

	AREA SUMMARY	
	SQ. FT.	ACRES
BLOCK 131-N LOT 42 (LOT 1)	44,000.00	1.0102
BLOCK 131-N LOT 62	44,918.16	1.0312
BLOCK 131-J LOT 75	6,849.02	0.1572
VACATED BENEZET WAY	13,250.00	0.3042
VACATED HEATH STREET	4,800.00	0.1101
VACATED OCHRA WAY	3,717.74	0.0853
VACATED YULE WAY	2,373.48	0.0545
TOTAL LOT 1A	119,908.40	2.7527

COLL. FAMILY CONSOLIDATION PLAN
P.B.V. 323 P. 150
LOT 1
EDWARD G. POPULO
& SUSAN M. COLL

BERNARD & DEBORAH NOONE CONSOLIDATION PLAN
P.B.V. 304 P. 174
LOT 1
BERNARD W., SR. & DEBORAH L. NOONE
BLOCK 131-J LOT 60
D.B.V. 17501 P. 531

OWNER ADOPTION AND DEDICATION

We, Ryan Joseph and Alexandra Christine Noone, owners of the land shown on the Ryan & Alexandra Noone Consolidation Plan 2, 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 I set my hand and seal this _____ day of _____, 2025.

ATTEST:

Notary Public
Ryan Joseph Noone
Alexandra Christine Noone

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Ryan Joseph and Alexandra Christine Noone, who acknowledge the foregoing adoption and dedication to be their act.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 2025.

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

Notary Public
(SEAL)

CERTIFICATION OF TITLE WITH NO MORTGAGE

We hereby certify that the title to the property contained in the Ryan & Alexandra Noone Consolidation Plan 2 is in the name of Ryan Joseph and Alexandra Christine Noone and is recorded in Deed Book Volume 17501, Page 493. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness
Ryan Joseph Noone
Alexandra Christine Noone

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED _____

CITY PLANNING COMMISSION

Chairman

ATTEST:

Secretary

BRONZE STREET 50'

HEATH STREET 40'

BENEZET STREET 50'

VACATED PER RES. No. 304
EFFECTIVE DATE: 05/13/24

LOT 1A

BOROUGH OF WEST HOMESTEAD
BLOCK 131-N LOT 298

RYAN & ALEXANDRA NOONE CONSOLIDATION PLAN 2

BEING A CONSOLIDATION OF LOT 1 IN THE RYAN & ALEXANDRA NOONE CONSOLIDATION PLAN AS RECORDED IN PLAN BOOK VOLUME 315, PAGES 185, LOTS 1515 THROUGH 1530 IN THE PGH. & HOMESTEAD CO. EASTERN ADDITION OF NEW HOMESTEAD AS RECORDED IN P.B.V. 20, P. 12 - 13 AND VACATED BENEZET STREET, HEATH STREET, YULE WAY AND OCHRA WAY

SITUATE IN
31ST WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
RYAN JOSEPH & ALEXANDRA CHRISTINE NOONE

SCALE: 1" = 20' DATE: JANUARY 31, 2025

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

SHEET 1 OF 1

18-155032A

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.

NOTE:

DIMENSIONS WITH () ARE OLD LOT DIMENSIONS!

..... INDICATES LOT LINE TO BE EXTINGUISHED BY THIS PLAN!

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER:

RYAN JOSEPH &
ALEXANDRA CHRISTINE NOONE
4315 BENCH WAY
HOMESTEAD, PA 15120
BLOCK 131-N LOTS 42 & 62
BLOCK 131-J LOT 75

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 _____, 2025.

SEAL

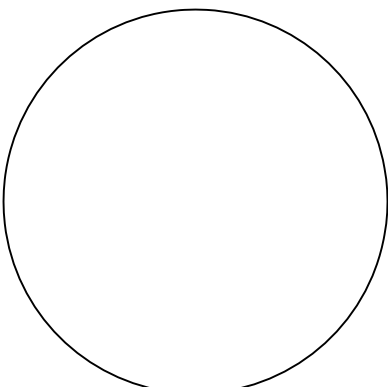
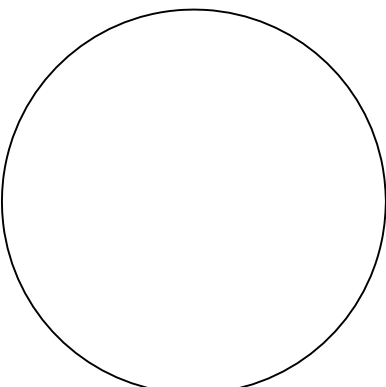
Manager, Department of Real Estate

DATE

SURVEYOR

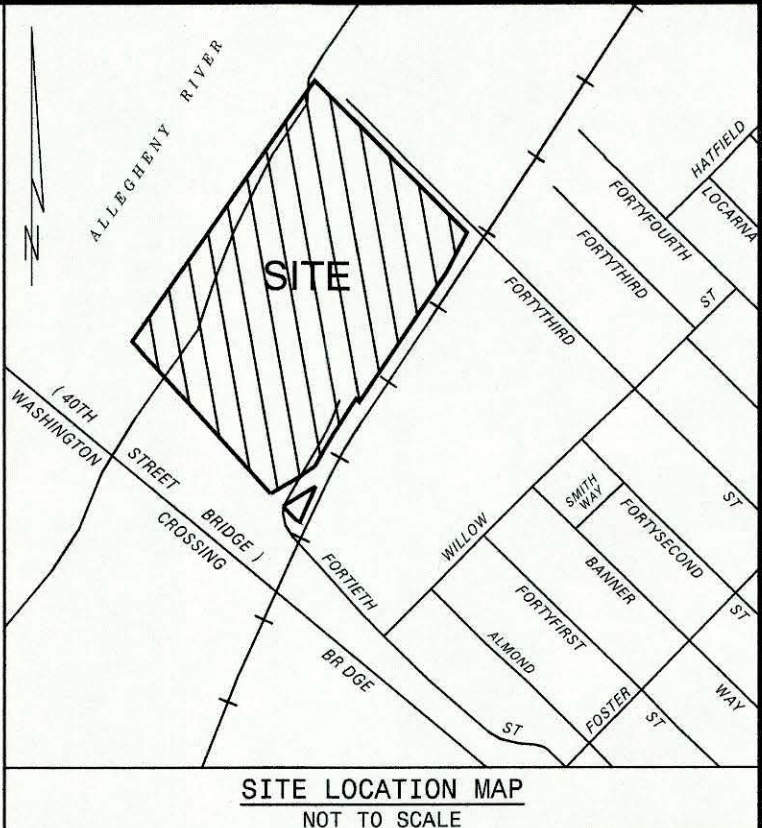
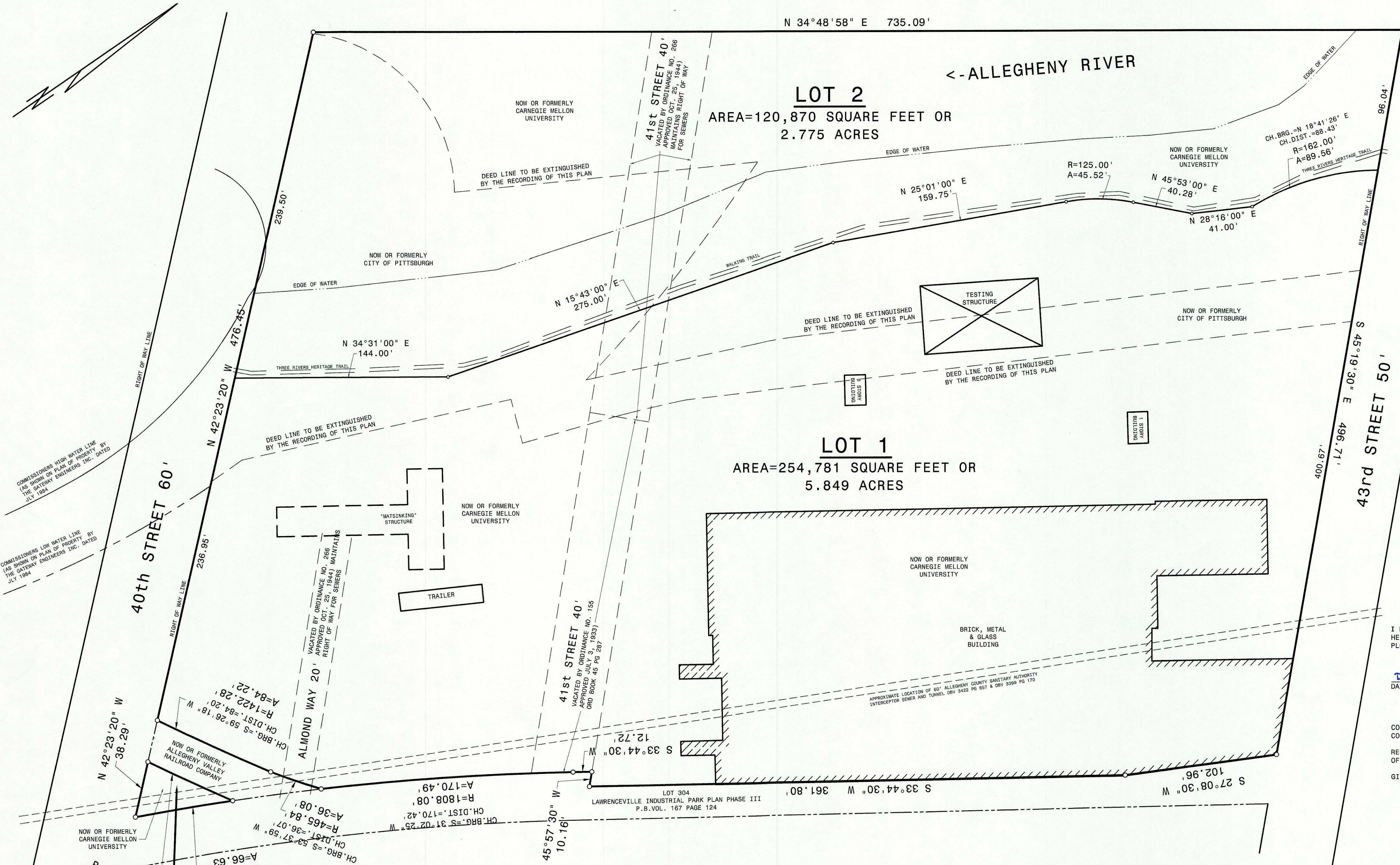
SURVEYOR EMBOSSED

DEPARTMENT OF REAL ESTATE



Plan & File Name: C:\Projects\1300013189-0012 NREC Subdivision Consolidation\Drawings\13189-0012 VSD.dwg
Plot Date: 12/23/2024 2:07 PM James A. Brethauer, P.E., PLS
Save Date: 12/23/2024 1:37 PM

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



UNIT A
AREA=1,154 SQUARE FEET OR
0.026 ACRE

WE, CARNEGIE MELLON UNIVERSITY, OWNER OF A PORTION OF THE LAND SHOWN ON NREC SUBDIVISION PLAN NO. 1, 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 ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 12 DAY OF December, 2024
Marijane Fajkus SECRETARY
Fam Jelen PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED Fam Jelen AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF December, 2024
MY COMMISSION EXPIRES THE 12 DAY OF March, 2026

Commonwealth of Pennsylvania - Notary Seal
Marijane Fajkus, Notary Public
Allegheny County
My commission expires March 12, 2026
Commission number 1328271
Member, Pennsylvania Association of Notaries

I, Fam Jelen, PRESIDENT OF CARNEGIE MELLON UNIVERSITY, DO HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE NREC SUBDIVISION PLAN NO. 1 IS IN THE NAME THE CARNEGIE MELLON UNIVERSITY, AS RECORDED IN DEED BOOK VOLUME 19565, PAGE 36. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Kelly D. Elder WITNESS
Keegan Elder SIGNATURE

WE, CITY OF PITTSBURGH, OWNER OF A PORTION OF THE LAND SHOWN ON NREC SUBDIVISION PLAN NO. 1, 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 ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 7 DAY OF January, 2025
James A. Brethauer SECRETARY
James A. Brethauer PRESIDENT Mayor

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED James A. Brethauer AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF January, 2025
MY COMMISSION EXPIRES THE 2 DAY OF March, 2026

Commonwealth of Pennsylvania - Notary Seal
Leslie J. Stephens, Notary Public
Allegheny County
My commission expires March 2, 2026
Commission number 1254621
Member, Pennsylvania Association of Notaries

I, James A. Brethauer, OF THE CITY OF PITTSBURGH, DO HEREBY CERTIFY THAT THE TITLE TO A PORTION OF THE PROPERTY CONTAINED IN THE NREC SUBDIVISION PLAN NO. 1 IS IN THE NAME THE CITY OF PITTSBURGH, AS RECORDED IN DEED BOOK VOLUME 9589, PAGE 566. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

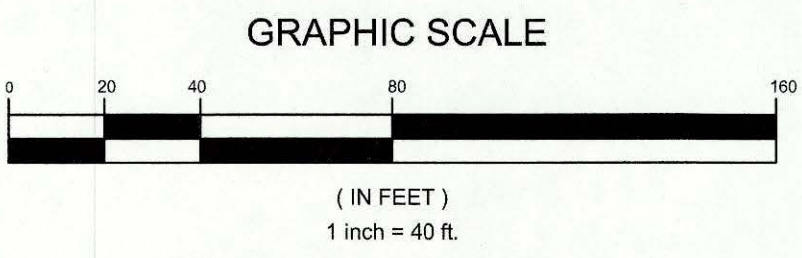
Forrest Paul WITNESS
James A. Brethauer PRESIDENT Mayor

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.

December 3, 2024
DATE
James A. Brethauer
JAMES A. BRETHAUER, PLS
REG. NO. SU-054763-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____.

RECORDER



NOTE: ALL DISTANCES SHOWN ON THIS PLAN ARE U.S. STANDARD MEASURE.

TOTAL AREA = 376,805 SQUARE FEET OR 8.650 ACRES

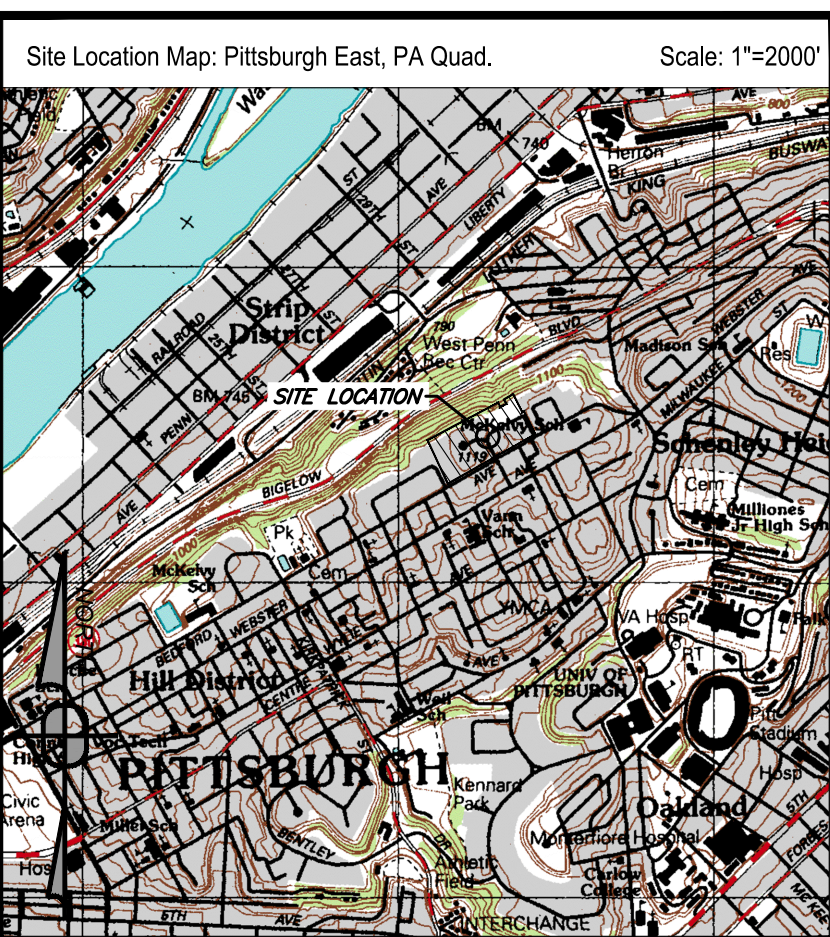
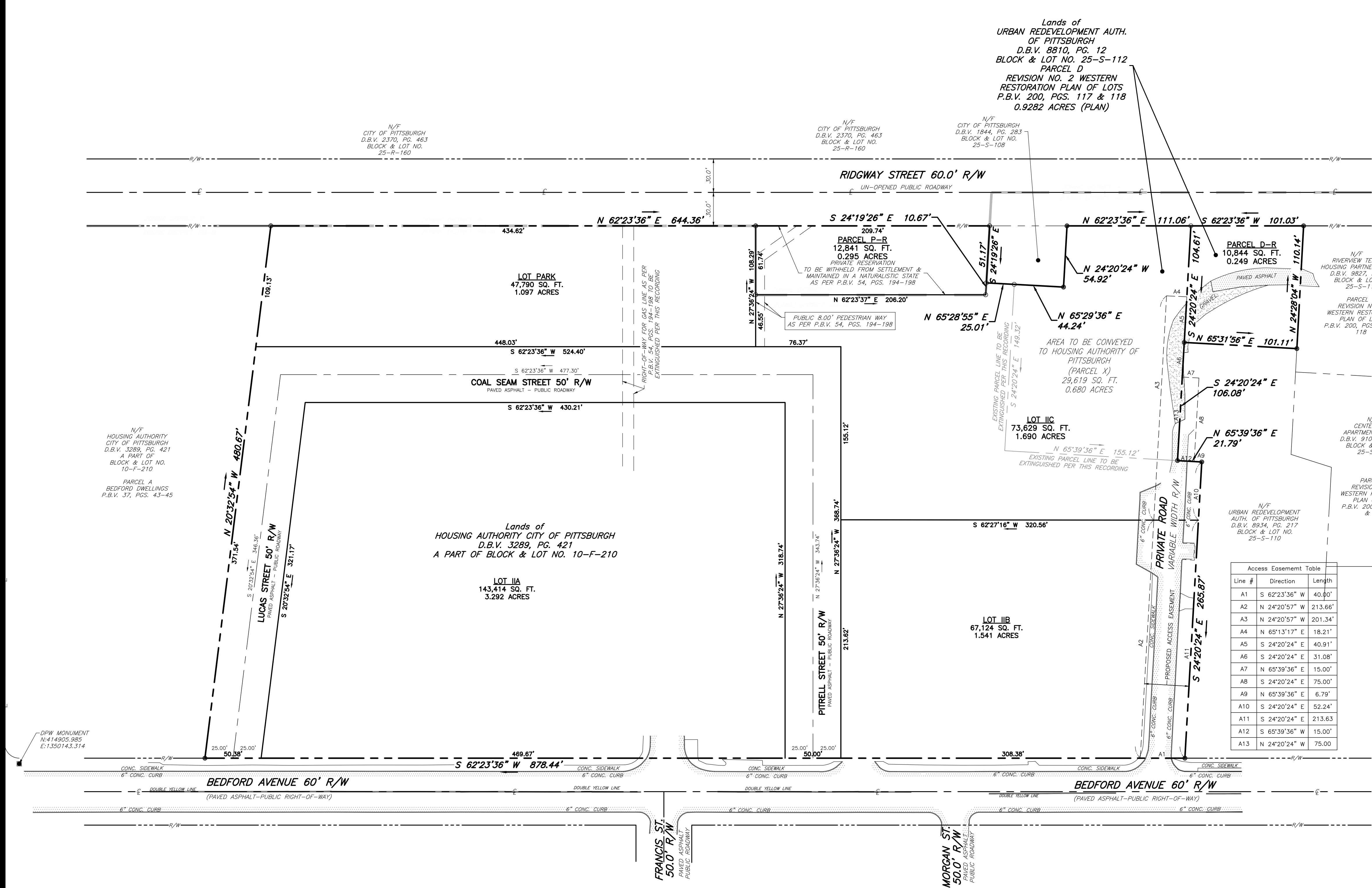
GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

NREC SUBDIVISION PLAN NO. 1
SITUATE IN
9TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
CARNEGIE MELLON UNIVERSITY

Date: OCTOBER 2, 2024
Job Number: C-13189-0012
Dwg No: 404.513

PM: JAB DB: JAB CB: PTC SCALE: 1" = 40'

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.



NEW LOTS AREA TABULATION			
EXISTING LOT AREAS:			
P10 10-F-210	373,548 SQ. FT.	8.875 ACRES	
25-S-112	40,463 SQ. FT.	0.928 ACRES	
TOTAL EXISTING: 414,012 SQ. FT. 9.504 ACRES			
PROPOSED LOT AREAS:			
LOT IIA	143,414 SQ. FT.	3.292 ACRES	
LOT IIB	67,124 SQ. FT.	1.541 ACRES	
LOT IIC	73,629 SQ. FT.	1.690 ACRES	
LOT I	12,841 SQ. FT.	0.295 ACRES	
LOT D-R	10,844 SQ. FT.	0.249 ACRES	
PR. ROAD ROW	58,370 SQ. FT.	1.340 ACRES	
TOTAL PR LOT AREA: 414,012 SQ. FT. 9.504 ACRES			

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE (RM-M) RESIDENTIAL MODERATE DENSITY ZONING DISTRICT. THE BULK AREA & SETBACK REQUIREMENTS FOR THIS DISTRICT ARE SHOWN BELOW.

ZONING DISTRICT:	RM-M (MULTI-UNIT RESIDENTIAL MODERATE DENSITY SUBDISTRICT)
MIN. LOT SIZE:	3,200 SQ. FT.
MIN. LOT SIZE PER UNIT:	1,800 SQ. FT.
MIN. FRONT SETBACK:	25 FEET
MIN. REAR SETBACK:	25 FEET
MIN. EXTERIOR SIDE YARD SETBACK:	25 FEET
MIN. INTERIOR SIDE YARD SETBACK:	10 FEET
MAX. BUILDING HEIGHT:	55 FEET (NOT TO EXCEED 4 STORIES)
ZONING INFORMATION WAS OBTAINED FROM:	
CITY OF PITTSBURGH https://pittsburghpa.gov/dept/index.html	
CITY OF PITTSBURGH DEPT. OF CITY PLANNING CITY-COUNTY BUILDING 414 GRANT STREET, PITTSBURGH, PA 15219 PHONE: 412-255-2241	

NOTES: ALL DIRECTIONAL COURSES (BEARINGS) ARE REFERENCED TO CITY OF PITTSBURGH COORDINATE SYSTEM.

- SEE SHEET 2 FOR EXTINGUISHMENTS OF PREVIOUSLY RECORDED PARCEL LINES, RIGHT-OF-WAYS, AND EASEMENTS.
- SOLID CIRCLE AT PROPERTY CORNER DENOTES A 5/8" REBAR WITH PLASTIC I.D. CAP SET (UNLESS NOTED OTHERWISE)

PLAN REVISIONS	
DATE	DESCRIPTION
12-9-2024	ADDED STREET NAMES TO PLAN

Bedford Dwellings Phase II Subdivision & Consolidation Plan No. 1 (Hill District)

SITUATE IN
the Fifth Ward of
the City of Pittsburgh

Prepared For
Bohler Engineering

Date: November 25, 2024 Drawn By: AMS
Scale: 1"= 50' Field Book#: 4872
CADD#: 4872-Bedford Dwellings-Consolidation & Subdivision Plan.dwg

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

ACKNOWLEDGEMENT — (HOUSING AUTHORITY CITY OF PITTSBURGH)
KNOW ALL MEN BY THESE PRESENTS, THAT HOUSING AUTHORITY CITY OF PITTSBURGH, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 5TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.
ATTEST:

WITNESS
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED GENERAL PARTNER OF HOUSING AUTHORITY CITY OF PITTSBURGH, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THE ACT AND DEED OF THE PARTNERSHIP, 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____.
SEAL

NOTARY PUBLIC

ACKNOWLEDGEMENT — (URBAN REDEV. AUTH. OF PITTSBURGH)
KNOW ALL MEN BY THESE PRESENTS, THAT THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, A REDEVELOPMENT AUTHORITY ESTABLISHED AND EXISTING UNDER THE URBAN REDEVELOPMENT LAW, 35 P.S., §1701 ET SEQ., AS AMENDED, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 5TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
IN WITNESS WHEREOF, THE SAID AUTHORITY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS CHIEF OPERATING OFFICER AND THE SAME TO BE ATTESTED BY ITS ASSISTANT SECRETARY, THIS _____ DAY OF _____, 20____.
ATTEST

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
ASSISTANT SECRETARY

JENNIFER WILHELM, CHIEF OPERATING OFFICER
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER PERSONALLY APPEARED JENNIFER WILHELM, WHO ACKNOWLEDGED HERSELF TO BE THE CHIEF OPERATING OFFICER OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, A REDEVELOPMENT AUTHORITY, AND THAT AS SUCH CHIEF OPERATING OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS CHIEF OPERATING OFFICER.
WITNESS MY HAND SEAL
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES:
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYORS CERTIFICATION
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.
DECEMBER 9th, 2024
Date
J. Todd Henwood Reg. No. — SU-075612
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____.

RECORDER OF DEEDS

NOTARY PUBLIC

REGISTERED SURVEYOR
J. TODD HENWOOD
LAND SURVEYOR
SU-075612

ALLEGHENY COUNTY
DEPT. OF REAL ESTATE

CITY OF PITTSBURGH
DEPARTMENT OF PLANNING

**PRELIMINARY
FOR REVIEW**

N:\Project Files\20230149 - Josephine Street Townhomes\04_Survey\CAD\20230149 Subdivision.dwg, 12/18/2024, 12:55:14 PM, jgallor



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

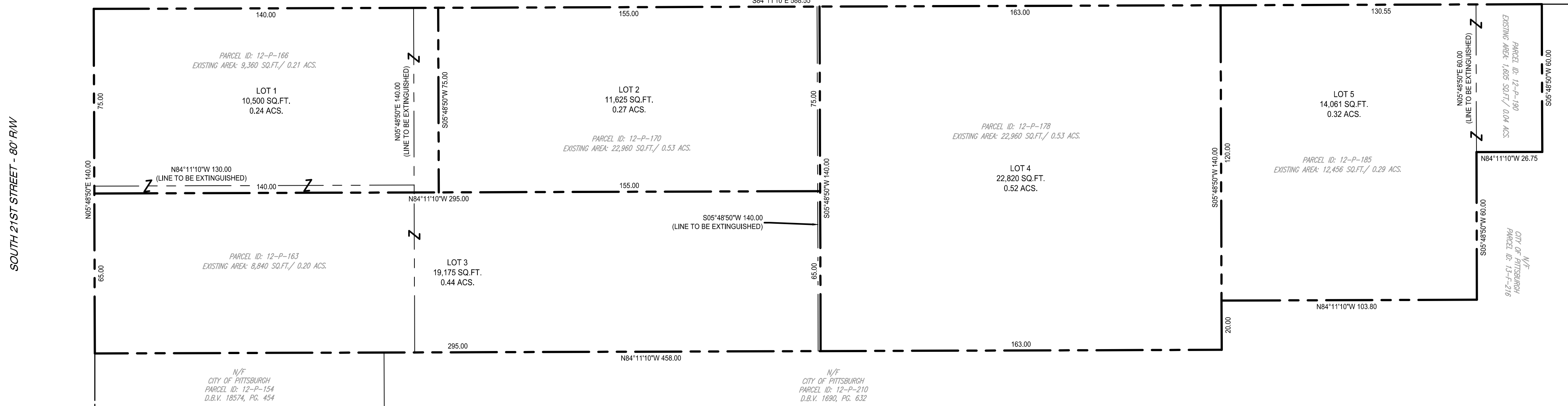
APPROVED:
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST

SECRETARY

JOSEPHINE STREET - 60' R/W



LOT AREA TABLE

Existing Area

Owner: Collective South Side Agent LLC
Parcel ID: 12-P-163
Deed Book Volume: 19485, Page 169
Area: 8,840 square feet or 0.20 acres

Owner: Collective South Side Agent LLC
Parcel ID: 12-P-166
Deed Book Volume: 19485, Page 169
Area: 9,360 square feet or 0.21 acres

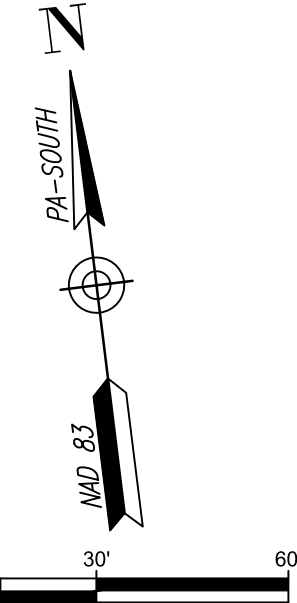
Owner: Collective South Side Agent LLC
Parcel ID: 12-P-170
Deed Book Volume: 19485, Page 169
Area: 22,960 square feet or 0.53 acres

Owner: Collective South Side Agent LLC
Parcel ID: 12-P-178
Deed Book Volume: 19485, Page 169
Area: 22,960 square feet or 0.53 acres

Owner: Collective South Side Agent LLC
Parcel ID: 12-P-185
Deed Book Volume: 19485, Page 169
Area: 12,456 square feet or 0.29 acres

Owner: Collective South Side Agent LLC
Parcel ID: 12-P-190
Deed Book Volume: 19485, Page 169
Area: 1,605 square feet or 0.04 acres

Proposed Area
Lot 1: 10,500 sq. ft. / 0.24 acs.
Lot 2: 11,625 sq. ft. / 0.27 acs.
Lot 3: 19,175 sq. ft. / 0.44 acs.
Lot 4: 22,820 sq. ft. / 0.52 acs.
Lot 5: 14,061 sq. ft. / 0.32 acs.
Total Area: 78,181 sq. ft. / 1.79 acs.



LEGEND

--- SUBJECT PROPERTY
--- PROPERTY ADJAINER
--- ROAD RIGHT-OF-WAY

NOTES:

- MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, COLLECTIVE SOUTH SIDE AGENT LLC, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 16TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

ATTEST: _____
Witness PRESIDENT - COLLECTIVE SOUTH SIDE AGENT LLC

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT OF COLLECTIVE SOUTH SIDE AGENT LLC AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

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

THE _____ DAY OF _____, 20____, MY COMMISSION EXPIRES:

SEAL

NOTARY PUBLIC

MORTGAGE

WE, COLLECTIVE SOUTH SIDE AGENT LLC, OWNERS OF THE JOSEPHINE STREET - LOT LINE REVISION, SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN OUR NAME AS RECORDED IN DEED BOOK VOLUME _____, PAGE _____, RECORDED IN THE DEPARTMENT OF REAL ESTATE.

WITNESS

PRESIDENT - COLLECTIVE SOUTH SIDE AGENT LLC

SURVEYORS CERTIFICATION

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

Date _____ Gregory B. Jones, PLS Reg. No. - SU052331-E

COMMONWEALTH OF PENNSYLVANIA)
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____.

RECORDER OF DEEDS

ALLEGHENY COUNTY
REGISTERED SURVEYOR

Josephine Street Lot Line Revision

SITUATE IN
the Sixteenth Ward of
the City of Pittsburgh

Prepared For
Collective South Side Agent, LLC

Date: December 18, 2024 Drawn By: Survey
Scale: 1"= 10' Field Book#: n/a
CADD#: 20230149

Waterfront Corporate Park III, Suite 101
2000 Georgtowne Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Sheet No. 1 of 1