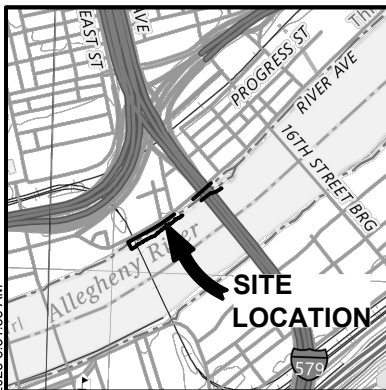


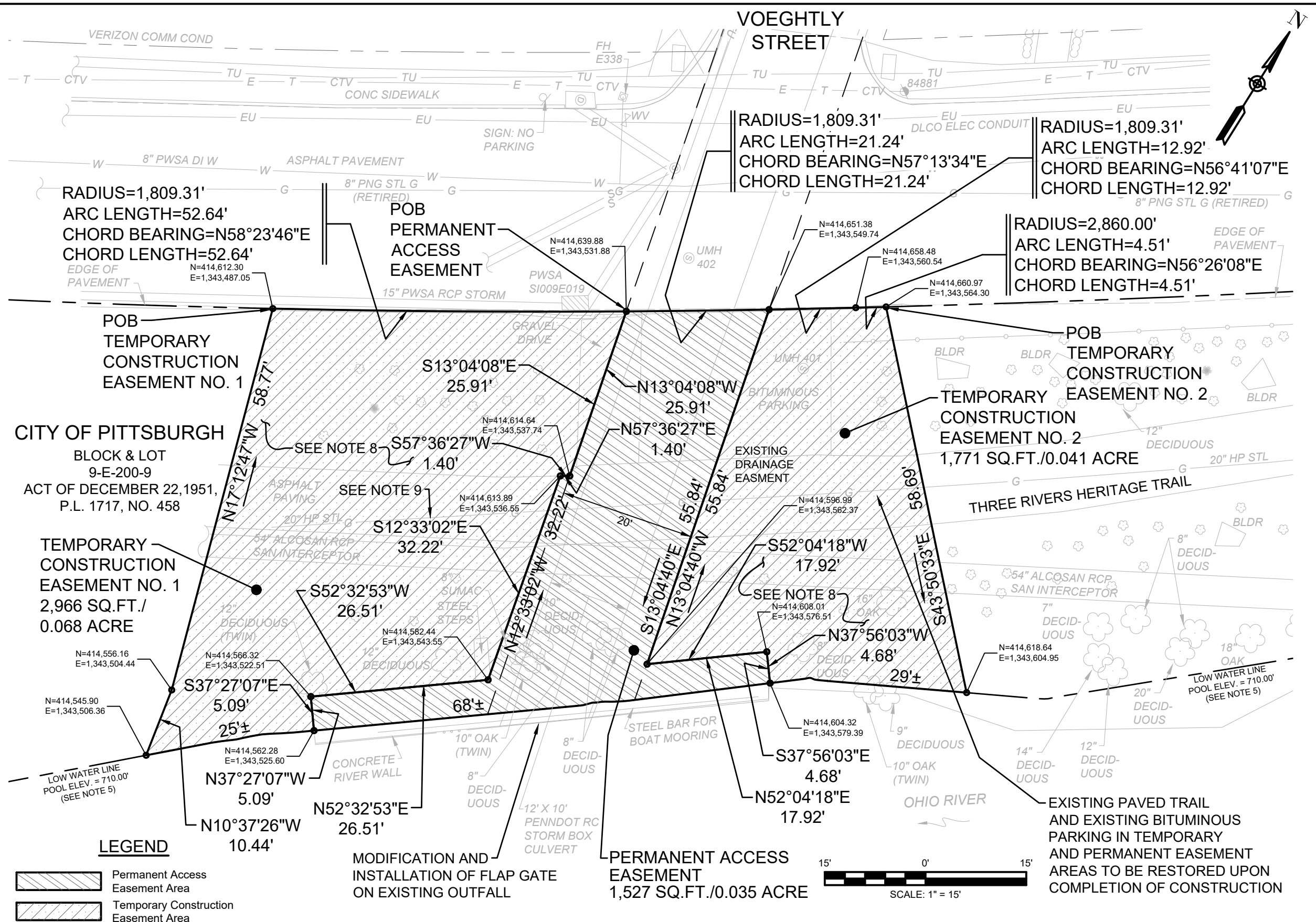


VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- 1.) Private property lines are plotted from the current deed of record, recorded subdivision or lot plans, existing topographical features and limited field data. Private property lines were not surveyed by the professional land surveyor responsible for the project.
- 2.) Bearings and distances shown on this plan are derived from GPS observations on the Pennsylvania State Plane Coordinate System, South Zone, NAD 1983.
- 3.) The property is subject to all prior conveyances, easement, reservations and conditions recited in all prior conveyances.
- 4.) Topographic features are indicated in accordance with a survey performed in October, 2022 by Monaloh Basin Engineers, Inc. and are based on the North American Vertical Datum of 1988, NAVD 88.
- 5.) The Low Water Line is based on U.S. Army, Corps of Engineers Plan of Ohio River U.S. Harbor Lines, Abrogated 10-15-64, Approved by the Secretary of War on November 26, 1941, Pool Elevation of 710.00' and LiDAR information from Pennsylvania Spatial Data Access (PASDA), United States Geological Survey (USGS) dated 2020.
- 6.) Permanent access easement or easements in the area(s) shown on the plan are hereto for ingress and egress across the property as reasonably needed for ALCOSAN's planning, implementation, execution, construction in accordance with the contract documents, installation, and completion of the Project and for perpetual access to ALCOSAN's property and infrastructure/facilities.
- 7.) Temporary construction easement or easements in the area(s) shown on the plan are hereto for work and operations necessary or convenient for ALCOSAN's planning, implementation, execution, construction in accordance with the contract documents, installation, and completion of the Project.
- 8.) Trees disturbed within the temporary and permanent easement areas to be replaced upon completion of construction.
- 9.) The alignment of the existing 20" HP Steel gas line shown in the easement area has been taken from a plan entitled "SUE" Investigation of Underground Utilities, Verified Utility Locations" prepared by The Lexis Group last revised 07/18/2024.



Surveyed by:	REVISION			
MBE	REV No.	DATE	DESCRIPTION	APPV
Drawn by:				
BPP				
Checked by:				
BMT				

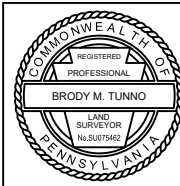
I, Brody M. Tunno, a licensed Professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certify, to the best of my knowledge, information and belief, that this plan is correct and has been surveyed and prepared by me or under my direct supervision.

Brody M. Tunno

01/22/2025
Date

mbe
monaloh basin engineers

Campbells Run Business Center
300 Business Center Drive, Suite 304
Pittsburgh, PA 15205
Office: 412-788-2433 Fax: 412-788-2295
www.mbe-eng.com



ARLETTA SCOTT WILLIAMS
EXECUTIVE DIRECTOR, ALCOSAN

3300 PREBLE AVE.
PITTSBURGH, PENNSYLVANIA
PITTSBURGH, PA 15233
(412) 766-4810

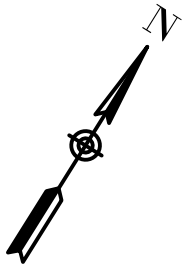
www.alcosan.org

ALLEGHENY COUNTY SANITARY AUTHORITY
23RD WARD, CITY OF PITTSBURGH
COUNTY OF ALLEGHENY, PENNSYLVANIA

CITY OF PITTSBURGH
BLOCK & LOT 9-E-200-9
EASEMENT EXHIBIT

Contract:	S485
CAD File name:	3364-01 - 9-E-200-9 Easement Exhibit.dwg
Date:	01/22/2025
Sheet:	1 OF 2

FILE NAME: \\3364133641-01 - ORT Mott MacDonald\06 Right-Of-Way\Cadd Files\Production Plans\Property Exhibits\Surface Easement Exhibits - 3364-01 - 9-E-200-9 Easement Exhibit LAST SAVED BY: BPTCHER PLOT DATE: 1/22/2025 8:31:58 AM

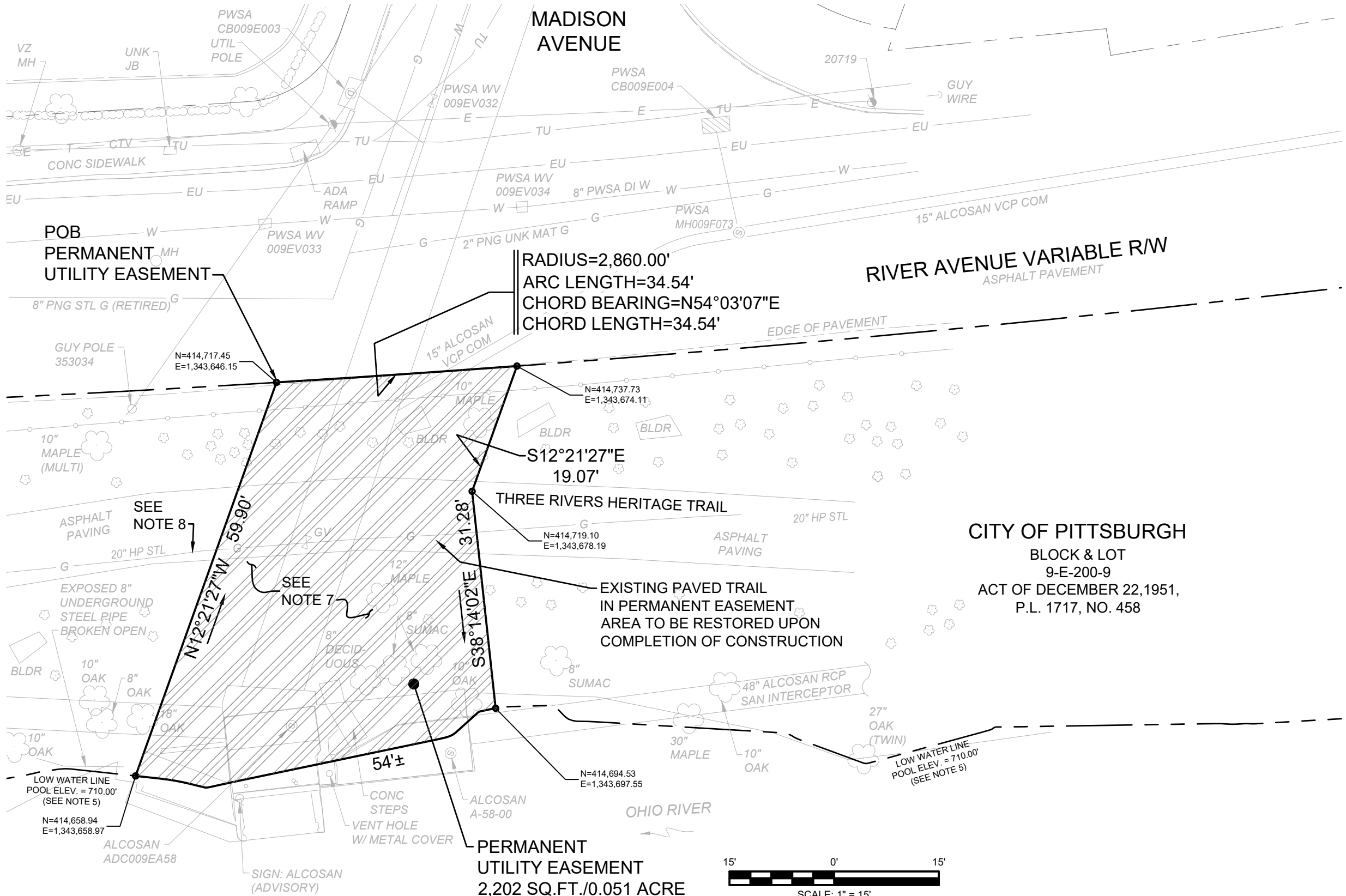


GENERAL NOTES

- 1.) Private property lines are plotted from the current deed of record, recorded subdivision or lot plans, existing topographical features and limited field data. Private property lines were not surveyed by the professional land surveyor responsible for the project.
- 2.) Bearings and distances shown on this plan are derived from GPS observations on the Pennsylvania State Plane Coordinate System, South Zone, NAD 1983.
- 3.) The property is subject to all prior conveyances, easement, reservations and conditions recited in all prior conveyances.
- 4.) Topographic features are indicated in accordance with a survey performed in October, 2022 by Monaloh Basin Engineers, Inc. and are based on the North American Vertical Datum of 1988, NAVD 88.
- 5.) The Low Water Line is based on U.S. Army, Corps of Engineers Plan of Ohio River U.S. Harbor Lines, Abrogated 10-15-64, Approved by the Secretary of War on November 26, 1941, Pool Elevation of 710.00' and LiDAR information from Pennsylvania Spatial Data Access (PASDA), United States Geological Survey (USGS) dated 2020.
- 6.) Permanent utility easement or easements in the area(s) shown on the plan are hereto for construction in accordance with the contract documents, reconstruction, installation, access to and perpetual maintenance (including future modifications or replacement) of utility facilities.
- 7.) Trees disturbed within the permanent easement area to be replaced upon completion of construction.
- 8.) The alignment of the existing 20" HP Steel gas line shown in the easement area has been taken from a plan entitled "SUE" Investigation of Underground Utilities, Verified Utility Locations" prepared by The Lexis Group last revised 07/18/2024.

LEGEND

 Permanent Utility Easement Area



Surveyed by:	REVISION			
	REV No.	DATE	DESCRIPTION	APPV
MBE				
Drawn by:				
BPP				
Checked by:				
BMT				

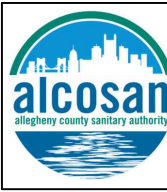
I, Brody M. Tunno, a licensed Professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certify, to the best of my knowledge, information and belief, that this plan is correct and has been surveyed and prepared by me or under my direct supervision.


Brody M. Tunno, PLS #SU075462

01/22/2025
Date

mbe
monaloh basin engineers

Campbells Run Business Center
300 Business Center Drive, Suite 304
Pittsburgh, PA 15205
Office: 412-788-2433 Fax: 412-788-2295
www.mbe-eng.com



ARLETTA SCOTT WILLIAMS
EXECUTIVE DIRECTOR, ALCOSAN

3300 PREBLE AVE.
PITTSBURGH, PENNSYLVANIA
PITTSBURGH, PA 15233
(412) 766-4810

www.alcosan.org

ALLEGHENY COUNTY SANITARY AUTHORITY
23RD WARD, CITY OF PITTSBURGH
COUNTY OF ALLEGHENY, PENNSYLVANIA

CITY OF PITTSBURGH
BLOCK & LOT 9-E-200-9
EASEMENT EXHIBIT

Contract: S485

CAD File name: 3364-01 - 9-E-200-9 Easement Exhibit.dwg

Date: 01/22/2025

Sheet: 2 OF 2

Easement Acquisition

Parcel ID: 9-E-200-9

Page 1 of 5

Permanent Access Easement

All that piece or parcel of land situate in the 23rd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at a point at the intersection of the westerly line of the Permanent Access Easement and the southerly line of River Avenue (variable width).

Thence from said point of beginning along the southerly line of River Avenue by a curve to the left having a Radius of 1,809.31' an Arc Length of 21.24' and a Chord Bearing of North 57°13'34" East 21.24' to a point at the intersection of the southerly line of River Avenue and the easterly line of the Permanent Access Easement;

Thence through the lands of the City of Pittsburgh along the easterly line of the Permanent Access Easement South 13°04'40" East a distance of 55.84' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Permanent Access Easement North 52°04'18" East a distance of 17.92' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Permanent Access Easement South 37°56'03" East a distance of 4.68' to a point at the intersection of the easterly line of the Permanent Access Easement and the Low Water Line of the Ohio River (Pool Elevation 710.00');

Thence along the Low Water Line of the Ohio River in a southwesterly direction by its various courses 68'± to a point at the intersection of the Low Water Line of the Ohio River and the westerly line of the Permanent Access Easement;

Thence through the lands of the City of Pittsburgh along the westerly line of the Permanent Access Easement North 37°27'07" West a distance of 5.09' to a point;

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Permanent Access Easement North 52°32'53" East a distance of 26.51' to a point;

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Permanent Access Easement North 12°33'02" West a distance of 32.22' to a point;

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Permanent Access Easement North 57°36'27" East a distance of 1.40' to a point;

Easement Acquisition

Parcel ID: 9-E-200-9

Page 2 of 5

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Permanent Access Easement North 13°04'08" West a distance of 25.91' to a point, at the place of beginning.

Containing within said bounds 1,527 Square Feet, or 0.035 Acre of land.

Being a part of the parcels of land that became vested in the City of Pittsburgh by the Act of December 22, 1951, P.L. 1717, No. 458.

Temporary Construction Easement No. 1

All that piece or parcel of land situate in the 23rd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at a point at the intersection of the westerly line of the Temporary Construction Easement and the southerly line of River Avenue (variable width).

Thence from said point of beginning along the southerly line of River Avenue by a curve to the left having a Radius of 1,809.31' an Arc Length of 52.64' and a Chord Bearing of North 58°23'46" East 52.64' to a point at the intersection of the southerly line of River Avenue and the easterly line of the Temporary Construction Easement;

Thence through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 13°04'08" East a distance of 25.91' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 57°36'27" West a distance of 1.40' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 12°33'02" East a distance of 32.22' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 52°32'53" West a distance of 26.51' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 37°27'07" East a distance of 5.09' to a point intersection of the easterly line of the Temporary Construction Easement and the Low Water Line of the Ohio River (Pool Elevation 710.00');

Easement Acquisition

Parcel ID: 9-E-200-9

Page 3 of 5

Thence along the Low Water Line of the Ohio River in a southwesterly direction by its various courses 25'± to a point at the intersection of the Low Water Line of the Ohio River and the westerly line of the Temporary Construction Easement;

Thence through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement North 10°37'26" West a distance of 10.44' to a point;

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement North 17°12'47" West a distance of 58.77' to a point, at the place of beginning.

Containing within said bounds 2,966 Square Feet, or 0.068 Acre of land.

Being a part of the parcels of land that became vested in the City of Pittsburgh by the Act of December 22, 1951, P.L. 1717, No. 458.

Temporary Construction Easement No. 2

All that piece or parcel of land situate in the 23rd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at a point at the intersection of the southerly line of River Avenue (variable width) and the easterly line of the Temporary Construction Easement.

Thence from said point of beginning through the lands of the City of Pittsburgh along the easterly line of the Temporary Construction Easement South 43°50'33" East a distance of 58.69' to a point at the intersection of the easterly line of the Temporary Construction Easement and the Low Water Line of the Ohio River (Pool Elevation 710.00');

Thence along the Low Water Line of the Ohio River in a southwesterly direction by its various courses 29'± to a point at the intersection of the Low Water Line of the Ohio River and the westerly line of the Temporary Construction Easement;

Thence through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement North 37°56'03" West a distance of 4.68' to a point;

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement South 52°04'18" West a distance of 17.92 to a point;

Easement Acquisition

Parcel ID: 9-E-200-9

Page 4 of 5

Thence continuing through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement North $13^{\circ}04'40''$ West a distance of 55.84' to a point at the intersection of the westerly line of the Temporary Construction Easement and the southerly line of River Avenue;

Thence along the southerly line of River Avenue by a curve to the left having a Radius of 1,809.31' an Arc Length of 12.92' and a Chord Bearing of North $56^{\circ}41'07''$ East 12.92' to a point of a compound curve;

Thence continuing along the southerly line of River Avenue by a curve to the left having a Radius of 2,860.00' an Arc Length of 4.51' and a Chord Bearing of North $56^{\circ}26'08''$ East 4.51' to a point, at the place of beginning.

Containing within said bounds 1,771 Square Feet, or 0.041 Acre of land.

Being a part of the parcels of land that became vested in the City of Pittsburgh by the Act of December 22, 1951, P.L. 1717, No. 458.

Permanent Utility Easement

All that piece or parcel of land situate in the 23rd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at a point at the intersection of the westerly line of the Permanent Utility Easement and the southerly line of River Avenue (variable width).

Thence from said point of beginning along the southerly line of River Avenue by a curve to the left having a Radius of 2860.00' an Arc Length of 34.54' and a Chord Bearing of North $54^{\circ}03'07''$ East 34.54' to a point at the intersection of the southerly line of River Avenue and the easterly line of the Permanent Utility Easement;

Thence through the lands of the City of Pittsburgh along the easterly line of the Permanent Utility Easement South $12^{\circ}21'27''$ East a distance of 19.07' to a point;

Thence continuing through the lands of the City of Pittsburgh along the easterly line of the Permanent Utility Easement South $38^{\circ}14'02''$ East a distance of 31.28' to a point at the intersection of the easterly line of the Permanent Utility Easement and the Low Water Line of the Ohio River (Pool Elevation 710.00');

Easement Acquisition

Parcel ID: 9-E-200-9

Page 5 of 5

Thence along the Low Water Line of the Ohio River in a southwesterly direction by its various courses 54'± to a point at the intersection of the Low Water Line of the Ohio River and the westerly line of the Permanent Utility Easement;

Thence through the lands of the City of Pittsburgh along the westerly line of the Permanent Utility Easement North 12°21'27" West a distance of 59.90' to a point, at the place of beginning.

Containing within said bounds 2,202 Square Feet, or 0.051 Acre of land.

Being a part of the parcels of land that became vested in the City of Pittsburgh by the Act of December 22, 1951, P.L. 1717, No. 458.

