

ALL SIGNATURES MUST BE MADE WITH A PERMANENT NAVY BLUE INK OR NAVY BLUE FELT-TIPPED PEN

KNOW ALL MEN BY THESE PRESENTS, that The Stadium Authority of the City of Pittsburgh, a corporation in the Commonwealth of Pennsylvania, does hereby adopt this Plan as its Plan of Lots of its property, situate in 22nd Ward, City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF THE said corporation has caused its corporate seal to be affixed by the and of its president and the same to be attested by its secretary, this _____ day of _____, 20__.

ATTEST:

Secretary _____ President _____

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

On this _____ day of _____, 20__, before a Notary Public in and for said County and State personally appeared _____, of The Stadium Authority of the City of Pittsburgh, who being duly sworn, depose and saith that he was personally present at the execution of the adoption, release, and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said _____, for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as PRESIDENT of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sworn to and subscribed before me the day, date above-written.

WITNESS MY HAND AND NOTARIAL SEAL

this _____ day of _____, 20__.

My commission expires:

the _____ day of _____, 20__.

Notary Public _____

We, The Stadium Authority of the City of Pittsburgh, owner(s) of the subdivided lots of the North Shore Subdivision Plan Revision No. 5, shown hereon, do hereby certify there is no mortgage, lien, or encumbrance against the property, and that the title of this property is in the name of the Stadium Authority of the City of Pittsburgh, as recorded in Deed Book Volume 4535 and Page 177 and Deed Book Volume 4946 and Page 384, Recorder of Deed's Office.

Witness _____ Owner _____

I, James R. Bruggeman, Jr., a Registered Professional Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, ways, and highways, as surveyed and plotted by me for the owners or agents.

Date _____ James R. Bruggeman, Jr., P.L.S., Reg. No. 51772-E

COMMONWEALTH OF PENNSYLVANIA)

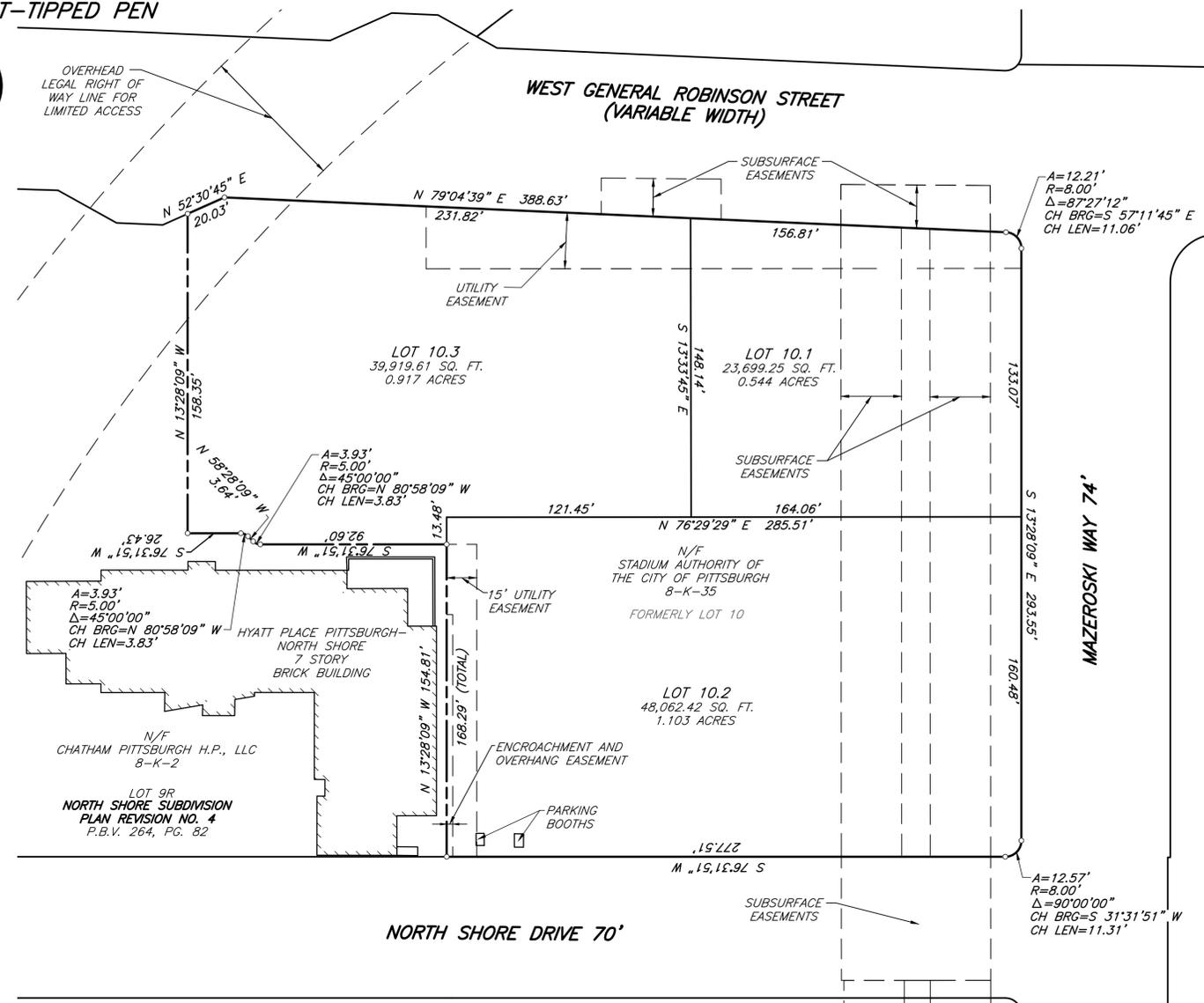
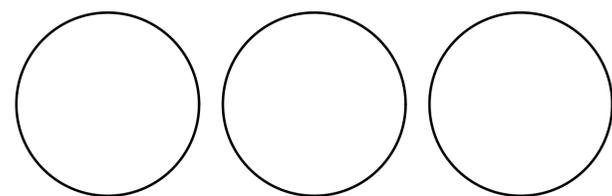
COUNTY OF ALLEGHENY)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume _____ Page: _____

Given under my hand and seal this _____ day of _____, 20__.

Recorder _____

LAND SURVEYOR (EMBOSSSED SEAL) LAND SURVEYOR ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE



ORIGINAL AREA TABULATION
LOT 10 OF THE NORTH SHORE SUBDIVISION PLAN REVISION NO. 4, RECORDED IN P.B.V. 264, PG. 82

	SQ. FT.	ACRES
LOT 10	111,681.28	2.564

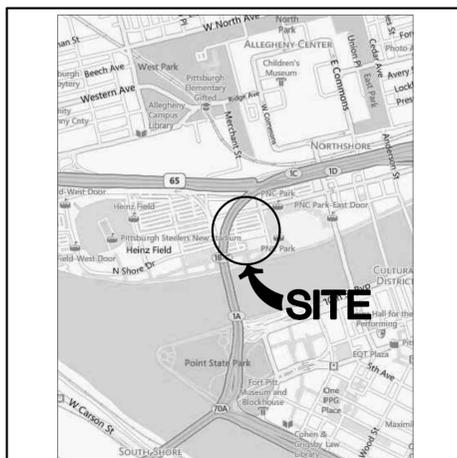
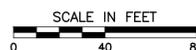
AREA TABULATION

	SQ. FT.	ACRES
LOT 10.1	23,699.25	0.544
LOT 10.2	48,062.42	1.103
LOT 10.3	39,919.61	0.917
TOTAL	111,681.28	2.564

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE X OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42003C0334H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA. THE FLOOD ZONE SHOWN ARE SCALED FROM THE F.I.R.M. COMMUNITY PANEL AND ARE APPROXIMATE.
- PROPERTY BOUNDARY COURSES AND NORTH ARROW BASED ON NORTH SHORE SUBDIVISION PLAN REVISION NO. 4, RECORDED IN PLAN BOOK VOLUME 264, PAGE 82.

TOTAL PLAN AREA:
111,681.28 SQ. FT.
2.564 ACRES



SITE LOCATION MAP
SCALE: 1"=500'



Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

NORTH SHORE SUBDIVISION PLAN REVISION NO. 5
BEING A SUBDIVISION OF LOT 10 OF THE NORTH SHORE SUBDIVISION PLAN REVISION NO. 4 RECORDED IN PLAN BOOK VOLUME 264, PAGE 82.
Situate in
22ND WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA
Made For
THE STADIUM AUTHORITY OF THE CITY OF PITTSBURGH

NO	DATE	DESCRIPTION
1	03-24-2020	ADDED AREA TABLES PER COMMENTS

DATE: 03-17-2020	SCALE: 1"=40'	DRAWING NO.:
DRAWN BY: JEC	CHECKED BY: CMM	SUB
PROJECT NO: 192-020	APPROVED BY: JRB	

SHEET 1 OF 1

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED DATE: _____
CITY PLANNING COMMISSION
CHAIRMAN _____
SECRETARY _____

P:\2019\192-020\192-020-001-Survey\Draw\192020-001-Sub\wpf\92-1-LS(03/24/2020 - cecinc) - LP - 3/24/2020 7:35 AM

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR ME, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN SARAH V. CHAPPEL PLAN OF SUBDIVISION/CONSOLIDATION NO.1 AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 16TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 4th DAY OF August 2020.

ATTEST: Charles Lunka, Donna D. Chappel, EXECUTOR. Witness: DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF Allegheny

BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF August 2020.

MY COMMISSION EXPIRES: THE 23rd DAY OF March 2021.

SEAL Commonwealth of Pennsylvania

Notarial Seal LAURA J. DUBOIS - Notary Public OHIO TWP, ALLEGHENY COUNTY My Commission Expires Mar 23, 2021

Notary Public Laura J. Dubois

MORTGAGE

I, DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE, HEREBY CERTIFY THAT THE TITLE FOR THE PROPERTY CONTAINED IN THE SARAH V. CHAPPEL PLAN OF SUBDIVISION/CONSOLIDATION NO.1, IS IN THE NAME OF ROBERT DUDEK, AND RECORDED IN DEED BOOK VOLUME 2143, PG. 245, RECORDED IN THE DEPARTMENT OF REAL ESTATE, AND FURTHER CERTIFY THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

ATTEST: Charles Lunka, Donna D. Chappel, EXECUTOR. Witness: DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE.

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I SARAH V. CHAPPEL, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR ME, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 16TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 4th DAY OF August 2020.

ATTEST: Charles Lunka, Sarah V. Chappel. Witness: SARAH V. CHAPPEL.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF Allegheny

BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED SARAH V. CHAPPEL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF August 2020.

MY COMMISSION EXPIRES: THE 23rd DAY OF March 2021.

SEAL Commonwealth of Pennsylvania

Notarial Seal LAURA J. DUBOIS - Notary Public OHIO TWP, ALLEGHENY COUNTY My Commission Expires Mar 23, 2021

Notary Public Laura J. Dubois

MORTGAGE

I, SARAH V. CHAPPEL, HEREBY CERTIFY THAT THE TITLE FOR THE PROPERTY CONTAINED IN THE SARAH V. CHAPPEL PLAN OF SUBDIVISION/CONSOLIDATION NO.1, IS IN THE NAME OF SARAH V. CHAPPEL, AND RECORDED IN DEED BOOK VOLUME 16858, PG. 571, RECORDED IN THE DEPARTMENT OF REAL ESTATE, AND FURTHER CERTIFY THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

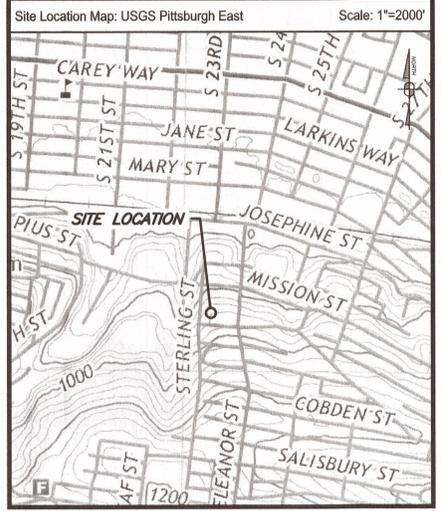
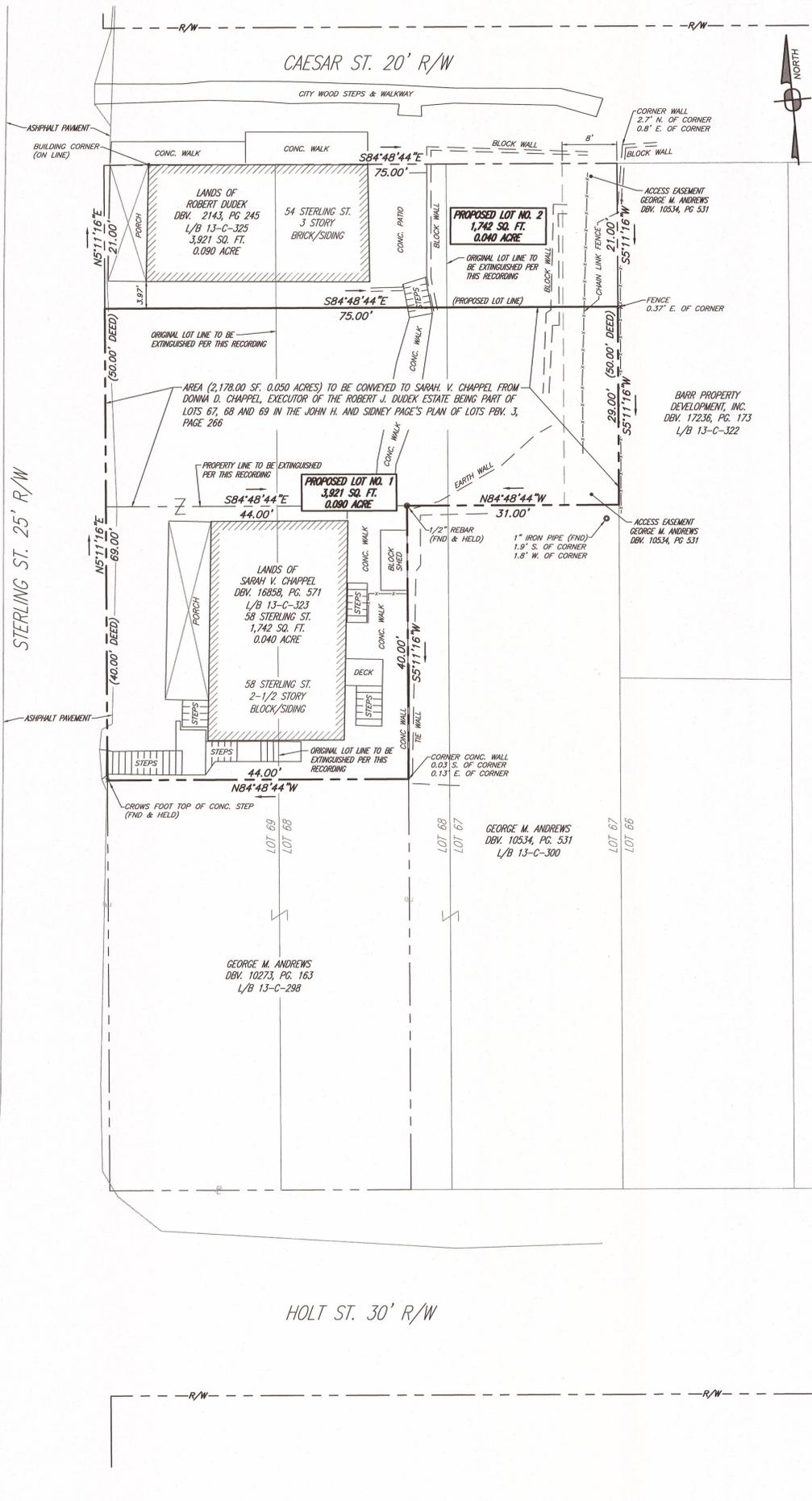
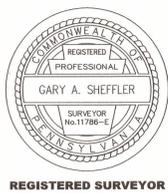
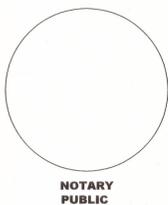
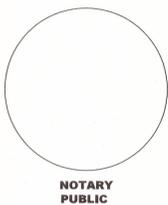
ATTEST: Charles Lunka, Sarah V. Chappel. Witness: SARAH V. CHAPPEL.

SURVEYORS CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

Date Aug 4, 2020

Gary A. Sheffler Reg. No. - 11786-E



CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING APPROVED: CITY PLANNING COMMISSION CHAIRMAN SECRETARY

Area Tabulation table with columns for Existing Tax Parcels and Proposed Parcels, listing lot numbers and areas in acres and square feet.

SARAH V. CHAPPEL PLAN OF SUBDIVISION/CONSOLIDATION NO.1 BEING A RESUBDIVISION OF PART OF LOTS NOS. 67, 68 AND 69 IN JOHN H. AND SIDNEY PAGE'S PLAN OF LOTS PBV. 3, PAGE 266

SCALE: 1"=20' DATE: 7-22-2020 PROJECT NO. 4035

SITUATE IN 16th WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR DONNA D. CHAPPEL, EXECUTOR OF THE ROBERT J. DUDEK ESTATE



Prepared By: Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

THE NORTHSIDE PROPERTIES RESIDENCES II LLC, OWNERS OF THE LAND SHOWN ON THE CALIFORNIA AVENUE PLAN NO. 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE FIRM AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 1st DAY OF

April 20 20

ATTEST:

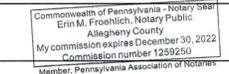
 NOTARY PUBLIC


 SIGNATURE OF AUTHORIZED MANAGING MEMBER

COMMONWEALTH OF PENNSYLVANIA } S.S.
 COUNTY OF ALLEGHENY }

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named _____ a Managing Member in the firm of NORTHSIDE PROPERTIES RESIDENCES II LLC, and acknowledged the foregoing adoption and dedication to be the act of the partnership

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.


 Notary Public

Signature 
 Notary Public

MY COMMISSION EXPIRES: 12-30, 20 22

WE, NORTHSIDE PROPERTIES RESIDENCES II LLC, OWNER OF THE LAND CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF NORTHSIDE PROPERTIES RESIDENCES II LLC, AS RECORDED IN THE ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE D.B.V. 17750 PG. 105 (COUNTY TAX ID NO. 22-G-193) AND D.B.V. 17967, PG 515 (COUNTY TAX ID NO. 22-G-194).

NORTHSIDE PROPERTIES RESIDENCES II LLC


 WITNESS


 NORTHSIDE PROPERTIES RESIDENCES II LLC
 AUTHORIZED MANAGING MEMBER

NORTH SIDE ASSOCIATES, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.


 WITNESS


 NORTH SIDE ASSOCIATES
 AUTHORIZED REPRESENTATIVE

THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
 AUTHORIZED REPRESENTATIVE

DOLLAR BANK, FEDERAL SAVINGS BANK, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.


 WITNESS


 DOLLAR BANK/FEDERAL SAVINGS BANK
 AUTHORIZED REPRESENTATIVE

CEDAR RAPIDS BANK AND TRUST COMPANY, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NOT APPLICABLE
 CEDAR RAPIDS BANK AND TRUST COMPANY
 AUTHORIZED REPRESENTATIVE

BRIDGEWAY CAPITAL, INC., MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.


 WITNESS


 BRIDGEWAY CAPITAL, INC.
 AUTHORIZED REPRESENTATIVE

COUNTY OF ALLEGHENY, ON BEHALF OF ITS' DEPARTMENT OF HUMAN SERVICES, OFFICE OF BEHAVIORAL HEALTH, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE CALIFORNIA AVENUE PLAN NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS


 COUNTY OF ALLEGHENY, ACTING THROUGH ITS' DEPARTMENT OF HUMAN SERVICES,
 OFFICE OF BEHAVIORAL HEALTH AUTHORIZED REPRESENTATIVE

I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE 3/30/2020


 TERRY R. SIEFERS
 REGISTRATION NO. SU-043962-E

COMMONWEALTH OF PENNSYLVANIA) SS:

COUNTY OF ALLEGHENY)

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____ Page(s) _____

Given under my hand and seal this _____ day of _____, 20____.

Allegheny County Department of Real Estate

SUMMARY OF AREAS (TAX PARCELS)

EXISTING 22-G-193 = 2,090 SF OR 0.0479 AC
 EXISTING 22-G-194 = 2,200 SF OR 0.0505 AC
 TOTAL EXISTING TAX PARCEL AREAS = 4,290 SF OR 0.0984 AC

PROPOSED LOT NO. 1-C = 4,290 SF OR 0.0984 AC

TOTAL AREA FOR THIS RECORDING = 0.0984 ACRES.

NORTHSIDE PROPERTIES RESIDENCES II LLC
 1300 BRIGHTON ROAD PITTSBURGH, PENNSYLVANIA 15233

CONSOLIDATION PLAN
CALIFORNIA AVENUE PLAN NO. 1

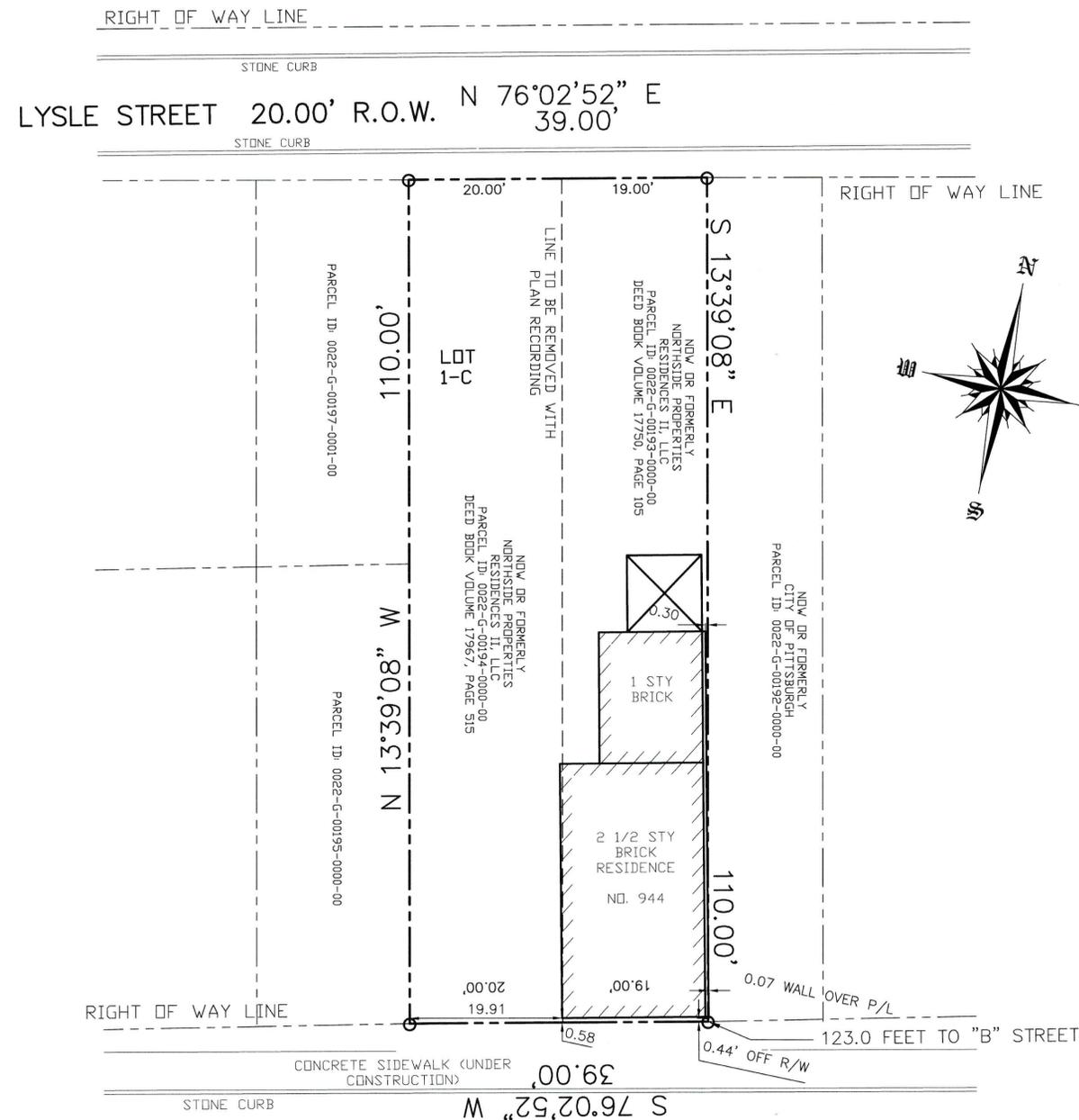
BEING A CONSOLIDATION OF TAX PARCEL NUMBERS
 22-G-193 AND 22-G-194.

SITUATE
 25TH WARD, PITTSBURGH ALLEGHENY COUNTY, PA.

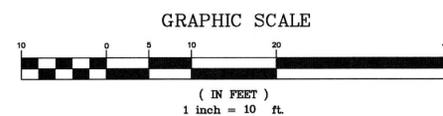
FAHRINGER, McCARTY, GREY, INC.
 1610 GOLDEN MILE HIGHWAY
 MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599
 JOHN S BITTING - PROFESSIONAL LAND SURVEYOR

SCALE: AS NOTED
 DATE: MARCH 19, 2020
 DRAWN BY: BJA
 CALC. BY: TRS/BJA
 CHK'D. BY: _____

JOB NO. 20-02
 DISK FILE: CALIFORNIA AVENUE PLAN NO. 1.dwg



CALIFORNIA AVENUE 60.00' R.O.W.

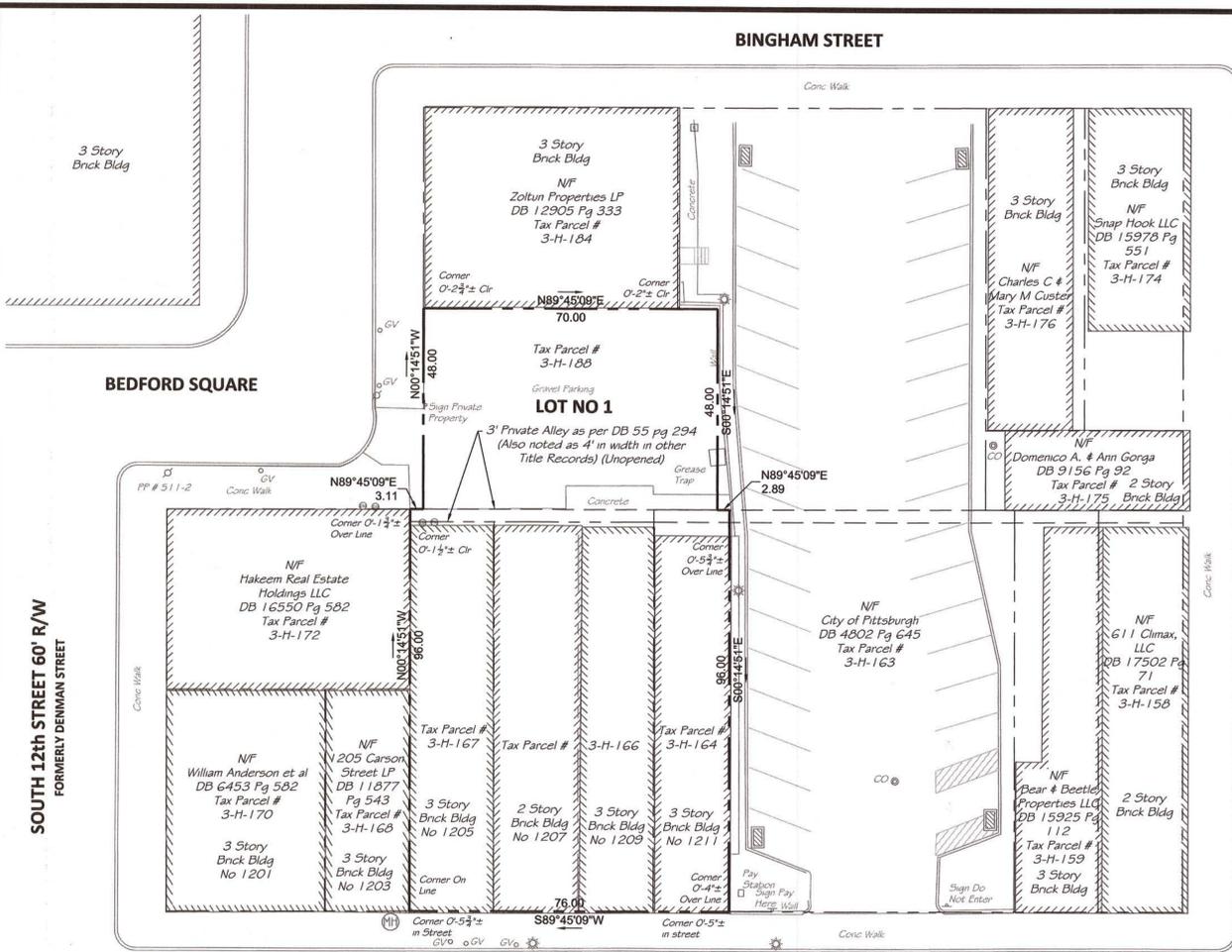


NOTE:
 THIS PLAN UTILIZED A PLAT OF SURVEY (NO 23050-306) AS PREPARED BY EDEBURN, COOPER & CO. FOR NORTH SIDE PROPERTIES DATED MARCH 1983 AS WELL AS FIELD SURVEY COMPLETED BY THIS OFFICE FOR THE ADJACENT PROPERTIES.



CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 APPROVED _____, 20____
 CITY PLANNING COMMISSION
 CHAIRMAN
 ATTEST:
 SECRETARY

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN



SOUTH 13th STREET 60' R/W
FORMERLY GORMSBY STREET



ZONING LNC LOCAL NEIGHBORHOOD COMMERCIAL DISTRICT

	REQUIRED
MINIMUM LOT SIZE	0
MINIMUM FRONT SETBACK	NONE REQUIRED
MINIMUM REAR SETBACK WHEN NOT ADJACENT TO A WAY WHEN ADJACENT TO A WAY	20' NONE REQUIRED
MINIMUM EXTERIOR SIDE SETBACK	NONE REQUIRED
MINIMUM INTERIOR SIDE SETBACK	NONE REQUIRED
MAXIMUM BUILDING HEIGHT	45' NOT TO EXCEED 3 STORIES
MAXIMUM FLOOR AREA	2:1
MAXIMUM LOT COVERAGE	90%



LOCATION MAP
1"=2000'

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN _____
ATTEST: _____
SECRETARY

PROPOSED AREA SUMMARY

PARCEL	SQ. FT.	ACRE(S)
LOT 1	10,655.52	0.245

EXISTING AREA SUMMARY

PARCEL	SQ. FT.	ACRE(S)
3-H-164	1,728.00	0.040
3-H-166	3,534.00	0.081
3-H-167	1,860.00	0.043
3-H-188	3,533.52	0.081
TOTAL AREA	10,655.52	0.245

KNOW ALL MEN BY THESE PRESENTS: THAT MJT REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 17TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHERE OF THE SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS SEAL TO BE AFFIXED BY OUR HAND, THIS 22 DAY OF June, 2020

ATTEST: _____

NOTARY PUBLIC

AUTHORIZED MEMBER:

Mary De Mauro
Mary De Mauro

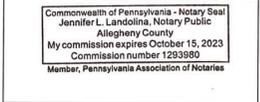
WE, MJT REAL ESTATE LLC OWNERS OF 1209 EAST CARSON STREET CONSOLIDATION PLAN, ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 22 DAY OF June, 2020

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED MJT REAL ESTATE LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTORIAL SEAL THIS 22 DAY OF June, 2020
MY COMMISSION EXPIRES THE 23 DAY OF October, 2023

NOTARY PUBLIC



MJT REAL ESTATE, MORTGAGEE OF THE PROPERTY CONTAINED IN THE 1209 EAST CARSON STREET CONSOLIDATION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN

WITNESS

NAME, TITLE, AND MORTGAGEE

SIGNATURE

Mary De Mauro
Mary De Mauro

PROPERTY OWNER INFORMATION:
MJT Real Estate LLC
PO Box 4276
Pittsburgh, Pa 15203
DBV 15193 Pg 92
Tax Parcels # 3-H-164, 3-H-166, 3-H-167 and 3-H-168

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE(S) _____.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

JERRY TYSKIEWICZ, MANAGER

I, DONALD R. HOUSLEY, SR., A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE June 22, 2020
NAME: _____
REG. NO. 35559-E



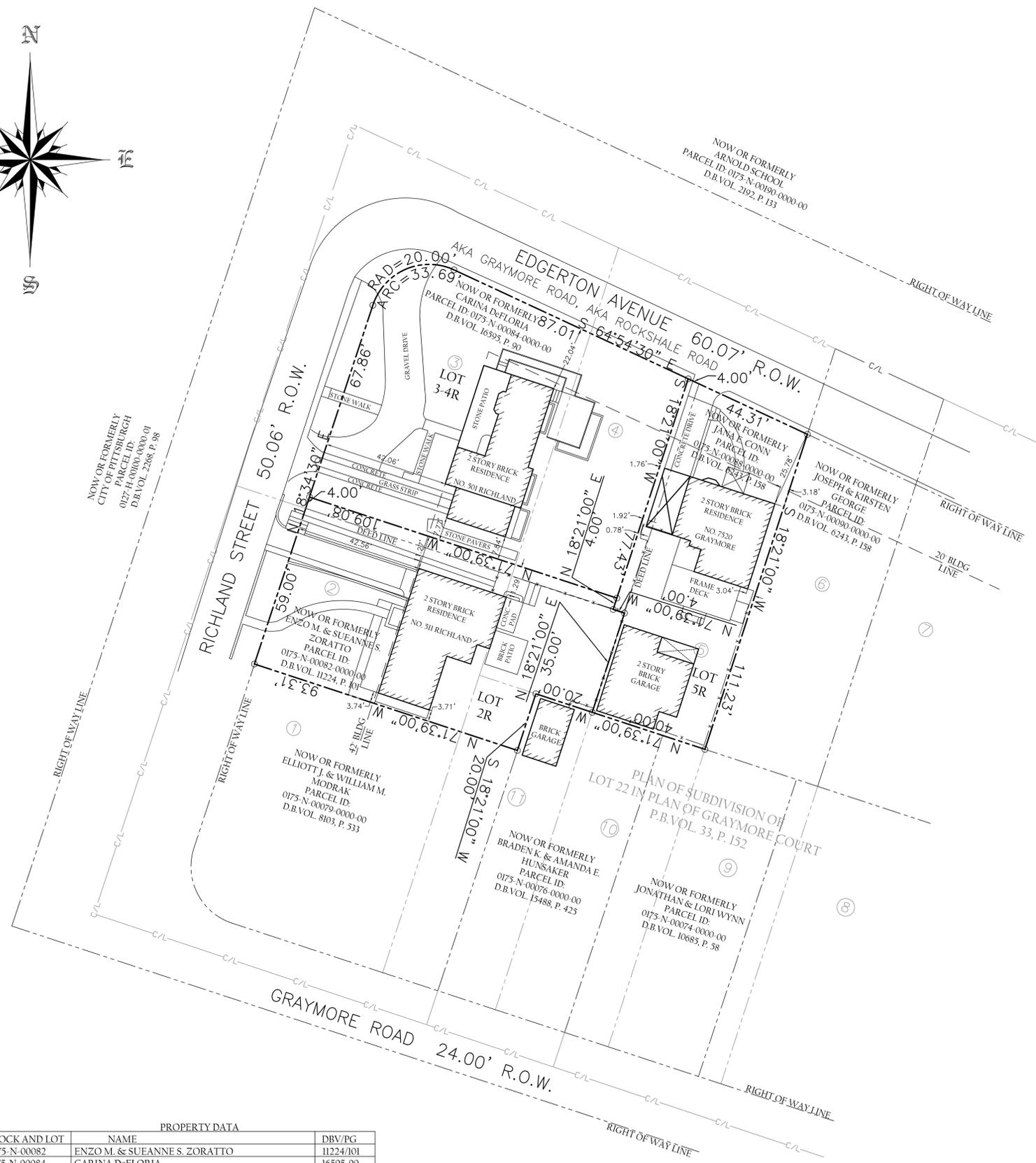
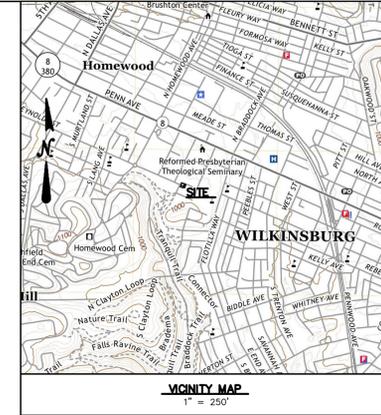
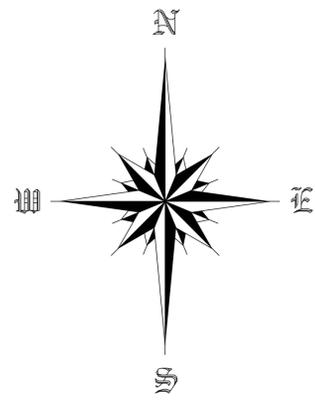
1209 EAST CARSON STREET CONSOLIDATION PLAN
SITUATE IN
17th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By	WTS	Scale	1"=20'	Drawing No.	19-614 CONSOLIDATION
Checked By	DRH	Date	JANUARY 21, 2020	Sheet No.	1 of 1
Approved By	DRH	File Name	JDEM19614EC		

Mittal Division
of KU Resources, Inc.
117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
TEL: (724) 327-7474 FAX: (724) 325-2734

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

M:\2019\19-614 - 2020\19614EC - John DeMauro - 1209 East Carson St Survey Dist Only\19-614 East Carson Consolidation Plan.dwg Layout-Layout1 User:mlissone PlotDate:2/17/2020 7:29 AM



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

ATTEST: _____
CHAIRMAN

SECRETARY

ZONING INFORMATION:
ZONING CLASS-RID-L-SINGLE UNIT DETACHED RESIDENTIAL
MINIMUM LOT AREA - 5,000 SQUARE FEET
MAXIMUM HEIGHT - 40 FEET
MINIMUM EXTERIOR SIDE YARD SETBACK - 30 FEET
MINIMUM INTERIOR SIDE YARD SETBACK - 5 FEET
MINIMUM REAR YARD SETBACK - 30 FEET

AREA SUMMARY
0175-N-00082 - 5,826.19 SQUARE FEET OR 0.134 ACRE
AREA ACQUIRED FROM 0175-N-00084- 436.30 SQUARE FEET OR 0.010ACRE
LOT 2R NET AREA - 6,262.49 SQUARE FEET OR 0.144 ACRE

0175-N-00084 - 9,780.48 SQUARE FEET OR 0.225 ACRE
AREA DEDICATED TO 0175-N-00082- 436.30 SQUARE FEET OR 0.010ACRE
AREA DEDICATED TO 0175-N-00088- 325.71 SQUARE FEET OR 0.007 ACRE
LOT 3-4R NET AREA - 9,018.47 SQUARE FEET OR 0.207 ACRE

0175-N-00088 - 4,543.06 SQUARE FEET OR 0.104 ACRE
AREA ACQUIRED FROM 0175-N-00084- 325.71 SQUARE FEET OR 0.007ACRE
LOT 2R NET AREA - 4,868.77 SQUARE FEET OR 0.111 ACRE

TOTAL PLAN AREA = 20,149.73 SQUARE FEET OR 0.462 ACRE

501 RICHLAND LANE
PLAN OF SUBDIVISION
BEING A SUBDIVISION OF LOTS 2 IN THE PLAN OF
SUBDIVISION OF LOT 22 IN PLAN OF GRAYMORE COURT
CONVEYING THE EASTERLY 1/4 OF LOT 4 TO LOT 5 AND THE
SOUTHERLY 4 OF LOTS 3 AND 4 TO LOT 2

SITUATED IN
14TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR

CARINA MENDOLA (DeFLORIA)
JANA E. CONN
ENZO M. & SUEANNE S. ZORATTO

PROPERTY DATA			
BLOCK AND LOT	NAME	DBV/PG	
LOT 2R	0175-N-00082 ENZO M. & SUEANNE S. ZORATTO	11224/101	
LOT 3-4R	0175-N-00084 CARINA DeFLORIA	16595-90	
LOT 5R	0175-N-00088 ROSS STEVEN CONN (DECEASED) & JANA E. CONN	6213-160	

DATE	REVISION	REV BY

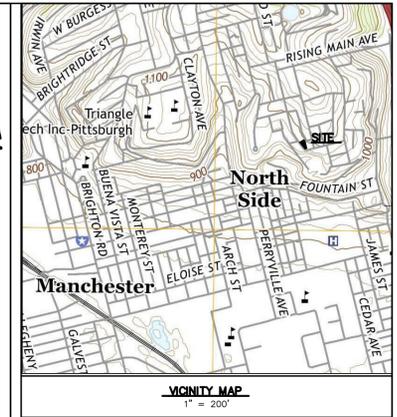
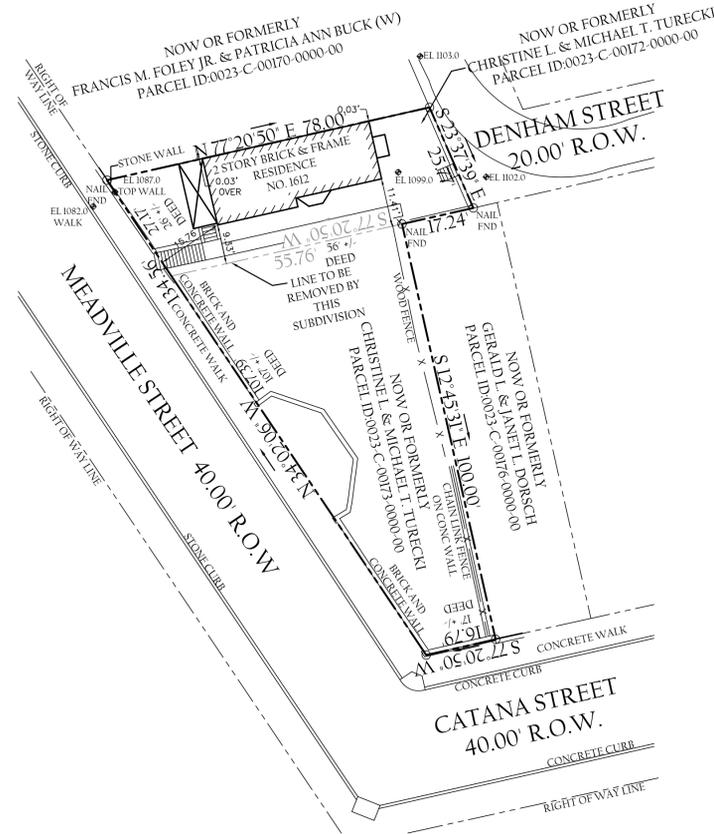


Gen3 SURVEYING
TERRY R. SIEFERS, PLS
PROFESSIONAL LAND SURVEYOR

885 CENTER ROAD
PITTSBURGH, PA 15239
Telephone: (412) 584-2200
EMAIL: terry@gen3surveying.com

DWG NO.: SUB-172
DATE: 08-01-20
PROJ # 20-172
DWN BY: TRS
CHK BY: DSS
SCALE: 1" = 20'

NOTE: USE BLUE INK FOR SIGNATURES



PROPERTY DATA			
BLOCK & LOT	NAME	D.B.VOL./PG.	
1 0023-C-00172	CHRISTINE L. & MICHAEL T. TURECKI	18017-178	
2 0023-C-00173	CHRISTINE L. & MICHAEL T. TURECKI	18017-178	

AREA TABLE

0023-C-00172	- 1,910.21 SQUARE FEET OR 0.044 ACRE
0023-C-00173	- 3,627.56 SQUARE FEET OR 0.083 ACRE
LOT 1-C	- 5,537.77 SQUARE FEET OR 0.127 ACRE

ZONING INFORMATION:

ZONING CLASS-R1D-H-RESIDENTIAL SINGLE UNIT DETACHED- HIGH DENSITY
 MINIMUM LOT AREA - 1,800 SQUARE FEET
 MINIMUM FRONT SETBACK - 25 FEET
 MAXIMUM HEIGHT - 85 FEET
 MINIMUM EXTERIOR SIDE YARD SETBACK - 25 FEET
 MINIMUM INTERIOR SIDE YARD SETBACK - 5 FEET
 MINIMUM REAR YARD SETBACK - 25 FEET

GENERAL NOTES:

SUBJECT PROPERTY SITUATE IN FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM(FLOOD INSURANCE RATE MAP) 42003C0334H, LAST REVISED SEPTEMBER 26, 2014.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHRISTINE L. & MICHAEL T. TURECKI, OF ROSS TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN OF CONSOLIDATION OF OUR PROPERTY, SITUATE IN THE 25TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS THEREOF I SET MY HAND AND SEAL THIS _____ DAY OF _____ 2017.

ATTEST:

NOTARY PUBLIC _____ CHRISTINE L. TURECKI

NOTARY PUBLIC _____ MICHAEL T. TURECKI

STATE OF PENNSYLVANIA)
) SS
 COUNTY OF ALLEGHENY)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED CHRISTINE L. & MICHAEL T. TURECKI, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ 2020.

MY COMMISSION EXPIRES:

THIS _____ DAY OF _____ 2020.

 NOTARY PUBLIC

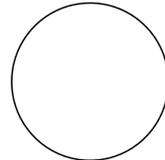
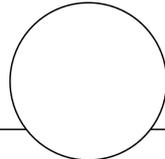
WE, CHRISTINE L. & MICHAEL T. TURECKI, OWNERS OF THE LANDS IN THE TURECKI CONSOLIDATION PLAN DO HEREBY CERTIFY THAT THERE IS A MORTGAGE AGAINST THESE PROPERTIES, AND THAT THE TITLE TO THESE PROPERTIES ARE IN THE NAME OF CHRISTINE L. TURECKI AND MICHAEL T. TURECKI AS RECORDED IN DEED BOOK VOLUME 18017, PAGE 178 AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE.

WITNESS _____ CHRISTINE L. TURECKI

WITNESS _____ MICHAEL T. TURECKI

ALLEGHENY COUNTY
 DEPARTMENT OF
 REAL ESTATE

SURVEYOR
 EMBOSSED SEAL



DATE	REVISION	REV BY

OWNERS INFORMATION:
 CHRISTINE L. & MICHAEL T. TURECKI
 149 BEACONVIEW ROAD
 PITTSBURGH, PA 15237

I, TERRY R. SIEFERS, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JULY 20, 2020
 DATE

 TERRY R. SIEFERS, PLS
 REG. NO. 043962-E

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA.

STATE OF PENNSYLVANIA)SS
 ALLEGHENY COUNTY)

IN PLAN BOOK VOLUME _____ PAGE(S) _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

ATTEST:

 DEPARTMENT OF REAL ESTATE

TURECKI CONSOLIDATION PLAN

BEING A CONSOLIDATION OF PARCELS DESCRIBED IN
 DEED BOOK VOLUME 18017, PAGE 178
 PLAN BOOK VOLUME 17, PAGE 48

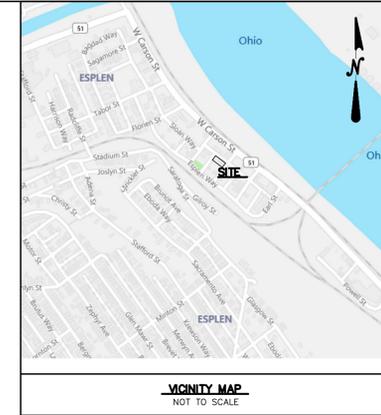
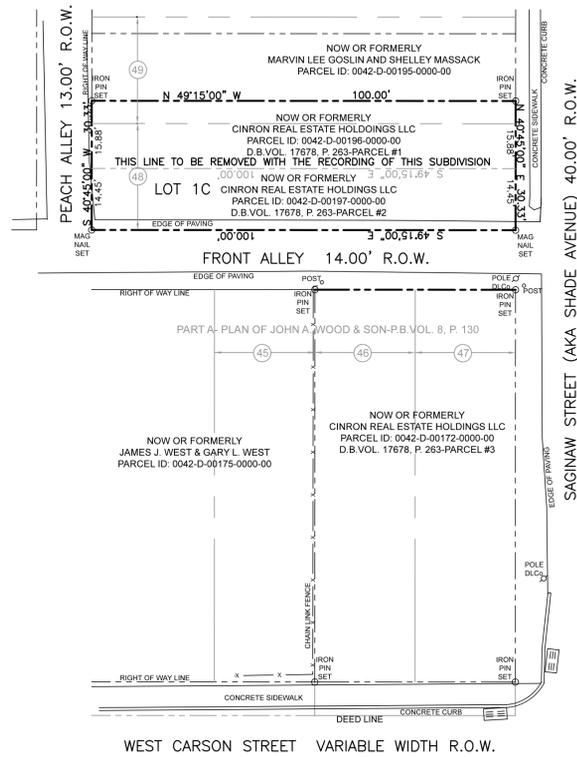
SITUATE IN
 25TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA

MADE FOR
 CHRISTINE L. & MICHAEL T. TURECKI

Gen3 SURVEYING
 TERRY R. SIEFERS, PLS
 PROFESSIONAL LAND SURVEYOR
 885 CENTER ROAD
 DPITTSBURGH, PA 15239
 Telephone: (412) 584-2200
 EMAIL: terry@gen3surveying.com

DWG NO.: CONS-048
 DATE: 07-22-2020
 PROJ # 20-048
 DWN BY: TRS
 CHK BY: TRS
 SCALE: 1" = 20'

NOTE: USE BLUE INK FOR SIGNATURES



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

ATTEST: _____
CHAIRMAN

_____ SECRETARY

PROPERTY DATA		
BLOCK & LOT	NAME	D.B.VOL./PG.
1 0042-D-00196	CINRON REAL ESTATE HOLDINGS LLC	DBV 17678, P 263-PARCEL #1
2 0042-D-00197	CINRON REAL ESTATE HOLDINGS LLC	DBV 17678, P 263-PARCEL #2

GENERAL NOTES:

SUBJECT PROPERTY SITUATE IN FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM(FLOOD INSURANCE RATE MAP) 42003C0333H, LAST REVISED SEPTEMBER 26, 2014.

BY A RESOLUTION APPROVED ON THE _____ DAY OF _____ 2020 THE BOARD OF DIRECTORS OF CINRON REAL ESTATE HOLDINGS LLC INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA OWNERS OF THE LAND SHOWN ON THE CINRON 1 PLAN OF LOTS ADOPTED THIS PLAN AS THEIR PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

CINRON REAL ESTATE HOLDINGS LLC
SIGNATURE AND TITLE OF OFFICER _____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING _____

DATE _____
IN WITNESS THEREOF I SET MY HAND AND SEAL THIS _____ DAY OF _____ 2020.

ATTEST:
NOTARY PUBLIC _____ CINDY J. COHEN
_____ RONALD H. TAYLOR

STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED CINDY J. COHEN AND RONALD H. TAYLOR, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.
WITNESS MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____ 2020.
MY COMMISSION EXPIRES:
THIS _____ DAY OF _____ 20__

NOTARY PUBLIC

AREA TABLE

0042-D-00196-PARCEL #1	- 1,588 SQUARE FEET OR 0.036 ACRE
0042-D-00197-PARCEL #2	- 1,445 SQUARE FEET OR 0.033 ACRE
TOTAL PLAN AREA	= 3,033 SQUARE FEET OR 0.069 ACRE

ZONING INFORMATION:
ZONING CLASS--RIV-GI--RIVERFRONT GENERAL INDUSTRIAL
MINIMUM LOT AREA - 0 SQUARE FEET
MAXIMUM HEIGHT - 75 FEET
MINIMUM EXTERIOR SIDE YARD SETBACK - 10 FEET
MINIMUM INTERIOR SIDE YARD SETBACK - 10 FEET
MINIMUM REAR YARD SETBACK - 20 FEET

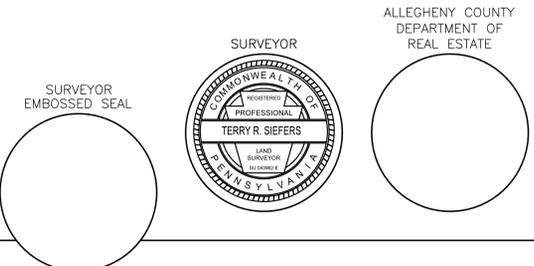
WE, CINDY J. COHEN AND RONALD H. TAYLOR, OWNERS OF THE LANDS IN THE CINRON CONSOLIDATION PLAN NO. 1 DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THESE PROPERTIES, AND THAT THE TITLE TO THESE PROPERTIES ARE IN THE NAME OF CINRON REAL ESTATE HOLDINGS, LLC-CINDY J. COHEN AND RONALD H. TAYLOR AS RECORDED IN DEED BOOK VOLUME 17678, PAGE 263. AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE.

WITNESS _____ CINDY J. COHEN
WITNESS _____ RONALD H. TAYLOR

I, TERRY R. SIEFERS, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
MARCH 10, 2020
DATE
TERRY R. SIEFERS, PLS
REG. NO. 043962-E

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA,
STATE OF PENNSYLVANIA)SS
ALLEGHENY COUNTY)
IN PLAN BOOK VOLUME _____ PAGE(S) _____
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__
ATTEST: _____
DEPARTMENT OF REAL ESTATE

CINRON CONSOLIDATION PLAN NO.1
BEING A CONSOLIDATION OF PARCELS #1 AND #2
AS DESCRIBED IN DEED BOOK VOLUME 17678, PAGE 263
SITUATE IN
20TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA
MADE FOR
CINRON REAL ESTATE HOLDINGS LLC



DATE	REVISION	REV BY

OWNERS INFORMATION:
CINRON REAL ESTATE HOLDINGS LLC
CINDY J. COHEN/RONALD H. TAYLOR
38 GLENN WAY
MCKEES ROCKS, PA 15136

Gen3 SURVEYING
TERRY R. SIEFERS, PLS
PROFESSIONAL LAND SURVEYOR
885 CENTER ROAD
D PITTSBURGH, PA 15239
Telephone: (412) 584-2200
EMAIL: terry@gen3surveying.com

DWG NO.: C-182
DATE: 03-10-2020
PROJ # 19-182
DWN BY: TRS
CHK BY: TRS
SCALE: 1" = 20'