Suismon Street Plan of Lots

Property Owner: Erin E. Guay

Location Map - 1" = 2000'

Existing Areas
- Block 24-4, Lot 60, 958.3 SF, 0.036 AC
- Block 24-4, Lot 51, 958.8 SF, 0.034 AC
- Total Plan Area: 2,514.1 SF, 0.097 AC

Proposed Areas
- Lot 1: 2,514.1 SF, 0.097 AC
- Total Plan Area: 4,572.0 SF, 0.102 AC

Scale: 1" = 10'
January 24, 2022
Drawing No. 28651-C-SD

City of Pittsburgh
Department of City Planning

Approved: City Planning Commission
Chairman
Attest: Secretary

23rd Ward, City of Pittsburgh
Allegheny County, PA

Liadis Engineering & Surveying, Inc.
3100 Banks Ville Road, Pittsburgh, PA 15216

Erin E. Guay

Suismon Street

N 76°00'00" E 30°29'00"

Thropp Street 20'

Lot 1

N/P Paul & Kathy Paluck

N/P Paul & Kathy Paluck

N/P Garth Adamsen

Suismon Street 60'

City of Pittsburgh
Department of City Planning

Approved: City Planning Commission
Chairman
Attest: Secretary

Steve A. Liadis

Suismon Street Plan of Lots

Being a consolidation of Allegheny County Tax Parcel Block 24-J, Lots 60 and 61

Property Owner: Erin E. Guay

Location Map - 1" = 2000'

Existing Areas
- Block 24-4, Lot 60, 1,580.3 SF, 0.053 AC
- Block 24-4, Lot 51, 958.8 SF, 0.034 AC
- Total Plan Area: 2,514.1 SF, 0.097 AC

Proposed Areas
- Lot 1: 2,514.1 SF, 0.097 AC
- Total Plan Area: 4,572.0 SF, 0.102 AC

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January 24, 2022
Drawing No. 28651-C-SD

City of Pittsburgh
Department of City Planning

Approved: City Planning Commission
Chairman
Attest: Secretary

Steve A. Liadis
DOMINION ADDITION

This James D. Bond and Margaret A. Bond owners of the land shown on the Bond Plan of Lots, hereby adopt this plan and all plans of lots and hereby dedicate all streets and other property identified for dedication on the plan to the City of Pittsburgh. This dedication and dedication shall be binding upon our heirs, executors, and assigns.

In Witness Whereof, to this we set our hand and seal the ___ day of ____, 20__

James D. Bond
Margaret A. Bond

Attest:

NOTARY PUBLIC

Acknowledgment of Indivdual Owner's 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 James D. Bond and Margaret A. Bond, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and seal this ___ day of ____, 20__. My commission expires the ___ day of ____, 20__. __________________________

(Seal)

Notary Public

CERTIFICATION OF NO MORTGAGE

I, hereby certify that the title to the property contained in the Bond Plan of Lots is in the name of James D. Bond and Margaret A. Bond and is registered in Bond Book 8916, Page 268 and Bond Book Volume 881, Page 845. I further certify that there is no mortgage, lien or other encumbrances against the property.

 Witness

James D. Bond

Margaret A. Bond

SURVEYOR'S CERTIFICATION

I certify that, to the best of my knowledge and belief that the survey and plan shown hereon are correct and accurate to the standards required.

Date

Mark E. Hemmeter
Professional Registration Number 8915

PROOF OF RECORDING

Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Bond Book Volume ____, Page ___.

Given under my hand and seal this ___ day of ____, 20__

Department of Real Estate

BOND PLAN OF LOTS

3324 Universal Street
City of Pittsburgh, Allegheny County, Pennsylvania

DRAWING SCALE: As Drawn
DESIGNED BY: __________

DATE ISSUED: Feb 7, 2023
REVISED BY: MSH

PROJECT NO.: 21-445
FIELD BOOK: __________

CASE: __________

1316 TERRACE DR
PITTSBURGH, PA 15228-1638
(412) 780-1720

arken-teur
OWNERS ADOPTION AND DEDICATION:

DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME V, PAGE 17356 (D.B.V. 17356, PG. 174):


IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS DAY OF ______________, 20__.

ATTACH: BOUM HAUS HOLDINGS, LLC

NAME OF COMPANY

SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

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, PERSONALY APPEARED _______________________________________ AND WAS THEREunto AUTHORIZED TO EXECUTE THE ABOVS ADOPTION AND DEDICATION. BEING THE ACTOR OF THIS CORPORATION AND THEREunto AUTHORIZED TO EXECUTE THE ADOPTION AND DEDICATION.

WITNESSES MY HAND AND SEAL THIS DAY OF ______________, 20__.

DETACH: MY COMMISSION EXPIRES THE ______________, 20___.

CERTIFICATE OF TITLE:


PROOF OF RECORDING:


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, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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I, PETE E. BROTHERS, 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.

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

TAKE NOTICE THAT THE PROPERTY CONVEYED IN THE FINAL PLAN OF DEVELOPMENT IS IN THE NAME OF BOUM HAUS HOLDINGS, LLC. ANY PARCEL IN THE INDEX VOLUME V, PAGE 17356 (D.B.V. 17356, PG. 174). FURTHER CERTIFY THAT THERE IS NO ENCUMBRANCE AGAINST THE PROPERTY.

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:

PROOF OF RECORDING:


SUMMARY OF EXISTING LOTS:

TOTAL OF CONSOLIDATED LOTS:
NORTH

LEGEND:

PA. ONE CALL SERIAL NO. 20170030862:

NOTES:
1. PROPERTY BOUNDARY COURSES BASED ON VITMORE BAUM PLAN OF LOTS RECORDED IN PLAN BOOK
   VOLUME 283, PAGE 80. PROPERTY BOUNDARY COURSES SHOWN IN PARENTHESIS ARE BASED UPON PENNSYLVANIA
   STATE PLANE NAD83, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY
   GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
2. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 01/06/2017 & 01/26/2022.
3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING
   DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH
   UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT
   THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. THE PA ONE CALL TICKET NO. IS 20170030862.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND/OR RIGHT OF WAYS
   MAY EXIST THAT ARE NOT SHOWN ON THE SURVEY.
5. AT THE TIME OF THE SURVEY, NO BUILDINGS EXIST ON CONSOLIDATED PARCEL A.
I, CRAIG C. CONN & GREGORY P. DECESARE, personally appeared and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and seal this _____ day of __________, 20__. 

My commission expires the _____ day of __________, 20__. 

Notary Public

Lee A. Tait, PLS

Manager, Dept. of Real Estate

Reg. No. SU-055571-E

Date: 09/09/2021

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

Witness my hand and seal this _____ day of __________, 20__. 

Notary Public

CRAIG C. CONN

GREGORY P. DECESARE

Witness

[Signature]

[Signature]

In Witness Whereof, to this I set my hand and seal this _____ day of __________, 20__.

ATTEST:

____________________

____________________

Notary Public

____________________

____________________
THE BRIGHTWOOD PLAN OF LOTS NO. 2
BEING A RESUBDIVISION OF PARCEL A IN THE BRIGHTWOOD PLAN OF LOTS NO. 1
P.B.V. 63, PG. 135
SCALE: 1"=30'             DATE: 2-10-2020
PROJECT NO.  4429
SITUATE IN
27th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA
PREPARED FOR
RICHARD J. TILLILIE AND KATHLEEN L. TILLILIE,
TRUSTEES OF THE TILLILIE FAMILY TRUST
REFERENCES:
1. THE BRIGHTWOOD PLAN OF LOTS NO. 1 - P.B.V. 63, PG. 135.
NAD83 Pennsylvania State Planes, South Zone, US Foot
CITY MONUMENT
NORTHING
425748.34
EASTING
1334292.09
( 71/4 )  N.W. CORNER - INTERSECTION
OF DIPLOMA ST. AND DIPLOMA ST.
425725.77
1334483.07
( 71/3 )  S.E. CORNER  - INTERSECTION
OF DIPLOMA ST.  AND CAMPUS ST.
ZONING DISTRICT:
H - HILLSIDE DISTRICT
MIN. LOT SIZE:
3,200 SQ FT.
MIN. REAR SETBACK:
NONE
MAXIMUM HEIGHT:
40 FT. (NOT TO EXCEED 3 STORIES
ZONING INFORMATION WAS OBTAINED FROM:
MC PITTSBURGH PA
905.02.C    Site Development Standards
925.06C     Contextual Side Setbacks
ZONING INFORMATION:
925.06C   CONTEXTUAL SIDE SETBACKS
49'
5'
20'
39'
5'
15'
37' AND BELOW
3'
15'
51'
5'
21'
0
30'
60'
