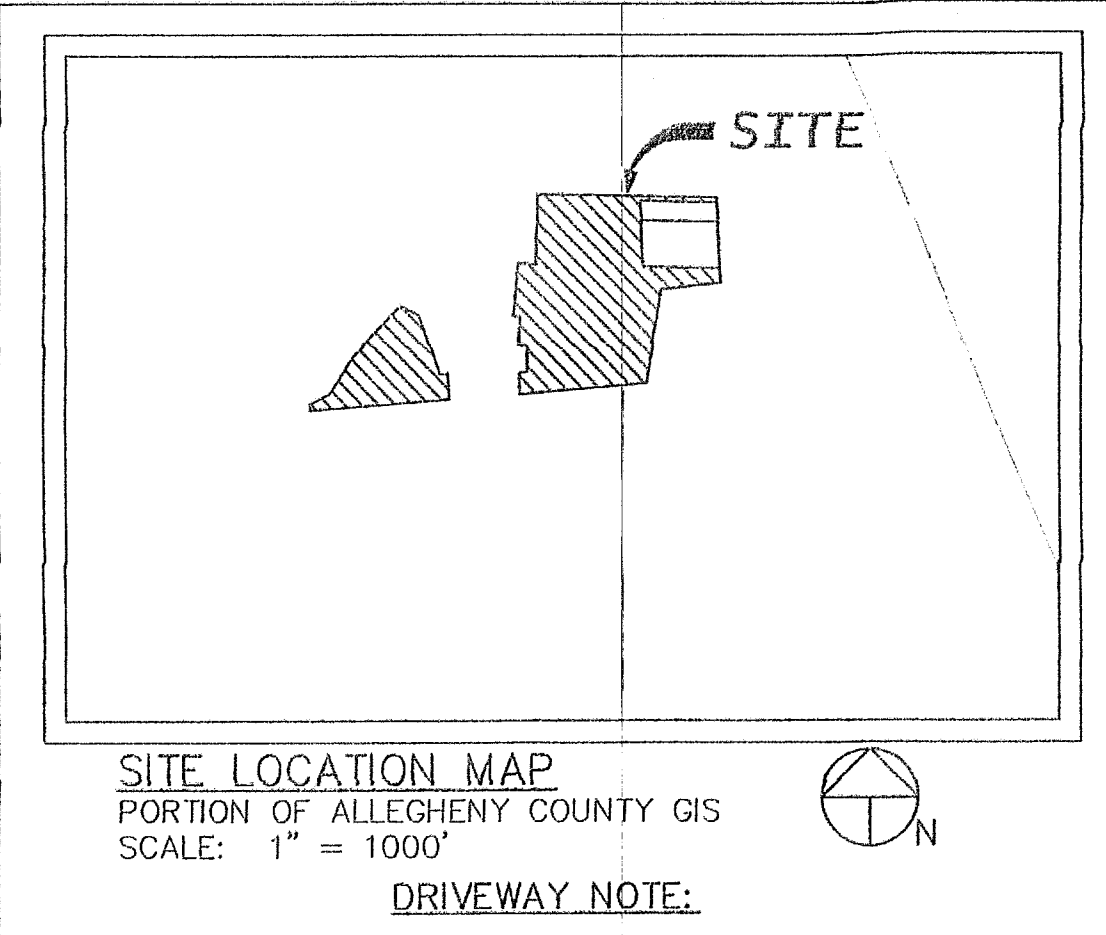
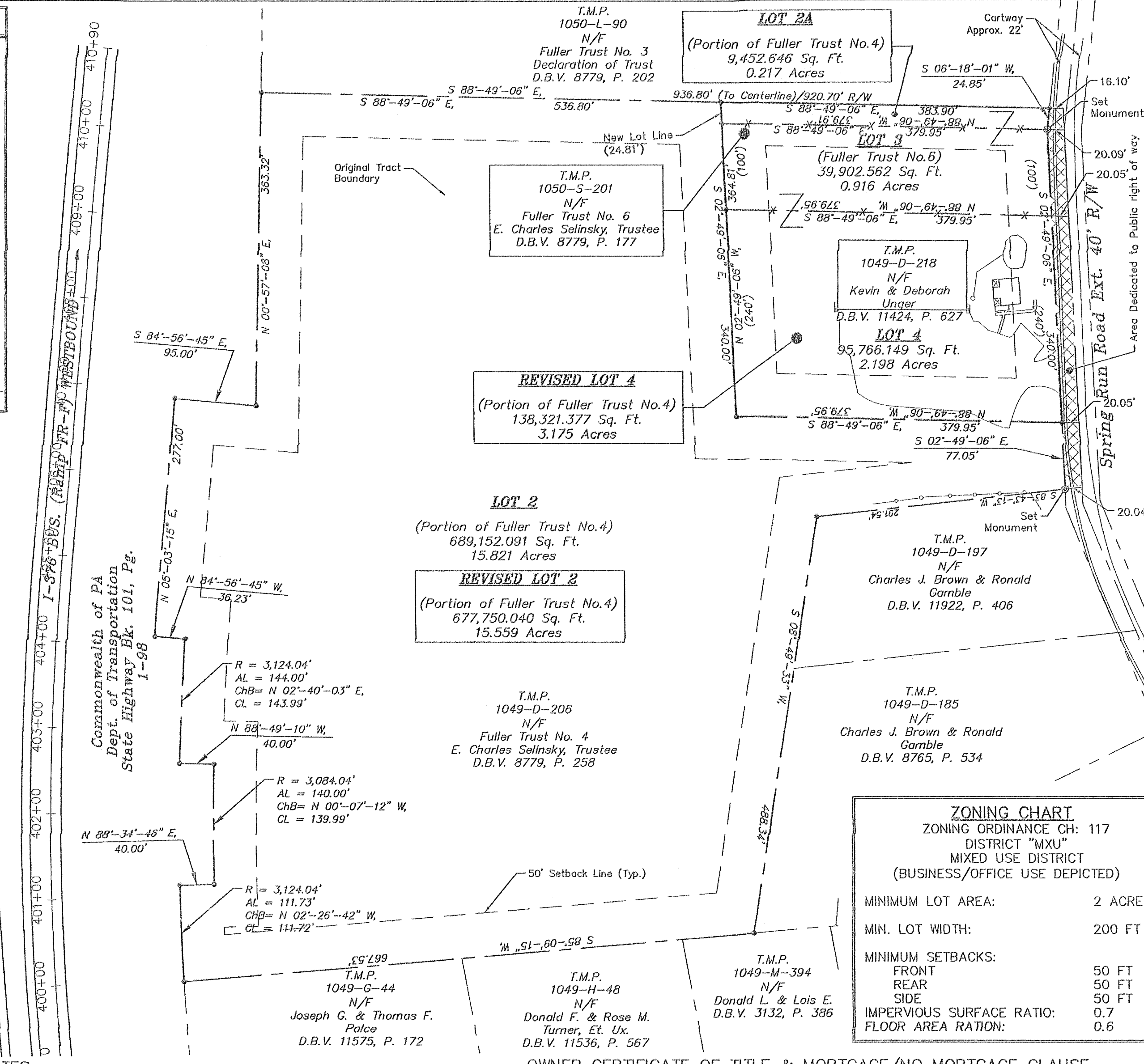
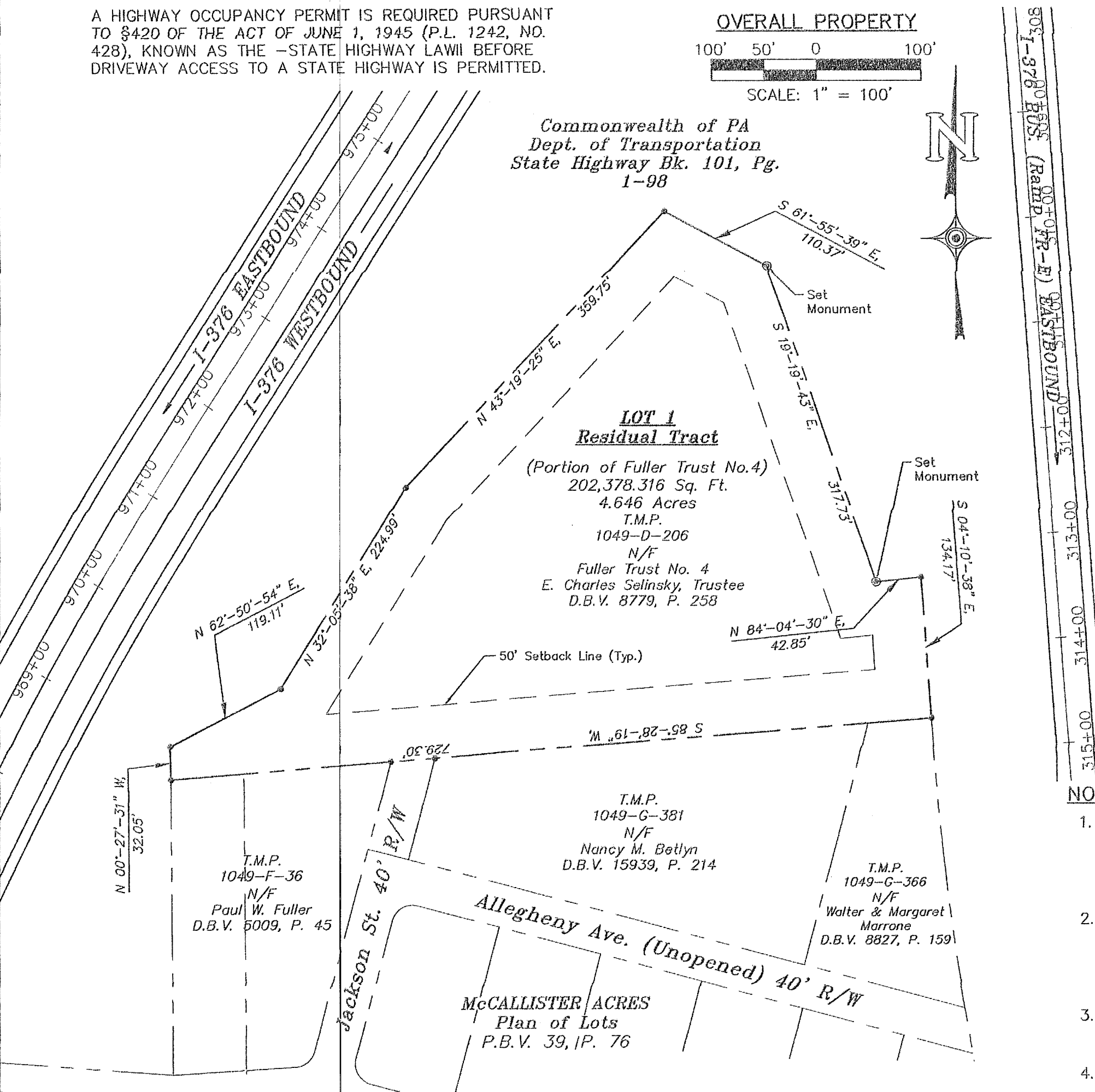


PROJECT NO. 21-131
FILE PATH: E:\P\2021\21-131 Under
LAYOUT: Sheet 1
XREF: ALLEGHENY COUNTY GIS
DRAWN BY: BCK
CHECKED BY: BCK
APPROVED BY: BCK
1 = 1
PLOT SCALE: BCK
PLOT STYLE: BCK
SHEET SIZE: BCK
FIELD BOOK: F.B. 20-04, 32
MAP DRAWER: B1-2021-131



LOT AREAS TABLE			
Total Acreage	=	22.665 Ac.	987,287.400 Sq.Ft.
Lot 1 (Orig.)	=	4.646 Ac.	202,378.316 Sq.Ft.
Lot 2 (Orig.)	=	15.821 Ac.	689,152.091 Sq.Ft.
R/W	=	0.045 Ac.	(1,962.313) Sq.Ft.
Lot 2A	=	0.217 Ac.	(9,452.646) Sq.Ft.
Revised Lot 2	=	15.559 Ac.	677,750.04 Sq.Ft.
Lot 3 (Orig.)	=	0.916 Ac.	39,902.562 Sq.Ft.
R/W	=	0.046 Ac.	(1,991.991) Sq.Ft.
Adjusted Lot 3	=	0.870 Ac.	37,897.200 Sq.Ft.
Lot 4 (Orig.)	=	2.198 Ac.	95,766.149 Sq.Ft.
R/W	=	0.110 Ac.	(4,799.988) Sq.Ft.
Adjusted Lot 4	=	2.088 Ac.	90,966.161 Sq.Ft.
Revised Lot 4 (Unger):		Lot 2A:	0.217 Ac.
		Adjusted Lot 3:	0.870 Ac.
		Adjusted Lot 4:	2.088 Ac.
Revised Lot No. 4 =			3.175 Ac.



- NOTES**
- THIS PLAN PROPOSES CLEARING UP TITLE DISCREPANCIES FOR THE FULLER TRUST NO. 4 & 6 AFFECTED BY "TAKES" BY THE COMMONWEALTH OF PA FOR HIGHWAY CONSTRUCTION, AND THE CONSOLIDATION OF LOTS 2A, 3 AND 4.
 - THIS CONSOLIDATION PROPOSES NO NEW BUILDING LOTS, NO NEW OR EXTENDED PUBLIC UTILITIES, AND NO EXTENSION OF ANY ROADS OR PUBLIC AREAS EXCEPT AS NOTED FOR DEDICATION TO THE SPRING RUN ROAD EXT., RIGHT OF WAY.
 - THE EXISTING STRUCTURES ON LOT 4 ARE SERVED BY PUBLIC UTILITIES INCLUDING WATER, ELECTRIC AND GAS AND ON-LOT SEWAGE DISPOSAL.
 - BEARINGS BASED ON PA STATE PLANE COORDINATES, SOUTH ZONE: NAD-83, AND AS SHOWN ARE BASED ON TRUE NORTH AS OF THE DATE OF THIS PLAN.
 - ALL PROPERTY CORNERS ARE EXISTING OR SET 5/8" IRON PINS OR AND MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH ARTICLE VI, SEC. 103.616, ET. SEC., AS NOTED ON THE PLAN.
 - THERE ARE NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY: FEMA ZONE X, MAP 42003C0145H WITH EFFECTIVE DATE OF 9/26/2014.
 - THERE ARE NO WETLANDS OR GAS WELLS LOCATED ON THE PROPERTY.

CLOSURE ACCURACY REPORT	
INITIAL TRAVERSE	1:431,824.45
RESIDUAL LOT NO. 1	1:116,967.27
REVISED LOT NO. 2	1:1,158,104.41
REVISED LOT NO. 4	1:574,712.64

MUNICIPAL ENGINEERS CERTIFICATION

I, Brian C. Kelly, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF FINDLAY, DO HEREBY CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCES.

DATE 12/8/2021 TWP. ENGINEER/LIC. NO. PE 0582371

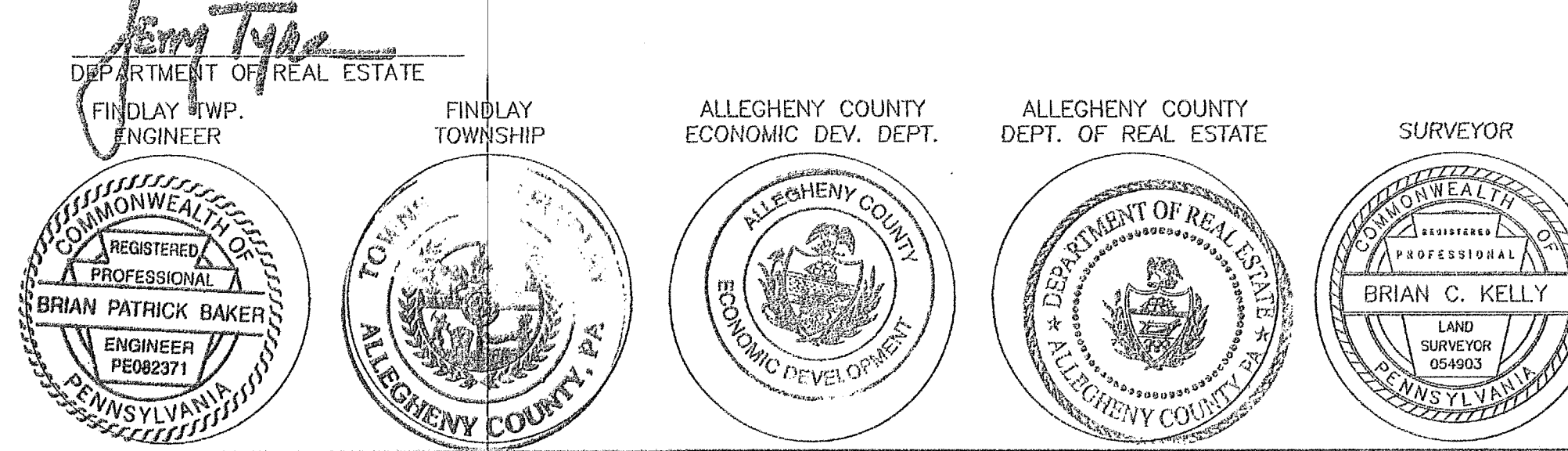
CERTIFICATE OF ACCURACY

I, BRIAN C. KELLY, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNA., DO HEREBY CERTIFY THAT, 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 AND AGENTS.

BRIAN C. KELLY, P.L.S. # SU-054903

RECORDED IN THE OFFICE OF THE DEPT. OF REAL ESTATE, ALLEGHENY COUNTY, PENNA., IN PLAN BOOK VOL. 311, PAGE 104.

GIVEN UNDER MY HAND AND SEAL THIS: 15 DAY OF December, 2021.



OWNER CERTIFICATE OF TITLE & MORTGAGE/NO MORTGAGE CLAUSE

I, E. CHARLES SELINSKY, TRUSTEE OF THE FULLER TRUSTS, OWNER OF THE LAND ENGAGED IN THE PLAN SHOWN HEREON (TRUSTS NO. 4 & NO. 6), DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY. I FURTHER CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE TRUST AND IS RECORDED AS EXHIBIT "A" IN THE DECLARATION OF TRUST RECORDED AT DEED BOOK VOL. 8779, PAGE 258, DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, PENNSYLVANIA.

E. Charles Selinsky, TRUSTEE

WE, KEVIN AND DEBORAH UNGER, OWNERS OF LOT 3 OF THE MINOR SUBDIVISION SHOWN HEREON (TAX PARCEL: 1049-D-218), DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN OUR NAMES AND IS RECORDED IN DEED BOOK VOL. 11424, PAGE 627, DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, PENNSYLVANIA.

Kevin Unger Deborah Unger Russell Doull

KEVIN UNGER DEBORAH UNGER WITNESS

WE, WEST AIRCOMM FEDERAL CREDIT UNION, THE MORTGAGEE OF REAL PROPERTY IN THE NAME OF KEVIN UNGER AND DEBORAH UNGER, WHICH PROPERTY IS EMBRACED IN THIS PLAN OF SUBDIVISION DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE DEPT. OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA AND TO THE DEDICATION AND COVENANTS APPEARING THEREON.

Donna M Trent 12/3/2021

AUTHORIZED AGENT/TITLE WITNESS/DATE

DEED REQUIRED NOTIFICATION CLAUSE

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

- THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
- THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LAND OWNER TO ANOTHER.
- THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

Russell Doull E. Charles Selinsky

WITNESS E. CHARLES SELINSKY, TRUSTEE

Kevin Unger & Deborah Unger

WITNESS

OWNER'S ADOPTION & DEDICATION

I, E. CHARLES SELINSKY, TRUSTEE OF THE FULLER TRUSTS, THE OWNER OF THE LAND SHOWN ON THE FULLER TRUSTS-UNGER MINOR SUBDIVISION HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF FINDLAY. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 15 DAY OF December, 2021.

ATTEST: E. Charles Selinsky

E. CHARLES SELINSKY

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED E. CHARLES SELINSKY AND ACKNOWLEDGES THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTORIAL SEAL THIS 15 DAY OF December, 2021.

MY COMMISSION EXPIRES THE 25 DAY OF April, 2023.

Michelle L. Lloyd

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michelle L. Lloyd, Notary Public
Allegheny County
My commission expires April 25, 2023
Commission number 1351506
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION & DEDICATION

WE, KEVIN AND DEBORAH UNGER, THE OWNERS OF THE LAND SHOWN ON THE FULLER TRUSTS-UNGER MINOR SUBDIVISION HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF FINDLAY. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 1 DAY OF December, 2021.

ATTEST: Kevin Unger Deborah Unger

KEVIN UNGER DEBORAH UNGER

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED KEVIN UNGER AND DEBORAH UNGER WHO ACKNOWLEDGES THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTORIAL SEAL THIS 1 DAY OF December, 2021.

MY COMMISSION EXPIRES THE 25 DAY OF April, 2023.

Michelle L. Lloyd

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michelle L. Lloyd, Notary Public
Allegheny County
My commission expires April 25, 2023
Commission number 1351506
Member, Pennsylvania Association of Notaries

MUNICIPAL/COUNTY REVIEW AND APPROVAL STATEMENTS

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS 14 DAY OF December, 2021.

Director

APPROVED BY THE PLANNING COMMISSION OF FINDLAY TOWNSHIP, THIS 23 DAY OF November, 2021.

Secretary Chairperson

THIS PLAT WAS DELIVERED TO LK LAND SERVICES BY FINDLAY TOWNSHIP, THIS 13 DAY OF December, 2021.

Municipal Official

NON-BUILDING DECLARATION:

AS OF THE DATE OF THIS PLAN RECORDING, LOTS 1 AND REVISED LOT NO. 2 AS DESCRIBED HEREIN SHALL BE FOR THE EXPRESS PURPOSE OF SILV-CULTURE USE NON-BUILDING LOT(S). NO PORTION OF THESE LOTS HAS BEEN APPROVED BY FINDLAY TOWNSHIP OR THE PENNA. (PA) 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 UNLESS FINDLAY TWP., AND PADEP HAVE ALL APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PA SEWAGE FACILITIES PLANNING ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATION PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF LOTS 1 AND REVISED LOT NO. 2 SHOULD CONTACT THE APPROPRIATE OFFICIALS OF FINDLAY TWP. WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE TYPE OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

Fuller Trusts - Unger Minor Subdivision

PREPARED FOR: Kenin & Deborah Unger

FINDLAY TOWNSHIP, ALLEGHENY CO., PA

PREPARED BY: LK Land Services, LLC

101 Hill Street
McDonald, PA 15097
e-mail: lkland@lkland.com
(814) 243-6650 or (724) 255-8809
November 23, 2021
Sheet 1 of 1