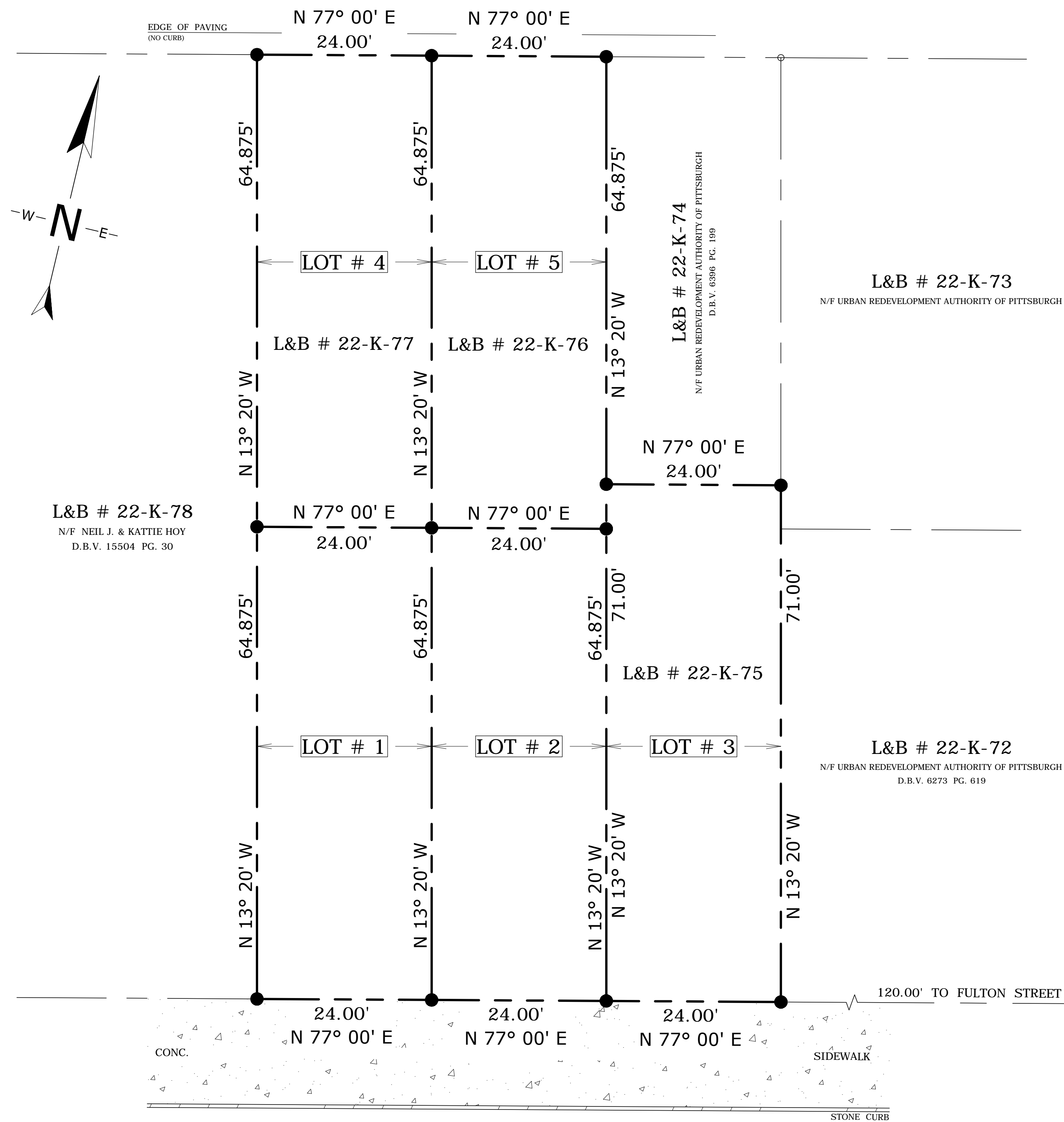


RIGHT OF WAY LINE

LAKE STREET 24' R/W



JUNIATA STREET 60' R/W

PLAN AREA SUMMARY:

LOT # 1:	1,556.975 SQ. FT.
LOT # 2:	1,556.975 SQ. FT.
LOT # 3:	1,703.970 SQ. FT.
LOT # 4:	1,556.975 SQ. FT.
LOT # 5:	1,556.975 SQ. FT.
TOTAL AREA:	7,931.87 SQ. FT.

L&B # 22-K-75:	1,703.97 SQ. FT.
L&B # 22-K-76:	3,113.95 SQ. FT.
L&B # 22-K-77:	3,113.95 SQ. FT.

1. All distances referred to on this plan are U.S. Standard.
2. This plan of existing condition is approved for recording purposes only and does not meet the present subdivision and zoning regulations. Any change in type of use or structure will be required to adhere to the regulations then applicable to the property.
3. Being a Subdivision of L&B Nos. 22-K-75, 22-K-76 & 22-K-77 in the Allegheny County Block and Lot System.

ALL SIGNATURES MUST BE IN BLUE INK!

KNOW ALL MEN BY THESE PRESENTS, that We, Zelldorf Development, LLC of Allegheny County, Pennsylvania, ourselves, our heirs, executors and assigns, do hereby adopt this plan of lots as our property, situated in the 21st Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF WE hereunto set our hand and seal this _____ day of _____, 20____.

Diron Duah, Owner
Commonwealth of Pennsylvania)
County of Allegheny)ss

We, Zelldorf Development, LLC, hereby adopt this plan as our own and irrevocably dedicate all streets and other property identified for dedication on the plan to the 21st Ward City of Pittsburgh, Allegheny County. This adoption and dedication shall be binding upon heirs, executors and assigns.

IN WITNESS OF WHICH, to this we set our hand and seal this _____ day of _____, 20_____.

My Commission expires the _____ Day of _____, 20____.

ATTEST:

Notary Public

Diron Duah, Owner

We, Zellendorf Development, LLC, hereby certify that the title to this property contained in the 411 Zellendorf Development , LLC Subdivision Plan, is in the name of Zellendorf Development, LLC and recorded in Deed Book Volume 19616, Page 170 and further certify that there is no mortgage, lien or encumbrance against this property.

Witness

Diron Duah, Owner

Before me, the undersigned Notary Public in in the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Diron Duah, Owner of Zelldorf Development, LLC and acknowledged the foregoing release and dedication and plan to be his act and desired the same to be recorded as such.

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

My Commission expires the _____ Day Of _____, 20_____.

ATTEST:

Notary Public

I, Jeffrey L. Kroneberg, a professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that, to the best of my knowledge, information and belief that this plan correctly represents the lots, lands, street, and highways as surveyed and plotted by me for the owners and agents.

05-29-2025

Date _____

Jeffrey L. Kroneberg, P.L.S.

SU-053684-E

Registration Number

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_____.

Manager, Dept. of Real Estate

DWG NO. 18476-D

ZELLDORF DEVELOPMENT , LLC
SUBDIVISION PLAN

BEING A SUBDIVISION OF LOT & BLOCK Nos. 22-K-75, 22-K-76 & 22-K-77
IN THE ALLEGHENY COUNTY BLOCK AND LOT SYSTEM.

SITUATE IN: 21st WARD OF THE CITY OF PITTSBURGH, ALLEGHENY CO., PA

SCALE:
AS NOTE

DATE:
05-28-202

Page #
1 of 1

CHECKED BY:
J.L.K.

ALLEGHENY LAND SURVEYING LLC

ALLEGHENYLANDSURVEYPITTSBURGH.COM / (412) 920-0341

