

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.

X _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

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 SAME TO BE RECORDED AS SUCH.

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

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2023.

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.

DATE _____ X STANLEY D. GRAFF
REG. NO. SU-030161-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 _____ DAY OF _____, 2023.

X SECRETARY X CHAIRPERSON
BOROUGH COUNCIL

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

X SECRETARY X CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2023.

X SECRETARY X CHAIRPERSON
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

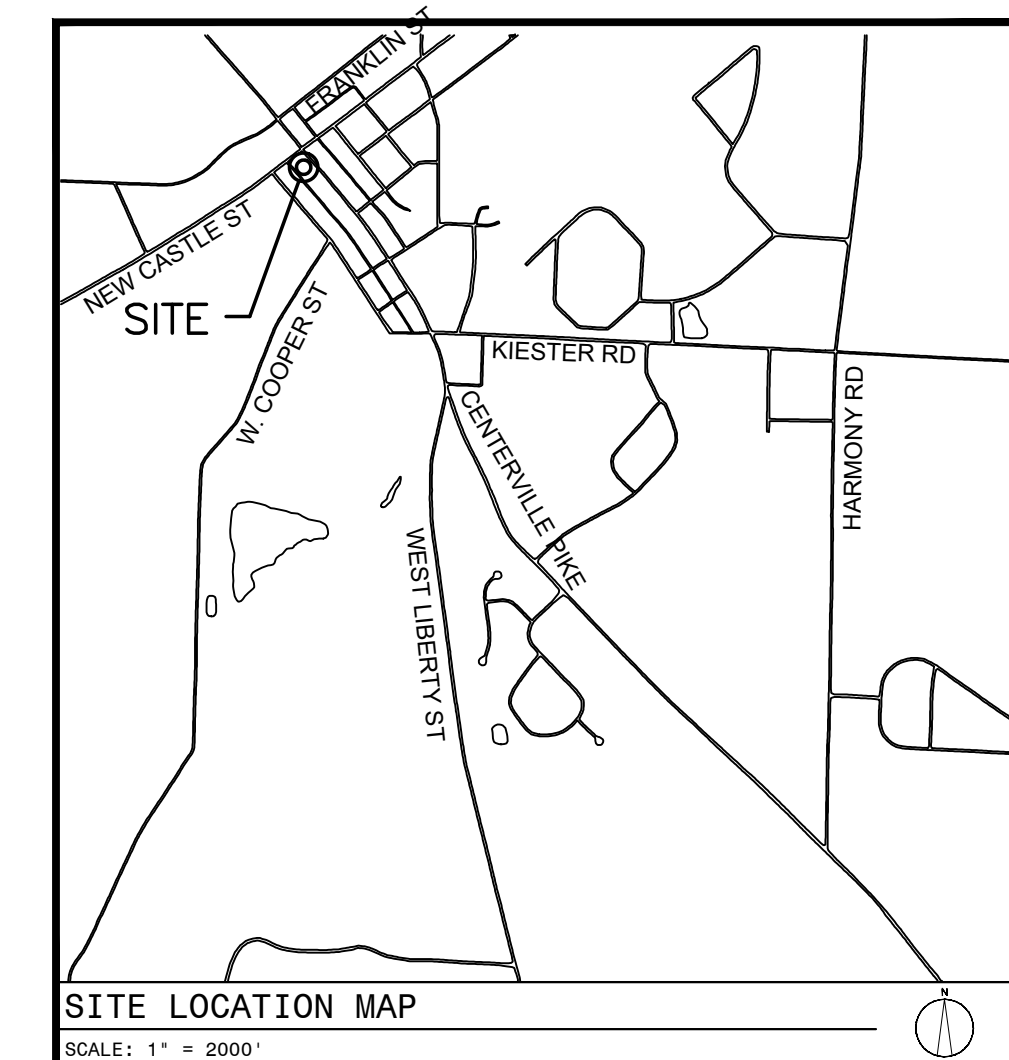
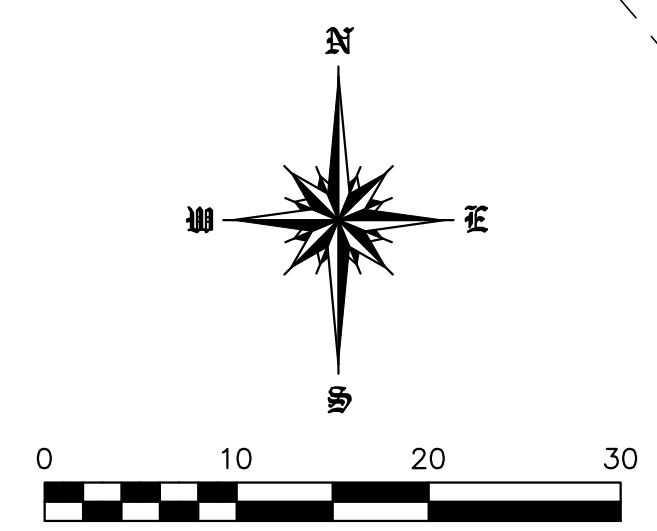
PLAN BOOK VOLUME _____ PAGE(S) _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

X _____
RECORDER OF DEEDS

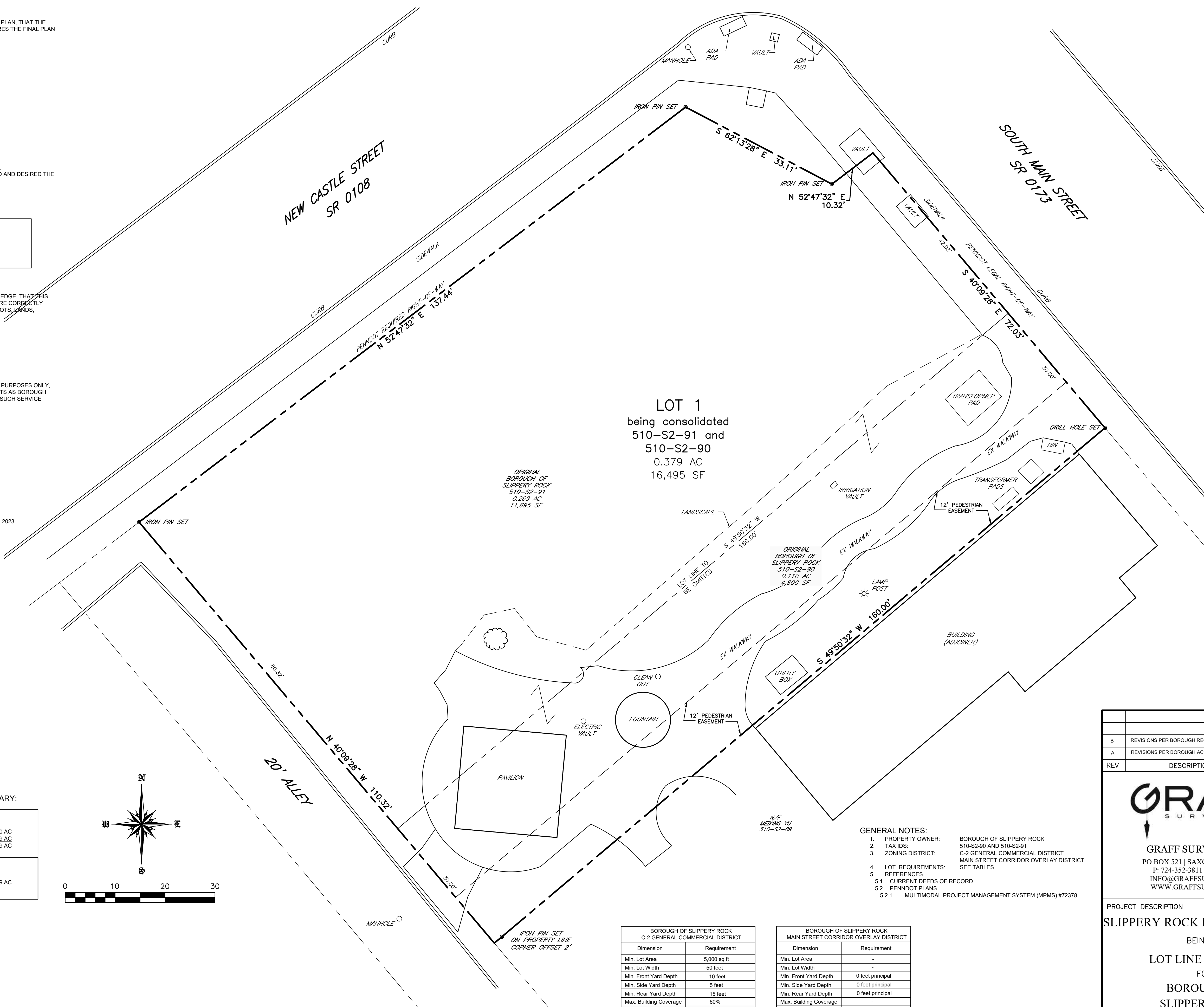
PROPERTY AREA SUMMARY:

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



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.



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:**
- PROPERTY OWNER: BOROUGH OF SLIPPERY ROCK
 - TAX IDS: 510-S2-90 AND 510-S2-91
 - ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT
MAIN STREET CORRIDOR OVERLAY DISTRICT
 - LOT REQUIREMENTS: SEE TABLES
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PENNDOT PLANS
 - MULTIMODAL PROJECT MANAGEMENT SYSTEM (MPMS) #72378

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 _____	PAGE _____
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 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 08/29/2022	DRAWN SDG	CHECKED Sdg	SCALE 1" = 10'
PROJECT NO. 22-116	TAX PARCEL NO. 510-S2-90 & 91	REVISION B	