

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CRAIG S. LESSLER, OF SCOTTSDALE, ARIZONA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY, SITUATE IN 20TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND SEAL THIS ____ DAY OF _____ 20____

ATTEST: _____
OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF _____ : SS:
COUNTY OF _____ : SS:
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE NAMED CRAIG S. LESSLER, 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____

MY COMMISSION EXPIRES:
THE ____ DAY OF _____ 20____

NOTARY PUBLIC

TITLE & MORTGAGE CLAUSE

I, CRAIG S. LESSLER, OWNER OF THE LESSLER PLAN OF LOTS SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CRAIG S. LESSLER, AS RECORDED IN DEED BOOK VOLUME 19612, PAGE 459, RECORDER OF DEED'S OFFICE.

WITNESS _____ OWNER

SURVEYOR'S CERTIFICATION

I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA HEREBY, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

TERRY R. SIEFERS, P.L.S.
LICENSE NUMBER: SU 043962-E
DATE: 05/27/2026

DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF ALLEGHENY : SS:
RECORDED IN THE OFFICE OF DEPARTMENT OF REAL ESTATE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME _____ PAGE: _____
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 20____

MANAGER, DEPARTMENT OF REAL ESTATE

LEGEND

- DEED LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE
- N/F NOW OR FORMERLY
- D.B.V. DEED BOOK VOLUME
- P.B.V. PLAN BOOK VOLUME
- P.C. PAGE
- N82°06'10"E NAD83 BEARING
- 48239292' DEED BEARING
- x-x- FENCE LINE

TABLE OF ACREAGES—EXISTING

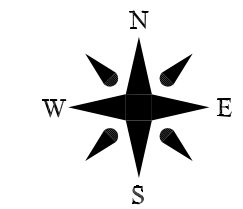
PARCEL	SQ.FT.	ACRES
5-P-125	26,002	0.597

TABLE OF ACREAGES—PROPOSED

LOT	SQ.FT.	ACRES
1	5,000	0.115
2	5,000	0.115
3	5,000	0.115
4	5,313	0.122
5	5,689	0.130
TOTAL	26,002	0.597

ZONING REQUIREMENTS:
R1A—M—SINGLE UNIT ATTACHED RESIDENTIAL MODERATE DENSITY
MINIMUM LOT SIZE: 2,400 SQ. FT.
MINIMUM FRONT YARD: 30 FEET
MINIMUM REAR YARD: 30 FEET
MINIMUM SIDE YARD: 5 FEET
MAXIMUM HEIGHT: 40 FEET OR 3 STORIES

SURVEYOR'S NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 5-P-125 INTO FIVE LOTS.
2. BOLD BEARINGS ARE BASED ON THOSE RECORDED IN D.B.V. 19612, PAGE 459. SMALLER BEARINGS IN ITALICS ARE SURVEYOR'S REFERENCE TO PENNSYLVANIA STATE PLANE, NAD83, SOUTH ZONE COORDINATES.



OWNER INFORMATION:
CRAIG S. LESSLER
10001 E. FANFOL LANE
SCOTTSDALE, AZ 85259
PROPERTY ADDRESS:
1142-1158 SHADYCREST DRIVE
PITTSBURGH, PA 15216

DATE: 05/26/2026
DRAWN BY: PJR
REVIEWED BY: TRS
REVISION:
SCALE: 1" = 20'
PROJECT NO: 2026-037
PAGE 1 of 1



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____

SECRETARY

ALL SIGNATURES MUST BE IN BLUE INK