

OWNER'S ADOPTION AND DEDICATION
We, owners or beneficial owners of the land shown on the Smith Henney Lot Line Adjustment Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Collier and the Township of South Fayette. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this WE set our hand and seal this _____ day of _____, 20____.

ATTEST:

Notary Public Alexander Anthony Smith Kaley Marie Mayer
(Signature) (Signature) (Signature)

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of _____, personally appeared the above named Alexander Anthony Smith and Kaley Marie Mayer, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this _____ day of _____, 20____. My commission expires the _____ day of _____, 20____.

(Seal) Notary Public

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

We hereby certify that the title to the property contained in the Smith Henney Lot Line Adjustment Plan is in the name of Alexander Anthony Smith and Kaley Marie Mayer and is recorded in deed book volume 12793, page 243.

Witness Alexander Anthony Smith Kaley Marie Mayer
(Owner) (Owner)

CFS Bank, mortgagee of the property contained in the Smith Henney Lot Line Adjustment Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee

SURVEYOR'S CERTIFICATION

I, Gary A. Sheffler, (Registration No. 11786-E), hereby certify to the best of my knowledge, information and belief that this plan represents a survey made by me, and that all monuments shown actually exist and their location, size and material are correctly shown upon the plans, and the plans comply with all surveying requirements of the Township of Collier and Township of South Fayette Subdivision of Land Ordinances and the laws of the Commonwealth as they pertain to the practice of land surveying.

01/26/2026 Gary A. Sheffler
Date Name Signature

(Seal) 11786-E
Registration number

MUNICIPAL ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Collier, except as departures have been authorized by the appropriate officials of the municipality.

Date Name

(Seal) Registration number

MUNICIPAL DECLARATIONS

No Acceptance of Dedication

The Board of Commissioners, of the Township of Collier gives notice that, in approving this plan for recording, the Township of Collier 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 President of the Board of Commissioners

No Building Permits Without Approved Sewage Facilities

The Township of Colliers 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.

COLLIER TOWNSHIP ZONING OFFICER CERTIFICATION

Approved by the Collier Township Zoning Officer on this _____ day of _____, 20____.

Zoning Officer

ACED REVIEW

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20____.

ACED File #:

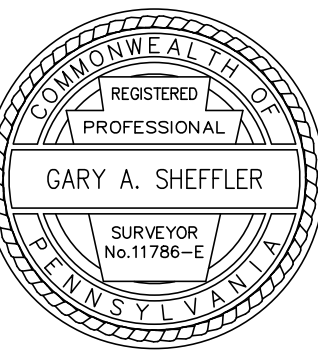
(Seal) Director

PROOF OF RECORDING

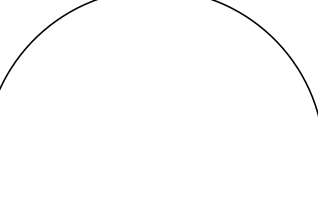
Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____ Page(s) _____

Given under my hand and seal this day of _____ day of _____, 20____.

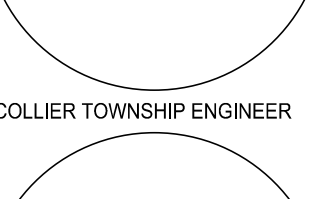
(Seal) Department of Real Estate



SURVEYOR



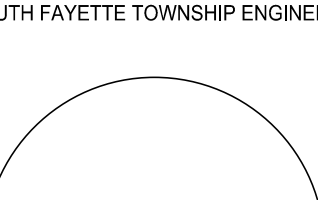
COLLIER TOWNSHIP ENGINEER



SOUTH FAYETTE TOWNSHIP ENGINEER



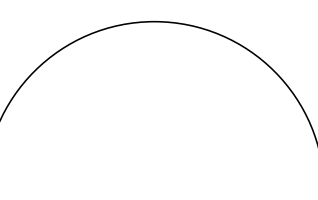
SOUTH FAYETTE PLANNING COMMISSION



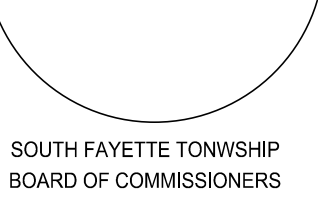
SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS



ALLEGHENY COUNTY DEPT OF ECONOMIC DEVELOPMENT



ALLEGHENY COUNTY DEPT OF REAL ESTATE



ALLEGHENY COUNTY DEPT OF REAL ESTATE



ALLEGHENY COUNTY DEPT OF REAL ESTATE



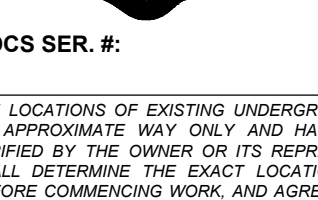
ALLEGHENY COUNTY DEPT OF REAL ESTATE



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IN WITNESS OF WHICH, to this WE set our hand and seal this _____ day of _____, 20____.

ATTEST:

Notary Public Matthew Bernard Christine Anne Henney
(Signature) (Signature) (Signature)

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of _____, personally appeared the above named Matthew Bernard and Christine Anne Henney, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this _____ day of _____, 20____. My commission expires the _____ day of _____, 20____.

(Seal) Notary Public

CERTIFICATION OF TITLE AND NO MORTGAGE

We hereby certify that the title to the property contained in the Smith Henney Lot Line Adjustment Plan is in the name of Matthew Bernard and Christine Anne Henney and is recorded in deed book volume 12833, page 332. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness Matthew Bernard Christine Anne Henney
(Signature) (Owner) (Owner)

We, the undersigned, hereby certify that we understand the following:

DEED REQUIRED NOTIFICATION CLAUSE

- 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 revocation of the property to be completed and tax bills to be adjusted accordingly by the following year.

Witness Alexander Anthony Smith Kaley Marie Mayer
(Signature) (Owner) (Owner)

Witness Matthew Bernard Christine Anne Henney
(Signature) (Owner) (Owner)

MUNICIPAL ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of South Fayette, except as departures have been authorized by the appropriate officials of the municipality.

Date Name

(Seal) Registration number

MUNICIPAL DECLARATIONS

No Acceptance of Dedication

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 President of the Board of Commissioners

No Building Permits Without Approved Sewage Facilities

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 President of the Board of Commissioners

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.

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)

TOWNSHIP OF COLLIER DELIVERY

This plan was delivered to Alexander Anthony Smith and Kaley Marie Mayer by the Township of Collier this _____ day of _____, 20____.

Planning Director

This plan was delivered to Matthew Bernard and Christine Anne Henney by the Township of Collier this _____ day of _____, 20____.

Planning Director

TOWNSHIP OF SOUTH FAYETTE DELIVERY

This plan was delivered to Alexander Anthony Smith and Kaley Marie Mayer by the Township of South Fayette this _____ day of _____, 20____.

Planning Director

This plan was delivered to Matthew Bernard and Christine Anne Henney by the Township of South Fayette this _____ day of _____, 20____.

Planning Director

LEGEND:

- IRON PIN-PIPE
MAIL BOX
SANITARY CLEAN OUT
SANITARY MANHOLE
CONIFEROUS TREE
DECIDUOUS TREES
WATER METER
WATER VALVE
STREAM
TRAIL
PROPERTY ADJOINER
SUBJECT PROPERTY
PROPERTY EASEMENT
ROAD LEGAL R/W
MUNICIPAL BOUNDARY
OVERHEAD LINES

Line Table with columns: Line #, Direction, Length. Rows L1 through L16.

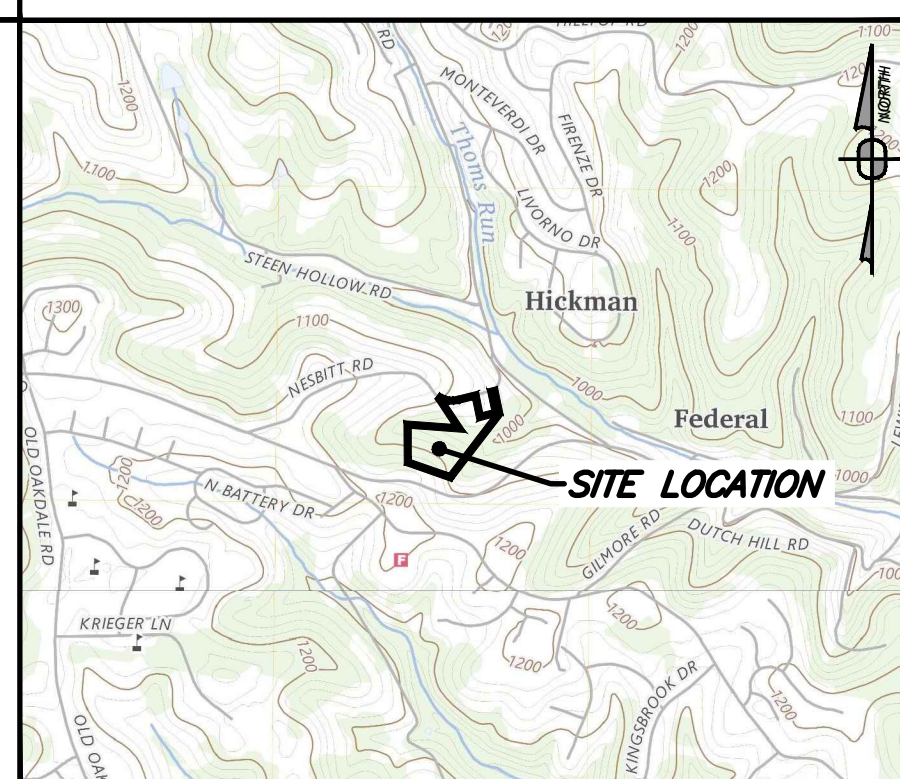
Curve Table with columns: Curve #, Length, Radius, Chord Bearing, Chord Distance. Rows C1 and C2.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO ADJUST LOT LINES BETWEEN LOT 1 (PARCEL 328-G-13) AND LOT 2 (PARCEL 328-G-30) IN THE D & D SMITH PLAN OF LOTS F.B.V. 307, PG. 18 AS RECORDED IN PLAN BOOK 307, PAGE 18.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. MUNICIPAL BOUNDARY LINE SHOWN HEREON PER PENNDOT - PENNSYLVANIA COUNTY BOUNDARIES GIS DATA AND WAS NOT SURVEYED AND SHOULD BE CONSIDERED APPROXIMATE.
4. BEARINGS (OR MERIDIANS) SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, (SOUTH) ZONE, NAD83.
5. REFERENCE:
-THE D & D SMITH PLAN OF LOTS AS RECORDED IN P.B.V. 307, PG. 18
-MONINGUE PLAN OF LOTS AS RECORDED IN P.B.V. 298, PG. 94
-ETHEL HORMEL PROPERTY AS RECORDED IN P.B.V. 88, PGS. 34 & 35
6. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION, ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION PROJECTS.
7. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X-OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 420030319H, BEARING AN EFFECTIVE DATE OF 08/28/2014. ZONE X-OTHER DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Site Location Map: USGS Oakdale, PA

Scale: 1"=2000'



AREA TABULATION:

Table with columns: EXISTING TAX PARCELS, PROPOSED PARCELS, TOTAL. Rows for Lot 1, Lot 2, Lot 1R, Lot 2R.

LANDS OF ALEXANDER ANTHONY SMITH & KALEY MARIE MOYER D.B.V. 19791 PG. 243 PARCEL I.D. NO. 328-G-30

LOT 2R 27,771 SQ. FT. 0.637 ACRES

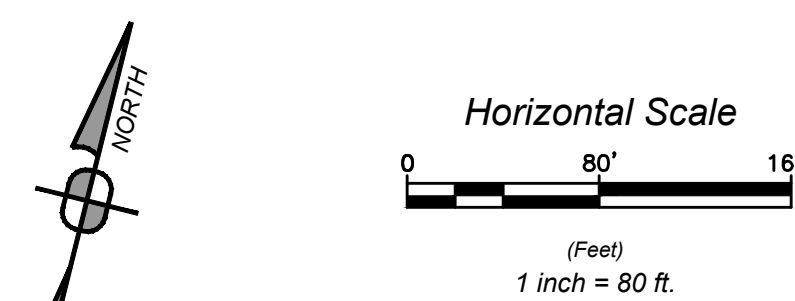
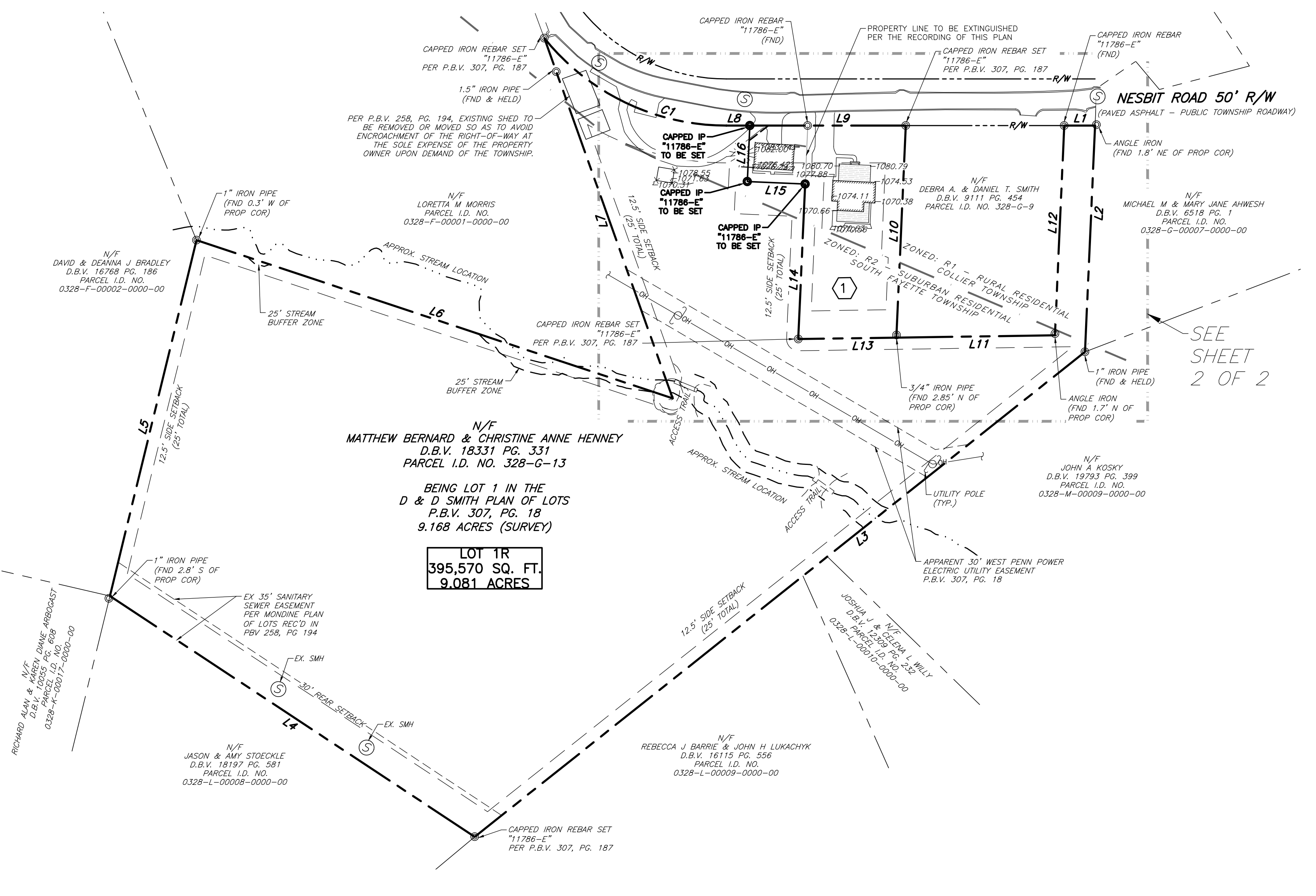


Table with columns: Date, Revision Description, By, Professional Seal.

Prepared By: Sheffler & Company, Inc. ENGINEERING • SURVEYING

Smith Henney Lot Line Adjustment Plan 244 Nesbit Road Prepared For: Alex Smith

Being a Lot Line Adjustment Plan of Lots 1 and 2 In The D & D Smith Plan of Lots P.B.V. 307, PG. 18 DRAWING SCALE: 1" = 80' DRAWN BY: JDS

Alex Smith 244 Nesbit Road Oakdale, PA 15071 Phone: (412) 992-6274 Email: aasmith545@gmail.com Sheet No. 1 of 2

POCS SER. #: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Reviewed by the Planning Commission of the Township of South Fayette, this _____ day of _____, 20____.

Secretary Chairperson/President

1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Collier Township & South Fayette Township, Allegheny County, Commonwealth of Pennsylvania

DATE ISSUED: January 26, 2026 REVIEWED BY: GAS PROJECT JOB#: 5642 FIELD BOOK #: 5642 CADD#: 5642 - 244 NESBIT RD - LOT LINE ADJUSTMENT PLAN.DWG

Sheet No. 1 of 2

J:\SHEFFLER\PROJECT FILES\JOBS 5600-5699\5642 - 244 NESBIT ROAD\DRAWINGS\SURVEY\5642 - 244 NESBIT RD - LOT LINE ADJUSTMENT PLAN.DWG PLOT DATE: 1/26/2026 11:37:34 AM

ZONING INFORMATION SUMMARY:

THE SUBJECT PREMISES LIES WITHIN THE R-1 ZONING DISTRICT

ZONING DISTRICT: R-1: RURAL RESIDENTIAL DISTRICT

MIN. LOT AREA: (1) WITHOUT PUBLIC SEWERS: ONE ACRE.
(2) WITH PUBLIC SEWERS: 20,000 SQUARE FEET.

MIN. LOT WIDTH: (1) WITH PUBLIC SEWERS: 20,000 SQUARE FEET.
(2) WITH PUBLIC SEWERS: 125 FEET.

MIN. FRONT YARD: A. PRINCIPAL AND ACCESSORY STRUCTURES:
(1) SINGLE-FAMILY DWELLING: 40 FEET.

MIN. SIDE YARD: A. PRINCIPAL STRUCTURES:
(1) SINGLE-FAMILY DWELLING: 20 FEET.

MIN. REAR YARD: A. PRINCIPAL AND ACCESSORY STRUCTURES:
(1) SINGLE-FAMILY DWELLING: 35 FEET.
B. ACCESSORY STRUCTURES: SEE § 27-2104.3 FOR SETBACKS APPLICABLE TO THE PARTICULAR USES SPECIFIED THEREIN.

§ 27-2104.3 F. RESIDENTIAL ACCESSORY STORAGE STRUCTURES AND DETACHED GARAGES.
(1) NO DETACHED GARAGE OR STORAGE STRUCTURE ACCESSORY TO A DWELLING SHALL BE LOCATED IN THE MINIMUM REQUIRED FRONT YARD.

MAX. BUILDING HEIGHT: A. ALL PRINCIPAL STRUCTURES: 2 1/2 STORIES BUT NO MORE THAN 35 FEET.
B. ALL ACCESSORY STRUCTURES: ONE STORY BUT NO MORE THAN 20 FEET.

MIN. LOT FRONTAGE: 50 FEET.

IMPERVIOUS SURFACE COVERAGE: SINGLE-FAMILY DWELLING: 35%.

(SINGLE-FAMILY DWELLING DIMENSIONS SHOWN)

ZONING INFORMATION WAS OBTAINED FROM:
COLLIER TOWNSHIP
ZONING ORDINANCE INFO (05-27-2025): <https://ecode360.com/31130862#31130862>
ZONING MAP: AUGUST 12, 2015

THE SUBJECT PREMISES ALSO LIES WITHIN THE R-2 ZONING DISTRICT

ZONING DISTRICT: R-2: SUBURBAN RESIDENTIAL DISTRICT

MIN. LOT AREA: SINGLE-FAMILY DWELLING
(a) WITHOUT PUBLIC SEWERS: 43,560 SQ. FT.
(b) WITH PUBLIC SEWERS: 20,000 SQ. FT.

MIN. LOT WIDTH: SINGLE-FAMILY DWELLING
(a) WITHOUT PUBLIC SEWERS: 150 FEET
(b) WITH PUBLIC SEWERS: 95 FEET

MAX. LOT COVERAGE: 25%

MIN. FRONT YARD: 35 FEET

MIN. SIDE YARD: (1) SINGLE-FAMILY DWELLINGS:
(a) WITHOUT PUBLIC SEWERS: 35 FEET TOTAL; MINIMUM 15 FEET ONE SIDE.
(b) WITH PUBLIC SEWERS: 25 FEET TOTAL; MINIMUM 10 FEET ONE SIDE.
(2) ALL OTHER PRINCIPAL STRUCTURES: 30 FEET.
(3) ACCESSORY STRUCTURES: SEE § 240-99C.

MIN. REAR YARD: (1) PRINCIPAL STRUCTURES: 30 FEET
(2) ACCESSORY STRUCTURES: SEE § 240-99C.

MAX. BUILDING HEIGHT: (1) ALL PRINCIPAL STRUCTURES: 2 1/2 STORIES BUT NO MORE THAN 35 FEET.
(2) ALL ACCESSORY STRUCTURES: ONE STORY BUT NO MORE THAN 20 FEET.

MAX. LOT COVERAGE: 25%

(SINGLE-FAMILY DWELLING DIMENSIONS SHOWN)

ZONING INFORMATION WAS OBTAINED FROM:
SOUTH FAYETTE TOWNSHIP
ZONING ORDINANCE INFO (02-12-2025): <https://ecode360.com/11615744#11615744>
ZONING MAP: AUGUST 14, 2024

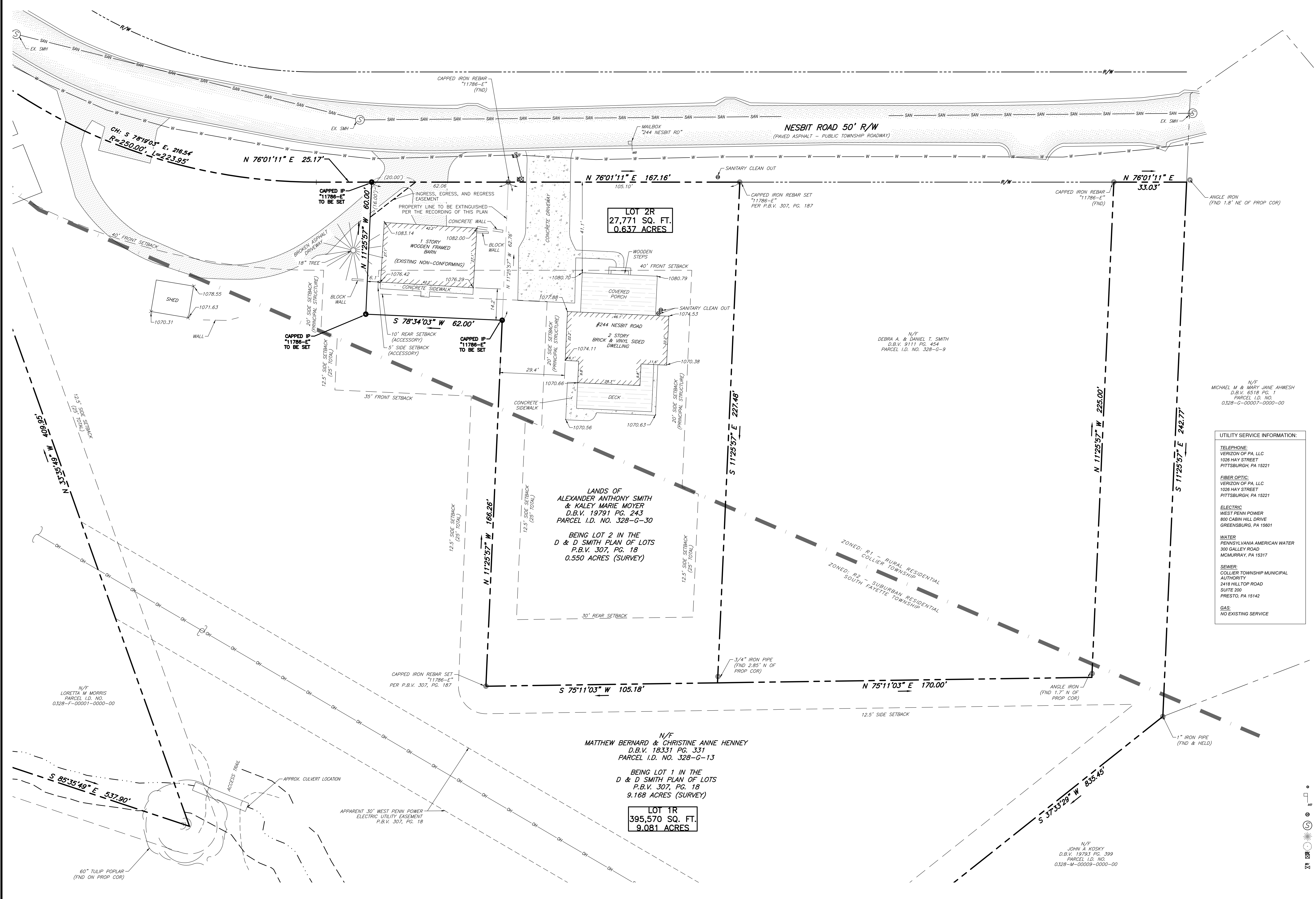
NOTE: ZONING INFORMATION SHOWN SHOULD BE VERIFIED WITH MUNICIPALITIES PRIOR TO CONSTRUCTION.

AREA TABULATION:

EXISTING TAX PARCELS:	ACRES	SQ. FT.
LOT 1 (328-G-13)	9.168	(399,375)
LOT 2 (328-G-30)	0.550	(23,966)
TOTAL	9.718	(423,341)
PROPOSED PARCELS:		
LOT 1R (328-G-13)	9.081	(395,570)
LOT 2R (328-G-30)	0.637	(27,771)
TOTAL	9.718	(423,341)

LEGEND:

IRON PIN-PIPE	STREAM
MAIL BOX	TRAIL
SANITARY CLEAN OUT	PROPERTY ADJOINER
SANITARY MANHOLE	SUBJECT PROPERTY
CONIFEROUS TREE	PROPERTY EASEMENT
DECIDUOUS TREES	ROAD LEGAL R/W
WATER METER	MUNICIPAL BOUNDARY
WATER VALVE	OVERHEAD LINES



J:\SHEFFLER\PROJECT FILES\JOB 5600-5699\5642 - 244 NESBIT RD - LOT LINE ADJUSTMENT PLAN.DWG PLOT DATE: 1/26/2026 12:46:24 PM

811 Know what's below. Call before you dig.

POCS SER. #:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale

0 20' 40'

(Feet)

1 inch = 20 ft.

North Arrow

Date:	Revision Description:	By:	Professional Seal:	Prepared By:

Professional Seal:

GARY A. SHEFFLER

REGISTERED PROFESSIONAL SURVEYOR No. 11796-E

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Smith Henney Lot Line Adjustment Plan

244 Nesbit Road

Prepared For: **Alex Smith**

Situate In: **Collier Township & South Fayette Township, Allegheny County, Commonwealth of Pennsylvania**

Being a Lot Line Adjustment Plan of Lots 1 and 2 In The D & D Smith Plan of Lots P.B.V. 307, PG. 18

Alex Smith
244 Nesbit Road
Oakdale, PA 15071
Phone: (412) 992-6274
Email: asmith542@gmail.com

Sheet No. **2** of **2**

DRAWING SCALE: 1" = 20' DRAWN BY: JDS

DATE ISSUED: January 26, 2026 REVIEWED BY: MWS

PROJECT JOB#: 5642 FIELD BOOK #: 5642

CADD#: 5642 - 244 NESBIT RD - LOT LINE ADJUSTMENT PLAN.DWG