

3 - K - 123
N/F EDWIN R.
MILLER, JR.
DBV 7519 PG 533
FORMERLY DC PHILLIP

MARY G. PHILLIPS PLAN
P.B.V. 5 PAGE 2

LOT 17 LOT 16 LOT 15

N 64 05 00" W
53.00'

S 26 45 00" W
180.0'

N 63 43 30" W
146.78'

S 26 45 00" W
69.61'

N 75 04 00" W
73.75'

N 33 15 00" W
57.22'

S 26 45 00" W
69.61'

N 69 20 20" W
155.33'

N 70 52 30" W
122.66'

S 26 45 00" W
69.61'

N 69 20 20" W
155.33'

N 70 52 30" W
122.66'

S 26 45 00" W
69.61'

N 69 20 20" W
155.33'

N 70 52 30" W
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N 70 52 30" W
122.66'

S 26 45 00" W
69.61'

N 69 20 20" W
155.33'

N 70 52 30" W
122.66'

S 26 45 00" W
69.61'

SOTA PLAN OF LOTS
P.B.V. 236 PAGES 3-4
PARCEL "A"

3 - K - 136
N/F CITY OF PITTSBURGH

TOTAL
221.78'

WINDOM HILL PLACE
CONSOLIDATION PLAN
P.B.V. 256 PAGE 155
PARCEL 1

CONTAINS 43,807 S.F. OR 0.988 ACRES

PHASE 1
P.B.V. 256 PG 92

PHASE 2
P.B.V. 256 PG 92

PHASE 3
P.B.V. 256 PG 92

PHASE 4
P.B.V. 256 PG 92

PHASE 5
P.B.V. 256 PG 92

PHASE 6
P.B.V. 256 PG 92

PHASE 7
P.B.V. 256 PG 92

PHASE 8
P.B.V. 256 PG 92

PHASE 9
P.B.V. 256 PG 92

PHASE 10
P.B.V. 256 PG 92

PHASE 11
P.B.V. 256 PG 92

PHASE 12
P.B.V. 256 PG 92

PHASE 13
P.B.V. 256 PG 92

PHASE 14
P.B.V. 256 PG 92

PHASE 15
P.B.V. 256 PG 92

PHASE 16
P.B.V. 256 PG 92

PHASE 17
P.B.V. 256 PG 92

PHASE 18
P.B.V. 256 PG 92

PHASE 19
P.B.V. 256 PG 92

PHASE 20
P.B.V. 256 PG 92

PHASE 21
P.B.V. 256 PG 92

PHASE 22
P.B.V. 256 PG 92

NOTES:

- ALL DISTANCES REFERENCED TO ON THIS PLAN ARE US STANDARD MEASUREMENT.
- REGARDING THE SOTA PLAN OF LOTS:
 - ANY CHANGE IN TYPE OR USE OF STRUCTURES (AS SHOWN ON THE SOTA PLAN OF LOTS) WILL BE REQUIRED TO CONFORM TO THE REGULATIONS THEN APPLICABLE TO THE PROPERTY.
 - NO STRUCTURE IS TO OCCUPY PARCEL "A" UNTIL A NEW PLAN OF SUBDIVISION IS APPROVED BY THE PLANNING COMMISSION AND RECORDED IN THE RECORDERS OFFICE.
- PARCELS 2 AND 3 OF RECORD IN DBV 12786 PAGE 247 ARE SUBJECT TO THE FOLLOWING: AND ALSO RESERVING THE RIGHT OF EASEMENT OF 12' BY 12' SEWER LINES AND A 6" WATER LINE LOCATED THEREIN IN THE 16TH WARD 3rd COUNCIL DISTRICT OF THE CITY OF PITTSBURGH AS DESCRIBED SHALL BE AND IS HEREBY VACATED AS APPEARING IN RESOLUTION NO 352 DATED 09-30-2004.
- ONLY SELECTED UTILITIES ARE SHOWN UTILITY LOCATIONS ARE APPROXIMATE.

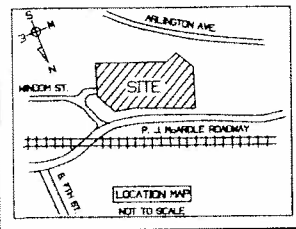
THE DECLARATION OF CONDOMINIUM OF THE WINDOM HILL PLACE CONDOMINIUM IS OF RECORD IN DEED BOOK VOLUME 1342 PAGE 988 AND THE FOLLOWING SECTIONS OF SAID DECLARATION PERTAIN TO THE PHASE 2 DEVELOPMENT:

SECTION 17.1... DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CREATE UP TO FOUR (4) UNITS IN THE CONVERTIBLE REAL ESTATE. THIS RESERVATION OF THE RIGHT TO ADD ADDITIONAL UNITS IN CONVERTIBLE REAL ESTATE SHALL LAPSE AUGUST 15, 2014.

SECTION 21... IF THE CONVERTIBLE REAL ESTATE IS DEVELOPED IN PHASE 2, THE PERCENTAGE INTERESTS WILL BE ADJUSTED ACCORDINGLY SO THAT THE PERCENTAGE INTERESTS ALLOCATED TO THE UNITS ARE EQUAL.

SECTION 41... THE DECLARATION MAY BE AMENDED ONLY IN ACCORDANCE WITH... AND THE EXPRESS PROVISIONS OF THIS DECLARATION.

7. FENCES (NOT) SHOWN.



Doc Bk Vol 278 PLN 278
286 PLN AUG 22, 2013

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 278
PAGES 15
GIVEN UNDER MY HAND AND SEAL THIS 08 DAY OF August, 2013
V. Daniel J. Martone
MANAGER, DEPT. OF REAL ESTATE

I, DANIEL J. MARTONE, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT SHEET 1 OF THE WITHIN DECLARATION PLAN FULLY AND ACCURATELY SHOWS THE PROPERTY, THE LOCATION OF ALL BUILDINGS THEREON AND THAT THE SAME CONTAIN ALL INFORMATION REQUIRED BY TITLE 68, PENNSYLVANIA CONSOLIDATED STATUTES SECTION 8208
DANIEL J. MARTONE
AUGUST 8, 2013
DATE

THE WINDOM HILL PLACE, L.P. (a Pennsylvania Limited Partnership) DO HEREBY MAKE DECLARATION FOR THE PARTNERSHIP, ITS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND DO HEREBY ADOPT THIS PLAN AND FOR ITS DECLARATION PLAN REVISION NO. 1 TO THE WINDOM HILL PLACE CONDOMINIUM PLAN A CONDOMINIUM CREATED UNDER THE PROVISIONS OF TITLE 68, PENNSYLVANIA CONSOLIDATED STATUTES SECTION 8208
Peggy A. Twa
WITNESS
SIGNATURE OF GENERAL PARTNER
08/21/13
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED JESSIE L. ZIEGLER, A PARTNER IN THE FIRM OF WINDOM HILL PLACE, L.P., WHO ACKNOWLEDGED THAT WINDOM HILL PLACE, L.P. IS THE OWNER OF REVISION NO. 1 TO THE WINDOM HILL PLACE CONDOMINIUM PLAN AND FURTHER ACKNOWLEDGED THAT AS SUCH EXECUTED THE FOREGOING DECLARATION FOR THE PURPOSE THEREIN CONTAINED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF August, 2013.

MY COMMISSION EXPIRES THE 17 DAY OF April, 2014
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Jesse L. Ziegler
Notary Public
My Commission Expires April 17, 2014
Resides: 10000th Avenue of Science

I, JOHN MARTONE, A PRINCIPAL IN THE FIRM OF STRADA ARCHITECTURE, LLC, BEING A REGISTERED ARCHITECT IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT SHEET NUMBER 2 OF THE WITHIN DECLARATION PLAN AND THAT THESE FLAT AND PLANS FULLY AND ACCURATELY DEPICT ALL EXISTING CONDITIONS REGARDING THE CONDOMINIUM PLAN AS REVISION NO. 1 TO THE WINDOM HILL PLACE CONDOMINIUM PLAN AND I HEREBY FURTHER CERTIFY THAT THE WITHIN FLAT AND PLANS COMPLY WITH THE PROVISIONS OF TITLE 68, PENNSYLVANIA CONSOLIDATED STATUTES SECTION 8208
John Martone
EX 6240
ARCHITECT
REGISTRATION NO.
21 August 2013
DATE

REVISION NO. 1 to the WINDOM HILL PLACE CONDOMINIUM PLAN
SEE NOTES

SITUATE IN:
16TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA.
PREPARED FOR: WINDOM HILL PLACE, L.P.
REVISION NO. 1 TO THE WINDOM HILL PLACE CONDOMINIUM PLAN IS A MODIFICATION OF PHASE 2 IN THE WINDOM HILL PLACE CONDOMINIUM PLAN.
THE WINDOM HILL PLACE CONDOMINIUM PLAN OF RECORD IN P.B.V. 256 PG 92 IS A MODIFICATION OF PARCEL 1 IN THE WINDOM HILL PLACE CONSOLIDATION PLAN OF RECORD IN P.B.V. 236 PAGE 155 IN THE ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE.
DATE: AUGUST 8, 2013



UNIT OWNERS AND ADDRESSES:

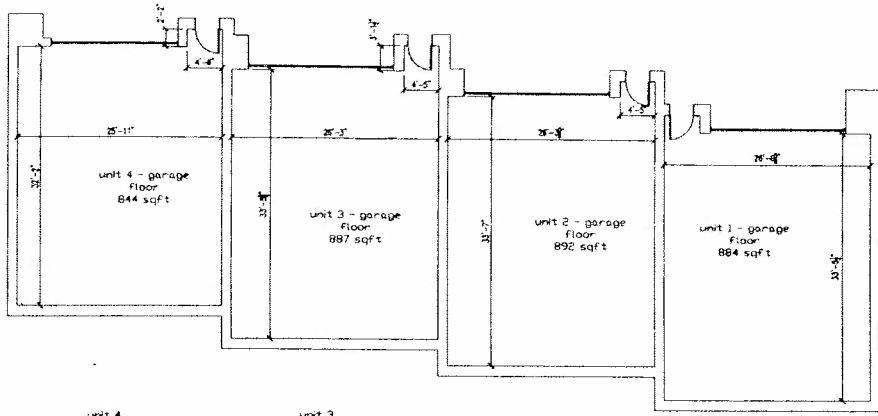
- 34 WINDOM HILL PLACE UNIT 4 IS NOW OR FORMERLY PETER F. TOMA III AND SUSAN S. TOMA
- 38 WINDOM HILL PLACE UNIT 3 IS NOW OR FORMERLY LAWRENCE TIMONS
- 42 WINDOM HILL PLACE UNIT 2 IS NOW OR FORMERLY BRUCE JACOBSON AND KRISTA JACOBSON
- 46 WINDOM HILL PLACE UNIT 1 IS NOW OR FORMERLY CHARLEY B. GATES



MARTONE ENGINEERING & SURVEYING, LLC
206 FIRST STREET
PITTSBURGH, PA. 15215
412-781-5908

SHEET 1 OF 2
REFER TO SHEET 2 OF 2 FOR ARCHITECTURAL FLOOR PLANS AND SECTIONS

DRAWING NUMBER F63F3001



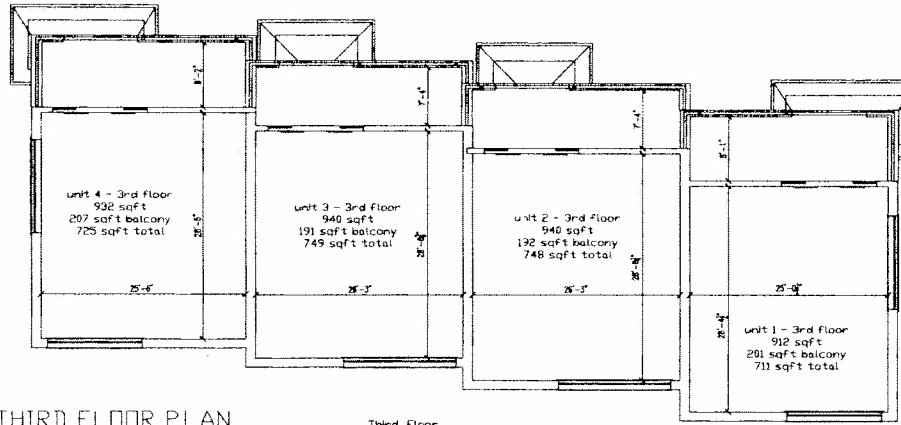
unit 4
 garage floor - 844 sqft
 1st floor - 1,016 sqft
 2nd floor - 962 sqft
 3rd floor - 932 sqft
 total - 3,754 sqft

unit 3
 garage floor - 887 sqft
 1st floor - 1,031 sqft
 2nd floor - 1,017 sqft
 3rd floor - 940 sqft
 total - 3,875 sqft

unit 2
 garage floor - 892 sqft
 1st floor - 1,036 sqft
 2nd floor - 992 sqft
 3rd floor - 940 sqft
 total - 3,860 sqft

unit 1
 garage floor - 884 sqft
 1st floor - 948 sqft
 2nd floor - 954 sqft
 3rd floor - 912 sqft
 total - 3,698 sqft

GARAGE FLOOR PLAN

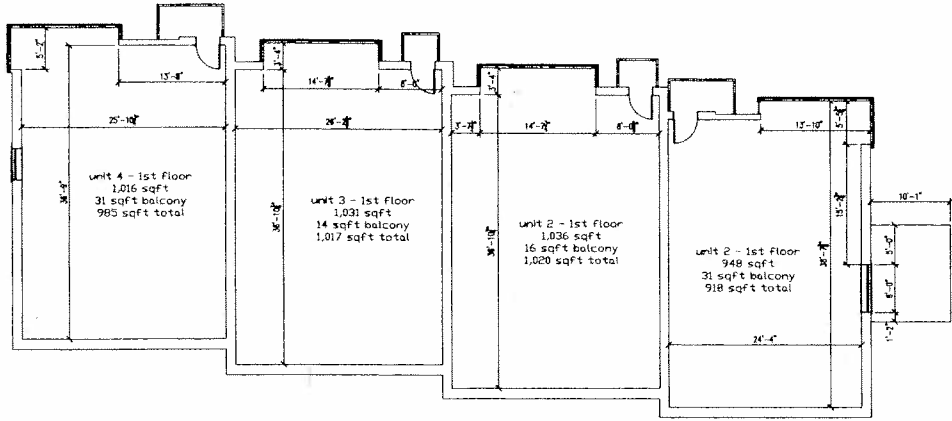


THIRD FLOOR PLAN Third Floor

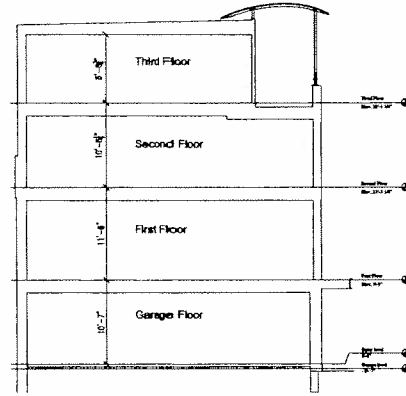
Unit Elements

Limited Common Elements

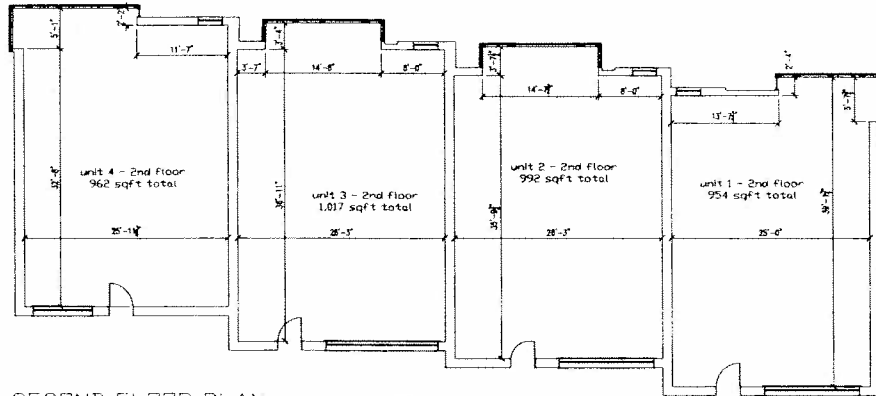
Common Elements



FIRST FLOOR PLAN



BUILDING SECTION



SECOND FLOOR PLAN

Window EIM Place Coordination Plan

Floor Plans and Building Section

July 2013