

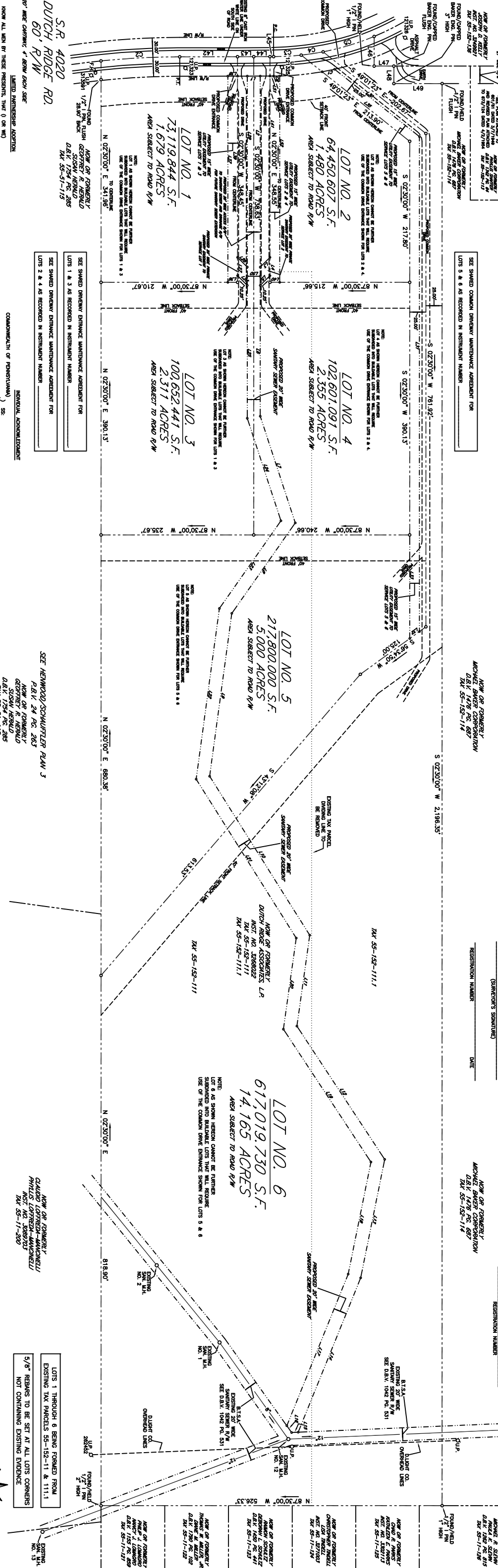
THIS PLAN REQUIRES A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 402 OF THE ACT OF JUNE 24, 1938 (ACT 111), AS AMENDED, AND THE BOARD OF SUPERVISORS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE CONDITIONAL SUBJECT TO ACTION OCCUPANCY PERMIT BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.

GRADE	THICKNESS	ARC LENGTH	CORD LENGTH	CORD BEARING
1	0.5000	18.66	N 81.7317° E	18.66
2	0.5000	12.12	N 82.5115° E	12.12
3	0.5000	12.12	N 82.5115° E	12.12
4	0.5000	34.19	N 82.5115° E	34.19
5	0.5000	82.00	N 82.5115° E	82.00
6	0.5000	82.00	N 82.5115° E	82.00
7	0.5000	82.00	N 82.5115° E	82.00
8	0.5000	82.00	N 82.5115° E	82.00
9	0.5000	82.00	N 82.5115° E	82.00
10	0.5000	82.00	N 82.5115° E	82.00
11	0.5000	82.00	N 82.5115° E	82.00
12	0.5000	82.00	N 82.5115° E	82.00
13	0.5000	82.00	N 82.5115° E	82.00
14	0.5000	82.00	N 82.5115° E	82.00
15	0.5000	82.00	N 82.5115° E	82.00
16	0.5000	82.00	N 82.5115° E	82.00
17	0.5000	82.00	N 82.5115° E	82.00
18	0.5000	82.00	N 82.5115° E	82.00
19	0.5000	82.00	N 82.5115° E	82.00
20	0.5000	82.00	N 82.5115° E	82.00

I, WALTER J. NERO, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HAVE SURVEYED AND PLOTTED THE LOTS AND AREAS SHOWN ON THIS PLAN AND HAVE FOUND THEM TO BE CORRECTLY SHOWN, THAT THE DIMENSIONS AND ANGLES AS SHOWN ON THE PLAN CORRESPOND TO THE ACTUAL FIELD SURVEY AND THAT ALL AREAS, BOUNDARIES, AND CORNERS ARE CORRECTLY SHOWN, THAT THE DIMENSIONS AND ANGLES AS SHOWN ON THE PLAN CORRESPOND TO THE ACTUAL FIELD SURVEY AND THAT ALL AREAS, BOUNDARIES, AND CORNERS ARE CORRECTLY SHOWN, THAT THE DIMENSIONS AND ANGLES AS SHOWN ON THE PLAN CORRESPOND TO THE ACTUAL FIELD SURVEY AND THAT ALL AREAS, BOUNDARIES, AND CORNERS ARE CORRECTLY SHOWN.

APPROVED BY THE TOWNSHIP ENGINEER OF BRIDGTON TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

APPROVED BY THE TOWNSHIP ENGINEER OF BRIDGTON TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.



**S.R. 4020  
DUTCH RIDGE RD.  
60' R/W**

20' WIDE DRIVEWAY, 4' BEYOND EACH SIDE

LIMITED PARTNERSHIP AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I (OR WE) OF THE COUNTY OF BRIDGTON, PENNSYLVANIA, DO HEREBY AGREE TO AND BY THESE PRESENTS DO RELY AND FOREVER DISCHARGE THE ASSASSIN AND TO AGREE FROM THE APPROVATION OF SAID GRANTOR FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREBY TO ANY GRANTS THAT MAY BE GRANTED BY THE BOARD OF SUPERVISORS OF BRIDGTON TOWNSHIP, PENNSYLVANIA, TO THE TOWNSHIP OF BRIDGTON, PENNSYLVANIA.

DUTCH RIDGE ASSOCIATES, L.P.

BY: \_\_\_\_\_

IN WITNESS WHEREOF, I (OR WE) HEREBY SET (MY, OUR) HAND(S) AND SEAL(S) FOR THE LIMITED PARTNERSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

IN COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY \_\_\_\_\_ WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF BRIDGTON TOWNSHIP, PENNSYLVANIA, IS A NECESSARY CONDITION FOR THE GRANTOR TO OBTAIN A COUNTY COURT HOUSE, BEAVER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF THIS PLAN.

TOD R. ARBUTINA, MANAGING PARTNER

BEAVER COUNTY PLANNING COMMISSION

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AND COMMONWEALTH, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THE LIMITED PARTNERSHIP'S ACT AND DEED DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

REMOVED WITH COMMENTS BY THE BEAVER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

LETTER SENT TO BRIDGTON TOWNSHIP BOARD OF SUPERVISORS DATED \_\_\_\_\_ 20\_\_\_\_.

(EXECUTIVE DIRECTOR) \_\_\_\_\_

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDS OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAIN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

OPEN NUMBER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

(RECORDER OF DEEDS) \_\_\_\_\_

APPROVAL BY THE TOWNSHIP OF BRIDGTON, PENNSYLVANIA.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRIDGTON, BEAVER COUNTY, PENNSYLVANIA, HAS REVIEWED AND APPROVED THE PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE DIMENSIONS OR BEARINGS OF ANY, WATER LINES OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRIDGTON, BEAVER COUNTY, PENNSYLVANIA, DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE SURVEY OR THE DIMENSIONS OR BEARINGS OF ANY, WATER LINES OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRIDGTON, BEAVER COUNTY, PENNSYLVANIA, DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE SURVEY OR THE DIMENSIONS OR BEARINGS OF ANY, WATER LINES OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN.

APPROVED BY THE TOWNSHIP OF BRIDGTON, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

(SECRETARY OF BOARD) \_\_\_\_\_

(CHAIRMAN OF BOARD) \_\_\_\_\_

TOWNSHIP PLANNING COMMISSION APPROVAL.

THIS PLAN OF SUBDIVISION HAS BEEN APPROVED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BRIDGTON, BEAVER COUNTY, PENNSYLVANIA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ATTEST: \_\_\_\_\_

(SECRETARY) \_\_\_\_\_

(CHAIRMAN) \_\_\_\_\_

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1	S 87.2630° E	20.00	17	N 02.3000° E	28.28
2	S 87.2630° E	20.00	18	N 02.3000° E	28.28
3	N 02.3000° E	21.21	19	N 02.3000° E	28.28
4	S 02.3000° W	26.84	20	S 02.3000° W	30.00
5	S 02.3000° W	26.84	21	S 02.3000° W	30.00
6	S 02.3000° W	26.84	22	S 02.3000° W	30.00
7	S 02.3000° W	26.84	23	S 02.3000° W	30.00
8	S 02.3000° W	26.84	24	S 02.3000° W	30.00
9	S 02.3000° W	26.84	25	S 02.3000° W	30.00
10	S 02.3000° W	26.84	26	S 02.3000° W	30.00
11	S 02.3000° W	26.84	27	S 02.3000° W	30.00
12	S 02.3000° W	26.84	28	S 02.3000° W	30.00
13	S 02.3000° W	26.84	29	S 02.3000° W	30.00
14	S 02.3000° W	26.84	30	S 02.3000° W	30.00
15	S 02.3000° W	26.84	31	S 02.3000° W	30.00
16	S 02.3000° W	26.84	32	S 02.3000° W	30.00

**DUTCH RIDGE ASSOCIATES, L.P.**  
**PLAN OF SUBDIVISION**  
DEAN ENDEBERG FOR  
DUTCH RIDGE ASSOCIATES, L.P.

SITUATE IN  
BRIDGTON TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA

DATE: NOVEMBER 20, 2011. SCALE: 1" = 60'

REMOVED: 1/9/2012, ADJUST LOT LINES FOR LOTS 3, 4, 5 & 6.

REMOVED: 1/20/2012, ADJUST LOT LINES FOR LOTS 3 & 4.

REMOVED: 2/03/2012, SHOW SPLIT DRIVEWAYS FOR LOTS 3 & 4.

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

LOCATION MAP (NOT TO SCALE)

ZONING DISTRICT:  
R-1 RURAL RESIDENTIAL DISTRICT

OWNERS:  
DUTCH RIDGE ASSOCIATES, L.P.

C/O TOD R. ARBUTINA  
BEAVER, PA. 15009

5/8" REBARS TO BE SET AT ALL LOTS CORNERS NOT CONTAINING EXISTING EVIDENCE

LOT 1 THROUGH 6 BEING FORMED FROM EXISTING TAX PARCELS 55-152-11 & 111.1

NOTE: LOTS 1 THROUGH 6 BEING FORMED FROM EXISTING TAX PARCELS 55-152-11 & 111.1

LOT 6 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 5 & 6

LOT 1 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 1 & 2

LOT 2 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 2 & 3

LOT 3 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 3 & 4

LOT 4 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 4 & 5

LOT 5 AS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INTO BUILDABLE LOTS THAT WILL REQUIRE USE OF THE COMMON DRIVE ENTRANCE SHOWN FOR LOTS 5 & 6