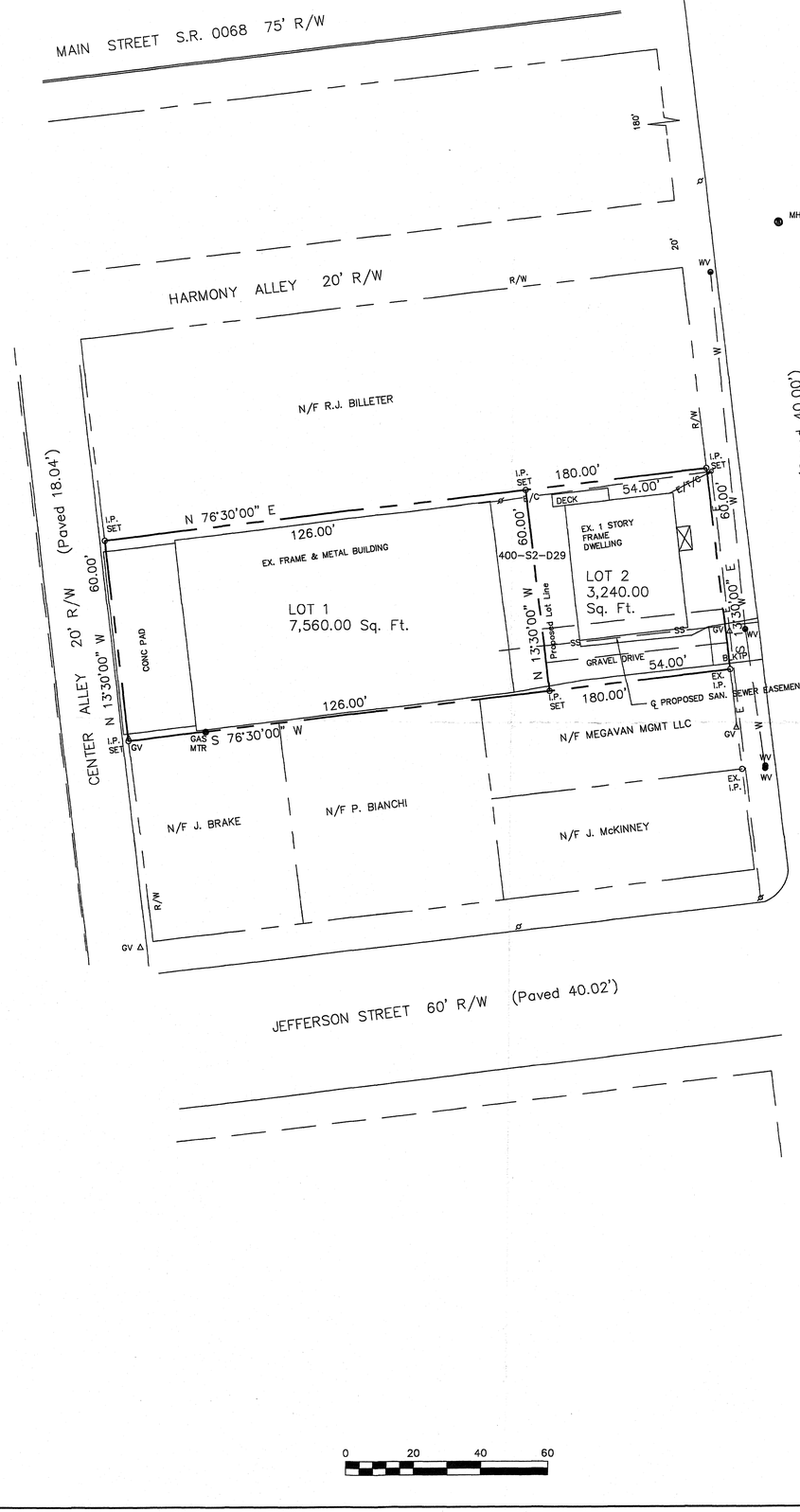
Scale 1" = 60'
Date DEC. 13, 2022
Job No. 3582

MINOR SUBDIVISION – FINAL PLAN
ALLEGHENY MIN. SUBDIVISON–LOT 1 & RESIDUAL

Situate in Marion Township
Butler County, Pa.

Prepared For ALLEGHENY MINERAL CORP.

Sheet No. 1 of 1



Instr: 202304270005697
Pgs: 1 Fi: $45.00 4/27/2023 10:21 AM
Michele Mustello T20230004700
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Theresa M. Lloyd, Manager of AERAS WORLDWIDE LLC., of the Borough of Evans City, 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 Evans City Borough, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Borough of Evans City, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Evans City, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Theresa M. Lloyd, Manager of AERAS WORLDWIDE LLC, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26 day of April, 2023

ATTEST:

Margaret L Tassos — NOTARY PUBLIC

Theresa M. Lloyd — MANAGER

Commonwealth of Pennsylvania - Notary Seal
MARGARET L TASSOS - Notary Public
Allegheny County
My Commission Expires June 29, 2026
Commission Number 1422641

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Theresa M Lloyd, Manager of AERAS WORLDWIDE LLC, 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 26 day of April, 2023

My Commission expires the 29 day of June, 2026

SEAL

Margaret L Tassos — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
MARGARET L TASSOS - Notary Public
Allegheny County
My Commission Expires June 29, 2026
Commission Number 1422641

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

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

January 11, 2023 DATE — SEAL — REG. NO. SU-32490-E

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

SECRETARY — SEAL — Joan Clarissa Donar-Kohan, CHAIRMAN/ PRESIDENT

Reviewed ~~Approved~~ by the Borough Council of the Borough of Evans City this 3rd day of April, 2023

SECRETARY — SEAL — Joan Clarissa Donar-Kohan, CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 19TH day of APRIL, 2023

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

COUNTY PLANNING COMMISSION · BUTLER · PENNSYLVANIA

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 410 page 28

Given under my hand and seal this 27th day of April, 2023

SEAL

Michele M. Mustello — RECORDER

RECORDER OF DEEDS · BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

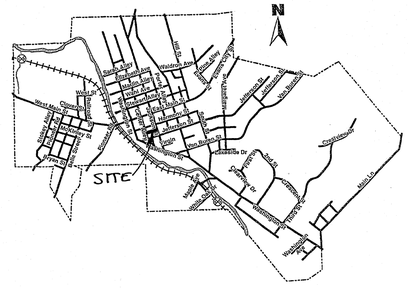
NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS BOROUGH, THIS PROPERTY LIES IN ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONING: TC; TOWN CENTER – NO SETBACKS REQUIRED

PROPERTY OWNER: AERAS WORLDWIDE LLC
110 BRECKINRIDGE DRIVE
WEXFORD, PA 15090



VICINITY MAP

PLAN BOOK	PAGE
410	28

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

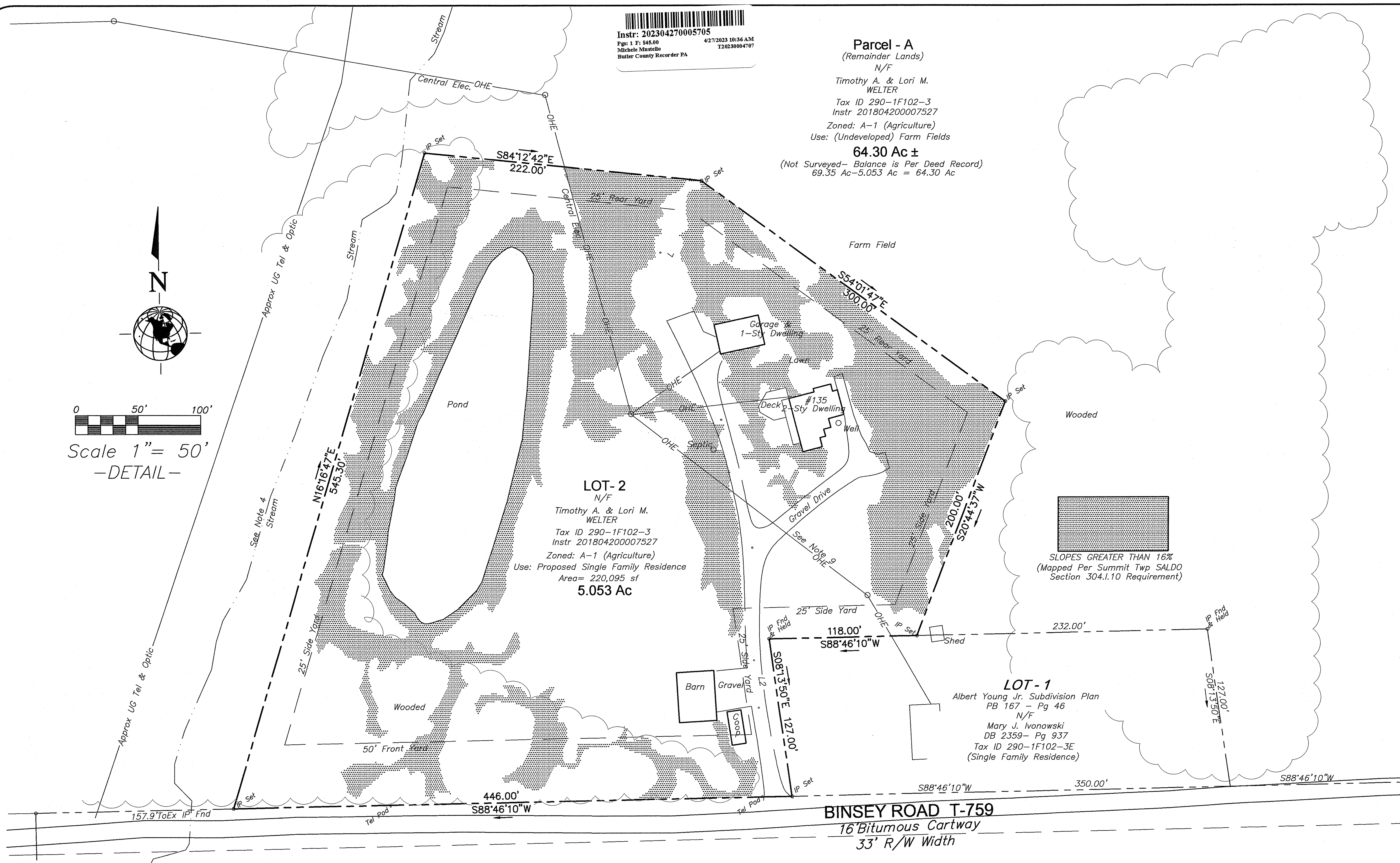
MINOR SUBDIVISION FINAL PLAN

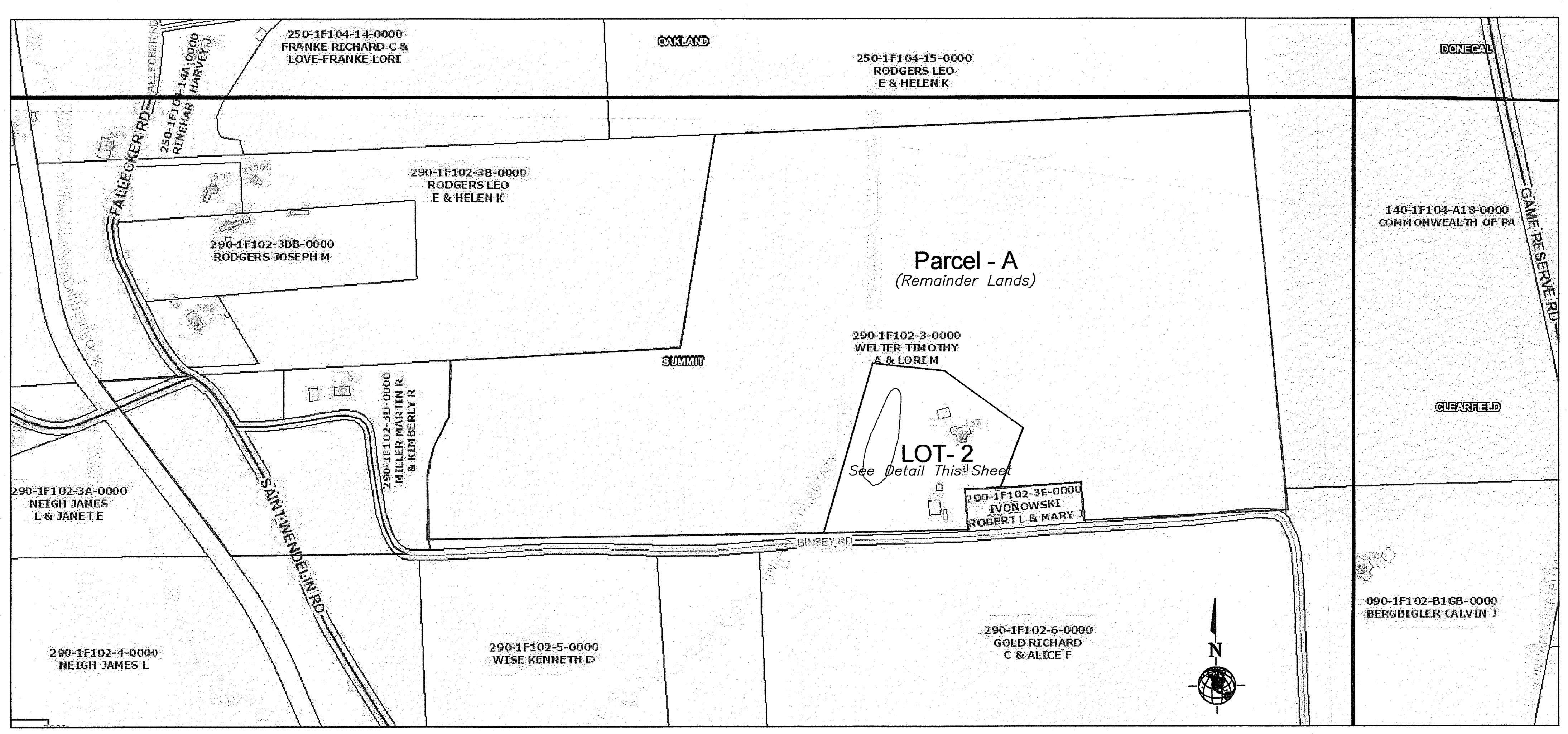
FOR: AERAS WORLDWIDE LLC

SITUATE: EVANS CITY BORO., BUTLER CO. PA

Date 01/11/2023	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 400-S2-D29		Inst. # 202109070025367	Service No. 22-152
Address 136 JACKSON ST/108 CENTER ALLEY			

Instr: 202304270005705
Pgs: 1 F: $45.00 4/27/2023 10:36 AM
Michele Mustello T20230004707
Butler County Recorder PA





OVERALL PROPERTY & VICINITY MAP

0 300' 600'
Scale 1"= 300'

PLAN NOTES:

1. THIS PLAN PROPOSES A SUBDIVISION TO SEPARATE THE BUILDINGS FROM FARMED FIELDS. ACCORDINGLY, ONE NEW BUILDING LOT IS CREATED AND RESIDUAL LAND IS A NON-BUILDING PARCEL.
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. NEW LOT 2 IS SERVICED BY EXISTING ON-LOT SEWER, EXISTING ON-LOT WATER WELL AND ELECTRIC.
4. A PORTION OF THE PARCEL A IS TRAVERSED BY AN UNNAMED PERENNIAL TRIBUTARY. THIS TRIBUTARY IS PROVIDED BY THIS PLAN RECORDING, A 20' WIDE DRAINAGE EASEMENT CENTERED OVER THE PERENNIAL PORTION OF THE STREA, ON PARCEL A.
5. LOT 2 IS NOT IN A FEMA DEFINED FLOODPLAIN. IT IS WITHIN A ZOZE "X", WHICH ARE AREAS OUTSIDE THE OF THE 0.2% (500-YR) ANNUAL CHANCE FLOODPLAIN. INFORMATION IS PER FEMA MAP 42019C0320D PANEL 320, EFFECTIVE DATE AUGUST 02, 2018.
6. CENTRAL ELECTRIC POWER IS THE ELECTRIC SERVICE PROVIDER FOR THIS SUBJECT PROPERTY.
7. ALL IP SET ARE #5 REBAR, 30" LENGTH, WITH BLUE PLASTIC CAPPED ID CAP.
8. AS OF THE DATE OF THIS PLAN RECORDING, PORTIONS OF THE SUBDIVISION DESCRIBED HEREIN SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE/AGRICULTURE USE. NO PORTION OF PARCEL A IS APPROVED BY THE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. ss750.1 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS IF BUILDING IS PROPOSED.
9. A 10' UTILITY EASEMENT IS PROVIDED BY PARCEL A AND LOT 2, FOR THE EXISTING SERVICE OVERHEAD ELECTRIC LINE. TEMPORARY ACCESS IS PROVIDED BY PARCEL A AND LOT 2 FOR THE MAINTENANCE OF THE ELECTRIC SERVICE LINES.

LOT 2 PROPERTY DATA:

ZONING: A-1 AGRICULTURE

PROPOSED USE: AGRICULTURE & SINGLE FAMILY RESIDENCE

A-1 SINGLE-FAMILY USE BULK DIMENSIONS	REQUIRED	PROVIDED
MINIMUM TOTAL LOT AREA	1.5 Ac	5.05 Ac
MINIMUM LOT WIDTH	150'	446'
MAX LOT COVERAGE	20%	6%
FRONT SETBACK	50'	
SIDE SETBACK	25'	
REAR SETBACK	25'	

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ***TIMOTHY A. WELTER & LORI M. WELTER,*** OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT TOWNSHIP AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS,STREETS, LANES, WAY, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND DECLARED AS SUCH, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS BY MUNICIPALITY.

WE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, TOWNSHIP OF SUMMIT, THEIR SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, MU SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 19th DAY OF April, 2023

NOTARY PUBLIC Roxann L Stickney OWNER Timothy A Welter
OWNER Lori M. Welter

INDIVIDUAL ACKNOWLEDGMENT

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 ***TIMOTHY A. WELTER & LORI M. WELTER,*** , 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 19th DAY OF April, 2023.

MY COMMISSION EXPIRES THE 8th DAY OF April, 2027

SEAL Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC SIGNATURE Roxann L Stickney

TITLE CLAUSE (NO MORTGAGE)

WE, ***TIMOTHY A. WELTER & LORI M. WELTER,*** OWNERS OF THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ***TIMOTHY A. WELTER & LORI M. WELTER,*** AS RECORDED IN INSTRUMENT 201804200007527, AND FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS Richard G Green OWNER Timothy A Welter
WITNESS Richard G Green OWNER Lori M. Welter

MUNICIPAL APPROVAL

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

REVIEWED AND APPROVED THIS 19th DAY OF April, 2023.

SECRETARY Roxann L Stickney PRESIDENT William Adams

LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE SUMMIT TOWNSHIP PLANNING COMMISSION THIS 11th DAY OF April, 2023.

SECRETARY Cynthia H Kramer CHAIRMAN Gary L. Miller

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED / ~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF APRIL, 2023.

SECRETARY R. H— gRM CHAIRMAN R. H— gRM

SEAL

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 23057

COUNTY PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, ~~IN PLAN BOOK~~ VOLUME 410
PAGE 29.
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF April 2023.
SEAL RECORDER Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

SURVEYORS CERTIFICATION

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

4-19-'23 James A. Day
DATE REGISTRATION NUMBER # PA-SU039394E

SUBDIVISION OWNER CONTACT:
TIMOTHY A. WELTER & LORI M. WELTER
170 WELTER ROAD
BUTLER, PA 16002

RECORDED	
PLAN BOOK	PAGE
410	**29**

MINOR SUBDIVISION - FINAL PLAN

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

Situated at:
135 BINSEY ROAD
SUMMIT TOWNSHIP, BUTLER COUNTY, PA

WELTER SUBDIVISION PLAN

LANDS OF
TIMOTHY A. WELTER & LORI M. WELTER

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

DRAWING DATE: 04-13-2023
SCALE: AS SHOWN

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS CORNERS, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT–OF–WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT–OF–WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, ADAMS CORNERS, LLC, HEREBY COVENANTS AND AGREE TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS 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 ADAMS CORNERS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 12th DAY OF April, 20 23.

ADAMS CORNERS, LLC

ATTEST:

SECRETARY — PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY ADAMS CORNERS, LLC. 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.

ADAMS CORNERS, LLC

PRESIDENT

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

ON THIS 12 DAY OF April A.D., 2023 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Sam Gee OF ADAMS CORNERS, LLC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ADAMS CORNERS, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS Secretary THEREOF OF ADAMS CORNERS, LLC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SECRETARY — PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF April, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 10 DAY OF June, 2023.

CERTIFICATION OF TITLE

WE, ADAMS CORNERS, LLC OWNERS OF THE ADAMS CORNERS – SUBDIVISION OF PARCEL E DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ADAMS CORNERS, LLC AS RECORDED IN INSTRUMENT #202208080017040, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — PRESIDENT

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4th DAY January, 2023.

ATTEST:

SECRETARY — CHAIRMAN

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 4TH DAY OF February, 20 23.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR — SUPERVISOR

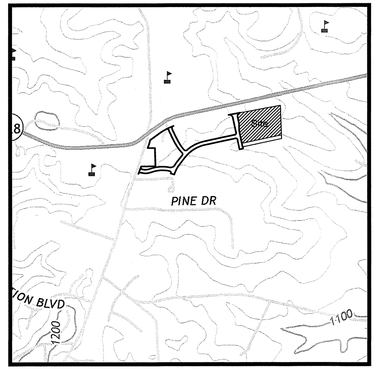
SUPERVISOR — SUPERVISOR

TOWNSHIP ENGINEER'S APPROVAL

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

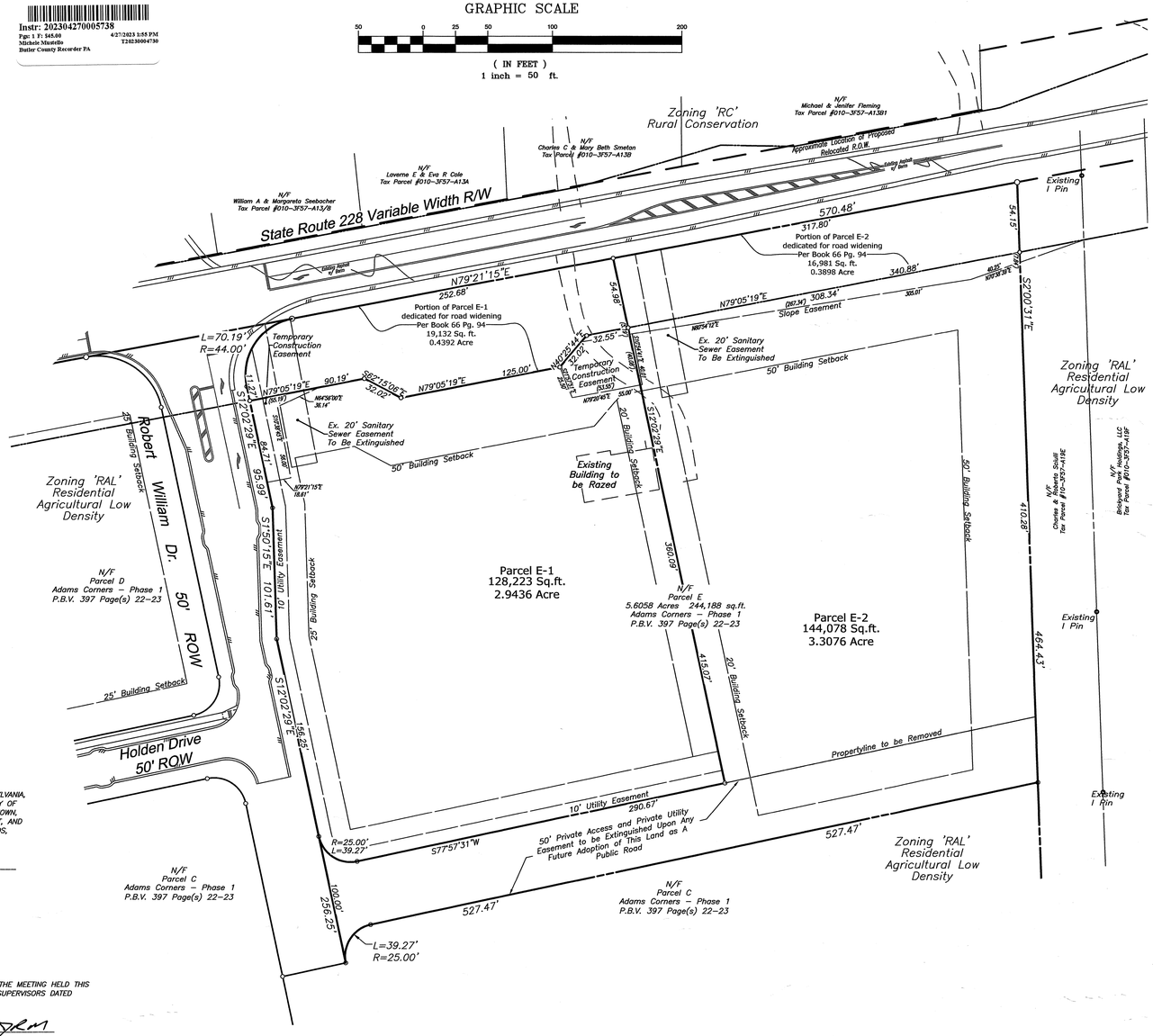
SIGNATURE — 26400 E
REGISTRATION NUMBER

04/20/2023
DATE



USGS Map
Name - Date
Scale - 1" = 1000'

Instr: 202304270005738
Pgs: 1 T: $65.00
Nichole Mustello
Butler County Recorder PA
4/27/2023 1:55 PM
T20230004730



PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE — 3U-036850-E
REGISTRATION NUMBER

3-8-2023
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT–LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 18th DAY OF JAN., 2023. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED JAN. 19, 2023.

SECRETARY — CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 410 PAGE(S) 30.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF April, 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

Recorder of Deeds

PLAN BOOK	PAGE
410	30

Zoning Information

Current Zoning - Density, RAL - Residential Agricultural Low with 228 Transition Overlay

RAL (Residential Agricultural Low Density)

Min Lot Size	43,560 sf
Min Lot Width	100 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	15 feet
Yard Depth Adjacent to Public Road	50 feet

RT 228 - TRANSITION OVERLAY

Min Lot Size	no minimum
Min Lot Width	no minimum

Min Building Setbacks

Building setback from property line parallel with Route 228 right-of-way or arterial connection (feet)	10 feet
Side Yard	20 feet
Rear Setback from access right-of-way	25 feet
Rear Setback from rear Property line	15 feet
Edge of Paved surface to Property line (side and rear)	10 feet
Min. right-of-way with bufferyard (no access road)	40 feet
Maximum Impervisous Coverage	70%

Property Information

Current Zoning -	RAL - Residential Agricultural Low Density, with 228 Transition Overlay	
Existing Parcel E -	5.6058 Acres	244,188 sq.ft.
Existing Future Road ROW -	0.6454 Acres	28,113 sq.ft.
Total Existing Area-	6.2512 Acres	272,301 sq.ft.
Parcel E1 -	2.9436 Acres	128,223 sq.ft.
Parcel E2 -	3.3076 Acres	144,078 sq.ft.
Total Plan Area -	6.2512 Acres	272,301 sq.ft.

GENERAL NOTES:

1. THIS PLAN IS A SUBDIVISION / CONSOLIDATION OF "PARCEL E" AND "FUTURE ROAD ROW" WITHIN THE ADAMS CORNERS – PHASE 1 PLAN AS RECORDED IN P.B.V. 397 Pg(s) 22–23.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
5. THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 421415 0006 B. EFFECTIVE DATE: APRIL 17, 1989. DESIGNATED ZONE "X" AND EXPLAINED AS "AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN".

Adams Township Board of Supervisors

Adams Township Municipal Engineer

Butler County Planning Commission

Butler County Recorder of Deeds Office

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

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

DRAWING ORIENTATION

DATE ISSUED: Jan. 6, 2023

PROJECT STATUS: FINAL FOR RECORDING

REVISIONS: NO.	DESCRIPTION	DATE
1	Address Municipal Comments	12-22-2022

PROJECT TITLE:
Adams Corners - Subdivision of Parcel E
Tax Parcel No. 10-3F57-A25E
Plan for Recording

CLIENT ADDRESS: Adams Corners, LLC, 451 Denny Road, Valencia, Pa. 16059

PROJECT LOCATION: Adams Township, Butler County, Pennsylvania

DRAWN BY:	CHECKED BY:
Mal	

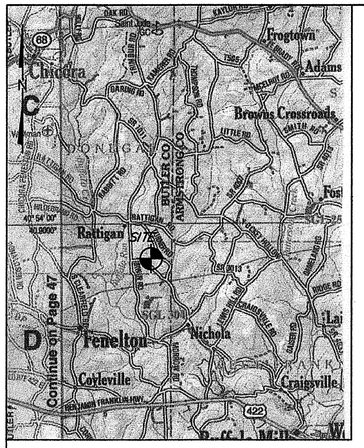
CAD FILE: 8512 Parcel E Rec.dwg

HORZ. SCALE: 1" = 50' — VERT. SCALE: -

SHEET: 1 OF 1

REC.101

PROJECT #: 8512



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

SUBJECT TO :

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

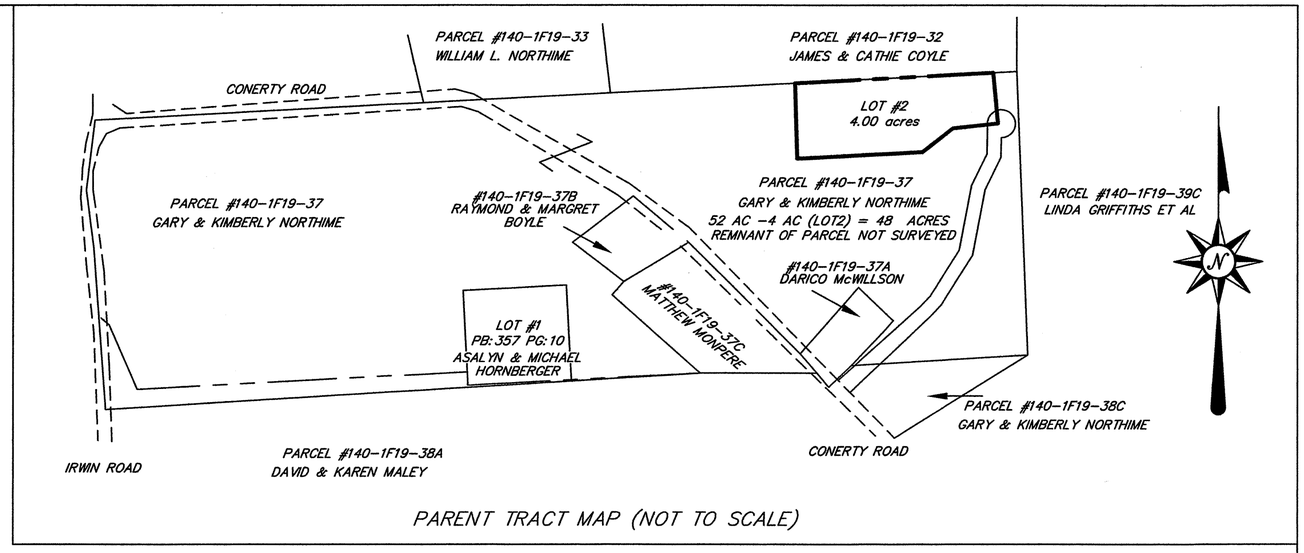
BUILDING SETBACK LINES:
FRONT 60' FROM R\W

NOTE:

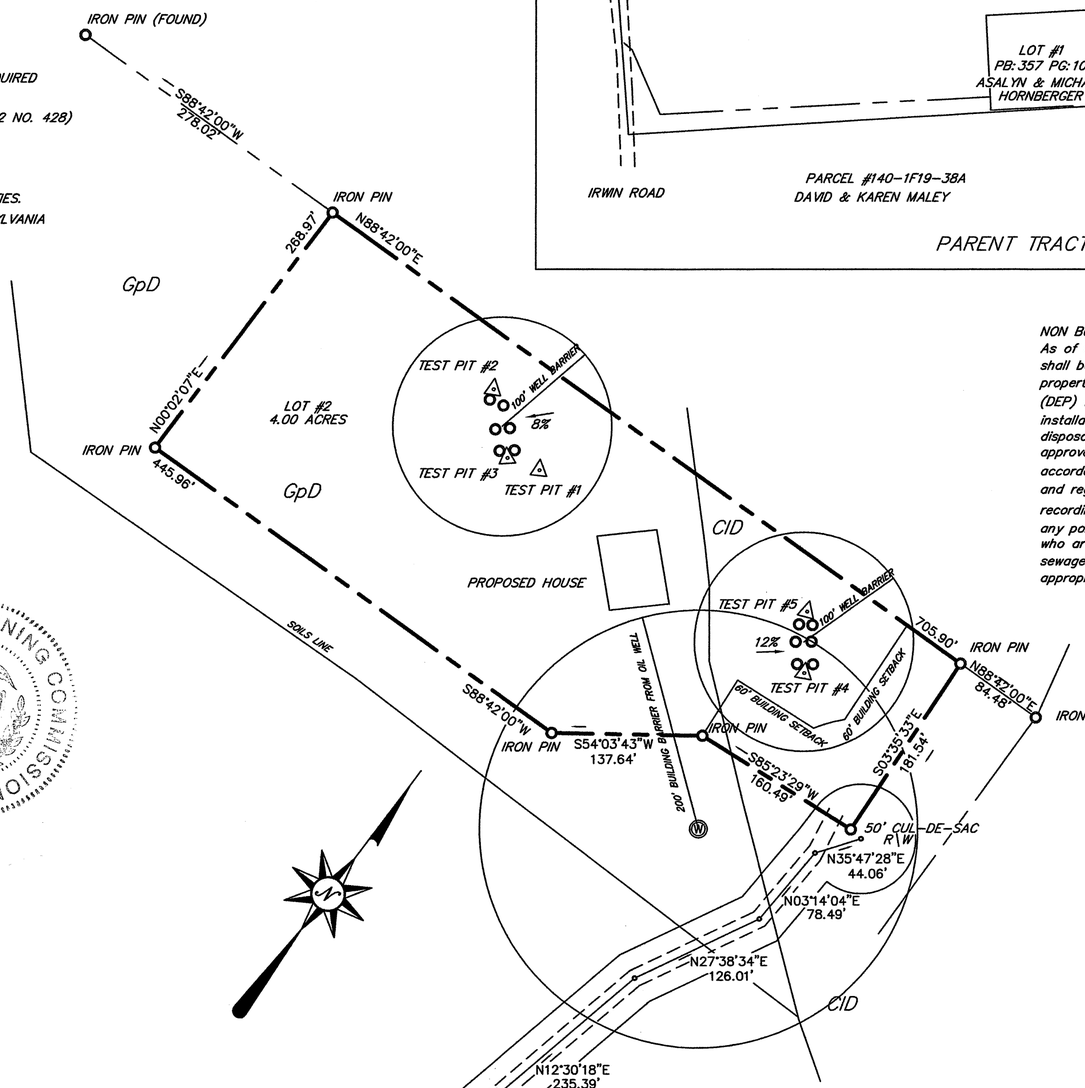
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

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

Instr: 202305010005816
Pgs: 1 F: $45.00 5/1/2023 8:48 AM
Michele Mustello T20230004797
Butler County Recorder PA



PARENT TRACT MAP (NOT TO SCALE)



Certification by Professional Land Surveyor

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED AND LICENSED
PROFESSIONAL
RICHARD D. SEDWICK
LAND SURVEYOR
SU-050061-E

MARCH 2023 — DATE
SEAL
Signature of LAND SURVEYOR

Reviewed by the Butler County Planning Commission
this 19TH day of APRIL, 2023
Seal
Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

Final approval by the Donegal Twp. Supervisors
this 25 day of April, 2023
Secretary — Chairman

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

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RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____day of _____, 20____ before me, the Recorder of Deeds in and for said County of Butler,personally appeared _____,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

NOTE: NO FURTHER SUBDIVISION UNTILL A CUL-DE-SAC IS BUILT AT THE END OF THE 50' R\W

MAINTENANCE AGREEMENT: THE MAINTENANCE OF THE 50' R\W SHALL BE SHARED EQUALLY BETWEEN BOTH PROPERTY OWNERS. AND THEIR HEIRS AND ASSIGNS.

TOWNSHIP MAINTENANCE AGREEMENT:
The board of supervisors of the twp of Donegal, hereby give public notice that in approving this plan for recording purposes only, the Township of Donegal assumes no obligation, legal or otherwise, expressed or implied either to accept said streets as township streets or roads or grade, pave, and curb streets in said plan, or to construct sewers therein or to install any other such services ordinarily installed in township streets or roads.

NON BUILDING NOTE FOR REMAINDER
As of the date of this plot plan,the property/subdivision described herein is and shall be dedicated for the purpose of agriculture use. No portion of this property/subdivision is approved by Donegal Twp.,or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation,construction,connection to,or use of any sewage collection,conveyance,treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seg) and regulations promulgated thereunder. Prior to signing, executing, implementing,or recording any sales contract or subdivision plan,any purchaser or subdivider of any portion of this property should contact appropriate officials of Donegal Twp., who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

We, the undersigned_GARY & KIMBERLY NORTHIME_(owners) of the Real Estate shown and described, here in do hereby certify that we have laid off,platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Owners

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 22 day of April, 2023 Before me a Notary Public in and for said state and county personally came Gary & Kimberly Northime known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Janine L. Thoma, Notary Public
Butler County
My commission expires September 5, 2025
Commission number 1165816
Member, Pennsylvania Association of Notaries

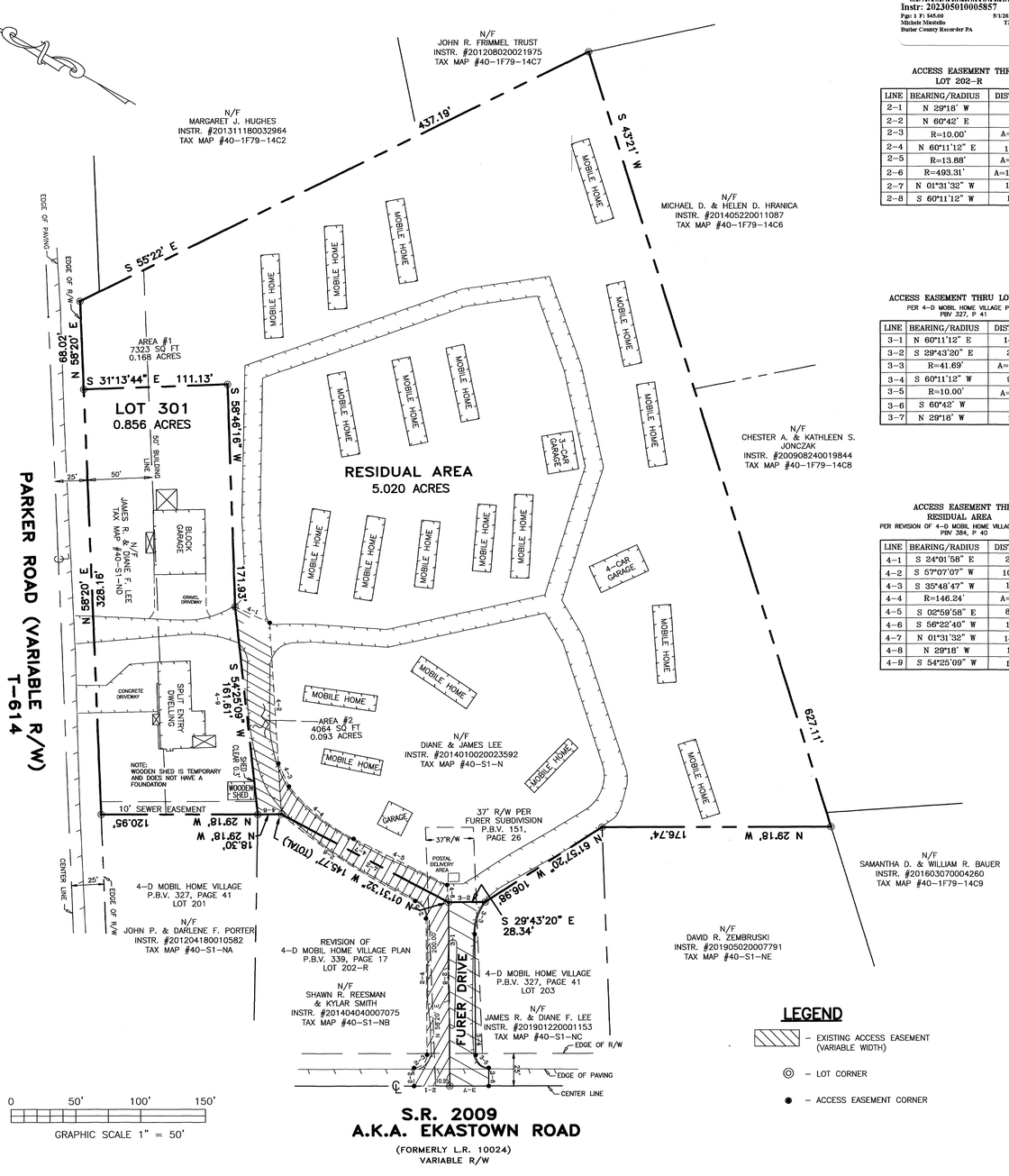
BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 1st day of May 2023
to ~~HIGHWAY~~ PLAN BOOK 410 Pg 31
No. 202305010005816
Witness my hand and the seal of said office.
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

NORTHIME PLAN #2

DRAWN BY: R.D.S.	MINOR SUBDIVISION FINAL PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=100'	GARY & KIMBERLY NORTHIME
DATE: MARCH 2023	171 CONERTY ROAD CHICORA PA. 16025
DRAWING NO: 140-1F19-37-B	DONEGAL TWP BUTLER CO. PA.
	R.D.SEDWICK P.L.S. CLARINGTON, PA. 724-355-9302



S.R. 2009
A.K.A. EKASTOWN ROAD
(FORMERLY L.R. 10024)
VARIABLE R/W

PARKER ROAD (VARIABLE R/W) T-614

LEGEND

- EXISTING ACCESS EASEMENT (VARIABLE WIDTH)
- ◎ – LOT CORNER
- ● – ACCESS EASEMENT CORNER

Instr: 202305010005857
Pgs: 1 F: $45.00 — 5/1/2023 11:17 AM
Michele Mustello — T20230004828
Butler County Recorder PA

ACCESS EASEMENT THRU LOT 202-R

LINE	BEARING/RADIUS	DIST./ARC
2-1	N 29°18' W	27.66'
2-2	N 60°42' E	14.07'
2-3	R=10.00'	A=15.80'
2-4	N 60°11'12" E	105.16'
2-5	R=13.88'	A=17.14'
2-6	R=493.31'	A=123.28'
2-7	N 01°31'32" W	145.77'
2-8	S 60°11'12" W	141.90'

ACCESS EASEMENT THRU LOT 203
PER 4-D MOBIL HOME VILLAGE PLAN PBV 327, P 41

LINE	BEARING/RADIUS	DIST./ARC
3-1	N 60°11'12" E	141.90'
3-2	S 29°43'20" E	28.34'
3-3	R=41.69'	A=26.70'
3-4	S 60°11'12" W	93.15'
3-5	R=10.00'	A=15.80'
3-6	S 60°42' W	14.06'
3-7	N 29°18' W	30.04'

ACCESS EASEMENT THRU RESIDUAL AREA
PER REVISION OF 4-D MOBIL HOME VILLAGE PLAN No2 PBV 384, P 40

LINE	BEARING/RADIUS	DIST./ARC
4-1	S 24°01'58" E	29.50'
4-2	S 57°07'07" W	108.80'
4-3	S 35°48'47" W	19.53'
4-4	R=146.24'	A=64.71'
4-5	S 02°59'58" E	80.65'
4-6	S 56°22'40" W	13.46'
4-7	N 01°31'32" W	145.77'
4-8	N 29°18' W	18.30'
4-9	S 54°25'09" W	161.61'

ZONING SUMMARY

ZONING: B-1
(BUSINESS DISTRICT)

SETBACK REQUIREMENTS:

LOT AREA:	20,000 SQ.FT.
LOT WIDTH:	100' MIN
FRONT YARD DEPTH:	100' MIN
SIDE YARD WIDTH:	20' MIN
REAR YARD DEPTH:	40' MIN

ZONING: A2
(ACCESS MANAGEMENT OVERLAY ZONE)

FOR LOTS WITHIN THE A-2 ACCESS MANAGEMENT OVERLAY ZONE DISTRICT, BUT CREATED BEFORE THE ESTABLISHMENT OF THE A-2, THE SETBACK MAY BE REDUCED TO THE AVERAGE OF BUILDINGS LOCATED WITHIN ONE HUNDRED (100) FEET IN EITHER DIRECTION ON THE SAME SIDE OF THE STREET.

FLOODPLAIN INFORMATION

PROPERTY IS LOCATED IN FLOODPLAIN ZONE X (UNSHADED)

ZONE X (UNSHADED) INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN AREA, PER FLOOD INSURANCE RATE MAP (FIRM) NO.: 42019C0586D, DATED AUGUST 2, 2018.

AVAILABLE UTILITIES

WATER: FAWN TOWNSHIP WATER AUTHORITY
SEWAGE: BUFFALO TOWNSHIP SEWER AUTHORITY
ELECTRIC: WEST PENN POWER
GAS: PEOPLES

NOTES:

PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.

LOT 301 AND RESIDUAL AREA SHALL HAVE THE RIGHT TO USE ACCESS EASEMENTS AS SHOWN.

ACCESS EASEMENTS SHALL BE MAINTAINED BY 4-D MOBIL HOME VILLAGE.

AREA SUMMARY

EXISTING CONDITION:	
LOT 204-R TAX MAP # 40-S1-ND	1.118 ACRE
RESIDUAL AREA TAX MAP # 40-S1-N	4.758 ACRES
TOTAL	5.876 ACRES
PLAN PROPOSED CONDITION:	
LOT 301 (PART OF LOT 204-R)	0.856 ACRES
RESIDUAL AREA	5.020 ACRES
TOTAL PLAN AREA	5.876 ACRES

IT IS THE INTENT OF THIS SUBDIVISION TO REVISE THE LOT LINE BETWEEN TWO ADJOINING PARCELS OF THE SAME OWNERSHIP. NO NEW LOTS ARE BEING CREATED.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAMES R. & DIANE F. LEE, OWNERS OF THE PROPERTY IN THE 4-D MOBIL HOME VILLAGE, PLAN NUMBER 3, OF THE TOWNSHIP OF BUFFALO, 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 THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANDS, 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, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES R. & DIANE F. LEE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.

THIS 28TH DAY OF APRIL, 2023.
ATTEST:

NOTARY PUBLIC — JAMES R. LEE — DIANE F. LEE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ~~BUTLER~~ WESTMORELAND)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JAMES R. & DIANE F. LEE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BY 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 NOTORIAL SEAL THIS 28TH DAY OF APRIL, 2023.

MY COMMISSION EXPIRES THE 29TH DAY OF JUNE, 2026.

Commonwealth of Pennsylvania - Notary Seal
Mark A. Bittcher, Notary Public
Westmoreland County
My commission expires June 29, 2026
Commission number 1012289
Member, Pennsylvania Association of Notaries

STAMPED SEAL — NOTARY PUBLIC

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

3-30-23
DATE — ANTHONY J. MALES, P.L.S. – REG. NO. 23630-E

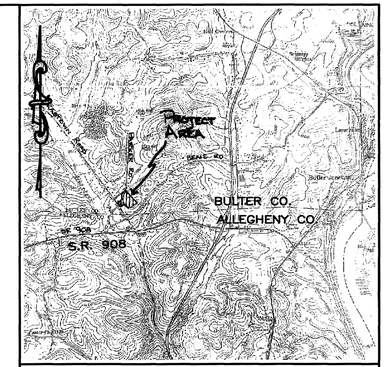
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY. BOOK 410 PG 32

INSTRUMENT NUMBER 202305010005857.

GIVEN UNDER MY HAND AND SEAL
THIS 1st DAY OF May, 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024 — RECORDER



VICINITY MAP

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION
THIS 5 DAY OF APRIL, 2023.

SECRETARY — CHAIRPERSON

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO
THIS 12TH DAY OF APRIL, 2023.

SECRETARY — CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 19TH DAY OF APRIL, 2023.

SECRETARY — CHAIRPERSON

OWNERS:
JAMES R. & DIANE F. LEE
617 PARKER ROAD
SARVER, PA 16055

RECORDED	
PLAN BOOK	PAGE NO.
410	32
SHEET ____	OF ____

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDER — COUNTY PLANNING — TOWNSHIP SUPERVISORS — TOWNSHIP PLANNING (NO PLANNING SEAL)

4-D MOBIL HOME VILLAGE PLAN NUMBER 3

BEING A LOT LINE REVISION BETWEEN LOT 204-R AND THE RESIDUAL AREA IN THE 4-D MOBIL HOME VILLAGE PLAN, REVISION No 2, AS RECORDED IN PLAN BOOK 384, PAGE 40.

SITUATE IN
BUFFALO TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
JAMES R. & DIANE F. LEE

ALPHA ENGINEERING COMPANY, INCORPORATED
DESIGNERS-PLANNERS-ENGINEERS-SURVEYORS
2668 LEECHBURG ROAD; LOWER BURRELL, PA 15068 (724) 339-2000

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANTHONY J. MALES — LAND SURVEYOR — No. SU023630E

SCALE: HORZ: 1" = 50'		DATE: MARCH 2023	
DRAWN BY: D.W.B.	CHECKED BY: A.J.M.	COMPUTER FILE: 4-D MOBIL HOME 3	DRAWING NUMBER: B-16150
REFERENCES:	REVISIONS: 3-30-23 PER TWP ENGR COMMENTS		SHEET 1 OF 1

Instr: 202305020005964
Pgs: 2 Fi: $85.00 5/2/2023 2:24 PM
Michele Mustello T202306004916
Butler County Recorder PA

SHANNON ROAD S.R. 3032
33' R/W (Paved 20')

N 19°02'07" W
37.76'

N 05°10'13" W
31.90'

120-3F76-21B
N/F M.J. & C.E. McCONNELL
INST. #201803260005617
164 SHANNON ROAD
RESIDENTIAL

120-3F76-21AA
N/F M.J. & C.E. McCONNELL
INST. #201803260005617
SHANNON ROAD
VACANT

120-3F76-21A
N/F D.P. BRENCKLE
INST. #202201070000597
LOT #2 PF. P.B. 400 PGS. 17-18
SHANNON ROAD
AGRICULTURAL

HOCH LANE (PRIVATE) 12' R/W

N 00°12'59" W
627.75'

N 00°05'21" W
949.30'
749.30'

EX. I.P.

10'R

EX. I.P.

S 79°14'25" W
150.90'

GAS MKR

PROPOSED 50' LENGTH TO BE PAVED WITH 1" BCBC ON 1" WEARING COURSE

S 79°14'25" W
154.88'

18.44'

50' BLDG LINE

25' BUILDING LINE (SIDE YARD)

GAS LINE TO ANDERSON GAS CO.
PER D.B. 825 PG. 345
NO WIDTH RECORDED

PROPOSED 10' UTILITY EASEMENT

GAS METERS

GAS FENCE

EX. GRAVEL DRIVE

(150.00')

200.00'

(50.00')

50' BUILDING LINE

SHED

WELL PIT

SHEDS

EX. GARAGE

APPROX LOCATION EX. SEPTIC FIELD

SEPTIC TANK

SHED

EX. NON-CONFORMING STRUCTURE

CONC PAD

EX. 1 STORY BRICK & FRAME DWELLING

SMOKE HOUSE

S 89°28'00" W

25' BUILDING LINE (REAR YARD)

378.34'

428.34'

15' BUILDING LINE (SIDE YARD)

377.35'

N 89°25'28" E

N 89°25'28" E

15' BUILDING LINE (SIDE YARD)

50' BUILDING LINE

EX. NON-CONFORMING STRUCTURE

GARAGE

SHED

GAZEBO

50' BUILDING LINE

GRAVEL DRIVE

METAL GARAGE

WELL

SEPTIC TANK

EX. 1 STORY FRAME DWELLING

APPROX LOCATION SEPTIC FIELD

S 89°47'08" E

120-3F76-7B
N/F D.P. BRENCKLE
INST. #202201070000600
SHANNON ROAD
RESIDENTIAL

15' BUILDING LINE (SIDE YARD)

120-3F76-24AB
N/F R.J. KALTENBAUGH
INST. #201106160019495
LOT #1 OF P.B. 270 PG. 40
150 SHANNON ROAD
RESIDENTIAL

120-3F76-24AA
N/F V.P. CODISPOT
INST. #202203140005697
LOT #2 OF P.B. 270 PG. 40
146 SHANNON ROAD
RESIDENTIAL

S 88°54'52" W
266.24'

120-3F76-24AC
N/F SOUTH MONROE HOLDINGS LLC
INST. #202201070000547
101 HOCH LANE
STORAGE
6.615 ACRES - EX. LOT 4 OF RONALD KALTENBAUGH & JACK KALTENBAUGH PLAN OF SUBDIVISION RECORDED IN P.B. 270 PG. 40 = LOT 3

GRAVEL PARKING

EX. BLDG

50' BUILDING LINE

S 88°54'52" W

171.14'

71.18'
S 44°17'56" W

50' BUILDING LINE

AREA FOR FUTURE STORMWATER DETENTION WITHIN PRIVATE R/W

S 00°19'00" E
566.48'

S 00°19'00" E
200.27'

PROPOSED 20' CARTWAY OF 6" DEPTH OF 2A LIMESTONE

PROPOSED 50' PRIVATE R/W

TO BE USED JOINTLY BY SOUTH MONROE HOLDINGS LLC, JAMES S. & BONNIE S. PFABE and SHERWIN J. McCONNELL & FRANCES M. McCONNELL

50.00'

Original Lot Line to be removed

200.31'

25' R

Proposed Lot Line

EX. PIPE

50.00'

55.90'

℄ PROPOSED CUL-DE-SAC 50' R CARTWAY 40' R

R/W

R=50'

120-3F76-7
N/F SHERWIN J. McCONNELL & FRANCES M. McCONNELL
INST. #202303290004207
125 HOCH LANE
RESIDENTIAL/WOODED

EX. 14.378 ACRES
- 0.908 ACRE PARCEL A
LOT 1 13.470 ACRES TOTAL AFTER CONVEYANCE

EX. I.P.

S 00°19'00" E
665.99'

S 89°22'31" W
363.13'

S 00°19'00" E

50' BUILDING LINE

15' BUILDING LINE (SIDE YARD)

363.00'

790.54'

787.10'

120-3F76-24A1A7
N/F B2 STORAGE LLC
INST # 202206060012353
BLDG. 7 OF P.B. 115 PG. 25
101/102 STONE HOUSE DRIVE
DUPLEX/RESIDENTIAL

120-3F76-24A1A1
N/F B2 STORAGE LLC
INST # 202206060012353
BLDG. 1 OF P.B. 115 PG. 25
103/104 STONE HOUSE DRIVE
DUPLEX/RESIDENTIAL

120-3F76-24A1A2
N/F B2 STORAGE LLC
INST # 202206060012353
BLDG. 2 OF P.B. 115 PG. 25
105/106 STONE HOUSE DRIVE
DUPLEX/RESIDENTIAL

120-3F76-24A1A3
N/F B2 STORAGE LLC
INST # 202206060012353
BLDG. 3 OF P.B. 115 PG. 25
107/108 STONE HOUSE DRIVE
DUPLEX/RESIDENTIAL

120-3F76-24A1A4
N/F B2 STORAGE LLC
INST # 202206060012353
BLDG. 4 OF P.B. 115 PG. 25
109/110 STONE HOUSE DRIVE
DUPLEX/RESIDENTIAL

120-3F76-7C
N/F JAMES S. & BONNIE S. PFABE
INST. #200104200009020
115 HOCH LANE
RESIDENTIAL
EX. 2.727 ACRES
+0.908 ACRE PARCEL A
3.635 ACRES TOTAL AFTER CONVEYANCE = LOT 2

PARCEL A
0.908 ACRE
To be conveyed to & combined with lands of James S. & Bonnie S. Pfabe

790.78'

25' BUILDING LINE (REAR YARD)

200.00'
(150.00')

(50.00')

STONE

EX. I.P.

EX. I.P.

S 00°21'19" E

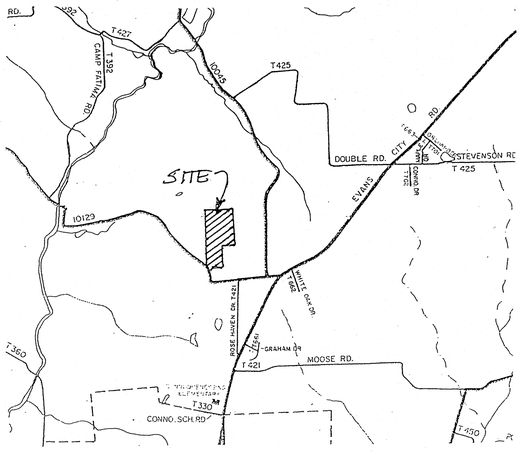
120-3F76-7AB
N/F S.A. & L.M. BEERS
INST. #201006210013423
LOT #2 OF P.B. 118 PG. 15
852 DICK ROAD
RESIDENTIAL

25' BUILDING LINE (REAR YARD)

738.42'

938.42'

120-3F76-7AA
N/F R.P. & K.J. LACEY
INST. #201307190021056
LOT #1 OF P.B. 117 PG. 30
840 DICK ROAD
RESIDENTIAL



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
410	33

NOTES:

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

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AD 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.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: SHERWIN J. McCONNELL
FRANCES M. McCONNELL
JAMES S. & BONNIE S. PFABE
c/o THOMAS A McCONNELL
102 KOTCHEY LANE
HARMONY, PA 16037

SOUTH MONROE HOLDINGS, LLC
102 KOTCHEY LANE
HARMONY, PA 16037

0 50 100 150

REVISED 03/31/2023; REMOVE SARAH E. PFABE & ADDED FRANCES M. McCONNELL

REVISED 03/09/2023; PRIVATE R/W CUL-DE-SAC & NOTES

REVISED 02/10/2023; TOWNSHIP ENGINEER'S REVIEW COMMENTS

Sheet 1 of 2

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

LOT LINE REVISION
FOR: SOUTH MONROE HOLDINGS, LLC, SHERWIN J. & FRANCES M. McCONNELL and JAMES S. & BONNIE S. PFABE
SITUATE: CONNOQUENESSING TWP., BUTLER CO.,PA

Date 01/17/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120-3F76-7, 7C, 24A		Inst # 202303290004207, 200104200009020, 202201070000547	Service No. 22-127
Address 101/115/125 HOCH LANE			

KNOW ALL MEN BY THESE PRESENTS, that we, Sherwin J. & Frances M. McConnell, of the Township of Connoquenessing, County of Butler, and Commonwealth 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, Sherwin J. & Frances M. McConnell, 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 Sherwin J. & Frances M. McConnell, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 31ST day of MARCH, 2023.

ATTEST:

OWNER (SEAL)

OWNER (SEAL)

NOTARY PUBLIC (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

The foregoing adoption and dedication is made by Sherwin J. & Frances M. McConnell, 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:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Sherwin J. & Frances M. McConnell, 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 31ST DAY OF MARCH, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

KNOW ALL MEN BY THESE PRESENTS, THAT I, Sherwin J. & Frances M. McConnell, 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 wel, 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 Sherwin J. & Frances M. McConnell, 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 31ST day of MARCH, A.D., 2023.

ATTEST:

OWNER

OWNER

WITNESS My hand and notarial seal this 31ST day of MARCH, A.D., 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plat requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

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.

March 31, 2023
DATE SURVEYOR — REGISTRATION NO. SU-32490-E

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

KNOW ALL MEN BY THESE PRESENTS, that we, James S. and Bonnie S. Pfabe, of the Township of Connoquenessing, County of Butler, and Commonwealth 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, James S. and Bonnie S. Pfabe, 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 James S. and Bonnie S. Pfabe, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 31ST day of MARCH, 2023.

ATTEST:

OWNER (SEAL) OWNER

NOTARY PUBLIC (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

The foregoing adoption and dedication is made by James S. and Bonnie S. Pfabe, 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 approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James S. and Bonnie S. Pfabe, 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 31ST DAY OF MARCH, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

KNOW ALL MEN BY THESE PRESENTS, THAT we, James S. and Bonnie S. Pfabe, 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 James S. and Bonnie S. Pfabe, 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 31ST day of MARCH, A.D., 2023.

ATTEST:

OWNER OWNER

WITNESS My hand and notarial seal this 31ST day of MARCH, A.D., 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

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 5th day of April, 2023.

ATTEST:

SECRETARY CHAIRMAN

SEAL:

Reviewed and approved by the Connoquenessing Township Planning Commission this 15th day of March, 2023.

SECRETARY CHAIRMAN

SEAL:

Reviewed with comments by the Butler County Planning Commission at a meeting held this 15TH day of FEB, 2023. Letter to Connoquenessing Township Board of Supervisors dated 2/16/23, 2023.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 410, Page 33-34

Given under my hand and seal this 2nd day of May, 2023.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas A. McConnell, Manager of South Monroe Holdings, LLC of the Township of Connoquenessing, County of Butler, and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my 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 Thomas A. McConnell, Manager of South Monroe Holdings, LLC, 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, I, Thomas A. McConnell, Manager of South Monroe Holdings, LLC, 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 South Monroe Holdings, LLC, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I Ihereunto set my hand and seal

this 31ST day of MARCH, 2023.

ATTEST:

MANAGER (SEAL)

NOTARY PUBLIC (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

The foregoing adoption and dedication is made by Thomas A. McConnell, Manager of I South Monroe Holdings, LLC, 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:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas A. McConnell, Manager of South Monroe Holdings, LLC, 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 31ST DAY OF MARCH, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

KNOW ALL MEN BY THESE PRESENTS, THAT Thomas A. McConnell Manager of South Monroe Holdings, LLC. of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my 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 I, my 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 I for myself, my 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 Thomas A. McConnell, Manager of South Monroe Holdings, LLC, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hands and seals

this 31ST day of MARCH, A.D., 2023.

ATTEST:

MANAGER

WITNESS My hand and notarial seal this 31ST day of MARCH, A.D., 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

My Commission Expires the 25th day of January, A.D., 2025.

PLAN BOOK	PAGE
410	**34**

REVISED 03/31/2023; REMOVE SARAH E. PFABE & ADDED FRANCES M. McCONNELL

REVISED 03/09/2023; PRIVATE R/W CUL-DE-SAC & NOTES

REVISED 02/10/2023: TOWNSHIP ENGINEER'S REVIEW COMMENTS

Sheet 2 of 2

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

LOT LINE REVISION
FOR: SOUTH MONROE HOLDINGS, LLC,
SHERWIN J. & FRANCES M. McCONNELL
and
JAMES S. & BONNIE S. PFABE
SITUATE: CONNOQUENESSING TWP., BUTLER CO.,PA

Date 01/17/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120-3F76-7, 7C, 24A		Inst # 202303290004207 200104200009020 202201070000547	Service No. 22-127
Address 101/115/125 HOCH LANE			

OWNERS ADOPTION (ADAMS TOWNSHIP)

WE, B3V PARTNERS, LP, OWNER OF THE LAND SHOWN ON THE SUNRISE ACRES SUBDIVISION PLAN PHASE 3 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ADAMS 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 29 DAY OF March 20 23

ATTEST:

B3V PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP
BY: B3V HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

ROBERT A. BRENNAN
MANAGER

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 2 DAY OF July A.D. 20 23

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2023
Commission number 1353821
Member, Pennsylvania Association of Notaries

ACKNOWLEDGMENT OF PARTNERSHIP (ADAMS TOWNSHIP)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ROBERT A. BRENNAN, MANAGER, OF B3V HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY THE GENERAL PARTNER OF B3V PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF March 2023

MY COMMISSION EXPIRES THE 2 DAY OF July 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2023
Commission number 1353821
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SUNRISE ACRES SUBDIVISION PLAN PHASE 3 IS IN THE NAME OF B3V PARTNERS, LP, AND IS RECORDED IN INSTRUMENT NO. _____

WITNESS

SIGNATURE OF GENERAL PARTNER

WASHINGTON FINANCIAL BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE SUNRISE ACRES SUBDIVISION PLAN PHASE 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

V.P.
NAME, TITLE AND MORTGAGEE

PROFESSIONAL LAND SURVEYORS CERTIFICATION

I, GARY A. SHEFFLER, JR., 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 OR FOR THE OWNERS OR AGENTS.

3/28/2023
DATE
(SEAL)

GARY A. SHEFFLER, JR. P.L.S.

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 APPROVING AUTHORITY.

04/20/2023
DATE
(SEAL)

NAME

26400-E
REGISTRATION NUMBER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4th DAY OF January 20 23

TOWNSHIP SECRETARY

CHAIRPERSON

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, AND SIGNED ON THIS 27th DAY OF March 2023

TOWNSHIP SECRETARY

CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 18TH DAY OF JAN A.D. 2023, LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 1-19 A.D. 2023

DIRECTOR REC

CHAIRPERSON

PROOF OF RECORDING

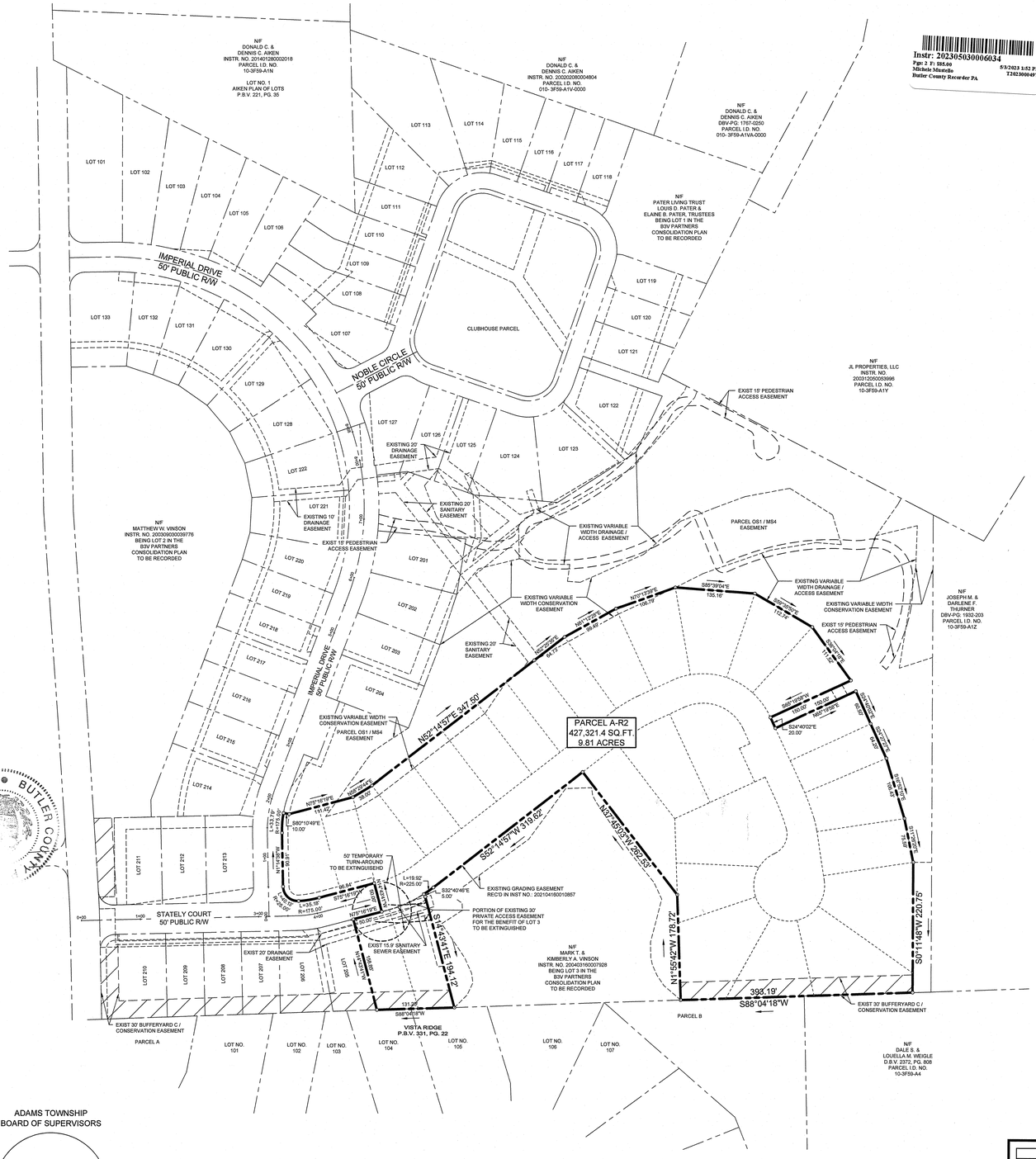
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 410 PAGE(S) 35-36

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF May 2023

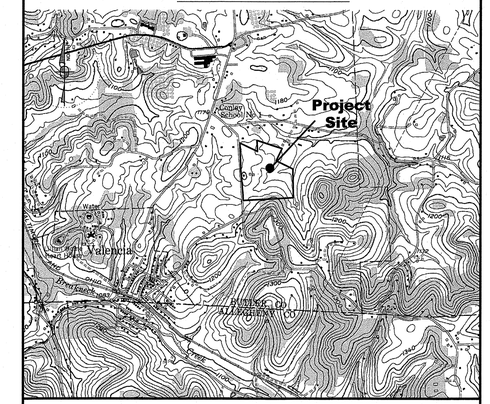
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024



Instr: 202305030006034
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
5/3/2023 1:52 PM
T20230004979

SITE LOCATION MAP



USGS
Valencia Quadrangle

SCALE: 1"= 2000'

DEFINITIONS:

MS4 / WATERSHED EASEMENT: FOR ADAMS TOWNSHIP MUNICIPAL SEPARATE STORM SEWER SYSTEM COMPLIANCE, STREAM AND BANK RESTORATION; INCLUDING THE RIGHT OF INGRESS, EGRESS AND REGRESS.

CONSERVATION EASEMENT: A CONSERVATION EASEMENT IS GRANTED IN FAVOR OF ADAMS TOWNSHIP (AND THE PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE), BUTLER COUNTY, FOR THE PURPOSES OF PRESERVING THE LAND, INCLUDING BUT NOT LIMITED TO TREES, VEGETATION, ANIMAL LIFE, AND OTHER NATURALLY OCCURRING FEATURES. NO ENCROACHMENT MAY BE MADE BY ANY LANDOWNER WHOSE PROPERTY IS SERVIENT TO A CONSERVATION EASEMENT. NO ACCESSORY STRUCTURES, FENCES, POOLS, SHEDS, OR OTHER IMPROVEMENTS MAY BE MADE WITHIN CONSERVATION EASEMENTS, EXCEPT FOR PEDESTRIAN OR BIKING TRAILS, UNLESS EXPRESS WRITTEN PERMISSION OF THE TOWNSHIP SUPERVISORS IS GRANTED. NO LIVE TREES MAY BE REMOVED OR ADDED, AND NO ADDITIONAL LANDSCAPING OR EARTHMOVING MAY OCCUR WITHIN A CONSERVATION EASEMENT UNLESS EXPRESS WRITTEN PERMISSION OF THE TOWNSHIP SUPERVISORS (AND PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE) IS GRANTED.

Site Data Chart	
ZONING DISTRICT CLASSIFICATION	RAM – SMALL PROPERTY SUBDIVISION MODEL
GROSS PROPERTY AREA	1,632,748.2 SF. (37.48 AC.)
PROPOSED LAND USE	SINGLE–FAMILY / DUPLEX
PROPOSED DEVELOPMENT DENSITY	85 LOTS / 2.2 DU/AC.
PROPOSED MINIMUM LOT AREA	8,421.1 SF. (0.19 AC.)
PROPOSED MINIMUM LOT WIDTH	60.5 FT. @ FRONT SETBACK
PROPOSED FRONT YARD SETBACK	20 / 25 FT. MIN.
PROPOSED SIDE YARD SETBACK	10 FT. MIN. / 12.5 FT. TOTAL
PROPOSED REAR YARD SETBACK	30 FT. MIN.
PROPOSED BUILDING HEIGHT	35' MAX
PROPOSED IMPERVIOUS LOT COVERAGE	50% MAX.
PROPOSED PARKING SPACES PER LOT	2 GARAGE & 2 DRIVEWAY
PROPOSED AREA IN DEVELOPMENT LOTS	1,026,155 SF. (23.56 AC.)
PROPOSED PUBLIC STREET R/W AREA	209,137.08 SF. (4.80 AC.)
PROPOSED COMMON OPEN SPACE AREA	397,456.52 SF. (9.13 AC.)
PROPOSED OPEN SPACE AREA (%)	24.24% OF GROSS AREA
DEVELOPMENT/CONSTRUCTION PHASING	THREE (3) PHASES
PHASE I – DEVELOPMENT TOTAL	33 LOTS
PHASE II – DEVELOPMENT TOTAL	22 LOTS
PHASE III – DEVELOPMENT TOTAL	29 LOTS

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REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — LAND SURVEYOR — No. SU075218

REGISTERED ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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
100 0 100 200
(Feet)
1 inch = 100 ft.

Date:	Revision Description:	By:
12/09/2022	PHASE 3 TOWNSHIP SUBMISSION	RB

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

SUNRISE ACRES
Subdivision Plan Phase III

Prepared For:
B3V Partners, LP

Situate In:
Adams Township, Butler County, Pennsylvania

Being a Subdivision of Parcel A-R2 in the Sunrise Acres Subdivision Plan Phase II - Rev 1, recorded in PBV 403, page 3-4.

DRAWING SCALE:	1" = 100'	DESIGNED BY:	AGM
DATE ISSUED:	8/12/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3761	FIELD BOOK #:	---
CADD#:	3761 - Sunrise - Ph3 - REC - Subdiv.dwg		

B3V Partners, LP
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.

REC1

N/F
MATTHEW W. VINSON
INSTR. NO. 202009020039776
BEING LOT 2 IN THE
B3V PARTNERS
CONSOLIDATION PLAN
TO BE RECORDED

N/F
JOSEPH M. &
DARLENE F.
THURNER
DBV-PG: 1932-203
PARCEL I.D. NO.
10-3F59-X12

N/F
MARK T. &
KIMBERLY A. VINSON
INSTR. NO. 202403150007928
BEING LOT 3 IN THE
B3V PARTNERS
CONSOLIDATION PLAN
TO BE RECORDED

N/F
DALE S. &
LOUELLA M. WEIGLE
D.B.V. 2372, PG. 808
PARCEL I.D. NO.
10-3F59-A4

VISTA RIDGE
P.B.V. 331, PG. 22

PARCEL A
PARCEL B

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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

Date:	Revision Description:	By:
12/09/2022	PHASE 3 TOWNSHIP SUBMISSION	RB

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

SUNRISE ACRES
Subdivision Plan Phase III

Prepared For:
B3V Partners, LP

Situate In:
Adams Township, Butler County, Pennsylvania

Being a Subdivision of Parcel A-R2 in the Sunrise Acres Subdivision Plan Phase II - Rev 1, recorded in PBV 403, page 3-4.

DRAWING SCALE:	1" = 100'	DESIGNED BY:	AGM
DATE ISSUED:	8/12/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3761	FIELD BOOK #:	---
CADD#:	3761 - Sunrise - Ph3 - REC - Subdiv.dwg		

B3V Partners, LP
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.

REC2

Instr: 202305030006039
Pgs: 1 P: $65.00 5/3/2023 3:17 PM
Michele Mustello T20230004933
Butler County Recorder PA

OWNER'S CERTIFICATION

WE, ~~WILLIAM H. KRAUSE~~ DECEASED, JANICE G. KRAUSE, JOHN W. RHODABERGER AND BRYAN SCOTT, TRUSTEE OF THE KRAUSE FAMILY IRREVOCABLE TRUST, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 1 DAY OF MAY, 2023.

x DECEASED
WILLIAM H. KRAUSE

x Janice G. Krause
JANICE G. KRAUSE

x Bryan Scott Trustee
BRYAN SCOTT, TRUSTEE
THE KRAUSE FAMILY IRREVOCABLE TRUST
SIGNING FOR SEPTIC EASEMENT ON 16E

x
JOHN W. RHODABERGER

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, ~~WILLIAM H. KRAUSE~~ DECEASED, ~~JANICE~~ G. KRAUSE, JOHN W. RHODABERGER AND BRYAN SCOTT, TRUSTEE OF THE KRAUSE FAMILY IRREVOCABLE TRUST, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF MAY, 2023.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

x
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

5 APRIL 2023
DATE

x
STANLEY D. GRAFF
REG. NO. SU-039161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLEARFIELD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS 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 CLEARFIELD THIS 10TH DAY OF April, 2023.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 3RD DAY OF April, 2023.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 27TH DAY OF March, 2023.

x
SECRETARY

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 410, PAGE(S) 37.

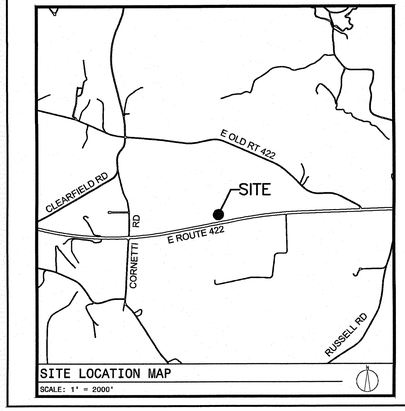
GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF May, 2023.

x
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

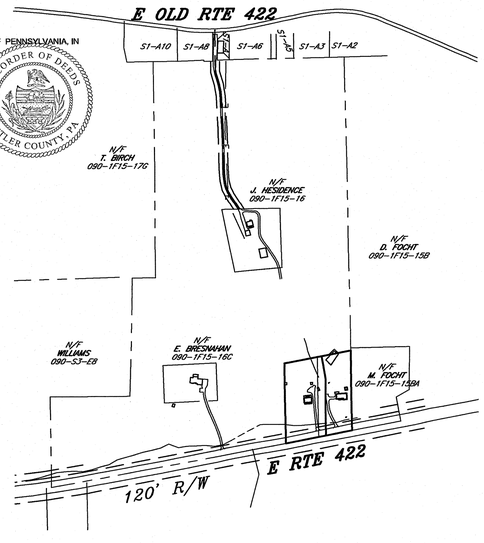
RECORDER OF DEEDS — BUTLER COUNTY, PA

SITE LOCATION MAP



SCALE: 1" = 2000'

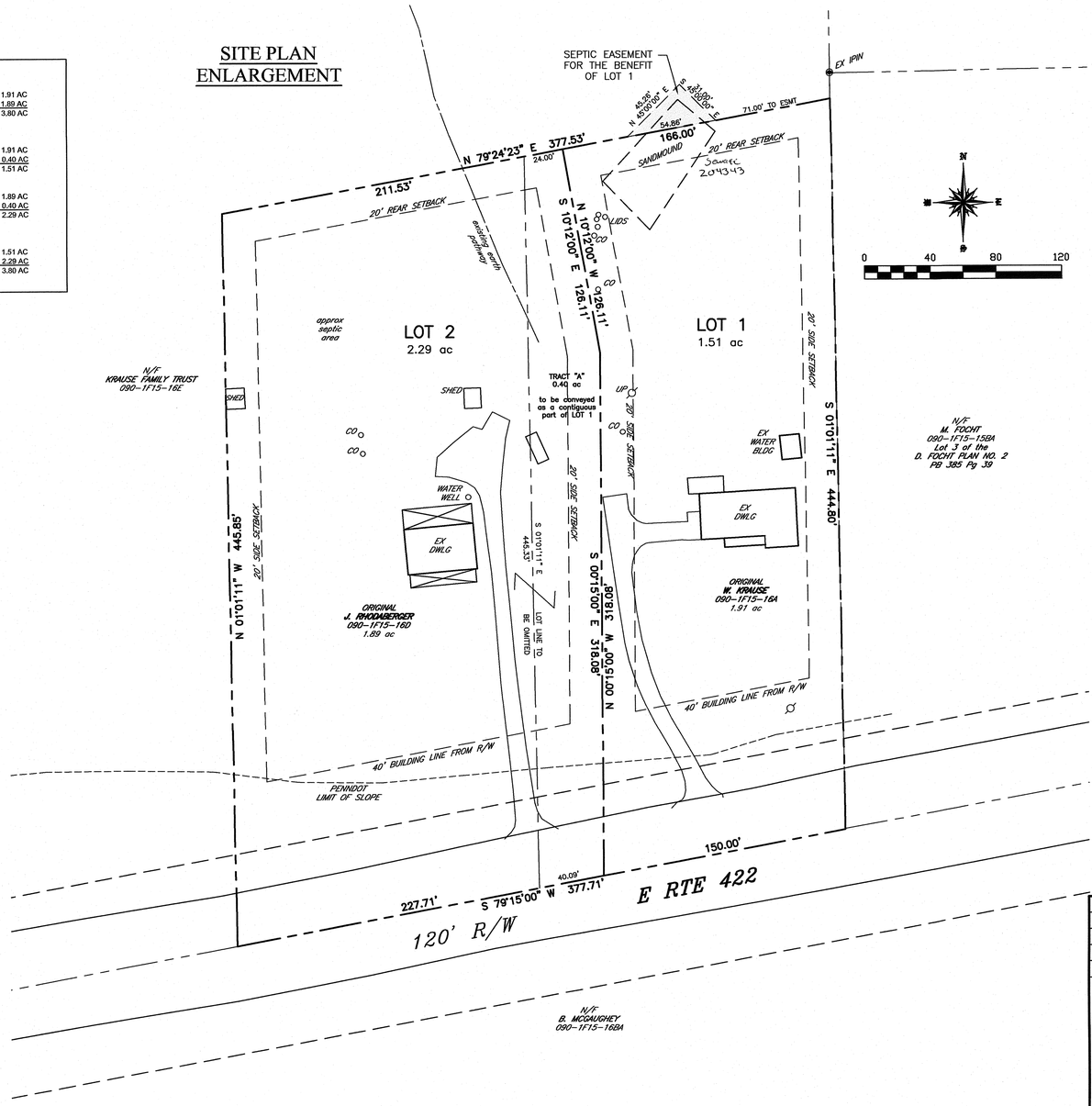
SITE PLAN



PROPERTY AREAS:

EXISTING TOTALS	
090-1F15-16A	1.91 AC
+090-1F15-16D	1.89 AC
EXISTING TOTAL	3.80 AC
LOT 1	
ORIGINAL 1F15-16A	1.91 AC
- TRACT A	0.40 AC
LOT 1 TOTAL	1.51 AC
LOT 2	
ORIGINAL 1F15-16D	1.89 AC
+TRACT A	0.40 AC
LOT 2 TOTAL	2.29 AC
REVISED TOTALS	
LOT 1	1.51 AC
+LOT 2	2.29 AC
REVISED TOTAL	3.80 AC

SITE PLAN ENLARGEMENT



GENERAL NOTES:

1. PROPERTY OWNER: 090-1F15-16A WILLIAM AND JANICE KRAUSE; 090-1F15-16D JOHN W. RHODABERGER; 090-1F15-16E KRAUSE FAMILY TRUST (SEPTIC EASEMENT)
2. ADDRESS: 1631 RT 422 E, FENELTON, PA 16034
3. PA ONE CALL: 20190232489
4. FEMA FLOOD DESIGNATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD; FIRM: 42019C0455D; FIRM EFFECTIVE: 8/2/2018
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. KRAUSE SUBDIVISION A — PLAN BOOK 246 PG 31
     - 5.2.2. KRAUSE SUBDIVISION B — PLAN BOOK 247 PG 19
     - 5.2.3. WALKER PLAN — PLAN BOOK 309 PG 32
     - 5.2.4. D. FOCHT PLAN — PLAN BOOK 310 PG 26
     - 5.2.5. ALTMAN LOT LINE REVISION — PLAN BOOK 321 PG 18
     - 5.2.6. KRAUSE PLAN NO. 3 — PLAN BOOK 376 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.

RECORDED _____ 20____

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SHEET _____ of _____

REV	DESCRIPTION	BY	DATE
A	REVISIONS FOLLOWING CLEARFIELD TOWNSHIP PLANNING MEETING ON 4/3/2023	SDG	4/5/23

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

KRAUSE / RHODABERGER PLAN

BEING A

LOT LINE REVISION

FOR

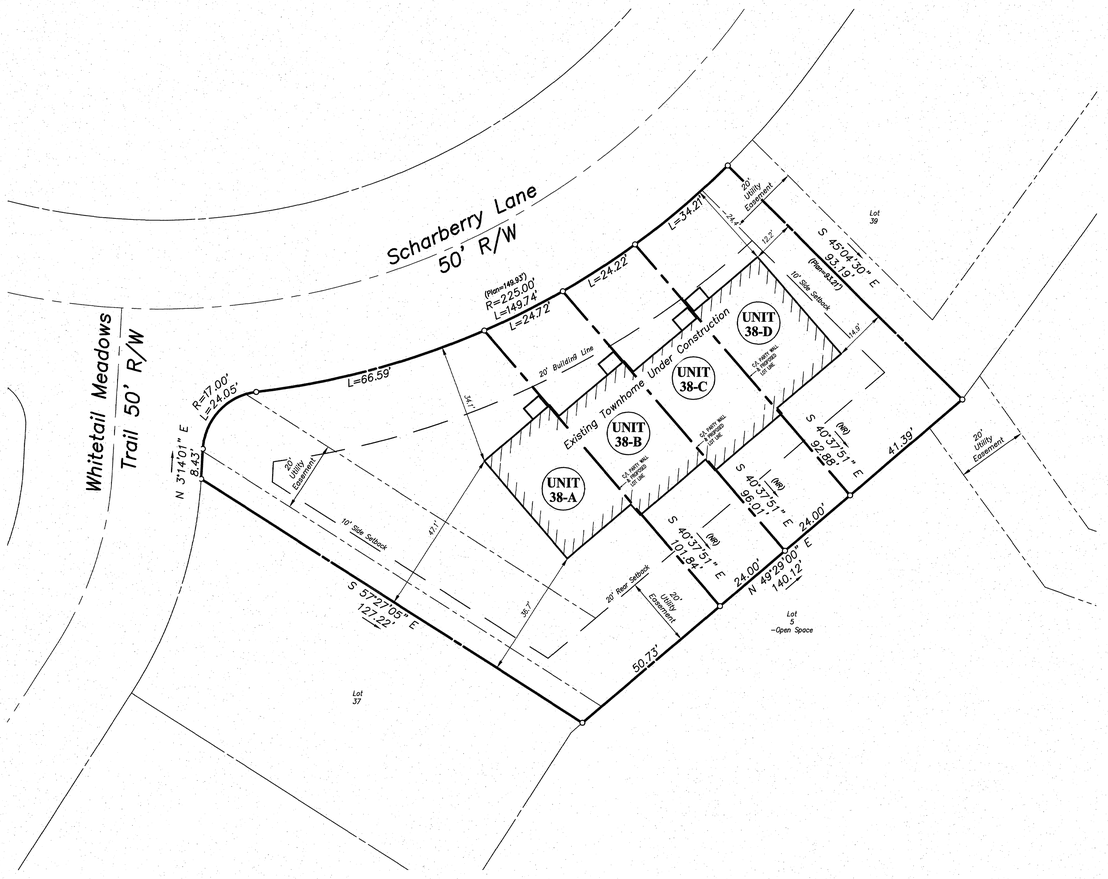
WILLIAM & JANICE KRAUSE
JOHN RHODABERGER

SITUATE
CLEARFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
3/15/23	SDG	Sdg	VARIES

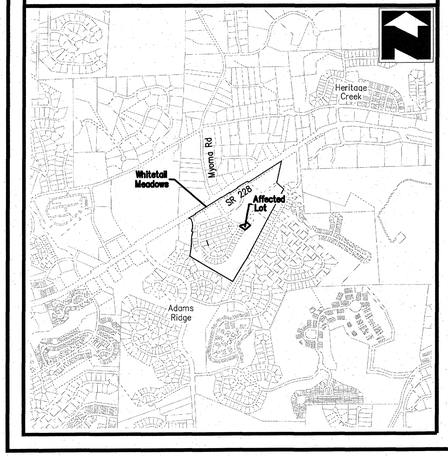
PROJECT NO.	TAX PARCEL NO.	REVISION
21-239	090-1F15-16A & 16D	A

Instr: 202305040006118
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/4/2023 2:02 PM
T20230005047



PLAN BOOK	PAGE
410	38

LOCATION MAP 1" = 2000'



Access Note:

The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Proposed Lot Areas

Unit	Sq.Ft.	Acres
38-A	8,197.710	0.188
38-B	2,368.560	0.054
38-C	2,261.420	0.052
38-D	3,494.950	
Original Lot 38	16,322.640	0.294

General Plan Notes

a. This plan is a resubdivision of Lot 38 of the Hespenheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
b. The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as-built party walls.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. No new units are being proposed that were not originally accounted for.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 14676

Lot Reference:
Tax Parcel 010-S25-AE38
INST# 202302160002179

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001-2325018
Drawing Scale	1"=20'
Date	March 23, 2023
Project Manager	
Revision	

Whitetail Meadows Amendment No 24

Being A Revision to Lot 38 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 313
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

NVR, Inc. - Owner

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 24 DAY OF April A.D. 2023

ATTEST: Patrick Reilly - VP
OFFICER WITNESSING

VICE PRESIDENT, NVR, INC.

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

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA]
] SS
COUNTY OF BUTLER]

ON THIS 24 DAY OF April A.D. 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Roberson, VP OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS_____OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April A.D. 2023

Jennifer Lyn Sperdute
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 14 DAY OF October A.D. 2023

Registered Surveyor

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

James A. Sperdute 4/24/23
JAMES A. SPERDUTE, R.S. # 84457-E — DATE

Township Engineer

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

Ronald Olsen 26406 E 4/24/23
PRINTED NAME & REGISTRATION NO. — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 24 DAY OF April 2023

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — Edward L Vogel, ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR
CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — Darryl Zinn, ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF APRIL A.D. 2023

R. Hunter DRM
SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA]
]SS
COUNTY OF BUTLER]

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 410 PAGE 38

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF May A.D. 2023

Michele M. Mustello
BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

COMMONWEALTH OF PENNSYLVANIA — DEPARTMENT OF STATE — PROFESSIONAL ENGINEER — JAMES ANTHONY SPERDUTE — SURVEYOR — No. 84457-E

Registered Surveyor

Township Engineer

Adams Township Supervisors

BUTLER COUNTY PLANNING COMMISSION

Butler County Planning

RECORDER OF DEEDS — BUTLER COUNTY, PA

Butler County Recorder of Deeds

Instr: 202305040006119
Pgs: 1 T: $48.60
Michele Mustello
Butler County Recorder PA
5/4/2023 2:01 PM
T20230065048

Review By Twp Engineer & Planning Director

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

Thomas L Thompson 042890-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L. THOMPSON ENGINEER 042890-E

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 20th DAY OF March 2023 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 24 DAY OF April 2023 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 32 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.

NVR, INC.

Patrick Reilly - VP
SIGNATURE AND TITLE OF OFFICER WITNESSING

- VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4-24-2023
DATE

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1388573
Member, Pennsylvania Association of Notaries

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler PERSONALLY APPEARED Pete Robertson - VP 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 24 DAY OF April 2023

(SEAL)

Jennifer Lyn Sperdute
NOTARY PUBLIC

I, Pete Robertson, VP OF NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 32 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. . 202301310001399. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Patrick Reilly - VP
SIGNATURE OF WITNESS

- VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

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

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 GRADES, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR INSTALL ANY OTHER SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS..

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 20TH DAY OF March, 2023.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 15TH DAY OF MARCH 2023.

SECRETARY

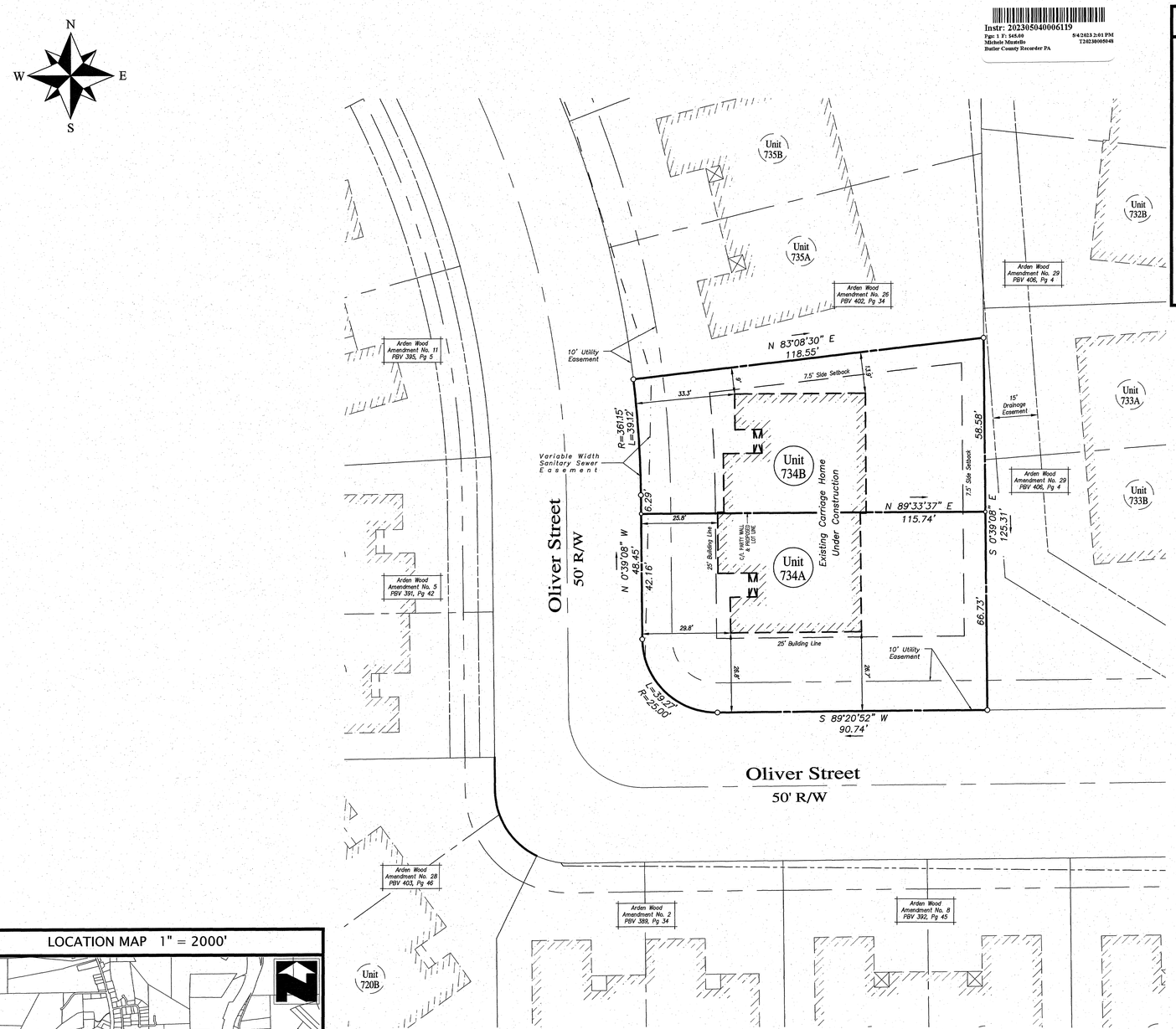
CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 410 PAGE 39.
GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF May 2023

(SEAL)

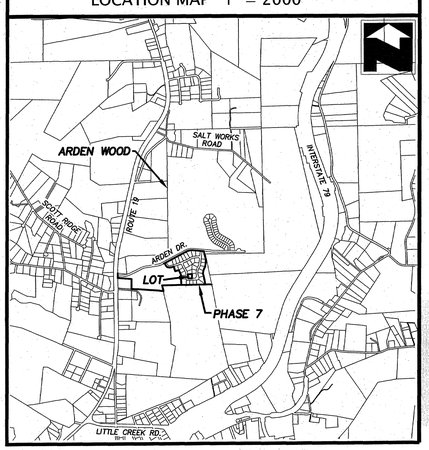
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS



Oliver Street
50' R/W

LOCATION MAP 1" = 2000'



PLAN BOOK	PAGE
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GRAPHIC SCALE

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

REGISTERED SURVEYOR

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 734 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS – PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

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

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

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT
R-2 RESIDENTIAL

• MINIMUM LOT WIDTH	110.00' @ BUILDING LINE
• MINIMUM FRONT SETBACK	25.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET
• MINIMUM SIDE SETBACK	5.00 MIN/15.00 TOTAL
• MAXIMUM BUILDING HEIGHT	2.5 STORIES

*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

	734A	734B	Total
Sq. Ft.	7,613.14	6,054.56	13,667.70
Acres	0.175	0.139	0.314

PROPERTY REFERENCES

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

LOT REFERENCES:

LOT 734
TAX PARCEL 200-S7-B734
INSTRUMENT NO. 202301310001399

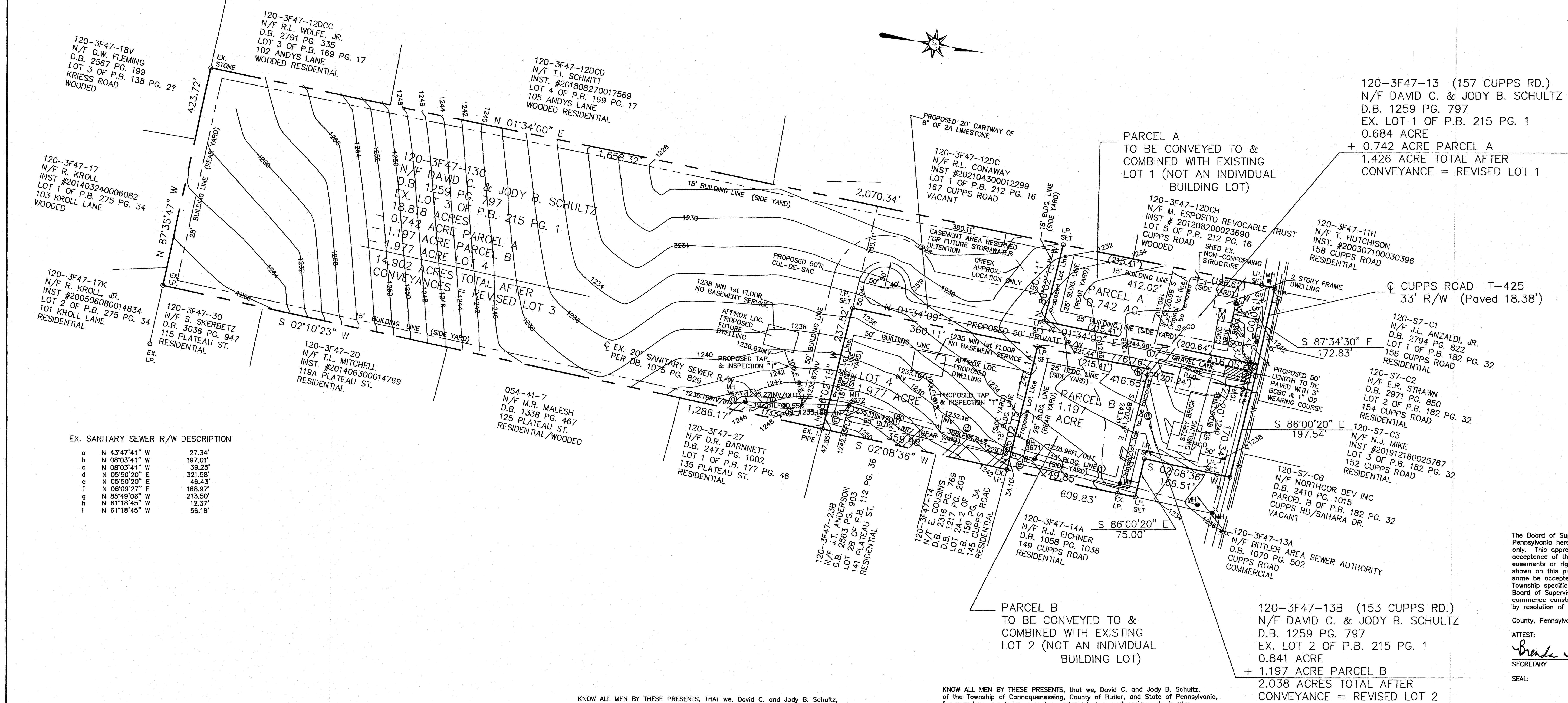
DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1010-2324915
DRAWING SCALE:	1"=20'
DATE:	March 1, 2023
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 32

Being a subdivison of Lots 734 of the
Arden Woods Residential Plan of Lots Phase 7
As recorded in Plan Book 382, Page 8
Lancaster Township, Butler County, PA

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd. Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



EX. SANITARY SEWER R/W DESCRIPTION

a	N 43°47'41" W	27.34'
b	N 08°03'41" W	197.01'
c	N 08°03'41" W	39.25'
d	N 05°50'20" E	321.58'
e	N 05°50'20" E	46.43'
f	N 06°09'27" E	168.97'
g	N 85°49'06" W	213.50'
h	N 61°18'45" W	12.37'
i	N 61°18'45" W	56.18'

Instr: 202305090006375
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/9/2023 2:27 PM
T20230005248

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 DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: DAVID & JODY SCHULTZ
153 CUPPS ROAD
RENFREW, PA 16053

REF: PROPERTY SURVEY FOR EUGENE COUSINS BY LAND SURVEYORS, INC., 07/13/2020, #20-050.

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.

REF: SHULTZ PLAN NO. 1 BY R.B. SHANNON & ASSOC., REC. 07/21/98, P.B. 215 PG. 1.

SUBJECT TO RIGHT-OF-WAY GRANTED BY DAVID KUPPS AS OWNER TO PITTSBURGH, HARMONY, BUTLER AND NEW CASTLE RAILWAY COMPANY.

CONTOURS ARE BASED ON BUTLER AREA SEWER AUTHORITY DATUM WITH MANHOLES AS BENCHMARKS.

LOTS 3 & 4 TO BE SERVED BY PRIVATE WELLS.

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 5th day of April, 2023.

ATTEST:

SECRETARY — CHAIRMAN

SEAL:

Reviewed with comments by the Butler County Planning Commission at a meeting held this 15TH day of FEB, 2023. Letter to Connoquenessing Township Board of Supervisors dated 2-16-23, 2023.

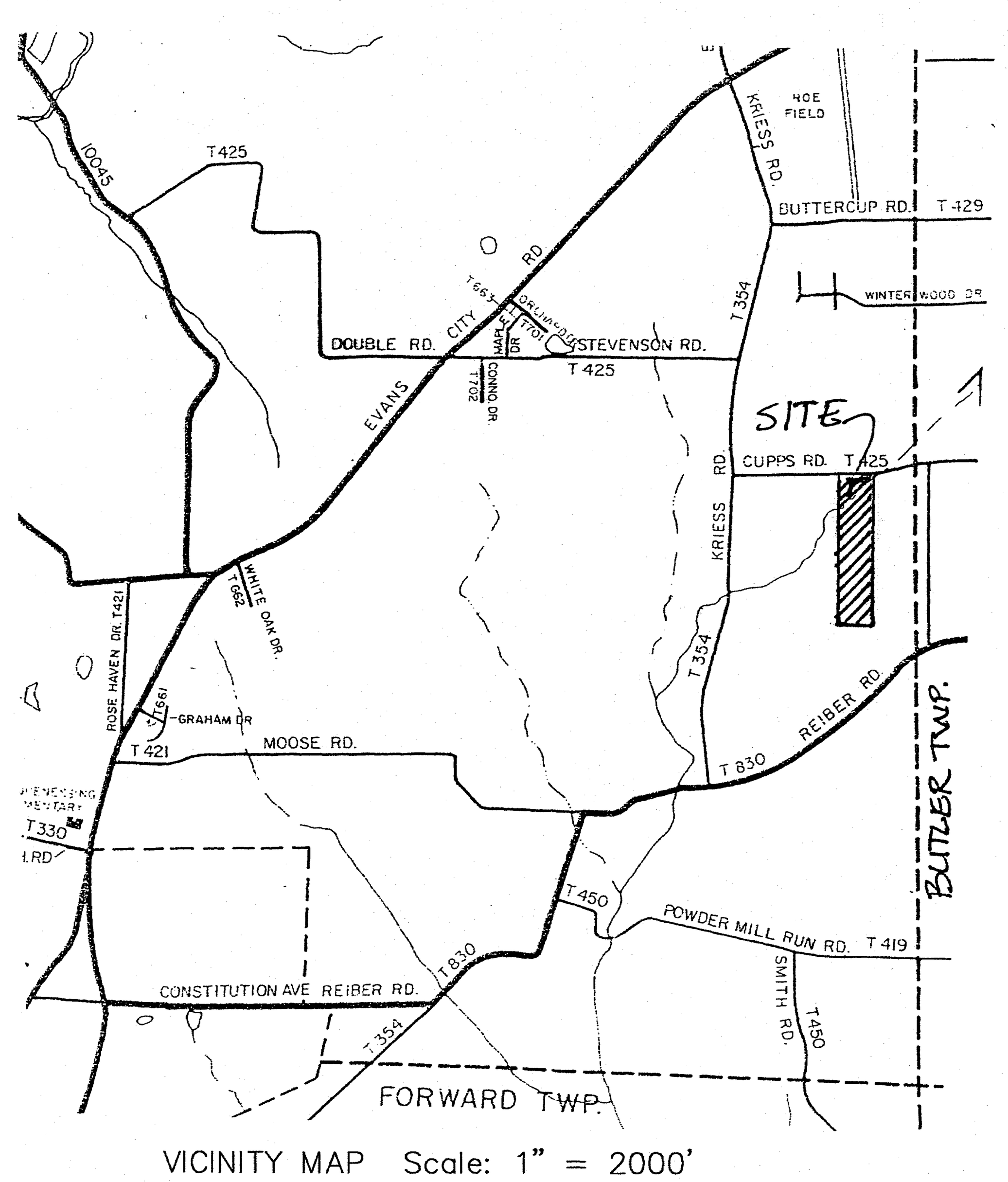
SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 410, Page 40.
Given under my hand and seal this 9TH day of MAY, 2023.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, THAT we, David C. and Jody B. Schultz, 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 David C. and Jody B. Schultz, 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 12 day of April, A.D., 2023.

ATTEST:

OWNER — OWNER

WITNESS My hand and notarial seal this 12 day of April, A.D., 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

My Commission Expires the 12 day of Sept., A.D., 2026.

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

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 REG. #SU-32490-E — February 23, 2023 DATE

Reviewed and approved by the Connoquenessing Township Planning Commission this 15th day of March, 2023.

SECRETARY — CHAIRMAN

SEAL:

KNOW ALL MEN BY THESE PRESENTS, that we, David C. and Jody B. Schultz, 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, David C. and Jody B. Schultz, 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 David C. and Jody B. Schultz, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12 day of April, 2023.

ATTEST:

OWNER (SEAL) — OWNER

NOTARY PUBLIC (SEAL)

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

My Commission Expires the 12 day of Sept, A.D., 2026.

The foregoing adoption and dedication is made by David C. and Jody B. Schultz 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:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named David C. and Jody B. Schultz, 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 12 DAY OF April, 2023.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

PLAN BOOK	PAGE
410	40

0 100 200 300

REVISED 02/23/2023; TOWNSHIP ENGINEER'S REVIEW COMMENTS
REVISED 02/10/2023; TOWNSHIP ENGINEER'S REVIEW COMMENTS

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

SCHULTZ PLAN OF SUBDIVISION NO. 2

FOR: DAVID C. & JODY B. SCHULTZ

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

Date 01/26/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 120-3F47-13, 13B, 13C		Db-Pg 1259-797	Service No. 22-136
Address 153/157 CUPPS ROAD			

KNOW ALL MEN BY THESE PRESENTS; THAT DON & BRENDA WILKERSON, DO 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, DON & BRENDA WILKERSON, 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 DON & BRENDA WILKERSON, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 27th DAY OF February 2023.

ATTEST:

Don Wilkerson
OWNER

Brenda Wilkerson
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 DON & BRENDA WILKERSON 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 27th DAY OF February 2023.
MY COMMISSION EXPIRES THE 4th DAY OF June 2024.

Ronald W Coyer
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Ronald W. Coyer, Notary Public
Butler County
My commission expires June 4, 2024
Commission number 1032058
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS; THAT TRACY A. & TAMMY L. MAINES, DO 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, TRACY A. & TAMMY L. MAINES, 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 TRACY A. & TAMMY L. MAINES, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12 DAY OF April 2023.

ATTEST:

OWNER

OWNER

STATE OF North Carolina) SS:
COUNTY OF Moore)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED TRACY A. & TAMMY L. MAINES AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 12th DAY OF April 2023.
MY COMMISSION EXPIRES THE 9th DAY OF March 2027.

ROBIN B PRIM NOTARY PUBLIC MOORE COUNTY NC

NOTARY PUBLIC

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 19th DAY OF January, 2023.

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 9 DAY OF May, 2023.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

WORTH TOWNSHIP BUTLER COUNTY, PENNSYLVANIA SEAL

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF FEB 2023.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION NOTED

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 410 PAGE 41.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MAY 2023.

RECORDER

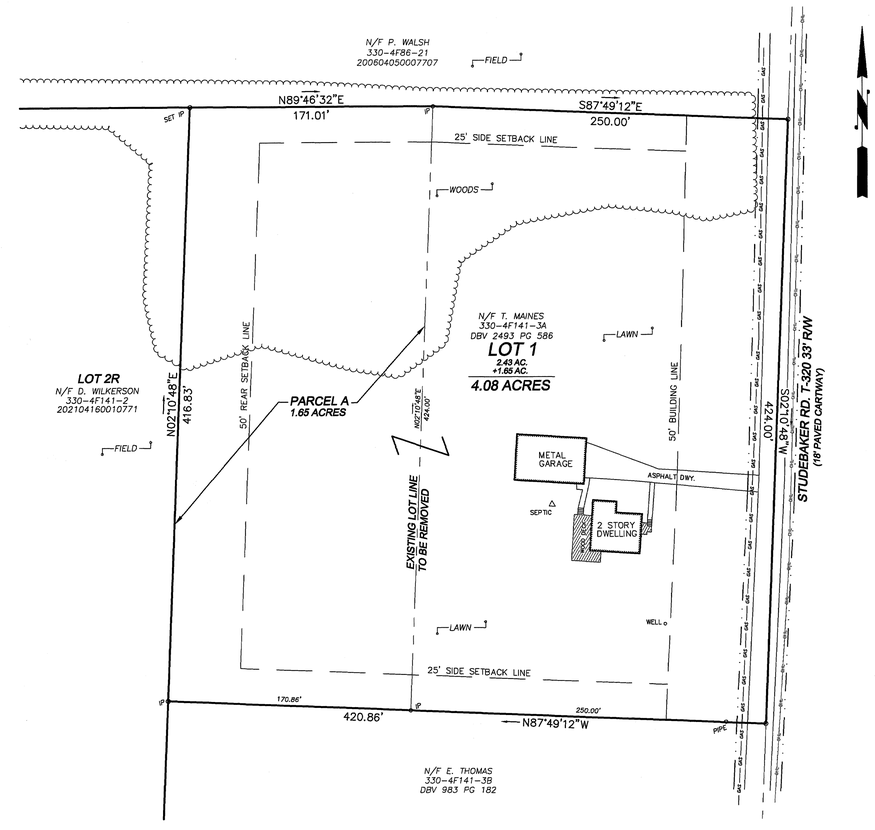
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

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.

2/17/23
DATE

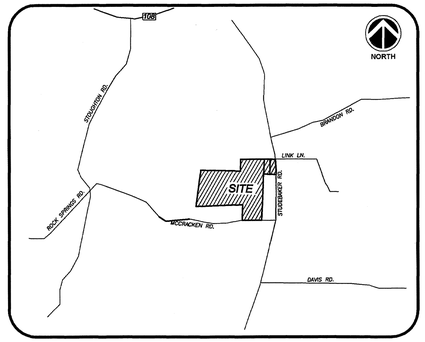
REG. NO. SU075509



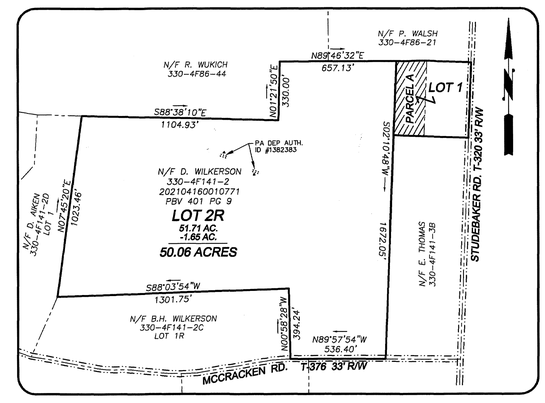
NOTES:
1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 330-4F141-2 (D. WILKERSON) AND BECOME PART OF ADJOINING PARCEL 330-4F141-3A (T. MAINES) TO CREATE LOT 1.

PLAN BOOK	PAGE
410	41

Instr: 202305110006459
Pgs: 1 F: $45.00 5/11/2023 10:30 AM
Michele Mustello T20230005322
Butler County Recorder PA



VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1"= 400'

TOTAL PLAN AREA	54.14 ACRES
LOT 1	4.08 ACRES
LOT 2R	50.06 ACRES

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

OWNER:
TRACY A. & TAMMY L. MAINES
1914 OLD RIVER RD.
CARTHAGE, NC 28327
724-530-6946
TAX PARCEL 330-4F141-3A
DEED REF: DBV 2493 PG 586

OWNER:
DON & BRENDA WILKERSON
49 VALLEY VIEW ROAD
CLAYSVILLE, PA 15323
724-679-7422
TAX PARCEL 330-4F141-2
DEED REF: 202104160010771
PBV 401 PG 9

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

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

Scale 1" = 50'
Date Jan. 6, 2023
Job No. 3589

MAINES/WILKERSON LOT LINE REVISION
Situate in Worth Township Butler County, Pa.
Prepared For Tracy A. Maines
Sheet No. 1 of 1

CORPORATION ADOPTION, DEDICATION AND RELEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT THOROUGHBRED DEVELOPMENT, LLC, A CORPORATION INCORPORATED UNDER THE LAW OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY IRREVOCABLY DEDICATE, FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, THOROUGHBRED DEVELOPMENT, 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 MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FROM 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, THOROUGHBRED DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 2nd DAY OF May 2020. 2023

ATTEST:

JOSEPH P. RESTELLI, SECRETARY

JOSHUA W. REINERT, VICE PRESIDENT

THOROUGHBRED DEVELOPMENT, LLC FULLY UNDERSTANDS AND AGREES 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, COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

JOSHUA W. REINERT, VICE PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JOSHUA W. REINERT, PRESIDENT OF THE THOROUGHBRED DEVELOPMENT, LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT SAID PLAN IS THE ACT AND DEED OF THE CORPORATION, AND THAT THE CORPORATION DESIRES SAID PLAN TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF May 2020. 2023

Commonwealth of Pennsylvania - Notary Seal
Makenna Maylin, Notary Public
Butler County
My commission expires April 21, 2025
Commission number 1306435

NOTARY PUBLIC

CERTIFICATE OF TITLE - NO MORTGAGE

I/WE JOSHUA W. REINERT AND JOSEPH P. RESTELLI, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY SHOWN HERON IS IN THE NAME OF THOROUGHBRED DEVELOPMENT, LLC AND IS RECORDED IN INSTRUMENT NO. 202006170011516.

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

WITNESS: Tracy Amgarett

OWNERS:

JOSHUA W. REINERT, VICE PRESIDENT

JOSEPH P. RESTELLI, SECRETARY

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 7TH DAY OF February, 2020. 2023

ATTEST:

SECRETARY

VICE CHAIRMAN

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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 15 DAY OF FEB. 2020. 2023

ATTEST:

SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF FEB. 2020. 2023

DIRECTOR CHAIR

SEC.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Instr: 202305110006509
Pgs: 2 F: $85.00 5/11/2023 2:04 PM
Michele Mustello T202306005360
Butler County Recorder PA

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 202305110006509. Book 410 PAGES 42-43

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF May, A.D. 2020. 2023

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK W. REIDENBACH, 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, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

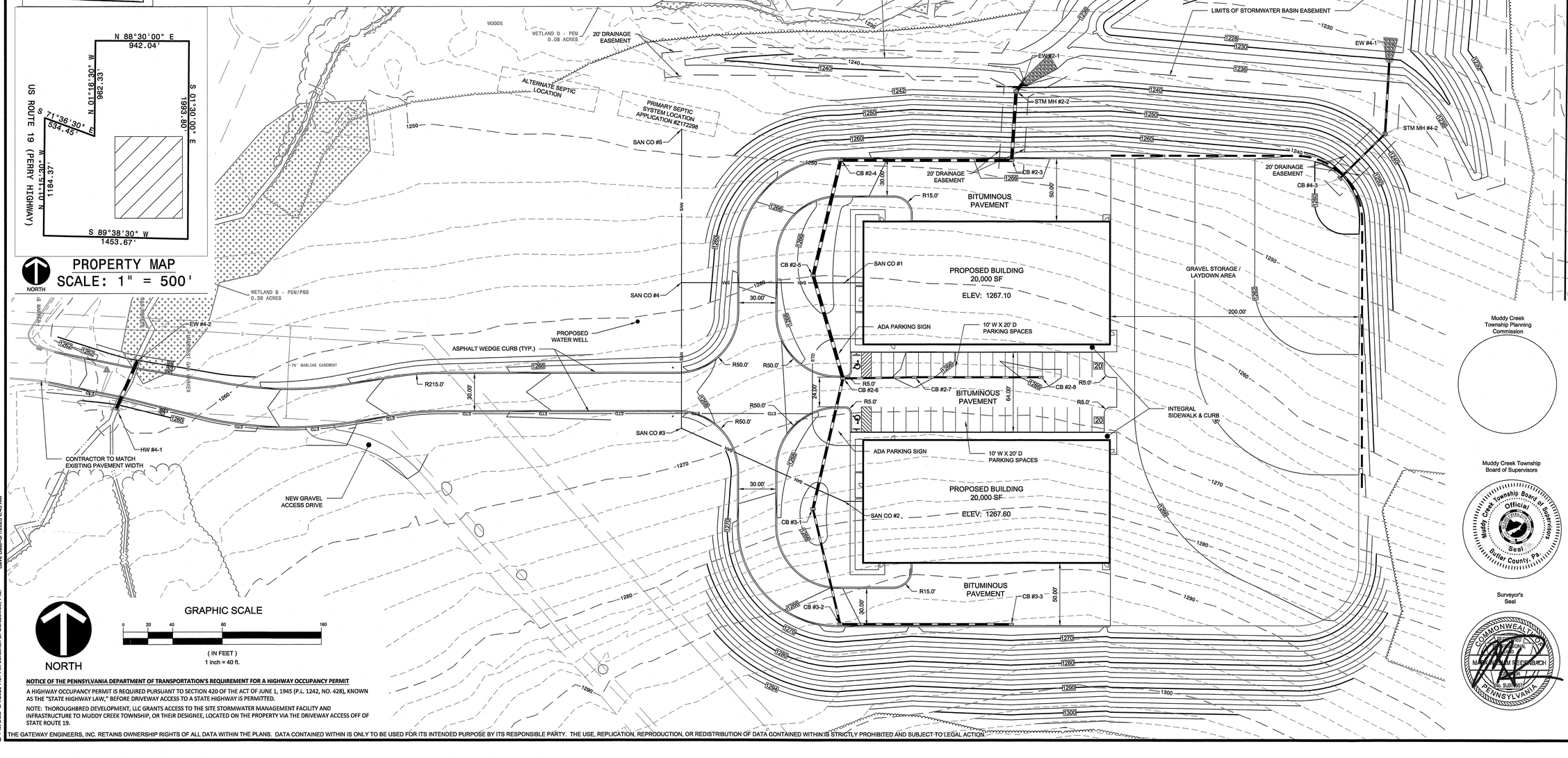
MARK W. REIDENBACH, PLS, SU075507

PLAN BOOK	PAGE
410	42

Recorder of Deeds

Notary Public

Butler County Planning Commission



NOTICE OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S REQUIREMENT FOR A HIGHWAY OCCUPANCY PERMIT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

NOTE: THOROUGHBRED DEVELOPMENT, LLC GRANTS ACCESS TO THE SITE STORMWATER MANAGEMENT FACILITY AND INFRASTRUCTURE TO MUDDY CREEK TOWNSHIP, OR THEIR DESIGNEE, LOCATED ON THE PROPERTY VIA THE DRIVEWAY ACCESS OFF OF STATE ROUTE 19.

Muddy Creek Township Planning Commission

Muddy Creek Township Board of Supervisors

Surveyor's Seal

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

WWW.GATEWAYENGINEERS.COM | 412.487.8300 | 400 HOLIDAY DRIVE, SUITE 105, PITTSBURGH, PA 15220

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date
01	2023-02-08
02	2023-02-16
03	2023-03-15
04	2023-03-23
05	2023-03-27
06	-
07	-
08	-
09	-

REVISED PER GANNETT FLEMING REVIEW LETTER DATED 2023-02-06
REVISED PER BCCD REVIEW LETTER DATED 2023-02-16
SITE PLAN UPDATES
PAD AND SITE GRADING UPDATES
ISSUED FOR CONSTRUCTION

ROUTE 19 EXPANSION

1123 PERRY HIGHWAY
PROSPECT, PA 16052

PREPARED FOR:
THOROUGHBRED DEVELOPMENT, LLC
222 MAIN STREET
PROSPECT, PA 16052

RECORDED PLAN

Project Number: C-39778-0006
Drawing Scale: 1" = 40'
Date Issued: JAN. 2023
Index Number: --
Drawn By: JSS
Checked By: JEG
Project Manager: JEG

C102

Path & Filename=R:\Projects\39000\39778 Thoroughbred Property\-0006 Route 19 Expansion\Dwg\02-Sheet\39778-0006_C100 SITE GRAD UTIL.dwg
Plot Date=5/1/2023 7:07 AM Jonathan E. Garczewski, P.E.
Save Date=5/1/2023 6:45 AM

THIS PLAN IS FOR PCSM PURPOSES ONLY

TOWNSHIP STORMWATER MANAGEMENT ORDINANCE NOTES AND STATEMENTS

I, Joshua W. Pairot OWNER OF THOROUGHBRED DEVELOPMENT,LLC AND THE LAND SHOWN ON THIS PLAN, HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT BMP's ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY MUDDY CREEK TOWNSHIP. I ALSO ACKNOWLEDGE THAT THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THIS STORMWATER MANAGEMENT PLAN.

Joshua W. Pairot — 5-2-2023
SIGNATURE — DATE

I, JONATHAN E. GARCZEWSKI, P.E., HERBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

5-1-2023
SIGNATURE — DATE

I, THOMAS L. THOMPSON, P.E., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

5-3-2023
SIGNATURE — DATE

NOTE: AN AS-BUILT DRAWING OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MUDDY CREEK TOWNSHIP PRIOR TO OCCUPANCY, OR THE RELEASE OF ANY SURETY BONDS.

PCSM CONTROL LEGEND

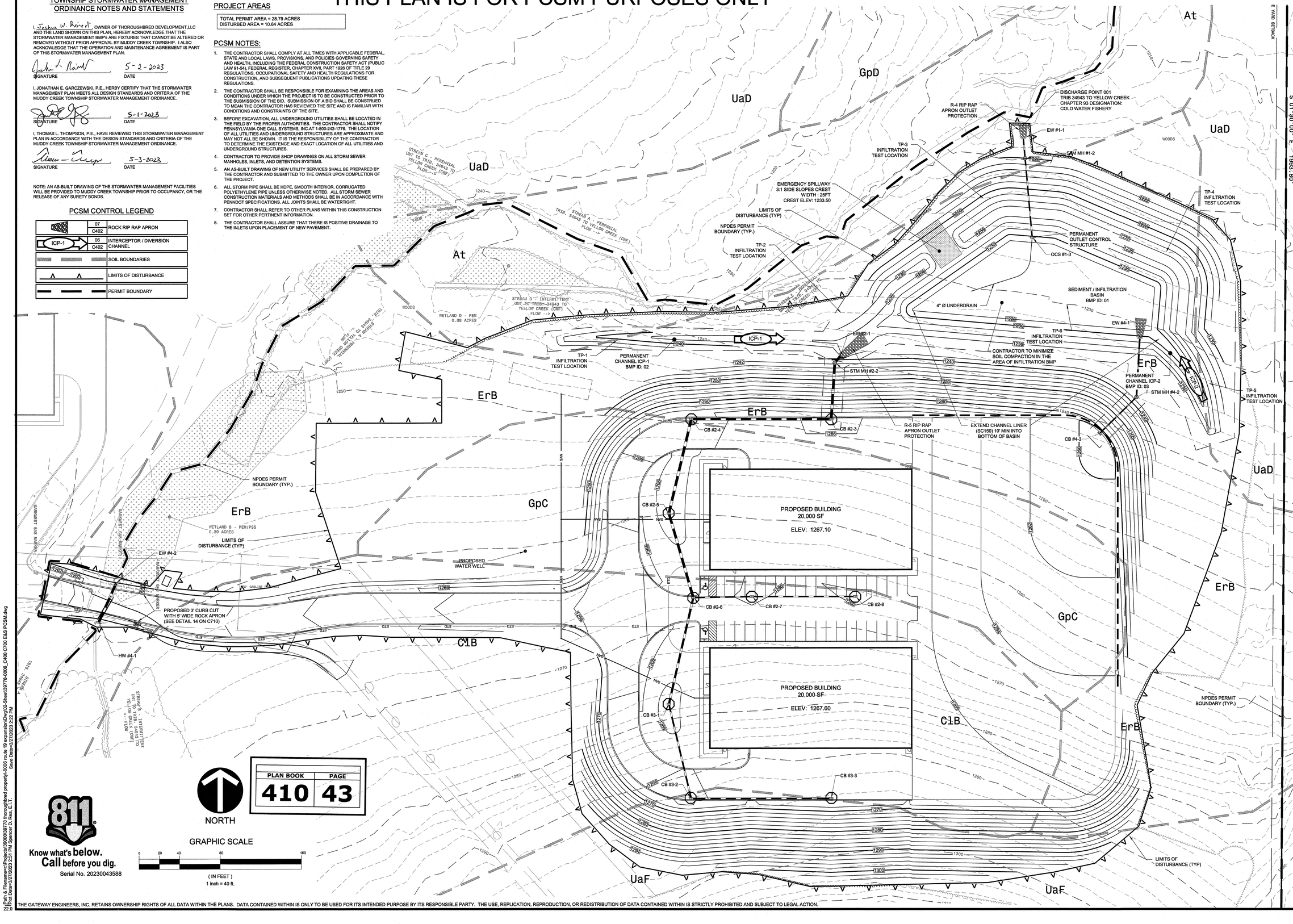
	07 C402	ROCK RIP RAP APRON
ICP-1	06 C402	INTERCEPTOR / DIVERSION CHANNEL
		SOIL BOUNDARIES
		LIMITS OF DISTURBANCE
		PERMIT BOUNDARY

PROJECT AREAS

TOTAL PERMIT AREA = 28.79 ACRES
DISTURBED AREA = 10.64 ACRES

PCSM NOTES:

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



811 Know what's below. Call before you dig. Serial No. 20230043588

NORTH

PLAN BOOK	PAGE
410	43

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

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

Path & Filename=I:\Projects\39000\39778 thoroughbred property-0006 route 19 expansion\Dwg\02-Sheet\39778-0006_C400 C700 E&S PCSM.dwg
Plot Date=3/27/2023 2:51 PM Spencer D. Rea, E.I.T.
Save Date=3/27/2023 2:22 PM
22.0

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
30 Isabella Street, Suite 105, Pittsburgh, PA 15212 (412) 904-3500

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date	
01	2023-02-08	REVISED PER GANNETT FLEMING REVIEW LETTER DATED 2023-02-06
02	2023-02-16	REVISED PER BCCD REVIEW LETTER DATED 2023-02-16
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04	2023-03-23	PAD AND SITE GRADING UPDATES
05	2023-03-27	ISSUED FOR CONSTRUCTION
06	-	-
07	-	-
08	-	-

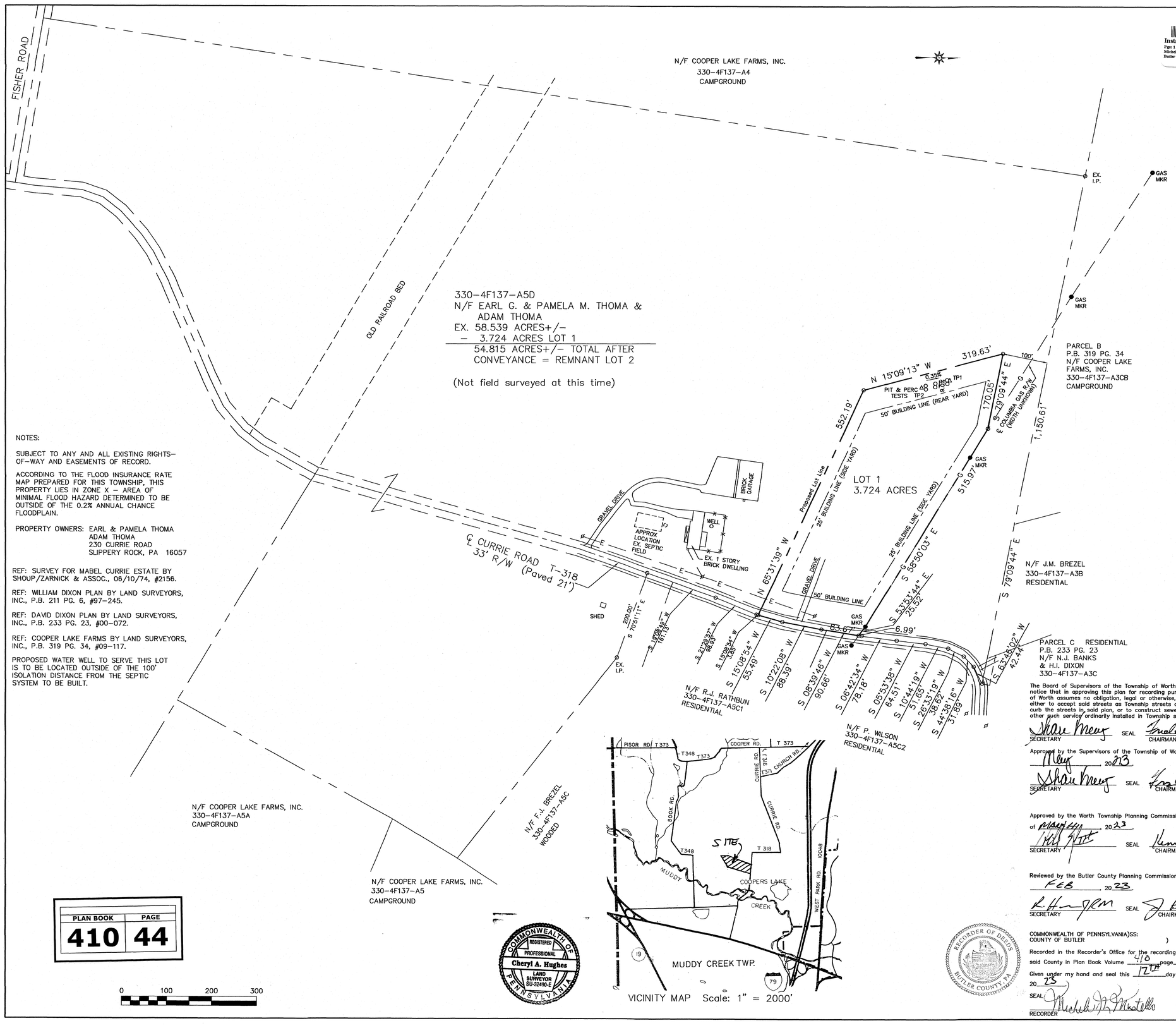
ROUTE 19 EXPANSION
1123 PERRY HIGHWAY
PROSPECT, PA 16052

PREPARED FOR:
THOROUGHBRED DEVELOPMENT, LLC
222 MAIN STREET
PROSPECT, PA 16052

PCSM PLANS

Project Number: C-39778-0006
Drawing Scale: 1" = 40'
Date Issued: JAN. 2023
Index Number: --
Drawn By: JSS
Checked By: JEG
Project Manager: JEG

C701



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 DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: EARL & PAMELA THOMA
ADAM THOMA
230 CURRIE ROAD
SLIPPERY ROCK, PA 16057

REF: SURVEY FOR MABEL CURRIE ESTATE BY SHOUP/ZARNICK & ASSOC., 06/10/74, #2156.

REF: WILLIAM DIXON PLAN BY LAND SURVEYORS, INC., P.B. 211 PG. 6, #97-245.

REF: DAVID DIXON PLAN BY LAND SURVEYORS, INC., P.B. 233 PG. 23, #00-072.

REF: COOPER LAKE FARMS BY LAND SURVEYORS, INC., P.B. 319 PG. 34, #09-117.

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

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

Instr: 202305120006555
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
05/12/2023 10:05 AM
T20230005404

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of May 1, 2023

ATTEST:

Amber Saluga
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Amber L. Saluga, Notary Public
Butler County
My commission expires May 23, 2026
Commission number 1421649
Member, Pennsylvania Association of Notaries

OWNER
Earl G. Thoma

OWNER
Pamela M. Thoma

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 Earl G. and Pamela M. Thoma, 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 1st day of May, 2023

My Commission expires the 23 day of May, 2026

SEAL

Amber Saluga
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Amber L. Saluga, Notary Public
Butler County
My commission expires May 23, 2026
Commission number 1421649
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1st day of May 1, 2023

ATTEST:

Amber Saluga
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Amber L. Saluga, Notary Public
Butler County
My commission expires May 23, 2026
Commission number 1421649
Member, Pennsylvania Association of Notaries

OWNER
Pamela M. Thoma

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

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of May, 2023

My Commission expires the 23 day of May, 2026

SEAL

Amber Saluga
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Amber L. Saluga, Notary Public
Butler County
My commission expires May 23, 2026
Commission number 1421649
Member, Pennsylvania Association of Notaries

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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY _____ SEAL _____ CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Worth this 8 day of May, 2023

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

BUTLER COUNTY, PENNSYLVANIA WORTH TOWNSHIP SEAL

Approved by the Worth Township Planning Commission this 16th day of March, 2023

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15TH day of FEB, 2023

SECRETARY _____ SEAL _____ CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 410 page 44

Given under my hand and seal this 12TH day of May, 2023

SEAL _____ RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

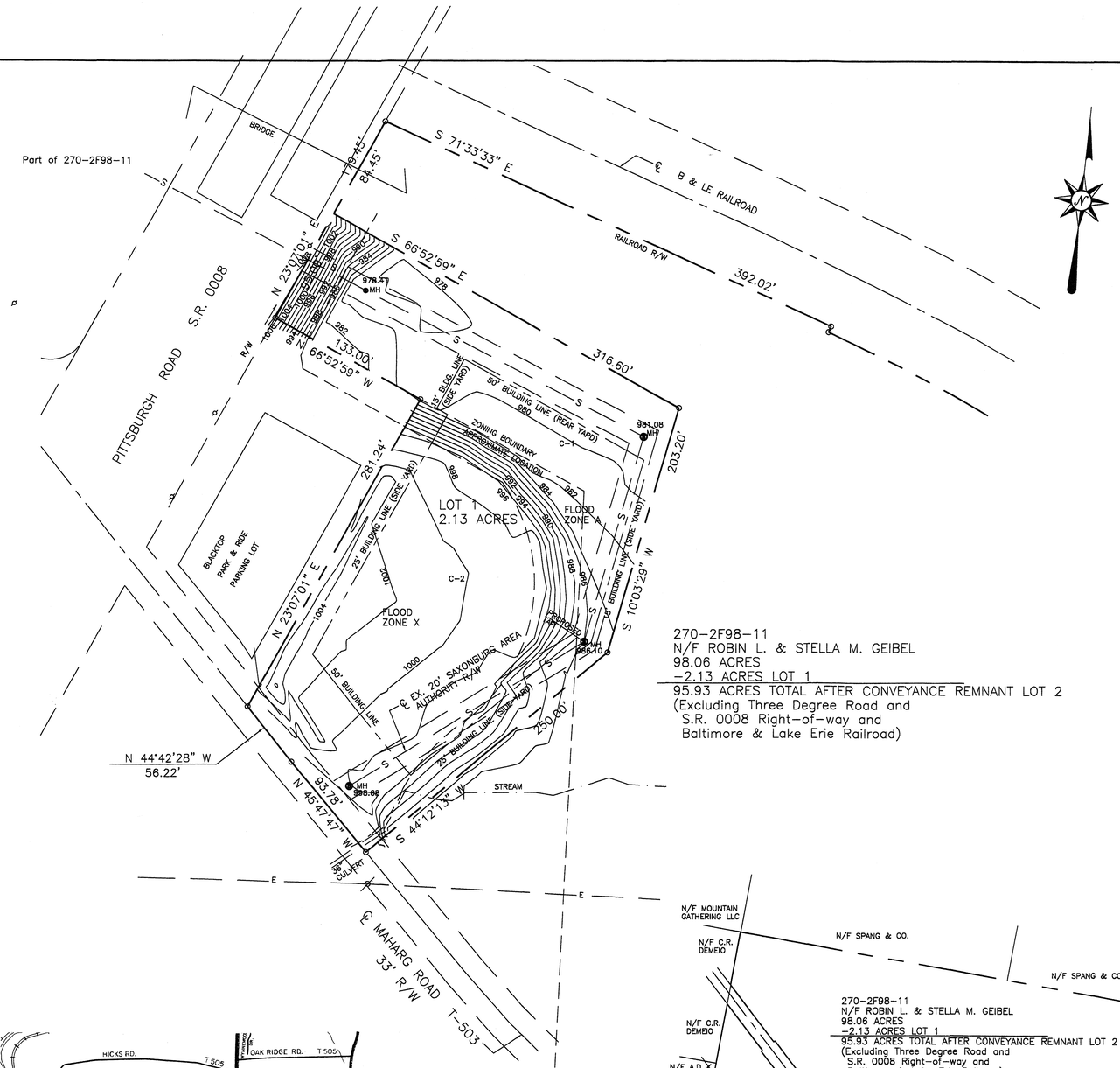
I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have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

DATE February 6, 2023 SEAL REG. NO. SU-32490-E

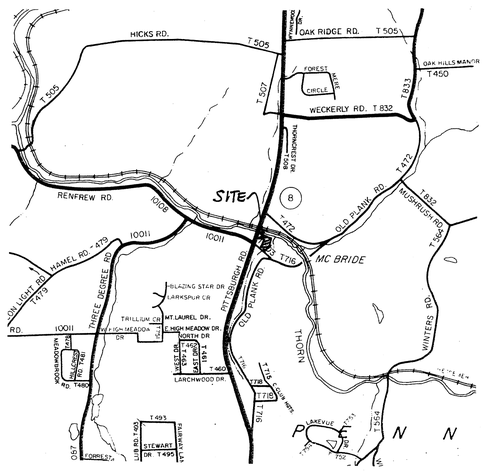
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
FOR: EARL G. & PAMELA M. THOMA
and
ADAM THOMA
SITUATE: WORTH TWP., BUTLER CO., PA

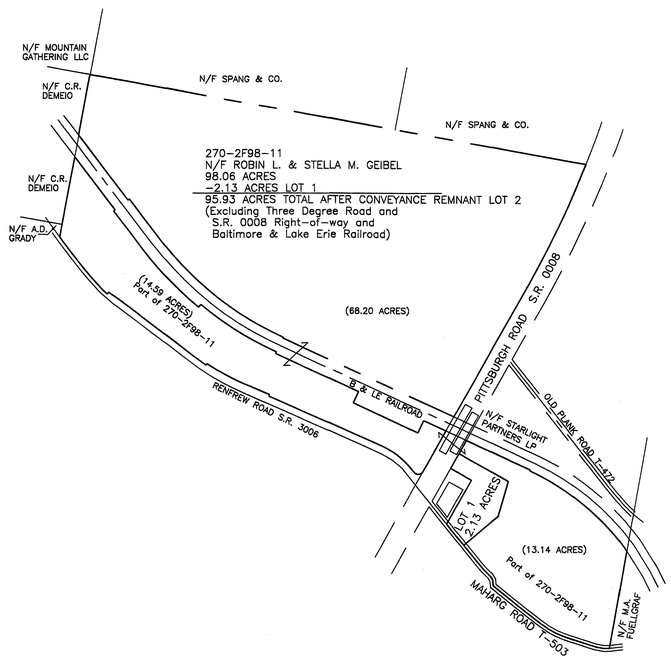
Date 02/06/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 330-4F137-A5D		Instrument # 200805220011416	Service No. 22-141
Address 230 CURRIE ROAD			



270-2F98-11
N/F ROBIN L. & STELLA M. GEIBEL
98.06 ACRES
-2.13 ACRES LOT 1
95.93 ACRES TOTAL AFTER CONVEYANCE REMNANT LOT 2
(Excluding Three Degree Road and
S.R. 0008 Right-of-way and
Baltimore & Lake Erie Railroad)



VICINITY MAP Scale: 1" = 2000'



VICINITY MAP Scale: 1" = 400'

NOTES:

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

SUBJECT TO SANITARY SEWER RIGHT-OF-WAY PER INSTRUMENT #200506200016058.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE X – AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: ROBIN & STELLA GEIBEL
1031 BONNIEBROOK ROAD
BUTLER, PA 16002

REF: PROPERTY SURVEY FOR BENT CREEK ASSOC., BY LAND SURVEYORS, INC., 09/20/11, #11-097.

ZONING: C-1

50' FRONT SETBACK
15' SIDE SETBACK
50' REAR SETBACK
MIN. LOT SIZE: 1 ACRE
MIN. LOT WIDTH: 150'

ZONING: C-2

50' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK
MIN. LOT SIZE: 1 ACRE

Instr: 202305120006556
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/12/2023 10:07 AM
T20230005405

KNOW ALL MEN BY THESE PRESENTS, that we, Robin L. and Stella M. Geibel, Trustees of the Geibel Income Trust, 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 Lot of our property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Township of Penn, their successors and assigns, from 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 Robin L. and Stella M. Geibel, Trustees of the Geibel Income Trust, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21 day of April, 2023

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

Commonwealth Of Pennsylvania - Notary Seal
Kaitlan Porter Drum, Notary Public
Butler County
My Commission Expires June 13, 2026
Commission Number 1422069

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named Robin L. and Stella M. Geibel, Trustees of the Geibel Income Trust, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of April, 2023

My Commission expires the 13 day of June, 2026

SEAL
NOTARY PUBLIC

Commonwealth Of Pennsylvania - Notary Seal
Kaitlan Porter Drum, Notary Public
Butler County
My Commission Expires June 13, 2026
Commission Number 1422069

MORTGAGE CLAUSES
I, Robin L. and Stella M. Geibel, owners 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 — OWNER

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.

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

SURVEYOR'S NAME & DATE REG. #SU-32490-E February 28, 2023

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

Approved by the Board of Supervisors of the Penn Township by Resolution this 11 day of April, 2023.

ATTEST:
SECRETARY — SEAL — CHAIRMAN

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

ATTEST:
SECRETARY — SEAL — 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 it affects these properties.

N/A — N/A — N/A

Approved by the Planning Commission of the Township of Penn this _____ day of March 28, 2023

ATTEST:
SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19TH day of APRIL, 2023.

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 410 Page 45.

Given under my hand and seal this 12th day of May, 2023.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

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0 50 100 150

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: ROBIN L. & STELLA M. GEIBEL

SITUATE: PENN TWP., BUTLER CO., PA

Date 02/28/23	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 270-2F98-11		Instrument # 201611100023758	Service No. 22-021
Address PITTSBURGH RD./MAHARG RD.			

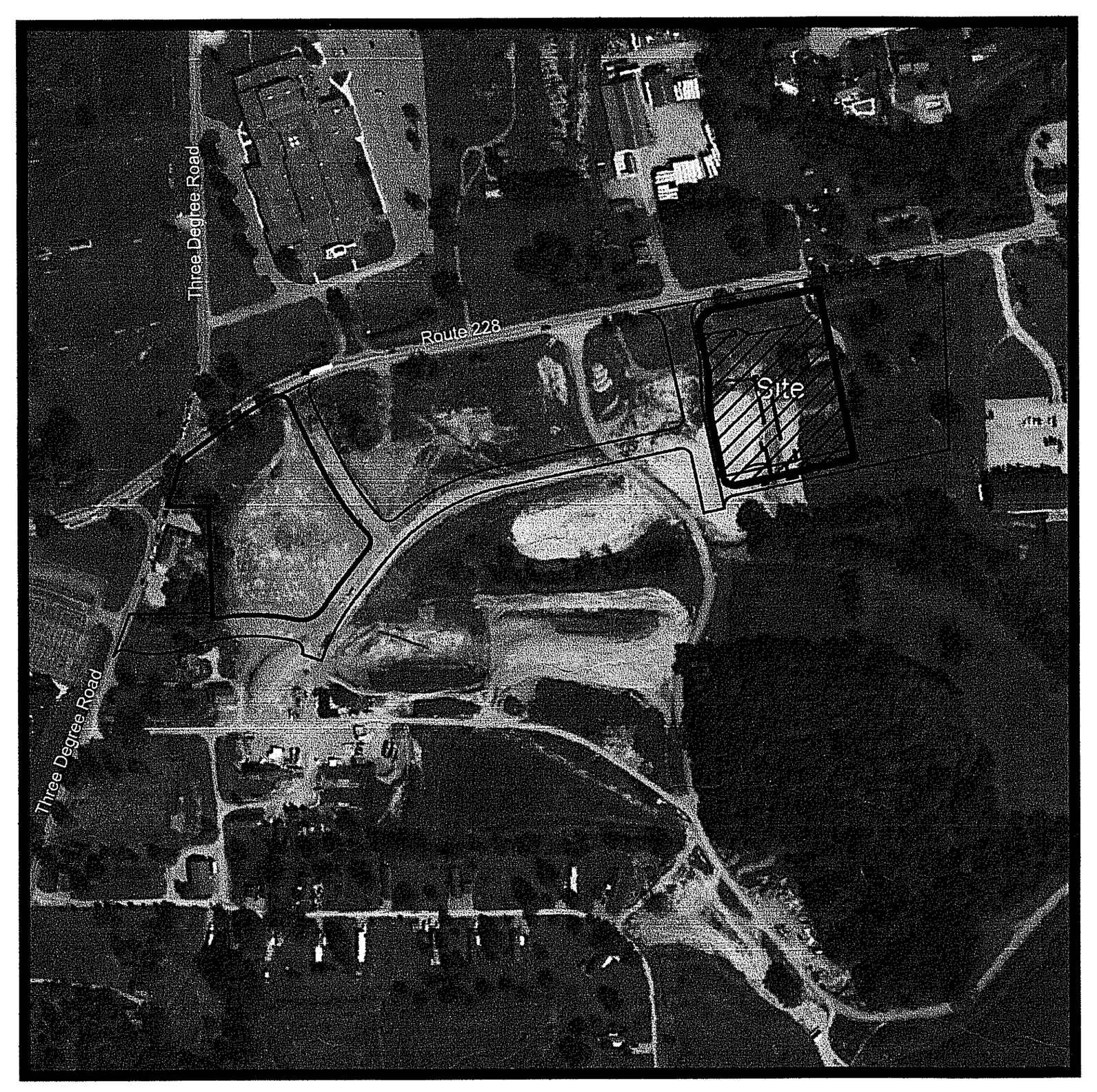
Adams Township ALDI
Parcel E1 - Adams Corners

Situated In

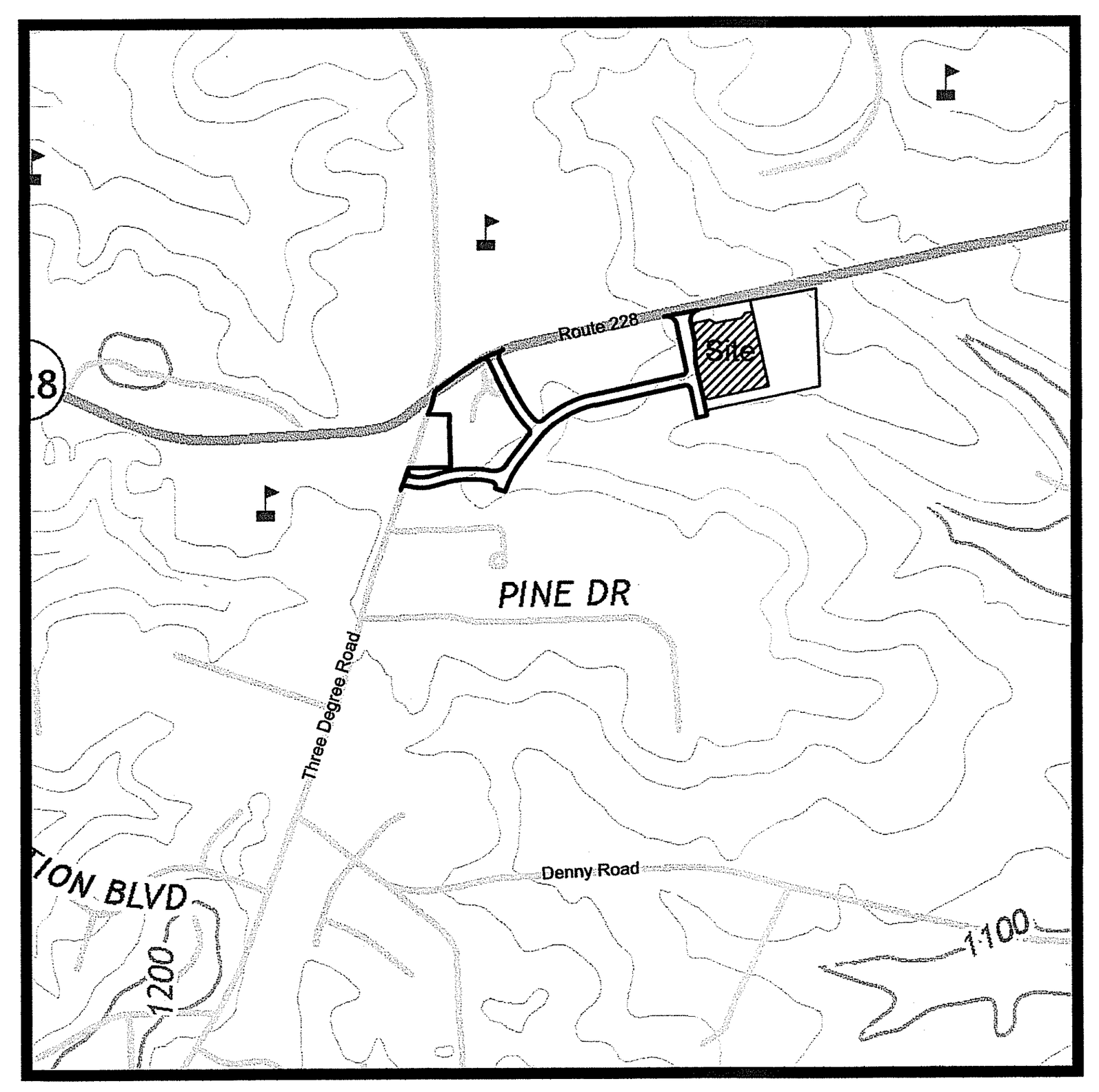
Adams Township
Butler County, Pennsylvania

Prepared For
Adams Corners, LLC
451 Denny Road
Valencia, PA 16059

Instr: 202305150006611
Pgs: 2 F: $85.00 5/15/2023 9:44 AM
Michele Mustello T20230005457
Butler County Recorder PA



Aerial Photo
Scale - 1" = 500'



USGS Map
Name - Date
Scale - 1" = 1000'

CORPORATE ADOPTION (Lessee)

KNOW ALL MEN BY THESE PRESENTS, THAT ALDI, INC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, ALDI, INC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS 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 ALDI, INC., ITS SUCCESSORS AND ASSIGNS.

HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS MANAGER THIS 26th DAY OF April, 2023.

ALDI, INC.

WITNESS DIVISION VICE PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY ALDI, INC., 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.

ALDI, INC.

DIVISION VICE PRESIDENT

CORPORATE ACKNOWLEDGEMENT (Lessee)

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

ON THIS 26th DAY OF April A.D., 2023 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED J.R. PERRY OF ALDI, INC WHO BEING DULY SWORN, DEPOSES AND SAID HE DULY SIGNED AND SEALED AS DIVISION VICE PRESIDENT AS THE ACT AND DEED OF THE SAID ALDI, INC THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS DIVISION VICE PRESIDENT AS ALDI, INC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

WITNESS DIVISION VICE PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF April, 2023.

Kim Hester
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kim Hester, Notary Public
Butler County
My commission expires May 27, 2023
Commission number 1290590
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 27th DAY OF May, 2023.

Adams Township Board of Supervisors	Adams Township Municipal Engineer	Butler County Planning Commission	Butler County Recorder of Deeds Office
		BUTLER COUNTY PLANNING COMMISSION	RECORDER OF DEEDS BUTLER COUNTY, PA

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS CORNERS, LLC., A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A RESOLUTION OF ITS MANAGER, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, ADAMS CORNERS, LLC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS 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 ADAMS CORNERS, LLC., ITS SUCCESSORS AND ASSIGNS.

HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS MANAGER THIS 24 DAY OF April, 2023.

ADAMS CORNERS, LLC.,
A PENNSYLVANIA LIMITED LIABILITY COMPANY

WITNESS ROBERT G. GEYER, MANAGER

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY ADAMS CORNERS, LLC., 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.

ADAMS CORNERS, LLC.,

ROBERT G. GEYER, MANAGER

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

ON THIS 24 DAY OF April A.D., 2023 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED ROBERT G. GEYER OF ADAMS CORNERS, LLC WHO BEING DULY SWORN, DEPOSES AND SAID HE DULY SIGNED AND SEALED AS MANAGER AS THE ACT AND DEED OF THE SAID ADAMS CORNERS, LLC. THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF ADAMS CORNERS, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

WITNESS ROBERT G. GEYER, MANAGER

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10 DAY OF June, 2023.

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

WE, ADAMS CORNERS, LLC. OWNERS OF THE ADAMS TOWNSHIP ALDI PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ADAMS CORNERS, LLC. AS RECORDED IN INSTRUMENT #202208080017040 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS ROBERT G. GEYER, MANAGER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF LAND DEVELOPMENT HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 5th DAY April, 2023.

ATTEST:

SECRETARY CHAIRMAN

APPROVAL BY TOWNSHIP OF ADAMS

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS LAND DEVELOPMENT PLAN 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 LAND DEVELOPMENT PLAN APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 24th DAY OF April, 2023.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR SUPERVISOR

Edward L Vogel
SUPERVISOR SUPERVISOR

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TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS LAND DEVELOPMENT PLAN 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.

SIGNATURE — 26400 E REGISTRATION NUMBER

04/27/2023
DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE — SU-036950-E REGISTRATION NUMBER

4-20-2023
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 18th DAY OF JAN, 2023. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED JAN. 19th, 2023.

R. H— DRM SECRETARY — J H— DRM CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 410 PAGE(S) 46-47.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF May, 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS

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

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

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

NO.	SUBMISSION	DATE

DATE ISSUED: Jan. 6, 2023

PROJECT NAME: Adams Corners - Parcel E1

PROJECT #: 8512

CONSTRUCTION KEY NOTES

1	PROPOSED PAINTED TRAVERSE STRIPING SEE SHEET D.103
2	PROPOSED POURED CONCRETE CURB, SEE SHEET D.102
3	PROPOSED 6' PAINTED CROSSWALK , SEE SHEET D.102
4	PROPOSED SIDEWALK TO MATCH PROPOSED PAVEMENT
5	PROPOSED CURB TAPER FROM 6" TO 0" , SEE SHEET D.101
6	PROPOSED PAINTED 4" WIDE YELLOW SOLID STRIPE
7	PROPOSED 2' ASPHALT WEDGE CURB, SEE SHEET D.101
8	PROPOSED PAINTED ADA SYMBOL - WHITE ON BLUE BACKGROUND PER PENNDOT STANDARDS AND SPECIFICATIONS MANUAL, SEE SHEET D.102
9	PROPOSED ADA PARKING SIGN, SEE SHEET D.102
10	PROPOSED ADA COMPLIANT ACCESSIBLE PARKING SPACES WITH ACCESS AISLE TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS.
11	PROPOSED DUMPSTER, REFER TO ARCHITECTURAL PLANS FPR FINAL LOCATION AND SIZE.
12	PROPOSED STEEL BOLLARD, REFER TO ARCHITECTURAL PLANS FOR LAYOUT Ø" BOLLARDS ADJACENT TO BUIDLING PERIMETER, SEE SHEET D.102
13	PROPOSED ADA CURB RAMP, SEE SHEET D.104
14	WARP CONCRETE CURB TO MATCH ASPHALT WEDGE CURB.
15	PROPOSED 5' SITE CONCRETE SIDEWALK, SEE SHEET D.102
16	PROPOSED 5' STREET CONCRETE SIDEWALK, SEE SHEET D.101
17	PROPOSED 5' PAINTED CROSSWALK , SEE SHEET D.102
18	PROPOSED LIGHT POLE BASE , SEE SHEET D.102
19	PROPOSED 8' WHEEL STOP
20	PROPOSED NO PARKING LETTERING , SEE SHEET D.103
21	PROPOSED GUIDERAIL, SEE SHEET D.105
22	TRAFFIC BARRICADE, SEE SHEET D.105

SANITARY SEWER KEY NOTES

301	GRINDER PUMP (ENVIRONMENTAL ONE GRINDER PUMP)
302	2" SDR-11 LOW PRESSURE LINE
303	6" SDR-35 SANITARY SEWER SERVICE LINE
304	TAPINTO EXISTING MANHOLE 109 I=1177.50
305	LOW PRESSURE SEWER CLEANOUT VALVE, SEE SHEET D.105
306	1 1/2" SDR-11 LOW PRESSURE LINE
307	LOW PRESSURE LATERAL ASSEMBLY (INSTALLED 2' INSIDE PROPERTYLINE) SEE SHEET D.105
308	2" SDR-11 45° Bend

SITE STORM SEWER KEY NOTES

101	26.7' of 18" SLCPP Pipe @ 17.43%
102	CB G1 T=1157.40, I=1153.50-12"(in), I 1153.25-15"(in), 1153.00-18"(out)
103	55.3' of 15" SLCPP Pipe @ 1.23%
104	CB G3 T=1160.60, I=1154.10-15"
105	49.3' of 15" SLCPP Pipe @ 1.18%
106	CB G4 T=1158.51, I=1154.51-15"
107	87.3' of 15" SLCPP Pipe @ 1.00%
108	CB G5 T=1161.13, I=1155.38-15"(in), I=1155.38-6"(in), I=1155.38-15"(out)
109	128.8' of 15" SLCPP Pipe @ 1.05%
110	CB G8 T=1162.29, I=1158.29-15"
111	101.5' of 12" SLCPP Pipe @ 3.07%
112	12" TEE INV. = 1156.61
113	21.7' of 12" SLCPP Pipe @ 1.00%
114	CB G2 T=1158.83, I=1157.16-4"(in), I=1156.83-12",SUMP I = 1155.83
115	47.0' of 6" CPP Pipe @ 3.31%
116	6" C.O. INV. = 1158.17
117	30.3' of 6" CPP Pipe @ 1.00%
118	6" WYE INV. = 1158.47
119	5.0' of 6" CPP Pipe @ 35.58%
120	45.3' of 6" CPP Pipe @ 1.00%
121	6" WYE INV = 1158.92
122	5.0' of 6" CPP Pipe @ 26.52%
123	42.3' of 6" CPP Pipe @ 1.00%
124	6" WYE INV = 1159.35
125	5.0' of 6" CPP Pipe @ 18.06%
126	45.6' of 6" CPP Pipe @ 1.00%
127	6" WYE INV = 1159.80
128	5.0' of 6" CPP Pipe @ 8.94%
129	34.7' of 6" CPP Pipe @ 1.00%
130	6" C.O. INV. = 1160.15
131	5.0' of 6" CPP Pipe @ 2.00%
132	55.7' of 6" CPP Pipe @ 2.53%
133	6" WYE INV. = 1158.51
134	42.2' of 6" CPP Pipe @ 1.44%
135	6" 45° BEND INV. = 1159.12
136	13.3' of 6" CPP Pipe @ 1.00%
137	38.3' of 6" CPP Pipe @ 1.00%
138	6" WYE INV. = 1158.89
139	7.8' of 6" CPP Pipe @ 4.57%
140	28.0' of 6" CPP Pipe @ 1.00%
141	6" 45° BEND INV. = 1159.17
142	7.8' of 6" CPP Pipe @ 1.00%
143	3.5' of 4" CPP PIPE @ 1.00%
144	4" TEE INV. = 1157.20
145	9.2' of 4" CPP PIPE @ 1.00%
146	4" 45° BEND INV. = 1157.29
147	70.8' of 4" CPP PIPE @ 1.47%
148	4" C.O. INV. = 1158.33
149	17.2' of CPP PIPE @ 1.00%
150	4" 45° BEND INV. = 1157.37
151	70.8' of 4" CPP PIPE @ 1.36%
152	4" C.O. INV. = 1158.33
153	4" WYE INV. 1160.25
154	114.0' of 4" PERFORATED CPP CANOPY UNDERDRAIN @ 0.0%, SEE SHEET D.103
155	4"CPP END CAP INV. 1160.25
156	95.0' of 4" PERFORATED CPP CANOPY UNDERDRAIN @ 0.0%, SEE SHEET D.103
157	4"CPP END CAP INV. 1160.25
158	82.0' of 15" SLCPP Pipe @ 1.18%
159	CB G6 T=1161.85, I=1157.10-6"(in), I=1156.35-15"(in), I=1156.35-15"(out)
160	58.9' of 15" SLCPP Pipe @ 1.00%
161	CB G7 T=1162.52, I=1156.94-15"(in), I=1156.94-15"(out)
162	65.2' of 15" SLCPP Pipe @ 5.69%
163	CB G9 T=1162.22, I=1158.22-15"(out)

SITE PLANT LIST

	Botanical Name / Common Name	Size (cal.) DBH	Condition	Quantity
	Trees			
0 RM	Acer rubrum Red Maple	2½"	B&B	4
0 SM	Acer saccharum Sugar Maple	2½"	B&B	12
0 SB	Amelanchier canadensis Shadblow Serviceberry	1 ½"	B&B	12
0 RB	Cercis canadensis American Redbud	1 ½"	B&B	14
	Shrubs			
0 SI	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	24" H min.	Container	313

LANDSCAPING NOTES:

1. PARKING LOT SCREENING TREES TO BE SPACED AT AN INTERVAL OF 30' O.C.
2. ALL DEAD AND DYING VEGETATION WILL BE REPLACED NO LATER THAN THE SUBSEQUENT PLANTING SEASON.
3. DISTURBED AREAS IN OPEN SPACE, STEEP SLOPES AND BUFFER YARD AREAS TO BE SEEDED WITH NO-MOW FESCUE.
4. PLACE 'DeWITT' 15 YEAR WEED BARRIER' WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANTED BEDS AND AT EACH TREE RING.

General Landscaping Requirements (§192-53.J.(3).a)

1 Shade Tree per 1,000 sq GFA (20,442sq.ft.) = 21 (20.4) Trees

Parking Lot Landscaping Requirements (§192-53.K.(1).a.[3])

Continuous Evergreen Shrubbery Along Parking Area with 1 Shade Tree every 30' O.C.

Existing Zoning

RAL (Residential Agricultural Low Density)

Min Lot Size	43,560 sf
Min Lot Width	100 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	15 feet
Yard Depth Adjacent to Public Road	50 feet

RT 228 - TRANSITION OVERLAY

Min Lot Size	no minimum
Min Lot Width	no minimum

Min Building Setbacks

Building setback from property line parallel with Route 228 right-of-way or arterial connection (feet)	10 feet
Side Yard	20 feet
Rear Setback from access right-of-way	25 feet
Rear Setback from rear Property line	15 feet
Edge of Paved surface to Property line (side and rear)	10 feet
Min. right-of-way with bufferyard (no access road)	40 feet
Maximum Impervisous Coverage	70%

SITE INFORMATION

Overall Site Area	= 2.9436 Acres (128,223 sq.ft.)
Area for Future Dedication (RT 228)	= 0.4392 Acres (19,132 sq.ft.)
Total Site Area after Dedication	= 2.5044 Acres (109,092 sq.ft.)

Impervious Coverage Calculation (max. 70%)

Total Imperviuos Area	= 1.7340 Acres (75,533 sq.ft.)
Area Parcel E1 (with out PaDot taking) Impervious Coverage	= 2.9436 Acres (128,223 sq.ft.) = 58.9%
Area Parcel E1 (less PaDot taking) Impervious Coverage	= 2.5044 Acres (109,092 sq.ft.) = 69.2%

Parking Calculation

Proposed Land Use	= Grocery Store
Building Area	= 20,442 sq.ft.
Total Required 5 space/1000 sq.ft. ADA Spaces Required	= 103 (102.2) Spaces = 5 ADA Spaces (1 Van/4 Std. ADA Spaces)
Total Proposed Spaces Proposed ADA Spaces	= 103 spaces = 5 ADA Spaces (1 Van/4 Std. ADA Spaces)

Estimated Public Sewer Usage

Public Sewer Usage	= 1 EDU

GENERAL LEGEND

EXISTING LEGEND

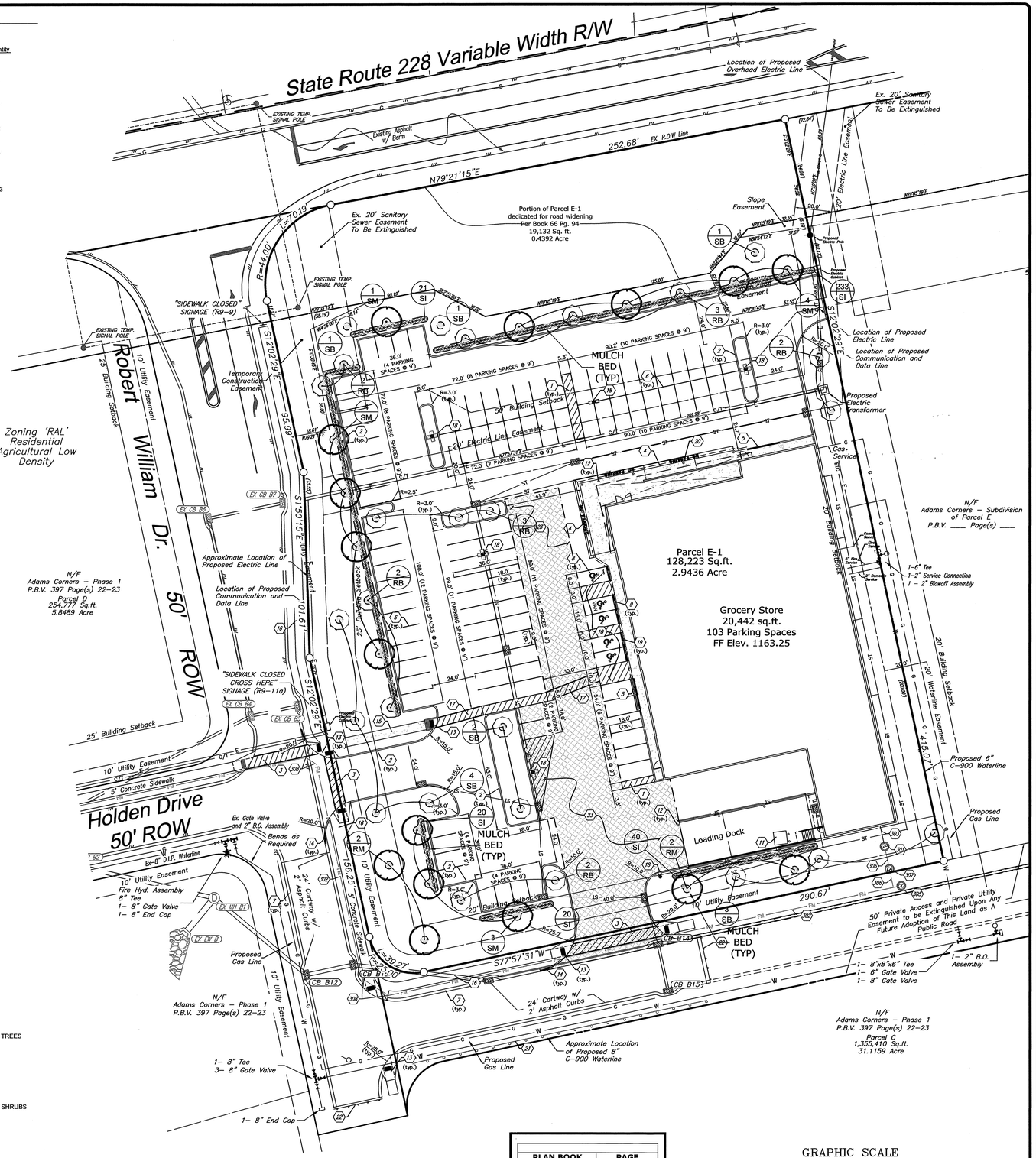
- PROPERTY LINE (PARCEL)
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GUIDERAIL
- UTILITY (WATER LINE)
- UTILITY (GAS LINE)
- UTILITY (OVERHEAD ELECTRIC)
- UTILITY (UNDERGROUND ELECTRIC)
- UTILITY (SANITARY SEWER)
- UTILITY (STORM SEWER)
- HYD. FIRE HYDRANT ASSEMBLY
- WV WATER VALVES

PROPOSED LEGEND

- PROPERTY LINE (EASEMENT)
- 1.5' BITUMINOUS WEDGE CURB
- 6" CONCRETE CURB
- CONCRETE SIDEWALK
- ADA RAMPS WITH CROSSWALK
- SIGNAGE
- STORM SEWER (MAINLINE)
- ST — ST — STORM SEWER (ROOF/CANOPY LEADERS)
- SN — SN — STORM SEWER (ROOF/CANOPY LEADERS)
- C/T — COMMUNICATION AND DATA SERVICE
- E — E — E — ELECTRIC SERVICE
- W — WATER SERVICE
- POLE SITE LIGHTING

LANDSCAPING LEGEND

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED MULCH BEDS



PLAN BOOK	PAGE
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

HAMPTON TECHNICAL ASSOCIATES
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PHONE: (724) 625-4544
FAX: (724) 625-4549

REVISIONS: NO.	DESCRIPTION	DATE
4	Revise Pavement Sections for Parking Lot Paving	2023-03-20

DATE ISSUED: Jan. 6, 2023
PROJECT STATUS: FOR REVIEW

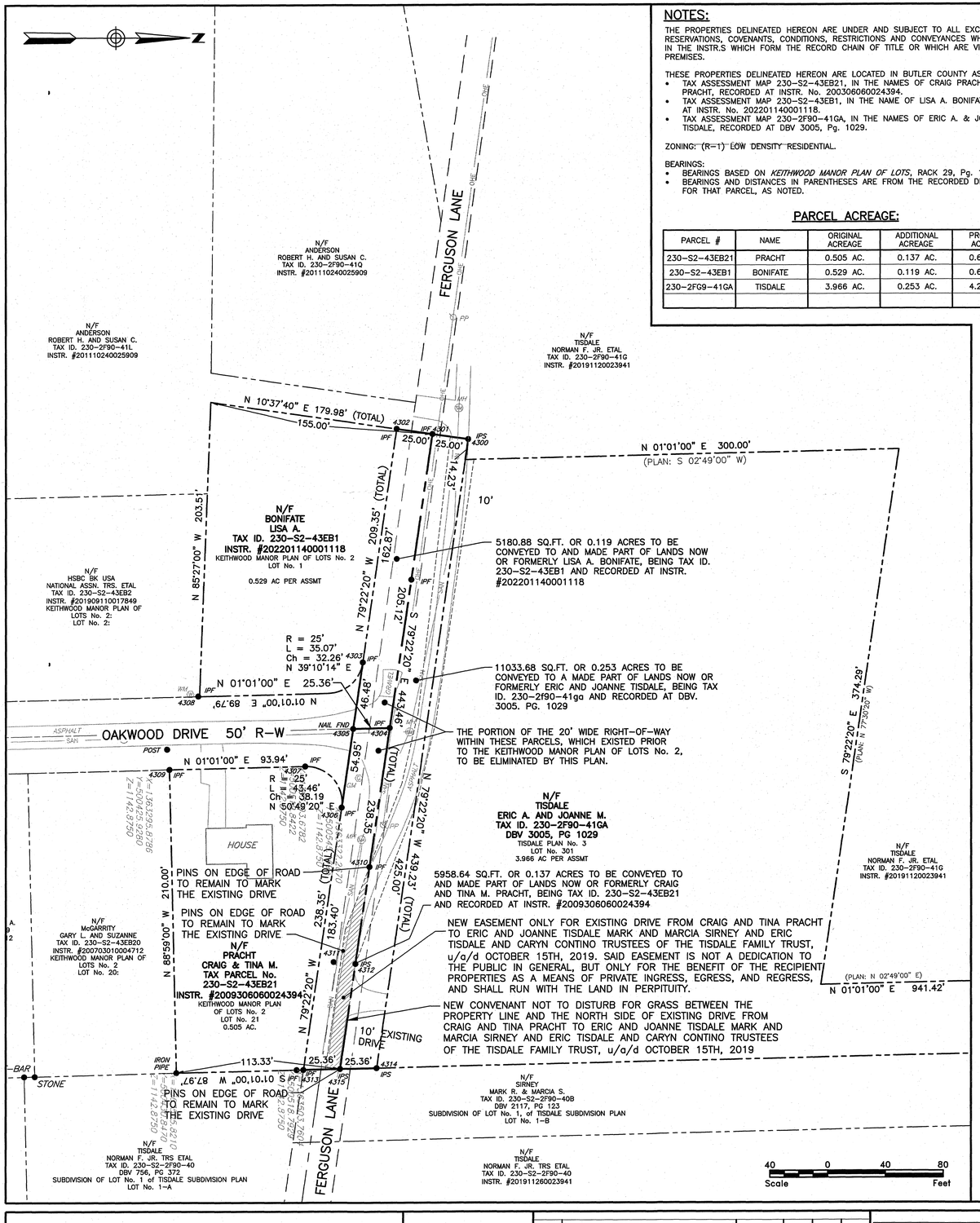
DRAWING ORIENTATION

PROJECT TITLE:
Adams Township ALDI
Parcel E1 - Adams Corners
Plan for Recording

CLIENT ADDRESS: ALDI, Inc. 6000 N. Noah Drive Saxonburg, Pa. 16056

PROJECT LOCATION: Adams Township Butler County, Pennsylvania

DRAWN BY: Mal	CHECKED BY:
CAD FILE: 8512 Parcel E1 Rec.dwg	
HORZ. SCALE: 1" = 30'	VERT. SCALE: 1" = 10'
SHEET: 1 OF 1	
REC.101	
PROJECT #: 8512	



NOTES:

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

THESE PROPERTIES DELINEATED HEREON ARE LOCATED IN BUTLER COUNTY AS FOLLOWS:

- TAX ASSESSMENT MAP 230-S2-43EB21, IN THE NAMES OF CRAIG PRACHT & TINA M. PRACHT, RECORDED AT INSTR. No. 200306060024394.
- TAX ASSESSMENT MAP 230-S2-43EB1, IN THE NAME OF LISA A. BONIFATE, RECORDED AT INSTR. No. 202201140001118.
- TAX ASSESSMENT MAP 230-2F90-41GA, IN THE NAMES OF ERIC A. & JOANNE M. TISDALE, RECORDED AT DBV 3005, Pg. 1029.

ZONING: (R-1) LOW DENSITY RESIDENTIAL.

BEARINGS:

- BEARINGS BASED ON *KEITHWOOD MANOR PLAN OF LOTS*, RACK 29, Pg. 11.
- BEARINGS AND DISTANCES IN PARENTHESES ARE FROM THE RECORDED DEED OR PLAN FOR THAT PARCEL, AS NOTED.

PARCEL ACREAGE:

PARCEL #	NAME	ORIGINAL ACREAGE	ADDITIONAL ACREAGE	PROPOSED ACREAGE
230-S2-43EB21	PRACHT	0.505 AC.	0.137 AC.	0.642 AC.
230-S2-43EB1	BONIFATE	0.529 AC.	0.119 AC.	0.648 AC.
230-2FG9-41GA	TISDALE	3.966 AC.	0.253 AC.	4.219 AC.

OWNERS STATEMENT OF AGREEMENT PRACHT
TAX PARCEL 230-S2-43EB21:

WE, CRAIG PRACHT AND TINA M. PRACHT, OWNERS OF TAX PARCEL 230-S2-43EB21, OF THE LAND SHOWN ON THE (NAME OF PLAN), HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 20th DAY OF March, 2023

ATTEST: _____ NOTARY PUBLIC

_____ OWNER

_____ OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY } §

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED CRAIG PRACHT AND TINA M. PRACHT, OWNERS, WHO ACKNOWLEDGED THE PLAN OF RESOLUTION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF March, 2023.

_____ SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 1st Monday DAY OF January 2024

NOTARY

KELLY L. FERRARI
PROTHONOTARY OFFICIAL TITLE
COMMISSION EXPIRES
FIRST MONDAY IN JANUARY 2024

OWNERS STATEMENT OF AGREEMENT BONIFATE
TAX PARCEL 230-S2-43EB1:

I, LISA A. BONIFATE, OWNER OF TAX PARCEL 230-S2-43EB1, OF THE LAND SHOWN ON THE (NAME OF PLAN), HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 20th DAY OF March, 2023

ATTEST: _____ NOTARY PUBLIC

Lisa A. Bonifate OWNER

_____ OWNER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY } §

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED LISA A. BONIFATE, OWNER, WHO ACKNOWLEDGED THE PLAN OF RESOLUTION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF March, 2023.

_____ SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 1st Monday DAY OF January 2024

NOTARY

KELLY L. FERRARI
PROTHONOTARY OFFICIAL TITLE
COMMISSION EXPIRES
FIRST MONDAY IN JANUARY 2024

OWNERS STATEMENT OF AGREEMENT TISDALE
TAX PARCEL 230-2F90-41GA:

WE, ERIC A. TISDALE AND JOANNE M. TISDALE, OWNERS OF TAX PARCEL 230-2F90-41GA, OF THE LAND SHOWN ON THE (NAME OF PLAN), HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 20th DAY OF March, 2023.

ATTEST: _____ NOTARY PUBLIC

_____ OWNER

Joanne M. Tisdale OWNER

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ACKNOWLEDGMENT OF NOTARY:

Instr: 202305150006634
Pgs: 1 F: $45.00 5/15/2023 10:35 AM
Michele Mustello T20230005679
Butler County Recorder PA

COMMONWEALTH OF PENNSYLVANIA }
BUTLER COUNTY } §

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ERIC A. AND JOANNE M. TISDALE, OWNERS, WHO ACKNOWLEDGED THE PLAN OF RESOLUTION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF March, 2023.

_____ SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 1st Monday DAY OF January 2024

NOTARY

KELLY L. FERRARI
PROTHONOTARY OFFICIAL TITLE
COMMISSION EXPIRES
FIRST MONDAY IN JANUARY 2024

MUNICIPAL DECLARATIONS:

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

SECRETARY TWP MANAGER _____ CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 2023-14, EFFECTIVE THIS 3 DAY OF May, 2023.

SECRETARY _____ CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 2nd DAY OF April, 2023.

SECRETARY TWP MGR _____ CHAIRMAN BOARD OF PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF FEB, 2023

SECRETARY _____ CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

SURVEYORS CERTIFICATION:

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

11/14/2022 DATE

Paul J. Neff
PAUL J. NEFF
SU051242

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 410, PAGE(S) 48, GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF May, 2023

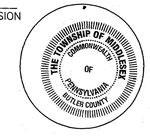
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

Michele M. Mustello
RECORDER OF DEEDS

LEGEND:

- PROPERTY LINE
- PROPERTY LINE PROPOSED
- EXISTING 20 FOOT RIGHT-OF-WAY
- SANITARY MANHOLE
- ELECTRIC LINE
- UTILITY POLE
- GAS METER
- GAS VALVE
- WATER METER
- IPS / IPF — IRON PINS FOUND & SET

TOWNSHIP



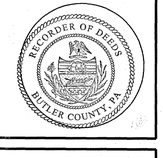
COUNTY



SURVEYOR



RECORDER



OLD PLAN

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	NORTH HILLS ENGINEERING COMPANY, INC.; *KEITHWOOD MANOR PLAN OF LOTS No. 2*; DRAWN JULY 1959; RECORDED: PLAN RACK 29, Pg. 11, JULY 1959.	
2	NORTH HILLS ENGINEERING COMPANY, INC.; *TISDALE PLAN No. 3*; DRAWN MARCH 10, 1999; RECORDED APRIL 26, 1999 AT PBV 222, Pg. 3.	
3	NORTH HILLS ENGINEERING COMPANY, INC.; *SUBDIVISION OF LOT No. 1*; DRAWN JULY 27, 1990; RECORDED OCT. 09, 1999 AT PBV 142, Pg. 3.	
4	HAMPTON TECHNICAL ASSOCIATES, INC.; *ANDERSON PLAN OF LOTS*; DRAWN JAN. 16, 2012; RECORDED AUG. 10, 2012 AT PBV 330, Pg. 43.	

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
3.	GENERAL COMMENTS	11/14/2022	B.R.O.		
2.	GENERAL COMMENTS	10/27/2022	B.R.O.		
1.	EASEMENT AND CLIENT NAME	9/12/2022	B.R.O.		

RHEA ENGINEERS & CONSULTANTS, INC.
333 ROUSER ROAD, SUITE 301
MOON TOWNSHIP, PA 15108
www.rhea.us
724-443-4111 (main)
724-443-4187 (fax)

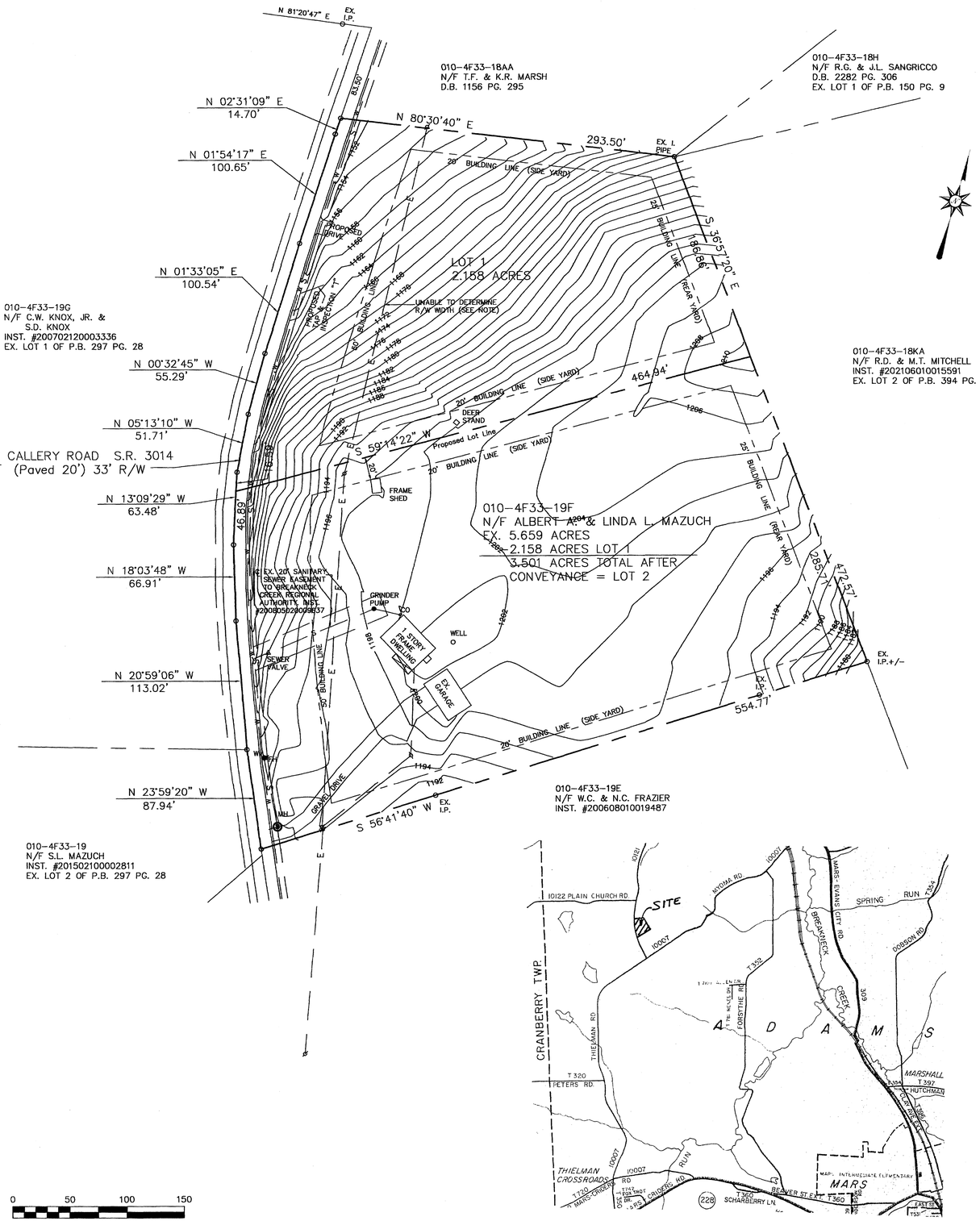
CLIENT: CRAIG AND TINA PRACHT, MS LISA BONIFATE, ERIC A. AND JOANNE M. TISDALE, MARK R. AND MARCIA S. SIRNEY, ERIC A. TISDALE AND CARYN CONTINO, TRUSTEES OF THE TISDALE FAMILY TRUST, u/a/d OCTOBER 15TH, 2019

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA 16059

PROJECT: LOT LINE REVISION BY SETTLEMENT PLAN
BEING TAX PARCELS
230-S2-43EB21, 230-S2-43EB1 AND 230-2F90-41GA
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHEET TITLE: LOT LINE REVISION PLAN

DESIGNED: ___	PROJECT # 5290	DRAWING #	LR1
DRAWN: JAL	ISSUE DATE: 11/14/22		
CHECKED: PJN	SCALE: 1" = 40'		
APPROVED: PJN	REV: X DATE: 11/14/22	SHEET	1 OF 1



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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING: R-C

SETBACK REQUIREMENTS:
50' FRONT YARD
20' SIDE YARD
25' REAR YARD

MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT FRONTAGE: 150'

PROPERTY OWNERS: ALBERT & LINDA MAZUCH
816 CALLERY ROAD
MARS, PA 16046

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

ANY PROPOSED STRUCTURE ON LOTS IN THIS PLAN SHALL NOT BE CONSTRUCTED CLOSER TO THE ELECTRIC LINE THAN PERMITTED BY THE SAFETY REGULATIONS OF THE APPLICABLE ELECTRIC DISTRIBUTION COMPANY.

PLAN BOOK	PAGE
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Instr: 202305150006684
Pgs: 1 F: 54549 5/15/2023 2:43 PM
Michele Mustello 324E30058582
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we, Albert A. and Linda L. Mazuch, of the Township of Adams, 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 Adams Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes) 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 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 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 Albert A. and Linda L. Mazuch, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 25th day of April, 2023.

ATTEST:

NOTARY PUBLIC — OWNER: Albert A. Mazuch

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292696
Member, Pennsylvania Association of Notaries

OWNER: Linda L. Mazuch

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 Albert A. and Linda L. Mazuch, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of April, 2023.

My Commission Expires the 20th day of August, 2023.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292696
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
We, Albert A. and Linda L. Mazuch, owners of the land shown in this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Albert A. and Linda L. Mazuch as recorded in Deed Book Volume 2529 page 711, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER: Albert A. Mazuch

OWNER: Linda L. Mazuch

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

I, Cheryl A. Hughes, 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 or agents.

March 22, 2023 DATE — SEAL — REG.NO. SU-32490-E

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 authorized by the approving authority.

04/27/2023 DATE — SIGNATURE — REG. # 26400E

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 permit 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 Supervisors of the Township of Adams this 24th day of April, 2023.

SECRETARY — SEAL — CHAIRMAN

SUPERVISOR — SEAL — SUPERVISOR

SUPERVISOR — SEAL — SUPERVISOR

Approved by the Adams Township Planning Commission this 5th day of April, 2023.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 15TH day of FEB., 2023.

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 410 Page 49

Given under my hand and seal this 15TH day of MAY, 2023.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 03/22/2023: TOWNSHIP ENGINEER'S REVIEW COMMENTS

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

PLAN OF SUBDIVISION

FOR: ALBERT A. & LINDA L. MAZUCH

SITUATE: ADAMS TWP., BUTLER CO., PA

Date 02/06/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 010-4F33-19F		Db-Pg 2529-711	Service No. 22-134
Address 816 CALLERY ROAD			

Instr: 202305150006685
Pgs: 1 F: $45.00 5/15/2023 2:43 PM
Michele Mustello T20230005503
Butler County Recorder PA

090-1F69-26A1
N/F CHRISTOPHER L. SALKELD
EX. LOT 2 OF P.B. 301 PG. 36
2.997 ACRES
-1.734 ACRE PARCEL A
1.263 ACRES TOTAL AFTER
CONVEYANCE = REVISED LOT 2

N/F T.D. BEALE

N/F J.W. BOWSER

N/F J.P. MONTGOMERY

N/F M. P. ZEVADA JR.
& B. L. ZEVADA

N/F R. P. & E. H. SALKELD

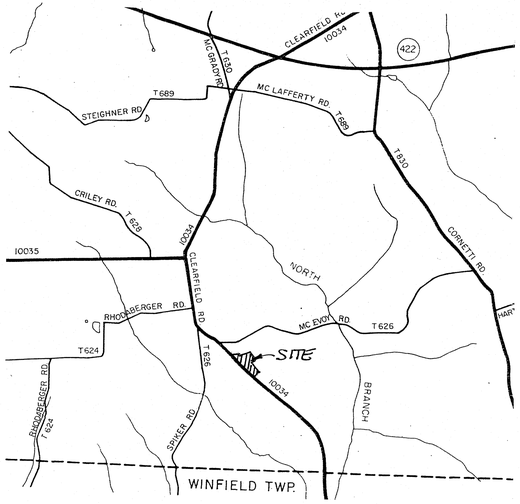
EX. LOT 4 OF P.B. 301 PG. 36
N/F G.E. SZWARC

PARCEL A
1.734 ACRE
TO BE CONVEYED TO
AND COMBINED WITH
EXISTING LOT 1
(NOT AN INDIVIDUAL
BUILDING LOT)

090-1F69-27B
N/F CHRISTOPHER L. SALKELD
EX. LOT 1 OF P.B. 301 PG. 36
2.232 ACRES
+1.734 ACRE PARCEL A
3.966 ACRES TOTAL AFTER
CONVEYANCE = REVISED LOT 1

S 85°34'32" E 284.62'
S 04°25'28" W 40.18'
N 66°29'37" E 46.25'
N 23°30'23" W 46.43'
N 1°47'41" E 240.21'
S 66°29'37" W 284.93'
S 43°18'38" E 145.70'
S 23°30'23" E 234.94'
N 66°29'37" E 308.00'
261.75'
S 66°29'37" W 311.65'
S 50°23'33" W 277.55'
N 43°18'38" W 275.00'
N 39°49'08" W 116.13'
N 66°29'37" E 21.93'
N 38°29'32" W 417.97'

20' BUILDING LINE (SIDE YARD)
20' BUILDING LINE (REAR YARD)
40' BUILDING LINE
Proposed Lot Line
Original lot line to be removed
GAS METER
APPROXIMATE LOCATION EX. SEPTIC FIELD
1 STORY FRAME DWELLING
METAL SHED ON CONC. PAD
WELL
BLACKTOP DRIVE
CONCRETE BLOCK GARAGE
EXISTING NON-CONFORMING STRUCTURE
GRAVEL DRIVE
SEPTIC TANK
2 STORY FRAME DWELLING
WOOD BURNER
FRAME & METAL GARAGE
EX. I.P.
℄ SOUTH CLEARFIELD ROAD
33' R/W (Paved 20') S.R. 1019
℄ T.R.



VICINITY MAP Scale: 1" = 2000'

0 40 80 120

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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNER: CHRISTOPHER SALKELD
541 S. CLEARFIELD ROAD
CABOT, PA 16023

REF: FINAL PLAN OF SUBDIVISION FOR GARY L. & KATHY A. SALKELD, RONALD P. & ELAINE H. SALKELD, GAIL E. & STANLEY D. SZWARC AND RAYMOND G. & DEBORAH S. STAUGH BY LAND SURVEYORS, INC., 04/19/07, #06-071, P.B. 301 PG. 36.

PA ONE CALL SERIAL #20230730967

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LOT 1.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.

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REVISED 5/2/23 ADJOINERS ACROSS ROAD

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5th day of May, 2023

ATTEST:

NOTARY PUBLIC OWNER

Commonwealth of Pennsylvania - Notary Seal
Kathleen A. Rasely, Notary Public
Butler County
My commission expires August 9, 2024
Commission number 1173015
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 5th day of May 2023

My Commission expires the 9th day of August 2024

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kathleen A. Rasely, Notary Public
Butler County
My commission expires August 9, 2024
Commission number 1173015
Member, Pennsylvania Association of Notaries

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

DATE May 2, 2023 SEAL REG. NO. SU-32490-E

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

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Clearfield this 9th day of May, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 8th day of May, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 8th day of April, 2023

SECRETARY BC Plan #230178 SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 410 page 50

Given under my hand and seal this 15th day of MAY 2023

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS
BUTLER COUNTY PA

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

LOT LINE REVISION

FOR: CHRISTOPHER L. SALKELD

SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Date 04/05/23	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 090-1F69-26A1 & 27B		Inst. # 202210070021239 201708150017210	Service No. 23-021
Address 541/545 S. CLEARFIELD RD.			