

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

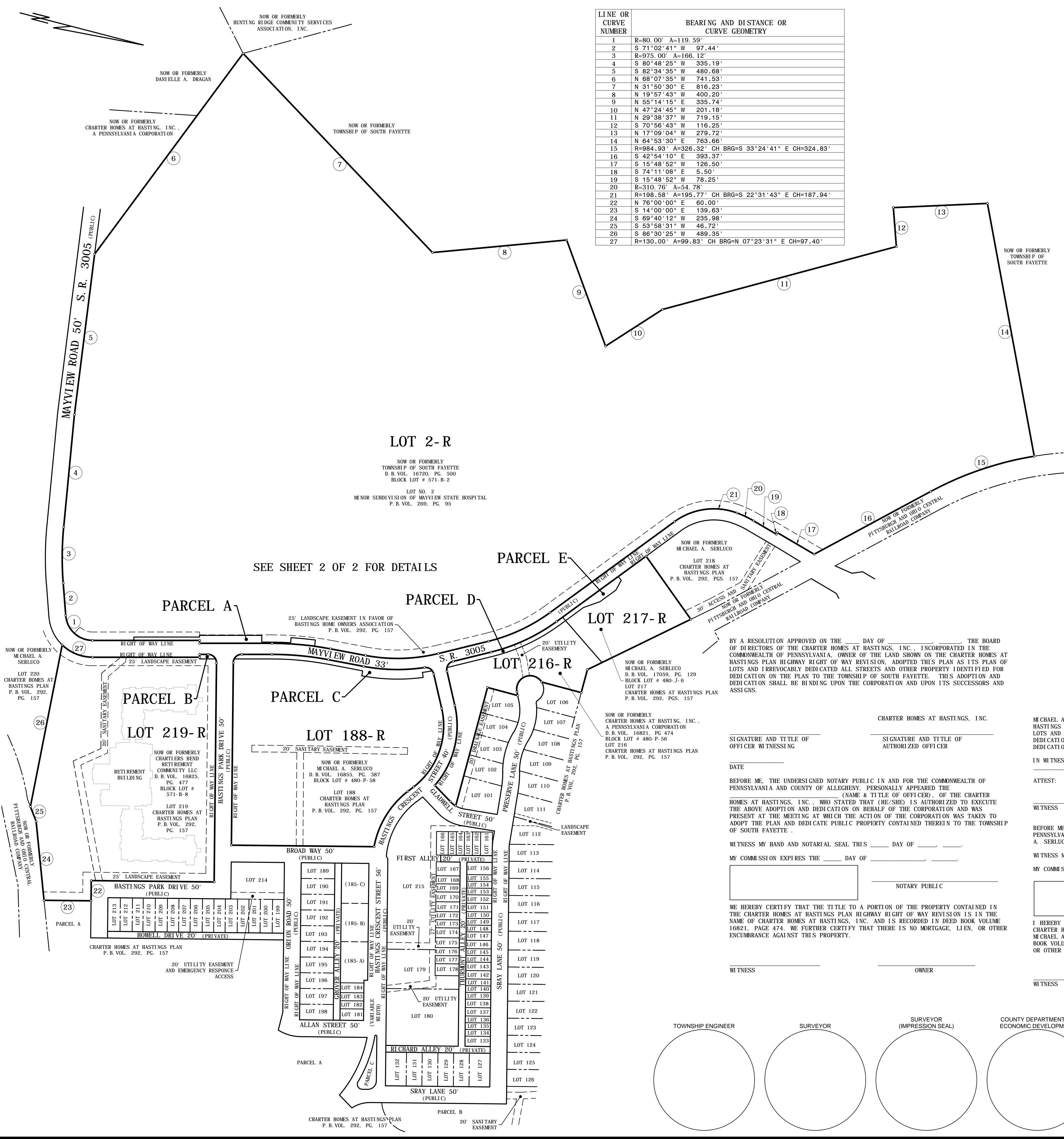


Table with 3 columns: LINE OR CURVE NUMBER, BEARING AND DISTANCE OR CURVE GEOMETRY. Lists 27 numbered items with their respective bearings, distances, and curve data.

BY A RESOLUTION APPROVED ON THE \_\_\_ DAY OF \_\_\_, THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SIGNATURE AND TITLE OF OFFICER WITNESSING: TOWNSHIP OF SOUTH FAYETTE. SIGNATURE AND TITLE OF AUTHORIZED OFFICER: CHARTERS BEND RETIREMENT COMMUNITY LLC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE (NAME & TITLE OF OFFICER), OF THE TOWNSHIP OF SOUTH FAYETTE, 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 TOWNSHIP OF SOUTH FAYETTE.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_. MY COMMISSION EXPIRES THE \_\_\_ DAY OF \_\_\_. NOTARY PUBLIC.

WE HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION IS IN THE NAME OF TOWNSHIP OF SOUTH FAYETTE AND IS RECORDED IN DEED BOOK VOLUME 16720, PAGE 500. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: OWNER.

CHARTERS BEND RETIREMENT COMMUNITY LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF NEBRASKA, OWNER OF A PORTION OF THE LAND SHOWN ON THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION, 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 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 \_\_\_.

ATTEST: CHARTERS BEND RETIREMENT COMMUNITY LLC.

NOTARY PUBLIC. BY: PRINTED NAME: NOTARY TITLE:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE \_\_\_ OF THE CHARTERS BEND RETIREMENT COMMUNITY LLC, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_. MY COMMISSION EXPIRES THE \_\_\_ DAY OF \_\_\_. NOTARY PUBLIC.

WE HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION IS IN THE NAME OF CHARTERS BEND RETIREMENT COMMUNITY LLC AND IS RECORDED IN DEED BOOK VOLUME 16825, PAGE 477. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: OWNER. MICHAE A. SERLUCCO, OWNER OF A PORTION OF THE LAND SHOWN ON THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION, 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 TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_. ATTEST: SIGNATURE OF OWNER.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED MICHAE A. SERLUCCO, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_. MY COMMISSION EXPIRES THE \_\_\_ DAY OF \_\_\_. NOTARY PUBLIC.

WE HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION IS IN THE NAME OF CHARTER HOMES AT HASTINGS, INC. AND IS RECORDED IN DEED BOOK VOLUME 16821, PAGE 474. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: OWNER. I HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION IS IN THE NAME OF MICHAE A. SERLUCCO AND IS RECORDED IN DEED BOOK VOLUME 16855, PAGE 387 AND DEED BOOK VOLUME 17059, PAGE 129. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: OWNER.

Signature lines for TOWNSHIP ENGINEER, SURVEYOR (IMPRESSION SEAL), COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT, BOARD OF COMMISSIONERS, and DEPARTMENT OF REAL ESTATE.

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.

DATE: KEVIN P. HANNEGAN, P.L.S. REG. NO. SU-048536-E

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: REGISTRATION NUMBER:

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 OF THE BOARD:

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

DATE: MUNICIPAL SECRETARY:

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION, THIS \_\_\_ DAY OF \_\_\_.

SIGNED AND NOTED AS APPROVED THIS \_\_\_ DAY OF \_\_\_.

SECRETARY: CHAIRMAN OF THE BOARD:

REVIEWED BY THE SOUTH FAYETTE PLANNING COMMISSION OF THE TOWNSHIP OF SOUTH FAYETTE, THIS \_\_\_ DAY OF \_\_\_.

SECRETARY: CHAIRPERSON:

REVIEWED BY ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS \_\_\_ DAY OF \_\_\_.

DI DIRECTOR:

RECORDED IN 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 \_\_\_. MANAGER, DEPARTMENT OF REAL ESTATE.

NOTE: ON \_\_\_ A WAIVER WAS GRANTED BY THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO ORDINANCE CHAPTER 215 - SUBDIVISION AND LAND DEVELOPMENT, ARTICLE VII, SECTION 215-63.A, TO ALLOW "THE FULL AND COMPLETE WAIVER WHICH REQUIRES CONCRETE MONUMENTS AT THE OUTER PERIMETER CORNERS OF THE PROPERTY SHOWN HEREON."

PLAN AREA SUMMARY

Table with 3 columns: LOT BLOCK #, SQ. FT., ACRES. Lists areas for LOT 2-R, LOT 188-R, LOT 216-R, LOT 217-R, LOT 219-R, PARCEL A, PARCEL B, PARCEL C, PARCEL D, PARCEL E, and TOTAL PLAN.

EXISTING AREA SUMMARY

Table with 3 columns: LOT BLOCK #, SQ. FT., ACRES. Lists areas for 480-J6, 480-P-56, 480-P-58, 571-B-2, 571-B-8, and TOTAL PLAN.

TOTAL PLAN AREA = 3,800,351 SQ. FT. OR 87.244 ACRES

GATEWAY logo and contact information: The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying, 100 McMorris Road, Pittsburgh, PA 15205, gatewayengineers.com, 855-634-9284.

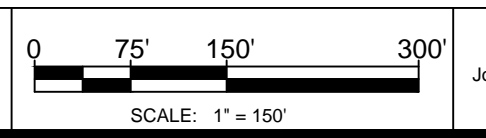
CHARTER HOMES AT HASTINGS PLAN HIGHWAY RIGHT OF WAY REVISION

BEING A REVISION OF LOT NO. 2 IN THE MINOR SUBDIVISION OF MAYVIEW STATE HOSPITAL AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN P.B.VOL. 269, PG. 95 AND LOT 188, 216, 217, AND 219 IN THE CHARTER HOMES AT HASTINGS PLAN AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN P.B.VOL. 292, PG. 157.

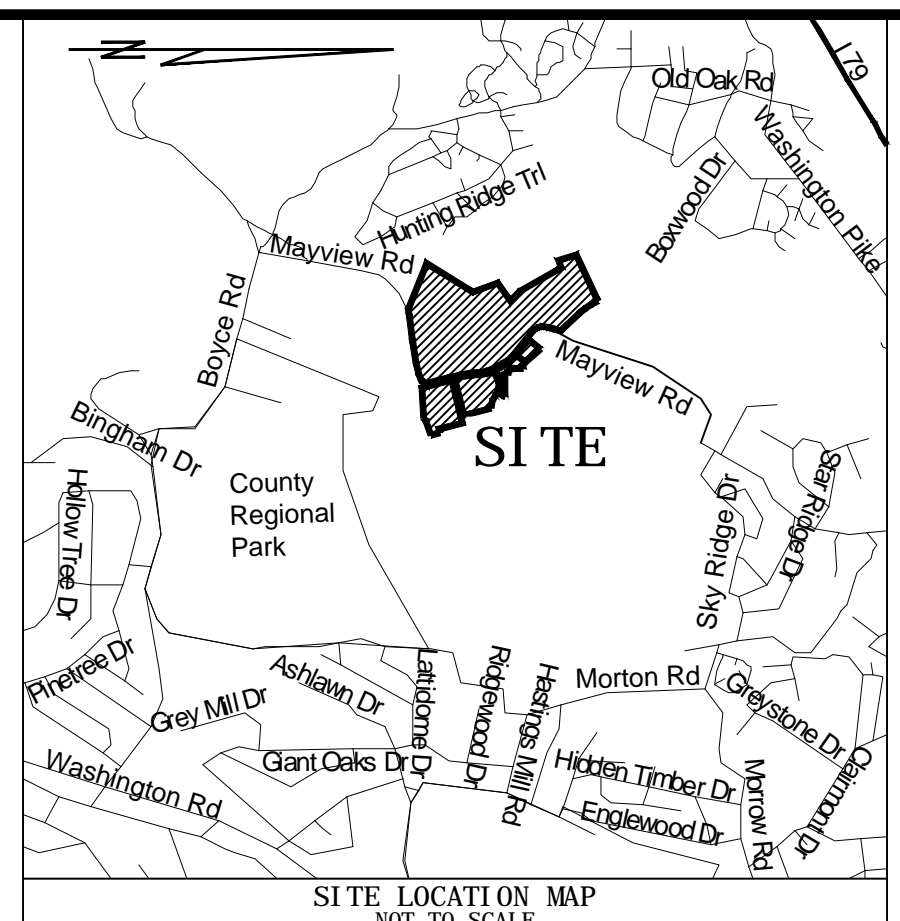
SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY, PA

MADE FOR CHARTER HOMES AT HASTINGS, INC.

REVISIONS: REVISED: APRIL 23, 2019



Date: FEBRUARY 28, 2019 Job Number: C-1827-0054 Dwg No: 403.840 SHEET 1 OF 2

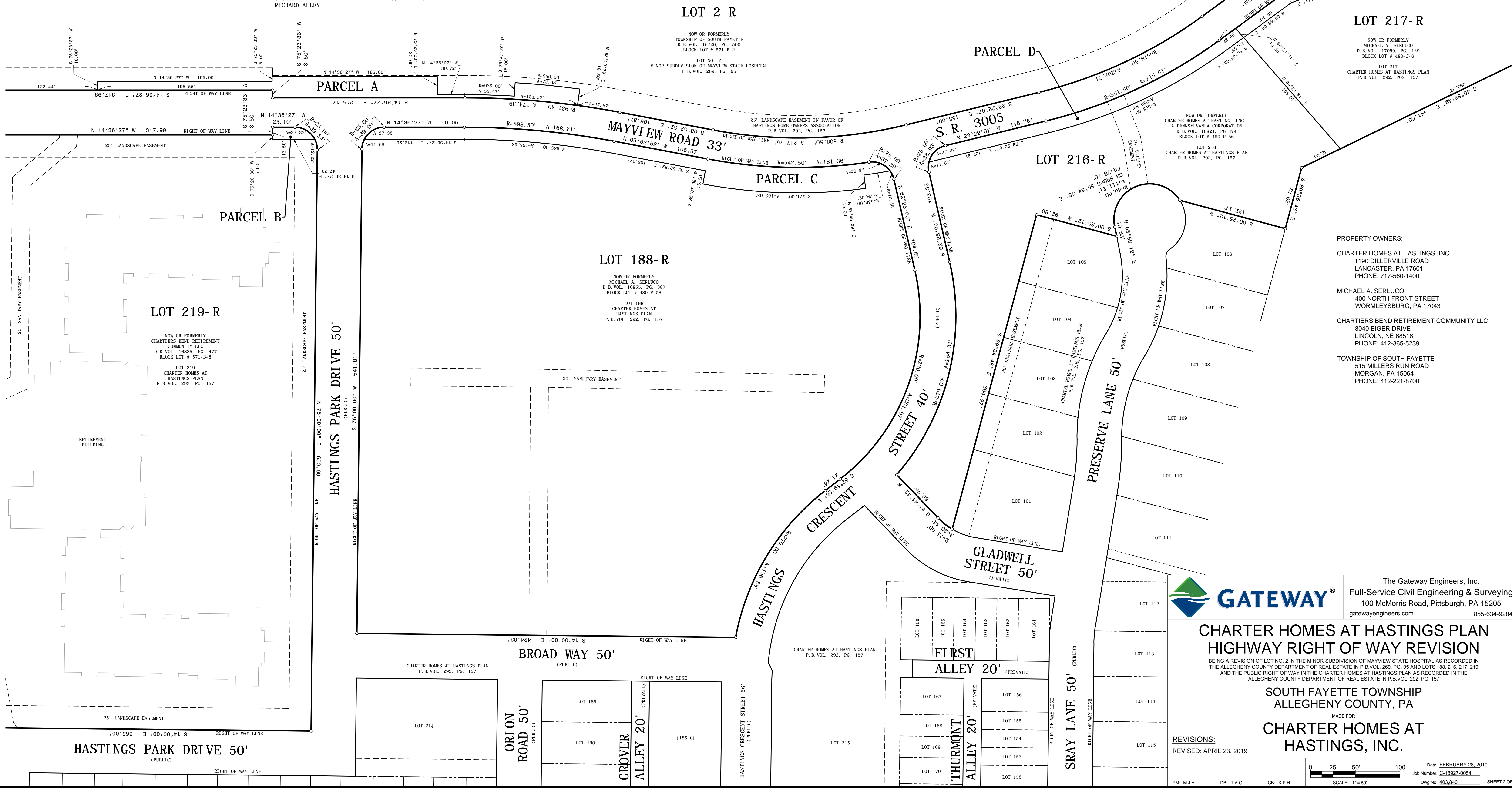


- NOTES:
- THE INTENT OF THIS PLAN IS TO CREATE PARCELS A, B, C, D, AND E, WHICH WILL BE TRANSFERRED TO THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND TO BE USED FOR ROAD PURPOSES.
  - THE TOTAL BOUNDARY OF LOT 2-R HAS NOT BEEN PHYSICALLY SURVEYED AND IS SHOWN ONLY FROM EXISTING RECORDS.
  - THE SUBJECT PROPERTY LIES IN AREA ZONE X, OTHER FLOOD AREAS, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AREAS PROTECTED BY LEVEES FROM 0.1% ANNUAL FLOOD CHANNEL AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO FUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 422003C0453H, MAP REVISED SEPTEMBER 26, 2014.
  - A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT.
  - THE APPROVAL OF THIS PLAT DOES NOT ALTER ANY CONDITIONS OR REQUIREMENTS ESTABLISHED DURING PRIOR APPROVALS OF PRECEDING APPLICATIONS.
  - THE FOLLOWING RIGHTS OF WAY ARE SHOWN AND LABELED AS PUBLIC, PER THE REQUEST OF SOUTH FAYETTE TOWNSHIP. THESE RIGHTS OF WAY ARE TO BE DEDICATED FOR UTILITY AND ROAD PURPOSES AND ARE EVENTUALLY TO BE CONSIDERED PUBLIC, ONCE AND IF THE SOUTH FAYETTE TOWNSHIP ACCEPT THEM.
    - PRESERVE LANE
    - GLADWELL STREET
    - ORLON ROAD
    - HASTINGS PARK DRIVE
    - SRAY LANE
    - HASTINGS CRESCENT STREET
    - BROAD WAY
    - ALLAN STREET
  - THE FOLLOWING RIGHTS OF WAY ARE SHOWN AND LABELED AS PRIVATE, PER THE REQUEST OF SOUTH FAYETTE TOWNSHIP.
    - THURMONT ALLEY
    - GROVER ALLEY
    - RI CHARD ALLEY
    - FIRST ALLEY
    - HOWELL DRIVE

ZONING REQUIREMENTS TABLE		REQUIRED FRONTAGE	REQUIRED AREA	REQ. FRONT SETBACK	REQ. SIDE SETBACK	REQ. REAR SETBACK
LOT 2-R	CD-1 CONSERVATION DISTRICT	TOWNSHIP-RELATED FACILITIES	50'	1 ACRE	50' MIN.	20' MIN. 30' MIN.
LOT 188-R	ND NEIGHBORHOOD DESIGN DISTRICT	APARTMENTS	60'	N/A	10' MIN.	5' MIN. 5' MIN.
LOT 217-R	ND NEIGHBORHOOD DESIGN DISTRICT	OPEN SPACE	N/A	N/A	N/A	N/A
LOT 217-R	ND NEIGHBORHOOD DESIGN DISTRICT	FUTURE DEVELOPMENT	40'	N/A	10' MIN.	5' MIN. 5' MIN.
LOT 219-R	ND NEIGHBORHOOD DESIGN DISTRICT	FUTURE DEVELOPMENT	40'	N/A	10' MIN.	5' MIN. 5' MIN.
PARCEL A	CD-1 CONSERVATION DISTRICT	ROAD PURPOSES	N/A	N/A	N/A	N/A
PARCEL B	ND NEIGHBORHOOD DESIGN DISTRICT	ROAD PURPOSES	N/A	N/A	N/A	N/A
PARCEL C	ND NEIGHBORHOOD DESIGN DISTRICT	ROAD PURPOSES	N/A	N/A	N/A	N/A
PARCEL D	ND NEIGHBORHOOD DESIGN DISTRICT	ROAD PURPOSES	N/A	N/A	N/A	N/A
PARCEL E	ND NEIGHBORHOOD DESIGN DISTRICT	ROAD PURPOSES	N/A	N/A	N/A </tr	

NOTE: ALL BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT BUILDING SETBACK REQUIREMENTS OF THE SOUTH FAYETTE TOWNSHIP ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY(IES) INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED BUILDING SETBACK LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF SOUTH FAYETTE TOWNSHIP.

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



- PROPERTY OWNERS:
- CHARTER HOMES AT HASTINGS, INC.  
1190 DILLERVILLE ROAD  
LANCASTER, PA 17601  
PHONE: 717-560-1400
  - MICHAEL A. SERLUCCO  
400 NORTH FRONT STREET  
WORMLEYSBURG, PA 17043
  - CHARTERS BEND RETIREMENT COMMUNITY LLC  
8040 EIGER DRIVE  
LINCOLN, NE 68516  
PHONE: 412-365-5239
  - TOWNSHIP OF SOUTH FAYETTE  
515 MILLERS RUN ROAD  
MORGAN, PA 15064  
PHONE: 412-221-8700

The Gateway Engineers, Inc.  
**GATEWAY**  
 Full-Service Civil Engineering & Surveying  
 100 McMorris Road, Pittsburgh, PA 15205  
 gatewayengineers.com 855-634-9284

**CHARTER HOMES AT HASTINGS PLAN  
HIGHWAY RIGHT OF WAY REVISION**  
 BEING A REVISION OF LOT NO. 2 IN THE MINOR SUBDIVISION OF MAYVIEW STATE HOSPITAL AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN P.B.VOL. 289, PG. 95 AND LOTS 188, 216, 217, 219 AND THE PUBLIC RIGHT OF WAY IN THE CHARTER HOMES AT HASTINGS PLAN AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN P.B.VOL. 292, PG. 157

SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY, PA

MADE FOR  
**CHARTER HOMES AT HASTINGS, INC.**

REVISIONS:  
REVISED: APRIL 23, 2019

DATE: FEBRUARY 28, 2019  
JOB NUMBER: C-18927-0054  
Dwg No: 403.840 SHEET 2 OF 2

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 Plot Date: 02/28/2019 7:48 AM Thomas A. Ghosk, P.L.S.  
 Save Date: 02/28/2019 7:13 AM