CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT the Risk Horizons LP a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its Plan of Lots of its property, situate in Donegal Township, County of Washington and Commonwealth of Pennsylvania, and for diverse advantages accruing to it, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, and for public use all open space areas of a public or quasi-public nature which are clearly depicted by metes and bounds upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any further acceptance of said public highways and/or public open space by the said Commonwealth of Pennsylvania, County of Washington, and Donegal Township.

Risk Horizons LP hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Washington and said Donegal Township, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Risk Horizons LP our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand(s) and seal(s) this _____ day of _____, A.D., 20____.

ATTEST:

Secretary President

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF WASHINGTON :

Before me, the subscriber, a Notary Public in and for said state and county, personally appeared _____ of the Risk Horizons LP, 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 the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Risk Horizons LP, for the uses and purposed therein mentioned and that the name of the deponent subscribed to the said release and dedication as _____ of said corporation, in attestation of the due execution and delivery of said release and dedication in the deponents own and proper and respective handwriting.

Title of Officer

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____, 20____.

Notary Public (SEAL)

My commission expires the _____ day of _____, A.D., 20_____.

CERTIFICATE OF TITLE: NO MORTGAGE

We, Risk Horizons LP do hereby certify that the title of this property is in the name of Risk Horizons LP, as recorded in Instrument #202203732, and Instrument #201718804 Recorder of Deeds Office. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness Risk Horizons LP

SURVEYOR'S CERTIFICATE

I Mark D. Cain, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat correctly represents the lots, land, streets, alleys, and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, and other ordinances, including zoning, existent under the municipality in which this subdivision is located affecting this plat.

(SEAL)

Mark D. Cain, Reg. #SU-075255

Date

WASHINGTON COUNTY PLANNING COMMISSION

Reviewed by the Washington County Planning Commission this _____ day of _____, 20___.

Chairman Director

DONEGAL TOWNSHIP STIPULATION

The Board of Supervisors of Donegal Township hereby gives public notice that in approving this plan for recording purposes only, Donegal Township assumes no obligations, legal, or otherwise, expressed, or implied either to accept said open space area and/or said streets as Donegal Township streets or roads or grade, pave, and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Donegal Township streets or roads.

Secretary Chairman

DONEGAL TOWNSHIP

Reviewed and approved by the Board of Supervisors of Donegal Township. this _____ day of _____. 20____.

Secretary Chairman

DONEGAL TOWNSHIP COMMISSION APPROVAL

Reviewed and Approved by the Donegal Township planning commission this _____ day of _____, 20_____.

Secretary Chairman

RECORDING

The Foregoing adoption and dedication is made by Risk Horizons LP with the full understanding and agreement that the approval of the Washington County Planning Commission, if hereto attached, will become null and void unless this plat is recorded in the Recorded of Deeds office of Washington County, Washington, Pennsylvania, within 90 days of date of said approval.

PROOF OF RECORDING

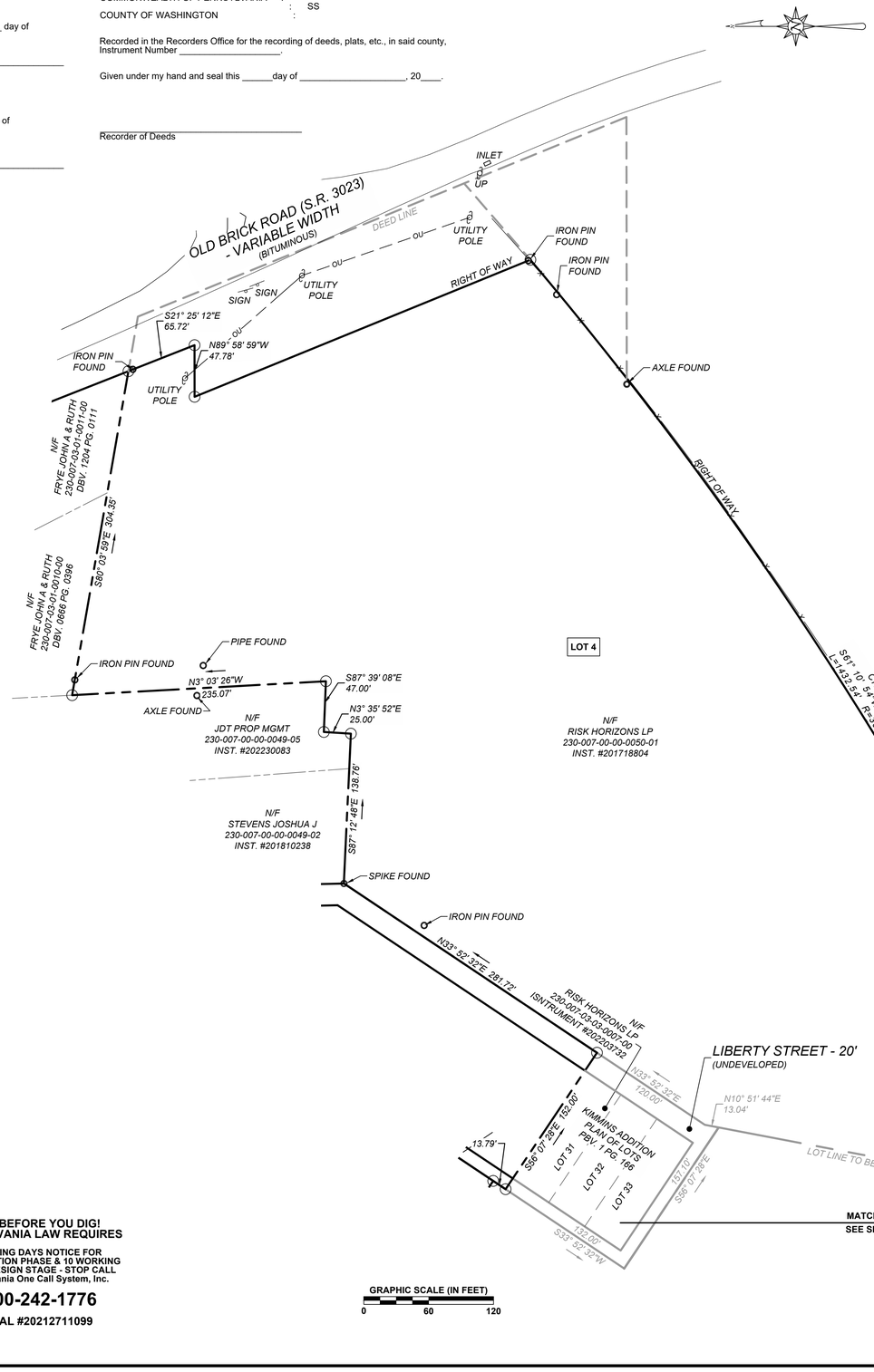
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF WASHINGTON :

Recorded in the Recorders Office for the recording of deeds, plats, etc., in said county, Instrument Number _____.

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

Recorder of Deeds

VICINITY MAP
NOT TO SCALE



LEGEND

PROPERTY LINE
ADJACENT LINE
RIGHT OF WAY
RIGHT OF WAY TO BE EXTINGUISHED
FENCE — X — X — X — X —
SANITARY SEWER LINE — SS — SS —
GAS LINE — G — G — G —
STORM LINE — ST — ST —
OVERHEAD UTILITIES — OU — OU —

GENERAL NOTES:

1. PLAN MERIDIAN BASED ON INSTRUMENT #202203732
2. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE UTILITIES. HARSHMAN CE GROUP, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PA ONE CALL MAY BE IGNORED BY THE UTILITY OR RESULT IN AN INCOMPLETE RESPONSE THEREFORE HARSHMAN CE GROUP, LLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE A COMPLETE AND FULL REPRESENTATION OF EXISTING UTILITIES IN THE SURVEY AREA, OR ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
3. SUBJECT TO ALL EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ETC. IF ANY, AS SAME MAY APPEAR IN INSTRUMENTS OF RECORD.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc.
1-800-242-1776
SERIAL #20212711099

REVISION HISTORY

DATE	NO.	DESCRIPTION

BURLANDO SUBDIVISION

MADE FOR: TONY BURLANDO
SITUATE IN: DONEGAL TOWNSHIP WASHINGTON COUNTY, PA

PROJECT NO.:	14.010.04
DATE:	05-25-23
SCALE:	1" = 60'
DRAWN BY:	TMK
CHECKED BY:	DEH

harshman CE GROUP, LLC
100 COURSON HILL ROAD
WASHINGTON, PA 15301-3250
T: 724.503.4125

DRAWING NO.:
14.010.04-V0-1
SHEET NUMBER 1 OF 2

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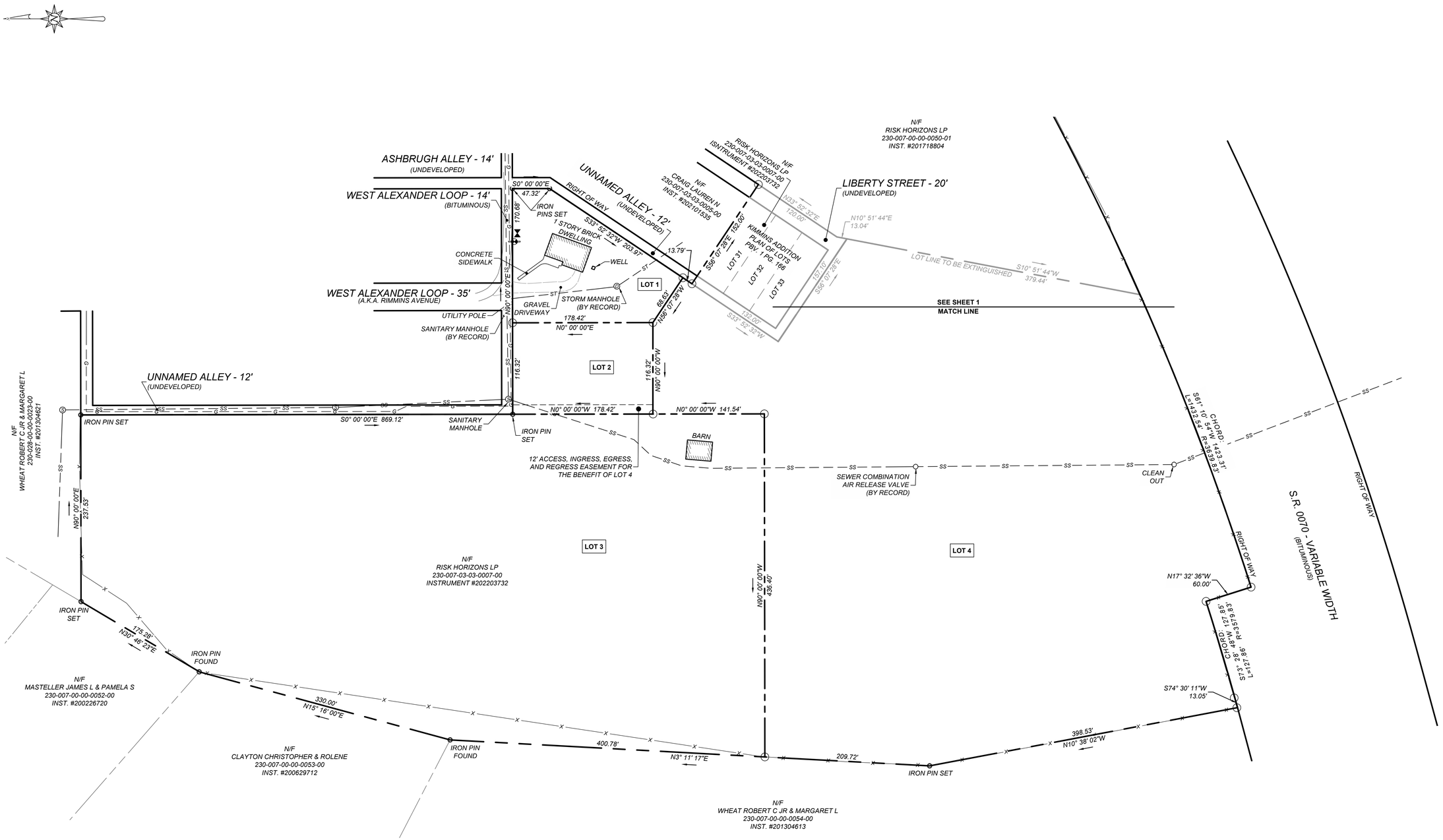
harshman CE GROUP, LLC FILE PATH: \\10.1.25.5\Server Data\Work\14.010 Burlando Donegal Site\04 subdivision plan\14.010.02 Francis Farm Subdivision.dwg LAYOUT: SUBDIVISION SHEET 1 PLOT DATE: 6/15/2023 10:13:28 AM



LEGEND

- PROPERTY LINE
- ADJACENT LINE
- RIGHT OF WAY
- RIGHT OF WAY TO BE EXTINGUISHED
- FENCE
- SANITARY SEWER LINE
- GAS LINE
- STORM LINE
- OVERHEAD UTILITIES

AREAS	
EXISTING PARCEL #230-007-03-03-0007-00	748,229 SQ. FT. 17.177 ACRES
EXISTING PARCEL #230-007-00-00-0050-01	400,537 SQ. FT. 9.195 ACRES
RIGHT OF WAY TO BE EXTINGUISHED	5,695 SQ. FT. 0.131 ACRES
LOT 1	26,264 SQ. FT. 0.603 ACRES
LOT 2	20,754 SQ. FT. 0.476 ACRES
LOT 3	330,656 SQ. FT. 7.591 ACRES
LOT 4	776,787 SQ. FT. 17.833 ACRES

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GRAPHIC SCALE (IN FEET)

0 60 120

PREPARED FOR:

Risk Horizons
Tony Burlando
tony.burlando@gmail.com

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
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REVISION HISTORY

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CHECKED BY:	DEH

harshman CE GROUP, LLC
100 COURSON HILL ROAD
WASHINGTON, PA 15301-3250
T: 724.503.4125

DRAWING NO.:

14.010.04-V01

SHEET NUMBER 2 OF 2

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PLOT DATE: 6/15/2023 10:13:32 AM
LAYOUT: SUBDIVISION SHEET 2
FILE PATH: I:\10.1.25.5\Server Data\Work\14.010 Burlando Donegal Site\04 subdivision plan\14.010.02 Francis Farm Subvision.dwg