



S 86°30'00" E 1971.78'
FROM EXISTING IRON PIN

Tax Parcel No. 32-015-115
Now or Formerly
KAREN S. FAIRMAN
DBV. 1170 PG. 648

Tax Parcel No. 32-015-105
Now or Formerly
JAMES W. BARTO
INST. NO. 2012-237797

Tax Parcel No. 32-014-132
Now or Formerly
KATHRYN BERRINGER
DBV. 804 PG. 493

Tax Parcel No. 32-014-131
Now or Formerly
SERIAN GROUP LLC
INST. NO. 2014-256548

Tax Parcel No. 32-015-126
Now or Formerly
ANDREY MINING COMPANY
INST. NO. 2012-237888

Tax Parcel No. 32-014-129
Now or Formerly
DAVID V. SMALL
DBV. 1129 PG. 655

(REMNANT PARCEL)
LOT 1
(NOT SURVEYED)

Tax Parcel No. 32-014-126
TRIBRO VENTURES, LTD.
INST. NO. 2012-237797

72.000 ACRES ORIGINAL ±
-1.601 ACRES PARCEL A
70.399 ACRES REMAINING ±

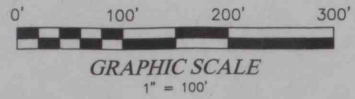
NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PARCEL A 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 PARCEL A 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:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A NEW NON-BUILDING LOT (PARCEL A), FROM TAX PARCEL 32-014-126 CURRENTLY OWNED BY TRIBRO VENTURES, LTD. TO BE CONVEYED TO VALENTINE BYLER.
2. THE BEARING DATUM FOR THIS PLAN IS BASED ON THE NORTHERN LINE OF THE TRACT DESCRIBED IN DEED BOOK 698 PAGE 266.
3. 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 REVISIONS	DATE	DRAWN BY: W.F.S.
		CHKD BY: R.S.B.
		JOB NO.
		SCALE: 1" = 100'
SHEET NO.	1	DATE: DECEMBER 22, 2016
		DWG NO. 32-014-126



BYLER - MINOR SUBDIVISION PLAN
FOR
VALENTINE BYLER

SITUATE IN
MONTGOMERY TOWNSHIP, INDIANA COUNTY

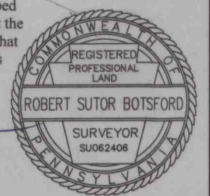


LOCATION MAP
SCALE 1"=2000'

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: 12/27/2016

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.

[Signature]
MANAGING MEMBERS

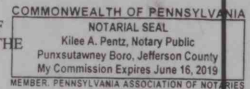
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Jefferson)

On the 27th day of December, 2016, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared Sohn P. Prushnok, Managing Member of Tribro Ventures Ltd who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Montgomery, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires 10/16/19

REVIEWED BY MONTGOMERY TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE 30th DAY OF December 2016.
[Signature]
SUPERVISOR / SECRETARY



FINAL APPROVAL GRANTED BY INDIANA COUNTY OFFICE OF PLANNING AND DEVELOPMENT
THIS THE 5th DAY OF JAN 2017.
[Signature]
STAFF, OFFICE OF PLANNING AND DEVELOPMENT

RECORDED THIS DAY OF 2016
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



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