

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT MTK DEVELOPMENT, LLC, A CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAT OF LOTS OF ITS PROPERTY SITUATE IN PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGE ACCRUING TO IT, DOES 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 IN CONSIDERATION OF THE APPROVAL OF SAID PLAT, MTK DEVELOPMENT, LLC FOREVER DISCHARGE SAID PETERS TOWNSHIP, ITS SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION 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 MTK DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS ____ DAY OF ____ A.D., 20__

MTK DEVELOPMENT, LLC

PRESIDENT

ATTEST:

(SECRETARY)

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA : COUNTY OF WASHINGTON : SS:

ON THIS ____ DAY OF ____ A.D., 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED, (NAME), (TITLE), OF MTK DEVELOPMENT, LLC, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT SHE/HIS WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID MTK DEVELOPMENT, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS (TITLE OF OFFICE) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

(NAME & TITLE OF OFFICE)

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS BY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE ____ DAY OF ____ 20__

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY MTK DEVELOPMENT, LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION AND THE COUNCIL OF PETERS TOWNSHIP, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN 90 DAYS OF DATE OF SAID APPROVAL.

NO MORTGAGE CLAUSE

DATE

WE, MTK DEVELOPMENT, LLC, OWNER(S) OF THE 501 BOWER HILL ROAD SUBDIVISION PLAN SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAIN THIS PROPERTY.

MTK DEVELOPMENT, LLC

WITNESS

WE, MTK DEVELOPMENT, LLC, OWNER(S) OF THE 501 BOWER HILL ROAD SUBDIVISION PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MTK DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT #202407763, RECORDER OF DEEDS' OFFICE.

MTK DEVELOPMENT, LLC

WITNESS

DEED REQUIRED NOTIFICATION CLAUSE

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

(I/WE), THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

- 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 REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WITNESS OWNER

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS ____ DAY OF ____ 20__

ATTEST:

PLANNING DIRECTOR

CHAIRPERSON

TOWNSHIP COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS ____ DAY OF ____ 20__

CHAIRPERSON OF COUNCIL (SEAL)

ATTEST:

MANAGER

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.

MANAGER

CHAIRPERSON OF COUNCIL

PETERS TOWNSHIP SANITARY AUTHORITY

THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND ITSELF, THEMSELVES, AND IT'S, 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 IT'S OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

WITNESS

OWNER

EASEMENTS APPROVED BY THE PETERS TOWNSHIP SANITARY AUTHORITY ON THIS ____ DAY OF ____ 20__

AUTHORITY REPRESENTATIVE

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS ____ DAY OF ____ 20__

CHAIRPERSON

DIRECTOR

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.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA : COUNTY OF WASHINGTON : SS:

RECORDED, IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN INSTRUMENT #

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 20__

RECORDER

(SEAL)

EXISTING AREA TABLE

Table with 3 columns: TAX PARCEL #/ LOT, SQ. FT., ACRES. Total: 87,120.00 SQ. FT., 2.000 ACRES.

PROPOSED AREA TABLE

Table with 3 columns: LOT NO., SQ. FT., ACRES. Total: 87,120 SQ. FT., 2.000 ACRES.

UTILITY COMPANY

- COMCAST
VERIZON OF PA
COLUMBIA GAS
WEST PENN POWER
PETERS TOWNSHIP SANITARY AUTHORITY
PENNSYLVANIA WATER COMPANY

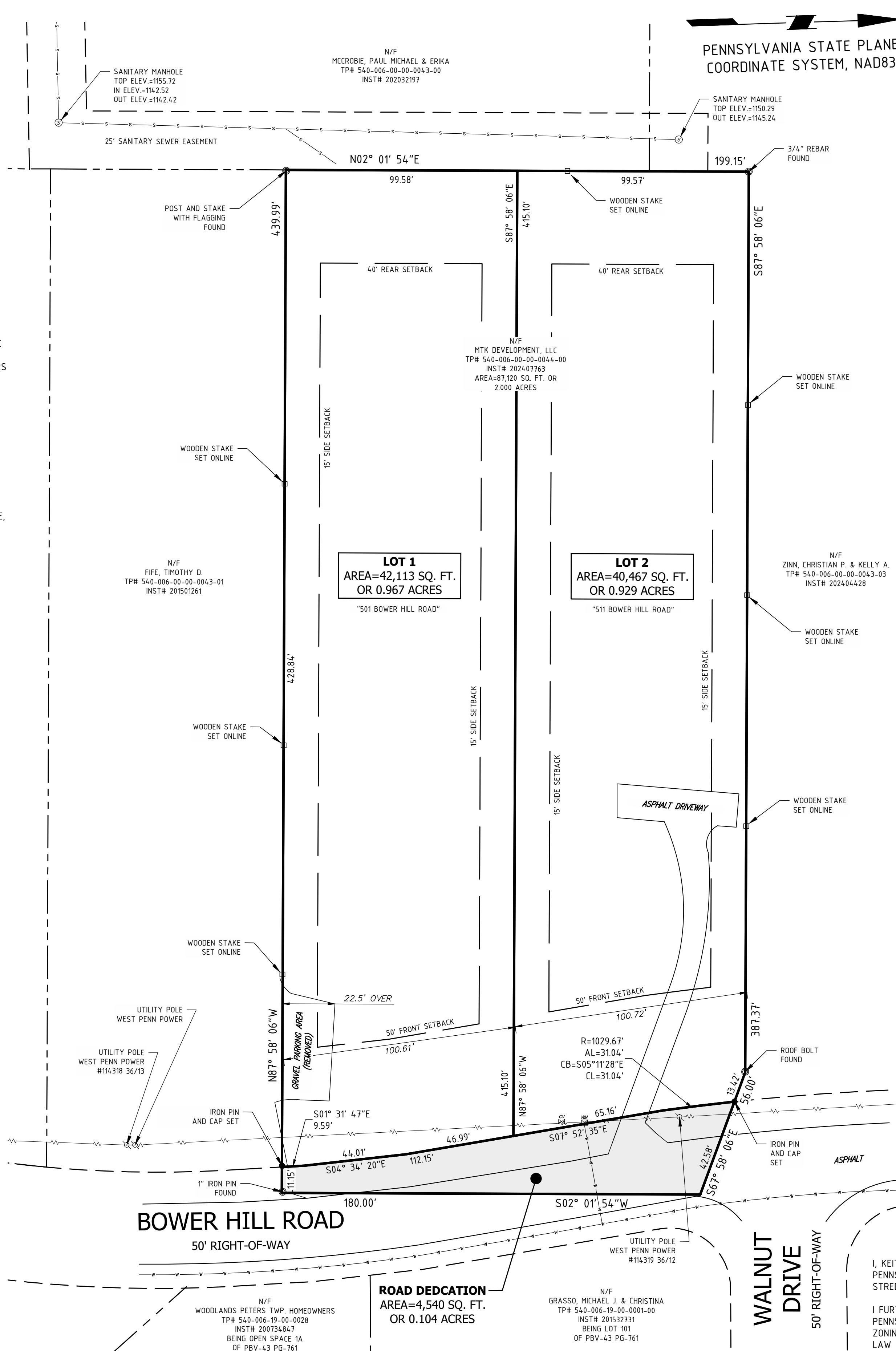
LOT AND AREA REQUIREMENTS

"LD" LOW DENSITY RESIDENTIAL

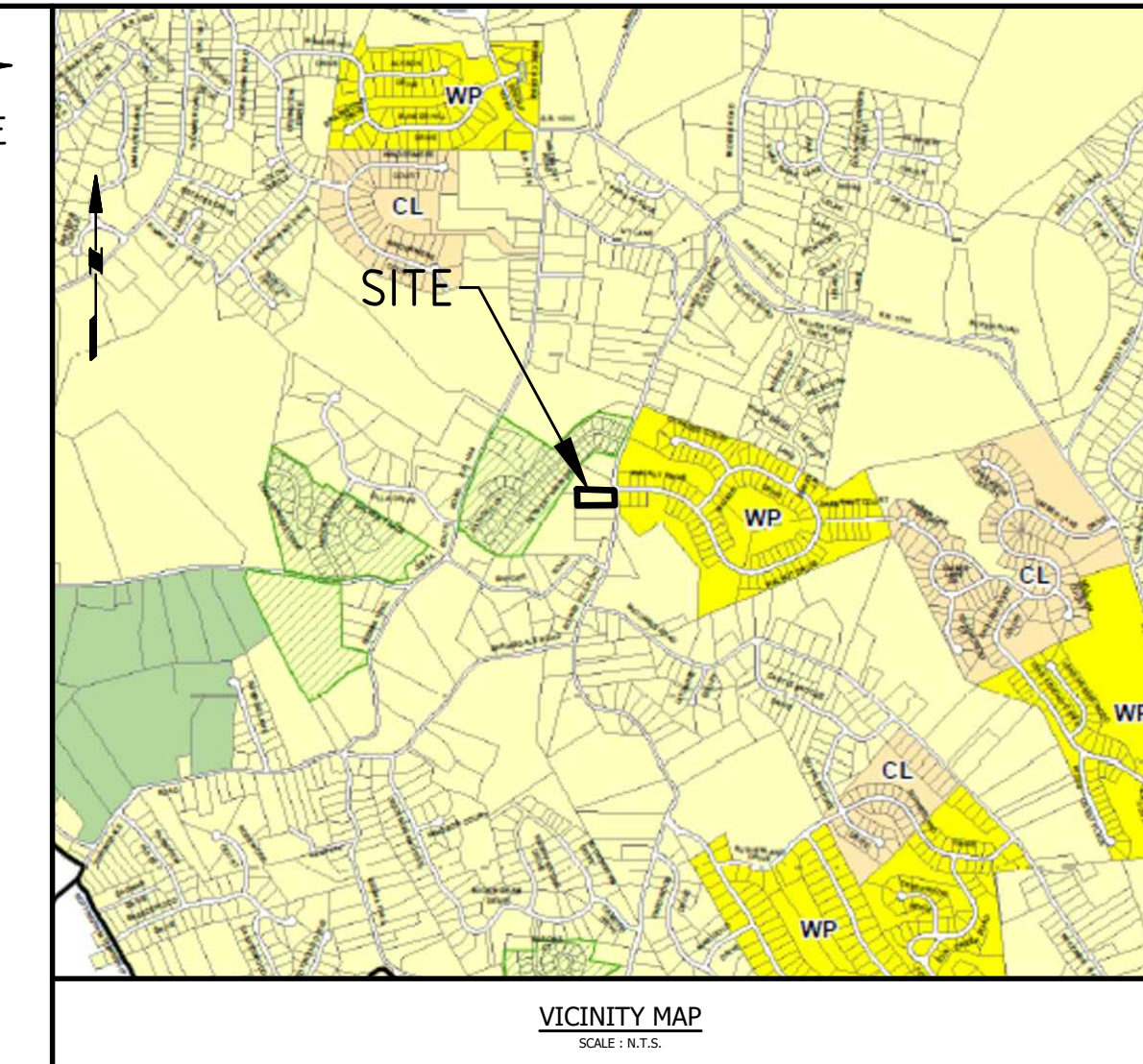
- 1. LOT SIZE: 21,780 SQ. FT. MINIMUM (23,780 SQ. FT. MINIMUM FOR CORNER LOTS)
2. LOT WIDTH: 100 FEET MINIMUM
3. PRINCIPAL BUILDING SETBACKS: FRONT - 50 FEET MINIMUM, SIDE - 15 FEET MINIMUM, REAR - 40 FEET MINIMUM
ACCESSORY BUILDING SETBACKS: FRONT - 50 FEET MINIMUM, SIDE - 15 FEET MINIMUM, REAR - 15 FEET MINIMUM
4. REDUCE REAR AND SIDE FOR SHEDS
5. BUILDING HEIGHT: 35 FEET MAXIMUM
6. LOT COVERAGE: 15% MAXIMUM
7. MINIMUM OPEN SPACE SET-ASIDE: 0.07 ACRES FOR EACH NEW LOT CREATED
8. MAXIMUM GROSS DWELLING UNITS PER ACRES OR LOT: 12

LEGEND

- SUBJECT PROPERTY LINE
ADJOINER LINE
RIGHT-OF-WAY LINE
EXISTING OVERHEAD WIRES
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING UTILITY POLE
EXISTING GAS VALVE
EXISTING WATER METER
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING EVIDENCE
SET WOODEN STAKE
SET IRON PIN AND CAP



PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD83



GENERAL NOTES

- 1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON JULY 31, 2024.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFIED (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
10. THE SUBJECT PROPERTY IS IN ZONE "LD" (LOW DENSITY RESIDENTIAL. ZONING DATA SHOWN FOR INFORMATION PURPOSES ONLY AND DOES NOT REPRESENT A ZONING OPINION.
11. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS TITLED "TOWNSHIP OF PETERS" MAP NUMBER 422152, COMMUNITY PANEL NUMBER 42125C0214, EFFECTIVE DATE, SEPTEMBER 30, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THERE ARE NO FLOODPLAINS ON SUBJECT PROPERTY.
12. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREIN SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
13. SET MONUMENTS ARE 5/8" DIAMETER AND 30" IN LENGTH REBARS.
14. NONE OF THE EXISTING UTILITIES NEED TO BE RELOCATED.
15. A SMALL PROJECT STORMWATER MANAGEMENT APPLICATION OR STORMWATER MANAGEMENT SITE PLAN SHALL BE INCLUDED WITH ANY BUILDING PERMIT APPLICATION, IF DETERMINED TO BE NECESSARY BY THE TOWNSHIP ENGINEER.

LAND SURVEYOR'S CERTIFICATION

I, KEITH H. HIGGINS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS 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. 24.7, AND OTHER ORDINANCES, INCLUDING ZONING, SUBDIVISION AND LAND DEVELOPMENT, AND STORMWATER MANAGEMENT EXISTENT UNDER THE LAW OF PETERS TOWNSHIP IN WHICH THIS SUBDIVISION IS LOCATED AFFECTING THIS PLAT.

Keith H. Higgins
KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC NO. SU075168

05/01/2025
DATE

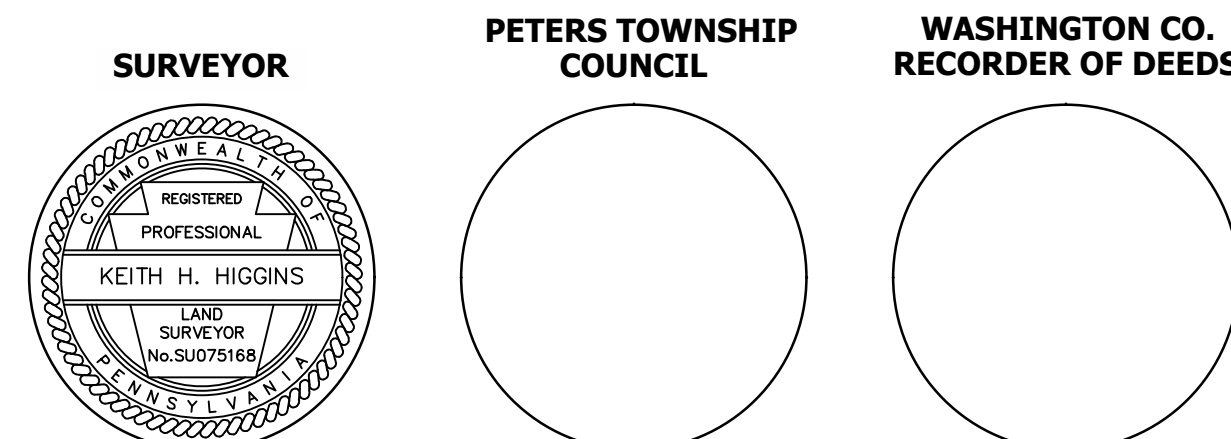


Table with project details: PROJECT NO.: 501 BOWER HILL ROAD, DATE: 04/10/2025, SCALE: 1" = 30', DRAWN BY: MSABO, CHECKED BY: MES/KHH, 1 OF 1.

SITE ADDRESS: 501 BOWER HILL ROAD, VENETIA, PA 15367
CLIENT / OWNER: MTK DEVELOPMENT, LLC, 102 BRIDAL TRAIL, VENETIA, PA 15367
PETERS TOWNSHIP, WASHINGTON COUNTY, COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE: MAP OF 501 BOWER HILL ROAD SUBDIVISION PLAN
TP# 540-006-00-0044-00

