

LLC OWNER ADOPTION AND DEDICATION

J & T OAKDALE PROPERTIES LLC, A LIMITED LIABILITY COMPANY FORMED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE TAR-OAKDALE PLAN OF LOTS NO. 1, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE BOROUGH OF OAKDALE AND THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

ATTEST: J & T OAKDALE PROPERTIES, LLC

NOTARY PUBLIC PRINTED NAME:
PRINTED TITLE:

CORPORATE ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED _____ (TITLE) _____ OF THE J & T OAKDALE PROPERTIES, LLC, WHO STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE BOROUGH OF OAKDALE AND THE TOWNSHIP OF SOUTH FAYETTE.

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

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20____.

(SEAL) NOTARY PUBLIC

TITLE CLAUSE - NO MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TAR-OAKDALE PLAN OF LOTS NO. 1 IS IN THE NAME OF J & T OAKDALE PROPERTIES, LLC AND IS RECORDED IN:
 TP# 407-J-5 DEED BOOK VOLUME 19801, PAGE 338
 TP# 492-M-312 DEED BOOK VOLUME 12088, PAGE 527
 TP# 407-N-389 DEED BOOK VOLUME 12095, PAGE 240
 TP# 407-N-397 DEED BOOK VOLUME 12095, PAGE 240
 TP# 9946-X-50583 DEED BOOK VOLUME 12095, PAGE 240

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER

DEED REQUIRED NOTIFICATION CLAUSE

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

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

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

WITNESS OWNER

NOTE: "ALL SIGNATURES MUST BE IN BLUE INK."

MUNICIPAL ENGINEER'S CERTIFICATIONS

I CERTIFY THAT THIS PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCE OF OAKDALE BOROUGH, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE NAME
(SEAL) REGISTRATION NUMBER

I CERTIFY THAT THIS PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCE OF SOUTH FAYETTE TOWNSHIP, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE NAME
(SEAL) REGISTRATION NUMBER

OAKDALE BOROUGH DECLARATIONS

THE COUNCIL, OF THE BOROUGH OF OAKDALE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE BOROUGH OF OAKDALE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY CHAIRMAN

THE BOROUGH OF OAKDALE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE AUTHORIZED MUNICIPAL OFFICIAL

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

OAKDALE BOROUGH REVIEW AND APPROVAL

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF OAKDALE, THIS ____ DAY OF _____, 20____.

SECRETARY CHAIRPERSON

APPROVED BY THE COUNCIL OF THE BOROUGH OF OAKDALE, BY RESOLUTION, THIS ____ DAY OF _____, 20____.

SECRETARY CHAIRPERSON/PRESIDENT

(SEAL) DIRECTOR

SOUTH FAYETTE TOWNSHIP DECLARATIONS

THE BOARD OF COMMISSIONERS, OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY CHAIRMAN

THE TOWNSHIP OF SOUTH FAYETTE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE AUTHORIZED MUNICIPAL OFFICIAL

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SOUTH FAYETTE TOWNSHIP REVIEW AND APPROVAL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SOUTH FAYETTE, THIS ____ DAY OF _____, 20____.

SECRETARY CHAIRPERSON

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION, THIS ____ DAY OF _____, 20____.

SECRETARY CHAIRPERSON/PRESIDENT

(SEAL) DIRECTOR

ALLEGHENY COUNTY REVIEW

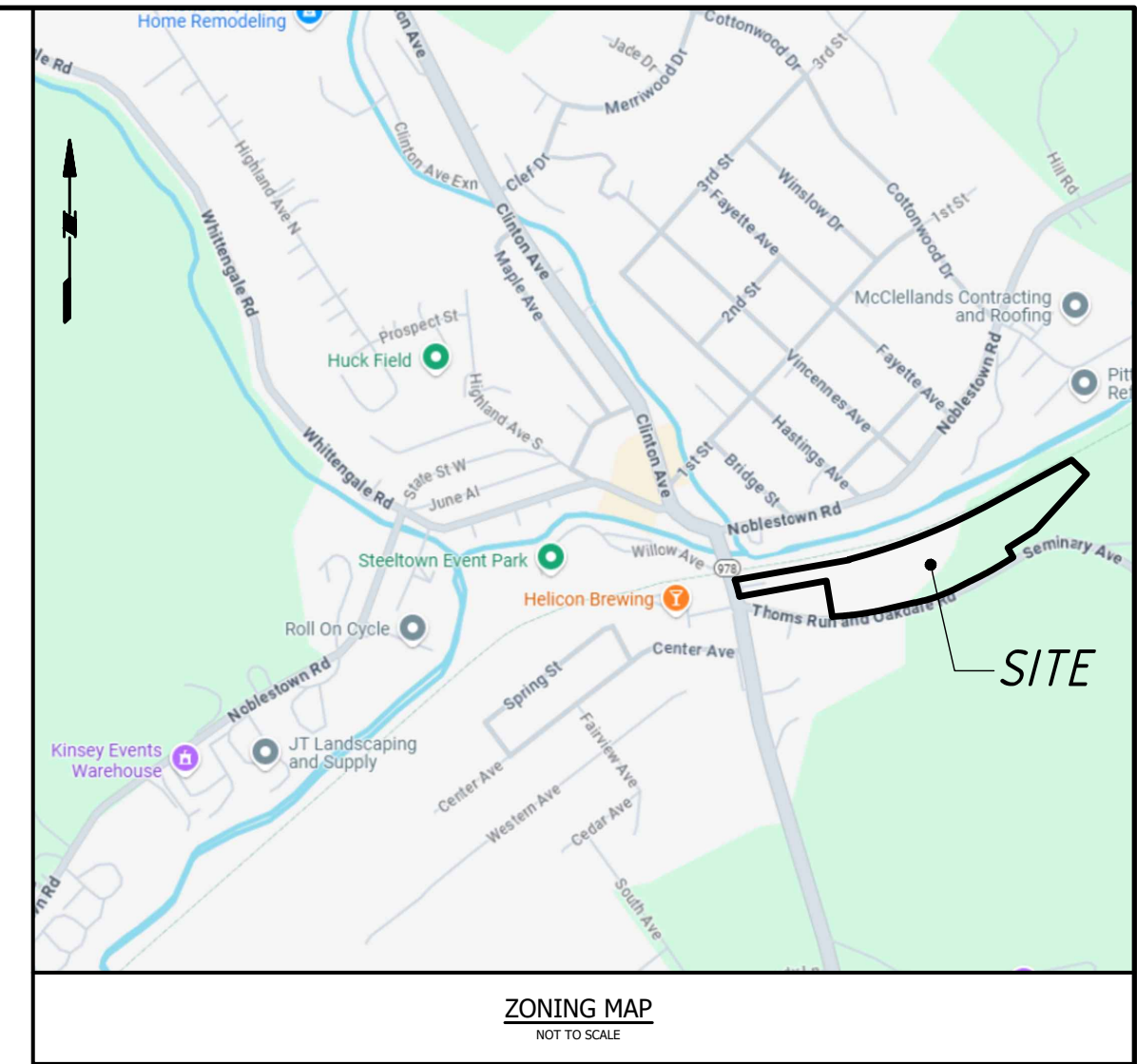
REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS ____ DAY OF _____, 20____.

(SEAL) MANAGER, PLANNING DIVISION

ALLEGHENY COUNTY PROOF OF RECORDING

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME _____, PAGE _____.

(SEAL) DEPARTMENT OF REAL ESTATE



GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON DECEMBER 18, 2023.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
10. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "BOROUGH OF OAKDALE" AND "TOWNSHIP OF SOUTH FAYETTE" MAP NUMBER 420059 AND 421106 RESPECTIVELY, COMMUNITY PANEL NUMBER 42003C0318H, EFFECTIVE DATE: SEPTEMBER 26, 2014, THE SUBJECT PROPERTY LIES WITHIN THE FLOOD ZONES PLOTTED AS SHOWN.
11. PERIMETER MONUMENTS TO BE SET WILL BE 5/8" DIAMETER AND 30" IN LENGTH REBAR WITH AN ORANGE CAP STAMPED WITH KEYSTONE SU075168, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION


I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

PROPERTY OWNER:
J & T OAKDALE PROPERTIES LLC
1299 MCCLAUGHLIN RUN RD
BRIDGEVILLE, PA 15017-2534

KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC NO. SU075168

DATE

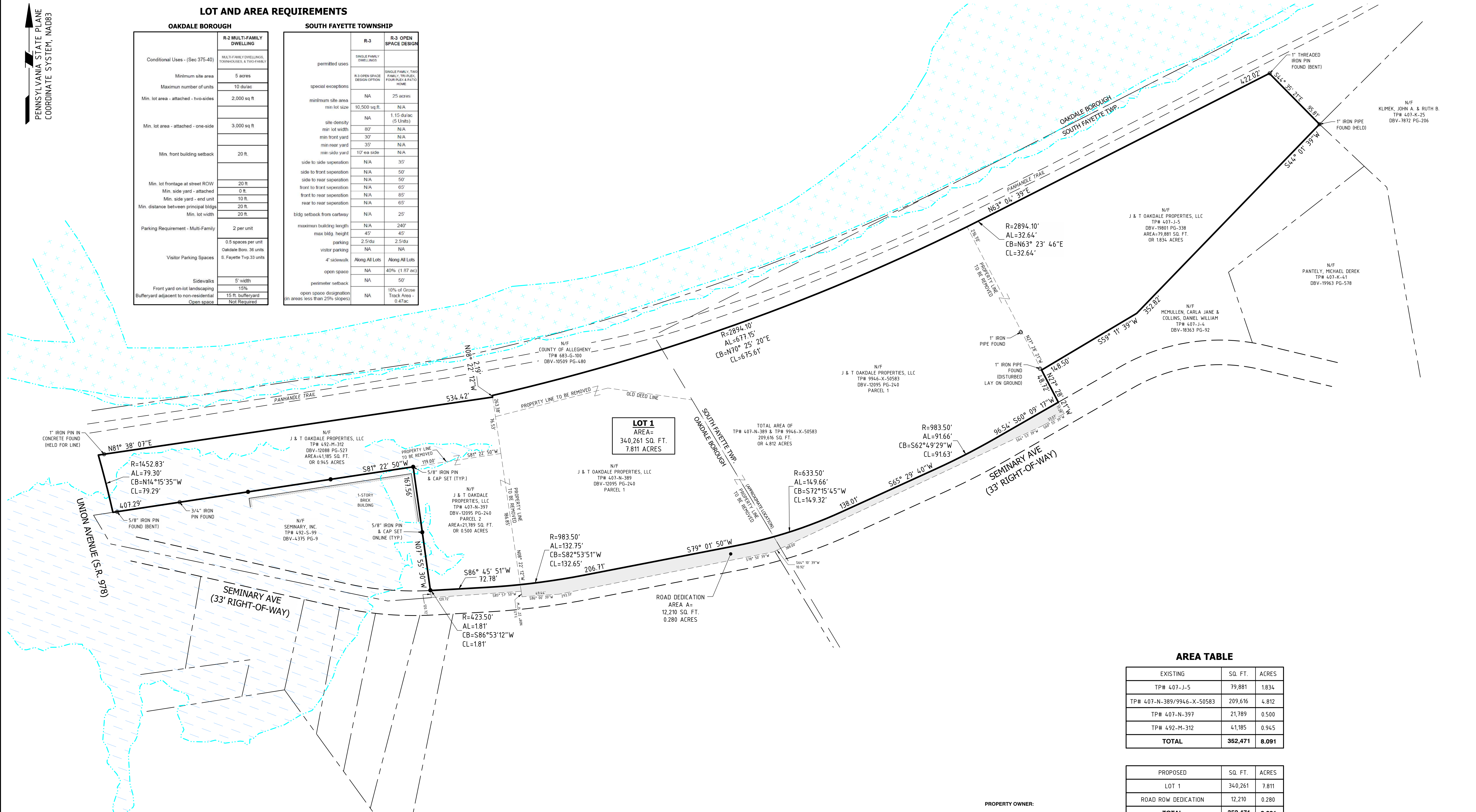
SURVEYOR	OAKDALE BOROUGH ENGINEER	SOUTH FAYETTE TOWNSHIP ENGINEER	OAKDALE BOROUGH COUNCIL	SOUTH FAYETTE TWP. BOARD OF SUPERVISORS	ALLEGHENY CO. DEPT. OF REAL ESTATE	ALLEGHENY CO. DEPT. OF ECONOMIC DEVELOPMENT
(Seal)	(Seal)	(Seal)	(Seal)	(Seal)	(Seal)	(Seal)

PROJECT NO.: TAR - OAKDALE	DRAWING NO.: 1	DRAWING TITLE: NOTES BOROUGH OF OAKDALE & SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY COMMONWEALTH OF PENNSYLVANIA	PROJECT: MAP OF TAR-OAKDALE PLAN OF LOTS NO. 1	 KEYSTONE SURVEYING & MAPPING INC. 333 TECHNOLOGY DRIVE, SUITE 110 CANONSBURG, PA 15317 OFFICE (724) 514-7949
DATE: 04/29/2025	SCALE: NTS	PREPARED FOR: J & T OAKDALE PROPERTIES, LLC	TAX PARCEL NUMBERS 407-J-5, 407-N-389, 407-N-397, 492-M-312 & 9946-X-50583	
DRAWN BY: TAH	CHECKED BY: KHH/MES	1 OF 2		

PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83

LOT AND AREA REQUIREMENTS

OAKDALE BOROUGH		SOUTH FAYETTE TOWNSHIP	
R-2 MULTI-FAMILY DWELLING		R-3	R-3 OPEN SPACE DESIGN
Conditional Uses - (Sec 375-40)	MULTI-FAMILY DWELLINGS, TOWNHOUSES, & TWO-FAMILY	SINGLE FAMILY DWELLINGS	SINGLE FAMILY, TWO FAMILY, TRIPLEX, FOUR PLEX & PATIO HOME
Minimum site area	5 acres	permitted uses	
Maximum number of units	10 du/ac	special exceptions	
Min. lot area - attached - two-sides	2,000 sq ft	NA	25 acres
Min. lot area - attached - one-side	3,000 sq ft	min lot size	10,500 sq ft
Min. front building setback	20 ft.	site density	1.15 du/ac (5 Units)
Min. lot frontage at street ROW	20 ft.	min lot width	80'
Min. side yard - attached	0 ft.	min front yard	30'
Min. side yard - end unit	10 ft.	min rear yard	35'
Min. distance between principal bldgs	20 ft.	min side yard	10' ea side
Min. lot width	20 ft.	side to side separation	N/A
Parking Requirement - Multi-Family	2 per unit	side to front separation	N/A
		side to rear separation	N/A
		front to front separation	N/A
		front to rear separation	N/A
		rear to rear separation	N/A
		bldg setback from cartway	N/A
		maximum building length	N/A
		max bldg height	45'
		parking	2.5/du
		visitor parking	NA
		4' sidewalk	Along All Lots
		open space	NA
		perimeter setback	NA
		open space designation (in areas less than 25% slopes)	NA
Sidewalks	5' width		
Front yard on-lot landscaping	15%		
Bufferyard adjacent to non-residential	15 ft. bufferyard		
Open space	Not Required		



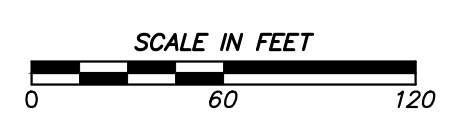
AREA TABLE

EXISTING	SQ. FT.	ACRES
TP# 407-J-5	79,881	1.834
TP# 407-N-389/9946-X-50583	209,616	4.812
TP# 407-N-397	21,789	0.500
TP# 492-M-312	41,185	0.945
TOTAL	352,471	8.091

PROPOSED	SQ. FT.	ACRES
LOT 1	340,261	7.811
ROAD ROW DEDICATION	12,210	0.280
TOTAL	352,471	8.091

FLOODPLAIN LEGEND

- ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED.
- FLOODWAY AREAS IN ZONE AE



LEGEND

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- ROAD RIGHT OF WAY
- EXISTING EVIDENCE FOUND
- SET 5/8" IRON PIN AND CAP NO. SU075168
- ROAD DEDICATION AREAS

PROJECT NO.: TAR-OAKDALE	DRAWING NO.: 2	DRAWING TITLE: LOT LAYOUT BOROUGH OF OAKDALE & SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY COMMONWEALTH OF PENNSYLVANIA	PROJECT: MAP OF TAR-OAKDALE PLAN OF LOTS NO. 1
DATE: 04/29/2025	SCALE: 1" = 60'	PREPARED FOR: J & T OAKDALE PROPERTIES, LLC	TAX PARCEL NUMBERS 407-J-5, 407-N-389, 407-N-397, 492-M-312 & 9946-X-50583
DRAWN BY: TAH	CHECKED BY: KHH/MES		KEYSTONE SURVEYING & MAPPING INC. 333 TECHNOLOGY DRIVE, SUITE 110 CANONSBURG, PA 15317 OFFICE (724) 514-7949