Instr: 202305150006695
Pgs: 12 T: $485.00 5/15/2023 8:33 PM
Michele Mustello T2023000508
Butler County Recorder PA

LEGEND

_____	- PROPERTY/ROW LINE
— — — — —	- EASEMENT LINES
- - - - - - - - -	- SETBACK LINES
O	- PROPERTY CORNER
ROW	- RIGHT OF WAY
R	- RADIUS
L	- ARC LENGTH
TYP	- TYPICAL

OWNERS ADOPTION

CRANBERRY MEEDER PARTNERS, LLC., A LIMITED LIABILITY COMPANY FORMED IN PENNSYLVANIA OWNER OF THE LAND SHOWN ON THE MEEDER PLAN PHASE 8&9 R2 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CRANBERRY TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND ITS SUCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 8Th DAY OF May, 2023

ATTEST: CRANBERRY MEEDER PARTNERS, LLC.:

NOTARY PUBLIC

John L Golembiewski, GEN. PARTNER
PRINTED NAME OF SIGNATORY
AUTHORIZED

ROCHESTER ROAD INVESTMENT CO., OWNER OF THE LAND SHOWN ON THE MEEDER PLAN PHASE 8&9 R2 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CRANBERRY TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND ITS SUCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 5th DAY OF May, 2023

ATTEST: ROCHESTER ROAD INVESTMENT CO.:

~~NOTARY PUBLIC~~ Witness

PRINTED NAME OF SIGNATORY
Anthony Faranda-Diedrich
Authorized Signatory

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Allegheny PERSONALLY APPEARED John Golembiewski THE ABOVE NAMED ~~REPRESENTATIVE~~ OF CRANBERRY MEEDER PARTNERS, LLC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

*General Partner

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF May 2023

MY COMMISSION EXPIRES THE 2 DAY OF December 2026

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LYNNE A BATTESON - Notary Public
Allegheny County
My Commission Expires December 2, 2026
Commission Number 1259209

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Lancaster PERSONALLY APPEARED Anthony Faranda Diedrich THE ABOVE NAMED ~~REPRESENTATIVE~~ OF ROCHESTER ROAD INVESTMENT CO., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

*Authorized Signatory

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF May 2023

MY COMMISSION EXPIRES THE 19th DAY OF April 2024

Cynthia K. Lucci
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Cynthia K. Lucci, Notary Public
Lancaster County
My commission expires April 19, 2024
Commission number 1205386
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MEEDER PLAN PHASE 8&9 R2 IS IN THE NAME OF CRANBERRY MEEDER PARTNERS, LLC., AND IS RECORDED IN INSTRUMENT NO. 201902040022087. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER

John L Golembiewski, GEN. PARTNER
PRINT NAME TITLE AUTHORIZED SIGNATORY

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MEEDER PLAN PHASE 8&9 R2 IS IN THE NAME OF ROCHESTER ROAD INVESTMENT CO., AND IS RECORDED IN INSTRUMENT NO. 202212290026106. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER

Anthony Faranda-Diedrich
PRINT NAME TITLE Authorized Signatory

SURVEYOR'S CERTIFICATION

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

5-9-23
DATE

PATRICK T. COOPER, P.L.S.
REG. NO. SU-040392-E

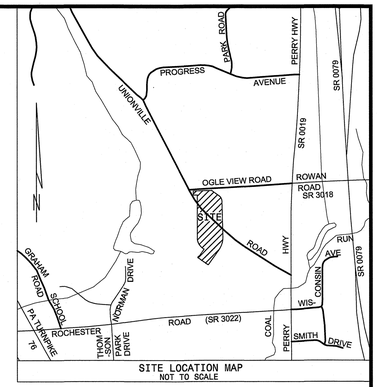
MUNICIPAL DECLARATIONS

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

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

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

SECRETARY DATE 5/11/23



SITE LOCATION MAP
NOT TO SCALE

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2023-29 ON THE 24th DAY OF April 2023

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

I, DAN SANTORO, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2023-29 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

I, MICHAEL 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
REG. NO. PE-073220

5/15/23
DATE

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE(S) 1-12

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF May, 2023

RECORDER OF DEEDS

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

Proposed Lot Area Tables Phase 8 & 9-R2		
Lot	Area (Sq. ft)	Area (ac)
76	4919	0.113
77	2593	0.060
78	2099	0.048
79	2111	0.048
80	2124	0.049
81	2569	0.059
82	1761	0.040
83	1166	0.027
84	1166	0.027
85	1166	0.027
86	1166	0.027
87	1942	0.045
298	3456	0.079
299	1481	0.034
300	1479	0.034
301	1477	0.034
302	2559	0.059
303	2559	0.059
304	1542	0.035
305	1529	0.035
306	1528	0.035
307	1964	0.045
308	1961	0.045
309	1520	0.035
310	1518	0.035
311	2696	0.062
312	2461	0.057
313	1490	0.034
314	1492	0.034
315	1494	0.034
316	1927	0.044
317	1930	0.044
318	1501	0.034
319	1503	0.035
320	2575	0.059
321	36831	0.846
322	28629	0.657
Total	133882	3.074

AREA SUMMARY TABLE		
	LOT AREA (Sq. ft)	AREA (ac)
LOTS 76-322	111422	2.558
PARCEL H	7297	0.168
PARCEL I	4931	0.113
PARCEL K	1176	0.027
PARCEL L	66	0.002
PARCEL N	354	0.008
PARCEL O	394	0.009
ROW DEDICATION	66492	1.526
AREA RESCINDED FROM PHASE 7, 10, & 11 PLAN	900.12	0.021
TOTAL	193031	4.431

NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD-HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISED AUGUST 2, 2018.
2. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.
3. ALL STORM SEWERS ARE PRIVATE AND OWNED BY THE HOME OWNERS ASSOCIATION
4. THE NEIGHBORHOOD ASSOCIATION WILL BE RETAIN OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF THE FOLLOWING:
   - A. ALL GRANITE CURB
   - B. ALL PRIVATE STREETS AND ALLEYS
   - C. ALL SIDEWALK AND PAVED AREAS WITHIN THE RIGHT-OF-WAY
   - D. ALL PUBLIC APPURTENANCES SUCH AS STREET SIGNS, LIGHT POLES, GARBAGE CANS AND BENCHES
   - E. ALL PEDESTRIAN FACILITIES NOT IN THE PUBLIC RIGHT OF WAY
   - F. ALL STORM SEWERS
   - G. ALL OPEN SPACE AREAS

TOTAL PLAN AREA: 193,014 SQ. FT OR 4.431 ACRES

PLAN BOOK	PAGE
411	1

ENGINEER: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID MATTHEW HEATH — ENGINEER No. PE035179

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PATRICK T. COOPER — SURVEYOR No. SU040392-E

COUNTY PLANNING: BUTLER COUNTY PLANNING COMMISSION

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

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

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

OWNER:
CRANBERRY MEEDER PARTNERS, LLC
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603
PHONE: (717) 560-1400

ROCHESTER ROAD INVESTMENT CO.
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603
PHONE: (717) 560-1400

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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Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

MEEDER PLAN PHASE 8 & 9-R2

BEING A REVISION OF A PORTION OF THE "MEEDER PLAN PHASE 8 & 9-R" AS RECORDED IN P.B.V 408 PG 88

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CRANBERRY MEEDER PARTNERS, LLC.
ROCHESTER ROAD INVESTMENT CO.

SHEET 1 OF 3

SCALE: 1" = 40'

Date: 05-03-2023
Job Number. C-18807-0073
Dwg No:

PM: DMH DB: DRC CB: DMH

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N:\Path & Filename=G:\Projects\18000\18807 Coventry Town Center\-0073 Phase 8-9 Final\Dwg\02-Sheet\PHASE 8-9 SUBDIVISION.dwg
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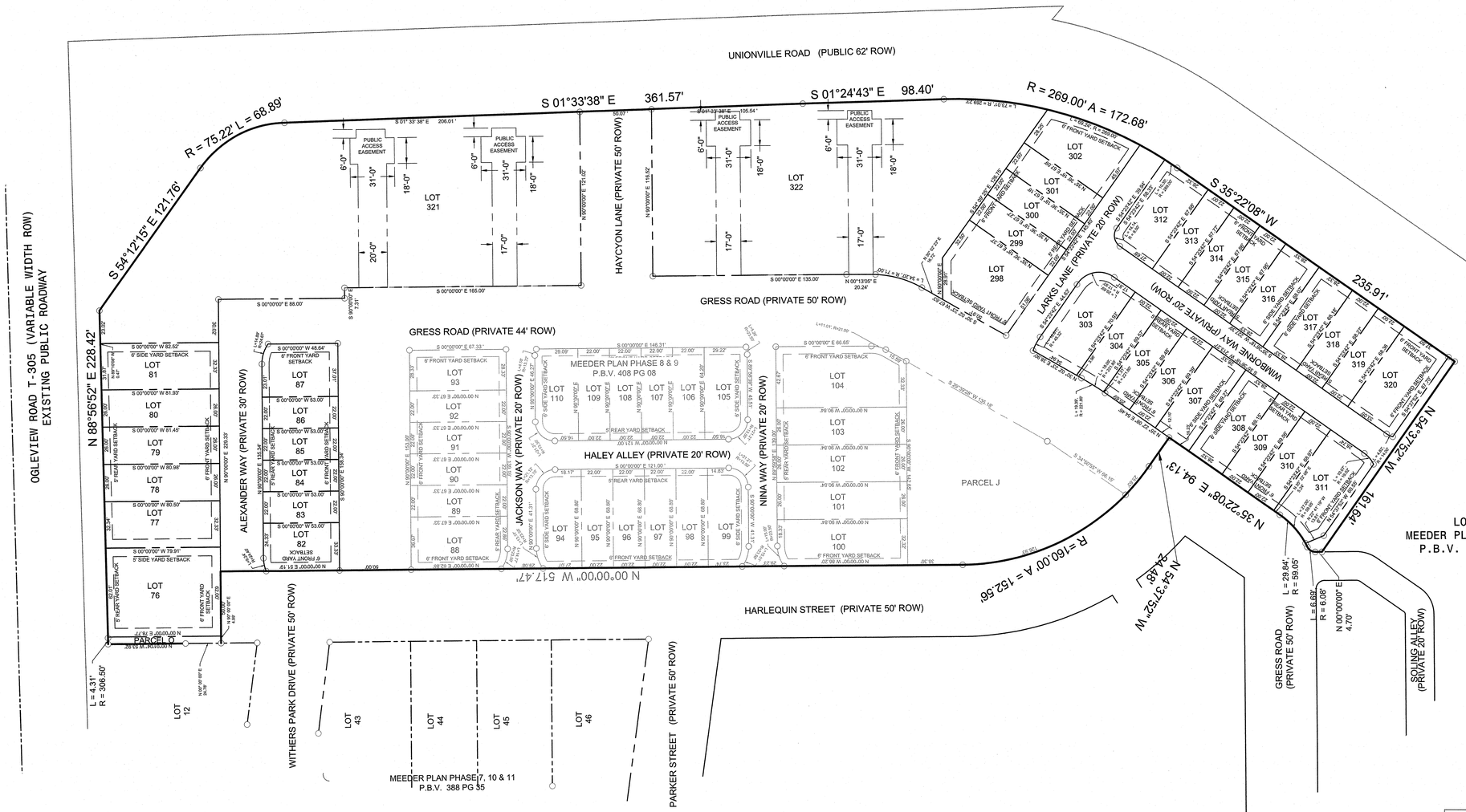
Save Date=5/3/2023 8:58 AM



PLAN BOOK	PAGE
411	2

LEGEND

- PROPERTY/ROW LINE
- EASEMENT LINES
- SETBACK LINES
- O - PROPERTY CORNER
- ROW - RIGHT OF WAY
- R - RADIUS
- L - ARC LENGTH
- TYP - TYPICAL

NOTES:

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3. WITH THE RECORDING OF THIS PLAN, LOT LINES FOR LOTS 76-86, 115-131, 286-289, 111-114 AND PARCELS H, I AND K IN THE MEEDER PLAN PHASE 8 & 9 AS RECORDED IN PLAN BOOK 408, PAGE 8 ARE EXTINGUISHED.

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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www.GatewayEngineers.com 855-634-9284

MEEDER PLAN PHASE 8 & 9- R2

BEING A REVISION OF A PORTION OF THE "MEEDER PLAN PHASE 8 & 9-R" AS RECORDED IN P.B.V 408, PG 08

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CRANBERRY MEEDER PARTNERS, LLC.
ROCHESTER ROAD INVESTMENT CO.

PM: DMH	DB: DRC	CB: DMH	SHEET 2 OF 3	Date: 05-08-2023
			SCALE: 1" = 40'	Job Number. C-18807-0073
				Dwg No:

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N:\Path & Filename=G:\Projects\18000\18807 Coventry Town Center\-0073 Phase 8-9 Final\Dwg\02-Sheet\PHASE 8-9 SUBDIVISION.dwg
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Save Date=5/10/2023 1:35 PM

LEGEND

———	- PROPERTY/ROW LINE
— — —	- EASEMENT LINES
- - - -	- SETBACK LINES
O	- PROPERTY CORNER
ROW	- RIGHT OF WAY
R	- RADIUS
L	- ARC LENGTH
TYP	- TYPICAL

CRANBERRY TOWNSHIP WATER EASEMENT

CRANBERRY TOWNSHIP SANITARY EASEMENT

CRANBERRY TOWNSHIP WATER & SANITARY EASEMENT

OGLEVIEW ROAD T-305 (VARIABLE WIDTH ROW)
EXISTING PUBLIC ROADWAY

N 88°56'52" E 228.42'

UNIONVILLE ROAD (PUBLIC 62' ROW)

S 45°00' 00" W 13.63

S 45°00' 00" E 37.84'

20' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

S 45°00' 00" E 5.79'

S 01°33'38" E 361.57'

S 01°33'38" E 98.40'

R = 269.00' A = 172.68'

S 45°00' 00" W 12.51'

N 35°38' 00.70" E 8.62'

N 80°53' 46.47" E 3.97'

S 35°22'08" W 235.91'

R = 75.22' L = 66.89'

S 54°12'15" E 121.76'

30' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

20' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

20' CRANBERRY TOWNSHIP WATER EASEMENT

HAYCYON LANE (PRIVATE 50' ROW)

LOT 321

LOT 322

LOT 302

LOT 301

LOT 300

LOT 299

LOT 298

32' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

GRESS ROAD (PRIVATE 50' ROW)

GRESS ROAD (PRIVATE 44' ROW)

N 45°00' 00" W 10.61'

N 90°00' 00" E 23.56'

MEEDER PLAN PHASE 8 & 9
P.B.V. 408 PG 08

LOT 81
LOT 80
LOT 79
LOT 78
LOT 77
LOT 76

LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82

LOT 93
LOT 92
LOT 91
LOT 90
LOT 89
LOT 88

LOT 110
LOT 109
LOT 108
LOT 107
LOT 106
LOT 105

LOT 104
LOT 103
LOT 102
LOT 101
LOT 100

LOT 303
LOT 304
LOT 305
LOT 306
LOT 307
LOT 308
LOT 309
LOT 310
LOT 311
LOT 312
LOT 313
LOT 314
LOT 315
LOT 316
LOT 317
LOT 318
LOT 319
LOT 320

ALEXANDER WAY (PRIVATE 30' ROW)

JACKSON WAY (PRIVATE 20' ROW)

NINA WAY (PRIVATE 20' ROW)

WINDRUSH WAY (PRIVATE 20' ROW)

HALEY ALLEY (PRIVATE 20' ROW)

20' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

PARCEL J

S 45°00' 42" E 4.31'

S 00°17' 29" E 31.65'

S 45°00' 42" W 3.46'

R = 160.00' A = 162.56'

N 54°37'52" W 2.48'

N 35°22'08" E 94.13'

LOT 132
MEEDER PLAN PHASE ONE
P.B.V. 376, PG 10

L = 29.84'
R = 59.05'

L = 6.82'
R = 6.08'

N 00°00'00" E 4.70'

GRESS ROAD (PRIVATE 50' ROW)

SOLING ALLEY (PRIVATE 20' ROW)

N 00°00'00" W 517.47'

38' CRANBERRY TOWNSHIP WATER AND SEWER EASEMENT

20' CRANBERRY TOWNSHIP WATER EASEMENT

EXISTING 20' CRANBERRY TOWNSHIP SANITARY EASEMENT

EXISTING 20' CRANBERRY TOWNSHIP WATER EASEMENT

HARLEQUIN STREET (PRIVATE 50' ROW)

20' CRANBERRY TOWNSHIP WATER EASEMENT

20' CRANBERRY TOWNSHIP SANITARY EASEMENT

EXISTING 20' CRANBERRY TOWNSHIP WATER EASEMENT

PARCEL O

L = 4.31'
R = 306.50'

WITHERS PARK DRIVE (PRIVATE 50' ROW)

PARKER STREET (PRIVATE 50' ROW)

LOT 12

LOT 43

LOT 44

LOT 45

LOT 46

MEEDER PLAN PHASE 7, 10 & 11
P.B.V. 388 PG 55

PLAN BOOK	PAGE
411	3

NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD-HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISED AUGUST 2, 2018.
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OWNER:
CRANBERRY MEEDER PARTNERS, LLC
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603
PHONE: (717) 560-1400

ROCHESTER ROAD INVESTMENT CO.
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603
PHONE: (717) 560-1400

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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www.GatewayEngineers.com 855-634-9284

MEEDER PLAN PHASE 8 & 9-R2

BEING A REVISION OF A PORTION OF THE "MEEDER PLAN PHASE 8 & 9-R" AS RECORDED IN P.B.V 408, PG 08

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CRANBERRY MEEDER PARTNERS, LLC.
ROCHESTER ROAD INVESTMENT CO.

SHEET 3 OF 3

SCALE: 1" = 40'

Date: 05-08-2023
Job Number.
Dwg No:

PM: DMH DB: DRC CB: DMH

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D:\Path & Filename=G:\Projects\18\00018\07 Coventry Town Center\4073 Phase 8-9 Final\Dwg\00-Sheet\PHASE 8-9 SUBDIVISION.dwg
Plot Date=5/10/2023 1:38 PM Daniel R. Connolly, E.I.T.
Save Date=5/10/2023 1:35 PM

FINAL APPROVAL FOR

REVISED MEEDER PHASES 8-9

ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
BUSINESS PARK WITH CCD-2 OVERLAY

PREPARED FOR:

CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

811 Know what's below. Call before you dig.
Serial No. 20221252684

LIST OF UTILITIES

PENNSYLVANIA POWER COMPANY
(ATTN: DAN STEWART)
701 WEST NEWCASTLE STREET
ZELIENOPLE, PA 16063
PHONE: 724-453-3433
FAX: 724-453-3416
EMAIL: DANSTEWART@FIRSTENERGYCORP.COM

PEOPLES NATURAL GAS
(ATTN: SEAN COUGHLAN)
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
PHONE: 412-258-4548
EMAIL: SEAN.COUGHLAN@PEOPLES-GAS.COM

COLUMBIA GAS OF PA
(ATT: MIKE BELSKY)
350 KENTUCKY AVENUE
ROCHESTER, PA 15047
PHONE 724-770-1703 CELL 724-388-3519
FAX 724-770-1771
EMAIL: MBELSKY@MISOURCE.COM

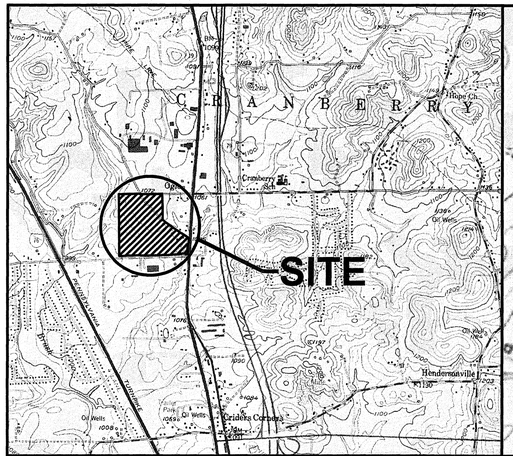
CONSOLIDATED COMMUNICATIONS, INC.
(ATTN: VICTOR STROGONOFF)
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
PHONE: 724-443-9675
FAX: 724-449-2788
EMAIL: VIC.STROGONOFF@CONSOLIDATED.COM

ARMSTRONG CABLE
(ATTN: MIKE CRATTY)
531 PERRY WAY
ZELIENOPLE, PA 16063
PHONE: 724-452-5695 X 224
EMAIL : MCRATTY@AGOC.COM

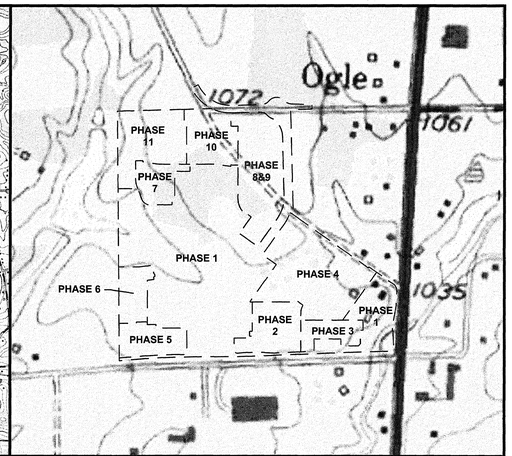
CRANBERRY TOWNSHIP
SANITARY SEWER COLLECTION AND CONVEYANCE
WATER PROVIDER
(ATTN: TIM ZINKHAM)
2525 ROCHESTER ROAD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724-776-4806 X 1183
FAX: 724-776-4420
EMAIL: TIM.ZINKHAM@CRANBERRYTOWNSHIP.ORG

STREET TABLE PHASE 8	
STREET NAME	PUBLIC/PRIVATE
JACKSON WAY	PRIVATE
NINA WAY	PRIVATE
HALEY ALLEY	PRIVATE
GRESS ROAD	PRIVATE

STREET TABLE PHASE 9	
STREET NAME	PUBLIC/PRIVATE
ALEXANDER WAY	PRIVATE
VAUGHN LANE	PRIVATE
GILLIAN LANE	PRIVATE
HALCYON LANE	PRIVATE
CARLTON LANE	PRIVATE
STALLINGS LANE	PRIVATE
LARKS LANE	PRIVATE
WIMBORNE WAY	PRIVATE



SITE LOCATION MAP - BADEN & MARS USGS QUADS
SCALE: 1" = 2,000'



DEVELOPMENT PHASE OVERVIEW
SCALE: 1" = 500'

SHEET INDEX

NO.	TITLE
C000	COVER SHEET
C060	EXISTING CONDITIONS AND DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C110	OVERALL FIRETRUCK TURNING TEMPLATE
C111	FIRE TRUCK TURNING TEMPLATE
C120	OVERALL GARBAGE TRUCK TURNING TEMPLATE
C121	GARBAGE TRUCK TURNING TEMPLATE
C122	REVERSE GARBAGE TRUCK TURNING TEMPLATE
C140	PEDESTRIAN FACILITIES
C150	PARKING EXHIBIT
C200	GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C400	STORM PLAN AND PROFILES
C401	STORM PLAN AND PROFILES
C410	SANITARY PLAN AND PROFILES
C411	SANITARY PLAN AND PROFILES
C420	SANITARY LATERAL TABLES AND DETAILS
C430	WATERLINE PLAN AND PROFILES
C431	WATERLINE PLAN AND PROFILES
C439	WATERLINE SERVICE TABLE AND DETAILS
C500	ROAD PROFILES
C501	ROAD PROFILES
C502	ROAD PROFILES
C503	ROAD PROFILES
C600	SITE DETAILS
C601	SITE DETAILS
C602	SITE DETAILS
C603	SITE DETAILS
C604	SITE DETAILS
C605	STREET SECTIONS
C800	OVERALL SIGNAGE PLAN
C801	SIGNAGE PLAN
C802	SIGNAGE PLAN
E400	EROSION AND SEDIMENT CONTROL PLAN
E401	EROSION AND SEDIMENT CONTROL DETAILS
E402	EROSION AND SEDIMENT CONTROL NOTES
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE DETAILS
L110	OVERALL LIGHTING PLAN
L111	LIGHTING PLAN
L112	LIGHTING PLAN

OPEN SPACE BY PHASE (AC)	
PHASE 8&9	0.48

PARKING SUMMARY TABLE				
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
8	9	-	112	121
9	5	-	68	73

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE

PHASE	RESIDENTIAL UNIT COUNT							NON-RESIDENTIAL AREA (SQ. FT.)			
	SINGLE FAMILY	TOWNHOMES	LOFTS	CROSSROADS	MAIN STREET	APARTMENTS	TOTAL	CROSSROADS	MAIN STREET	PROMENADE	TOTAL
8	-	56	-	-	-	-	56	-	-	-	0
9	1	34	-	-	-	-	35	-	-	-	0

ZONING REQUIREMENTS

SITE ZONING: USE: CCD-2 OVERLAY, BUSINESS PARK BASE ZONING

TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
USE	MIXED	MIXED	
DWELLING UNITS PER ACRE	10 ; 15[1]	11 [1]	NO
MAXIMUM BUILDING HEIGHT (FEET)	65 ; 95[4]	≤ 65'	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4 ; 6[3]	≤ 4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA[2]	10% - 75%	14.82%	NO
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	69,250 SF	NO
MINIMUM CCD OPEN SPACE	15% (9.1 AC)	15.6% (9.45 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	85%	65%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 20' or 2 STORIES	NO
MINIMUM ACREAGE	30 AC	59.58 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO / FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO / FRONT YARD (NONRESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

NOTES :
1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
3. THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% FOR A LOT.
4. AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

PLAN BOOK	PAGE
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DAVID M. HEWITH
No. PE059178

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CHARTER Homes & Neighborhoods

REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

COVER SHEET

Project Number: C-18807-0073
Drawing Scale: N.T.S.
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C000

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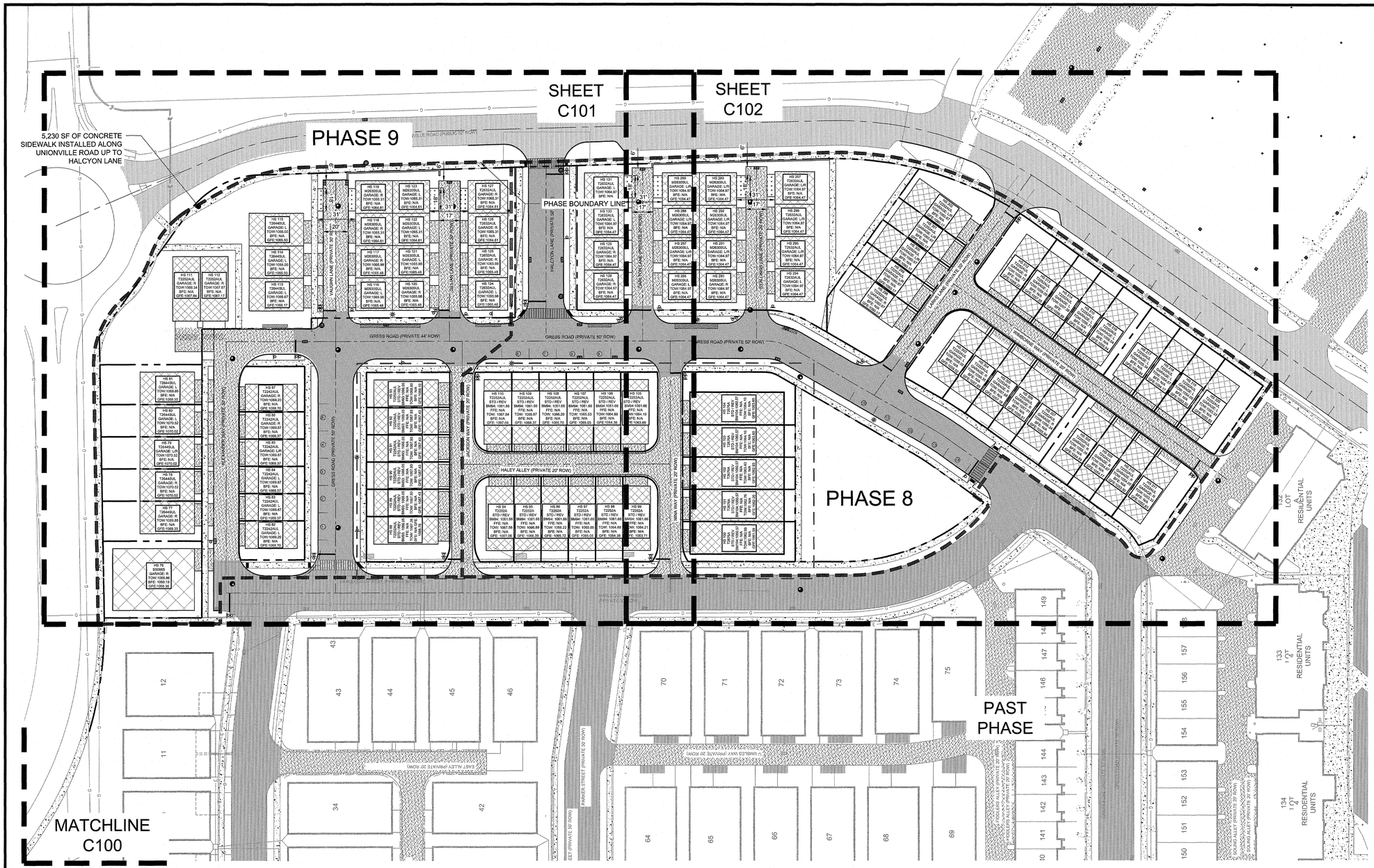

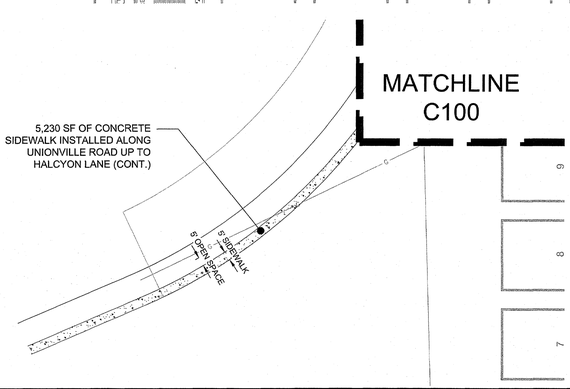

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   F. ALL STORM SEWERS
   G. ALL OPEN SPACE AREAS

MEEDER PHASE 8 AND 9 UNIT COUNTS

UNIT TYPE	COUNT
M2630AUL	16
T2632AUL	12
T2240AUL	6
T2644SUL	8
T2252AUL	37
T2252A	6
T2676A	5
S5068S	1
TOTAL	91

PLAN BOOK	PAGE
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No. PE085179

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REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

OVERALL SITE PLAN

Project Number: C-18807-0073
Drawing Scale: 1" = 40'
Date Issued: MAY 2022
Index Number: –
Drawn By: MAB
Checked By: DMH/PTC
Project Manager: DMH

C100

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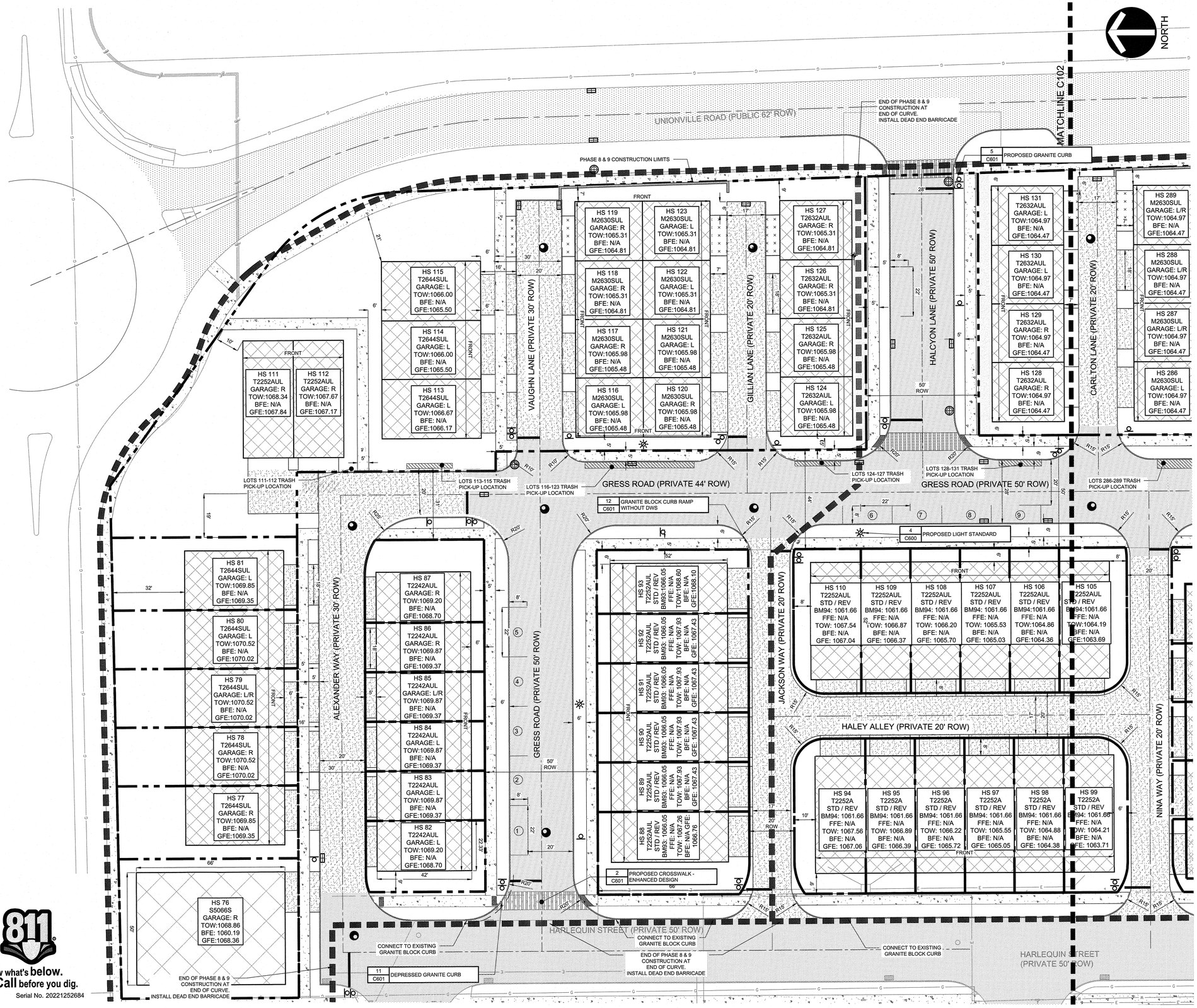

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PLAN BOOK	PAGE
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ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

SITE PLAN

Project Number: C-18807-0073
Drawing Scale: 1" = 20'
Date Issued: MAY 2022
Index Number: --
Drawn By: MAB
Checked By: DMH/PTC
Project Manager: DMH

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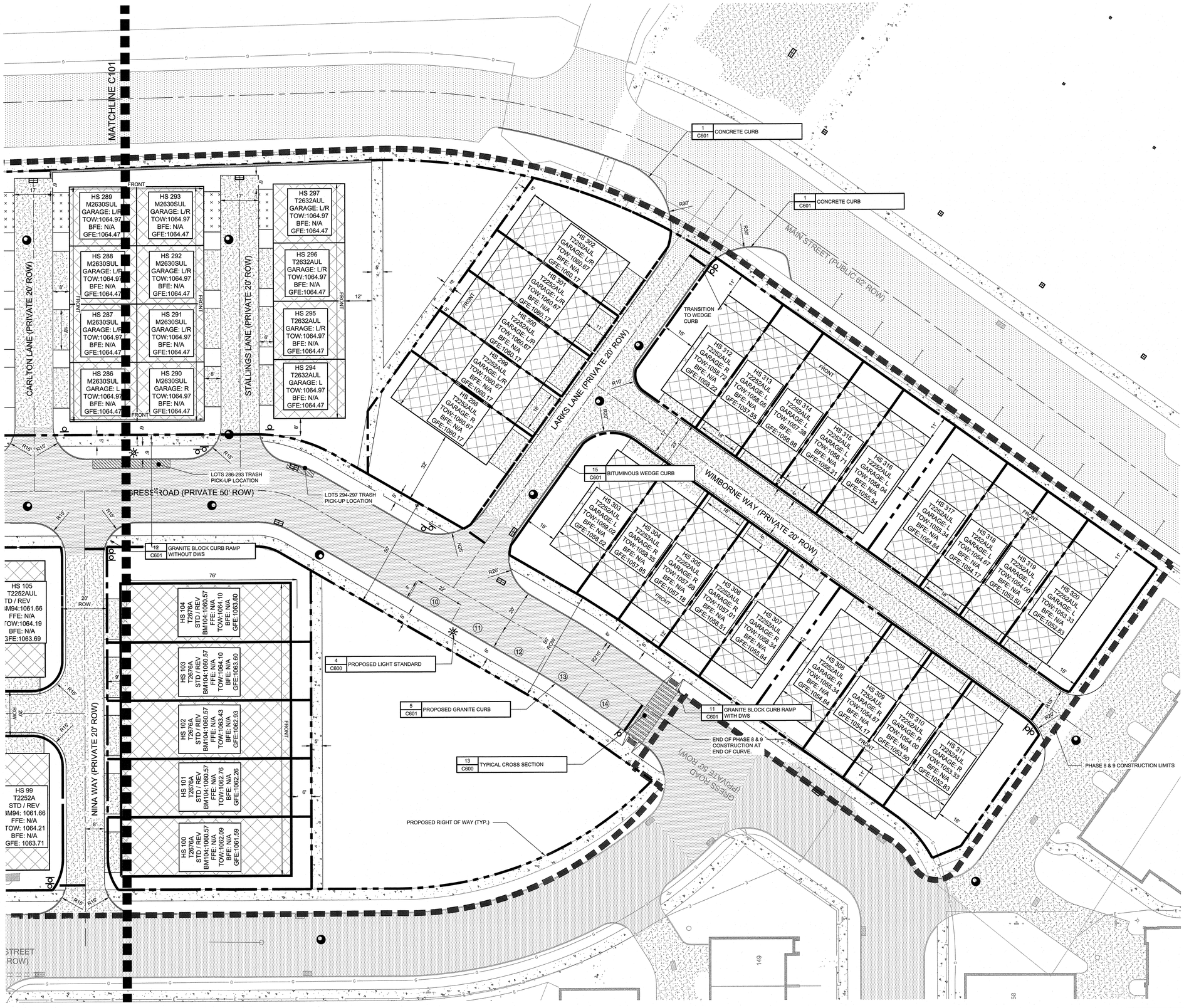

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TOWNSHIP DEVELOPMENT REPORT COMMENTS
TOWNSHIP APPROVED AS-PER DRAWINGS

CHARTER Homes & Neighborhoods

REV MEEDER PHASES 8-9
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Drawing Scale: 1" = 20'
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SHEET C301

SHEET C302

PAST PHASE

PHASE 9

PHASE 8

PAST PHASE

GREENVILLE ROAD PUBLIC (50' ROW)

GRESS ROAD (PRIVATE 50' ROW)

HALEY ALLEY (PRIVATE 20' ROW)

HARLEQUIN LANE (PRIVATE 20' ROW)

JACKSON WAY (PRIVATE 50' ROW)

NINA WAY (PRIVATE 20' ROW)

VALERIE LANE (PRIVATE 20' ROW)

EXISTING WATERLINE TIE IN POINT 8" X 8" X 8" TEE

TIE IN POINT TO EXISTING SANITARY MANHOLE ELE: 1052.40

EXISTING WATERLINE TIE IN POINT 8" X 8" X 8" TEE

UNITS 94-99 TO RECEIVE GAS AND ELECTRIC SERVICE FROM EXISTING LINES ON HARLEQUIN STREET

EXISTING WATERLINE TIE IN POINT

TIE IN POINT TO EXISTING SANITARY LINE ELE: 1045.81

TIE IN POINT TO EXISTING SANITARY LINE ELE: 1045.33

TIE IN POINT TO EXISTING STORM LINE ELE: 1046.86

TIE IN POINT TO EXISTING STORM LINE ELE: 1046.98

UTILITY LEGEND

VARIES / C605-B	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
VARIES / C605-B	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	PROPOSED STORM LINE
SAN	PROPOSED SANITARY LINE
ETD	PROPOSED 1 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
SSFL SSFL SSFL	PROPOSED SANITARY LATERAL CONNECTION
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT
WL	PROPOSED WATER LINE
WL	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
	PROPOSED STORZ CONNECTION
9 / C603	PROPOSED HYDRANT
8 / C603	END BLOW OFF

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION FROM OTHER UTILITIES. UNLESS OTHERWISE NOTED ONT THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. PROPOSED DOMESTIC SERVICE SHALL BE ONE CONTINUOUS RUN FROM CURB BOX TO METER SPREAD 1' INSIDE CURB UNLESS OTHERWISE NOTED.
3. ALL ROOF DRAINS ARE TO BE 6" SLCPP AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
4. GAS LINES SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY PROVIDERS ONCE SELECTED.
5. ELECTRIC, TELEPHONE, AND DATA SERVICE SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY INDIVIDUAL PROVIDERS ONCE SELECTED.
6. ALL SANITARY SEWER LATERALS ARE ASSUMED TO BE AS SHOWN ON TOWNSHIP DETAIL SW-28 (TYPE II UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT 1' INSIDE SIDEWALK UNLESS OTHERWISE NOTED. REFER TO DETAIL 7/C420 FOR CONNECTION TO BUILDINGS.
8. FOR STORM SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C400-C401.
9. FOR SANITARY SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C410-C411, SANITARY SERVICE TABLE ON SHEET C420.
10. FOR WATERLINE DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C430-C341. WATER SERVICE TABLE ON SHEET C349.
11. ALL TRANSFORMERS AND PEDESTALS TO BE MOVED TO PROPERTY LINE/BACK OF SIDEWALK.
12. FOR ELEVATION INFORMATION, PIPE TYPE, SLOPES, AND CROSSING INFORMATION, REFER TO SANITARY, STORM, AND WATER PROFILES SHEETS C400-C411
13. CONTRACTOR WILL LABEL EXISTING MANHOLE SHALL BE CORE DRILLED AND A MANHOLE BOOT INSTALLED FOR CONNECTION OF SANITARY SEWER LINE
14. CONTRACTOR WILL CONFIRM PROPOSED CONNECTION INTO EXISTING MANHOLE WILL NOT BE CONFLICTED WITH THE EXISTING STEPS. INSPECTION DURING THIS STAGE OF INSTALLATION SHALL BE COORDINATED WITH THE ENGINEER.
15. CONTRACTOR TO SIZE STORM STRUCTURE APPROPRIATELY PRIOR TO INSTALLATION
16. ALL STORM SEWERS ARE PRIVATE AND OWNED BY THE HOME OWNERS ASSOCIATION

EASEMENT NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISED AUGUST 2, 2018.
2. ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE "PUBLIC UTILITY EASEMENTS" AND UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE MEEDER NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE RE-LOCATED ANYWHERE IN THIS PLAN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
3. ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
4. ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
5. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.

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GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
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REVISION RECORD

No	Date	
01	04-07-2023	TOWNSHIP DEVELOPMENT REPORT COMMENTS
02	05-08-2023	TOWNSHIP APPROVED AS-PER DRAWINGS
03	-	-
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

CHARTER Homes & Neighborhoods

REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

OVERALL UTILITY PLAN

Project Number: C-18807-0073
Drawing Scale: 1" = 40'
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C300

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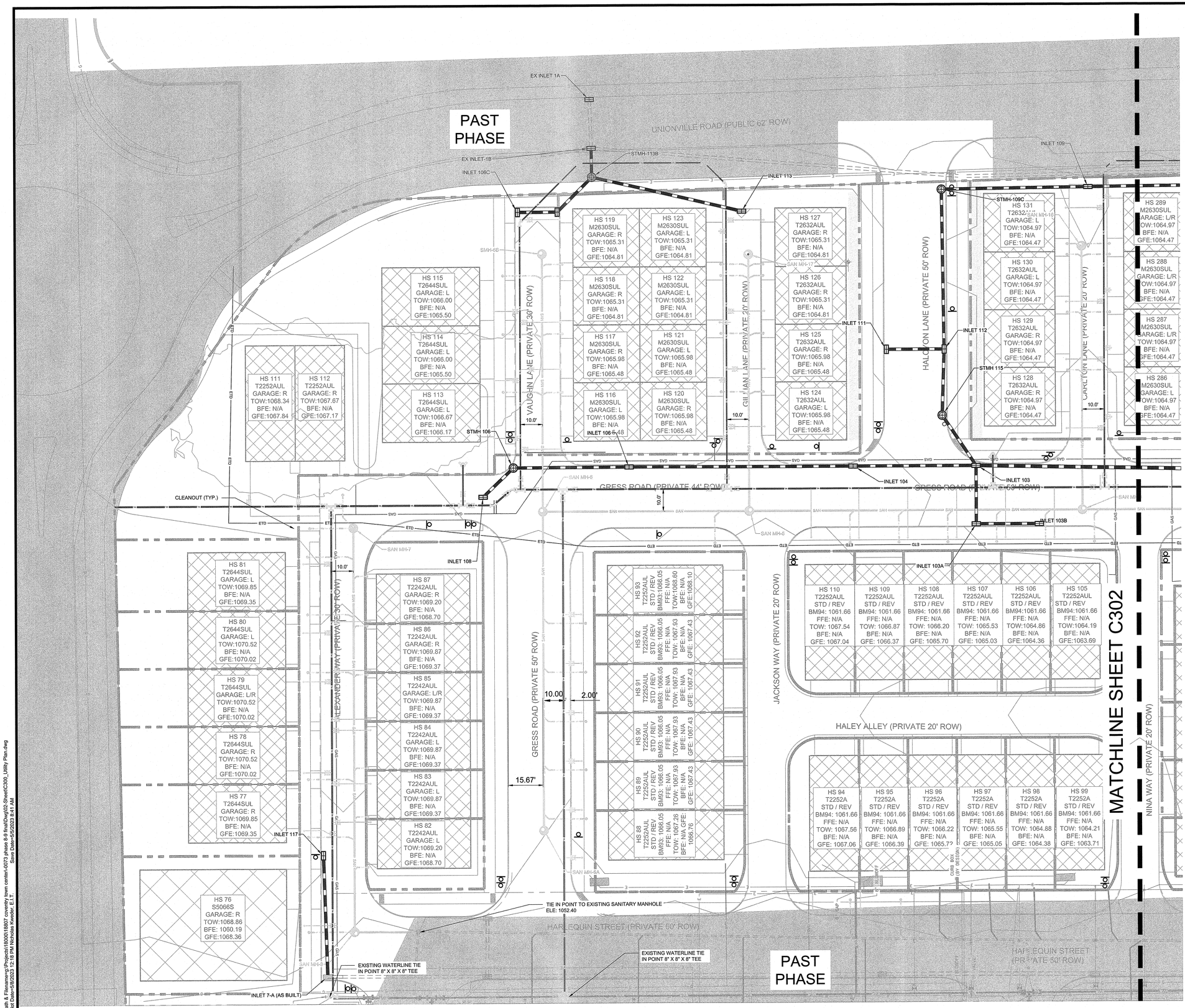
18.01



UTILITY LEGEND

VARIES C605-8	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
VARIES C605-8	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	PROPOSED STORM LINE
SAN	PROPOSED SANITARY LINE
ETD	PROPOSED 1 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
san san san	PROPOSED SANITARY LATERAL CONNECTION
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT
WL	PROPOSED WATER LINE
wl	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
	PROPOSED STORZ CONNECTION
9 C603	PROPOSED HYDRANT
8 C603	END BLOW OFF

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION FROM OTHER UTILITIES, UNLESS OTHERWISE NOTED ONT THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. PROPOSED DOMESTIC SERVICE SHALL BE ONE CONTINUOUS RUN FROM CURB BOX TO METER SPREAD 1' INSIDE CURB UNLESS OTHERWISE NOTED.
3. ALL ROOF DRAINS ARE TO BE 6" SLCPP AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
4. GAS LINES SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY PROVIDERS ONCE SELECTED.
5. ELECTRIC, TELEPHONE, AND DATA SERVICE SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY INDIVIDUAL PROVIDERS ONCE SELECTED.
6. ALL SANITARY SEWER LATERALS ARE ASSUMED TO BE AS SHOWN ON TOWNSHIP DETAIL SW-28 (TYPE I) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT 1' INSIDE SIDEWALK UNLESS OTHERWISE NOTED. REFER TO DETAIL 7/C420 FOR CONNECTION TO BUILDINGS.
8. FOR STORM SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C400-C401.
9. FOR SANITARY SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C410-C411, SANITARY SERVICE TABLE ON SHEET C420.
10. FOR WATERLINE DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C430-C341. WATER SERVICE TABLE ON SHEET C349.
11. ALL TRANSFORMERS AND PEDESTALS TO BE MOVED TO PROPERTY LINE/BACK OF SIDEWALK.
12. FOR ELEVATION INFORMATION, PIPE TYPE, SLOPES, AND CROSSING INFORMATION, REFER TO SANITARY, STORM, AND WATER PROFILES SHEETS C400-C411
13. CONTRACTOR WILL LABEL EXISTING MANHOLE SHALL BE CORE DRILLED AND A MANHOLE BOOT INSTALLED FOR CONNECTION OF SANITARY SEWER LINE
14. CONTRACTOR WILL CONFIRM PROPOSED CONNECTION INTO EXISTING MANHOLE WILL NOT BE CONFLICTED WITH THE EXISTING STEPS. INSPECTION DURING THIS STAGE OF INSTALLATION SHALL BE COORDINATED WITH THE ENGINEER.
15. CONTRACTOR TO SIZE STORM STRUCTURE APPROPRIATELY PRIOR TO INSTALLATION
16. ALL STORM SEWERS ARE PRIVATE AND OWNED BY THE HOME OWNERS ASSOCIATION

PLAN BOOK	PAGE
411	9

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NORTH

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
PAVAN MATHEW HEATH
No. PE085175

REVISION RECORD

No	Date	
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03	-	-
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08	-	-

CHARTER Homes & Neighborhoods®

REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: C-18807-0073
Drawing Scale: 1" = 20'
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C301

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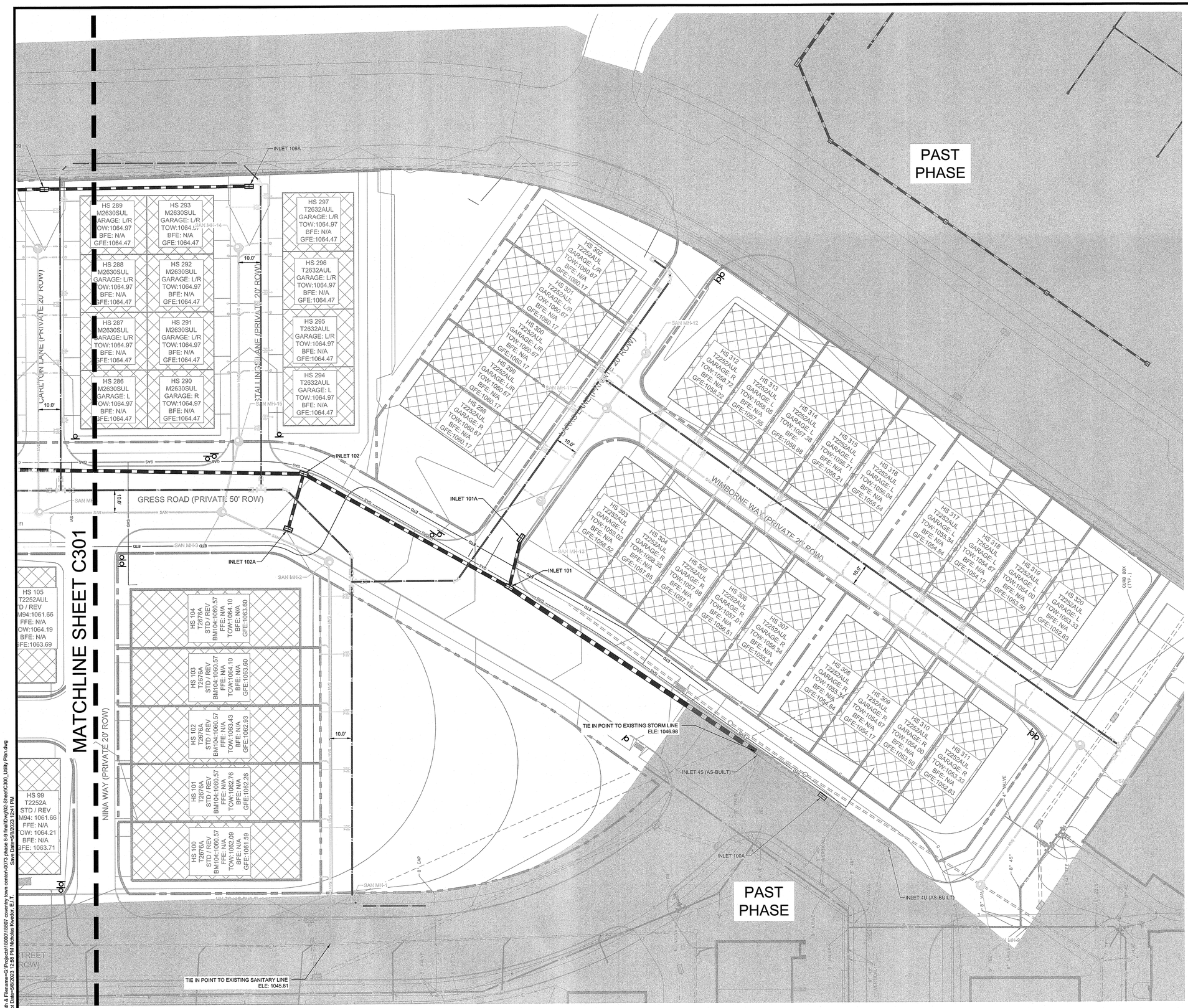

UTILITY LEGEND

VARIES C605-8	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
VARIES C605-8	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	PROPOSED STORM LINE
SAN	PROPOSED SANITARY LINE
ETD	PROPOSED 1 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
san san san	PROPOSED SANITARY LATERAL CONNECTION
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT
WL	PROPOSED WATER LINE
wl	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
	PROPOSED STORZ CONNECTION
9 C603	PROPOSED HYDRANT
8 C603	END BLOW OFF

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION FROM OTHER UTILITIES, UNLESS OTHERWISE NOTED ONT THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. PROPOSED DOMESTIC SERVICE SHALL BE ONE CONTINUOUS RUN FROM CURB BOX TO METER SPREAD 1' INSIDE CURB UNLESS OTHERWISE NOTED.
3. ALL ROOF DRAINS ARE TO BE 6" SLCPP AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
4. GAS LINES SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY PROVIDERS ONCE SELECTED.
5. ELECTRIC, TELEPHONE, AND DATA SERVICE SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN REVISIONS BY INDIVIDUAL PROVIDERS ONCE SELECTED.
6. ALL SANITARY SEWER LATERALS ARE ASSUMED TO BE AS SHOWN ON TOWNSHIP DETAIL SW-29 (TYPE I) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT 1' INSIDE SIDEWALK UNLESS OTHERWISE NOTED. REFER TO DETAIL 7/C420 FOR CONNECTION TO BUILDINGS.
8. FOR STORM SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C400-C401.
9. FOR SANITARY SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C410-C414. SANITARY SERVICE TABLE ON SHEET C409.
10. FOR WATERLINE DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C430-C341. WATER SERVICE TABLE ON SHEET C349.
11. ALL TRANSFORMERS AND PEDESTALS TO BE MOVED TO PROPERTY LINE/BACK OF SIDEWALK.
12. FOR ELEVATION INFORMATION, PIPE TYPE, SLOPES, AND CROSSING INFORMATION, REFER TO SANITARY, STORM, AND WATER PROFILES SHEETS C400-C411
13. CONTRACTOR WILL LABEL EXISTING MANHOLE SHALL BE CORE DRILLED AND A MANHOLE BOOT INSTALLED FOR CONNECTION OF SANITARY SEWER LINE
14. CONTRACTOR WILL CONFIRM PROPOSED CONNECTION INTO EXISTING MANHOLE WILL NOT BE CONFLICTED WITH THE EXISTING STEPS. INSPECTION DURING THIS STAGE OF INSTALLATION SHALL BE COORDINATED WITH THE ENGINEER.
15. CONTRACTOR TO SIZE STORM STRUCTURE APPROPRIATELY PRIOR TO INSTALLATION
16. ALL STORM SEWERS ARE PRIVATE AND OWNED BY THE HOME OWNERS ASSOCIATION

PLAN BOOK	PAGE
411	10

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GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
DAVID MATTHEW HEATH
No. PE085175

REVISION RECORD

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03	, ,	,
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08	, ,	,

CHARTER Homes & Neighborhoods

REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP., PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: C-18807-0073
Drawing Scale: 1" = 20'
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C302

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Plot Date:5/8/2023 12:58 PM Nicholas Kreider, E.I.T.
18.01



UTILITY LEGEND

	PROPOSED STORM LINE
	PROPOSED TEMPORARY STORM LINE
SAN	PROPOSED SANITARY LINE
WL	PROPOSED WATER LINE
ETD	PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
9 C603	PROPOSED HYDRANT
SAN SAN SAN	PROPOSED SANITARY LATERAL CONNECTION
6 C600	PROPOSED LIGHT STANDARD
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 3' HORIZONTAL SEPARATION FROM OTHER UTILITIES, UNLESS OTHERWISE NOTED ON THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. WATERLINES LOCATED UNDER PROPOSED WALL SHALL BE SLEEVED IN ACCORDANCE WITH TOWNSHIP DETAIL SW-6.
3. PROPOSED DOMESTIC SERVICE SHALL BE ONE CONTINUOUS RUN FROM CURB BOX TO METER SPREAD 1' INSIDE CURB UNLESS OTHERWISE NOTED.
4. ALL ROOF DRAINS ARE TO BE 6" SDR40 AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
5. REFER TO SHEET C420 FOR ALL SANITARY SEWER LATERAL INFORMATION.
6. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT 1' INSIDE SIDEWALK UNLESS OTHERWISE NOTED. REFER TO DETAIL 7/C411 FOR CONNECTION TO BUILDINGS.
7. ALL TRANSFORMERS AND PEDESTALS TO BE MOVED TO PROPERTY LINE/BACK OF SIDEWALK.
8. FOR ELEVATION INFORMATION, PIPE TYPE, SLOPES, AND CROSSING INFORMATION, REFER TO SANITARY, STORM, AND WATER PROFILES SHEETS C400-C439.
9. SDR-35 PIPE IS NOT ACCEPTABLE FOR STORM WATER SYSTEM.
10. GAS LINE DESIGN PER PEOPLES NATURAL GAS DRAWING DATED MARCH 16, 2020.
11. ELECTRIC LINE DESIGN PER PENNPOWER DRAWING DATED NOVEMBER 26,, 2018.
12. FOR STORM SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C400.
13. FOR SANITARY SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C410-C411. SANITARY SERVICE TABLE ON SHEET C420.
14. FOR WATERLINE DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C430-C431. WATER SERVICE TABLE ON SHEET C439.
15. REFER TO PLAT PLAN FOR EASEMENT INFORMATION.
16. ALL STORM SEWER ARE PRIVATE AND OWNED BY HOME OWNERS ASSOCIATION

* - CONTRACTOR TO SIZE STORM STRUCTURE APPROPRIATELY PRIOR TO INSTALLATION

NORTH

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GRAPHIC SCALE

0 20 40 80 160

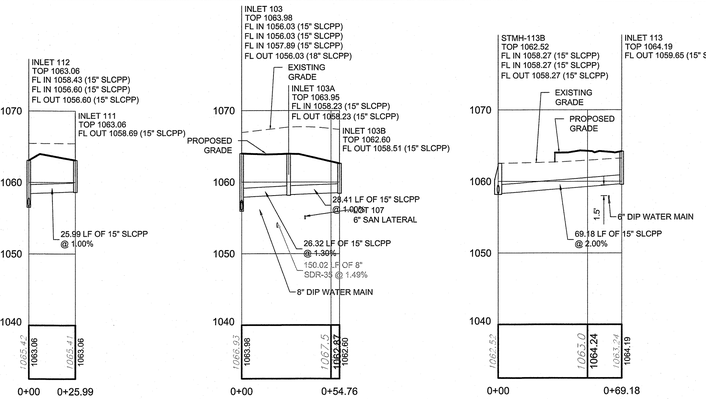
(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
411	11

EASEMENT NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISED AUGUST 2, 2018.
2. ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE "PUBLIC UTILITY EASEMENTS" AND UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE CRESCENT NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE RE-LOCATED ANYWHERE IN THIS PLAN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
3. ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
4. ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
5. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.
6. REFER TO SHEET C420 FOR SANITARY SERVICE TABLE

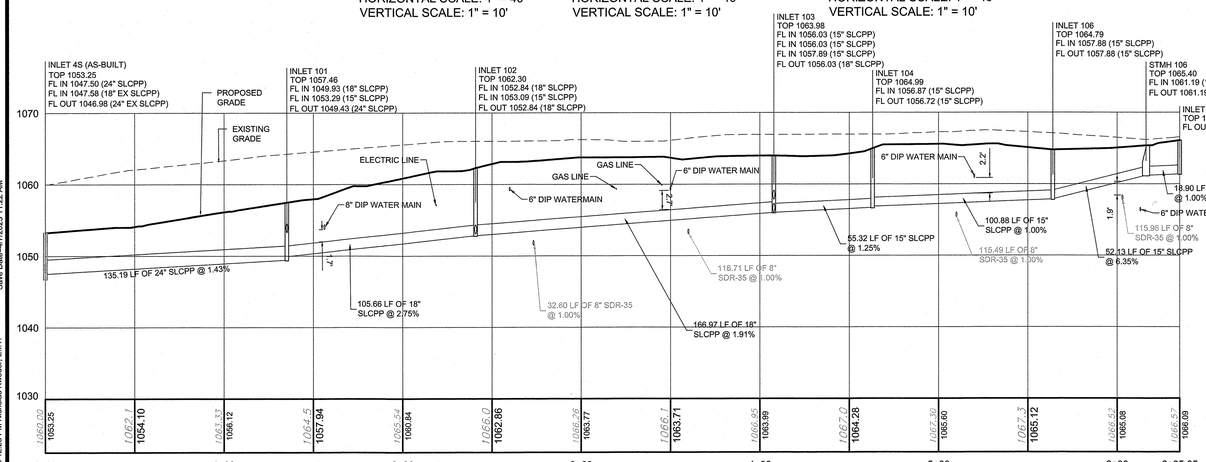
PLAN VIEW
INLET 112 TO INLET 111
INLET 103 TO INLET 103B
STMH 113B TO INLET 113
INLET 4S TO INLET 108
EX INLET 1B TO INLET 106C
STMH 109 TO INLET 103



INLET 112 TO INLET 111 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

INLET 103 TO INLET 103B PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

STMH 113B TO INLET 113 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



INLET 4S TO INLET 108 PROFILE
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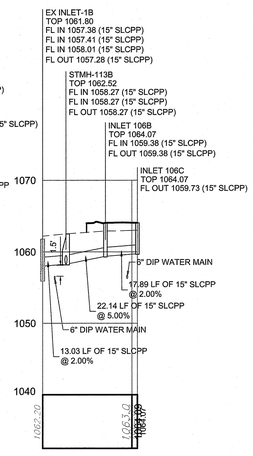
VERTICAL SCALE: 1" = 10'



EX INLET 1B TO INLET 106C PROFILE
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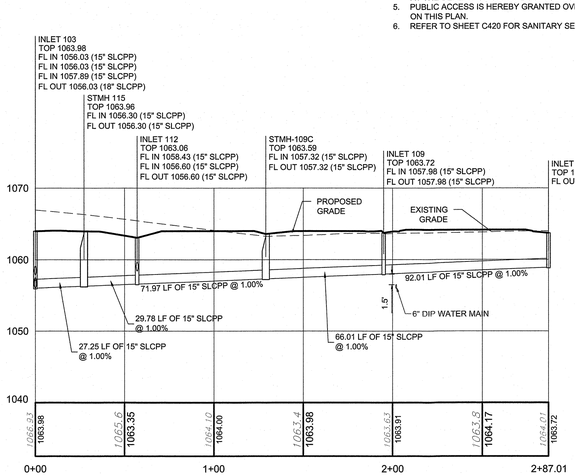
VERTICAL SCALE: 1" = 10'



STMH-109 TO INLET 103 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DAVID M. TREMBLEATH
No. PE066174

REVISION RECORD

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05	-	-
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07	-	-
08	-	-

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REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

STORM PLAN AND PROFILES

Project Number: C-18807-0073
Drawing Scale: AS NOTED
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C400

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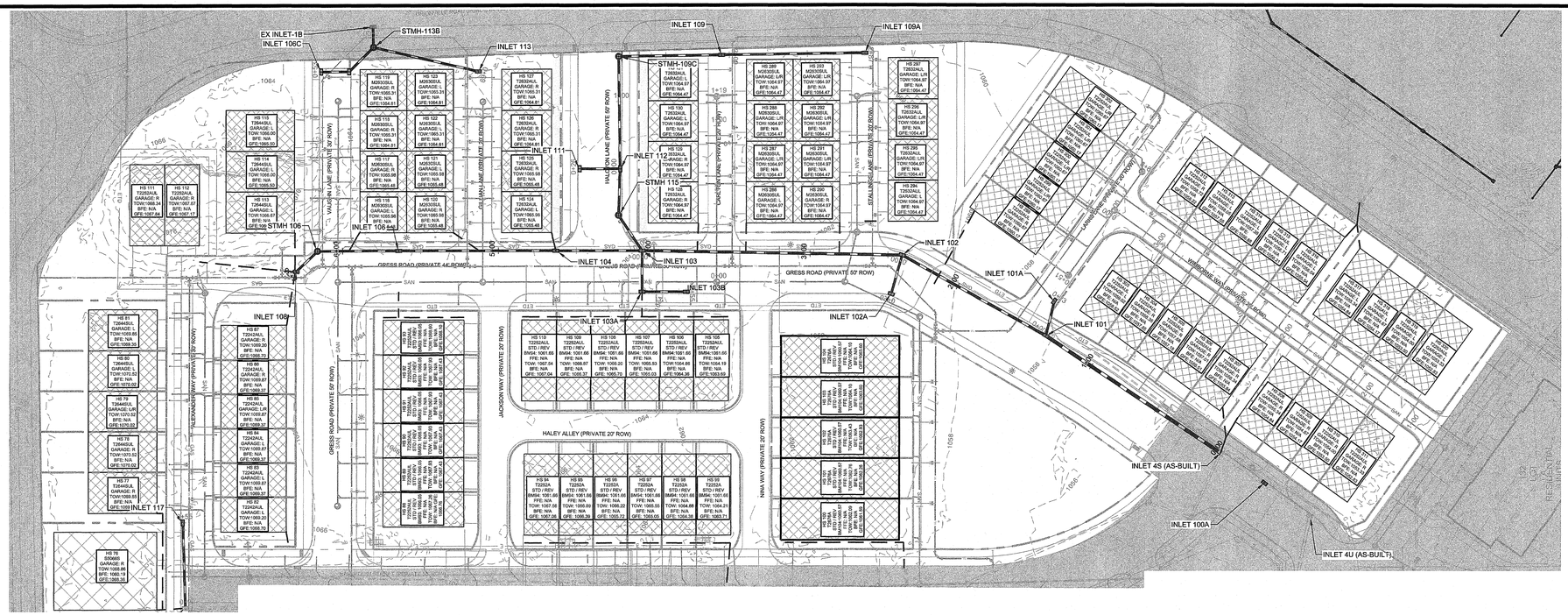
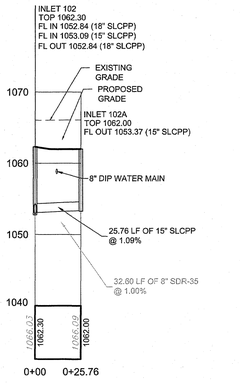
Plot Date: 5/8/2023 11:23 PM Nicholas Kweder, E.I.T.
18.01



PLAN VIEW
INLET 102 TO 102A
STMH OPEN GRATE 119 TO INLET 101
INLET 7-A (AS BUILT) TO INLET 117



INLET 102 TO INLET 102A PROFILE
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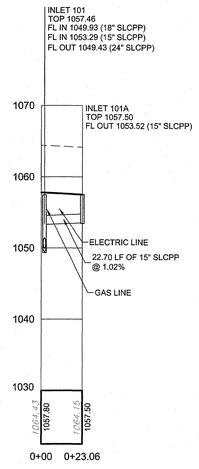
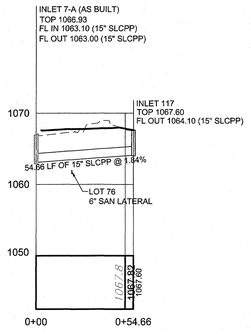
VERTICAL SCALE: 1" = 10'



STMH OPEN GRATE 119 TO INLET 101 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



INLET 7-A (AS BUILT) TO INLET 117 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

UTILITY LEGEND

	PROPOSED STORM LINE
	PROPOSED TEMPORARY STORM LINE
SAN	PROPOSED SANITARY LINE
WL	PROPOSED WATER LINE
ETD	PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
9 C603	PROPOSED HYDRANT
SAN SAN SAN	PROPOSED SANITARY LATERAL CONNECTION
6 C600	PROPOSED LIGHT STANDARD
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 3' HORIZONTAL SEPARATION FROM OTHER UTILITIES, UNLESS OTHERWISE NOTED ON THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. WATERLINES LOCATED UNDER PROPOSED WALL SHALL BE SLEEVED IN ACCORDANCE WITH TOWNSHIP DETAIL SW-6.
3. PROPOSED DOMESTIC SERVICE SHALL BE ONE CONTINUOUS RUN FROM CURB BOX TO METER SPREAD 1' INSIDE CURB UNLESS OTHERWISE NOTED.
4. ALL ROOF DRAINS ARE TO BE 6" SDR40 AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
5. REFER TO SHEET C420 FOR ALL SANITARY SEWER LATERAL INFORMATION.
6. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT 1' INSIDE SIDEWALK UNLESS OTHERWISE NOTED. REFER TO DETAIL 7/C411 FOR CONNECTION TO BUILDINGS.
7. ALL TRANSFORMERS AND PEDESTALS TO BE MOVED TO PROPERTY LINE/BACK OF SIDEWALK.
8. FOR ELEVATION INFORMATION, PIPE TYPE, SLOPES, AND CROSSING INFORMATION, REFER TO SANITARY, STORM, AND WATER PROFILES SHEETS C400-C439.
9. SDR-35 PIPE IS NOT ACCEPTABLE FOR STORM WATER SYSTEM.
10. GAS LINE DESIGN PER PEOPLES NATURAL GAS DRAWING DATED MARCH 16, 2020.
11. ELECTRIC LINE DESIGN PER PENNPOWER DRAWING DATED NOVEMBER 26,, 2018.
12. FOR STORM SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C400.
13. FOR SANITARY SEWER DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C410-C411. SANITARY SERVICE TABLE ON SHEET C420.
14. FOR WATERLINE DESIGN DETAIL REFER TO PLAN/PROFILE SHEETS C430-C431. WATER SERVICE TABLE ON SHEET C439.
15. REFER TO PLAT PLAN FOR EASEMENT INFORMATION.
16. ALL STORM SEWER ARE PRIVATE AND OWNED BY HOME OWNERS ASSOCIATION

* - CONTRACTOR TO SIZE STORM STRUCTURE APPROPRIATELY PRIOR TO INSTALLATION

EASEMENT NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0593D, MAP REVISED AUGUST 2, 2018.
2. ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE "PUBLIC UTILITY EASEMENTS" AND UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE CRESCENT NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE RE-LOCATED ANYWHERE IN THIS PLAN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
3. ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
4. ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
5. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.
6. REFER TO SHEET C420 FOR SANITARY SERVICE TABLE

NORTH

811 Know what's below. Call before you dig.
Serial No. 20221252684

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

PLAN BOOK	PAGE
411	12

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
855-634-9284
gatewayengineers.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID MATTHEW HEATH
ENGINEER
No. PE085178

REVISION RECORD

No	Date
01	04-07-2023
02	06-06-2023
03	-
04	-
05	-
06	-
07	-
08	-

TOWNSHIP DEVELOPMENT REPORT COMMENTS
TOWNSHIP APPROVED AS-PER DRAWINGS

CHARTER Homes & Neighborhoods

REV MEEDER PHASES 8-9
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

STORM PLAN AND PROFILES

Project Number: C-18807-0073
Drawing Scale: AS NOTED
Date Issued: MARCH 2023
Index Number: --
Drawn By: --
Checked By: DMH/PTC
Project Manager: DMH

C401

Path & Filename: P:\Projects\18000s\18807-coventry town center\-0073 phase 8-9 final\Dwg\02-Sheet\C400 Storm and Sanitary Profiles.dwg
Last Save: 6/6/2023 12:22 PM Nicholas Keefer, E.I.T.
18.01

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE HERITAGE CROSSINGS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S.A. SECTION 3210(B) AND (C))

BY: JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE: 5/16/23

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 16 DAY OF May 2023, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2023

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 411 PAGES 13-14 GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF May 2023

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

RECORDER OF DEEDS

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

SURVEYOR

RECORDER OF DEEDS — BUTLER COUNTY, PA

BUTLER COUNTY RECORDER OF DEEDS

Instr: 202305180006859
5/18/2023 8:45 AM
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
T2023030005650

PLAN BOOK	PAGE
411	13

South Pike Road - S.R. 0356 Variable Width R/W

Lot 1
39,502 sf
0.907 ac
Clubhouse
Pool

PHASE 1B
39,50 SQ.FT.
(0.907 ACRES)
ENTIRE LOT 1
PREVIOUSLY DECLARED

PHASE 1A
98,892 SQ.FT.
(2.270 ACRES)
PART OF LOT 2
PREVIOUSLY DECLARED

PHASE 2A
217,401 SQ.FT.
(4.991 ACRES)
BALANCE OF LOT 2
PREVIOUSLY DECLARED

Heritage Drive 50' R/W

Sandy Ridge Drive 50' R/W

South Bluff Drive 50' R/W

Lot 3
81,129 sf
1.862 ac
Heritage Crossings Plan of Lots
PBV 388, Pgs 24-25
Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

PHASE 4A
35,956 SQ.FT.
(0.825 ACRES)
PART OF LOT 3
MUST BE BUILT

PHASE 3A
74,912 SQ.FT.
(1.72 ACRES)
PART OF LOT 3
PREVIOUSLY DECLARED

PHASE 2C
45,524 SQ.FT.
(1.045 ACRES)
PART OF LOT 3
PREVIOUSLY DECLARED

PHASE 4B
145,45 SQ.FT.
(3.339 ACRES)
PART OF LOT 3
MUST BE BUILT

PHASE 3B
34,905 SQ.FT.
(0.801 ACRES)
PART OF LOT 3
PREVIOUSLY DECLARED

PHASE 2B
173,246 SQ.FT.
(3.977 ACRES)
PART OF LOT 3
PREVIOUSLY DECLARED

Conservation Easement

Stormwater Management Easement

n/f JKESS, L.P. — South Pike Square Plan PBV 258, Pg 43 — Parcel A

n/f JKESS, L.P. — South Pike Square Plan—Revision 2 PBV 320, Pg 7 — Parcel S-1

n/f Mary Ann Costan

n/f Thomas & Judith O'Brien

n/f Robert & Jill Kruse

n/f Larry & Traci Karan

n/f Woodberry Village Homeowners Association, Inc.

n/f Daniel & Albina Sutara

n/f Janice Frohn

n/f John & Caitlin Kuhn

n/f Robert Querio II

n/f Joshua & Kristen Susa

n/f Jeffrey & Kristina Reyer

n/f Phillip & Cindy Ohl

n/f Richard & Kelly Beltz

n/f Martin & Olivia Erdley

Stratford Drive 50' R/W

Crestwood Drive 50' R/W

Condo Area Tabluation	LOT 1		LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	39,502	0.907	316,293	7.261	591,122	13.570
CONDO PLAN NO. 1 PHASE 1A	0	0	98,892	2.270	0	0
CONDO PLAN NO. 1 PHASE 1B	39,502	0.907	0	0	0	0
CONDO PLAN NO. 2 PHASE 2A	0	0	217,401	4.991	0	0
CONDO PLAN NO. 2 PHASE 2B	0	0	0	0	173,246	3.977
CONDO PLAN NO. 2 PHASE 2C	0	0	0	0	45,524	1.045
CONDO PLAN NO. 3 PHASE 3A	0	0	0	0	74,912	1.720
CONDO PLAN NO. 3 PHASE 3B	0	0	0	0	34,905	0.801
CONDO PLAN NO. 4 PHASE 4A	0	0	0	0	35,956	0.825
CONDO PLAN NO. 4 PHASE 4B	0	0	0	0	145,450	3.339
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00	81,129	1.862

LIMIT OF ENCLOSED UNIT AREA
PREVIOUSLY DECLARED PROPERTY
LIMITED COMMON ELEMENTS (DRIVEWAYS)
(C) CANTERBURY UNIT
(A) ABBEY UNIT

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

NOTES:

Prepared for: Heritage Crossings Partners, L.P.
P.O. Box 449
Mars, PA 16046

1. All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
2. All unit driveways are considered limited common elements and must be built.
3. See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
4. Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.

Plan References: Heritage Crossings Plan of Lots PBV 388, Pages 24-25
Heritage Crossings Condominium Plan No.1 PBV 392, Page 40
Heritage Crossings Condominium Plan No. 2 PBV 398, Page 1
Heritage Crossings Condominium Plan No. 3 PBV 404, Page 19

Owner/Developer

Heritage Crossings Partners, L.P.
Box 449
Mars, PA 16046

Reference:
Heritage Crossings Plan of Lots
PBV 388, Pages 24 - 25

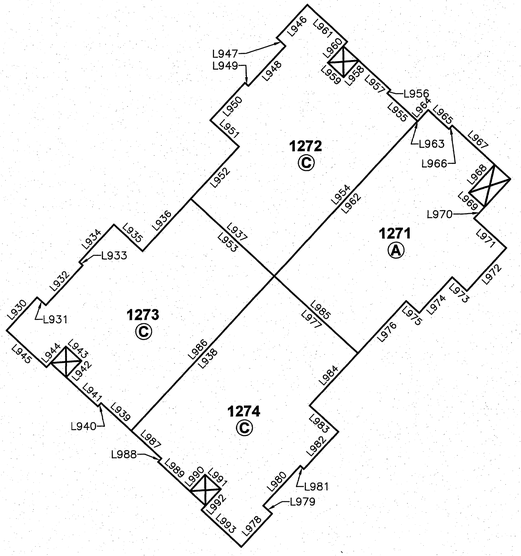
DRAWING NUMBER: 1055-2325233
DRAWING SCALE: 1"=50'
DATE: May 16, 2023
DRAWN BY: SS
REVISIONS:

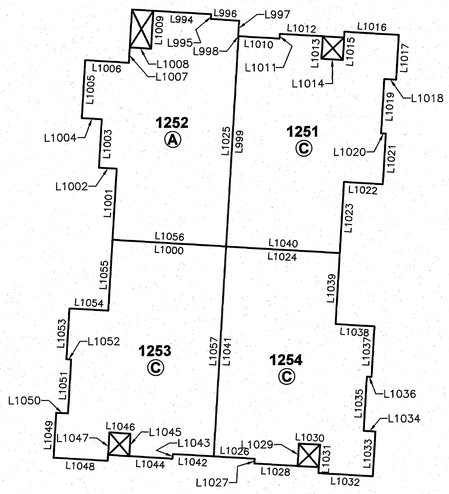
Sheet 1 of 2

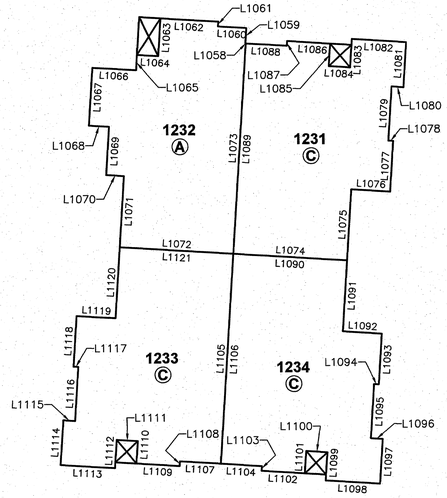
Heritage Crossings Condominium Plan 4

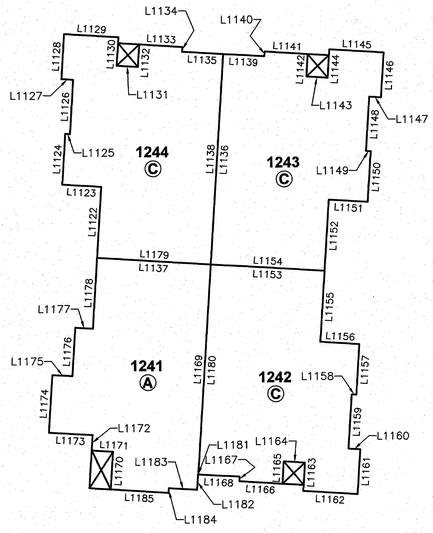
Buffalo Township, Butler County
Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com











Line Table		
Line #	Length	Direction
L930	12.67'	S81° 14' 42"E
L931	3.33'	S08° 45' 18"W
L932	15.33'	S81° 14' 42"E
L933	1.33'	N08° 45' 18"E
L934	14.33'	S81° 14' 42"E
L935	11.00'	S08° 45' 18"W
L936	20.00'	S81° 14' 42"E
L937	32.06'	S08° 45' 18"W
L938	59.33'	N81° 14' 42"W
L939	11.56'	N08° 45' 18"E
L940	1.33'	N81° 14' 42"W
L941	12.17'	N08° 45' 18"E
L942	6.33'	S81° 14' 42"E
L943	6.00'	N08° 45' 18"E
L944	8.00'	N81° 14' 42"W
L945	15.33'	N08° 45' 18"E
L946	12.67'	N81° 14' 42"W
L947	3.33'	S08° 45' 18"W
L948	15.33'	N81° 14' 42"W
L949	1.33'	N08° 45' 18"E
L950	14.33'	N81° 14' 42"W
L951	11.00'	S08° 45' 18"W
L952	20.00'	N81° 14' 42"W
L953	32.06'	S08° 45' 18"W
L954	59.33'	S81° 14' 42"E
L955	11.56'	N08° 45' 18"E
L956	1.33'	S81° 14' 42"E
L957	12.17'	N08° 45' 18"E
L958	6.33'	N81° 14' 42"W
L959	6.00'	N08° 45' 18"E

Line Table		
Line #	Length	Direction
L960	8.00'	S81° 14' 42"E
L961	15.33'	N08° 45' 18"E
L962	59.33'	S81° 14' 42"E
L963	0.10'	S08° 45' 18"W
L964	4.33'	S81° 14' 42"E
L965	7.96'	S08° 45' 18"W
L966	1.33'	S81° 14' 42"E
L967	16.33'	S08° 45' 18"W
L968	10.67'	N81° 14' 42"W
L969	6.00'	S08° 45' 18"W
L970	4.33'	N81° 14' 42"W
L971	12.33'	S08° 45' 18"W
L972	16.33'	N81° 14' 42"W
L973	5.67'	N08° 45' 18"E
L974	13.67'	N81° 14' 42"W
L975	5.00'	N08° 45' 18"E
L976	20.00'	N81° 14' 42"W
L977	32.06'	N08° 45' 18"E
L978	12.67'	S81° 14' 42"E
L979	3.33'	N08° 45' 18"E
L980	15.33'	S81° 14' 42"E
L981	1.33'	S08° 45' 18"W
L982	14.33'	S81° 14' 42"E
L983	11.00'	N08° 45' 18"E
L984	20.00'	S81° 14' 42"E
L985	32.06'	N08° 45' 18"E
L986	59.33'	N81° 14' 42"W
L987	11.56'	S08° 45' 18"W
L988	1.33'	N81° 14' 42"W
L989	12.17'	S08° 45' 18"W

Line Table		
Line #	Length	Direction
L990	6.33'	S81° 14' 42"E
L991	6.00'	S08° 45' 18"W
L992	8.00'	N81° 14' 42"W
L993	15.33'	S08° 45' 18"W
L994	16.33'	S30° 39' 08"E
L995	1.33'	S59° 20' 52"W
L996	7.96'	S30° 39' 08"E
L997	4.33'	S59° 20' 52"W
L998	0.10'	S30° 39' 08"E
L999	59.33'	S59° 20' 52"W
L1000	32.06'	N30° 39' 08"W
L1001	20.00'	N59° 20' 52"E
L1002	5.00'	N30° 39' 08"W
L1003	13.67'	N59° 20' 52"E
L1004	5.67'	N30° 39' 08"W
L1005	16.33'	N59° 20' 52"E
L1006	12.33'	S30° 39' 08"E
L1007	4.33'	N59° 20' 52"E
L1008	6.00'	S30° 39' 08"E
L1009	10.67'	N59° 20' 52"E
L1010	11.56'	S30° 39' 08"E
L1011	1.33'	N59° 20' 52"E
L1012	12.17'	S30° 39' 08"E
L1013	6.33'	S59° 20' 52"W
L1014	6.00'	S30° 39' 08"E
L1015	8.00'	N59° 20' 52"E
L1016	15.33'	S30° 39' 08"E
L1017	12.67'	S59° 20' 52"W
L1018	3.33'	N30° 39' 08"W
L1019	15.33'	S59° 20' 52"W

Line Table		
Line #	Length	Direction
L1020	1.33'	S30° 39' 08"E
L1021	14.33'	S59° 20' 52"W
L1022	11.00'	N30° 39' 08"W
L1023	20.00'	S59° 20' 52"W
L1024	32.06'	N30° 39' 08"W
L1025	59.33'	N59° 20' 52"E
L1026	11.56'	S30° 39' 08"E
L1027	1.33'	S59° 20' 52"W
L1028	12.17'	S30° 39' 08"E
L1029	6.33'	N59° 20' 52"E
L1030	6.00'	S30° 39' 08"E
L1031	8.00'	S59° 20' 52"W
L1032	15.33'	S30° 39' 08"E
L1033	12.67'	N59° 20' 52"E
L1034	3.33'	N30° 39' 08"W
L1035	15.33'	N59° 20' 52"E
L1036	1.33'	S30° 39' 08"E
L1037	14.33'	N59° 20' 52"E
L1038	11.00'	N30° 39' 08"W
L1039	20.00'	N59° 20' 52"E
L1040	32.06'	N30° 39' 08"W
L1041	59.33'	S59° 20' 52"W
L1042	11.56'	N30° 39' 08"W
L1043	1.33'	S59° 20' 52"W
L1044	12.17'	N30° 39' 08"W
L1045	6.33'	N59° 20' 52"E
L1046	6.00'	N30° 39' 08"W
L1047	8.00'	S59° 20' 52"W
L1048	15.33'	N30° 39' 08"W
L1049	12.67'	N59° 20' 52"E

Line Table		
Line #	Length	Direction
L1050	3.33'	S30° 39' 08"E
L1051	15.33'	N59° 20' 52"E
L1052	1.33'	N30° 39' 08"W
L1053	14.33'	N59° 20' 52"E
L1054	11.00'	S30° 39' 08"E
L1055	32.06'	S30° 39' 08"E
L1056	59.33'	S59° 20' 52"W
L1057	0.10'	N30° 39' 08"W
L1058	4.33'	N59° 20' 52"E
L1059	7.96'	N30° 39' 08"W
L1060	1.33'	N59° 20' 52"E
L1061	16.33'	N30° 39' 08"W
L1062	10.67'	S59° 20' 52"W
L1063	6.00'	N30° 39' 08"W
L1064	4.33'	S59° 20' 52"W
L1065	12.33'	N30° 39' 08"W
L1066	16.33'	S59° 20' 52"W
L1067	5.67'	S30° 39' 08"E
L1068	13.67'	S59° 20' 52"W
L1069	5.00'	S30° 39' 08"E
L1070	20.00'	S59° 20' 52"W
L1071	32.06'	S30° 39' 08"E
L1072	59.33'	N59° 20' 52"E
L1073	32.06'	S30° 39' 08"E
L1074	59.33'	S59° 20' 52"W
L1075	20.00'	N59° 20' 52"E
L1076	11.00'	S30° 39' 08"E
L1077	14.33'	N59° 20' 52"E
L1078	1.33'	N30° 39' 08"W
L1079	15.33'	N59° 20' 52"E

Line Table		
Line #	Length	Direction
L1080	3.33'	S30° 39' 08"E
L1081	12.67'	N59° 20' 52"E
L1082	15.33'	N30° 39' 08"W
L1083	8.00'	S59° 20' 52"W
L1084	6.00'	N30° 39' 08"W
L1085	6.33'	N59° 20' 52"E
L1086	12.17'	N30° 39' 08"W
L1087	1.33'	S59° 20' 52"W
L1088	11.56'	N30° 39' 08"W
L1089	59.33'	S59° 20' 52"W
L1090	32.06'	N30° 39' 08"W
L1091	20.00'	S59° 20' 52"W
L1092	11.00'	S30° 39' 08"E
L1093	14.33'	S59° 20' 52"W
L1094	1.33'	N30° 39' 08"W
L1095	15.33'	S59° 20' 52"W
L1096	3.33'	S30° 39' 08"E
L1097	12.67'	S59° 20' 52"W
L1098	15.33'	N30° 39' 08"W
L1099	8.00'	N59° 20' 52"E
L1100	6.00'	N30° 39' 08"W
L1101	6.33'	S59° 20' 52"W
L1102	12.17'	N30° 39' 08"W
L1103	1.33'	N59° 20' 52"E
L1104	11.56'	N30° 39' 08"W
L1105	59.33'	N59° 20' 52"E
L1106	59.33'	S59° 20' 52"W
L1107	11.56'	N30° 39' 08"W
L1108	1.33'	S59° 20' 52"W
L1109	12.17'	N30° 39' 08"W

Line Table		
Line #	Length	Direction
L1110	6.33'	N59° 20' 52"E
L1111	6.00'	N30° 39' 08"W
L1112	8.00'	S59° 20' 52"W
L1113	15.33'	N30° 39' 08"W
L1114	12.67'	N59° 20' 52"E
L1115	3.33'	S30° 39' 08"E
L1116	15.33'	N59° 20' 52"E
L1117	1.33'	N30° 39' 08"W
L1118	14.33'	N59° 20' 52"E
L1119	11.00'	S30° 39' 08"E
L1120	20.00'	N59° 20' 52"E
L1121	32.06'	N30° 39' 08"W
L1122	20.00'	N59° 20' 52"E
L1123	11.00'	N30° 39' 08"W
L1124	14.33'	N59° 20' 52"E
L1125	1.33'	S30° 39' 08"E
L1126	15.33'	N59° 20' 52"E
L1127	3.33'	N30° 39' 08"W
L1128	12.67'	N59° 20' 52"E
L1129	15.33'	S30° 39' 08"E
L1130	8.00'	S59° 20' 52"W
L1131	6.00'	S30° 39' 08"E
L1132	6.33'	N59° 20' 52"E
L1133	12.17'	S30° 39' 08"E
L1134	1.33'	S59° 20' 52"W
L1135	11.56'	S30° 39' 08"E
L1136	59.33'	S59° 20' 52"W
L1137	32.06'	N30° 39' 08"W
L1138	59.33'	N59° 20' 52"E
L1139	11.56'	S30° 39' 08"E

Line Table		
Line #	Length	Direction
L1140	1.33'	N59° 20' 52"E
L1141	12.17'	S30° 39' 08"E
L1142	6.33'	S59° 20' 52"W
L1143	6.00'	S30° 39' 08"E
L1144	8.00'	N59° 20' 52"E
L1145	15.33'	S30° 39' 08"E
L1146	12.67'	S59° 20' 52"W
L1147	3.33'	N30° 39' 08"W
L1148	15.33'	S59° 20' 52"W
L1149	1.33'	S30° 39' 08"E
L1150	14.33'	S59° 20' 52"W
L1151	11.00'	N30° 39' 08"W
L1152	20.00'	S59° 20' 52"W
L1153	32.06'	N30° 39' 08"W
L1154	32.06'	S30° 39' 08"E
L1155	20.00'	S59° 20' 52"W
L1156	11.00'	S30° 39' 08"E
L1157	14.33'	S59° 20' 52"W
L1158	1.33'	N30° 39' 08"W
L1159	15.33'	S59° 20' 52"W
L1160	3.33'	S30° 39' 08"E
L1161	12.67'	S59° 20' 52"W
L1162	15.33'	N30° 39' 08"W
L1163	8.00'	N59° 20' 52"E
L1164	6.00'	N30° 39' 08"W
L1165	6.33'	S59° 20' 52"W
L1166	12.17'	N30° 39' 08"W
L1167	1.33'	N59° 20' 52"E
L1168	11.56'	N30° 39' 08"W
L1169	59.33'	N59° 20' 52"E

Line Table		
Line #	Length	Direction
L1170	10.67'	N59° 20' 52"E
L1171	6.00'	N30° 39' 08"W
L1172	4.33'	N59° 20' 52"E
L1173	12.33'	N30° 39' 08"W
L1174	16.33'	N59° 20' 52"E
L1175	5.67'	S30° 39' 08"E
L1176	13.67'	N59° 20' 52"E
L1177	5.00'	S30° 39' 08"E
L1178	20.00'	N59° 20' 52"E
L1179	32.06'	S30° 39' 08"E
L1180	59.33'	S59° 20' 52"W
L1181	0.10'	N30° 39' 08"W
L1182	4.33'	S59° 20' 52"W
L1183	7.96'	N30° 39' 08"W
L1184	1.33'	S59° 20' 52"W
L1185	16.33'	N30° 39' 08"W

PLAN BOOK	PAGE
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Owner/Developer

Heritage Crossings Partners, L.P.
Box 449
Mars, PA 16046

Reference:
Heritage Crossings Plan of Lots
PBV 388, Pages 24 - 25

DRAWING NUMBER:	1055-2325233
DRAWING SCALE:	1"=50'
DATE:	May 16, 2023
DRAWN BY:	JSS
REVISIONS:	

Sheet 1 of 2

Heritage Crossings Condominium Plan 4

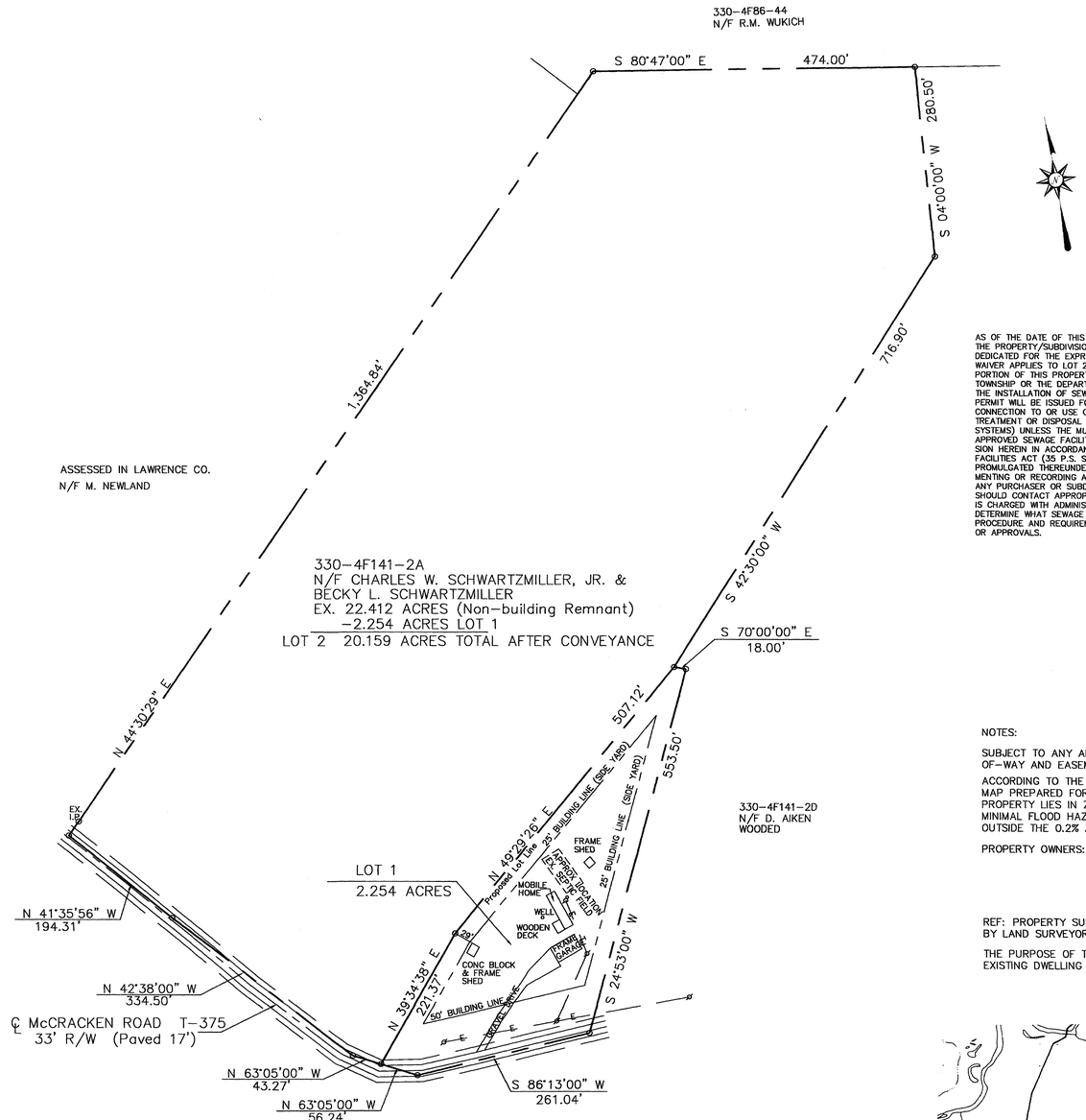
Buffalo Township, Butler County
Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



PLAN BOOK	PAGE
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AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 2 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY WORTH 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 WORTH TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

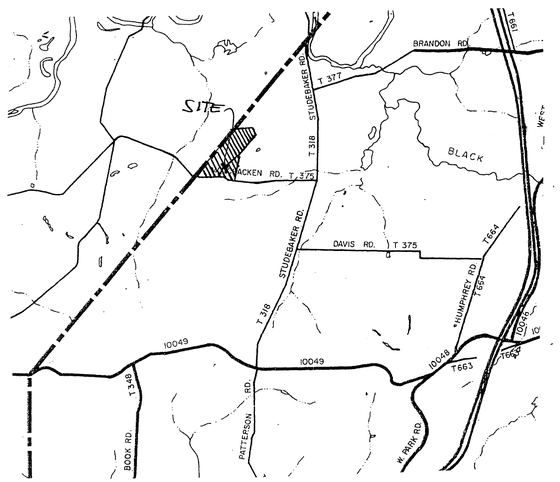
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

PROPERTY OWNERS: CHARLES W. SCHWARTZMILLER, JR.
BECKY L. SCHWARTZMILLER
696 McCRACKEN ROAD
SLIPPERY ROCK, PA 16057

REF: PROPERTY SURVEY FOR CHARLES W. SCHWARTZMILLER, JR. BY LAND SURVEYORS, INC., #01-087.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING DWELLING ONTO ITS OWN LOT FOR CONVEYANCE.



VICINITY MAP Scale: 1" = 2000'

0 100 200 300

Instr: 202305180006880
Pgs: 1 T: $45.00 5/18/2023 9:47 AM
Michele Mustello T202306005670
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we, Charles W. Schwartzmiller, Jr., and Becky L. Schwartzmiller, 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 dedication and release shall be binding upon Charles W. Schwartzmiller, Jr., and Becky L. Schwartzmiller, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

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

ATTEST:

NOTARY PUBLIC OWNER 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 Charles W. Schwartzmiller, Jr., and Becky L. Schwartzmiller, 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 26th day of April, 2023

My Commission expires the 28th day of June, 2025

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lynne M. Griffith-Schall, Notary Public
Butler County
My commission expires June 28, 2025
Commission number 1216415
Member, Pennsylvania Association of Notaries

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

April 6, 2023 SEAL REG. NO. SU-32490-E
DATE

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

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 2nd day of May, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Worth Township Planning Commission this 22nd day of April, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 17TH day of MAY, 2023

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 411 page 15

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

SEAL

RECORDER

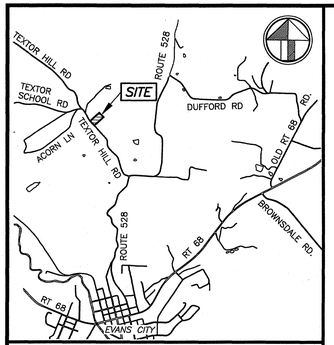
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVISED 04/06/2023; NON-BUILDING WAIVER USAGE
REVISED 03/30/2023; TOWNSHIP REVIEW COMMENTS

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

PLAN OF SUBDIVISION
FOR: CHARLES W. SCHWARTZMILLER, JR.
and
BECKY L. SCHWARTZMILLER
SITUATE: WORTH TWP., BUTLER CO., PA

Date 03/23/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH	
Parcel No. 330-4F141-2A		Instrument # 202201240002897		Service No. 23-010
Address 167 McCRACKEN ROAD				



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF April 2023

SECRETARY

CHAIRMAN

BC Plan # 230516

Instr: 202305190006990
5/19/2023 1:14 PM
Pgs: 1 T: $45.50
Michele Mustello
Butler County Recorder PA
T20230605757

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 19th DAY OF March, 2023 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 19th DAY OF May 2023

TOWNSHIP SECRETARY

PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 15th DAY OF May, 2023 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 15th DAY OF May 2023

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO Applicant JACKSON TOWNSHIP ON THE 19 DAY OF May 2023

PLANNING DIRECTOR

WE, DOMINICK P. & LORRAINE E. SCARPINO, GRANTORS AND/OR TRUSTEES OF THE SCARPINO FAMILY PROTECTOR TRUST, OWNERS OF THE LAND SHOWN ON THE AMENDED PLAN OF SUBDIVISION FOR LOT 2 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 HEREBY ADOPT THIS PLAN AS OUR 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 OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET MY HAND AND SEAL THIS 25th DAY OF April, 2023

ATTEST:

NOTARY PUBLIC

DOMINICK P. SCARPINO

LORRAINE E. SCARPINO

(GRANTORS AND/OR TRUSTEES OF THE SCARPINO FAMILY PROTECTOR TRUST)

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 DOMINICK P. & LORRAINE E. SCARPINO, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF April, 2023

MY COMMISSION EXPIRES THE 26th DAY OF August, 2025

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
HEIDI M GAHAGAN - Notary Public
Butler County
My Commission Expires August 26, 2025
Commission Number 1278672

NOTARY SEAL:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AMENDED PLAN OF SUBDIVISION FOR LOT 2 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 IS IN THE NAME OF THE SCARPINO FAMILY PROTECTOR TRUST, DOMINICK P. & LORRAINE E. SCARPINO GRANTORS AND/OR TRUSTEES, AND IS RECORDED IN THE INSTRUMENT NO. 201802050002265. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

DOMINICK P. SCARPINO

LORRAINE E. SCARPINO

(GRANTORS AND/OR TRUSTEES OF THE SCARPINO FAMILY PROTECTOR TRUST)

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 411 PAGE 16

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF May 2023

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

RECORDER OF DEEDS

SEAL:

LOT 5

N/F
THE SCARPINO FAMILY PROTECTOR TRUST,
DOMINICK P. AND LORRAINE E. SCARPINO,
GRANTORS AND/OR TRUSTEES
INSTR #201802050002266
TAX PARCEL 180-4F52-15D5

GpC

PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

END LIMITS OF 50' PRIVATE R/W

S 44°23'07" E 212.03'

40' REAR BUILDING LINE

LOT 2
2.133 ACRES TO C/L
THE SCARPINO FAMILY PROTECTOR TRUST,
DOMINICK P. AND LORRAINE E. SCARPINO,
GRANTORS AND/OR TRUSTEES
INSTR #201802050002266
TAX PARCEL #180-4F52-15D2

PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

RycB

N/F
H. LEROY DRUSHEL, JR. AND
JOHN HENRY DRUSHEL
INSTR #202002180003270
TAX PARCEL 180-4F52-15C2

N 46°45'00" E 437.00' FROM C/L

20' SIDE BUILDING LINE

APPROXIMATE WELL ISOLATION AREA REQUIRED 100' SEE NOTE 3

PRIMARY ONLOT SYSTEM AREA MUST NOT BE DISTURBED

SEPTIC TEST PIT #1 PRIMARY

SEPTIC TEST PIT #2 PRIMARY

±1%

Hab

POLE PP 1344-67

TELEPHONE PEDESTAL

OVERHEAD UTILITIES

40' FRONT BUILDING LINE

GpC

OVERHEAD UTILITIES

EXISTING ±18' BITUMINOUS PAVEMENT

POLE J 10

N 43°43'41" W 212.00'

R/W

C/L

R/W

POLE PP 1344-74

TEXTOR HILL ROAD T-332 33' R/W

S 46°45'00" W 439.43' TO C/L

EXISTING 50' PRIVATE R/W SEE THE GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

LOT 3

N/F
KEITH I. WATSON
INSTR #202009100019268
TAX PARCEL 180-4F52-15D3

PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

N/F
MICHAEL NEWMAN
INSTR #201709110019519
TAX PARCEL 180-4F52-15C1A

N/F
THE SCARPINO FAMILY PROTECTOR TRUST,
DOMINICK P. AND LORRAINE E. SCARPINO,
GRANTORS AND/OR TRUSTEES
INSTR #201802050002264
TAX PARCEL 180-4F52-15J1

LOT 1
GERARD P. RENGERS PLAN OF LOTS
PBV 116, PG 32

N/F
REGIS F. RENGERS, LORRAINE E. SCARPINO,
LORETTA M. SAVISKY, MARK A. RENGERS,
ROBERT G. RENGERS, JACKIE R. LAURENTS,
AND JANICE A. HOGAN
INSTR #201611090023611
TAX PARCEL 180-4F52-15D

NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO REMOVE THE NON-BUILDING WAIVER DESIGNATION FROM LOT 2 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 AS RECORDED IN PLAN BOOK VOLUME 176, PAGE 8.

(2) PROPERTY BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE BEARING DATUM RECORDED ON THE GERARD F. RENGERS PLAN OF LOTS NO. 2.

(3) ALL WATER WELLS TO BE DRILLED MUST BE A MINIMUM DISTANCE OF 100 FEET FROM THE SEPTIC ABSORPTION AREA AND THIS AREA IS SHOWN AS THE APPROXIMATE WELL ISOLATION AREA. THE PROPOSED SEPTIC ABSORPTION AREA MUST BE A MINIMUM OF 100 FEET FROM ANY EXISTING WATER WELL ON OR NEAR THE SUBJECT PREMISES.

(4) 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.

(5) THE TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

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

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.
ORDAINED AND ENACTED DECEMBER 20, 2018

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIREMENT
MINIMUM LOT SIZE:	1.5 ACRES (65,340 SQUARE FEET)
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET; (ACCESSORY 10 FEET IF LESS THAN 600 SF)
MINIMUM SIDE YARD:	20 FEET; (ACCESSORY 10 FEET IF LESS THAN 600 SF)
MAXIMUM LOT COVERAGE:	50%

SOILS CLASSIFICATION DATA
SOILS CLASSIFICATION DATA TAKEN FROM WEB SOIL SURVEY:
websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

SYMBOL	TYPE	SLOPE
GpC	Gilpin-Wharton silt loams	8 - 15%
HaB	Hazelton channery loam	3 - 8%
RycB	Rayne silt loam	3 - 8%

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

2.133 ACRES = TOTAL ACREAGE

ZONING DISTRICT: R RESIDENTIAL DISTRICT

PROPERTY ADDRESS: TEXTOR HILL ROAD
EVANS CITY, PA 16033

OWNERS: THE SCARPINO FAMILY TRUST,
DOMINICK P. & LORRAINE E. SCARPINO
GRANTORS AND/OR TRUSTEES
416 TEXTOR HILL ROAD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR. NO. 201802050002265
TAX PARCEL NO.: 180-4F52-15D2

REF. SURVEY BY: SURVEY-TECH CORPORATION
GERARD F. RENGERS PLAN OF LOTS NO. 2
DWG. NO. 94-3740
DATED: JUNE 27, 1994
RECORDED: PB VOL 176, PG 8
AUGUST 11, 1994

PLAN BOOK	PAGE
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REC'D MAY 17 2023

AMENDED PLAN OF SUBDIVISION FOR LOT 2 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2

[GERARD F. RENGERS PLAN OF LOTS NO. 2 (PB VOL 176, PG. 8)]

PREPARED FOR: LORRAINE E. & DOMINICK P. SCARPINO

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: DECEMBER 15, 2022 SCALE: 1" = 40'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LICENSED SURVEYOR SU051643E

REGISTRATION NO. SU-051843E

REVISIONS:

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

DWG. NO: 5651-2022-SUB
SHEET 1 OF 1

G:\Scarpino-5651-2022\Scarpino Sub-5651-2022-State.dwg - Feb 14, 2023 @ 6:20pm

(SCARPINO-SUBPLAN-LOT2) SCARPINO STATE.CRD

Know All Men By These Presents, that we **TIMOTHY & LINDA SNYDER**
(Name of Owner or Owners)
of the Township of **BRADY** County of **BUTLER** State of **PENNSYLVANIA**, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Brady, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to (me, us) do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan
and any future acceptance of said public highways, rights-of-way and easements by the Township of Brady, We **TIMOTHY & LINDA SNYDER** hereby agree
(Name of Owner or Owners)
to and by these presents do release and forever discharge the Township of Brady, 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 **TIMOTHY & LINDA SNYDER**
(Name of Owner or Owners)
our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand(s) and seal(s) this 29 day of April of A.D. 2023.

ATTEST: David C Harkins — Timothy Snyder (Owner or Owners)
SEAL David C Harkins — Linda Snyder (Owner or Owners)
SEAL Notary Public
My commission expires the 04 day of June A.D., 2026

The foregoing adoption and dedication is made by **TIMOTHY & LINDA SNYDER**
(Name of Individual Owner or Owners)
with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Brady, 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 90 days, of date of said approval.

Timothy Snyder Linda Snyder
(Owner or Owners)

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 **TIMOTHY & LINDA SNYDER**
(Owner or Owners)
who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 29 day of April, 2023
David C Harkins
Notary Public
My Commission Expires the 04 day of June, 2023

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

PROFFESSIONAL CERTIFICATE

I, JEFFREY A. SHUTY, a Professional 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 the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

SEAL
(Professional's Name)
SU075509
(Professional's Registration No.)
4/28/2023
(Date)

MUNICIPAL APPROVAL

The Board of Supervisors of the Township of Brady hereby gives public notice that in approving this plan for recording purposes only, the Township of Brady 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 TOWNSHIP of BRADY BOARD OF SUPERVISORS this 18 day of May, 2023.
Michelle Y Thompson — Robert P. McConnell
(Secretary) (Chairman)
SEAL

BRADY TOWNSHIP SUPERVISORS SEAL BUTLER COUNTY, PA

Reviewed by the TOWNSHIP of BRADY PLANNING COMMISION this 5 day of May, 2023
Cathy Willis
(Secretary) (Chairman)
SEAL

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 19th day of April, 2023.
JRM JRM
(Secretary) (Chairman)
See Comments On File at the Butler County Planning Commission
Plan Number: 23067
SEAL

Know All Men By These Presents, that we **DAVID & THELMA SNYDER**
(Name of Owner or Owners)
of the Township of **BRADY** County of **BUTLER** State of **PENNSYLVANIA**, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Brady, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to (me, us) do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan
and any future acceptance of said public highways, rights-of-way and easements by the Township of Brady, We **DAVID & THELMA SNYDER** hereby agree
(Name of Owner or Owners)
to and by these presents do release and forever discharge the Township of Brady, 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 **DAVID & THELMA SNYDER**
(Name of Owner or Owners)
our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand(s) and seal(s) this 29 day of April of A.D. 2023.

ATTEST: David C Harkins — David Snyder (Owner or Owners)
SEAL David C Harkins — Thelma Snyder (Owner or Owners)
SEAL Notary Public
My commission expires the 04 day of ~~Ap~~ June A.D., 2026

The foregoing adoption and dedication is made by **DAVID & THELMA SNYDER**
(Name of Individual Owner or Owners)
with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Brady, 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 90 days, of date of said approval.

David Snyder Thelma Snyder
(Owner or Owners)

Instr: 202305220007025
Pgs: 1 F: $45.00 5/22/2023 9:12 AM
Michele Mustello T20230005788
Butler County Recorder PA

NON-BUILDING WAIVER
RESIDUAL TRACT

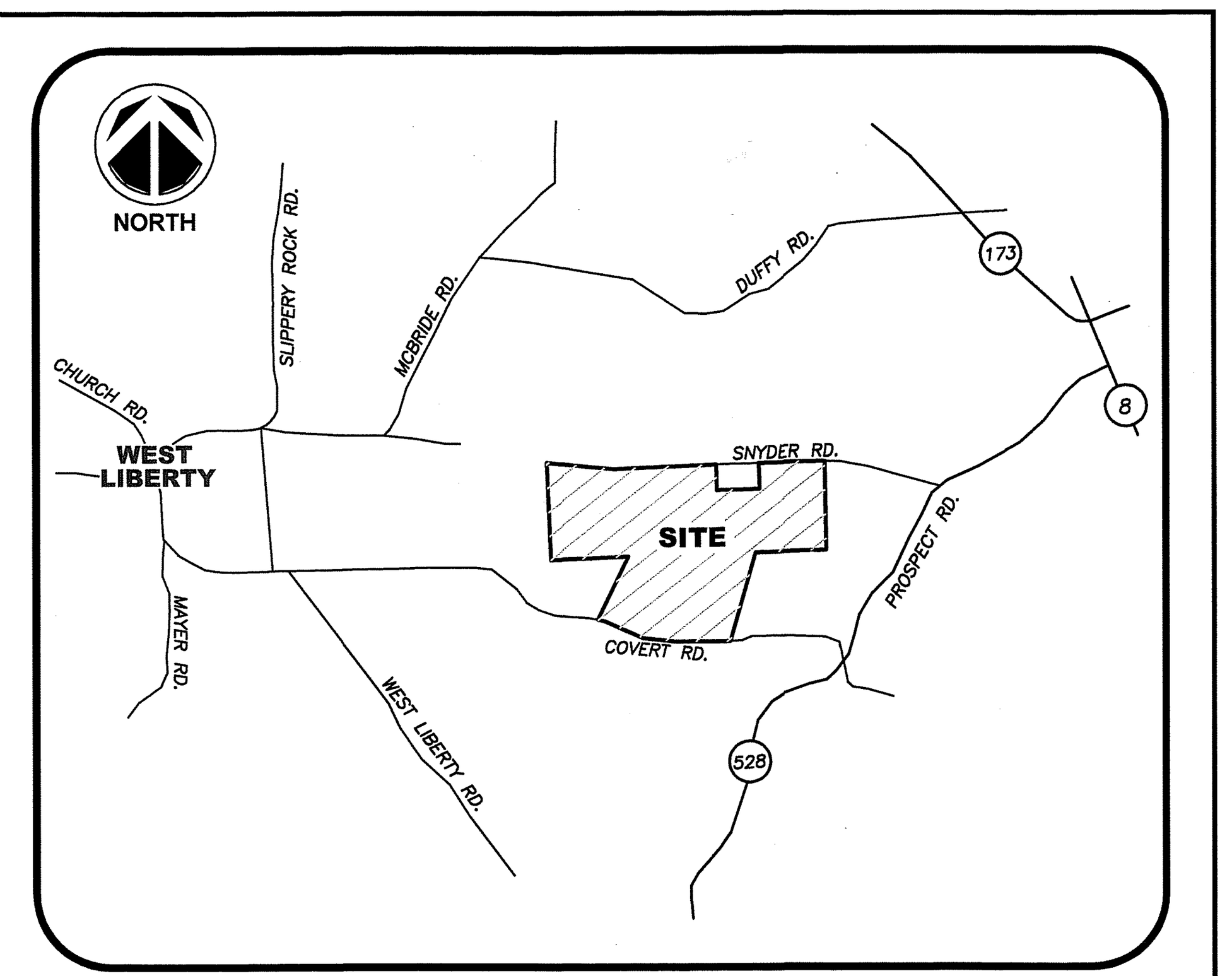
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of LOT 1 or The RESIDUAL TRACT of this property/subdivision has been approved by BRADY TOWNSHIP (Municipality) or the Department 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 BRADY 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."

COMMONWEALTH OF PENNSYLVANIA }
}SS:
COUNTY OF BUTLER }

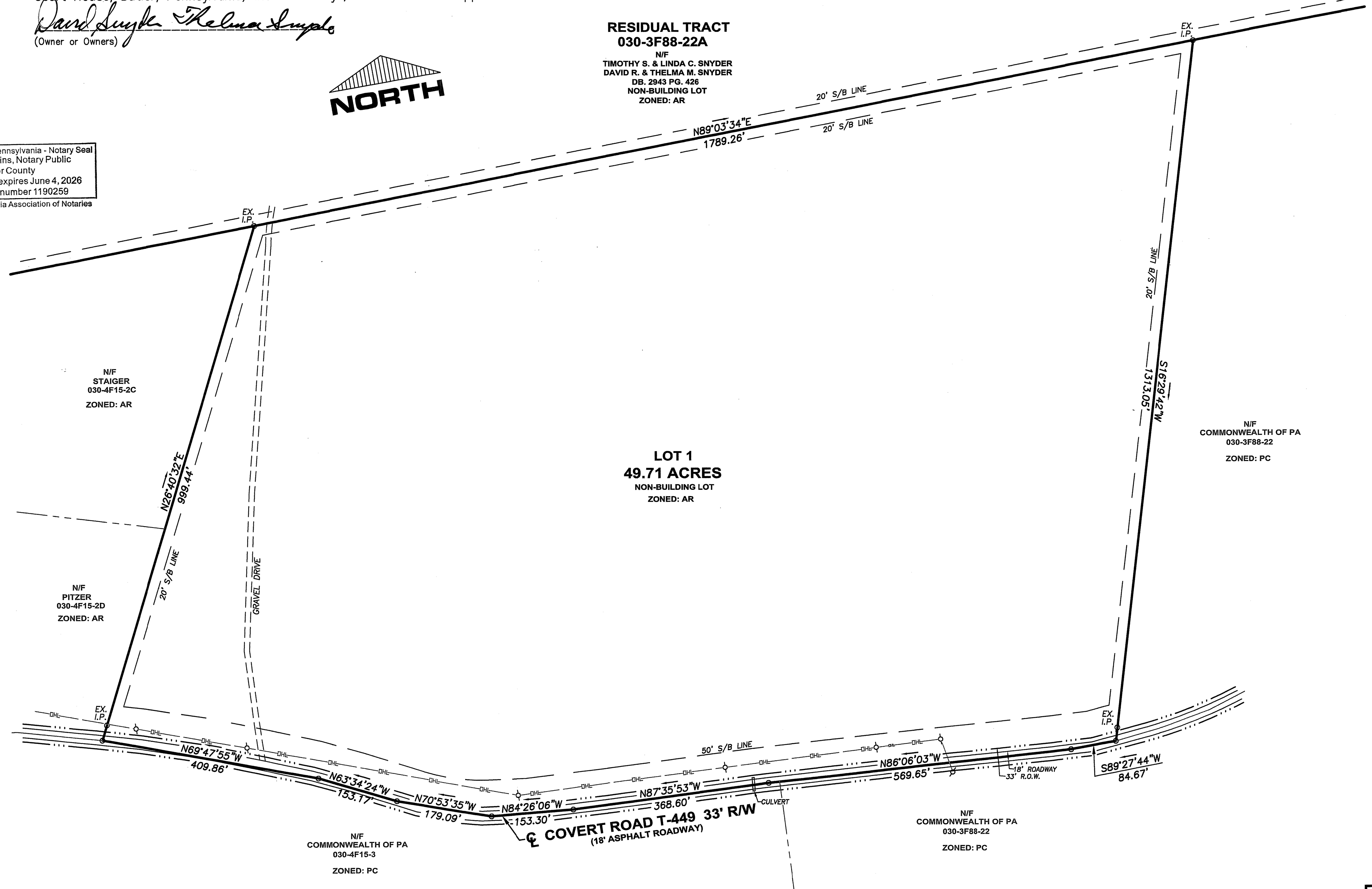
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named **DAVID & THELMA SNYDER**
(Owner or Owners)
who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

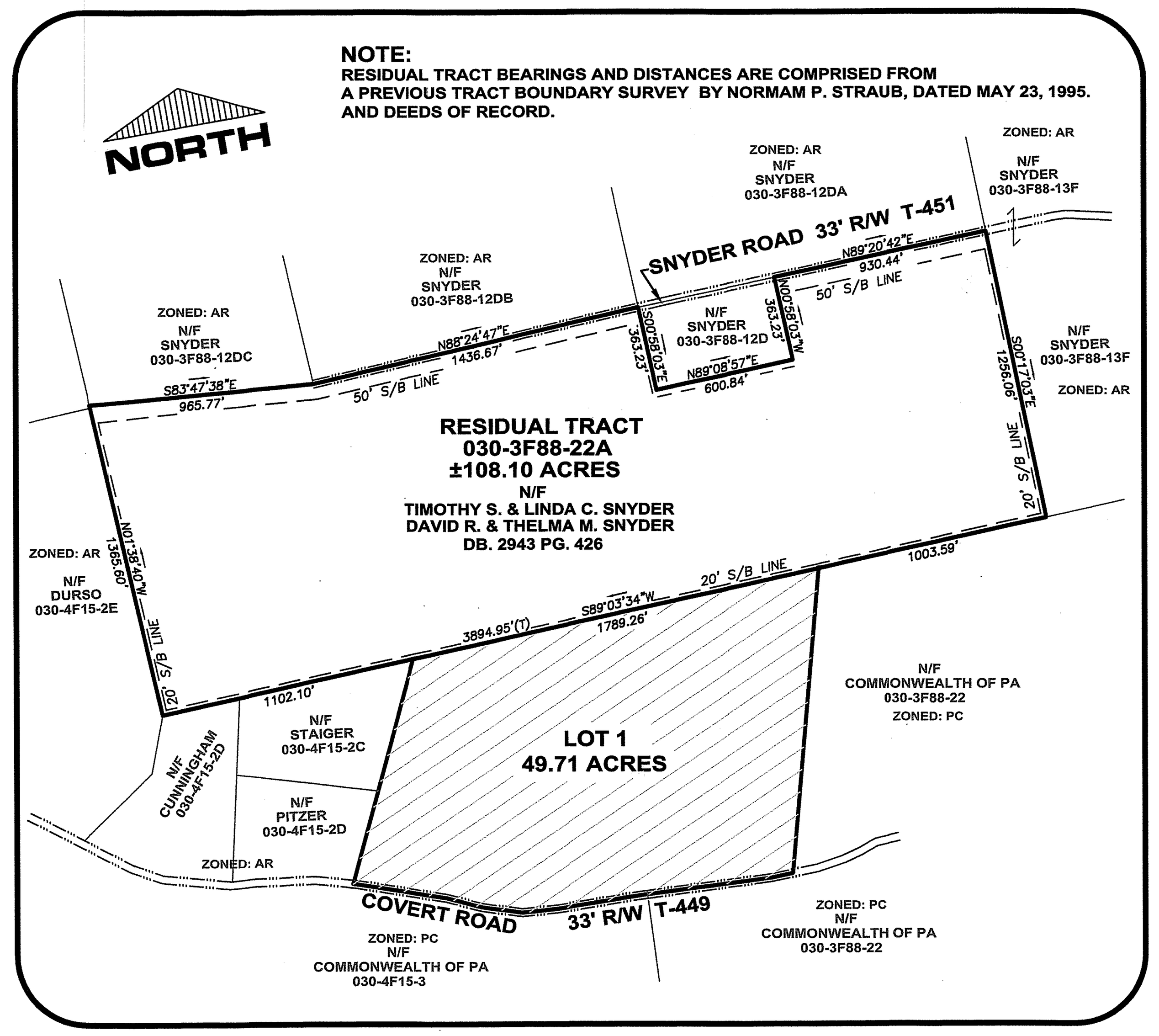
WITNESS MY HAND AND NOTARIAL SEAL this 29 day of April, 2023
David C Harkins
Notary Public
My Commission Expires the 04 day of June, 2026

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries



VICINITY MAP
NOT TO SCALE





RESIDUAL MAP
1"= 600'

ZONING - AR (AGRICULTRAL RESIDENTIAL)	
MIN. LOT AREA	2 ACRES
MIN. LOT WIDTH	160' @ BLDG. LINE
BUILDING SETBACKS:	
FRONT	50' FROM R/W LINE
SIDE	20'
REAR	20'
MAX. BLDG. COVERAGE	20%
MAX. BLDG. HEIGHT	35'

TOTAL PLAN AREA:	±157.81 ACRES
LOT 1	49.71 AC.
RESIDUAL TRACT	±108.10 AC.

Graphic Scale
150 0 75 150 300 450

OWNER:
TIMOTHY & LINDA SNYDER
DAVID & THELMA SNYDER
184 SNYDER RD.
SLIPPERY ROCK, PA 16057
724-968-7267

PARCEL ID: 030-3F88-22A
DEED REF: DB. 2943 PG. 426

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 411 **Page(s)** 17.
Given under my hand and seal this 22 **day of** May, **20**23.
Michele M Mustello
(Recorder of Deeds)
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

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

Scale 1" = 150'
Date MARCH 1, 2023
APRIL 27, 2023
Job No. 3600

MINOR SUBDIVISION – FINAL PLAN
SNYDER – LOT 1 & RESIDUAL TRACT
Situate in Brady Township
Butler County, Pa.
Prepared For Timothy Snyder
Sheet No. 1 of 1

OWNER'S CERTIFICATION

WE, DONALD E. MESSMER JR. AND JOAN E. ROUSSEAU, 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 OWNER'S 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 17 DAY OF MAY, 2023.

x _____
DONALD E. MESSMER JR.

x _____
JOAN E. ROUSSEAU

Instr: 202305240007219
Pgs: 1 F: 545.00 5/24/2023 11:29 AM
Michele Mustello T20230005947
Butler County Recorder PA

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 E. MESSMER JR. AND JOAN E. ROUSSEAU, 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 17 DAY OF MAY, 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, 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.

16 MAY 2023
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 9TH DAY OF May, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF APRIL, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

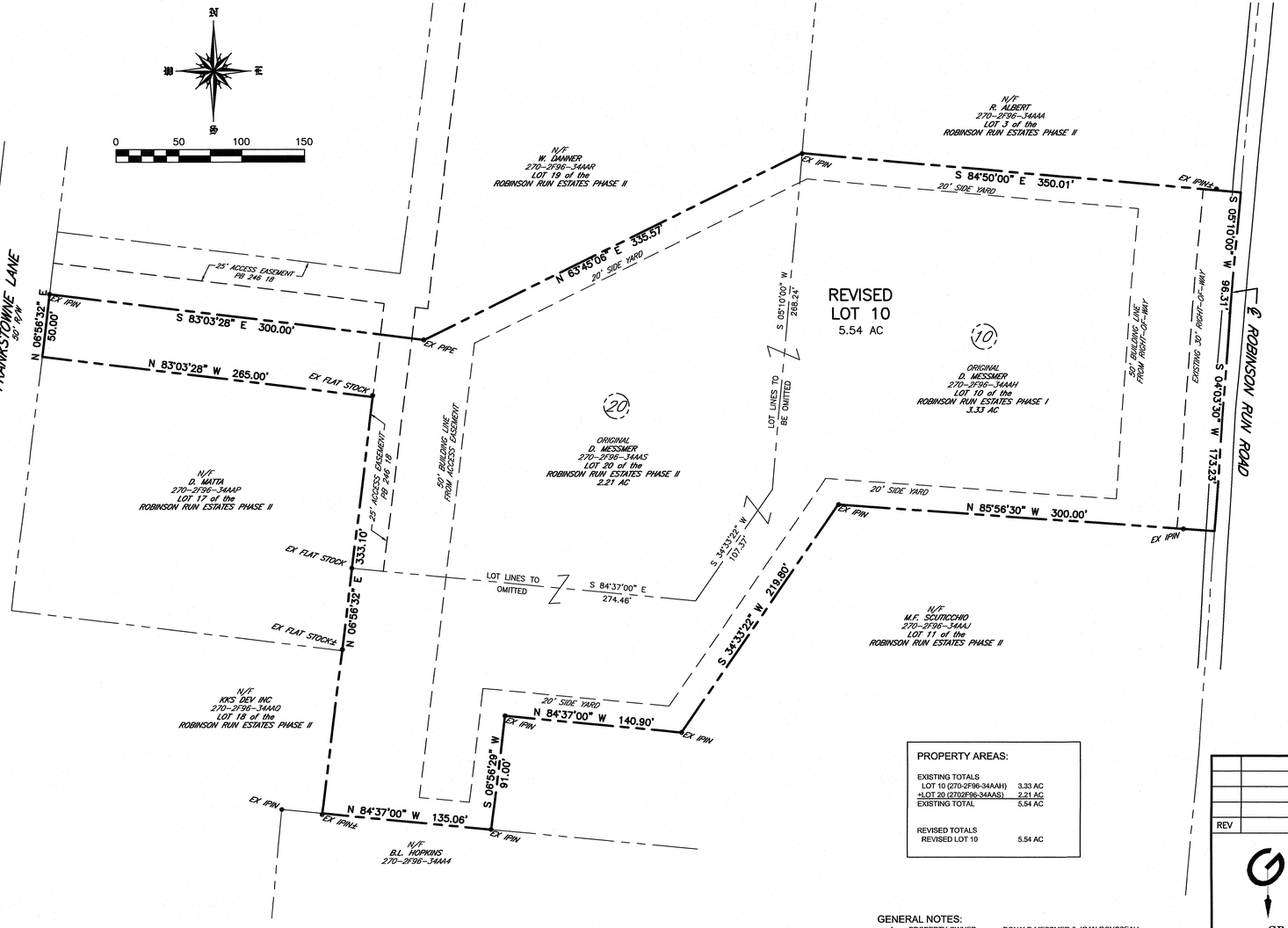
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE(S) 18.

GIVEN UNDER MY HAND AND SEAL THIS 24TH 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

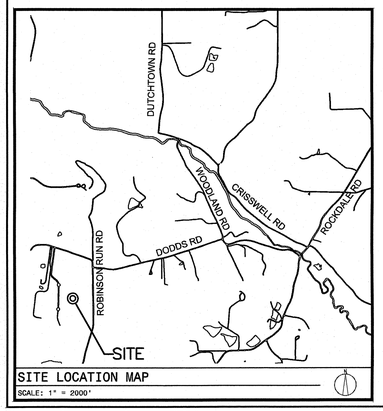


PROPERTY AREAS:

EXISTING TOTALS	
LOT 10 (270-2F96-34AAH)	3.33 AC
+LOT 20 (2702F96-34AAS)	2.21 AC
EXISTING TOTAL	5.54 AC
REVISED TOTALS	
REVISED LOT 10	5.54 AC

GENERAL NOTES:

1. PROPERTY OWNER: DONALD MESSMER & JOAN ROUSSEAU
2. TAX ID: 270-2F96-34AAS, 270-2D96-34AAH
3. ZONING DISTRICT: RE - RESIDENTIAL ESTATE
4. SETBACK LINES: 50' FRONT, 20' SIDE YARD, 50' REAR YARD
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. ROBINSON RUN ESTATES PHASE I REVISED PLAN BOOK 220 PG 39
     - 5.2.2. ROBINSON RUN ESTATES PHASE II PLAN BOOK 246 PG 18



SITE LOCATION MAP
SCALE: 1" = 2000'

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

MESSMER / ROUSSEAU PLAN

Being a consolidation of Lot 10 of the Robinson Run Estates Phase I Revised (Plan Book 220 Page 39) and Lot 20 of the Robinson Run Estates Phase II (Plan Book 246 Page 18), and being Butler County Tax Parcels 270-2F96-34AAS (Lot 10) and 270-2F96-34AAH (Lot 20)

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REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

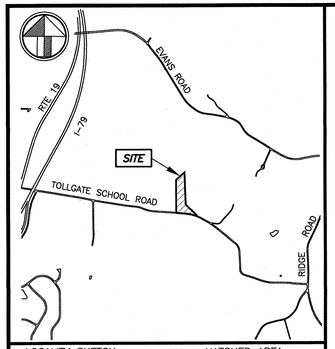
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
MESSMER / ROUSSEAU PLAN
BEING A
LOT CONSOLIDATION
FOR
DONALD E. MESSMER JR
JOAN E. ROUSSEAU

SITUATE
PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/20/2023	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-046	270-2F96-34AAS	-



LOCALITY SKETCH
1" = 1500'±

HATCHED AREA
PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 26TH DAY OF MAY, 2023.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 22nd DAY OF May, 2023 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 25th DAY OF May, 2023.

TOWNSHIP SECRETARY

PLANNING DIRECTOR Tikki Colton

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 25th DAY OF May, 2023. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 25th DAY OF May, 2023.

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO Applicant from JACKSON TOWNSHIP ON THE 30th DAY OF May, 2023

Tikki Colton
PLANNING DIRECTOR

Instr: 202305300007481
Pgs: 1 Ft: $45.00
5/30/2023 2:25 PM
T20230006158
Michele Mustello
Butler County Recorder PA

I, MARK W. THOMAS, OWNER OF THE LAND SHOWN ON THE STADNIK – THOMAS LOT LINE REVISION PLAN, 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 OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 24th DAY OF May, 2023.

ATTEST: Sarah G Hancher NOTARY PUBLIC

Mark W. Thomas MARK W. THOMAS

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 MARK W. THOMAS, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May, 2023

MY COMMISSION EXPIRES THE 22nd DAY OF July, 2023

Sarah G Hancher NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Sarah G. Hancher, Notary Public
Butler County
My commission expires July 22, 2023
Commission number 1354069
Member, Pennsylvania Association of Notaries

SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE STADNIK – THOMAS LOT LINE REVISION PLAN IS IN THE NAME OF MARK W. THOMAS, AND IS RECORDED IN INSTRUMENT NUMBER 202012110029477.

Rachel Lavers WITNESS

Mark W. Thomas MARK W. THOMAS

I, RITA R. STADNIK, OWNER OF THE LAND SHOWN ON THE STADNIK – THOMAS LOT LINE REVISION PLAN, 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 OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 24th DAY OF May, 2023.

ATTEST: Sarah G Hancher NOTARY PUBLIC

Rita R. Stadnik RITA R. STADNIK

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 RITA R. STADNIK, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24th DAY OF May, 2023.

MY COMMISSION EXPIRES THE 22nd DAY OF July, 2023.

Sarah G Hancher NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Sarah G. Hancher, Notary Public
Butler County
My commission expires July 22, 2023
Commission number 1354069
Member, Pennsylvania Association of Notaries

SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE STADNIK – THOMAS LOT LINE REVISION PLAN IS IN THE NAME OF RITA R. STADNIK, AND IS RECORDED IN DEED BOOK 2334, PAGE 319 AND IN INSTRUMENT NUMBER 200109240026678.

Rachel Lavers WITNESS

Rita R. Stadnik RITA R. STADNIK

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 411 PAGE 19

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF May 2023

Michele M. Mustello RECORDER OF DEEDS

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

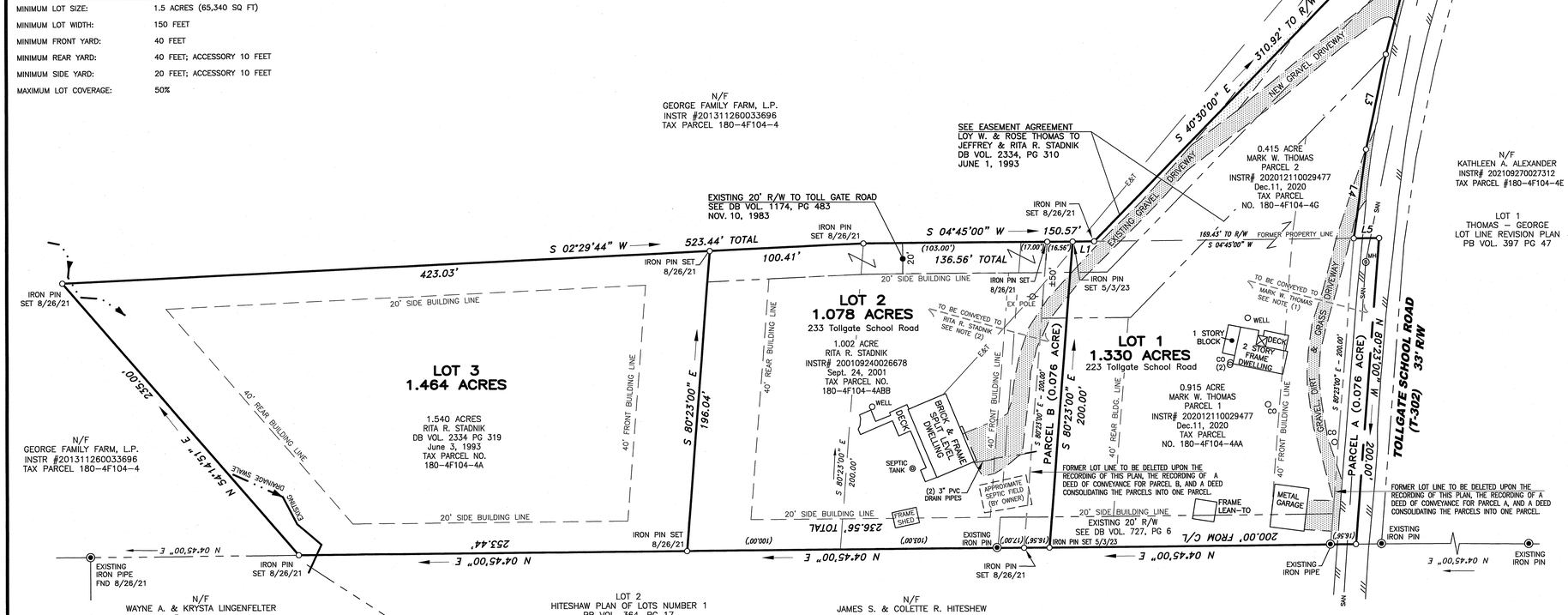
SEAL:

RECORDER OF DEEDS
BUTLER COUNTY, PA.

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.
ORDAINED AND ENACTED DECEMBER 20, 2018

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIREMENT
MINIMUM LOT SIZE:	1.5 ACRES (65,340 SQ FT)
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET; ACCESSORY 10 FEET
MINIMUM SIDE YARD:	20 FEET; ACCESSORY 10 FEET
MAXIMUM LOT COVERAGE:	50%



NOTES:

(1) PARCEL A, PROPERTY OF RITA R. STADNIK IS TO BE CONVEYED TO MARK W. THOMAS AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–4F104–4AA, THE ADJOINING LANDS AS PRESENTLY OWNED BY MARK W. THOMAS AS RECORDED IN INSTRUMENT 202012110029477. TAX PARCEL 180–4F104–4G WILL BE CONSOLIDATED WITH SAID TAX PARCEL 180–4F104–4AA. THE FORMER LOT LINES ARE TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL A AND A DEED CONSOLIDATING THE PARCELS INTO ONE LOT KNOWN AS LOT 1.

(2) PARCEL B, PROPERTY OF MARK W. THOMAS IS TO BE CONVEYED TO RITA R. STADNIK AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–4F104–4ABB, THE ADJOINING LANDS AS PRESENTLY OWNED BY RITA R. STADNIK AS RECORDED IN INSTRUMENT 200109240026678. THE FORMER LOT LINE IS TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL B AND A DEED CONSOLIDATING THE PARCELS INTO ONE LOT KNOWN AS LOT 2.

(3) 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.

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

REVISED LOT CALCULATIONS			
	LOT 1 TAX PARCEL NO. 180–4F104–4AA	LOT 2 TAX PARCEL NO. 180–4F104–4ABB	LOT 3 TAX PARCEL NO. 180–4F104–4A
EXISTING AREA	0.915 ACRES	1.002 ACRES	1.540 ACRES
PARCEL A	+ 0.076 ACRE	–	– 0.076 ACRE
PARCEL B	– 0.076 ACRE	+ 0.076 ACRE	–
TAX PARCEL NO. 180–4F104–4G	+ 0.415 ACRE	–	–
TOTAL REVISED LOT AREAS	1.330 ACRES (±57,935 SQ. FT.)	1.078 ACRES (±46,958 SQ. FT.)	1.464 ACRE (±63,772 SQ. FT.)

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	S 04°45'00" W	14.01'
L2	N 70°07'00" W	104.58'
L3	N 72°59'00" W	63.33'
L4	N 76°43'00" W	58.63'
L5	S 04°45'00" W	16.56'

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NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

3.872 ACRES = TOTAL ACREAGE

ZONING DISTRICT: R RESIDENTIAL DISTRICT

PROPERTY ADDRESS:	223 TOLLGATE SCHOOL ROAD ZELIENOPLE, PA 16063	233 TOLLGATE SCHOOL ROAD ZELIENOPLE, PA 16063
OWNERS:	MARK W. THOMAS 7650 TURNER ROAD HENRICO, VA 23231	RITA R. STADNIK 233 TOLLGATE SCHOOL ROAD ZELIENOPLE, PA 16063
TAX PARCEL NO.:	180–4F104–4AA	180–4F104–4A
DEED REFERENCE:	INST. NO. 202012110029477	DBV. 2334, PG. 319
TAX PARCEL NO.:	180–4F104–4G	180–4F104–4ABB
DEED REFERENCE:	INST. NO. 202012110029477	INST. NO. 200109240026678
REF. SURVEY BY:	SURVEY–TECH & ASSOCIATES PROPERTY SURVEY FOR RITA R. STADNIK & MARK W. THOMAS DRAWING #5606–2021 DATED: AUGUST 26, 2021	

STADNIK - THOMAS LOT LINE REVISION PLAN

[LOT LINE REVISION OF TAX PARCEL No. 180-4F104-4A AND TAX PARCEL No. 180-4F104-4ABB AND THE CONSOLIDATION OF TAX PARCEL No. 180-4F104-4AA AND TAX PARCEL No. 180-4F104-4G]

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: MAY 19, 2023 SCALE: 1" = 40'

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

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

Tamara A. Ranalli, PLS

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

REGISTRATION NO. SU–051843E

REVISIONS:

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

DWG. NO: 5719–2023–SUB SHEET 1 OF 1

G:\Stadnik–LotLine–5719–2023\Stadnik–5719–2023–LotLineRev–state.dwg – May 24, 2023 @ 10:20am (LOT LINE REVISION) STADNIK–5606–2021–STATE.crd

OWNER'S CERTIFICATION

THE BOROUGH OF SLIPPERY ROCK, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNER OF THE 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, WE HAVE SET OUR HAND AND SEAL THIS 24 DAY OF MAY, 2023.

x _____ * MANAGER

x _____

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, CHRISTIAN LASLEY 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 24 DAY OF MAY, 2023.

MY COMMISSION EXPIRES THE 20 DAY OF August, 2023

x _____
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ANGEL WALKER- Notary Public
Butler County
My Commission Expires August 20, 2024
Commission Number 1377009

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.

12 MAY 2023
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK THIS 23 DAY OF MAY, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BOROUGH COUNCIL

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF SLIPPERY ROCK THIS 11 DAY OF MAY, 2023.

x _____
SECRETARY

x Douglas E. Cook
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF May, 2023.

x R. Hun RM
SECRETARY

x S Hun RM
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 411 PAGE(S) 20
GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF May, 2023.

x _____
RECORDER OF DEEDS

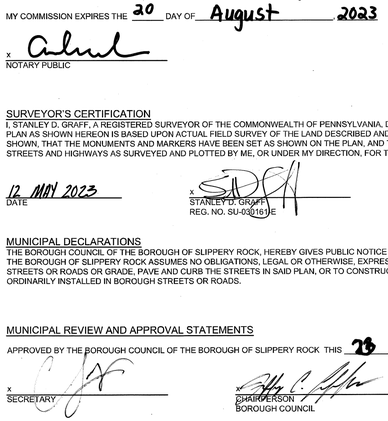
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS
BUTLER COUNTY PA

Instr: 202305310007509
Pgs: 1 F: $65.00 5/31/2023 10:46 AM
Michele Mustello T20230004183
Butler County Recorder PA

PROPERTY AREA SUMMARY:

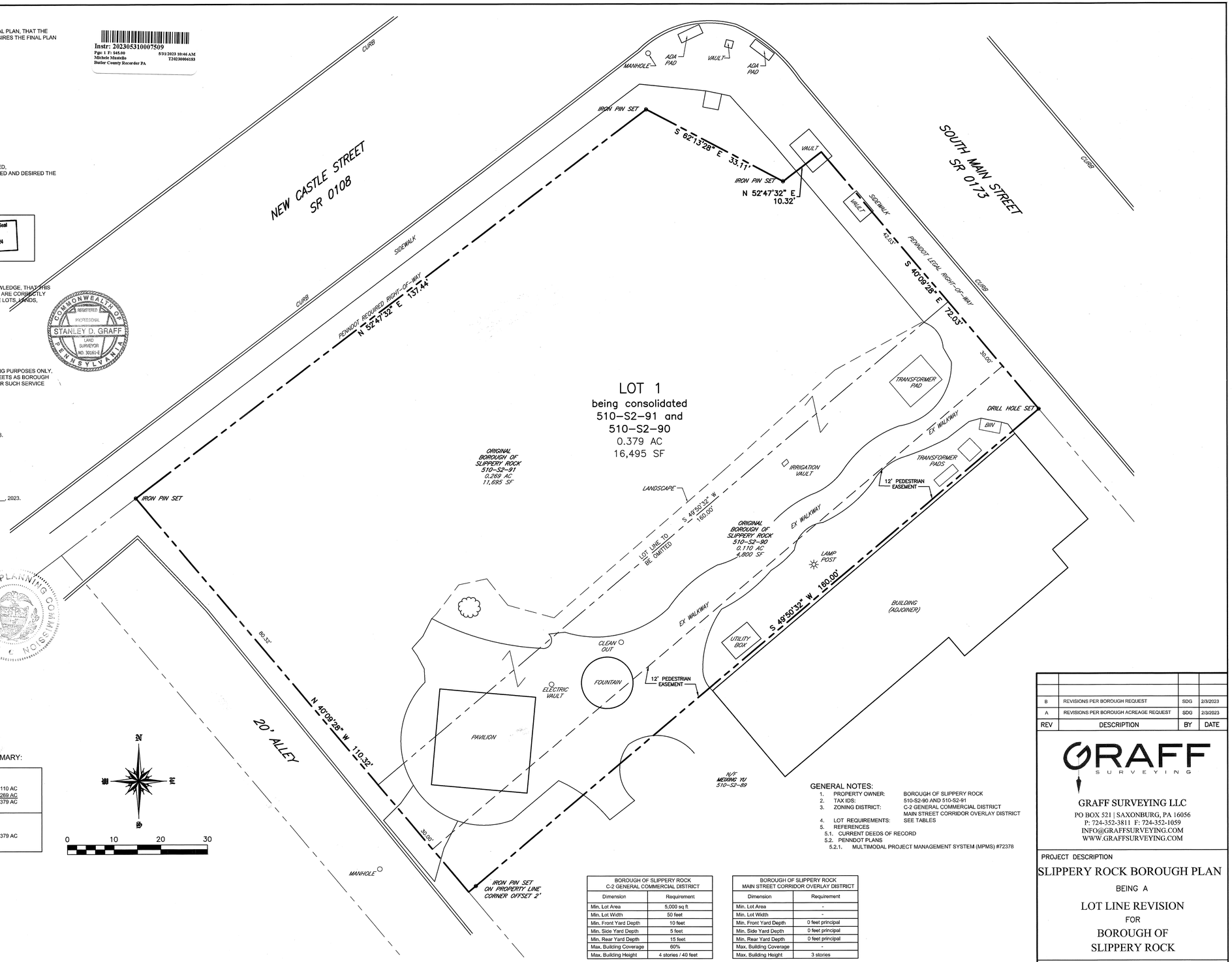
EXISTING TOTALS	
510-S2-90	0.110 AC
+ 510-S2-91	0.269 AC
EXISTING TOTAL	0.379 AC
REVISED TOTALS	
LOT 1	0.379 AC



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.



LOT 1
being consolidated
510-S2-91 and
510-S2-90
0.379 AC
16,495 SF

N
W E
S
0 10 20 30

BOROUGH OF SLIPPERY ROCK C-2 GENERAL COMMERCIAL DISTRICT	
Dimension	Requirement
Min. Lot Area	5,000 sq ft
Min. Lot Width	50 feet
Min. Front Yard Depth	10 feet
Min. Side Yard Depth	5 feet
Min. Rear Yard Depth	15 feet
Max. Building Coverage	60%
Max. Building Height	4 stories / 40 feet

BOROUGH OF SLIPPERY ROCK MAIN STREET CORRIDOR OVERLAY DISTRICT	
Dimension	Requirement
Min. Lot Area	-
Min. Lot Width	-
Min. Front Yard Depth	0 feet principal
Min. Side Yard Depth	0 feet principal
Min. Rear Yard Depth	0 feet principal
Max. Building Coverage	
Max. Building Height	3 stories

GENERAL NOTES:
1. PROPERTY OWNER: BOROUGH OF SLIPPERY ROCK
2. TAX IDS: 510-S2-90 AND 510-S2-91
3. ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT; MAIN STREET CORRIDOR OVERLAY DISTRICT
4. LOT REQUIREMENTS: SEE TABLES
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PENNDOT PLANS
   5.2.1. MULTIMODAL PROJECT MANAGEMENT SYSTEM (MPMS) #72376

SLIPPERY ROCK BOROUGH PLAN

Being a lot line revision and consolidation of Butler County
Tax Parcels 510-S2-90 and 510-S2-91

RECORDED _____ 20____
PLAN BOOK 411 PAGE 20
SHEET _____ of _____

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER BOROUGH REQUEST	SDG	2/3/2023
A	REVISIONS PER BOROUGH ACREAGE REQUEST	SDG	2/3/2023

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
SLIPPERY ROCK BOROUGH PLAN
BEING A
LOT LINE REVISION
FOR
BOROUGH OF
SLIPPERY ROCK

SITUATE
BOROUGH OF SLIPPERY ROCK
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/29/2022	SDG	Sdg	1" = 10'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-116	510-S2-90 & 91	B

LOCATION MAP 1" = 2000'



Instr: 202305310007537
Pgs: 1 F: 545.00 5/31/2023 12:50 PM
Michele Mustello T20230058207
Butler County Recorder PA

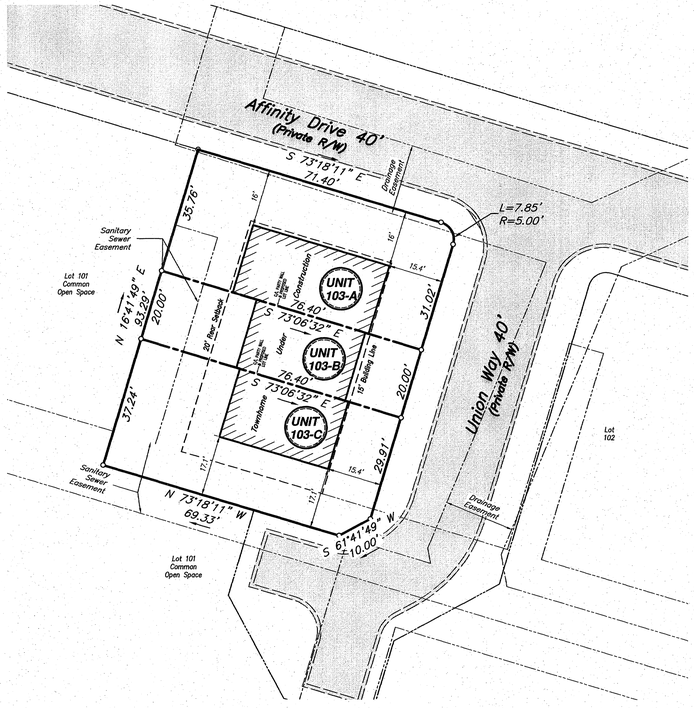
Registered Surveyor

Jackson Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds

N
W E
S



PLAN BOOK	PAGE
411	21

Tabulation of Zoning Data at time of master plan approval.
Affected Zoning District : V-TND - Village Traditional Neighborhood Development

	Required	Provided on Master Plan		Provided on This Plan		Reference
Minimum Lot Size (Per Lot)	6000.00 sf	7083.89	sf	1,528.010	sf	(1)
Minimum Lot Width at Street Right of Way Line:	55.00 ft	76.40	ft	20.00	ft	(1)
Minimum Lot Width at Front Buiding Setback Line:	55.00 ft	68.00	ft	20.00	ft	
Minimum Front Yard Setback	15.00 ft	15.00	ft	15.00	ft	(2)
	5.00 ft	5.00	ft	5.00	ft	
Minimum Side Yard Setback (At End Dwelling Units):	10.00 ft	10.00	ft	10.00	ft	
	5.00 ft	5.00	ft	5.00	ft	
Minimum Distance Between Primary Buildings:	30.00 ft	22	ft	22	ft	

*Modification Granted for Building Separation as part of overall PRD Approval.

(1) Minimum on master plan referred to lot prior to subdivsion and not per unit
(2) From right of way line

Waivers granted on master plan that affect townhome construction:

§ 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rearyard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.

All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.

Lot Area Tabulation

Unit	Sq.Ft.	Acres
103-A	2,736.83	0.063
103-B	1,528.01	0.035
103-C	2,810.00	0.065
TOTALS	7,074.83	0.162

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

REC'D MAY 17 2023

General Plan Notes

a. This plan is a re-subdivision of Lot 103 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14
b. No additional units are proposed that were not originally planned for.
c. This plan is subject to any and all conditions of the previously approved and recorded plans.
d. If applicable, bearings labeled as (NR) are non-radial to the intersecting right of way line.

Property References

Property Owner/Builder:
DRB Group Mid-Atlantic, LLC
4000 Town Center Blvd, Suite 200
Canonsburg, PA 15317

Ownership Reference:
Lot 103
Tax Parcel 180-S14-A103
Instrument # 202205120010460

Builder

DRB HOMES

Drawing Number	1009-2324859
Drawing Scale	1"=20'
Date	February 13, 2023
Drawn By	
Revisions	
04/03/2023...per township comments	

73000

Creekside Manor Amendment 1

Being a Re-subdivision of Lot 103 of the Creekside Manor Phase 1 Plan of Lots As recorded in Plan Book 405, Pages 12-14
Jackson 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
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

DRB Group Mid-Atlantic, LLC

By a resolution approved on the 1ST day of MAY, 2023, the Board of Directors of the **DRB Group Mid-Atlantic, LLC** , Maryland Limited Liability Company, owners of the land shown on the **Creekside Manor Amendment No. 1,** adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

DRB Group Mid-Atlantic, LLC

J. TRACY — Signature of Officer Witnessing
SVP GENERAL COUNSEL — Printed Name & Title of Officer Witnessing
Signature of Authorized Officer
Edwin Woods Executive Vice President — Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the ~~Commonwealth~~ STATE MARYLAND of ~~Pennsylvania~~ and County of MONTGOMERY personally appeared EDWIN WOODS, EVP of **DRB Group Mid-Atlantic, LLC** who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 1ST day of MAY, 2023.

My commission expires the 21ST day of OCTOBER, 2023.

(Seal) Kimberly A Sycalik Notary Public

KIMBERLY A. SYCALIK
Notary Public
State of Maryland
Frederick County
My commission exp. October 21, 2023

I hereby certify that the title to the property contained in the **Creekside Manor Amendment No. 1**is in the name of **DRB Group Mid-Atlantic, LLC** and is recorded at **Instrument No. 202301180000844** . I further certify that there is no mortgage, lien, or other encumbrance against this property.

J. TRACY — Witness
Signature of Authorized Officer

Surveyor

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

4/10/23 — Date
James A. Sperdute, RS # 24457-E

Jackson Township Planning Director/Manager

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.

5/18/23 — Date
Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 14th day of March, 2023, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary
Nikki Colton — Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 10th day of May, 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.

Township Secretary
Chairperson

This plat was delivered to Developer by Jackson Township on the 31st day of May 2023.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of March, 2023.

R. Hinn DO — Secretary Butler Co. Plan #23041
J. Hinn DO — Chairperson

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 411, page(s) 21.

Given under my hand and seal this 31st day of May, 2023.

Recorder of Deeds

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

LOCATION MAP 1" = 2000'



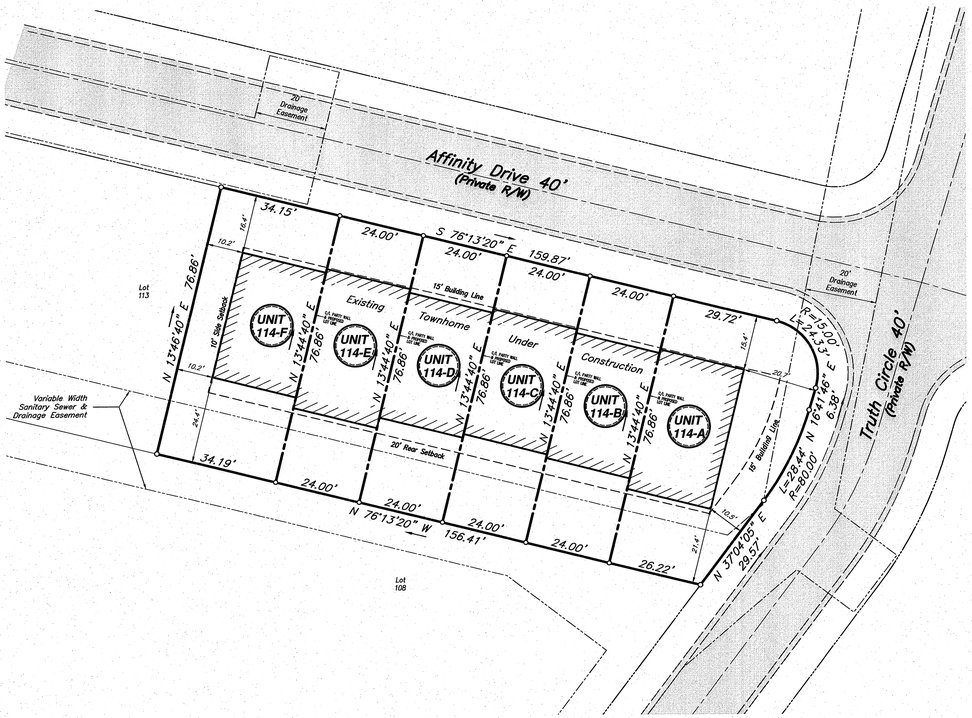
Instr: 202305310007538
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/31/2023 12:50 PM
T20230056207

Registered Surveyor

Jackson Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds



N W E S

PLAN BOOK	PAGE
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Lot Area Tabulation

Unit	Sq.Ft.	Acres
114-A	2,969.36	0.068
114-B	1,844.62	0.042
114-C	1,844.62	0.042
114-D	1,844.62	0.042
114-E	1,844.62	0.042
114-F	2,626.30	0.060
Total	12,974.14	0.298

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Tabulation of Zoning Data at time of master plan approval.

Affected Zoning District : V-TND - Village Traditional Neighborhood Development

	Required	Provided on Master Plan		Provided on This Plan		Reference
Minimum Lot Size (Per Lot)	6000.00 sf	7083.89	sf	1,844.620	sf	(1)
Minimum Lot Width at Street Right of Way Line:	55.00 ft	76.40	ft	24.00	ft	(1)
Minimum Lot Width at Front Buiding Setback Line:	55.00 ft	68.00	ft	24.00	ft	
Minimum Front Yard Setback	15.00 ft	15.00	ft	15.00	ft	(2)
	5.00 ft	5.00	ft	5.00	ft	
Minimum Side Yard Setback (At End Dwelling Units):	10.00 ft	10.00	ft	10.00	ft	
	5.00 ft	5.00	ft	5.00	ft	
Minimum Distance Between Primary Buildings:	30.00 ft	22	ft	22	ft	

*Modification Granted for Building Separation as part of overall PRD Approval.

(1) Minimum on master plan referred to lot prior to subdivision and not per unit
(2) From right of way line

Waivers granted on master plan that affect townhome construction:

§ 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rearyard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.

All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.

General Plan Notes

a. This plan is a re-subdivision of Lot 114 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14
b. No additional units are proposed that were not originally planned for.
c. This plan is subject to any and all conditions of the previously approved and recorded plans.
d. If applicable, bearings labeled as (NR) are non-radial to the intersecting right of way line.

Property References

Property Owner/Builder:
DRB Group Mid-Atlantic, LLC
4000 Town Center Blvd, Suite 200
Canonsburg, PA 15317

Ownership Reference:
Lot 114
Tax Parcel 180-S14-A114
Instrument # 202205120010460

Builder

DRB HOMES

Drawing Number	1009-2324965
Drawing Scale	1"=20'
Date	March 13, 2023
Drawn By	
Revsions	
	73000

Creekside Manor Amendment 2

Being a Re-subdivision of Lot 114 of the Creekside Manor Phase 1 Plan of Lots As recorded in Plan Book 405, Pages 12-14
Jackson 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
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

DRB Group Mid-Atlantic, LLC

By a resolution approved on the 1ST day of MAY, 2023, the Board of Directors of the **DRB Group Mid-Atlantic, LLC**, Maryland Limited Liability Company, owners of the land shown on the **Creekside Manor Amendment No. 1,** adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

DRB Group Mid-Atlantic, LLC

Signature of Officer Witnessing — Printed Name & Title of Officer Witnessing: SVP GENERAL COUNCEL

Signature of Authorized Officer — Printed Name & Title of Authorized Officer: Edwin Woods Executive Vice Presidn.

Before me, the undersigned Notary Public in and for the ~~Commonwealth~~ STATE of ~~Pennsylvania~~ MARYLAND and County of MONTGOMERY personally appeared EDWIN WOODS, EVP of **DRB Group Mid-Atlantic, LLC** who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 1ST day of MAY, 2023.

My commission expires the 21ST day of OCTOBER, 2023.

(Seal) Kimberly A Sycalik Notary Public

KIMBERLY A. SYCALIK
Notary Public
State of Maryland
Frederick County
My commission exp. October 21, 2023

I hereby certify that the title to the property contained in the **Creekside Manor Amendment No. 2** is in the name of **DRB Group Mid-Atlantic, LLC** and is recorded at **Instrument No. 202301180000844**. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Signature of Authorized Officer

Surveyor

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

4/10/23
Date — James A. Sperdute, RS # 24457-E

Jackson Township Planning Director/Manager

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.

5/18/23
Date — Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 30th day of March, 2023, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Planning Director: Nikki Colton

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 10th day of May, 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.

Township Secretary — Chairperson

This plat was delivered to Developer by Jackson Township on the 31st day of May 20 23.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19th day of April / 31st day of May, 2023.

Ron Hemm BCPC Secretary Butler Co. Plan # 23065 — G. Hemm BCPC Chairperson

REC'D MAY 17 2023

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 411, page(s) 22.

Given under my hand and seal this 31st day of May, 2023.

Recorder of Deeds

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

OWNER'S CERTIFICATION

WE, GARY LIPPERT AND JILL LIPPERT, 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 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 16 DAY OF MAY, 2023.

x Gary J Lippert
GARY LIPPERT

x Jill L Lippert
JILL LIPPERT

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, GARY LIPPERT AND JILL LIPPERT, 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 16 DAY OF MAY, 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.

11 MAY 2023
DATE

x
STANLEY D. GRAFF
REG. NO. SU-30164-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30164-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 25th DAY OF MAY, 2023.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 3rd DAY OF May, 2023.

x
SECRETARY

x Paul D Stiteler
VICE CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF MAY, 2023.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

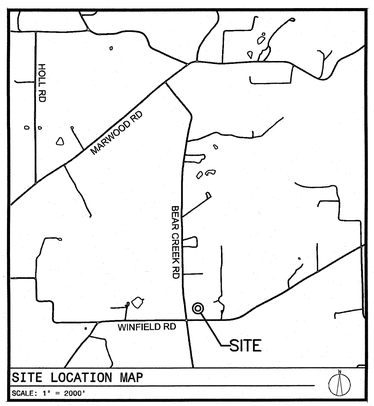
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE(S) 23.

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

x Michele M Mustello
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'

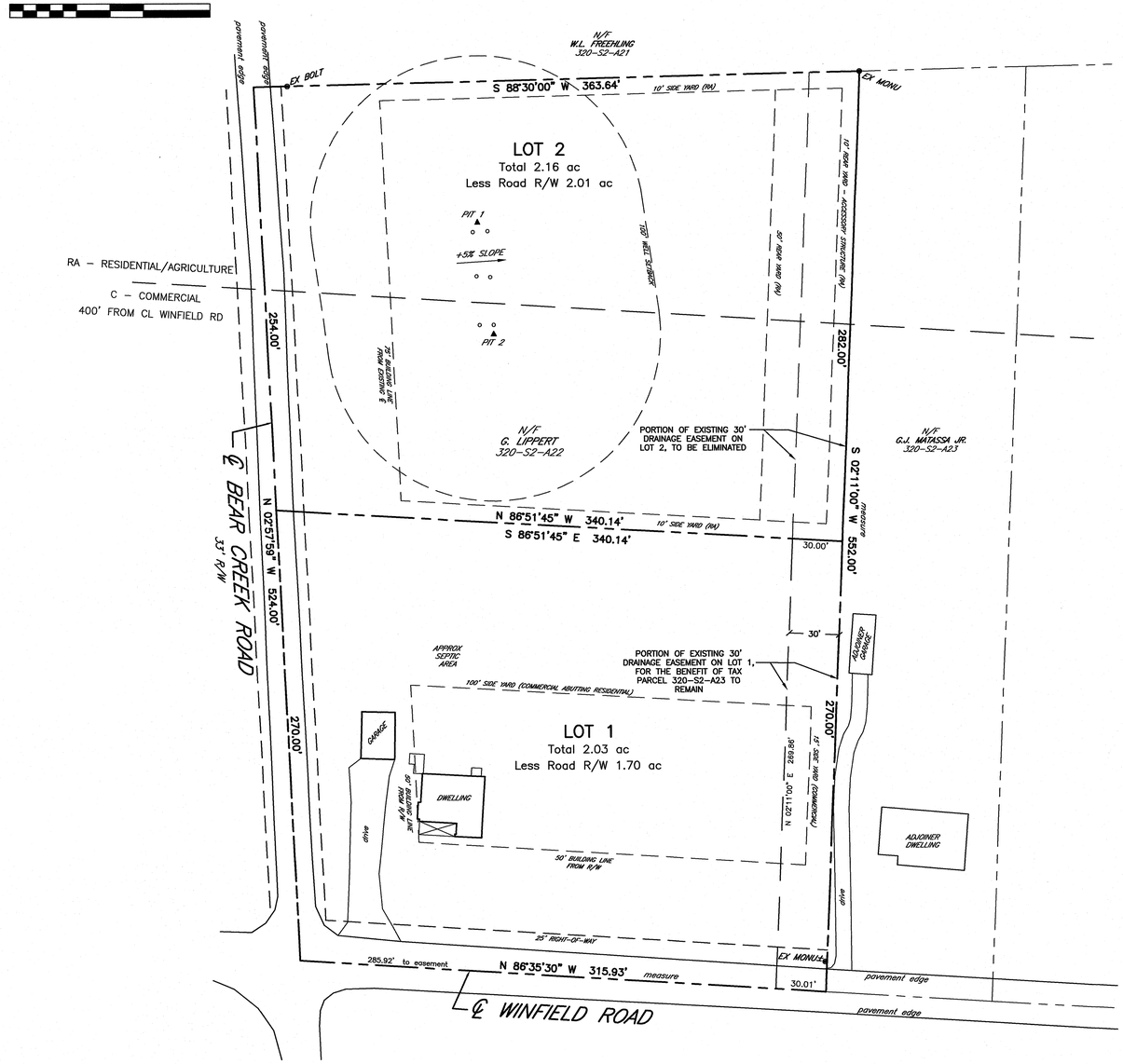
PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

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: 202305310007570
Pgs: 1 F: $45.00 5/31/2023 3:14 PM
Michele Mustello T20230090227
Butler County Recorder PA

N E S W

0 40 80 120



LIPPERT PLAN

Being a subdivision of Butler County
Tax Parcel 320-S2-A22

RECORDED 20	
PLAN BOOK	PAGE
411	23
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP PLANNING MEETING	SDG	5/11/2023

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
LIPPERT PLAN
BEING A
SUBDIVISION
FOR
GARY AND JILL LIPPERT

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/12/2023	SDG	Sdg	1" = 40'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-045	320-S2-A22	A

OWNER'S CERTIFICATION

(I or We), James R Ball Jr, POA *
(Name of owner or owners; name and title of legally-authorized officer or representative)
the undersigned, hereby declare that James R Ball Jr, POA
(I or we or name of partnership, corporation, etc.)
(is or are) the owner(s) of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's(s') consent, and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this 1st day of June, 2023.

James R Ball Jr, POA
(Owner signature)

* James R. Ball, Jr., signing as POA for all owners:
Gladys Jones PA@ Inst # 20230607007963
Karen Knoll PA @ Inst# 20230607007966
Glenna Williams PA @ Inst# 20230607007964
Howard Knoll PA@ Inst # 20230607007962
Janet Proudfoot PA @ Inst # 20230607007965
Brent Knoll, Administrator of the Estate of Albert M. Knoll PA @ Inst# 20230607007967

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
James R Ball JR POA
(Name of owner or owners; name and title of legally-authorized officer or representative)
who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of June, 2023.

Tonya A Callihan
(Notary Public)

My commission expires the 27th day of October, 2024.

SEAL

Commonwealth of Pennsylvania - Notary Seal
Tonya A. Callihan, Notary Public
Butler County
My Commission expires October 27, 2024
Commission number 1301629
Member, Pennsylvania Association of Notaries

PROFESSIONAL CERTIFICATE

I, Robert Jackson, a Professional Engineer & Surveyor
(Name of professional) (Surveyor, Engineer, Landscape Architect)
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 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.

Robert Jackson SEAL
(Professional's Name)
RS 19773-E
(Professional's Registration No.)
April 21, 2022 ~~(Date)~~ REVISED 9/8/22

MUNICIPAL APPROVAL

Approved by the Township of Donegal
(City, Borough, Township)
this 6 day of June, 2023.

(Secretary) Michael E Ward (Chairman)

SEAL

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission
this 19th day of JAN., 2022.

R. Hungrm (Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission
Plan Number: 22003

SEAL

Instr: 202306070007968
Pgs: 1 T: $45.00
Michele Mustello
Butler County Recorder PA
6/7/2023 3:30 PM
T20230006542

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

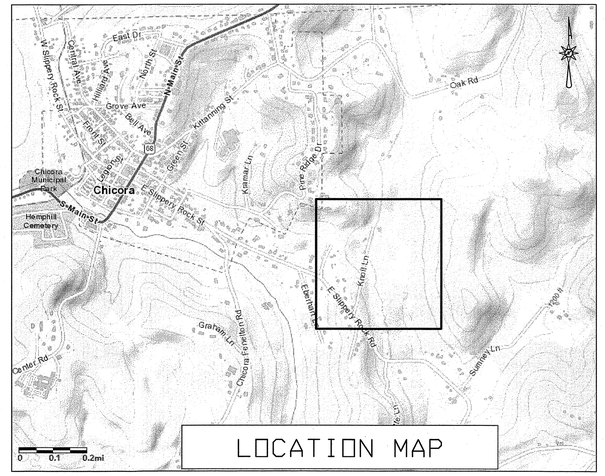
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 411 Page(s) 24.

Given under my hand and seal this 7th day of JUNE, 2023.

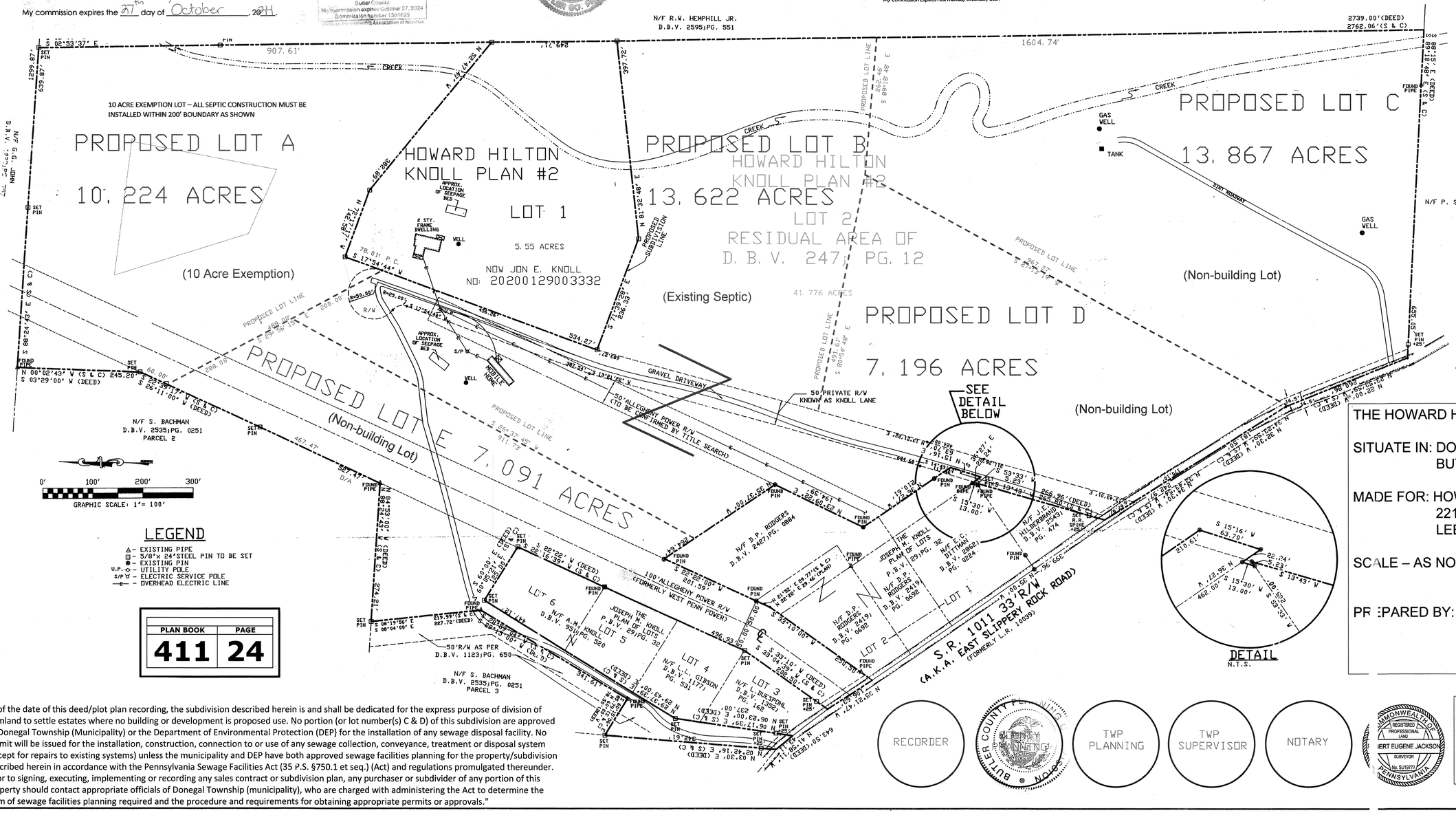
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

(Recorder of Deeds)

RECORDER OF DEEDS BUTLER COUNTY, PA



LOCATION MAP



LEGEND

- △ – EXISTING PIPE
- ▣ – 5/8"x 24"STEEL PIN TO BE SET
- ● – EXISTING PIN
- U.P. – UTILITY POLE
- S/P – ELECTRIC SERVICE POLE
- –e– – OVERHEAD ELECTRIC LINE

PLAN BOOK	PAGE
411	24

TOWNSHIP MAINTENANCE AGREEMENT

The board of supervisors of the Township 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 such services ordinarily installed in township streets or roads.

THE HOWARD HILTON KNOLL PLAN #1

SITUATE IN: DONEGAL TOWNSHIP
BUTLER COUNTY, PA

MADE FOR: HOWARD HILTON KNOLL (OWNER)
2215 WHITE CLOUD ROAD
LEECHBURG, PA 15656

SCALE – AS NOTED APRIL 21, 2022
REVISED SEPTEMBER 8, 2022

PREPARED BY: R.E. JACKSON, P.E. – P.L.S.
984 CHERRY LANE ROAD
APOLLO, PA 15613
724-478-1250

As of the date of this deed/plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of division of farmland to settle estates where no building or development is proposed use. No portion (or lot number(s) C & D) of this subdivision are approved by Donegal Township (Municipality) 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. §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 Donegal Township (municipality), 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."

RECORDER | BUTLER COUNTY PLANNING COMMISSION | TWP PLANNING | TWP SUPERVISOR | NOTARY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT EUGENE JACKSON No. SU19273

TOTAL AREA = 52.00 ACRES

REFR: JOSEPH M. KNOLL PLAN NO 2
BY A. MALES, PLS, OCT. 1, 2001
"ALPHA ENGINEERING"

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR

TOWNSHIP OF CRANBERRY
BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY
ENGINEER

Owners' Adoption

By resolution approved on the 27 day of April 2023 President of the MR1422, INC A Pennsylvania Corporation, owners of the land shown on the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A REVISION NO. 1 adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

MR1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: _____
Donald B. Rodgers, President

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald B Rodgers President of MR1422, INC A Pennsylvania Corporation who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 27 day of April 2023

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

Notary Public

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A REVISION NO. 1 plan of lots 8-A is the property of MR1422, INC A Pennsylvania Corporation and is recorded in Instrument No. 202306070015795.

MR1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: _____
Donald B. Rodgers, President

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A REVISION NO. 1 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Vice President
Signature and Title of Authorized Officer

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2023-14 effective this 5th day of June, 2023

Secretary

Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, Daniel S Santoro Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Cranberry Resolution No. 2023-14 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances, or

Township Manager

Cranberry Township Municipal Engineer

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 the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

6/14/23
Date

Signature
Registration # PE-073220

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.

4/27/2023
Date

Gary A. Sheffler, PLS
Registration # 11786-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19th day of June 2019

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 411, Page(s) 25-26

Given under my hand and seal this 7 day of June 2023

Recorder of Deeds

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

PLAN BOOK	PAGE
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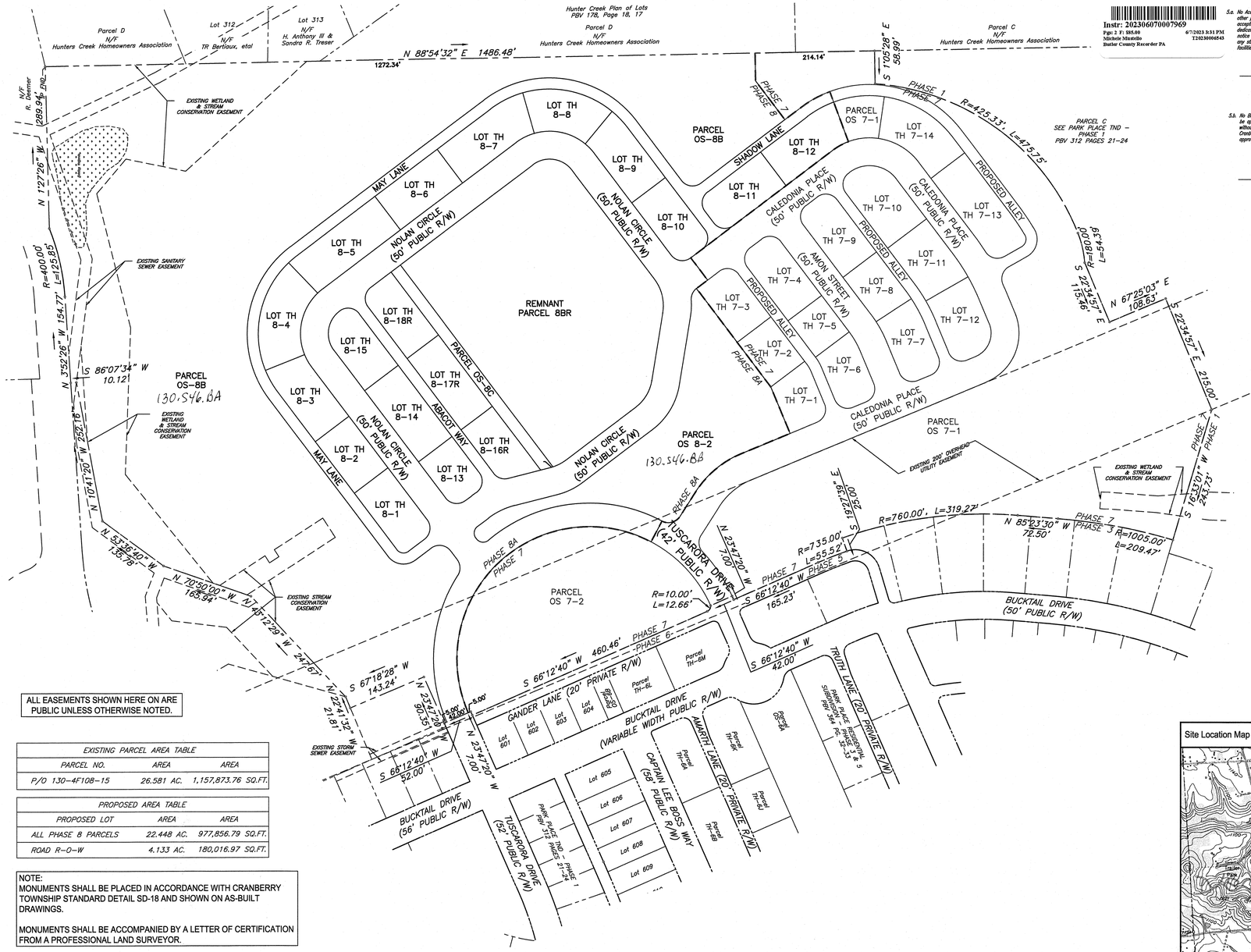


ALL EASEMENTS SHOWN HERE ON ARE PUBLIC UNLESS OTHERWISE NOTED.

EXISTING PARCEL AREA TABLE		
PARCEL NO.	AREA	AREA
P/O 130-4F108-15	26.581 AC.	1,157,873.76 SQ.FT.

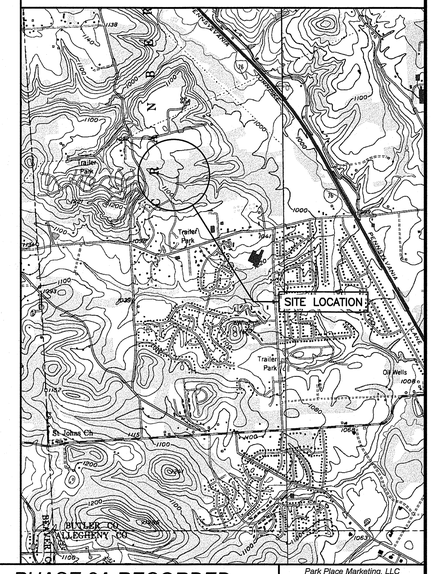
PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA
ALL PHASE 8 PARCELS	22.448 AC.	977,856.79 SQ.FT.
ROAD R-O-W	4.133 AC.	180,016.97 SQ.FT.

NOTE:
MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL SD-18 AND SHOWN ON AS-BUILT DRAWINGS.

MONUMENTS SHALL BE ACCOMPANIED BY A LETTER OF CERTIFICATION FROM A PROFESSIONAL LAND SURVEYOR.

NOTE:
PARCEL OS-8C AND ITS ASSOCIATED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOA TO OWN AND MAINTAIN.

Site Location Map



NOTE:
THE PURPOSE OF REVISING PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A AS RECORDED IN PLAN BOOK VOLUME 404 PAGE 1 & 2 IS TO REVISE LOTS TH 8-16, TH 8-17, TH 8-18 AND REMNANT PARCEL B AND CREATE A PARCEL OS-8C.

Owner Engineer

I _____, hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Ordinance.

Signature _____ Date _____

Township Engineer

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

Signature _____ Date _____

Owner

It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved stormwater management plan or allow the property to remain in a condition which does not conform to an approved stormwater management plan, unless the Township grant an exception in writing.

Owner Signature _____ Date _____

Instr: 202306070007969
Pgs: 2 Fl: $85.00
Michele Mustello
Butler County Recorder PA
6/7/2023 3:31 PM
T20230006543

5a. No Acceptance of Dedication. A declaration must be placed on any plan that shows dedication of streets or other property to the Township that the dedication imposes no responsibility upon the Township for acceptance of the dedication, or for the improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance. 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

5b. No Building Permits Without Approved Sewage Facilities. Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration. The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date _____ Secretary _____

811 Know what's below. Call before you dig.
POCS SER. #: 2017

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

NORTH

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

Date:	Revision Description:	By:
11/15/2021	Final Land Development and Subdivision Submission	JRG
4/14/2022	As Per Resolution Plans	JRG
7/5/2022	Revised As Per Resolution Plans	JRG
9/7/2022	Revised As Per Resolution Plans	JRG
2/09/2023	Corrected Metes & Bounds Error	MWS
3/08/2023	Addition Revised OS-8C Plans	MWS

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

Park Place
Revised Final Phase 8A

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

PHASE 8A RECORDED
PLAN - REVISION NO. 1

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	11/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3632	FIELD BOOK #:	---
CADD#:	3632-Ph 8A Rec Plan Rev No 1.dwg		

Park Place Marketing, LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.
REC-1
1 OF 2

K:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3500-3899\3532-CREDCO PARK PLACE PH 8\DRAWINGS\SURVEY\3532-PH 8A REC PLAN REV 1.DWG PLOTTED: 4/27/2023 11:27 AM

PLAN BOOK	PAGE
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MAY LANE (20' PRIVATE R/W & UTILITY EASEMENT)

NOLAN CIRCLE (50' PUBLIC R/W)

NOLAN CIRCLE (50' PUBLIC R/W)

CALEDONIA PLACE (50' PUBLIC R/W)

ABBOTT WAY (20' PRIVATE R/W & UTILITY EASEMENT)

TUSCARORA DRIVE (42' PUBLIC R/W)

SHADOW LANE (20' PRIVATE R/W & UTILITY EASEMENT)

AMON STREET (50' PUBLIC R/W)

PROPOSED ALLEY (20' PRIVATE R/W)

PROPOSED ALLEY (20' PRIVATE R/W) & UTILITY EASEMENT

LOT TH 8-1 10516.66 SQ FT 0.24 ACRES

LOT TH 8-2 8762.43 SQ FT 0.20 ACRES

LOT TH 8-3 11059.65 SQ FT 0.25 ACRES

LOT TH 8-4 12407.07 SQ FT 0.28 ACRES

LOT TH 8-5 14398.95 SQ FT 0.33 ACRES

LOT TH 8-6 10570.02 SQ FT 0.24 ACRES

LOT TH 8-7 12905.97 SQ FT 0.30 ACRES

LOT TH 8-8 10063.21 SQ FT 0.23 ACRES

LOT TH 8-9 10855.54 SQ FT 0.25 ACRES

LOT TH 8-10 10479.24 SQ FT 0.24 ACRES

LOT TH 8-11 10595.52 SQ FT 0.24 ACRES

LOT TH 8-12 11203.03 SQ FT 0.26 ACRES

LOT TH 8-13 7736.73 SQ FT 0.18 ACRES

LOT TH 8-14 12080.00 SQ FT 0.28 ACRES

LOT TH 8-15 9974.87 SQ FT 0.23 ACRES

LOT TH 8-16R 9028.17 SQ FT 0.21 ACRES

LOT TH 8-17R 12980.00 SQ FT 0.298 ACRES

LOT TH 8-18R 9807.17 SQ FT 0.22 ACRES

PARCEL OS-8B 558448.79 SQ FT 12.82 ACRES

PARCEL OS-8C 9429.10 SQ FT 0.22 ACRES

PARCEL OS 8-2 66526.94 SQ FT 1.53 ACRES

REMNANT PARCEL 8BR 147003.30 SQ FT 3.38 ACRES

LOT TH 7-1 7571.77 SQ FT 0.17 ACRES

LOT TH 7-2 7588.15 SQ FT 0.17 ACRES

LOT TH 7-3 9019.97 SQ FT 0.21 ACRES

LOT TH 7-4 10694.50 SQ FT 0.25 ACRES

LOT TH 7-5 6169.36 SQ FT 0.14 ACRES

LOT TH 7-6 8677.05 SQ FT 0.20 ACRES

LOT TH 7-7 9775.79 SQ FT 0.22 ACRES

LOT TH 7-8 7690.92 SQ FT 0.18 ACRES

LOT TH 7-9 10479.24 SQ FT 0.24 ACRES

PHASE 8A

PHASE 7

PHASE 8B

EXISTING SANITARY SEWER EASEMENT

EXISTING WETLAND & STREAM CONSERVATION EASEMENT

EXISTING STREAM CONSERVATION EASEMENT

20' ELECTRIC EASEMENT

PROPOSED STORM SEWER EASEMENT

20' STORM SEWER EASEMENT

20' SANITARY SEWER EASEMENT

15' SANITARY SEWER EASEMENT

10' UTILITY EASEMENT

25' UTILITY EASEMENT

20' DRAINAGE CHANNEL EASEMENT

35' WIDE PEDESTRIAN ACCESS EASEMENT

TEMPORARY ACCESS & UTILITY EASEMENT

EXTENDS TO PROPERTY LINE

Hunter Creek Plan of Lots PBV 178, Page 16, 17

Parcel D

N/F Hunters Creek Homeowners Association

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

POCS SER. #: 2017

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NORTH

Horizontal Scale

0 40' 80'

(Feet)

1 inch = 40 ft.

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Date:	Revision Description:	By:
11/15/2021	Final Land Development and Subdivision Submission	JRG
4/14/2022	As Per Resolution Plans	JRG
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3/08/2023	As Per Resolution Plans	JRG

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

Park Place
Revised Final Phase 8A

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

PHASE 8A RECORDED PLAN - REVISION NO. 1

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	11/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3632	FIELD BOOK #:	---
CADD#:	3632-Ph 8A Rec Plan Rev No 1.dwg		

Park Place Marketing, LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

REC-2

2 OF 2

K:\SHEFFLER\OSBSHEFFLER PROJECT FILES\JOBS 3600-3999\3632-CREDCO PARK PLACE PH 8\DRAWINGS\SURVEY\3632-PH 8A REC PLAN REV 1.DWG PLOTTED: 4/27/2023 11:27 AM

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR

TOWNSHIP OF CRANBERRY
BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY
ENGINEER

Owners' Adoption

By resolution approved on the 27 day of April, 2023 President of the MR1422, INC A Pennsylvania Corporation, owners of the land shown on the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8B adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

MR1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: _____

Donald B. Rodgers, President

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald B Rodgers, President of MR1422, INC A Pennsylvania Corporation, who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 27 day of April, 2023

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

Notary Public

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8B Plan of Lots is in the name of MR1422, INC A Pennsylvania Corporation and is recorded in Instrument No. 202202220000.3546.

MR1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: _____

Donald B. Rodgers, President

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8B Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness

Signature and Title of Authorized Officer

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2023-14 effective this 1st day of June, 2023.

Secretary

Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, Daniel B. Santoro, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2023-14 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances.

Township Manager

Cranberry Township Municipal Engineer

I, Richard Mahl, Registered Professional Engineer, the Township Engineer of the Township of Cranberry, 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.

6/2/23
Date

Signature
Registration # PE-073220

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.

4/27/2023
Date

Gary A. Sheffler, PLS
Registration # 11786-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19TH day of June 2019

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

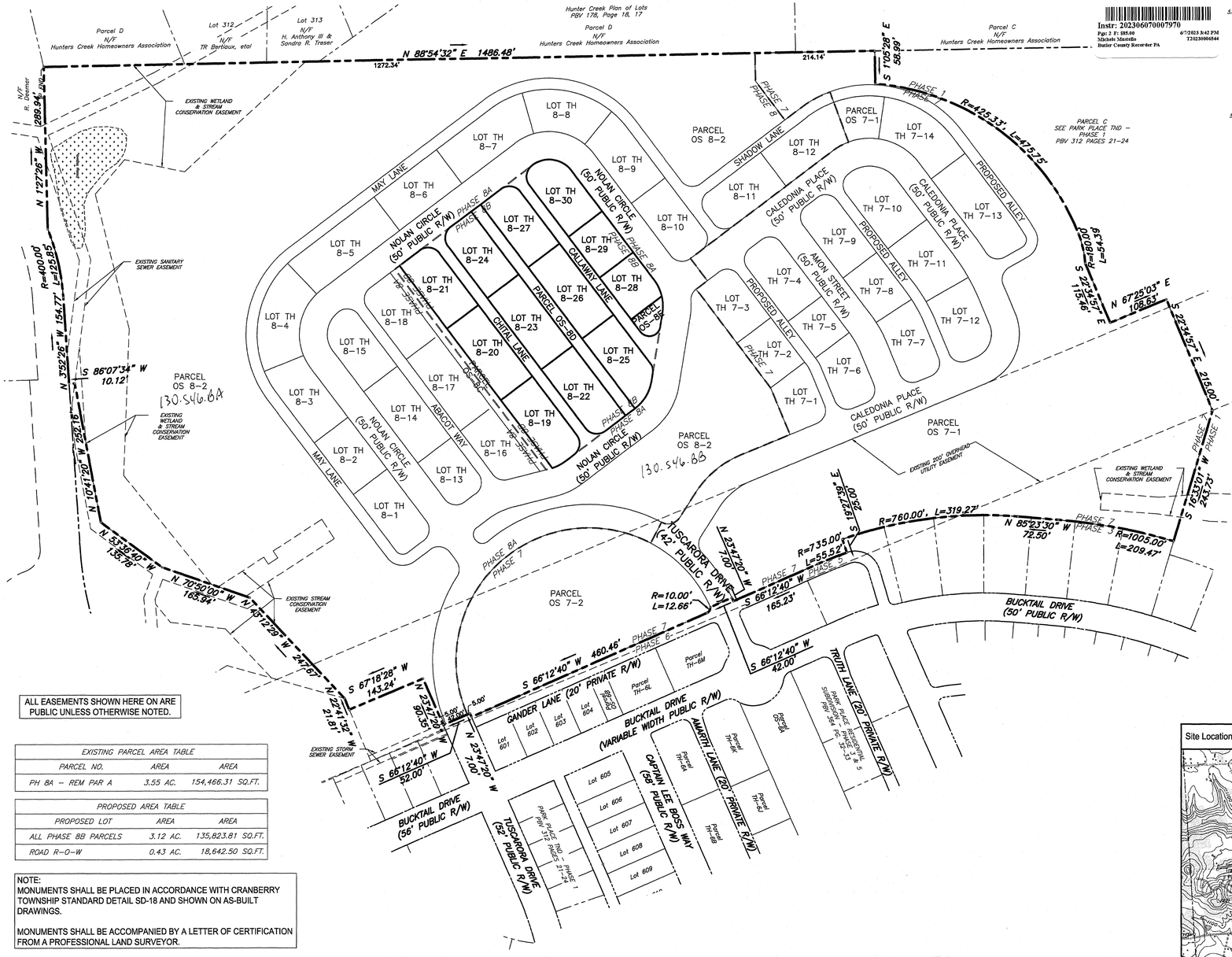
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 411, Page(s) 27-28

Given under my hand and seal this 7 day of June, 2023

Recorder of Deeds

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

PLAN BOOK	PAGE
411	27



Instr: 202306070007970
6/7/2023 3:42 PM
Pgs: 2 F: $85.00
Michele Mustello
T2023006544
Butler County Recorder PA

5a. No Acceptance of Dedication. A declaration must be placed on any plan that shows dedication of streets or other property to the Township that the dedication imposes no responsibility upon the Township for acceptance of the dedication, or for the improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance. 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

5b. No Building Permits Without Approved Sewage Facilities. Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration. The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date — Secretary

ALL EASEMENTS SHOWN HERE ON ARE PUBLIC UNLESS OTHERWISE NOTED.

EXISTING PARCEL AREA TABLE		
PARCEL NO.	AREA	AREA
PH 8A – REM PAR A	3.55 AC.	154,466.31 SQ.FT.

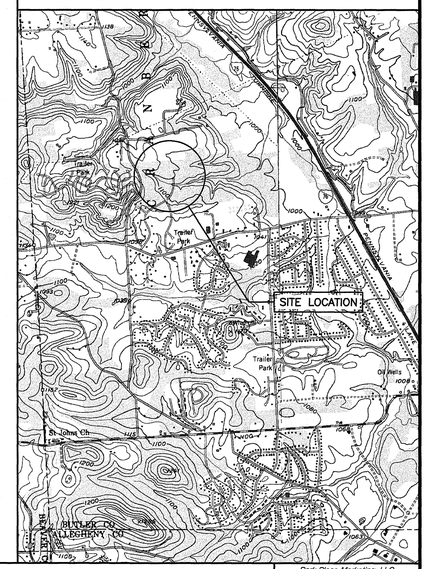
PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA
ALL PHASE 8B PARCELS	3.12 AC.	135,823.81 SQ.FT.
ROAD R-O-W	0.43 AC.	18,642.50 SQ.FT.

NOTE:
MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL SD-18 AND SHOWN ON AS-BUILT DRAWINGS.

MONUMENTS SHALL BE ACCOMPANIED BY A LETTER OF CERTIFICATION FROM A PROFESSIONAL LAND SURVEYOR.

NOTE:
PARCEL OS-8D AND ITS ASSOCIATED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOA TO OWN AND MAINTAIN.

Site Location Map



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

POCS SER. #: 2017

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

NORTH

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

Date:	Revision Description:	By:
11/15/2021	Final Land Development and Subdivision Submission	JRG
4/14/2022	As Per Resolution Plans	JRG
7/5/2022	Revised As Per Resolution Plans	JRG
9/7/2022	Revised As Per Resolution Plans	JRG
2/01/2023	Lot line Revision	JRG
3/08/2023	As Per Resolution Plans	JRG

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

Park Place
Revised Final Phase 8B

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

PHASE 8B
RECORDED PLAN

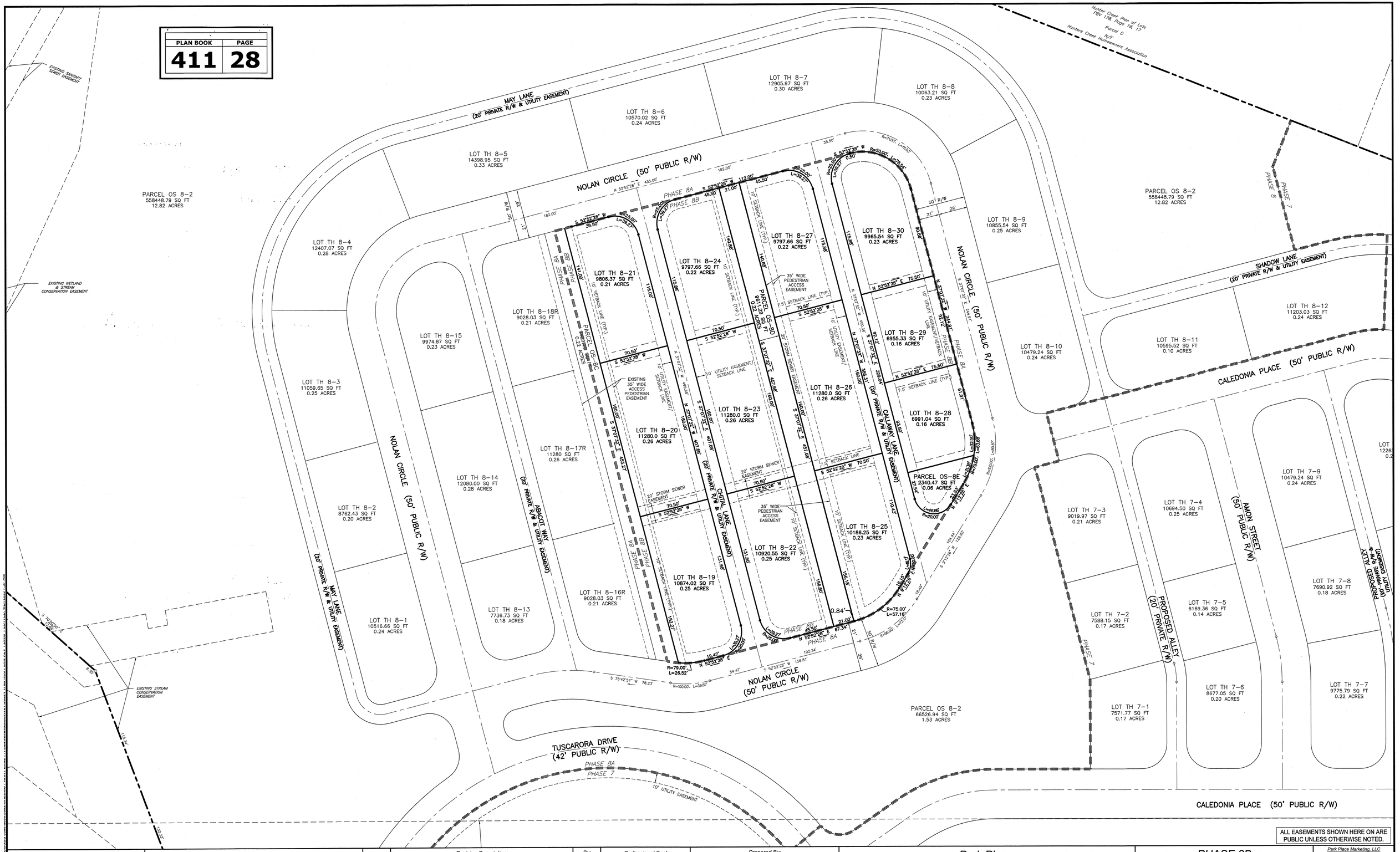
DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	11/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3632	FIELD BOOK #:	---
CADD#:	3632-Ph 8B Rec Plan.dwg		

Park Place Marketing, LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.
REC-1
1 OF 2

K:\SHEFFLER\COBSHEFFLER PROJECT FILES\JOBS 3600-3699\3632-CREDCO PARK PLACE PH 8\DRAWINGS\SURVEY\3632-PH 8B REC PLAN REV 1.DWG PLOTTED: 4/27/2023 7:51 AM

PLAN BOOK	PAGE
411	28



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NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
11/15/2021	Final Land Development and Subdivision Submission	JRG
4/14/2022	As Per Resolution Plans	JRG
7/5/2022	Revised As Per Resolution Plans	JRG
9/7/2022	Revised As Per Resolution Plans	JRG
2/01/2023	Lot line Revision	JRG
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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

Park Place
Revised Final Phase 8B

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

PHASE 8B RECORDED PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	11/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3632	FIELD BOOK #:	---
CADD#:	3632-Ph 8B Rec Plan.dwg		

Park Place Marketing, LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

REC-2
2 OF 2

OWNER'S CERTIFICATION

WE, MICHELANGELO GIAMPAOLO, RACHEL E. GIAMPAOLO, AND MOHAMED ANFETOUAK, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES 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 6th DAY OF May, 2023.

Instr: 202306120008286
Pgs: 1 F: $45.00 — 6/12/2023 2:58 PM
Michele Mustello — T2023030006756
Butler County Recorder PA

x _____
MICHELANGELO GIAMPAOLO

x Rachel E. Giampaolo
RACHEL E. GIAMPAOLO

x _____
MOHAMED ANFETOUAK

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, MICHELANGELO GIAMPAOLO, RACHEL E. GIAMPAOLO, AND MOHAMED ANFETOUAK, 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 6th DAY OF May, 2023.

MY COMMISSION EXPIRES THE 21st DAY OF June, 2024

Commonwealth of Pennsylvania - Notary Seal
Megan Browne, Notary Public
Mercer County
My commission expires June 21, 2024
Commission number 1270349
Member, Pennsylvania Association of Notaries

x _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

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

20 APRIL 2023
DATE

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

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

MUNICIPAL DECLARATIONS

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

~~REVIEWED~~ APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MERCER THIS 15th DAY OF May, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MERCER THIS _____ DAY OF _____, 2023.

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

~~REVIEWED~~ APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF APRIL, 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

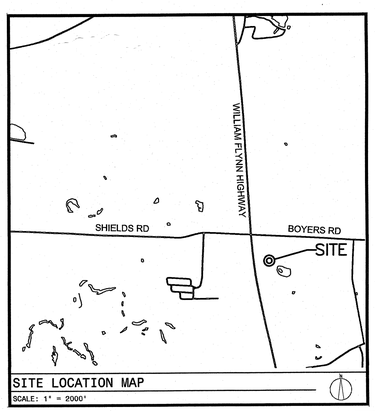
PLAN BOOK VOLUME 411 PAGE(S) 29

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF JUNE, 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'

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.

MAINTENANCE AGREEMENT *NOTE FOR PRIVATE DRIVE*

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

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

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

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE COMMON AREA ROAD SURFACE OF THE CERTAIN PRIVATE DRIVE. THE DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF TAX PARCELS 220-3F94-27F AND 220-3F94-27A .

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

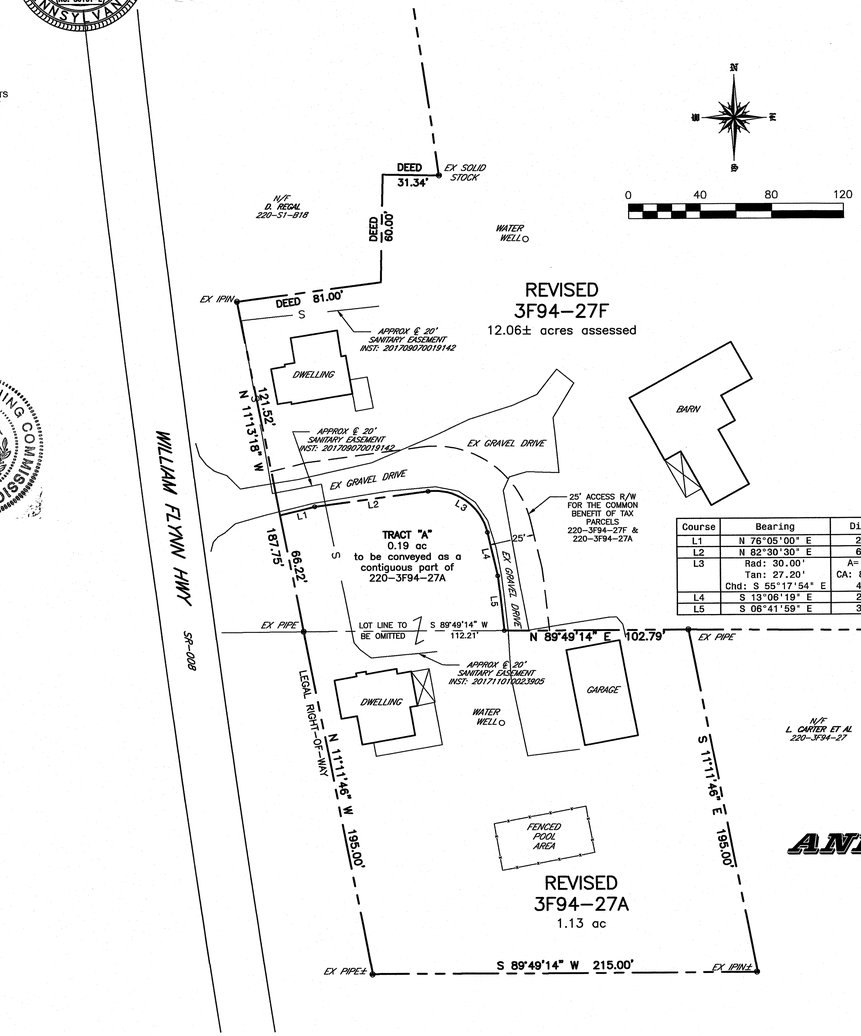
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF TAX PARCELS 220-3F94-27F AND 220-3F94-27A, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES AND OUTSIDE THE PRIVATE 20' RIGHT-OF-WAY.

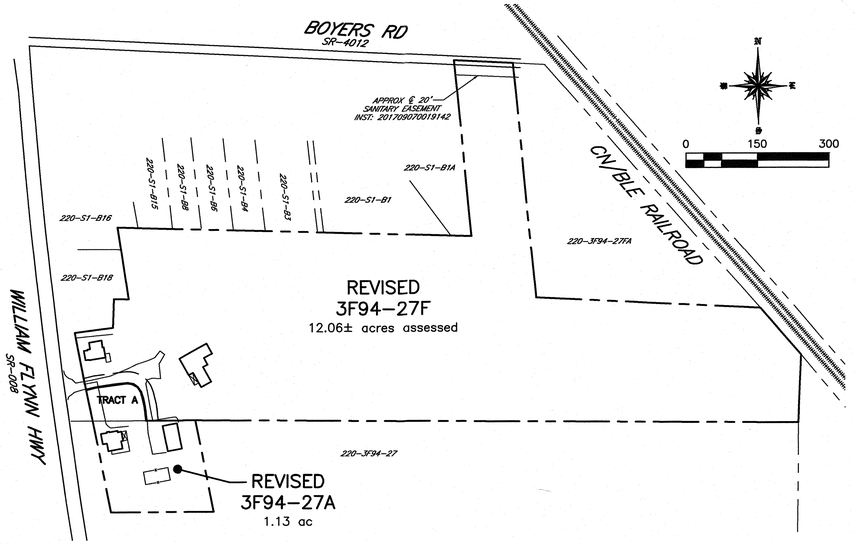
6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE DRIVE SET FORTH WITHIN THIS PLAN OF LOTS.

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

8) DEEDS CONVEYING TAX PARCELS 220-3F94-27F AND 220-3F94-27A SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.



Course	Bearing	Distance
L1	N 76°05'00" E	20.00'
L2	N 82°30'30" E	63.86'
L3	Rad: 30.00' Tan: 27.20' Chd: S 55°17'54" E	A= 44.18' CA: 84°23'12" 40.30'
L4	S 13°06'19" E	24.95'
L5	S 06°41'59" E	30.71'



PROPERTY AREA SUMMARY:

EXISTING TOTALS	
220-3F94-27F	12.25 AC ASSESSED
+220-3F94-27A	0.94 AC
EXISTING TOTAL	13.19 AC
REVISED 3F94-27F	
ORIGINAL 27F	12.25 AC ASSESSED
- TRACT A	0.19 AC
REVISED 3F94-27F	12.06 AC ASSESSED
REVISED 3F94-27F	
ORIGINAL 27F	0.94 AC
+ TRACT A	0.19 AC
REVISED 3F94-27F	1.13 AC
REVISED TOTALS	
REVISED 3F94-27F	12.06 AC ASSESSED
+ REVISED 3F94-27A	1.13 AC
REVISED TOTAL	13.19 AC

BUTLER COUNTY TOWNSHIPS WITH NO ZONING ORDINANCE	
Dimension	Single Family with On lot Sewage
Min. Lot Area	43,560 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	50 feet

GENERAL NOTES:

1. PROPERTY OWNER: 220-3F94-27F MICHAELANGELO AND RACHEL GIAMPAOLO
   220-3F94-27A MOHAMED ANFETOUAK
2. LOT REQUIREMENTS: SEE TABLE PER BUTLER COUNTY
3. REFERENCES
   - 3.1. CURRENT DEEDS OF RECORD
   - 3.2. PREVIOUSLY RECORDED PLANS
     - 3.2.1. PENNDOT HIGHWAY DRAWINGS
     - 3.2.2. SANITARY EASEMENT RECORDED PLOTS
     - 3.2.3. MERCER TWP STP SUBDIVISION PLAN BOOK 353 PG 33

ANFETOUAK/GIAMPAOLO PLAN

Being a lot line revision of Butler County Tax Parcels
220-3F94-27A and 220-3F94-27F

RECORDED _____ 20___	
PLAN BOOK	PAGE
411	29
SHEET _____ of _____	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

ANFETOUAK/GIAMPAOLO PLAN

BEING A

MINOR SUBDIVISION FINAL PLAN

FOR

MOHAMED ANFETOUAK

MICHAELANGELO & RACHEL GIAMPAOLO

SITUATE

MERCER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/07/2023	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
23-024	220-3F94-27A & 27F	-

Instr: 202306120008290
Pgs: 1 F: $45.00 6/12/2023 3:18 PM
Michele Mustello T20230606750
Butler County Recorder PA

BTA TRANSIT CENTER EXPANSION & PARK AND RIDE

130 HOLLYWOOD DRIVE, BUTLER, PA 16001

POST CONSTRUCTION STORMWATER MANAGMENT AS-BUILT PLANS JANUARY 20, 2023

PADEP NPDES INDIVIDUAL PERMIT #PAD100014

CERTIFICATE OF OWNERSHIP
(BUTLER TRANSIT AUTHORITY, EQUITABLE OWNER)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER COUNTY
CITY OF BUTLER

THIS PLAN IS HEREBY EXECUTED AND DELIVERED BY THE BUTLER TRANSIT AUTHORITY WHICH IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THE SAID PLAN WAS MADE BY THE AUTHORITY OF THE CORPORATION.

IN WITNESS WHEREOF THE BUTLER TRANSIT AUTHORITY HAS DULY CAUSED THIS TO BE EXECUTED BY IT EXECUTIVE DIRECTOR, _____, AND ITS CORPORATE SEAL TO BE AFFIXED THERETO THIS 12, DAY OF June 2023

BUTLER TRANSIT AUTHORITY

BY: _____
EXECUTIVE DIRECTOR

ATTEST: _____
SECRETARY

NOTARY CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER COUNTY
CITY OF BUTLER

ON THE 12 DAY OF June, 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN THE COUNTY OF BUTLER PERSONALLY APPEARED _____.

Executive Director
SECRETARY OF Butler Transit Authority WHO BEING DULY SWORN ACCORDING TO LAW, AFFIRMS THAT SAID PERSON WAS PERSONALLY PRESENT AT THE EXECUTION OF THE WITHIN PLAN AND SAW THE COMMON OR CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED THERETO, THAT THE SEAL SO AFFIXED IS THE COMMON OR CORPORATE SEAL OF THE SAID CORPORATION: THAT THE SAID PLAN WAS DULY SEALED AND DELIVERED BY _____, PRESIDENT OF THE SAID CORPORATION AS AND FOR THE ACT OF DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED; THAT THE CORPORATION IS THE OWNER (OR EQUITABLE OWNER) OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE NAMES OF THIS DEPONENT AS SECRETARY AND OF Executive Director AS PRESIDENT OF THE SAID CORPORATION, SUBSCRIBED TO THE WITHIN PLAN IN ATTESTATION OF ITS DUE EXECUTION AND DELIVERY, ARE IN THEIR AND EACH OF THEIR RESPECTIVE HANDWRITINGS.

SWORN AND SUBSCRIBED BEFORE ME, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND SEAL: _____

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

NOTARY PUBLIC SECRETARY

9-12 2026
MY COMMISSION EXPIRES (DATE)

AS-BUILT PLAN ACCURACY CERTIFICATION

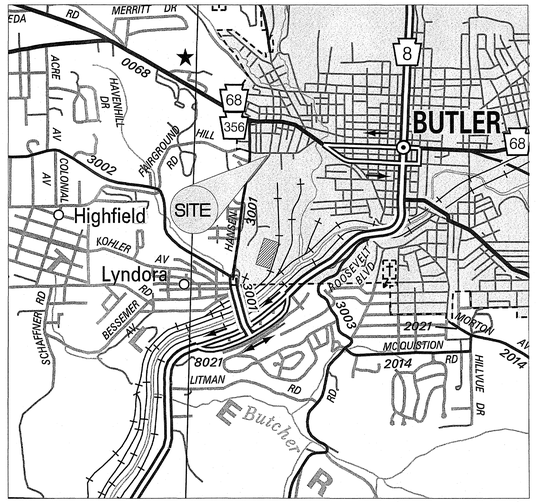
REGISTERED DESIGN PROFESSIONAL

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL ENGINEER — MICHAEL H. HIRAS — No. PE-083071 — 1/20/23

I, MICHAEL H. HIRAS, HEREBY CERTIFY, PURSUANT TO THE PENALTIES OF 18 PA C.S.A & 4904 TO THE BEST OF MY KNOWLEDGE, THAT THE AS-BUILT PLAN ACCURATELY REFLECTS THE AS-BUILT CONDITIONS, TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE CITY OF BUTLER ORDINANCES, CHAPTER 102 OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT DESIGN PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.

_____ SIGNED THIS 20 DAY OF JANUARY, 20 23
REGISTERED DESIGN PROFESSIONAL

*SIGNATURE AND SEAL OF A QUALIFIED PROFESSIONAL ENGINEER ARCHITECT LICENSED BY THE COMMONWEALTH OF PENNSYLVANIA, AS QUALIFIED TO PERFORM AND TO BE RESPONSIBLE FOR THE PREPARING OF THE AS-BUILT PLAN.



LOCATION MAP

SCALE: 1" = 2,000'
2018 PENNDOT TYPE 10 MAP

PARCEL PIN: 563-30-2A-0000
OWNER OF RECORD: BUTLER TOWNSHIP / CITY JOINT MUNICIPAL TRANSIT AUTHORITY
DEED BOOK / PAGE: 200603030004847
ZONING: M-2 HEAVY INDUSTRIAL
DISTRICT: BUTLER CITY - WARD 3
ADDRESS: 130 HOLLYWOOD DRIVE, BUTLER, PA 16001
LOT AREA: 7.437 ACRES (GROSS)

EXISTING USE: MUNICIPAL TRANSIT AUTHORITY

PLAN BOOK	PAGE
411	30

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
CSW-001	POST CONSTRUCTION STORMWATER MANAGEMENT COVER SHEET
CSW-101	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
CSW-102	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
CSW-201	POST CONSTRUCTION STORMWATER MANAGEMENT STORMWATER PROFILES
CSW-202	POST CONSTRUCTION STORMWATER MANAGEMENT STORMWATER PROFILES
CSW-203	POST CONSTRUCTION STORMWATER MANAGEMENT STORMWATER PROFILES
CSW-501	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
CSW-502	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
CSW-503	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
CSW-503B	MANUFACTURER DETAILS - SUB-SURFACE DETENTION FACILITY
CSW-504	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
LS-501	LANDSCAPE PLAN

AS-BUILT PLAN NOTES

1. AS-BUILT PLAN INFORMATION PROVIDED/COORDINATED BY FRED L. BURNS, INC. FOR SITE/CIVIL, ELECTRICAL, SANITARY SEWER, DATED JULY 1, 2022.
2. JMT HAS PROVIDED CONSTRUCTION OVERSIGHT AND RECORD DRAWING DOCUMENTATION WITH COORDINATION WITH THE GENERAL CONTRACTOR FRED L. BARNS, INC. AND THE DESIGNATED PROJECT CONSTRUCTION MANAGEMENT INSPECTORS, GANNETT FLEMING FOR THE CONSTRUCTION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM) PLAN, AS LAST REVISED. THE CONSTRUCTION OVERSIGHT SERVICES PROVIDED BY JMT HAVE BEEN IN ACCORDANCE WITH THE SCHEDULE OUTLINED IN THE "CRITICAL STAGES OF CONSTRUCTION TO BE OBSERVED BY LICENSED PROFESSIONAL" CONTAINED IN THE APPROVED PCSM PLAN OR AS NOTED IN THE NPDES PERMIT MODIFICATION PLANS. THE SIZE OF THE PCSM FACILITY AND THE MATERIALS USED FOR THEIR CONSTRUCTION ARE IN GENERAL CONFORMANCE WITH THE LATEST REVISION OF THE APPROVED PCSM PLAN FOR THIS PROJECT, OR AS APPROVED BY JMT DURING THE CONSTRUCTION ADMINISTRATION OF THE PROJECT. NO OTHER CERTIFICATION OF THE FUNCTIONALITY OF THE SYSTEMS OR PROJECT SITE CONDITIONS IS EITHER WARRANTED OR IMPLIED.

AS-BUILT PLAN SUMMARY OF MODIFICATIONS & FIELD CHANGES

1

NPDES PERMIT MAJOR MODIFICATION, DATED MARCH 3, 2021
REVISIONS INCLUDE THE FOLLOWING:
1. REMOVAL OF STONE STORAGE LAYER.
2. ADDITION OF IMPERMEABLE LINER.
3. MODIFICATION OF GEOTEXTILE LINER EXTENTS AND BETWEEN MATERIAL LAYERS.
4. MODIFICATION TO DEPTH AND EXTENTS OF AMENDED SOIL AND PLANTING SOIL LAYERS.
5. MODIFICATION TO ELEVATION OF FACILITY INVERT FROM 988.66 TO 989.16.
6. MODIFICATION OF CRITICAL STAGES OF CONSTRUCTION TO REMOVE STONE STORAGE LAYER AND INCLUDE IMPERMEABLE LINER.

FIELD MODIFICATION DATED DECEMBER 23, 2021
REVISIONS INCLUDE THE FOLLOWING:
1. REVISED THE LIMITS OF THE RIVER ROCK ALONG THE INTERIOR EMBANKMENT UP TO THE 990 CONTOUR.
2. ELIMINATED THE DOGWOODS FROM THE RAIN GARDEN #1.
3. MODIFIED SPACING OF THE LILYTURF. NO CHANGE IN THE QUANTITY TO BE INSTALLED. REVISED LOCATION OF PLANTINGS OUT OF THE RIVERROCK AREA.
4. MODIFIED THE LOCATION OF SWITCH GRASS CLOSER TO THE TOP OF BERM.

FIELD MODIFICATIONS DURING BIDDING/CONSTRUCTION CONSULTATION
REVISIONS INCLUDE THE FOLLOWING:
1. REVISED SUB-SURFACE DETENTION BASIN CHAMBER MANUFACTURER DUE TO PRODUCT AVAILABILITY. MODIFIED SIZE AND CONFIGURATION OF FACILITY DUE TO MANUFACTURER SPECIFIC FITTING SIZES, ADAPTERS, AND SPACING, AND TO MATCH VOLUME REQUIREMENTS OF THE ORIGINAL APPROVED DESIGN PLANS.
2. REVISED MANUFACTURER OF WATER QUALITY INLET HOODS DUE TO PRODUCT AVAILABILITY.
3. REVISED MATERIAL OF ORIFICE/WEIR PLATE FROM METAL TO REINFORCED CONCRETE.
4. REVISED ROOF LEADER SYSTEM FOR BUILDING ADDITION DUE TO EXISTING DOWNSPOUT LOCATIONS AND DOWNSTREAM PIPE CONNECTION. THE SYSTEM ADDS ONE (1) ADDITIONAL ROOF LEADER FROM THE DESIGN PLANS.
5. SUBSTITUTED RIVERSTONE FOR WOOD MULCH IN LANDSCAPE BEDS.

RECORDER OF DEEDS — BUTLER COUNTY PA

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, PLATS AND PLANS IN BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE(S) 30
GIVEN UNDER THE HAND AND SEAL OF THIS OFFICE THIS 12TH DAY OF JUNE 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

JMT
220 ST. CHARLES WAY, SUITE 200 | YORK, PA 17402
P: (717) 741-1600 | F: (717) 741-9100 | www.jmt.com

SUBCONSULTANT:
CDM Smith
503 Martindale Street, Suite 400
Pittsburgh, PA 15212
Tel: (412) 201-5500

SEAL:
COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL ENGINEER — MICHAEL H. HIRAS — No. PE-083071 — 1/20/23

PREPARED FOR:
thebus BUTLER TRANSIT AUTHORITY

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT:
BTA TRANSIT CENTER EXPANSION & PARK AND RIDE

PROJECT LOCATION:
130 HOLLYWOOD DRIVE
BUTLER, PA 16001

PROJECT NUMBER:
E04366 WO-8 / 18-01760-008

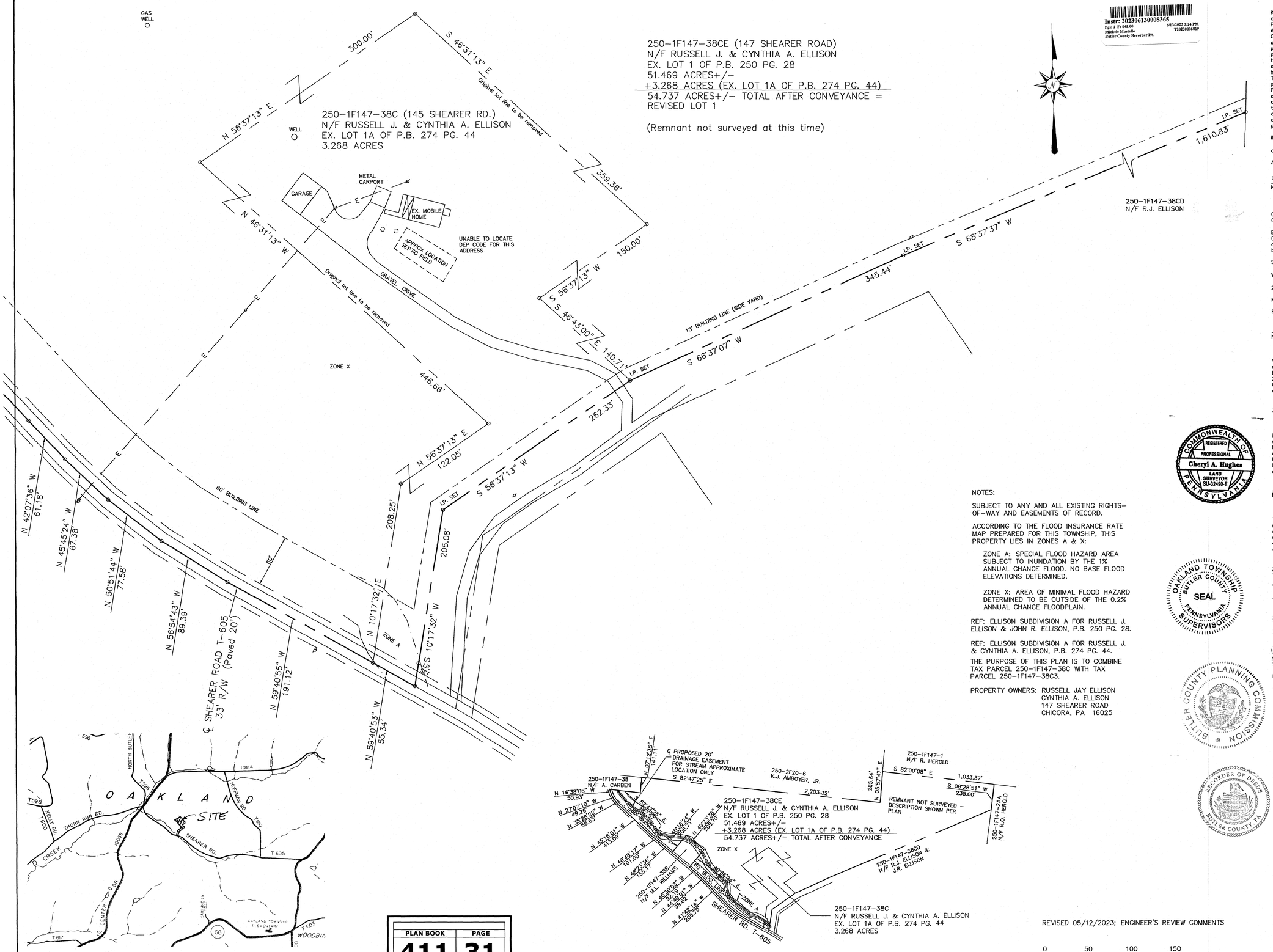
DATE: 01/20/2023
SCALE: AS NOTED

PLAN SET:
POST CONSTRUCTION STORMWATER MANAGMENT AS-BUILT PLANS

DRAWING TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT COVER

DRAWING NUMBER:
CSW-001

Q:\2018\18-01760_005_BTA_Transit_Center_EIC\ADD\01_Civil\Cover - 1\fdex.dwg 1/11/2023



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
411	31

LOCATION MAP Scale: 1" = 400'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: SPECIAL FLOOD HAZARD AREA 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.

REF: ELLISON SUBDIVISION A FOR RUSSELL J. ELLISON & JOHN R. ELLISON, P.B. 250 PG. 28.

REF: ELLISON SUBDIVISION A FOR RUSSELL J. & CYNTHIA A. ELLISON, P.B. 274 PG. 44.

THE PURPOSE OF THIS PLAN IS TO COMBINE TAX PARCEL 250-1F147-38C WITH TAX PARCEL 250-1F147-38C3.

PROPERTY OWNERS: RUSSELL JAY ELLISON
CYNTHIA A. ELLISON
147 SHEARER ROAD
CHICORA, PA 16025

REVISED 05/12/2023; ENGINEER'S REVIEW COMMENTS

0 50 100 150

Instr: 202306130008365
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/13/2023 3:24 PM
T20230005819

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

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

ATTEST:

Diana M. Foehringer — Russell Jay Ellison by Cynthia Ann Ellison POA — Cynthia Ann Ellison POA

NOTARY PUBLIC — OWNER — OWNER

POA recorded at 202306130008364

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 Russell Jay and Cynthia A. Ellison, 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 23rd day of May, 20 23

My Commission expires the 28th day of March, 20 26

SEAL

Diana M. Foehringer
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Diana M. Foehringer, Notary Public
Butler County
My commission expires March 28, 2026
Commission number 1418166
Member, Pennsylvania Association of Notaries

We, Russell Jay Ellison and Cynthia A. Ellison, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Russell Jay Ellison and Cynthia A. Ellison as recorded in Instrument Number 200204100012562 and Instrument Number202104010009127, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Diana M. Foehringer — Russell Jay Ellison by Cynthia Ann Ellison — Cynthia Ann Ellison POA

WITNESS — OWNERS

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

May 12, 2023 — DATE — 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 Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

OAKLAND TOWNSHIP BUTLER COUNTY PENNSYLVANIA SEAL SUPERVISORS

Approved by the Supervisors of the Township of Oakland this 7th day of June, 20 23

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Oakland Township Planning Commission this 9th day of May, 20 23

Patricia Sanderson — SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 17TH day of May, 20 23

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 411 page 31

Given under my hand and seal this 13 day of June, 20 23

SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

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

RECORDER

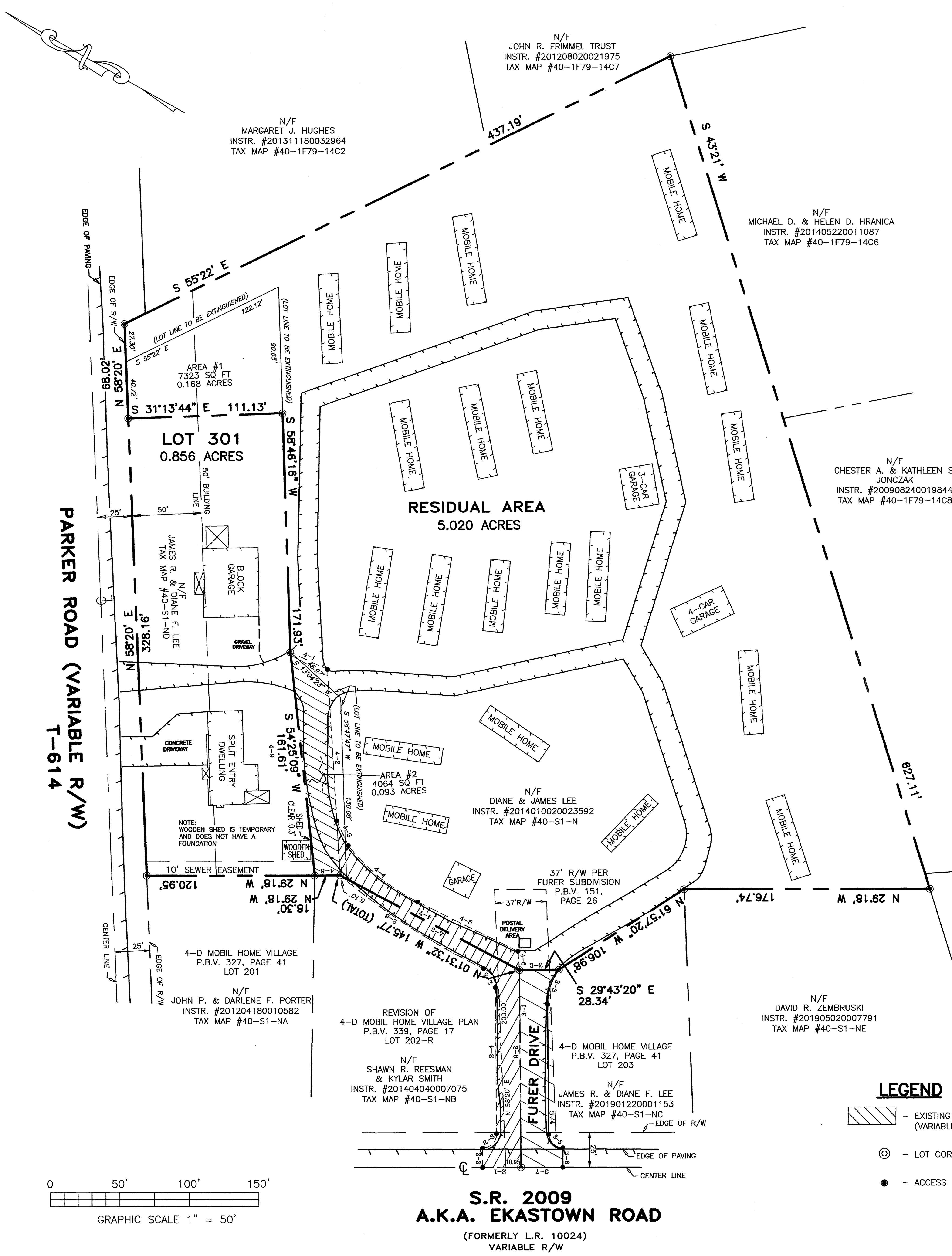
L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: RUSSELL JAY ELLISON
and
CYNTHIA A. ELLISON

SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 04/18/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 250-1F147-38C, 38CE		Inst. # 202104010009127 202004100012562	Service No. 22-173
Address 145/147 SHEARER ROAD			



Instr: 202306160008538
Pgs: 1 F: $45.00 6/16/2023 11:21 AM
Michele Mustello T20230006940
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'

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 15TH DAY OF JUNE, 2023.

ATTEST:

[signature]
NOTARY PUBLIC

[signature]
JAMES R. LEE

[signature]
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 15TH DAY OF JUNE, 20 2023.

MY COMMISSION EXPIRES THE 29TH DAY OF JUNE, 20 26.

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

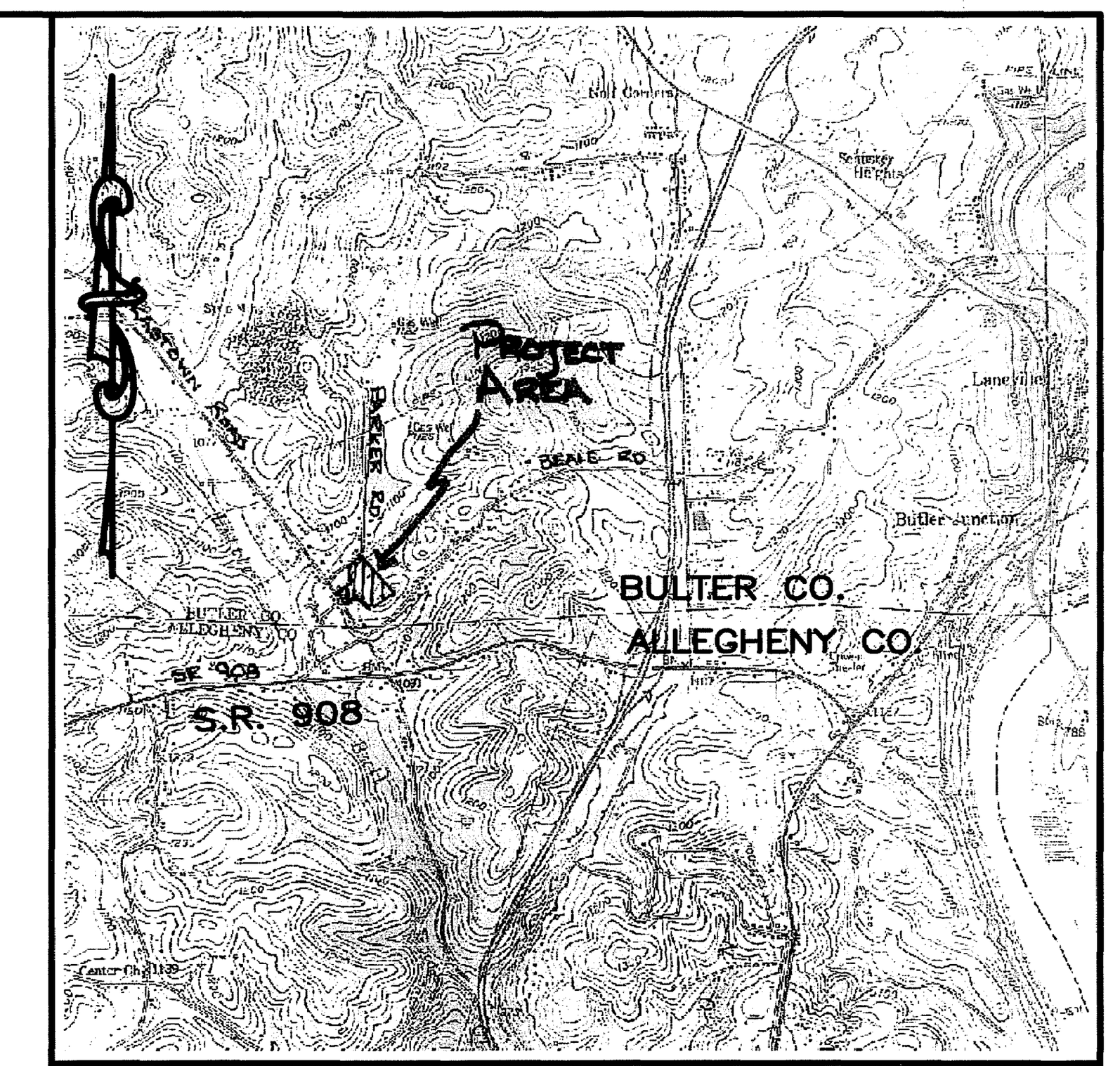
STAMPED SEAL

[signature]
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.

5-31-23
DATE

[signature]
ANTHONY J. MALES, P.L.S. – REG. NO. 23630-E



VICINITY MAP

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION

THIS 5 DAY OF APRIL, 2023.

[signature] SECRETARY [signature] 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 12 DAY OF APRIL, 2023.

Janice L. Zubrin SECRETARY [signature] CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION

THIS 19TH DAY OF APRIL, 2023.

[signature] SECRETARY [signature] CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY.

INSTRUMENT NUMBER 202306160008538
BOOK 411 PAGE 32

GIVEN UNDER MY HAND AND SEAL

THIS 16TH DAY OF JUNE, 20 23.

[signature]
RECORDER

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

LEGEND

- EXISTING ACCESS EASEMENT (VARIABLE WIDTH)
- LOT CORNER
- ACCESS EASEMENT CORNER

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.

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDER — RECORDER OF DEEDS BUTLER COUNTY, PA
COUNTY PLANNING — BUTLER COUNTY PLANNING COMMISSION
TOWNSHIP SUPERVISORS
TOWNSHIP PLANNING — NO SEAL

OWNERS:

JAMES R. & DIANE F. LEE
617 PARKER ROAD
SARVER, PA 16055

RECORDED
PLAN BOOK 411 PAGE NO. 32
SHEET ___ OF ___

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

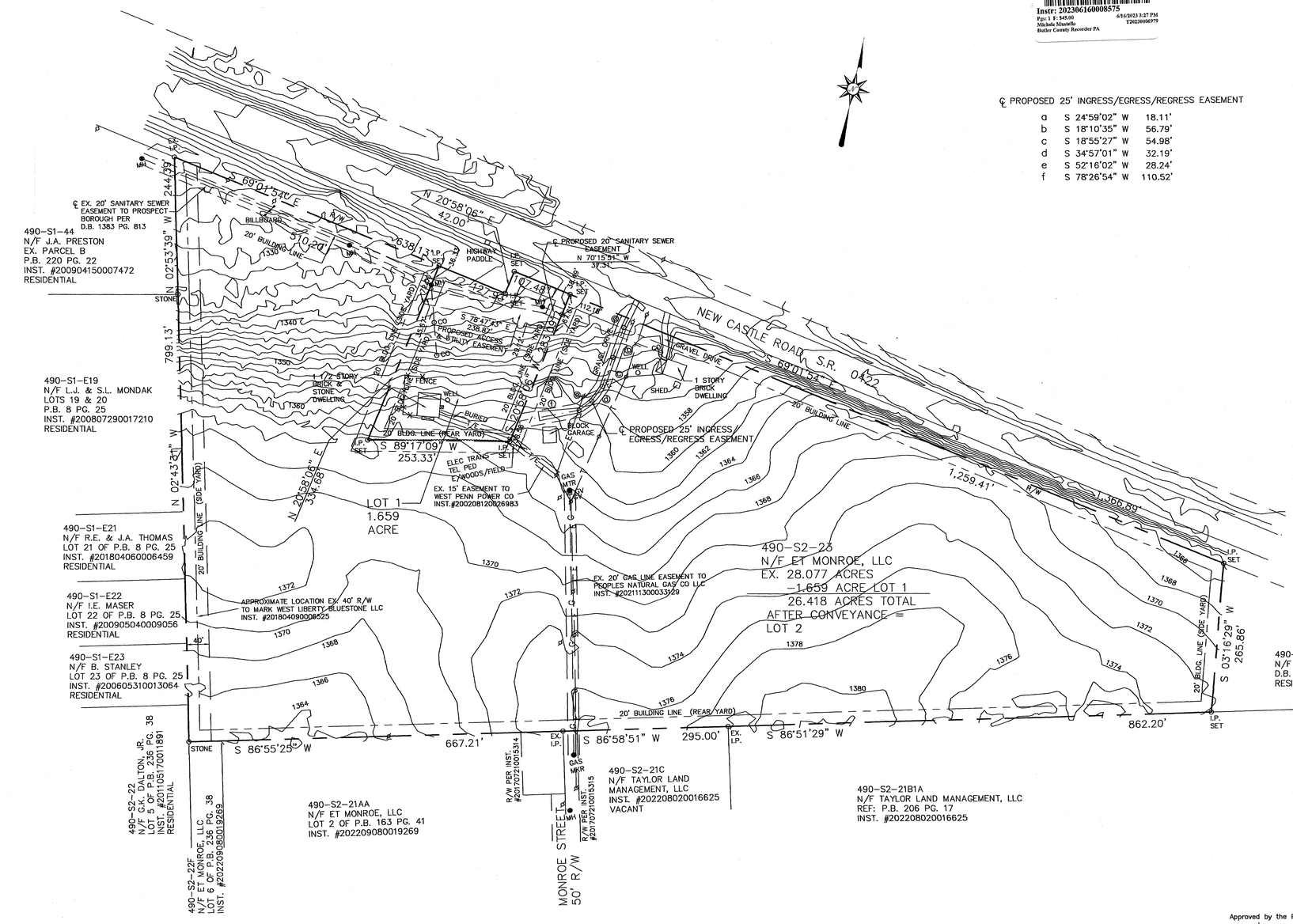
SCALE: HORZ: 1" = 50'	DATE: MARCH 2023		
DRAWN BY: D.W.B.	CHECKED BY: A.J.M.	COMPUTER FILE: 4-D MOBIL HOME 3	DRAWING NUMBER: B-16150

REFERENCES:

REVISIONS:
3-30-23 PER TWP ENGR COMMENTS
5-31-23 SHOW LOT LINE

SHEET 1 OF 1

Instr: 202306160008575
Pgs: 1 E: $45.00
Michele Mustello
Butler County Recorder PA
6/16/2023 3:37 PM
T20230036979



NOTES:

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

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

ZONED: HIGHWAY COMMERCIAL

SETBACK REQUIREMENTS:
20' FRONT YARD
20' SIDE YARD
20' REAR YARD

PROPERTY OWNER: ET MONROE, LLC
102 KOTCHEY LANE
HARMONY, PA 16037

CONTOURS SHOWN ARE APPROXIMATE ONLY, BASED ON STATE PLANE AND LIDAR.

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 ASSIONS 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.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th day of May, 20 23.

ATTEST:
Michele Schaffner — NOTARY PUBLIC
Thomas A. McConnell — MANAGER, ET MONROE, LLC.

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

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 ET Monroe, 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 24th day of May 20 23.

My Commission expires the 25th day of January, 20 25.

SEAL
Michele Schaffner — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michele Schaffner, Notary Public
Butler County
My commission expires January 25, 2025
Commission number 1025861

I Thomas A. McConnell Manager of ET Monroe, LLC, of this Subdivision in my name, do hereby certify that the title of this property is in the name of ET Monroe, LLC, as recorded in Instrument Number 202209080019269, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Michele Schaffner — WITNESS
Thomas A. McConnell — MANAGER, ET MONROE, LLC

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

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

DATE May 23, 2023 SEAL REG. NO. SU-32490-E

Approved by the Borough Engineer of the Borough of Prospect this 5th day of June, 2022 2023.

SECRETARY — CHAIRMAN/PRESIDENT

THE BOROUGH OF PROSPECT SEAL BUTLER CO. PA.

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

Matthew Nyberg — SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Prospect this 5th day of June 20 23.

Matthew Nyberg — SECRETARY — SEAL — CHAIRMAN/PRESIDENT

THE BOROUGH OF PROSPECT SEAL BUTLER CO. PA.

Approved by the Prospect Borough Planning Commission this 12th day of June, 20 23.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19TH day of APRIL, 20 23.

R. Hun JRM — SECRETARY — SEAL — J. Hun JRM — CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 411 page 33.

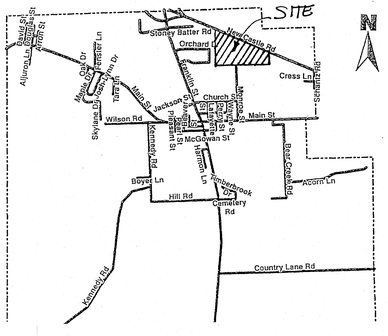
Given under my hand and seal this 16 day of June 20 23.

SEAL
Michele M. Mustello — RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED 05/23/2023; IRON PINS SET
REVISED 04/11/2023; PRIVATE R/W NOTE



VICINITY MAP

PLAN BOOK	PAGE
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0 100 200 300

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: ET MONROE, LLC.

SITUATE: PROSPECT BOROUGH, BUTLER CO., PA

Date 03/27/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S2-23		Instrument # 202209080019269	Service No. 23-005
Address 1164 NEW CASTLE ROAD			

Instr: 202306210008814
Pgs: 1 T: $45.00 6/21/2023 11:43 AM
Michele Mustello T20230007164
Butler County Recorder PA

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 043980-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L THOMPSON ENGINEER 043980-E

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS_____DAY OF_____ 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 2nd DAY OF June 2023 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 33 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.

SIGNATURE AND TITLE OF OFFICER WITNESSING — V.P.

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

DATE 6/2/23

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 2nd DAY OF June 2023

(SEAL)

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

NOTARY PUBLIC

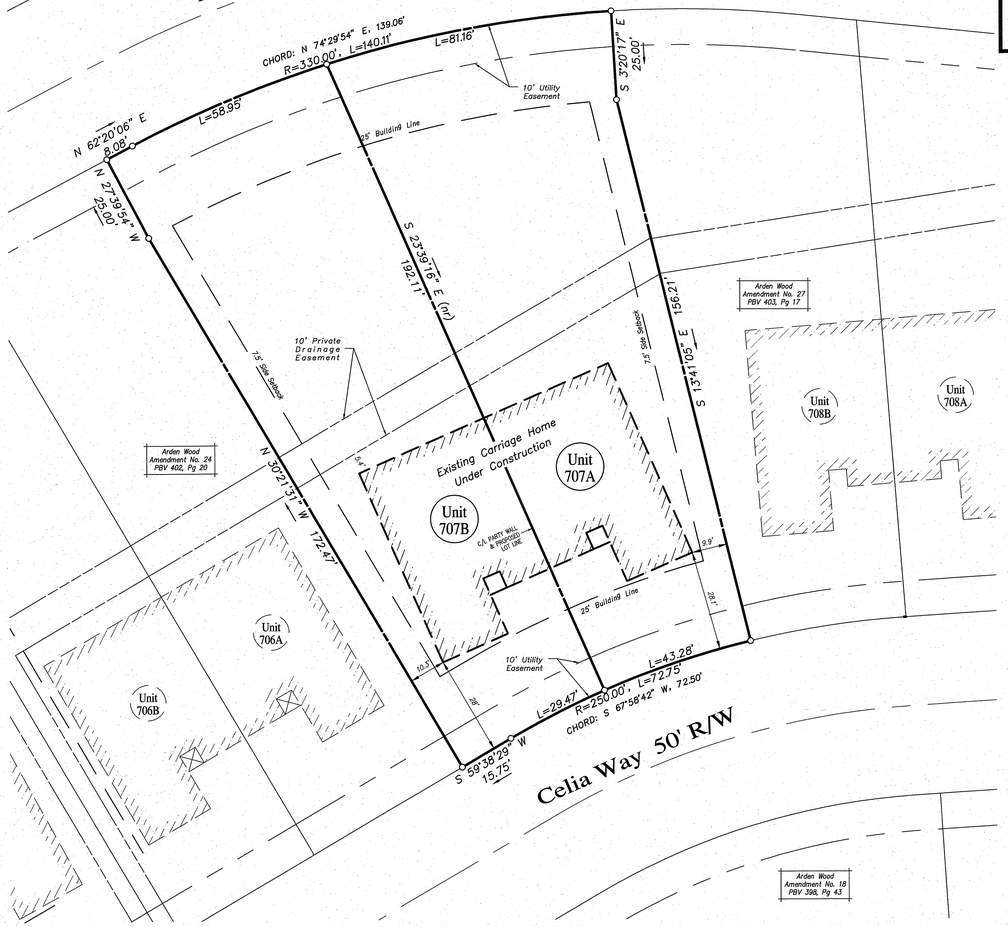
I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 33 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202303280004143. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

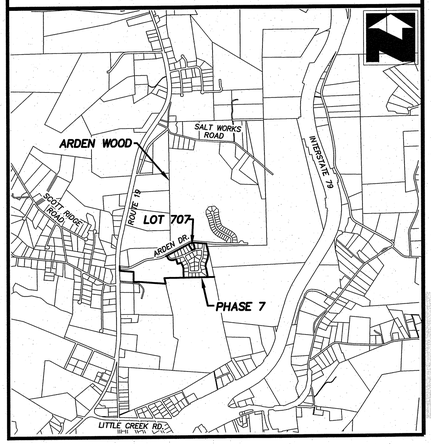
SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

I, 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.E. # 24457-E



LOCATION MAP 1" = 2000'



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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 707 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

	707A	707B	Total
Sq. Ft.	11,210.13	11,039.14	22,249.27
Acres	0.257	0.253	0.51

PROPERTY REFERENCES

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

LOT REFERENCES:

LOT 707
TAX PARCEL 200-S7-B707
INSTRUMENT NO. 202303280004143

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

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 15th DAY OF May 2023.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 17TH DAY OF MAY 2023

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 411 PAGE 34
GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF June 2023

(SEAL)

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

RECORDER OF DEEDS

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

BUTLER COUNTY PA LANCASTER TOWNSHIP 1854
LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

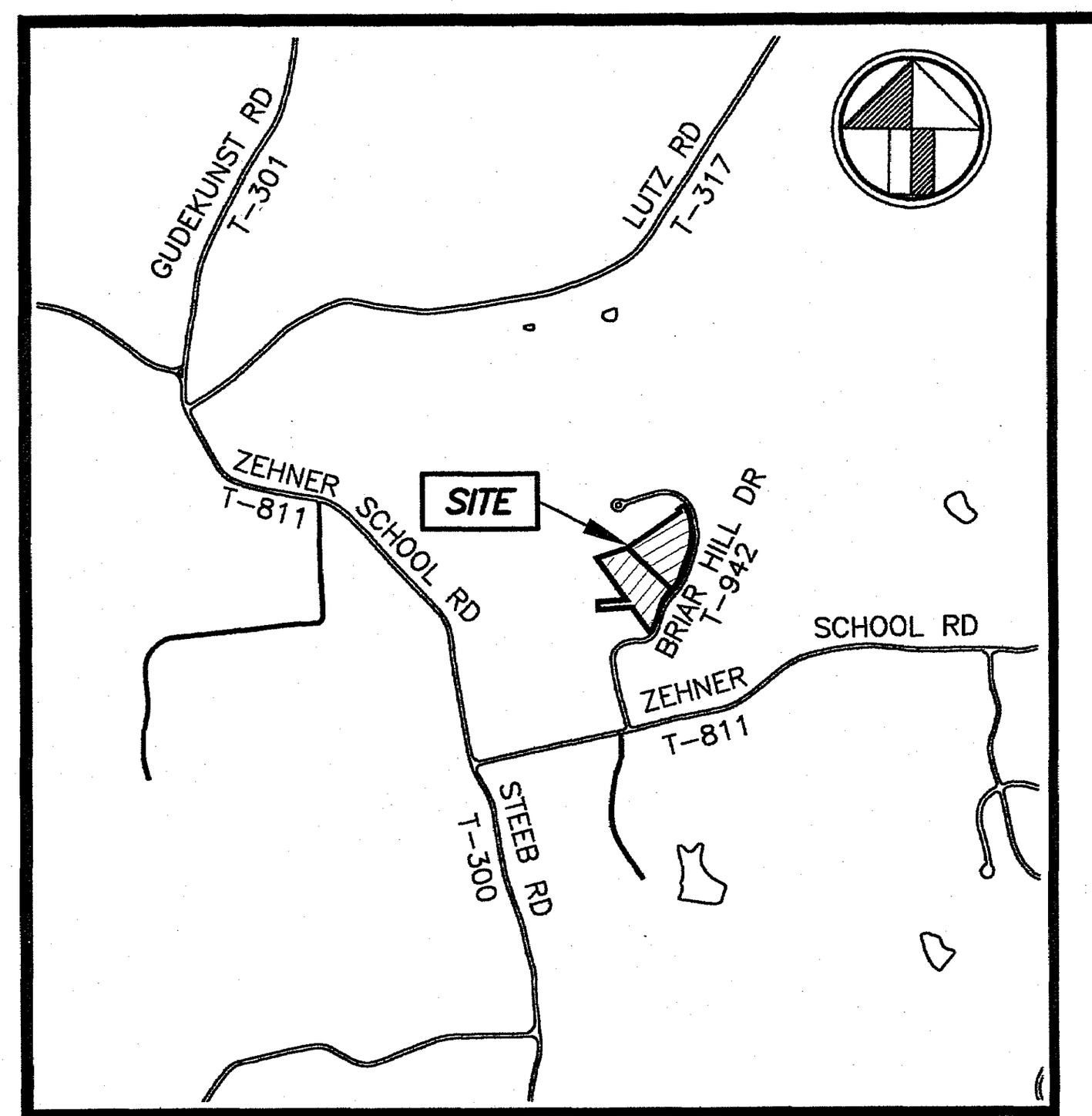
RECORDER OF DEEDS BUTLER COUNTY, PA
BUTLER COUNTY RECORDER OF DEEDS

DRAWING NUMBER:	1010-2325166
DRAWING SCALE:	1"=20'
DATE:	April 29, 2023
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 33

Being a subdivison of Lots 707 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



LOCALITY SKETCH 1" = 1500'±

HATCHED AREA PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF May, 2023

Butler Co. Plan #23102

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 30th DAY OF May, 2023 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 15th DAY OF June, 2023.

TOWNSHIP SECRETARY — PLANNING DIRECTOR (Nikki Colton)

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 30th DAY OF May, 2023. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 20th DAY OF June, 2023.

TOWNSHIP SECRETARY — CHAIRPERSON

THIS PLAT WAS DELIVERED TO applicant JACKSON TOWNSHIP ON THE 20th DAY OF June, 2023

PLANNING DIRECTOR (Nikki Colton)

I, MONIQUE M. PROCTOR, OWNER OF THE LAND SHOWN ON THE PROCTOR–TORBICH LOT LINE REVISION PLAN, HEREBY ADOPT THIS PLAN AS MY LOT LINE REVISION PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HANDS AND SEAL THIS 10 DAY OF June, 2023.

ATTEST:

NOTARY PUBLIC — MONIQUE M. PROCTOR

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 MONIQUE M. PROCTOR, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 2023.

MY COMMISSION EXPIRES THE 11 DAY OF April, 2024.

NOTARY PUBLIC

SEAL: Commonwealth of Pennsylvania - Notary Seal, Kirsten K. Frey, Notary Public, Butler County, My commission expires April 11, 2024, Commission number 1268346, Member, Pennsylvania Association of Notaries

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IN THE PROCTOR–TORBICH LOT LINE REVISION PLAN IS IN THE NAME OF MONIQUE M. & JULIAN W. PROCTOR, AND IS RECORDED IN INSTRUMENT NUMBER 201611180024317, AND I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — MONIQUE M. PROCTOR

WE, BRIAN & LAUREN TORBICH, OF JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NO. 202102170004461, BEING TAX PARCEL 180–S6–E15 AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 10 DAY OF June, 2023.

ATTEST:

NOTARY PUBLIC — BRIAN TORBICH — LAUREN TORBICH

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 BRIAN & LAUREN TORBICH, 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 10 DAY OF June, 2023.

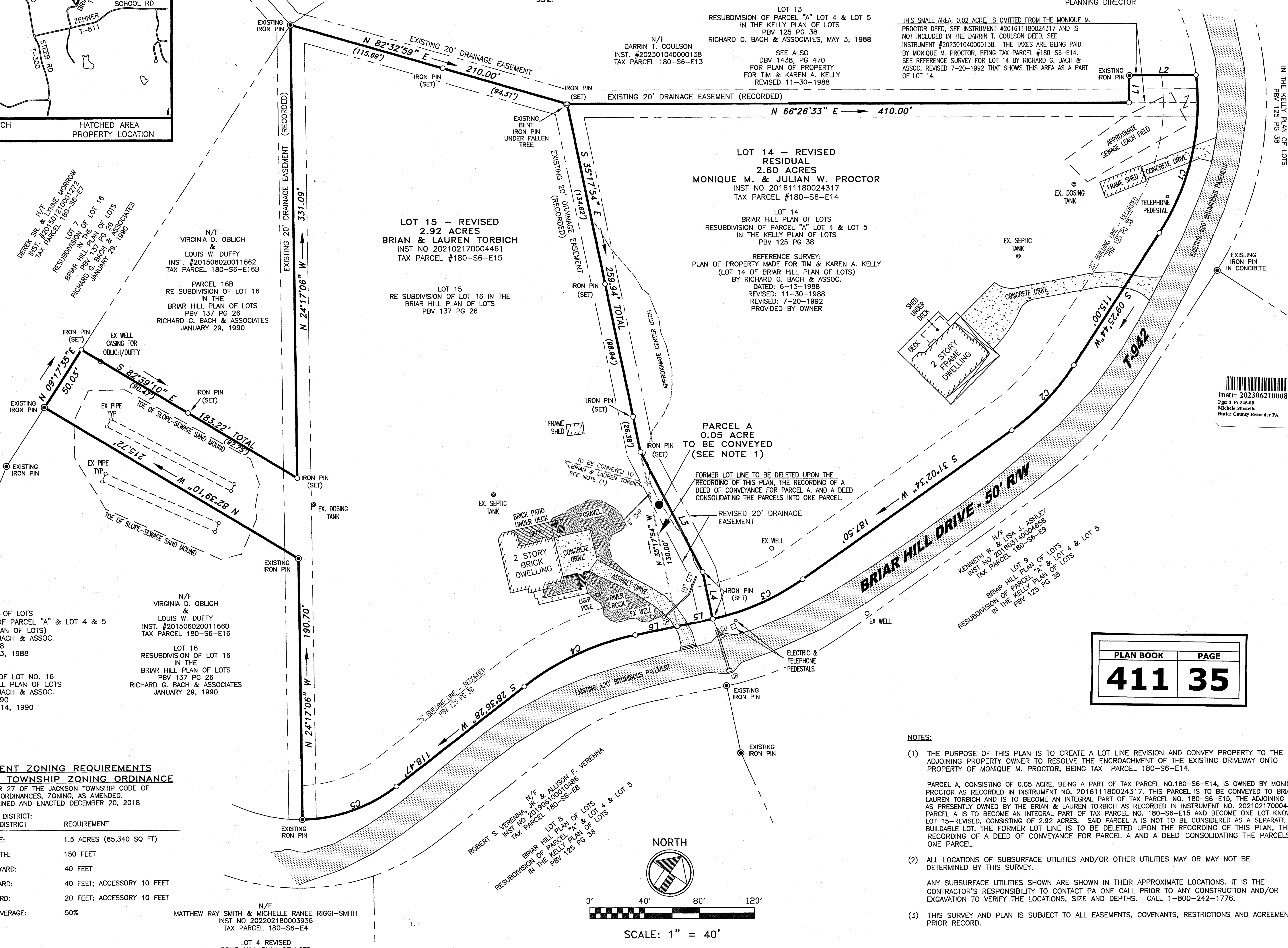
MY COMMISSION EXPIRES THE 11 DAY OF April, 2024.

NOTARY PUBLIC

SEAL: Commonwealth of Pennsylvania - Notary Seal, Kirsten K. Frey, Notary Public, Butler County, My commission expires April 11, 2024, Commission number 1268346, Member, Pennsylvania Association of Notaries

I/WE ______, MORTGAGEE OF THE PROPERTY CONTAINED IN THE PROCTOR–TORBICH LOT LINE REVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — (PRINT NAME AND TITLE WITH SIGNATURE)



Instr: 202306210008819
Pgs: 1 F: $45.00 6/21/2023 1:05 PM
Michele Mustello T20230007169
Butler County Recorder PA

PLAN BOOK	PAGE
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REFERENCE:

BRIAR HILL PLAN OF LOTS
(RESUBDIVISION OF PARCEL "A" & LOT 4 & 5
IN THE KELLY PLAN OF LOTS)
BY RICHARD G. BACH & ASSOC.
DATED: 5–3–1988
RECORDED: AUG 3, 1988
PBV 125, PG 38

RE SUBDIVISION OF LOT NO. 16
IN THE BRIAR HILL PLAN OF LOTS
BY RICHARD G. BACH & ASSOC.
DATED: 1–29–1990
RECORDED: MAR 14, 1990
PBV 137, PG 26

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.
ORDAINED AND ENACTED DECEMBER 20, 2018

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIREMENT
MINIMUM LOT SIZE:	1.5 ACRES (65,340 SQ FT)
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET; ACCESSORY 10 FEET
MINIMUM SIDE YARD:	20 FEET; ACCESSORY 10 FEET
MAXIMUM LOT COVERAGE:	50%

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	N 23°33'27" W	20.00'
L2	N 66°26'33" E	48.85'
L3	S 50°48'18" E	98.59'
L4	S 35°17'54" E	35.00'
L5	S 54°42'06" W	26.36'
L6	S 54°42'06" W	31.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	120.79'	118.41'	S 10°20'41" E	39°32'50"
C2	175.00'	66.02'	65.63'	S 20°14'07" W	21°36'55"
C3	175.00'	72.26'	71.75'	S 42°52'21" W	23°39'30"
C4	197.61'	90.00'	89.22'	S 41°39'15" W	26°05'40"
C5	114.13'	73.92'	72.63'	S 47°09'45 W	37°06'34"

NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO CREATE A LOT LINE REVISION AND CONVEY PROPERTY TO THE ADJOINING PROPERTY OWNER TO RESOLVE THE ENCROACHMENT OF THE EXISTING DRIVEWAY ONTO PROPERTY OF MONIQUE M. PROCTOR, BEING TAX PARCEL 180–S6–E14.

PARCEL A, CONSISTING OF 0.05 ACRE, BEING A PART OF TAX PARCEL NO.180–S6–E14, IS OWNED BY MONIQUE M. PROCTOR AS RECORDED IN INSTRUMENT NO. 201611180024317. THIS PARCEL IS TO BE CONVEYED TO BRIAN & LAUREN TORBICH AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–S6–E15, THE ADJOINING LANDS AS PRESENTLY OWNED BY THE BRIAN & LAUREN TORBICH AS RECORDED IN INSTRUMENT NO. 202102170004461. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–S6–E15 AND BECOME ONE LOT KNOWN AS LOT 15–REVISED, CONSISTING OF 2.92 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT. THE FORMER LOT LINE IS TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL A AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL.

(2) 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.

(3) 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 OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE 35.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF June 2023.

RECORDER OF DEEDS

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

SEAL: RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED LOT CALCULATIONS		
	LOT 14 – REVISED TAX PARCEL 180–S6–E14	LOT 15 – REVISED TAX PARCEL NO. 180–S6–E15
EXISTING AREA	2.65 ACRES	2.87 ACRES
PARCEL A TO BE CONVEYED	– 0.05 ACRE	+ 0.05 ACRE
TOTAL REVISED LOT AREAS	2.60 ACRES 113,256 SQ. FT	2.92 ACRES 127,195 SQ. FT

5.52 ACRES = TOTAL ACREAGE

ZONING DISTRICT:	R RESIDENTIAL DISTRICT	
PROPERTY ADDRESS:	124 BRIAR HILL DRIVE ZELIENOPLE, PA 16063	136 BRIAR HILL DRIVE ZELIENOPLE, PA 16063
OWNERS:	BRIAN & LAUREN TORBICH	MONIQUE M. PROCTOR & JULIAN W. PROCTOR (DECEASED)
TAX PARCEL NO.:	180–S6–E15	180–S6–E14
DEED REFERENCE:	INST NO 202102170004461	INST NO 201611180024317

PROCTOR - TORBICH LOT LINE REVISION PLAN

(LOT LINE REVISION OF TAX PARCEL No. 180-S6-E14 AND TAX PARCEL No. 180-S6-E15)

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: MAY 2, 2023 SCALE: 1" = 50'

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

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

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

REGISTRATION NO. SU–051843E

REVISIONS: | DRAWN BY: SM/TR | CHECKED BY: T.R. | DWG. NO: 5715–2023–SUB SHEET 1 OF 1

G:\Torbich–5715–2023\Torbich–5715–2023–state.DWG – May 11, 2023 @ 10:54am (LOT LINE REVISION) TORBICH–STATE.crd

Instr: 202306210008845
Pgs: 1 F: $45.00 6/21/2023 3:09 PM
Michele Mustello T20230007188
Butler County Recorder PA

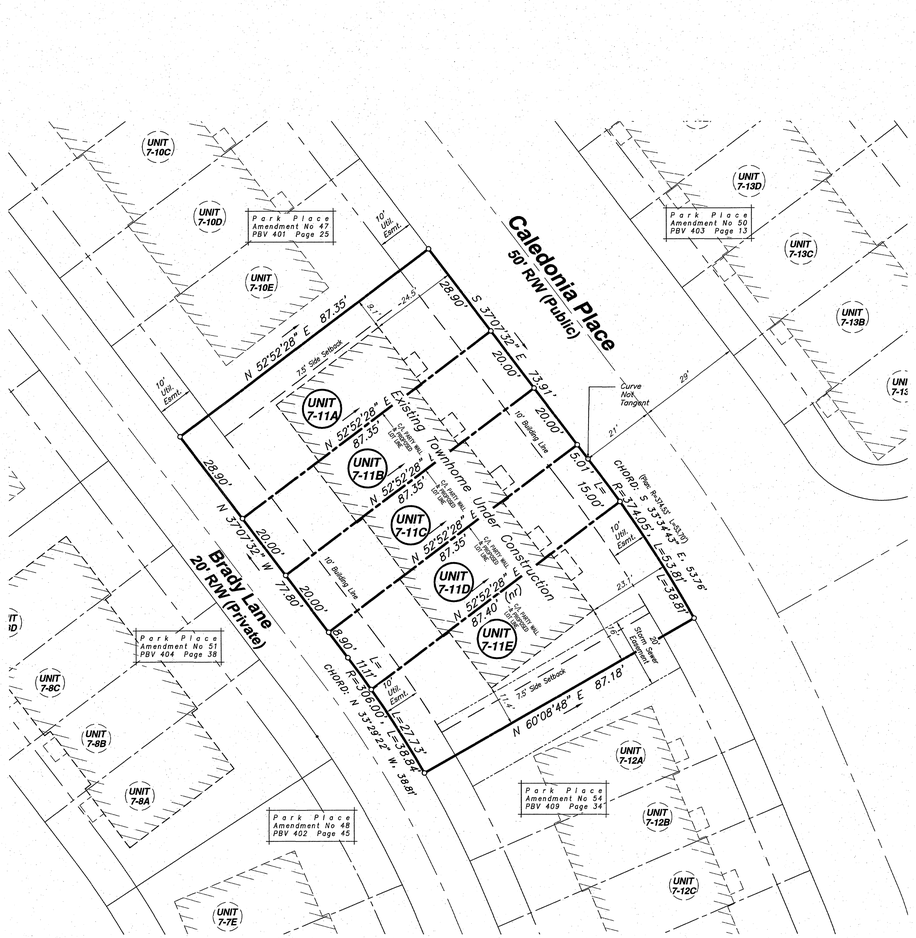
TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



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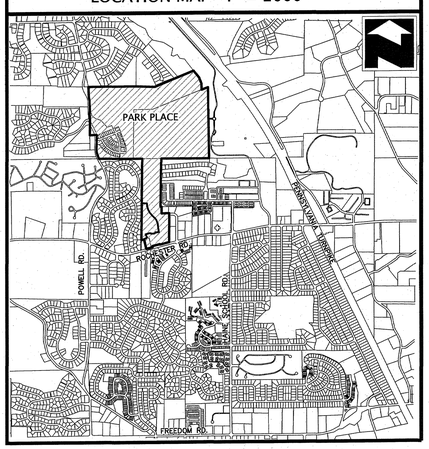
LOCATION MAP 1" = 2000'



Lot Area Tabulations

Unit	Sq.Ft.	Acres
7-11A	2,524.79	0.058
7-11B	1,747.05	0.040
7-11C	1,747.05	0.040
7-11D	1,747.05	0.040
7-11E	2,903.84	0.067
Total	10,669.78	0.245

PLAN BOOK	PAGE
411	36

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-11 OF THE PARK PLACE – PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-14
- 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 7-11
TAX PARCEL 130-S46-A11
INST# 202304040004506

DEVELOPER / PROPERTY OWNER:

NVR

ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

BUILT BY:

Ryan Homes

DRAWING NUMBER:	1004-2225148
DRAWING SCALE:	1"=20'
DATE:	April 26, 2023
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 56

BEING A RE-SUBDIVISION OF PARCEL TH 7-11
PARK PLACE – PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 390, PAGES 9-14
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 2nd DAY OF June 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.

V.P. — NVR, INC. V.P.
SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson
6/2/23
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 2nd DAY OF June 2023

(SEAL) Lissette Sprott
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 VP of NVR Inc. HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 56 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202304040004506 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.

5/30/23
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.

6/6/23
DATE — SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2023-36 EFFECTIVE THIS 1ST DAY OF June 2023.

SECRETARY — CHAIRPERSON

I, Daniel A Spadaro, ~~JERRY P ANDRES~~ TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2023-36 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OR

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF MAY 2023

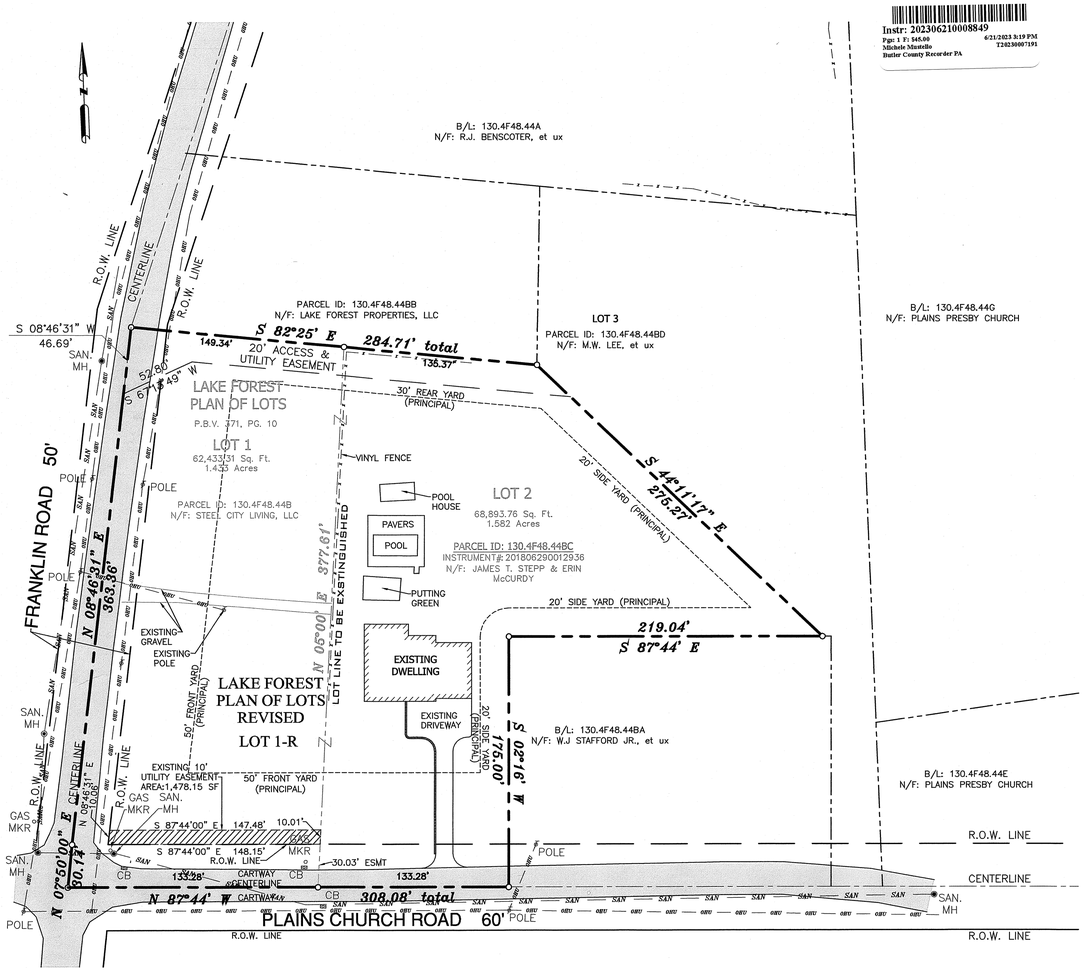
SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 411 PAGE 36

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF June 2023.

RECORDER OF DEEDS

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



LEGEND

G — G —	GASLINE	CB	CATCH BASIN
W — W —	WATERLINE	EM	ELECTRIC METER
SAN — SAN —	SANITARY SEWER	C.O.	CLEAN OUT
STORM — STORM —	STORM SEWER	SAN.	SANITARY MANHOLE
OHU — OHU —	OVERHEAD UTILITIES	MH	UNKNOWN MANHOLE
X — X —	CHAINLINK FENCE	POLE	TELEPHONE POLE
	TREE LINE	LT	STANDARD LIGHT POLE
G	GAS VALVE		
W	WATER VALVE		
GM	GAS METER		
GAS MKR	GAS MARKER		

Instr: 202306210008849
Pgs: 1 Fi: $65.00
Michele Mustello
Butler County Recorder PA
6/21/2023 3:19 PM
T20230007191

NOTE: ALL SIGNATURES AND SEALS MUST BE MADE WITH A BLUE FELT TIP INK PEN !

STEEL CITY LIVING, LLC, owner of the land shown on LAKE FOREST PLAN of LOTS REVISED, hereby adopt this as its plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Cranberry. This adoption and dedication shall be binding upon the corporation, and upon its heirs, executors, and assigns.

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

ATTEST:

Witness — James T. Stepp, President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named JAMES T. STEPP, president of STEEL CITY LIVING, LLC, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 19th day of June, 2023.

My commission expires the 5th day of February, 2025.

(RECTANGULAR INK STAMP)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nancy A. Auer, Notary Public
Butler County
My commission expires February 5, 2025
Commission number 1004451
Member, Pennsylvania Association of Notaries

I, hereby certify that the title to the property contained in LAKE FOREST PLAN of LOTS REVISED is in the name of STEEL CITY LIVING and is recorded by Instrument #202206090012606 . I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — James T. Stepp, President

We, James T. Stepp and Erin McCurdy, owners of the land shown on the Lake Forest Plan of Lots Revised hereby adopt this as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Cranberry. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this we set our hand and seal this 19th day of June, 2023.

ATTEST:

Witness — James T. Stepp — Erin McCurdy

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named JAMES T. STEPP and ERIN McCurdy, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 19th day of June, 2023.

My commission expires the 5th day of February, 2025.

(RECTANGULAR INK STAMP)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nancy A. Auer, Notary Public
Butler County
My commission expires February 5, 2025
Commission number 1004451
Member, Pennsylvania Association of Notaries

We, hereby certify that the title to the property contained in LAKE FOREST PLAN of LOTS REVISED is in the name of JAMES T. STEPP and ERIN McCURDY and is recorded by Instrument # 201806290012936. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — James T. Stepp — Erin McCurdy

I, Lee A. Tait, 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.

6-15-23
Date

Lee A. Tait
Reg. No. SU-055571-E

I certify that this plan meets all engineering and design requirement of the applicable ordinances of the Township of Cranberry, except as departures have been authorized by the appropriate officials of the municipality.

6/19/23
Date

Registered Professional Engineer
Reg. No. PE-073220

The Board of Supervisor of the Township of Cranberry gives notice that, in approving this plan for recording, the Township of Cranberry 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

Approved by the Board of Supervisors of the Township of Cranberry by resolution No. 2023-35 effective this 1st day of June 2023

Secretary — Chairperson

I, Daniel A. Santoro, Township Manager for the Township of Cranberry, certify that the cruditions for final approval outlined in Ordinance/Resolution No. 2023-35 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

REVIEWED
~~Approved~~ by the Butler County Planning Commission on this 20TH day of JUNE 2023

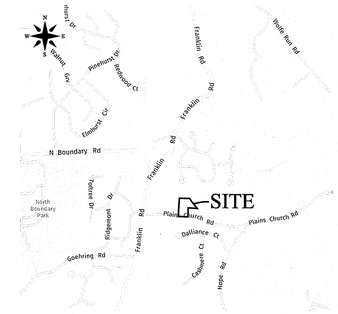
Secretary — Chairperson

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 411, Page(s) 37.

Given under my hand and seal this 21 day of June, 2023

MICHELE M. MUSTELLO
RECORDER OF DEEDS
Recorder of Deeds

My Commission Expires First Monday in January 2024



LOCATION MAP

SCALE: N.T.S.

LOT AREA TABULATION

130.4F48.44B (LOT 1)	130.4F48.44BC (LOT 2)
EXISTING AREA 62,433.31 Sq. Ft. 1.433 Acres	EXISTING AREA 68,893.76 Sq. Feet 1.582 Acres

LOT 1-R
PROPOSED AREA
131,327.07 Sq. Feet
3.015 Acres

TOTAL PLAN AREA
131,327.07 Sq. Ft.
3.015 Acres

R-1 RURAL RESIDENTIAL ZONING DISTRICT

ZONING REQUIREMENTS	REQUIRED
FRONT YARD	50 FEET (PRINCIPAL STRUCTURE)
	50 FEET (ACCESSORY STRUCTURE)
REAR YARD	30 FEET (PRINCIPAL STRUCTURE)
	10 FEET (ACCESSORY STRUCTURE)
SIDE YARD	20 FEET (PRINCIPAL DWELLING)
	10 FEET (ACCESSORY STRUCTURE)
MIN. LOT WIDTH	100 FEET
	25 FEET (AT FRONT LOT LINE)
MIN. NET LOT AREA	1.5 ACRES (W/O PUBLIC SEWER)
	1.25 ACRES (W/ PUBLIC SEWER)
MAX. BUILDING HEIGHT	35 FEET
MAX. LOT COVERAGE	15%

Notes:

1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
2. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and/ or their respective easements.
3. Property subject to any issues that may be revealed by a current and complete title report
4. Based on the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Map, Community Number 42121700010B, dated April 1, 1982, the surveyed property is not located within the defined floodplain according to the map.

Underground utilities have been plotted from available information and the locations must be considered approximate. Other under- ground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — LEE ARTHUR TAIT — LAND SURVEYOR — No. SU055571E

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

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS — RECORDER OF DEEDS — BUTLER COUNTY PA

PLAN BOOK	PAGE
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OWNERS/DEVELOPERS:
JAMES T. STEPP
PLAINS CHURCH ROAD
CRANBERRY, PA 16066

SURVEYOR/ENGINEER:
TAIT ENGINEERING INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

LAKE FOREST PLAN of LOTS REVISED

BEING A CONSOLIDATION OF BUTLER COUNTY PARCEL ID 130.4F48.44B & 130.4F48.44BC
SITUATE IN
TOWNSHIP of CRANBERRY
BUTLER COUNTY, PA.
MADE FOR
JAMES T. STEPP

Date: April 19, 2023
Scale: 1"=50'
Drawn By: MAR
Reviewed By: LAT
File Number: 36108
CAD File: 230069
Revisions: 5-23-2023

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — LEE ARTHUR TAIT — LAND SURVEYOR — No. SU-055571-E

Registered Surveyor
Reg. No. SU 055571

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

Instr: 202306280009256
Pgs: 2 F: $85.00 6/28/2023 2:42 PM
Michele Mustello T20230087543
Butler County Recorder PA

RESUBDIVISION PLAN OF LOT 3C
OF THE HESPENHEIDE SUBDIVISION PLAN – FINAL CORRECTION PLAN
(PLAN BOOK 386, PAGE 21)
TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA

OWNERS ADOPTION

Know All Men By These Presents, that we, Fred W. and Christine A. Hespenheide of the Borough of Emlenton, County of Venango, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to us do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, we Fred W. and Christine A. Hespenheide hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Fred W. and Christine A. Hespenheide, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13th day of June, A.D. 2023.

ATTEST:

Fred W. Hespenheide

Christine A. Hespenheide

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Gary A. Peaco, Notary Public
Butler County
My commission expires February 9, 2024
Commission number 1126862
Member, Pennsylvania Association of Notaries

My commission expires the 9th day of February A.D., 2023.

The foregoing adoption and dedication is made by Fred W. and Christine A. Hespenheide with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within 90 days of date of said approval.

Fred W. Hespenheide

Christine A. Hespenheide

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Fred W. and Christine A. Hespenheide who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 13th day of June, 2023.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Gary A. Peaco, Notary Public
Butler County
My commission expires February 9, 2024
Commission number 1126862
Member, Pennsylvania Association of Notaries

My Commission Expires the 9th day of February, 2023.

SURVEYOR CERTIFICATION

I, Craig A. Baker, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that to the best of my knowledge, information, belief, and findings that this plan represents the lots, lands, streets and highways plotted by me for the owner(s) or agents(s).

Craig A. Baker 4/28/2023

Reg. No. SU 21167-E


Lakehill Airport
Ekastown
Ekastown Cemetery
Ekastown Rd
Ekastown Church
Ekastown Church Rd
Ekastown Cemetery Rd
Ekastown Cemetery

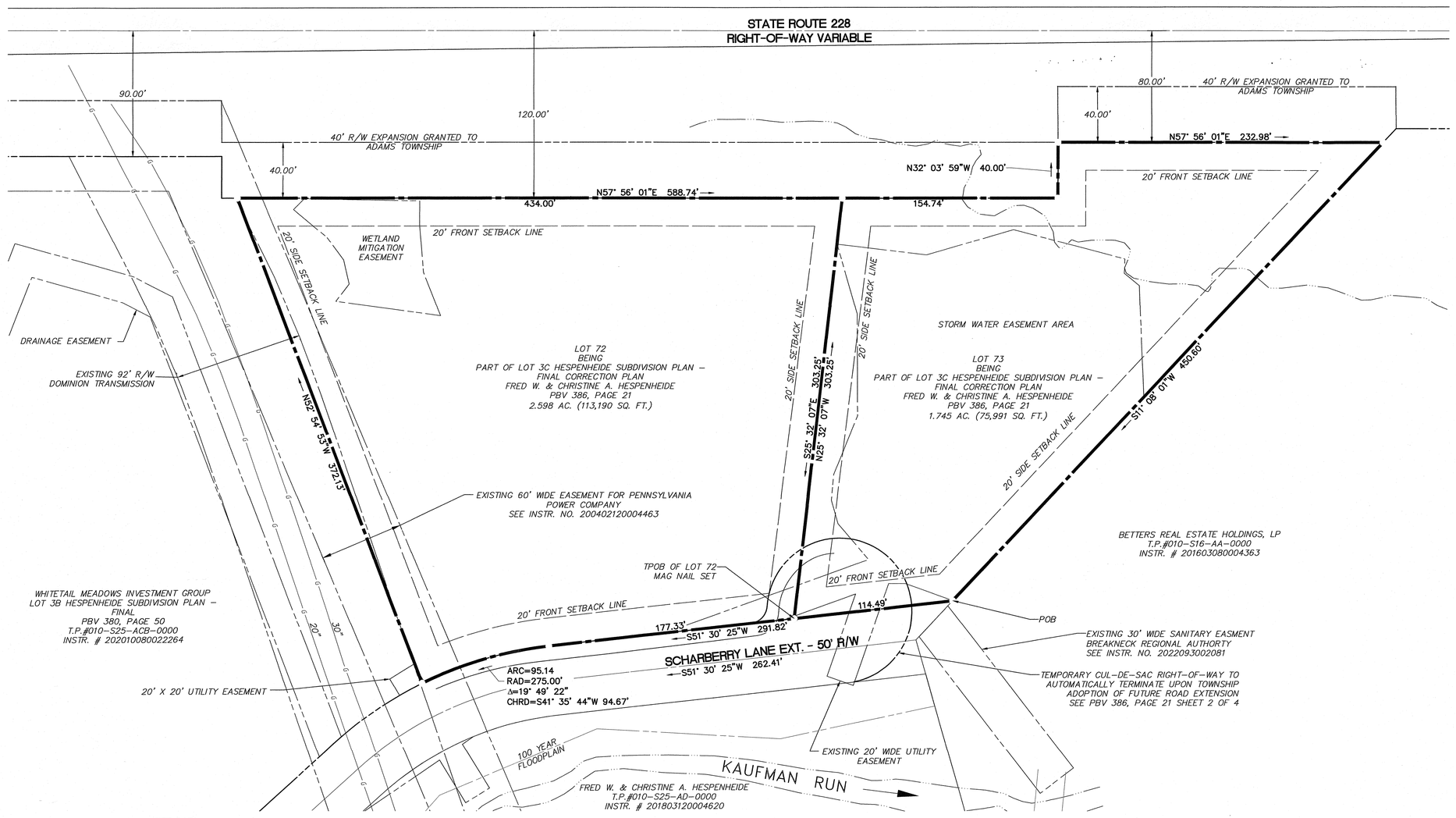
NOTES:

1. LOTS 72 AND 73 ARE TO BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.
2. THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY SHOWN HEREON IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY. DEED BOOK VOLUME 597, PAGE 399, "RIGHT-OF-WAY GRANT," DATED AUGUST 7, 1950 DOES NOT CONCLUSIVELY DESCRIBE A RIGHT-OF-WAY WIDTH. SUBSEQUENT "MODIFICATION OF RIGHTS-OF-WAY," DEED BOOK VOLUME 1406, PAGE 970, DEED BOOK VOLUME 1406, PAGE 972, AND DEED BOOK VOLUME 1410, PAGE 647, ALL DATED APRIL 6, 1996, PROVIDE NO ADDITIONAL EVIDENCE. THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY FIRST APPEARS ON PLAN BOOK VOLUME 219, PAGE 47 DATED OCTOBER 15, 1998 AND SHOWS A 92-FOOT WIDE CONSOLIDATED GAS CORPORATION RIGHT-OF-WAY. THE NEXT INSTANCE OF THE RIGHT-OF-WAY APPEARS ON PLAN BOOK VOLUME 323, PAGE 39.
3. BASIS OF BEARINGS: HORIZONTAL DATUM – NAD83 PENNSYLVANIA STATE PLANE ZONE SOUTH; VERTICAL DATUM – NAVD88.
4. TOPOGRAPHIC SURVEY COMPLETED 10/18/2022.
5. UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND PLAN RECORDS. ACTUAL UTILITY LOCATIONS MAY DIFFER FROM LOCATIONS SHOWN HEREON.
6. REFERENCE PLAN: CORRECTION PLAN HESPENHEIDE SUBDIVISION PLAN – FINAL, RECORDED AT PBV 386, PAGE 21, PREPARED BY LARSON DESIGN GROUP, LAST REVISED MAY 26, 2020; RECORDED AUGUST 10, 2020.
7. LOTS 72 AND 73 ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 42141500058.
8. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES. AN 811 "CALL BEFORE YOU DIG" UNDERGROUND UTILITY PROTECTION SERVICE "DESIGN" CALL NOTIFICATION IS NOT A PART OF THIS SCOPE OF SERVICES/SURVEY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LOT 3C TO SEPARATE THE STORM WATER DETENTION BASIN INTO A SEPARATE LOT.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



LEGEND

- 5/8" REBAR WITH CAP SET
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONTOUR LINE 1400
- CENTER LINE OF ROAD
- BUILDING SETBACK
- EDGE OF PAVEMENT
- DITCH/SWALE
- GAS MAIN & VALVE GV G
- UNDERGROUND ELECTRIC UE
- ASPHALT ROAD

SITE DATA;

APPLICANT/OWNER/ RESPONSIBLE PARTY:	FRED HESPENHEIDE 1028 RIVIERA ROAD EMLENTON, PA 16373 (724) 816-4875
DEED REFERENCE:	INSTR. NO. 201803120004620
PARCEL ID NUMBER:	10-S25-ACBA-0000
SEWAGE DISPOSAL:	PUBLIC SEWER
WATER SUPPLY:	PUBLIC WATER
EXISTING USE:	RECREATION/COMMERCIAL/RESTAURANT/HOTEL
PROPOSED USE:	RECREATION/COMMERCIAL/RESTAURANT/HOTEL
ZONING DISTRICT:	RAM (RESIDENTIAL, AGRICULTURE, MODERATE-DENSITY DISTRICT), T1 (TRANSITION OVERLAY), & P1 (PRESERVATION OVERLAY)

PLAN BOOK	PAGE
411	39

80 0 40 80 FEET
SCALE: 1" = 40'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
CRAIG A. BAKER
SURVEYOR
NO. 21187-E

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2019, Larson Design Group.

ISSUE / REVISIONS

NO.	DATE	PLAN CREATED	COMMENTS	BY	CHKD
1	3/21/2023			KTF	CAB

LDG Larson Design Group®

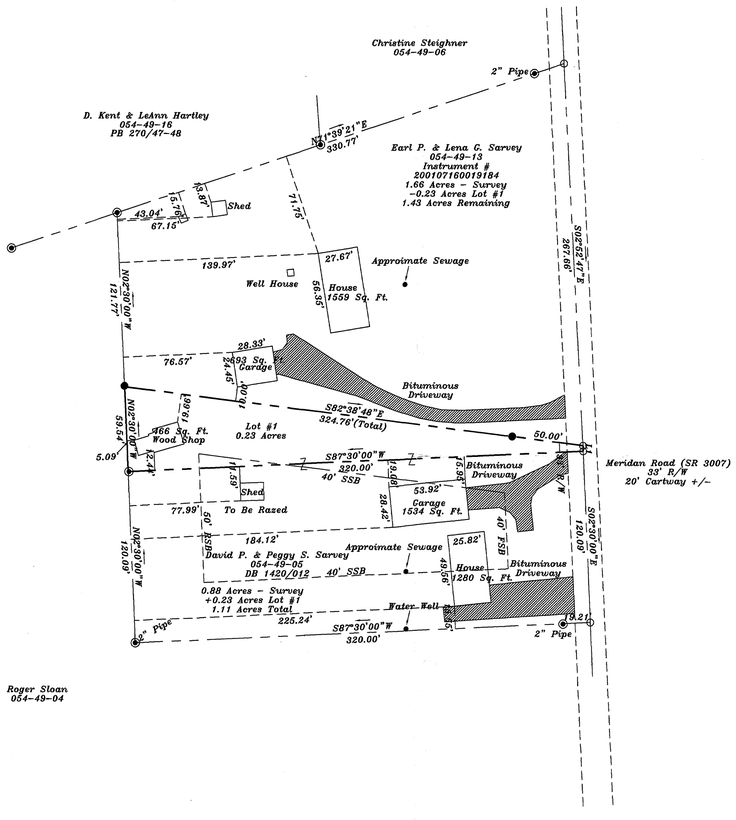
RESUBDIVISION PLAN OF LOT 3C
OF THE CORRECTION PLAN HESPENHEIDE SUBDIVISION PLAN – FINAL
(PLAN BOOK 386, PAGE 21)
TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

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

Larson Design Group • Architects Engineers Surveyors
300 South Walnut Lane • Suite 202
Beaver, PA 15009
PHONE 724.495.7020 TOLL FREE 877.323.6603
FAX 724.495.2594 • www.larsondesigngroup.com

SHEET NO.: 2 of 2
PORJECT NO.: 8824-006

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.



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.97	S02°52'47"E

- ○ Corner
- ● Set Iron Pin
- ◉ Found Iron Pin

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

Lot #1 Is A Lot Line Revision For Properties Of David P. & Peggy S. Sarvey Tax Map 054-49-5

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

We, David P. & Peggy S. Sarvey, owners of the Sarvey Plan #1, do hereby certify that the title of this property is in the name of David P. & Peggy S.Sarvey as recorded in DBV 1420/0012 Recorder of Deeds. We certify that there is no morgage, lein or encumbrance against this property.

David P. Sarvey — Peggy S. Sarvey

Know all men by these Presents, That we, David P. & Peggy S. Sarvey of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, way, rights of wayy, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damage arising from or pertaining to in any manner said roads and rights of way.
We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded untill either all of said roads and improvements in accordance with Butler Township Ordinace ???? and all other applicable ordinances have been completed and accepted by said Tounship or until the Tounship has approved a bond with sufficient surety to guarantee construction of the same. In Witness Whereof, We hereunto set our hand and seal the 28 day of June, 2023

Susan G. Sarver — Notary Public
David P. Sarvey — Owner
Peggy S. Sarvey — Owner

Commonwealth of Pennsylvania - Notary Seal
Susan G. Sarver, Notary Public
Allegheny County
My commission expires September 23, 2023
Commission number 1198292
Member, Pennsylvania Association of Notaries

Before Me, The Subscriber,a Notary Public In And For The Commonwealth And County, Personally Appeared The Above Named David P. & Peggy S. Sarvey And Acknowledged The Forgoing Release And Dedication And Plan To Be Their Act And And Deed And Desire The Same To Be Rerecorded As Such.

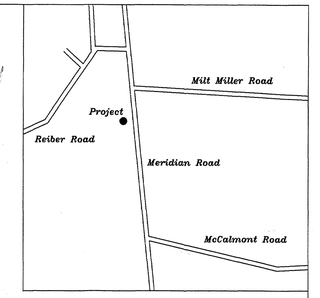
Sworn To And Subscribed Before Me This 28 Day Of June, 2023

My Commission Expires The 23 Day Of Sept., 2023

Susan G. Sarver
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Susan G. Sarver, Notary Public
Allegheny County
My commission expires September 23, 2023
Commission number 1198292
Member, Pennsylvania Association of Notaries

Instr: 202306300009393
Pgs: 1 F: $65.00 6/30/2023 11:46 AM
Nikkole Mustello T20230007631
Butler County Recorder PA



Location Map
NTS

We, Earl P. & Lena G. Sarvey, owners of the Sarvey Plan #1, do hereby certify that the title of this property is in the name of Earl P. & Lena G. Sarvey as recorded in DBV 200107160019184 Recorder of Deeds. We certify that there is no morgage, lein or encumbrance against this property.

Earl P. Sarvey — Lena G. Sarvey

Know all men by these Presents, That we, Earl P. & Lena G. Sarvey of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, way, rights of wayy, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damage arising from or pertaining to in any manner said roads and rights of way.
We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded untill either all of said roads and improvements in accordance with Butler Township Ordinace ???? and all other applicable ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of the same. In Witness Whereof, We hereunto set our hand and seal the 28 day of June, 2023

Susan G. Sarver — Notary Public
Earl P. Sarvey — Owner
Lena G. Sarvey — Owner

Commonwealth of Pennsylvania - Notary Seal
Susan G. Sarver, Notary Public
Allegheny County
My commission expires September 23, 2023
Commission number 1198292
Member, Pennsylvania Association of Notaries

Approved by the Board of Commissioners of the Township Of Butler this 18 day of May, 2023

Theresa Grisik — Secretary
President of Board

Approval by the Butler Township Planning Commission this 18 day of May, 2023

Secretary — Chairman

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

R. Hunger — Chairman
Secretary

BUTLER COUNTY PLANNING COMMISSION

Approved By The Butler County Conservation District this _____ day of _____, 2023

_____
Chairman

Before Me, The Subscriber,a Notary Public In And For The Commonwealth And County, Personally Appeared The Above Named Earl P. & Lena G. Sarvey And Acknowledged The Forgoing Release And Dedication And Plan To Be Their Act And And Deed And Desire The Same To Be Rerecorded As Such.

Sworn To And Subscribed Before Me This _____ Day Of _____, 2023

My Commission Expires The _____ Day Of _____, 20___

_____
Notary Public

The Board Of Commissioners Of The Township Of Butler Hereby Gives 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.

Theresa Grisik — Secretary
President

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 411 Page 40 Given Under Our Hand And Seal This 28th Day Of June 2023.

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

Michele M. Mustello
Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

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.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
HARRY L. BRESKI
LAND SURVEYOR
SU-033608-E
PENNSYLVANIA

PLAN BOOK	PAGE
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Setback Lines
40' Front
40' Side
50' Rear

David P. & Peggy S. Sarvey
584 Meridian Road
Renfrew, PA 16053

Earl P. & Lena G. Sarvey
580 Meridian Road
Renfrew, PA 16053

Tract Closure Greater Than 1:25,000

Zoned A-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"

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

Breski Surveying
Harry L. Breski, PLS — 1381 Butler Road, Worthington, PA 16262, Phone: (724) 868-3947

Survey Plan #1

Earl P. & Lena G. Sarvey - Owners
Butler Township
Butler County, Pa

Drawn By: HLB	Date: 12-15-22
Survey Volume:	Checked By:
Scale: 1"=50'	DWG No. :

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, SHAWN D. BOSSINGER of the Township of Jefferson, County of Buter, State 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 Jefferson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me,, do hereby dedicate 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 Jefferson.

I, Shawn D. Bossinger, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Jefferson, 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. The dedication and release shallbe binding upon Shawn D. Bossinger, 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 June, A.D., 2023.

Attest:
_____ _____(SEAL)
SHAWN D. BOSSINGER

INDIVIDUAL ACKNOWLEDGMENT

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

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Shawn D. Bossinger and acknowledged the foregoing Release and Dedication and Plan to be his act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of June,
20 23.
_____ (SEAL)
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Sharon L. Horneman, Notary Public
Allegheny County
My commission expires February 20, 2027
Commission number 1431212
Member, Pennsylvania Association of Notaries

My Commission Expires the 20th day of February, A.D. 2027

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that Terne Holding, LLC, a corporation, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this as its plan of lots of its property situate in the Township of Jefferson, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate 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 in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of Jefferson, Butler County, Pennsylvania, and hereby covenants and agrees to and by these presents does release and forever discharge said Township of Jefferson, Butler County, Pennsylvania, and hereby covenants and agrees to and by these presents does release and forever discharge said Township of Jefferson, its successors or assigns from any liability for damage 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 Terne Holding, LLC, its successors and assigns and purchasers of lots in this plan.

ATTEST:
_____
Terne Holding, LLC
CHRISTOPHER DURHAM
_____
Managing Member

The foregoing adoption and dedication is made by Terne Holding, LLC with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Jefferson, 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 90 days of the date of said approval.

CORPORATION ACKNOWLEDGMENT

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

On this 1st day of JUNE, A.D. 2023, before me, a Notary Public in and for said County and State, personally appeared Christopher Durham, managing member of Terne Holding, LLC 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 corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as Terne Holding, LLC of said corporation, attestation of the managing member due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

_____ (SEAL)
Christopher Durham
Managing Member
(Title of Officer)

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

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of June,
20 23.
_____ (SEAL)
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Sharon L. Horneman, Notary Public
Allegheny County
My commission expires February 20, 2027
Commission number 1431212
Member, Pennsylvania Association of Notaries

My Commission Expires the 20th day of February, A.D. 2027

PROFFESSIONAL CERTIFICATE

I, Jeffrey A. Horneman, 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 the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY ALAN HORNEMAN SURVEYOR 051092 E
_____ 051092-E
Jeffrey A. Horneman 30MAY 2023 (Professional's Registration No.)

RECOMMENDATION OF THE JEFFERSON TOWNSHIP PLANNING COMMISSION

This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission this 15TH day of MAY, 20 23, subject to the provisions and/or conditions in the planning Commission's letter to the Board of Supervisors dated MAY 15TH, 20 23.

_____ _____
Secretary Chairman

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APPROVAL BY THE JEFFERSON TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of Jefferson, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by Jefferson Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or right-of-ways, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibilities, 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 Jefferson Township, Butler County, Pennsylvania, on this 12TH day of JUNE, 20 23.

ATTEST:
_____ _____
Secretary Chairman, Board of Supervisors

SEAL

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Reviewed by the Butler County Planning Commission this 7th day of MAY, 2023.

_____ _____
(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission
Plan Number 2023-087

SEAL

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 411 Page(s) 41.

Given under my hand and seal this 5th day of July, 2023.

_____
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:

- PINS NOTED AS "SET" WERE PLACED AND TOPPED WITH ORANGE PLASTIC CAPS MARKED WITH "HORNEMAN SURVEYING".
- IRON PINS WILL BE SET AT CORNERS OF PROPOSED SUBDIVISION UPON APPROVAL OF PLAN.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF ANY TITLE REPORTS.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
  1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
  2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE, OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
  3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- LOCATIONS ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED BY OBSERVED FIELD EVIDENCE ONLY.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITH THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
- BASIS OF PROPERTY BEARING BASED ON GPS MEASUREMENTS AS NOTED ON THE NORTH ARROW SHOWN HEREON.
- THIS PLAN IS SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, AND VARIANCES THAT MAY APPLY TO THE PROPERTIES HEREIN.
- MAINTENANCE BONDS AND FINANCIAL SECURITY WILL NOT BE REQUIRED SINCE NO NEW STREETS OR IMPROVEMENTS ARE TO BE CONSTRUCTED.
- A HIGHWAY OCCUPANCY PERMIT IS NOT REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", AS NO NEW DRIVEWAYS OR RESIDENCES ARE BEING CREATED.

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

KNOWN ALL MEN BY THESE PRESENTS, THAT We, SHAWN D. BOSSINGER and TERNE HOLDING, LLC (CHRISTOPHER DURHAM), of the Township of Jefferson, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as (I or We), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance. We, for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Jefferson from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon SHAWN D. BOSSINGER and TERNE HOLDING, LLC (CHRISTOPHER DURHAM) 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 1st day of JUNE, A.D., 20 23.

ATTEST
_____ (SEAL) _____ (SEAL)
SHAWN D. BOSSINGER TERNE HOLDING, LLC (CHRISTOPHER DURHAM)

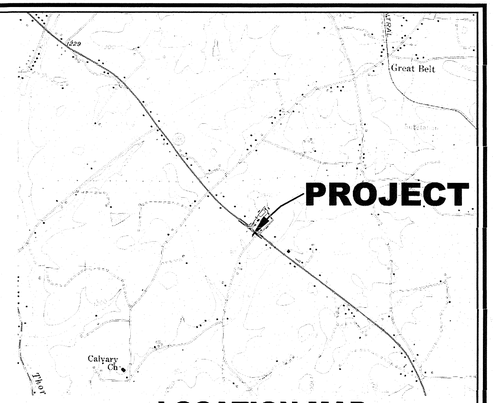
WITNESS My hand and notarial seal this 1st day of June, A.D., 20 23.

_____ (SEAL)
(Notary Public)

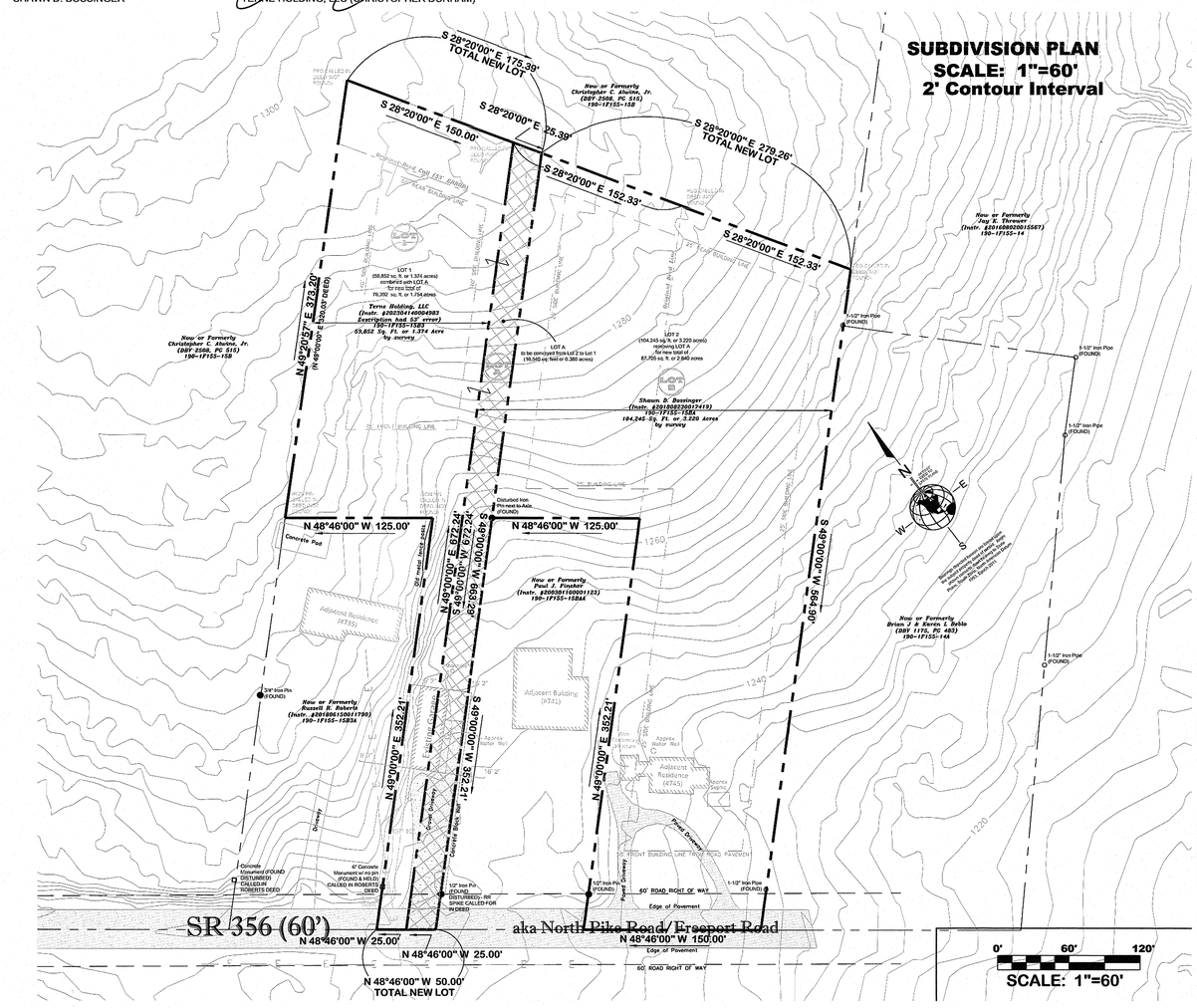
Commonwealth of Pennsylvania - Notary Seal
Sharon L. Horneman, Notary Public
Allegheny County
My commission expires February 20, 2027
Commission number 1431212
Member, Pennsylvania Association of Notaries

My Commission Expires the 20th day of February, A.D. 2027

Instr: 202307050009568
Pgs: 1 F: $45.00 7/5/2023 3:59 PM
Michele Mustello T20230007762
Butler County Recorder PA



LOCATION MAP
(1"=2000') Saxonburg 7.5' Quad



LEGEND

- PROPOSED SUBDIVISION
- PROPERTY LINE
- RIGHT OF WAY
- FENCE
- LOT TO BE SPLIT & COMBINED

PENNSYLVANIA ONE CALL SYSTEM, INC.
KARL AUTOMATED RESPONSE SERVICE
Excavator: HORNEMAN SURVEYING AND CARTOGRAPHY
Telephone #: 412-592-4126
Caller: JEFFREY HORNEMAN
Fax Number:
E-Mail: JEFFREYHORNEMAN@YAHOO.COM
Serial Number 20193340027 at the following location:
County: BUTLER
Municipality: JEFFERSON TWP
Address: 735 FREEPORT ROAD SARVER PA
Nearest Intersection: GREAT BELT ROAD
Second Intersection: BONNIE BROOK ROAD
Location Information: BOUNDARY SURVEY - PLEASE SEND ALL MAPS TO JEFFREYHORNEMAN@YAHOO.COM
has been responded to through Pennsylvania One Call System by these facility operators in the following manner:

UTILITY RESPONSE

AMS ENERGY LLC (AMX)
001 - CLEAR - NO FACILITIES.

CONSOLIDATED COMMUNICATIONS (NA)
001 - CLEAR - NO FACILITIES.

HERMAN OIL AND GAS CO INC (HOG)
001 - CLEAR - NO FACILITIES.

JEFFERSON TOWNSHIP BUTLER COUNTY (JFE)
001 - CLEAR - NO FACILITIES.

PEOPLES GAS COMPANY LLC (AL)
082 - ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.

WEST PENN POWER (KN)
001 - CLEAR - NO FACILITIES.

Please take this document to the work site and compare the utility responses for 003-FIELD MARKED to temporary facility marks on the ground. Missing or incorrect marks at the site and/or utilities who DID NOT RESPOND THROUGH PA ONE CALL on this document may warrant further investigation to determine underground utility location(s).

PA ONE CALL
Pennsylvania Law requires three (3) working days before digging, drilling, or blasting.
Utilities shown need reverified in field.
CALL 1-800-242-1776

REFERENCES:

OWNER CURRENT ADDRESS:	Shawn D. Bossinger 745 Freeport Road Sarver, PA 16055
OWNER CURRENT ADDRESS:	Terne Holding, LLC 169 Hannahstown Road Butler, PA 16002
PA ONE CALL:	#20193340027 - see PA One Call Table
DEEDS:	Instrument #201808230017419 (Cypher to Bossinger) dated 22 AUG 2018 and recorded 23 AUG 2018.
HIGHWAY:	Final Drawings for Construction & Condemnation of Right of Way (Route #387/10030, Section #2 from Station 400+22.00 to 574+75.00 circa 1937
TAX MAPS:	190-1F155
PRIOR SURVEY:	None Available
FLOOD ZONES:	FEMA Map #42049C0440D dated 2 AUG 2018 (all areas within this plan designated as Zone "X" or outside 0.2% annual chance floodplain).
TOPOGRAPHY:	2006 PASDA LIDAR, supplemented and verified with field measurements.
SUBDIVISIONS:	None within Project Area
ZONING:	NO ZONING ORDINANCES AVAILABLE FOR JEFFERSON TOWNSHIP
SOILS:	NOT RESEARCHED
WETLANDS:	NOT RESEARCHED
UTILITIES:	Utilities shown hereon were based on visual surface inspection, and may not be a complete indication of all utilities in the project area, and is not a substitute for a Pennsylvania One Call.
FINAL SURVEY:	0.011' Error (1:118,636 Precision)

THE INTENT OF THIS SUBDIVISION PLAN IS TO SPLIT LOT A FROM LOT 2 (Bossinger, 190-1F155-16BA) AND COMBINE LOT A TO LOT 1 (Terne Holding, LLC, 190-1F155-15B3)

ACREAGE COMPLIATION TABLE

Lot #	Owner	Current Tax ID#	Exist Acreage	Proposed Acreage	Change
1	Terne Holding LLC	190-1F155-15B3	1.374	1.754	+0.380
2	Shawn D. Bossinger	190-1F155-15BA	3.220	2.840	-0.380
		TOTAL:	4.594	4.594	0.000
A	Transfer Lot				0.380

REVISION HISTORY			
DATE	BY	FOR	REASON
12 MAY 23	JAH	Engr. Review	Ltr dated 10 May

Professional Land Surveying (PA/WV/NY)

GIS Professional (GISP)

Land Development Planning and Consulting

Natural Resource Recovery Consulting (Coal, Oil/Gas)

1110 Dallas Avenue
Natrona Heights, PA 15065
(412) 592-4126

HORNEMAN SURVEYING, LLC

BOSSINGER PLAN

LOT LINE/CONSOLIDATION PLAN

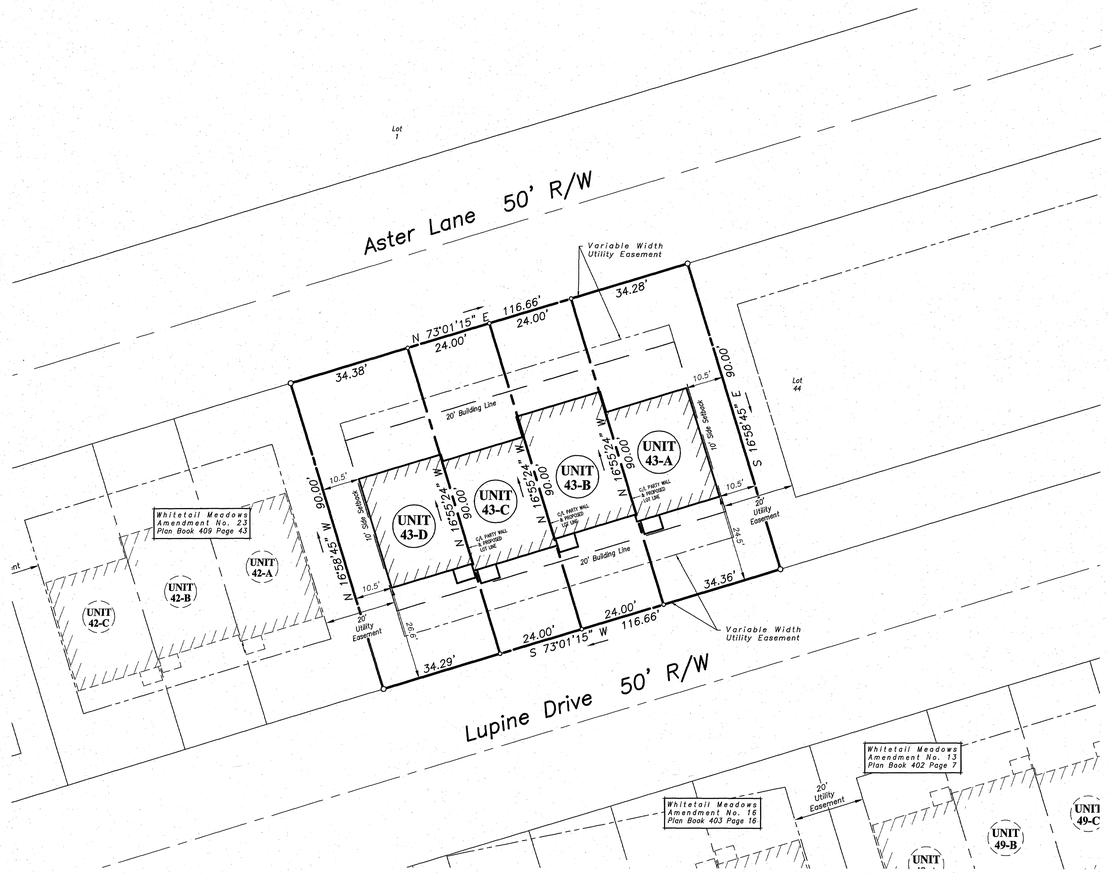
FIELD SURVEY: JAH/BAH/DJH FIELD SURVEY DATE: MAR/APR 2023	CHECKED: JEFFREY A. HORNEMAN DATE CHECKED: 12 MAY 2023
DRAWN/DESIGN: J. HORNEMAN DATE DRAWN/DESIGNED: 12 APR 2023	APPROVED: JEFFREY A. HORNEMAN DATE APPROVED: 12 MAY 2023

DRAWING # 20230428 BOSSINGER

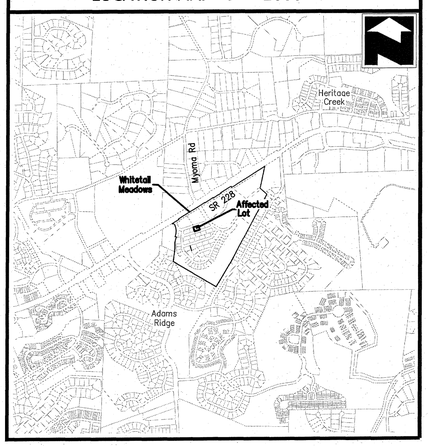
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

UTILITIES SHOWN HEREON ARE PER LOCATIONS OF MARKINGS MADE IN FIELD BY UTILITY COMPANY.
NO MAPPING WAS SUPPLIED BY ANY UTILITY COMPANY TO REVIEW FOR MISSING LINES, CONNECTIONS, OR COMPLETENESS EXCEPT AS NOTED.
UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE UNTIL UTILITY MAPS ARE REVIEWED AND CONFIRMED BY THE SURVEYOR.

Instr: 202307060009583
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/6/2023 9:15 AM
T20230007777



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
43-A	3,088.760	0.071
43-B	2,159.910	0.050
43-C	2,159.910	0.050
43-D	3,089.960	0.071
Original Lot 43	10,498.540	0.242

PLAN BOOK	PAGE
411	42

General Plan Notes

a. This plan is a resubdivision of Lot 43 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–AE43
INST# 202303220003826

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001–2325155
Drawing Scale	1"=20'
Date	April 26, 2023
Project Manager	
Revision	

Whitetail Meadows Amendment No 25

Being A Revision to Lot 43 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 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

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 2nd DAY OF June A.D. 2023

ATTEST:

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 2nd DAY OF June A.D. 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robertson OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT, NVR, INC.

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

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF June A.D. 2023

Lissette Sprott
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December A.D. 2026

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, R.S. | 24487–E — DATE 5/30/23

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 Olson — DATE 06/28/2023
PRINTED NAME & REGISTRATION NO.

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 22nd DAY OF May 20 23

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

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

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF MAY A.D. 2023

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 411 PAGE 42

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF July A.D. 2023

BUTLER COUNTY RECORDER OF DEEDS

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

Registered Surveyor

Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds

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

Path & Filename=r:\Projects\41000\41343 weaver santypal property\-0001 prd\Dwg\01-Base\41343-0001 RP Base and Sheets.dwg
Plot Date=5/11/2023 6:56 AM Jonathan E. Garczewski, P.E. Save Date=5/11/2023 6:54 AM
18.02

PARTNERSHIP ADOPTION

WOODLAND RESERVE, LP, OWNER OF THE LAND SHOWN ON THE PLAN FOR WOODLAND RESERVE, 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 TOWNSHIP OF JACKSON. 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 AND SEAL THIS 16th DAY OF May, 2023.

ATTEST:

NOTARY PUBLIC ___ WOODLAND RESERVE GP, LLC - GENERAL PARTNER

PARTNERSHIP ACKNOWLEDGEMENT * Woodland Reserve GP, LLC general partner

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED CHAD WEAVER, MANAGER OF THE ~~SOLE GENERAL PARTNER~~ * OF WOODLAND RESERVE, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF May, 2023.

MY COMMISSION EXPIRES THE 1st DAY OF October, ~~2023.~~ 2026

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2026
Commission number 1341482
Member, Pennsylvania Association of Notaries

TITLE CLAUSE

I, CHAD WEAVER, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES CONTAINED IN THE PLAN FOR WOODLAND RESERVE, ARE IN THE NAME OF WOODLAND RESERVE, LP, AND IS RECORDED IN DBV ________, ~~PAGE(S)~~ ________. Inst.#202303240004020

NOTARY PUBLIC ___ WOODLAND RESERVE GP, LLC - GENERAL PARTNER

S&T BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WOODLAND RESERVE PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS ___ MORTGAGEE

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

5-18-23
DATE ___ MICHAEL A. OGIN, PLS
REG. NO. SU-075288

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

6-1-23
DATE ___ TOWNSHIP ENGINEER
REG. NO. PE 077527

THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, JACKSON 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.

SECRETARY ___ CHAIRMAN OF THE BOARD

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

7-10-23
DATE ___ MUNICIPAL SECRETARY

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP, THIS 7th DAY OF December, 2022

SECRETARY ___ CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP, BY RESOLUTION, THIS 15th DAY OF December 2022

SECRETARY ___ CHAIRMAN OF THE BOARD

DIRECTOR

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF JULY, 2022

~~DIRECTOR~~ CHAIR ___ SEC.

COMMONWEALTH OF PENNSYLVANIA)
SS:
COUNTY OF BUTLER)

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 411, PAGE 43-46.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF July, 2023.

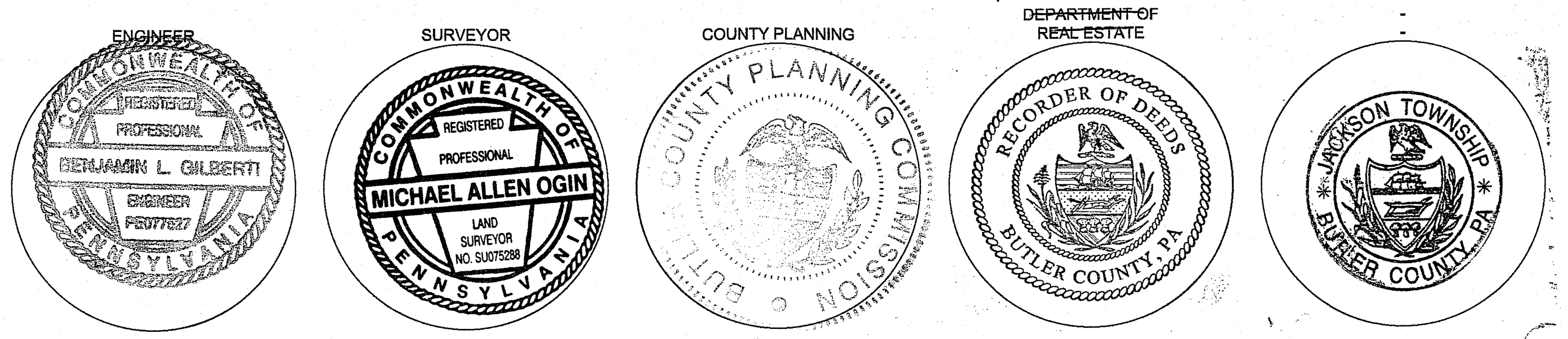
MANAGER, DEPARTMENT OF REAL ESTATE

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

IN ACCORDANCE WITH SECTION 513 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, THE FULLY EXECUTED PLAT IS RELEASED THIS 10 DAY OF July, 2023. THE DEADLINE FOR RECORDING IS 9/10/23.

RELEASED BY: Nikki Colton/Planning Director
(SIGNATURE \ TITLE OF DESIGNATED MUNICIPAL OFFICIAL)

ENGINEER | SURVEYOR | COUNTY PLANNING | Recorder of Deeds ~~DEPARTMENT OF REAL ESTATE~~



WESTERN BUTLER COUNTY AUTHORITY

THE UNDERSIGNED OWNER(S), INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE WESTERN BUTLER COUNTY AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH, AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES, AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

WITNESS ___ OWNER

EASEMENTS APPROVED BY THE WESTERN BUTLER COUNTY AUTHORITY ON THIS 14 DAY OF July, 2023.

AUTHORITY REPRESENTATIVE

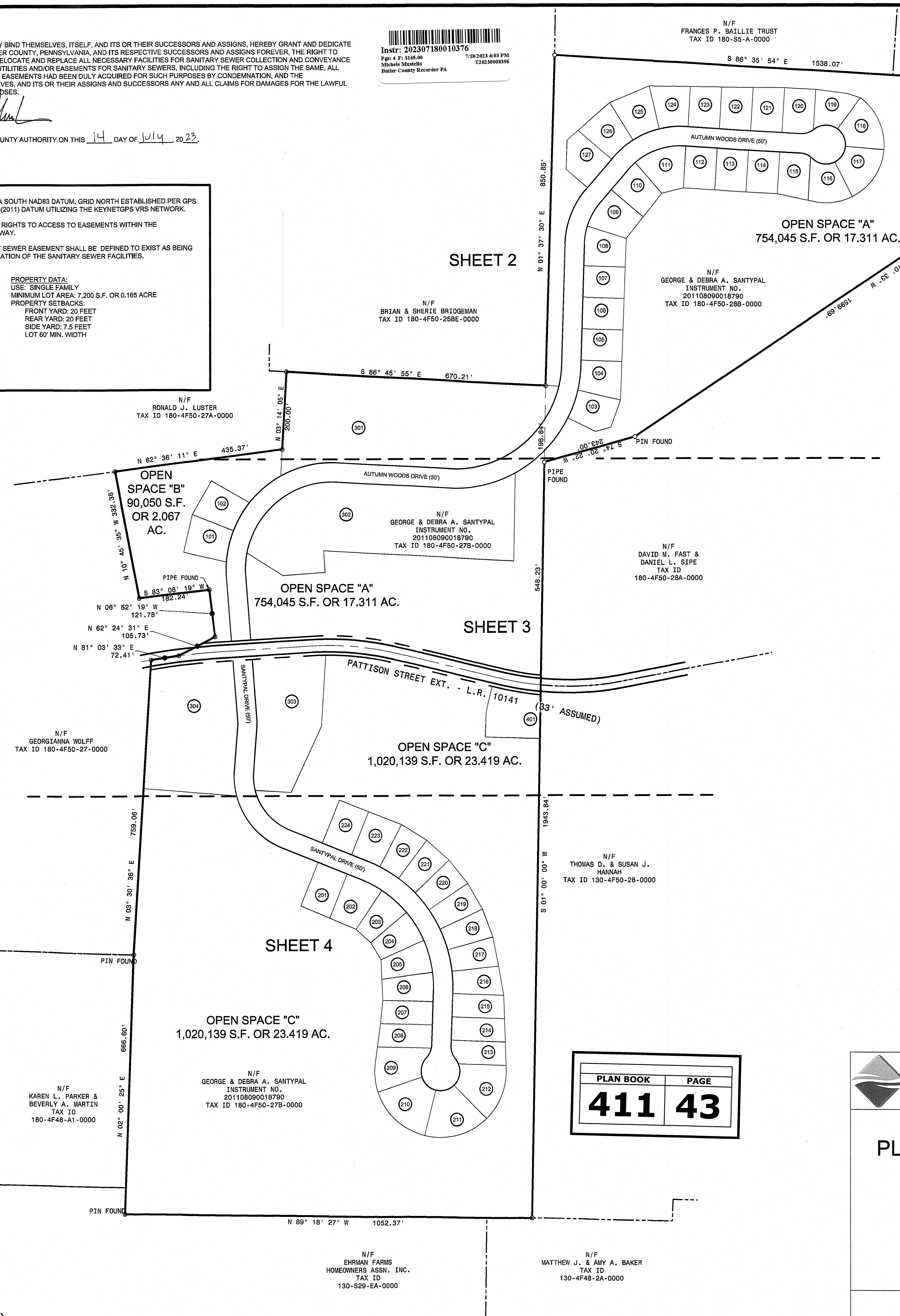
Instr: 202307180010376
Pgs: 4 F: $165.00 7/18/2023 4:03 PM
Michele Mustello T20230008396
Butler County Recorder PA

NOTES:
1. PLAN MERIDIAN IS BASED ON PENNSYLVANIA SOUTH NAD83 DATUM. GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNETGPS VRS NETWORK.
2. THE TOWNSHIP, OR ITS DESIGNEE, HAS THE RIGHTS TO ACCESS TO EASEMENTS WITHIN THE DEVELOPMENT VIA THE PUBLIC RIGHTS OF WAY.
3. THE TWENTY-FIVE (25) FEET WIDE SANITARY SEWER EASEMENT SHALL BE DEFINED TO EXIST AS BEING CENTERED OVER THE FINAL INSTALLED LOCATION OF THE SANITARY SEWER FACILITIES.

OWNER / DEVELOPER:
WOODLAND RESERVE, LP
361 MARS VALENCIA ROAD,
MARS, PA 16046
724 609-5261

PROPERTY DATA:
USE: DUPLEX
MINIMUM LOT AREA: 7,200 S.F. OR 0.165 ACRE
PROPERTY SETBACKS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
SIDE YARD: 10 FEET
LOT 60' MIN. WIDTH

PROPERTY DATA:
USE: SINGLE FAMILY
MINIMUM LOT AREA: 7,200 S.F. OR 0.165 ACRE
PROPERTY SETBACKS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
SIDE YARD: 7.5 FEET
LOT 60' MIN. WIDTH



ZONING REQUIREMENTS

SITE ZONING:R-RESIDENTIAL USE:RURAL CORRIDOR MIXED HOUSING PRD		
TOWNSHIP STANDARD	REQUIRED	PROVIDED
SITE AREA	25 ACRES	69.01 ACRES
OPEN SPACE	60% (41.4 ACRES)	62.0% (42.80 ACRES)
COMMUNITY OPEN SPACE (500 SF / UNIT)	(124 UNITS X 500 SF) = 62,000 SF	70,494 SF PROVIDED
DENSITY* (INCENTIVE BASED)	2 UNITS / ACRES (69.01-11.76) = 57.25 X 2 = 115 UNITS	124 UNITS**
PRD PERIMETER	50 FEET	50 FEET
STEEP SLOPE DISTURBANCE	2.22 ACRES MAX	1.69 ACRES
WOODLAND DISTURBANCE	16.70 ACRES MAX	7.25 ACRES
DIMENSIONAL STANDARDS (PRD)		
BUILDING HEIGHT	1-1/2 STORY	1-1/2 STORY
LOT AREA	7,200 SF (SINGLES & DUPLEXES)	7,200 SF
FRONT YARD	20 FEET	20 FEET
REAR YARD	20 FEET	20 FEET
SIDE YARD	15 FEET TOTAL (7.5' MIN)	7.5 FEET (MIN)
LOT FRONTAGE	60 FEET	60 FEET
DWELLING UNIT SETBACKS (PRD)		
SINGLE FAMILY TO SINGLE FAMILY	10 FEET	15 FEET
SINGLE FAMILY TO DUPLES	20 FEET	20 FEET
DUPLEX TO DUPLEX	15 FEET	20 FEET
PATIO HOME TO PATIO HOME	25 FEET	35 FEET (MIN)
SINGLE FAMILY ATTACHED DWELLING UNITS		
MINIMUM LOT SIZE (ONE SIDE ATTACHED)	3,000 SF	4,000 SF (MIN)
MINIMUM LOT WIDTH	22 FEET	40 FEET
MINIMUM SIDE YARD (ATTACHED)	NONE	NONE
MINIMUM SIDE YARD (END)	10 FEET	10 FEET
PARKING CALCULATION		
COMMUNITY BUILDING	1 SPACE PER 200 SF 3,268 SF / 200 SF = 16.3 = 17 SPACES	21 SPACES PROVIDED

PERMIT REQUIREMENTS:
N.P.D.E.S. PERMIT - PA DEPT. OF ENVIRONMENTAL PROTECTION
PLANNING MODULE - PA DEPT. OF ENVIRONMENTAL PROTECTION

NOTES:

*DENSITY CALCULATION IS BASED ON THE OVERALL PROPERTY MINUS THE ENVIRONMENTALLY SENSITIVE AREA OF STEEP SLOPES, STREAMS AND WETLANDS.

**IN LIEU OF A DENSITY OF 2 UNITS PER ACRE, A DENSITY OF 2.1 ACRES PER ACRE IS PROPOSED .

1. ALL AREAS OUTSIDE OF THE SINGLE FAMILY AND DUPLEX LOTS SHALL BE CONSIDERED AS OPEN SPACE, WITH THE EXCEPTION OF THE ROAD RIGHT OF WAY AND BUILDING UNITS.

GRAPHIC SCALE
0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

TOTAL PLAN AREA = 2,957,943 S.F. OR 67.905 AC.

PLAN BOOK	PAGE
411	43

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

WOODLAND RESERVE PLANNED RESIDENTAL DEVELOPMENT

SITUATE IN
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
WOODLAND RESERVE, LP

PM: J.E.G. DB: M.F.R. CB: M.W.R.
SHEET 1 OF 4
SCALE: 1" = 150'
Date: MAY 11, 2023
Job Number. 41343-0001
Dwg No: 404,216

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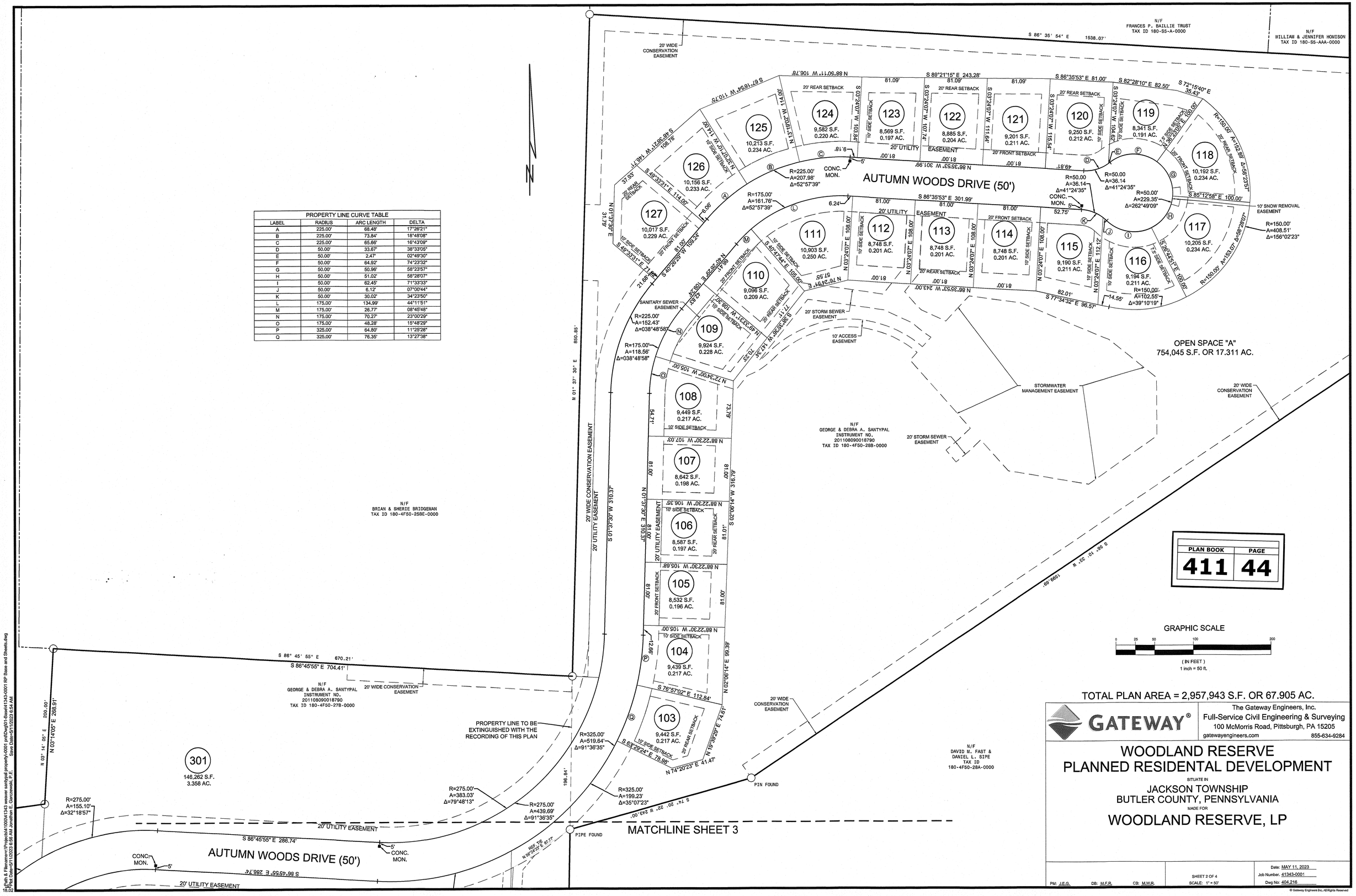
PROPERTY LINE CURVE TABLE			
LABEL	RADIUS	ARC LENGTH	DELTA
A	225.00'	68.48'	17°26'21"
B	225.00'	73.84'	18°48'08"
C	225.00'	65.66'	16°43'09"
D	50.00'	33.67'	38°33'05"
E	50.00'	2.47'	02°49'30"
F	50.00'	64.92'	74°23'32"
G	50.00'	50.96'	58°23'57"
H	50.00'	51.02'	58°28'07"
I	50.00'	62.45'	71°33'33"
J	50.00'	6.12'	07°00'44"
K	50.00'	30.02'	34°23'50"
L	175.00'	134.99'	44°11'51"
M	175.00'	26.77'	08°45'48"
N	175.00'	70.27'	23°00'29"
O	175.00'	48.28'	15°48'29"
P	325.00'	64.80'	11°25'28"
Q	325.00'	76.35'	13°27'38"



PLAN BOOK	PAGE
411	44

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL PLAN AREA = 2,957,943 S.F. OR 67.905 AC.

GATEWAY®

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

WOODLAND RESERVE
PLANNED RESIDENTAL DEVELOPMENT

SITUATE IN

JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

WOODLAND RESERVE, LP

PM: J.E.G. DB: M.F.R. CB: M.W.R.

SHEET 2 OF 4
SCALE: 1" = 50'

Date: MAY 11, 2023
Job Number: 41343-0001
Dwg No: 404.216

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PROPERTY LINE CURVE TABLE			
LABEL	RADIUS	ARC LENGTH	DELTA
R	275.00'	83.01'	16°53'12"
S	275.00'	83.07'	16°53'12"

N/F
RONALD J. LUSTER
TAX ID 180-4F50-27A-0000

N 03° 14' 05" E 200.00'
N 03°14'05" E 268.91'
N 82° 36' 11" E 435.37'

301
146,262 S.F.
3.358 AC.

PROPERTY LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

MATCHLINE SHEET 2

20' UTILITY EASEMENT

S 86°45'55" E 286.74'

AUTUMN WOODS DRIVE (50')

CONC. MON.

5'

CONC. MON.

R=275.00'
A=155.10'
Δ=32°18'57"

R=275.00'
A=383.03'
Δ=79°48'13"

R=275.00'
A=439.69'
Δ=91°36'35"

R=325.00'
A=519.64'
Δ=91°36'35"

103
9,442 S.F.
0.217 AC.

10' SIDE SETBACK

20' REAR SETBACK

S 83°29'24" E 78.99'

N 19°39'29" E 14.61'

N 74°20'23" E 41.47'

20' WIDE CONSERVATION EASEMENT

PIN FOUND

198.84'

R=325.00'
A=199.23'
Δ=35°07'23"

S 74° 20' 22" W 243.00'

PIPE FOUND

REF. TIE
N 89°24'57" E 87.77'

OPEN SPACE "B"
90,050 S.F. OR 2.067 AC.

S 80°02'52" E 112.92'

N 29°57'08" E 99.70'

20' REAR SETBACK

10' SIDE SETBACK

102
10,144 S.F.
0.233 AC.

R=275.00'
A=108.49'
Δ=22°36'11"

R=275.00'
A=468.68'
Δ=97°38'57"

R=225.00'
A=383.47'
Δ=97°38'57"

R=225.00'
A=322.91'
Δ=82°13'38"

302
125,033 S.F.
2.870 AC.

20' STORM SEWER EASEMENT

R=325.00'
A=179.26'
Δ=31°36'06"

N 12°34'22" E 99.70'

N 88°34'15" W 114.30'

10' SIDE SETBACK

20' REAR SETBACK

101
10,145 S.F.
0.233 AC.

N 10° 45' 35" W 832.38'

N 77°05'38" W 113.23'

N/F
GEORGE & DEBRA A. SANTYPAL
INSTRUMENT NO.
201108090018790
TAX ID 180-4F50-27B-0000

S 86°45'55" E 491.67'

N 57°27'00" W 109.43'

S 03°54'13" E 56.10'

N 01°00'01" E 226.39'

CA: S 14°55'29" W 7.24'

548.23'

R=275.00'
A=42.99'
Δ=08°57'25"

REF. TIE
N 41°17'41" E 29.38'

25' FUTURE ACCESS SANITARY SEWER EASEMENT
PIPE FOUND

CA: N 17°37'48" W 44.69'

20' UTILITY EASEMENT

S 85°39'18" W 109.64'

10' ACCESS EASEMENT

R=225.00'
A=60.56'
Δ=15°25'19"

25' SANITARY SEWER EASEMENT

OPEN SPACE "A"
754,045 S.F. OR 17.311 AC.

25' SANITARY SEWER EASEMENT

N/F
DAVID M. FAST &
DANIEL L. SIPE
TAX ID
180-4F50-28A-0000

S 83° 08' 19" W 182.24'

20' STORM SEWER EASEMENT

STORMWATER MANAGEMENT EASEMENT

N 06° 52' 19" W 121.78'

20' UTILITY EASEMENT

S 04°24'52" E 163.85'

N 04°24'52" W 164.36'

CA: N 17°37'48" W 144.69'

R=739.97'
A=223.48'
Δ=17°18'16"

N 62° 24' 31" E 105.73'

8.50'

CL: N 87°30'48" W 212.02'

S 89°02'25" W 122.22'

N 87°24'08" W 163.36'

25' SANITARY SEWER EASEMENT

50.00'

S 86°39'18" W 157.78'

S 84°39'00" E 137.69'

REF. TIE

N 81° 03' 33" E 72.41'

8.5' DEDICATED FOR PUBLIC RIGHT-OF-WAY

PATTISON STREET EXT. - L.R. 10141 (33' ASSUMED)

S 76°29'38" E 286.73'

R=696.98'
A=92.69'
Δ=07°37'11"

S 76°29'38" E 23.66'

N 86°29'18" E 157.19'

REF. TIE
S 87°26'51" E 146.32'

R=690.03'
A=32.95'
Δ=02°44'09"

N 86°29'18" E 30.82'

R=1575.00'
A=183.45'
Δ=06°40'25"

50.00'

SANTYPAL DRIVE (50')

S 04°29'25" E 151.97'

N 04°29'25" W 151.97'

20' UTILITY EASEMENT

20' UTILITY EASEMENT

S 03°29'57" W 182.89'

10' ACCESS EASEMENT

141.05'

CL: N 01°45'55" E

20' STORM SEWER EASEMENT

N/F
GEORGIANNA WOLFF
TAX ID 180-4F50-27-0000

304
75,101 S.F.
1.724 AC.

303
53,899 S.F.
1.237 AC.

STORMWATER MANAGEMENT EASEMENT

20' STORM SEWER EASEMENT

25' SANITARY SEWER EASEMENT

CL: S 87°17'50" E 232.02'

N 13°39'29" E 67.28'

S 01°00'00" W 112.16'

R=746.98'
A=103.61'
Δ=007°56'51"

N 03°30'36" E 305.65'

R=125.00'
A=19.52'
Δ=08°56'54"

R=175.00'
A=27.33'
Δ=08°56'54"

25' SANITARY SEWER EASEMENT

C/L S 86°54'20" E 114.26'

20' UTILITY EASEMENT

REF. TIE
S 62°55'54" E 21.66'

10' ACCESS EASEMENT

20' STORM SEWER EASEMENT

N 01°51'04" E 65.08'

SANITARY EASEMENT

401
16,503 S.F.
0.379 AC.

REF. TIE

55'

90'

N 88°13'05" W 141.03'

S 04°29'25" E 110.63'

N 04°29'25" W 110.63'

CL: S 87°29'11" E 29.81'

CL: N 45°49'07" E 39.09'

S 24°48'08" W 182.89'

C/L S 52°01'11" E 42.42'

OPEN SPACE "C"
1,020,139 S.F. OR 23.419 AC.

STORMWATER MANAGEMENT EASEMENT

20' WIDE CONSERVATION EASEMENT

R=200.00'
A=66.62'
Δ=19°05'10"

R=150.00'
A=48.65'
Δ=18°35'02"

N 86°36'44" W 241.29'

N 86°25'06" W 92.81'

25' SANITARY SEWER EASEMENT

CL: N 21°02'19" E 35.53'

CL: N 25°05'26" E 41.54'

MATCHLINE SHEET 4

1943.84'

S 01° 00' 00" W

20' UTILITY EASEMENT

R=200.00'
A=254.09'
Δ=72°47'32"

R=150.00'
A=141.92'
Δ=54°12'30"

R=200.00'
A=187.47'
Δ=53°42'22"

R=150.00'
A=190.57'
Δ=72°47'32"

20' STORM SEWER EASEMENT

20' STORM SEWER EASEMENT

S 68°18'41" E 172.84'

81.00'

20' REAR SETBACK

91.84'

S 57°50'25" E

CL: N 87°30'48" W 212.02'

CL: N 87°24'08" W 163.36'

S 89°02'25" W 122.22'

10' SIDE SETBACK

CONC. MON.

REF. TIE
S 88°11'38" E 65.15'

224
9,648 S.F.

N/F
GEORGE & DEBRA A. SANTYPAL
INSTRUMENT NO.
201108090018790
TAX ID 180-4F50-27B-0000

N/F
THOMAS D. & SUSAN J.
HANNAH
TAX ID 180-4F50-28-0000

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL PLAN AREA = 2,957,943 S.F. OR 67.905 AC.

PLAN BOOK	PAGE
411	45

GATEWAY®

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

WOODLAND RESERVE
PLANNED RESIDENTAL DEVELOPMENT

SITUATE IN
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
WOODLAND RESERVE, LP

PM: J.E.G. DB: M.F.R. CB: M.W.R.

SHEET 3 OF 4
SCALE: 1" = 50'

Date: MAY 11, 2023
Job Number: 41343-0001
Dwg No: 404.216

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Path & Filename:n:\Projects\41000s\41343 wexner santypal property-0001 pre\Dwg\01-Base\41343-0001 RP Base and Sheets.dwg
Plot Date:07/12/2023 8:56 AM Jonathon E. Cvercenek, P.E. Sheet Date:05/10/2023 8:53 AM
18.02

MATCHLINE SHEET 3

SANTYPAL DRIVE (50')

PROPERTY LINE CURVE TABLE			
LABEL	RADIUS	ARC LENGTH	DELTA
T	300.00'	63.22'	12°04'25"
U	300.00'	85.46'	16°19'15"
V	300.00'	85.64'	16°21'20"
W	300.00'	85.64'	16°21'20"
X	300.00'	48.18'	09°12'05"
Y	50.00'	8.01'	09°10'37"
Z	50.00'	28.13'	32°13'58"
AA	50.00'	14.55'	16°40'25"
AB	350.00'	52.50'	08°35'42"
AC	350.00'	56.69'	09°16'47"
AD	350.00'	56.79'	09°17'51"
AE	350.00'	56.90'	09°18'50"
AF	350.00'	56.80'	09°17'54"
AG	350.00'	57.07'	09°20'32"
AH	350.00'	57.04'	09°20'17"
AI	350.00'	35.69'	05°50'31"

PLAN BOOK	PAGE
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GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL PLAN AREA = 2,957,943 S.F. OR 67.905 AC.

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

WOODLAND RESERVE
PLANNED RESIDENTAL DEVELOPMENT

SITUATE IN

JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

WOODLAND RESERVE, LP

PM: J.E.G. DB: M.F.R. CB: M.W.R.

SHEET 4 OF 4
SCALE: 1" = 50'

Date: MAY 11, 2023
Job Number: 41343-0001
Dwg No: 404.216

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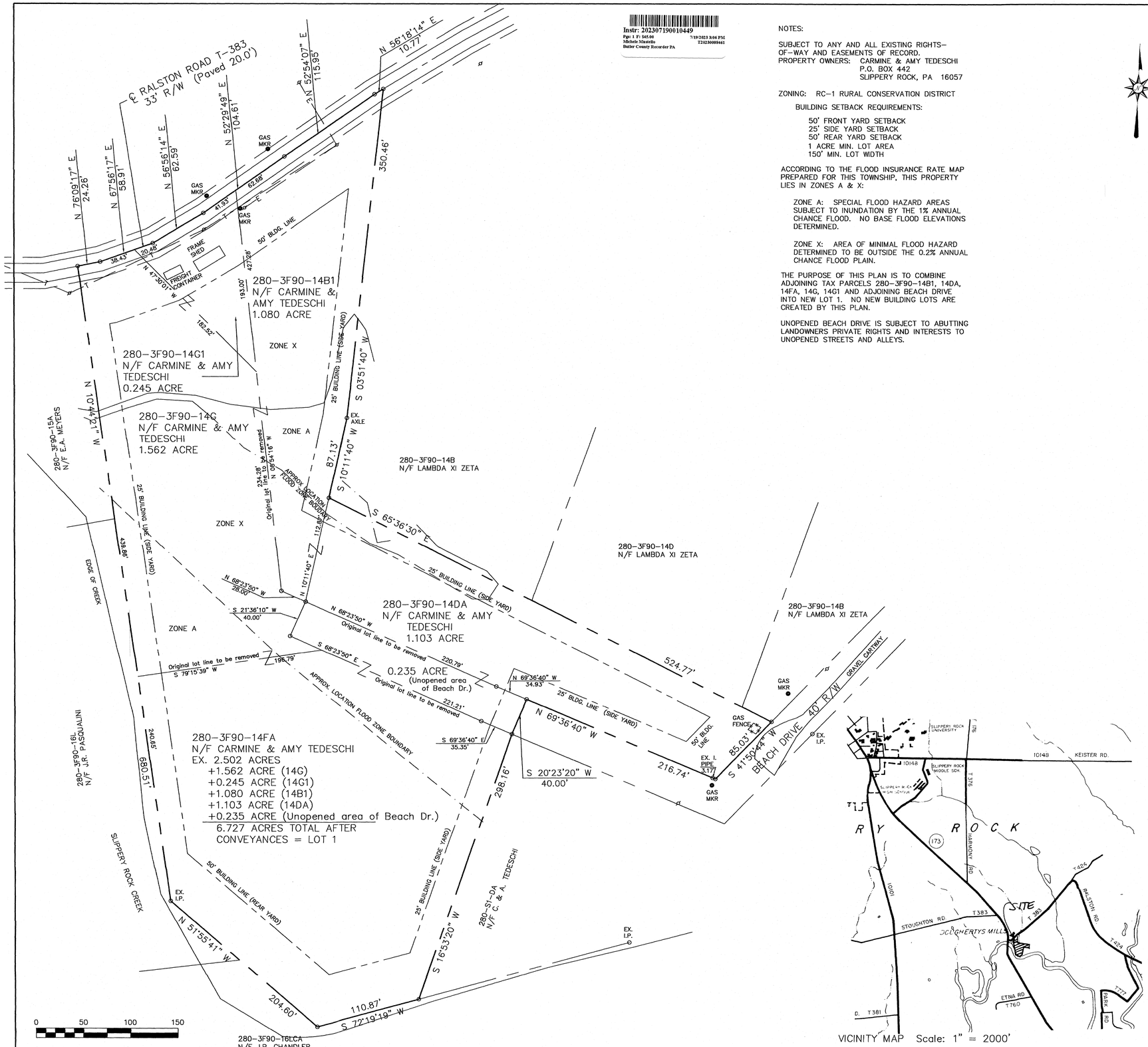

Instr: 202307190010449
Pgs: 1 F: 545.00 7/19/2023 3:06 PM
Michele Mustello T20230008443
Butler County Recorder PA

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
PROPERTY OWNERS: CARMINE & AMY TEDESCHI
P.O. BOX 442
SLIPPERY ROCK, PA 16057

ZONING: RC-1 RURAL CONSERVATION DISTRICT

BUILDING SETBACK REQUIREMENTS:

50' FRONT YARD SETBACK
25' SIDE YARD SETBACK
50' REAR YARD SETBACK
1 ACRE MIN. LOT AREA
150' MIN. LOT WIDTH

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 THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

THE PURPOSE OF THIS PLAN IS TO COMBINE ADJOINING TAX PARCELS 280-3F90-14B1, 14DA, 14FA, 14G, 14G1 AND ADJOINING BEACH DRIVE INTO NEW LOT 1. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

UNOPENED BEACH DRIVE IS SUBJECT TO ABUTTING LANDOWNERS PRIVATE RIGHTS AND INTERESTS TO UNOPENED STREETS AND ALLEYS.

VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Carmine and Amy Tedeschi, of the Township of Slippery Rock, 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 Slippery Rock 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 Slippery Rock, 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 Slippery Rock, 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 Carmine and Amy Tedeschi, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 10th day of July, 2023.

ATTEST:
Vonnie J. Hogg NOTARY PUBLIC — Carmine Tedeschi OWNER — Amy Tedeschi 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 Carmine and Amy Tedeschi, 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 10th day of July, 2023

My Commission expires the 26th day of July, 2023.

SEAL

Vonnie J. Hogg
NOTARY PUBLIC

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

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.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32480-E

May 16, 2023 DATE — SEAL — REG. NO. SU-32480-E

The Board of Supervisors of the Township of Slippery Rock hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock assumes no 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 Slippery Rock this 10th day of July, 2023

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 10th day of July, 2023

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of JUNE, 2023

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 411 page 47

Given under my hand and seal this 19 day of July 2023

SEAL

RECORDER OF DEEDS BUTLER COUNTY, PA

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

RECORDER

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

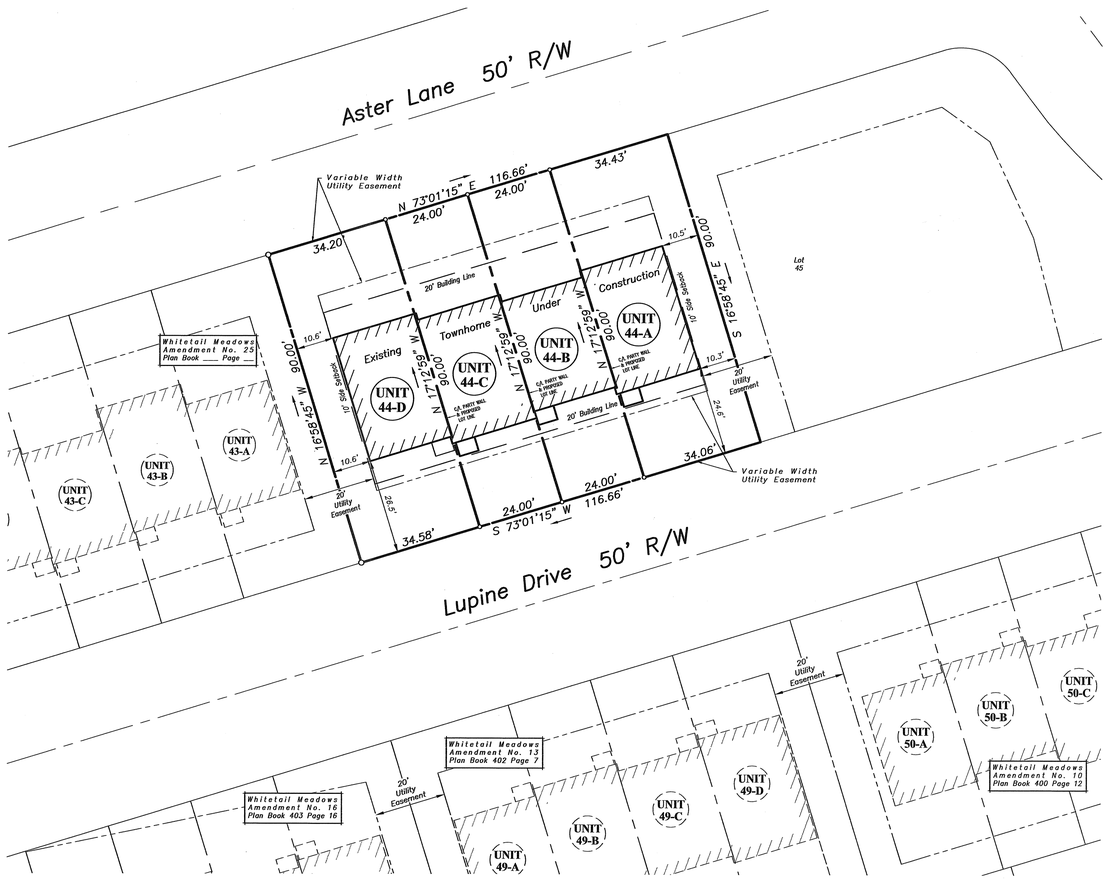
LOT LINE REVISION

FOR: CARMINE & AMY TEDESCHI

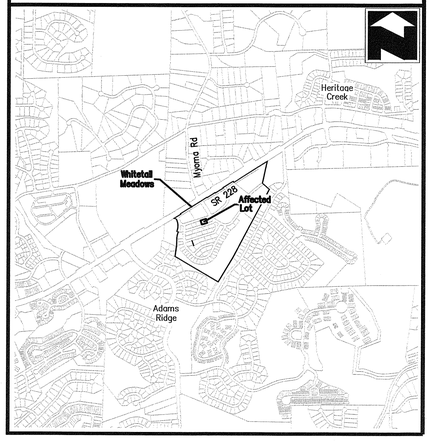
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

Date 05/16/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel# 280-3F90-14B1, 14G, 14G1,14FA, 14DA		Inst. # 202209090019391	Service No. 23-008
Address 364 RALSTON ROAD			

Instr: 202307250010731
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/25/2023 11:33 AM
T202300008693



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
44-A	3,081.900	0.071
44-B	2,159.920	0.050
44-C	2,159.920	0.050
44-D	3,094.940	0.071
Original Lot 44	10,496.680	0.242

PLAN BOOK	PAGE
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General Plan Notes

a. This plan is a resubdivision of Lot 44 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-AE44
INST# 202306010007608

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001-2325328
Drawing Scale	1"=20'
Date	June 8, 2023
Project Manager	
Revision	

Whitetail Meadows Amendment No 26

Being A Revision to Lot 44 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 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@Sperdute Surveying.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 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 3 DAY OF July A.D. 2023

ATTEST:

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 3 DAY OF July A.D., 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Capretta 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 VP 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 3 DAY OF July A.D., 2023

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, R.S. # 24457-E — DATE 7/3/23

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 26400E — 7-22-23
PRINTED NAME & REGISTRATION NO. — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 24 DAY OF July 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 — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF JUNE A.D. 2023

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 411 PAGE 48

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF July A.D., 2023

BUTLER COUNTY RECORDER OF DEEDS

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

Registered Surveyor

Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds

CORPORATE ADOPTION AND DEDICATION

By resolution approved on the 10th day of July, 2023 the Board of Directors of GetGo Portfolio III, LLC, incorporated in the State of Delaware, owner of the land shown on the GetGo #3030 Plan of Lots adopted this plan as its plan of lots and irrevocable dedicate all streets and other property identified for dedication on the plan to the public. GetGo Portfolio III, LLC hereby covenants and agrees to and by these presents does releases and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and uipon its successors and assigns.

IN WITNESS OF WHICH, to this (I/We) set (My/Our) hand and seal this 17th day of July, 2023.

Witness

Senior Vice President GetGo Portfolio III LLC

Commonwealth of Pennsylvania County of Allegheny

ACKNOWLEDGEMENT OF CORPORATE ADOPTION AND DEDICATION

This record was acknowledged before me July 10, 2023 (date) by Philip Bishop (names(s) of individual(s)) as SVP, Authorized Representative GetGo Portfolio III, LLC (type of authority such as an officer or trustee) who represent that (he, she, or they) are authorized to act on behalf of whom the record was executed.

Witness my hand and notarial seal this 10th day of July, 2023.

My commission expires the 17th day of February, 2026.

(Seal)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Natalie A. Colla, Notary Public
Allegheny County
My commission expires February 17, 2026
Commission number 1222286
Member, Pennsylvania Association of Notaries

GAS WELL CERTIFICATION

To the best of my knowledge, belief and ability and upon a visual inspection of the surface of the premises as shown hereon, no gas well exists.

WETLAND CERTIFICATION

To the best of my knowledge, belief and ability and upon a visual inspection of the surface of the property, no wetlands exist on the premises as shown hereon.

HIGHWAY CERTIFICATION

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.

SURVEYOR'S CERTIFICATION

I, Joseph Duganich, PLS, a Professional Land Surveyor of the Commonwealth of Pennsylvania, certify, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets, and highways as surveyed and plotted by me.

6/21/2023
Date

Joseph Duganich, PLS

(Seal)

34196-E
Registration number

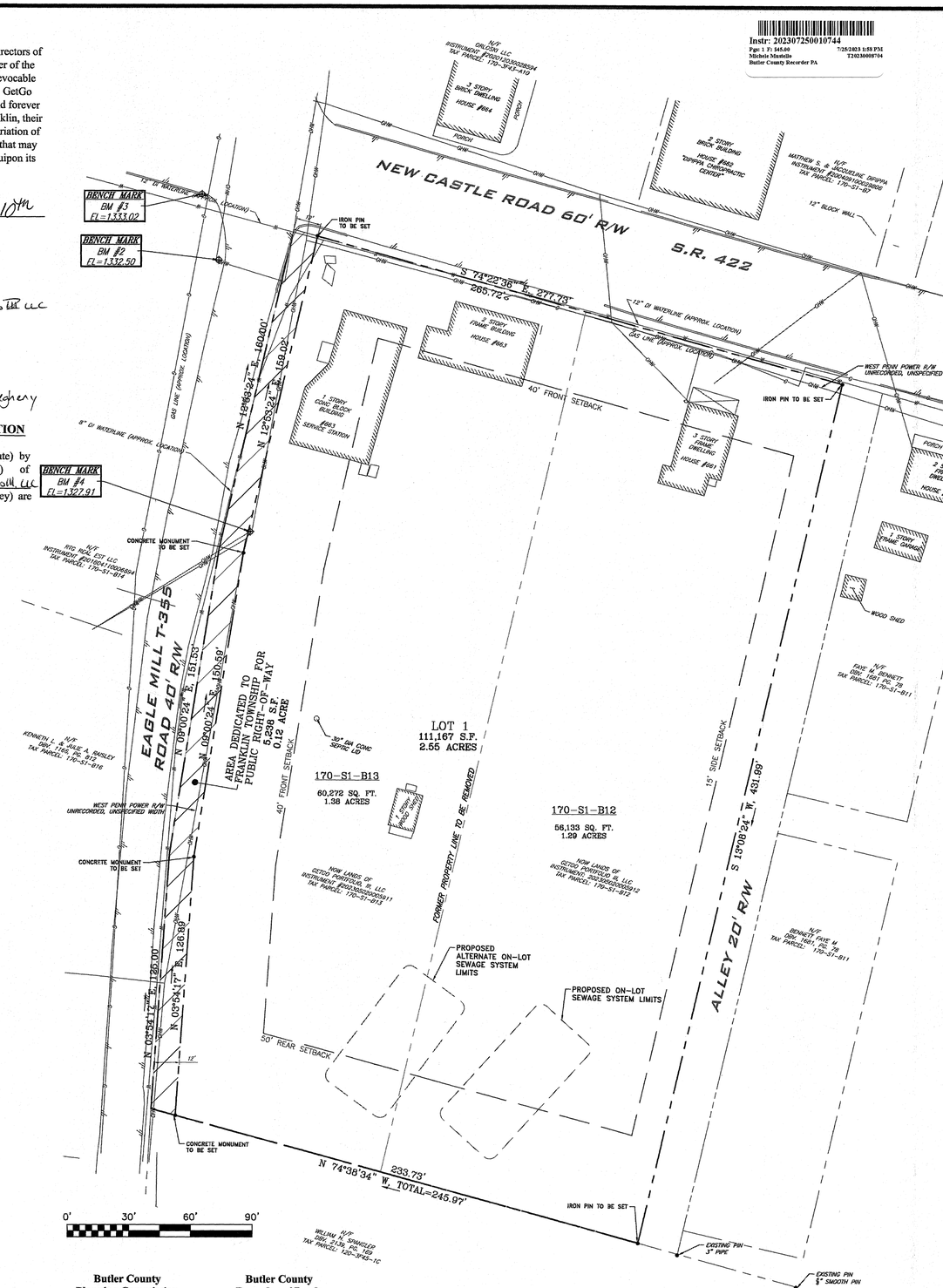
Notary Public

Notary Public

Surveyor

Butler County Planning Commission

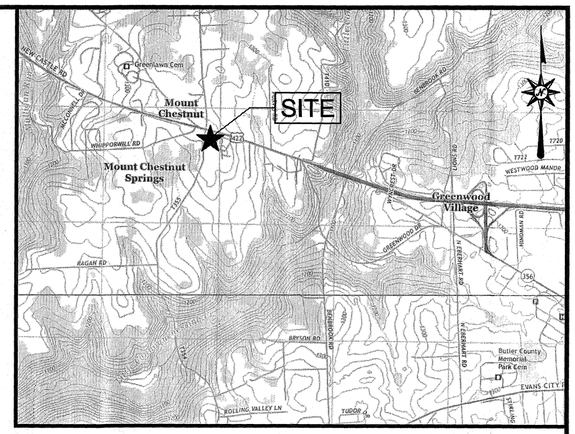
Butler County Recorder of Deeds



Instr: 202307250010744
Pgs: 1 F: $45.00 7/25/2023 1:59 PM
Michele Mustello T202300087704
Butler County Recorder PA

TAX ID/PARCEL NO.	SQUARE FEET	ACRES
170-S-B12	56,133	1.29
170-S-B13	60,272	1.38
TOTAL	116,405	2.67
LOT 1 CONSOLIDATED	111,167	2.55
AREA TO BE DEDICATED TO FRANKLIN TOWNSHIP FOR PUBLIC RIGHT-OF-WAY	5,238	0.12
TOTAL	116,405	2.67

EXISTING SITE NOTES:
1. THE PROPERTY IS CURRENTLY SERVICED BY PENNSYLVANIA AMERICAN WATER FOR WATER SERVICE. THE CONSOLIDATED LOT WILL MAINTAIN SERVICE FROM PENNSYLVANIA AMERICAN WATER.
2. THE EXISTING LOTS ARE SERVICED BY ON LOT SEPTIC SYSTEMS. THE CONSOLIDATED LOT WILL BE SERVICED BY THE ON LOT SYSTEM. A NEW SYSTEM WILL BE INSTALLED TO SERVICE FUTURE DEVELOPMENT.



LOCATION MAP
1" = 2000'

APPROVAL BY THE TOWNSHIP OF FRANKLIN

Approved by the Board of Supervisors of Franklin Township on the 21st day of July, 2023 subject to certain conditions referenced in the Township decision letter dated March 21, 2023. The Board of Supervisors of Franklin Township gives notice that in approving this plan for recording, Franklin 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 21st day of July, 2023.

Township Secretary

Chairperson

(Seal)

This plat was delivered to GetGo Portfolio III, LLC by Franklin Township on the 21st day of July, 2023.

Township Secretary

TOWNSHIP PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Franklin this 5th day of July 2023.

(Chairperson, Planning Commission)

PLAN BOOK	PAGE
411	49

BUTLER COUNTY REVIEW

Reviewed by the Butler County Planning Commission this 18th day of January 2023.

(Chairperson, Butler County Planning Commission)

(SEAL)

(Secretary, Butler Co Planning Commission)

Butler Co. Plan #22168

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds of the County of Butler in Plan Book Volume 411, Page(s) 49.

Given under my hand and seal this 25th day of July A.D. 2023.

(Recorder of Deeds)

(Seal)

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

ZONING
FRANKLIN TOWNSHIP
BUTLER COUNTY
C-1 GENERAL COMMERCIAL DISTRICT

	C-1
LOT SIZE (MINIMUM)	20,00 S.F. (WITH SEWER) 43,560 S.F. (WITHOUT SEWER)
LOT WIDTH (MINIMUM)	100 FEET
HEIGHT (MAXIMUM)	60 FEET
FRONT SETBACK (MINIMUM)	40 FEET
SIDE SETBACK (MINIMUM)	15 FEET
REAR SETBACK (MINIMUM)	50 FEET
LOT COVERAGE (MAXIMUM)	50 PERCENT

FEMA FLOOD ZONE DESIGNATION

Per Flood Insurance Rate Map for the Franklin Township, Butler County, Pennsylvania Community Panel Number 42019C0290D, Map Effective August 2nd, 2018 the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.

Franklin Township

Basis of Bearings
Pennsylvania State Plane South Zone Coordinate System.

APPLICANT
GetGo Portfolio III, LLC
101 Kappa Drive
Pittsburgh, PA. 15238

SURVEY PREPARER
LSSE, Inc.
846 Fourth Avenue
Coraopolis, PA. 15108

CURRENT LAND OWNER
GetGo Portfolio III, LLC
101 Kappa Drive
Pittsburgh, PA. 15238
Tax Parcel No. 170-S1-B12
&
GetGo Portfolio III, LLC
101 Kappa Drive
Pittsburgh, PA. 15238
Tax Parcel No. 170-S1-B13

THE PURPOSE OF THIS SUBDIVISION/LOT CONSOLIDATION PLAN IS TO CONSOLIDATE PARCEL NOS. 170-S1-B12 AND 170-S1-B13 INTO ONE LOT.

LOT CONSOLIDATION PLAN

GetGo #3030 Plan of Lots
PREPARED FOR
GETGO PORTFOLIO III, LLC
Situate In
Franklin Township, Butler County, Pennsylvania

No.	Date	Description	By
1	10/18/22	Revised Per Township Comment	KH
2	1/5/23	Revised Per Township Comment	KH
3	1/19/23	Revised Per Township Comment	AGL
4	6/23/23	Revised Parcel Ownership	KH

Drawn By
Checked By
Approved By JD
Scale: 1"=30'
Date: January 6, 2023
Drawing No. 270-206-1
Sheet No. 1 of 1
Filename: 270206sub.dwg

LSSE Civil Engineers and Surveyors
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

N:\PROJ\270\270-206 Eagle Mill\DWG\270206sub.dwg Layout=1 LOT CONSOLIDATION PLAN User=Kyle Hornish Plotted=6/21/2023 1:28 PM

GetGo #3030 Butler - Eagle Mill Road

Route 422 and Eagle Mill Road

Instr: 202307280010951
Pgs: 2 F: 585.00 7/28/2023 1:18 PM
Michele Mustello T20230808882
Butler County Recorder PA

Situate In
Franklin Township
Butler County, Pennsylvania

Prepared For
Giant Eagle, Inc.
101 Kappa Drive
Pittsburgh, PA 15238

CORPORATE ADOPTION AND DEDICATION

By resolution approved on the 27th day of July, 2023 the Board of Directors of GetGo Portfolio III, LLC, incorporated in the State of Delaware, owner of the land shown on the GetGo #3030 Plan of Lots adopted this plan as its plan of lots and irrevocable dedicate all streets and other property identified for dedication on the plan to the public. GetGo Portfolio III, LLC hereby covenants and agrees to and by these presents does releases and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

IN WITNESS OF WHICH, to this (I/We) set (My/Our) hand and seal this 27th day of July, 2023.

Witness

Officer and Title
Senior Vice President, Authorized Representative
GetGo Portfolio III, LLC

Commonwealth of Pennsylvania - Allegheny County

ACKNOWLEDGEMENT OF CORPORATE ADOPTION AND DEDICATION

This record was acknowledged before me July 27, 2023 (date) by Philip Bishop (names(s) of individual(s)) as Senior Vice President, authorized Representative (type of authority such as an officer or trustee) who represent that (he, she, or they) are authorized to act on behalf of whom the record was executed.

Witness my hand and notarial seal this 27th day of July, 2023.

My commission expires the 17th day of February, 2026

(SEAL)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Natalie A. Colla, Notary Public
Allegheny County
My commission expires February 17, 2026
Commission number 1222286
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND NO MORTGAGE

We, GETGO PORTFOLIO III, LLC, owners of the GETGO #3030 Plan of Lots, do hereby certify that the title to the property is in the name of GETGO PORTFOLIO III, LLC as recorded in Instrument Number 202307250010744, Butler County Recorder of Deeds Office. We further certify that there is no mortgage, lien, or encumbrance against this property.

Witness

Officer
Senior Vice President, Authorized Representative
GetGo Portfolio III, LLC

ONE CALL RESPONDENTS

Information as to the location and type of underground utilities and structures shown are approximate. Contractor(s) shall verify all such information in the field. Prior to any excavation, the Contractor(s) shall notify the Pennsylvania One Call System by calling 811. Locations of the utilities shown on the drawings or within the construction area are based on information provided through the Pennsylvania One Call System, Inc, Preliminary Design Serial No. 20221262962(5/6/22) & 20221262963(5/6/22), Final Design Serial No. 20231112174(4/21/23) & 20231112175(4/21/23). The respondents to the One Call notification(s) were:

PA One Call Contacts

Utility	Company	Address	Contact Information
STORM	Franklin Township Butler County CONTACT: Tom Sefton	191 Election House Road Prospect, PA 16052	Ph: 724-865-2412 Email: pc@zoominternet.net
WATER	Pennsylvania American Water CONTACT: Joel Hilliard	203 Oneida Valley Road Butler, PA 16001	Ph: 724-755-5896 Email: Joel.Hilliard@amwater.com
GAS	Peoples Natural Gas CONTACT: Michael Denny	375 North Shore Drive Pittsburgh, PA 15221	Ph: 888-544-4877 Email: Michael.Denny@FirstEnergyCorp.com
ELECTRIC	West Penn Power CONTACT: Tom Schrecengost	800 Cabin Hill Dr. Room B100N Greensburg, PA 15601	Ph: 724-761-4127 Email: tschrecengost@firstenergycorp.com
TELEPHONE/ CABLE	Lumen/Brightspeed CONTACT: Dan Shento	200 Technology Dr. Pittsburgh, PA 15219	Ph: 724-284-7235 Email: Michael.C.Montag@Lumen.com

ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "D/ASCE 38-02 – STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL BEFORE YOU DIG!
Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

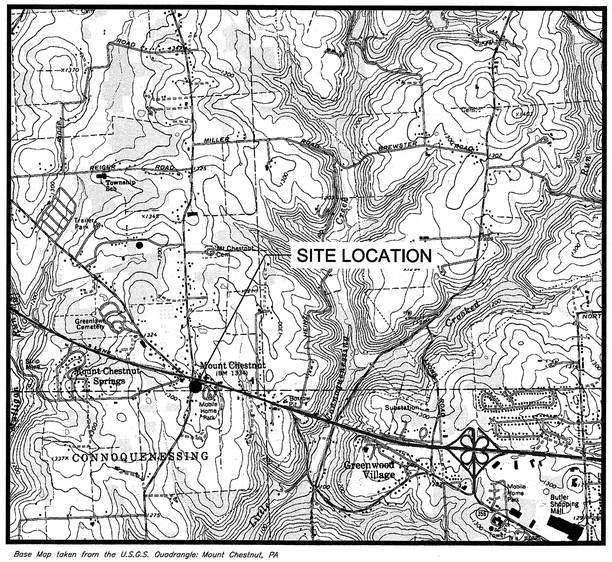
Coordinate your project via Coordinate PA at www.paonecall.org.

CALL 811
PRELIMINARY DESIGN SERIAL No. 20221262962(5/6/22) & 20221262963(5/6/22)
FINAL DESIGN SERIAL No. 20231112174(4/21/23) & 20231112175(4/21/23)

PLAN BOOK	PAGE
411	50

October 2022

LAST REVISED JULY 26, 2023



Base Map taken from the U.S.G.S. Quadrangle: Mount Chestnut, PA

Location Map
N. T. S.

Sheet List Table		
Sheet No.	Sheet Description	Drawing No.
--	Title Sheet*	
1	Existing Conditions Plan	C101
2	Demolition Plan	C102
3	Site Plan*	C201
4	Undercut Plan	C301
5	Grading Plan	C302
6	Fuel Pad Grading Plan	C303
7	Site Profile Plan	C304
8	Utility Plan	C401
9	Sand Mound Details	C402
10	Erosion & Sedimentation Control Plan	C501
11	Erosion & Sediment Control Details	C502
12	Erosion & Sediment Control Details	C503
13	Erosion & Sediment Control Details	C504
14	PCSM Plan	C505
15	PCSM Details	C506
16	Landscape Plan	C601
17	Photometric Plan	C701
18	Site Details	C801
19	Site Details	C802
20	Site Details	C803
21	Site Details	C804
22	Site Details	C805

*Sheets to be Recorded

TOWNSHIP PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Franklin this 28th day of July 2023.

Robert J. Thompson
(Chairperson, Planning Commission)

APPROVAL BY THE TOWNSHIP OF FRANKLIN

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

Approved by the Board of Supervisors of the Township of Franklin by Resolution No. 22-08, effective this 28th day of July 2023.

ATTEST:

Thomas M. Bowser
(Chairperson of Board of Supervisors)

(SEAL)

GAS WELL CERTIFICATION

To the best of my knowledge, belief and ability and upon a visual inspection of the surface of the premises as shown hereon, no gas well exists.

WETLAND CERTIFICATION

To the best of my knowledge, belief and ability and upon a visual inspection of the surface of the property, no wetlands exist on the premises as shown hereon.

HIGHWAY CERTIFICATION

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.

ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Franklin, except as departures have been authorized by the appropriate officials of the municipality.

7/26/2023
Date

Kevin A. Brett
Name

050419E
Registration Number

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
KEVIN ALLEN BRETT
ENGINEER
No. PE-050419-E
PENNSYLVANIA

BUTLER COUNTY REVIEW

Reviewed by the Butler County Planning Commission this 17TH day of July 2023

BUTLER COUNTY PLANNING COMMISSION

(Chairperson, Butler County Planning Commission)

(SEAL)

RECORDER OF DEEDS
BUTLER COUNTY PA

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 411, Page(s) 50-61.

Given under my hand and seal this 28th day of July A.D. 2023.

(Recorder of Deeds)

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

LSSE Civil Engineers and Surveyors
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

N:\PROJ\270\270-208 eagle mill\Dwg\270208Dwg Layout-Title Sheet Usernyka Hornak Plottet=7/26/2023 13:37 PM

SITE DATA CHART

ADDRESS	663 New Castle Road, Butler, PA 16001	
SITE DATA		
LOCAL JURISDICTION	FRANKLIN TOWNSHIP	
ZONING		
CURRENTLY ZONED	C-1 GENERAL COMMERCIAL	
PROPOSED USE	APPROVAL REQUIRED	
CONVIENIENCE STORE	CONDITIONAL USE	
GAS/FUEL STATION	CONDITIONAL USE	
DRIVE-THROUGH	CONDITIONAL USE	
SITE REQUIREMENTS (BUSINESS DISTRICT)	REQUIRED	PROVIDED
MINIMUM SITE AREA	1.0 AC *	2.67 AC
* MINIMUM LOT SIZE WITHOUT SEWER		
MAX LOT COVERAGE	50%	< 50%
MAX BUILDING HEIGHT	60'	< 60'
LOT WIDTH	100'	>100'
LIGHT FIXTURE POLE HEIGHT	24'	24'
SETBACK REQUIREMENTS (BUSINESS DISTRICT)	REQUIRED	PROVIDED
FRONT YARD	40'	> 40'
SIDE YARD	15'	> 15'
REAR YARD	50'	> 50'
PARKING SUMMARY		
STD STALL SIZE	9'X18'	> 9'X18'
CONVIENIENCE STORE	1 PER 300 SF GFA	
GAS/FUEL STATION	1 PER 375 SQUARE FEET GFA INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREAS	
REQUIRED NO. OF SPACES =	19 SPACES	
PARKING BREAKDOWN		
STD. SPACES	44	
ADA ACCESSIBLE SPACES	3	
OVERSIZED SPACES	3	
LOADING SPACES	0	
PROPOSED NO. OF SPACES =	50 SPACES	
LANDSCAPE		
LANDSCAPE BUFFER (DISSIMILAR USES)	20'	20'

ZONING NOTES

1. THE PLAN WILL MEET ZONING ORDINANCE REQUIREMENTS REGARDING SIGNAGE PER SECTION 708 OF THE MUNICIPAL ZONING ORDINANCE. SEPARATE ZONING PERMITS WILL BE OBTAIN FOR SIGNAGE IN ACCORDANCE WITH THE ZONING ORDINANCE AT A LATER DATE.

THIRD PARTY PERMIT NOTES

1. REFER TO HIGHWAY OCCUPANCY PERMIT FOR THIS SITE.
2. REFER TO PADEP NPDES PERMIT ISSUED BY THE BUTLER COUNTY CONSERVATION DISTRICT.
3. A TOWNSHIP HOP PERMIT WILL BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.
4. RFER TO THE ADEP ONLOT SEWAGE PERMIT.
5. PLANS HAVE BEEN SUBMITTED TO BUTLER COUNTY PLANNING.
6. ALL SIGNAGE WILL MEET ZONING ORDINANCE REQUIREMENTS.

EASEMENT & R-O-W NOTES

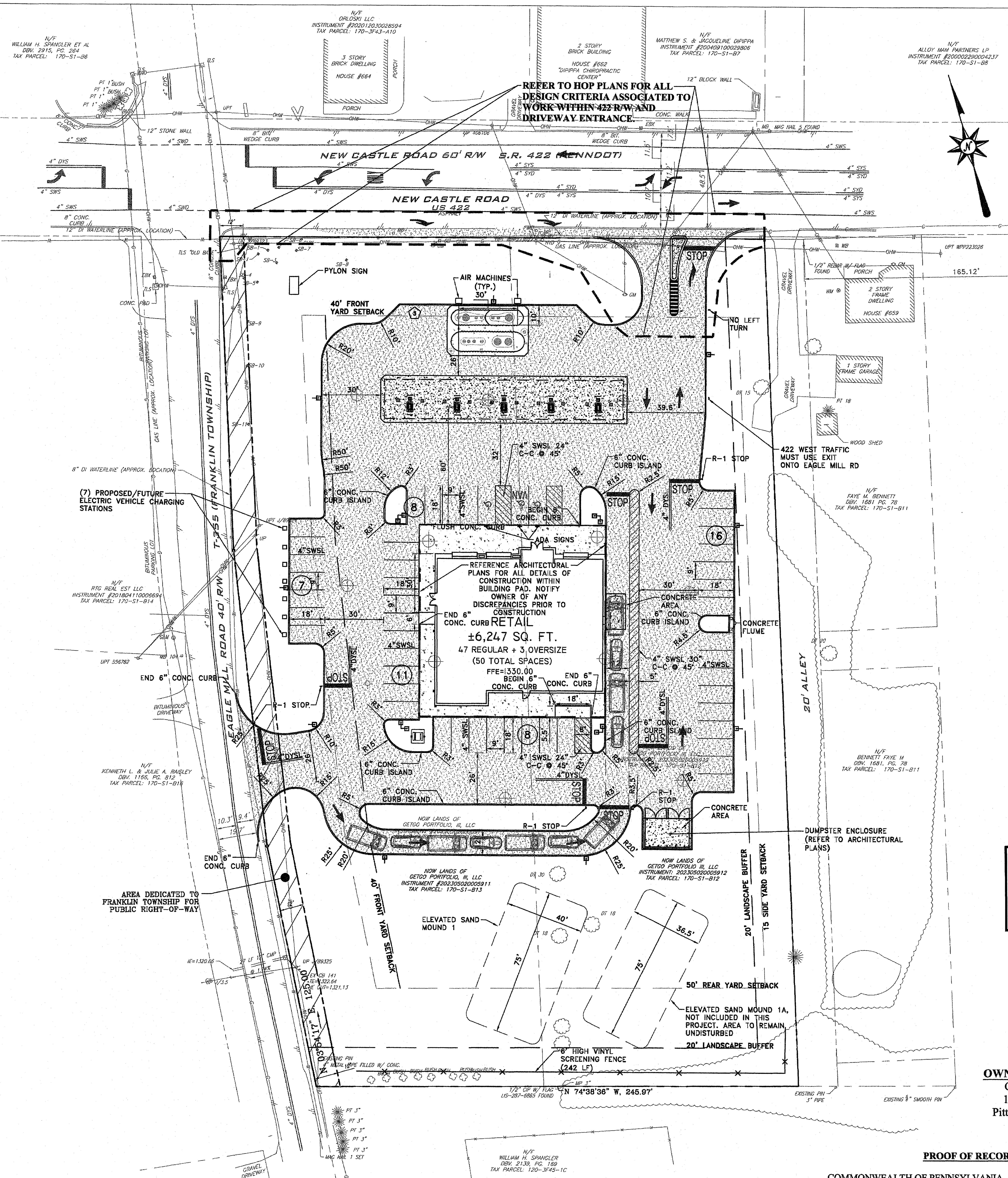
1. A 12-FT WIDE PUBLIC R-O-W DEDICATED TO THE TOWNSHIP ALONG EAGLE MILL ROAD IS PROPOSED ON THE SITE.

EXISTING LEGEND

BENCHMARK
CURB
FENCELINE W/ POST
LIGHT STANDARD
PAVEMENT EDGE
PROPERTY LINE (Parcel)
PROPERTY LINE (Subject Parcel)
PROPERTY LINE (ROW)
BUILDING SETBACK
SIGN
CONIFEROUS TREE
DECIDUOUS TREE
UTILITY LINE (Electric)
UTILITY LINE (Underground Telephone)
UTILITY LINE (Gas)
UTILITY LINE (Storm) W/ CATCH BASIN
UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE

PROPOSED LEGEND

BITUMINOUS PAVING
CONCRETE SIDEWALK
PROPOSED CURB (DEPRESSED)
PROPOSED CONCRETE CURB
PROPOSED SIGN
BOLLARD
PROPOSED PARKING COUNT
PROPOSED LIGHT STANDARD
PROPOSED ELECTRIC VEHICLE CHARGING STATION
SETBACK
VINYL FENCE
PUBLIC-RIGHT-OF-WAY



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND BUTLER COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH PA DOT PUBLICATION 203- "WORK ZONE TRAFFIC CONTROL" AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM PA DOT, LOCAL MUNICIPALITY, ALLEGHENY COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH PA DOT PUBLICATION 408 SECTION 961 AND SECTION 962 AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
14. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
15. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH PENNDOT PUBLICATION 408 AND PENNDOT STANDARD DETAILS (PUB. 72) AS AMENDED UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS, DOOR STEP LOCATIONS, AND TRUCK WELL RETAINING WALLS.
18. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
19. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILTY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
21. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DUMPSTER ENCLOSURE, DUMPSTER PADS, AND, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
22. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
23. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL SYSTEM 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
24. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY PA DOT.
25. BITUMINOUS PAVEMENT MATERIAL AND INSTALLATION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.

EXISTING CONDITION NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY OF MARKINGS MADE IN THE FIELD BY THE RESPECTIVE UTILITY COMPANY OR TAKEN FROM DRAWINGS OF THE EXISTING UTILITIES PROVIDED BY THE UTILITY COMPANIES. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02 – STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.
2. THE ENGINEER OR SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. FURTHERMORE, THE ENGINEER OR SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEY ARE LOCATED USING ORDINARY STANDARDS OF CARE AND PRACTICE AND SHOWN HEREON BASED UPON AVAILABLE INFORMATION.
4. THE ENGINEER OR SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES.
5. ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION EMAP, COAL HAS NOT BEEN MINDED IN THIS AREA.
6. NO WETLANDS OR OIL/GAS WELLS ARE PRESENT WITHIN THE SITE.
7. THE SITE IS GENERALLY CLASSIFIED AS HAVING SLOPES WITH LITTLE SUSCEPTIBILITY TO LANDSLIDING, AS PER THE PROJECT'S GEOTECHNICAL INVESTIGATION, PREPARED BY ACA ENGINEERING, DATED 2/28/2022.

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG!
Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.
Coordinate your project via Coordinate PA at www.paonecall.org.

CALL 811
PRELIMINARY DESIGN SERIAL
No.20221262962(5/6/22) & 20221262963(5/6/22)
FINAL DESIGN SERIAL
No.20231112174(4/21/23) & 20231112175(4/21/23)

ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Franklin, except as departures have been authorized by the appropriate officials of the municipality.

Date 7/26/2023 Name [signature]
(SEAL) COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN ALLEN BRETT ENGINEER No. PE-050419-E
Registration Number 050419E

BUTLER COUNTY REVIEW

Reviewed by the Butler County Planning Commission this 17TH day of AUG 2022.

[signature] (Chairperson, Butler County Planning Commission) [signature] SEC

(SEAL)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds of the County of Butler in Plan Book Volume _____, Page(s) __________.

Given under my hand and seal this _____ day of _________ A.D. 20____.

__________________ (Recorder of Deeds)

(Seal)

OWNER/DEVELOPER
Giant Eagle, Inc.
101 Kappa Drive
Pittsburgh, PA. 15238

0' 30' 60' 90'

DATE	REV. NO.	REVISIONS	BY
7/26/23	5	Dedicated Entrance Work to HOP Plans	KH
2/17/23	4	Revised Per Twp PC Comment	KH
1/5/23	3	Revised Per Township Comment	KH
11/16/22	2	Revised Per Township Comment	KH
8/8/22	1	Revised Per Township Comment	KH

GetGo from GIANT EAGLE
Store Planning & Development
101 Kappa Drive Pittsburgh, Pa. 15238

ISSUED FOR BID
ISSUED FOR PERMIT
ISSUED FOR 100%
DESIGN 50% REVIEW MEETING
KICK-OFF REVIEW MEETING
Fuel Concept Plan (FS-1)

DWG. TITLE **SITE PLAN**
FILE NAME 270206dt.dwg LAYERS USERNAME
PROJECT **GetGo #3030 Butler - Eagle Mill Road**
LOCATION Route 422 and Eagle Mill Road, Franklin Township, Butler County, Pennsylvania
OWNER Giant Eagle, Inc., 101 KAPPA DRIVE, PITTSBURGH, PA 15238

LSSE Civil Engineers and Surveyors
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

DATE OCTOBER 2022 | PROJECT NO. 270-206 | SCALE 1"=30' | SHEET NO. C201 | CHECKED BY | DRAWN BY | 3 of 22

n:\PROJ\270\270-206 eagle mill\DWG\270206dt.dwg Layout=3 Site Plan User=Kyle Harnish Plotted=7/26/2023 12:49 PM