

TAX PARCEL: 536-K-363

D.B.V. 19149, PG. 397
N/F: STANINA, AMBER M

LOWELL PLAN
OF LOTS
P.B.V. 123, PG. 99

LEDONNE
PLAN
P.B.V. 108, PG. 24

**TAX PARCEL:
536-F-357**

D.B.V. 14723, PG. 247
N/F: DEPEW, RONALD T
& SANDRA J (W)

**TAX PARCEL:
536-E-203**

D.B.V. 12414, PG. 166
N/F: DELO, WILLIAM O
& CAROL E (W)

B&L: 536-E-202

TAX PARCEL: 536-E-215
D.B.V. 16055, PG. 235
N/F: LEWIS, CHERELLE M

TAX PARCEL: 536-E-260

D.B.V. 12373, PG. 40
N/F: SHORTHOUSE,
RICHARD CLYDE
SHORTHOUSE,
JOHN EDWIN

TAX PARCEL: 536-K-389

D.B.V.: 17631, PG. 584
N/F: HANCOCK CAPITAL INVESTMENTS LLC
AREA: 217,968.12 SQ. FT. (5.004 ACRES)

TAX PARCEL: 536-J-186

D.B.V. 9566, PG. 159
N/F: CONTE, JOSEPH R JR.
& LISA R (W)
ZONED: R-1

SURVEY NOTES

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. Utilities are shown as they were observed at the time of survey. Additional utilities and/or their respective easements may exist.
4. Horizontal control and bearings shown hereon are PA South State Plane NAD83.
5. Vertical data shown hereon is on the NAVD88 datum. Contour lines have been sourced from PASDA, tile no. 43001390PAS.
6. Property subject to any current zoning setbacks and/or ordinances not shown.

PA ONE CALL NOTICE

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

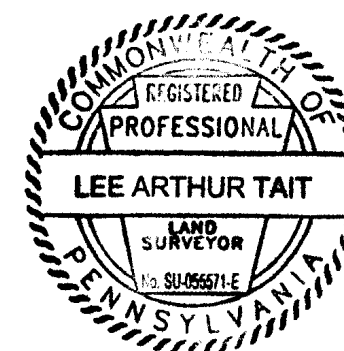
1-800-242-1776 SN: 2025 182 1874

Plan of Property

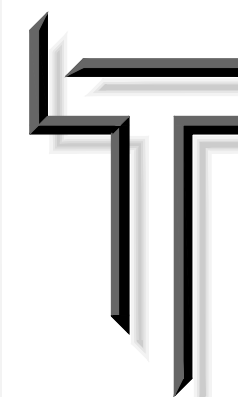
SITUATE IN:
Municipality of Penn Hills
Allegheny County, PA

MADE FOR:
Hancock Capital Investments LLC
6349-6353 Leechburg Road

Date: June 9th, 2025
Scale: 1" = 50'
Drawn By: JTW
Reviewed By: LAT
File Number: 37196
CAD File: 25.0091
Revisions:



Registered Surveyor
Reg. No. SU-055571-E



**TAIT
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