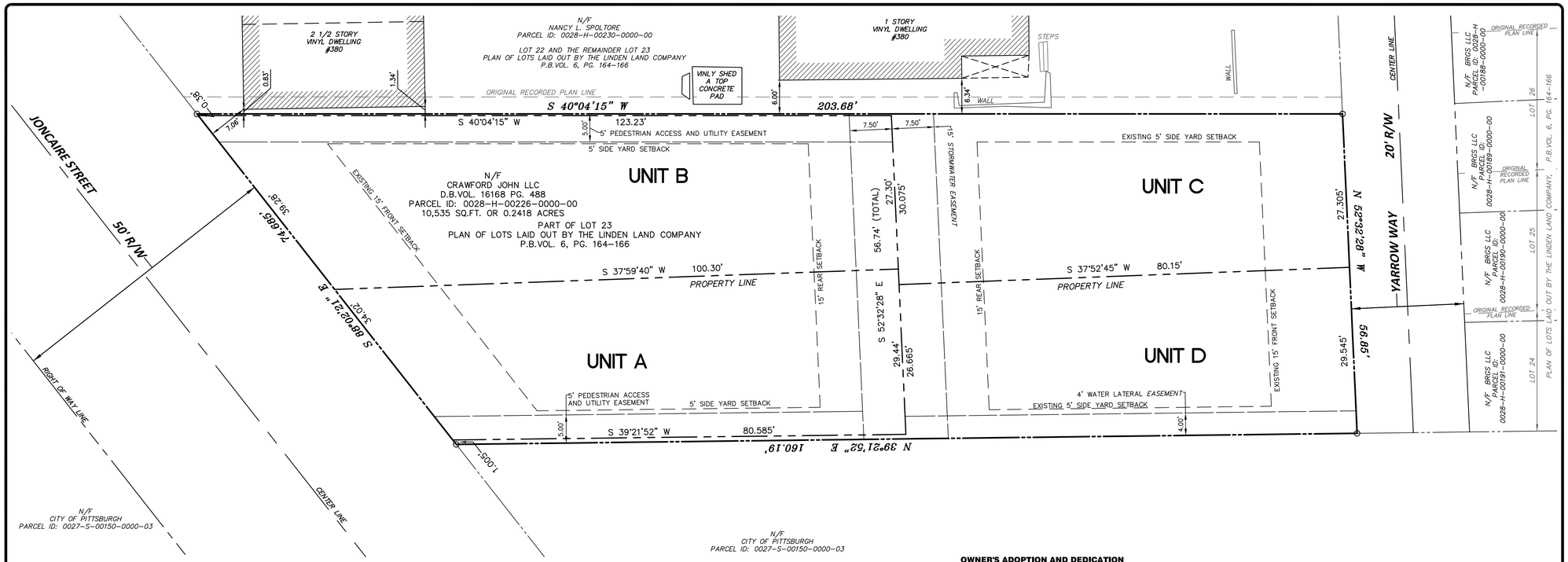


NOTES:

1. PROPERTY OWNER
   JOHN CRAWFORD, LLC
   ATTN: TOM CHUNCHICK
   1000 CALIFORNIA AVENUE, STE 106
   PITTSBURGH, PA 15212
2. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
3. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
4. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE(S) IS DESIGNATIONED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0354H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.
5. THIS LOT AND THE SURROUNDING LOTS ARE WITHIN IDENTIFIED FLOODPLAIN AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP ITEM ID: 42003C0354H, EFFECTIVE DATE: SEPTEMBER 26, 2014.

OWNER'S ADOPTION AND DEDICATION

THE JOHN CRAWFORD, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF DELAWARE, OWNER OF THE LAND SHOWN ON THE PARAMOUNT CONSTRUCTION – JONCAIRE ST PLAN OF LOTS 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 COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF_____20_____.

ATTEST: JOHN CRAWFORD, LLC

NOTARY PUBLIC — JOHN CRAWFORD, MANAGING MEMBER

NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED JOHN CRAWFORD, A PARTNER IN THE FIRM OF JOHN CRAWFORD, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

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

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

Notary Seal

NOTARY PUBLIC

PROPERTY TITLE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LIGHT OF THE PARAMOUNT CONSTRUCTION – JONCAIRE ST PLAN OF LOTS IS IN THE NAME OF JOHN CRAWFORD, LLC AND IS RECORDED IN DEED BOOK VOLUME 16168, PAGE 488.

OWNER — DATE — WITNESS — DATE

FIRST NATIONAL BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE PARAMOUNT CONSTRUCTION – JONCAIRE ST PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

OWNER — DATE — NAME, TITLE, AND MORTGAGE

DEED NOTIFICATION CLAUSE

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.
TO ENSURE THAT THE OWNERS OF PROPERTY IN A PLAN OF SUBDIVISION ARE AWARE OF THE REQUIREMENTS REGARDING DEEDS, THE FOLLOWING NOTIFICATION MUST BE PROVIDED ON ALL SUBDIVISION RECORD PLANS AND SIGNED BY ALL PARTIES WHO ARE IDENTIFIED ON THE PLAN AS A LANDOWNER:
I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:
1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR,

OWNER — DATE — WITNESS — DATE

REGISTERED LAND SURVEYOR

I, CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE — MARK B. SCHMIDT, PLS
REGISTRATION NO. SU-036950-E

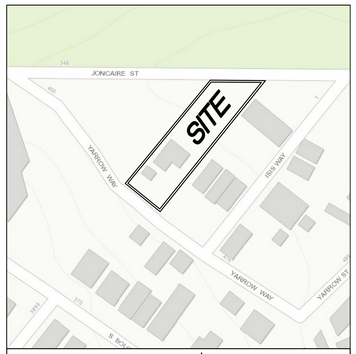
ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

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 _____.

DEPARTMENT OF REAL ESTATE



LOCATION MAP — SCALE - N.T.S.

ZONING = PITTSBURGH R2-H
(HIGH DENSITY RESIDENTIAL ZONING DISTRICT)

SITE DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 1,800 SQ. FT.
MINIMUM LOT SIZE PER UNIT: 750 SQ. FT.
MINIMUM FRONT SETBACK: 15 FT.
MINIMUM REAR SETBACK: 15 FT.
MINIMUM EXTERIOR SIDEYARD SETBACK: 15 FT.
MINIMUM INTERIOR SIDEYARD SETBACK: 5 FT.
MAXIMUM HEIGHT: 40 FT. (NOT TO EXCEED 3 STORIES)

GRAPHIC SCALE

10 0 5 10 20 60

(IN FEET)
1 inch = 10 ft.

AREA TABULATION CHART

EXISTING		
BLOCK & LOT 28-H-226	=	10,535 SQ. FT. OR 0.2418 ACRES
TOTAL PROPERTY AREA	=	10,535 SQ .FT. OR 0.2418 ACRES
PROPOSED		
UNIT A	=	2,565 SQ.FT. OR 0.0589 ACRES
UNIT B	=	3,273 SQ.FT. OR 0.0751 ACRES
UNIT C	=	2,348 SQ.FT. OR 0.0539 ACRES
UNIT D	=	2,349 SQ.FT. OR 0.0539 ACRES
TOTAL PROPERTY AREA	=	10,535 SQ.FT. OR 0.2418 ACRES

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-036950-E

SURVEYOR — ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
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FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED: 09/23/2021	PROJECT STATUS: Subdivision Plan
REVISIONS:	
NO	DISCRIPTION	DATE

DRAWING ORIENTATION

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

_____
CHAIRMAN

ATTEST: _____

_____
SECRETARY

PROJECT TITLE:
PARAMOUNT CONSTRUCTION - JONCAIRE ST PLAN OF LOTS
DCP-LOT-2020-00xxx
4TH WARD CITY OF PITTSBURGH, ALLEGHENY CO., PA

PROJECT LOCATION:
3728,374 Joncaire St and 3716,373 Yarrow Way, Pgh, Pa 15213
TAX PARCEL ID.: 0028-H-00226-0000-00

CLIENT ADDRESS:
John Crawford, LLC
1000 California Ave, 106, Pittsburgh, PA 15212-3854

DRAWN BY: CLR	CHECKED BY: CMS
CAD FILE: 12057-2_SURV-2.DWG	
HORZ. SCALE: 1"=10'	VERT. SCALE: N/A
SHEET: V-201	OF
PROJECT #: 12057-2	

Z:\PROJECTS\12000 Jobs\12057-2-OM\04_Dwg\01_Survey\12057-2_SURV-2.dwg, \Z01, 9/23/2021 9:15 AM, Chris Richardson