ALL SIGNATURES MUST BE IN BLUE INK!

I, Chad Christian Dobbs, hereby adopt this plan as my own and irrevocably dedicate all streets and other property identified for dedication on the plan to the 33rd Ward City of Pittsburgh, Allegheny County, Pa. This adoption and dedication shall be binding upon heirs, executors and assigns.

Chad Christian Dobbs, Owner

Chad Christian Dobbs, Owner

I, Jeffrey L. Konstapel, 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, lines, streets, and highways as surveyed and plotted by me for the owner and agents.

Jeffrey L. Konstapel, P.C.S.

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plan Book Volume 1725H, page 353 and further certify that there is no mortgage lien or encumbrance against this property.

Chad Christian Dobbs, Owner

Before me, the undersigned Notary Public in the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Chad Christian Dobbs, Owner, and acknowledged the foregoing release and dedication and plan to be his act and deed the same to be recorded as such.

Notary Public


**OWNERS ADOPTION AND DEDICATION:**

The Purchase: 30 ACRE, A.M. 2255-902.000, OF THE COMMONWEALTH OF PENNSYLVANIA, AT THE REQUEST OF PETE E. BROTHERS, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF PENNSYLVANIA, who verifies that the act of EXECUTION AND DELIVERY OF THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA, IS AUTHORIZED AND IS EXECUTED ON BEHALF OF THE CORPORATION THAT EXECUTES THE SAME, TO THE CITY OF PITTSBURGH, AS REPRESENTED BY ITS CITY COMMISSION, WHICH IS AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION THAT EXECUTES THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA.

This Plan and Certificate of Title is approved and filed, and the Corporation hereby adopts and dedicates the land shown and described therein.

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**SITE DATA TABLE:**

**ZONING DISTRICT:** R-4 (R-4 PLAN) SINGLE-UNIT DETACHED RESIDENTIAL, HIGH DENSITY:

<table>
<thead>
<tr>
<th>ZONE DESCRIPTION</th>
<th>HIGH DENSITY SUBDISTRICT</th>
<th>MAXIMUM HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-4 PLAN PER UNIT</td>
<td>75 FT.</td>
<td>80 FT.</td>
</tr>
<tr>
<td>R-4 FRONT SETBACK</td>
<td>15 FT.</td>
<td>20 FT.</td>
</tr>
<tr>
<td>R-4 SIDE SETBACK</td>
<td>10 FT.</td>
<td>15 FT.</td>
</tr>
<tr>
<td>R-4 REAR SETBACK</td>
<td>5 FT.</td>
<td>10 FT.</td>
</tr>
<tr>
<td>R-4 SIDE SETBACK</td>
<td>10 FT.</td>
<td>15 FT.</td>
</tr>
<tr>
<td>R-4 REAR SETBACK</td>
<td>10 FT.</td>
<td>15 FT.</td>
</tr>
</tbody>
</table>

---

**CERTIFICATE OF TITLE:**

I, PETE E. BROTHERS, a registered professional surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lines, streets, ways, and highways, as surveyed and plotted by me, for the owners or agents.

January 14, 2022

---

**PROOF OF RECORDING:**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, NOTARILY APPOINTED, EMBOSSED SEAL OF AUTHORITY OF THE CITY OF PITTSBURGH, AND SWORN TO, do hereby certify that the act of EXECUTION AND DELIVERY OF THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA, IS AUTHORIZED AND IS EXECUTED ON BEHALF OF THE CORPORATION THAT EXECUTES THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _______, 20__

BY COMMISSION EXPIRES THE ____ DAY OF _______, ________

---

**SIGNATURES AND DATES:**

OWNER’S ADOPTION AND DEDICATION:

PITTSBURGH, W. 5TH, 20__

BY MINIMUM EXTERIOR SIDEYARD SETBACK:

THE RECORDER (SEAL) SUCCESSORS AND ASSIGNS.

MY COMMISSION EXPIRES THE ____ DAY OF _______, 20__

---

**CITY OF PITTSBURGH**

DEPARTMENT OF CITY PLANNING

APPROVED:

CITY PLANNING COMMISSION

ATTEST:

SECRETARY

---

**ACKNOWLEDGEMENT OF NOTARY PUBLIC:**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, NOTARILY APPOINTED, EMBOSSED SEAL OF AUTHORITY OF THE CITY OF PITTSBURGH, AND SWORN TO, do hereby certify that the act of EXECUTION AND DELIVERY OF THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA, IS AUTHORIZED AND IS EXECUTED ON BEHALF OF THE CORPORATION THAT EXECUTES THIS PLAN AND CERTIFICATE OF TITLE, AS PROVIDED FOR IN THE COMMONWEALTH OF PENNSYLVANIA.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _______, 20__

BY COMMISSION EXPIRES THE ____ DAY OF _______, ________

---

**SITE SURVEYOR’S CERTIFICATION:**

I, PETE E. BROTHERS, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LINES, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DEPARTMENT OF DEVELOPMENT

I, PETE E. BROTHERS, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LINES, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

---

**SURVEYORS CERTIFICATION:**

I, PETE E. BROTHERS, a registered professional surveyor of the state of Pennsylvania, do hereby certify that the Plan correctly represents the lots, lines, streets, ways, and highways, as surveyed and plotted by me for the owners or agents.

January 14, 2022

---

**DEPARTMENT OF REAL ESTATE**

LAND SURVEYOR, DEPARTMENT OF REAL ESTATE

MEDIC 4 PARCEL CONSOLIDATION PLAN

REVISION RECORD

DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA

PUBLIC REAL ESTATE

SECRETARY

PUBLIC REAL ESTATE

UNIVERSITY OF PITTSBURGH

UNIVERSITY OF PITTSBURGH
MEDIC 4 PARCEL CONSOLIDATION PLAN

BEING A CONSOLIDATION OF CITY OF PITTSBURGH PARCELS

26th WARD OF THE CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

CITY OF PITTSBURGH
DEPARTMENT OF PUBLIC WORKS

REVISED: DECEMBER 21, 2021
SHEET OF DRAWING NO.:
SCALE: 1"=10'

NOTES:
1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM POST PROCESSING METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, PA SOUTH ZONE 3702.
2.) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 11/10/2021.

TABULATION OF DEED AND PLAN AREA:

<table>
<thead>
<tr>
<th>TAX PARCEL ID</th>
<th>D.B.V.</th>
<th>PG.</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>46-K-216</td>
<td>10935</td>
<td>406</td>
<td>0.078</td>
</tr>
<tr>
<td>46-K-214</td>
<td>1198</td>
<td>27</td>
<td>0.118</td>
</tr>
<tr>
<td>AREA OF UNKNOWN TITLE</td>
<td>±4,421 SQ. FT.</td>
<td>±0.102 ACRES</td>
<td></td>
</tr>
<tr>
<td>TOTAL DEED AREA</td>
<td>±12,979 SQ. FT.</td>
<td>±0.298 ACRES</td>
<td></td>
</tr>
</tbody>
</table>

LOT 1
±12,979 SQ. FT.
0.298 ACRES

TOTAL SUBDIVISION AREA
±12,979 SQ. FT.
0.298 ACRES

333 Baldwin Road · Pittsburgh, PA 15205
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www.cecinc.com