

N/F D&B REAL ESTATE HOLDINGS LLC
 DBV 19331 PG 164
 231-F-316

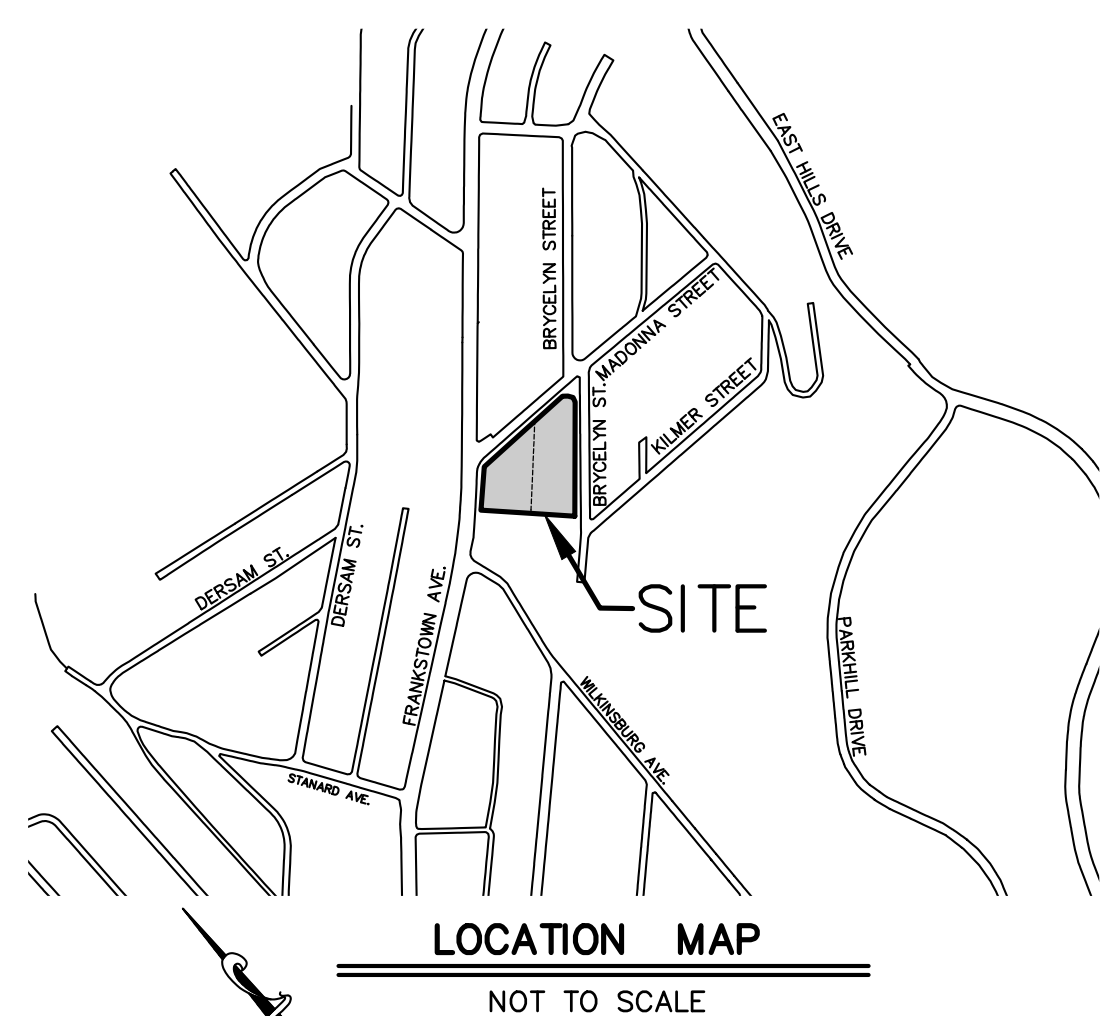
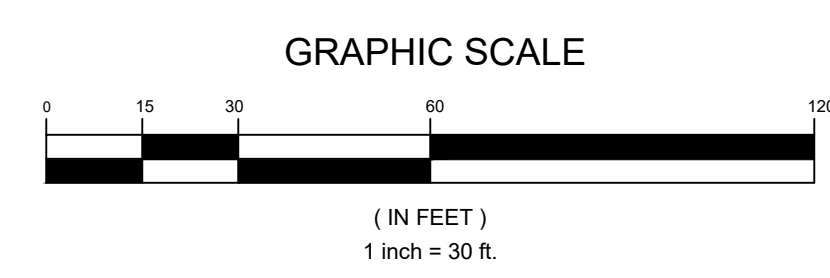
LOT 1
 CARLTON PLAN
 PBV 82 PG 176

LOT NO. 1
 1.203 ACRES OR 52,394 SF

N/F D&B REAL ESTATE HOLDINGS LLC
 DBV 19331 PG 164
 231-F-320

LOT 2
 PBV 82 PG 176

N/F VALINE ROUSE
 DBV 12586 PG 247
 231-F-314
 & 231-F-318



SURVEYOR

SURVEYOR

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

THE D&B REAL ESTATES HOLDINGS LLC, OWNERS OF A PORTION OF THE LAND SHOWN ON THE D&B REAL ESTATE HOLDINGS PLAN 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 FIRM AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS _____ DAY OF _____ 20 ____

ATTEST:

NOTARY PUBLIC _____ SIGNATURE OF AUTHORIZED MANAGING MEMBER _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF ALLEGHENY } S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED _____, A MANAGING MEMBER IN THE FIRM OF D&B REAL ESTATES HOLDINGS LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

 SIGNATURE NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ 20 ____

WE, D&B REAL ESTATES HOLDINGS LLC, OWNERS OF A PORTION OF THE LAND CONTAINED IN THE D&B REAL ESTATE HOLDINGS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF D&B REAL ESTATES HOLDINGS LLC, AS RECORDED IN THE ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE D.B.V. 19331 PG. 164. WE FURTHER CERTIFY THAT THERE IS NOT MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

D&B REAL ESTATES HOLDINGS LLC

WITNESS _____
 D&B REAL ESTATES HOLDINGS LLC
 AUTHORIZED MANAGING MEMBER

I, MICHAEL ANDREW MISAK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE _____
 MICHAEL ANDREW MISAK-- AGENT
 FAHRINGER, MCCARTY, GREY, INC.
 REGISTRATION NO. SU-044559-E

COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF ALLEGHENY }

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 ____

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

TOTAL AREA FOR THIS RECORDING = 52,394 SF OR 1.203 ACRES.

D&B REAL ESTATES HOLDINGS LLC
 8510 FRANKSTOWN ROAD PITTSBURGH, PENNSYLVANIA 15235

CONSOLIDATION PLAN
D&B REAL ESTATE HOLDINGS PLAN
 BEING A CONSOLIDATION OF TAX PARCELS 23-F-320 AND 231-F-319

25TH WARD, PITTSBURGH SITUATE ALLEGHENY COUNTY, PA.

▲ FAHRINGER, McCARTY, GREY, INC.
 1610 GOLDEN MILE HIGHWAY
 MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599
 MICHAEL A. MISAK - PROFESSIONAL LAND SURVEYOR

SCALE: 1"= 10'
 DRAWN BY: BJA/TDS
 CALC. BY: MAM
 CHK'D. BY: MAM

DATE: NOV. 19, 2024
 REVISIONS

GENERAL PLAN NOTES:
 BEARINGS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD83. DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. THE DEED AND PLAN MERIDIAN DIFFERS FROM THE SURVEY MERIDIAN ON THIS DRAWING AS FOLLOWS:
 • S 86° 23' 30" E PLAN = S 88° 33' 42" E SURVEY, A DIFFERENCE OF 2' 10" 12".

REFERENCES:
 • CITY OF PITTSBURGH ORDINANCE 278, FEB. 26, 1936 FOR THE WIDENING OF FRANKSTOWN AVENUE.
 • PERCHMENT'S ADDITION TO BRUSHTON BORO PBV. 13 PG. 108
 • FRANKSTOWN GARDENS PBV. 28 PG. 34
 • MARIAN PLACE PLAN PBV. 31 PG. 70
 • CARLTON PLAN PBV. 82 PG. 176

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED _____, 20 ____
 CITY PLANNING COMMISSION

CHAIRMAN _____

ATTEST: _____
 SECRETARY