

N/F Commonwealth of Pennsylvania
Tax Parcel No. 32-015-116
Deed Book 1194 Page 232

N/F Karen S. Fairman
Tax Parcel No. 32-015-115
Deed Book 1170 Page 646

Valentine A. Byler, et ux
Tax Parcel No. 32-014-126.01
Inst. No. 2017-280286

N/F Serian Group, LLC
Tax Parcel No. 32-014-131
Inst. No. 2014-256542

Tribro Ventures, LTD.
Tax Parcel No. 32-014-126
Inst. No. 2012-237797
Proposed Lot No. 2
40.00 Acres

Tribro Ventures, LTD.
Tax Parcel No. 32-014-126
Inst. No. 2012-237797
Remnant Parcel
27.87 Acres Remaining

N/F Commonwealth of Pennsylvania
Tax Parcel No. 32-014-113
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NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 2 AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THIS LOT HAS BEEN APPROVED BY MONTGOMERY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR PROPOSED LOT NO. 2 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A NEW NON-BUILDING LOT (PROPOSED LOT NO. 2), FROM TAX PARCEL 32-014-126 CURRENTLY OWNED BY TRIBRO VENTURES, LTD. TO BE CONVEYED TO VALENTINE A. BYLER AND IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF VALENTINE A. BYLER.
- ACCESS TO PROPOSED LOT NO. 2 IS TO BE OBTAINED FROM EXISTING ADJACENT LANDS OF ANDRAY MINING CO., A SISTER COMPANY TO TRIBRO VENTURES, LTD. (TAX PARCEL 32-015-126).
- THE BEARING DATUM FOR THIS PLAN IS BASED ON THE NORTHERN LINE OF THE TRACT DESCRIBED IN DEED BOOK 698 PAGE 266.
- 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.

NO. DESCRIPTION DATE

DRAWN BY: J.N.S.
CHKD BY: R.S.B.
JOB NO.
SCALE: 1" = 200'
DATE: SEPTEMBER 24, 2019
DWG NO. 32-014-126
SHEET NO.

1

PROPOSED MINOR SUBDIVISION

FOR

VALENTINE BYLER

SITUATE IN

MONTGOMERY TOWNSHIP, INDIANA COUNTY, PA



CONSULTING LAND SURVEYORS

301 HIGH STREET
P.O. BOX 198
MARION CENTER, PA 15759
PHONE: 724-397-8888
FAX: 724-397-8886

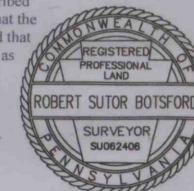


LOCATION MAP
SCALE 1"=2000'

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, have designed for my/our land situated in Township of Montgomery, 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.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Jefferson)

On the 16th day of December, 2019, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared

John P. Prushnok
who acknowledge this plan to be the official plan of lots and streets, for his/her/their property in Montgomery, County of Indiana, Commonwealth of Pennsylvania, and that he/she/they desire to have this plan approved and recorded according to law.

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 MONTGOMERY TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE 16th DAY OF December 2019.
Paula Burt
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY OFFICE OF PLANNING AND DEVELOPMENT

THIS THE 17th DAY OF December 2019.
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