



EXISTING AREA TABULATION

PARCEL ID	AREA
26-E-199	2,555 sq./ft./0.059 ac.
26-E-198	2,522 sq./ft./0.058 ac.
26-E-197	2,490 sq./ft./0.057 ac.
26-E-200-1	1,365 sq./ft./0.031 ac.
26-E-200-4	1,067 sq./ft./0.024 ac.
26-E-195	2,425 sq./ft./0.056 ac.
26-E-194	4,754 sq./ft./0.109 ac.
26-E-192	2,352 sq./ft./0.054 ac.
26-E-191	2,296 sq./ft./0.053 ac.
26-E-190	2,263 sq./ft./0.052 ac.
26-E-189	2,231 sq./ft./0.051 ac.
26-E-188	2,282 sq./ft./0.052 ac.
26-E-187	2,466 sq./ft./0.057 ac.
26-E-186-A	1,313 sq./ft./0.030 ac.
26-E-185	3,080 sq./ft./0.071 ac.
26-E-200-0-1	2,576 sq./ft./0.059 ac.
26-E-196	3,000 sq./ft./0.069 ac.
26-E-192	5,037 sq./ft./0.116 ac.
26-E-181	4,258 sq./ft./0.098 ac.
26-E-180	4,858 sq./ft./0.111 ac.
26-E-179	2,577 sq./ft./0.059 ac.
26-E-200	2,343 sq./ft./0.054 ac.
26-E-178	2,520 sq./ft./0.058 ac.
26-E-208	2,798 sq./ft./0.064 ac.
26-E-209	3,008 sq./ft./0.069 ac.
26-E-210	2,860 sq./ft./0.066 ac.
26-E-211	2,880 sq./ft./0.066 ac.
26-E-212	2,880 sq./ft./0.066 ac.
26-E-175	2,362 sq./ft./0.054 ac.
26-E-174	1,584 sq./ft./0.036 ac.
26-E-173	3,168 sq./ft./0.073 ac.
26-E-171	2,599 sq./ft./0.060 ac.
26-E-46	11,777 sq./ft./0.270 ac.
26-E-170	2,119 sq./ft./0.049 ac.
RIGHT-OF-WAY COVER LOT 16	2,548 sq./ft./0.059 ac.
TOTAL	104,083 sq./ft./2.389 ac.

DEVELOPER
 Seminole Land Partners, LLC
 2585 Washington Road,
 Building 900
 Pittsburgh, PA 15241

ALL EXISTING BUILDINGS WITHIN
 THE LOTS TO BE CONSOLIDATED
 SHALL BE RAZED

ALLEGHENY COUNTY
 DEPT. OF REAL ESTATE

REGISTERED SURVEYOR

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED:
 CITY PLANNING COMMISSION

CHAIRMAN

SECRETARY

LEGEND

- SUBJECT PROPERTY
- PROPERTY ADJOINER
- EDGE OF ASPHALT
- ROADWAY CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT

HERRON AVENUE TOWNHOMES LOT CONSOLIDATION

SITUATE IN
 the Sixth Ward of
 the City of Pittsburgh

Prepared For
Seminole Land Partners, LLC

Date: March 17, 2026 Drawn By: Survey
 Scale: 1"= 20' Field Book#: n/a
 CADD#: 161763

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

PVEDI

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

Sheet No. 1 of 1

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD R. THINNES, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 6th WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

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

ATTEST: _____
 Donald R. Thinnes

COMMONWEALTH OF PENNSYLVANIA JSS
 COUNTY OF _____

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DONALD R. THINNES, 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

MORTGAGE NOTARY PUBLIC

I, DONALD R. THINNES, OWNER OF THE POLISH HILL LOT CONSOLIDATION 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 D.B.V. 724, PG. 501; D.B.V. 6688, PG. 535; D.B.V. 6302, PG. 294; D.B.V. 6202, PG. 296; D.B.V. 6294, PG. 336; D.B.V. 6307, PG. 32; D.B.V. 6307, PG. 543; D.B.V. 6328, PG. 925; D.B.V. 6818, PG. 616; D.B.V. 7206, PG. 529; D.B.V. 7408, PG. 646; D.B.V. 7914, PG. 444; D.B.V. 8499, PG. 535; D.B.V. 8800, PG. 621; D.B.V. 13033, PG. 465; D.B.V. 16046, PG. 275; D.B.V. 16256, PG. 6; D.B.V. 16310, PG. 483; D.B.V. 16670, PG. 6; D.B.V. TR 15, PG. 257, RECORDED IN THE DEPARTMENT OF REAL ESTATE.

ATTEST: _____
 Donald R. Thinnes

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

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

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