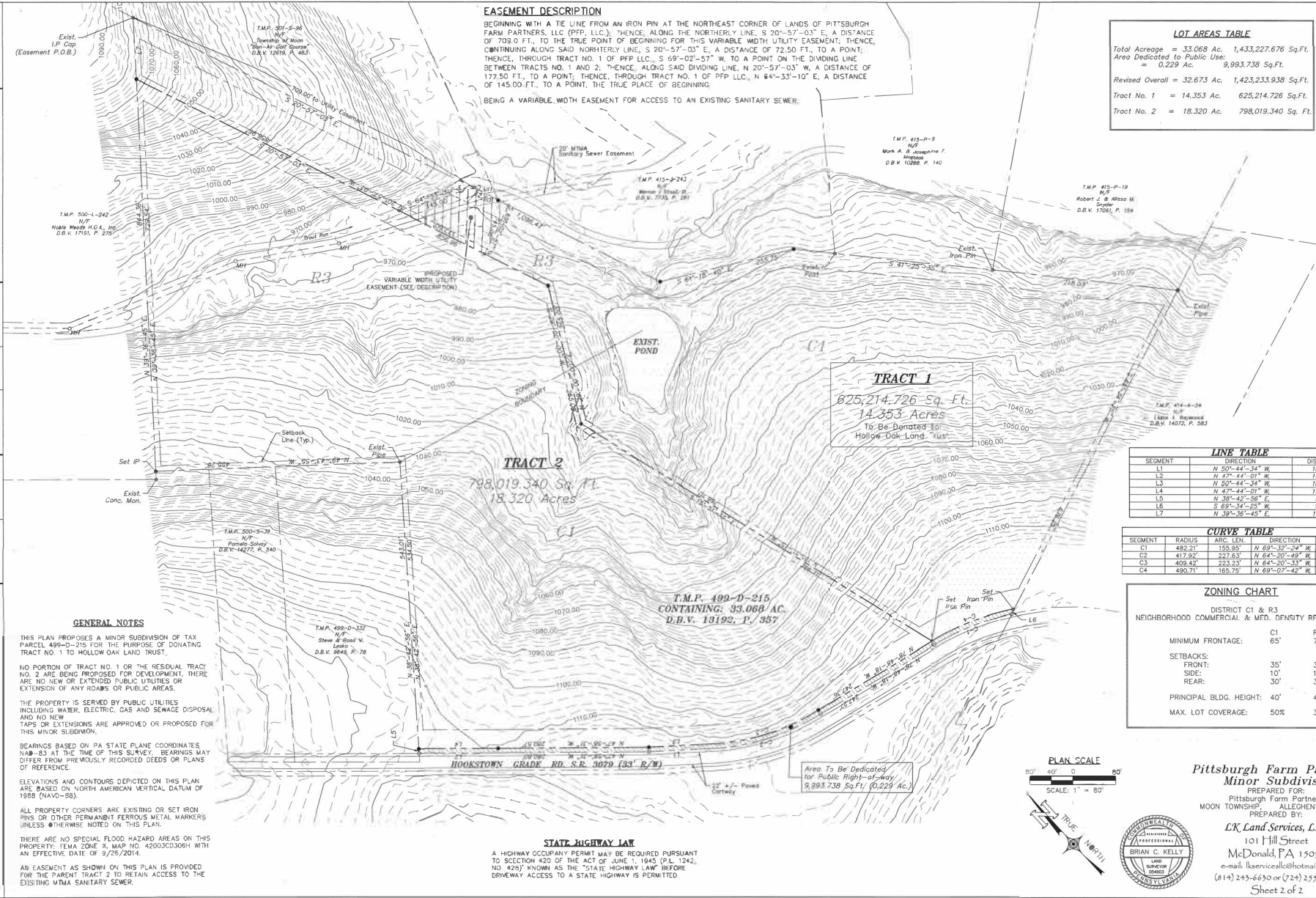


PROJECT NO: 22-052
 FILE PATH: E:\P\22\052\22-052_PPP_Minor.dwg
 LAYOUT: PFP-Sheet2
 REF: ALLEGHENY COUNTY GIS
 06-16-2022
 09-30-2022
 02-17-2023
 BCK
 BCK
 BCK
 DRAWN BY: BCK
 CHECKED BY: BCK
 APPROVED BY: BCK
 1 = 1
 BOP/C/L/C/B
 DT-23-24
 PLOT SCALE: BOP/C/L/C/B
 PLOT STYLE: DT-23-24
 SHEET SIZE:
 F.B. 22-03
 FIELD BOOK:

EASEMENT DESCRIPTION

BEGINNING WITH A TIE LINE FROM AN IRON PIN AT THE NORTHEAST CORNER OF LANDS OF PITTSBURGH FARM PARTNERS, LLC (PFP, LLC.); THENCE, ALONG THE NORTHERLY LINE, S 20°-57'-03" E, A DISTANCE OF 709.0 FT., TO THE TRUE POINT OF BEGINNING FOR THIS VARIABLE WIDTH UTILITY EASEMENT; THENCE, CONTINUING ALONG SAID NORTHERLY LINE, S 20°-57'-03" E, A DISTANCE OF 72.50 FT., TO A POINT; THENCE, THROUGH TRACT NO. 1 OF PFP LLC., S 69°-02'-57" W, TO A POINT ON THE DIVIDING LINE BETWEEN TRACTS NO. 1 AND 2; THENCE, ALONG SAID DIVIDING LINE, N 20°-57'-03" W, A DISTANCE OF 172.50 FT., TO A POINT; THENCE, THROUGH TRACT NO. 1 OF PFP LLC., N 64°-33'-10" E, A DISTANCE OF 145.00 FT., TO A POINT, THE TRUE PLACE OF BEGINNING.
 BEING A VARIABLE WIDTH EASEMENT FOR ACCESS TO AN EXISTING SANITARY SEWER.



LOT AREAS TABLE

Total Acreage = 33.068 Ac. 1,433,227.676 Sq.Ft.
 Area Dedicated to Public Use: = 0.229 Ac. 9,993.738 Sq.Ft.
 Revised Overall = 32.673 Ac. 1,423,233.938 Sq.Ft.
 Tract No. 1 = 14.353 Ac. 625,214.726 Sq.Ft.
 Tract No. 2 = 18.320 Ac. 798,019.340 Sq. Ft.

LINe TABLE

SEGMENT	DIRECTION	DISTANCE
L1	N 50°-44'-34" W	104.42'
L2	N 47°-41'-01" W	146.87'
L3	N 50°-44'-34" W	104.36'
L4	N 47°-41'-01" W	147.08'
L5	N 38°-42'-58" E	8.52'
L6	S 69°-39'-29" W	11.01'
L7	N 39°-38'-45" E	114.82'

CURVE TABLE

SEGMENT	RADIUS	ARC LEN.	DIRECTION	CH. LEN.
C1	482.21'	155.95'	N 69°-32'-24" W	155.22'
C2	417.92'	221.83'	N 64°-20'-49" W	224.82'
C3	408.62'	228.23'	N 64°-00'-35" W	229.67'
C4	490.71'	165.75'	N 69°-07'-42" W	164.92'

ZONING CHART

DISTRICT C1 & R3
 NEIGHBORHOOD COMMERCIAL & MED. DENSITY RESIDENTIAL

	C1	R3
MINIMUM FRONTAGE:	65'	70'
SETBACKS:		
FRONT:	35'	35'
SIDE:	10'	10'
REAR:	30'	30'
PRINCIPAL BLDG. HEIGHT:	40'	40'
MAX. LOT COVERAGE:	50%	35%

GENERAL NOTES

THIS PLAN PROPOSES A MINOR SUBDIVISION OF TAX PARCEL 498-D-215 FOR THE PURPOSE OF DONATING TRACT NO. 1 TO HOLLOW OAK LAND TRUST.

NO PORTION OF TRACT NO. 1 OR THE RESIDUAL TRACT NO. 2 ARE BEING PROPOSED FOR DEVELOPMENT. THERE ARE NO NEW OR EXTENDED PUBLIC UTILITIES OR EXTENSION OF ANY ROADS OR PUBLIC AREAS.

THE PROPERTY IS SERVED BY PUBLIC UTILITIES INCLUDING WATER, ELECTRIC, GAS AND SEWAGE DISPOSAL AND NO NEW TAPS OR EXTENSIONS ARE APPROVED OR PROPOSED FOR THIS MINOR SUBDIVISION.

BEARINGS BASED ON PA STATE PLANE COORDINATES NAD 83 AT THE TIME OF THIS SURVEY. BEARINGS MAY DIFFER FROM PREVIOUSLY RECORDED DEEDS OR PLANS OF REFERENCE.

ELEVATIONS AND CONTOURS DEPICTED ON THIS PLAN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).

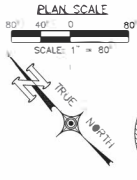
ALL PROPERTY CORNERS ARE EXISTING OR SET IRON PINS OR OTHER PERMANENT FERROUS METAL MARKERS UNLESS OTHERWISE NOTED ON THIS PLAN.

THERE ARE NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY. FEMA ZONE X, MAP NO. 42003C03081 WITH AN EFFECTIVE DATE OF 9/25/2014.

AN EASEMENT AS SHOWN ON THIS PLAN IS PROVIDED FOR THE PARENT TRACT 2 TO RETAIN ACCESS TO THE EXISTING UTMA SANITARY SEWER.

STATE HIGHWAY LAW

A HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED PURSUANT TO SECTION 423 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 423) KNOWN AS THE "STATE HIGHWAY LAW". BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.



Pittsburgh Farm Partners
Minor Subdivision
 PREPARED FOR:
 Pittsburgh Farm Partners
 MOON TOWNSHIP, ALLEGHENY CO., PA
 PREPARED BY:
LK Land Services, LLC
 101 Hill Street
 McDonald, PA 15057
 e-mail: lksevice@bellsouth.com
 (814) 243-6630 or (724) 255-8809
 Sheet 2 of 2