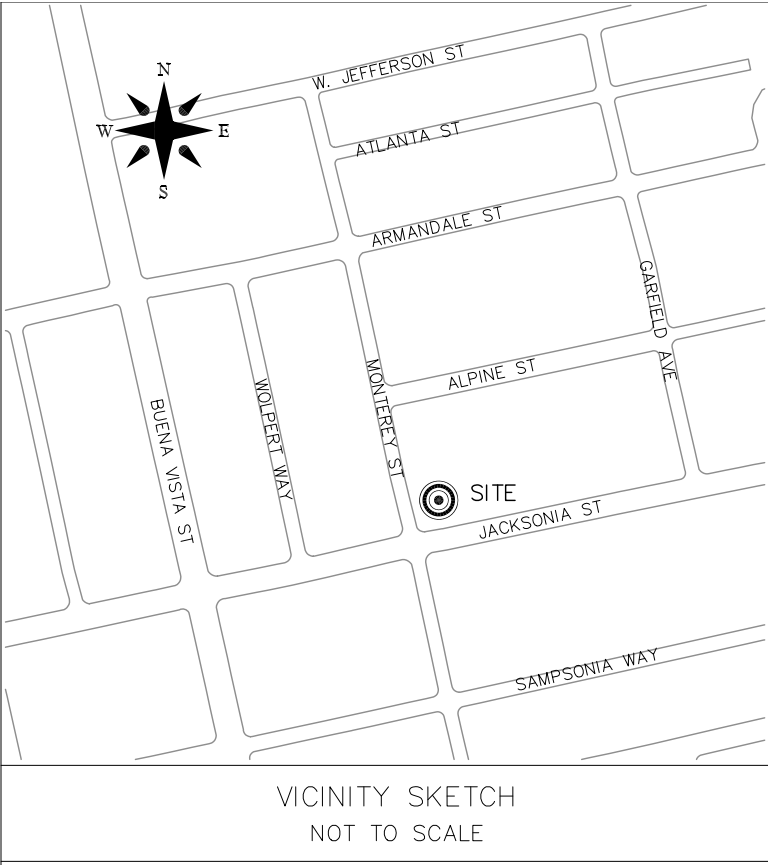




VICINITY SKETCH
NOT TO SCALE

OWNER'S ADOPTION-MONTEREY ALLIANCE, LLC

KNOW ALL MEN BY THESE PRESENTS, THAT MONTEREY ALLIANCE,LLC, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 25TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS ____ DAY OF _____, 20____.

ATTEST:

SECRETARY _____ MANAGING MEMBER _____

ACKNOWLEDGMENT OF NOTARY PUBLIC
MONTEREY ALLIANCE, LLC.

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF ALLEGHENY : SS:
ON THIS ____ DAY OF _____, 20____, BEFORE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF _____ WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPOATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID _____ FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AN DELIVER OF SAID RELEASE AND DEDICATION IS THIS DEPONENTS OWN AND PROPERTY AND PERSPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY, DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

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

NOTARY PUBLIC

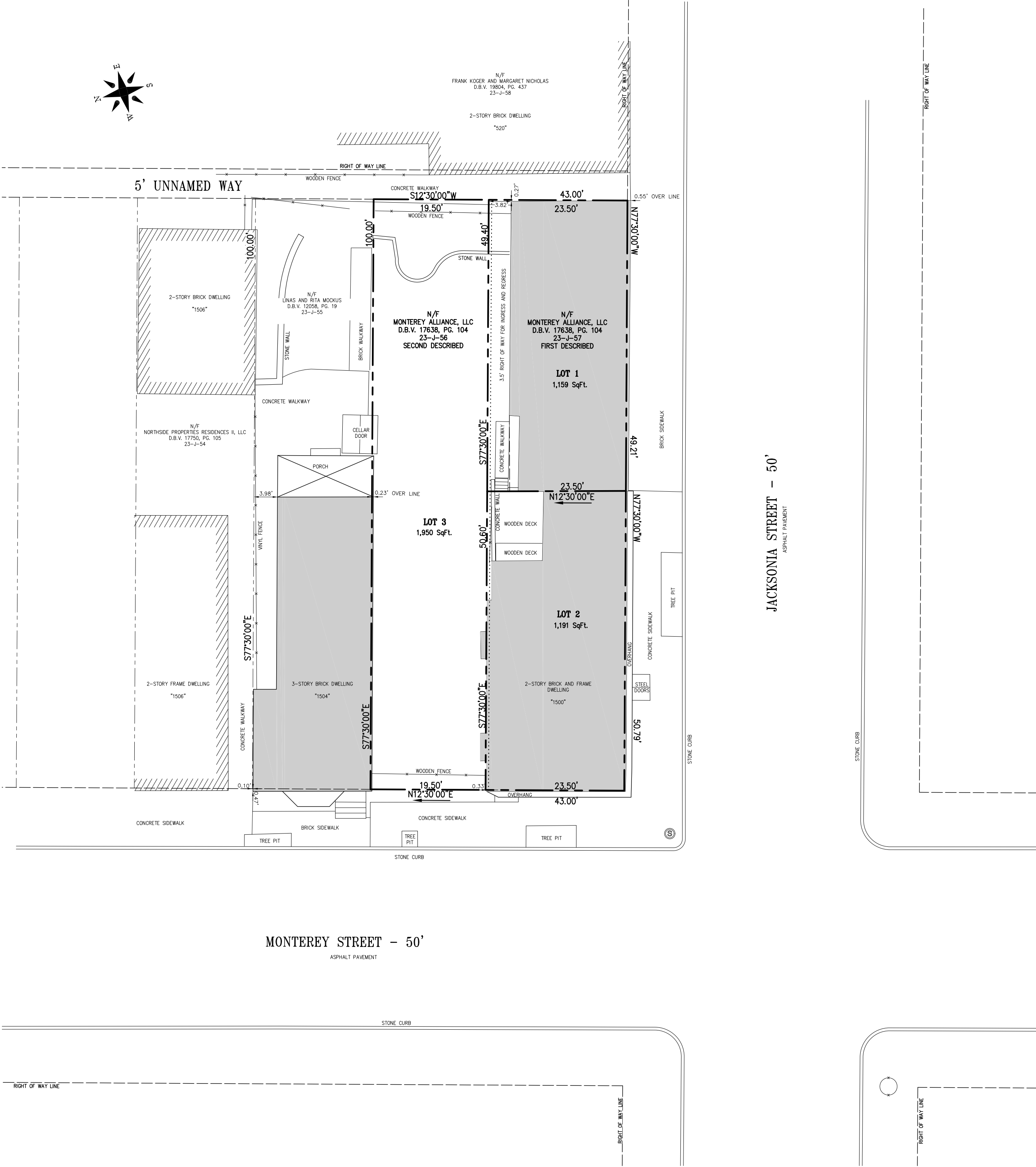
TITLE & MORTGAGE CLAUSE - MONTEREY ALLIANCE, LLC

WE, MONTEREY ALLIANCE, LLC, OWNER OF THE LANDS IN THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MONTEREY ALLIANCE, LLC, A PENNSYLVANIA CORPORATION AS RECORDED IN DEED BOOK VOLUME 17638, PAGE 104 IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE. WE ALSO CERTIFY THAT THERE IS NO MORTGAGE ON THE PROPERTY.

WITNESS _____ MANAGING MEMBER _____

LEGEND

-----	DEED LINE
-----	EASEMENT LINE
-----	PROPERTY LINE
-----	ADJOINING PROPERTY LINE
-----	RIGHT OF WAY LINE
-----	CENTERLINE
N/F	NOW OR FORMERLY
D.B.V.	DEED BOOK VOLUME
P.B.V.	PLAN BOOK VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
S84°17'04"W	DEED BEARING



PARCEL	SQ.FT.	ACRES
23-J-56	2,000	0.046
23-J-57	2,300	0.053
TOTAL AREA	4,300	0.099
LOT 1	1,159	0.027
LOT 2	1,191	0.027
LOT 3	1,950	0.045
TOTAL AREA	4,300	0.099

ZONING REQUIREMENTS:

R1A-VH "VERY HIGH DENSITY"

MINIMUM FRONT YARD: 5 FEET
MINIMUM REAR YARD: 15 FEET
MINIMUM SIDE YARD: 5 FEET FOR EXTERIOR LOTS
5 FEET FOR INTERIOR LOTS

WHEN A DWELLING IS "ATTACHED" TO ONE (1) OR MORE SEPARATE DWELLING UNITS ON SEPARATE LOTS BY A PARTY WALL OR SEPARATE ABUTTING WALL, THE REQUIRED INTERIOR SIDEYARD SETBACK SHALL BE ZERO ON THE ABUTTING OR PARTY WALL SIDE.
MAXIMUM HEIGHT: 40 FEET OR 3 STORIES

OWNER INFORMATION:
MONTEREY ALLIANCE, LLC.
870 OLD MILL ROAD
PITTSBURGH, PA 15238

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT THIS SURVEY WAS PREPARED BY URBAN TERRAIN, LLC UNDER MY DIRECT SUPERVISION AND THAT I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, 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, PLS
TERRY R. SIEFERS, PLS
LICENSE NO.: SU043962-E
DATE: 08/05/2016

DEPARTMENT OF REAL ESTATE

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 _____

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

MANAGER

1500-1504 MONTEREY STREET
PLAN OF LOTS

BEING A SUBDIVISION AND LOT LINE REVISION OF
TAX PARCELS 23-J-55, 23-J-56, & 23-J-57

SITUATE IN
25TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
DENINNO ARCHITECTS



DATE: 7/22/2026
DRAWN BY: RSM
REVIEWED BY: TRS
REVISED: _____
SCALE: 1" = 10'
PROJECT NO: 2025-139
PAGE 1 of 1

1616 McClure Road, Suite A, Monroeville, PA 15146 • 412-744-4520

SURVEYOR'S NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 23-J-57 INTO 2 PARCELS AND WIDEN SAID PARCELS IN A NORTHERLY DIRECTION TO ELIMINATE BUILDING ENCRoACHMENT.
- BEARINGS AND COORDINATES ARE REFERENCE TO PENNSYLVANIA STATE PLANE SOUTH ZONE, NAD83 COORDINATES. THE SUBJECT DEEDS OF RECORD ARE ON VARIOUS BEARING SYSTEMS.



CORPORATION

NOTARY PUBLIC

RECORDER