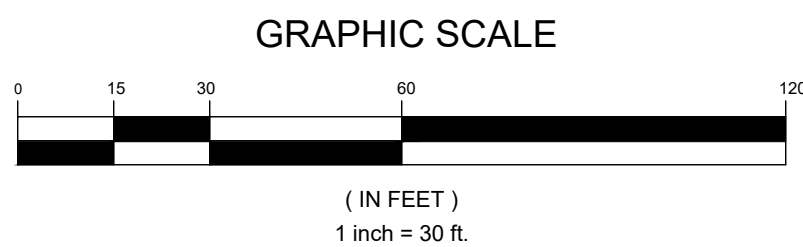
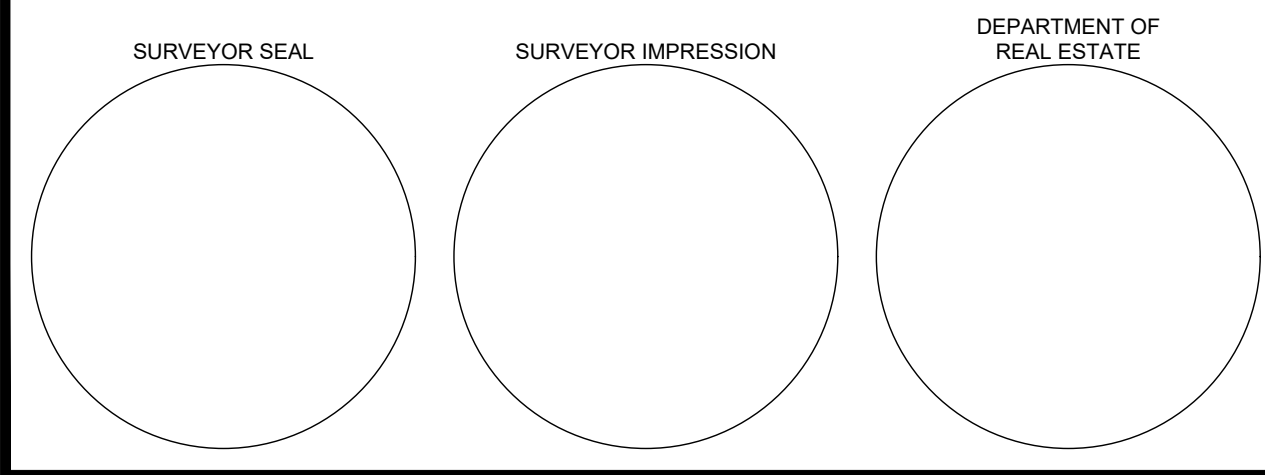
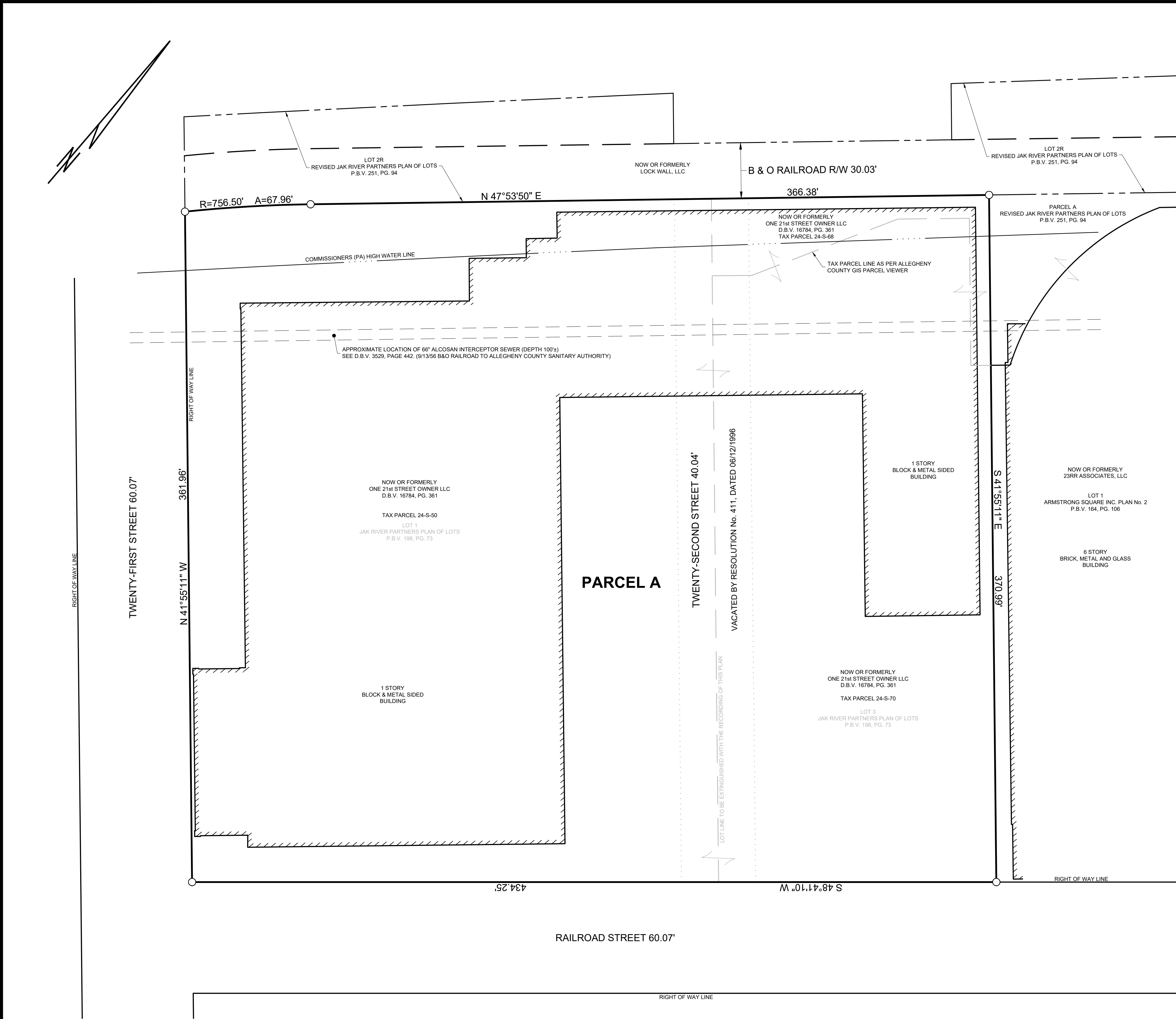


N:\Path & File\name\G:\Project\46807\46807 21st and Railroad.dwg(1) - Base\46807-0003 Consolidation Plan.dwg
Plot Date: 9/26/2025 1:52 PM Querry R. Sinner, E.I.T.
Save Date: 9/26/2025 1:44 PM



One 21st Street Owner LLC, a limited liability company formed in the state of Delaware, owner of the land shown on the One 21st Street Consolidation Plan, 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 company and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this ____ day of _____, ____

ATTEST: One 21st Street Owner LLC
Witness Signature
Printed Name of Signatory
Printed Title of Signatory

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared _____ the _____ of One 21st Street Owner, LLC, who acknowledged the foregoing adoption and dedication to be the act of the company.

Witness my hand and notarial seal this ____ day of _____, ____

My Commission expires on ____ day of _____, ____

Notary Public

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 Survey Signature
Mark W. Reidenbach, P.L.S.
Reg. No. SU-075507

I hereby certify that the title to the property contained in the One 21st Street Consolidation Plan is in the name of One 21st Street Owner LLC and is recorded in Deed Book Volume 16784, Page 361.

Witness Signature

Valley National Bank, mortgagee of the property contained in the One 21st Street Consolidation Plan consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Signature
Printed Name of Signatory
Printed Title of Signatory

Commonwealth of Pennsylvania
County of Allegheny

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania in Plan Book Volume _____, Page _____

Given under my hand and seal this ____ day of _____, ____

Manager, Department of Real Estate

LOT AREAS	SQ.FT.	ACRE(S)
EXISTING		
LOT 1 (TAX PARCEL 24-S-50)	104,257	2.393
LOT 3 (TAX PARCELS 24-S-68 & 24-S-70)	55,476	1.274
TOTAL EXISTING AREA	159,733	3.667
PROPOSED		
PARCEL A	159,730	3.667

Parcel A Area = 159,730 Sq. Ft. OR 3.667 Acres



The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

ONE 21ST STREET CONSOLIDATION PLAN

SITUATE IN
2nd WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR

ONE 21st STREET OWNER LLC

PM: JMN

DB: KCW

CB: MWR

SCALE: 1" = 30'

Date: AUGUST 2025
Job Number: C-46807-0003
Dwg No: 404.635