

OWNERS ADOPTION AND DEDICATION

BY A RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE BESSEMER AND LAKE ERIE RAILROAD COMPANY, INCORPORATED IN THE STATE OF DELAWARE, OWNER OF THE LAND SHOWN ON THE BESSEMER AND LAKE ERIE SUBDIVISION PLAN NO. 2 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE MUNICIPALITY OF PENN HILLS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS _____ DAY OF _____, 20____.

BESSEMER AND LAKE ERIE RAILROAD COMPANY

SECRETARY
JAMES V. FOUNTAIN
SENIOR MANAGER
REAL ESTATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED JAMES V. FOUNTAIN, SENIOR MANAGER, REAL ESTATE OF THE BESSEMER AND LAKE ERIE RAILROAD COMPANY, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE MUNICIPALITY OF PENN HILLS.

WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE UNION RAILROAD PLAN OF LOTS IS IN THE NAME OF UNION RAILROAD COMPANY AND IS RECORDED IN DEED BOOK VOLUME 953 PAGE 303, DEED BOOK VOLUME 1135 PAGE 655, DEED BOOK VOLUME 1258 PAGE 18, DEED BOOK VOLUME 1797 PAGE 223 AND DEED BOOK VOLUME 1931 PAGE 492. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

BESSEMER AND LAKE ERIE RAILROAD COMPANY

WITNESS
JAMES V. FOUNTAIN
SENIOR MANAGER
REAL ESTATE

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

REVIEW BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT THIS _____ DAY OF _____, 20____.

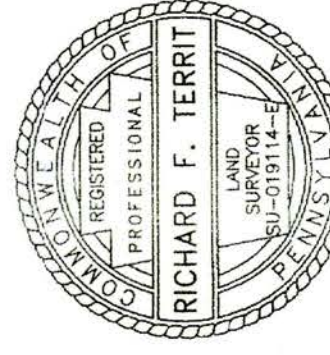
DIRECTOR

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS

COUNTY OF ALLEGHENY)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME _____ PAGE(S) _____ DAY _____, 20____.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 20____.

RECORDER



SEAL OF THE MUNICIPALITY OF PENN HILLS

ENGINEER

SURVEYOR

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

DEPT. OF REAL ESTATE

SURVEYORS CERTIFICATION

I, RICHARD F. TERRIT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY ME FOR THE OWNERS OR AGENTS.

DATE _____ NAME _____
SU-019114-E
REGISTRATION NUMBER _____

MUNICIPAL ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE MUNICIPALITY OF PENN HILLS EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE _____ NAME _____
REGISTRATION NUMBER _____

MUNICIPAL DECLARATIONS:

THE MAYOR OF MUNICIPALITY OF PENN HILLS GIVES THAT, IN APPROVING THIS PLAN FOR RECORDING, THE MUNICIPALITY OF PENN HILLS ASSUMES NO OBLIGATIONS TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

MUNICIPAL MANAGER _____ PENN HILLS MAYOR _____

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

THE MUNICIPALITY OF PENN HILLS AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE _____ AUTHORIZED MUNICIPAL OFFICER _____

LOCAL PLANNING COMMISSION APPROVAL

REVIEWED BY THE MUNICIPALITY OF PENN HILLS PLANNING DEPARTMENT, ON

THIS _____ DAY OF _____, 20____.

PRINCIPAL PLANNER _____ PLANNING DIRECTOR _____

APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF PENN HILLS,

THIS _____ DAY OF _____, 20____.

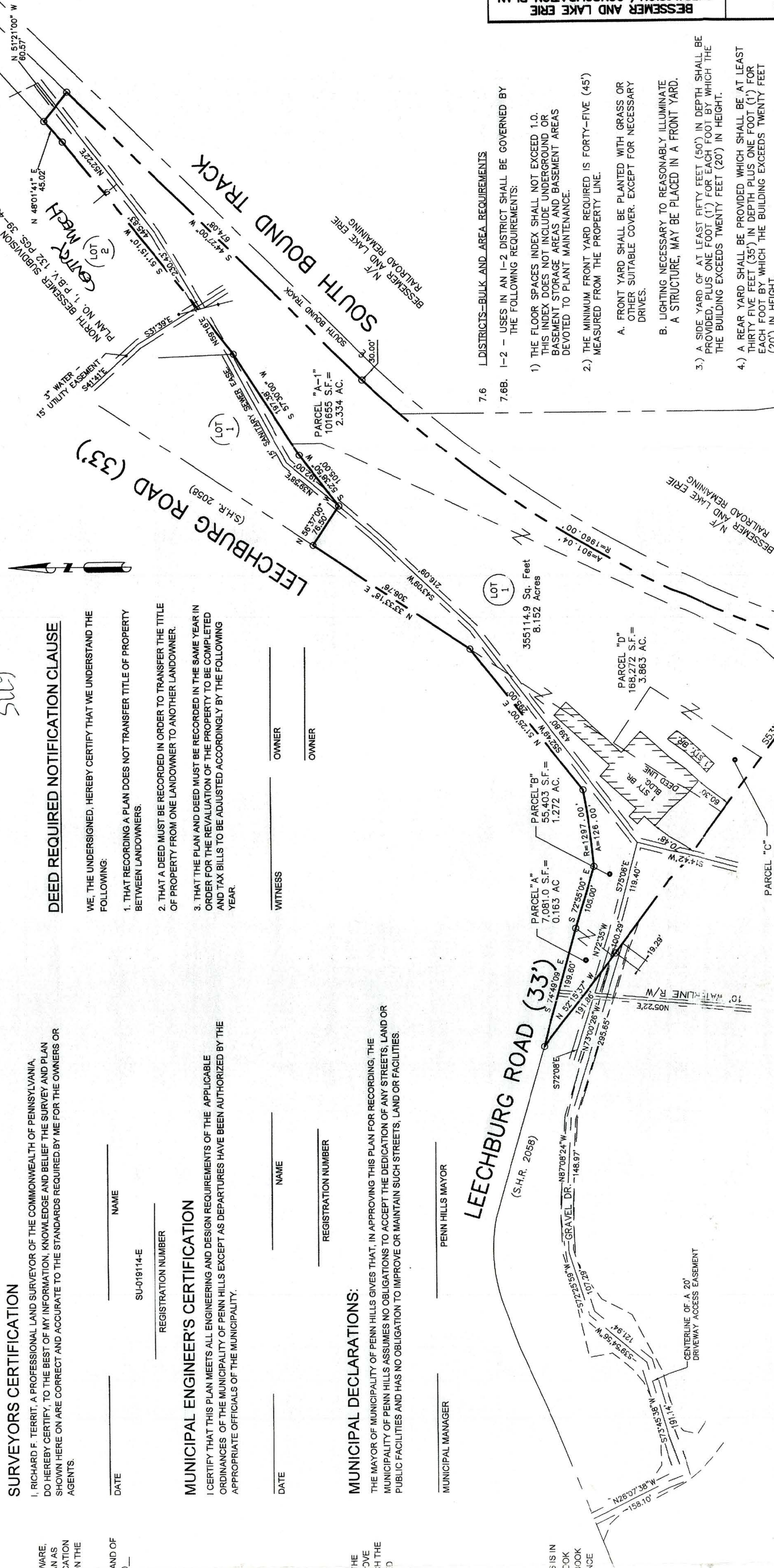
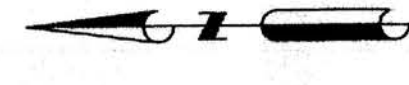
PLANNING DIRECTOR _____ CHAIRMAN _____

DEED REQUIRED NOTIFICATION CLAUSE

WE, 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 _____ OWNER _____
OWNER _____



7.6 L-DISTRICTS-BULK AND AREA REQUIREMENTS

7.6B. 1-2 - USES IN AN L-2 DISTRICT SHALL BE GOVERNED BY THE FOLLOWING REQUIREMENTS:

- 1) THE FLOOR SPACES INDEX SHALL NOT EXCEED 1.0. THIS INDEX DOES NOT INCLUDE UNDERGROUND OR BASEMENT STORAGE AREAS AND BASEMENT AREAS DEVOTED TO PLANT MAINTENANCE.
- 2) THE MINIMUM FRONT YARD REQUIRED IS FORTY-FIVE (45') MEASURED FROM THE PROPERTY LINE.

A. FRONT YARD SHALL BE PLANTED WITH GRASS OR OTHER SUITABLE COVER, EXCEPT FOR NECESSARY DRIVES.

B. LIGHTING NECESSARY TO REASONABLY ILLUMINATE A STRUCTURE, MAY BE PLACED IN A FRONT YARD.

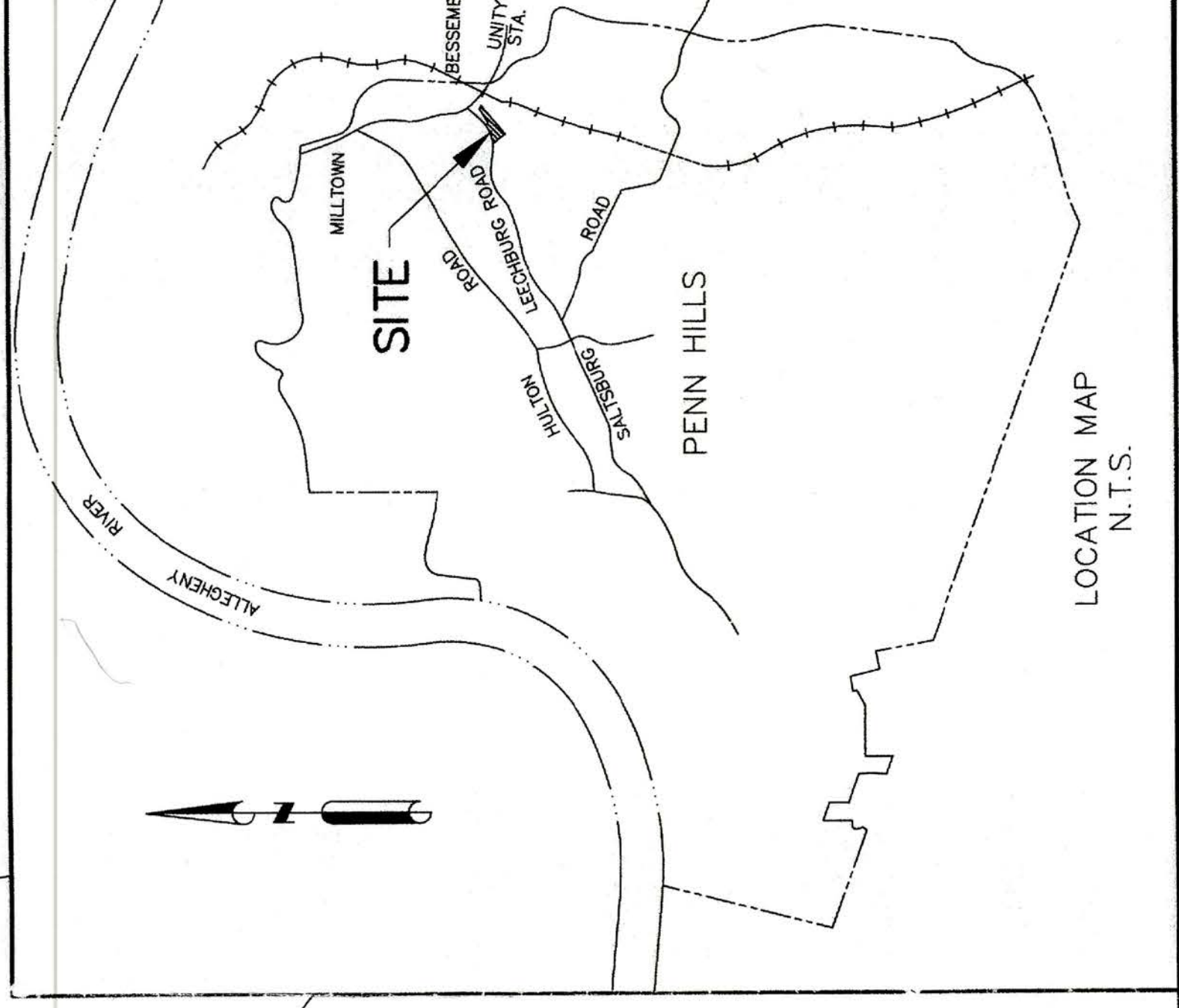
3.) A SIDE YARD OF AT LEAST FIFTY FEET (50') IN DEPTH SHALL BE PROVIDED, PLUS ONE FOOT (1') FOR EACH FOOT BY WHICH THE BUILDING EXCEEDS TWENTY FEET (20') IN HEIGHT.

4.) A REAR YARD SHALL BE PROVIDED WHICH SHALL BE AT LEAST THIRTY FIVE FEET (35') IN DEPTH PLUS ONE FOOT (1') FOR EACH FOOT BY WHICH THE BUILDING EXCEEDS TWENTY FEET (20') IN HEIGHT.

5.) WHERE AN L-2 DISTRICT ADJUTS A RESIDENTIAL DISTRICT OR USE, A TRANSITIONAL YARD OF AT LEAST FIFTY FEET (50') SHALL BE REQUIRED.

6.) NO STRUCTURE SHALL EXCEED FORTY-FIVE FEET (45') IN HEIGHT.

NORTH BESSEMER ANNEX
PLAN OF LOTS
P.B.V. 214 PGS. 75-76



AREAS PREDEVELOPMENT			
TAX MAP NO.	PARCEL	AREA (S.F.)	ACRES
634-F-396-3	A	7,081	0.163
634-F-396-5	A-1	101,655	2.333
633-F-396-3	D	168,272	3.863
634-F-396-5	B	55,403	1.270
633-B-390	C	22,653	0.519
633-F-276	V	355,064	8.151
TOTAL		355,064	8.151
POST DEVELOPMENT		355,064	8.151
LOT 1		355,064	8.151

ZONED L-2

FRONT YARD - 45.00'
SIDE YARD - 50.00'
REAR YARD - 35.00'

LOT 1: 355,064 S.F.
633-F-276
634-F-396-0-3
634-F-396-0-5

LOCATION MAP
N.T.S.

DWG. NO.
204449002

SHEET NO.

DATE

BY

REVISIONS

CONSULTING ENGINEERS & SURVEYORS

1225 RODEI ROAD, TURTLE CREEK, PA 15145

412-823-8331

BESSEMER AND LAKE ERIE
RAILROAD COMPANY

PREPARED FOR

SUBDIVISION/CONSOLIDATION PLAN
SITUATED IN
MUNICIPALITY OF PENN HILLS
ALLEGHENY COUNTY, PENNSYLVANIA
DRAWN BY: RFT
SCALE: 1"=100'
CHECKED BY: _____
DATE: 9-17-2020

AREAS PREDEVELOPMENT				
TAX MAP NO.	PARCEL	AREA (S.F.)	ACRES	
634-F-396-3	A	7,081	0.163	
634-F-396-5	A-1	101,655	2.333	
633-F-396-3	D	168,272	3.863	
634-F-396-5				
633-B-390	B	55,403	1.270	
633-F-276	C	22,653	3.863	
TOTAL		355,064	8.151	
POST DEVELOPMENT				
LOT 1		355,064	8.151	

— 108,736

246,740 = 5.69 acres

ZONED I-2

FRONT YARD — 45.00'
SIDE YARD — 50.00'
REAR YARD — 35.00'

LOT 2 BLOCK

633-F-276
633-F-276
634-F-396-0-3
634-F-396-0-5