ALL SIGNATURES MUST BE IN BLUE INK!

KNOW ALL MEN BY THESE PRESENTS, that We, __________, Allegheny County, Pennsylvania, hereinafter referred to as the Owner, do hereby adopt the plan of lots as our property, situated in the 13th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this ________ day of ________, 20__.

Lake Wolf, Owner

Commonwealth of Pennsylvania

County of Allegheny

We, __________, hereinafter referred to as the Developer, do hereby dedicate the streets and other property identified as dedication on the plan to the 13th Ward of the City of Pittsburgh, Allegheny County, and the dedication shall be binding upon heirs, executors and assigns.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this ________ day of ________, 20__.

My Commission expires the ________ day of ________, 20__.

Lake Wolf, Owner

We, __________, hereinafter referred to as the Owner, do hereby certify that the title to the property contained in this Subdivision of Lot 7 in the Clarence Street Plan of Lots is in the name of __________, and recorded in Deed Book ________, Page ________, and further certify that there is no mortgage lien or encumbrance against this property.

Lake Wolf, Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named __________, Owner, and acknowledged the foregoing deed and declaration and plan to be their act and deed to be recorded as such.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this ________ day of ________, 20__.

Lake Wolf, Owner

Jeffrey L. Kostkamp, a professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that, to the best of my knowledge, information and belief that this plan correctly represents the lots, roads, streets, and highways as surveyed and deemed by me for the owners and agents.

Jeffrey L. Kostkamp, P.L.S.

Date: ________

Jeffrey L. Kostkamp, P.L.S.

Registration Number: 00-03894-E

OFFICE OF REAL ESTATE SURVEYOR

4133 PRINCETON AVE., PITTSBURGH, PA 15237

PHONE: (412) 920-6491  FAX: (412) 920-6242

Dwg. No. 1392-2

SUBDIVISION OF LOT 7 IN THE CLARENCE STREET PLAN OF LOTS

Recorded in the Office of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plan Book Volume ________, page ________.

Date: ________

Surv. L. Shostok

City of Pittsburgh

Department of City Planning

Notary Public

City of Pittsburgh

Notary Public

Adele J. Detweiler

President

Secretary

Adele J. Detweiler

President

Secretary
RIGHT OF WAY LINE
LYSLE STREET  20.00' R.O.W.  N  76'02'52" E  39.00'
ZONING INFORMATION:
ZONING CLASS: R-8 SINGLE UNIT DETACHED RESIDENTIAL
MINIMUM LOT AREA - 5,000 SQUARE FEET
MAXIMUM HEIGHT - 40 FEET
MINIMUM INTERIOR SIDE Yard SETBACK - 5 FEET
MINIMUM REAR YARD SETBACK - 30 FEET

AREA SUMMARY
0275-N-00082: 9,690.19 SQUARE FEET OR 0.214 ACRE
AREA ACQUIRED FROM 0275-N-00080: 436.40 SQUARE FEET OR 0.010 ACRE
LOT 28 NET AREA - 3,652.49 SQUARE FEET OR 0.864 ACRE

0275-N-00084: 9,780.48 SQUARE FEET OR 0.236 ACRE
AREA DEDICATED TO 0275-N-00082: 436.40 SQUARE FEET OR 0.010 ACRE
AREA DEDICATED TO 0275-N-00080: 125.71 SQUARE FEET OR 0.031 ACRE
LOT 28 NET AREA - 9,007.47 SQUARE FEET OR 2.074 ACRE

0275-N-00089: 6,583.06 SQUARE FEET OR 0.154 ACRE
AREA ACQUIRED FROM 0275-N-00083: 533.75 SQUARE FEET OR 0.013 ACRE
LOT 28 NET AREA - 6,049.31 SQUARE FEET OR 1.327 ACRE

TOTAL PLAN AREA - 20,409.97 SQUARE FEET OR 0.462 ACRE

56 RICH AND LANE
PLAN OF SUBDIVISION

ARCHITECT: P. E.
CO. PLAN NO.: 0275-N-00082-84

APPROVED:
CITY PLANNING COMMISSION
ATTEN:
CHAIRMAN
SECRETARY

ARCHITECT: P. E.
CO. PLAN NO.: 0275-N-00082-84

CIVIL ENGINEER: P. E.
CO. PLAN NO.: 0275-N-00082-84

SURVEYOR: P. E.
CO. PLAN NO.: 0275-N-00082-84

GEN3 SURVEYING

SHEET 1 OF 2