Township of Wilkins Planning Commission Meeting July 20, 2022

- 1. Call to Order
- 2. Public Comments
- 3. Approval of the minutes of the Planning Commission meeting of May 18, 2022
- 4. McCann/Ott Lot Line Revision Plan
- 5. Discussion of draft PRD Ordinance
- 6. Next meeting date: August 17, 2022
- 7. Adjournment

TOWNSHIP OF WILKINS PLANNING COMMISSION MEETING May 18, 2022

The Planning Commission meeting was brought to order by Ms. Greco at 7:00 p.m. The purpose of the meeting was to approve the minutes of the April 20, 2022 meeting, review the second draft of an ordinance regulating parking pads; review the second draft of an ordinance regulating landscaping/vegetation in the perimeter buffer of a planned residential development; discuss a grant application for court rehabilitation at Eastmont Park and discuss the draft ordinance (2018) amending the zoning code to permit backyard chickens.

The following members were present: Mr. Mark Wolfgang, Dr. Donald Hoffman, Mr. Richard DeRiso and Ms. Erin Greco.

Also in attendance: Rebecca Vargo, Township Manager, Tim Saunders, Code Enforcement Officer, John Stranahan, Solicitor, and Rob Arnold, Engineer.

The following items were presented:

- 1) Wilkins Township Planning Commission Meeting Minutes of April 20, 2022.
- 2) Draft Parking Pad ordinance
- 3) Draft Perimeter Buffer ordinance
- 4) Memorandum dated May 13, 2022 from Rebecca Vargo and Tristan Matthews to the Planning Commission regarding a DCED Grant Application for Eastmont Park
- 5) Email from Massimo Fagnelli dated April 30, 2022 requesting that the Board of Commissioners consider changing the zoning code to permit chickens.
- 6) Copy of the 2018 proposed draft ordinance amending the zoning code to permit chickens, which did not have a majority vote of the Board of Commissioners to move forward.

PUBLIC COMMENTS - AGENDA ITEMS:

There were no public comments.

APPROVAL OF MINUTES:

The minutes of the Planning Commission meeting of April 20, 2022 were presented for approval. It was **MOVED HOFFMAN – DERISO** to approve the minutes as presented. All in favor and so ordered.

PARKING PADS:

Mrs. Vargo presented the second draft of a parking ordinance, which incorporated the Planning Commissioners' comments from the April meeting. Mr. Wolfgang suggested one

TOWNSHIP OF WILKINS PLANNING COMMISSION MEETING May 18, 2022

final amendment under Section 3, Paragraph D.2.c, as follows: "Parking pads must abut the curb. Vehicles must be parked at least 1' behind the curb and shall not encroach upon the cartway or pedestrian accessway."

With that change, is was **MOVED GRECO-DERISO** to recommend that the Board of Commissioners consider adoption of the amendment to the zoning ordinance, after public hearing and advertisement, as required in the Municipalities Planning Code. All in favor and so ordered.

PRD ORDINANCE:

Mrs. Vargo introduced a second draft ordinance that amends the PRD ordinance. These changes were outlined.

Ms. Greco stated that she has concerns with not defining what the vegetation looks like, or how thick the screening needed to be. At the last meeting, she described what the deer have done to her trees, leaving little vegetation or screening between her and the commercial use behind her. Mr. Wolfgang presented an ordinance from a community in Ohio that he believes may address the issue of how to define buffer zones by zoning district. The ordinance provides a table that outlines the type of screening required by zoning district. Mr. Wolfgang thinks that the Planning Commission should tailor an ordinance to something like this. The ordinance includes several pages of trees and shrubs. It might be good to use that part as a reference. He really thinks using the tables included in the ordinance might be helpful. The tables include a variety of trees and how these trees and vegetation should be mixed in one-hundred-foot sections, depending upon the zoning district. Mr. Wolfgang stated that he does not think that the wording in the existing ordinance is "meaty" enough. Ms. Greco stated that she agrees that it needs to be better defined.

The Planning Commission agreed to review the ordinance that Mr. Wolfgang provided. Mr. Wolfgang will try to customize the ordinance to what he believes the Township needs.

EASTMONT PARK GRANT APPLICATION:

Tristan Matthews, summer intern for the Township is working on a grant application to the Pennsylvania Department of Community and Economic Development, Greenways, Trails and Recreation Program for the purpose of receiving funds to rehabilitate the dek hockey court. The rehabilitation of the dek hockey court is in line with the goals of community development and beautification as determined by the Comprehensive Plan. The Dek Hockey court will help to open up natural spaces to make them more accessible to all residents in the Township. The Planning Commission members agreed that the project was in agreement with the Comprehensive Plan and that they support the project.

PROPOSED / DRAFT CHICKEN ORDINANCE;

TOWNSHIP OF WILKINS PLANNING COMMISSION MEETING May 18, 2022

Mrs. Vargo stated that at their meeting of May 9, 2022, the Board of Commissioners read an email submitted by Mr. Massimo Fagnelli. Mr. Fagnelli requested that the Board consider changing the zoning ordinance to permit the keeping of chickens. At that meeting, two other residents addressed the Board, also seeking an amendment to the zoning ordinance to provide for the keeping of chickens. After the correspondence was read and the residents spoke, Mrs. Martinelli stated that the Planning Commission would once again be asked to review this. As the Planning Commission may recall, a draft ordinance permitting chickens was provided to the Board of Commissioners in 2018. A copy of that ordinance was sent out with the files that the Planning Commission received.

After discussion, including the reading of Mr. Campbell's email in support of chickens, it was **MOVED GRECO** to send the draft ordinance back to the Board of Commissioners. There was no second to the motion and the motion failed. It should be noted that Mr. Wolfgang stated that he would abstain from voting because Mr. Fagnelli is his neighbor.

NEXT MEETING:

The next meeting of the Planning Commission is June 15, 2022. The Township received an application for a land development to place an ATM in the former Circuit City lot. It was originally anticipated that that land development would be before the Planning Commission this month. However, the developer did not provide all of the necessary documentation and therefore, the application was denied and returned to the applicant.

There are still several potential developments for the summer months, but given the dearth of business to conduct in June, a recommendation was made to wait until July to hold the next meeting.

ADJOURNMENT:

It was MOVED **WOLFGANG-HOFFMAN** to adjourn the meeting. The meeting was adjourned at 8:01 PM. All in favor and so ordered.

Respectfully Submitted,

elecca Vara

Rebecca Vargo, Secretary

1 2	TOWNSHIP OF WILKNS ALLEGHENY COUNTY, PENNSYLVANIA
3 4	ORDINANCE NO.:
5 6 7 8 9 10	AN ORDINANCE OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NUMBER 1095, PROVIDING FOR THE REGULATION OF PLANNED RESIDENTIAL DEVLEOPMENTS.
11	WHEREAS, the Board of Commissioners of the Township of Wilkins adopted Ordinance
12	number 1095 on June 14, 2021; and
13	WHEREAS, upon recommendation of the Planning Commission, the Board of
14	Commissioners wishes to amend Ordinance 1095 to establish regulations for perimeter buffers and
15	preservation strips.
16	NOW THEREFORE, be it ORDAINED and ENACTED by the Board of
17	Commissioners of the Township of Wilkins and it is hereby ORDAINED and ENACTED as
18	follows:
19	Section 1. Ordinance 1095, Section 2, Definitions, is hereby amended to add the following
20	definitions.
21 22 23 24 25 26 27	PERIMETER BUFFER . The 15' area between the continuous line forming the boundary of a property and the developed portion of a planned residential development. The perimeter buffer functions as an opaque screen from the ground to a height of at least <u>six ten</u> feet preventing visual contact between uses and creating a strong impression of total separation.
28	Section 2. Ordinance 1095, Section 7, Paragraph F, Perimeter Buffer, subparagraph -is4 is
29	hereby amended as follows.
30 31 32 33 34 35 36 37 38 39	 4. Landscape plantings shall be required as follows. a. Residential Zoning District. A landscaped buffer zone shall be provided between parcels containing layered vegetation to provide a visual barrier between 2 and 10 feet above average ground level. Vegetation may contain a mix of shrubbery, evergreen, conifer or deciduous trees. The selection of plants shall be such as to assure screening within 12 months of planting. b. Commercial Zoning District. A landscaped buffer zone shall be provided between parcels containing layered vegetation with a mature height of greater than 15 feet on 20-foot centers.

	40	Section 3. Ordinance 1095, Section 7, Paragraph F, subparagraph 5 is hereby amended as
1	41	follows:
	42	
	43 44	5. Where mature, existing woody vegetation sufficient to serve as a visual screen occurs along the perimeter and no development is proposed, or where existing topography provides
	45	adequate buffering, it can be used to satisfy this requirement and a preservation strip may be
	46	substituted.
	47	
	48	
	49	
	50	Section 43. Severability. If any sentence, clause, section or part of this Ordinance is for
'	51	any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or
	52	invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections
	53	or parts of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of
	54	the Township of Wilkins that this Ordinance would have been adopted had such unconstitutional,
	55	illegal or invalid sentence, clause, section or part thereof not been included herein.
1	56	
	57	Section 5 4. Any Ordinance or part of an Ordinance in conflict with this Ordinance is
~	58	hereby repealed in so far as the same affects this Ordinance.
(59	
	60	ORDAINED and ENACTED on this day of, 2022.
	61	
	62	
	63 64	
	65	
	66	Rebecca Vargo, Manager Sylvia Martinelli, President

, i 5

1139.06 BUFFER ZONES (SIDE AND REAR YARDS).

A. Requirement. Landscaping shall be provided to buffer the negative impacts between incompatible land uses, to minimize the adverse effects of certain activities upon their surroundings and to improve the appearance of Business Districts within the community.
B. Buffer Zone Standards. Buffer zones shall be required along the property line between adjacent lots as specified in Table <u>1139.06-2</u> and defined in Table <u>1139.06-3</u>.

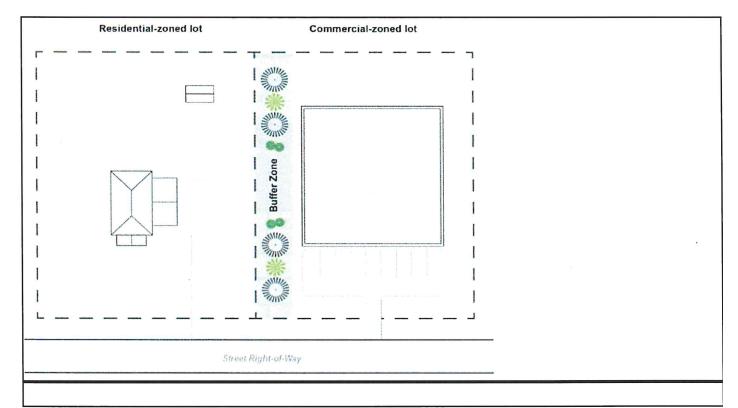


Figure 1139.06-1, Buffer Zones

- 1. A buffer zone shall be required even where the adjacent property is unimproved.
- 2. Prior to changing the use of a property to a more intense land use (for example, residential to commercial), or when a property is rezoned to a more intense district, a buffer zone meeting the applicable requirements of this section shall be installed.
- 3. All areas of the buffer zone outside of planting beds shall be planted with grass or other living ground cover or preserved in a natural wooded state.
- 4. Storm water management facilities may be located within a required buffer zone provided they do not reduce the screening effect.

Table 1189,00-2, Ret	uired Buffer Zones								
	Buffers Required Adjacent To:								
Zoning District	One or Two Family Residence	Mult Resid		I	Residential Cluster	Senior Residence	All Other Districts		
B-1 Local Business	В	C	2		В	В	D		
B-2 Office/ Service	В	С			В	В	D		
B-3 General Business	А	A	7		Α	А	D		
B-4 Mixed-use Business, single use	А	В			В	В	D		
B-4 Mixed-use Business, multiple uses	Perimeter and interior buffers shall be established as part of the development plar review process								
Table 1139.06-3, Buf	fer Zone Specification	S							
	rements	Buffer Zones							
(Plant quantities required per 100 linear feet of property line)			В	С		D			
Minimum depth			20 ft.	10 ft.	10 ft.				
Canopy trees			2	2			*****		
Ornamental trees			3	2	May vary based upon existing condition and abutting land use		ing condition		
Evergreen trees			3	2			•		
Evergreen trees	· · · · · · · · · · · · · · · · · · ·	5	5	2	a	nu abutting fanu	use		

C.**Buffer Zone Exceptions**. A buffer zone shall not apply where the reviewing authority determines that existing natural conditions are such that a lot cannot reasonably accommodate a required buffer or where existing natural conditions on the lot act as a buffer. Alternately, where the reviewing authority determines that a vegetative buffer is inappropriate for a lot, they may approve the installation of a fence or wall to meet the buffer requirements. The following factors shall be considered when evaluating any request for exception:

1. Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc;

2. Views and noise levels;

3. Proximity or potential proximity to residential uses;

- 4. Building and parking lot placement; and
- 5. Location of outdoor storage, display or sales areas.

1139.09 PLANT MATERIALS.

All required buffers, screens, berms and street lawns shall comply with the following standards in addition to all other applicable requirements of this section:

A. All plant materials shall be hardy to Allegheny County and free of disease and insects. Acceptable trees may be selected from the list of desirable species in <u>Appendix A</u> or as approved by the reviewing authority.

B. Landscaped areas shall be maintained in a neat, healthy and orderly condition following accepted horticultural practices. Withered, dying and/or dead plants and trees shall be replaced within a reasonable period of time, but not longer than one (1) growing season.

C. Artificial plant material shall not be used within any required landscaped area. This shall not preclude the use of stone, shredded bark, wood chips, pine needles or similar accent materials within planting beds.

D. All plant material, screens and berms shall be installed in such a manner so as not to alter drainage patterns on the site or adjacent properties or to obstruct vision for safety of ingress or egress.

E. All plant material shall be planted in a manner so as to not cause damage to utility lines (above and below ground) and public roadways.

F. Existing plant material which complies with the standards and intent of this ordinance and the provisions of this section may be credited toward meeting the landscape requirements. Scrub, dying, diseased or prohibited (per Appendix A) trees and shrubs shall be removed and shall not be counted toward any requirement of this section.

G. The overall landscape plan shall not contain more than 33% of any one plant species, unless determined to be appropriate by the reviewing authority.

H. Plant material shall conform to the standards found in the American Standard for Nursery Stock (ANSI Z60.1 - 2014) published by American Hort and conform to the minimum plant sizes at time of planting listed in Table <u>1139.09-1</u>, unless a greater requirement is specified elsewhere in this ordinance. Larger sizes may be required by the reviewing authority, if determined to be necessary to maintain a natural appearance and achieve the intended purpose of the buffer, street lawn or screen based on the size of the development, its location and/or the character of the surrounding area.

Table 1139.09-1, Minimum Size Requirements			
Plant Type	Minimum Size		
Deciduous canopy tree	2.5 inch caliper		
Deciduous ornamental tree	2.5 inch caliper		
Evergreen tree	7 feet in height		
Deciduous shrub	24 inches in height		
Upright evergreen shrub	24 inches in height		
Spreading evergreen shrub	24 inch spread		

I. All improved landscaped areas shall be serviced by an irrigation system. Plans for such irrigation system shall be reviewed by and subject to the recommendations of the Planning and Design Commission as to irrigation sufficiency.

J. Landscaping shall be installed prior to issuance of a Certificate of Occupancy, unless the owner demonstrates that unforeseen circumstances beyond his/her control prevented the installation. In

such case, the Building Commissioner may issue a conditional Certificate of Occupancy provided that a specific time limit, not to exceed 120 days, is established for completing the landscaping.

APPENDIX A Tree and Plant Lists

Table A-1, Desirable Trees i Scientific Name	Common Name		
Acer campestre	Hedge Maple		
Acer freemanii	Freeman Maple cvs.		
Acer ginnala	Amur Maple		
Acer griseum	Paperbark Maple		
Acer platanoides	Norway Maple		
Acer rubrum	Red Maple		
Acer saccharum	Sugar Maple		
Acer tataricum	Tatarian Maple		
Acer triflorum	Three Flower Maple		
Aesculus glabra	Ohio Buckeye		
Aesculus pavia	Red Buckeye		
Alnus cordata	Italian Alder		
Amelanchier arborea	Common Serviceberry		
Amelanchier laevis	Allegheny Serviceberry		
Amelanchier x grandiflora	Hybrid Serviceberry		
Arborvitae plicata atrovirens	Western Arborvitae		
Aronia menanocarpa	Chokeberry		
Betula nigra 'Heritage'	Heritage River Birch		
Carpinus betulus	European Hornbeam		
Carpinus betulus 'Fastigiata'	European Columnar Hornbeam		
Carpinus caroliniana	American Hornbeam		
Carpinus japonica	Japanese Hornbeam		
Carya cordiformis	Bitternut Hickory		
Carya ovata	Shagbark Hickory		
Catalpa speciosa	Catalpa		
Cercidiphyllum japonicum	Katsura		
Cercis canadensis	Redbud		
Chionanthus virginicus	Fringetree		
Cladratis kentuckea	Yellowood		

Cornus kousa	Kousa Dogwood	
Cornus mas	Corneliancherry Dogwood	
Corylus colurna	Turkish Filbert	
Crataegus crusgalli v. inermis	Hawthorn, Thornless Cockspur	
Crataegus punctata 'Ohio Pioneer'	Hawthorn, Ohio Pioneer Dotted	
Crataegus virdis 'Winter King'	Hawthorn, Winter King	
Crataegus x Vaughn	Hawthorn, Vaughn	
Evodia daniellii	Korean Evodia	
Fagus sylvatica & cvs.	European Beech & cvs.	
Ginkgo biloba	Ginkgo (male only)	
Halesia Carolina	Carolina Silverbell	
Juglans Nigra	Black Walnut	
Juniperus chinensis 'Spartan'	Spartan Juniper	
Juniperus virginiana	Eastern Redcedar	
Koelreutaria paniculata	Golden Rain Tree	
Larix earcina	Larch	
Liquidambar styraciflua	Sweetgum	
Lirodendron tulipifera	Tuliptree	
Maackia amurensis	Amur Maackia	

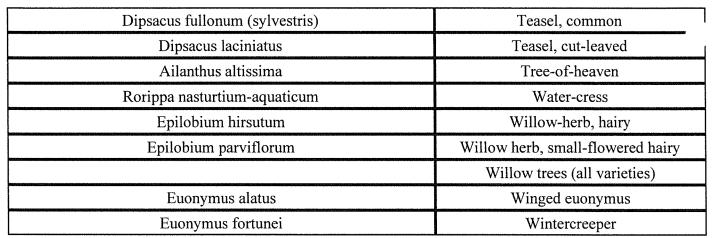
Scientific Name	Common Name
Maclura ponifera	Osage-orange
Magnolia x soulangiana	Saucer Magnolia
Magnolia acuminata	Cucumbertree Magnolia
Magnolia stellata	Star Magnolia
Malus 'Adirondack	Adirondack Crapapple
Malus 'Bob White'	Bob White Crapapple
Malus 'Candymint'	Candymint Crapapple
Malus 'Golden Raindrops'	Golden Raindrops Crapapple
Malus 'Jewecole'	Red Jewel Crapapple
Malus 'Prairiefire'	Prairifire Crapapple
Malus 'Sutyzam'	Surgar Tyme Crapapple

Metasequoia glyptostroboides	Dawn Redwood
Ostrya virginiana	Hophornbeam
Parrotia perisica	Persian Ironwood
Picea abies	Norway Spruce
Picea pungens glauca	Blue Colorado Spruce
Picea omorika	Serbian Spruce
Platanus x acerifolia	London Planetree
Platanus occidentalis	Eastern Sycamore
Prunus autumnalis	Autumn Flowering Cherry
Prunus maaki	Amur Chokecherry
Prunus virginiana	Common Chokecherry
Quercus bicolor	White Oak
Quercus macrocarpa	Bur Oak
Quercus palustris	Pin Oak
Quercus prinus	Chestnut Oak
Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard Oak
Quercus phellos	Willow Oak
Robinia pseudoacacia	Black Locust
Salix discolor	Pussy Willow
Salix nigra	Black Willow
Sassafrass albidum	Sassafras
Staphylea trifoliaa	Bladdernut
Stewartia pseudocamellia	Japanese Stewartia
Syringa pekinensis	Peking Lilac
Syringa reticulata	Japanese Tree Lilac
Thuja occidentalis	Arborvitae
Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
Tsuga Canadensis	Eastern Hemlock
Ulmus 'Accolade'	Accolade Elm
Ulmus parvifolia	Lacebark Elm
Zelkova serrata 'Village Green'	Village Green Zelkova
Zelkova serrata 'Green Vase'	Green Vase Zelkova

Table A-2, Prohibited Plant and Tree Types ⁱⁱ Scientific Name	Common Name
Dioscorea batatas	Air-potato
Celastrus orbiculatus	Asian bittersweet
	Ash Trees (all varieties)
Elaeagnus umbellata	Autumn-olive
Rhamnus frangula	Buckthorn, glossy
Vincetoxicum nigrum	Black swallow-wort
Rhamnus cathartica	Buckthorn, European or common
Saponaria officinalis	Bouncing bet
Cirsium arvense	Canada thistle
Typha Xglauca	Cattail, hybrid
Typha angustifolia	Cattail, narrow-leaved
Ranunculus ficaria	Celandine, lesser
Miscanthus sinensis	Chinese silvergrass
Ligustrum sinense	Chinese privet
Coronilla varia	Crown-vetch
Potamogeton crispus	Curly pondweed
Phragmites australis	Common reed grass
Hesperis matronalis	Dame's rocket
Hemerocallis fulva	Orange or Tiger Daylily
Rosa canina	Dog rose
Viburnum opulus var. opulus	European cranberry-bush
Ligustrum vulgare	European privet
Myriophyllum spicatum	Eurasian water-milfoil
Convolvulus arvensis	Field bindweed
Butomus umbellatus	Flowering-rush
Alliaria petiolata	Garlic mustard
Polygonum sachalinense	Giant knotwood
Lonicera maackii	Honeysuckle, amur
Lonicera japonica	Honeysuckle, Japanese

÷ 1		
•		
	Lonicera morrowii	Honeysuckle, Morrow
	Lonicera tatarica	Honeysuckle, Tatarian
	Lonicera Xbella	Honeysuckle, showy pink
	Polygonum cuspidatum	Japanese knotweed
	Berberis Thunbergil	Japanese Barberry
	Sorghum halepense	Johnson grass
	Pueraria lobata	Kudzu
	Euphorbia esula	Leafy spurge
	Najas minor	Lesser naiad
	Festuca pratensis	Meadow fescue
	Polygonum perfoliatum	Mile-a-minute vine
	Lysimachia nummularia	Moneywort
	Rosa multiflora	Multiflora rose
	Microstegium vimineum	Nepalgrass
	Carduus nutans	Nodding thistle
	Vinca minor	Periwinkle or myrtle
	Ampleopsis brevipedunculata	Porcelain-berry
	Conium maculatum	Poison hemlock
	Ligustrum vulgare	Privet, common
	Ligustrum obtusifolium	Privet, border
	Lythrum salicaria	Purple loosestrife

Table A-2, Prohibited Plant and Tree Types ^{ii (Cont.)}			
Scientific Name	Common Name		
Phalaris arundinacea	Reed canary grass		
Agropyron repens	Quack grass		
Daucus carota	Queen Anne's lace		
Elaeagnus angustifolia	Russian-olive		
Bromus inermis	Smooth brome		
Centaurea maculosa	Spotted knapweed		
Onithigalum umbellatum	Star-of-Bethlehem		
Melilotus alba	Sweet-clover, white		
Melilotus officinalis	Sweet-clover, yellow		



i The cultivars listed in A-1 are recommended for most public and private landscapes in Northeast Ohio. This list was largely compiled from recommendations available from ODNR's Division of Forestry with edits approved by the North Olmsted Planning and Design Commission.

ii Source: Ohio's Invasive Plant Species published by the Ohio Department of Natural Resources. http://ohiodnr.gov/portals/0/pdfs/invasives/ohio-invasive-plants-r0400.pdf



SUBDIVISION AND LAND DEVELOPMENT REVIEW APPLICATION MPC §502(b) County Advisory Review

COUNTY REVIEW REQUIRED: Municipality has adopted a subdivision and land development ordinance

Complete and submit with plans and other information M-F, 8:30 AM - 4:00 PM to: ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email <u>ACEDPlanning@alleghenycounty.us</u>

Part 1: General Information					
Property Owner:	Joseph + Lis	a McCann			
Contact Name: Email Address: Mailing Address:	LISA McCann Ijmccanne grnail Ilf HIBISCUS TURTLE CREEK	.com DR	412-519-8762		
Name of Applicant:	same as above				
Contact Name: Email Address: Mailing Address:		Phone:			
Plan Preparer:	GEN 3 SULVEYIN	<i>f</i> br			
Contact Name: Email Address: Mailing Address:	TECH SIEFERS HITY C Gen 3 SWYVLY	Phone:	412-584-2200		
Application Status:	Preliminary Plan	l Plan			
Application Type:					
	solidation n/Site Development n/Site Development				
Part 2: Location Information					

Project Name:	McCann/	off Lot line	Revision Plan
		TOWNSHIP	

ALLEGHENY COUNTY	McCann		01-	+	
Address/Location of Project:	114 HIBISCUS	5 DR	590	Brown	Av
Tax Map Parcel(s) #: 454 - A - 050	TURTLE CREEN 45	4-A-109	(1	<u>.</u> 454- <i>F</i>	"]-115
Zoning:	Part 3: Zonir	ng Information	IA		
Existing: Proposed:	(if applicabl	e)			
Variances Requested: Conditional Use: Special Exception:	Yes No (if yes, ple Yes No Yes No Yes No	ase attached description o	of all variances i	requested or ap	proved)
Total Plan Area:	Part 4: Proje <u>28,575</u> (ac <u>1,244,732</u> (sq				
Total Acreage to be Developed:	NIA				
Total Impervious Area (Sq. Ft.):	NIA				
Total Building Area (Sq. Ft.):	NA				
Phasing:					
	osed to be constructed in ph plan and a schedule of the d.		final applicatio	on for each pha	se will be filed
Proposed Utilities: Water Sewer Public: D					
Street Information:					
Ownership (check any that ap	ply):				
StateCounty		ocal rivate			
Lineal feet of new streets:					

L	A	L	L	E	G	Н	E	NY	1	COUNTY	
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NIA **Part 5: Notification to Others** As applicable, the following agencies have been notified about the proposed subdivision or site development:

County Health Department	PennDOT
Date:	Date:
County Public Works	D PA DEP
Date:	Date:
County Conservation District	Other:
Date:	Date:

The applicant declares the following:

- He/she is the owner of the property in question; OR He/she is the authorized agent for the owner of record to the property for which the application is made; OR
- He/she is a beneficial land owner as defined by the PA Municipalities Planning Code (MPC). If this box is checked, a copy of the agreement recorded with the ACDRE authorizing the applicant to subdivide or develop the property must be provided.

I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-302 of the Allegheny County Subdivision and Land Development Ordinance:

Signature of Applicant _____

0/8/22 Date

Revised August 2021

TOWNSHIP OF WILKINS SUBDIVISION AND LAND DEVELOPMENT

INSTRUCTIONS

This application is designed to help the developer conform to the requirements of the Zoning and Subdivision Ordinances which mandate certain filing information. Applicants should obtain a copy of the applicable Ordinances and read before filing an application.

- I. Provide answers to each question unless it is not applicable to your plan - If not, so note and explain.
- All applications should be filed only with Township Secretary for delivery to the proper II. agency. DO NOT DELIVER APPLICATIONS TO ANY OTHER MUNICIPAL OFFICIAL.
- III. Twelve (12) copies of the application and Plan shall be filed.

1.

IV. The filing fee should be determined and must accompany the application.

1. Nai	me:	AMY & DANIE	LOTT		JOSEPH & LISA M	CCANN
Ado	dress:_	596 BROWN TURTLE CREEK,			114 HIBISCUS TURTLE CREEK, F	
Pho	one:	724-977-12	77		412 519-876	12
(a)	In	idividual	x	Corpo	oration	_Partnership
	0	ther		Des	cribe	
Ownership:	: Rec	ord Owner_	x		Under Agreement	

GENERAL INFORMATION FOR ALL APPLICANTS

2. Attach copy of deeds of record. If application is for less than entire deed description, attach legal description of area involved.

- If equitable owner, attach copy of signed agreement of sale. Purchase price and (a) other financial arrangements may be blanked out. Attach copy of deed of record owner.
- 3. This application was delivered to the Township Secretary (by mail) _

day of <u>Ju</u> (in person) ___, on the _ for the 13th

By

RETURN THIS PAGE WITH APPLICATION

60 2015 0001 4373		Departi	rry Tyskiewicz nent of Real Estate burgh, PA 15219	
		Instrument Nu	mber: 2015-14373	BK-DE VL-15986 PG-278
Recorded On: May 22 Parties: ILYAS M		As-Deed		
To MCCAN	IN JOSEPH			# of Pages: 8
Comment:				
≯ Deed	********* 162.00 0 0	** THIS IS	NOT A BILL	****
Total:	162.00			
Realty Transfer Stamp			Department of Real E	Estate Stamp
Affidavit Attached-No WILKINS TP	Starr	p Num-T11436	Certified On/By-> 05-22-20	015/B K
Ward-99-NO WARD	.•		0454A00109000000	
Commonwealth of Pennsylvan Munic-Wilkins Twp School District-Woodland Hills Munic-Penalty Munic-Interest School-Penalty School-interest	Value	35,000.00 350.00 175.00 0.00 0.00 0.00 0.00 700.00	·	CERTIFIED FROM THE BECORD ALLEGARENT COUNTY DEPT. OF REAL ESTATE MAY 1 3 2022. Banon. Bardur

Allegheny County

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA **DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT**

File Information:

Document Number: 2015-14373 Receipt Number: 2894020 Recorded Date/Time: May 22, 2015 04:11:14P Book-Vol/Pg: BK-DE VL-15986 PG-278 User / Station: R Aubrecht - Cash Super 06



Record and Return To:

BARRISTERS WILL CALL PITTSBURGH PA 15219

<u>en</u>

Jerry Tyskiewicz, Acting Manager Rich Fitzgerald, County Executive Prepared by: Barrister's Land Abstract Company 1000 Gamma Drive Pittsburgh, PA 15238

File No. 15-01-38665JB

SPECIAL WARRANTY DEED

This Indenture, made the <u>8</u> day of <u>Max</u> 3015

Between

MOHAMMAD ILYAS AND NAYYNA ILYAS, HUSBAND AND WIFE

JOSEPH MCCANN AND LISA MCCANN, HUSBAND AND WIFE

GRANTEES.

GRANTOR, and

Witnesseth, that said GRANTOR for and in consideration of the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00) paid to the GRANTOR by the GRANTEES does grant, bargain, sell and convey unto the said GRANTEES, as tenants by the entirety, their heirs and assigns,

All that certain piece or tract of land situate in Wilkins Township, Allegheny County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of Hibiscus Drive, which point may be located by beginning at the northwesterly corner of Lot No. 13 in the Churchill Estates' Plan of Lots No. 2 as recorded in the Office of the Recorded of Deeds of Allegheny County, Pittsburgh, Pennsylvania, in Plan Book Volume 40, page 180; thence by the southerly aide of said Hibiscus Drive North 38° 46' West a distance of 53.20 feet to a point; thence continuing in a northwesterly direction by the arc of a circle curving to the left having a radius of 105.00 feet for an arc distance of 13.84 feet to a point, which point is the said point and place of the beginning; thence South 51° 14' West a distance of 119.09 feet to a point; thence South 38° 46' East a direction of 67.00 feet to a point; thence South 51° 14' West along line of Lot No. 14 in the said Churchill Estates Plan of Lot No. 2, as recorded as aforesaid, a distance of 29.00 feet to a point; thence along line of Lots Nos. 14, 15, 16 and 17 in the said Churchill Estates Plan of Lots No. 2, recorded as aforesaid, South 17° 28' West a distance of 256.46 feet to a point; thence along line of Lots Nos. 17 and 18 in said Churchill Estates Plan of Lots No. 2 recorded as aforesaid, and along line of Lot No. 47 in Churchill Estates Revised Plan No. 3, recorded in the Office of the Recorder of Deeds of Allegheny Count, Pittsburgh, Pennsylvania, in Plan Book Volume 47, Page 22, South 24° 17' East, a distance of 196.74 feet to a point; thence along line of Lots Nos. 43, 44 and 45 in said Churchill Estates Revised Plane No. 3, recorded as aforesaid, South 71° 59' West a distance of 167.13 feet to the easterly side of Gardenia Drive, as laid out in the aforesaid Churchill Estates Plan No. 3 revised;

WILL CALL BARRISTERS

thence by said line of Gardenia Drive by the arc of a circle curving to the right and having a radius of 570.00 feet for an arc distance of 12.87 feet to a point; thence by a line crossing said Gardenia Drive and continuing along the line of Lot No. 42 in the aforesaid Churchill Estates Plan No. 3 Revised, South 73° 14' 37" West for a distance of 200.99 feet to a point; thence by the easterly line of a 50.00 foot street in a northeasterly direction by the arc of a circle curving to the right having a radius of 330.00 feet for an arc distance of 106.59 feet; thence continuing by the same North 39° 40' East for a distance of 45.76 feet to a point; thence by a line crossing said proposed street North 50° 20' West a distance of 50.00 feet to a point on the Westerly side of proposed street; thence continuing through the property now or formerly of W. R. Shackelford, of which this tract is a part, North 50° 20' West, a distance of 130.00 feet to a point; thence continuing by the same North 39° 40' East a distance of 53.04 feet to a point; thence continuing through property now or formerly of W. R. Shackelford, of which this tract is a part, North 14° 28' East for a distance of 302.485 feet to a point; thence continuing by the same North 75° 32' East a distance of 130.00 feet to the westerly line of Gardenia Drive, a proposed 50.00 foot street; thence by said westerly line of said proposed street North 14° 28' East for a distance of 89.48 feet to a point; thence continuing by the same in a northeasterly direction by the arc of a circle curving to the right having a radius of 155.00 feet for an arc distance of 62.45 feet to a point, common corner of this tract and property now or formerly of A. Derzak; thence by a line crossing said Hibiscus Drive South 52° 27' East a distance of 50.00 feet to the easterly side of said Hibiscus Drive; thence by the southeasterly line of said Hibiscus Drive in an easterly direction by the arc of a circle curving to the right having a radius of 105.00 feet for an arc distance of 176.16 feet more or less to a point, which point is the point and place of beginning.

BLOCK & LOT 454-A-109 (Erroneously stated as 541-N-1 on prior deed.)

TOGETHER WITH the right to use in common with the Grantors herein, their heirs, executors, administrators, successors and assigns, a 10.00 foot strip along with the following described line for purposes of the construction of a server line and no other; reserving, however, unto the Grantors, their heirs, executors, successors and assigns, the right to connect onto and use said sewer line:

BEGINNING at a point, which point may be located by beginning at the beginning point of the description of the tract herein conveyed; thence in a westerly direction along the easterly side of Hibiscus Drive by the arc of a circle curving to the left having a radius of 105.00 feet for an arc distance of 232.31 to a point; thence North 75° 32' West a distance of 50.00 feet to a point, which point is further located South 75° 32' East a distance of 5.00 feet from a monument; thence South 14° 28' 00" West a distance of 249.48 feet to a point; thence North 75° 56' 28" West a distance of 130.00 feet to a point, which point is the point and place of beginning; thence from said point and place of the beginning North 75° 32' West a distance of 126.00 feet to a point; thence North 60° 53' West a distance of 259.6 feet to a point; thence South 85° 50' West a distance of 28.00 feet to a point at the line of lands now or formerly of W.D. Russell; thence in and along a private 40 foot street existing for the used of abutting property owners through lands now or formerly of W.D. Russell and through lands now or formerly of Paul Russell South 85° 50' East a distance of 267.00 feet to a point; thence through lands now or formerly of Paul Russell and lands now or formerly of Andrew Russell in and along said private 40 foot street North 72° 41' West a distance of 123.6 feet to a point; thence through lands now or formerly of Paul Russell in and through said 40 foot private street South 89° 25' East a

distance of 109.00 feet to a point on the westerly side of Brown Avenue Extension, also know as Buelah Road.

The portion of the aforesaid sewer right of way above described where the same begins to proceed in and along a 40 foot private street through lands now or formerly of Messrs. Russell is no more than the right which the grantors herein now possess to the use of the aforesaid private road as abutting property owners.

Reserving to the Grantors, their heirs, successors and assigns, a right of way for purposes of ingress, egress and regress to and from the remainder of the tract of which the land hereby conveyed is a part and any other land contiguous to said tract now owned by the Grantors herein, and for the laying or erecting of utility lines over the following described property:

BEGINNING at a point on the easterly side of Hibiscus Drive, which point is located as follows:

BEGINNING at the beginning point of the description of the tract herein conveyed; thence along the easterly side of Hibiscus Drive in a westerly direction by the arc of a circle curving to the left having a radius of 105.00 feet for an arc distance of 176.16 feet to a point; which point is the point and place of the beginning; thence by the arc of the same circle curving to the left having a radius of 105.00 feet for an arc distance of 42.315 feet to a point; thence South 14° 28' 00" West, a distance of 295.03 feet to a southerly direction by the arc of a circle deflecting to the left and having a radius of 415.00 feet for an arc distance of 197.135 feet to a point; thence South 12° 45' East a distance of 39.635 feet to a point; thence in a southerly direction by the arc of a circle deflecting to the left having a radius of 570.00 feet for an arc distance of 39.855 feet to a point which is the southerly boundary of the property herein conveyed, said point being further described as being an arc distance of 12.87 feet by the arc of a circle having a radius of 570.00 feet from the northwest corner of Lot No. 43 in Churchill Estates Plan No. 3 Revised, recorded in the office of the Recorder of Deeds of Allegheny Count, Pittsburgh, Pennsylvania in Plan Book Volume 47, Page 22, as the same abuts on Gardenia Drive; thence South 73° 14' 37" West for a distance of 50.00 feet to a point; thence in a northerly direction by the arc of a circle deflecting to the right having a radius of 620 feet for an arc distance of 43.355 feet; thence North 12° 45' West a distance of 31.645 to a point; thence in a westerly direction by the arc of a circle deflecting to the left having a radius of 25.00 feet to a point on the easterly side of proposed 50 foot street; thence crossing said proposed street North 50° 20' West for a distance of 50.00 feet to a point on the westerly side of said proposed street; thence along the westerly line of said proposed street in a northerly direction by the arc of a circle deflecting to the right having a radius of 75 feet for an arc distance of 55.685 feet to a point; thence continuing along the same in a northerly direction by the arc of a circle deflecting to the left having a radius of 25 feet for an arc distance of 36.75 feet to a point; thence in a northerly direction by the arc of a circle deflecting to the right having a radius of 465 feet for an arc distance of 133.405 feet to a point; which point is further located as South 75° 32' 00" East, a distance of 5.00 feet from a monument; thence North 14° 28' East a distance of 206.55 feet to a point, thence by the same North 14° 28' East a distance of 50.00 feet across a proposed street to a point; thence by the same North 14° 28' East, a distance of 39.48 feet to a point, which point is further located South 75° 32" East a distance of 5.00 feet from a monument: thence in a Northeasterly direction by the arc of a circle deflecting to the right having a radius of 155.00 feet for an arc distance of 62.45 feet more or less to a point

common to Hibiscus Drive and the southeasterly corner of lands now or formerly of Andrew Derak; thence crossing said Hibiscus Drive South 52° 29' East for a distance of 50.00 feet, which point is the point and place of beginning.

Being the same premises which Angelo Just and Dora Just, his wife and John Pisone and Anne Pisone, his wife by Deed dated October 3, 1986, and recorded October 3, 1986, in the Department of Real Estate Office of Allegheny County in Deed Book Volume 7406, page 414, granted and conveyed unto Mohammad Ilyas, a married individual.

Nayyna Ilyas is signing the deed to convey any right, title or interest she may have in the above described property as Mohammad Ilyas wife.

SUBJECT to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record.

WITH the appurtenances; To Have and To Hold the same to and for the use of the said GRANTEES, as tenants by the entirety, their heirs and assigns forever.

And the GRANTOR, for himself and his heirs, executors and administrators, does, hereby covenant and agree that he will WARRANT SPECIALLY the property hereby conveyed.

NOTICE-THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS ORESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

In Witness Whereof, the said Grantor has hereunto set hand and seal the day and year first above written.

Sealed and Delivered in the Presence of :

Mohammad Ilyas

SHITE OF GEORGIA Commonwealth of Pennsylvania County of <u>CHERDHEE</u> ss

On this, the $\frac{\mathcal{O} \tau^{H}}{\mathcal{O}}$ day of $\mathcal{M}_{0,V}$, $\frac{\mathcal{J}_{0/5}}{\mathcal{O}}$, before me, a Notary Public, the undersigned officer, personally appeared **Mohammad Ilyas**, husband, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

AC.

Notary Public	40 .1	./	2019
My commission expires	March	7	

Offite OF Georian Gommonwealth of Pennsylvania County of CHEROREE \$ 55

On this, the <u> $8^{7^{H}}$ day of <u> 10^{20} </u> before me, a Notary Public, the undersigned officer, personally appeared Nayyna Ilyas, wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.</u>

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

* MOHAMMAD ILVAS, HUSBAND

Notary Public March My commission expires

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

{SEAL} Joseph McCann {SEAL} Lisa McCanr

Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee/s is

I do hereby certify that the Owner Mailing Address

Joseph McCann & Lisa McCann Name/Mortgage Company

In Care of (if required)

114 Hibiscus Drive

Address 15145 Túrtle Creek, PA City State and Zip Code

of the within named grantee/s is

In Care of (if required)

114 Hibiscus Drive Address

Turtle Creek, PA 15145

City State and Zip Code

Jane Coventino

.

. . ..



SUBDIVISION AND LAND DEVELOPMENT REVIEW APPLICATION MPC §502(b) County Advisory Review

COUNTY REVIEW REQUIRED: Municipality has adopted a subdivision and land development ordinance

Complete and submit with plans and other information M-F, 8:30 AM - 4:00 PM to: ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email <u>ACEDPlanning@alleghenycounty.us</u>

	Part 1: General Informati	on
Property Owner:	Amy + Daniel Oft	
Contact Name: Email Address: Mailing Address:	Amy Oft aott\$354egmail.com 594 Brown Are Turtu Creek PA 15145	Phone: <u>724-977-1277</u>
Name of Applicant:	same as about	
Contact Name: Email Address: Mailing Address:		Phone:
Plan Preparer:	GEN 3 surveying	
Contact Name: Email Address: Mailing Address:	TELLEY SIEFERS HEIVYC Gen 3 Surveying.com 885 CENTER POAD PITTSBUEGH, PA 15239	Phone: 412-584-2200
Application Status:	Preliminary Plan	
Application Type:		
	solidation n/Site Development n/Site Development	

	Part 2: Location Information				
Project Name:	McCann/ott Lot line Brision Plan				
Municipality:	WILKINS TOWNSHUP				

TOWNSHIP OF WILKINS SUBDIVISION AND LAND DEVELOPMENT

INSTRUCTIONS

This application is designed to help the developer conform to the requirements of the Zoning and Subdivision Ordinances which mandate certain filing information. Applicants should obtain a copy of the applicable Ordinances and read before filing an application.

- I. Provide answers to each question unless it is not applicable to your plan If not, so note and explain.
- II. All applications should be filed only with Township Secretary for delivery to the proper agency. **DO NOT DELIVER APPLICATIONS TO ANY OTHER MUNICIPAL OFFICIAL.**
- III. Twelve (12) copies of the application and Plan shall be filed.
- IV. The filing fee should be determined and must accompany the application.

1.	Name:	AMY & DANIEL OTT		JOSEPH & LISA MCCANN
	Address:	596 BROWN AVE TURTLE CREEK, PA 15145		114 HIBISCUS DR TURTLE CREEK, PA 15145
	Phone:	724-977-1277		412 519-8762
	(a) li	ndividual <u> </u>	Corpo	prationPartnership
	C	Other	Des	cribe

GENERAL INFORMATION FOR ALL APPLICANTS

Ownership: Record Owner X Under Agreement

- 2. Attach copy of deeds of record. If application is for less than entire deed description, attach legal description of area involved.
 - (a) If equitable owner, attach copy of signed agreement of sale. Purchase price and other financial arrangements may be blanked out. Attach copy of deed of record owner.
- 3. This application was delivered to the Township Secretary (by mail)

13 day of June += 2022 13 Anus Ott (in person) 🗡 , on the

By

RETURN THIS PAGE WITH APPLICATION

Allegheny County Jerry Tyskiewicz Department of Real Estate Pittsburgh, PA 15219

**** Electronically Filed Document ****

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Department of Real Estate Stamp

Document Number: 2017-14271 Recorded As: **ERX-DEED Recorded On:** May 18, 2017 Recorded At: 12:23:01 pm Number of Pages:7 Book-VI/Pg: Bk-DE VI-16800 Pg-554 Recording Fee: \$162.00 Parties: PATCHEL FAMILY IRREVOCABLE TRUST **OTT DANIEL P** Receipt Number: 3248342 Processed By: Joanna Clark

NOTE-		
0373D00262000000		
0373D00242000002		
0373D00240000000		
0373D00250000000		
0373H0011000000		
0454A00115000000		

Realty Transfer Stamp

Consideration Amt\$150000.00		Commonwealth of Pennsylvania	\$1500.00
Tax Code : Tax Amount: Ward : 99-NO WARD	WILKINS TP \$3000.00	Munic-Wilkins Twp School District-Woodland Hills Munic-Penalty Munic-Interest School-Penalty School-Interest	\$750.00 \$750.00 \$0 \$0 \$0 \$0 \$0
Stamp Num: Blk/Lot:	T11821 0373D00262000000		
Affidavit: Exempt:	No No		

I hereby certify that the within and foregoing was recorded in the Department of Real Estate's Office in Allegheny County, PA

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT



Jerry Typhiemicz, Buracter Rich frizgeruld, County Excentive

Return To: Assured Settlement Solutions 4268 Northern Pike, Monroeville, PA 15146

Tax Map No. 373-D-262/373-D-242-0000-02/373-D-240/363-D-250/373-H-110/454-A-115.

THIS DEED

MADE this 15th day of May, 2017,

BETWEEN

Linda Patchel, Trustee of the The Patchel Family Irrevocable Trust, dated March 3,

(hereinafter called "Grantor")

AND

Daniel P. Ott and Amy B. Ott, husband and wife

(hereinafter called "Grantee")

WITNESSETH, that said Grantor, in consideration of One Hundred Fifty Thousand AND 00/100 (\$150,000.00) US Dollars now paid by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, their heirs and assigns, all of the Grantor's right, title and interest in and to the following property:

PARCEL I

2014

ALL that certain parcel of land situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit:

BEGINNING at a point at a corner common to land now or formerly of the Community Home Savings and Loan Association, and land now or formerly of John L. Balint, et ux.; thence along dividing land of the Community Home Savings and Loan Association and land of said John L. Balint, et ux., South 13° 21' East, a distance of 129 feet to a point; thence South 76° 30' West a distance of 107.1 feet, more or less, to a point on the northeasterly side of Beulah Road; thence North 2° 41' West along Beulah Road a distance of 156 feet, more or less, to a point; thence North 76° 36' East, a distance of 107.1 feet to a point; thence South 13° 21' East, a distance of 36 feet to the place of beginning.

Also known as Block & Lot 373-D-262.

PARCEL II

ALL that certain tract of land situated in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point, said point being the center line intersection of proposed streets, having widths of 40 feet, as laid out in Plan by J. Fred Triggs and dated July 1941; thence along the center line of a proposed street North seventy-nine degrees, forty-four minutes, thirty seconds East (N 79° 44' 30" E), a distance of two hundred and forty-two (242.00) feet to a point; thence South twelve degrees, three minutes, thirty seconds East (S 12° 03' 30" E), a distance of one hundred fifty-six and fifty hundredths (156.50) feet to a point; thence South eighty-four degrees, three minutes, forty seconds West (S 84° 03' 40" W) a distance of two hundred fifty-eight (258.00) feet to a point on center line of a proposed street; thence along said center line North three degrees, seventeen minutes, thirty seconds West (N 3° 17' 30" W) a distance of one hundred thirty-seven and seventy hundredths (137.70) feet to center line intersection of proposed streets at the place of beginning.

Also known as Block & Lot 373-D-242-0000-02.

PARCEL III

ALL that certain parcel of land situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit:

BEGINNING at a point in the northwesterly corner of property now or formerly of Andrew Russell, which point is also the center line intersection of a proposed forty foot street and the easterly line of State Highway L.R. 741; thence from said beginning point along said easterly side of said State Highway South 4° 10' East, a distance of 67.2 feet to a point; thence along the line common to land of said Andrew Russell and land now or formerly of Catrinell, which is along or near the center line of Old Beulah Road South 58° 40' East, a distance of 91.8 feet to a point; thence still along land common to the aforementioned parties, and along a line at or near the center line of Old Beulah Road South 2° 41' East, a distance of 37.3 feet to a point; which is the point of beginning of the herein described parcel being conveyed; thence along the land of said Andrew Russell North 76° 30' East, a distance of 154 feet to a point in the center line of another proposed forty foot street which is also the line of land of Lawrence C. Patchel, et ux., the grantors herein, thence along the center line of said proposed forty foot street, which is also the line of land of said Lawrence C. Patchel, et ux., South 4° 35' East, a distance of 46.70 feet to a point at the end of the proposed forty foot street, which is also the property line now or formerly of Community Home Savings and Loan Association, now of Lawrence C. Patchel, et ux., the grantors herein; thence along the same South 82° 57' West, a distance of 42 feet to a stone on the easterly property line of other land of the grantors herein; thence along said other land of the grantors herein, North 13° 21' West, a distance of 36 feet to a point; thence still along said other land of the grantors herein South 76° 30' West, a distance of 107.1 feet to a point at or near the center line of Old Beulah Road; thence along the same North 2° 41' West, a distance of 5.3 feet to the point at the place of beginning.

Also known as Block & Lot 373-D-240.

PARCEL IV

ALL that certain parcel of land situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly line of State Highway Route 741 at its intersection with the line dividing land now or formerly of Andrea Russell and other parties, which line was the center line of the Old Beulah Road; thence along said Easterly line of State Highway Route 741, North 4° 10' West, a distance of 67.2 feet to a point in the center line of a 40 foot street, thence along the center line of said 40 foot street, North 85° 50'' East, a distance of 106 feet to an angle point in said street; thence continuing along the same South 57° 22' East, a distance of 74.4 feet to an angle point in said street; thence still continuing along the same North 78° 27' East, a distance of 60 feet to the intersection of the center line of said 40 foot street and the center line of another 40 foot street; thence by the center line of the said line mentioned 40 foot street South 4° 35' East, a distance of 91 feet, more or less, to a point; thence by line of other lands of said Andrea Russell South 76° 30' West, a distance of 154 feet to a point in the center line of the old Beulah Road, thence along

same North 2° 41' West, a distance of 37.3 feet to a point; thence continuing along the same North 58° 40' West, a distance of 91.8 feet to a point at the place of beginning.

Also known as Block and Lot 373-D-250.

PARCEL V

ALL that certain parcel of land situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit:

BEGINNING at a point on the dividing line between lands now or formerly of Shackleford and now or formerly of John L. Balint, et ux., said point being North 11° 30' West (deed bearing N. 13° 21' W.) 570 feet from a point common to land of said Shackleford, Mary Myers and said John L. Balint et ux; thence South 78° 30' West, 190 feet, more or less, to a point on the easterly side of Beulah Road, also line of Balint; thence North 2° 41' West, 224.3 feet, more or less, along said Beulah Road to a point common to lands of Balint and Patchel; thence North 76°30' East, 107.1 feet, more or less, along other lands of grantors to a point on line of Shackleford; thence South 11° 30' East (deed bearing S. 13° 21' E.), 216.2 feet, more or less, along said Shackleford line, to the place of beginning.

Also known as Block & Lot 373-H-110.

PARCEL VI

ALL that certain piece of ground situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point, said point being South fifty-one degrees, two minutes and thirty seconds West (S 51° 12' 30" W), a distance of two hundred sixty-seven and fifty-nine hundredths (267.59) feet from the Westerly side of Peffer Road at the dividing line of Churchill Estates Plan No. 3 and Ostien Heights Plan No. 2; thence along the dividing line of property now or formerly of Roy Walker et ux., North twenty-two degrees, twelve minutes and thirty seconds West (N 22° 12' 30" W), a distance of one hundred forty-nine and seventy-two hundredths (149.72) feet to a point; thence continuing along the dividing line of Roy Walker, et ux, North sixty-nine degrees twenty-three minutes and ten seconds East (N 69° 23' 10" E), a distance of one hundred twenty-seven and twenty-eight hundredths (127.28) feet to a point, said point being the common corner of Lots 35, 36 and 37 in the Churchill Estates Plan No. 3, as recorded in P.B. Vol. 47, page 22; thence along the dividing line of Churchill Estates Plan No. 3 South eighty-seven degrees, thirty-nine minutes and forty seconds West (S 87° 39' 40" W), a distance of seventy-seven and thirty-nine hundredths (77.39) feet to a point; thence continuing along the same North sixty-one degrees fifty-two minutes and twenty seconds West (N 61° 52' 20" W), a distance of two hundred twenty-nine and eighty-one hundredths (229.81) feet to a point; thence North thirty degrees, twenty-one minutes and fifty seconds West (N 30° 21' 50" W), a distance of one hundred forty-nine and forty-seven hundredths (149.47) feet to a point; thence along the same North seventythree degrees, fourteen minutes and thirty-seven seconds East (N 73° 14' 37" E), a distance of two hundred and ninety-nine hundredths (200.99) feet to a point on the easterly side of Gardenia Drive, having a width of 50 feet, in said Churchill Estates Plan No. 3; thence along the easterly side of Gardenia Drive by a curve deflecting to the left, having a radius of five hundred and seventy (570.00) feet, an arc of twelve and eightyseven hundredths (12.87) feet to a point at the dividing line of Lot 43 in said Plan; thence along the dividing line of Lots 43, 44 and 45 in said Plan, North seventy-one degrees, fifty nine minutes east (N 71° 59' E) a distance of one hundred sixty-seven and thirteen hundredths (167.13) feet to a point, thence along the dividing line of said Plan and also Churchill Estates Plan No. 2 as recorded in P. B. Vol. 40, page 180, North twenty-four degrees, seventeen minutes West (N 24° 17' W), a distance of one hundred ninety-six and seventyfour hundredths (196.74) feet to a point; thence along the dividing line of Churchill Estates Plan No. 2 North seventeen degrees twenty-eight minutes East (N 17° 28' E), a distance of two hundred fifty-six and forty-six hundredths (256.46) feet to a point; thence continuing along the same North fifty-one degrees, fourteen minutes East (N 51° 14' E) a distance of twenty-nine (29.00) feet to a point on the dividing line of Lot 73 in an unrecorded plan of lots as prepared by Morris Ramsey, Engr., dated April 19, 1952; thence along the dividing line of Lot 73 North thirty-eight degrees, forty-six minutes West (N 38° 46' W), a distance of sixtyseven (67.00) feet to a point; thence continuing along the same North fifty-one degrees, fourteen minutes East (N 51-14' E), a distance of one hundred nineteen and nine hundredths (119.09) feet to a point on the Southerly side of Hibiscus Drive, having a width of 50 feet, as projected in proposed plan of Morris Ramsey dated April 19, 1952; thence along the said Southerly side of Hibiscus Drive by a curve deflecting to left. having a radius of one hundred and five (105.00) feet a distance of one hundred seventy-six and sixteen hundredths (176.16) feet to a point; thence along the Westerly terminus of Hibiscus Drive and the dividing line now or formerly of Andrew F. Derzak, et ux., North fifty-two degrees, twenty-seven minutes West (N 52° 27" W) a distance of two hundred nineteen and seventy-five hundredths (219.75) feet to a point; thence along the dividing line of Andrew F. Derzak North seventeen degrees, twenty-eight minutes East (N 17° 28' E), a distance of sixty-three and twenty-one hundredths (63.21) feet to a point on the dividing line of the Edgewood Country Club; thence along said dividing line South eighty-four degrees, thirty minutes and fifty seconds West (S 84° 30' 50" W), a distance of one hundred forty-nine and thirty hundredths (149.30) feet to a point on the dividing line now or formerly of Wm. Free; thence along said dividing line South eighty-four degrees. three minutes and forty seconds West (84° 03' 40" W), a distance of three hundred eighty-seven and thirtyfive hundredths (387.35) feet to a point; thence South twelve degrees, three minutes and thirty seconds East (S 12° 03' 30" E), a distance of three hundred sixty-five and twenty hundredths (365.20) feet to a point; thence South eighty-four degrees three minutes and forty seconds (S 84° 03' 40" W) West, a distance of three hundred (300.00) feet to a point; thence South twelve degrees three minutes and thirty seconds east (S 12° 03' 30" E), a distance of thirteen hundred seventy-four and forty-four hundredths (1374.44) feet to a point; thence North fifty-one degrees, two minutes, thirty seconds East (N 51° 02' 30" E), a distance of eight hundred thirty and fifty-three hundredths (830.53) feet to a point at the place of beginning. EXCEPTING that certain parcel currently known as Block & Lot 454-A-109.

Also known as Block & Lot 454-A-115.

GRANTOR: Lawrence C. Patchel and Doris E. Patchel, husband and wife, granted and conveyed to: The Patchel Family Irrevocable Trust, Linda Patchel, Trustee DEED DATED: 06/30/14, DEED RECORDED: 08/01/14 BOOK: 15688 PAGE: 398, dated March 3 2014 among the Land Records of Allegheny County, PA

Pursuant to Article 2 of said Trust Agreement the Trustees herein are authorized to convey the subject property.

UNDER AND SUBJECT TO coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed, excepted or reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and all easements, rights of way and restrictions as contained in prior instruments of record and/or as installed or located on the premises and all other matters of record appearing prior hereto.

With the appurtenances thereto: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, their heirs and assigns forever, and the Grantor for their self, successors and assigns, does covenant, promise and agree, to and with the Grantee and their heirs and assigns, that they have not done, committed or knowingly, or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted. or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate or otherwise howsoever.

NOTICE -- THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

WITNESS the hand and seal of the Grantor.

WITNESS:

The Patchel Family Irrevocable Trust.

SEAL

Linda Patchel, Trustee

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.'

WITNESS:

angel SEAL Daniel P. Ott

SEAL

Amy B. Ott

COMMONWEALTH OF PENNSYLVANIA) ss. COUNTY OF 2.017, before me, a Notary Public, the undersigned officer. (VIAy _ day of On this L

personally appeared Linda Patchel. Trustee of the The Patchel Family Irrevocable Trust, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument as Trustee and acknowledged that he/she executed the same in his/her capacity as Trustee for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

ARY PUBLIC

My commission expires

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Robin L. Mastalski, Netary Public Murrysville Boro, Westmoneland County My Commission Expires July 30, 2017 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTABLES

CERTIFICATE OF RESIDENCE

I do hereby certify that the <u>Tax Billing Address</u> of the within named grantee/s is

Hentington MAtional Bank Name or Morigage Company 7575 Hontingen PARP. Address

Address Divmbro, OH 43235 I do hereby certify that the <u>Owner Mailing Address</u> of the within named grantee/s is

Daviel POTT and Amy B. OTT

Name

 $\frac{596}{\text{Address}}$ Besm A.

eek, PA 15145 Turtle

City, State and Zip Code

Signature

City, State and Zip Code

Signature

Date

5/17/17



Allegheny County Valerie McDonald Roberts Department of Real Estate Pittsburgh, PA 15219

	instrument Num	ber: 2010-26506 BK-DE VL-14395 PG-419
Recorded On: October 01, 2	2010 As-Deed	
Parties: DERZAK ROI	NALD FRANK	
To MCCANN JO	SEPH A	# of Pages: 4
Comment:		
****	******* THIS IS	NOT A BILL **********
Deed	78.50	
Pages > 4 0		
Names > 4 0		
	78.50	
Realty Transfer Stamp		Department of Real Estate Stamp
Affidavit Attached-No	Stamp Num-T405337	Certified By-> J F
WILKINS TP		ON 10-01-2010 AT 03:40p 0454A00050000000
Ward-99-NO WARD	400.000.00	0454A0005000000
Va	lue 108,900.00	
Commonwealth of Pennsylvania	1,089.00	
Munic-Wilkins Twp	544.50	
School District-Woodland Hills	544.50	(STATATO
Munic-Penalty Munic-Interest	0.00 0.00	FROM THE RECORD
School-Penalty	0.00	ALLEGHENY COUNTY DEPT. OF REAL ESTATE
School-Interest	0.00	
	2,178.00	MAY 1 3 2022
		Bran Berter
		Bean Decaure

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA **DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT**

File Information:

Document Number: 2010-26506 Receipt Number: 1676867 Recorded Date/Time: October 01, 2010 04:01:19P Book-Vol/Pg: BK-DE VL-14395 PG-419 User / Station: J Clark - Cash Super 06

Record and Return To:

SECURITY SETTLEMENT SERVICES INC 150 ROBBINS STATION RD STE 3 4 N HUNTINGDON PA 15642

Valorio McDonald Roberts, Managor Dan Onorato, County Executive

13632 DRE Certified 01-Oct-2010 03:40P\Int By: JF

THIS INDENTURE

Made this 24th day of September

, in the year of our Lord, Two Thousand Ten (2010),

Between

Ronald Frank Derzak and Teresa Katharine Derzak, Husband and wife

and

Joseph A. McCann

(hereinafter called "Grantee(s)").

(hereinafter called "Grantor(s)"),

Witnesseth, that said Grantor(s), for and in consideration of the sum of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED and NO/100 (\$108,900.00) DOLLARS paid to the Grantor(s) by the Grantee(s), does grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns,

ALL that certain lot or piece of ground situate in the Township of Wilkins, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Hibiscus Drive, as laid out Fifty (50) feet wide; and which point is distant South 30° 16' 10" East, 25 feet from a point on the Northerly line of Hibiscus Drive, and which last mentioned point is distant by a curved line to the left, having a radius of 155 feet, a distance of 200.91 feet from the Northwesterly corner of Lot No. 12 in the Churchill Estates Plan No. 2 as recorded in the Recorder's Office of Allegheny County in Plan Book Volume 40, page 180; thence North 30° 16' 10" West, 178.24 feet to a point on the line of property on the Edgewood Golf Club; thence along the Edgewood Golf Club property line, South 84° 30' 50" West, 83.51 feet to a point; thence South 17° 28' West, 63.21 feet to a point; thence South 52° 27' East, 194.75 feet to a point in the center line of Hibiscus Drive; thence along the center line of Hibiscus Drive, by a curved line to the right, having a radius of 155 feet, a distance of 60 feet, more or less, to the point at the place of beginning.

HAVING erected thereon a single-family dwelling known as 114 Hibiscus Drive, Turtle Creek, PA 15145.

SUBJECT to conditions, restrictions, reservations, covenants, rights of way, oil and gas leases, if any, and to the sale of coal and mining rights as set forth in prior deeds or instruments of record.

BEING designated as Block 454-A, Lot 50 in the Deed Registry Office of Allegheny County.

BEING the same property which Helen T. Derzak, widow by Deed dated July 16, 2003 and recorded in the Department of Real Estate of Allegheny County in Deed book Volume 11741, page 253, granted and conveyed to Ronald Frank Derzak and Teresa Katharine Derzak, His wife, the Grantors herein.

With the appurtenances: To Have and To Hold the same to and for the use of Grantee(s), their heirs and assigns forever, and the Grantor(s) for their heirs and assigns hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY AND LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (See 52 P.S. § 1551) /This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hands and seals of the said Grantor(s)

Witness

Ronald Frank Derzak

ION est

Teresa Katharine Derzak

THE GRANTORS CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7,1980, SECTION 406, ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED BY THIS DEED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED BY THIS DEED. THIS PARAGRAPH IS BEING INSERTED IN THIS DEED PURSUANT TO THE SAID ACT 97 OF 1980.

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT.10, P.L. 874, NO. 156 § 1.

WATNESS/ATTEST:

Joseph A. McCann

State of ; PENNSYLVANIA

County of : ALLEGHENY

On this, the ______ day of <u>_____</u>, 2010 before me, the undersigned notary public, personally appeared Ronald Frank Derzak and Teresa Katharine Derzak, Husband and wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

) 55.

In Witness Whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA (Title of Officer) Notarial Seal My Commission expires: Anthony J. Cimino, Notary Public Monroeville Boro, Allegheny County My Commission Expires May 23, 2013 nber, Pennsimiania Association of Notarles

Certificate of Residence

I, the undersigned, do hereby certify that the Grantee's precise residence is:

I do hereby certify that the <u>TAX BILL ADDRESS</u> Of the within named grantee/s is

Affiliated Mortgage Company Name/Mortgage Company

101 Crosley Street

In Care of (if required)

West Monroe, LA 71291 Address I do hereby certify that the <u>OWNER'S MATLING ADDRESS</u> of the within named grantee's is Joseph A. McCann

In Care Of (if required)

114 Hibiscus Drive

Address

Turtle Creek, pA 15145

City, State and Zip Code

City, State and Zip Code

Witness my hand this

<u>30th</u> day of <u>SEPTEMBER</u>

2010 (SEAL)

RECORD/RETURN TO:

SECURITY SETTLEMENT SERVICES, INC 150 ROBBINS STATION ROAD, SUITE 3-4 NORTH HUNTINGDON, PA 15642 FILE#23369 Board of Commissioners Sylvia J. Martinelli, President Joseph D. Costa, Vice President Michael Boyd Mark E. Wells Brittney Pepper



Township Officers Rebecca Vargo, Township Manager Michelle Criner, Treasurer John Rushford, Solicitor Randy Lamb, Police Chief Scott Matthews, Public Works

June 16, 2022

Mr. Robert Arnold HRG Engineering 200 West Kensinger Drive, Suite 100 Cranberry Township, PA, 16066

Dear Mr. Arnold,

Please find enclosed a complete application for a land swap filed by Mr. and Mrs. Daniel Ott of 596 Brown Avenue, Wilkins Township and Mr. and Mrs. Joseph McCann of 114 Hibiscus Drive, Wilkins Township. Please review this land swap and provide your comments at your earliest convenience.

Sincerely,

TOWNSHIP OF WILKINS

ecca Va Rebecca Vargo

Manager

110 Peffer Road Turtle Creek, PA 15145-1192 Phone) 412-824-6650 (Fax) 412-824-3808 www.wilkinstownship.com



200 West Kensinger Drive Suite 400 Cranberry Township, PA 16066 724.779.4777 www.hrg-inc.com



VIA EMAIL

July 1, 2022

Ms. Rebecca Vargo, Township Manager Township of Wilkins 110 Peffer Road Turtle Creek, Pennsylvania 15145

Re: McCann/Ott Lot Line Revision Plan Plan Review #01

Dear Ms. Vargo:

The applicant has submitted a final subdivision plan application for the revision/consolidation of existing parcels for the purpose of transferring ownership of portions of the existing parcels between Amy and Daniel Ott and Joseph and Lisa McCann. The referenced information submitted consists of the following items:

- Subdivision and Land Development Applications for both Wilkins Township and Allegheny County, prepared for Parcels L/B 454-A-115, L/B 454-A-050, and L/B 454-A-109, executed by both owners, and dated June 8, 2022, and June 13, 2022; and
- McCann/Ott Lot Line Revision Plan, (2 sheets), prepared by Gen3 Surveying, and dated April 16, 2022.

The information provided was reviewed as a preliminary/final application for a Minor Subdivision in accordance with Ordinance No. 802/Chapter 148 – Subdivision and Land Development, of the Township of Wilkins Code. We have the following comments related to the material submitted:

- 1. Hibiscus Drive is missing the right-of-way width [§148-17. B (7)].
- 2. The existing easement for the construction of a server line stops at the existing boundary of Lot 1-C. The Applicant should confirm whether that will still be the case under the revised lot lines. [§ 148-17 B. (12)].
- 3. There are no existing or proposed reference monuments shown on the Plan [§148-17 B. (17)].
- 4. Both sheets of the Plan are labeled as "Sheet 1 of 2".
- 5. On the Signature/Declaration Sheet, the location for the Township Seal is labeled as "Council" and not "Board of Commissioners".

Based upon the relatively minor nature of the comments listed above, and assuming the submission of no significant comments from the other reviewing entities, HRG would support a "recommendation with conditions" by the Wilkins Township Planning Commission, with all corrections required to be completed for review prior to any Board of Commissioners action.

HRG's review of this project and comments provided herein do not preclude the Applicant from any requirements or submissions requested or directed by other entities having jurisdiction over all Ms. Rebecca Vargo Wilkins Township July 1, 2022 Page 2

or portions of this work, including, but not limited to the Allegheny County Department of Economic Development, etc. The licensed professional engineer/surveyor whose seal appears on the drawings and documents for this project remains responsible for the ultimate compliance of these facilities with regulatory and engineering standards. HRG, on behalf of the Township, reserves the right to review any subsequent submissions related to this project.

If you have any questions regarding these comments, please do not hesitate to call me.

Sincerely,

HERBERT, ROWLAND & GRUBIC, INC.

Ralit L And

Robert L. Arnold, P.E. Team Leader | Civil

RLA/ R006303.0426 P:\0063\006303_0426\Off-McCann Subdivision - Phase 31\2022.07.01_Off McCann PR_01.docx

Board of Commissioners Sylvia J. Martinelli, President Joseph D. Costa, Vice President Michael Boyd Mark E. Wells Brittney Pepper



Township Officers Rebecca Vargo, Township Manager Michelle Criner, Treasurer John Rushford, Solicitor Randy Lamb, Police Chief Scott Matthews, Public Works

4

June 16, 2022

Mr. Matthew Trepal Allegheny County Economic Development Planning Commission One Chatham Center. Suite 900 112 Washington Place Pittsburgh, PA 15219

Dear Mr. Trepal

Please find enclosed a complete application for a land swap filed by Mr. and Mrs. Daniel Ott of 596 Brown Avenue, Wilkins Township and Mr. and Mrs. Joseph McCann of 114 Hibiscus Drive, Wilkins Township. Please review this land swap and provide your comments, if any, to my attention.

Sincerely,

TOWNSHIP OF WILKINS

bieca Vara

Rebecca Vargo Manager

10 Peffer Road Turtle Creek, PA 15145-1192 (Phone) 412-824-6650 (Fax) 412-824-3808 www.wilkinstownship.com

COUNTY OF



ALLEGHENY

RICH FITZGERALD COUNTY EXECUTIVE

July 5, 2022

Rebecca Vargo Township Manager Wilkins Township 110 Peffer Road Turtle Creek, PA 15145

Project:	McCann/Ott Lot Line Revision Plan
Location:	Brown Avenue & Hibiscus Drive
Description:	Subdivision Plan (R-2 District)
Area:	28.575 Acres
ACED File#:	22-214 SU

Dear Ms. Vargo:

We received the above-referenced application on June 21, 2022 for a lot line revision between parcel ID#s 454-A-115, 454-A-109, and 454-A-50 located on Brown Avenue and Hibiscus Drive in Wilkins Township. We have reviewed the application and offer the following comments:

- A graphic scale should be provided on the plan that corresponds with the written scale of 1"=60' currently included on the plan.
- The title of "McCann/Ott Lot Line Revision" provided in the title block does not completely match the title of "McCann/Ott Consolidation/Lot Line Revision Plan" provided in the clauses. The title should be revised so it is consistent in both the clauses and the title block.
- The parcel to the east of parcel 454-A-50 on the plat is also labeled as 454-A-50. According to ACDRE records, the parcel to the east of parcel 454-A-50 should be labeled 454-A-54.
- The Title clause for parcel 454-A-50 references Lisa McCann as the owner. According to ACDRE records and Deed Book Volume 14395 Page 419, the owner of this parcel is Joseph McCann. The Title clause must be updated with the correct owner.
- Owners Adoption clauses may not combine separate owner information into one clause. Joseph McCann is the owner of parcel 454-A-50, while Joseph and Lisa McCann are owners of parcel 454-A-109. There should be a separate Owners Adoption clause and Notary clause for Joseph McCann individually.
- The Owners Adoption clauses should provide a signature line for the Notary Public.
- Wilkins Township has a Board of Commissioners as the governing body. The signature line for the Township Approval clause should reference the "Commission President" rather than the "President of Council."

Page 1 of 2

22-214 SU Wilkins Township

Should you have any questions, please contact Jaclyn Karolski at (412) 350-1049 or at Jaclyn.Karolski@AlleghenyCounty.us.

Sincerely,

Ų < \sim

Matthew T. Trepal, AICP Manager, Planning Division

MTT:jmk

Gen3 Surveying

Terry R. Siefers, PLS 885 Center Road Pittsburgh, PA 15239 terry@gen3surveying.com 1 www.gen3surveying.com

July 14, 2022

TO: Ms. Rebecca Vargo, Township Manager Wilkins Township 110 Pfeffer Road Turtle Creek, PA 15145

RE: McCann/Ott Consolidation/Lot Line Revision Plan

Dear Ms. Vargo:

1 have read, reviewed and am in agreement with the engineering comments presented by Mr. Robert L. Arnold, P.E. of Herbert, Rowland & Grubic, Inc. dated July 1, 2022.

There were 5 items listed to be revised or addressed. Following are replies to those comments:

- 1. Right of way width of 50' has been added to Hibiscus Drive.
- Clients shall work to extinguish and vacate the 10' strip for a server line. This easement was created when there were plans for development of the Hibiscus Drive connection. This subdivision will eliminate that possibility.
- 3. Found evidence and proposed pin locations have been shown on the plan.
- 4. Sheet numbers have been corrected.
- 5. Label has been corrected.

Also I am in receipt of, have read, reviewed and am in agreement with Allegheny County Economic Development comment letter prepared by Matthew T. Trepal, AICP, Manager, Planning Division.



There were 7 items listed to be revised or addressed. Following are replies to those comments:

- 1. A graphic scale has been added to the plan sheet.
- 2. Title block has been revised to reflect clauses.
- 3. Parcel No. has been corrected.
- 4. Title clause has been corrected.
- 5. Additional ownership clause has been added.
- 6. Signature line for Notary Public has been added.
- 7. Clause has been revised to reflect "Commission President"

Please contact me with any question or comment.

Respectfully,

2

ing .)./.

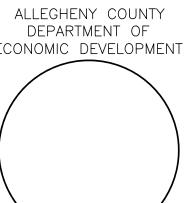
Terry R. Siefers, PLS

Gen3 Surveying, LLC

Attachment: Plan revised per HRG and ACED comment letter

IN WITNESS (DF WHICH, TO THIS I SET M	IY HAND AND SEAL THIS	DAY OF	, 2022.
ATTEST:				
NOTARY PUB	LIC	JOS	EPH A. McCANN	
STATE OF PEN	JNSYLVANIA)			
SS COUNTY OF A				
PENNSYLVAN	THE UNDERSIGNED, A NOTA IA AND COUNTY OF ALLEG ACKNOWLEDGED THE FO	HENY, PERSONALLY APP	EARED THE ABOVE N	IAMED JOSEPH A.
WITNESS MY	HAND AND NOTARIAL SEA	L		
THIS	DAY OF	. 2022.		
MY COMMISS	ION EXPIRES:			
THIS	DAY OF	. 20		
NO	TARY PUBLIC			
140				
CONSOLIDA DEED BOOK	RTIFY THAT THE TITLE TO . FION /LOT LINE REVISION P VOLUME 14395, PAGE 419. I F NCE ON THIS PROPERTY.	PLAN IS IN THE NAME OF	JOSEPH A. McCANN	AND IS RECORDED IN
WITNESS		JOSEPH A.	McCANN	
		5		
CONSOLIDAT IRREVOCABI PLAN TO THI	AND LISA McCANN , OWNE FION /LOT LINE REVISION P LY DEDICATE ALL STREETS A E TOWNSHIP OF WILKINS. T UTORS, AND ASSIGNS.	'LAN, HEREBY ADOPT TH AND OTHER PROPERTY I	IS PLAN AS OUR PLAI DENTIFIED FOR DED	N OF LOTS AND ICATION ON THE
INIXAITNECO				2022
IIN WITNESS	OF WHICH, TO THIS WE SE	1 OUK HAND AND SEAL	и пі з DAY OF	, 2022.
ATTEST:				
LISA McCANI	N		SEPH McCANN	
		J	•	
	BLIC			
NOTARY PUE				
NOTARY PUE				
STATE OF PE	NNSYLVANIA) S			
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STATE OF PE S COUNTY OF BEFORE ME, PENNSYLVA	SS	GHENY, PERSONALLY AP	PEARED THE ABOVE	NAMED JOSEPH AND
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					I, TERRY R. SIEFERS, A PROFESSIONAL LAND SURVEYOR OF CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATIO LOTS, LANDS, STREETS AND HIGWAYS AS SURVEYED AND I	N AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE
					DATE	TERRY R. SIEFERS, PLS REG. NO. 043962-E
CONSOLIDATION IRREVOCABLY PLAN TO THE T	ON /LOT LINE REVISION PLAN, HEREE ' DEDICATE ALL STREETS AND OTHER	Y ADOPT TH PROPERTY I	E LAND SHOWN ON THE McCANN/OTT IS PLAN AS OUR PLAN OF LOTS AND DENTIFIED FOR DEDICATION ON THE DICATION SHALL BE BINDING UPON OUR			
IN WITNESS O	F WHICH, TO THIS WE SET OUR HAN	D AND SEAL	ГНІЅ DAY OF, 2022.			DFESSIONAL ENGINEER FOR THE TOWNSHIP OF WILKINS DO ALL THE ENGINEERING REQUIREMENTS OF THE TOWNSHIP EPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE
ATTEST:						
DANIEL P. OTT	. <u></u> .				DATE	MUNICIPAL ENGINEER
AMY B. OTT						REGISTRATION NO.
					REVIEWED BY THE PLANNING COMMISSION OF THE TO , 2022.	WNSHIP OF WILKINS, ON THIS DAY OF
STATE OF PENN SS COUNTY OF ALI					ATTEST:	
PENNSYLVANIA	E UNDERSIGNED, A NOTARY PUBLIC A AND COUNTY OF ALLEGHENY, PERS 3. OTT AND ACKNOWLEDGED THE FO	ONALLY APP	EARED THE ABOVE NAMED DANIEL P.		SECRETARY	CHAIRPERSON
	IAND AND NOTARIAL SEAL					
THIS	DAY OF	2022.				
MY COMMISSIC					APPROVED BY THE TOWNSHIP OF WILKINS COMMISSIO	
THIS	DAY OF	20			SIGNED AND NOTED AS APPROVED THIS DAY OF	, 2022.
NOTA	ARY PUBLIC				SECRETARY	COMMISSION PRESIDENT
CONSOLIDATION / RECORDED IN DEE	THAT THE TITLE TO A PORTION OF T LOT LINE REVISION PLAN IS IN THE N D BOOK VOLUME 16800, PAGE 554. WH E ON THIS PROPERTY.	AME OF DAN			REVIEWED BY THE ALLEGHENY COUNTY DEPARTMEN DAY OF, 2022.	T OF ECONOMIC DEVELOPMENT ON THIS
DANIEL P. OTT	Ā	MY B. OTT			DIRECTOR	
WITNESS					RECORDED IN THE DEPARTMENT OF REAL ESTATE OF PENNSYLVANIA,	THE COUNTY OF ALLEGHENY, COMMONWEALTH OF
					STATE OF PENNSYLVANIA)SS	
	CENE		INTEC.		ALLEGHENY COUNTY) IN PLAN BOOK VOLUME PAGE(S) .	
	SUBJECT PROPERTY SITUATE IN FLOOD ZONE X, AN A FLOODPLAIN PER FEMA FIRM(FLOOD INSURANCE R	AREA DETERMINED	JOTES: TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 387H, EFFECTIVE DATE SEPTEMBER 26, 2014.		GIVEN UNDER MY HAND AND SEAL THIS	DAY OF, 2022.
	TO THE BEST OF MY KNOWLEDGE, BELIEF AND ABILI GAS WELL EXISTS ON THE SUBJECT PROPERTY. PA OI		N A VISUAL INSPECTION OF THE SURFACE OF THE PREMISES AS SHOWN HEREON, NO MBER 20201240045 SUBMITTED MAY 3, 2020.		ATTEST:	
	WETLANDS EXIST ON THE PREMISES AS SHOWN HER		N A VISUAL INSPECTION OF THE SURFACE OF THE SURFACE OF THE PROPERTY, NO THE NATIONAL WETLANDS INVENTORY DOES NOT SHOW ANY WETLANDS ON THE			DEPARTMENT OF REAL ESTATE
	SUBJECT PROPERTY. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PUR LAW BEFORE DRIVEWAY ACCESS TO A STATE HIGHV	SUANT TO SECT 42 VAY IS PERMITTED	0 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY			
	UTILITIES-		NG SHOULD NOT BE USED FOR GRADING OR DEVELOP[MENT PURPOSES.			
	LOT 1-C IS PRESENTLY SEVICED BY PUBLIC SANITARY	, WATER, ELECTRI	C AND GAS SERVICE.			McCANN/OTT CONSOLIDATION/ LOT LINE REVISION PLAN BEING A CONSOLIDATION AND LOT LINE REVISION OF LANDS DESCRIBED IN DEED BOOK VOLUME 14395, PAGE 419
GHENY COUNTY PARTMENT OF	ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE					DEED BOOK VOLUME 15986, PAGE 278 AND LOT 1-C IN THE OTT CONSOLIDATION PLAN SITUATE IN WILKINS TOWNSHIP, ALLEGHENY COUNTY, PA
AIC DEVELOPMENT						MADE FOR JOSEPH & LISA McCANN AND DANIEL P. & AMY B. OTT
		DATE	REVISION	REV BY	OWNERS INFORMATION: DANIEL P. OTT & AMY B. OTT 596 BROWN AVENUE	Gen3 SURVEYING DWG NO.: LLR-038 DATE: 04-16-2022
		7/14/22	REVISED PER ACED COMMENTS	TRS	TURTLE CREEK, PA 15145 JOHN AND LISA McCANN 114 HIBISCUS DRIVE	TERRY R. SIEFERS, PLSPROJ # 21-038PROFESSIONAL LAND SURVEYORPROJ # 21-038885 CENTER ROADDWN BY: TRS
		7/14/22	REVISED PER TOWNSHIP COMMENTS	TRS	TURTLE CREEK, PA 15145	PITTSBURGH, PA 15239CHK BY: DSSTelephone: (412) 584-2200SCALE: 1" = 60'EMAIL: terry@gen3surveying.comSHEET 2 OF 2
						SHEET 2 OF 2



ALLEGHENY COUNTY
DEPARTMENT OF
REAL ESTATE

DATE	REVISION	
7/14/22	REVISED PER ACED COMMENTS	TRS
7/14/22	REVISED PER TOWNSHIP COMMENTS	TRS

