

INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

I, Eric Hamilton, Jr., owner of the land shown on the Hamilton Consolidation Plan, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of North Fayette. This adoption and dedication shall be binding upon my heirs, executors and assigns. IN WITNESS OF WHICH, to this I set My hand and seal this _____ day of _____, 2022.

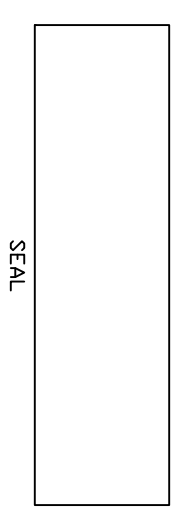
Notary Public _____ Eric Hamilton, Jr.

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Eric Hamilton, Jr., and acknowledged the foregoing adoption and dedication to be his act.

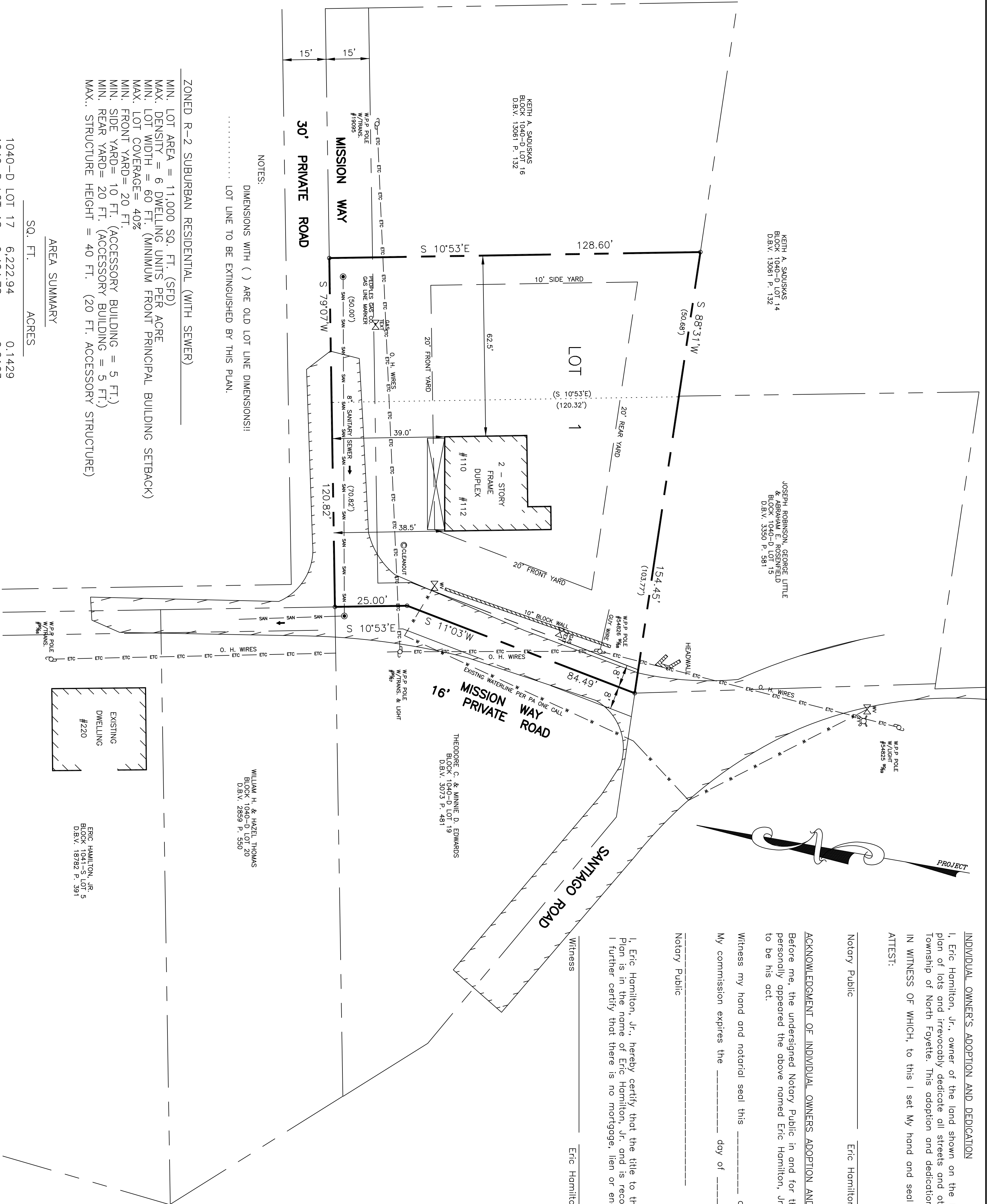
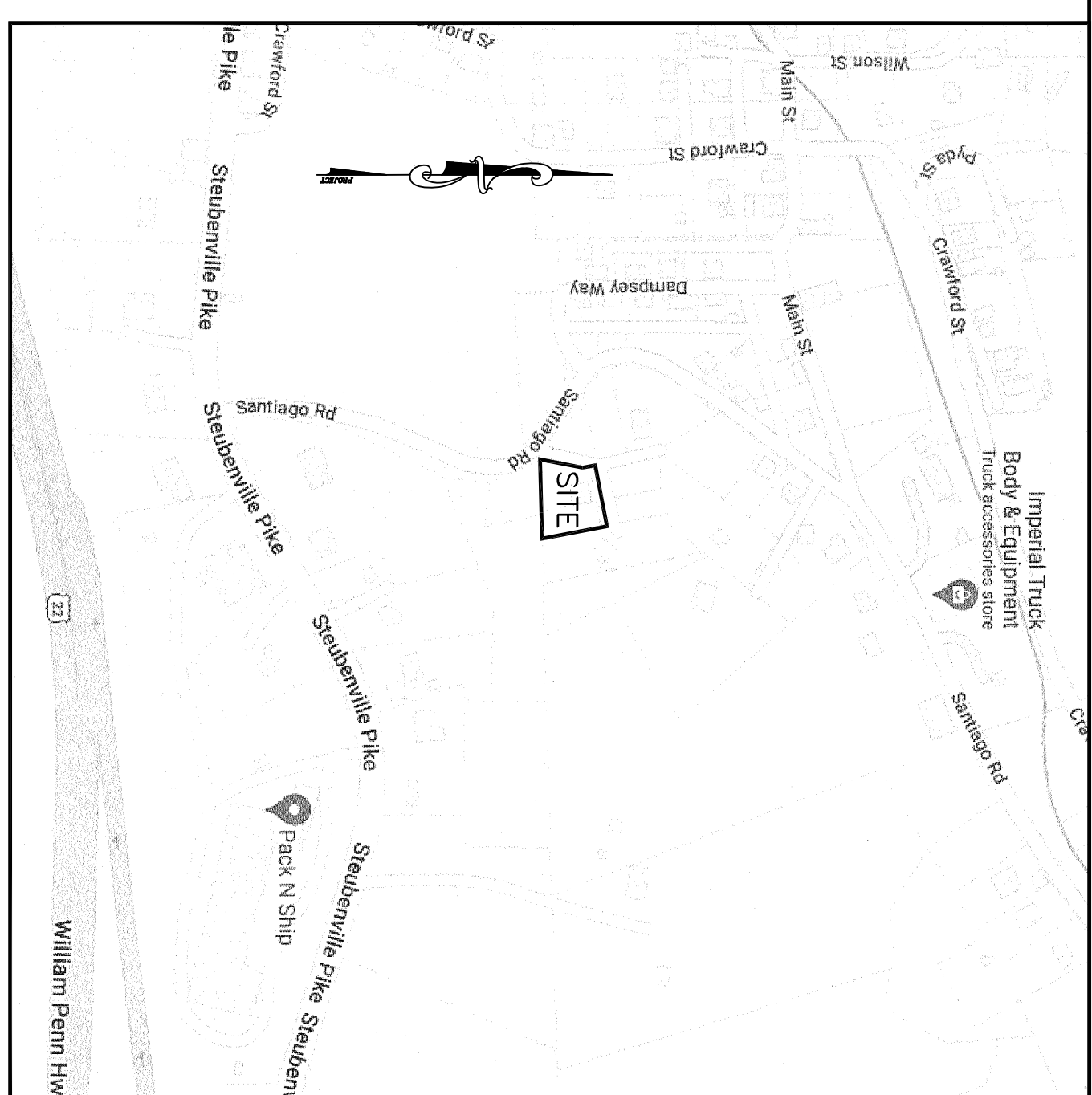
Witness my hand and notarial seal this _____ day of _____, 2022.
My commission expires the _____ day of _____, 20____.

Notary Public _____



I, Eric Hamilton, Jr., hereby certify that the title to the property contained in the Hamilton Consolidation Plan is in the name of Eric Hamilton, Jr. and is recorded in Dead Book Volume 18782, Page 397. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness _____ Eric Hamilton, Jr.



NOTES:
DIMENSIONS WITH () ARE OLD LOT LINE DIMENSIONS!!
..... LOT LINE TO BE EXTINGUISHED BY THIS PLAN

ZONED R-2 SUBURBAN RESIDENTIAL (WITH SEWER)
MIN. LOT AREA = 11,000 SQ. FT. (SFD)
MAX. DENSITY = 6 DWELLING UNITS PER ACRE
MIN. LOT WIDTH = 80 FT. (MINIMUM FRONT PRINCIPAL BUILDING SETBACK)
MAX. LOT COVERAGE = 40%
MIN. FRONT YARD = 20 FT.
MIN. SIDE YARD = 10 FT. (ACCESSORY BUILDING = 5 FT.)
MIN. REAR YARD = 20 FT. (ACCESSORY BUILDING = 5 FT.)
MAX. STRUCTURE HEIGHT = 40 FT. (20 FT. ACCESSORY STRUCTURE)

AREA SUMMARY

SO. FT.	ACRES
1040-D LOT 17 6,222.94	0.1429
1040-D LOT 18 9,424.78	0.2163
TOTAL LOT 1	0.3592

SURVEYOR'S CERTIFICATION

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

Date _____ John Robert Gales

8203-E
Registration number

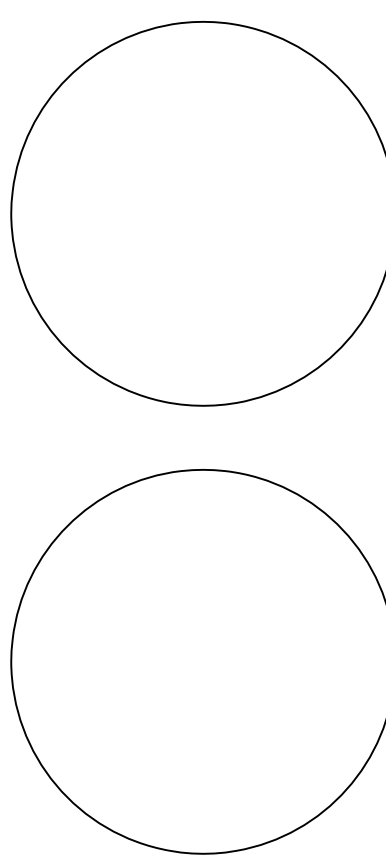
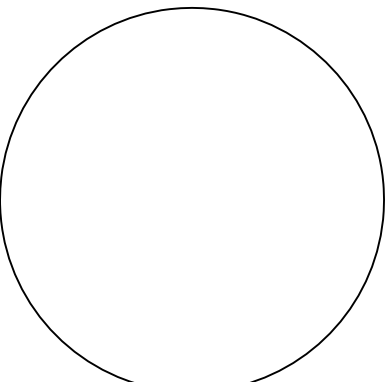
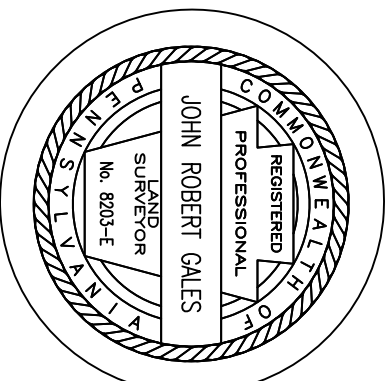
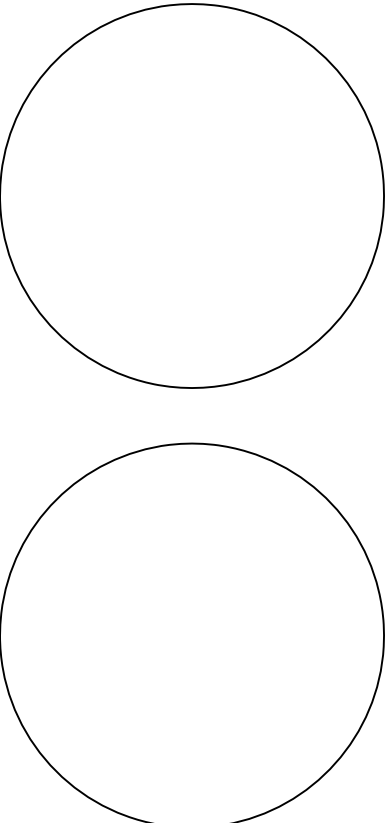
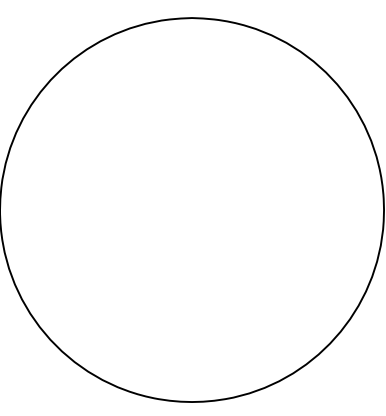
NORTH FAYETTE TOWNSHIP NORTH FAYETTE TOWNSHIP ENGINEER

SURVEYOR

EMBOSSSED

ALLEGHENY COUNTY DEPT. OF ECONOMIC DEVELOPMENT

DEPARTMENT OF REAL ESTATE



Reviewed by Allegheny County Department of Economic Development on this _____ day of _____, 2022.
Director _____

MUNICIPAL DECLARATIONS

The Board of Supervisors of the Township of North Fayette gives notice that, in approving this plan for recording the Township of North Fayette assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary or Manager _____

The Township of North Fayette agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date _____ Authorized municipal official _____

Approved by the Board of Supervisors of the Township of North Fayette on this _____ day of _____, 2022.

Secretary _____ Chairperson _____

NORTH FAYETTE TOWNSHIP PLANNING COMMISSION

Reviewed by the Planning Commission of the Township of North Fayette this _____ day of _____, 2022.

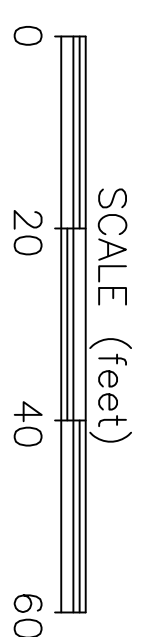
Secretary _____ Chairperson _____

MUNICIPAL ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of North Fayette, except as departures have been authorized by the appropriate officials of the municipality.

Date _____ Name _____

Registration Number _____



HAMILTON CONSOLIDATION PLAN
BEING A CONSOLIDATION OF BLOCK 1040-D LOTS 17 & 18
SITUATE IN
TOWNSHIP OF NORTH FAYETTE
ALLEGHENY COUNTY, PA

MADE FOR
ERIC HAMILTON, JR.

SCALE: 1" = 20' DATE: AUGUST 2, 2022

DATE	REVISION
9-1-22	ZONING

J.R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-865-8885 Fax: 412-885-1320