IN WITNESS WHEREOF WE heretofore set our hand and seal this ___ day of ____________ , 20___.

Kevin M. Graves, Owner

Carleigh M. Graves, Owner

We, Kevin M. Graves & Carleigh M. Graves, hereby certify that the title to this property contained in the Graves / Melwood Ave Consolidation Plan, is in the name of Kevin M. Graves & Carleigh M. Graves and recorded in Deed Book Volume 16137, Page 378 and further certify that there is no mortgage lien or encumbrance against this property.

Witness

Kevin M. Graves, Owner

Carleigh M. Graves, Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Kevin M. Graves & Carleigh M. Graves, and acknowledged the foregoing release and dedication and plan to be his act and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ day of ____________, 20___.

Notary Public

Kevin M. Graves, Owner

Carleigh M. Graves, Owner

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

Registered in 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, Dept. of Real Estate

1. All distances referred to on this plan are U.S. Standard. 
2. This plan of existing condition is approved for recording purposes only and does not meet the present subdivision and zoning regulations. Any change in type of use or structure will be required to adhere to the regulations then applicable to the property. 
3. This plan of existing condition is approved for recording purposes only and does not meet the present subdivision and zoning regulations. Any change in type of use or structure will be required to adhere to the regulations then applicable to the property. 
4. Being a Consolidation of Lot No. 11 & 12 in the Denny Estate 6th Ward (Formerly 13th) Plan of Lots, recorded in Plan Book Volume 8, Page 194.
1. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. It is not to be used for any other purpose.

2. All utilities shown are from previous mapping and must be considered approximate.

3. Property subject to any issues that may be revealed by a current and complete title report. Additional easements may exist.

4. Based on the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Map, Community Number 42003C0352H, dated September 26, 2014, the surveyed properties are located in Zone X - Areas of Minimal Flood Hazard.

5. The property is subject to the original plan of Lots laid out for Doctor F.G. Gardiner (Bissel Place Plan of Lots).

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

Date: 09/09/2021

Lee A. Tait, PLS
Reg. No. SU-055571-E

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume ______, Page(s) _______.

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

Manager, Dept. of Real Estate

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named WILLIAM EICHELBERGER III, and acknowledged the foregoing adoption and dedication to be the act of the said parties.

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

Notary Public

I, WILLIAM EICHELBERGER III, owner of the land shown on THE CREEDON SUBDIVISION PLAN, hereby adopt this 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 WHEREOF, to the effect, I have set my hand and seal this _____ day of __________, 20__.

ATTEST:

____________________________
Notary Public

I hereby certify that the title to the property contained in THE CREEDON SUBDIVISION PLAN is in the name of WILLIAM EICHELBERGER III, and is recorded in Deed Book Volume _______, Page(s) _______.

Sign under my hand and seal the _____ day of __________, 20__.

Manager, Dept. of Real Estate

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

Date: 09/09/2021

Lee A. Tait, PLS
Reg. No. SU-055571-E

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume ______, Page(s) _______.

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

Manager, Dept. of Real Estate

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named WILLIAM EICHELBERGER III, and acknowledged the foregoing adoption and dedication to be the act of the said parties.

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

Notary Public

I hereby certify that the title to the property contained in THE CREEDON SUBDIVISION PLAN is in the name of WILLIAM EICHELBERGER III, and is recorded in Deed Book Volume _______, Page(s) _______. I further certify that there is no mortgage, lien or other encumbrance against the property.

____________________________
 Witness

WILLIAM EICHELBERGER III

NOTES:

PROPOSED AREA

1,576.80 Sq. Feet

0.036 Acres

DUNCAN STREET 50’
1. All distances referred to on this plan are U.S. Standard.
2. This plan of existing condition is approved for recording purposes only and does not meet the present subdivision and zoning regulations. Any change in type of use or structure will be required to adhere to the regulations then applicable to the property.
4. Being a Subdivision of Lot No. 30 in Section 8 of the Joseph Patterson Plan of Lots, recorded in Plan Book Volume 3, Pages 6-7.

In Witness Whereof, we hereby adopt this plan as our property, situated in the 8th Ward City of Pittsburgh, Allegheny County, Pennsylvania. We, Rebekah E. Siegel & Mel Siegel, hereby certify that the title to this property contained in the Siegel 413 Garnet Way Subdivision, is in the name of Rebekah E. Siegel & Mel Siegel, and recorded in Deed Book Volume 13985, Page 319 and further certify that there is no mortgage lien or encumbrance against this property.

IN WITNESS OF WHICH, to this we set our hand and seal this ______ day of ________, 20______.

We, Rebekah E. Siegel, Mel Siegel, hereby adopt this plan as our own and irrevocably dedicate all streets and other property identified for dedication on the plan to the Commonwealth of Pennsylvania, the County of Allegheny, City of Pittsburgh. 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____.

We, Rebekah E. Siegel & Mel Siegel, hereby certify that the title to this property contained in the Siegel 413 Garnet Way Subdivision, is in the name of Rebekah E. Siegel & Mel Siegel, and recorded in Deed Book Volume 13985, Page 319 and further certify that there is no mortgage lien or encumbrance against this property.

IN WITNESS WHEREOF WE hereunto set our hand and seal this _____ day of ____________, 20_____.

We, Rebekah E. Siegel & Mel Siegel, hereby certify that the title to this property contained in the Siegel 413 Garnet Way Subdivision, is in the name of Rebekah E. Siegel & Mel Siegel, and recorded in Deed Book Volume 13985, Page 319 and further certify that there is no mortgage lien or encumbrance against this property.

WITNESS

My Commission expires the _____ Day of __________, 20_____.

ATTEST:

Jeffrey L. Kroneberg, P.L.S.
Registration Number

Date

Manager, Dept. of Real Estate
**SEABOLT WAY 20'**

- **DUE SOUTH** 200'
- **DUE WEST** 200'
- **DUE EAST** 200'
- **DUE SOUTH** 100'
- **DUE WEST** 100'
- **DUE EAST** 100'
- **DUE SOUTH** 500'
- **DUE WEST** 500'
- **DUE EAST** 500'

**TAFT AVENUE 50'**

- **DUE SOUTH** 250'
- **DUE WEST** 250'
- **DUE EAST** 250'
- **DUE SOUTH** 125'
- **DUE WEST** 125'
- **DUE EAST** 125'

**ALL SIGNATURES MUST BE IN BLUE INK!**

**IN WITNESS WHEREOF WE hereunto set our hand and seal this ______ day of __________, 20_____.**

**ATTEST:**

- **Notary Public**
- **Owner**
- **Owner**

**We, Tracy Ford-Epperson & Edward L. Epperson II, hereby certify that the title to this property contained in the Epperson / Taft Consolidation Plan, is in the name of Tracy Ford-Epperson & Edward L. Epperson II, and recorded in Deed Book Volume 17164, Page 188 & Deed Book Volume 8310, Page 412.**

**IN WITNESS WHEREOF, WE hereunto set our hand and seal this ______ day of __________, 20_____.**

**ATTEST:**

- **Notary Public**
- **Owner**
- **Owner**

We, Tracy Ford-Epperson & Edward L. Epperson II, 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 the owners and agents.

Before me, the undersigned Notary Public in the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Tracy Ford-Epperson & Edward L. Epperson II, and acknowledged the foregoing release and dedication and plan to be his act and deed to be recorded as such.

**WITNESS MY HAND AND NOTORIAL SEAL THIS ______ DAY OF __________, 20_____.**

**ATTEST:**

- **Notary Public**

I, Jeffrey L. Kronberg, 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 the owners and agents.

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plan Book Volume_______, page_______.

Manager, Dept. of Real Estate

1. All distances referred to on this plan are U.S. Standard.
2. This plan of existing condition is approved for recording purposes only and does not meet the present subdivision and zoning regulations. Any change in type of use or structure will be required to adhere to the regulations then applicable to the property.