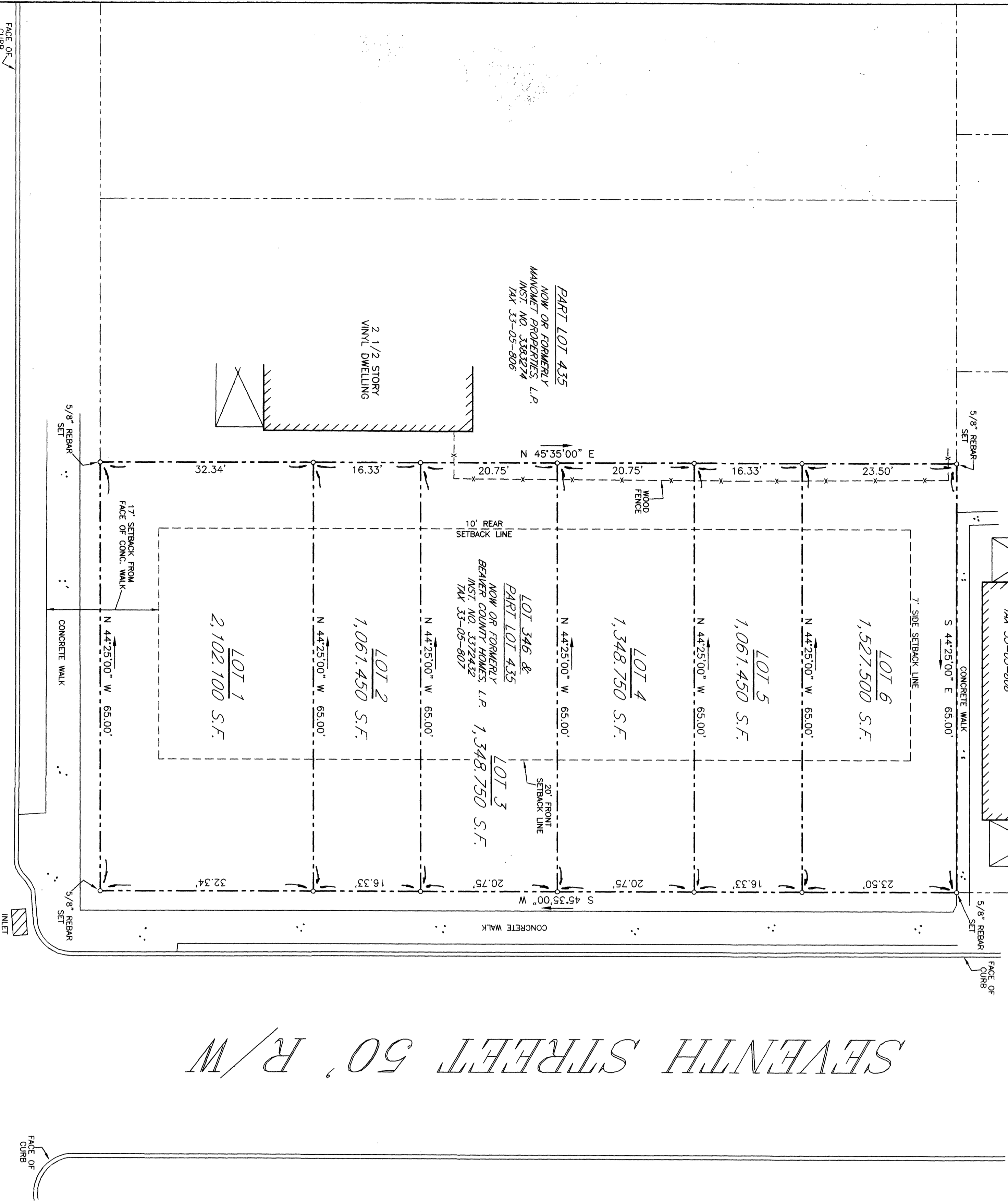


BEAVER AVENUE 50' R/W

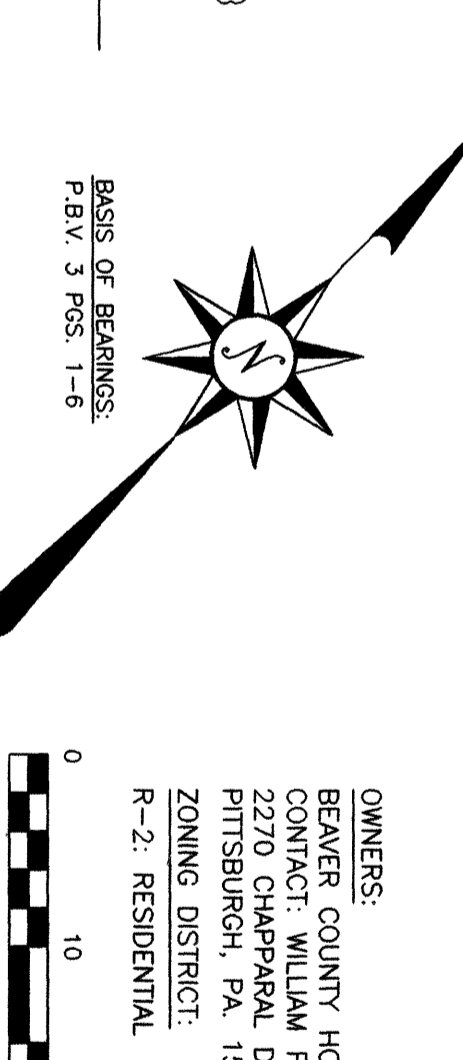


AS PER ZONING APPEAL NO. 2013-48, THE ZONING APPEALS BOARD AGREED THAT A CONDITIONAL USE BE GRANTED TO CONSTRUCT TWO TRIPLEXES IN AN R-2 RESIDENTIAL DISTRICT. THE FOLLOWING WERE GRANTED:

- 1) THE PLAN WILL INCLUDE A 10' REAR SETBACK.
- 2) THE MINIMUM LOT AREA REQUIREMENT WAS WAIVED.
- 3) THE MINIMUM SIDE YARD REQUIREMENT WAS WAIVED.
- 4) A 17' FRONT SETBACK FROM THE FRONT FACE OF THE CONCRETE WALK ALONG BEAVER AVENUE SHALL BE ADHERED TO.
- 5) AN 8' 6" DISTANCE BETWEEN THE TWO TRIPLEX UNITS SHALL BE ADHERED TO.

3477421
 1 Page
 05/28/2014 10:40:34 AM
 Beaver County
 \$43.50

This Document Recorded
 05/28/2014
 10:40:34 AM
 Instrument Plan
 Invt # 3477421
 Recd # 2014819410
 Rec Fee \$43.50
 Beaver County, Recorder of Deeds



OWNERS:
 BEAVER COUNTY HOMES, L.P.
 CONTACT: WILLIAM F. SMITH, JR.
 2770 CHAPPARAL DRIVE
 PITTSBURGH, PA. 15239
 ZONING DISTRICT:
 R-2: RESIDENTIAL

DUANE J. PRINGLE, P.L.S., WALLEY J. NERO, P.L.S.
PRINGLE-NERO LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 2020 BEAVER AVENUE, SUITE 112
 MONACA, PA. 15061
 PHONE: (724) 770-0905

REGISTRATION NUMBER: SU-058211-6 DATE: 3/6/14

PLAN OF SUBDIVISION
 PLAN PREPARED FOR
 BEAVER COUNTY HOMES, L.P.
 SITUATE IN
 MIDLAND PLAN "D" REVISD (P.B.V. 3 PGS. 1-6)
 MIDLAND BOROUGH, BEAVER COUNTY, PENNSYLVANIA
 DATE: JANUARY 28, 2014 SCALE: 1" = 10'
 DEPUTY RECORDER
 MY COMMISSION EXPIRES
 FIRST MONDAY OF JANUARY 2016

SUPERVISOR'S CERTIFICATE
 I, WALLEY J. NERO, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE LOTS, LANDS, STREETS AND RIGHT-OF-WAYS AS SHOWN AND PLOTTED BY ME FOR THE OWNERS OR AGENTS:
W.F. Smith, Jr. (SUPERVISOR'S NAME) (SUA)
3/6/14 DATE

DEPUTY RECORDER
 MY COMMISSION EXPIRES
 FIRST MONDAY OF JANUARY 2016
 DIRECTOR
 DATE: 5/28/14

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF November 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

I hereby CERTIFY that this document is recorded in the Recorder's Office of Beaver County, Pennsylvania
 Recorder of Deeds
 BEAVER COUNTY PLANNING COMMISSION
 REVIEWED WITH COMMENTS BY THE BEAVER COUNTY PLANNING COMMISSION AT A MEETING HELD
 ON 18th DAY OF February 2014 LETTER
 SENT TO MIDLAND BOROUGH COUNCIL DATED February 19 2014

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

PROOF OF RECORDING
 COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BEAVER)
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14
 GIVEN NUMBER MY HAND AND SEAL THIS 28th DAY OF MAY 2014

WILLIAM F. SMITH, JR.
 MANAGING MEMBER
 BEAVER COUNTY HOMES, L.P.
 IS THE DUTY AUTHORIZED ACT WITH FULL POWER AND AUTHORITY OF SAID BEAVER COUNTY HOMES, L.P. FOR THE PURPOSES HEREIN SET FORTH.

APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS LIMITED TO THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14 AND DOES NOT CONSTITUTE AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID BOROUGH OF MIDLAND, AND WE, BEAVER COUNTY HOMES, L.P.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF MIDLAND, BEAVER COUNTY, PA. ON THIS 11 DAY OF March 2014

HEREBY AGREES TO AND BY THESE PRESENTS TO RELEASE AND FOREVER DISCHARGE SAID BOROUGH OF MIDLAND, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, BEING THE DEDICATION AND RELEASE OF SAID GROUND TO SAID PUBLIC HIGHWAYS, BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BEAVER COUNTY HOMES, L.P. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS LIMITED TO THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14 AND DOES NOT CONSTITUTE AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID BOROUGH OF MIDLAND, AND WE, BEAVER COUNTY HOMES, L.P.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

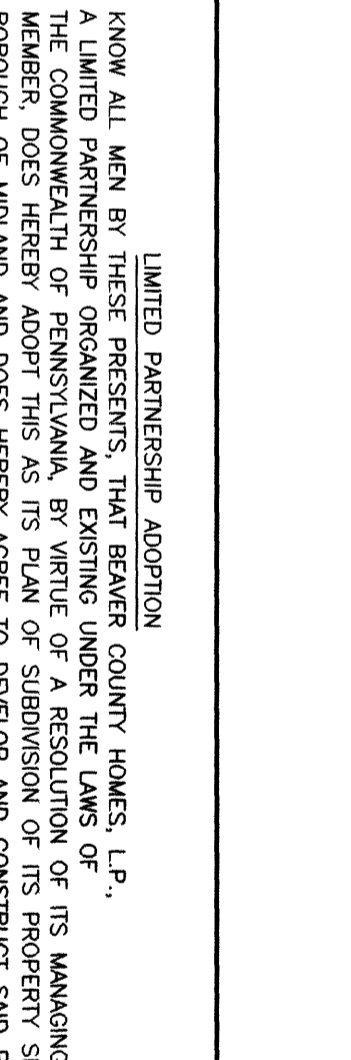
APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS LIMITED TO THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14 AND DOES NOT CONSTITUTE AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID BOROUGH OF MIDLAND, AND WE, BEAVER COUNTY HOMES, L.P.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS LIMITED TO THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14 AND DOES NOT CONSTITUTE AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID BOROUGH OF MIDLAND, AND WE, BEAVER COUNTY HOMES, L.P.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March 2014
 MY COMMISSION EXPIRES THE 16th DAY OF November 2014

APPROVAL BY THE BOROUGH OF MIDLAND
 PENNSYLVANIA, HEREBY GIVES THE PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS LIMITED TO THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 51 PAGE 14 AND DOES NOT CONSTITUTE AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE BINDING ON ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID BOROUGH OF MIDLAND, AND WE, BEAVER COUNTY HOMES, L.P.



BEAVER AVE.
 7th ST
 809
 808
 807
 806
 805
 800