

CERTIFICATION OF TITLE

We, the undersigned, **WILLIAM S. & JANE A. WATTS TRUSTEES OF THE WATTS JOINT REVOCABLE TRUST**, owners of the real property shown and described herein, do hereby certify that we have laid off, platted and subdivided, said real property and that all proposed streets, easements and other property identified as proposed public property shown and not heretofore dedicated (excepting those areas labeled as "private"), are hereby dedicated to the public use.

WITNESS our Hand and Seal this ____ day of _____, 2026.

Owner's signature _____

Owner's signature _____

CERTIFICATION OF NOTARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF FAYETTE

On this the ____ day of _____, 2026, before me, the undersigned officer, personally appeared **WILLIAM S. & JANE A. WATTS TRUSTEES OF THE WATTS JOINT REVOCABLE TRUST**, who being dully sworn according to law, deposes and says they are the owners and/or equitable owners of the property shown on the plan, and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.

Witness my hand and seal on the day and date written above.

Notary Public _____ My Commission Expires: _____

CERTIFICATION OF LAND SURVEYOR

I, Benjamin H. Walls., hereby certify that I am a Registered Land Surveyor in compliance with the laws of the Commonwealth of Pennsylvania, that this plat correctly represents a survey completed by me, that all monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

Benjamin H. Walls PLS _____

CERTIFICATION OF RECORDING

Recorder of Deeds _____



Owners:
Trustees of the William S.
& Jane A. Watts joint
Revocable Trust
193 Spinnaker Drive
Vero Beach, FL 32963

Title Reference:
RB 3452-191
TM: 42-38-0001

CERTIFICATION OF APPROVAL

Approved by the WHARTON TWP.
SUPERVISORS on

this ____ day of _____, 2026.

Chairperson _____

Secretary _____

CERTIFICATION OF APPROVAL

Approved by the WHARTON TWP.
PLANNING COMMISSION on

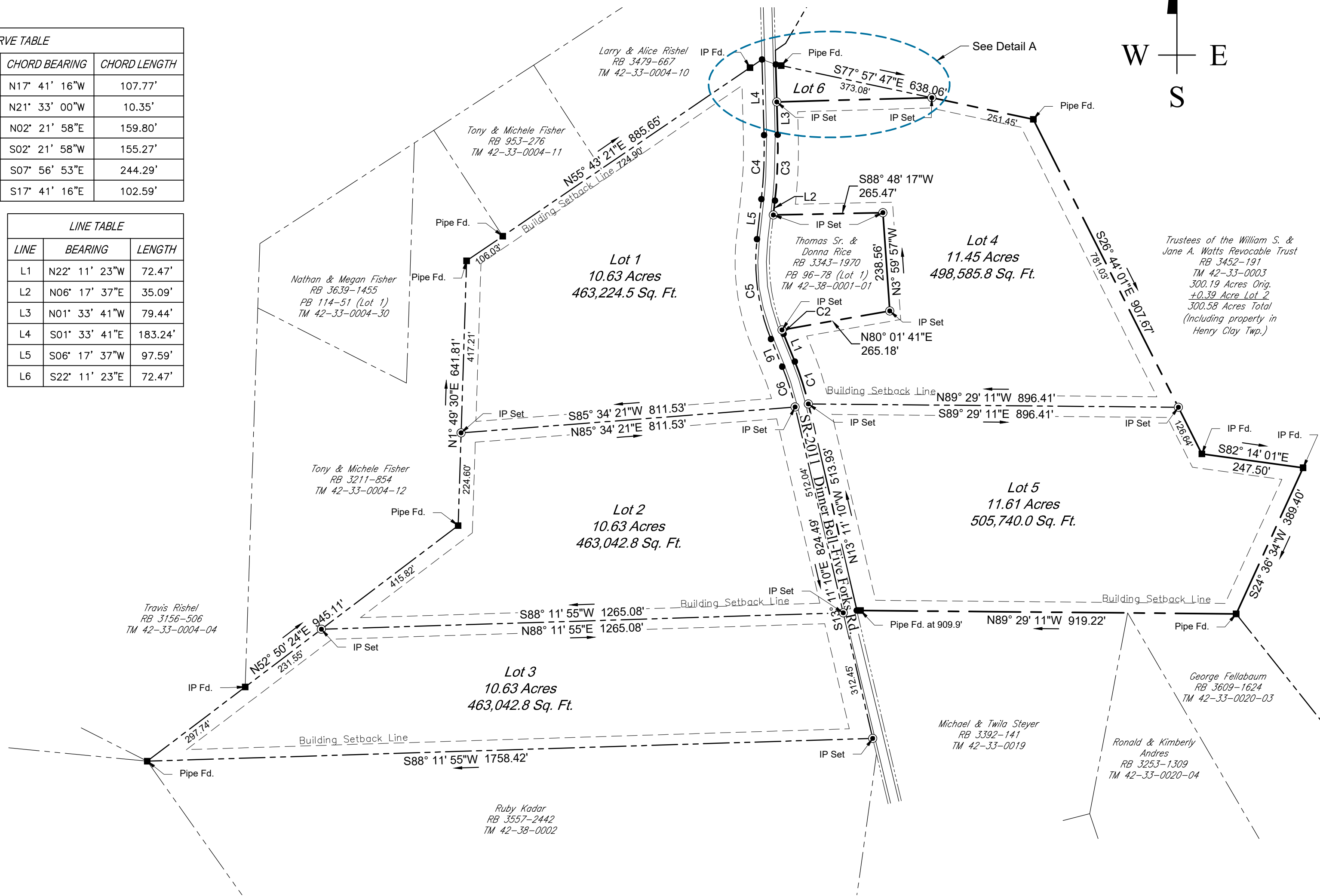
this ____ day of _____, 2026.

Chairperson _____

Secretary _____

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C1	686.50'	107.88'	N17° 41' 16"W	107.77'
C2	463.50'	10.35'	N21° 33' 00"W	10.35'
C3	1166.50'	159.92'	N02° 21' 58"E	159.80'
C4	1133.50'	155.40'	S02° 21' 58"W	155.27'
C5	496.50'	246.82'	S07° 56' 53"E	244.29'
C6	653.50'	102.69'	S17° 41' 16"E	102.59'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22° 11' 23"W	72.47'
L2	N06° 17' 37"E	35.09'
L3	N01° 33' 41"W	79.44'
L4	S01° 33' 41"E	183.24'
L5	S06° 17' 37"W	97.59'
L6	S22° 11' 23"E	72.47'



- 404.3 G - There are no areas proposed to be dedicated to the public.
404.3 J - There are no lots or areas to be dedicated to the public.
404.3 L - There are no proposed rights of way and easements.
404.3 M - There are no proposed public utility improvements.
404.3 P - Typical cross sections are not necessary.
404.3 U - There are no modifications requested by the subdivider.
404.3 Z - There are no proposed improvements required.
404.3 AA - There are no deed restrictions related to this property.

A highway occupancy permit is required pursuant to the *State Highway Law* before access to a State or Township highway is permitted, and access shall only be as authorized by the permit.

NON-BUILDING WAIVER

As of the date of this deed/plot plan recording, the property/subdivision described herein as Lots 1, 2, 3, 4, 5 is and shall be dedicated for the express purpose of Agricultural use. No portion of this property/subdivision has been approved by Wharton Township (municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Wharton Township (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining the appropriate permits or approvals."

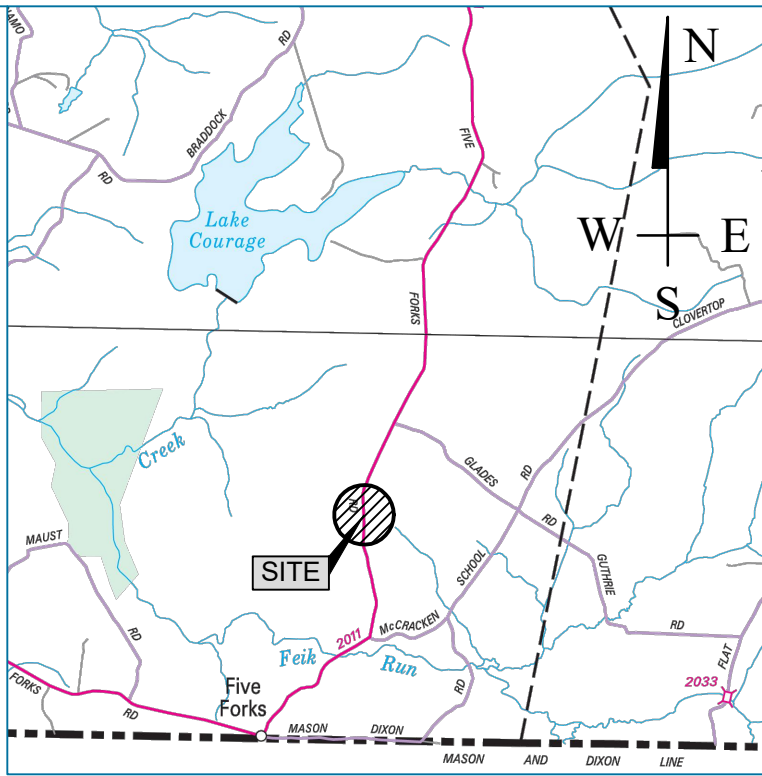
NOTES

- The purpose of this plan is to create new parcels of land (Lots 1,2,3,4,5). Additionally, Lot 6 will be conveyed to the adjoining TM 42-33-0003. Lot 6 is not to remain a separate lot.
- The boundary survey was completed by Sleighter Design in September of 2026. Bearings shown are based upon the PA State Plane Coordinate System South Zone NAD83.
- Additional references include:
 - Survey by Beaver Creek Land Services dated June 25, 2013 found in PB 96-78 for TM 42-38-0001-01.
 - Survey by Blaine E. Miller dated July 8, 1982 found in DB 1313-663 for TM 42-33-0004-04.
 - Survey by Blaine E. Miller dated February of 1984 found in DB 1340-825 for TM 42-33-0004-12.
 - Survey by Blaine E. Miller dated February of 1984 found in RB 953-276 for TM 42-33-0004-11.
 - Survey by Blaine E. Miller dated February 14, 1983 found in DB 1324-311 for TM 42-33-0004-10.
 - Unrecorded survey by Bowman Surveying dated April of 2008 for TM 42-33-0003.
 - Fisher Subdivision by Sleighter Design dated February 25, 2026 found in PB 114-51 for TM 42-33-0004-30.
 - SR-2011 (Formerly LR-26113) reference dated January 1, 1936 found in Docket Book 2, Page 163. Calls out no specific R/W width. Presumed R/W to be cartway width per PennDOT Survey Department.



PROPERTY LEGEND

- Subject Property Lines
- - - Adjacent Property Lines
- Boundary Evidence Found
- ⊙ 1/2" Rebar With Cap Set Unless Otherwise Noted
- Calculated Corner



LOCATION MAP
Scale: 1"= 5000'



SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 EBERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

CONFIDENTIAL - ALL RIGHTS RESERVED

SEAL



Benjamin H. Walls

REVISION		
NO	DATE	DESCRIPTION

PROJECT

WHARTON TWP.

FAYETTE COUNTY

PENNSYLVANIA

SCLAE: 1" = 200'

OWNERS

William S. &
Jane A. Watts Joint
Revocable Trust

PROJECT NUMBER

S26-025-11

ISSUED FOR

Final

ISSUE DATE

September 14, 2026

SHEET NAME

WATTS TRUST
SUBDIVISION
NO. 1

SHEET NUMBER

SD-01