

**OWNER ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :

BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME THE ABOVE NAMED THOMAS C. DUGAN AND JESSICA BLACKWELL, AND 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 \_\_\_\_\_, 20 \_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY THOMAS C. DUGAN AND JESSICA BLACKWELL 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 DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN 90 DAYS OF DATE OF SAID APPROVAL.

**MORTGAGE CLAUSE**

WE, THOMAS C. DUGAN AND JESSICA BLACKWELL, OWNERS OF THE DUGAN CONSOLIDATION PLAN SHOWN HEREON, DO HEREBY CERTIFY THERE IS A MORTGAGE AGAINST THIS PROPERTY BUT MORTGAGEE DOES NOT NEED TO SIGN AS TOTAL PROPERTY AREA IS NOT DECREASING.

WITNESS THOMAS C. DUGAN

WITNESS JESSICA BLACKWELL

**TITLE CLAUSE**

WE, THOMAS C. DUGAN AND JESSICA BLACKWELL, OWNERS THE DUGAN CONSOLIDATION PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF THOMAS C. DUGAN AND JESSICA BLACKWELL AS RECORDED IN INSTRUMENT NO. 202020554, RECORDER OF DEEDS' OFFICE.

WITNESS THOMAS C. DUGAN

WITNESS JESSICA BLACKWELL

**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. 247, 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 DATE
PROFESSIONAL LAND SURVEYOR
PA LIC. NO. SU075168

**PETERS CREEK SANITARY AUTHORITY**

THE PETERS CREEK SANITARY AUTHORITY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAT FOR RECORDING PURPOSES ONLY, THE AUTHORITY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, TO ACCEPT SAID SANITARY SEWER SYSTEM AND ANY SANITARY SEWER EASEMENTS INTO THE PETERS CREEK SANITARY AUTHORITY SANITARY SEWER SYSTEM.

DATE PETERS CREEK SANITARY AUTHORITY REPRESENTATIVE

PURSUANT TO THE REQUIREMENTS OF THE CLEAN STREAMS LAW, THE ACT OF JUNE 22, 1937, P.L., AS AMENDED, THE PENNSYLVANIA SEWAGE FACILITIES ACT; THE ACT OF JANUARY 24, 1958, P.L. 1535, AS AMENDED, AND 25 PA. CODE CHAPTER 94.

THE PETERS CREEK SANITARY AUTHORITY, HAS SUBMITTED TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, A PLAN AND SCHEDULE OF CORRECTIVE ACTIONS IN THE PETERS CREEK SANITARY SEWER DISTRICT'S SEWERAGE SYSTEM. THE COMMONWEALTH HAS APPROVED THIS PLAN AND SCHEDULE WHICH IN TURN IS NOW BEING IMPLEMENTED. DURING IMPLEMENTATION, THE PETERS CREEK SANITARY AUTHORITY HAVE AGREED PURSUANT TO 25 PA. CODE CHAPTER 94, THAT PETERS CREEK SANITARY AUTHORITY MAY ADD ONLY LIMITED VOLUME OF NEW SEWAGE FLOWS TO THE SEWERAGE SYSTEM, AND IS RESPONSIBLE FOR AUTHORIZING AND APPROVING THE DISCHARGE OF SEWAGE INTO THIS SEWERAGE SYSTEM IN THESE LIMITED VOLUMES WHICH SHALL BE ALLOCATED BASED UPON A SCHEDULE OF CONNECTION APPROVED BY THE COMMONWEALTH AND PETERS CREEK SANITARY AUTHORITY AS PART OF THE CORRECTIVE ACTION PLAN. ACCORDINGLY, THE COMMONWEALTH AGREES THAT DEVELOPMENTAL ACTIVITIES IN CONNECTION WITH THIS PLAN MAY BE COMMENCED WITHOUT VIOLATION OF 25 PA. CODE CHAPTER 94 BUT BECAUSE OF THE LIMITS ON NEW CONNECTIONS TO THE SEWERAGE SYSTEM DURING PLAN IMPLEMENTATION, THERE IS NO GUARANTEE THAT THE DEVELOPER OR PURCHASERS OF LOTS WITHIN THIS DEVELOPMENT WILL BE ALLOWED TO CONNECT TO THE PETERS CREEK SANITARY SEWER SEWERAGE SYSTEM UNTIL AFTER THE CORRECTIVE ACTION PLAN HAS BEEN FULLY IMPLEMENTED, THE SEWERAGE SYSTEM IS NO LONGER HYDRAULICALLY OVERLOADED AND THE SYSTEM MEETS ALL OF THE REQUIREMENTS OF BOTH THE PERMITS THEREFORE, AND THE APPLICABLE RULES AND REGULATIONS SET FORTH IN TITLE 25 OF THE PENNSYLVANIA CODE.

THE UNDERSIGN OWNERS, INTENDING TO LEGALLY BIND ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE PETERS CREEK SANITARY AUTHORITY, WASHINGTON COUNTY, 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 OVER, THROUGH AND ACROSS THE EASEMENT FOR UTILITIES, 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 ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

DATE THOMAS C. DUGAN

DATE JESSICA BLACKWELL

**WASHINGTON COUNTY PLANNING COMMISSION APPROVAL**

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

CHAIRMAN DIRECTOR

**TOWNSHIP PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

PLANNING DIRECTOR CHAIRMAN

**TOWNSHIP COUNCIL APPROVAL**

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

MANAGER CHAIRPERSON OF COUNCIL

**EASEMENTS**

ALL EASEMENTS ON THIS PLAN ARE INTENDED FOR USE FOR PUBLIC WATER, GAS, ELECTRIC, AND OTHER PUBLIC UTILITIES, CABLE TV AND/OR PUBLIC IMPROVEMENTS INCLUDING STORM AND SANITARY SEWERS. THE TOWNSHIP SHALL HAVE THE ASSIGNABLE RIGHT TO ENTER UPON AND OVER SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, REPAIR, ETC.

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF WASHINGTON :

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN INSTRUMENT NUMBER \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

SEAL RECORDER

**WASHINGTON COUNTY, PA**

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.

TO ENSURE THAT THE OWNERS OF PROPERTY IN A PLAN OF SUBDIVISION ARE AWARE OF THE REQUIREMENTS REGARDING DEEDS, THE FOLLOWING NOTIFICATION MUST BE PROVIDED ON ALL SUBDIVISION RECORD PLANS AND SIGNED BY ALL PARTIES WHO ARE IDENTIFIED ON THE PLAN AS A LANDOWNER:

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

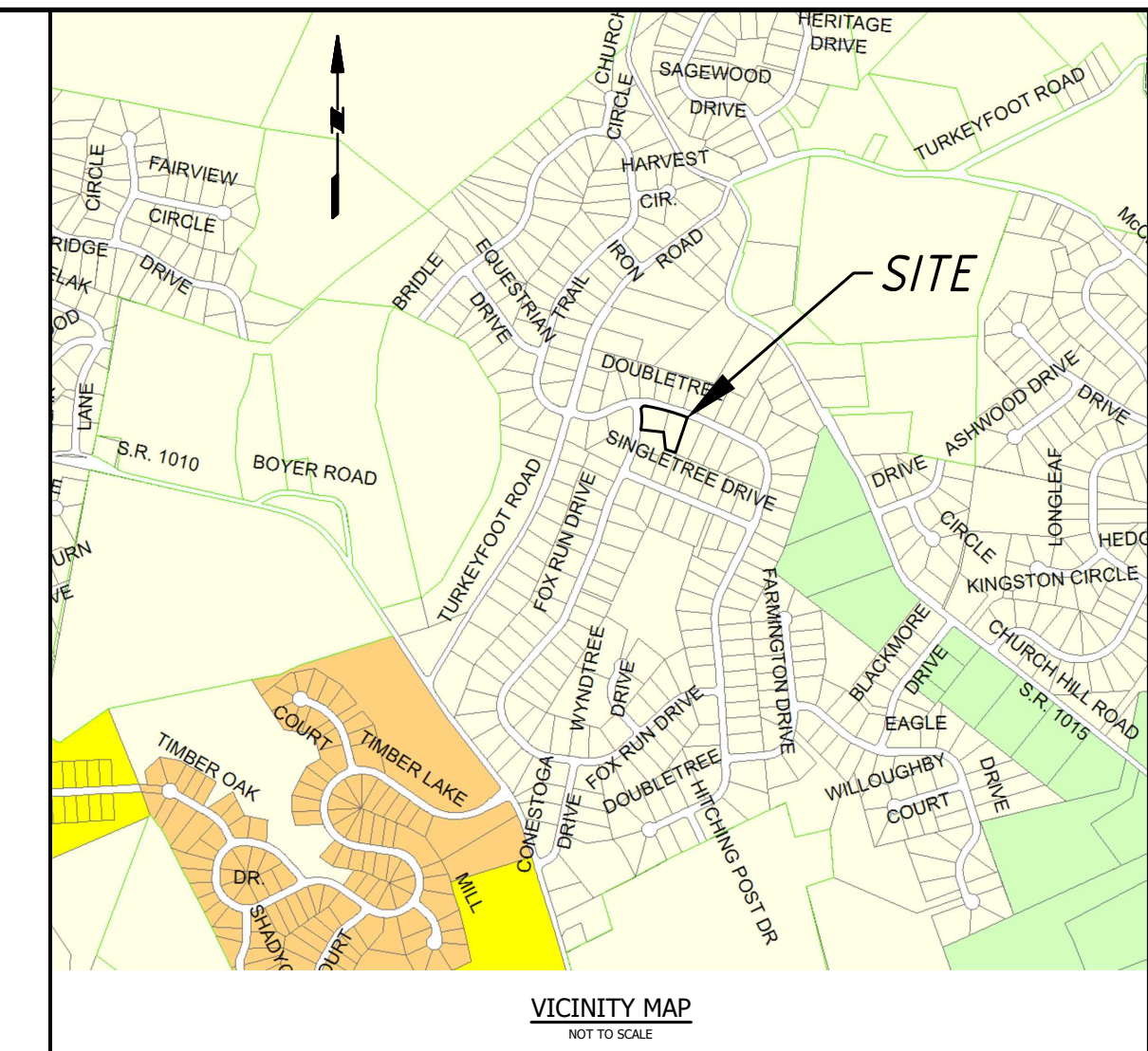
- 1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR

WITNESS THOMAS C. DUGAN

WITNESS JESSICA BLACKWELL

Table with 4 columns: PROJECT NO., DRAWING NO., PROJECT, DRAWING TITLE. Includes project details like '108 DOUBLETREE DRIVE', drawing number '1', site address, owners, and drawing title 'DUGAN CONSOLIDATION PLAN'. Also includes the Keystone Surveying & Mapping Inc. logo and contact information.

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 JUNE 13, 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. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 422152, COMMUNITY PANEL NUMBER 42125C020E, EFFECTIVE DATE: SEPTEMBER 30, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
8. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
9. 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 CERTIFY (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.
10. 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.
11. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREIN SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
12. THE SURVEYOR HAS OBSERVED NO GAS OR OIL WELLS ON THE SUBJECT PROPERTY.
13. SET MONUMENTS ARE 5/8" DIAMETER AND 30" IN LENGTH REBAR WITH A ORANGE CAP STAMPED WITH KEYSTONE SU075168.

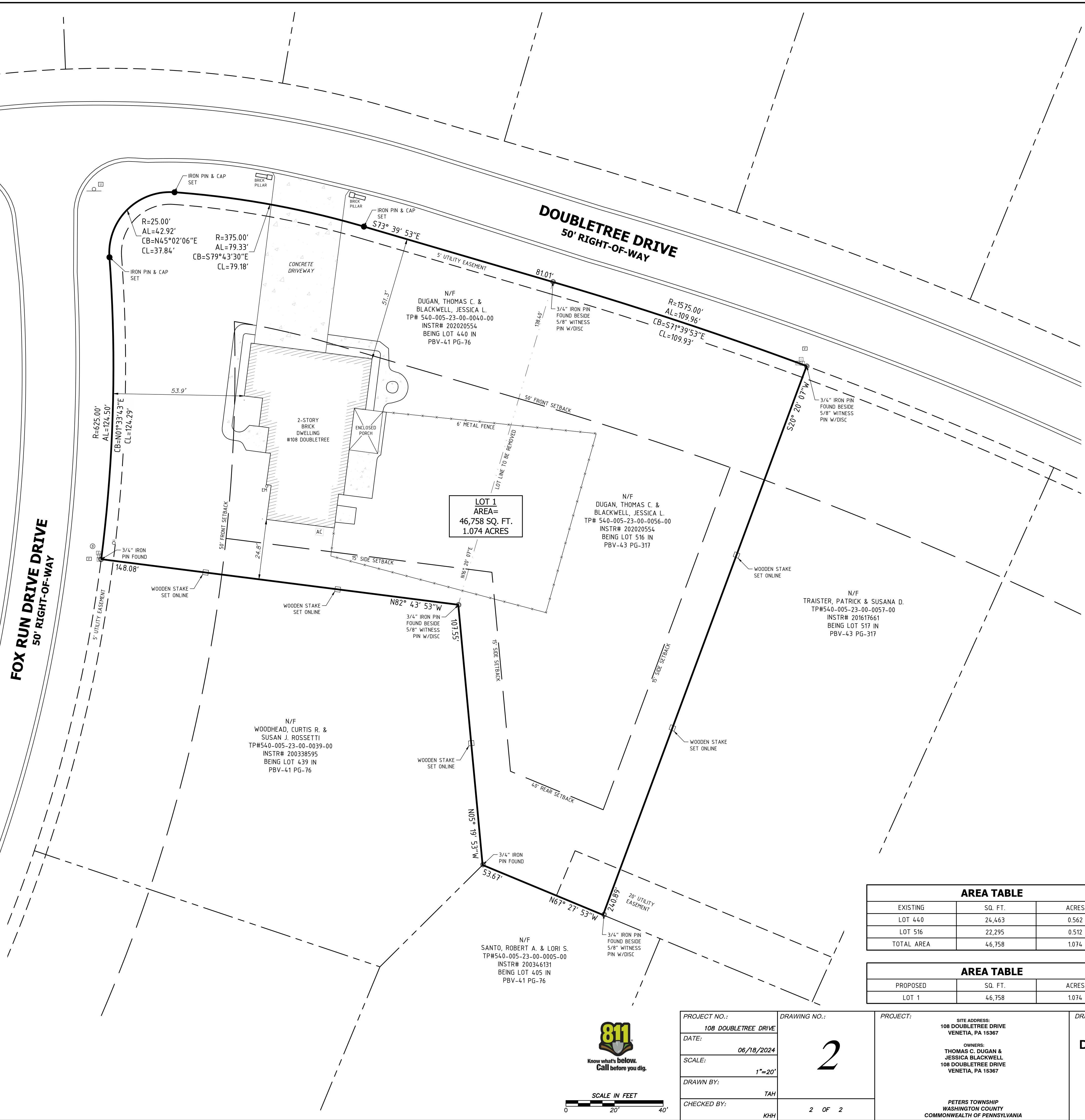
**REFERENCES**

THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES:

1. PLAN ENTITLED "OLD TRAIL - PHASE IV" RECORDED IN PBV-41 PG-76, DATED JULY 30, 1999.
2. PLAN ENTITLED "OLD TRAIL - PHASE 5" RECORDED IN PBV-43 PG-317, DATED AUGUST 31, 2000.

**ZONING = LD - LOW DENSITY RESIDENTIAL**

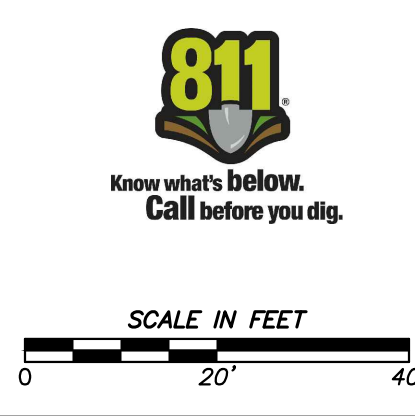
1. MIN. LOT AREA: 21,780 SQ. FT.  
23,780 SQ. FT. (CORNER LOTS)
2. MAX. GROSS DWELLING UNITS PER ACRE OR LOT: 12
3. MIN. LOT FRONTAGE AT B/L: 100 FT.
4. MIN. PRINCIPAL BUILDING SETBACKS  
FRONT: 50 FT.  
SIDE: 15 FT.  
REAR: 40 FT.
5. MIN. ACCESSORY BUILDING SETBACKS  
FRONT: 50 FT.  
SIDE: 15 FT.  
REAR: 15 FT.  
REDUCED REAR AND SIDE FOR SHEDS 5 FT.
6. MAX. BUILDING/STRUCTURE HEIGHT 35 FT.
7. MAX. LOT COVERAGE 15%



- LEGEND**
- SUBJECT PROPERTY LINE
  - ADJOINERS LINES
  - RIGHT-OF-WAY LINES
  - EXISTING FENCE
  - EASEMENT
  - EXISTING SETBACK LINES
  - EXISTING GAS MARKER
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY CLEANOUT
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING CABLE TV PEDESTAL
  - EXISTING UTILITY VAULT
  - EXISTING EVIDENCE FOUND
  - SET WOODEN STAKE
  - SET IRON PIN AND CAP

AREA TABLE		
EXISTING	SQ. FT.	ACRES
LOT 440	24,463	0.562
LOT 516	22,295	0.512
TOTAL AREA	46,758	1.074

AREA TABLE		
PROPOSED	SQ. FT.	ACRES
LOT 1	46,758	1.074



PROJECT NO.:  
108 DOUBLETREE DRIVE  
DATE: 06/18/2024  
SCALE: 1"=20'  
DRAWN BY: TAH  
CHECKED BY: KHH

DRAWING NO.:  
**2**  
2 OF 2

PROJECT:  
SITE ADDRESS:  
108 DOUBLETREE DRIVE  
VENETIA, PA 15367  
OWNERS:  
THOMAS C. DUGAN &  
JESSICA BLACKWELL  
108 DOUBLETREE DRIVE  
VENETIA, PA 15367  
PETERS TOWNSHIP  
WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE:  
**MAP OF  
DUGAN CONSOLIDATION PLAN**  
OF  
**LOT 440 IN P.B.V. 41 PG. 76 AND  
LOT 516 IN P.B.V. 43 PG. 317**

