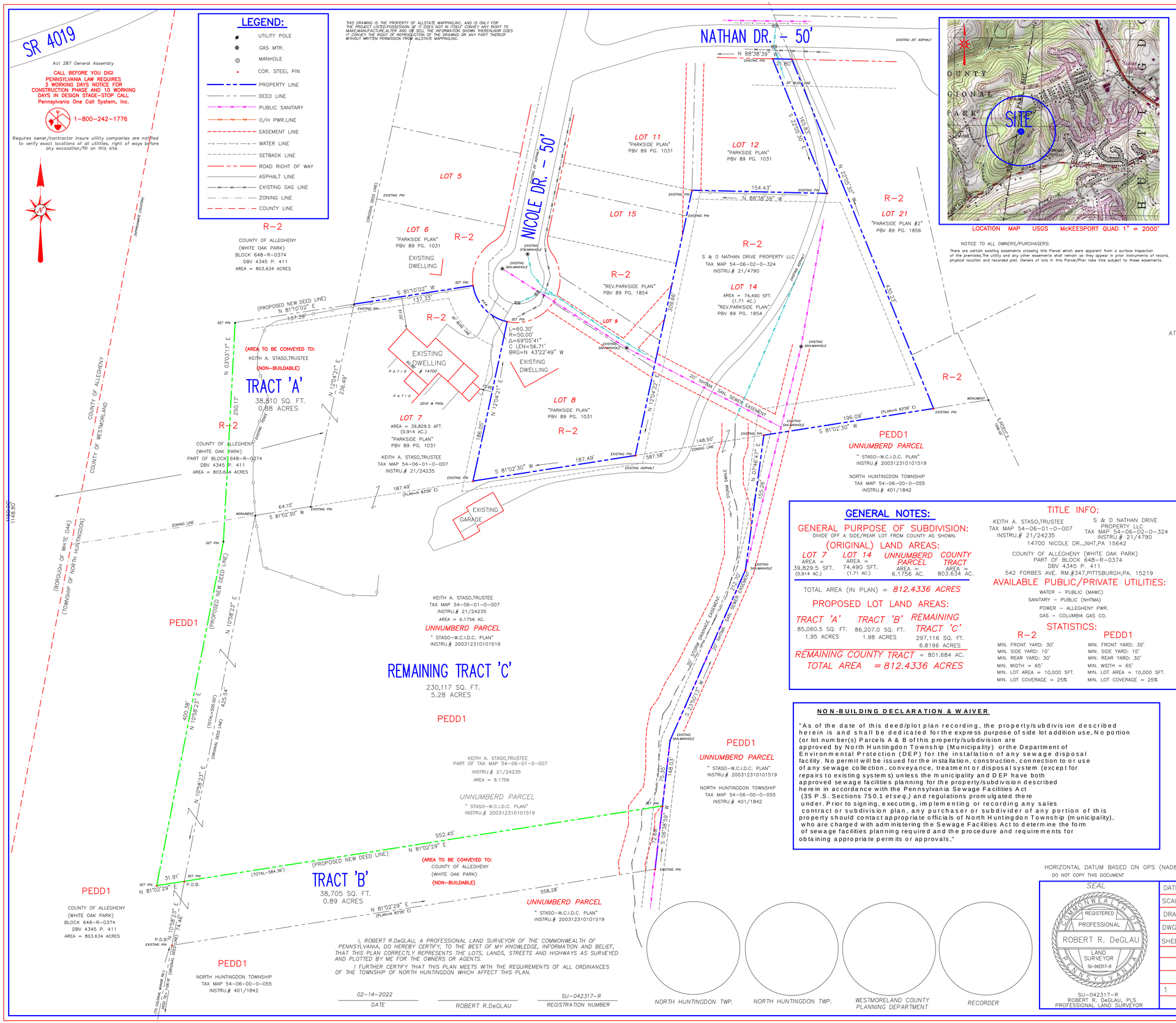

LOCATION MAP USGS McKEESPORT QUAD 1" = 2000'

NOTICE TO ALL OWNERS/PURCHASERS:

There are certain existing easements crossing this Parcel which were apparent from a surface inspection of the premises.The utility and any other easements shall remain as they appear in prior instruments of record, physical location and recorded plat. Owners of lots in this Parcel/Plan take title subject to these easements.

BE IT KNOWN BY ALL MEN PRESENT:

THAT WE,THE UNDERSIGNED,OF NORTH HUNTINGDON TWP., WESTMORELAND COUNTY,PENNSYLVANIA, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND SITUATE IN THE TOWNSHIP OF NORTH HUNTINGDON,WESTMORELAND COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS, ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND WE SHALL MAKE NO CLAIM FOR DAMAGES BY CONSTRUCTION ON SAID DEDICATED LANDS BY THE PROPER AUTHORITIES, THESE DEDICATIONS, RELEASE AND PLAN OF LOTS SHALL BE BINDING UPON OUR HEIRS, SUCCESSORS AND ASSIGNS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ ,20_____ .

ATTEST:

WITNESS

COUNTY OF ALLEGHENY
(WHITE OAK PARK)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) SS:

THE ABOVE NAMED: COUNTY OF ALLEGHENY APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC OF SAID COMMONWEALTH AND COUNTY, AND ACKNOWLEDGED THE FOREGOING PLAN OF LOTS, RELEASES AND DEDICATIONS TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20 _____ .

MY COMMISSION EXPIRES

THE _____DAY OF _____ 20_____ .

NOTARY SEAL

NOTARY

BE IT KNOWN BY ALL MEN PRESENT:

THAT WE,THE UNDERSIGNED,OF NORTH HUNTINGDON TWP., WESTMORELAND COUNTY,PENNSYLVANIA, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND SITUATE IN THE TOWNSHIP OF NORTH HUNTINGDON,WESTMORELAND COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS, ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND WE SHALL MAKE NO CLAIM FOR DAMAGES BY CONSTRUCTION ON SAID DEDICATED LANDS BY THE PROPER AUTHORITIES, THESE DEDICATIONS, RELEASE AND PLAN OF LOTS SHALL BE BINDING UPON OUR HEIRS, SUCCESSORS AND ASSIGNS.

ATTEST:

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ ,20_____ .

WITNESS

KEITH A. STASO,TRUSTEE
S & D NATHAN DRIVE PROPERTY LLC

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) SS:

S & D NATHAN DRIVE PROPERTY LLC
THE ABOVE NAMED: KEITH A. STASO,TRUSTEE APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC OF SAID COMMONWEALTH AND COUNTY, AND ACKNOWLEDGED THE FOREGOING PLAN OF LOTS, RELEASES AND DEDICATIONS TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20 _____ .

MY COMMISSION EXPIRES

THE _____DAY OF _____ 20_____ .

NOTARY SEAL

NOTARY

APPROVED BY THE NORTH HUNTINGDON TWP. BOARD OF COMMISSIONERS THIS _____ DAY OF _____ _____ 20_____ . THE BOARD OF COMMISSIONERS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF NORTH HUNTINGDON ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SUCH STREETS OR WAYS AS TOWNSHIP STREETS OR WAYS OR GRADE, PAVE AND CURB THE STREETS OR WAYS IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR WAYS.

(SEAL)

SECRETARY PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN

SAID COUNTY IN THE INSTRUMENT No. . _____

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF_____, 2022.

RECORDER

REVIEWED BY THE WESTMORELAND COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____ 2022.

DIRECTOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON THIS _____DAY OF_____, 2022.

SECRETARY CHAIRPERSON

GENERAL NOTES:

GENERAL PURPOSE OF SUBDIVISION:

DIVIDE OFF A SIDE/REAR LOT FROM COUNTY AS SHOWN.

(ORIGINAL) LAND AREAS:

LOT 7	LOT 14	UNNUMBERD PARCEL	COUNTY TRACT
AREA = 39,829.5 SFT. (0.914 AC.)	AREA = 74,490 SFT. (1.71 AC.)	AREA = 6.1756 AC.	AREA = 803.634 AC.

TOTAL AREA (IN PLAN) = 812.4336 ACRES

PROPOSED LOT LAND AREAS:

TRACT 'A'	TRACT 'B'	REMAINING TRACT 'C'
85,060.5 SQ. FT. 1.95 ACRES	86,207.0 SQ. FT. 1.98 ACRES	297,116 SQ. FT. 6.8196 ACRES

REMAINING COUNTY TRACT = 801.684 AC.

TOTAL AREA = 812.4336 ACRES

TITLE INFO:

KEITH A. STASO,TRUSTEE
TAX MAP 54–06–01–0–007
INSTRU.# 21/24235

S & D NATHAN DRIVE PROPERTY LLC
TAX MAP 54–06–02–0–324
INSTRU.# 21/4790

14700 NICOLE DR.,,NHT,PA 15642

COUNTY OF ALLEGHENY (WHITE OAK PARK)
PART OF BLOCK 648–R–0374
DBV 4345 P. 411
542 FORBES AVE. RM.#347,PITTSBURGH,PA. 15219

AVAILABLE PUBLIC/PRIVATE UTILITIES:

WATER – PUBLIC (MAWC)
SANITARY – PUBLIC (NHTMA)
POWER – ALLEGHENY PWR.
GAS – COLUMBIA GAS CO.

STATISTICS:

R–2	PEDD1
MIN. FRONT YARD: 30'	MIN. FRONT YARD: 30'
MIN. SIDE YARD: 10'	MIN. SIDE YARD: 10'
MIN. REAR YARD: 30'	MIN. REAR YARD: 30'
MIN. WIDTH = 65'	MIN. WIDTH = 65'
MIN. LOT AREA = 10,000 SFT.	MIN. LOT AREA = 10,000 SFT.
MIN. LOT COVERAGE = 25%	MIN. LOT COVERAGE = 25%

NON-BUILDING DECLARATION & WAIVER

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of side lot addition use, No portion (or lot number(s) Parcels A & B of this property/subdivision are approved by North Huntingdon Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 *et seq.*) and regulations promulgated there under. 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 North Huntingdon Township (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

I, ROBERT R.DeGLAU, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL ORDINANCES OF THE TOWNSHIP OF NORTH HUNTINGDON WHICH AFFECT THIS PLAN.

02–14–2022 DATE

ROBERT R.DeGLAU

SU–042317–R REGISTRATION NUMBER

NORTH HUNTINGDON TWP. NORTH HUNTINGDON TWP. WESTMORELAND COUNTY PLANNING DEPARTMENT RECORDER

0' 50' 100' 150'

ALL DIGITAL INFORMATION CONTAINED HEREON IS OWNED BY ALLSTATE MAPPING INC.

HORIZONTAL DATUM BASED ON GPS (NAD83)

DO NOT COPY THIS DOCUMENT

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT R. DeGLAU
LAND SURVEYOR
SU–042317–R

SU–042317–R
ROBERT R. DeGLAU, PLS
PROFESSIONAL LAND SURVEYOR

DATE:	02–14–2022
SCALE:	1"= 50'
DRAWN BY:	RRD
DWG. FILE:	21–0338
SHEET No.	1 OF 1
REVISED:	
1	06–10–2023

STASO–ALLEGHENY COUNTY SUBDIVISION

PREPARED FOR

KEITH A. STASO,TRUSTEE & COUNTY OF ALLEGHENY

SITUATE IN

(TOWNSHIP OF NORTH HUNTINGDON)
COUNTY OF WESTMORLAND PENNSYLVANIA

ALLSTATEMAPPING@VERIZON.NET

APPROVED BY: ROBERT R. DEGLAU, PLS *Robert DeGlau PLS*

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ALLSTATE MAPPING INC.
SURVEYORS • PLANNERS • CONSULTANTS
PO BOX 422 • IRWIN , PA.
(412) 829–2607 • (724) 863–8558 • FAX(724)863–4939

JOB No. 21-0338