

AREA TABLE - EXISTING PROPERTIES		
TAX PARCEL	SQ.FT.	ACRES
84-G-360	2,488	0.0571
84-H-121	49,557	1.1376
84-H-123	28,565	0.6558
84-H-160	21,989	0.5048
TOTAL	102,599	2.3553

AREA TABLE - PROPOSED PROPERTY		
LOT NO.	SQ.FT.	ACRES
LOT 1	102,599	2.3553

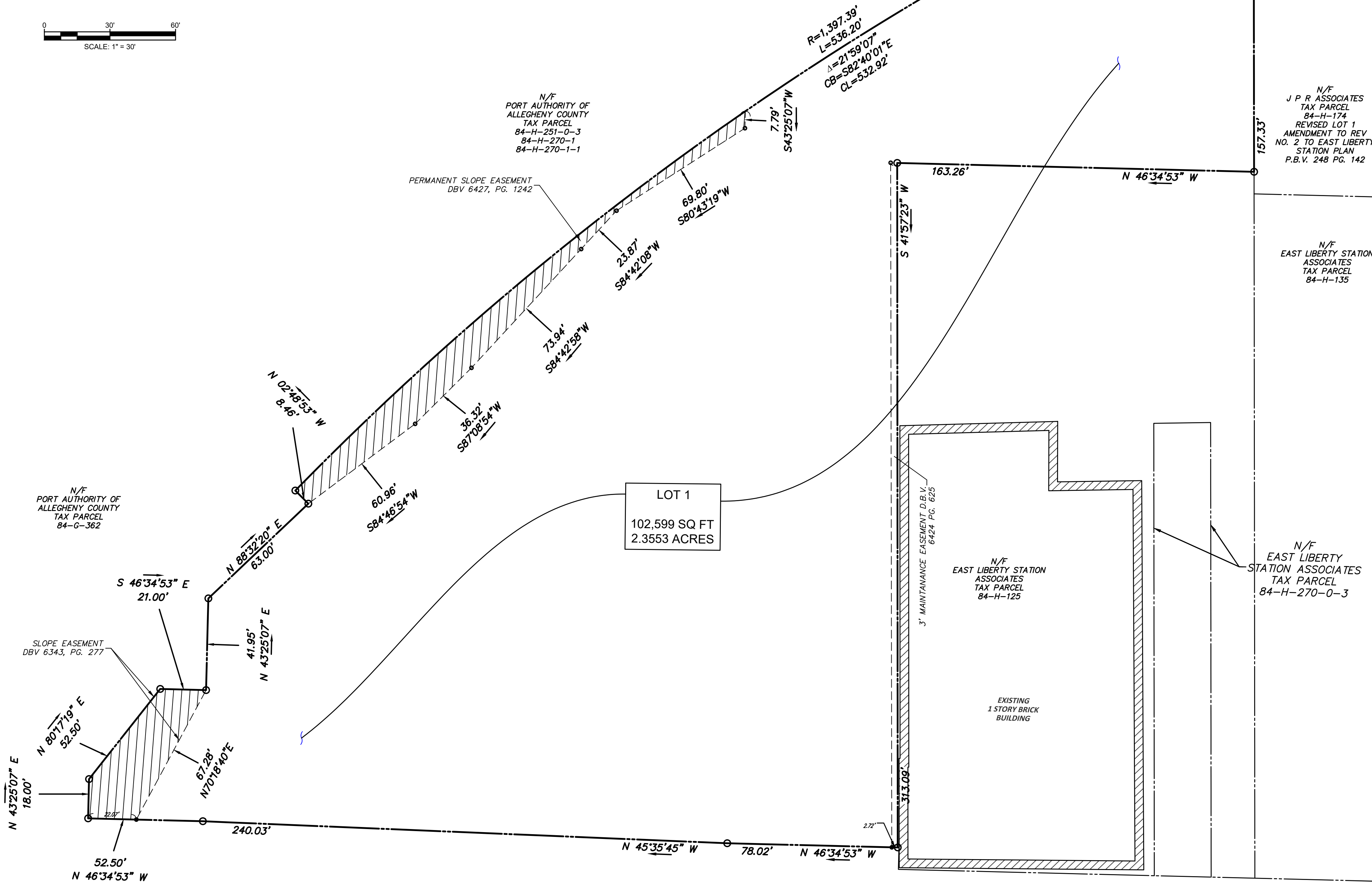
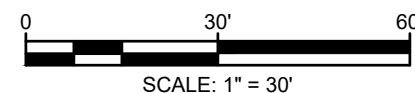
ZONING: SP SPECIALLY PLANNED (SP-9 BAKERY SQUARE)  
CITY OF PITTSBURGH ZONING ORDINANCE  
SEE CODE 909.01 IN PITTSBURGH ZONING CODES

**SURVEY NOTES:**

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 84-G-360, 84-H-121, 84-H-123 AND 84-H-160.
- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE IS ZONE X - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0358H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 28, 2014.

**HIGHWAY OCCUPANCY NOTICE AND RELEASE**

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF JUNE 1, 1945 (PL 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.



**OWNER INFORMATION:**  
WALNUT PENN SHADY, L.P.  
5500 WALNUT STREET, SUITE 300  
PITTSBURGH, PA 15232

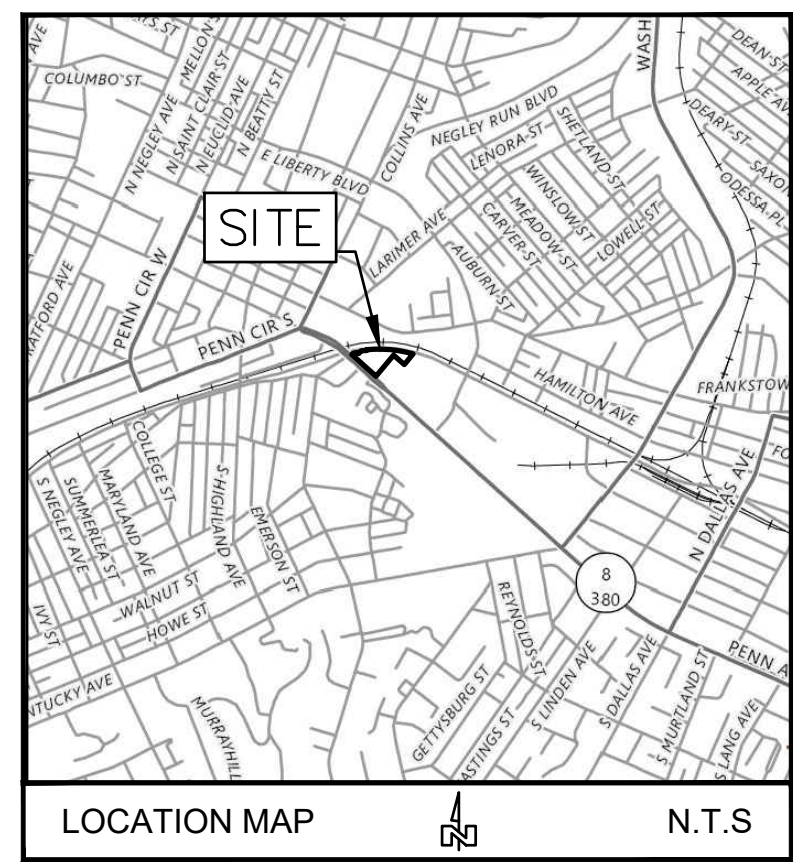
**PROPERTY ADDRESSES:**

TAX PARCEL 84-G-360  
PENN AVENUE  
PITTSBURGH, PA 15206

TAX PARCEL 84-H-121  
PENN AVENUE  
PITTSBURGH, PA 15206

TAX PARCEL 84-H-123  
PENN AVENUE  
PITTSBURGH, PA 15206

TAX PARCEL 84-H-160  
PENN AVENUE  
PITTSBURGH, PA 15206



**OWNER'S ADOPTION AND DEDICATION - TAX PARCELS 84-G-360, 84-H-121, 84-H-123 & 84-H-160**

THE WALNUT PENN SHADY, L.P., OWNER OF THE LAND SHOWN ON THE WALNUT PENN SHADY PLAN OF LOTS 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 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: \_\_\_\_\_ WALNUT PENN SHADY, L.P.  
BY: \_\_\_\_\_ A GENERAL PARTNER

NOTARY PUBLIC \_\_\_\_\_ TODD E. REIDBORD, PRESIDENT  
AUTHORIZED SIGNATORY OF THE GENERAL PARTNER

**ACKNOWLEDGMENT OF NOTARY PUBLIC - TAX PARCELS 84-G-360, 84-H-121, 84-H-123 & 84-H-160**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED TODD E. REIDBORD, AN AUTHORIZED SIGNATORY OF A PARTNER IN THE FIRM OF WALNUT PENN SHADY, L.P., 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

**CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE**  
TAX PARCELS 84-G-360, 84-H-121, 84-H-123 & 84-H-160

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WALNUT PENN SHADY PLAN OF LOTS IS IN THE NAME OF WALNUT PENN SHADY, L.P. AND IS RECORDED IN DEED BOOK VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_.

BY: \_\_\_\_\_ WALNUT PENN SHADY, L.P.  
A GENERAL PARTNER

WITNESS \_\_\_\_\_ TODD E. REIDBORD, PRESIDENT  
AUTHORIZED SIGNATORY OF THE GENERAL PARTNER

DOLLAR BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE WALNUT PENN SHADY PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS \_\_\_\_\_ NAME, TITLE, AND MORTGAGEE

**SURVEYOR**

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.

DATE \_\_\_\_\_ MARK B. SCHMIDT, PLS

(SEAL) \_\_\_\_\_ SU-036950-E  
REGISTRATION NO.

**PROOF OF RECORDING**

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\_\_\_\_.

(SEAL) \_\_\_\_\_ DEPARTMENT OF REAL ESTATE

**DEED REQUIRED NOTIFICATION CLAUSE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

- THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
- THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
- THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WITNESS \_\_\_\_\_ TODD E. REIDBORD, PRESIDENT  
AUTHORIZED SIGNATORY OF THE GENERAL PARTNER

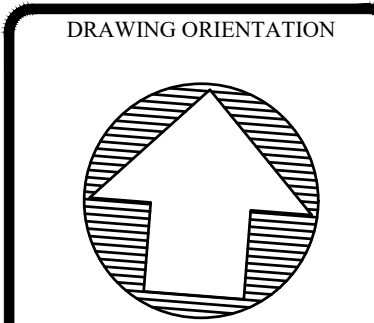
SURVEYOR \_\_\_\_\_ ALLEGHENY COUNTY  
DEPARTMENT OF REAL ESTATE



Corporate Office  
Etna Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5904

Mars Office  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

DATE ISSUED	PROJECT STATUS	REVISIONS	DESCRIPTION	DATE
11-26-2025	Preliminary			



PROJECT TITLE:  
**BAKERY LIVING GREEN  
SUBDIVISION PLAN**  
WALNUT PENN SHADY PLAN OF LOTS

CLIENT NAME & ADDRESS:  
WALNUT CAPITAL PARTNERS  
5500 WALNUT STREET - SUITE 300, PGH, PA 15232

PROJECT LOCATION:  
CITY OF PITTSBURGH, 11TH WARD  
ALLEGHENY COUNTY, PENNSYLVANIA

DRAWN BY: DKL	CHECKED BY: TLT
CAD FILE: 14009 VB102.DWG	
HORIZ. SCALE: 1"=30'	VERT. SCALE: 1"=30'
SHEET: OF	
<b>VB101</b>	
PROJECT #: 14009	

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

APPROVED: \_\_\_\_\_  
CITY PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_

ATTEST: \_\_\_\_\_  
SECRETARY \_\_\_\_\_