

OWNER'S ADOPTION AND DEDICATION

By a resolution approved on the _____ day of _____, 20____, the Board of Directors of the Plum Borough School District, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the "George Pivik Plan," adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Borough of Plum or the Commonwealth of Pennsylvania. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Plum Borough School District

Cynthia M. Vento-Secretary

Kevin Dowdell-President

Date

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Kevin Dowdell, President of Plum Borough School District, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Borough of Plum and the Commonwealth of Pennsylvania

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____
Notary Public

CERTIFICATION OF TITLE AND NO MORTGAGE

We hereby certify that the title to the property contained on the "George Pivik Plan" is in the name of Plum Borough School District and is recorded in the following Deed Book Volumes and Pages: 2611, 449; 2611, 454; 2683, 232; 3677, 5; and 4257, 591. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness-Cynthia M. Vento _____ Kevin Dowdell-President _____

PROFESSIONAL LAND 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.

April 11, 2017 _____
Date _____
William A. Roth
SU-001427-A
Registration number

MUNICIPAL ENGINEER'S CERTIFICATION

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

Date _____ Name _____
(Seal) _____
Registration Number _____

BOROUGH DECLARATIONS

The Council of the Borough of Plum gives notice that, in approving this plan for recording, the Borough of Plum 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 _____ President _____

The Borough of Plum 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 _____

BOROUGH AND COUNTY REVIEW AND APPROVAL STATEMENTS

Reviewed by the Planning Commission of the Borough of Plum, this _____ day of _____, 20____.

Secretary _____ Chairperson _____

Approved by the Council of the Borough of Plum by resolution, this _____ day _____, 20____.

Secretary _____ President _____

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20____.

Director _____

NOTICE:

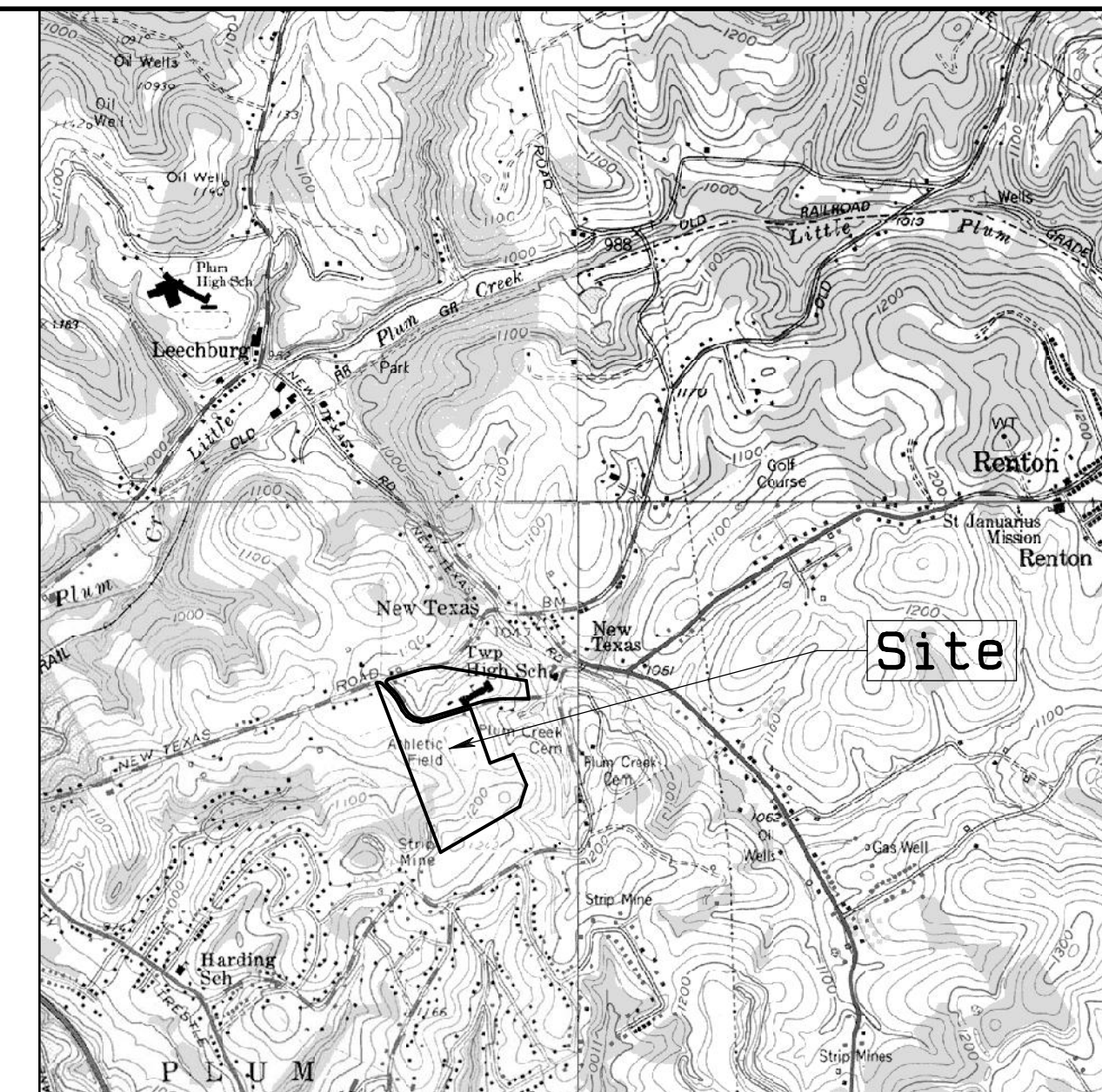
The dedication of School Road in the vicinity of Tax Map ID Numbers 850-S-369; 850-S-342; 850-S-260, and 850-S-249, which properties abut School Road, does not alter any property lines of said properties and does not alter any rights as may accrue to said properties. This dedication applies solely to lands of the Plum Borough School District.

Survey Notes:

- Plat based on:
 - Field surveys conducted in 2013, 2014 and 2017;
 - Deeds and Plats of records;
 - Existing Conditions Plan and survey made by R.F.Mitall & Associates in connection with development of new Pivik Elementary School.
- Basis of Bearings is Pennsylvania State Plane Coordinate System, South Zone as determined by GPS observations in 2013 and 2014.

NOTICE REGARDING GAS WELL PIPING:

The gas wells existing on Lots 1 and 2 are connected to other gas piping existing on other adjoining properties. Such connecting pipes are as provided by prior documents of record.



Copied Portion of Braddock, PA Quadrangle
1" = 2000'

SITE LOCATION PLAN

Owner & Developer Information:

Plum Borough School District
900 Elicker Road
Pittsburgh, PA 15239

(412) 795-0100

Contact: Dr. Timothy S. Glasspool, Superintendent

Sources of Title:

- Deed Book Volume 2611, Page 449 (1938)
- Deed Book Volume 2611, Page 454 (1938)
- Deed Book Volume 3583, Page 232 (1954)
- Deed Book Volume 3677, Page 005 (1957)
- Deed Book Volume 4257, Page 591 (1966)

Tax Map ID Number 850-R-397

Site Information:

Total Site Areas: SEE "Area Tabulation" This Sheet

Number of Lots: 2

Lot Area: SEE "Area Tabulation" This Sheet

Site Zoning:

R-1 Suburban Residential

Surrounding Zoning:

R-1 Suburban Residential

Area Tabulation:

Existing Property:		
	Area, Acres	Area, Sq. Ft.
	54.9751	2,394,717
Proposed Property:		
Lot 1	37.3435	1,626,682
Lot 2	15.0131	653,970
Road Dedication	2.6185	114,065
Total Area:	54.9751	2,394,717

Notice Regarding State Highways:

A highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

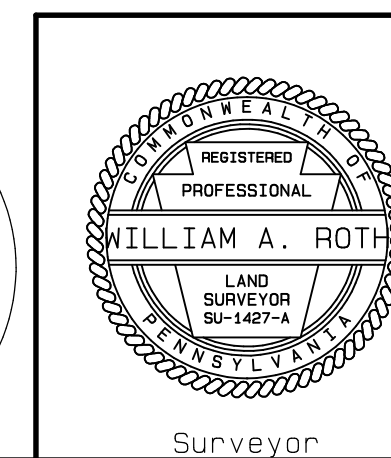
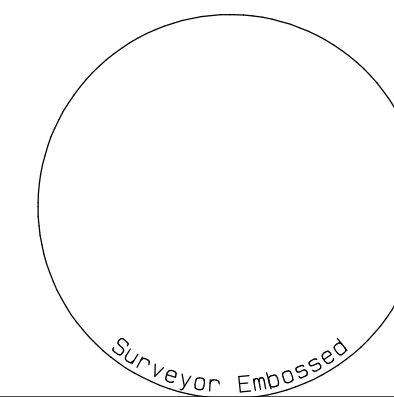
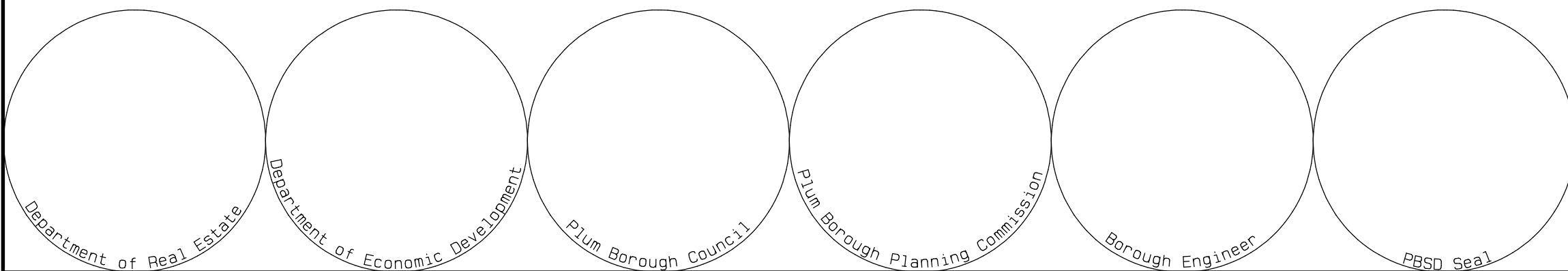
PROOF OF RECORDING

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.

Given under my hand and seal this _____ day of _____, 20____.

(Seal) _____
Department of Real Estate

All Signatures MUST Be In BLUE INK



Plat of Subdivision
Made For Plum Borough School District
George Pivik Plan
Dedication, Approvals, Recording and Notes
Borough of Plum Allegheny County Pennsylvania

DR: WAR CK: WAR DATE: 04/11/2017
DWG. NO.: 17-171-1

PS&R
Pennsylvania Soil & Rock, Inc.
570 Beatty Road
Monroeville, PA 15146
Phone: 412-372-4000 Fax: 412-372-4664

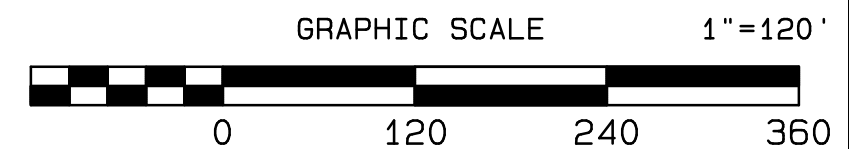
George Pivik Plan



George Pivik Plan

Sheet 2 of 6

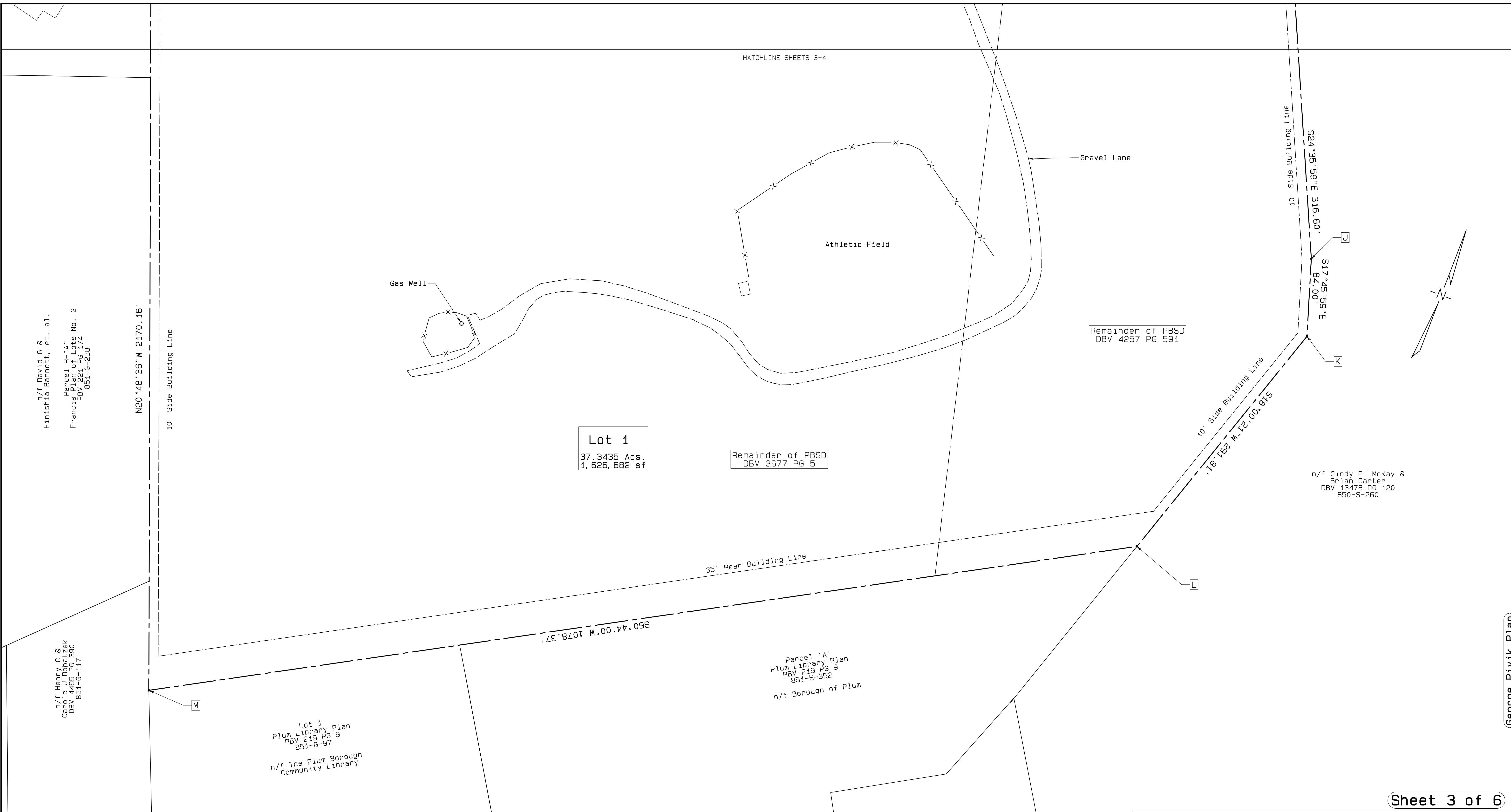
Boundary Coordinartes		
Pt #	Northing	Easting
A	429399.969	1410764.060
B	429235.688	1411791.020
C	429016.272	1411819.362
D	429193.119	1410123.264
E	429251.493	1410137.694
F	429207.395	1409992.632
G	428897.942	1411114.686
H	428243.297	1411348.434
I	428351.376	1411637.126
J	428063.511	1411768.919
K	427983.517	1411794.550
L	427705.998	1411704.347
M	427178.811	1410763.629



Plat of Subdivision
 Made For Plum Borough School District
George Pivik Plan
 General Plan of Property
 Borough of Plum Allegheny County Pennsylvania

DR: WAR	CK: WAR	DATE: 04/11/2017
		DWG. NO.: 17-171-2

MATCHLINE SHEETS 3-4



Lot 1
37.3435 Acs.
1,626,682 sf

Remainder of PBSD
DBV 3677 PG 5

Remainder of PBSD
DBV 4257 PG 591

n/f Cindy P. McKay &
Brian Carter
DBV 13478 PG 120
850-S-260

Lot 1
Plum Library Plan
PBV 219 PG 9
851-G-97
n/f The Plum Borough
Community Library

Parcel 'A'
Plum Library Plan
PBV 219 PG 9
851-H-352
n/f Borough of Plum

n/f David G &
Finishia Barnett, et. al.
Parcel 'B'
Plum Library Plan
PBV 221 PG 174
851-G-238

n/f Henry C &
Carole J. Ropatzek
DBV 4495 PG 390
851-G-117

N20°48'36"W 2170.16'

10' Side Building Line

35' Rear Building Line

Gravel Lane

10' Side Building Line

S24°35'59"E 316.60'

S17°45'59"E 84.00'

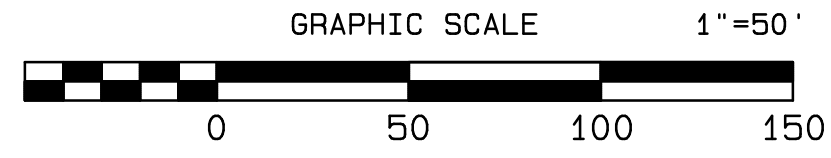
10' Side Building Line

S18°16'22"N 172.00' B75


S60°44'00"W 1078.37'

Sheet 3 of 6

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Plat of Subdivision
Made For Plum Borough School District
George Pivik Plan
Detail of Lots
Borough of Plum Allegheny County Pennsylvania

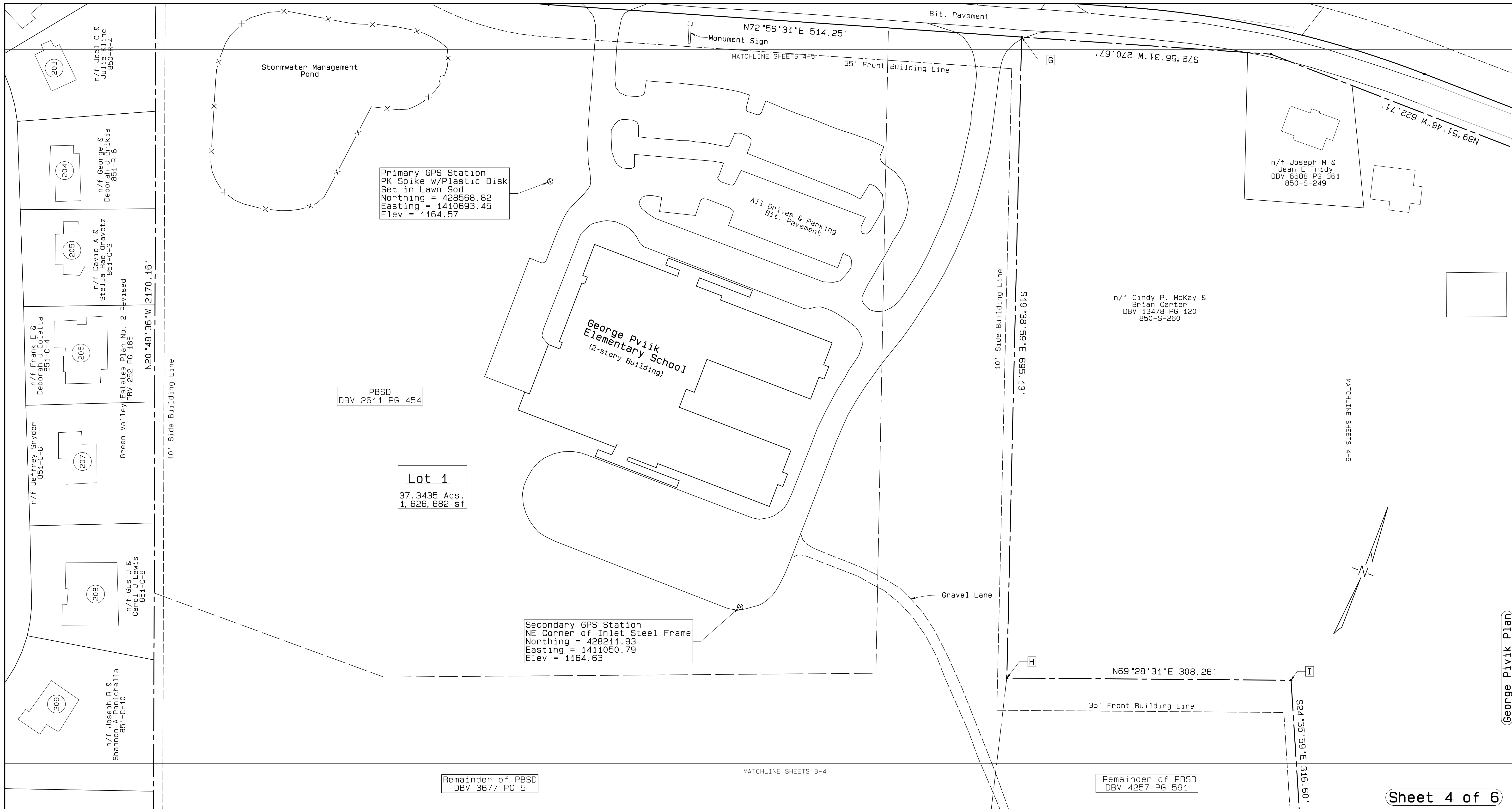


PS&R
Pennsylvania Soil & Rock, Inc.
570 Beatty Road
Monroeville, PA 15146
Phone: 412-372-4000 Fax: 412-372-4664

DR: WAR CK: WAR DATE: 04/11/2017

DWG. NO.:
17-171-3

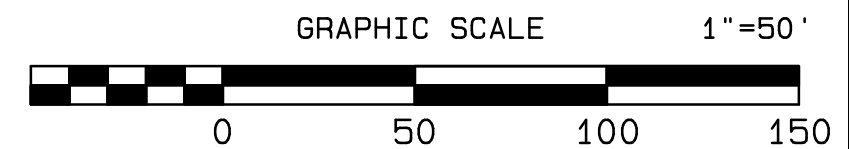
George Pivik Plan



George Pivik Plan

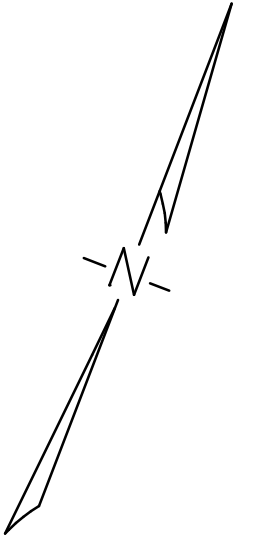
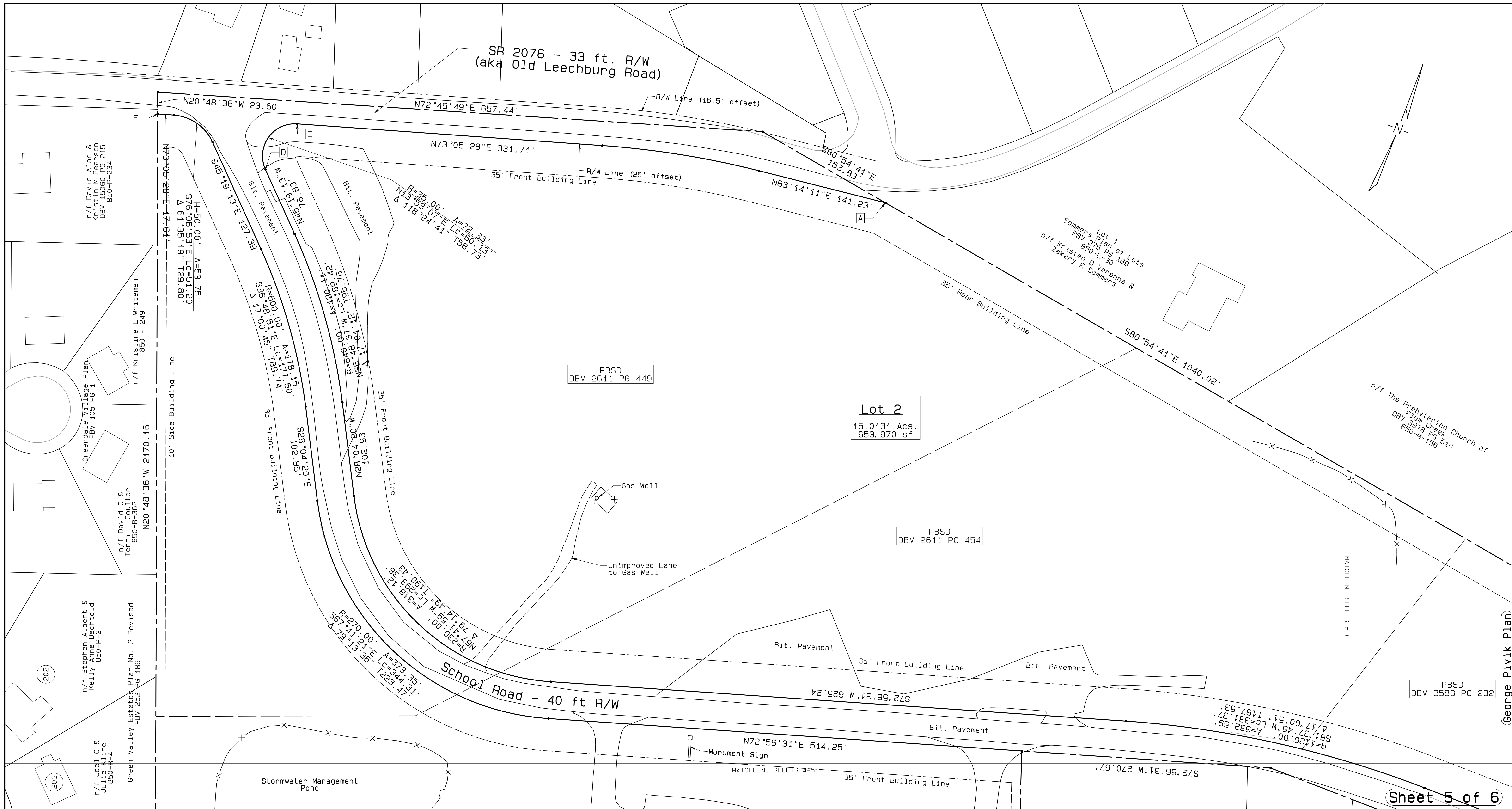
Sheet 4 of 6

Pt #	Northing	Easting
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B	429235.688	1411791.020
C	429016.272	1411819.362
D	429193.119	1410123.264
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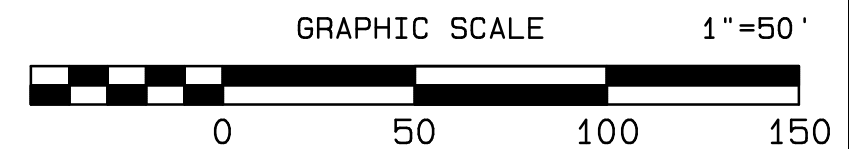


Plat of Subdivision
 Made For Plum Borough School District
George Pivik Plan
 Detail of Lots
 Borough of Plum Allegheny County Pennsylvania

DR: WAR	CK: WAR	DATE: 04/11/2017
		DWG. NO.: 17-171-4



Boundary Coordinartes		
Pt #	Northing	Easting
A	429399.969	1410764.060
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Plat of Subdivision
 Made For Plum Borough School District
George Pivik Plan
 Detail of Lots
 Borough of Plum Allegheny County Pennsylvania

DR: WAR CK: WAR DATE: 04/11/2017
 DWG. NO.:
17-171-5

PS&R
 Pennsylvania Soil & Rock, Inc.
 570 Beatty Road
 Monroeville, PA 15146
 Phone: 412-372-4000 Fax: 412-372-4664

Sheet 5 of 6

George Pivik Plan

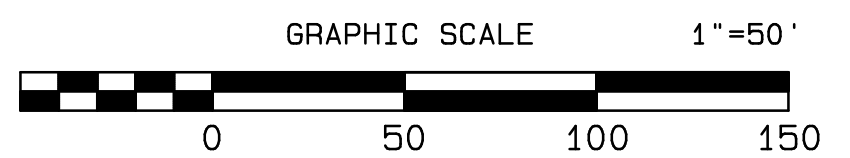
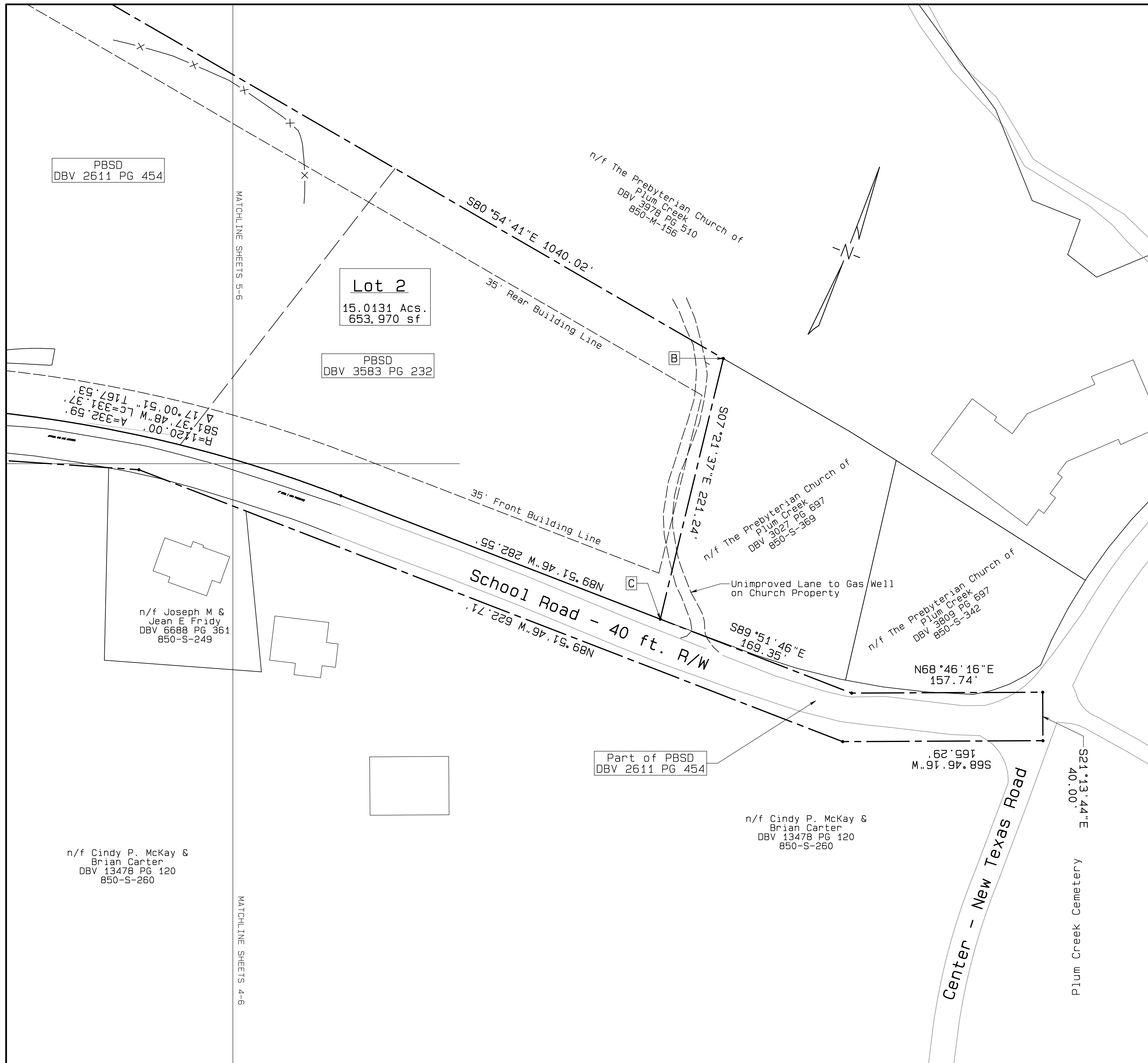
MATCHLINE SHEETS 5-6

Lot 2
 15.0131 Acs.
 653,970 sf

PBSD
 DBV 2611 PG 449


PBSD
 DBV 2611 PG 454

PBSD
 DBV 3583 PG 232



Boundary Coordinartes		
Pt #	Northing	Easting
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Plat of Subdivision
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George Pivik Plan
 Detail of Lots
 Borough of Plum Allegheny County Pennsylvania

 Pennsylvania Soil & Rock, Inc. <small>570 Beatty Road Monroeville, PA 15146 Phone: 412-372-4000 Fax: 412-372-4664</small>	DR: WAR	CK: WAR	DATE: 04/11/2017
			DWG. NO.: 17-171-6

George Pivik Plan