

OWNER'S ADOPTION AND DEDICATION - TAX PARCELS 26-N-315

THE ELMHURST TECHNOLOGY DRIVE, L.P., OWNER OF THE LAND SHOWN ON THE ELMHURST-TECHNOLOGY DRIVE PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

ATTEST: _____
BY: ELMHURST TECHNOLOGY DRIVE, L.P.

NOTARY PUBLIC _____
WILLIAM E. HUNT, PRESIDENT & CEO

ACKNOWLEDGMENT OF NOTARY PUBLIC - TAX PARCELS 26-N-315

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM E. HUNT, PRESIDENT & CEO IN THE FIRM OF ELMHURST TECHNOLOGY DRIVE, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

DEED REQUIRED NOTIFICATION CLAUSE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WITNESS _____
WILLIAM E. HUNT, PRESIDENT & CEO

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE TAX PARCELS 28-N-315

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ELMHURST-TECHNOLOGY DRIVE PLAN OF LOTS IS IN THE NAME OF ELMHURST TECHNOLOGY DRIVE, L.P. AND IS RECORDED IN DEED BOOK VOLUME 18338, PAGES 497.

WITNESS _____
WILLIAM E. HUNT, PRESIDENT & CEO

TRISTATE CAPITAL BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ELMHURST-TECHNOLOGY DRIVE 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

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE _____
MARK B. SCHMIDT, PLS

(SEAL) _____
SU-036950-E
REGISTRATION NO.

PROOF OF RECORDING

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE(S) _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

DEPARTMENT OF REAL ESTATE

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 28-N-315.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
3. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE IS ZONE X - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42030303624 WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.

OWNER INFORMATION:

ELMHURST TECHNOLOGY DRIVE, L.P.
1 BIGELOW SQUARE SUITE 630
PITTSBURGH, PA 15219-3030

PROPERTY ADDRESSES:

TAX PARCEL 28-N-315
515-775 TECHNOLOGY DRIVE
PITTSBURGH, PA 15219

EXISTING LOT AREA TABLE

LOT #	AREA(SQ. FT)	AREA(AC.)
Existing Parcel	176,617	4.0546

PROPOSED LOT AREA TABLE

LOT #	AREA(SQ. FT)	AREA(AC.)
LOT 1	88,513	2.0320
LOT 2	88,104	2.0226
TOTAL	176,617	4.0546

ZONING: SP-1 (PITTSBURGH TECHNOLOGY CENTER)
CITY OF PITTSBURGH ZONING ORDINANCE:
SEE CODE 909.01 IN PITTSBURGH ZONING CODES

MINIMUM BUILDING HEIGHT = (3) STORIES OF 45 FEET
MAXIMUM BUILDING HEIGHT = 90 FEET
HEIGHT EXCEPTIONS = ANY STRUCTURE ABOVE 90 FEET SHALL BE PLACED IN A LOCATION SPECIFICALLY IDENTIFIED FOR SUCH STRUCTURES IN THE PRELIMINARY LAND DEVELOPMENT PLAN AND SHALL BE DESIGNED TO BE A LANDMARK STRUCTURE WHICH SPECIFICALLY RESPONDS TO ITS LOCATION ON THE SITE AND NO BUILDING SHALL EXCEED 160 FEET.

FLOOR AREA RATIO = 3
URBAN OPEN SPACE = AT LEAST 10% OF ENTIRE SP-1 DISTRICT
TRAFFIC AND PARKING DEMAND ANALYSIS = TRAFFIC AND PARKING DEMAND ANALYSES SHALL BE REQUIRED IN A FORMAT SPECIFIED BY THE ZONING ADMINISTRATOR FOR ALL DEVELOPMENT IN THE SP-1 DISTRICT. THE ZONING ADMINISTRATOR SHALL REVIEW THE SUBMITTED ANALYSES, INCLUDED ALL RESOURCES OF DATA, TO ESTABLISH APPROPRIATE TRAFFIC AND PARKING MITIGATION MEASURES. THE COST FOR CONSTRUCTING AND IMPLEMENTING ALL REQUIRED MITIGATION MEASURES SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

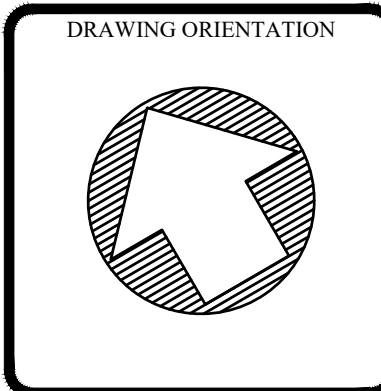
SURVEYOR _____
ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE



Corporate Office
Ems Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
123 Bridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED	PROJECT STATUS	REVISIONS	DESCRIPTION	DATE
4-15-2026 <td>FINAL <td></td> <td></td> <td></td> </td>	FINAL <td></td> <td></td> <td></td>			



PROJECT TITLE:
**ELMHURST-TECHNOLOGY DRIVE PLAN OF LOTS
SUBDIVISION PLAN**

CLIENT NAME & ADDRESS:
ELMHURST GROUP
1 BIGELOW SQUARE, PITTSBURGH, PA 15219

PROJECT LOCATION:
4TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

DRAWN BY: DKL
CHECKED BY: CMS
CAD FILE: 11710-1 VB101.DWG
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=40'
SHEET: 1 OF 1
PROJECT #: 11710-2

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____

SECRETARY