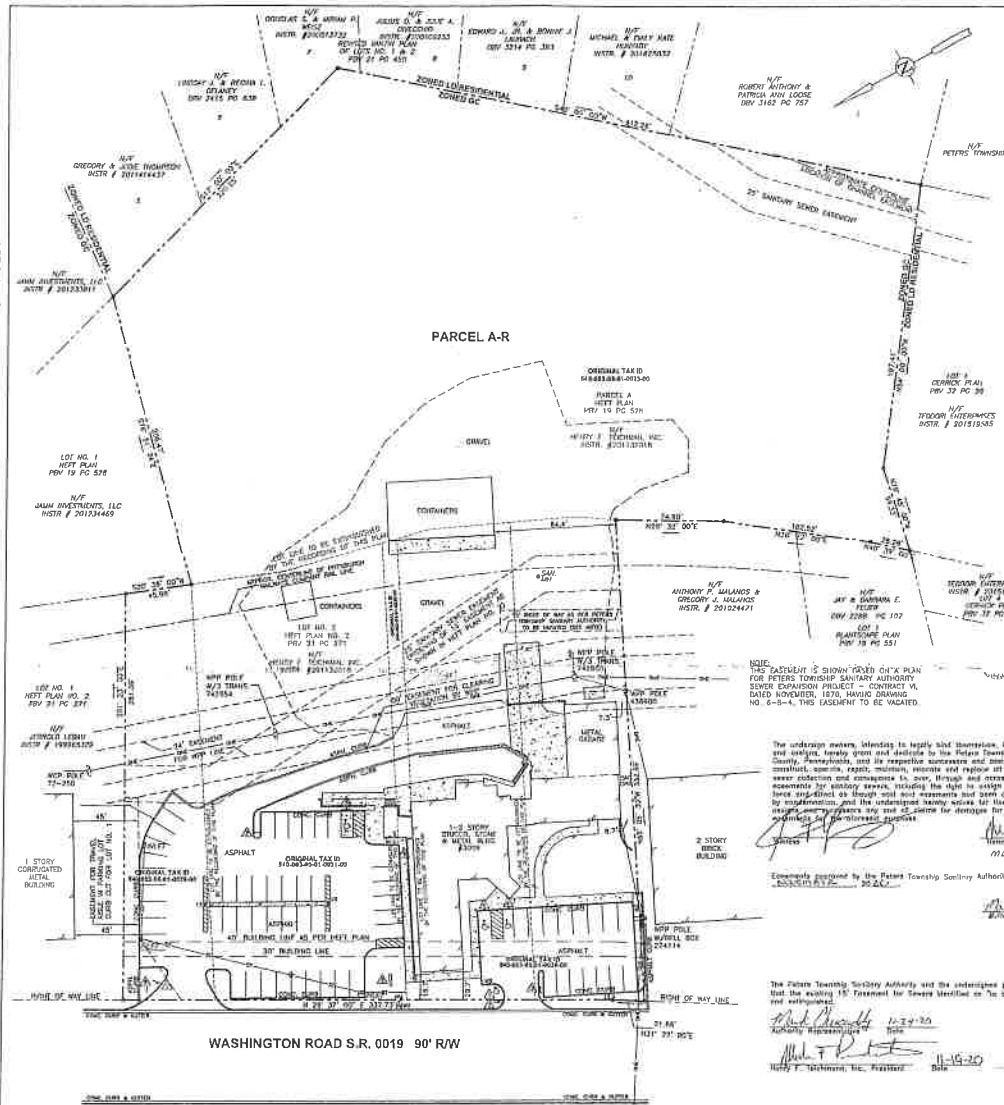


NOTE: ALL SIGNATURES MUST BE IN PERMANENT NAVY BLUE INK OR FELT TIPPED PEN & DO NOT FOLD.



**WASHINGTON ROAD S.R. 0019 90' R/W**

**SIGNS**

- ▲ STOP
- ▲ NO TRUCKS
- ▲ VISOR PARKING
- ▲ H.P. RESERVE PARKING
- ▲ TECHMANN SIGN
- ▲ EMPLOYEE PARKING
- ▲ SHIPPING & RECEIVING
- ▲ PARCEL PICKUP
- ▲ SHIPPING & RECEIVING
- ▲ H.P. RESERVED PARKING
- ▲ VMI ACCESS
- ▲ RESERVED PARKING
- ▲ PARCEL PICKUP & RECEIVING

**OWNER & PROPERTY ADDRESS**  
**HENRY F. TEICHMANN, INC.**  
**3009 WASHINGTON ROAD**  
**McMURRAY, PA 15317**  
**412-384-1000**

DEEDS 041611, RECORDS OF DEEDS 95106701, PA 18153-0112

INSTRUMENT IDENT: 3102034098  
 RECORDS IN: 3102034098  
 31-533-02 A19  
 Total Parcel: 1

ENCLOSURE FEES: 100.00  
 1074.7400  
 1074.7400

DATE: 19<sup>th</sup> day of November, 2020

ATTEST:  
*Karlann M. Anderson*  
 Henry F. Teichmann, Inc.  
 Secretary

Mark F. Teichmann, Inc.  
 Henry F. Teichmann, Inc.

COMMONWEALTH OF PENNSYLVANIA } SS:  
 COUNTY OF WASHINGTON

Before me, the undersigned, a Notary Public in and for said Commonwealth and County personally appeared the above named Mark F. Teichmann, President of Henry F. Teichmann, Inc., and acknowledged the foregoing release and authorized and put to be their act and deed and desired the same to be returned as such. Seen to and subscribed before me this day.

WITNESSES BY ME AND MYSELF: 19<sup>th</sup> day of November, 2020  
 My Commission Expires the 11<sup>th</sup> day of September, 2024

Mark F. Teichmann, Inc.  
 Henry F. Teichmann, Inc.

I, Mark F. Teichmann, President of Henry F. Teichmann, Inc., do hereby certify that the title of the property contained in this subdivision is in the name of Henry F. Teichmann, Inc., as recorded in Instrument No. 201131212, Recorder of Deeds Office.

Henry F. Teichmann, Inc.  
 Mark F. Teichmann, President  
 Henry F. Teichmann, Inc.

The foregoing petition and decision is made by Henry F. Teichmann, Inc., with the full understanding and agreement that the approval of the Washington County Planning Commission, Council of Peters Township, and Peters Township Planning Commission, if hereby allocated, will constitute full and valid unless this plan is recorded in the Recorder's Office of Washington County, County Office Building, Washington Pennsylvania, within sixty (60) days of date of said contract.

Henry F. Teichmann, Inc.  
 Mark F. Teichmann, President  
 Henry F. Teichmann, Inc.

We, Elizabeth Bank, mortgagee of the property mentioned in this plan of subdivision, HFT (Plan No. 3), do hereby consent to the recording of said plan in the Recorder of Deeds Office of Washington County, Pennsylvania, and to the declaration and covenants appearing thereon.

Elizabeth Bank  
 11-19-20

Mark F. Teichmann, Inc. President  
 Mark F. Teichmann, Inc. Secretary

Reviewed by the Washington County Planning Commission into 22<sup>nd</sup> day of December, 2020

Chadler Crane/Don  
 Lisa Crane/Don  
 Director

540-003-05-01-0023-00  
 540-003-05-01-0025-00  
 540-003-05-01-0026-00  
 540-003-05-01-0030-00  
 540-003-05-01-0030-00  
 540-003-05-01-0031-00

**AREA TABULATION**

	SQ. FT.	ACRES
ORIGINAL 540-003-05-01-0023-00	145,720,345.8	3.3453
ORIGINAL 540-003-05-01-0026-00	50,342,713.55	1.1557
ORIGINAL 540-003-05-01-0028-00	19,617,157.9	0.4506
ORIGINAL 540-003-05-01-0030-00	3,270,258.5	0.0751
ORIGINAL 540-003-05-01-0031-00	39,365,441.5	0.9037
<b>NEW PARCEL A-R</b>	<b>254,315,917.2</b>	<b>5.8383</b>



Approved by the Council of Peters Township into 22<sup>nd</sup> day of November, 2020

ATTEST:  
*David M. Bud*  
 Chairman of Council

Approved by the Planning Commission of Peters Township into 12<sup>th</sup> day of November, 2020

ATTEST:  
*David M. Bud*  
 Chairman of Council

The plan requires a highway Encroachment Permit pursuant to section 4701 of the act of June 1, 1945 (1342, Act. 470), known as the "State Highway Law" Agreement of the Peters Township Planning Commission and Board on Superstition are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Encroachment Permit.

Approved for recording purposes only, subject to all provisions of a contract between the holder and the Township of Peters, a copy of which is recorded in the Office of the Recorder of Deeds, Washington County, Pennsylvania and a copy of which is on file in the Township.

Approved by the Planning Commission of Peters Township into 12<sup>th</sup> day of November, 2020

ATTEST:  
*David M. Bud*  
 Chairman of Council

COMMONWEALTH OF PENNSYLVANIA } SS:  
 COUNTY OF WASHINGTON

Recorded in the Recorder's Office for the recording of deeds, plats, etc., in said County in Instrument No. 202024028

Given under my hand and seal this 30<sup>th</sup> day of December, A.D., 2020

*David M. Bud*  
 Recorder

**HFT LOT CONSOLIDATION PLAN**

BECING A CONSOLIDATION OF PARCEL A IN THE HEFT PLAN AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 18, PAGE 558 AND LOT NO. 2 IN THE HEFT PLAN NO. 7 AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 21, PAGE 271.

**SUBJECT**  
**PETERS TOWNSHIP**  
**WASHINGTON COUNTY, PA**  
**MADE FOR**  
**HENRY F. TEICHMANN, INC.**

SCALE: 1" = 40' DATE: SEPTEMBER 29, 2020

PREPARED BY:  
**J.R. GALES & ASSOCIATES, INC.**  
 2704 Brownville Road  
 Pittsburgh, Pennsylvania 15227  
 Phone: 412-885-8885 Fax: 412-885-1320

SHEET 1 OF 1

DATE	REVISION
11/9/20	AS PER OWNER & TWP. COMMENTS

30-187020  
 A09 T&M 06-161020 CP