

OWNERS ADOPTION FOR PARCEL 542-F-30:

By a resolution approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the Board of Directors of The Buncher Company, incorporated in the Commonwealth of Pennsylvania, owner of Parcel 542-F-30, of which 2,157.46 square feet of land is to be incorporated in the Golden-Buncher Subdivision, adopted this plan as its Plan of Lots. This adoption shall be binding upon the corporation and upon its successors and assigns.

The Buncher Company.

Attested by: \_\_\_\_\_ David B. Heaton, President and CEO

Date \_\_\_\_\_

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared \_\_\_\_\_, President and CEO of The Buncher Company, who acknowledged to me that he is the duly authorized officer of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan in the Township of Wilkins.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

We hereby certify that the title to the property contained in the Golden-Buncher Subdivision and Consolidation Plan is in the name of The Buncher Company, and is recorded in deed book volume 18950, page 221. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Attested by: \_\_\_\_\_ David B. Heaton, President and CEO

OWNERS ADOPTION FOR PARCEL 542-B-56:

I, Amber C. Golden, owner of a portion of the land shown on the Golden-Buncher Subdivision and Consolidation Plan, hereby adopt this plan as my plan of lots. This adoption shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this day of \_\_\_\_\_, 2023.

ATTEST:

Notary Public \_\_\_\_\_ Amber C. Golden

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above-named Amber C. Golden and acknowledged the foregoing adoption to be her act.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

I hereby certify that the title to a portion of the property contained in the Golden-Buncher Subdivision and Consolidation Plan is in the name of Amber C. Golden, and is recorded in deed book volume 14142, page 454. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness \_\_\_\_\_ Amber C. Golden

NOTES:

1. OWNER TAX PARCEL 542-F-30: THE BUNCHER COMPANY  
1251 WESTERN AVE. STE 201  
PITTSBURGH, PA 15222
2. PROPERTY ADDRESS: 3453 WILLIAM PENN HIGHWAY  
PITTSBURGH, PA 15235
3. TAX PARCEL 542-F-30 ZONING: "C" COMMERCIAL DISTRICT
4. OWNER TAX PARCEL 542-B-56: AMBER C. GOLDEN  
101 GILMORE DRIVE  
PITTSBURGH, PA 15235
5. PROPERTY ADDRESS: 101 GILMORE DRIVE  
PITTSBURGH, PA 15235
6. TAX PARCEL 542-B-56 ZONING: "R-3" SUBURBAN RESIDENTIAL DISTRICT
7. TOTAL SURVEYED AREA: 151,102.85 SQ.FT. / 3.469 ACRES
8. THE SURVEYED PROPERTIES ARE NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAP PANELS 42003C0391H - EFFECTIVE SEPTEMBER 26, 2014.
9. PARCEL "A" REVISED IS SUBJECT TO PREVIOUS AGREEMENT OF COVENANTS, RESTRICTIONS, AND EASEMENTS AS SHOWN ON THE NAI ACQUISITION GROUP L.P. PLAN NO. 1 - REVISION NO. 1, AS RECORDED IN PLAN BOOK VOLUME 270, PAGE 137, WHICH WILL REMAIN IN EFFECT WITH THE RECORDING OF THIS PLAN.
10. LOT 2 REVISED IS AN EXISTING NON-CONFORMITY TO THE EXISTING FRONT YARD BUILDING LINE ZONING REQUIREMENTS

SURVEYORS CERTIFICATION:

I certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required.

August 01, 2023

Date \_\_\_\_\_

Nile James Barton  
Registration number: S0062361

ENGINEER'S CERTIFICATION:

I certify that this plan meets all engineering and design requirements of the applicable codes and regulations of the Commonwealth of Pennsylvania, as amendments have been authorized by the appropriate officials of the township.

Date \_\_\_\_\_ Robert Arnold  
Registration number: \_\_\_\_\_

REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS.

Reviewed by the Planning Commission of the Township of Wilkins, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

Approved by the Board of Commissioners of the Township of Wilkins, by resolution, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary \_\_\_\_\_ Commission President \_\_\_\_\_

Reviewed by the Allegheny County Department of Economic Development on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Director \_\_\_\_\_

PROOF OF RECORDING.

Recorded in the office of the Department of Real Estate of the County of Allegheny.

Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_, Page(s) \_\_\_\_\_

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Department of Real Estate \_\_\_\_\_

A highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L.1742, No.428), known as the "State Highway Law" before driveway access to a State highway is permitted.

The purpose of this plan is to correct the physical encroachments from Lot 2 in the Eastmont Plan No. 1, as recorded in plan book volume 50, pages 3-4 and as directed in deed book volume 5864, pages 480 thru 482, onto the property of Parcel "A" Revised in the NAI Acquisition Plan No. 1 - Revision No. 1, as recorded in plan book volume 270, page 137.

2,157.46 square feet will be subdivided from Parcel "A" Revised and consolidated with Lot 2.

TOTAL AREA = 151,102.85 SQ.FT. / 3.469 ACRES

## GOLDEN-BUNCHER SUBDIVISION AND CONSOLIDATION PLAN

SITUATE IN :

TOWNSHIP OF WILKINS  
ALLEGHENY COUNTY, PA

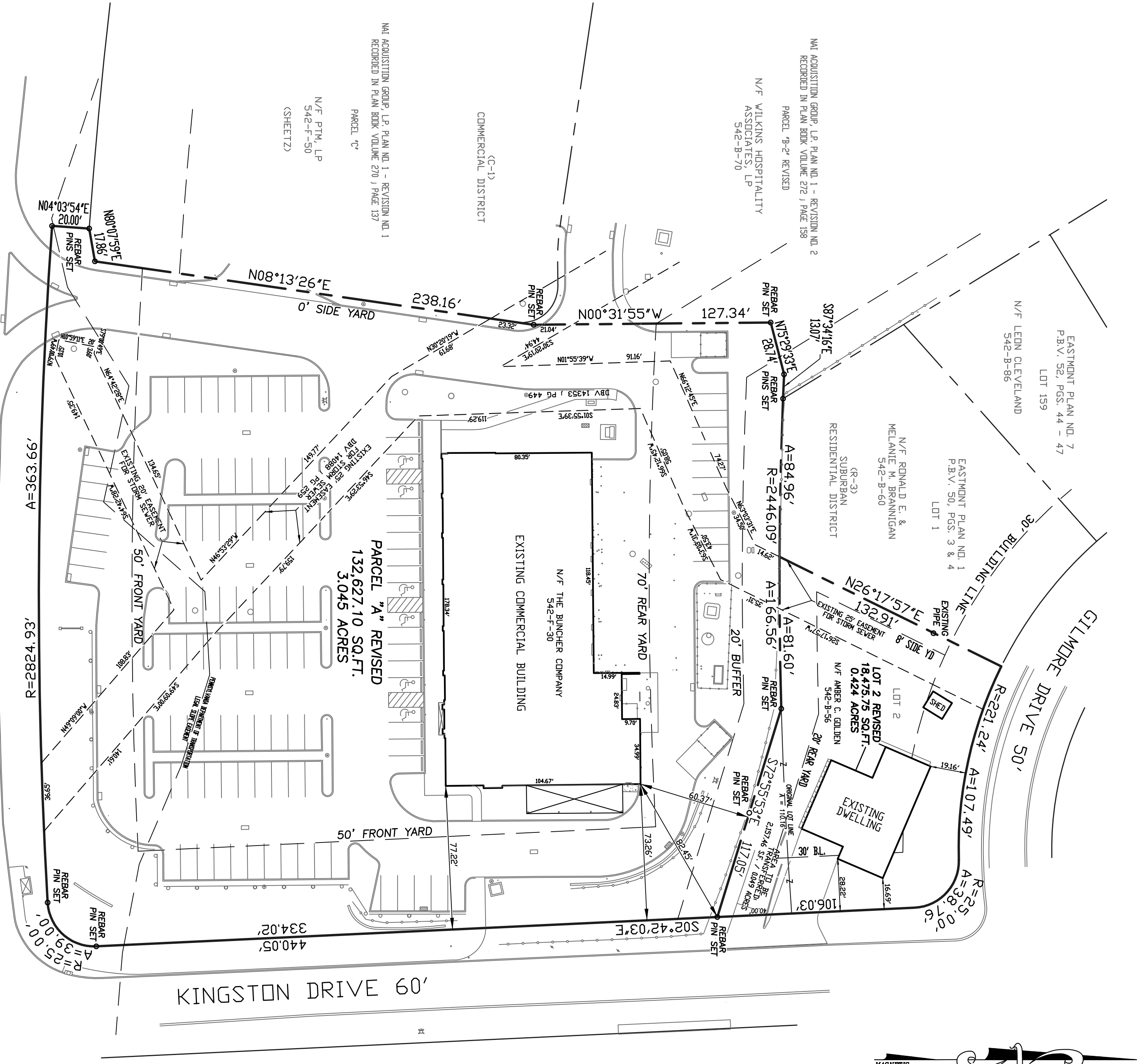
FOR :

AMBER C. GOLDEN

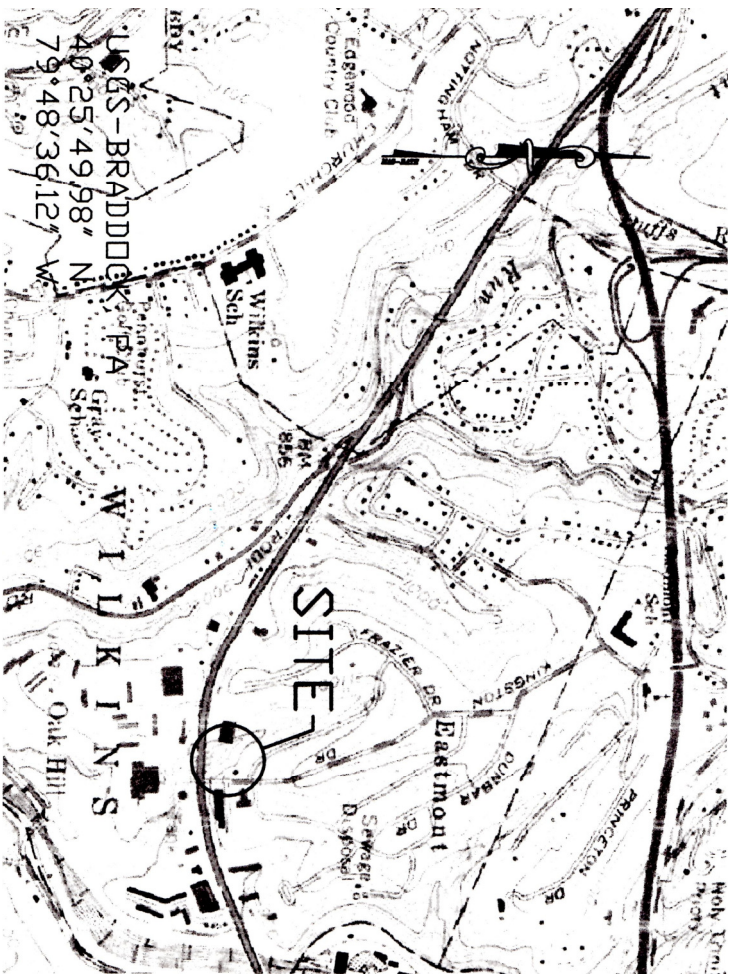
SCALE : 1" = 40' DATE : AUGUST 01, 2023

NJBarton, LLC  
Professional Land Surveying  
2000 Boles Court  
Bethel Park, PA, 15102  
4128553048 njbartonllc@gmail.com

40' 0' 40' 80' 120'



WILLIAM PENN HIGHWAY - S.R. 2048 - BUSINESS ROUTE 22  
VARIABLE WIDTH RIGHT-OF-WAY



LOCATION PLAN

SCALE: 1" = 2000'

NOTARY  
PUBLIC

SURVEYOR

CORPORATION

BOARD OF  
COMMISSIONERS

TOWNSHIP  
ENGINEER

ALLEGHENY COUNTY  
DEPARTMENT  
OF REAL ESTATE