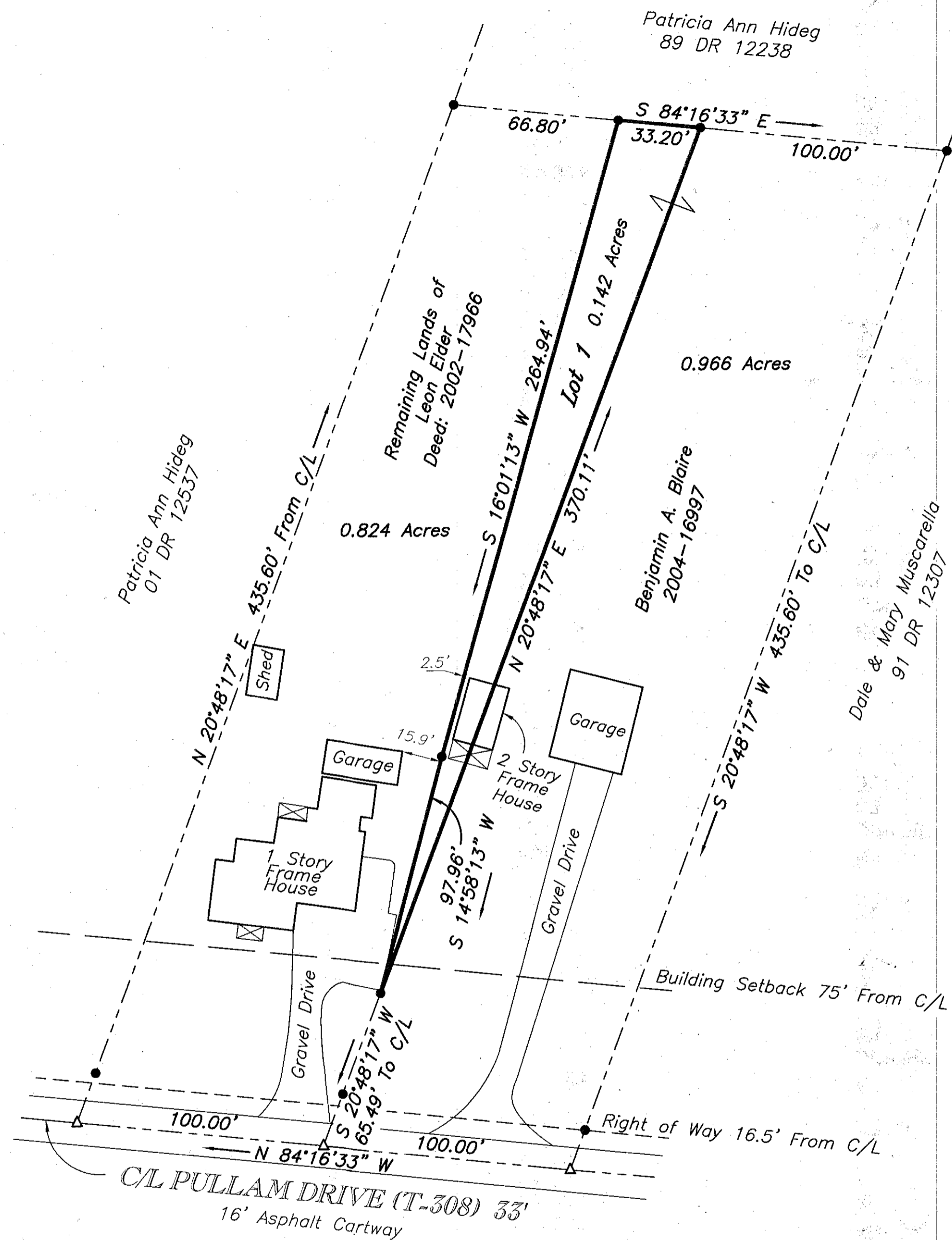


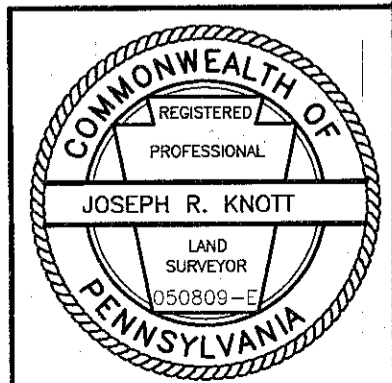


● = Iron Pin / Pipe
 △ = Centerline Point



- Notes:
1. Lot 1 is not a separate building lot and is to be conveyed to and become part of the adjoining lands of Benjamin A. Blaire, Deed: 2004-16997.
 2. A variance from the 25 foot side setback in Section 500 of the Shenango Township Zoning Ordinance was granted by the Township Zoning Hearing Board on 3-19-21, Appeal 2021-B.
 3. A modification to Article IV, Section 403.3.5, 4:1 Lot Ratio, was granted by Mercer County Regional Planning Commission on Date: _____
 4. This property is subject to all conditions, restrictions, reservations, right of ways, easements, municipal building setbacks and any other matters as may be contained in prior instruments of record.

PLAN IS NULL AND VOID UNLESS RECORDED BY _____
 NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.



APPROVED: _____ DATE: _____
 MERCER COUNTY REGIONAL PLANNING COMMISSION

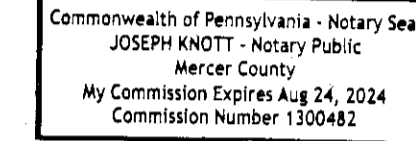
CHAIRMAN

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MERCER

BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED LEON ELDER AND ACKNOWLEDGE THE BELOW, WITNESS MY HAND AND SEAL THIS 24TH DAY OF MARCH, 2022.

MY COMMISSION EXPIRES THE 24TH DAY OF AUG, 2024.

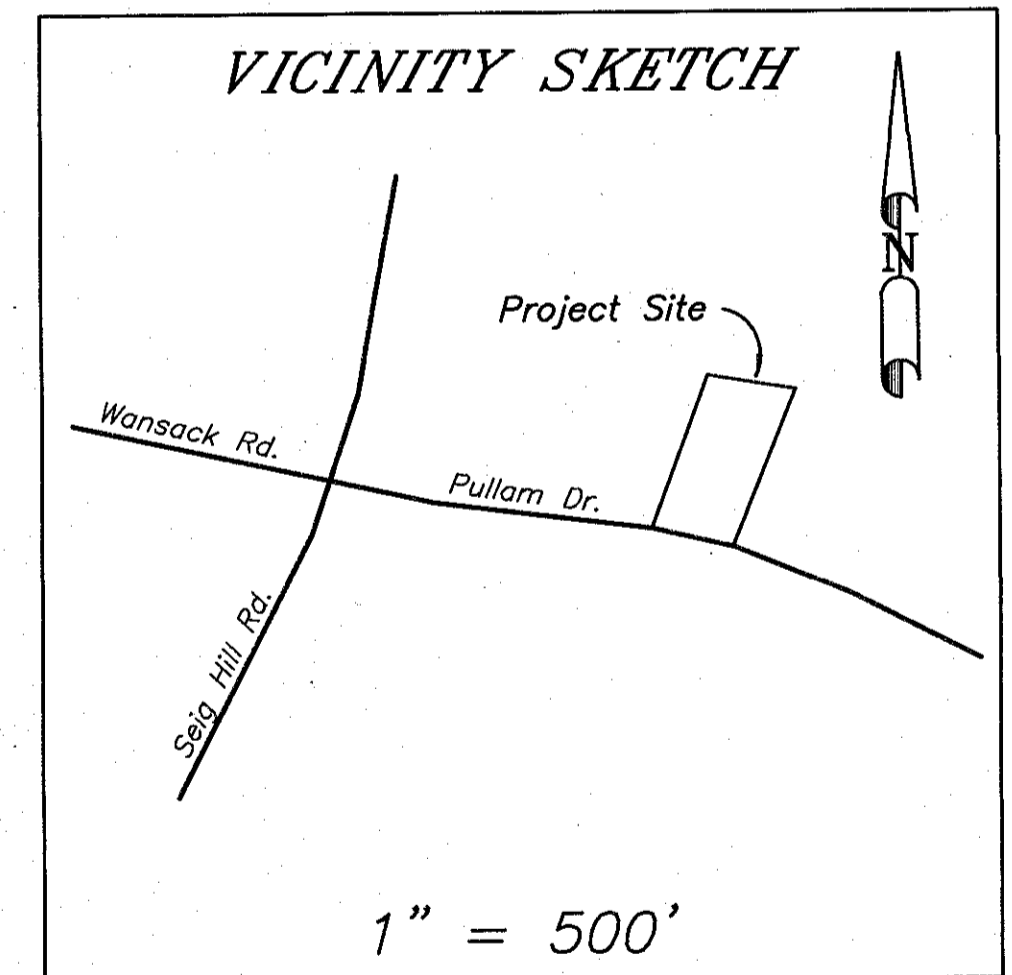


SIGNATURE John H. Knott

I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

Leon Elder
 Leon Elder

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY John H. Knott, PLS



KNOTT SURVEYING, LLC 637 Bedford Road West Middlesex, PA 16159 (724) 528-1312	Date	3-24-22	FINAL LOT 1 LEON ELDER SUBDIVISION Shenango Township Mercer County, PA
	Scale	1" = 40'	
	Job No.	20135	
	Deed Ref:	2002-17966	
	Zoned:	R-2 Residential	
Owner's Address: Leon Elder 39 Pullam Dr. West Middlesex, PA 16159			