

ALL SIGNATURES MUST BE MADE IN BLUE INK.

WE, LUKE AND FARA GARRETSON, OWNERS OF THE LAND SHOWN ON THE GARRETSON CONSOLIDATION PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLE DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THE ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS (1/WE) SET (MY/OUR) HAND AND SEAL THIS _____ DAY _____, 20____.

NOTARY PUBLIC

LUKE GARRETSON & FARA GARRETSON
OWNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED LUKE AND FARA GARRETSON, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, _____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

NOTARIAL SEAL

NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO PART OF THE PROPERTY CONTAINED IN MRS. ELIZA COOPER'S PLAN OF LOTS IS IN THE NAME OF LUKE AND FARA GARRETSON, AND IS RECORDED IN DEED BOOK VOLUME 13126, PAGE 323 AND DEED BOOK VOLUME 13294, PAGE 423.

WITNESS

LUKE GARRETSON & FARA GARRETSON
OWNER

I SCOTT R. PILSTON, 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.

05-21-2020

DATE

Scott R. Pilston

SIGNATURE

SU-046652-E

REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)

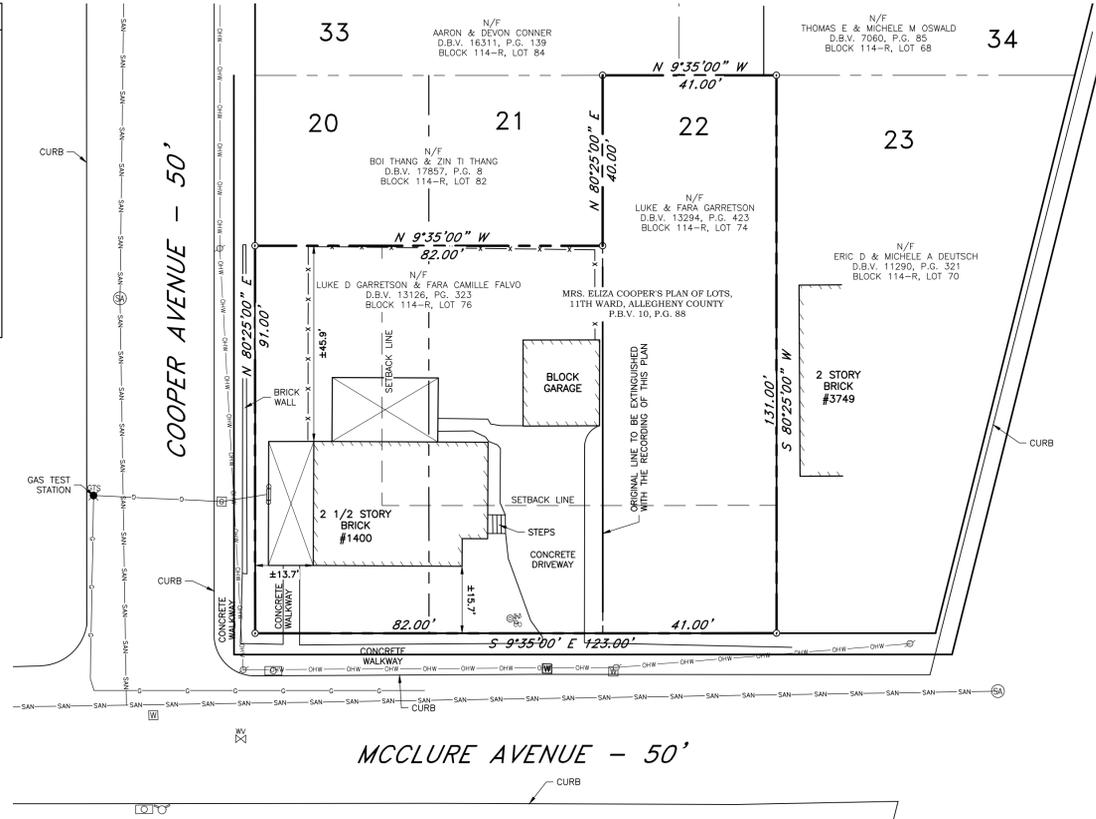
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF

PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE _____.

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

MANAGER

LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	DEED LOT LINE
---	PLAN LOT LINE
---	SETBACK LINE
X-X-X-X	FENCE
---	GAS LINE
---	WATER LINE
---	OVERHEAD WIRE
---	SANITARY LINE
○	PROPERTY CORNER
○	UTILITY POLE
○	FIRE HYDRANT
○	GAS METER
○	WATER VALVE
○	GAS VALVE
□	WATER CONTROL BOX
□	INLET IN SIDEWALK
○	SANITARY MANHOLE



PROPERTY INFORMATION		
SITE ADDRESS	1400 COOPER AVENUE PITTSBURGH, PA 15212	
COUNTY	ALLEGHENY	
BLOCK & LOT	114-R-74 114-R-76	
DEED REFERENCE	D.B.V. 13126, PG. 323 D.B.V. 13294, PG. 423	
PLAN REFERENCE	P.B.V. 10, PG. 88 LOTS 20, 21 & 22	

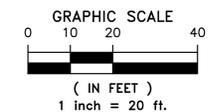
NEW AREA TABULATIONS		
LOT 1	12,834.8 SQ. FT.	0.295 ACRE
TOTAL	12,834.8 SQ. FT.	0.295 ACRE

OLD AREA TABULATIONS		
114-R-76	7,463.2 SQ. FT.	0.172 ACRE
114-R-74	5,371.6 SQ. FT.	0.123 ACRE
TOTAL	12,834.8 SQ. FT.	0.295 ACRE

ZONING	
ZONING DISTRICT	R1D-M SINGLE FAMILY DETACHED DWELLING
MIN. LOT SIZE	3,200 SF.
MIN. FRONT SETBACK	30 FT.
MIN. REAR YARD	30 FT.
MIN. EXTERIOR SIDE YARD	N/A
MIN. INTERIOR SIDE YARD	5 FT. (OR 3' CONTEXTUAL STANDARDS OF 925.06.C)
MAX. HEIGHT	40 FT. (3 STORIES)

OWNER	
LUKE & FARA GARRETSON 1400 COOPER AVENUE PITTSBURGH, PA 15212 412-389-1342	

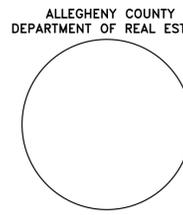
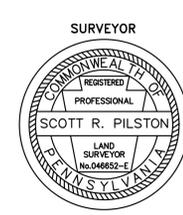
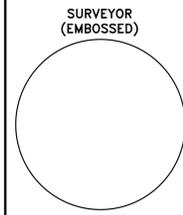
- NOTES**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCELS 114-R-74 & 114-R-76 INTO ONE PARCELS. NO NEW LOTS WILL BE CREATED WITH THE RECORDING OF THIS PLAN.
 - ALL UTILITIES ARE EXISTING & PUBLIC. NO UTILITIES WILL BE AFFECTED WITH THE RECORDING OF THIS PLAN.
 - THE BEARINGS IS BASED ON D.B.V. 13126, PG. 323, D.B.V. 13294, PG. 423, AND P.B.V. 10, PG. 88.
 - SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
 - BY GRAPHIC PLOTTING ONLY, THE BUILDING AREA OF THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 420030331H WITH AN EFFECTIVE DATE OF 9-26-14.
 - THERE ARE NO GAS OR OIL WELLS LOCATED ON THIS PROPERTY.
 - 5/8" DIAMETER IRON PINS ARE TO BE SET AT ALL PROPERTY CORNERS AND RIGHT-OF-WAY LINES.
 - RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.



GARRETSON CONSOLIDATION PLAN
PREPARED FOR
LUKE & FARA GARRETSON
SITUATE IN
CITY OF PITTSBURGH - 27TH WARD
ALLEGHENY COUNTY - PENNSYLVANIA



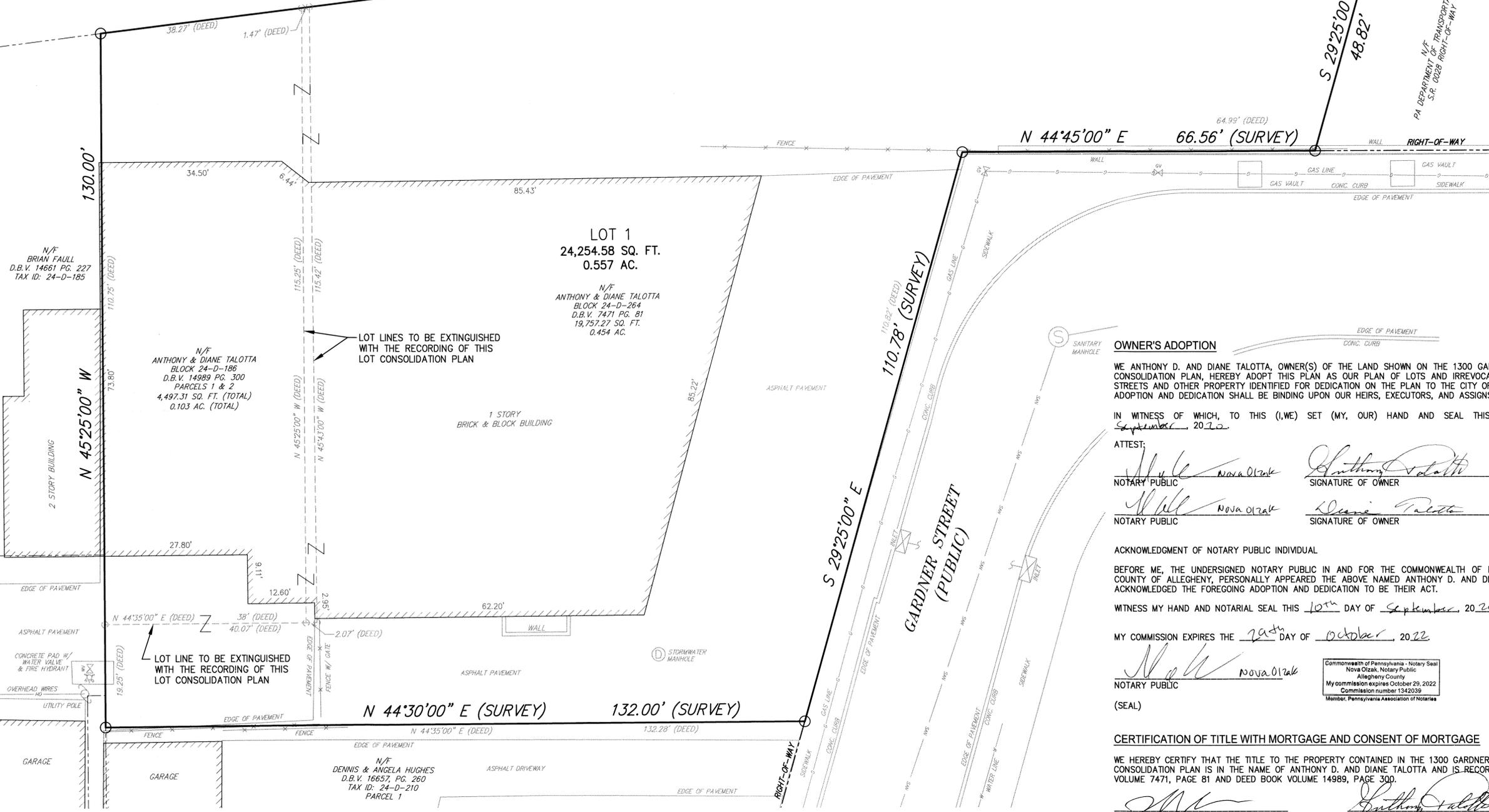
DRAWN BY: MFS	PROJ. No.: 20-1080
CHECKED BY: BTM	SCALE: 1"=20'
APPROVED BY: SRP	DATE: 05-21-2020
BLOCK: 114-R	SHEET NO:
LOT: 74 & 76	1 OF 1
D.B.V.: 13126 & 13294	
PG.: 323 & 423	



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED: _____
CITY PLANNING COMMISSION
CHAIRPERSON
ATTEST: _____
SECRETARY

NUMBER OF PARCELS: 3
 TOTAL PLAN AREA: 24,254.58 SQ. FT./0.557 AC.
 OWNER:
 ANTHONY & DIANE TALOTTA
 1300 GARDNER STREET
 PITTSBURGH, PA 15212

N/F
 PA DEPARTMENT OF TRANSPORTATION
 S.R. 0028 RIGHT-OF-WAY



LOT 1
 24,254.58 SQ. FT.
 0.557 AC.

N/F
 ANTHONY & DIANE TALOTTA
 BLOCK 24-D-264
 D.B.V. 7471 PG. 81
 19,757.27 SQ. FT.
 0.454 AC.

N/F
 ANTHONY & DIANE TALOTTA
 BLOCK 24-D-186
 D.B.V. 14989 PG. 300
 PARCELS 1 & 2
 4,497.31 SQ. FT. (TOTAL)
 0.103 AC. (TOTAL)

LOT LINES TO BE EXTINGUISHED
 WITH THE RECORDING OF THIS
 LOT CONSOLIDATION PLAN

1 STORY
 BRICK & BLOCK BUILDING

OWNER'S ADOPTION

WE ANTHONY D. AND DIANE TALOTTA, OWNER(S) OF THE LAND SHOWN ON THE 1300 GARDNER STREET LOT 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 (I,WE) SET (MY, OUR) HAND AND SEAL THIS 10th DAY OF September, 2020.

ATTEST:
 [Signature] Notary Public
 [Signature] Signature of Owner
 [Signature] Notary Public
 [Signature] Signature of Owner

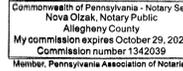
ACKNOWLEDGMENT OF NOTARY PUBLIC INDIVIDUAL

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED ANTHONY D. AND DIANE TALOTTA, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF September, 2020

MY COMMISSION EXPIRES THE 29th DAY OF October, 2022

[Signature] Notary Public
 (SEAL)



CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

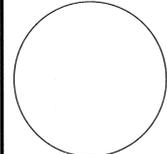
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE 1300 GARDNER STREET LOT CONSOLIDATION PLAN IS IN THE NAME OF ANTHONY D. AND DIANE TALOTTA AND IS RECORDED IN DEED BOOK VOLUME 7471, PAGE 81 AND DEED BOOK VOLUME 14989, PAGE 300.

[Signature] Signature of Witness
 [Signature] Signature of Owner
 [Signature] Signature of Witness
 [Signature] Signature of Owner

STREET LOT CONSOLIDATION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS NAME, TITLE, AND MORTGAGEE

Allegheny County, Pa.
 Department of Real Estate



DEPARTMENT OF REAL ESTATE

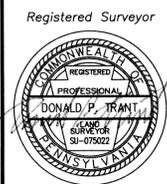
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME _____ PAGE _____ GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

RECORDER (SEAL)

SURVEYOR'S CERTIFICATION

I, DONALD P. TRANT, A PROFESSIONAL LAND SURVEYOR FOR 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.

08/28/2020
 DATE REG. NO. SU-075022



REV. NO.	DATE	DESCRIPTION	BY

DWG. NAME: 25413-LOT_CONSOLIDATION
 DRAWN BY: DUB
 CHECKED BY: DPT

TRANT CORPORATION
 A Division of NIRA Consulting Engineers, Inc.
 Environmental, Surveying, Site Civil, Traffic
 950 FIFTH AVENUE
 CORAOPOLIS, PA 15108
 PHONE: (724) 935-7900
 EMAIL: permits@trantcorp.com
 EMAIL: mail@niraengineers.com

24th WARD CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA
 10 0 5 10 20 40
 1 inch = 10 ft.

1300 GARDNER STREET LOT CONSOLIDATION PLAN
 PROJECT NO.: 25413
 SURVEY DATE: 04-27-2018
 DWG. DATE: 08-18-2020

SHEET NO. **1**
 OF **1**

ALL SIGNATURES MUST BE IN BLUE PERMANENT MARKER

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

We, Steven George Owens and Mary Ann Owens, owners of the land shown on the Owens 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 _____ Steven George Owens

Notary Public _____ Mary Ann Owens

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Steven George Owens and Mary Ann Owens, 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, Steven George Owens and Mary Ann Owens, hereby certify that the title to the property contained in the Owens Lot Consolidation Plan are in the name of Steven George Owens and Mary Ann Owens and are recorded in the following deed book volumes and pages:
 Lot 836 (Block 15-D Lot 58) DBV 14293 Pg 61
 Lot 837 (Block 4-S Lot 290) DBV 6301 Pg 253
 We further certify that there is no mortgage, lien, or other encumbrance against these properties.

Witness _____ Steven George Owens

Witness _____ Mary Ann Owens

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:

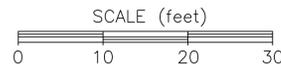
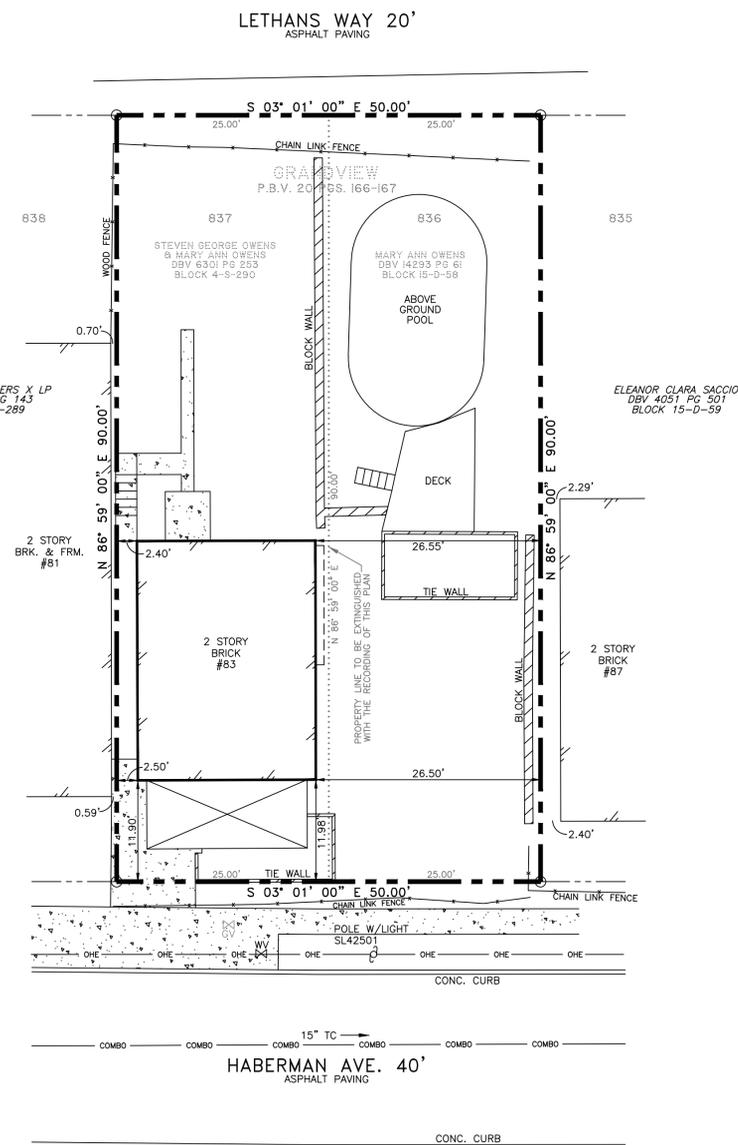
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume ____ pages(s) _____.

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

(SEAL) _____
 Manager, Department of Real Estate

AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL LOT 836	2,250.0000	0.05165
ORIGINAL LOT 837	2,250.0000	0.05165
TOTAL	4,500.0000	0.10330
NEW LOT 1	4,500.0000	0.10330



DATE	REVISION

OWNER & PROPERTY ADDRESS
STEVEN & MARY ANN OWENS
83 HABERMAN AVENUE
PITTSBURGH, PA 15211

OWENS LOT CONSOLIDATION PLAN

BEING A CONSOLIDATION OF LOTS 836 AND 837 IN GRANDVIEW AS RECORDED IN P.B.V. 20 PGS. 166-167.

SITUATE IN
 18th WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

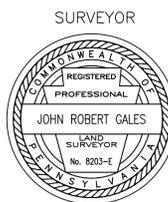
MADE FOR
 STEVEN GEORGE OWENS & MARY ANN OWENS

SCALE: 1" = 10' DATE: SEPTEMBER 18, 2020

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

SHEET 1 OF 1

20-165087



SURVEYOR EMBOSSED

DEPARTMENT OF REAL ESTATE

