LOT 1

LOT 1 AREA = 11,448 SQ. FT. or 0.263 ACRE

EWART CONSOLIDATION PLAN

2nd WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY

IPENN VENTURES, L.P.
CONSOLIDATION PLAT FOR PARCELS A-3 AND B-1 OF SOUTH SIDE RIVERFRONT HOUSING PLAN PLAN BOOK 198, PAGE 43-46 PARCEL NUMBERS 0012-00235-0000-00 & 0012-A-00245-0000-00 17TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

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

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BASIS OF DRAWING:
Bases drawn herein are based upon the western edge of right-of-way line of Industrial Street which bears N 37°10'32" E as determined from a series of GPR observations in September 2022 and are based upon the Pennsylvania State Plane Coordinate System, South Zone, NAD 83 (WGS).
ALL SIGNATURES MUST BE IN BLUE INK!

KNOW ALL MEN BY THESE PRESENTS, that I, Nathan Parente, of Allegheny County, Pennsylvania, myself, my heirs, executors and assigns, do hereby adopt this plan of lots as my property, abutted in the 23rd Ward City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF I have set my hand and seal this ____ day of __________, 20__.

Nathan Parente, Owner

Commonwealth of Pennsylvania
County of Allegheny

1. Nathan Parente, hereby adopt this plan as my own and irrevocably dedicate all streets and other property identified for dedication on the plan to the 23rd Ward City of Pittsburgh, Allegheny County. This adoption and dedication shall be binding upon him, executors and assigns.

IN WITNESS WHEREOF, I do set my hand and seal this ____ day of __________, 20__.

My Commission expires the ____ day of __________, 20__.

ATT:__________

Notary Public: Nathan Parente, Owner

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

WITNESSES MY HAND AND NOTARIAL SEAL THIS ______ day of ________, 20__.

My Commission expires the ______ day of ________, 20__.

ATT: ________

Notary Public: Nathan Parente, Owner

Jeffrey L. Kroeneck, a professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that, to the best of my knowledge, informative and belief that this plan correctly represents the lots, lands, street, and highways as surveyed and plotted by me for the owners and agents.

Date: 03-13-2023

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plat Book Volume____, page _______.

Recorder of Deeds, Dept. of Real Estate