

PLAT NOTES:

- 1) Based upon a visual inspection of the surface of the development, there are no gas wells apparent on the site.
- 2) Per FEMA Flood Insurance Rate Map #42003c487 E, Panel 487 of 558. This phase is designated as flood zone "X" or areas determined to be outside 500 year flood plain.
- 3) Per a Wetland Delimitation Report Performed by Ecotone Environmental Consultants dated September 2003, "six jurisdictional wetlands were found to exist within the limits of the property."
- 4) Existing Dwelling shown on Lot 100 is an existing nonconforming structure.

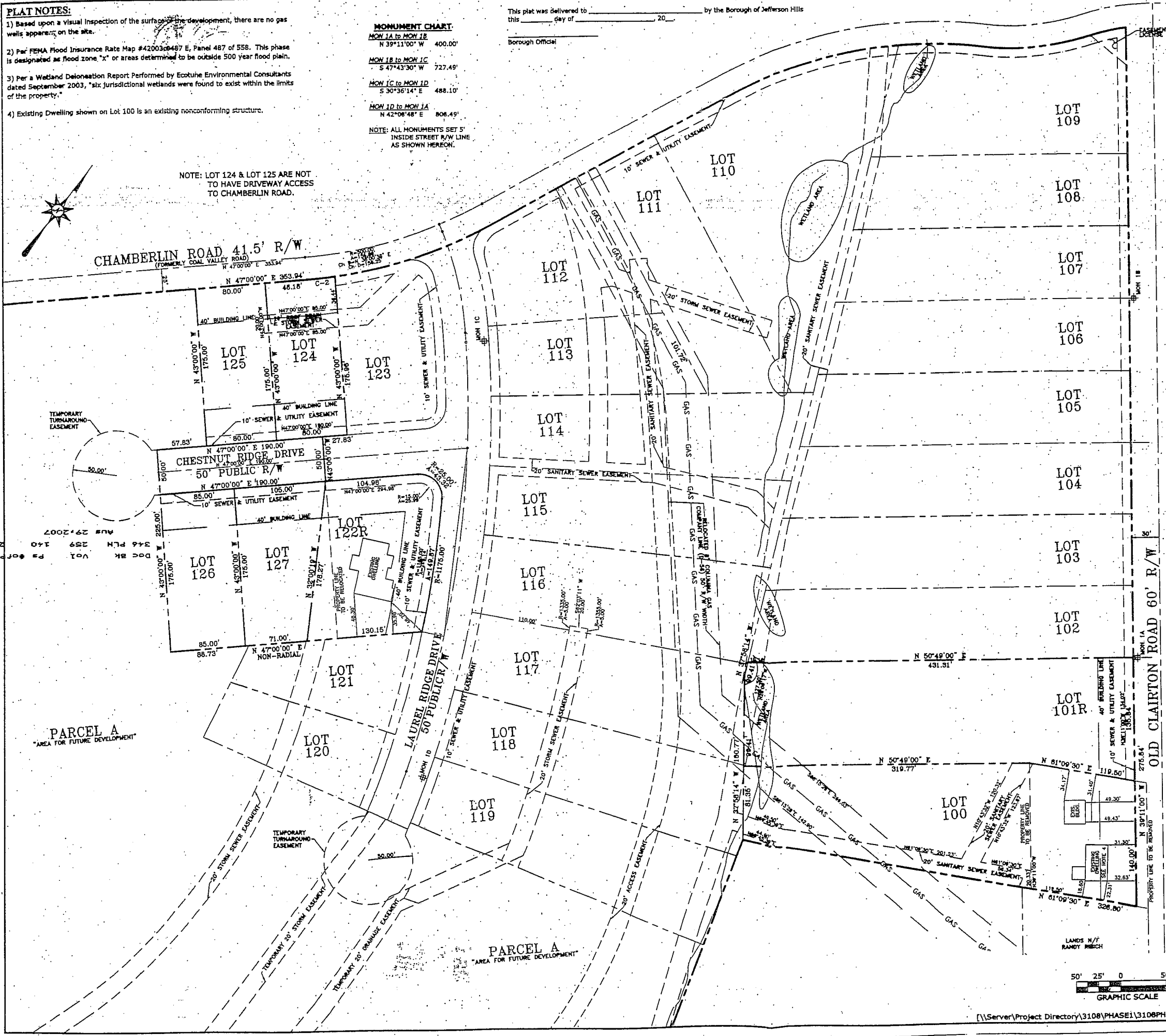
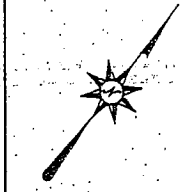
MONUMENT CHART:

MON 1A to MON 1B	N 39°11'00" W	400.00'
MON 1B to MON 1C	S 47°43'30" W	727.49'
MON 1C to MON 1D	S 30°36'14" E	488.10'
MON 1D to MON 1A	N 42°06'48" E	808.49'

NOTE: ALL MONUMENTS SET 5' INSIDE STREET R/W LINE AS SHOWN HEREON.

This plat was delivered to this _____ day of _____ 20____ by the Borough of Jefferson Hills
Borough Official _____

NOTE: LOT 124 & LOT 125 ARE NOT TO HAVE DRIVEWAY ACCESS TO CHAMBERLIN ROAD.



OWNER OF "BALANCE OF PROCEEDS" August 2007, the Board of Directors of MB2K Development, Inc., incorporated in the state of Pennsylvania, OWNER of the land shown on the 1st Addition to the Chamberlin Ridge Plan of Lots - Phase 1, adopted this plan as its PLAN OF LOTS and irrevocably dedicated all streets and other property identified for dedication on the plan to the Borough of Jefferson Hills. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

John H. Thatcher President
John H. Thatcher Secretary
MB2K Development, Inc.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and county of Allegheny, personally appeared John H. Thatcher, President of the MB2K Development, Inc., who stated that HE is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Borough of Jefferson Hills.

Witness my hand and notarial seal this 13 day of August, 2007
My commission expires the 9 day of February, 2008

[Signature]
Notary Public

I hereby certify that the title to the property contained in the 1st Addition to the Chamberlin Ridge Plan of Lots - Phase 1, is in the name of MB2K Development, Inc., and is recorded in deed book volume 1124 page 64

John H. Thatcher
President
MB2K Development, Inc.

Tri-State Capital Bank, mortgagee of the property contained in the 1st Addition to the Chamberlin Ridge Plan of Lots - Phase 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

[Signature]
Witness
NAME: Donald R. Houley Sr.
TITLE: VP
Tri-State Capital Bank

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

7/23/2007
Date
[Signature]
Donald R. Houley Sr. P.L.S.
Registration # SU-03559-E

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

August 2007
Date
[Signature]
Municipal Engineer
38147-E
Registration Number

The Borough Council of the Borough of Jefferson Hills gives notice that, in approving this plan for recording, the Borough of Jefferson Hills assumes no obligation to improve or maintain such streets, land or facilities.

[Signature]
Secretary
[Signature]
President of Council

The Borough of Jefferson Hills agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

August 22, 2007
Date
[Signature]
Secretary

Reviewed by the Planning Commission of the Borough of Jefferson Hills, this 13 day of August, 2007

[Signature]
Secretary
[Signature]
Chairperson

Approved by the Borough Council of the Borough of Jefferson Hills, by resolution, this 13 day of August, 2007
Signed and noted as approved this 13 day of August, 2007

[Signature]
Secretary
[Signature]
President of Council

Reviewed by the Allegheny County Department of Economic Development on this 29 day of August, 2007.

[Signature]
Director

Recorded in the office of the Recorder of Deeds of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 204, Page(s) 134

Given under my hand and seal this 29 day of August, 2007

[Signature]
Recorder of Deeds

<p>1st ADDITION TO THE CHAMBERLIN RIDGE PLAN OF LOTS - PHASE 1 "BEING A REVISION TO PARCEL A, LOT 122, LOT 101, & THE 20' STORM SEWER EASEMENT THROUGH THE MIDDLE OF LOTS 116 & 115, IN THE 1st REVISION TO THE CHAMBERLIN RIDGE PLAN OF LOTS - PHASE 1", AS RECORDED IN PBY 248 PG118-119."</p> <p>BOROUGH OF JEFFERSON HILLS ALLEGHENY COUNTY, PA</p>		
<p>PREPARED FOR: JOHN THATCHER, PRESIDENT MB2K DEVELOPMENT INC.</p>	<p>REVISIONS: 6/28/2007 7/13/2007 7/23/2007</p>	<p>SCALE: 1" = 50' DATE: 6/25/2007 DRAWN BY: <i>DF</i> CHECKED BY: <i>BRK</i></p>
<p>6 Clairton Boulevard Pittsburgh, Pa 15236 (412) 370-1333</p>		
<p>PREPARED BY: TRIANGLE ENGINEERING & PLANNING SERVICE, INC. Suite 201 405 McNeilly Road Pittsburgh, Pa 15226 (412) 563-8070</p>		
<p>SHEET TITLE: PLAT FOR RECORDING SHEET NUMBER: 2 of 2 ORDER # 3108</p>		

