n/f CARNEGIE ILLINOIS STEEL CO.

S57°34'38"E 655.42'

357.20'

Lot 201

176.69'

32' REAR B/L

23520.18 SF
0.540 Ac

S35°24'07"W 136.96'

121.53'

118.04'

N26°03'33"E

EXISTING BUILDING

GRAVEL DRIVE AND PARKING AREA

EXISTING GARAGE

8' SIDE B/L

20' B/L

PARCEL "A" REMAINDER

254905.57 SF
5.852 Ac

N82°49'35"W 43.38'

N34°52'11"W 99.79'

A=25.95'
R=31.80'

FOR FUTURE DEVELOPMENT

FOR FUTURE DEVELOPMENT

N64°00'52"E 120.18'

GRAVEL DRIVEWAY

N64°00'52"E 124.88'

N23°34'56"W 18.87'

S66°25'03"W 110.90'

N23°35'00"W 130.00'

N17°26'20"W 88.96'

N04°59'16"E 81.32'

N23°34'56"W 38.38'

N23°34'56"W 38.38'

106

105

104

103

102

101

HARDIN PLACE - 30'

R=45.00'
A=68.80'
N20°12'58"E
LC=62.29'
Δ=87°35'47"
T=43.45'
MO=12.52'
DC=127°19'26"

R=15.00'
A=22.93'
N20°12'58"E
LC=20.76'
Δ=87°35'47"
T=14.38'
MO=4.17'
DC=381°58'19"

S66°25'03"W 202.06'
(NON-RADIAL TO CURVE)

HARDIN COMMONS, PHASE 1

PBV 201, PG 160, 161

20' B/L

BOROUGH
DBV 3407
(INCLUDES RES
IN FAVOR OF S
IN TITLE TO HA

EXISTG 3

5'11" T165.07'

6.26'

WHITAKER WAY SR 2185 50'

COMMONWEALTH OF PENNSYLVANIA }S.S.
COUNTY OF ALLEGHENY }

KNOW ALL MEN BY THESE PRESENTS THAT HARDIN PLACE, INC. A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY ADOPTS THIS PLAN OF LOTS AND COVENANTS AND AGREES TO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF MUNHALL, ITS SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING FROM THE PHYSICAL GRADING OF THE PROPERTY SHOWN HEREON TO THE GRADES TO BE ESTABLISHED. THE CONSIDERATION THEREOF BEING THE ACCEPTANCE AND APPROVAL OF THIS PLAN BY SAID BOROUGH OF MUNHALL. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "HARDIN COMMONS, PHASE 2".

ALL STREETS, SANITARY SEWERS AND STORM SEWERS WITHIN THE BOUNDARIES OF THE LANDS OF HARDIN PLACE, INC. DEPICTED HEREON SHALL BE PRIVATE STREETS, SANITARY SEWERS AND STORM SEWERS AND THEIR PERIODIC MAINTENANCE AND REPLACEMENT THEREOF SHALL REMAIN THE RESPONSIBILITY OF HARDIN PLACE, INC. OR ITS SUCCESSORS OR ASSIGNS. THESE DEDICATIONS, RELEASES AND PLAN OF LOTS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF HARDIN PLACE, INC. IN PERPETUITY.

HARDIN PLACE, INC. AND ANY AND ALL SUCCESSORS IN TITLE AGREE TO HOLD HARMLESS THE BOROUGH OF MUNHALL FOR ANY AND ALL DAMAGE WHICH MAY INADVERTENTLY CAUSED BY BOROUGH WORK FORCES AND EQUIPMENT IN THE COURSE OF THEIR PROVIDING MUNICIPAL SERVICES TO THIS DEVELOPMENT WHICH MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO POLICE, FIRE, EMERGENCY MEDICAL SERVICES, FIRE HYDRANT MAINTENANCE, THE COLLECTION OF GARBAGE AND RECYCLABLES, ETC.

WE, HARDIN PLACE, INC., OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF HARDIN PLACE, INC. AS RECORDED AT DEED BOOK VOLUME 9546, PAGE 112, RECORDER OF DEEDS OFFICE.

IN WITNESS WHEREOF, THE SAID HARDIN PLACE, INC. CAUSED ITS SEAL TO BE AFFIXED TO THESE PRESENTS BY THE HAND OF FRANCIS W. MULHALLIN PRESIDENT AND MICHAEL A. MULHALLIN SECRETARY ON THE SAME ATTESTED BY THE 17TH DAY OF MARCH 1999.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Notarial Seal
Suzanne Charley, Notary Public
East Huntingdon Twp., Allegheny County
My Commission Expires March 31, 2001

PRESIDENT

SECRETARY

COMMONWEALTH OF PENNSYLVANIA }S.S.
COUNTY OF ALLEGHENY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED FRANCIS W. MULHALLIN PRESIDENT OF HARDIN PLACE, INC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF SAID CORPORATION DULY AFFIXED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID HARDIN PLACE, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

SIGNATURE OF OFFICER/TITLE PRESIDENT

WITNESS MY HAND AND SEAL THIS 17TH DAY OF March 1999

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Notarial Seal
Suzanne Charley, Notary Public
East Huntingdon Twp., Allegheny County
My Commission Expires March 31, 2001
Member, Pennsylvania Association of Notaries

I, WILLIAM A. ROTH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN OF LOTS CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND EASEMENTS AS PLATTED BY ME FOR THE OWNERS OR AGENTS.

DATE: 4/29/98 WILLIAM A. ROTH, REG. NO. SU-1427-A

REVIEWED THIS 22ND DAY OF APRIL 19 99 AND FOUND TO MEET THE REQUIREMENTS FOR A FINAL PLAN AS STATED IN THE SUBDIVISION ~~AND LAND DEVELOPMENT~~ ORDINANCE ~~AND OTHER APPLICABLE ORDINANCES~~

BOROUGH ENGINEER LICENSE NO. PE 043019 E

APPROVED BY THE BOROUGH OF MUNHALL PLANNING COMMISSION THIS 13 DAY OF March 19 99

CHAIRMAN SECRETARY

THE BOROUGH OF MUNHALL COUNCIL HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN OF LOTS FOR RECORDING PURPOSES ONLY, THE BOROUGH OF MUNHALL ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT ANY STREETS SHOWN HEREON OR TO GRADE, PAVE OR CURB THE STREETS IN THE PLAN SHOWN HEREON, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SERVICES ORDINARILY INSTALLED TO SERVE SAID PLAN OF LOTS.

APPROVED BY THE COUNCIL OF THE BOROUGH OF MUNHALL THIS 23 DAY OF April 19 99

PRESIDENT SECRETARY

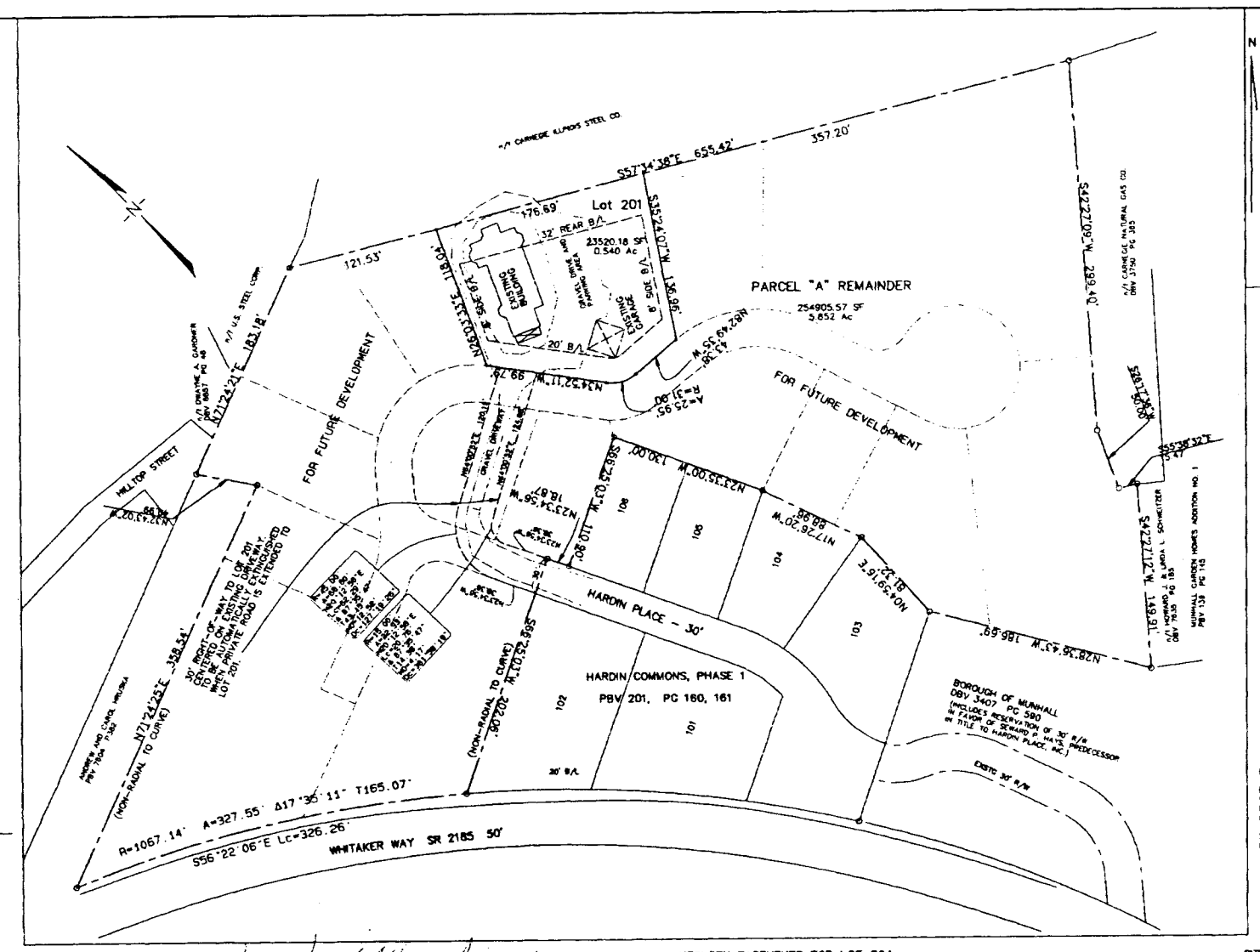
COMMONWEALTH OF PENNSYLVANIA } S.S.
COUNTY OF ALLEGHENY }

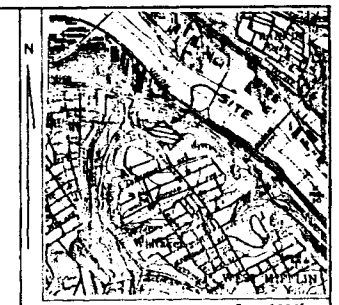
RECORDED IN THE RECORDER OF DEEDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN ALLEGHENY COUNTY, IN PLAN BOOK 214 PAGE 158,159

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF MAY 1999

RECORDER OF DEEDS

ALL SIGNATURES MUST BE IN BLACK INK!





SITE LOCATION PLAN 1" = 2000'
FROM PITTSBURGH EAST, PA QUADRANGLE

LANDOWNER & DEVELOPER:

HARDIN PLACE INC.
975 HARDIN PLACE
MUNHALL, PA. 15120
(412) 464-1055

SOURCE OF TITLE: DBV 9546 PG 112
LOT & BLOCK NO. 179-R-200

WE, [illegible] MORTGAGEES OF THE PROPERTY EMBRACED IN THIS HARDIN COMMONS PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WE, [illegible] MORTGAGEES OF THE PROPERTY EMBRACED IN THIS HARDIN COMMONS PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

REVIEWED BY THE ALLEGHENY COUNTY PLANNING ~~COMMISSION~~ AGENCY THIS 6 DAY OF May 19 99

DEPUTY DIRECTOR

UTILITY EASEMENTS FOR LOT 201

Certain utilities, including overhead electric and telephone and underground gas, water and sanitary sewer serving Lot 201 now exist through the parcel designated "PARCEL 'A' - REMAINDER". Except for visible overhead facilities, the locations of such underground utilities is not known. There is hereby granted to Lot 201 easements through "PARCEL 'A' - REMAINDER" of 20 feet in width centered on such overhead and underground utilities.

The purchaser of Lot 201 and any heirs, successors and/or assigns may maintain, repair and/or replace such utilities as may be necessary for continued utility service to Lot 201. Any or all of the easements herein established will become null and void at such time as Hardin Place, Inc. or its heirs, successors and/or assigns provide alternate locations of the several utilities as part of future development of "PARCEL 'A' - REMAINDER".

SITE INFORMATION:

NUMBER OF LOTS:	2
MINIMUM LOT SIZE	23,520 SF
SITE ZONING:	R-5
SITE ACREAGE:	
BEFORE SUBDIVISION	6.392 Acs
SUBDIVIDED AREA	0.540 Acs
REMAINING AREA	5.852 Acs

PURPOSE OF SUBDIVISION: TO ESTABLISH LOT 201 AS A SEPARATE LOT OF RECORD.

GRAPHIC SCALE 1"=50'
0 50 100 150

ROTH, MOORE & ASSOCIATES
ENGINEERS o SURVEYORS
14900 ROUTE 30
NORTH HUNTINGDON, PENNSYLVANIA 15642
(412) 829-4676

HARDIN PLACE, INC.
HARDIN COMMONS

PLAT OF SUBDIVISION
PHASE 2

SITUATE IN
BOROUGH OF MUNHALL ALLEGHENY COUNTY

DRAWN	CHECKED	APPROVED
WAR		
DATE 04-29-98	SCALE 1" = 50'	DWG NO 96003-38

99-096 5588 Rev. Per Municipal Review March 17, 1999