

# Intracor-Schmoll Lot Consolidation

**LOCATION MAP**

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.

**Professional Land Surveyor**  
  
 Harry L. Breski, PLS  
 #03-033006-E

I, \_\_\_\_\_, a Registered Professional Engineer, the Township Engineer for Cranberry Township, do hereby certify that this Lot Line Revision Plan Meets All The Engineering And Design Requirements Of The Township Ordinances Except As Departures Have Been Authorized By The Township Board Of Supervisors.

Signature \_\_\_\_\_ Date \_\_\_\_\_

The Board of Supervisors of The Township of Cranberry Hereby Gives Notice That It Approves 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 Street, Land Or Facilities.

Secretary Supervisors \_\_\_\_\_ Chairman, Board Of \_\_\_\_\_

**Plan Data**  
 Owner  
 Intracor LLC (Ronald Schmoll President)  
 1649 Carvin Road  
 Cranberry Township, PA 16006  
 DE 20150728016478  
 2.36 Acres  
 Tax Map # 130-4F46-13L  
 Owner  
 Ronald Schmoll  
 718 Brimmer Place  
 Cranberry Township, PA 16066  
 DE 201905010007892  
 3.79 Acres  
 Tax Map # 130-4F46-13

Township Engineer

Cranberry Township Board Of Supervisors

Butler County Planning Commission

Butler County Recorder Of Deeds

The Purpose Of This Plan Is To Combine Lots 6 & 7 Into One Single Lot Containing A Total Area Of 6.15 Acres And And Ownership To Ronald Schmoll

Final approval by the Butler County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

The Township Of Cranberry Agrees Not To Issue Building Permits Until The "Planning Module For Land Development" Has Been Approved In Accordance With The Equations Of The Pennsylvania Department Of Environmental Protection.

Approved By The Board Of Supervisors Of The Township Of \_\_\_\_\_ On The \_\_\_\_\_ Day Of \_\_\_\_\_, 2022.

Secretary Supervisors \_\_\_\_\_ Chairman, Board Of \_\_\_\_\_

I, \_\_\_\_\_ Township Manager For The Township Of Cranberry, Certify That The Conditions For The Final Approval Outlined In Ordinance/Resolution No. \_\_\_\_\_ Have Been Met In Accordance With Sections 22-365 And 22-307 Of The Township Of Cranberry Code Of Ordinances.

Township Manager \_\_\_\_\_ Date \_\_\_\_\_

LINE TABLE	
LINE	BEARING
L1	14.43 N84°12'50" W

CURVE TABLE	
CURVE LENGTH	RADIUS
C3	55.55 105.06
C4	46.82 628.35
C5	156.25 628.35

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

**COMMONWEALTH OF PENNSYLVANIA**  
 COUNTY OF BUTLER

Recorded In The Recorders Office For The Recording Of Deeds Plans, Etc., In Butler County In Plan Book Volume \_\_\_\_\_ Page \_\_\_\_\_ Given Under My Hand And Seal This \_\_\_\_\_ Day Of \_\_\_\_\_, 2022.

Recorder \_\_\_\_\_

Corner  
 Set Iron Pin  
 Found Iron Pin

**Notary Public** \_\_\_\_\_

Before Me, The Undersigned Notary Public In And For The Commonwealth Of Pennsylvania And County Of Butler, Personally Appeared The Above Named Intracor, LLC (Ronald Schmoll President) And Acknowledged The Forgoing 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 Seal This \_\_\_\_\_ Day Of \_\_\_\_\_, 2022

My Commission Expires The \_\_\_\_\_ Day Of \_\_\_\_\_, 20\_\_\_\_

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**Notary Public** \_\_\_\_\_

**Zone 8-1**  
 Subject To All Exceptions, Reservations, and Conditions as Are Contained In All Prior Deeds And Plans Of Record.  
 Subject To All Requirements And Conditions Of Plan Book 225 Pages 21 & 22

**INTRACOR - SCHMOLL PLAN #1**  
 Lot Line Revision Plan  
 Intracor LLC (Ronald Schmoll) & Ronald Schmoll - Owners  
 Cranberry Township, Butler Co., PA

**BRESKI SURVEYING**  
 Harry L. Breski, PLS  
 1381 Butler Road, Worthington, PA 16262  
 724-859-3947

