ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

KNOW ALL MEN BY THESE PRESENTS: THAT URBAN IMPACT FOUNDATION A PENNSYLVANIA NON-PROFIT CORPORATION FORMED IN THE STATE OF PENNSYLVANIA, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 26TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHERE OF THE SAID PENNSYLVANIA NON-PROFIT CORPORATION HAS CAUSED ITS SEAL TO BE AFFIXED BY OUR HAND, THIS _____ DAY OF _____ 20____.

ATTEST:

_____ _____

NOTARY PUBLIC **MANAGING MEMBER:**

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED _____, OF URBAN IMPACT FOUNDATION, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE NON-PROFIT CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE CITY OF PITTSBURGH.

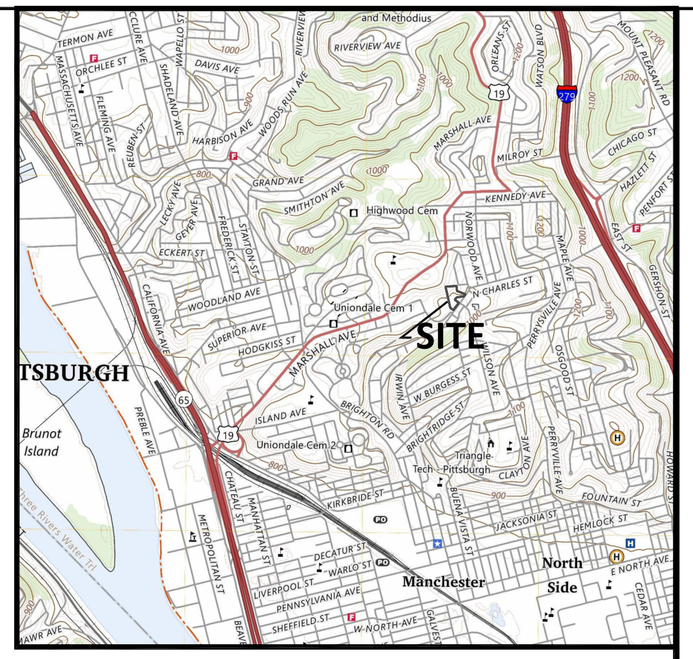
WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ 20__.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20__

_____
NOTARY PUBLIC

EXISTING AREA SUMMARY		
PARCEL	SQ. FT.	ACRE(S)
PARCEL A	79,936.09	1.835

PROPOSED AREA SUMMARY		
TAX PARCEL	SQ. FT.	ACRE(S)
46-E-28	11,957.91	0.275
46-E-29	64,098.18	1.471
46-E-41	3,880.00	0.089
TOTAL AREA	79,936.09	1.835



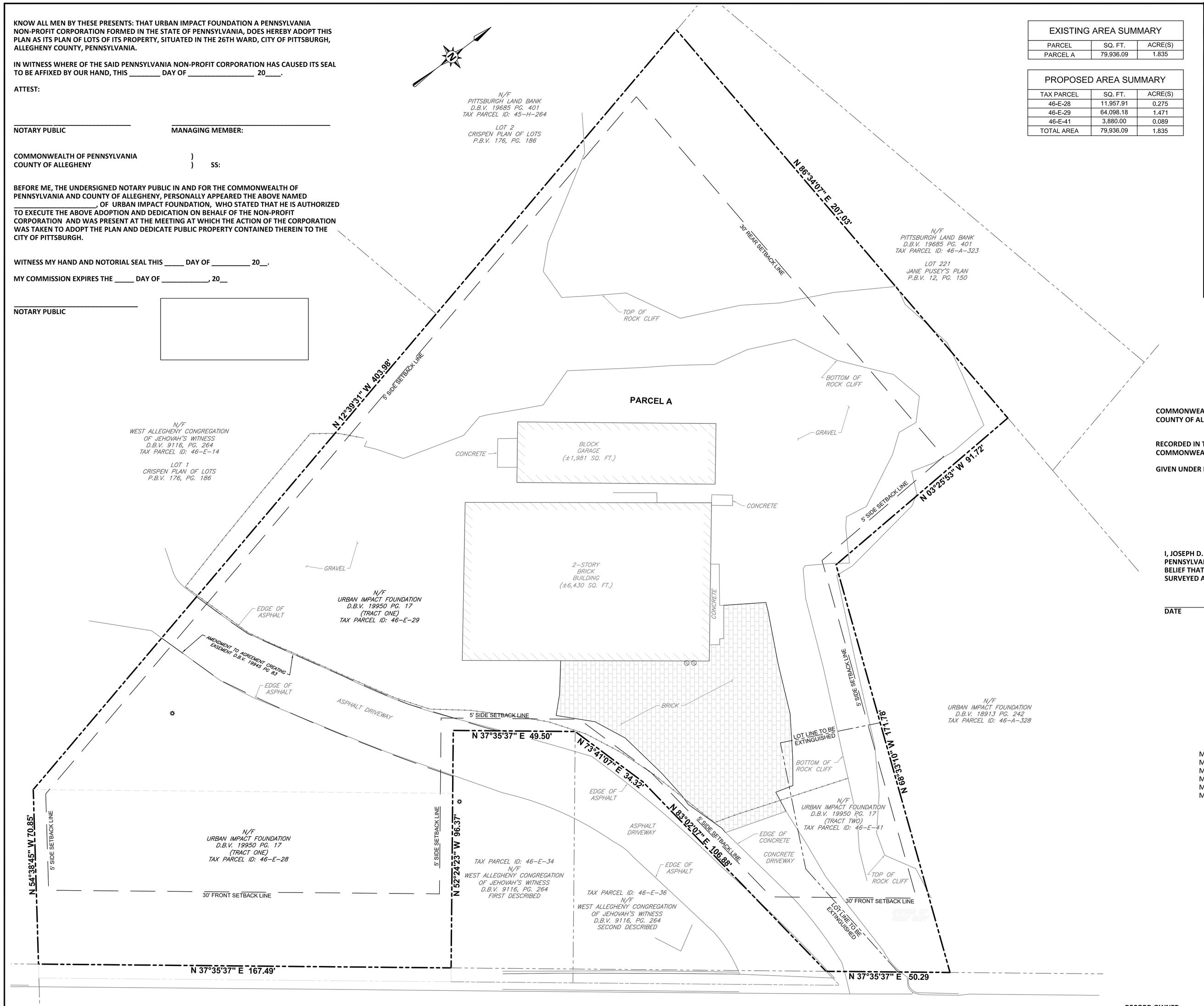
LOCATION MAP
1"=2000'

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED:_____
CITY PLANNING COMMISSION

_____
CHAIRMAN

ATTEST:_____
SECRETARY



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

RECORDED IN THE OFFICE OF 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___.

_____
JERRY TYSKIEWICZ, MANAGER

I, JOSEPH D. ANGLIM, 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.

DATE **NAME:**
REG. NO.

ZONING
R1D-M
SINGLE-UNIT DETACHED RESIDENTIAL
MODERATE DENSITY

	REQUIRED
MINIMUM LOT SIZE	1,200 S.F.
MINIMUM FRONT SETBACK	30'
MINIMUM REAR SETBACK	30'
MINIMUM EXTERIOR SIDE SETBACK	30'
MINIMUM INTERIOR SIDE SETBACK	5'
MAXIMUM BUILDING HEIGHT	40' NOT TO EXCEED 3 STORIES

SURVEYOR **SURVEYOR** **ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE**

RECORD OWNER
URBAN IMPACT FOUNDATION
2801 NORTH CHARLES STREET
PITTSBURGH, PA 15214

No.	Date	Description	By

BEING A CONSOLIDATION PLAN OF TAX PARCELS 46-E-28, 46-E-29 AND 46-E-41

2731 NORTH CHARLES STREET PLAN

SITUATE IN
26TH WARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By WTS	Scale: 1"=20'	Drawing No. 25-282 CONSOL PLAN	
Checked By JDA	Date: MAY 21, 2026	Sheet No. 1 of 1	
Approved By JDA		Filename: DRW26	

KU Resources, Inc.
117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
TEL: (724) 327-7474 FAX: (724) 325-2734

NOTE: DO NOT FOLD ORIGINALS. NOTE: ALL SIGNATURES, DATES & SEALS ON THE ORIGINAL OF THE PLAN PRESENTED TO ACCRE FOR RECORDING MUST BE MADE WITH PERMANENT NAVY BLUE INK OR FELT TIP PEN.

P:\2025\25-282-DRW25\2026CORR - 2731 N Charles-Limited Due Diligence\Survey Dept Only\CAD\25-282-N Charles Ex Const-Consolidation Plan.dwg Layout:Layout1 User:William Spotbcuer Plotted:4/15/2026 1:32 PM