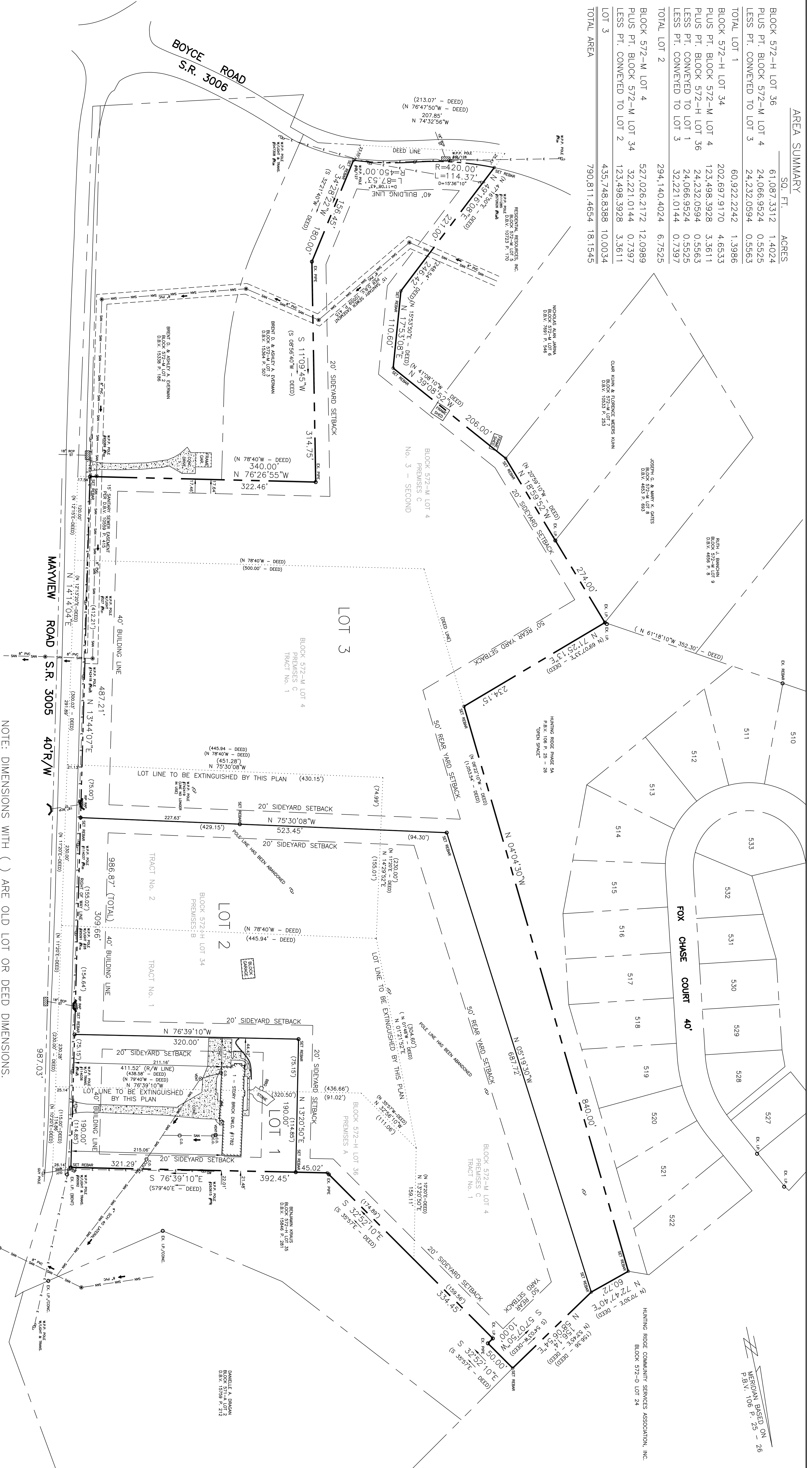


AREA SUMMARY

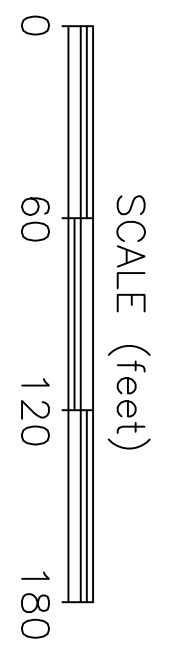
BLK/PT.	LOT	SQ. FT.	ACRES
BLOCK 572-H	LOT 36	61,087.3312	1.4024
PLUS PT. BLOCK 572-M	LOT 4	24,066.9524	0.5525
LESS PT. CONVEYED TO LOT 3		24,232.0594	0.5563
TOTAL LOT 1		60,922.2242	1.3986
BLOCK 572-H	LOT 34	202,697.9170	4.6533
PLUS PT. BLOCK 572-M	LOT 4	123,498.3928	3.3611
PLUS PT. BLOCK 572-H	LOT 36	24,232.0594	0.5563
LESS PT. CONVEYED TO LOT 1		24,066.9524	0.5525
LESS PT. CONVEYED TO LOT 3		32,221.0144	0.7397
TOTAL LOT 2		294,140.4024	6.7525
BLOCK 572-M	LOT 4	527,026.2172	12.0989
PLUS PT. BLOCK 572-M	LOT 34	32,221.0144	0.7397
LESS PT. CONVEYED TO LOT 2		123,498.3928	3.3611
LOT 3		435,748.8388	10.0034
TOTAL AREA		790,811.4654	18.1545



NOTES:

1. APPROVAL OF THIS SUBDIVISION OR EXECUTION OF THIS PLAN IS NO GUARANTEE BY THE TOWNSHIP OF SOUTH FAYETTE THAT ANY OR ALL SEWER CONNECTIONS OR TAPS NECESSARY FOR COMPLETION OF THIS ENTIRE PLAN WILL BE APPROVED OR ISSUED.
2. THE TOWNSHIP OF SOUTH FAYETTE OF ALLEGHENY COUNTY, PENNSYLVANIA AGREES NOT TO ISSUE BUILDING PERMITS OR TO PERMIT DEVELOPMENT ON ANY PORTION OF THIS PLAN UNTIL SUCH TIME SEWAGE DISPOSAL PLANNING IS COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SUBSECTION 420 OF THE STATE HIGHWAY LAW.
4. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO GAS OR OIL WELLS LOCATED ON THE PROPERTY.
5. PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOODING, PER FIRM PANEL 420030432H, EFFECTIVE DATE OF SEPTEMBER 26, 2014.
6. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THE PROPERTY.

NOTE: DIMENSIONS WITH () ARE OLD LOT OR DEED DIMENSIONS.



PROPERTY OWNERS:

MAYVIEW PROFESSIONAL, LLC
 P. O. BOX 112672
 PITTSBURGH, PA. 15241-0272
 724-299-1089 DAVID SPEER
 & BLOCK 572-M LOT 4

DATE	REVISION

SITUATE IN
**MAYVIEW PROFESSIONAL
 PLAN OF LOTS**
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PA

MADE FOR
MAYVIEW PROFESSIONAL LLC
 A PENNSYLVANIA LIMITED LIABILITY COMPANY
 DATE: DEC. 9, 2019

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
 2704 BRUNNENHILL ROAD
 PITTSBURGH, PA 15201
 PHONE (412) 885-8885 FAX (412) 885-8885
 SHEET 1 OF 2

LLC OWNERS ADOPTION AND DEDICATION

Mayview Professional LLC, a limited liability company formed in the Commonwealth of Pennsylvania, of the land shown on the Mayview Professional Plan of Lots, 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 _____, 20_____.

ATTEST: Mayview Professional LLC

Notary Public David Speer, Member

ACKNOWLEDGMENT OF LLC ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared David Speer, Member of Mayview Professional LLC, who acknowledged the foregoing adoption and dedication to be the act of the company.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 20_____.

My Commission Expires the _____ day of _____, 20_____.

Notary Public _____

(SEAL)

CERTIFICATION OF TITLE AND NO MORTGAGE

I, David Speer, Member of Mayview Professional LLC, owners of the Mayview Professional Plan of Lots hereby certify that the title to this property is in the name of Mayview Professional LLC, as recorded in Deed Book Volume 17764, Page 176. I further certify that there is no mortgage, lien or encumbrance against this property.
Mayview Professional LLC

Witness David Speer, Member

MUNICIPAL DECLARATIONS

The Board of Commissioners of the Township of South Fayette, hereby gives public notice that in approving this plan for recording purposes only, the Township of South Fayette assumes no responsibility for the accuracy of the information provided herein. It does not accept said streets as Township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Secretary _____ President of Board _____

Approved by the Board of Commissioners, of the Township of South Fayette this _____ day of _____, 20_____.

Secretary _____ President of Board _____

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

Secretary _____ Chairman _____

All conditions of approval have been reviewed, and the plan signed and noted as approved this _____ day of _____, 20_____.

In accordance with Section 513.(g) of the Pennsylvania Municipalities Planning Code, the fully executed plan is released for recording this _____ day of _____, 20_____. The recording deadline is _____, 20_____.

Released By: _____ Township Manager/Secretary

MUNICIPAL ENGINEER CERTIFICATION

I, _____ a Registered Professional Engineer for the Township of South Fayette do hereby certify that this Subdivision Plan meets all the engineering requirements of the Township Subdivision and Zoning Ordinance, except as departures have been authorized by the approval authority.

Date _____ Registration No. _____ Signature _____

UTILITIES

PA. ONE – CALL SERIAL #20190952161

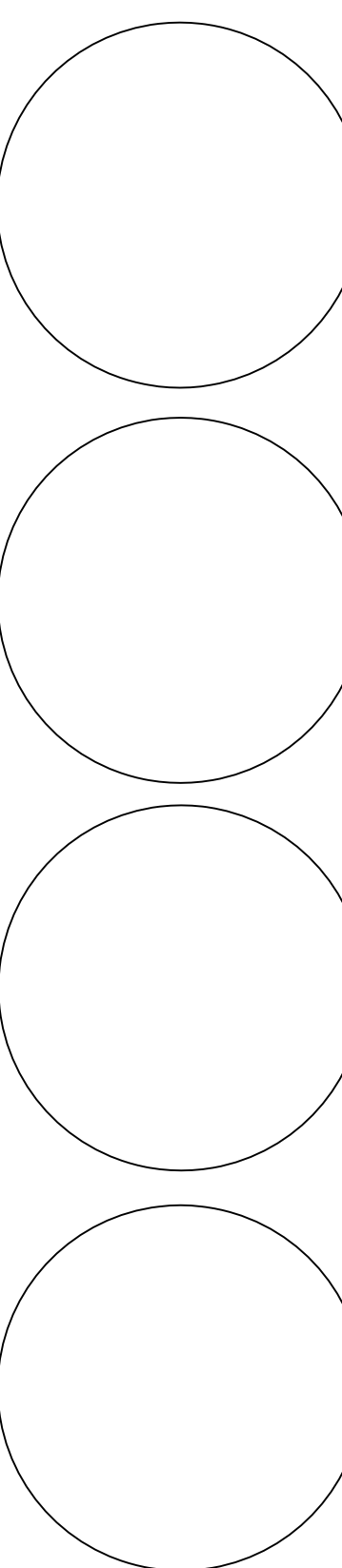
- | | |
|---|---|
| WEST PENN POWER
800 CABIN HILL DRIVE
ROOM B100N
GREENSBURG, PA 15601
CONTACT: ROBERT PAINTER
EMAIL: RPANTIER@FIRSTENERGYCORP.COM | VERIZON PENNSYLVANIA, LLC
1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.dellis@verizon.net |
| PENNSYLVANIA AMERICAN WATER
500 HORNING ROAD
BETHEL PARK, PA 15102
CONTACT: DAN CAPALONGO
EMAIL: DANIEL.CAPALONGO@AMWATER.COM | SOUTH FAYETTE TOWNSHIP
513 MILLERS RUN ROAD
MORGAN, PA 15064
CONTACT: SHANNEN RUSILKO
EMAIL: srusliko@stfwp.com |
| CO LUMBA GAS OF PA INC. BETHEL PARK
251 W. MADEN STREET
WASHINGTON, PA 15301
CONTACT: GRACE BAGHISM
EMAIL: GBAGHISM@NSOURCE.COM | MUNICIPAL AUTHORITY
900 PRESTO SYGAN ROAD
BRIDGEVILLE, PA 15017
CONTACT: JERRY BROWN
EMAIL: jbrown@stfwp.com |
| COMCAST CABLE COMMUNICATIONS, INC.
1244 BUSINESS RT 466
GREENSBURG, PA 15601
CONTACT: LLOYD CRAIG
EMAIL: lloyd.craig@comcast.com | |

Director _____

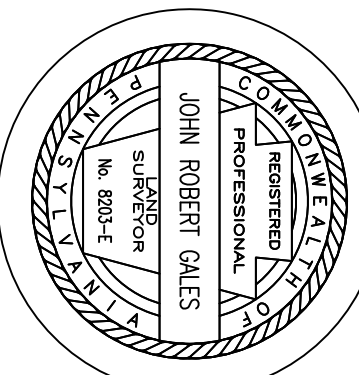
John Robert Gales, P.L.S.
Registration No. 8203-E

REQUIRED COUNTY REVIEW AND APPROVAL
Reviewed by the Allegheny County Department of Economic Development this _____ day of _____, 20_____.

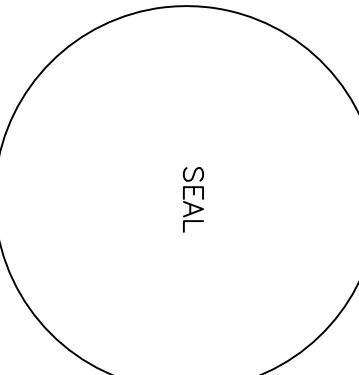
DEPARTMENT OF ECONOMIC DEVELOPMENT SOUTH FAYETTE TOWNSHIP TOWNSHIP ENGINEER SURVEYOR EMBOSSED



SURVEYOR



DEPARTMENT OF REAL ESTATE



DEPARTMENT OF REAL ESTATE

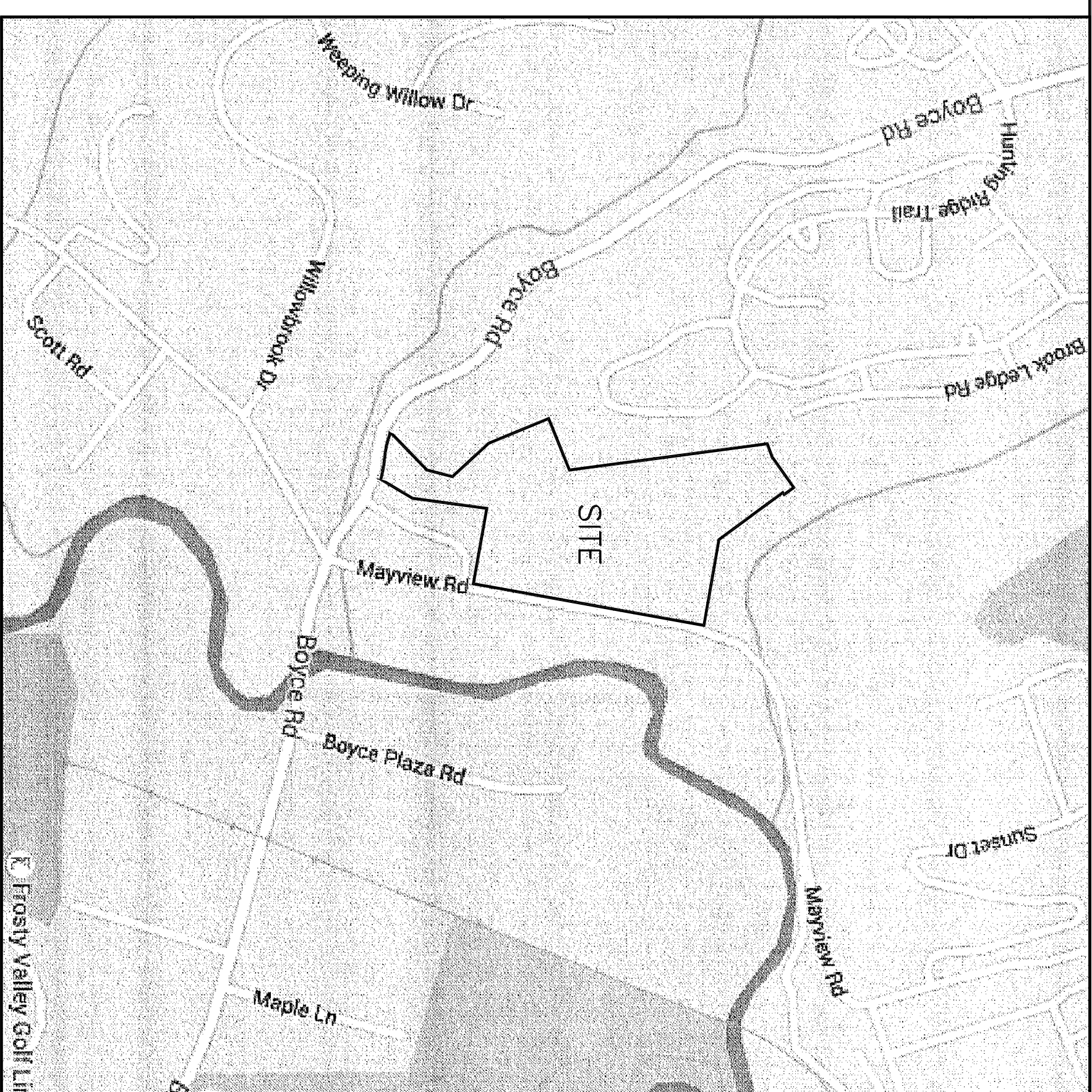
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, page(s) _____.

Manager, Department of Real Estate

PROPERTY OWNERS:

MAYVIEW PROFESSIONAL, LLC
P. O. BOX 112672
PITTSBURGH, PA 15241-0272
724-299-1089 DAVID SPEER
BLOCK 572-H LOTS 34 & 36
& BLOCK 572-M LOT 4

DATE	REVISION



ZONED R-1 RURAL RESIDENTIAL DISTRICT
AREA AND BULK REGULATIONS:

- A. MINIMUM LOT AREA:
 - (1) AGRICULTURE: 10 ACRES.
 - (2) BOARDING STABLE OR RIDING ACADEMY: 10 ACRES.
 - (3) PRIVATE STABLE: FIVE ACRES.
 - (4) SINGLE-FAMILY DWELLING:
 - (a) WITHOUT PUBLIC SEWERS: 43,560 SQUARE FEET.
 - (b) WITH PUBLIC SEWERS: 22,000 SQUARE FEET.
 - (5) ALL OTHER PRINCIPAL USES: TWO ACRES.
- B. MINIMUM LOT WIDTH:
 - (1) SINGLE-FAMILY DWELLING:
 - (a) WITHOUT PUBLIC SEWERS: 150 FEET.
 - (b) WITH PUBLIC SEWERS: 110 FEET.
 - (2) ALL OTHER PRINCIPAL USES: 200 FEET.
- C. MAXIMUM LOT COVERAGE: 15%
- D. MINIMUM FRONT YARD:
 - (1) PRINCIPAL AND ACCESSORY STRUCTURES: 40 FEET.
- E. MINIMUM REAR YARD:
 - (1) PRINCIPAL STRUCTURES: 50 FEET.
 - (2) ACCESSORY STRUCTURES: SEE SS 240-99C.
- F. MINIMUM SIDE YARD:
 - (1) PRINCIPAL STRUCTURES:
 - (a) SINGLE-FAMILY DWELLINGS:
 - (1) WITHOUT PUBLIC SEWERS: 20 FEET EACH SIDE.
 - (2) WITH PUBLIC SEWERS: 40 FEET TOTAL; 10 MINIMUM ON ONE SIDE.
 - (b) ALL OTHER PRINCIPAL STRUCTURES: 30 FEET EACH SIDE.
- G. SPECIAL YARD REQUIREMENTS: SEE SS 240-99.
- H. PERMITTED PROJECTIONS INTO REQUIRED YARDS: SEE SS 240-100.
- I. MAXIMUM HEIGHT:
 - (1) ALL PRINCIPAL STRUCTURES: 2% STORES BUT NO MORE THAN 35 FEET.
 - (2) ALL ACCESSORY STRUCTURES: ONE STORY BUT NO MORE THAN 20 FEET.
- J. HEIGHT EXCEPTIONS: SEE SS 240-101.

MAYVIEW PROFESSIONAL
PLAN OF LOTS

SITUATE IN
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

MADE FOR
MAYVIEW PROFESSIONAL LLC
A PENNSYLVANIA LIMITED LIABILITY COMPANY
DATE: DECEMBER 9, 2019