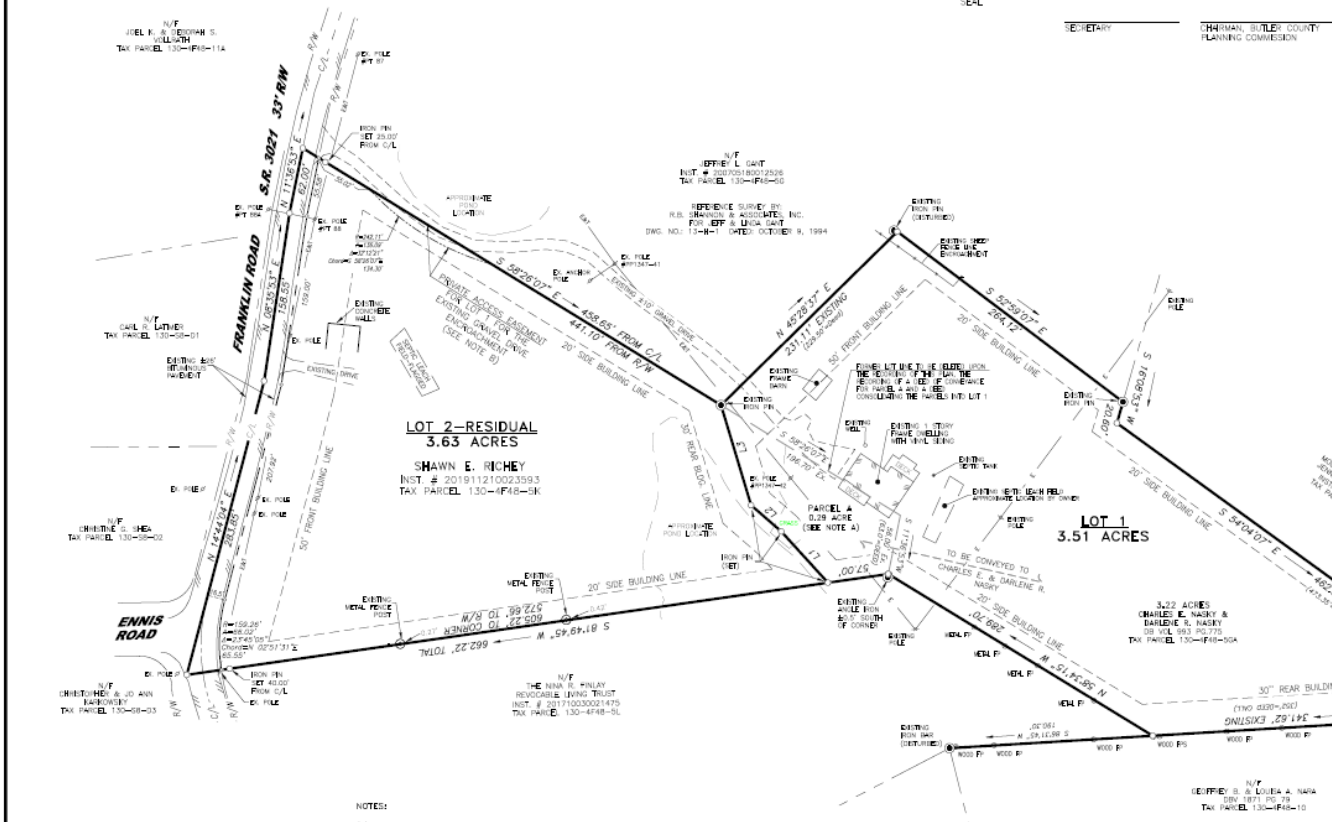
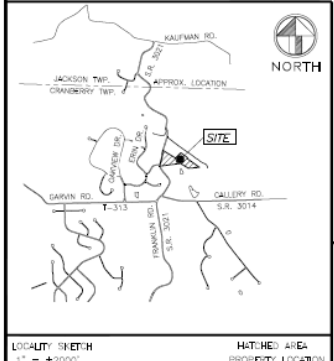






REVISED LOT CALCULATIONS			
	LOT 1	LOT 2-RESIDUAL	
	TAX PARCEL 130-4F48-90A	TAX PARCEL 130-4F48-90B	
EXISTING AREA	3.22 ACRES (140,265 SQ.FT.)	3.92 ACRES (170,755 SQ.FT.)	
PARCEL "A"	40.28 ACRES (12,632 SQ.FT.)	0.28 ACRES (12,632 SQ.FT.)	
TOTAL REVISED LOT AREAS	3.51 ACRES (152,896 SQ.FT.)	3.63 ACRES TOTAL (158,123 SQ.FT.)	



- NOTES:
- (A) PARCEL A, LANDS OF SHAWN E. RICHEY IS TO BE CONVEYED TO CHARLES E. & DARLENE R. NASKY AND IS TO BECOME AN INTERNAL PART OF TAX PARCEL NO. 130-4F48-90A. THE ADJOINING LANDS AS PRESENTLY OWNED BY CHARLES E. & DARLENE R. NASKY AS RECORDED IN DEED BOOK VOLUME 993, PAGE 775, PARCEL A IS TO BECOME AN INTERNAL PART OF TAX PARCEL NO. 130-4F48-90A AND BECOME ONE LOT KNOWN AS LOT 1, CONSISTING OF 3.51 ACRES. SAID PARCEL A IS TO BE CONVEYED AS A SEPARATE BUILDABLE LOT.
- (B) LOT NO. 1 IS HEREBY GRANTED RIGHTS OF EGRESS, EGRESS AND REDRESS OVER, ALONG AND THROUGH THE PRIVATE ACCESS EASEMENT THROUGH LOT 2-RESIDUAL AS SHOWN ON THIS PLAN. THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR CRACKING OF THE PRIVATE DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 1.
- (C) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 430 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 426), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- (D) LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS.
- (E) THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

ADDITIONAL PROPERTY LINE DESCRIPTIONS		
LINE BEARING	DISTANCE	
L1 N 42°16'39" W	64.83'	
L2 N 48°59'18" W	37.92'	
L3 N 16°44'51" W	97.59'	

ZONING REQUIREMENTS

PRESENT ZONING: R-1 RURAL RESIDENTIAL DISTRICT

REQUIRED LOT AREA: 1.5 ACRE WITHOUT PUBLIC SEWERS

1.25 ACRE WITH PUBLIC SEWERS

REQUIRED FRONT BUILDING LINE: 50 FEET

REQUIRED SIDE BUILDING LINE: 20 FEET

REQUIRED REAR BUILDING LINE: 30 FEET

MINIMUM LOT WIDTH: 100 FEET

7.14 ACRES = TOTAL ACREAGE

PRESENT ZONING: R-1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 7600 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16008

OWNER: SHAWN E. RICHEY, DARLENE R. NASKY, CHARLES E. & DARLENE R. NASKY, 7700 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16088

DEED REFERENCE: DEED NO. 201911210023593, TAX PARCEL NO. 130-4F48-90A

DEED REFERENCE: DEED NO. 1993, PG 775, 130-4F48-90A

RICHEY-NASKY LOT LINE REVISION PLAN

(LOT LINE REVISION OF TAX PARCEL NO. 130-4F48-90A AND TAX PARCEL NO. 130-4F48-90B)

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

DATE: JULY 7, 2020

SURVEY TECH & ASSOCIATES, LLC	
ENGINEERING LAND SURVEY	
308 SEVILLA LANE - EVANS CITY, PA 16033	
PHONE (724) 432-0001 FAX (724) 432-0012	
1. TAVARA & RAVALLI A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.	
REVISIONS:	
DATE: <u>7/7/20</u>	BY: <u>TS</u>
DATE: <u>7/7/20</u>	BY: <u>TS</u>

I, SHAWN E. RICHEY, OWNER OF THE LAND SHOWN ON THE RICHEY-NASKY LOT LINE REVISION PLAN, HEREBY CERTIFY THAT THIS PLAN AS MY PLAN AND INTENT, I HEREBY DECLARE ALL STREETS AND OTHER PROPERTY REQUIRED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS DEDICATION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 7 DAY OF JULY, 2020.

ATTEST:

NOTARY PUBLIC: SHAWN E. RICHEY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED SHAWN E. RICHEY, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF JULY, 2020.

MY COMMISSION EXPIRES THE 7 DAY OF JULY, 2020.

NOTARY PUBLIC: SHAWN E. RICHEY

I, SHAWN E. RICHEY, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL CONTAINED IN ORDINANCE/RESOLUTION NO. 130-4F48-90A HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER: SHAWN E. RICHEY

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

SECRETARY SUPERVISORS: SHAWN E. RICHEY CHAIRMAN, BOARD OF SUPERVISORS: SHAWN E. RICHEY

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: 7/7/20 SECRETARY: SHAWN E. RICHEY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 130-4F48-90A ON THE 7 DAY OF JULY, 2020.

SECRETARY SUPERVISORS: SHAWN E. RICHEY CHAIRMAN, BOARD OF SUPERVISORS: SHAWN E. RICHEY

I, SHAWN E. RICHEY, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RICHEY-NASKY LOT LINE REVISION PLAN IS IN THE NAME OF SHAWN E. RICHEY, AS RECORDED IN INSTRUMENT NUMBER 201911210023593.

WITNESS: SHAWN E. RICHEY

I, SHAWN E. RICHEY, NORTHWEST CORNER OF THE PROPERTY CONTAINED IN THE RICHEY-NASKY LOT LINE REVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS: SHAWN E. RICHEY NAME, TITLE AND MORTGAGEE

WE, CHARLES E. & DARLENE R. NASKY, OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 993, PAGE 775, BEING TAX PARCEL NO. 130-4F48-90A 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, ACKNOWLEDGMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 7 DAY OF JULY, 2020.

ATTEST:

NOTARY PUBLIC: CHARLES E. NASKY DARLENE R. NASKY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES E. & DARLENE R. NASKY, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT AND WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST OUR PROPERTY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF JULY, 2020.

MY COMMISSION EXPIRES THE 7 DAY OF JULY, 2020.

NOTARY PUBLIC: CHARLES E. NASKY DARLENE R. NASKY

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 130-4F48-90A PAGE 1

GIVEN UNDER MY HAND AND SEAL
THIS 7 DAY OF JULY, 2020.

RECORDED: SHAWN E. RICHEY SEAL