



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 )

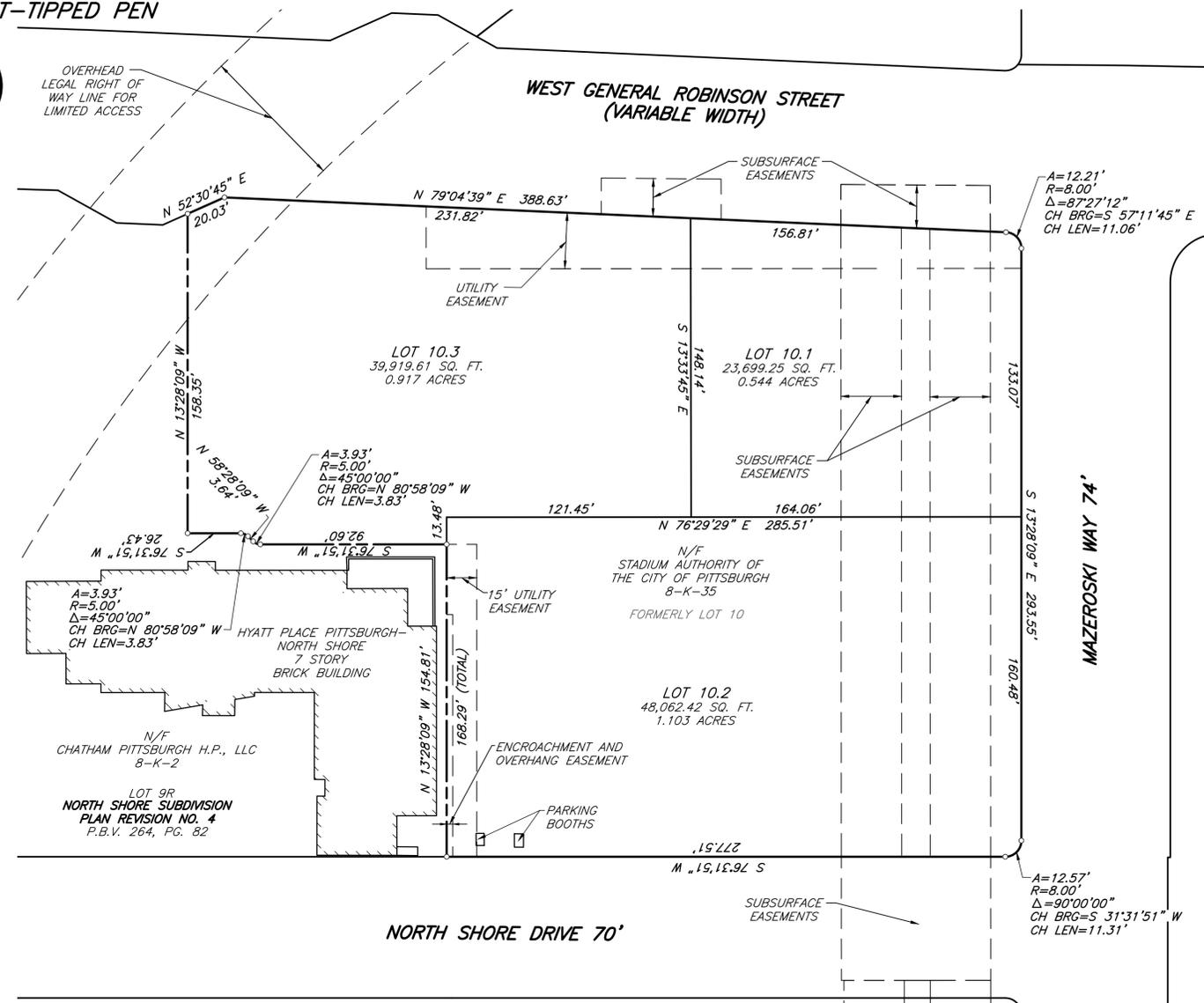
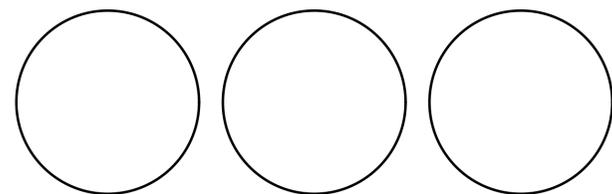
COUNTY OF ALLEGHENY )

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

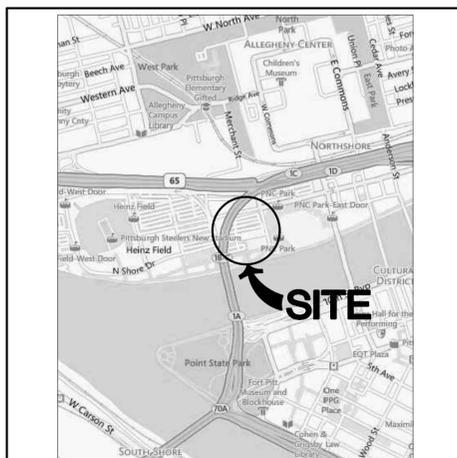
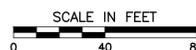
AREA TABULATION

	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'

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



**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**

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

SHEET 1 OF 1

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING  
APPROVED DATE: \_\_\_\_\_  
CITY PLANNING COMMISSION  
CHAIRMAN \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
SECRETARY \_\_\_\_\_

P:\2019\192-020\192-020-001-Survey\Draw\192020-001-Sub.dwg(192-020-001-Sub.dwg) - LP - 3/24/2020 7:35 AM



We, Jafarah Homes, LLC, owners of the land shown on the Jafarah Homes Lot Consolidation Plan, do hereby 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Notary Public Jafarah Homes, LLC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named \_\_\_\_\_ of Jafarah Homes, LLC, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission expires on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

(SEAL)

We, Jafarah Homes, LLC, hereby certify that the title to the property contained in the Jafarah Homes Lot Consolidation Plan are in the name of Jafarah Homes, LLC and are recorded in the following deed book volumes and pages:

Block 26-R Lot 270 DBV 17996 Pg 246  
Block 26-R Lot 306 DBV 17996 Pg 328

We further certify that their is no mortgage, lien, or other encumbrance against these properties.

\_\_\_\_\_  
Witness Jafarah Homes, LLC

I, John Robert Gales, a Registered Professional 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, alleys and highways as surveyed and plotted by me for the owners or agents.

\_\_\_\_\_  
Date John Robert Gales, P.L.S.  
Registration No. 8203-E

COMMONWEALTH OF PENNSYLVANIA ) SS:

COUNTY OF ALLEGHENY ) SS:

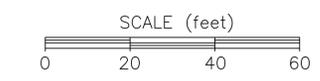
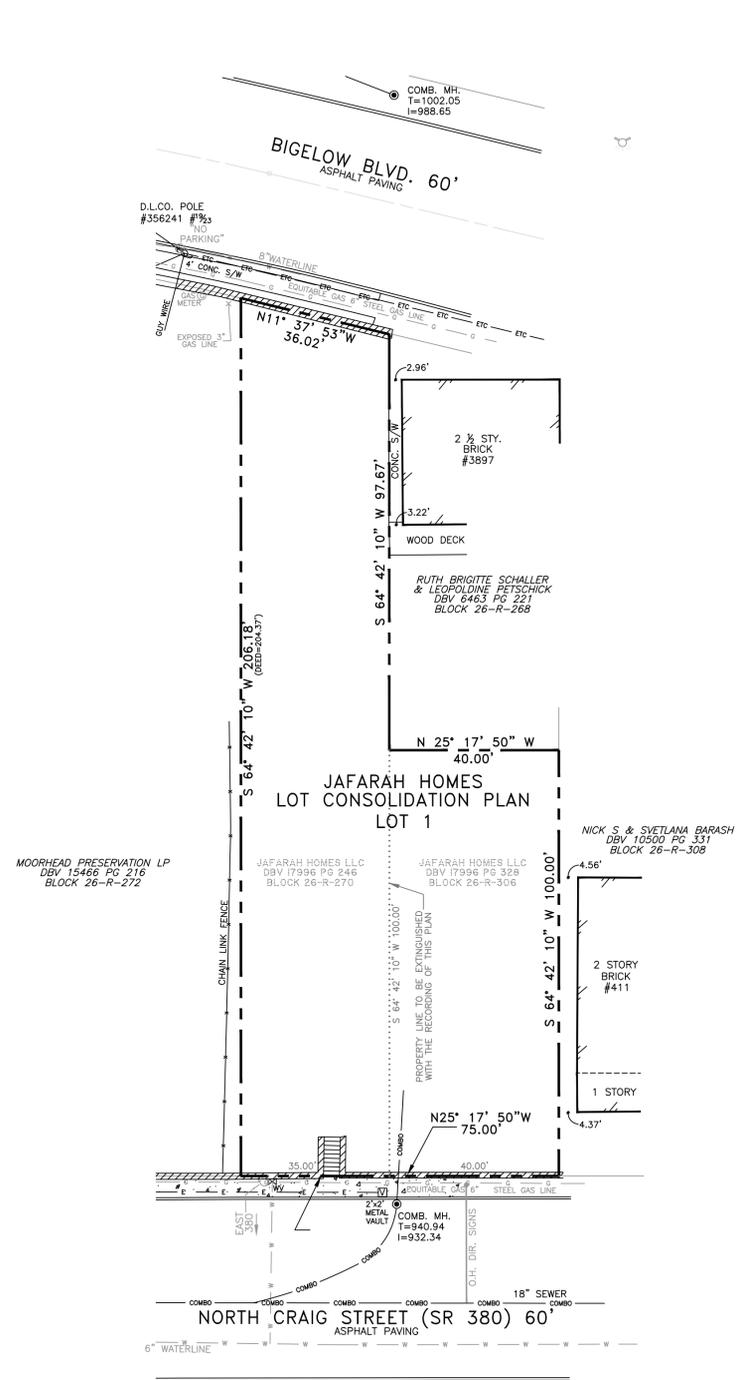
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_, pages(s) \_\_\_\_\_.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL) \_\_\_\_\_  
Manager, Department of Real Estate

**AREA SUMMARY**

	SQ. FT.	ACRES
ORIGINAL BLOCK 26-R LOT 270	7,067.3750	0.1622
ORIGINAL BLOCK 26-R LOT 306	4,000.0000	0.0918
<b>TOTAL</b>	<b>11,067.3750</b>	<b>0.2540</b>
<b>NEW LOT 1</b>	<b>11,067.3750</b>	<b>0.2540</b>



**OWNER ADDRESS**  
JAFARAH HOMES, LLC  
453 ELKWOOD DRIVE  
CORAOPOLIS, PA 15108-3206

**PROPERTY ADDRESS**  
NORTH CRAIG STREET  
PITTSBURGH, PA 15213

DATE	REVISION

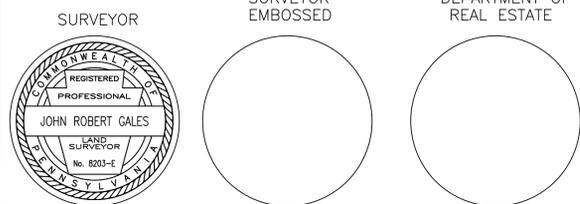
**JAFARAH HOMES  
LOT CONSOLIDATION PLAN**  
BEING A CONSOLIDATION BLOCK 26-R LOT 270 AND BLOCK 26-R-306.  
SITUATE IN  
5th WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA  
MADE FOR  
JAFARAH HOMES, LLC

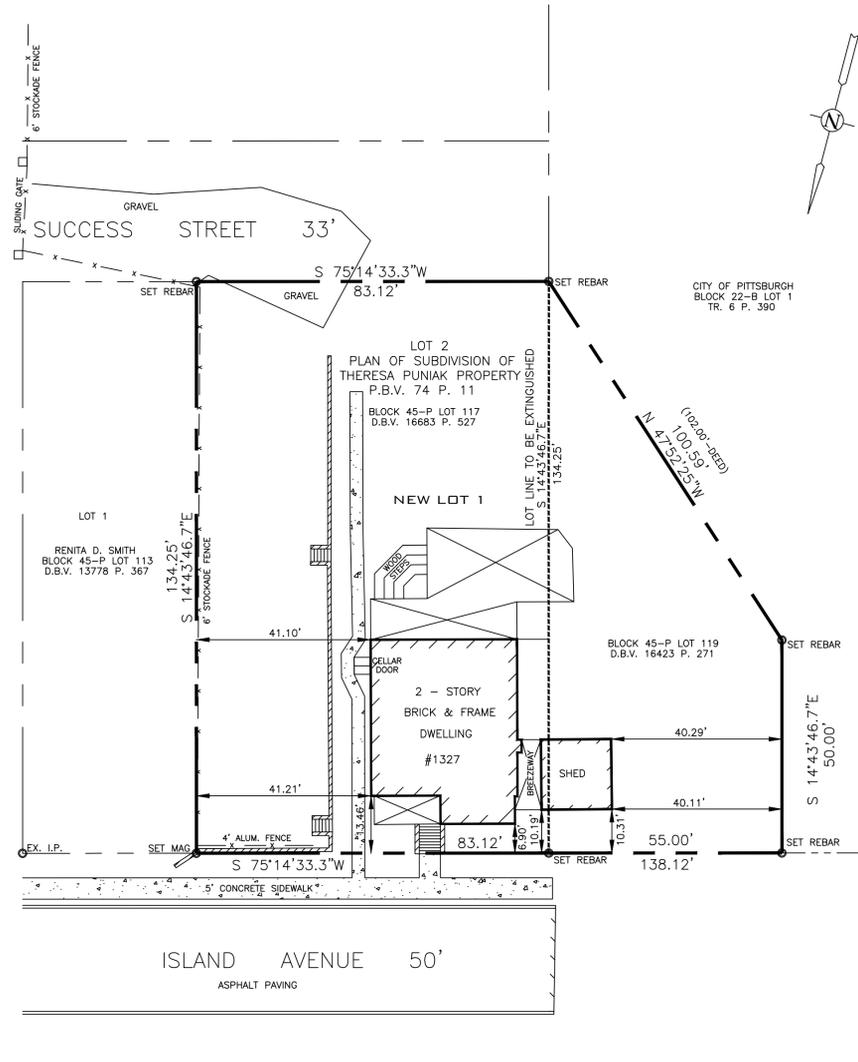
SCALE: 1" = 20' DATE: MARCH 27, 2020

PREPARED BY  
J R GALES & ASSOCIATES, INC.  
2704 BROWNVILLE ROAD  
PITTSBURGH, PA 15227  
PHONE (412) 885-8885 FAX (412) 885-1320

SHEET 1 OF 1

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING  
APPROVED \_\_\_\_\_  
CITY PLANNING COMMISSION  
ATTEST: Chairman  
Secretary





CITY OF PITTSBURGH  
BLOCK 22-B LOT 1  
TR. 6 P. 390

BLOCK 45-P LOT 119  
D.B.V. 16423 P. 271

RENITA D. SMITH  
BLOCK 45-P LOT 113  
D.B.V. 13778 P. 367

LOT 2  
PLAN OF SUBDIVISION OF  
THERESA PUNIAK PROPERTY  
P.B.V. 74 P. 11

BLOCK 45-P LOT 117  
D.B.V. 16683 P. 527

NEW LOT 1

2 - STORY  
BRICK & FRAME  
DWELLING  
#1327

SHED

CELLAR DOOR

BRICKWAY

EX. I.P.

ISLAND AVENUE 50'  
ASPHALT PAVING

6" STORAGE FENCE

SUCCESS STREET 33'

S 75°14'33.3"W 83.12'

S 14°43'46.7"E 50.00'

6" STORAGE FENCE

41.10'

41.21'

4.3.46'

S 75°14'33.3"W

5' CONCRETE SIDEWALK

ISLAND AVENUE 50'

ASPHALT PAVING



**AREA SUMMARY**

	SQ. FT.	ACRES
45-P LOT 117	11,158.86	0.2562
45-P LOT 119	5,066.86	0.1163
LOT 1	16,225.72	0.3725

**OWNER/DEVELOPER:**  
**RAYMOND MARK ZELLARS & FANTASY ZELLARS**  
 1327 ISLAND AVENUE  
 PITTSBURGH, PA 15212  
 412-292-7070  
 BLOCK 45-9 LOTS 117 & 119

I, John Robert Gales, 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 \_\_\_\_\_  
 John Robert Gales, P.L.S.  
 Registration Number 8203-E

SURVEYOR SURVEYOR EMBOSSED DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF ALLEGHENY ) SS:

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_, Page \_\_\_\_\_.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

SEAL \_\_\_\_\_  
 Manager, Department of Real Estate

WE, Raymond Mark Zellars and Fantasy Zellars, owners of the land shown on the Zellars Consolidation Plan, hereby 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:  
 \_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Raymond Mark Zellars  
 \_\_\_\_\_  
 Fantasy Zellars

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Raymond Mark Zellars and Fantasy Zellars and acknowledged the foregoing adoption and dedication to be their act.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public  
 (SEAL)

WE, Raymond Mark Zellars and Fantasy Zellars, hereby certify that the title to the property contained in the Zellars Consolidation Plan is in the name of Raymond Mark Zellars and Fantasy Zellars and is recorded in Deed Book Volume 16423, page 271 and Deed Book Volume 16683 page 527. We further certify that there is no mortgage, lien or encumbrance against this property.

\_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Raymond Mark Zellars  
 \_\_\_\_\_  
 Fantasy Zellars

**ZELLARS CONSOLIDATION PLAN**

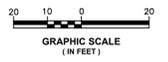
BEING A CONSOLIDATION OF LOT 2 IN THE PLAN OF SUBDIVISION OF THERESA PUNIAK PROPERTY AS RECORDED IN P.B.V. 74, P. 11, AND TAX PARCEL 45-P-119.

SITUATE IN  
**21ST WARD - CITY OF PITTSBURGH**  
**ALLEGHENY COUNTY, PA**

MADE FOR  
**RAYMOND MARK ZELLARS & FANTASY ZELLARS**

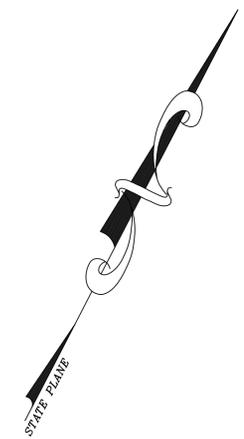
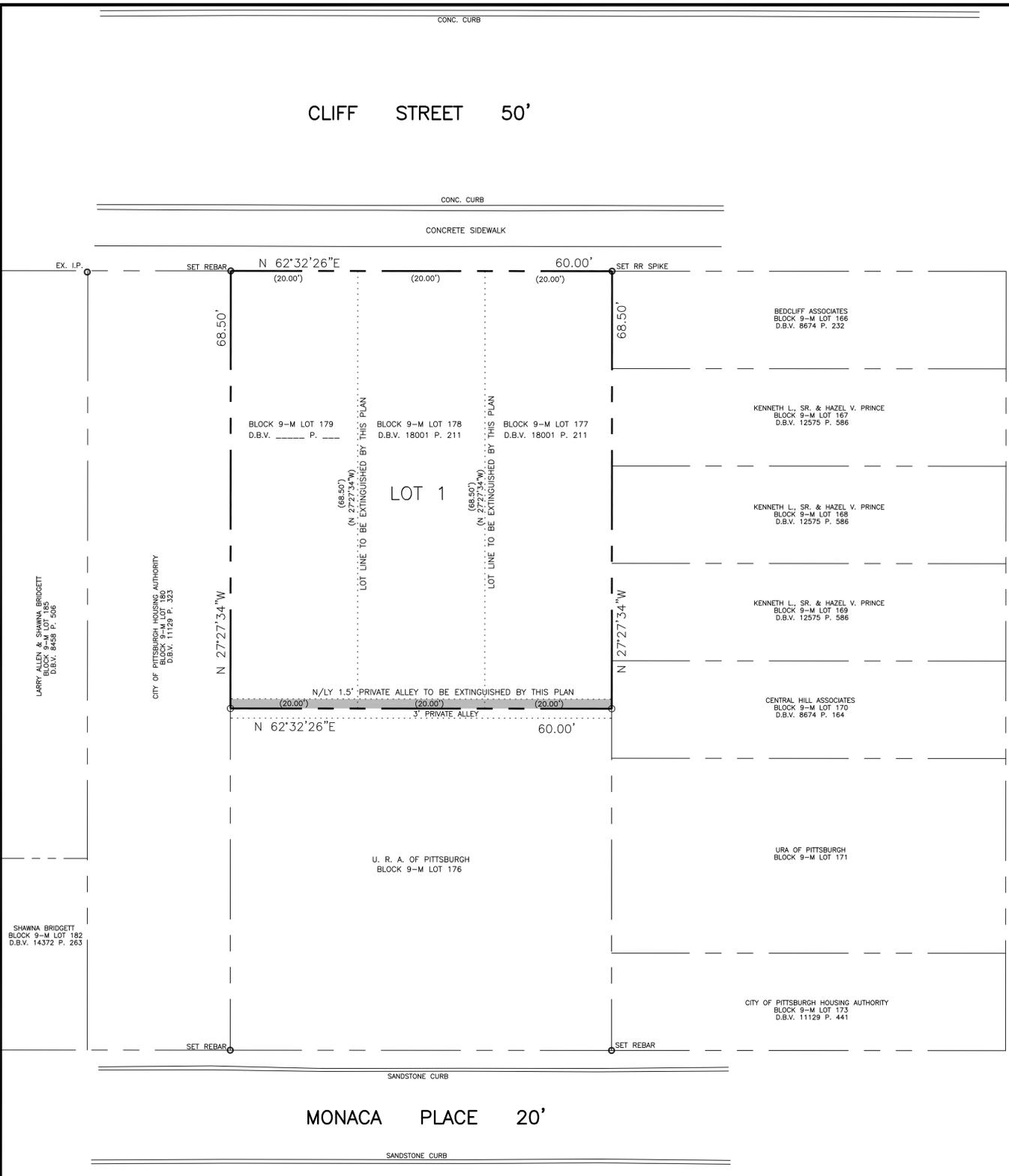
SCALE: 1" = 20' DATE: AUGUST 18, 2020

PREPARED BY:  
**J.R. GALES & ASSOCIATES, INC.**  
 2704 Brownsville Road  
 Pittsburgh, Pennsylvania 15227  
 Phone: 412-885-8885 Fax: 412-885-1320



DATE	REVISION

!!! ALL SIGNATURES MUST BE IN PERMANENT NAVY BLUE INK OR FELT TIPPED PEN & DO NOT FOLD PLAN.



LEDLIE STREET 50'

LLC OWNER ADOPTION AND DEDICATION

EL 1860 Cliff Street LLC, a limited liability company formed in the Commonwealth of Pennsylvania, owner of the land shown on the Cliff Street Consolidation Plan, 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 company and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set our hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
 ATTEST: EL 1860 Cliff Street LLC

Notary Public \_\_\_\_\_ Managing Partner \_\_\_\_\_  
 Printed name and title of Signatory

ACKNOWLEDGMENT OF LLC ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named \_\_\_\_\_ of EL 1860 Cliff Street LLC, who acknowledge the foregoing adoption and dedication to be the act of the company.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



Notary Public

(SEAL)

CERTIFICATION OF TITLE WITH NO MORTGAGE

I hereby certify that the title to the property contained in the Cliff Street Consolidation Plan is in the name of EL 1860 Cliff Street LLC and is recorded in Deed Book Volume 18001, Page 211, Deed Book Volume \_\_\_\_\_, Page \_\_\_\_\_ and Deed Book Volume \_\_\_\_\_, Page \_\_\_\_\_. We further certify that there is no mortgage, lien or encumbrance against this property.

EL 1860 Cliff Street LLC  
 Managing Partner \_\_\_\_\_  
 Printed name and title of Signatory

Witness

DIMENSIONS WITH ( ) ARE OLD LOT LINE DIMENSIONS.

..... INDICATES EXISTING LOT LINE TO BE EXTINGUISHED

AREA SUMMARY

	SQ. FT.	ACRES
BLOCK 9-M LOT 177	1,370	0.03145
BLOCK 9-M LOT 178	1,370	0.03145
BLOCK 9-M LOT 179	1,370	0.03145
TOTAL LOT 1	4,110	0.09435

OWNER/DEVELOPER:

EL 1860 CLIFF STREET LLC  
 A PENNSYLVANIA LIMITED LIABILITY COMPANY  
 5018 LEA DRIVE  
 CHESWICK, PA 15024  
 724-699-3610  
 BLOCK 9-M LOTS 176, 177, 178 & 179

SURVEYOR'S CERTIFICATION

I, Kimberly A. Gales-Dunn, 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 \_\_\_\_\_  
 SURVEYOR \_\_\_\_\_  
 SURVEYOR EMBOSSED \_\_\_\_\_  
 DEPARTMENT OF REAL ESTATE \_\_\_\_\_



COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF ALLEGHENY ) SS:

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_, Page \_\_\_\_\_.  
 Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

SEAL \_\_\_\_\_  
 Manager, Department of Real Estate



DATE	REVISION

CLIFF STREET CONSOLIDATION PLAN

BEING A CONSOLIDATION OF BLOCK 9-M LOTS 177, 178 & 179  
 SITUATE IN  
 3RD WARD - CITY OF PITTSBURGH  
 ALLEGHENY COUNTY, PA  
 MADE FOR  
 EL 1860 CLIFF STREET LLC

SCALE: 1" = 10' DATE: SEPTEMBER 1, 2020

PREPARED BY  
 KAG ENGINEERING, INC.  
 2704 BROWNSVILLE ROAD  
 PITTSBURGH, PA 15227  
 PHONE (412) 885-8888 FAX (412) 885-5146