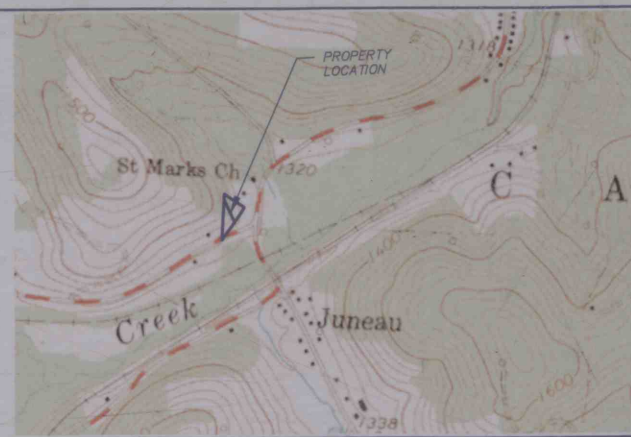


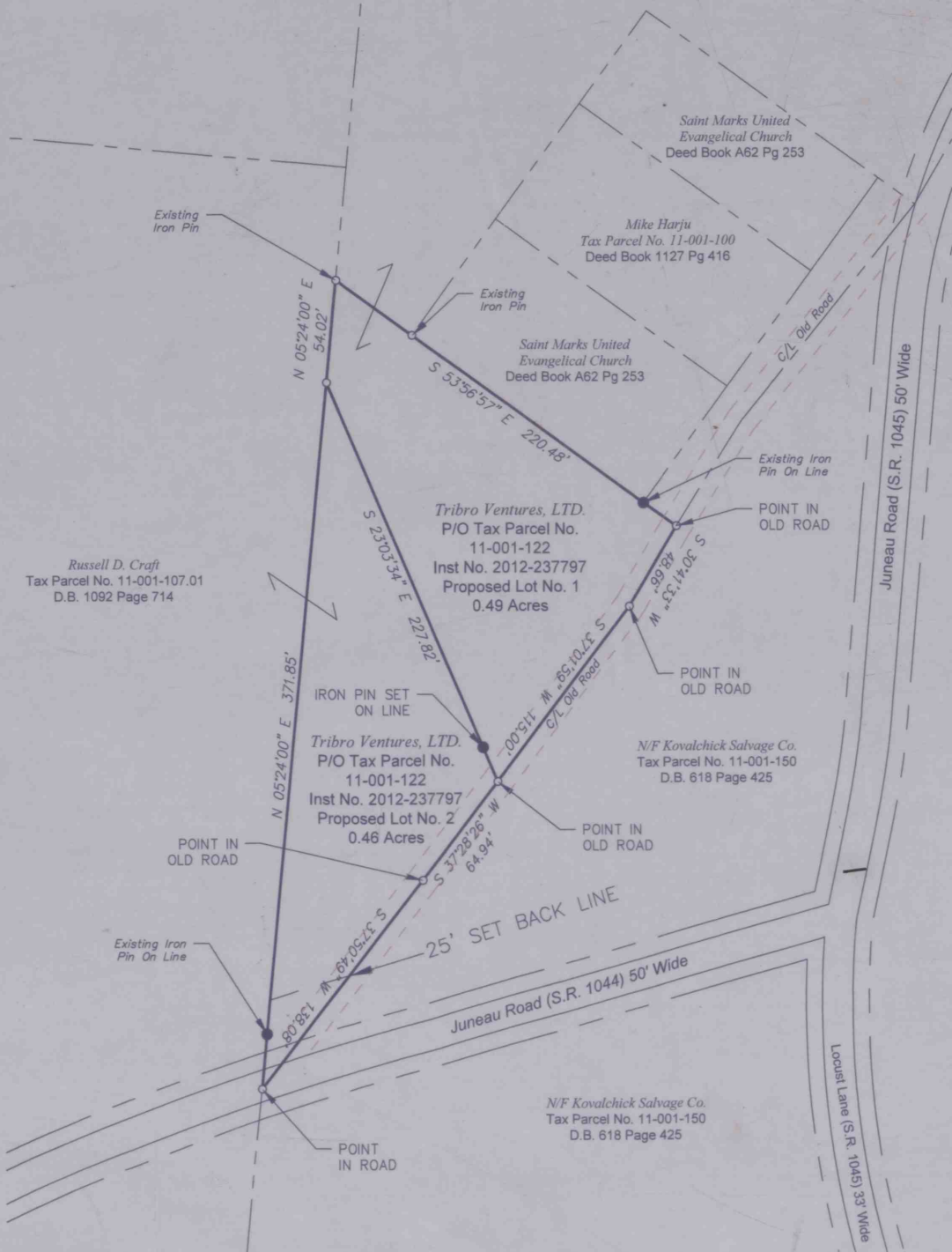
N/F Darl W. Yount
Tax Parcel No. 11-001-111
Inst. No. 2007-175445

Mike Harju
Tax Parcel No. 11-001-100
Inst. No. 2018-288761



LOCATION MAP
SCALE 1"=1000'

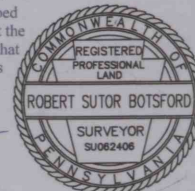
Russell D. Craft
Tax Parcel No. 11-001-107.01
D.B. 1092 Page 714



I, Robert S. Botsford, 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.

DATE: 12-04-19

ROBERT S. BOTSFORD P.L.S.
SU062406



I/We, Tribro Ventures, LTD., a Pennsylvania Limited Liability Company, have designed for my/our land situated in Township of Canoe, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

JOHN P. PRUSHNOK
MANAGING MEMBER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Jefferson)

On the 10th day of December, 2019, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared

JOHN P. PRUSHNOK
NOTARIAL SEAL: Debra A. Santos, Notary Public, White Twp., Indiana County
My Commission Expires June 18, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission expires 06-18-2020

REVIEWED BY CANOE TOWNSHIP, COUNTY OF INDIANA,
COMMONWEALTH OF PENNSYLVANIA ON THE 18th DAY
OF December 2019.
Margie Lou Riddle
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA
COUNTY OFFICE OF PLANNING AND DEVELOPMENT

THIS THE 3rd DAY OF January 2020 JMK
Josh Krug, Deputy Director
STAFF, OFFICE OF PLANNING AND DEVELOPMENT

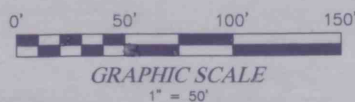
RECORDED THIS DAY OF 20
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME PAGE
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TWO SIDE LOT ADDITIONS (PARCELS 1 & 2) FROM LANDS OWNED BY TRIBRO VENTURES, LTD., TAX PARCEL 11-001-122. PARCEL 1 IS TO BE JOINED WITH OTHER LANDS OF MICHAEL H. HARJU, TAX PARCEL 11-001-100. PARCEL 2 IS TO BE JOINED WITH OTHER LANDS OF RUSSELL D. CRAFT, TAX PARCEL 11-001-107.01
2. PROPOSED LOTS NO. 1 & 2 WERE PREVIOUSLY SHOWN AS PARCEL B ON SUBDIVISION PLAN RECORDED AT INST. 2018-289134, HOWEVER, PARCEL B WAS NEVER CONVEYED.
3. BEARINGS ON THIS PLAN ARE REFERENCED TO DEED BOOK 427 PAGE 394.
4. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
5. IRON PINS SET BY THIS SURVEY ARE 3/4" REBAR W/CAPS.
6. AS BOTH PROPOSED LOTS ARE LESS THAN 0.5 ACRES, NO SEWAGE APPROVAL IS REQUIRED.

NOTICE:
A HIGHWAY OCCUPANCY PERMIT MAY BE
REQUIRED PURSUANT TO SECTION 420 OF
THE STATE HIGHWAY LAW (P.L. 1242, NO. 428)



NO.	DESCRIPTION	DATE
1	REVISIONS	

DRAWN BY:	J.N.S.
CHKD BY:	R.S.B.
JOB NO.	
SCALE:	1" = 50'
DATE:	NOVEMBER 15, 2019
DWG NO.	11-001-122
SHEET NO.	1

TRIBRO-JUNEAU MINOR SUBDIVISION PLAN
FOR
TRIBRO VENTURES, LTD.
SITUATE IN
CANOE TOWNSHIP, INDIANA COUNTY

301 HIGH STREET
P.O. BOX 198
MARION CENTER, PA 15759
PHONE: 724-397-8888
FAX: 724-397-8886
BOTSFORD SURVEYING INC.
CONSULTING LAND SURVEYORS