

Transaction #: T20230004313  
Customer: KROMEL, ARTHUR SURVEYING  
Clerk: ISAAC  
Page Count: 2  
Party1: OTTENBERG SUBDIVISION  
Party2:

Instrument #: **202303060005148**



Recorded Date: 3/6/2023 9:41:53 AM  
Document Type: PLANS AND SUBDIVISIONS

Municipality / School District

Percentage Tax

Local Tax Total:	\$0.00
PA Transfer Tax:	\$0.00
<b>Total Taxes:</b>	<b>\$0.00</b>
<b>Total Recording Fees:</b>	<b>\$49.00</b>
<b>Total:</b>	<b>\$49.00</b>

**OFFICIAL RECORDING COVER PAGE**  
**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

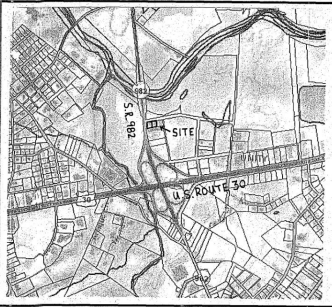


I hereby CERTIFY  
that this document is recorded  
in the RECORDERS OFFICE  
of Westmoreland County  
Pennsylvania

*Frank Schiefer*

Frank Schiefer • Recorder of Deeds

202303060005148



**PLAN DATA**  
 OWNER: SCOTT A. & LAURA L. OTTENBERG  
 ADDRESS: 4236 ROUTE 982  
 CITY, STATE, ZIP: LATROBE, PA 15650  
 TELEPHONE: N/A  
 TAX MAP NUMBER: 61-14-11-0-061  
 SOURCE OF TITLE: INS.NO. 20120128000387  
 NUMBER OF PARCELS: 2  
 TOTAL AREA: 0.4204 ACRES  
 UTILITIES AVAILABLE: ALL

**ZONED M-1**  
 FRONT SETBACK: 75.0'  
 SIDE SETBACK: 25.0'  
 REAR SETBACK: 25.0'

**REFERENCE:**  
 BEING PARCEL "B" IN THE  
 PA REAL ESTATE INVESTMENTS, LLC. SUBDIVISION  
 INS.NO. 20111220047498

WE THE UNDERSIGNED SCOTT A. & LAURA L. OTTENBERG  
 OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE OTTENBERG SUBDIVISION

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 14th DAY OF February, 2023  
 [Signatures of Scott A. Ottenberg and Laura L. Ottenberg]  
 OWNER

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF WESTMORELAND  
 ON THIS 14th DAY OF February, 2023, BEFORE ME, Carolyn K. Gushkiwicz  
 THE UNDERSIGNED OFFICER, PERSONALLY CAME THE ABOVE MENTIONED  
 KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSE THEREIN CONTAINED.

[Signature of Carolyn K. Gushkiwicz]  
 NOTARY PUBLIC



APPROVED BY THE PLANNING COMMISSION OF UNITY TOWNSHIP WESTMORELAND COUNTY PENNSYLVANIA, ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_

SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

APPROVED BY THE UNITY TOWNSHIP SUPERVISORS WESTMORELAND COUNTY PENNSYLVANIA, ON THIS 14th DAY OF February, 2023  
 [Signatures of Supervisors]  
 SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

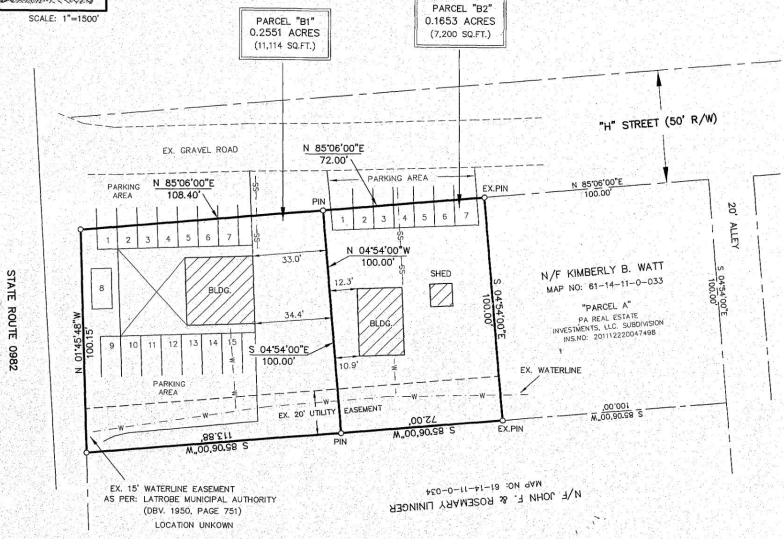
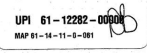
REVIEWED BY THE WESTMORELAND COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT ON THIS 14th DAY OF March, 2023  
 [Signature of Planning Director]  
 PLANNING DIRECTOR

I, ARTHUR J. KROMEL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON JANUARY 25, 2023.

[Signature of Arthur J. Kromel]  
 ARTHUR J. KROMEL P.L.S. REG.NO: SU-42301-E

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID WESTMORELAND COUNTY IN INSTRUMENT NUMBER 202303060005148 ON THIS 16th DAY OF March, 2023

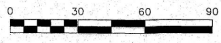
[Signature of Frank Schiefer]  
 RECORDER OF DEEDS



**NOTES:**  
 ALL UTILITIES ARE EXISTING AND SHOWN AS APPROXIMATE AS PER OWNER.  
 THE ENTIRE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONE.  
 ACCESS TO PARCEL "B2" IS THROUGH "H" STREET, AN UNOPENED PAPER STREET.  
 SETBACKS ARE UNABLE TO BE PLOTTED DUE TO LOT SIZE.  
 THE USE OF THE BUILDING ON PARCEL "B2" IS A FUTURE HAIR SALON.  
 THE USE OF THE SHED ON PARCEL "B2" IS FOR STORAGE.

**NOTE:**  
 A VARIANCE WAS GRANTED BY THE UNITY TOWNSHIP ZONING HEARING BOARD ON JANUARY 24, 2023, FOR MINIMUM LOT SIZE, LOT WIDTH, AND BUILDING SETBACKS FOR PARCELS "B1" AND "B2".

**PURPOSE:**  
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LANDS OF SCOTT A. & LAURA L. OTTENBERG, MAP NO. 61-14-11-0-061, BEING PREVIOUSLY KNOWN AS PARCEL "B" OF THE PA REAL ESTATE INVESTMENTS, LLC. SUBDIVISION RECORDED IN INS.NO. 20111220047498, INTO TWO NEW PARCELS SHOWN AS PARCEL "B1" AND PARCEL "B2", AS SHOWN ON PLAN.



<b>OTTENBERG SUBDIVISION</b>	
UNITY TOWNSHIP WESTMORELAND COUNTY, PA	
SCALE: 1"=30'	JANUARY 2023 REVISED: FEBRUARY 3, 2023
ARTHUR J. KROMEL P.L.S. 708 LINCOLN AVENUE LATROBE, PA 15650 724-539-8836	FILE NO: 5976 SUB NO: 23-06 COMP. FILE: OTTENBERG

