



City of Bradford



24 Kennedy Street
Bradford, PA 16701

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Exhibit A

for

Resolution Number: 37349

Wednesday, August 30, 2023

PURPOSE NOTE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND CONVEY THOSE PORTIONS OF LAND SHOWN AS LOTS 2, 4, 5, 7 AND 10 TO BE COMBINED INTO AND BECOME A PART AND PARCEL OF PROPOSED LOT 1.

LOT NO.	EXISTING/PRIOR OWNER	EXISTING TAX PARCEL	PROPOSED OWNER - LOT 1	RESIDUAL LOT NO.
2	DEWBOI PROPERTIES, LLC	01-003-106	CITY OF BRADFORD	LOT 9
4	THE FRIENDSHIP TABLE	01-003-115	CITY OF BRADFORD	LOT 3
5	SCOTT A GUNTER	01-003-204	CITY OF BRADFORD	LOT 8
7	THE FRIENDSHIP TABLE	01-003-115	CITY OF BRADFORD	LOT 6
10	UNIVERSITY OF PITTSBURGH	01-003-117 / 01-003-118	CITY OF BRADFORD	N/A

- PARCELS ARE INTENDED TO BE CONVEYED TO THE CITY OF BRADFORD IN CONJUNCTION WITH THE CREATION AND ACCEPTANCE OF THIS PLAT.
- PARCELS SHOWN HEREON ARE CONNECTED TO PUBLIC WATER AND SEWER.
- THE PORTIONS OF ALLEYS WITHIN PROPOSED LOT 1 ARE INTENDED TO BE VACATED BY THE CITY OF BRADFORD.

LEGEND

○ FOUND REBAR IRON PIPE PK NAIL,
OR RAILROAD SPIKE (OR AS NOTED)

○ POINT

● NAIL TO BE SET
(OR AS NOTED)

LINE	BEARING	DISTANCE
1-1	N 01° 16' 31" W	54.52'
1-2	N 88° 36' 54" E	18.98'
1-3	N 01° 16' 31" W	10.72'

N/F
TAX MAP NO. 01-003-105
UNIVERSITY OF PITTSBURGH
-OF THE COMMONWEALTH
SYSTEM OF HIGHER EDUCATION
D.B. 853 P. 618

LOT 9
(DEWBOL RESIDUE)
5272 S.F. or 0.121 AC
N/F
TAX MAP NO. 01-003-106
DEWBOL PROPERTIES, LLC
D.B. 992 P. 08 (PARCEL 2)

N/F
TAX MAP NO. 01-003-107
DEWBOL PROPERTIES, LLC
D.B. 992 P. 08 (PARCEL 1)

N/F
TAX MAP NO. 01-003-108
NICHOLAS J. CUMMINS
& MARTY A. CUMMINS
D.B. 971 P. 041

N/F
TAX MAP NO. 01-003-108
NICHOLAS J. CUMMINS
& MARTY CUMMINS
D.B. 921 P. 1048

N/F
01-003-204
GUNTHER RENTALS
D.B. 895 PG 503 (PARCEL 2)
2,540 S.F. or 0.058 AC

LOT 8
(GUNTHER RENTALS RESIDUE)
2264 S.F. or 0.052 AC
N 88°38'54" E 94.85'
S 01°16'31" E 28.74'

LOT 5
1882 S.F. or 0.043 AC
(MACHINIST LOT)
N 88°38'54" E 94.85'
S 01°16'31" E 22.00'

2 STORY
BRICK BUILDING
(TO BE RAZED)
2721 S.F. or
0.063 AC
R/RN PIPE FOUND
AT CORNER
ON LINE 0.32'
SOUTH
OF CORNER
14.00'

2 STORY
TRUSS BUILDING
(TO BE RAZED)
2381 S.F. or
0.060 AC
R/RN PIPE FOUND
AT CORNER
N 01°16'31" W
22.00'

1/4" RW
FOUND ON LINE
2.45' OF CORNER
#22 CONGRESS ST
#20-20 1/2
CONGRESS ST

N/F
01-003-201
CITY OF BRIDGEND
D.B. 1017 PG 712 (PARCEL 2)

N/F
01-003-201
CITY OF BRIDGEND
D.B. 1017 PG 712 (PARCEL 1)

1307 1/2
N 07°55' M. 45.81' L.8 S
R/RN FOUND
AT CORNER
2480 SU-031415-E

485 S.F. or
0.011 AC
R/RN PIPE FOUND
AT CORNER
14.00'

1480 S.F. or 0.037 AC
R/RN FOUND
AT CORNER
SU-031415-E

4280 S.F. or 0.110 AC
R/RN FOUND
AT CORNER
2480 SU-031415-E

LOT 10
R/RN FOUND
AT CORNER
2480 SU-031415-E

LOT 2
370 S.F. or
0.009 AC
N 02°21'12" W 27.08'
N 02°21'12" W 28.01'

LOT 1
4868 S.F. or
0.118 AC
N 87°42'23" E
41.00'

PROPOSED LOT 1

26900 S.F.
OR 0.618 AC.

CITY ALLEY
1420 S.F. or 0.033 AC

CITY ALLEY
N 87°49'57" E 143.74' (O.A.)
65.00'

BUELAH PLACE

CONGRESS STREET

307'141" W. 45.81' L.8 S

East Corydon Street

CONGRESS STREET
758' ±

E CORYDON STREET

MAIL TO BE SET

