| 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 DAY OF, 2023.   | CURB VAULT  |  |
| x x   | MANHOLE PAD HADA PAD  |  |
|   |   |  |
| ACKNOWLEDGMENT OF NOTARY PUBLIC   | IRON PIN SET  |  |
| COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }   | S 62-13-28-   |  |
| BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED,, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE   | STREE STREE   | SA MA  |
| SAME TO BE RECORDED AS SUCH.  WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF, 2023.  | CASTLE 0108  N 52°47'32" E  N 52°47'32" E   | 072<br>7257  |
| MY COMMISSION EXPIRES THE DAY OF  | NEW SK  |  |
| <u>×</u>  | CWALK SOCIETY OF THE PROPERTY |  |
| NOTARY PUBLIC   | SIDE  | N TOT FEE  |
| 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  II. AN AS SHOWN HEREON IS BASED LIPON ACTUAL FIELD SUBVEY OF THE LAND DESCRIPTED AND THAT ALL ANGLES DISTANCES AND COURSES ARE CORRECTLY.  | TT-OF-WAY AA  | Bio Real Care  |
| 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.   | CURB RIGHT-O'137. R   | 13 THE TOTAL THE |
| DATE X STANLEY D. GRAFF   | CURP REQUIRED RIVE  | 20.1   |
| REG. NO. SU-030161-E  |   | 50.0   |
| 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 |   | TRANSFORMER PAD  |
| ORDINARILY INSTALLED IN BOROUGH STREETS OR ROADS.   | LOT 1 being consolidated  |  |
| MUNICIPAL REVIEW AND APPROVAL STATEMENTS  | 510-S2-91 and<br>510-S2-90  | DRILL HOLE SET   |
| APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK THIS DAY OF, 2023.  | 0.379 AC  |  |
| X SECRETARY X CHAIRPERSON BOROUGH COUNCIL   | SLIPPERY ROCK 510-52-91 0.269.4C    SLIPPERY ROCK   | TRANSFORMER  |
| REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF SLIPPERY ROCK THIS DAY OF   | 11,695 SF LANDSCAPE - 12  | PEDESTRIAN EASEMENT  |
| $_{\scriptscriptstyle X}$   | S AS SO SO ORIGINAL X WALKWAY   |  |
| SECRETARY  CHAIRPERSON PLANNING COMMISSION  | ORIGINAL BOROUGH OF SLIPPERY ROCK 510-S2-90   |  |
| BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT  | 0.110 AC<br>4,800 SF   LAMP<br>POST   |  |
| REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS DAY OF, 2023.   |   |  |
| X SECRETARY  CHAIRPERSON BUTLED COUNTY DIANNING COMMISSION  | EX WALKWAY RS-50:32; W  | BUILDING<br>(ADJOINER)   |
| BUTLER COUNTY PLANNING COMMISSION   |   |  |
| PROOF OF RECORDING  | CLEAN O OUT   |  |
| RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN  PLAN BOOK VOLUME, PAGE(S)  | ELECTRIC FOUNTAIN 12' PEDESTRIAN EASEMENT   |  |
| GIVEN UNDER MY HAND AND SEAL THIS DAY OF, 2023.   | I ELECTRIC VAULT  | B REVISIONS PER BOROUGH REQUEST SDG 2/3/2023   |
| RECORDER OF DEEDS   | PANILION PANILION   | A REVISIONS PER BOROUGH ACREAGE REQUEST SDG 2/3/2023  REV DESCRIPTION BY DATE  |
| PROPERTY AREA SUMMARY:  | PAVILION PAVILION   | OPAFF  |
| EXISTING TOTALS   | MEIXING YU  | SURVEYING  |
| 510-S2-90 0.110 AC<br>+ 510-S2-91 0.269 AC<br>EXISTING TOTAL 0.379 AC   | 510-52-89  GENERAL NOTES:  1. PROPERTY OWNER:  2. TAX IDS:  3. ZONING DISTRICT:   | BOROUGH OF SLIPPERY ROCK 510-S2-90 AND 510-S2-91 C-2 GENERAL COMMERCIAL DISTRICT  GRAFF SURVEYING LLC  |
| REVISED TOTALS  | 4. LOT REQUIREMENTS: 5. REFERENCES  | MAIN STREET CORRIDOR OVERLAY DISTRICT SEE TABLES  PO BOX 521   SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059   |
| LOT 1 0.379 AC 0 10 20  | 5.1. CURRENT DEEDS OF 5.2. PENNDOT PLANS 5.2.1. MULTIMODAL PI   | WWW.GRAFFSURVEYING.COM  ROJECT MANAGEMENT SYSTEM (MPMS) #72378   |
| SITE KIESTER RD   | MANHOLE O   | PROJECT DESCRIPTION SLIPPERY ROCK BOROUGH PLAN   |
|   | IRON PIN SET ON PROPERTY LINE CORNER OFFSET 2'  BOROUGH OF SLIPPERY ROCK C-2 GENERAL COMMERCIAL DISTRICT  Dimension  Requirement  BOROUGH OF SLIPPERY ROCK MAIN STREET CORRIDOR OVERLAY DISTRICT  Dimension  Requirement  Dimension  Requirement  | BEING A  |
| HARM HARM   | Min. Lot Area 5,000 sq ft Min. Lot Area - Min. Lot Width 50 feet Min. Lot Width - Min. Front Yard Depth 10 feet Min. Front Yard Depth 0 feet principal  | LOT LINE REVISION FOR  |
|   | Min. Side Yard Depth 5 feet Min. Side Yard Depth 0 feet principal  Min. Rear Yard Depth 15 feet Min. Rear Yard Depth 0 feet principal  Max. Building Coverage 60% Max. Building Coverage -  | BOROUGH OF   |
| RATY ST   | Max. Building Coverage 00% Wax. Building Coverage 1  Max. Building Height 4 stories / 40 feet Max. Building Height 3 stories  | SLIPPERY ROCK SITUATE  |
| PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE   |   | BOROUGH OF SLIPPERY ROCK   BUTLER COUNTY, PENNSYLVANIA   |
| SYSTEM (PA-S) / NAD 1983  | SUIPPERY ROCK BOROUGH PLAN  Being a lot line revision and consolidation of Butler County  | DATE DRAWN CHECKED SCALE  08/29/2022 SDG Sdg 1" = 10'  |
| NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.   | Being a lot line revision and consolidation of Butler County  Tax Parcels 510-S2-90 and 510-S2-91   | PROJECT NO. TAX PARCEL NO. REVISION  |
| SCALE: 1" = 2000'   |   | SHEET of 22-116 510-S2-90 & 91 B   |