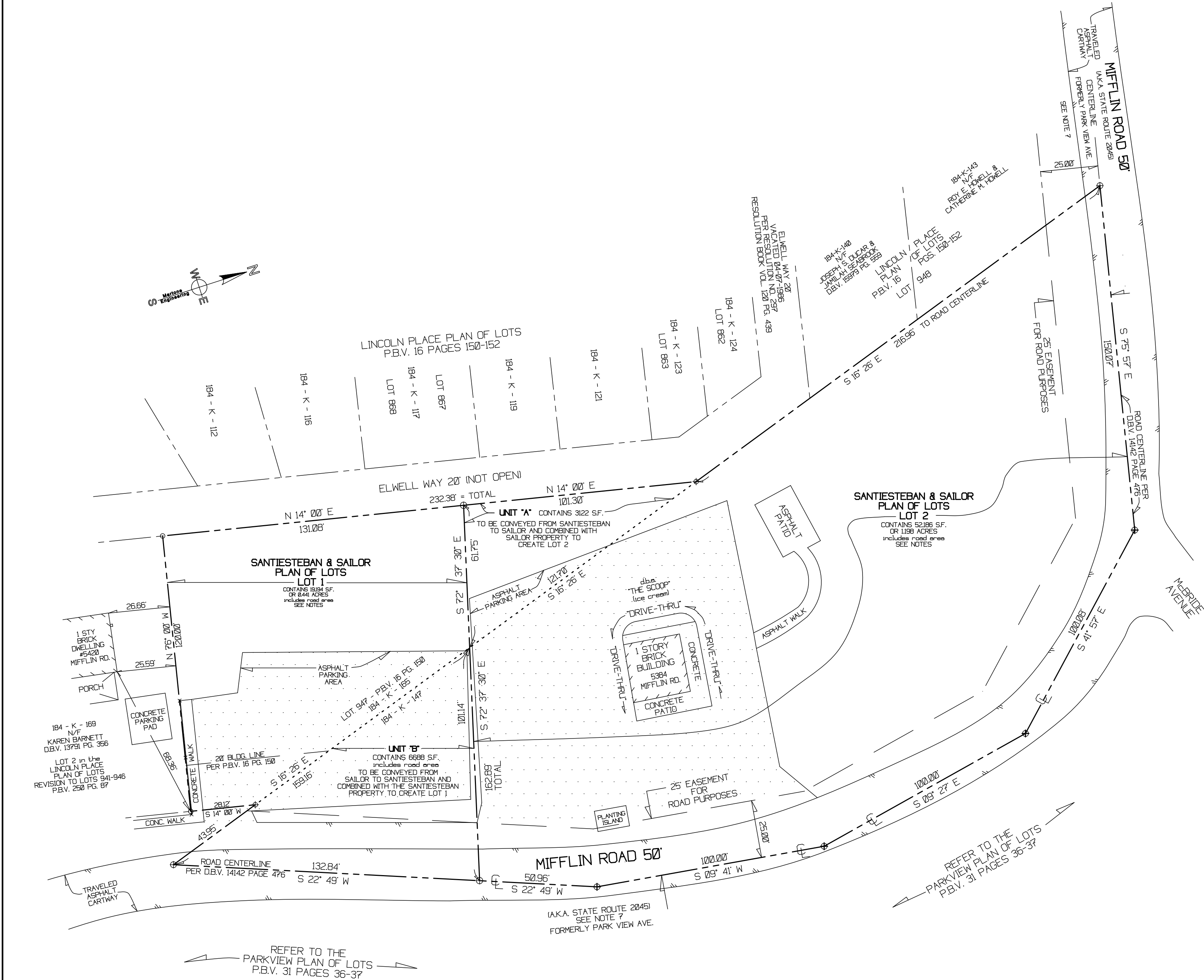


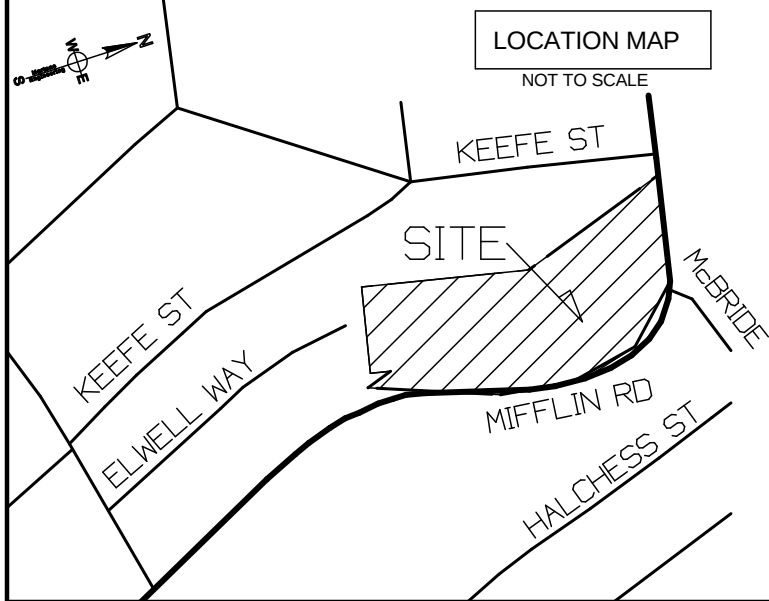


PROPERTY OWNERS' NAMES AND ADDRESSES:

JOSEPH A. SANTIESTEBAN 120 CRESCENT DRIVE PITTSBURGH, PA. 15228	TIMOTHY J. SAILOR 416 WILLIAM STREET PITTSBURGH, PA. 15211
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PLAN AREA TABULATION

LOT 1 CONTAINS 19194 SF. OR 0.441 ACRES
LOT 2 CONTAINS 52186 SF. OR 1.199 ACRES
TOTAL PLAN AREA = 71380 SF. OR 1.639 ACRES
INCLUDES MIFFLIN ROAD AREA
UNIT A CONTAINS 3122 SF. OR 0.072 ACRES
UNIT B CONTAINS 6888 SF. OR 0.153 ACRES



NOTES

- ALL DISTANCES REFERENCED ON THIS PLAN ARE U.S. STANDARD MEASUREMENT.
- UTILITIES NOT LOCATED. PRIOR TO ANY CONSTRUCTION AND/OR EARTHMOVING ACTIVITY, CONTACT THE PA ONE CALL SYSTEM AT 811 FOR FIELD MARKINGS AND MAPS OF ALL UNDERGROUND UTILITIES OF RECORD.
- THE SANTIESTEBAN & SAILOR PLAN OF LOTS IS LOCATED IN THE CITY OF PITTSBURGH "RID-L" ZONING DISTRICT.
- THE SANTIESTEBAN & SAILOR PLAN OF LOTS WAS PREPARED [WITHOUT] THE BENEFIT OF A TITLE REPORT.
- THE BEARINGS SHOWN ON THE SANTIESTEBAN & SAILOR PLAN OF LOTS ARE IN ACCORDANCE WITH THE BEARINGS DEPICTED ON THE LINCOLN PLACE PLAN OF LOTS REVISION TO LOTS 941 - 946 OF RECORD IN PLAN BOOK VOLUME 250 PAGE 87.
- FENCES NOT SHOWN.
- MIFFLIN ROAD IS ALSO KNOWN AS STATE ROUTE 2045. MULTIPLE REQUESTS WERE MADE TO THE PENNA. DEPT. OF TRANSPORTATION FOR THE STATE ROUTE 2045 HIGHWAY MAPS AT THIS SITE. HOWEVER STATE HIGHWAY MAPS OF THIS AREA WERE NOT RECEIVED.

N/A = NOW OR FORMERLY

- THE SANTIESTEBAN & SAILOR PLAN OF LOTS IS A LOT LINE REVISION BETWEEN BLOCK AND LOT TAX PARCEL NUMBERS 184 - K - 147 AND 184 - K - 165 IN THE ALLEGHENY COUNTY BLOCK AND LOT TAX MAPPING SYSTEM. BLOCK AND LOT PARCEL 184 - K - 147 IS NOW OR FORMERLY TIMOTHY J. SAILOR OF RECORD IN DEED BOOK VOLUME 14142 PAGE 476. BLOCK AND LOT PARCEL 184 - K - 165 IS NOW OR FORMERLY JOSEPH A. SANTIESTEBAN OF RECORD IN DEED BOOK VOLUME 13148 PAGE 217 (SECOND DESCRIBED). PARCEL 184 - K - 165 IS ALSO KNOWN AS LOT 947 IN THE LINCOLN PLACE PLAN OF LOTS OF RECORD IN PLAN BOOK VOLUME 16 PAGES 150 - 152. UNIT 'A' IS THE NORTHERLY PORTION OF LOT 947 IN PLAN BOOK VOLUME 16 PAGES 150 - 152 (ALSO BEING THE NORTHERLY PORTION OF BLOCK AND LOT PARCEL 184 - K - 165) AND IS NOW OR FORMERLY JOSEPH A. SANTIESTEBAN. UNIT 'A' IS TO BE CONVEYED FROM JOSEPH A. SANTIESTEBAN TO TIMOTHY J. SAILOR. UNIT 'B' IS THE SOUTHERLY PORTION OF BLOCK AND LOT PARCEL 184 - K - 147 AND IS NOW OR FORMERLY TIMOTHY J. SAILOR. UNIT 'B' IS TO BE CONVEYED FROM TIMOTHY J. SAILOR TO JOSEPH A. SANTIESTEBAN. UNIT 'A' IS TO BE EXCEPTED FROM THE SANTIESTEBAN PROPERTY AND COMBINED WITH THE SAILOR PROPERTY TO CREATE LOT 2 IN THE SANTIESTEBAN & SAILOR PLAN OF LOTS. UNIT 'B' IS TO BE EXCEPTED FROM THE SAILOR PROPERTY AND COMBINED WITH THE SANTIESTEBAN PROPERTY TO CREATE LOT 1 IN THE SANTIESTEBAN AND SAILOR PLAN OF LOTS.

SANTIESTEBAN & SAILOR
PLAN OF LOTS
SITE ADDRESS:
5384 MIFFLIN ROAD
PITTSBURGH, PA. 15207

SURVEYOR

ALLEGHENY COUNTY
DEPT. OF REAL ESTATE

SANTIESTEBAN OWNER'S ADOPTION

I, JOSEPH A. SANTIESTEBAN, OWNER OF A PORTION OF THE LAND SHOWN ON THE SANTIESTEBAN & SAILOR PLAN OF LOTS (OTHER PORTION OF PLAN OWNED BY TIMOTHY J. SAILOR), HEREBY ADOPT THE PORTION OF THE PLAN OWNED BY ME 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 _____, 2025.

ATTEST: _____
NOTARY PUBLIC _____ JOSEPH A. SANTIESTEBAN

SANTIESTEBAN NOTARY PUBLIC ACKNOWLEDGMENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

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

RECTANGULAR NOTARY SEAL
NOTARY PUBLIC

SANTIESTEBAN CERTIFICATE OF TITLE

I, HEREBY CERTIFY THAT THE TITLE TO THE PORTION OF THE PROPERTY CONTAINED IN THE SANTIESTEBAN & SAILOR PLAN OF LOTS IN THE NAME OF JOSEPH A. SANTIESTEBAN IS RECORDED IN DEED BOOK VOLUME 13148 PAGE 217 (SECOND DESCRIBED) IN D.B.V. 13148 PAGE 217 ALSO KNOWN AS BLOCK AND LOT TAX PARCEL NO. 184 - K - 165.

WITNESS _____ JOSEPH A. SANTIESTEBAN

SAILOR OWNER'S ADOPTION

I, TIMOTHY J. SAILOR, OWNER OF A PORTION OF THE LAND SHOWN ON THE SANTIESTEBAN & SAILOR PLAN OF LOTS (OTHER PORTION OF PLAN OWNED BY JOSEPH A. SANTIESTEBAN), HEREBY ADOPT THE PORTION OF THE PLAN OWNED BY ME 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 _____, 2025.

ATTEST: _____
NOTARY PUBLIC _____ TIMOTHY J. TAYLOR

SAILOR NOTARY PUBLIC ACKNOWLEDGMENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

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

RECTANGULAR NOTARY SEAL
NOTARY PUBLIC

SAILOR CERTIFICATE OF TITLE

I, HEREBY CERTIFY THAT THE TITLE TO THE PORTION OF THE PROPERTY CONTAINED IN THE SANTIESTEBAN & SAILOR PLAN OF LOTS IN THE NAME OF TIMOTHY J. SAILOR IS RECORDED IN DEED BOOK VOLUME 14142 PAGE 476 (ALSO KNOWN AS BLOCK AND LOT TAX PARCEL NO. 184 - K - 147).

WITNESS _____ TIMOTHY J. SAILOR

SURVEYOR'S CERTIFICATION

I, DANIEL J. MARTONE, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE _____ DANIEL J. MARTONE PLS NO. 5J-38741-E

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY SS.

RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN
PLAN BOOK VOLUME _____ PAGE _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

MANAGER, DEPT. OF REAL ESTATE

PLANS REQUIRING ACCESS TO STATE HIGHWAYS

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P. L. 1242, NO. 426), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

ATTEST: _____
CHAIRPERSON

SECRETARY

SANTIESTEBAN & SAILOR PLAN OF LOTS

REFER TO NOTES

SITUATE IN
31st WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Prepared For: JOSEPH A. SANTIESTEBAN

THE SANTIESTEBAN & SAILOR PLAN OF LOTS
IS A LOT LINE REVISION BETWEEN BLOCK AND
LOT PARCELS 184 - K - 147 AND 184 - K - 165
IN THE ALLEGHENY COUNTY BLOCK AND LOT
TAX MAPPING SYSTEM.

REFER TO THE NOTES

DATE: JUNE 2, 2025

GRAPHIC SCALE

1" = 30'



MARTONE ENGINEERING
& SURVEYING, LLC
206 FIRST STREET
PITTSBURGH, PA. 15215
412-781-5908

DRAWING NUMBER: G-2604