

FILE PATH: \\10.1.25.5\Server Data\Work\21.165 Munroe Subdivision\02_Survey\CAD\21.165 Munroe Subdivision.dwg LAYOUT: 1 24x36 Sub Plan PLOT DATE: 5/3/2023 8:25:40 AM

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That We John S. and Ann L. Munroe of the Township of Peters, County of Washington and Commonwealth of Pennsylvania for ourselves, our successors and assigns, do hereby adopt this as our Plan of Lots of my property, situate in Peters Township, County of Washington, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use all streets, rights-of-way and easements shown upon the plat, with the same force and effect as if the same had been opened through legal proceedings as well as any open space, common ground or areas shown upon the Plat which will, simultaneous with the recording of the Plat, or at some later date, be accepted by the Township, or conveyed to a Homeowners' Association or other nonprofit corporation formed to maintain the open space, common ground or areas set forth in the plat and we hereby release and forever discharge the County of Washington as well as said Peters Township, their successors and assigns, from any liability for damages arising and to arise from the dedication of said ground for public highways and the physical grading thereof to any grades that may be established, and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon John S. and Ann L. Munroe our heirs, executors, administrators and assigns and purchasers of lots in this plat.

IN WITNESS WHEREOF, I hereunto set our hand(s) and seal(s) this _____ day of _____, 20____.

ATTEST:

John S. Munroe _____ Witness
Ann L. Munroe _____

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS:

Before me, the subscribed, a Notary Public in and for said Commonwealth and County, personally came the above named John S. and Ann L. Munroe acknowledged the foregoing release and dedication and plat to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____

Notary Public

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

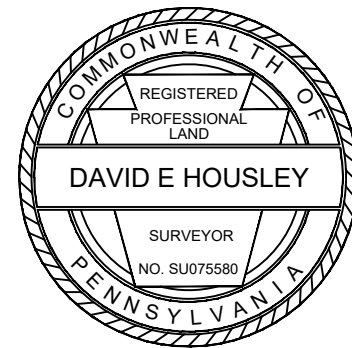
The foregoing adoption and dedication is made by John S. and Ann L. Munroe with the full understanding and agreement that the approval of the Washington County Planning Commission, Council of Peters Township, and Peters Township Planning Commission, if hereto attached, will become null and void unless this plat is recorded in the Recorder of Deed's Office of Washington County, County Office Building, Washington, Pennsylvania, within 90 days of date of said approval.

SURVEYOR'S CERTIFICATE

I David E. Housley, a registered surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act No. 247, and other ordinances, including zoning, subdivision and land development, and stormwater management existing under the law of Peters Township in which this Janis Subdivision Plan is located affecting this plat.

David E. Housley, Reg. #SU-75580
May 4, 2023
Date



CERTIFICATE OF TITLE: NO MORTGAGE

We, John S. and Ann L. Munroe owner of the Munroe Subdivision shown hereon, do hereby certify there is no mortgage, lien or encumbrance against this property.

John S. Munroe _____ Witness
Ann L. Munroe _____
We, John S. and Ann L. Munroe of the Munroe Subdivision do hereby certify that the title of this property is in the name of John S. and Ann L. Munroe as recorded in DBV. 2548 PG. 646
John S. Munroe _____ Witness
Ann L. Munroe _____

WASHINGTON COUNTY PLANNING COMMISSION

Reviewed by the Washington County Planning Commission this _____ day of _____, 20____.

Chairman _____ Director _____

PETERS TOWNSHIP PLANNING COMMISSION

Approved by the Peters Township Planning Commission this _____ day of _____, 20____.

Chairman _____ Planning Director _____

APPROVAL OF PETERS TOWNSHIP

Peters Township hereby gives public notice that in approving this plat for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, to grade, pave and curb the streets in said plat or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Chairman of Council _____ Manager _____

PETERS TOWNSHIP COUNCIL

Approved by the Council of Peters Township this _____ day of _____, 20____.

Manager _____ Chairman of Council _____

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That We James Lagnese and Theresa Panucci of the Township of Peters, County of Washington and Commonwealth of Pennsylvania for ourselves, our successors and assigns, do hereby adopt this as our Plan of Lots of my property, situate in Peters Township, County of Washington, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use all streets, rights-of-way and easements shown upon the plat, with the same force and effect as if the same had been opened through legal proceedings as well as any open space, common ground or areas shown upon the Plat which will, simultaneous with the recording of the Plat, or at some later date, be accepted by the Township, or conveyed to a Homeowners' Association or other nonprofit corporation formed to maintain the open space, common ground or areas set forth in the plat and we hereby release and forever discharge the County of Washington as well as said Peters Township, their successors and assigns, from any liability for damages arising and to arise from the dedication of said ground for public highways and the physical grading thereof to any grades that may be established, and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon James Lagnese and Theresa Panucci our heirs, executors, administrators and assigns and purchasers of lots in this plat.

IN WITNESS WHEREOF, I hereunto set our hand(s) and seal(s) this _____ day of _____, 20____.

ATTEST:

James Lagnese _____ Witness
Theresa Panucci _____

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS:

Before me, the subscribed, a Notary Public in and for said Commonwealth and County, personally came the above named James Lagnese and Theresa Panucci acknowledged the foregoing release and dedication and plat to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____

Notary Public

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

The foregoing adoption and dedication is made by James Lagnese and Theresa Panucci with the full understanding and agreement that the approval of the Washington County Planning Commission, Council of Peters Township, and Peters Township Planning Commission, if hereto attached, will become null and void unless this plat is recorded in the Recorder of Deed's Office of Washington County, County Office Building, Washington, Pennsylvania, within 90 days of date of said approval.

CERTIFICATE OF TITLE: NO MORTGAGE

We, James Lagnese and Theresa Panucci owner of the Munroe Subdivision shown hereon, do hereby certify there is no mortgage, lien or encumbrance against this property.

James Lagnese _____ Witness
Theresa Panucci _____
We, James Lagnese and Theresa Panucci of the Munroe Subdivision do hereby certify that the title of this property is in the name of James Lagnese and Theresa Panucci as recorded in Inst. #201726588
James Lagnese _____ Witness
Theresa Panucci _____

PETERS TOWNSHIP SANITARY AUTHORITY

The undersigned owners, intending to legally bind themselves, itself, and its or their successors and assigns, hereby grant and dedicate to the Peters Township Sanitary Authority, Washington County, Pennsylvania, and its respective successors and assigns forever, the right to install, construct, operate, repair, maintain, relocate, and replace all necessary facilities for sanitary sewer collection and conveyance to, over, through and across easements for utilities and/or easements for sanitary sewers, including the right to assign the same, all with the same force and effect as though said easements had been duly acquired for such purposes by condemnation, and the undersigned hereby waives for itself, themselves and its or their assigns and successors any and all claims for damages for the lawful use of such easements for the aforesaid purposes.

Easements approved by the Peters Township Sanitary Authority on this _____ day of _____, 2022.

Authority Representative _____

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS

Recorded in the office for the recording of deeds, plats, etc., in said county, Instrument Number _____.

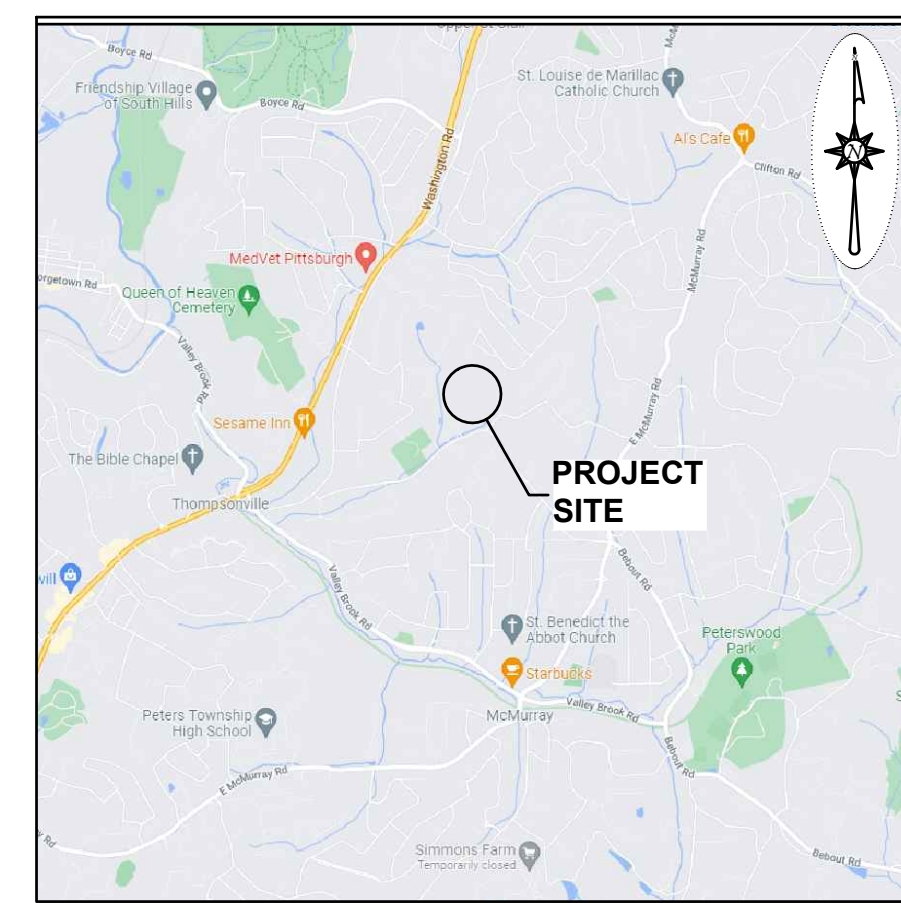
Given under my hand and seal this _____ day of _____, 20____.

Recorder of Deeds _____

*Approved for recording purposes only, subject to all provisions of a contract between the owner and Peters Township, a copy of which is recorded in the office of the Recorder of Deeds, Washington County, Pennsylvania and a copy of which is on file with the Township.

CONDITIONS:

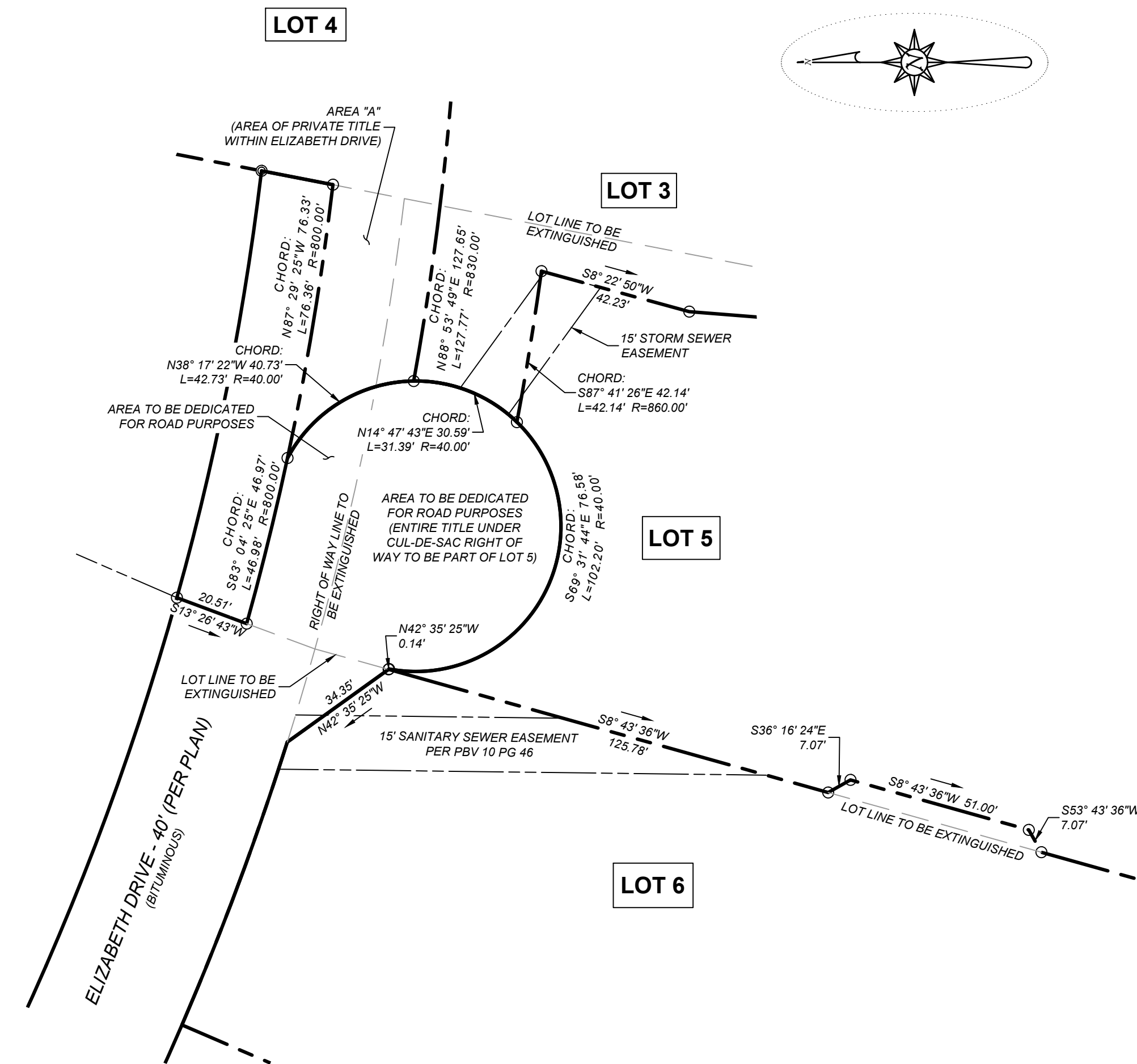
A. At the time of building permit application, the plan submittal include on-lot storm water management plans and grading plans. If disturbance on any lot exceeds one (1) acre the necessary permit be obtained from the Washington County Conservation District.



REFERENCE:
MAP DATA 2022 GOOGLE, RETRIEVED FROM
http://www.google.com/maps

VICINITY MAP

NOT TO SCALE



DETAIL

1" = 30'
GRAPHIC SCALE (IN FEET)

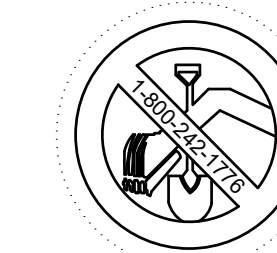
GENERAL NOTES:

- 1. PROPERTY BOUNDARY INFO IS PER DBV. 2548 PG. 646 & DBV. 3013 PG. 556
- 2. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE UTILITIES. HARSHMAN CE GROUP, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PA ONE CALL MAY BE IGNORED BY THE UTILITY OR RESULT IN AN INCOMPLETE RESPONSE THEREFORE HARSHMAN CE GROUP, LLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE A COMPLETE AND FULL REPRESENTATION OF EXISTING UTILITIES IN THE SURVEY AREA, OR ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- 3. SUBJECT TO ALL EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ETC. IF ANY, AS SAME MAY APPEAR IN INSTRUMENTS OF RECORD.

PREPARED FOR:

EQUINE ESTATES, LLC
267 Thompsontown Road
McMurray, PA 15317

412-417-8374
annmunroe@comcast.net



CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES

3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania one Call System, Inc.

1-800-242-1776

Serial # 20213502209

REVISION HISTORY table with columns for DATE, NO., and DESCRIPTION.

EQUINE ESTATES, LLC
SUBDIVISION
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
EQUINE ESTATES, LLC

PROJECT NO.: 21.165
DATE: 8-26-2022
SCALE: AS NOTED
DRAWN BY: MTS
CHECKED BY: D.E.H.



DRAWING NO.:
21.165-V01
SHEET NUMBER 1 OF 2

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FILE PATH: \\10.1.25.5\Server\Subdivision\02_Survey\CAD\21.165_Munroe Subdivision.dwg LAYOUT: 2.24x36 Sub Plot DATE: 5/9/2023 8:25:45 AM

LOT AREA:

Existing Parcel #540-003-00-00-0010-00 (TO TITLE LINE)	- 422,927 Square Feet - 9.708 Acres
Existing Parcel #540-003-09-01-0009-00	- 59,582 Square Feet - 1.368 Acres
Existing Parcel #540-003-09-01-0008-00	- 36,805 Square Feet - 0.845 Acres
AREA "A"	- 2,500 Square Feet - 0.057 Acres
AREA TO BE DEDICATED FOR ROAD PURPOSES (THOMPSONVILLE ROAD)	- 6,720 Square Feet - 0.155 Acres
AREA TO BE DEDICATED FOR ROAD PURPOSES (ELIZABETH DRIVE)	- 5,301 Square Feet - 0.122 Acres
Proposed Lot 1	- 21,795 Square Feet - 0.500 Acres
Proposed Lot 2	- 220,283 Square Feet - 5.057 Acres
Proposed Lot 3	- 84,014 Square Feet - 1.929 Acres
Proposed Lot 4	- 95,171 Square Feet - 2.185 Acres
Proposed Lot 5	- 51,725 Square Feet - 1.187 Acres
Proposed Lot 6	- 36,805 Square Feet - 0.845 Acre

PREPARED FOR:
EQUINE ESTATES, LLC
267 Thompsonville Road
McMurray, PA 15317
412-417-8374
anmmunroe@comcast.net



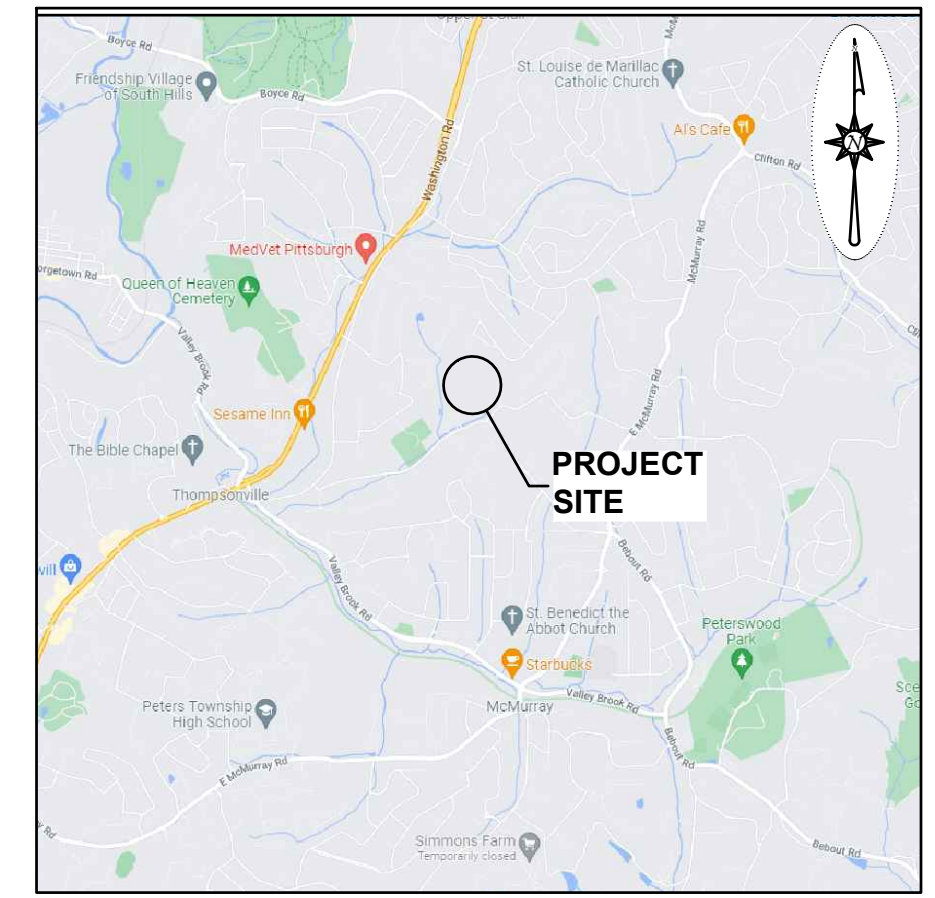
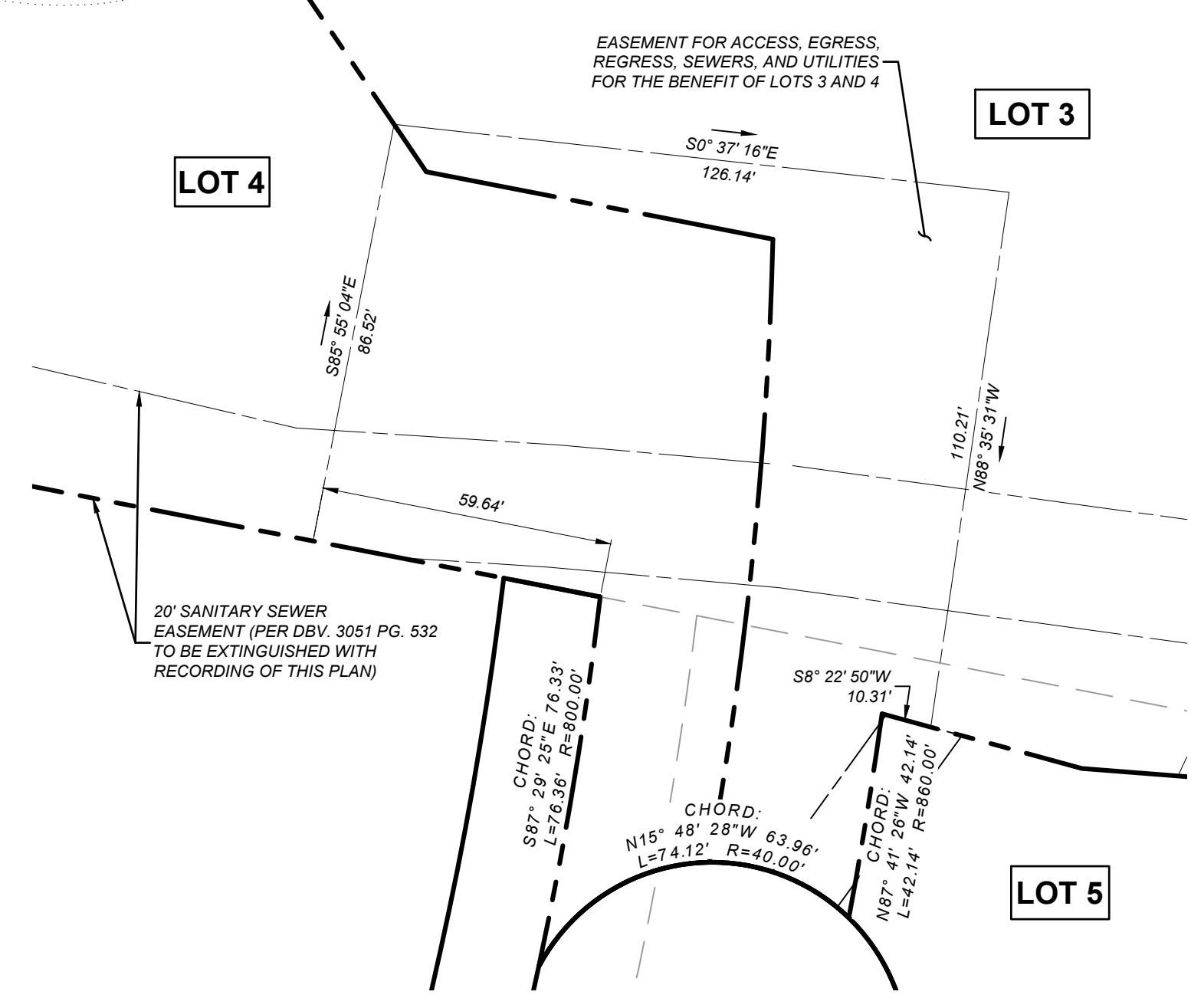
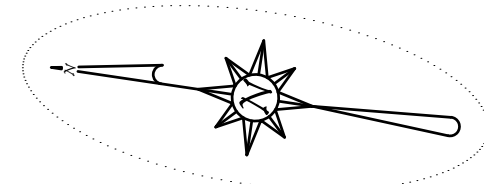
CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania one Call System, Inc.
1-800-242-1776
Serial # 20213502209

ZONING DISTRICT LD - LOW-DENSITY RESIDENTIAL DISTRICT:

Minimum Lot Area	- 21,780 Square Feet
Lot Width	- 100 Feet
Front Yard Setback	- 50 Feet
Side Yard Setback	- 15 Feet
Rear Yard Setback	- 40 Feet

LEGEND

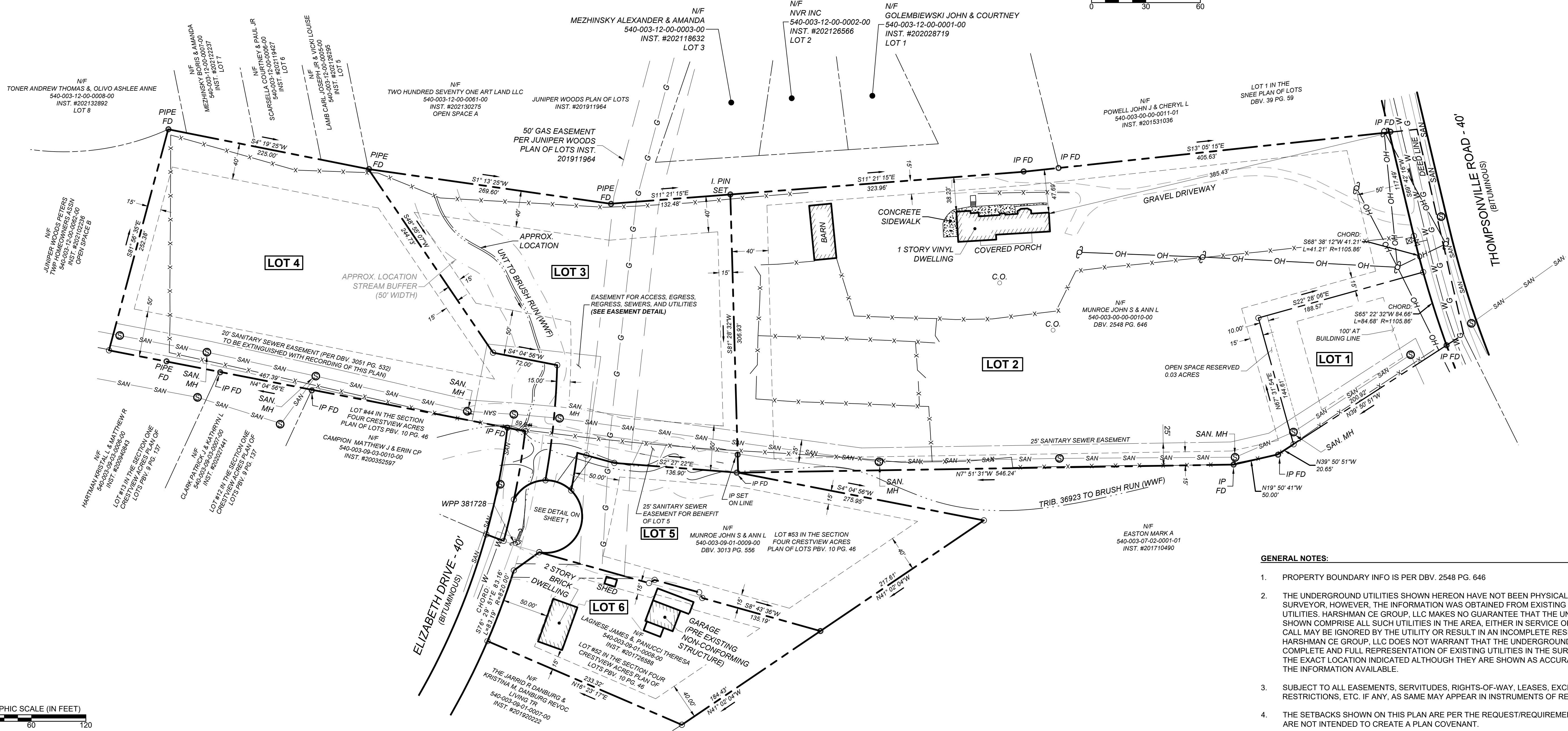
---	PROPERTY LINE
---	ADJACENT LINE
---	RIGHT OF WAY
-X-X-X-	FENCE
SAN	SANITARY SEWER LINE
W	WATER LINE
OH	OVERHEAD LINES
G	GAS LINE
---	STREAM
---	SETBACK LINE
C.O.	CLEAN OUT
⊗	WATER METER
⊗	WATER VALVE
⊗	SANITARY MANHOLE (FIELD VORPIED)
⊗	SANITARY MANHOLE (BY RECORD)



REFERENCE:
MAP DATA 2022 GOOGLE, RETRIEVED FROM
<http://www.google.com/maps>

VICINITY MAP
NOT TO SCALE

EASEMENT DETAIL
1" = 30'
GRAPHIC SCALE (IN FEET)



GENERAL NOTES:

- PROPERTY BOUNDARY INFO IS PER DBV. 2548 PG. 646
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE UTILITIES. HARSHMAN CE GROUP, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PA ONE CALL MAY BE IGNORED BY THE UTILITY OR RESULT IN AN INCOMPLETE RESPONSE THEREFORE HARSHMAN CE GROUP, LLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE A COMPLETE AND FULL REPRESENTATION OF EXISTING UTILITIES IN THE SURVEY AREA, OR ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- SUBJECT TO ALL EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ETC. IF ANY, AS SAME MAY APPEAR IN INSTRUMENTS OF RECORD.
- THE SETBACKS SHOWN ON THIS PLAN ARE PER THE REQUEST/REQUIREMENT OF THE MUNICIPALITY AND ARE NOT INTENDED TO CREATE A PLAN COVENANT.

REVISION HISTORY

DATE	NO.	DESCRIPTION
07/21/2022	1	REV'D PER CLIENT AND TWP. COMMENTS

EQUINE ESTATES, LLC
SUBDIVISION
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
EQUINE ESTATES, LLC

PROJECT NO.: 21.165
DATE: 8-26-2022
SCALE: AS NOTED
DRAWN BY: M.T.S/T.M.K.
CHECKED BY: D.E.H.



DRAWING NO.:
21.165-V01
SHEET NUMBER 2 OF 2

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