

**AREAS**

BLOCK & LOT 6-B-93  
GROSS AREA = 20,828SQ.FT./0.478 ACRES

**GENERAL NOTES**

- 1.) Private property lines are plotted from the deed of record, recorded subdivision or lot plans, existing topographical features and limited field data. Private property lines were not surveyed by the professional land surveyor responsible for the project.
- 2.) Bearings and distances shown on this plan are derived from GPS observations on the Pennsylvania State Plane Coordinate System, South Zone, NAD 1983.
- 3.) Topographic features are indicated in accordance with a survey performed by others and are based on the North American Vertical Datum of 1988, NAVD 88.
- 4.) Property is subject to all prior conveyances, easement, reservations and conditions recited in all prior conveyances.
- 5.) Underground facilities, structures and utilities have been plotted by others from a combination of field evidence, available plans and field markings. Therefore, their locations and sizes must be considered approximate only. There may be other underground facilities whose existence is presently unknown.

**PROPERTY INFORMATION**  
Block & Lot : 6-B-93  
DBV 7654 Page 439  
PBV 102 Page 133

**LAND OWNER**  
Grandview Towers Association  
Property Address: Grandview Avenue  
Pittsburgh, PA 15211  
Mailing Address: 1700 Grandview Avenue  
Pittsburgh, PA 15211

AS SHOWN	REVISIONS	DATE	REVISIONS	DATE
3384-03				
3384-03 - Grandview Towers - Plan of Property(2).dwg				
1 OF 1				

Grandview Towers Association  
PLAN OF PROPERTY  
SITUATE IN  
19TH WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA  
PREPARED FOR  
CITY OF PITTSBURGH

Campbells Run Business Center  
300 Business Center Drive  
Suite 304  
Pittsburgh, PA 15205  
Office: 412-788-2433  
Fax: 412-788-2295  
www.mbe-eng.com

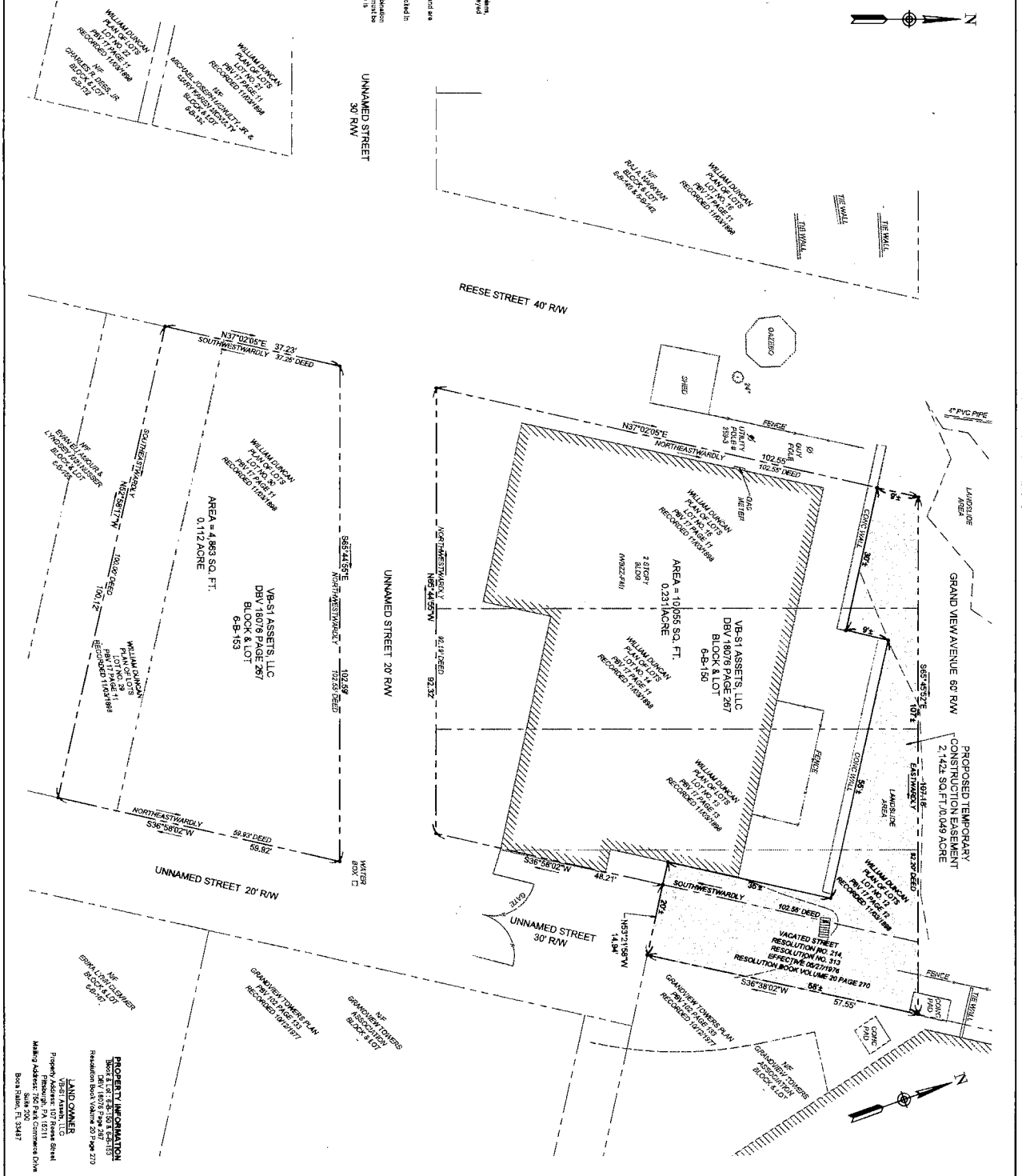
**mbe**  
monahan basin  
engineers

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:
AS SHOWN	April 20, 2022	BPP	BMT	BMT

PROJECT NUMBER:	3384-03
FILE NAME:	3384-03 - Grandview Towers - Plan of Property(2).dwg
SHEET NUMBER:	1 OF 1

## GENERAL NOTES

- 1) *Private property rights* are defined from the point of view of the individual, regardless of whether they are held by the individual or by a firm. Private property rights include the right to use, transfer, and dispose of the property.
- 2) *Realities and distances* shown in the map are derived from GPS observations of the participants' location and the location of the target, and the distance between them.
- 3) *Topographic features* are included in accidents with a survey performed by others and not based on the participant's own perception of the terrain (e.g., hills, etc.).
- 4) *Property* is subject to all prior conversations, statements, agreements and conditions related to the experiment.
- 5) *Unintentional damage, structures and utilities* have been defined by others from a combination of participant reports and the participant's own observations. The participant is responsible for the damage and is responsible only. There may be other underground facilities whose existence is not known by the participant.



DATE	REVISIONS	DATE	REVISIONS
-		-	

**mbe**  
monaloh basin  
engineers

**Campbell's Run Business Center**  
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VB-S1 ASSESTS, LLC  
PLAN OF PROPERTY  
SITUATE IN  
19TH WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA  
PREPARED FOR  
CITY OF PITTSBURGH

FILE NAME: PROJECT NUMBER: SHEET NUMBER:  1 OF 1	PROJECT NUMBER:	SCALE	AS SHOWN
		DATE:	March 21, 2022
		DRAWN BY:	BPP
		CHECKED BY:	RMT
		APPROVED BY:	RMT