

BY-LAWS
OF
BRIAR CREEK HOMEOWNERS ASSOCIATION, INC.

A Pennsylvania NonProfit Corporation

ARTICLE I
Introductory

- 1.1 Name. The name of the corporation is Briar Creek Homeowners Association, Inc.
- 1.2 Definition of By-Laws. These By-Laws constitute the code of rules adopted by the Briar Creek Homeowners Association, Inc. for the regulation and management of its affairs.
- 1.3 Principal Office. The principal and registered office of the corporation shall be at such place as the Board of Directors may designate from time to time.
- 1.4 Purpose. The Association is formed to comply with the Uniform Planned Community Act, as amended ("UPCA"), with the purpose of the Association being to own, operate and maintain the Open Space and to enforce covenants and rules relating to the Lots and Open Space for the benefit of the Members of the Association.

ARTICLE II
Definitions

- 2.1 "Association" means Briar Creek Homeowners Association, Inc., a nonprofit corporation organized pursuant to the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania.
- 2.2 "Declarant" means Jester Venture, L.P., a Pennsylvania limited partnership.
- 2.3 "Declaration" means the Declaration of Covenants, Conditions and Restrictions of Briar Creek, A Planned Community, recorded in the Recorder's Office of Butler County, Pennsylvania, and all amendments thereto

2.4 "Lot" shall mean and refer to any designated area or unit or space for single family type ownership and occupancy, shown upon any recorded Property Plan and the improvements thereon, excluding area, space, and things intended for common use as Open Space.

2.5.1 "Member" means an owner of a Lot.

2.6 "Open Space" shall mean all real property now or hereafter owned by the Association for the common use and enjoyment of the Members of the Association. The Open Space to be owned by the Association includes a) all Open Space shown on the Property Plan, and; b) all property on the Property Plan that is not part of any of Lots 1 - ____ as identified on the Property Plan and that is not part of a street as identified on the Property Plan; and c) all detention areas, the planted island traffic separator and the sidewalks now or hereafter existing in the Property Plan, including without limitation, the Easement Area (as such term is defined in the Declaration). Open Space does not include the roads or streets to be constructed by Declarant in the Briar Creek Property Plan which are subsequently dedicated to the municipality pursuant to Section 4 of the Declaration.

2.7 "Property" means the approximately __ acre tract of land located in Cranberry Township, Butler County, Pennsylvania as shown on the Property Plan.

2.8 "Property Plan" means the Briar Creek Property Plan recorded with the Office of Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume ____, Page ____.

ARTICLE III Applicability

All present and future Members shall be subject to these By-Laws and to the rules and regulations issued by the Association to govern the use of the Open Space and the Lots and the conduct of its Members.

ARTICLE IV Use of Facilities

4.1 The Open Space shall be limited to the use of the Members and permitted occupants and guests.

4.2 Any lease of a Lot shall contain a clause containing an agreement of the tenant to be bound by the provisions of the By-Laws.

ARTICLE V
Membership and Voting Rights

5. Membership and Voting Rights. Membership and voting rights shall be as specified in Article III of the Declaration.

ARTICLE VI
Quorum, Proxies and Waivers

6.1 Quorum. The percentage of Members represented in person or by proxy which constitutes a quorum at a meeting of the Members shall be 35% of the votes entitled to be cast. If such quorum shall not be present or represented at any meeting of the Association, the Members who are present may adjourn the meeting to a new date, with at least five days notice to all Members, until a quorum shall be present or represented.

6.2 Vote Required to Transact Business. The vote of a majority of the votes of the Members present, or represented by proxy, at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted on by the Members, unless a greater portion is required by law, the Articles of Incorporation, these By-Laws or the Declaration.

6.3 Right to Vote. Members shall be entitled to vote either in person or by proxy at any meeting of the Association. Any such proxy shall only be valid for such meeting or subsequent adjourned meeting thereof.

6.4 Proxies. Votes allocated to a Lot may be cast pursuant to a proxy duly executed by a Member. If a Lot is owned by more than one person, each owner of the Lot may vote or register protest to the casting of votes by the other owners of the Lot through a duly executed proxy. A proxy terminates one year after its date unless it specifies a shorter term.

6.5 Waiver and Consent. Wherever the vote of the membership at a meeting is required or permitted by statute or by any provision of the Declaration, Articles of Incorporation or these By-Laws to be taken in connection with any action of the Association, the meeting and vote of the membership may be dispensed with if all Members who would have been entitled to vote upon the action, if such meeting were held, shall consent in writing or by telephone to such action being taken.

6.6 Place of Meeting. Meetings shall be held at any suitable place convenient to the Members as may be designated by the Board of Directors and designated in the notices of such meetings.

6.7 Annual Meetings. The annual meeting of the membership of the Association shall be held on such date as is fixed by the Board of Directors. At such meetings

there shall be elected by ballot of the membership a Board of Directors in accordance with the requirements of Article VII of these By-Laws. The Members may also transact such other business as may properly come before the meeting.

6.8 Special Meetings. It shall be the duty of the President to call a special meeting of the Association, if so directed by the Board of Directors, or upon the presentation to the Secretary of a petition signed by a majority of the votes of all of the Members.

6.9 Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting to each Member at least ten (10) but not more than sixty (60) days prior to such meeting. A Notice shall be considered served if mailed in the manner provided in these By-Laws. The notice of any meeting must state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or these By-Laws; any budget or assessment changes; and, where the Declaration or By-Laws require approval of Members, any proposal to remove a Director or an Officer.

ARTICLE VII Board of Directors

7.1 Number and Term. The Board of Directors shall consist of three (3) Directors. An initial Board shall be designated by the Declarant. The transition from Declarant-appointed Directors to Member-elected Directors shall occur according to Article III of the Declaration. Such elected Directors must be Members other than the Declarant, and shall be at least twenty-one years of age. Elections shall be held at the regular annual meetings.

7.2 Voting for Board Members. In an election of Directors, each Member shall be entitled to one vote for each of as many nominees as there are vacancies be filled.

7.3 Vacancy and Replacement. If the office of any Director becomes vacant by reason of death, resignation, retirement, disqualification, removal from office or otherwise, a majority of the remaining Directors, though less than a quorum, at a special meeting of Directors duly called for this purpose, shall choose a successor who shall hold office for the unexpired term in respect of which such vacancy occurred and until his successor is duly elected and qualified. However, if a Director appointed by the Declarant resigns or is removed, the Declarant shall have the right to appoint another Director in his place.

7.4 Removal. Directors may be removed with or without cause by the affirmative vote of two-thirds of the Members present and entitled to vote at any meeting in which a quorum is present; provided, however, that Directors appointed by the Declarant may be removed (a) only for cause or (b) at any time by the Declarant. No Director, other than a designee of the Declarant, shall continue to serve on the Board if, during his term of office, he does not remain a Member.

7.5 Powers.

(a) The Board of Directors will manage the affairs of the Homeowners Association. Subject to the Declaration and these By-Laws, the Board of Directors may exercise all of the powers of the Association. These powers shall specifically include, but not be limited to, the following items:

(1) the rights and duties of the Association described in Article IV of the Declaration;

(2) the power to adopt, amend and enforce compliance with any reasonable rules and regulations relative to the operation, use and occupancy of the Property consistent with the provisions of the Declaration, including but not limited to enforcement procedures and penalties which the Board of Directors shall deem appropriate for violations of the Declaration, these By-Laws and any rules and regulations adopted pursuant thereto. A copy of the rules and regulations and copies of any amendments thereto must be delivered or mailed to each Member promptly after their adoption and are binding upon all Members, their successors in title and assigns, and occupants of Lots.

(b) The Association may have certain committees, each of which will consist of one or more Directors. Each committee will have and will exercise some prescribed authority of the Board of Directors in the management of the Association.

However, no committee will have the authority of the Board in reference to affecting any of the following:

(1) Submission to Members of any action requiring approval of Members under the UPCA;

(2) Filling of vacancies in the Board;

(3) Adoption, amendment or repeal of By-Laws;

(4) Amendment or repeal of any resolution of the Board; and

(5) Action on matters committed by By-Laws or resolution of the Board to another committee of the Board.

(c) The Board of Directors, by resolution duly adopted by a majority of the Directors in office, may designate and appoint one or more committees and delegate to these committees the specific and prescribed authority of the Board of Directors to exercise in the management of the Association. However, the creation of committees will not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed by law.

7.6 Compensation. Directors and officers shall receive no compensation for their services.

7.7 Meetings.

(a) The annual meeting of the Board of Directors shall be held at the same place as the annual meeting of Members and immediately after the adjournment of same, at which time the dates, places and times of regularly scheduled meetings of the Board shall be set.

(b) Regularly scheduled meetings of the Board may be held without special notice.

(c) Special meetings of the Board may be called by the President on two (2) days notice to each Director either personally or by mail or telegram. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of at least two (2) Directors.

(d) At all meetings of the Board, a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and an act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute or by the Declaration, the Articles of Incorporation or by these By-Laws.

(e) Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

7.8 Annual Statement. The Board of Directors shall furnish to all Members and shall present at the annual meeting and when called for by a vote of the Members at any special meeting of the Members, a full and clear statement of the business condition and affairs of the Association.

ARTICLE VIII
Officers

8.1 Elective Officers. The officers of the Association shall be chosen by the Board of Directors and shall be a President, a Secretary and a Treasurer.

8.2 Election. The Board of Directors, at its first meeting after each annual meeting of Association Members, shall elect a President, a Secretary and a Treasurer.

8.3 Term. The officers shall hold office for a period of one year or until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Directors may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Directors. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors.

8.4 The President. The President shall be the chief executive officer of the Association, shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the business of the Association, shall see that all orders and resolutions of the Board are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a corporation organized under the Nonprofit Corporation Law.

8.5 The Secretary. The Secretary shall attend all meetings of the Board of Directors and all meetings of Members, record all votes and the minutes of all proceedings in a book to be kept for that purpose and perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notice of all meetings of Members and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or by the President, under whose supervision the Secretary shall be.

8.6 The Treasurer. The Treasurer shall have the custody of the Association funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors.

The Treasurer shall disburse the funds of the Association as may be ordered by the Board of Directors, making proper vouchers for such disbursements and shall render to the President and Directors, at the regular meeting of the Board of Directors or whenever they may require it, an account of all of his transactions as Treasurer and of the financial condition of the Association.

The Treasurer shall keep detailed financial records and books of account of the Association, including a separate account for each Member, which, among other things, shall contain the amount of each Assessment, the date when due, the amount paid thereon and the balance remaining unpaid.

ARTICLE IX Notices

9.1 All notices required to be served upon Members pursuant to these By-Laws shall be sufficient if delivered to the Lot or mailed to the Member at the Lot mailing address by regular mail. The effective date of a notice is the date of delivery to the Lot in the

case of actual delivery and a date two (2) days after deposit in the mail in the case of notice sent by mail.

ARTICLE X
Assessments and Finances

10.1 **Creation of the Lien and Personal Obligation of Assessments.** The creation of the lien and personal obligation of Assessments is governed by Article IV of the Declaration.

10.2 **Purpose of Assessments.** The purpose of Assessments is as specified in Article IV of the Declaration.

10.3 **Basis of Assessments.** The basis of the Assessments is as specified in Article IV of the Declaration.

10.4 **Date of Commencement of Assessments: Due Dates.** The date of commencement and the due dates of Assessments are as specified in Article IV of the Declaration.

10.5 **Effect of Nonpayment of Assessment: Remedies of the Association.** The effect of nonpayment of Assessments and the remedies of the Association shall be as specified in Article IV of the Declaration.

10.6 **Subordination of Lien to Mortgages.** The lien of the Assessments provided for herein shall be subordinated pursuant to the provisions of Article IV of the Declaration.

10.7 **Checks.** All checks or demands for money and notes of the Association shall be signed by the President or the Treasurer.

10.8 **Financial Records.** Within 180 days after the close of the fiscal year of the Association, the Board of Directors shall cause to be prepared an annual statement of revenues and expenses for the Association. The cost of preparing the financial statements shall be a Common Expense (as defined in the Declaration).

10.9 **Budgets.** The Board of Directors shall deliver to all Members copies of each budget approved by the Board and notice of any capital expenditure approved by the Board promptly after such approval. The Members, by a majority vote of all the Members entitled to vote, may reject any budget or capital expenditure approved by the Board within 30 days after such approval.

10.10 Examination of Books and Records. Each Member shall be entitled to a reasonable examination of the books and records of the Association at any time upon reasonable notice to the Board of Directors. The Declaration, Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member or first mortgagee at the principal office of the Association.

ARTICLE XI Indemnification

11.1 Indemnification. The Association shall defend and indemnify, in the circumstances and to the extent permitted by law, any Officer or Director with respect to any claim or demand asserted against them for acts or omissions in their capacity or alleged capacity as a representative of the Association. Notwithstanding the foregoing, no such right to defense or indemnity shall exist where the act or omission in question involves the willful misconduct or recklessness, the receipt of a personal benefit from the Association to which no right of entitlement existed, or other circumstances under which the law bars the providing of such defense and indemnity.

11.2 Insurance. The Association may obtain directors and officers liability insurance coverage and any other insurance the Board of Directors deems necessary to satisfy the indemnification obligations of the Association provided in this Article XI. The Association may also obtain such other insurance as the Board of Directors determines from time to time to be necessary or desirable.

11.3 Authorized Representative. For the purposes of this Article, the term "authorized representative" shall mean a Director, officer, employee or agent of the Association.

ARTICLE XII Amendments

12.1 Amendments. These By-Laws may be altered or amended at any duly called meeting of Members provided: (i) that the notice of the meeting shall contain a full statement of the proposed alteration or amendment and (ii) that the amendment shall be approved by the vote of seventy-five percent (75%) of all the votes of all of the Members. No amendment, however, shall affect or impair the validity or priority of the Members' interests and the interests of holders of a mortgage encumbering a Lot.

12.2 Restrictions. Notwithstanding Section 12.1 above, these By-Laws may not be altered or amended without the Declarant's prior written consent as long as the Declarant remains a Member.

ARTICLE XIII
General Provisions

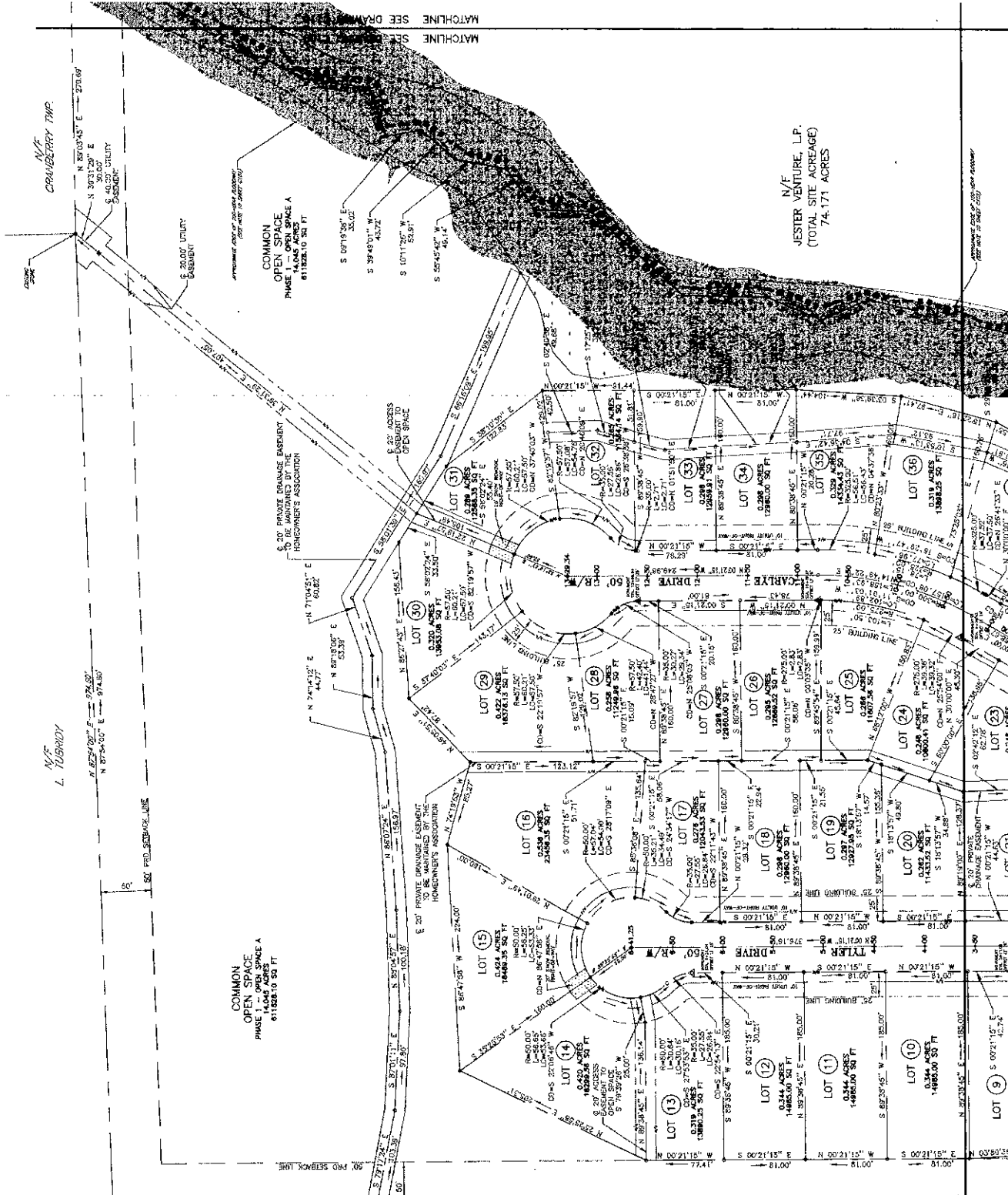
13.1 **Fiscal Year.** The fiscal year of the Association shall end on the 31st day of December of each year.

13.2 **Construction.**

(a) Whenever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, as the context so requires.

(b) In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

13.3 **Severability.** Should any of the covenants, terms or provisions herein imposed be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.



OLSEN ENGINEERING & ASSOCIATES
 ENGINEERS - SURVEYORS - ARCHITECTS
 125 SOUTH MAIN STREET - BUTLER TOWNSHIP, PENNSYLVANIA 16001-1006
 TEL: 724-838-8800 FAX: 724-838-8801
 WWW.OEPA.COM

JESTER VENTURE, LP.
 BRIAR CREEK
 PLAN OF SUBDIVISION - PHASE 1 - REVISED
 74.171 ACRES

DATE: 11-21-09
 BY: [Signature]
 REVISION DESCRIPTION: [Blank]
 SHEET NO. 1 OF 2
 SERVICE NO. 2

RECORDED NOV. 27, 2009
 PLAN BOOK PAGE
257 19

NOTE: WETLANDS
 ANY WETLANDS WITHIN THIS PLAN SHALL NOT BE DISTURBED OR ALTERED WITHOUT THE WRITTEN APPROVAL OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. WETLANDS ARE SHOWN ON THIS PLAN IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. WETLANDS SHOWN ON THIS PLAN ARE AS DELINEATED IN 2001 AND WERE DELINEATED FOR REVISIONS AND DELINEATING JURISDICTIONAL WETLANDS.

THE OUTLINE OF THE WETLANDS ON THIS PLAN DOES NOT REPRESENT THE ACTUAL BOUNDARIES OF THE WETLANDS IN THE FUTURE. IT IS ONLY AN APPROXIMATE INDICATION OF THE LOCATION OF WETLANDS ON THIS PLAN.

WETLANDS MAY ONLY BE DISTURBED WITH A PERMIT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. A PERMIT FOR DISTURBANCE OF WETLANDS SHALL BE REQUIRED AS A CONDITION FOR ASSURANCE OF A BONDING PERMIT FOR ANY WETLANDS ON THIS PLAN. SUCH BONDING PERMITS WILL BE APPLIED TO OPEN SPACES, WHERE WETLANDS WILL BE APPLIED.

PROPOSED STREET RIGHT-OF-WAY SURVEY MONUMENT SHALL BE SET AT THE SUBMITTAL SET FOR DETAILS.

ALL SPACE AREAS AND DETENTION POND RIGHT-OF-WAY ARE OWNED BY THE BRIAR CREEK HOMEOWNERS ASSOCIATION.

CONTRACTS FOR ROAD CONTIGUOUS, AND PROPERTY BOUNDARIES.

AREA OF LAND DESIGNATED FOR PUBLIC ROAD RIGHT-OF-WAY = 3.1156 ACRES.

DRAWING ACCESS IS PERMITTED, A HIGHWAY OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE ACT OF 1988, SECTION 1421, TITLE 16, CHAPTER 1421.



PHASING SCHEDULE
 PHASE 1 APPROVAL: APRIL 2008
 PHASE 2 APPROVAL: APRIL 2008
 PHASE 3 APPROVAL: APRIL 2008
 PHASE 4 APPROVAL: APRIL 2008
 PHASE 5 APPROVAL: APRIL 2008

UTILITY CONSTRUCTION NOTES:
 NO GLEN ECKH ROAD THAT ARE ALTERED DURING THE CONSTRUCTION OF THIS PHASE SHALL BE RECONSTRUCTED TO ORIGINAL CONDITIONS. ALL UTILITIES SHALL BE RECONSTRUCTED TO ORIGINAL CONDITIONS. ALL UTILITIES SHALL BE RECONSTRUCTED TO ORIGINAL CONDITIONS. ALL UTILITIES SHALL BE RECONSTRUCTED TO ORIGINAL CONDITIONS.

DATA TABULATION

ITEM	QUANTITY	UNITS
1. TOTAL AREA	74.171	ACRES
2. TOTAL AREA	1.465	ACRES
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UNLINED JURISDICTIONAL WETLAND AREAS WITHIN LOTS 27 AND 28 WILL REQUIRE A PERMIT FOR ANY ENCROACHMENT INTO THESE AREAS.

REVISIONS SHALL BE PAID WITHIN SIX (6) MONTHS OF OCCUPANCY WEATHER PERMITTING.

USING 36.662-1, DESCRIBING ACCESS TO LOTS FROM PROPOSED STREETS AND THE GENERAL STREET SYSTEM.

USING 36.662-2, DESCRIBING GENERAL STREET DESIGN OF PROPOSED STREETS AND THE GENERAL STREET SYSTEM.

USING 36.662-7, DESCRIBING CRUISES OF PROPOSED STREETS AND THE GENERAL STREET SYSTEM.

IF ZONING REQUIREMENTS

COATED IN A R-1 ZONING DISTRICT

1" DRAINAGE PER LOT

PHASING SCHEDULE
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 PHASE 2 APPROVAL: APRIL 2008
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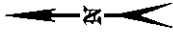
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37. TOTAL AREA	1.465	ACRES
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39. TOTAL AREA	1.465	ACRES
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98. TOTAL AREA	1.465	ACRES
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100. TOTAL AREA	1.465	ACRES





MATCHLINE SEE DRAWING C109
MATCHLINE SEE DRAWING C111

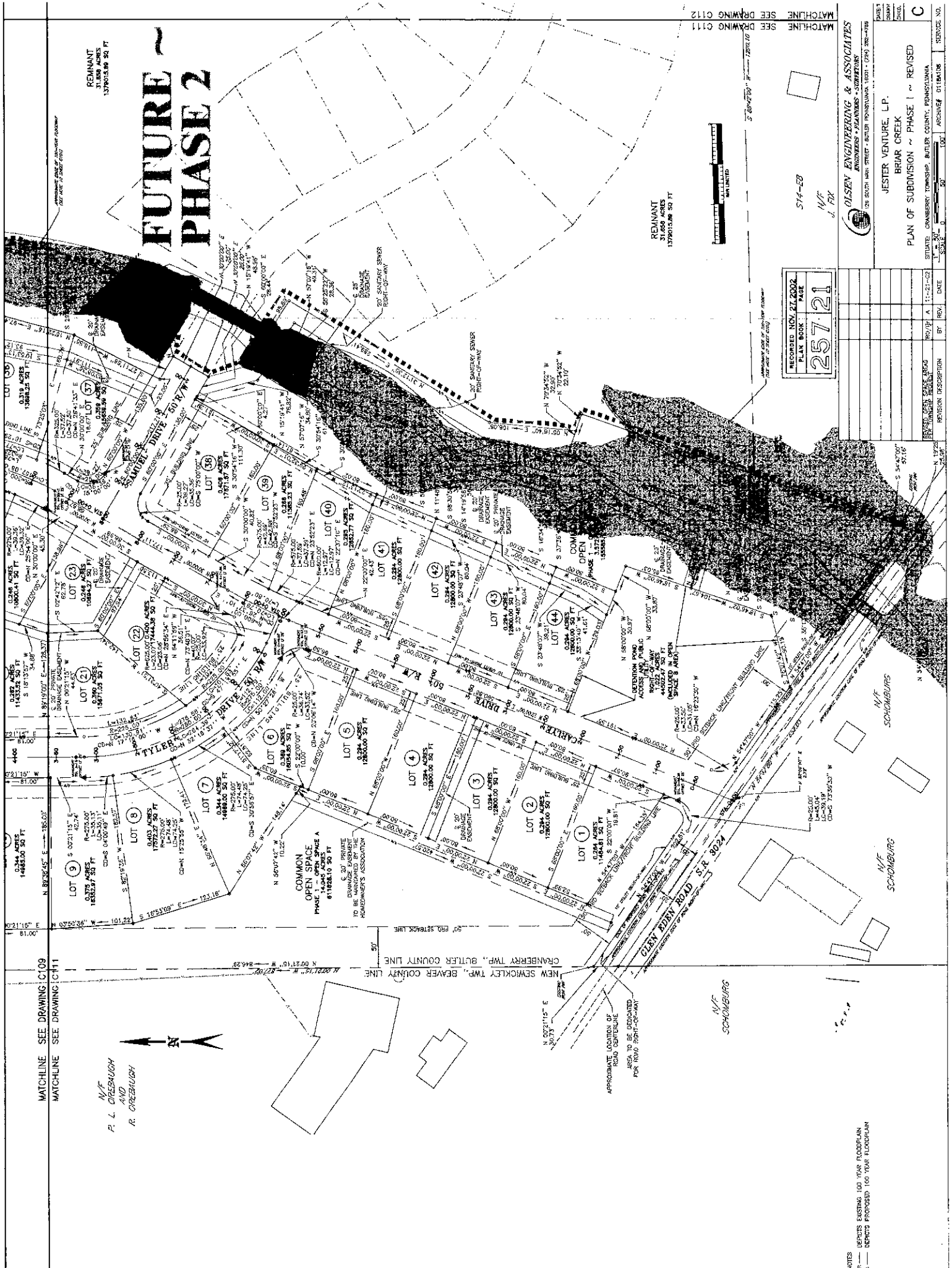
N/F
P. L. OREBAUGH
AND
R. OREBAUGH



FUTURE PHASE 2

REMANANT
31.655 ACRES
1379015.88 SQ. FT.

REMANANT
31.655 ACRES
1379015.88 SQ. FT.



MATCHLINE SEE DRAWING C111
MATCHLINE SEE DRAWING C112

RECORDED NOV. 27, 2002
PLAN BOOK PAGE
25721

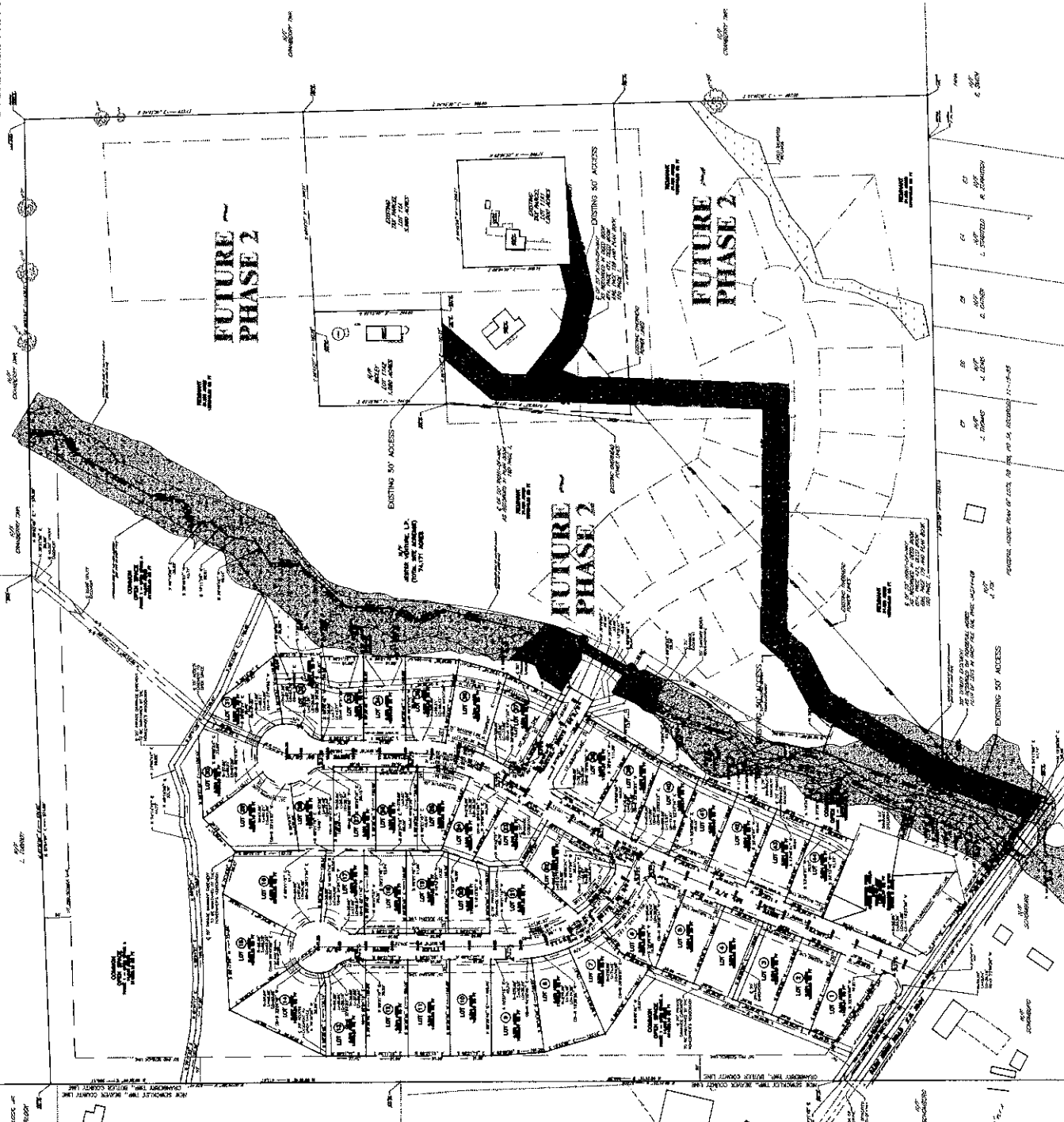
S14-EB
N/F
J. FOX

OLSEN ENGINEERING & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
120 SOUTH MAIN STREET • BUTLER TOWNSHIP, PENNSYLVANIA 17003-1008
TEL: 717-261-1100 • FAX: 717-261-1101

JESTER VENTURE, L.P.
BRIAR CREEK
PLAN OF SUBDIVISION ~ PHASE 1 ~ REVISED

DATE: 11-21-02
BY: [Signature]
REV: [Signature]
PROJ. NO.: 02-001
SHEET NO.: 101

NOTES
DEFLECTS EXISTING 100 YEAR FLOODPLAIN
F.F. ——— DEFLECTS PROPOSED 100 YEAR FLOODPLAIN



RECORDED NO. 27,002
 PLAN BOOK PAGE
257 23

- NOTES:
- 1) PROJECT SITE IS ZONED R1.
 - 2) OWNER: JESTER VENTURE, L.P. PAGE 2002
 DEED BOOK: 1. 10/20/02
 RECORD: 10/20/02
 - 3) SUBDIVIDER: JESTER VENTURE, L.P.
 1000 WATLAND DRIVE
 SUITE 100
 BUTLER, PA 16001
 (724) 452-1448

NO.	DATE	BY	REV.	DESCRIPTION
1	11/22/02			ISSUE FOR PERMITS
2				
3				
4				
5				
6				
7				
8				
9				
10				

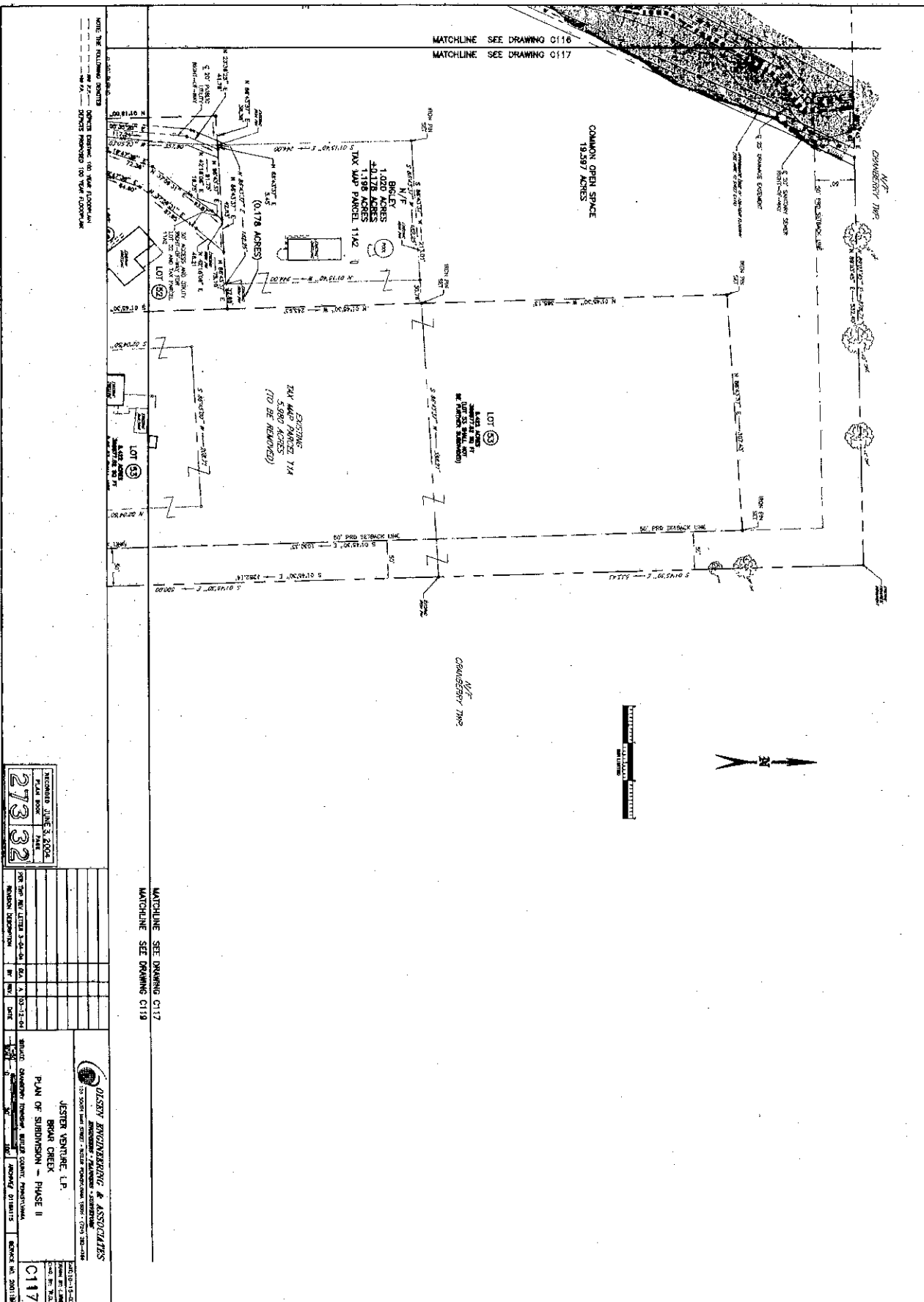
OLSEN ENGINEERING & ASSOCIATES
 ENGINEERS & SURVEYORS
 128 SOUTH MAIN STREET - BUTLER, PENNSYLVANIA 16001 - (724) 780-4706

JESTER VENTURE, L.P.
 BRIAR CREEK (EXISTING ACCESS EASEMENT)
 PLAN OF SUBDIVISION - PHASE 1

SITE: GRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 ARCHIVE# 0118A114
 SERVICE NO. 2



MATCHLINE SEE DRAWING C116
 MATCHLINE SEE DRAWING C117



WITH THE FOLLOWING NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

RECORDED JUNE 3, 2004
 PLAN NO. 27332

NO.	REVISION DESCRIPTION	BY	DATE

OLSON ENGINEERING & ASSOCIATES
 ENGINEERS, PLANNERS, ARCHITECTS
 101 SOUTH MAIN STREET, SUITE 200, DENVER, CO 80202
 (303) 733-1111
 FAX (303) 733-1112
 www.olsoneng.com

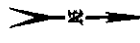
LESTER VENTURE, L.P.
 PLAN OF SUBDIVISION - PHASE II
 101 SOUTH MAIN STREET, SUITE 200, DENVER, CO 80202
 (303) 733-1111
 FAX (303) 733-1112
 www.olsoneng.com

C117

MATCHLINE SEE DRAWING C112
 MATCHLINE SEE DRAWING C119

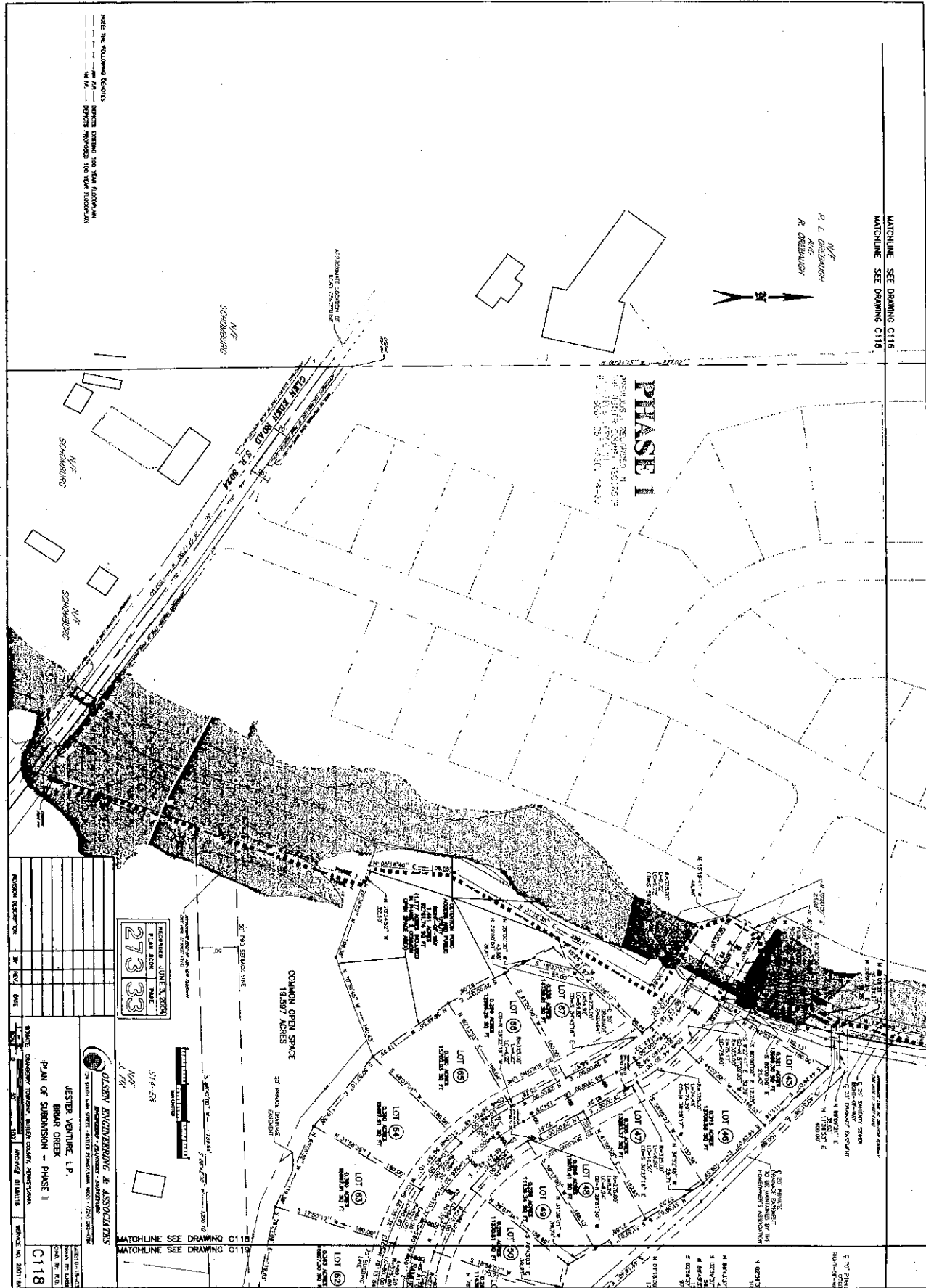
MATCHLINE SEE DRAWING C116
 MATCHLINE SEE DRAWING C118

N/P
 P. L. OLSSEN
 AND
 R. BREIBACH



PHASE I

APPROXIMATE LOCATION OF
 THE PHASE I SUBDIVISION
 IS SHOWN BY THE
 DOTTED LINE.



NOTE THE FOLLOWING DETAILS:
 - - - - - SPACES EXCEPT FOR THE COMMON
 OPEN SPACE ARE TO BE PROVIDED TO THE SUBDIVISION

REVISION	DATE	BY	CHKD

27333
 REVISION DATE 3/2004
 PLAN BOOK NAME
 314-428
 N/P
 L. B. B.

OLSEN ENGINEERING & ASSOCIATES
 JESTER VENTURE, L.P.
 BRAUN CREEK
 PLAN OF SUBDIVISION - PHASE I
 PROJECT: CHANGING TRAILS, 13537 SQUARE FEET COMMON OPEN SPACE
 SHEET: 13537 SQUARE FEET COMMON OPEN SPACE
 SHEET NO. 20011A

MATCHLINE SEE DRAWING C115
 MATCHLINE SEE DRAWING C118

C118
 SHEET NO. 20011A

