

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

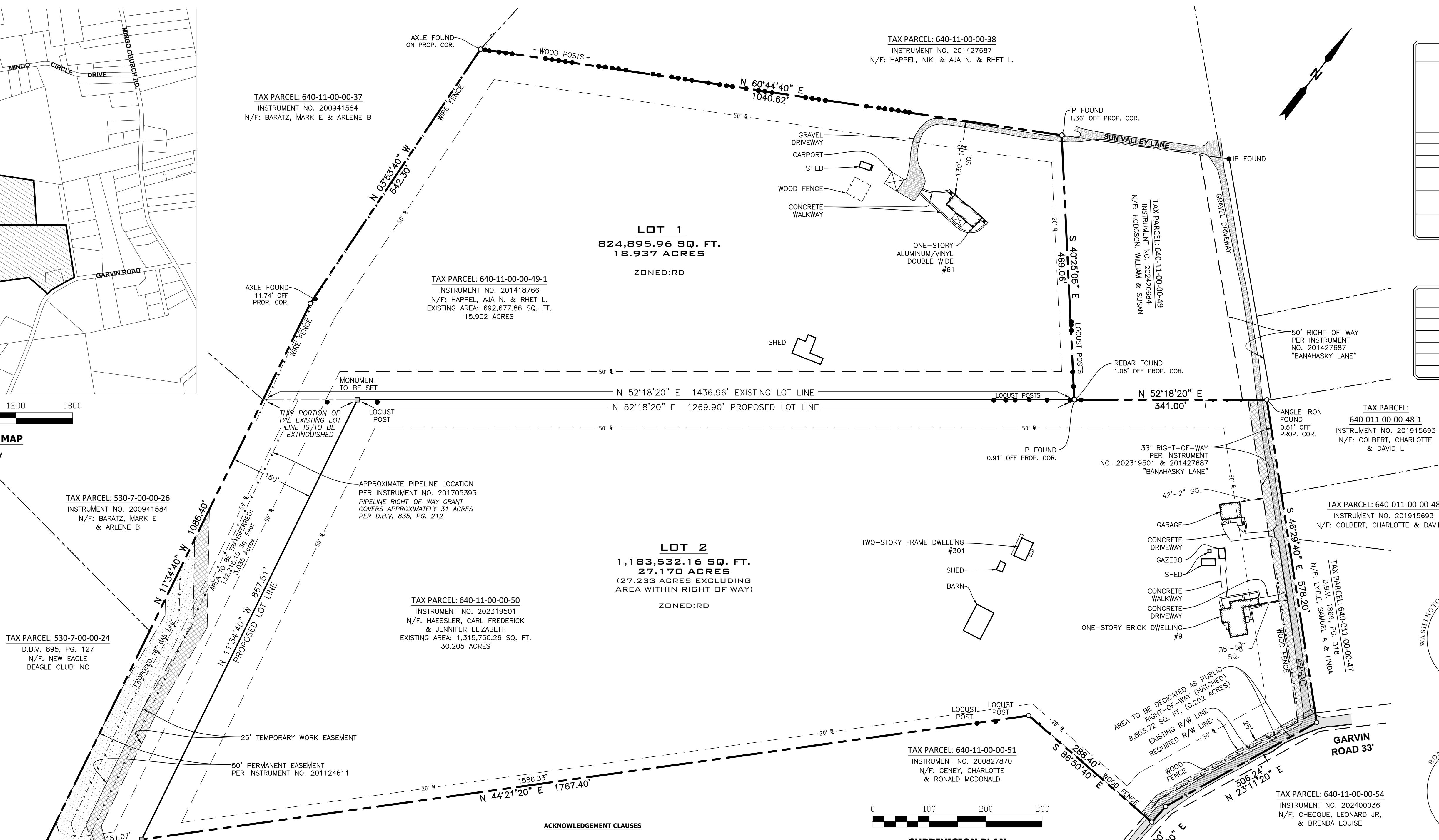
Reviewed by the Washington County Planning Commission this _____ day of _____, (20____).

Secretary Chairperson

TOWNSHIP PLANNING REVIEW

Reviewed by the Union Township Planning Commission this _____ day of _____, (20____).

Secretary Chairperson



ACKNOWLEDGEMENT CLAUSES

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WASHINGTON) SS:
)

Before me, the subscriber, 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) SS:
)

Before me, the subscriber, 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.

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

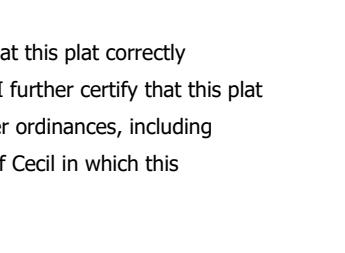
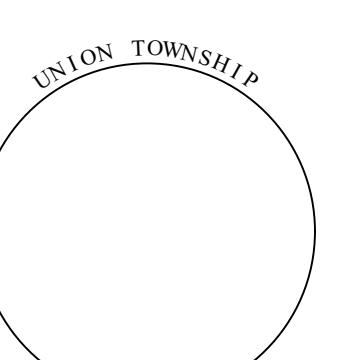
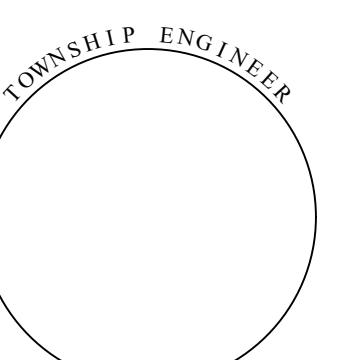
I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Union, except as departures have been authorized by the appropriate officials of the municipality.

Date Name (Print, Sign) Registration Number

Recorder

(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 OTHER: ONE ACRE
MINIMUM LOT WIDTH	100 FEET
MAXIMUM LOT COVERAGE	30%
MINIMUM FRONT YARD	50 FEET
MINIMUM REAR YARD	PRINCIPAL STRUCTURE: 50 FEET ACCESSORY STRUCTURE: 5 FEET
MINIMUM SIDE YARD	PRINCIPAL STRUCTURE: 20 FEET 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)



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

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WASHINGTON) SS:
)

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____).

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

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.0900
fax: 412.364.6716
e: tait@taitengineering.net

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: LAT
Reviewed By: LAT
File Number: 37427
CAD File: 25.0196
Revisions:

