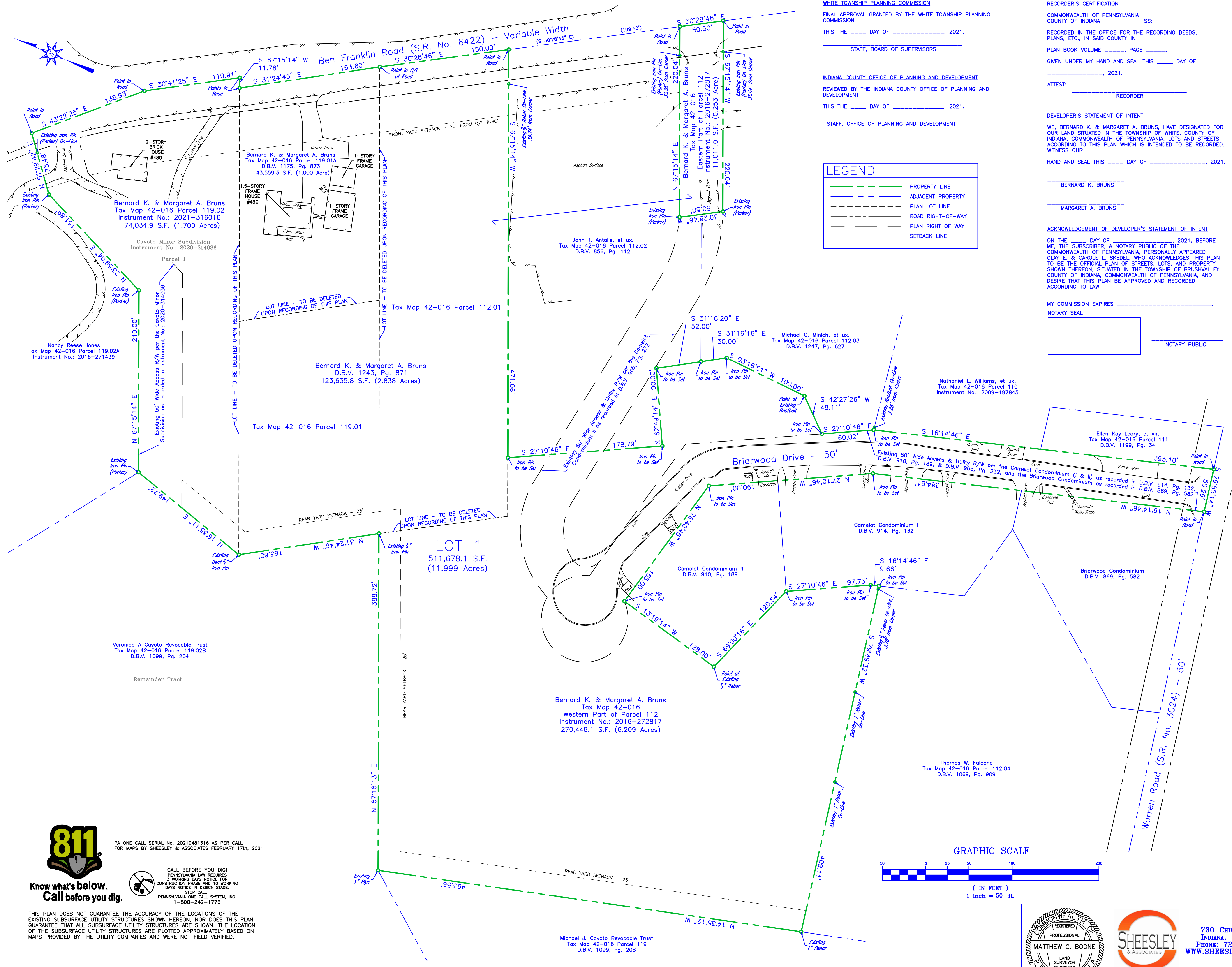


IF THIS DRAWING IS LESS THAN 24" X 36" IT IS A REDUCED SIZE DRAWING

IN 21011 - Bruns, Ben - 490 Ben Franklin Road.dwg, Plotted: Apr 02, 2021, 10:08am



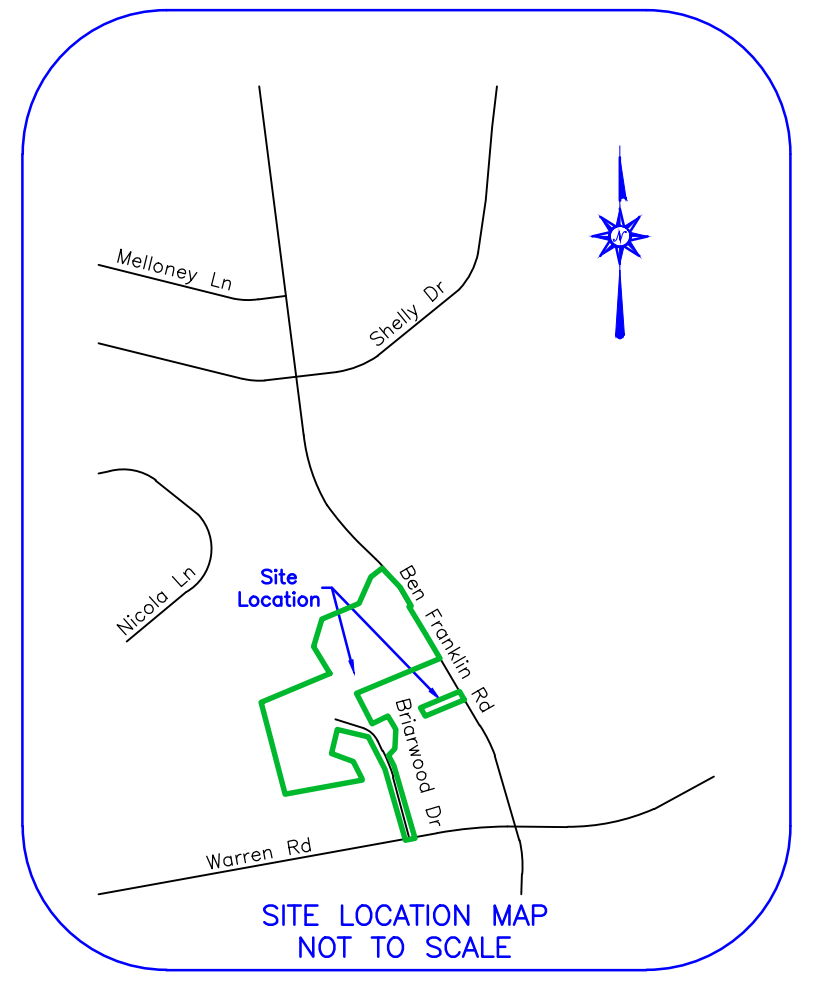
WHITE TOWNSHIP PLANNING COMMISSION  
FINAL APPROVAL GRANTED BY THE WHITE TOWNSHIP PLANNING COMMISSION  
THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2021.  
STAFF, BOARD OF SUPERVISORS

INDIANA COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
REVIEWED BY THE INDIANA COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2021.  
STAFF, OFFICE OF PLANNING AND DEVELOPMENT

RECORDER'S CERTIFICATION  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF INDIANA  
SS:  
RECORDED IN THE OFFICE FOR THE RECORDING DEEDS, PLANS, ETC., IN SAID COUNTY IN  
PLAN BOOK VOLUME \_\_\_\_ PAGE \_\_\_\_  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.  
ATTEST:  
RECORDER

DEVELOPER'S STATEMENT OF INTENT  
WE, BERNARD K. & MARGARET A. BRUNS, HAVE DESIGNATED FOR OUR LAND SITUATED IN THE TOWNSHIP OF WHITE, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS OUR  
HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.  
BERNARD K. BRUNS  
MARGARET A. BRUNS

ACKNOWLEDGEMENT OF DEVELOPER'S STATEMENT OF INTENT  
ON THE \_\_\_\_ DAY OF \_\_\_\_ 2021, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAY E. & CAROLE L. SKEDDL, WHO ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS, LOTS, AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF BRUSHVALLEY, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE APPROVED AND RECORDED ACCORDING TO LAW.  
MY COMMISSION EXPIRES \_\_\_\_  
NOTARY SEAL  
NOTARY PUBLIC



- NOTES
1. THE PURPOSE OF THIS PLAN IS TO COMBINE TAX PARCELS 42-016-112, 42-016-112.01, 42-016-119.01, 42-016-119.01A, & 42-016-119.02 INTO ONE LOT.
  2. NO NEW BUILDABLE LOTS ARE BEING CREATED WITH THE RECORDING OF THIS PLAN.
  3. ALL CURRENT LOTS HAVE ACCESS TO PUBLIC SANITARY SEWAGE AND WATER FACILITIES. NO UTILITIES WILL BE AFFECTED WITH THE RECORDING OF THIS PLAN.
  4. THE BASIS OF BEARINGS IS BASED STATE PLANE COORDINATE SYSTEM, NAD 83 SOUTH ZONE.
  5. ALL LOTS ARE SUBJECT TO THE BUILDING SETBACK REQUIREMENTS AS PER THE WHITE TOWNSHIP SUBDIVISION ORDINANCE.
  6. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  7. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
  8. 5/8" DIAMETER IRON PINS ARE TO BE SET AT ALL PROPERTY CORNERS AND RIGHT-OF-WAY LINES.
  9. SHEESLEY & ASSOCIATES RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

ZONING

ZONING DISTRICT	WHITE TOWNSHIP
MAXIMUM LOT AREA	7,200 S.F.
MINIMUM LOT DEPTH	120'
MINIMUM FRONTAGE	60'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'

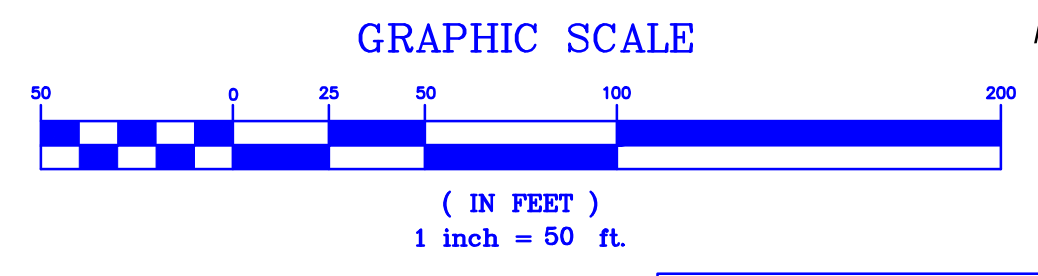
FORMER AREA TABULATION

PARCEL	SQ. FT.	ACRES
Western Part of 42-016-112	270,448.1	6.209
Eastern Part of 42-016-112	11,011.0	0.253
42-016-112.01 & 42-016-119.01	123,635.8	2.838
42-016-119.01A	43,559.3	1.000
42-016-119.02	74,034.9	1.700
TOTAL	522,689.1	11.999

TABULATION OF AREAS

LOT	SQ. FT.	ACRES
LOT 1	522,689.1	11.999
TOTAL	522,689.1	11.999

I, MATTHEW C. BOONE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AS SHOWN HEREON IS BASED ON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT ALL MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.  
DATE: 4/2/2021  
SIGNATURE OF SURVEYOR: *Matthew C. Boone*



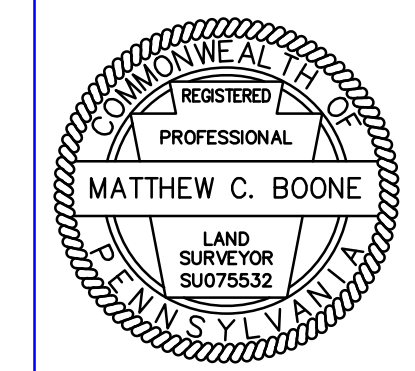
**811**  
Know what's below.  
Call before you dig.

PA ONE CALL SERIAL No. 20210481316 AS PER CALL FOR MAPS BY SHEESLEY & ASSOCIATES FEBRUARY 17th, 2021

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 15 WORKING DAYS NOTICE IN DESIGN STAGE.  
STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

THIS PLAN DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN HEREON, NOR DOES THIS PLAN GUARANTEE THAT ALL SUBSURFACE UTILITY STRUCTURES ARE SHOWN. THE LOCATION OF THE SUBSURFACE UTILITY STRUCTURES ARE PLOTTED APPROXIMATELY BASED ON MAPS PROVIDED BY THE UTILITY COMPANIES AND WERE NOT FIELD VERIFIED.

Michael J. Cavoto Revocable Trust  
Tax Map 42-016 Parcel 119  
D.B.V. 1099, Pg. 208



**SHEESLEY & ASSOCIATES**  
ENGINEERING - SURVEYING - ENVIRONMENTAL

730 CHURCH STREET  
INDIANA, PA. 15701  
PHONE: 724.349.2544  
WWW.SHEESLEYASSOC.COM

REVISED: APRIL 2, 2021

**BRUNS CONSOLIDATION PLAN**

PREPARED FOR  
**BERNARD K. & MARGARET A. BRUNS**  
SITUATE IN:  
WHITE TOWNSHIP  
INDIANA COUNTY, PA

DATE: FEBRUARY 24, 2021  
DRAWN BY: MCB

DRAWING NO.: 21011  
SCALE: 1" = 50'