

AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL LOT #1	18,209.510	0.4180
ORIGINAL PARCEL "A-R"	987,132.548	22.6614
ORIGINAL BLOCK 402-C-6	20,000.000	0.4591
TOTAL	1,025,342.058	23.5386
NEW LOT #1R	40,002.000	0.9183
NEW PARCEL "A-R2"	985,340.058	22.6203
TOTAL	1,025,342.058	23.5386

- NOTES:**
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY.
 - A PORTION OF PARCEL "A-R2" LIES WITHIN ZONE A SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP #42003C0431H SEPTEMBER 26, 2014 PANEL 431 OF 538.
 - THERE ARE NO WETLANDS ON THIS PROPERTY.

**ZONING: R-2 SUBURBAN RESIDENTIAL
SINGLE FAMILY DWELLING WITH PUBLIC SEWERS**

Min. Lot Area:	20,000 square feet
Minimum Lot Width:	95 feet
Minimum Front Yard:	35 feet
Minimum Rear Yard:	Principal Structure 30 feet Accessory structures: See § 240-99C
Minimum Side Yard:	25 feet total; minimum 10 feet one side Accessory structures: See § 240-99C
Maximum Lot Coverage:	25%
Maximum Height:	Principal structures: 2 1/2 stories but no more than 35 feet Accessory structures: one story but no more than 20 feet

SCALE (feet)
0 20 40 60

UTILITIES

GAS	NO GAS AVAILABLE
TELEPHONE	BELL TELEPHONE COMPANY
WATER	AMERICAN WATER
POWER	ALLEGHENY POWER
SEWERS	SOUTH FAYETTE TWP. MUN. AUTH.

OWNER & PROPERTY ADDRESS
LEONARD JR & LISA DESMET
1128 MOHAWK ROAD
McDONALD, PA 15057
412-443-4332

OWNERS ADOPTION AND DEDICATION

We, Leonard J. Desmet Jr. and Lisa Desmet, owners of the land shown on the Second Revision to the Desmet Plan of Lots #1, 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 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____.

Notary Public _____ Leonard J. Desmet Jr. _____

Notary Public _____ Lisa Desmet _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Leonard J. Desmet Jr. and Lisa Desmet 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

I hereby certify that the title to the property contained in the Second Revision to the Desmet Plan of Lots #1, original Lot #1, is in the name of Leonard J. Desmet Jr. and is recorded in Deed Book Volume 12805 Page 281. I further certify there is no mortgage, lien or other encumbrance against this property.

Witness _____ Leonard J. Desmet Jr. _____

CERTIFICATION OF TITLE

We hereby certify that the title to the property contained in the Second Revision to the Desmet Plan of Lots #1, original Block 402-C Lot 6, is in the name of Leonard J. Desmet Jr. and Lisa Desmet and is recorded in Deed Book Volume 17560 Page 240 and Deed Book Volume 8735 Page 537 respectively. We further certify there is no mortgage, lien or other encumbrance against this property.

Witness _____ Leonard J. Desmet Jr. _____

Witness _____ Lisa Desmet _____

SURVEYOR'S CERTIFICATION

I, John Robert Gales, a Registered Professional Surveyor, of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, alleys and highways as surveyed and plotted by me for the owners or agents.

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

MUNICIPAL ENGINEERS CERTIFICATION

I, _____, a Registered Professional Engineer for the Township of South Fayette, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance.

Date _____ Registration No. _____ Township Engineer _____

PROOF OF RECORDING

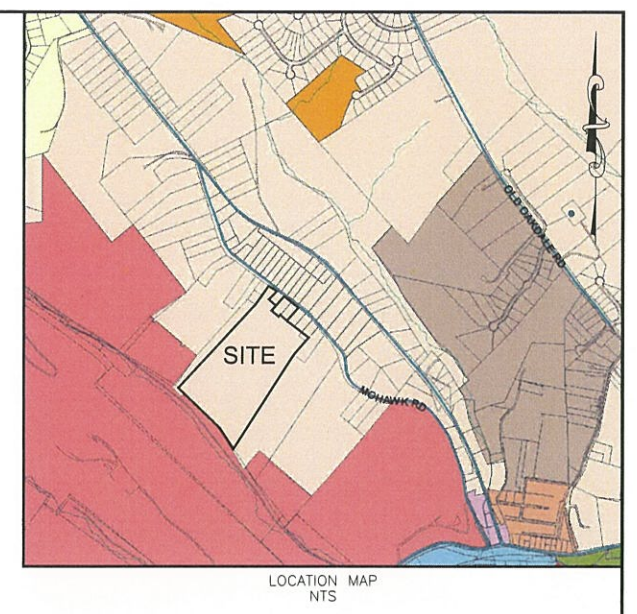
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)

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

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

Manager, Department of Real Estate

DATE	REVISION



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 Board of Commissioners of the Township of South Fayette assumes no obligations, legal or otherwise, expressed or implied, either to 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 _____

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 _____

REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS

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

Secretary _____ (SEAL) _____ Chairperson _____

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

Secretary _____ (SEAL) _____ President _____

This plot was delivered to _____ by the Township of South Fayette this _____ day of _____, 20____.

Municipal Official

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

Director

**SECOND REVISION TO THE
DESMET PLAN OF LOTS #1**

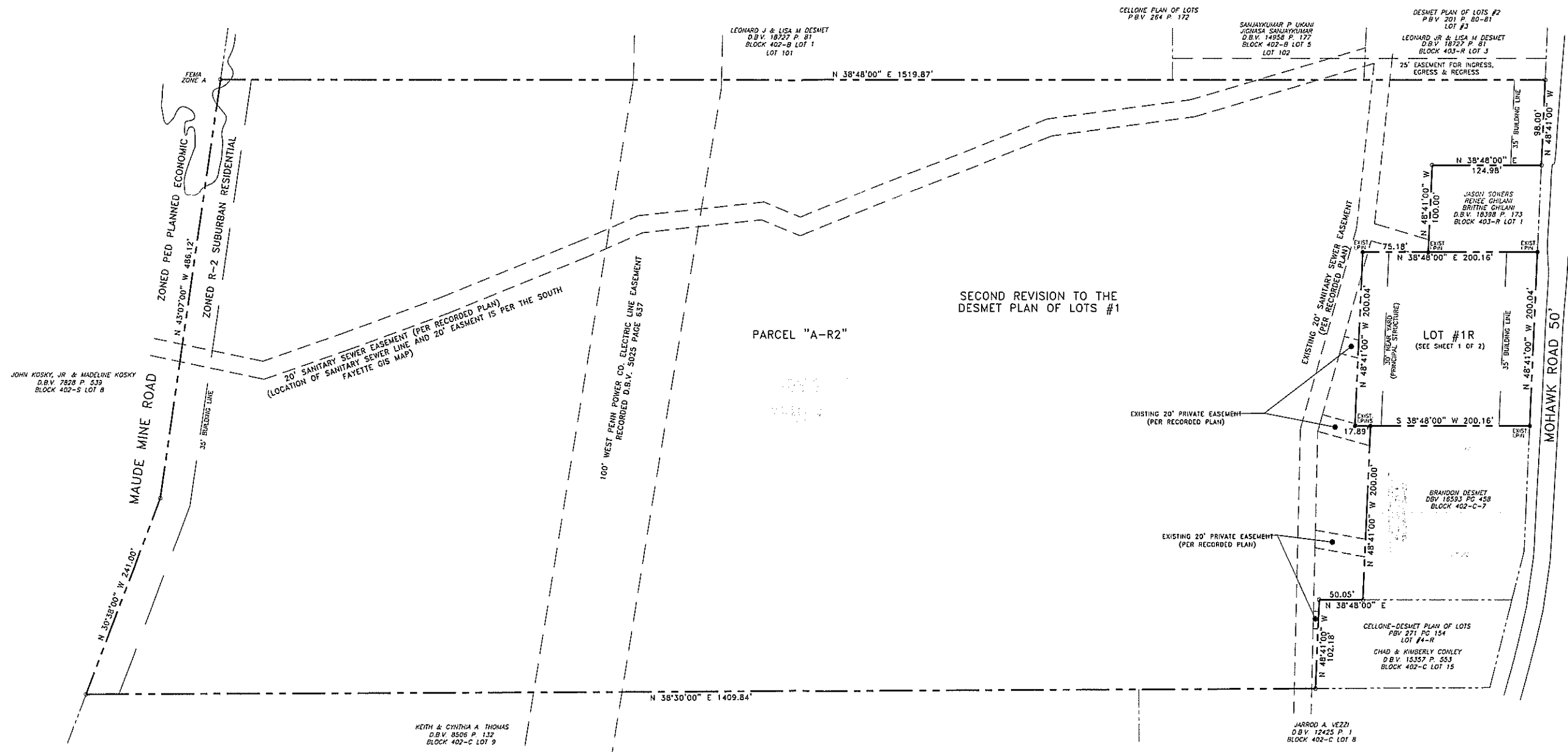
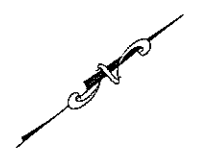
BEING A RESUBDIVISION OF LOT #1 IN THE REVISION TO THE DESMET PLAN OF LOTS #1 AS RECORDED IN P.B.V. 241 PGS. 136-137, PARCEL "A-R" IN THE CELLONE-DESMET PLAN OF LOTS AS RECORDED IN P.B.V. 271 PAGE 154 AND BLOCK 402-C LOT 6.

SITUATE IN
**TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PA**

MADE FOR
**LEONARD J. DESMET JR.
& LISA DESMET**

SCALE: 1" = 20' DATE: JULY 26, 2022

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
2704 BROWNSVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 885-8885 FAX (412) 885-1320



SECOND REVISION TO THE
DESMET PLAN OF LOTS #1

PARCEL "A-R2"

**SECOND REVISION TO THE
DESMET PLAN OF LOTS #1**

BEING A RESUBDIVISION OF LOT #1 IN THE REVISION TO THE
DESMET PLAN OF LOTS #1 AS RECORDED IN P.B.V. 241 PGS.
136-137, PARCEL "A-R" IN THE CELLONE-DESMET PLAN OF LOTS
AS RECORDED IN P.B.V. 271 PAGE 154 AND BLOCK 402-C LOT 6

SITUATE IN
**TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PA**

MADE FOR
**LEONARD J. DESMET JR.
& LISA DESMET**

SCALE: 1" = 60' DATE: JULY 26, 2022

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
2704 BROWNVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 855-5855 FAX (412) 855-1320

DATE	REVISION