

NO MORTGAGE CLAUSE

DATE _____

WE, 271 ART LAND, LLC, OWNERS OF THE JUNIPER WOODS LOT 200 SUBDIVISION PLAN NO. 1 SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAIN THIS PROPERTY.

MANAGING MEMBER - 271 ART LAND, LLC _____

WITNESS _____

WE, 271 ART LAND, LLC, OWNERS OF THE JUNIPER WOODS LOT 200 SUBDIVISION PLAN NO. 1 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JUNIPER WOODS LOT 200 SUBDIVISION PLAN NO. 1 AS RECORDED IN INSTRUMENT #202219953, RECORDER OF DEEDS' OFFICE.

MANAGING MEMBER - 271 ART LAND, LLC _____

WITNESS _____

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, _____ MANAGING MEMBER, OF 271 ART LAND, LLC, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT SHE/HIS 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 271 ART LAND, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGING MEMBER 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.

TITLE _____

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 271 ART LAND, LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION AND 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.

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

- THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
- THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
- 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 _____ MANAGING MEMBER-271 ART LAND, LLC _____

AREA TABLE

EXISTING	SQ. FT.	ACRES
OPEN SPACE B-R	124,511	2.858

PROPOSED	SQ. FT.	ACRES
LOT 200	39,714	0.911
OPEN SPACE B-R-2	84,797	1.947
TOTAL	124,511	2.858

ZONING INFORMATION

PETERS TOWNSHIP
SITE ZONING CLASSIFICATION: R1-A SINGLE FAMILY CONVENTIONAL (CR)*
LOT ACRES: 30.392 AC
COUNTY LOT AND BLOCK NUMBER: 540-003-00-00-0011-00
PERMITTED USE: SINGLE FAMILY DETACHED

ZONING OF ADJACENT PROPERTIES

NORTH: R1-A SINGLE FAMILY CONVENTIONAL
EAST: R1-A SINGLE FAMILY CONVENTIONAL
SOUTH: R1-A SINGLE FAMILY CONVENTIONAL
WEST: R1-A SINGLE FAMILY CONVENTIONAL (CR)

SETBACK REQUIREMENTS

SETBACK TYPE	REQUIRED	PROVIDED
FRONT YARD SETBACK	15-25 FT. FROM ROW	20 FT.
SIDE YARD SETBACK	7.5 FT. (15 FT. IF CORNER LOT)	7.5 FT. AND 15 FT. AT CORNER LOT
REAR YARD SETBACK	20 FT.	20 FT.
BUFFER AREAS - ADJOINING RESIDENTIAL	NONE	NONE
BUFFER AREAS - ADJOINING A FARM	25 FT.	25 FT.
BUFFER AREAS - AT CONNECTOR STREETS	40 FT.	40 FT.

DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	PROPOSED
OVERALL RIGHT-OF-WAY	NARROW, 40'	40 FT.
MAXIMUM LOT COVERAGE	30%	30%
MAXIMUM BUILDING AND STRUCTURE HEIGHT (FEET)	37 FT. HEIGHT/BUILD UP LINE	28 FT. 6-1/4"
MINIMUM LOT WIDTH	50 FT.	VARIES, >58 FT.
TYPICAL ROADWAY DIMENSION	20 FT.	20 FT.

HOUSING DIVERSITY & DENSITY/OPEN SPACE

DENSITY	REQUIRED	PROVIDED
>15 AC., ≤100 AC.	FLEXIBLE, >85% SINGLE FAMILY DETACHED	100% SINGLE FAMILY DETACHED
OPTION A	2.0 DU/GROSS AC.	60 LOTS/UNITS (2.0 DU/GROSS AC.)
OPEN SPACE SET ASIDE	25% OF GROSS AC. (7.6 AC)	**9.4 AC.
MIN. LOT SIZE	NONE	0.2 AC.

*NOTE: THIS DEVELOPMENT HAS BEEN DESIGNED IN ACCORDANCE WITH PETERS TOWNSHIP ORDINANCE NO. 802, SPECIFICALLY SECTIONS 505-509: CONSERVATION RESIDENTIAL OVERLAY DISTRICT (CR).

**NOTE: SEE OPEN SPACE TABULATION BELOW.

STORMWATER CONTROL EASEMENTS

THE PROPERTY OWNER IS TO MAINTAIN THE EASEMENTS SHOWN ON THE PLAN FOR THE PURPOSES OF STORMWATER CONTROL AS CONSTRUCTED, NO STOPPING UP, FILLING UP, CONFINING, PAVING, CHANGING OF EMBANKMENTS OR ANY OTHER INTERFERENCE OR CHANGE IS TO BE MADE WITHOUT THE PERMISSION OF THE TOWNSHIP. PETERS TOWNSHIP RESERVES THE RIGHT TO WORK WITHIN THE EASEMENT AND RIGHT OF ACCESS TO AND FROM SUCH EASEMENT IF NECESSARY.

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.

PETERS TOWNSHIP SANITARY AUTHORITY

THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND THEMSELVES, AND 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 _____

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 _____

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____ DIRECTOR _____

PROOF OF RECORDING

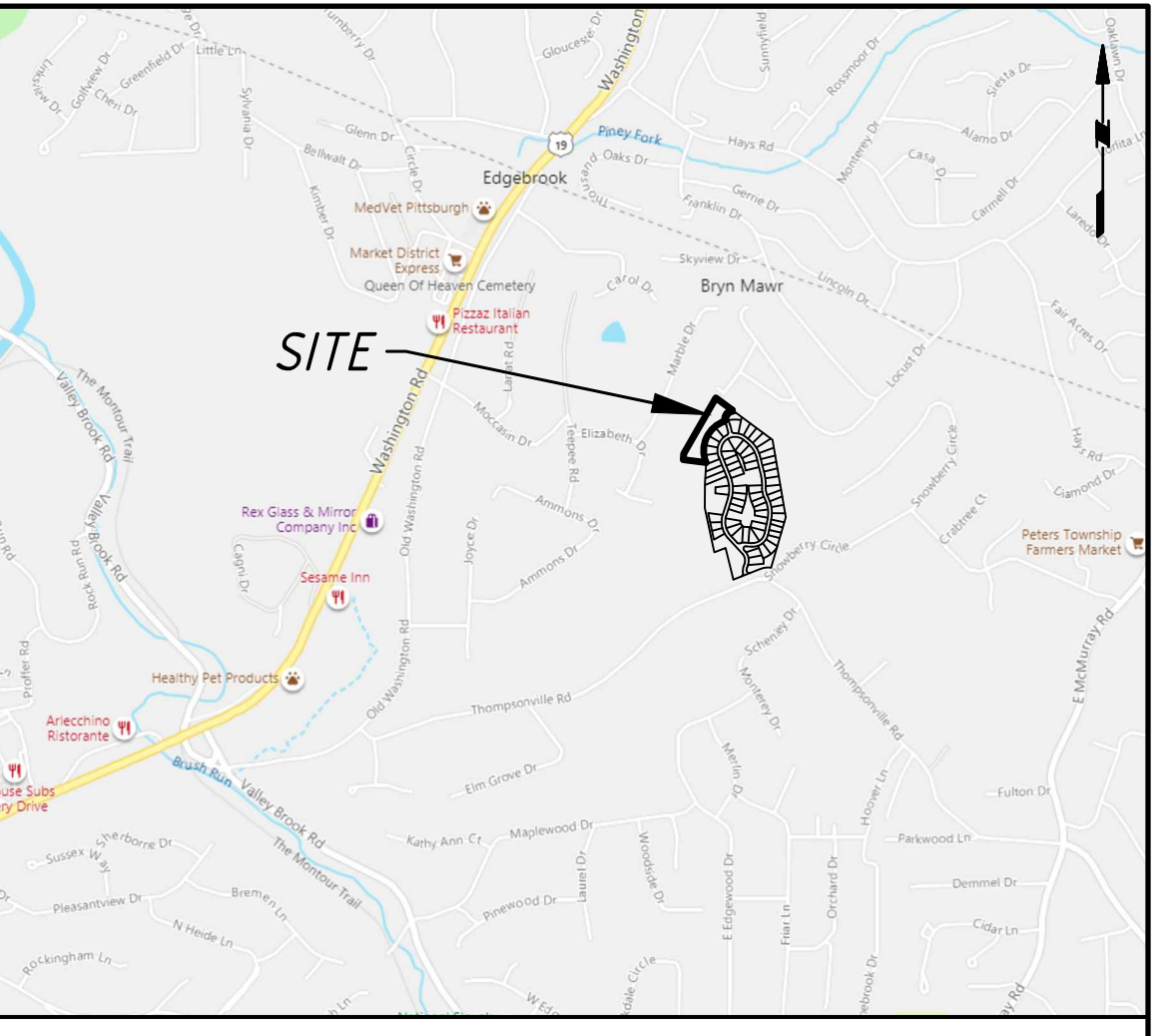
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS:

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)



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES**
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR BOUNDARY SURVEY. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
 - BOUNDARY INFORMATION SHOWN IS BASED UPON THE JUNIPER WOODS PLAN OF LOTS RECORDED IN INSTRUMENT NUMBER 201911964.
 - MERIDIAN IS BASED UPON THE JUNIPER WOODS PLAN OF LOTS RECORDED IN INSTRUMENT NUMBER 201911964.
 - WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
 - OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
 - 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.
 - THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42125C0212E, EFFECTIVE DATE SEPTEMBER 30, 2015, WASHINGTON COUNTY, PENNSYLVANIA.

- REFERENCES**
- THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES:
- PLAN ENTITLED "JUNIPER WOODS PLAN OF LOTS", RECORDED IN INSTRUMENT NO. 201911964, DATED JANUARY 18, 2018.
 - PLAN ENTITLED "JUNIPER WOODS REVISED EASEMENTS & LOT LINE ADJUSTMENT PLAN", RECORDED IN INSTRUMENT NO. 202032414, DATED DECEMBER 14, 2020.

LAND SURVEYOR'S CERTIFICATION

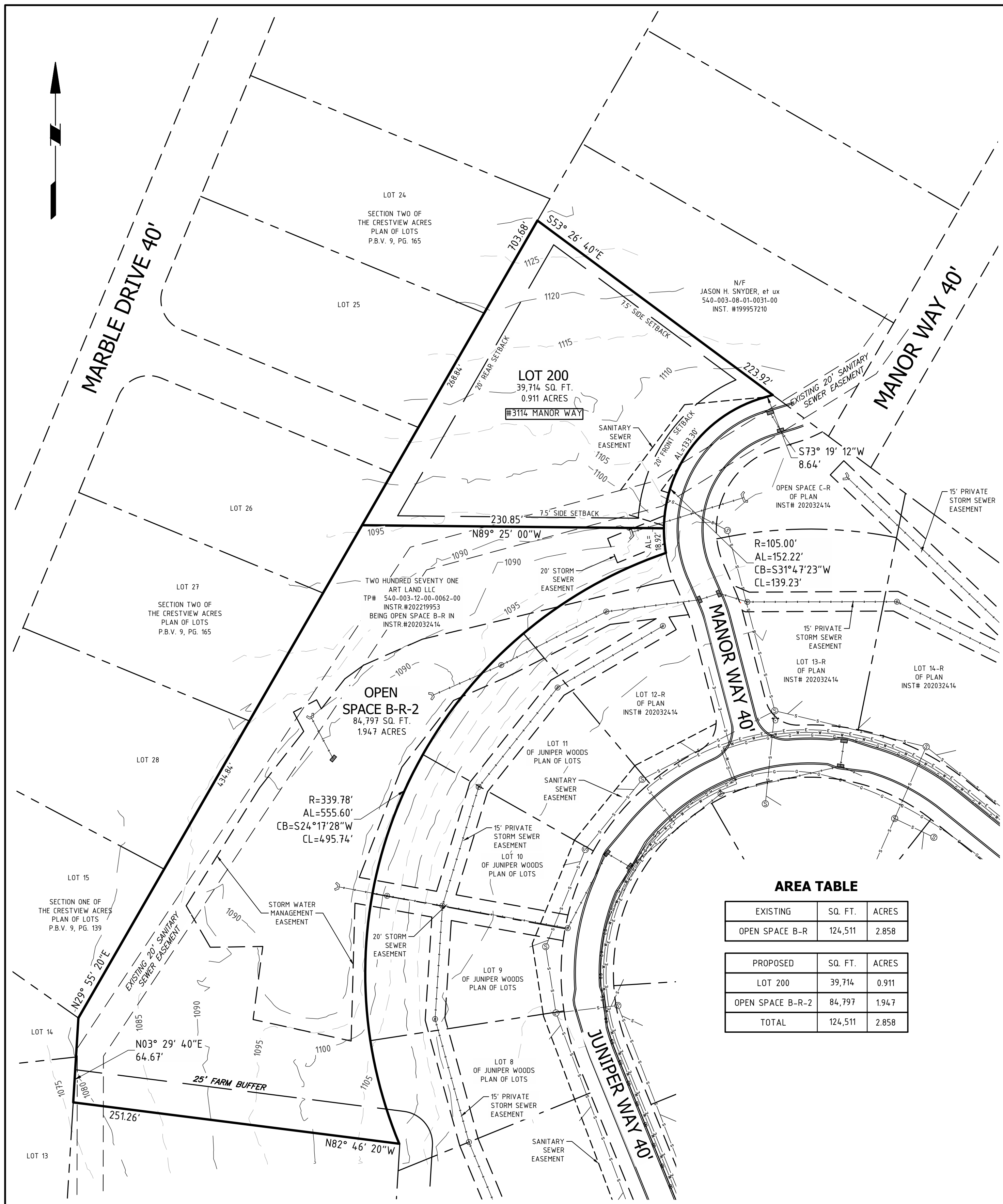
I, KEITH H. HIGGINS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAT MEETS WITH THE REQUIREMENTS OF ALL PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT NO. 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.

- LEGEND**
- REVISIED LOT LINE
 - ADJOINERS LINES
 - RIGHT-OF-WAY LINES
 - STORM SEWER EASEMENTS
 - SANITARY SEWER EASEMENTS
 - STREET ADDRESS NUMBER

SCALE IN FEET
0 50 100

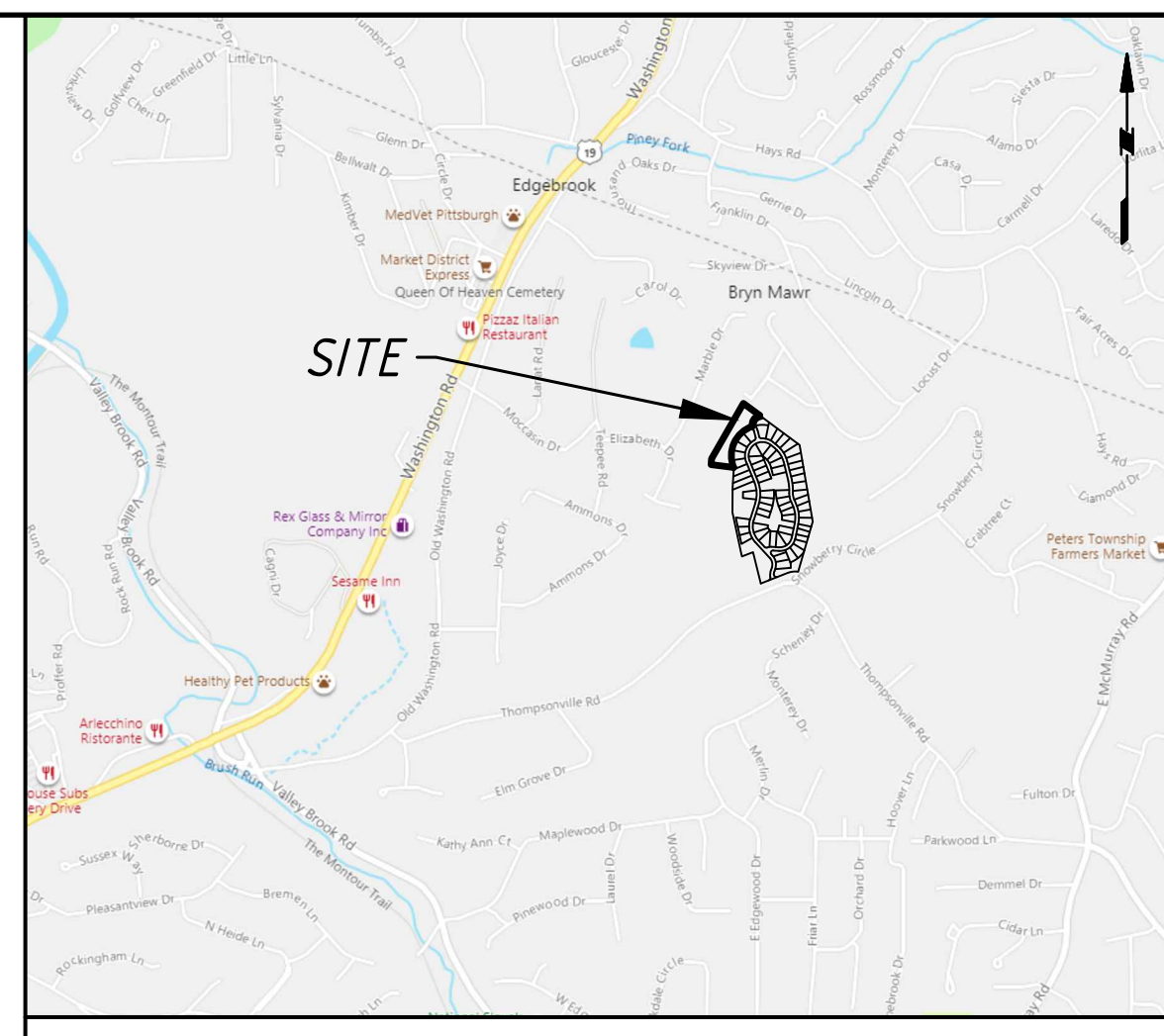
PROJECT NO.: JUNIPER WOODS LOT 200	DRAWING NO.: 1	PROJECT: OWNER: 271 ART LAND, LLC 290 PERRY HIGHWAY PITTSBURGH, PA 15229 (724) 941-3468
DATE: 06/10/2025	SCALE: 1" = 50'	DRAWING TITLE: MAP OF JUNIPER WOODS LOT 200 SUBDIVISION PLAN NO. 1
DRAWN BY: TAH	CHECKED BY: KHH/MES	BEING A SUBDIVISION OF OPEN SPACE B-R (TAX PARCEL NUMBER 540-003-12-00-0062-00) OF PLAN INSTRUMENT NUMBER 202032414
		KEYSTONE SURVEYING & MAPPING INC. 333 TECHNOLOGY DRIVE, SUITE 110 CANONSBURG, PA 15317 OFFICE (724) 514-7949



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- REVISED LOT LINE
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 - - - SANITARY SEWER EASEMENTS
 - - - EXISTING SANITARY SEWER
 - - - EXISTING STORM SEWER
 - - - EXISTING ELECTRIC LINE
 - - - EXISTING GAS LINE
 - - - EXISTING WATER LINE
 - EXISTING CATCH BASIN
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT

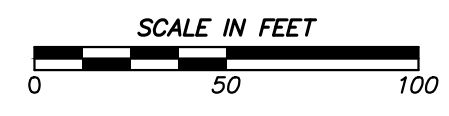


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PROJECT NO.: JUNIPER WOODS LOT 200	DRAWING NO.: 1	PROJECT: OWNER: 271 ART LAND, LLC 290 PERRY HIGHWAY PITTSBURGH, PA 15229 (724) 941-3468	DRAWING TITLE: MAP OF JUNIPER WOODS LOT 200 TOPO & UTILITY PLAN
DATE: 06/10/2025	SCALE: 1" = 50'	PETERS TOWNSHIP WASHINGTON COUNTY COMMONWEALTH OF PENNSYLVANIA	BEING A SUBDIVISION OF OPEN SPACE B-R (TAX PARCEL NUMBER 540-003-12-00-0062-00) OF PLAN INSTRUMENT NUMBER 2020032414
DRAWN BY: TAH	CHECKED BY: KHH/MES	1 OF 1	KEYSTONE SURVEYING & MAPPING INC. 333 TECHNOLOGY DRIVE, SUITE 110 CANONSBURG, PA 15317 OFFICE (724) 514-7949

REV: 09/16/2025 PER TWP. LETTER DATED 07/25/2025

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K:\2025\JUNIPER WOODS LOT 200 SUBDIVISION\CADD\SUBDIVISION\JUNIPER WOODS LOT 200 SUBDIVISION PLAN NO 1.DWG