

**ACKNOWLEDGEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT ODIE'S DEVELOPMENT COMPANY, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN 10TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Witness \_\_\_\_\_ OWNER - ODIE'S DEVELOPMENT COMPANY

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED OWNER OF ODIE'S DEVELOPMENT COMPANY, 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 \_\_\_\_\_, 2015.

MY COMMISSION EXPIRES: THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SEAL

NOTARY PUBLIC

**MORTGAGE**

WE, ODIE'S DEVELOPMENT COMPANY, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RAHAL SUBDIVISION PLAN NO. 1 IS IN THE NAME OF ODIE'S DEVELOPMENT COMPANY, AND IS RECORDED IN DEED BOOK VOLUME 17881, PG. 195 AND DEED BOOK VOLUME 17883, PAGE 500, RECORDED IN THE DEPARTMENT OF REAL ESTATE.

Witness \_\_\_\_\_ OWNER - ODIE'S DEVELOPMENT COMPANY

MORTGAGEE OF THE PROPERTY CONTAINED IN THE JAS. C. DICK, ET AL. PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Witness \_\_\_\_\_ NAME, TITLE, AND MORTGAGEE

**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

*Gary A. Sheffler*  
Gary A. Sheffler Reg. No. - 11786-E

Date \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS

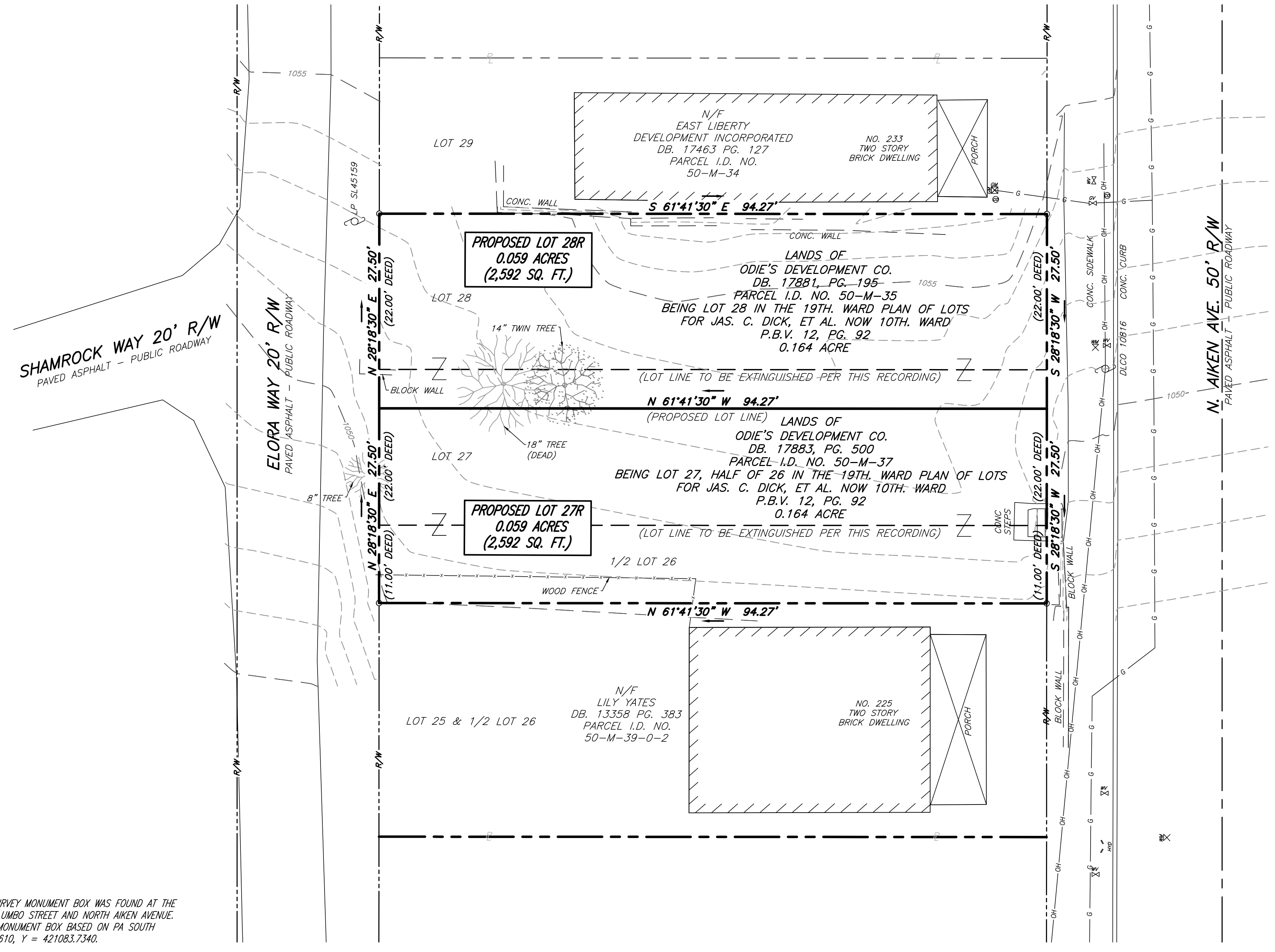
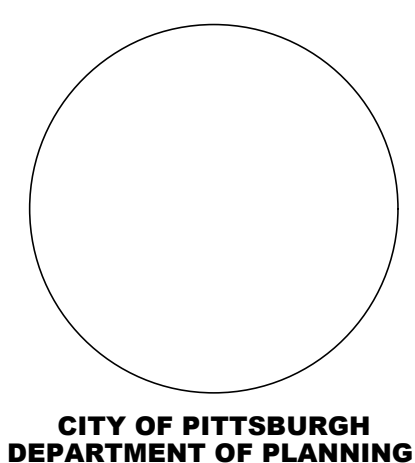
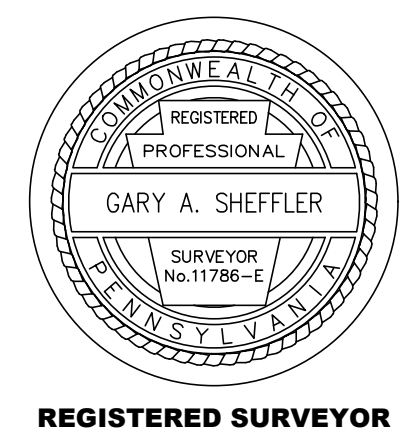
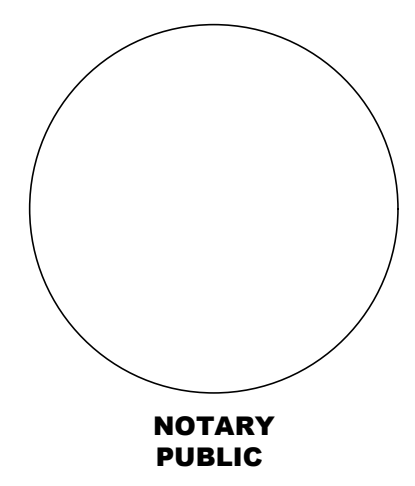
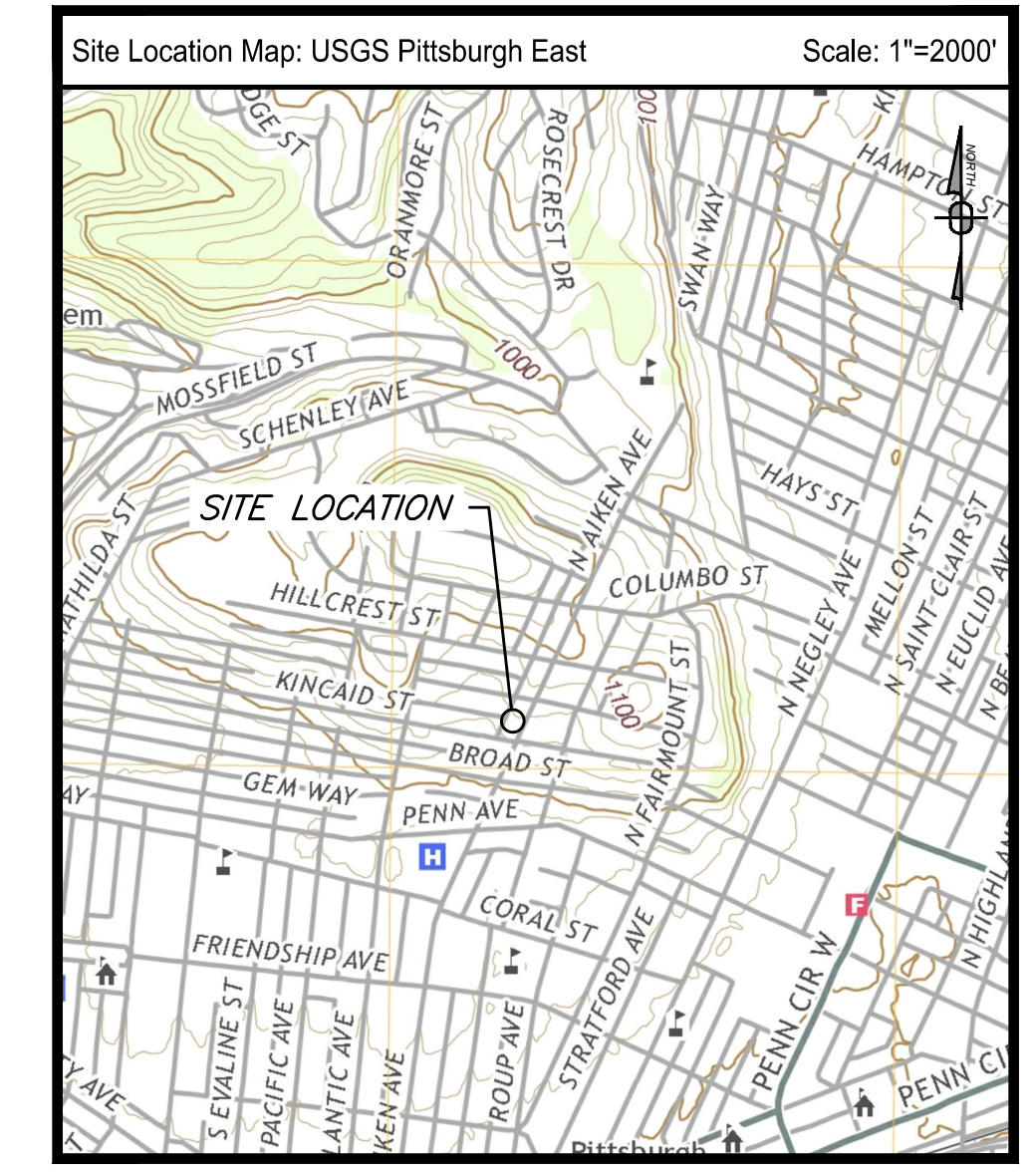
RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

RECORDER OF DEEDS

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 1/2 OF LOT 26 AND CREATE A NEW LOT LINE OF PROPERTY NOW OR FORMERLY OF ODIE'S DEVELOPMENT CO. RECORDED IN DBV. 17883, PG. 500.
2. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS SHOWN ON THE 19TH WARD PLAN OF LOTS FOR JAS. C. DICK, ET AL. NOW 10TH WARD PLAN BOOK VOLUME 12, PAGE 92.
3. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON PLANS AND DEEDS OF RECORD.
4. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

Area Tabulation:	
<b>EXISTING TAX PARCELS:</b>	
0050-M-00035-0000-00	0.048 ACRES - (2,091 SQ. FT.)
0050-M-00037-0000-00	0.071 ACRES - (3,092 SQ. FT.)
<b>PROPOSED PARCELS:</b>	
LOT NO. 28R	0.0595 ACRES - (2,591.5 SQ. FT.)
LOT NO. 27R	0.0595 ACRES - (2,591.5 SQ. FT.)



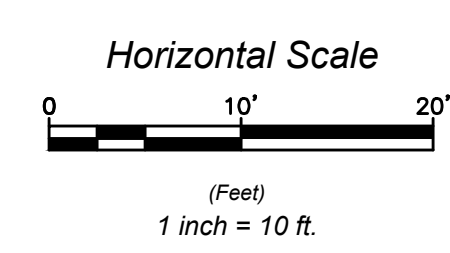
CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

APPROVED:  
CITY PLANNING COMMISSION

*John...*  
CHAIRMAN

ATTEST  
*Becky...*  
SECRETARY

Application no. DCP-LOT-2020-00765  
was APPROVED by Pittsburgh's  
Planning Commission on December  
8, 2020



**OWNER**  
ACORN BUILDERS  
26 HEND RD  
PITTSBURGH, PA 15236

**NOTE:**  
A CITY OF PITTSBURGH SURVEY MONUMENT BOX WAS FOUND AT THE S.W. INTERSECTION OF COLUMBO STREET AND NORTH AIKEN AVENUE. THE COORDINATE OF THE MONUMENT BOX BASED ON PA SOUTH NAD83 IS X = 1360879.7610, Y = 421083.7340.

**811** Know what's below.  
Call before you dig.

POCS SER. #: DESIGN - 20201762486-000, 20201762536-000

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:	Professional Seal	Prepared By:

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 412-219-4509  
Email: Info@ShefflerCo.com

**L/B 50-M-35 & 50-M-37**  
**North Aiken Ave Lot Line Revision**

Prepared For:  
**Acorn Builders**

Situate In:  
**10th Ward - City of Pittsburgh, Allegheny County, PA**

Being a Lot Line Revision Plan Parcel Nos. 0050-M-00035-0000-00 & 0050-M-00037-0000-00		Pat Brondler, Partner Acorn Builders 412-965-5858 pat@build-acorn.com
DRAWING SCALE: 1"=10'	DESIGNED BY: DBM	Sheet No.
DATE ISSUED: 06-30-2020	REVIEWED BY: GAS	<b>1 of 1</b>
PROJECT JOB#: 4030	FIELD BOOK #: 4030	
CADD#: 4030 - N. Aiken Ave Pgh - Final		






# 4030 N Aiken Ave (1)

Final Audit Report

2020-12-12

Created:	2020-12-09
By:	Daniel Scheppke (daniel.scheppke@pittsburghpa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcha2QWKV-G5rnCo7HBzXL7qZtroIBJuD

## "4030 N Aiken Ave (1)" History

-  Document created by Daniel Scheppke (daniel.scheppke@pittsburghpa.gov)  
2020-12-09 - 7:14:12 PM GMT- IP address: 67.171.69.104
-  Document emailed to LaShawn Burton Faulk (lfaulk@manchestercitizens.org) for signature  
2020-12-09 - 7:14:39 PM GMT
-  Document emailed to Becky Mingo (beckymingo@me.com) for signature  
2020-12-09 - 7:14:39 PM GMT
-  Email viewed by Becky Mingo (beckymingo@me.com)  
2020-12-09 - 10:47:24 PM GMT- IP address: 74.98.221.199
-  Email viewed by Becky Mingo (beckymingo@me.com)  
2020-12-11 - 2:33:48 AM GMT- IP address: 74.98.221.199
-  Document e-signed by Becky Mingo (beckymingo@me.com)  
Signature Date: 2020-12-11 - 2:34:06 AM GMT - Time Source: server- IP address: 74.98.221.199
-  Email viewed by LaShawn Burton Faulk (lfaulk@manchestercitizens.org)  
2020-12-12 - 7:47:39 PM GMT- IP address: 73.79.66.247
-  Document e-signed by LaShawn Burton Faulk (lfaulk@manchestercitizens.org)  
Signature Date: 2020-12-12 - 7:48:37 PM GMT - Time Source: server- IP address: 73.79.66.247
-  Agreement completed.  
2020-12-12 - 7:48:37 PM GMT