

ALL SIGNATURES MUST BE MADE IN BLUE INK.

THE, CITY OF PITTSBURGH OWNERS OF THE LAND SHOWN ON THE WARRINGTON REC CENTER CONSOLIDATION 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 OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS_____ ATTEST:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED ____, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ______DAY OF _____,____,____

MY COMMISSION EXPIRES THE ______DAY OF_____.___.

NOTARIAL SEAL

NOTARY PUBLIC

NOTARY PUBLIC

SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

WE HEREBY CERTIFY THAT THE TITLE TO PART OF THE PROPERTY CONTAINED IN THE WARRINGTON REC CENTER CONSOLIDATION PLAN IS IN THE NAME OF CITY OF PITTSBURGH, AND IS RECORDED IN DEED BOOK VOLUME 2409, PAGE 249 AND IN DEED BOOK VOLUME 1820, PAGE 262.

WITNESS

SQ. FT.

37,581.53

39,418.53

7,700.00

84,700.06

SQ. FT.

84,700.06

ACRES

0.863

0.905

0.177

1.945

ACRES

1.945

SURVEYOR

PARCEL

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.

046652-E SCOTT R. PILSTON REGISTRATION NUMBER DATE

NOTES

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO LOTS KNOWN AS 15-D-274 AND 15-D-336 AND CICERO WAY INTO ONE LOT KNOWN AS LOT 1 IN THE WARRINGTON CONSOLIDATION PLAN.
- THE BASIS OF BEARINGS IS THE GRANDVIEW PLAN P.B.V. 20, PG. 166.
- BY GRAPHIC PLOTTING ONLY, THE BUILDING AREA OF THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 42003C0342H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014.
- THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM UTILITY COMPANIES BY A PA ONECALL. 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.

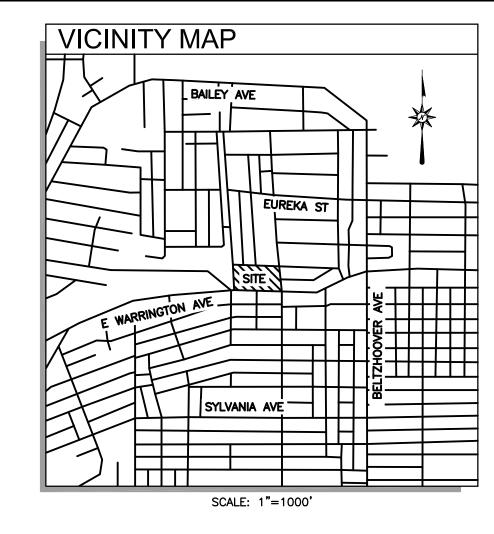
PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR

- LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
- THE ALLEY SHOWN AS CICERO WAY 20' (NOT OPEN), MUST BE VACATED.

ALLEGHENY COUNTY

DEPARTMENT OF REAL ESTATE

RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.



PROPERTY INFORMATION 329 EAST WARRINGTON AVE PITTSBURGH, PA 15210 SITE ADDRESS COUNTY ALLEGHENY 15-D-274 15-D-336 D.B.V. 1820, PG. 262 D.B.V. 2409, PG. 249 BLOCK & LOT

	TO THE PROPERTY OF THE PROPERT	D.B.V. 2409, PG. 249	
	TOTAL LOT AREA	15-D-274= ±0.863 AC 15-D-336= ±0.905 AC	
		The Brook Length	
ZONING			
ZONING DISTRICT		R2-H	
MAXIMU	JM LOT COVERAGE RATIO	N/A	
MINIMU	M LOT SIZE	1,800 S.F.	

DEED REFERENCE

ZONING	
ZONING DISTRICT	R2-H
MAXIMUM LOT COVERAGE RATIO	N/A
MINIMUM LOT SIZE	1,800 S.F.
MINIMUM FRONTAGE	N/A
MINIMUM FRONT YARD SETBACK	15FT
MINIMUM SIDE YARD SETBACK	15FT
MINIMUM REAR YARD SETBACK	15FT
MAXIMUM BUILDING HEIGHT	40FT. (NOT TO EXCEED 3 STORIES)

LEGEND ADJACENT PROPERTY ---- PLAN LOT LINE EASEMENT —___x ____x ____ FENCE RETAINING WALL GAS SERVICE LINE water service line OVERHEAD WIRES

- □ LIGHT POLE ELECTRIC MANHOLE (MH) MANHOLE
- TELECOMM MANHOLE ST) STORM MANHOLE INLET → SIGN

WARRINGTON REC CENTER CONSOLIDATION PLAN PREPARED FOR

DLA+ WARRINGTON REC CENTER

CITY OF PITTSBURGH - 18TH WARD ALLEGHENY COUNTY - PENNSYLVANIA



DRAWN BY: TJK PROJ. No.: 21-1070 CHECKED BY: LJG SCALE: APPROVED BY: SRP DATE: 09/24/2024 4314 OLD WILLIAM PENN HWY 274 & 336 MONROEVILLE, PA 15146 D.B.V. 2409 D.B.V. 1820 PG.: 249 PG.: 262

CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING APPROVED:

CITY PLANNING COMMISSION

ATTEST:

SECRETARY

CHAIRPERSON

— CS — CS — COMBINED SEWER LINE O PROPERTY CORNER Q UTILITY POLE FIRE HYDRANT ^{□□□} GAS METER WATER VALVE ertlpha gas valve ₩ GAS POLE MARKER WATER METER ELECTRIC METER SA) SANITARY MANHOLE OF GUY WIRE