



VICINITY MAP

1" = 600'

SURVEY NOTES

- Property subject to any issues that may be revealed by a current and complete title report. (None provided)
- Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
- Utilities have not been located during the time of survey. Utilities and/or their respective easements may exist.
- Horizontal control and bearings shown hereon are PA South State Plane NAD83.

PA ONE CALL NOTICE

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776



TITLE CLAUSES

PARCEL ID: 640-11-00-00-49-1

We, Rhet and Aja Happel, owners of the land shown on the "Happel and Haessler Lot Line Revision Plan", do hereby certify that the title of this property is in the name of Rhet and Aja Happel as recorded by Instrument No. 201418766, Recorder of Deeds Office. We further certify that there is no mortgage, lien, or encumbrance against this property.

Witness Rhet Happel Aja Happel

PARCEL ID: 640-11-00-00-50

We, Carl F. Haessler and Jennifer E. Haessler, owners of the land shown on the "Happel and Haessler Lot Line Revision Plan", do hereby certify that the title of this property is in the name of Carl F. Haessler and Jennifer E. Haessler as recorded by Instrument No. 202319501, Recorder of Deeds Office. We further certify that there is no mortgage, lien, or encumbrance against this property.

Witness Carl F. Haessler Jennifer E. Haessler

COUNTY PLANNING REVIEW

Reviewed by the Washington County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Secretary Chairperson

TOWNSHIP PLANNING REVIEW

Reviewed by the Union Township Planning Commission this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Secretary Chairperson

ADOPTION CLAUSES

PARCEL ID: 640-11-00-00-49-1

KNOW ALL MEN BY THESE PRESENTS, That we, Rhet and Aja Happel, of the Township of Union, County of Washington, and Commonwealth of Pennsylvania, for us, our successors and assigns, do hereby adopt this as our plan of lots of my property, situate in the Township of Union, County of Washington, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes, and ways and other public highways shown upon the plat, with the same force and effect as if the same had been opened through legal proceedings, as well as any open space, common ground, or areas shown upon the plat which will, simultaneous with the recording of the plat, or at some later date, be dedicated to the Township, and we hereby release and forever discharge the County of Washington as well as the Township of Union, their successors and assigns, from any liability for damages arising and to arise from the dedication of said ground for public highway and the physical grading and maintenance thereof according to such established grades. This dedication and release shall be binding upon Rhet and Aja Happel, our heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

ATTEST:

Notary Rhet Happel Aja Happel

PARCEL ID: 640-11-00-00-50

KNOW ALL MEN BY THESE PRESENTS, That we, Carl F. Haessler and Jennifer E. Haessler, of the Township of Union, County of Washington, and Commonwealth of Pennsylvania, for us, our successors and assigns, do hereby adopt this as our plan of lots of my property, situate in the Township of Union, County of Washington, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes, and ways and other public highways shown upon the plat, with the same force and effect as if the same had been opened through legal proceedings, as well as any open space, common ground, or areas shown upon the plat which will, simultaneous with the recording of the plat, or at some later date, be dedicated to the Township, and we hereby release and forever discharge the County of Washington as well as the Township of Union, their successors and assigns, from any liability for damages arising and to arise from the dedication of said ground for public highway and the physical grading and maintenance thereof according to such established grades. This dedication and release shall be binding upon Carl F. Haessler and Jennifer E. Haessler, our heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

ATTEST:

Notary Carl F. Haessler Jennifer E. Haessler

ACKNOWLEDGEMENT CLAUSES

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF WASHINGTON )

Before me, the subscribed, a Notary Public in and for said Commonwealth and County, personally appeared the above named **Rhet and Aja Happel**, and acknowledged the foregoing release and dedication and plat to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND SEAL this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

My commission expires the \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Notary Public

The foregoing adoption and dedication is made by **Rhet and Aja Happel** with the full understanding and agreement that the approval of the Washington County Planning Commission, Union Township Board of Supervisors, and Union Township Planning Commission, if hereto attached, will become null and void unless this plat is recorded in the Recorder of Deeds Office of Washington County, Pennsylvania within 90 days of the date of said approval.

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF WASHINGTON )

Before me, the subscribed, a Notary Public in and for said Commonwealth and County, personally appeared the above named **Carl F. Haessler and Jennifer E. Haessler**, and acknowledged the foregoing release and dedication and plat to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND SEAL this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

My commission expires the \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Notary Public

The foregoing adoption and dedication is made by **Carl F. Haessler and Jennifer E. Haessler** with the full understanding and agreement that the approval of the Washington County Planning Commission, Union Township Board of Supervisors, and Union Township Planning Commission, if hereto attached, will become null and void unless this plat is recorded in the Recorder of Deeds Office of Washington County, Pennsylvania within 90 days of the date of said approval.

TAX PARCEL: 640-11-00-00-38  
INSTRUMENT NO. 201427687  
N/F: HAPPEL, NIKI & AJA N. & RHET L.

LOT 1  
824,895.96 SQ. FT.  
18.937 ACRES  
ZONED:RD

TAX PARCEL: 640-11-00-00-49-1  
INSTRUMENT NO. 201418766  
N/F: HAPPEL, AJA N. & RHET L.  
EXISTING AREA: 692,677.86 SQ. FT.  
15.902 ACRES

LOT 2  
1,183,532.16 SQ. FT.  
27.170 ACRES  
(27.233 ACRES EXCLUDING AREA WITHIN RIGHT OF WAY)  
ZONED:RD

TAX PARCEL: 640-11-00-00-51  
INSTRUMENT NO. 200827870  
N/F: CENEY, CHARLOTTE & RONALD McDONALD

SUBDIVISION PLAN

1" = 100'

MUNICIPAL REVIEW

The Township of Union hereby gives public notice that in approving the plat for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, to grade, pave, and curb streets in said plat or to construct sewers therein or to install any other such services ordinarily installed in Township streets and roads.

Secretary Chairperson

Approved by the Board of Supervisors of Union Township this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Secretary Chairperson

ENGINEER'S CERTIFICATION

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

Date Name (Print, Sign) Registration Number

Happel and Haessler  
Lot Line Revision Plan

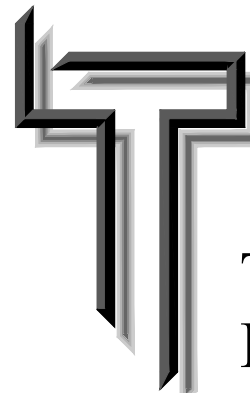
SITUATE IN:  
Union Township  
Washington County, PA

MADE FOR:  
Rhet Happel  
9 Banahasky Lane

Date: October 17, 2025  
Scale: 1" = 100'  
Drawn By: JTW  
Reviewed By: LAT  
File Number: 37427  
CAD File: 25.0196  
Revisions:



Registered Surveyor  
Reg. No. SU055571E



908 Perry Highway  
Pittsburgh, Pennsylvania 15229  
tel: 412.364.6090  
fax: 412.364.6716  
e: taiteng@taiteengineering.net

(RD) RURAL DEVELOPMENT

MINIMUM LOT AREA	AGRICULTURE, ETC.: 10 ACRES
	BOARDING STABLE: 5 ACRES
	KENNEL: 2 ACRES
	SINGLE-FAMILY DWELLING: 21,780 SQ. FT.
	GOLF COURSE: 30 ACRES
MINIMUM LOT WIDTH	OTHER: ONE ACRE
	100 FEET
MAXIMUM LOT COVERAGE	30%
MINIMUM FRONT YARD	PRINCIPAL STRUCTURE: 50 FEET
MINIMUM REAR YARD	ACCESSORY STRUCTURE: 5 FEET
	PRINCIPAL STRUCTURE: 20 FEET
MINIMUM SIDE YARD	ACCESSORY STRUCTURE: 10 FEET
MAXIMUM HEIGHT	PRINCIPAL STRUCTURE: 2½ STORIES, ≤ 35'
	ACCESSORY STRUCTURE: 1 STORY, ≤ 15'

LOT AREA TABULATION

EXISTING LOTS	
640-11-00-00-49-1	692,677.86 SQ. FT. (15.902 ACRES)
640-11-00-00-50	1,315,750.26 SQ. FT. (30.205 ACRES)
PROPOSED LOTS	
LOT 1	824,895.96 SQ. FT. (18.937 ACRES)
LOT 2	1,183,532.16 SQ. FT. (27.170 ACRES)

SURVEYOR'S CERTIFICATION

I, Lee A. Tait, a registered professional land 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, subdivision and land development, and stormwater management extant under the law of the Township of Cecil in which this subdivision is located affecting this plat.

10/30/2025 Date Lee A. Tait, PLS (Surveyor) SU-055571-E Registration Number

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF WASHINGTON )

Recorded in the Recorder's Office for the recording of deeds, plats, etc.,

in said County by Instrument No. \_\_\_\_\_

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, (20\_\_\_\_).

Recorder

OWNER INFO:

Rhet Happel  
61 Sun Valley Lane  
Finleyville, PA 15332

Carl F. Haessler  
9 Banahasky Lane  
Finleyville, PA 15332

SURVEYOR:

Tait Engineering, Inc.  
908 Perry Hwy, Pittsburgh, PA 15229  
412.364.6090