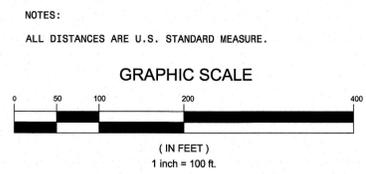
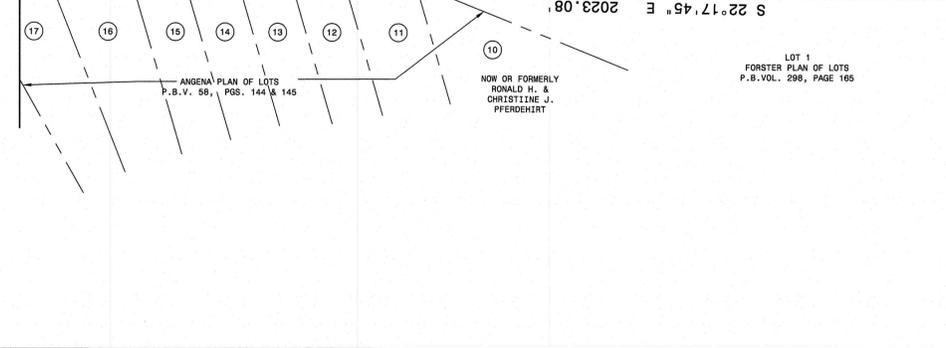
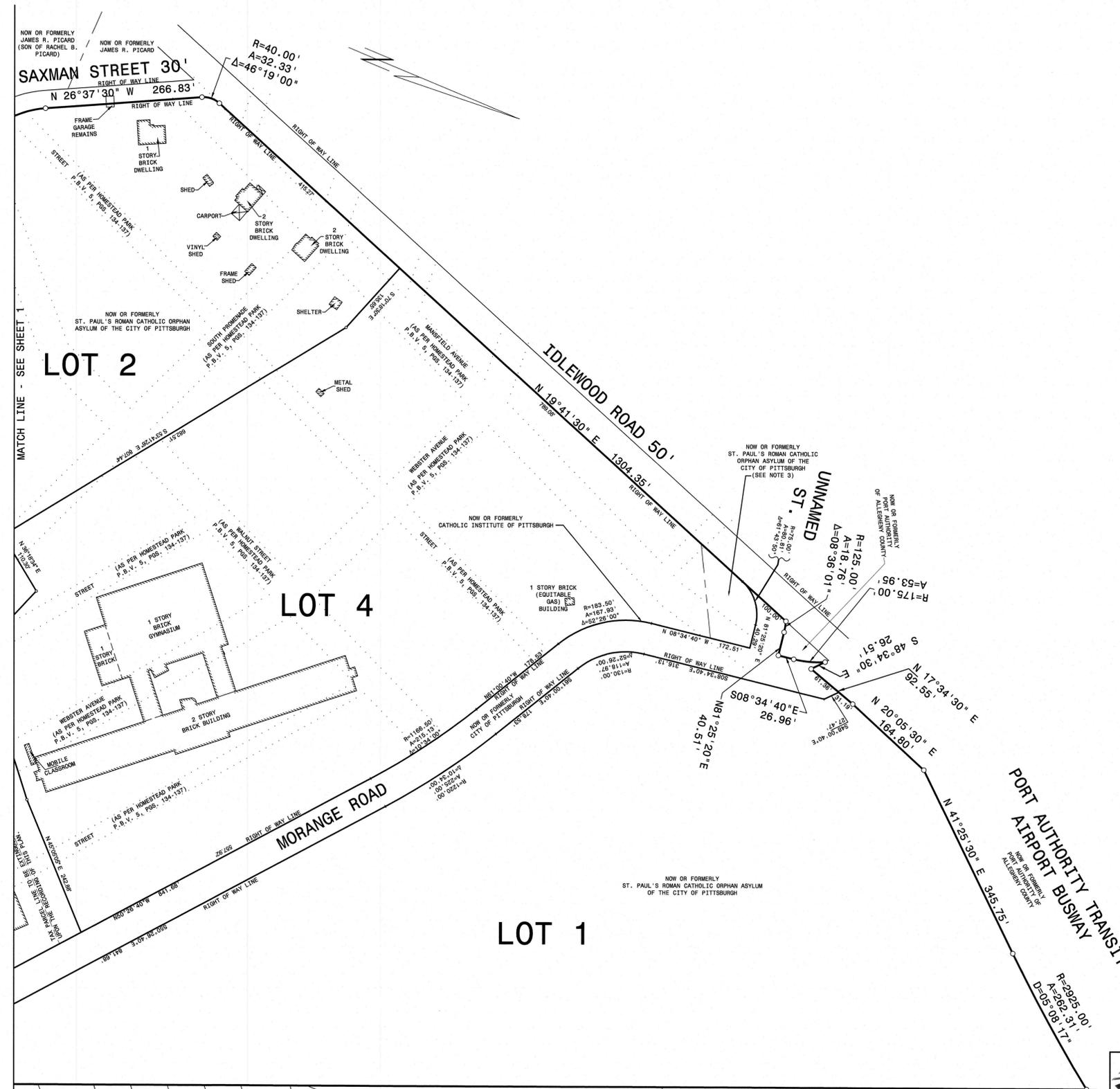


Path & File Name: C:\projects\13271\Catholic Institute of Pittsburgh PA Subdivision\2019\DWG\01-Base\13271-0015 VSD - Revised.dwg
 Plot Date: 11/22/2019 2:07 PM
 User: James A. Brennan, P.E., S.P.
 Save Date: 11/22/2019 12:10 PM

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 400 Holiday Drive, Suite 300, Pittsburgh, PA 15220 gatewayengineers.com 855-634-9284
	<p align="center"> CATHOLIC INSTITUTE OF PITTSBURGH PA SUBDIVISION PLAN <small>BEING A REVISION OF THE HOMESTEAD PLAN AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN PLAN BOOK VOLUME 5, PAGES 134-137, AND OTHER LANDS SITUATE IN</small> 28TH WARD - CITY OF PITTSBURGH ALLEGHENY COUNTY, PA <small>MADE FOR</small> CATHOLIC INSTITUTE OF PITTSBURGH PA </p>
PM: JAB DB: BMC CR: KPH SCALE: 1" = 100'	Date: November 11, 2019 Job Number: C-13271-0015 Dwg No: 403,908 Sheet 2 of 2

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED:
 CITY PLANNING COMMISSION

ATTEST:

 CHAIRMAN

 SECRETARY

ALL SIGNATURES MUST BE MADE IN BLUE INK.

BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE TAX LIEN SERVICING COMPANY, INCORPORATED IN THE STATE OF PENNSYLVANIA, ERIK OLSON, PRESIDENT OF THE LAND SHOWN ON THE RODGERS PLAN OF LOTS, CASSABILL ESTATES NO. 2 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED 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 TOWNSHIP OF FORWARD AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) _____ TAX LIEN SERVICING COMPANY

(WITNESS NAME) _____ ERIK OLSON
(WITNESS TITLE) _____ PRESIDENT

DATE _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED ERIK OLSON, PRESIDENT OF THE TAX LIEN SERVICING COMPANY, WHO STATED THAT THEY ARE 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 _____, 20____

NOTARY SEAL



NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO PART OF THE PROPERTY CONTAINED IN RODGERS PLAN OF LOTS, CASSABILL ESTATES NO. 2 IS IN THE NAME OF TAX LIEN SERVICING COMPANY, AND IS RECORDED IN DEED BOOK VOLUME 17801, PAGE 155.

WITNESS _____ TAX LIEN SERVICING COMPANY

TAX LIEN SERVICING COMPANY, MORTGAGEE OF THE PROPERTY CONTAINED IN RODGERS PLAN OF LOTS, CASSABILL ESTATES NO. 2 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ TAX LIEN SERVICING COMPANY

I 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.

2/7/2020
DATE

Scott R. Pilston
SCOTT R. PILSTON

046652-E
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)

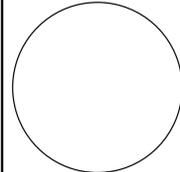
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF

PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE _____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MANAGER

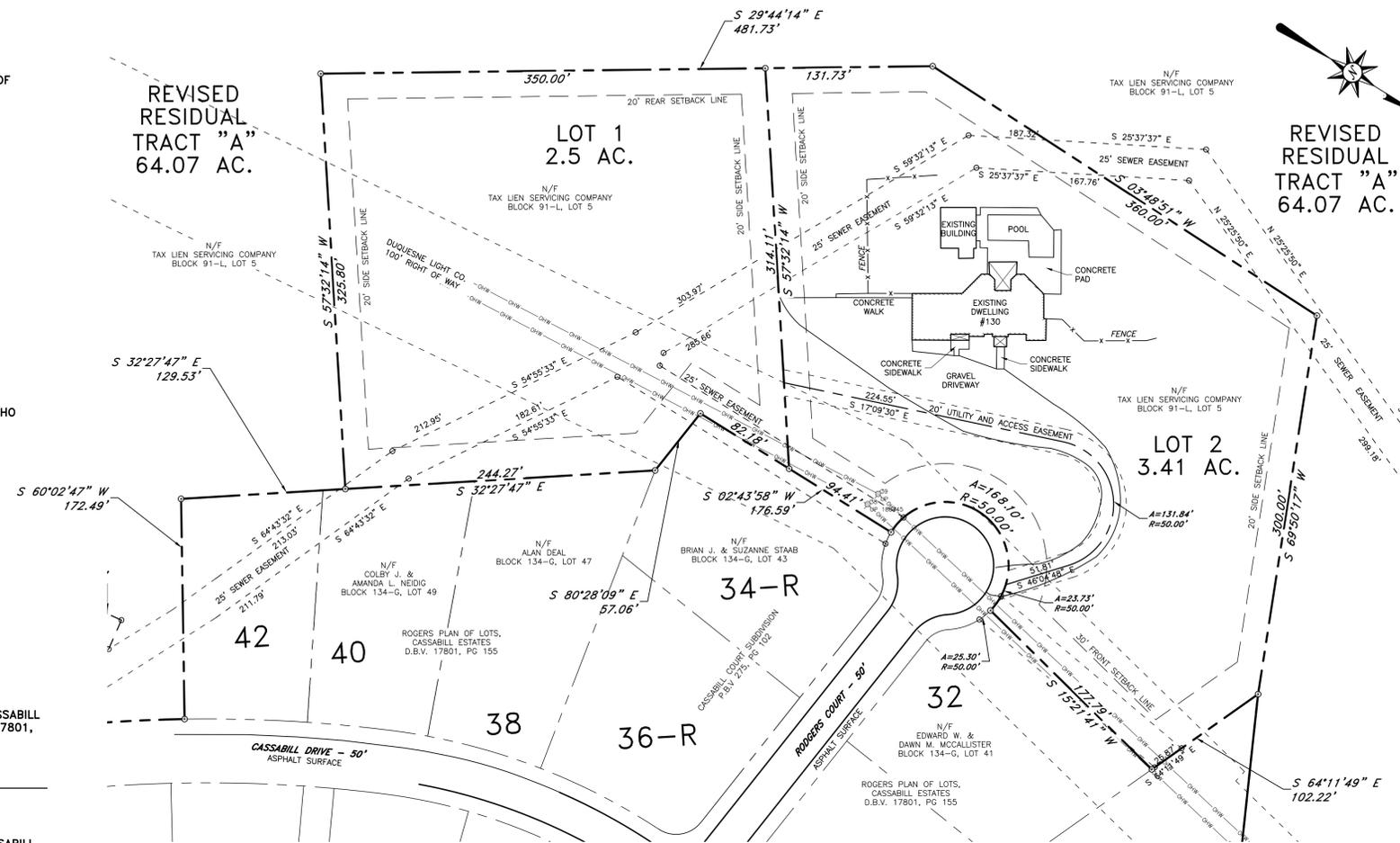
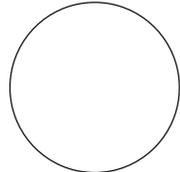
SURVEYOR
(EMBOSSED)



SURVEYOR



ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE



NEW AREA TABULATIONS			
LOT 1	108,921.8 SQ. FT.	2.50 ACRE	
LOT 2	148,579.6 SQ. FT.	3.41 ACRE	
REV. TRACT A	2,791,060.1 SQ. FT.	64.07 ACRE	
TOTAL	3,048,561.5 SQ. FT.	69.98 ACRE	

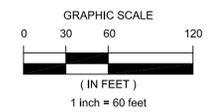
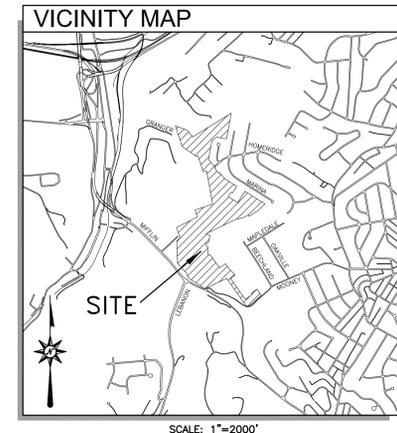
LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	SETBACK LINE
---	EASEMENT
---	FENCE
o	PROPERTY CORNER

OLD AREA TABULATIONS			
91-L-5	3,048,561.5 SQ. FT.	69.98 ACRE	
TOTAL	3,048,561.5 SQ. FT.	69.98 ACRE	

PROPERTY INFORMATION	
SITE ADDRESS	130 ROGERS COURT PITTSBURGH, PA 15205
COUNTY	ALLEGHENY
BLOCK & LOT	91-L-5
DEED REFERENCE	D.B.V. 17801, PG. 155
PLAN REFERENCE	P.B.V. 306, PG. 255
TOTAL GROSS LAND AREA	69.98 ACRES

ZONING	
ZONING DISTRICT	P - DISTRICT
MAXIMUM LOT COVERAGE RATIO	1:1
MINIMUM LOT SIZE	3,200 S.F.
MINIMUM FRONT YARD SETBACK	30 FT.
MINIMUM SIDE YARD SETBACK	20 FT.
MINIMUM REAR YARD SETBACK	20 FT.
MAXIMUM BUILDING HEIGHT	40 FT. (NOT TO EXCEED 3 STORIES)

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 91-L-5 INTO 3 SEPARATE PARCELS.
 - ALL UTILITIES ARE EXISTING & PUBLIC. NO UTILITIES WILL BE AFFECTED WITH THE RECORDING OF THIS PLAN.
 - THE BASIS OF BEARINGS IS THE RODGERS PLAN OF LOTS, CASSABILL ESTATES P.B.V. 306, PG. 255.
 - SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
 - THERE ARE NO GAS OR OIL WELLS LOCATED ON THIS PROPERTY.
 - BY GRAPHIC PLOTTING ONLY, THE BUILDING AREA OF THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 420030368H WITH AN EFFECTIVE DATE OF 9-26-14.
 - 5/8" DIAMETER IRON PINS ARE TO BE SET AT ALL PROPERTY CORNERS AND RIGHT-OF-WAY LINES.
 - RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.



**ROGERS PLAN OF LOTS,
CASSABILL ESTATES NO. 2**
PREPARED FOR
TAX LIEN SERVICING CO.
SITUATE IN
CITY OF PITTSBURGH - 13TH WARD
ALLEGHENY COUNTY - PENNSYLVANIA

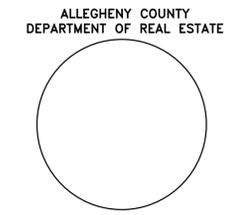
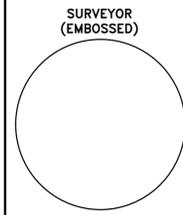
RED SWING GROUP
ONE MONROEVILLE CENTER
3824 NORTHERN PIKE
SUITE 800
MONROEVILLE, PA 15146
OFFICE: 724.325.1215

DRAWN BY: MFS	PROJ. No.: 19-1517
CHECKED BY: SRP	SCALE: 1"=60'
APPROVED BY: SRP	DATE: 02-06-20
BLOCK: 91-L	SHEET NO.:
LOT: 5	1 OF 2
D.B.V.: 17801	
PG.: 155	

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED: _____
CITY PLANNING COMMISSION
CHAIRPERSON _____
ATTEST: _____
SECRETARY _____

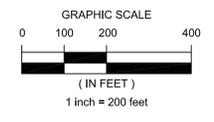


CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 APPROVED: _____
 CITY PLANNING COMMISSION
 CHAIRPERSON
 ATTEST: _____
 SECRETARY



LEGEND

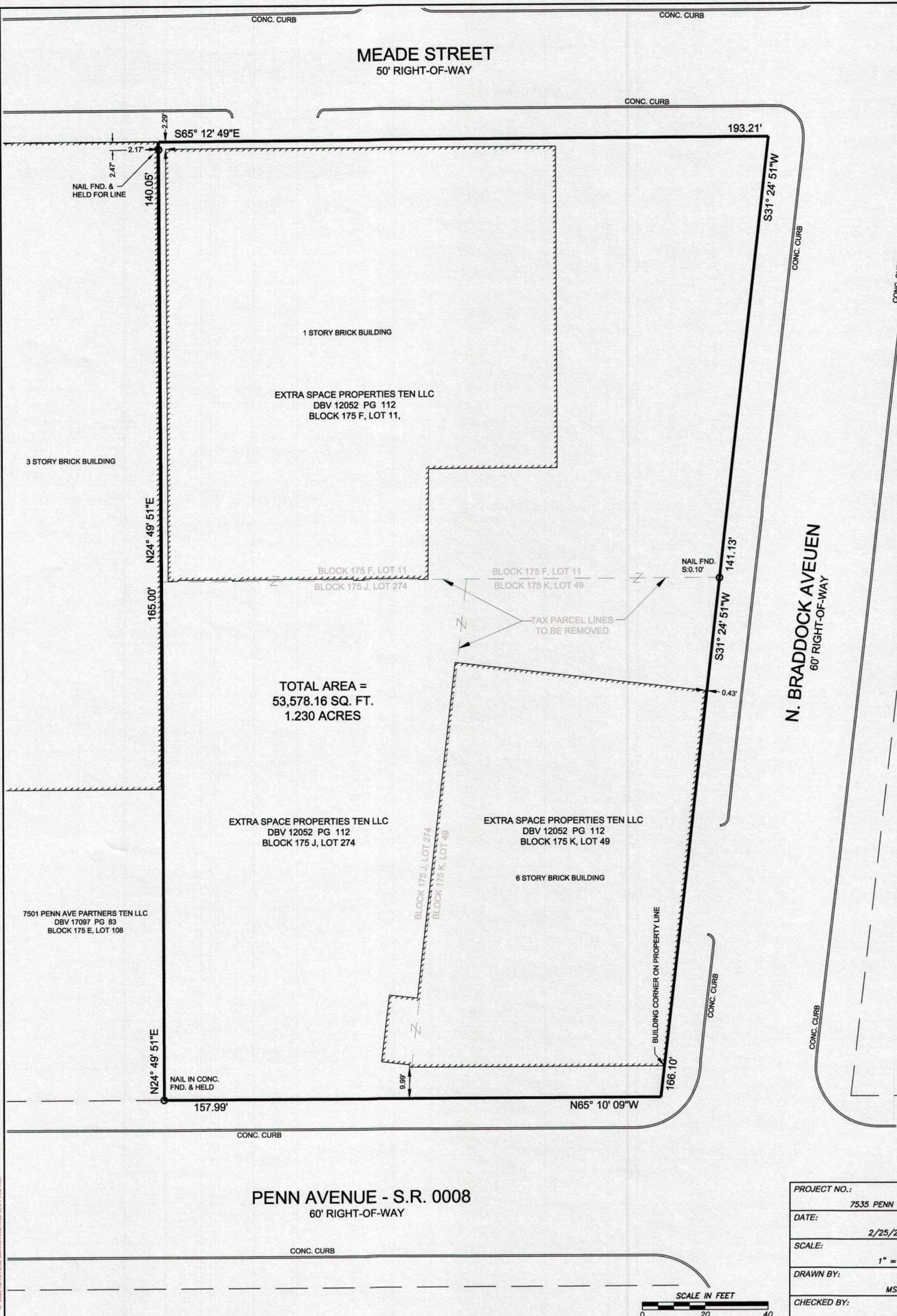
	PROPERTY LINE
	ADJACENT PROPERTY
	EASEMENT
	PROPERTY CORNER



**ROGERS PLAN OF LOTS,
 CASSABILL ESTATES NO. 2**
 PREPARED FOR
TAX LIEN SERVICING CO.
 SITUATE IN
 CITY OF PITTSBURGH - 13TH WARD
 ALLEGHENY COUNTY - PENNSYLVANIA

DRAWN BY: MFS	PROJ. No.: 19-1517
CHECKED BY: SRP	SCALE: 1"=200'
APPROVED BY: SRP	DATE: 02-06-20
BLOCK: 91-L	SHEET NO. 2 OF 2
LOT: 5	
D.B.V.: 17801	
PG.: 155	

RED SWING GROUP
 ONE MONROEVILLE CENTER
 3824 NORTHERN PIKE
 SUITE 800
 MONROEVILLE, PA 15146
 OFFICE: 724.325.1215



PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83

NOTE: USE BLUE INK FOR SEALS & SIGNATURES

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EXTRA SPACE PROPERTIES TEN LLC, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO ADOPT THIS PLAN AS OUR PLAN OF LOTS OR OUR PROPERTY SITUATE IN THE 14TH. WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY PENNSYLVANIA.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ATTEST:

OWNER _____

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA)
) SS.
COUNTY OF ALLEGHENY)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE NAMED EXTRA SPACE PROPERTIES TEN LLC, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL

SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES

THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

MORTGAGE CLAUSE

WE, BANK OF AMERICA, MORTGAGEE OF THE PROPERTY EMBRACED IN THE PLAN OF SUBDIVISION: 7535 PENN AVENUE CONSOLIDATION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND CONVENANTS APPEARING THEREON.

WITNESS _____

MORTGAGEE

TITLE CLAUSE

WE, EXTRA SPACE PROPERTIES TEN LLC, OWNERS OF THE 7535 PENN AVENUE CONSOLIDATION PLAN OF LOTS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF EXTRA SPACE PROPERTIES TEN LLC AS RECORDED IN DEED BOOK, VOLUME 12052, PAGE 112, RECORDER OF DEED'S OFFICE.

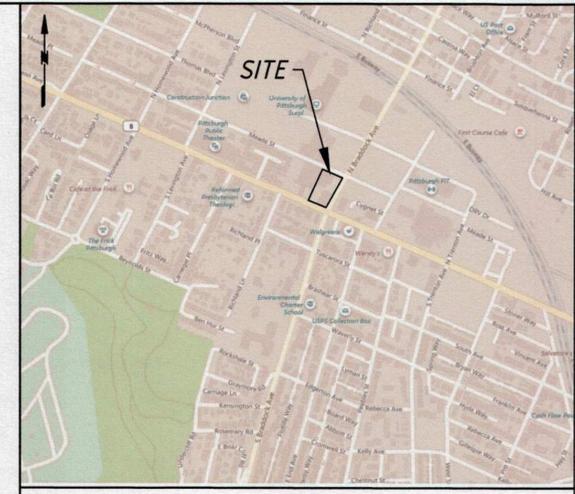
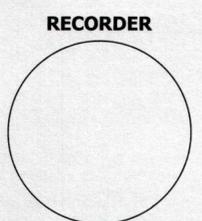
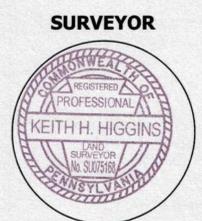
WITNESS _____

OWNER

SURVEYOR'S CERTIFICATION

I, KEITH H. HIGGINS, 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.

Keith Higgins 3/2/2020
KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC No. SU075168



VICINITY MAP
NOT TO SCALE

PROOF OF RECORDING

STATE OF PENNSYLVANIA)
) SS.
COUNTY OF ALLEGHENY)

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____.

RECORDER

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED:
CITY PLANNING COMMISSION

CHAIRMAN _____

ATTEST:
SECRETARY _____

GENERAL NOTES

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
2. BOUNDARY INFORMATION SHOWN BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING, INC. FEBRUARY 27, 2018.
3. THE SURVEY WAS CONDUCTED USING NORTH AMERICAN DATUM 1983 (NAD 1983) PENNSYLVANIA SOUTH COORDINATE SYSTEM FOR HORIZONTAL CONTROL.
4. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCEL ID 175-F-11, 175-J-274 AND 175-K-49 INTO ONE PARCEL.

PENN AVENUE - S.R. 0008
60' RIGHT-OF-WAY



PROJECT NO.:	7535 PENN AVE
DATE:	2/25/2020
SCALE:	1" = 20'
DRAWN BY:	MSABO
CHECKED BY:	KHH

DRAWING NO.:	1
	1 OF 1

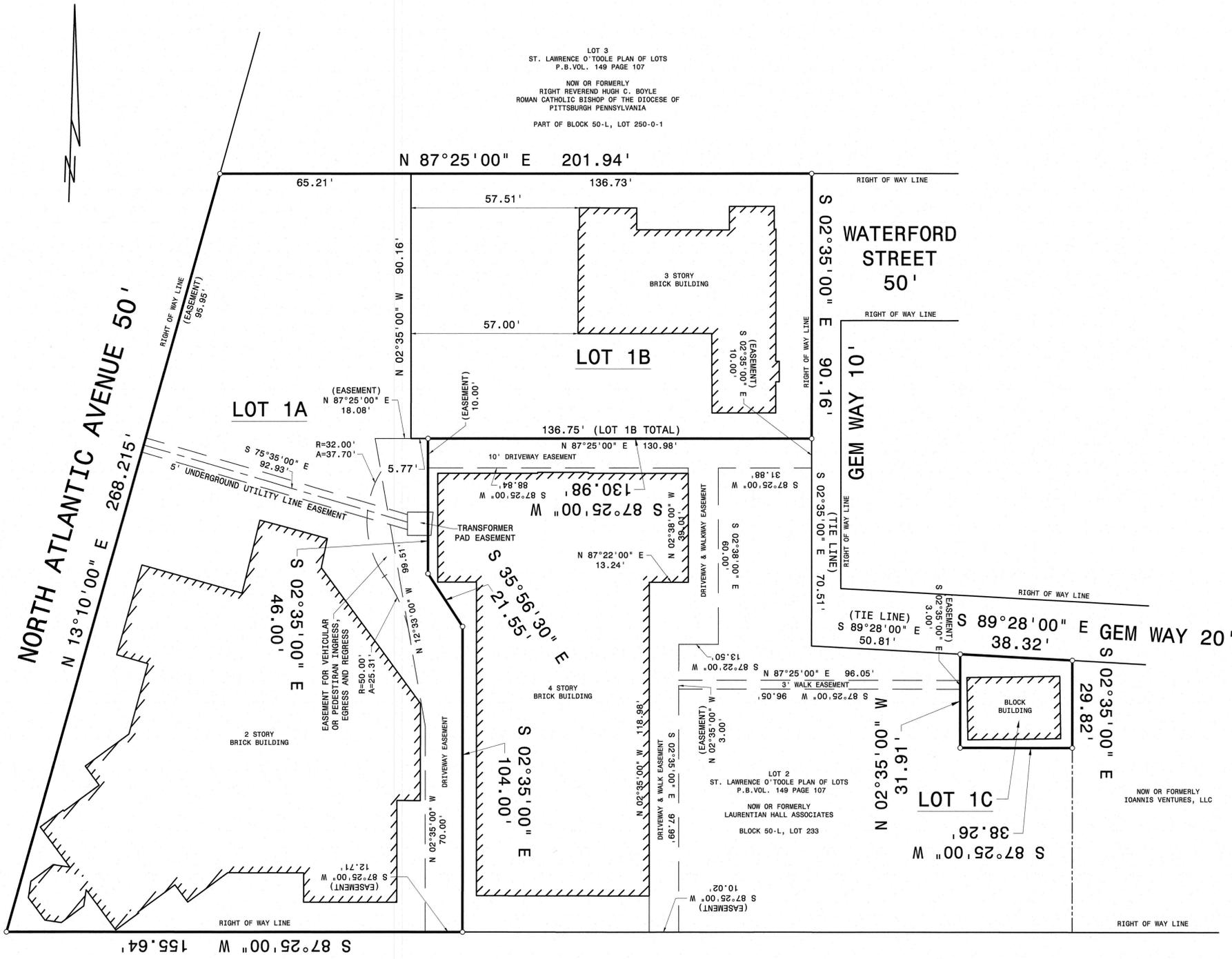
PROJECT:	CLIENT:
NOVA TOWER 1, 1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212	BOHLER ENGINEERING
	OWNER:
	EXTRA SPACE PROPERTIES TEN LLC 2795 EAST COTTONWOOD PARKWAY, SUITE 400 SALT LAKE CITY, UTAH 84121
	7535 PENN AVENUE 14TH. WARD, CITY OF PITTSBURGH ALLEGHENY CO., COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE:	MAP OF
	7535 PENN AVENUE CONSOLIDATION PLAN
	OF
	BLOCK 175-F-LOT 11, 175-J-LOT 274 & 175-K-LOT 49

KEYSTONE SURVEYING & MAPPING INC.
608 E. McMURRAY ROAD, SUITE #104
McMURRAY, PA 15317
OFFICE (724) 514-7949

© 2020 KEYSTONE SURVEYING AND MAPPING INC.

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



LOT 3
ST. LAWRENCE O'TOOLE PLAN OF LOTS
P.B.VOL. 149 PAGE 107
NOW OR FORMERLY
RIGHT REVEREND HUGH C. BOYLE
ROMAN CATHOLIC BISHOP OF THE DIOCESE OF
PITTSBURGH PENNSYLVANIA
PART OF BLOCK 50-L, LOT 250-0-1

I, THE MOST REVEREND DAVID A. ZUBIK, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF PITTSBURGH, TRUSTEE FOR ST. MARIA GORETTI PARISH CHARITABLE TRUST, OWNER OF THE LAND SHOWN ON THE ST. LAWRENCE O'TOOLE SUBDIVISION PLAN NO. 2, HEREBY ADOPT THIS PLAN AS MY 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 MY HEIRS, EXECUTORS, AND ASSIGNS.
IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

SECRETARY _____ THE VERY REVEREND LAWRENCE A. DINARDO
ATTORNEY IN FACT FOR THE MOST REVEREND DAVID A. ZUBIK AS RECORDED IN POWER OF ATTORNEY BOOK VOLUME 651, PAGE 202 AND AS AMENDED AT BOOK 773, PAGE 55

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED VERY REVEREND LAWRENCE A. DINARDO, ATTORNEY IN FACT FOR THE MOST REVEREND DAVID A. ZUBIK, TRUSTEE, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES THE ____ DAY OF _____, ____.

NOTARY PUBLIC

I, THE MOST REVEREND DAVID A. ZUBIK, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF PITTSBURGH, TRUSTEE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ST. LAWRENCE O'TOOLE SUBDIVISION PLAN NO. 2 IS IN THE NAME OF THE RIGHT REVEREND HUGH C. BOYLE, ROMAN CATHOLIC BISHOP OF THE DIOCESE OF PITTSBURGH, PENNSYLVANIA, AS RECORDED IN DEED BOOK VOLUME 1527, PAGE 19, DEED BOOK VOLUME 1537, PAGE 375, DEED BOOK VOLUME 1993, PAGE 69, DEED BOOK VOLUME 2190, PAGE 88, DEED BOOK VOLUME 2301, PAGE 731, DEED BOOK VOLUME 2329, PAGE 432, DEED BOOK VOLUME 2433, PAGE 339, AND DEED BOOK VOLUME 4085, PAGE 665. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ THE VERY REVEREND LAWRENCE A. DINARDO
ATTORNEY IN FACT FOR THE MOST REVEREND DAVID A. ZUBIK AS RECORDED IN POWER OF ATTORNEY BOOK VOLUME 651, PAGE 202 AND AS AMENDED AT BOOK 773, PAGE 55

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENT THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

DATE JUNE 4, 2020 _____
KEVIN P. HANNEGAN, PLS
REG. NO. SU-048536-E

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

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__.

MANAGER, DEPARTMENT OF REAL ESTATE

- NOTES:
- ALL DISTANCES ARE U.S. STANDARD MEASURE.
 - LOT 2 IN THE ST. LAWRENCE O'TOOLE PLAN OF LOTS IS NOT A PART OF THIS SUBDIVISION PLAN.
 - LOT 1C IS SUBJECT TO A NOTE SHOWN ON THE ST. LAWRENCE O'TOOLE PLAN OF LOTS AS RECORDED IN P.B.VOL. 149, PAGE 107, WHICH STATES THAT "ANY FUTURE CONVEYANCE OF LOT "1" SHALL INCLUDE PARCEL "A" AS HEREON DESCRIBED."

AREAS	
LOT 1A	= 28,546 SQ.FT. OR 0.655 ACRE
LOT 1B	= 12,330 SQ.FT. OR 0.283 ACRE
LOT 1C	= 1,181 SQ.FT. OR 0.027 ACRE
TOTAL AREA	= 42,057 SQ.FT. OR 0.965 ACRE

PENN AVENUE 60'

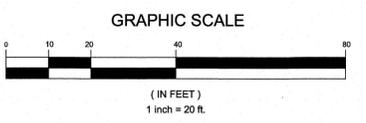
GATEWAY[®] The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

**ST. LAWRENCE O'TOOLE
SUBDIVISION PLAN NO. 2**

BEING A REVISION OF LOT 1 AND PARCEL "A" OF LOT 1 IN THE ST. LAWRENCE O'TOOLE PLAN OF LOTS AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN PLAN BOOK VOLUME 149, PAGE 107

SITUATE IN
**10TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA**

MADE FOR
**ST. MARIA GORETTI PARISH
CHARITABLE TRUST**



SURVEYOR SEAL SURVEYOR IMPRESSION COUNTY PLANNING DEPARTMENT OF REAL ESTATE

D:\Path & File\Projects\39000039732 St. Maria Goretti\0000 Subdivision\Draw\01-Base\39732 EX Base.dwg
18 Plot Date: 6/5/2020 9:37 AM James A. Brethauer, P.L.S., PMP Save Date: 6/4/2020 3:38 PM

We, Boulevard & Market LLC, owners of the land shown on the Boulevard & Market Lot Consolidation Plan, do 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 our heirs, executors, and assigns.

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

ATTEST:

Notary Public Boulevard & Market LLC
Michael J. Troiani, Manager

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Michael J. Troiani, Manager, of Boulevard & Market LLC, and acknowledged the foregoing adoption and dedication to be their act.

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

My Commission expires on ____ day of _____, 20____.

(SEAL)

Notary Public

We, Boulevard & Market LLC, hereby certify that the title to the property contained in the Boulevard & Market Lot Consolidation Plan (Parcels 1-G-104, 106 & 118 and 1-H-47, 74, 74-A, 77 & 79 and Survey Parcels 1-G-106-A & 1-H-77-A) is in the name of Boulevard & Market LLC and is recorded in deed book volume 16656 page 25 and deed book volume 16445 page 189.

Witness Boulevard & Market LLC
Michael J. Troiani, Manager

We, 2011 Irrevocable Trust for Family of Jacqueline Troiani, owners of the land shown on the Boulevard & Market Lot Consolidation Plan, do 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 our heirs, executors, and assigns.

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

ATTEST:

Notary Public 2011 Irrevocable Trust for Family of Jacqueline Troiani
Michael J. Troiani, Trustee

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Michael Troiani, Trustee of 2011 Irrevocable Trust for Family of Jacqueline Troiani, and acknowledged the foregoing adoption and dedication to be their act.

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

My Commission expires on ____ day of _____, 20____.

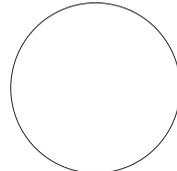
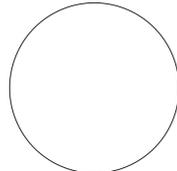
(SEAL)

Notary Public

We, 2011 Irrevocable Trust for Family of Jacqueline Troiani, hereby certify that the title to the property contained in the Boulevard & Market Lot Consolidation Plan (Parcel 1-H-48) is in the name of 2011 Irrevocable Trust for Family of Jacqueline Troiani and is recorded in deed book volume 14579 page 302.

Witness 2011 Irrevocable Trust for Family of Jacqueline Troiani
Michael J. Troiani, Trustee

SURVEYOR EMBOSSED DEPARTMENT OF REAL ESTATE



We, Troy Development Associates LP, owners of the land shown on the Boulevard & Market Lot Consolidation Plan, do 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 our heirs, executors, and assigns.

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

ATTEST:

Notary Public Troy Development Associates LP
By Troy Development, Inc.
By Michael J. Troiani, President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Michael J. Troiani, President of Troy Development, Inc., managing general partner of Troy Development Associates LP, and acknowledged the foregoing adoption and dedication to be their act.

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

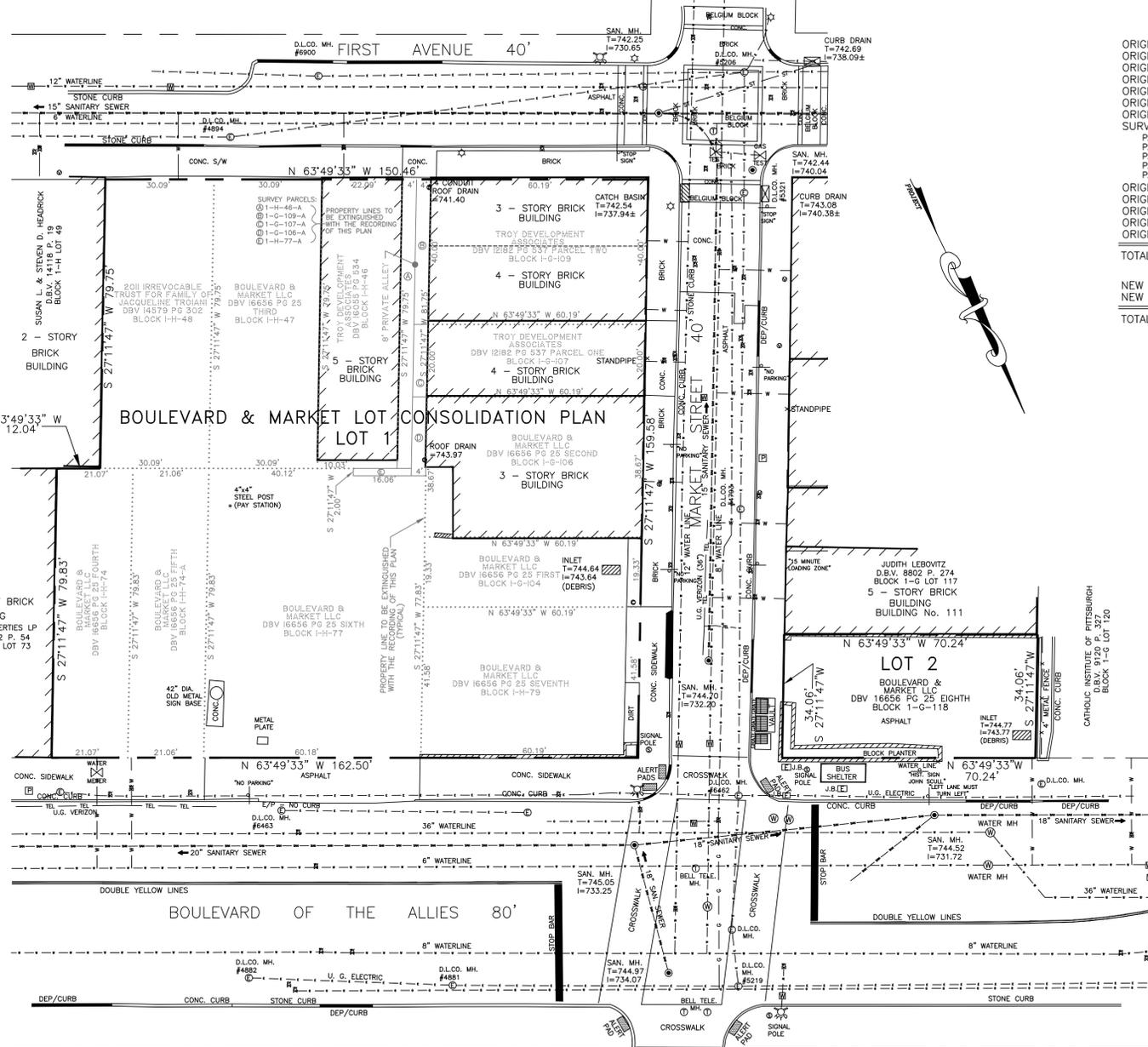
My Commission expires on ____ day of _____, 20____.

(SEAL)

Notary Public

We, Troy Development Associates LP, hereby certify that the title to the property contained in the Boulevard & Market Lot Consolidation Plan (Parcels 1-G-107 & 109 and 1-H-46 and Survey Parcels 1-G-107-A & 109-A and 1-H-46-A) is in the name of Troy Development Associates LP and is recorded in deed book volume 12182 page 537, deed book volume 16055 page 534 and deed book volume 16445 page 189.

Witness Troy Development Associates LP
By Troy Development, Inc.
By Michael J. Troiani, President



AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL BLOCK 1-H LOT 46	1,761.6775	0.0404
ORIGINAL BLOCK 1-H LOT 47	2,399.6775	0.0551
ORIGINAL BLOCK 1-H LOT 48	2,399.6775	0.0551
ORIGINAL BLOCK 1-H LOT 74	1,662.0181	0.0386
ORIGINAL BLOCK 1-H LOT 74-A	1,681.2198	0.0386
ORIGINAL BLOCK 1-H LOT 77	4,764.0494	0.1094
ORIGINAL BLOCK 1-H LOT 79	2,502.7002	0.0575
SURVEY PARCELS A THRU E	678.1200	0.0156
PARCEL A 319.0000 S.F. 0.0073 AC.		
PARCEL B 160.0000 S.F. 0.0037 AC.		
PARCEL C 80.0000 S.F. 0.0018 AC.		
PARCEL D 87.0000 S.F. 0.0020 AC.		
PARCEL E 32.1200 S.F. 0.0008 AC.		
ORIGINAL BLOCK 1-G LOT 104	1,163.4727	0.0267
ORIGINAL BLOCK 1-G LOT 106	2,327.5473	0.0534
ORIGINAL BLOCK 1-G LOT 107	1,203.8000	0.0276
ORIGINAL BLOCK 1-G LOT 109	2,407.6000	0.0552
ORIGINAL BLOCK 1-G LOT 118	2,392.3744	0.0549
TOTAL	27,363.9344	0.6281
NEW LOT 1	24,971.5600	0.5732
NEW LOT 2	2,392.3744	0.0549
TOTAL	27,363.9344	0.6281

OWNER ADDRESS
BOULEVARD & MARKET LLC &
2011 IRREVOCABLE TRUST FOR
FAMILY OF JACQUELINE TROIANI
2020 SMALLMAN ST STE 301
PITTSBURGH, PA 15222
(412) 292-7828

TROY DEVELOPMENT ASSOC. LP
100 MARKET ST
PITTSBURGH, PA 15222
(412) 292-7828

PROPERTY ADDRESS
212 & 214 BLVD. OF THE ALLIES
100, 102, 104, 106, 108, 110 &
& 112 MARKET ST.
209 & 217 FIRST AVENUE
PITTSBURGH, PA 15213

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED _____
CITY PLANNING COMMISSION
Chairman
Secretary

I, John Robert Gales, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my information, knowledge and belief the survey and the plan shown hereon are correct and accurate to the standards required. The error of closure shall not be less than one in fifteen thousand.

Date John Robert Gales, P.L.S.
(Seal) Registration No. 8203-E

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 _____,
pages(s) _____.

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

(SEAL) _____
Manager, Department of Real Estate



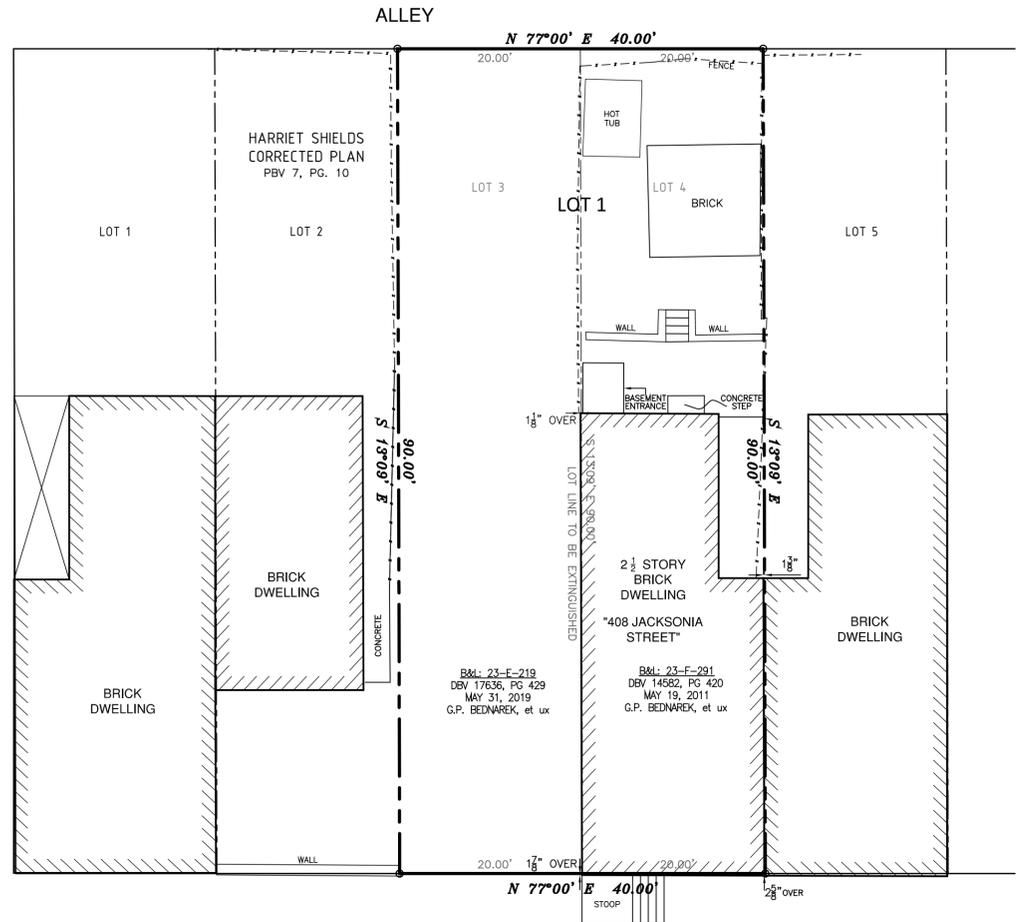
**BOULEVARD & MARKET
LOT CONSOLIDATION PLAN**
BEING A CONSOLIDATION OF BLOCK 1-H LOTS 46, 47, 48, 74, 74-A, 77 &
79, BLOCK 1-G LOTS 104, 106, 107, 109 & 118, AND SURVEY PARCELS
1-G-106-A, 1-G-107-A, 1-G-109-A, 1-H-46-A & 1-H-77-A.
SITUATE IN
1st WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
BOULEVARD & MARKET LLC

SCALE: 1" = 20' DATE: OCTOBER 7, 2019

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
2704 BROWNSVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 885-8885 FAX (412) 885-1320 05-83036

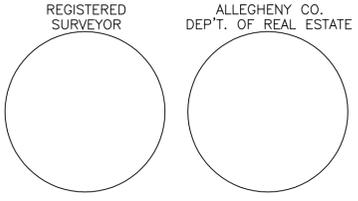
DATE	REVISION

GARFIELD AVENUE 40'



JACKSONIA STREET 50'

LOT AREA TABULATION	
23-E-219 EXISTING AREA 1,800 Sq. Feet 0.041 Acres	23-F-291 EXISTING AREA 1,800 Sq. Feet 0.041 Acres
LOT 1 PROPOSED AREA 3,600 Sq. Feet 0.083 Acres	



SITE ADDRESSES:
 23-F-291
 408 JACKSONIA STREET
 PITTSBURGH, PA 15212
 23-E-219
 410 JACKSONIA STREET
 PITTSBURGH, PA 15212

SURVEYOR:
 TAIT ENGINEERING, Inc.
 908 PERRY HIGHWAY
 PITTSBURGH, PA 15229
 412.364.6090

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLUE FELT TIP INK PEN !

B/L: 23-E-219

We, Gregory P. & Heather L. Bednarek, owners of a portion of the land shown on the 408 & 410 Jacksonia Street 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 OF WHICH, to this We set Our hand and seal this ____ day of _____, 20__.

ATTEST:

NOTARY PUBLIC _____ Gregory P. Bednarek
 _____ Heather L. Bednarek

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Gregory P. & Heather L. Bednarek, and acknowledged the foregoing adoption and dedication to be their act.

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

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

NOTARY PUBLIC

We hereby certify that the title to a portion of the property contained in the 408 & 410 Jacksonia Street Plan is in the name of Gregory P. & Heather L. Bednarek and is recorded in Deed Book Volume 17636, Page 429.

WITNESS _____ Gregory P. Bednarek
 _____ Heather L. Bednarek

B/L: 23-F-291

We, Gregory P. & Heather L. Bednarek, owners of a portion of the land shown on the 408 & 410 Jacksonia Street 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 OF WHICH, to this We set Our hand and seal this ____ day of _____, 20__.

ATTEST:

NOTARY PUBLIC _____ Gregory P. Bednarek
 _____ Heather L. Bednarek

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Gregory P. & Heather L. Bednarek, and acknowledged the foregoing adoption and dedication to be their act.

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

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

NOTARY PUBLIC

We hereby certify that the title to a portion of the property contained in the 408 & 410 Jacksonia Street Plan is in the name of Gregory P. & Heather L. Bednarek and is recorded in Deed Book Volume 14582, Page 420. We further certify that there is no lien, encumbrance or mortgage against this property.

WITNESS _____ Gregory P. Bednarek
 _____ Heather L. Bednarek



VICINITY MAP (TAKEN FROM CITY OF PITTSBURGH ZONING MAP)

CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING

APPROVED: CITY PLANNING COMMISSION

CHAIRMAN

ATTEST:

SECRETARY

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.

5-28-2020
 Date

Lee A. Tait
 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

Notes:

1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
2. Property subject to any issues that may be revealed by a current and complete title report.
3. One of the properties (23-E-219) currently sits vacant with no permanent or accessory structures.

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.



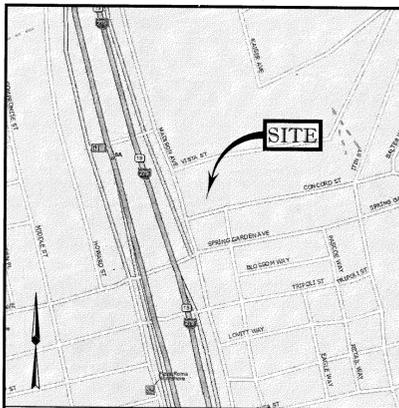
Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.
 1-800-242-1776 SN: 20200511678

408 & 410 JACKSONIA STREET PLAN
 BEING A CONSOLIDATION OF ALLEGHENY COUNTY
 BLOCK & LOT PARCELS 23-E-219 & 23-F-291
 SITUATE IN
 25th WARD, CITY of PITTSBURGH
 ALLEGHENY COUNTY, PA.
 MADE FOR
GREGORY & HEATHER BEDNAREK

Date: January 23, 2020
 Scale: 1"=10'
 Drawn By: ALF
 Reviewed By: LAT
 File Number: 36195
 CAD File: 20.0017
 Revisions:



TAIT ENGINEERING, INC.
 908 Perry Highway
 Pittsburgh, Pennsylvania 15229
 tel: 412.364.6090
 fax: 412.364.6716
 e: taiteng@taitengineering.net



SURVEYOR'S METES & BOUNDS DESCRIPTION
 LOTS 167, 170 & 176, BLOCK 24E
 AND 20' WIDE VACATED TURTLE WAY R.O.W.
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE
 EASTERLY LINE OF MADISON AVENUE (50 FEET WIDE) WITH THE NORTHERLY
 LINE OF CONCORD STREET (33 FEET WIDE), FROM SAID POINT OF BEGINNING
 RUNNING, THENCE:

1. ALONG SAID EASTERLY LINE OF MADISON AVENUE, NORTH 12 DEGREES -
 34 MINUTES - 35 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A POINT,
 THENCE;
2. ALONG THE SOUTHERLY LINE OF VISTA STREET (33 FEET WIDE), NORTH
 77 DEGREES - 01 MINUTES - 25 SECONDS EAST, A DISTANCE OF 120.00
 FEET TO A POINT, THENCE;
3. ALONG THE NORTHERLY LINE OF VACATED TURTLE WAY (20 FEET
 WIDE-VACATION PER RESOLUTION BK VOLUME 136, PG 691), SOUTH 12
 DEGREES - 34 MINUTES - 35 SECONDS EAST, A DISTANCE OF 180.00 FEET
 TO A POINT, THENCE;
4. ALONG THE NORTHERLY LINE OF CONCORD STREET, SOUTH 77 DEGREES
 - 01 MINUTES - 25 SECONDS WEST, A DISTANCE OF 120.00 FEET TO THE
 POINT AND PLACE OF BEGINNING.

CONTAINING 21,600 S.F. OR 0.454 AC.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT
 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT
 NUMBER NCS-873634-DC72, WITH AN EFFECTIVE DATE OF 9/27/2017.

BEING LOTS 32-34, 35-40 AND FORMER VIGNAL ALLEY AS SHOWN ON A MAP
 FILED IN ALLEGHENY COUNTY ENTITLED "ROBERT GALLWAY ET AL PLAN OF
 LOTS" RECORDED IN PLAT BOOK VOL. 2, PAGE 77.



CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED: _____
 CITY PLANNING COMMISSION

CHAIRMAN _____

ATTEST: _____

SECRETARY _____

OWNER - PHOTO ANTIQUITIES, A PENNSYLVANIA NON-PROFIT CORPORATION

PHOTO ANTIQUITIES, A PENNSYLVANIA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN ON THE LOT
 CONSOLIDATION PLAN, 1212 MADISON AVENUE, HEREBY ADOPTS THIS PLAN AS ITS LOT CONSOLIDATION PLAN 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 PARTNERSHIP AND UPON ITS
 HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ATTEST:
 PHOTO ANTIQUITIES, A PENNSYLVANIA NON-PROFIT CORPORATION

BY: _____ NOTARY PUBLIC

BRUCE M. KLEIN
 PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY
 OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED BRUCE M. KLEIN, THE PRESIDENT OF PHOTO
 ANTIQUITIES, A PENNSYLVANIA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND
 DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

NOTARY PUBLIC _____ NOTARY STAMP _____

OWNER - JSF MADISON CMPI, LLC

JSF MADISON CMPI, LLC, OWNER OF THE LAND SHOWN ON THE LOT CONSOLIDATION PLAN, 1212 MADISON AVENUE,
 HEREBY ADOPTS THIS PLAN AS ITS LOT CONSOLIDATION PLAN 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 PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ATTEST:
 JSF MADISON CMPI, LLC

BY: _____ NOTARY PUBLIC

JSF MANAGEMENT, LLC
 ITS: MANAGER

BY: _____ NOTARY PUBLIC

JOHNSON DEVELOPMENT ASSOCIATES, INC.
 ITS: SOLE MEMBER

DAN C. BREEDEN, JR.
 SECRETARY AND TREASURER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY
 OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED DAN C. BREEDEN, JR., THE SECRETARY AND
 TREASURER OF JSF MADISON CMPI, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE
 THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

NOTARY PUBLIC _____ NOTARY STAMP _____

PROPERTY TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IN THE LOT CONSOLIDATION PLAN, 1212 MADISON AVENUE, IS
 IN THE NAME OF JSF MADISON CMPI, LLC, AND IS RECORDED IN DEED BOOK 17898, PAGE 458.

JSF MADISON CMPI, LLC

BY: _____ NOTARY PUBLIC

JSF MANAGEMENT, LLC
 ITS: MANAGER

BY: _____ NOTARY PUBLIC

JOHNSON DEVELOPMENT ASSOCIATES, INC.
 ITS: SOLE MEMBER

DAN C. BREEDEN, JR.
 SECRETARY AND TREASURER

WITNESS _____

DEPARTMENT OF REAL ESTATE

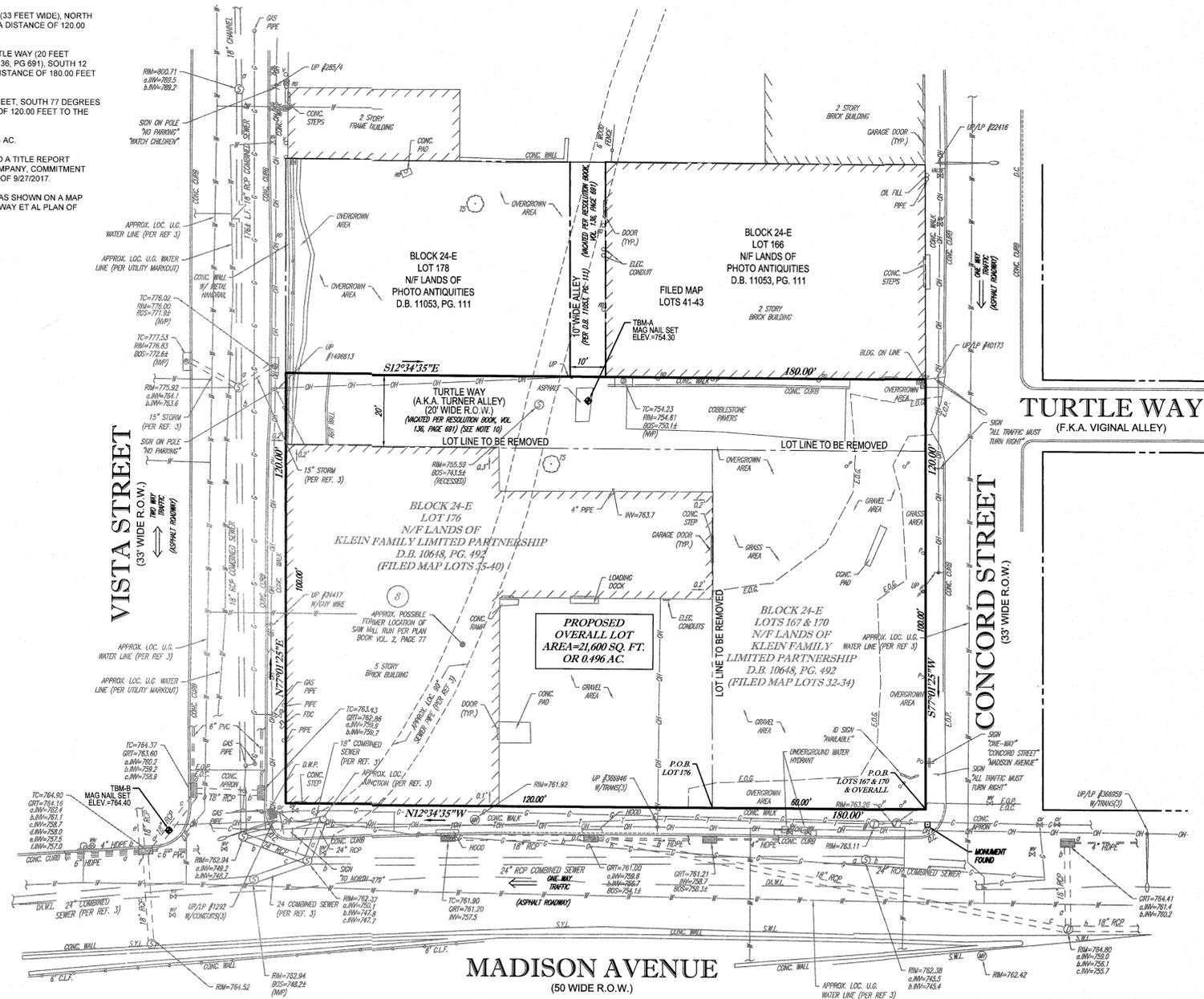
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH
 OF PENNSYLVANIA IN PLAN BOOK VOLUME _____ PAGE(S) _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

MANAGER, DEPARTMENT OF REAL ESTATE _____

LEGEND

---	PROPERTY LINE	---	GUY WIRE
---	RIGHT OF WAY LINE	---	SIGN
---	PROPERTY ADJOINER LINE	---	CATCH BASIN OR INLET
---	OVERHEAD WIRES	---	DECIDUOUS TREE & TRUNK SIZE
---	APPROX. LOC. UNDERGROUND GAS LINE	---	CHAIN LINK FENCE
---	APPROX. LOC. UNDERGROUND CABLE LINE	---	DEPRESSED CURB
---	APPROX. LOC. UNDERGROUND TEL. LINE	---	E.O.C. EDGE OF CONC.
---	APPROX. LOC. UNDERGROUND WATER LINE	---	E.O.P. EDGE OF PAVEMENT
---	DEPRESSED CURB	---	E.O.G. EDGE OF GRAVEL
---	HYDRANT	---	RAILROAD TIE WALL
---	WATER VALVE	---	TYPICAL
---	WATER METER	---	D.E.T.P. DETECTABLE WARNING PAD
---	UNKNOWN VALVE	---	S.W.L. SOLID WHITE LINE
---	GAS VALVE	---	S.Y.L. SOLID YELLOW LINE
---	ELECTRIC METER	---	H.T. HEIGHT
---	DRAINAGE/STORM MANHOLE	---	D.A.W.L. DASHED WHITE LINE
---	SANITARY/SEWER MANHOLE	---	B.L.D.C. BUILDING
---	TELEPHONE MANHOLE	---	B.F.P.A. BUILDING FOOTPRINT AREA
---	UNKNOWN MANHOLE	---	N.V.P. NO VISIBLE PIPE
---	WATER MANHOLE	---	U.T.O. UNABLE TO OPEN
---	POST	---	B.O.S. BOTTOM OF STRUCTURE
---	VENT & NUMBER OF VENTS	---	F.D.C. FIRE DEPARTMENT CONNECTION
---	UTILITY POLE	---	U.P.L.P. UTILITY POLE/LIGHT POLE

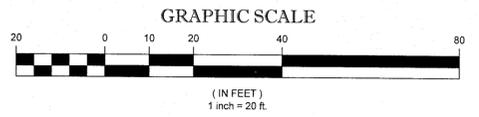


- NOTES:**
1. PROPERTY KNOWN AS BLOCK 24E, LOTS 167, 170, 176 AND A 10' PORTION OF VACATED TURTLE WAY R.O.W. AS SHOWN ON THE TAX MAP OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA.
 2. EXISTING AREAS:
 LOTS 167 & 170 = 6,000 S.F. OR 0.138 AC.
 LOT 176 = 12,000 S.F. OR 0.276 AC.
 20' WIDE VACATED TURTLE WAY R.O.W. = 3,600 S.F. OR 0.083 AC.
 PROPOSED OVERALL LOT = 21,600 S.F. OR 0.496 AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-873634-DC72, WITH AN EFFECTIVE DATE OF 9/26/2017, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 (5) SUBJECT TO FILED MAP LOT NUMBERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDERS' OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 2 PAGE 77 - APPROX. LOCATION SHOWN
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. # 2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
 TEMPORARY BENCH MARKS SET:
 TBM-A: MAG NAIL SET IN ASPHALT ELEVATION=754.30
 TBM-B: MAG NAIL SET IN CONCRETE WALK ELEVATION=764.40
 PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. THE VACATED PORTION OF TURTLE WAY IS SUBJECT TO THE RIGHT OF EASEMENT OF A 90" SEWER LINE (SHOWN), AND A 6" WATER LINE (LOCATION CANNOT BE DETERMINED), PER RESOLUTION BOOK VOL. 136, PAGE 691.
 11. THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

- REFERENCES:**
1. THE TAX MAP OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 353 OF 558", MAP NUMBER 42003C0353H, MAP REVISED SEPTEMBER 26, 2014.
 3. WATER AND SEWER PLANS PROVIDED BY PITTSBURGH WATER AND SEWER AUTHORITY.
 4. FILED MAP VOL. 2, PG. 77.



MADISON AVENUE
 (50 WIDE R.O.W.)



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS STAMPED WITH RED INK SEAL

2-18-2020
 DATE

JOHN P. LYNCH
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #042018R

FIELD DATE 8-8-2019	LOT CONSOLIDATION PLAN	
FIELD BOOK NO. CL18-12	1212 MADISON AVENUE	
FIELD BOOK PG. 55	BLOCK 24E, LOTS 167, 170 & 176	
FIELD CREW TZ/MM	CITY OF PITTSBURGH, ALLEGHENY COUNTY	
DRAWN ADH	COMMONWEALTH OF PENNSYLVANIA	
REVIEWED JAC	APPROVED JPL	DATE 2-18-2020
SCALE 1"=20'	FILE NO. 05-190215	DWG. NO. 1 OF 1

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTION THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR FOR OTHER THAN THE ORIGINAL CLIENT IS PROHIBITED. THE OFFICE OF THE ATTORNEY GENERAL HAS REVIEWED THIS DOCUMENT AND HAS DETERMINED THAT IT IS IN THE PUBLIC INTEREST TO MAKE IT AVAILABLE TO THE PUBLIC.