Herschel Street Plan of Lots

PLAN AREA SUMMARY:

TOTAL AREA: 11,837.575 SQ. FT.  0.2718 AC.

LOT 1: 3,945.916 SQ. FT.  0.0906 AC.
LOT 2: 3,946.676 SQ. FT.  0.0906 AC.
LOT 3: 3,944.98 SQ. FT.    0.0906 AC.
LOT 1: 3,944.98 SQ. FT.    0.0906 AC.
LOT 2: 3,946.676 SQ. FT.  0.0906 AC.
LOT 3: 3,945.916 SQ. FT.  0.0906 AC.

LOT 1, 2, 3 situate in the 20th Ward City of Pittsburgh, Allegheny County, Pennsylvania.

John McGrath, President Boo-06 LLC

Commonwealth of Pennsylvania

County of Allegheny

We, Boo-06 LLC, hereby adopt this plan as our own and irrevocably dedicate all streets and other property identified for dedication on the plan to the 20th Ward City of Pittsburgh, Allegheny County. This adoption and dedication shall be binding upon heirs, executors and assigns.

IN WITNESS WHEREOF we hereunto set our hand and seal this ______ day of ____________, 20____.

ATTEST:

John McGrath, President Boo-06 LLC

My Commission expires the _____ Day of ___________, 20____.

Jeffrey L. Kroneberg, P.L.S.

Registration Number

SU-053684-E

I, Jeffrey L. Kroneberg, 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, land, streets, and highways as surveyed and plotted by me for the owners and agents.

IN WITNESS WHEREOF we hereunto set our hand and seal this ______ day of ____________, 20____.

John McGrath, President Boo-06 LLC

My Commission expires the _____ Day of ___________, 20____.

Jeffrey L. Kroneberg, P.L.S.

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IN WITNESS WHEREOF we hereunto set our hand and seal this ______ day of ____________, 20____.

John McGrath, President Boo-06 LLC

My Commission expires the _____ Day of ___________, 20____.

Jeffrey L. Kroneberg, P.L.S.

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I, Jeffrey L. Kroneberg, 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, land, streets, and highways as surveyed and plotted by me for the owners and agents.

IN WITNESS WHEREOF we hereunto set our hand and seal this ______ day of ____________, 20____.

John McGrath, President Boo-06 LLC

My Commission expires the _____ Day of ___________, 20____.

Jeffrey L. Kroneberg, P.L.S.

Registration Number

SU-053684-E

I, Jeffrey L. Kroneberg, 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, land, streets, and highways as surveyed and plotted by me for the owners and agents.

IN WITNESS WHEREOF we hereunto set our hand and seal this ______ day of ____________, 20____.

John McGrath, President Boo-06 LLC

My Commission expires the _____ Day of ___________, 20____.
Dresden Way 20'

Butler Street 60'

All signatures must be in blue ink!

Know all men by these presents, that We, Wyke Holdings LP, Allegheny County, Pennsylvania, ourselves, our heirs, executors and assigns, do hereby adopt this plan of lots as our property, situated in the 15th Ward City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF, let hereunto set our hand and seal this day of , .

Ron King, Partner

Commonwealth of Pennsylvania

County of Allegheny

We, Wyke Holdings LP, hereby adopt this plan as our own and irrevocably dedicate all streets and other property identified for dedication on the plan to the 15th Ward City of Pittsburgh, Allegheny County. This adoption and dedication shall be binding upon heirs, executors and assigns.

IN WITNESS WHEREOF, to this we set our hand and seal this day of , .

My Commission expires the day of , .

ATTEST:

Rotary Public

Ron King, Partner

We, Wyke Holdings LP, hereby certify that the title to this property contained in the The Wyke 5430 & 5432 Butler Street Consolidation, is the name of Wyke Holdings LP, and recorded in Deed Book Volume 17484, Page 460 and further certify that there is no mortgage lien or encumbrance against this property.

Witness

Ron King, Partner

Before me, the undersigned Rotary Public in the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Ron King, Partner of Wyke Holdings LP, and acknowledged the foregoing release and dedication plan to be true and obeyed the same to be recorded as such.

Witness my hand and notarial seal this day of , .

My Commission expires the day of , .

ATTEST:

Rotary Public

Jeffrey L. Kromberg, R.P.E.

Jeffrey L. Kromberg, R.P.E., 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, lands, street, and highways as surveyed and plotted by me for this owner and agent.

Date

SLU-023096-E

Registration number

1. All distances referred to on this plan are U.S. Standard.
2. The plan of existing conditions as shown for recording purposes only and does not meet the present subdivision and zoning regulations. Any changes in type of use or structure will be required to adhere to the regulations then applicable to the property.
3. Issuing a Certification of Lot Nos. 115-9-93 to 115-9-95 in the Allegheny County Block and Lot System.

Received in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plan Book Volume: .

Given under my hand and seal this day of , .

Manager, Dept. of Real Estate