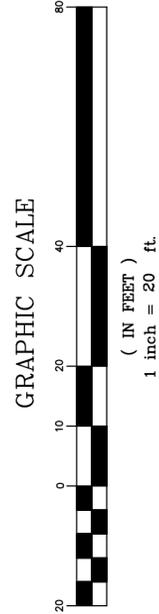
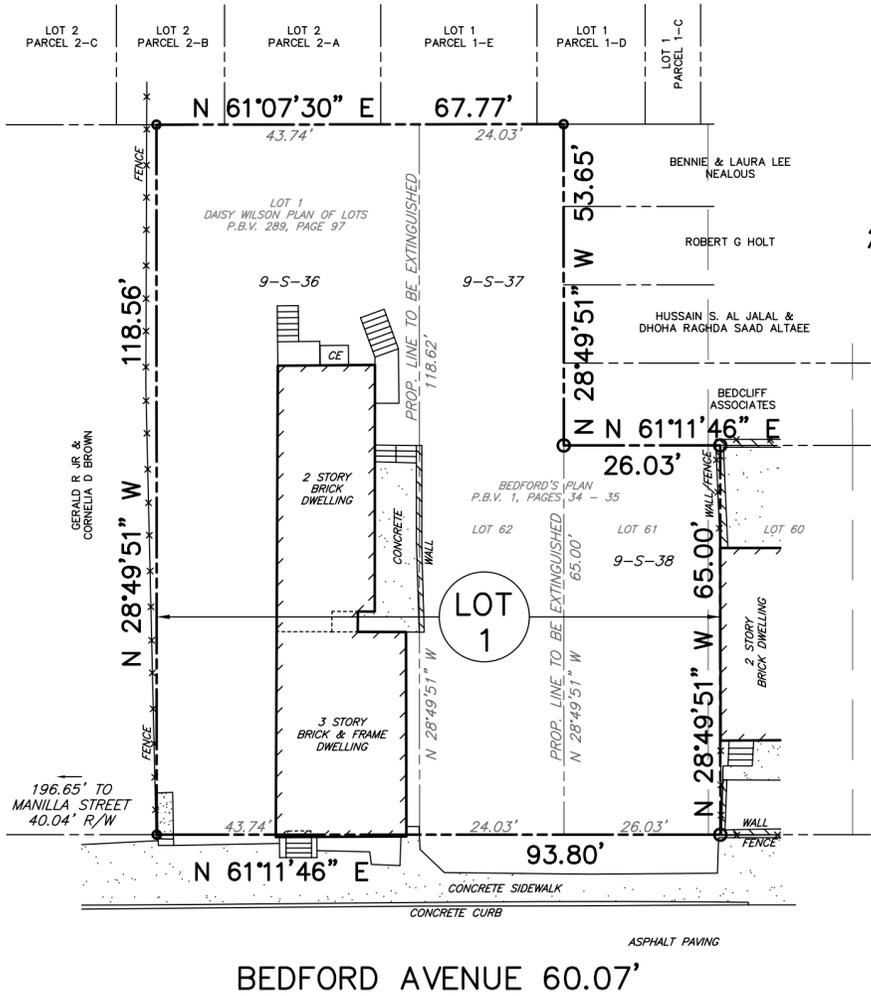


ALL SIGNATURES MUST BE IN PERMANENT BLUE INK

CLIFSIDE PLAN OF LOTS No. 2
P.B.V. 122, PAGES 100-101



PROPERTY OWNERS	TAX IDENTIFICATION NUMBERS
DAISY WILSON ARTIST COMMUNITY, INC 1621 BEDFORD AVENUE PITTSBURGH, PA 15219	BLOCK 9-S, LOT 36 BLOCK 9-S, LOT 37 BLOCK 9-S, LOT 38

CURRENT ZONING	
RM-M: MULTI-UNIT RESIDENTIAL MODERATE DENSITY	
MINIMUM LOT SIZE:	3,200 SQ FT
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM REAR SETBACK:	25 FEET
MINIMUM EXTERIOR SIDEYARD SETBACK:	25 FEET
MINIMUM INTERIOR SIDEYARD SETBACK:	10 FEET

AREAS	
BLOCK 9-S, LOT 36	5,187.3 SF; 0.119 AC
BLOCK 9-S, LOT 37	2,851.8 SF; 0.065 AC
BLOCK 9-S, LOT 38	1,692.8 SF; 0.039 AC
TOTAL AREA OF LOT 1	9,731.9 SF; 0.223 AC

NOTE
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN U.S. STANDARD SURVEY FEET.



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____

SECRETARY

By a resolution approved on the _____ day of _____, 20____, the Board of Directors of the Daisy Wilson Artist Community, Inc., incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Daisy Wilson Plan of Lots adopted this plan as its 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 the corporation and upon its successors and assigns.

Name of Corporation _____ Signature and title of officer _____

Signature and title of officer witnessing _____ Date _____

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared _____ of the Daisy Wilson Artist Community, Inc., who stated that he/she is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the City of Pittsburgh.

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 2f

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)



Page _____, D.B.V. _____, Page _____, J.V. 14680, Page 226, D.B.V. _____ We further certify that there is no mortgage, lien, and other encumbrance against this property.

Witness _____ Signature and title of officer _____

I, Steve A. Liadis, a professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, 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 or agents.

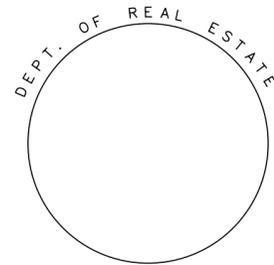
Date _____ Steve A. Liadis SU-511-A

Recorded in the Department of Real Estate of Allegheny County, for the recording of deeds,

plans, etc., in said County in Plan Book Volume _____, Page(s) _____

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

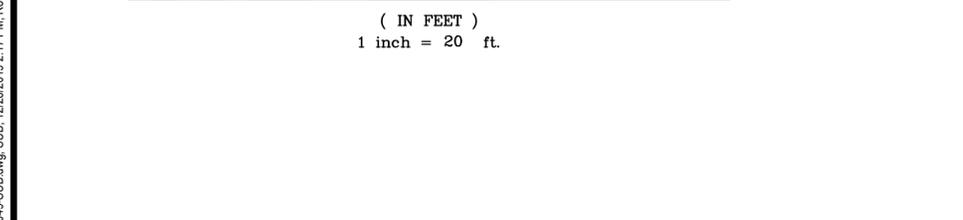
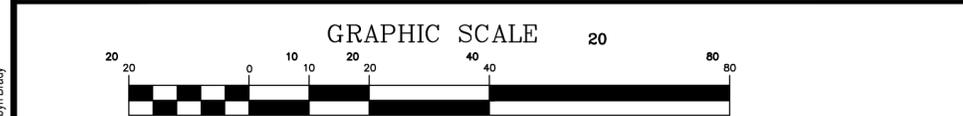
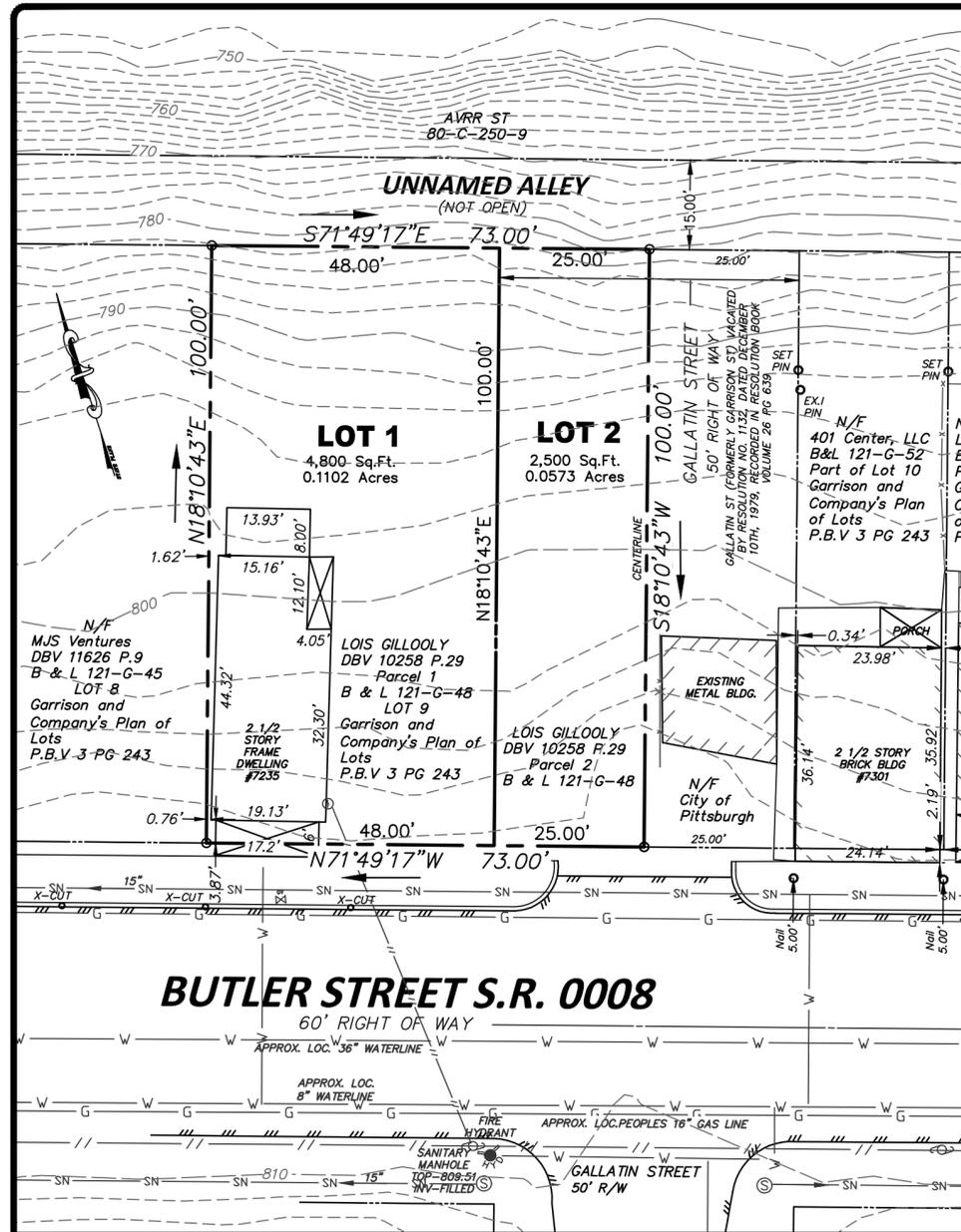
Manager _____



DAISY WILSON PLAN OF LOTS No. 2

BEING A CONSOLIDATION OF PARTS OF LOTS 60, 61, ALL OF LOT 62, AND A VACATED PORTION OF KATHARINE STREET OF BEDFORD'S PLAN AS RECORDED IN P.B.V. 1, PAGES 34 - 35 AND LOT 1 IN THE DAISY WILSON PLAN OF LOTS AS RECORDED IN P.B.V. 289, PAGE 97.

PLAN MADE FOR	DAISY WILSON ARTIST COMMUNITY, INC.
SITUATE IN	3RD WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA
LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216	
SCALE: 1" = 20'	DECEMBER 3, 2019
DRAWING No. 25888-C-SD	



EXISTING AREA TABULATION:

121-G-00048 = 7,300 SQ.FT. OR 0.1676

=====

TOTAL PROPERTY = 7,300 SQ.FT. OR 0.1676 ACRES

PROPOSED AREA TABULATION:

LOT 1 = 4,800 SQ.FT OR 0.1102 ACRES

LOT 2 = 2,500 SQ.FT. OR 0.0574 ACRES

=====

TOTAL PROPERTY= 7,300 SQ.FT. OR 0.1676 AC.

ADOPTION AND DEDICATION:

I, Lois Gillooly, owner of the land shown on the GILLOOLY SUBDIVISION, hereby adopt this plan as my plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set My hand and seal this _____ day of _____ 20____.

ATTEST:

Notary Public _____ Lois Gillooly

NOTARY PUBLIC:

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Lois Gillooly who acknowledged the foregoing adoption and dedication to be her act.

Witness my hand and notarial seal this _____ day of _____ 20 _____

My commission expires the _____ day of _____ 20 _____

Notary Public _____ (Seal)

PROPERTY TITLE: B&L 121-G-48

I, Lois Gillooly, do hereby certify that the title to the property contained in the GILLOOLY SUBDIVISION is in the name of Lois Gillooly and is recorded in Deed Book Volume 10258, Page 29. I further certify that there is no mortgage, lien, or encumbrance against this property.

Witness _____ Lois Gillooly

SURVEYOR

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

Date _____ Mark B. Schmidt, PLS
Registration No. SU-036950-E

DEPARTMENT OF REAL ESTATE

Recorded in the office of 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, Department of Real Estate

GENERAL NOTES:

- ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS PLAN REPRESENTS A SUBDIVISION OF TAX PARCEL BLOCK AND LOT 121-G-00048, AS RECORDED IN ALLEGHENY COUNTY TAX ASSESSMENT OFFICE. THIS LOT IS A CONSOLIDATION OF LOT 9 IN THE GARRISON AND COMPANY'S PLAN OF LOTS, RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 3 PAGE 243 AND A PORTION OF GALLATIN STREET, (FORMERLY GARRISON ST) VACATED BY RESOLUTION NO. 1132, DATED DECEMBER 10TH, 1979, RECORDED IN RESOLUTION BOOK VOLUME 26 PG 639.
- UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PA ONE CALL SERIAL NUMBER 20190311012, JAN. 31, 2019.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42003C0356H, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 420063, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

UTILITY INFORMATION

SANITARY SEWERS	GAS
PITTSBURGH WATER & SEWER AUTHORITY (412) 255-8935	PEOPLES NATURAL GAS (800) 761-0111
WATER	TELEPHONE
PITTSBURGH WATER & SEWER AUTHORITY (412) 255-8935	VERIZON COMMUNICATIONS (800) 660-2215
ELECTRIC	CABLE TELEVISION
DUQUESNE LIGHT (800) 393-7100	COMCAST (412) 875-1100

OWNER CONTACT and TITLE INFORMATION:
LOIS GILLOOLY
7235 Butler Street
Pittsburgh, PA 15206-1029

DBV 10258 P.29 Block & Lot 121-G-48
7235 Butler Street
Pittsburgh, PA 15206-1029

CLIENT REPRESENTATIVE:
JOSEPH SHEBETICH 708-466-8175
joe@onGuardinc.com

LEGEND

- //— OH ELECTRIC LINE
- ETC— BURIED ELEC/COMM
- G— GAS LINE
- SN— SEWER LINE
- W— WATER LINE
- W—W— EDGE OF PAVEMENT
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ MANHOLE
- ⊗ INLET

SURVEYOR CITY OF PITTSBURGH DEPT. OF REAL ESTATE



ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

ZONING = RIV-MU Riverfront Mixed Use District
Sec. 905.04.A.2
MINIMUM LOT SIZE = 0 SQ.FT.
MINIMUM FRONT SETBACK = 0' to 10' BUILD TO ZONE
MINIMUM BUILDING FRONTAGE = 60% WITHIN THE BUILD-TO-ZONE
MINIMUM REAR SETBACK = 5 FEET (can be reduced to 2' when abutting a way)
MINIMUM EXTERIOR SIDEYARD SETBACK = N/A
MINIMUM INTERIOR SIDEYARD SETBACK = N/A
MINIMUM HT = 24 FT
MAXIMUM HT = 55 FT (See 905.05.E.3 for further conditions)
*NO DEVELOPMENT IS PERMITTED WITHIN 125' OF THE PROJECT POOL ELEVATION.
SEE 905.04-E.4 FOR EXCEPTIONS

PROJECT TITLE:
GILLOOLY SUBDIVISION
10th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

CLIENT ADDRESS:
Joseph Shebetich 708-466-8175
8036 Prairie Court, Tinley Park, IL 60477

PROJECT LOCATION:
7235 Butler Street, Pgh., PA 15206
County Tax Parcel Block & Lot 121-G-48

DATE ISSUED: 12-18-19

DRAWN BY: RAB **CHECKED BY:** MBS

CAD FILE: 19-13049-SUB.dwg

HORZ. SCALE: 1"=10' **VERT. SCALE:** n/a

SHEET: 1 OF 1

SUB

PROJECT #: 13158

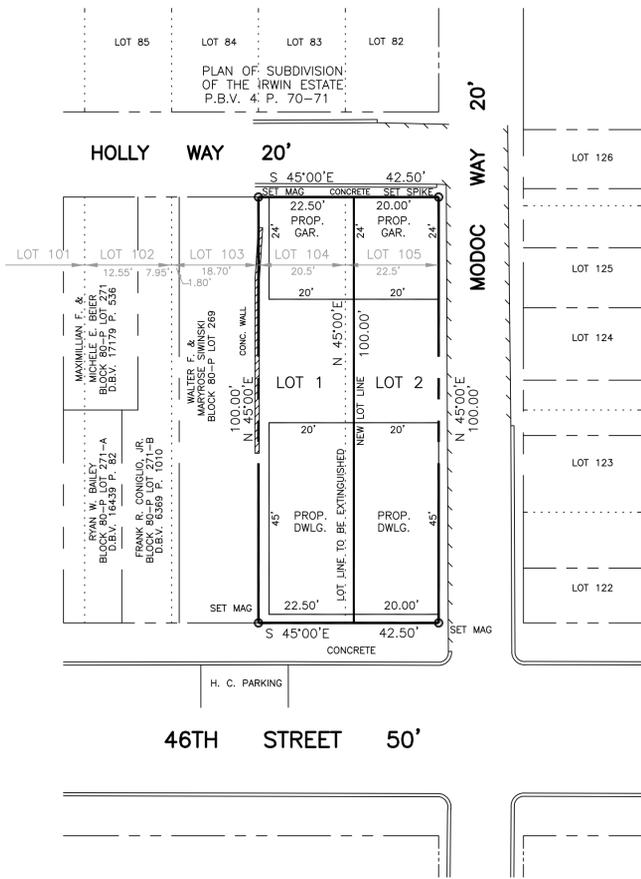
**CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING**

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____

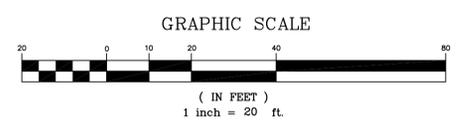
SECRETARY



ZONED: R1A-VH ONE - FAMILY RESIDENCE
 SITE DEVELOPMENT STANDARDS VERY HIGH DENSITY
 MINIMUM LOT SIZE 1,200 S. F.
 MINIMUM LOT SIZE PER UNIT 400 S. F.
 MINIMUM FRONT SETBACK 5 FEET
 MINIMUM REAR SETBACK 15 FEET
 MINIMUM EXTERIOR SIDEYARD SETBACK 5 FEET
 MINIMUM INTERIOR SIDEYARD SETBACK 5 FEET
 MAXIMUM HEIGHT 40 FEET (NOT TO EXCEED 3 STORIES)
 CONTEXTUAL FRONT SETBACK 5 FEET
 CONTEXTUAL SIDEYARD SETBACK 2 FEET

AREA SUMMARY		
	SQ. FT.	ACRES
LOT 1	2,250.00	0.0517
LOT 2	2,000.00	0.0459
TOTAL	4,250.00	0.0976

NOTE: BEARINGS, AS SHOWN, WERE SCALED FROM BLOCK & LOT MAP.



LLC OWNER ADOPTION

Milestone Custom Homes LLC, a limited liability company formed in the Commonwealth of Pennsylvania, owner 46TH Street Townhomes Plan, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon the company and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this _____ day of _____, 20_____.

ATTEST: _____ Milestone Custom Homes LLC

Notary Public _____ Adam Longshore, Member

ACKNOWLEDGMENT OF LLC ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Adam Longshore, as Member of Milestone Custom Homes LLC, who acknowledge the foregoing adoption and dedication to be the act of the company.

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

My Commission Expires the _____ day of _____, 20_____.



Notary Public _____

CERTIFICATION OF TITLE WITH NO MORTGAGE

I hereby certify that the title to the property contained in the 46TH Street Townhomes Plan is in the name of Milestone Custom Homes LLC and is recorded in Deed Book Volume _____, Page _____. I further certify that there is no mortgage, lien or encumbrance against this property.

Milestone Custom Homes, LLC

Witness _____ Adam Longshore, Member

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED _____

CITY PLANNING COMMISSION

Chairman

ATTEST:

Secretary

OWNER/DEVELOPER:

MILESTONE CUSTOM HOMES LLC
 2003 STERLING DRIVE
 McDONALD, PA 15057
 412-996-1650
 BLOCK 80-P LOT 268

SURVEYOR'S CERTIFICATION

I, John Robert Gales, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, 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 or agents.

DATE _____ John Robert Gales, P.L.S.
 Registration Number 8203-E

SURVEYOR SURVEYOR EMBOSSED DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF ALLEGHENY) SS:

Recorded 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_____.

SEAL _____
 Manager, Department of Real Estate

DATE	REVISION

46TH STREET TOWNHOMES PLAN

BEING A RESUBDIVISION OF LOTS 104 & 105 IN THE PLAN OF SUBDIVISION OF THE IRWIN ESTATE AS RECORDED IN P.B.V. 4, PAGES 70 & 71, ALSO BEING BLOCK 80-P LOT 268

SITUATE IN
 9TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

MADE FOR
 MILESTONE CUTOM HOMES LLC

SCALE: 1" = 20' DATE: DECEMBER 11, 2019

PREPARED BY
 J. R. GALES & ASSOCIATES, INC.
 2704 BROWNVILLE ROAD
 PITTSBURGH, PA 15227
 PHONE (412) 885-8885 FAX (412) 885-1320

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF ALLEGHENY) SS:

Recorded 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 _____, 2020.

SEAL _____
 Manager, Department of Real Estate

WE, 405 Betty LLC, owners of the land shown on the 405 Betty LLC Subdivision Plan, hereby adopt this plan 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 the company and upon its successors and assigns.

IN WITNESS OF WHICH, to this WE set our hand and seal this _____ day of _____, 2020.

ATTEST:

 Notary Public Chukwuemeka Onwugbenu

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Chukwuemeka Onwugbenu, President of 405 Betty LLC who acknowledged the foregoing adoption and dedication to be the act of the company.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 2020.

My Commission Expires the _____ day of _____, 20____.

 Notary Public
 (SEAL)

WE, 405 Betty LLC, hereby certify that the title to the property contained in the 405 Betty LLC Subdivision Plan is in the name of 405 Betty LLC and is recorded in Deed Book Volume _____, page _____. We further certify that there is no mortgage, lien or encumbrance against this property.

 Notary Public Chukwuemeka Onwugbenu

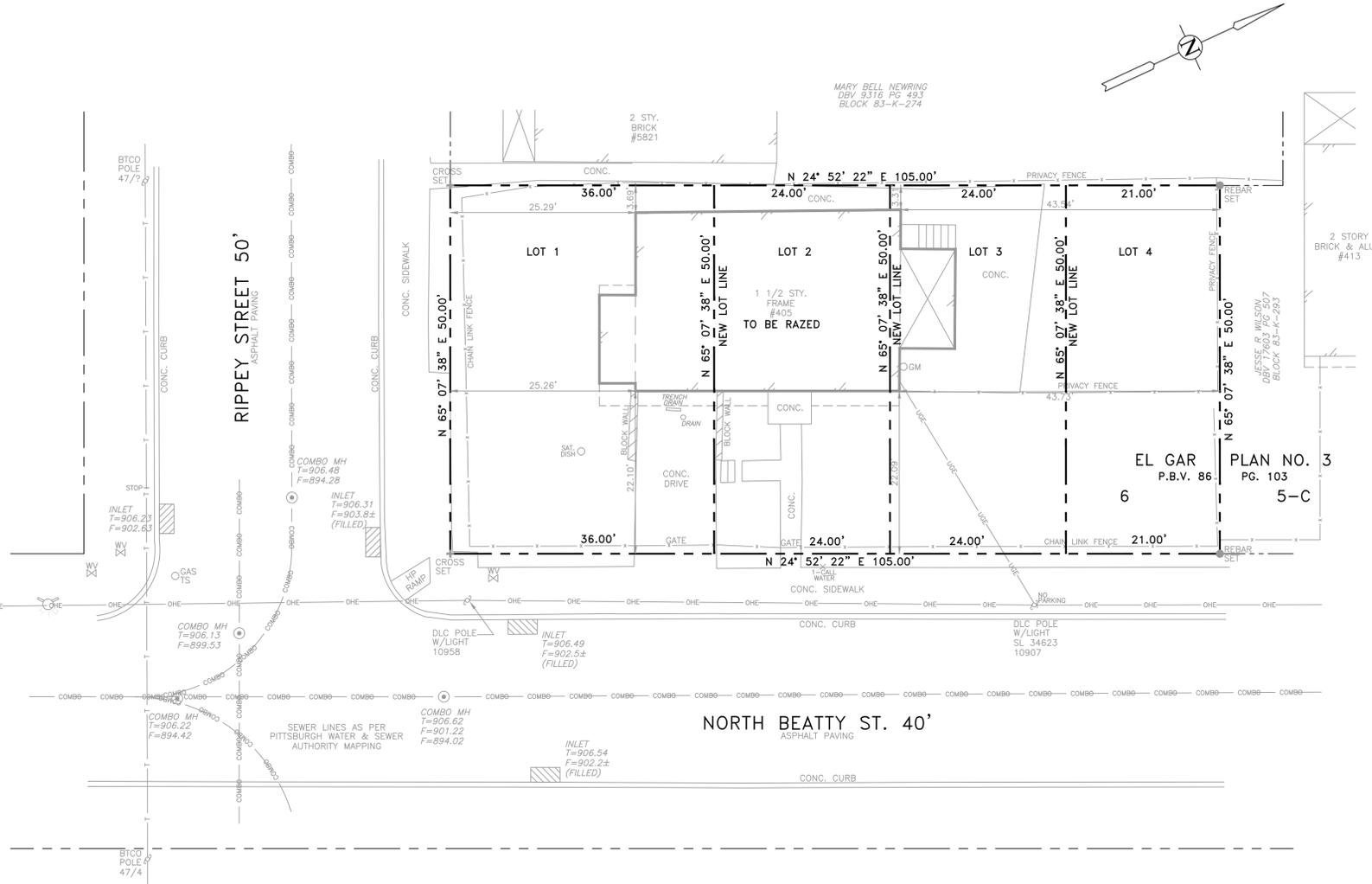
CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED _____

CITY PLANNING COMMISSION

 Chairman

ATTEST: _____
 Secretary



R2-M TWO-UNIT RESIDENTIAL - MODERATE DENSITY

MINIMUM LOT SIZE 3,200 SF
 MINIMUM LOT SIZE PER UNIT 1,800 SF
 MINIMUM FRONT SETBACK 30'
 MINIMUM REAR SETBACK 30'
 MINIMUM EXTERIOR SIDEYARD SETBACK 30'
 MINIMUM INTERIOR SIDEYARD SETBACK 5'
 MAXIMUM HEIGHT 40' (NOT TO EXCEED 3 STORIES)

PROPERTY INFORMATION
 405 N. BEATTY STREET
 PITTSBURGH, PA 15206
 BLOCK 83-K LOT 291
 DBV 9958 PG 119
 5,250 S.F.
 BEING LOT 6
 EL GAR PLAN NO. 3
 PBV 86 PG 103

AREA SUMMARY

LOT	SQ. FT.	ACRES
LOT 1	1,800.00	0.04132
LOT 2	1,200.00	0.02754
LOT 3	1,200.00	0.02754
LOT 4	1,050.00	0.02410
TOTAL	5,250.00	0.12050

OWNER/DEVELOPER
 405 BETTY LLC
 4735 BUTLER STREET
 PITTSBURGH, PA 15201
 412-973-9891

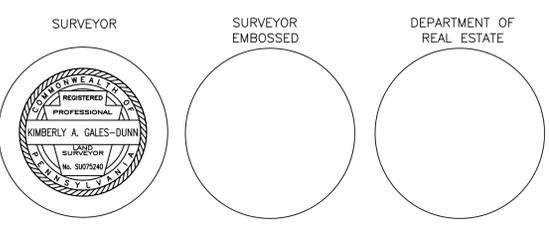
405 BETTY LLC SUBDIVISION
 BEING A SUBDIVISION OF LOT 6 IN THE EL GAR PLAN NO. 3 PLAN OF LOTS
 AS RECORDED IN P.B.V. 86, PG. 103 AND BEING BLOCK 83-K LOT 6.

SITUATE IN
 11TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

MADE FOR
 405 BETTY LLC

SCALE: 1" = 10' DATE: MAY 22, 2020

PREPARED BY
 KAG ENGINEERING, INC.
 2704 BROWNSVILLE ROAD
 PITTSBURGH, PA 15227
 PHONE (412) 885-8888 FAX (412) 885-5146



I, Kimberly A. Gales-Dunn, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, 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 or agents.

 DATE Kimberly A. Gales-Dunn, P.L.S.
 Registration Number SU075240

DATE	REVISION