

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared:

_____, who being duly sworn according to law, deposes and says that he is an authorized officer of Venuria Limited LLC, the owner of this property, and that he, on behalf of the owner of this property, acknowledges the same to be their act and plan and desire the same to be recorded as such according to law.

(Name) (Title)

Witness my hand and seal this _____ day of _____, 20____.

Notary Public

My commission expires _____, 20____.

Reviewed by the LeBoeuf Township Planning Commission this _____ day of _____, 2016.

Reviewed by the LeBoeuf Township Supervisors this _____ day of _____, 2016.

Approved by the Erie County Department of Planning this _____ day of _____, 2016.

REVIEWED BY DIRECTOR

Recorded in Erie County Recorder of Deeds Office as
Instrument Number _____

RECORDER OF DEEDS



ZONING: Agricultural

FRONT YARD	50'
SIDE YARD	30'
REAR YARD	50'

AREA TABULATION

(30) 6-34-14 (Existing):	59.721 Ac. Gross	59.085 Ac. Net
Lot 2 (Proposed)	10.590 Ac. Gross	10.321 Ac. Net
(30) 6-34-14 (Residue)	49.131 Ac. Gross	48.764 Ac. Net

Owner / Subdivider Contact:
George Leach
Venturia Limited, LLC
285 Kappa Drive, Suite 300
Pittsburgh, PA 15238

N/F Lands of
Mary P. Troyer
D.B. 898, P. 188
(30) 6-34-4

N/F Lands of
Russell Standard
Corporation
R.B. 377, P. 1240
(30) 5-34-3.02

Residue Lands of
Venturia Limited, LLC
Inst. No. 2015-019260
49.131 Acres Gross
48.764 Acres Net
(30) 6-34-14
TO REMAIN IN AGRICULTURAL USE.
SEE NON-BUILDING WAIVER NOTICE.

N/F Lands of
Mark Thompson
Inst. No. 2014-014707
(30) 6-34-14.01

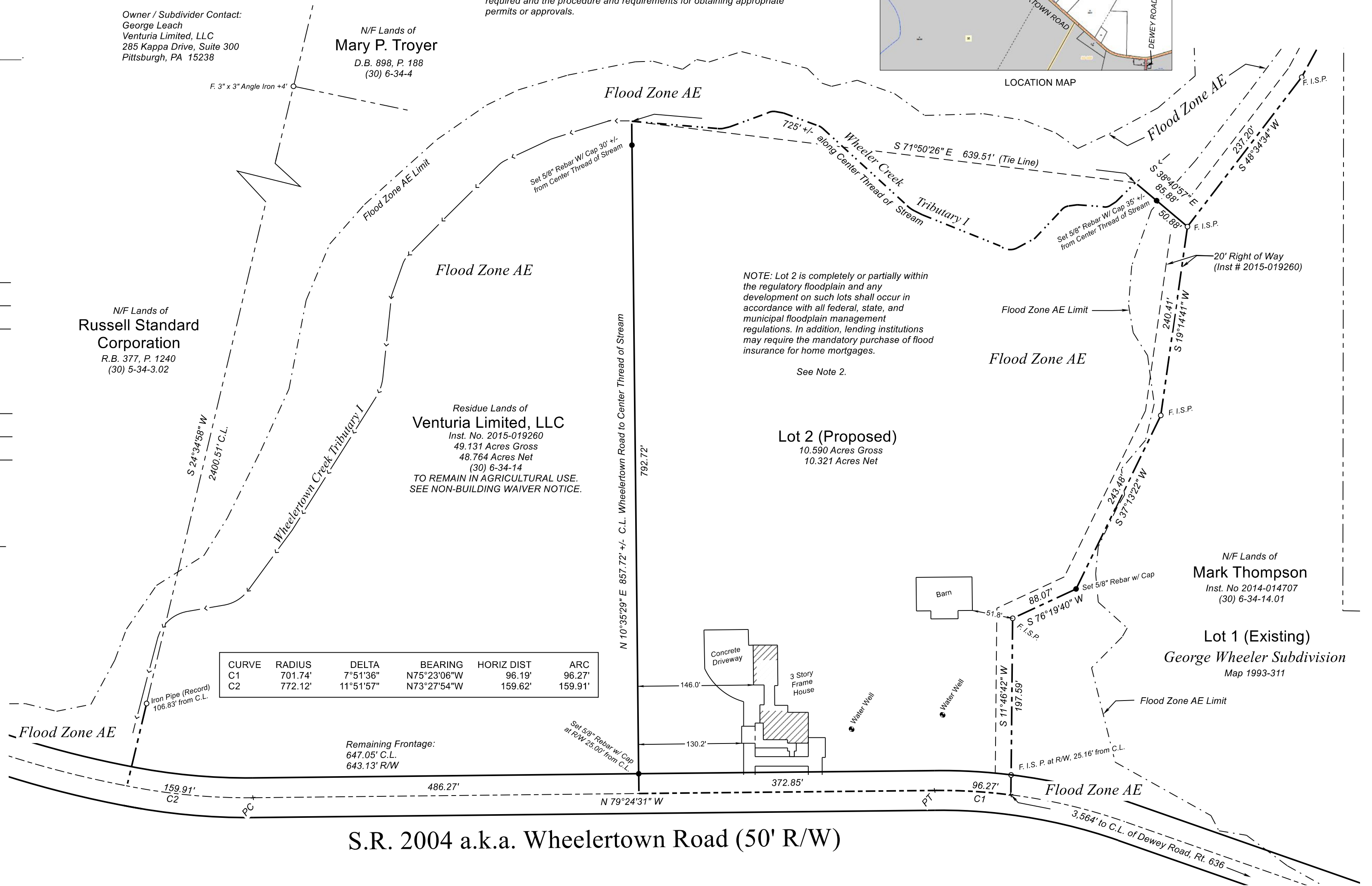
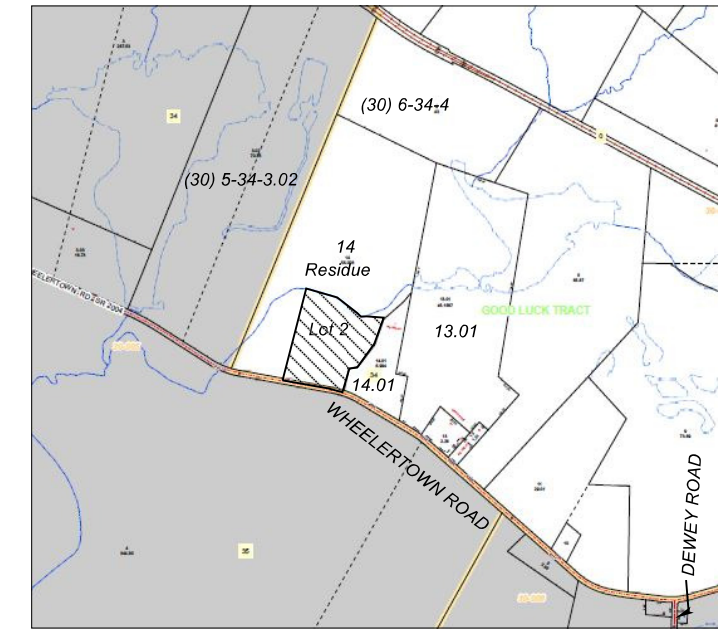
Lot 1 (Existing)
George Wheeler Subdivision
Map 1993-311

CURVE	RADIUS	DELTA	BEARING	HORIZ DIST	ARC
C1	701.74'	7°51'36"	N75°23'06"W	96.19'	96.27'
C2	772.12'	11°51'57"	N73°27'54"W	159.62'	159.91'

Remaining Frontage:
647.05' C.L.
643.13' R/W

Non-Building Waiver Notice

As of the date of this plot plan recording, the Residue Lands described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of the Residue Lands has been approved by LeBoeuf Township or the PA Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and the DEP have both approved sewage facilities planning for the Residue Lands described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of LeBoeuf Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.



S.R. 2004 a.k.a. Wheelertown Road (50' R/W)

Surveyor's Notes

- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current and accurate title search may disclose.
- Flood Zone AE Limit is digitized from National Flood Insurance Program FIRM Number 422415 0418 D, effective February 19, 2014; and NFIP FIRM Number 422415 0420 D, effective February 19, 2014.
- Access to State Highway 2004, Wheelertown Road, shall be only as authorized by a highway occupancy permit.

Certification

I, Allen David Yard, a registered land surveyor of the Commonwealth of Pennsylvania, do hereby certify that the survey and plan shown and described hereon is true and correct to the best of my knowledge and belief and that all pins and monuments are located and installed as shown.

Certified this 21st day of December, 2015

Allen David Yard, PLS

SU075070

LEGEND

	Proposed Boundary Line
	Existing Boundary Line
	Right of Way Line
	Road Centerline
	Existing Monument
	Set 5/8" Rebar w/ Cap
	Found
	Iron Survey Pin

Subdivision Survey Lands of Venturia Limited, LLC LeBOEUF TOWNSHIP, ERIE COUNTY, PENNSYLVANIA			
A. R. E. A. Surveying 210 High Street, P.O. Box 93 Waterford, PA 16441 (814) 796-4340 www.AREASurveying.net	Scale 1" = 100' Drawing No. 0040 (30) 6-34-14	Date December 21, 2015 Tract Good Luck	Field Book F 0040 Drawn by ADY