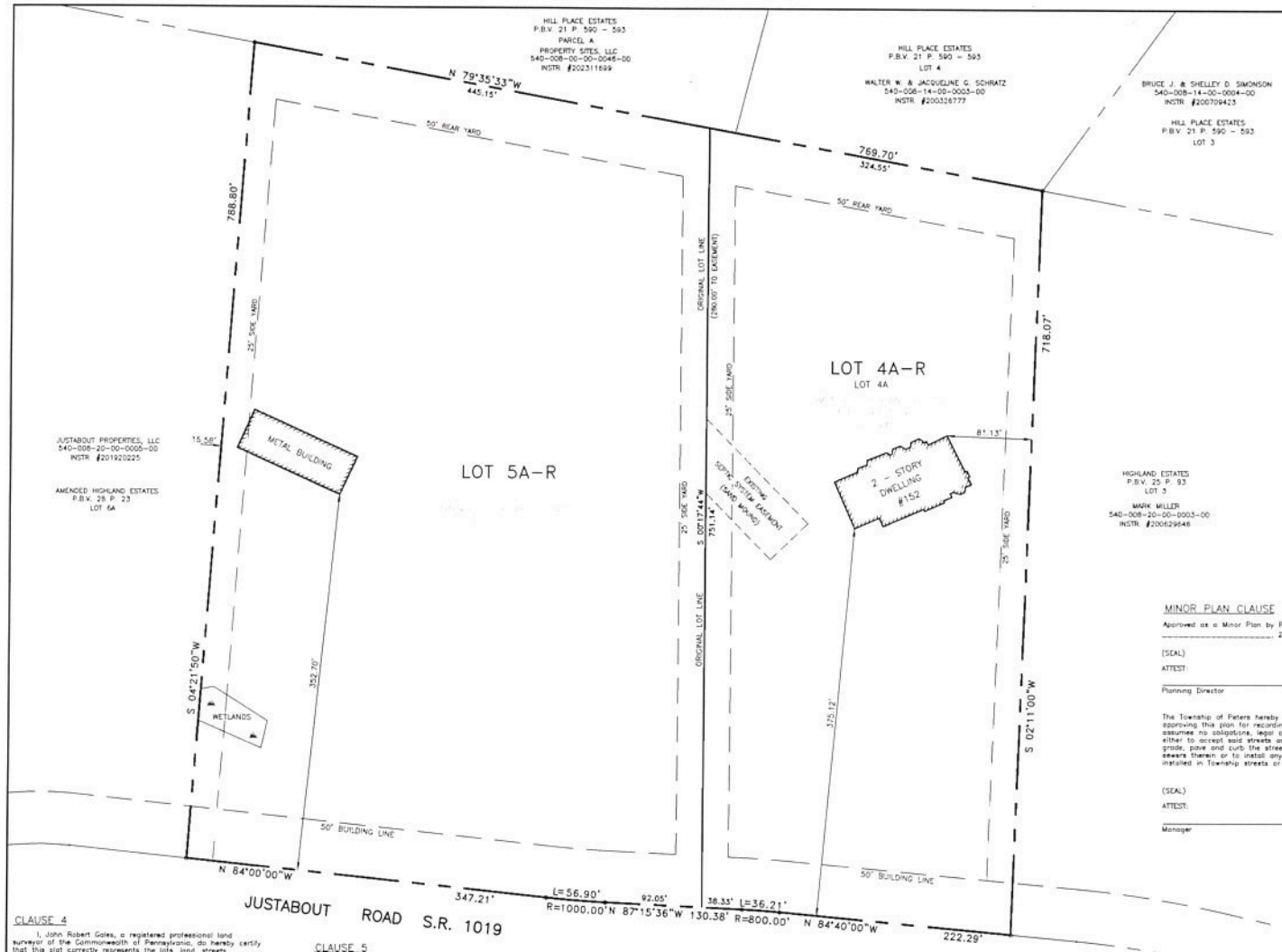


CLAUSE 1

We, Richard L. McCormick, Jr. and Stacey V. Pape, owners of the McCormic
shown hereon, do hereby certify that there is no mortgage, lien or encumb

Notary — Richard L. McCormick, Jr.

Date — Stacey V. Pape

We, Richard L. McCormick, Jr. and Stacey V. Pape, owners of the McCormic
hereby certify that the title of this property is in the name of Richard L. M
Stacey V. Pape as recorded in Instrument Number 201816339, Recorder of
Stacey V. Pape as recorded in Instrument Number 201816339, Recorder of

Notary — Richard L. McCormick, Jr.

Stacey V. Pape

CLAUSE 3

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF WASHINGTON)

Before me, the subscribed, a Notary Public in and for said Commonwealth
County personally appeared the above named Richard L. McCormick, Jr. an
Stacey V. Pape and acknowledged the foregoing release and dedication and
be their act and deed and desired the same to be recorded as such.
Sworn to and subscribed before me this day.

WITNESS BY HAND AND NOTARIAL SEAL this _____ day of _____, 2025.

My Commission Expires the _____ day of _____ 20_____

SEAL — Notary Public

The foregoing adoption and dedication is made by Richard L. McCormick, J
with the full understanding and agreement that the approval of the Washin
Commission and Peters Township, if hereto attached, will become null and
in the Recorder of Deed Office of Washington County, County Office Buildi
within ninety (90) days of date of said approval.

Witness — Richard L. McCormick, Jr.

Stacey V. Pape

MINOR PLAN CLAUSE

Approved as a Minor Plan by Peters Township Staff this _____ day of _____, 2025.

(SEAL)

ATTEST:

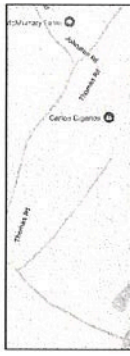
Planning Director — Township Manager

The Township of Peters hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, to grade, pave and curb the streets in said plan or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

(SEAL)

ATTEST:

Manager — Chairman of Council



CLAUSE 4

I, John Robert Gales, a registered professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat correctly represents the lots, land, streets, alleys and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning code, Act No. 247, and other ordinances, including zoning, subdivision and land development, and storm water management existent under the law of the Township of Peters in which this subdivision is located affecting this plat.

Date — John Robert Gales
Registration No. 8203-E

CLAUSE 5

Reviewed by the Washington County Planning Commission this _____ day of _____, 2025.

Chairman

Director

NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SS 420 OF THE ACT OF JUNE 1, 1945 (P. L. 1242, No. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

AREA TABULATION

	SQ. FT.	ACRES
LOT 4A-R	226,076	5.1900
LOT 5A-R	361,548	8.3000
PLAN TOTAL	587,624	13.4900

CLAUSE 10

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF WASHINGTON } SS:

Recorded in the Recorder's Office for the recording of deeds, plats, etc., in said County, in Instrument No. _____.

Given under my hand and seal this _____ day of _____ A.D., 2025.

Recorder

ZONED: RR – RURAL RESIDENTIAL DISTRICT
MIN. GROSS LOT AREA = 5 ACRES
MINIMUM GROSS DWELLING UNITS/ACRE OR LOT = 1/5 (MIN.)
MINIMUM LOT FRONTAGE AT BUILDING LINE = 200 FEET
MINIMUM PRINCIPAL BUILDING SETBACKS:
FRONT = 50 FEET
SIDE = 25 FEET
REAR = 50 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
FRONT = 50 FEET
SIDE = 25 FEET
REAR = 25 FEET
MAXIMUM BUILDING/STRUCTURE HEIGHT (FEET) = 35 FEET
MAXIMUM LOT COVERAGE = 15%

NOTE:
ALL EXISTING STRUCTURES ARE TO REMAIN.

OWNER/DEVELOPER

RICHARD L. McCORMICK, JR.
& STACEY V. PAPE
152 JUSTABOUT ROAD
VENETIA, PA 15367
412-600-3013
540-008-20-00-0004-00

GRAPHIC SCALE
(IN FEET)
50 25 0 50

DATE	REVISION

SURVEYOR EMBOSSER

PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN ROBERT GALES
No. 8203-E

PETERS TOWNSHIP

WASHINGTON COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

TAX I. D. N
LOT 7 = 5-

M
PAPE S

BEING A RE-STATEMENT
ESTATES, AS RECOR

PE
WASH

RICHARD L. McC

SCALE: 1" = 50'

J.R. GALE

Pitts
Phone: 412-

SHEET 1 OF 1

Just filed (