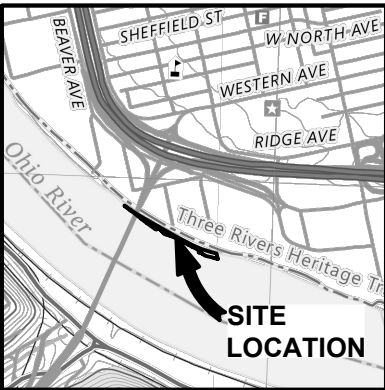


FILE NAME: \\336413364-01 - ORT Mott MacDonald\06 Right-Of-Way\Cadd Files\Production Plans\Property Exhibits\Surface Easement Exhibits - 3364-01 - 7-L-31 Surface Easement Exhibit LAST SAVED BY: BHTCHER PLOT DATE: 1/22/2025 8:09:33 AM

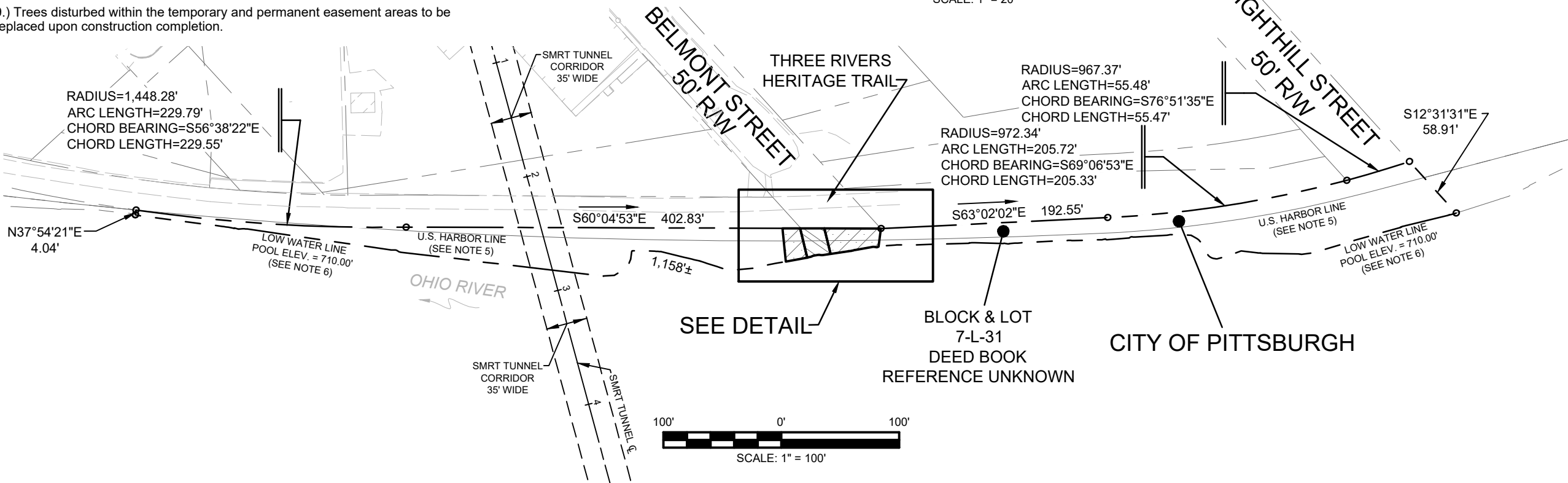
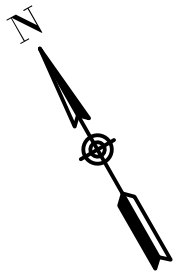
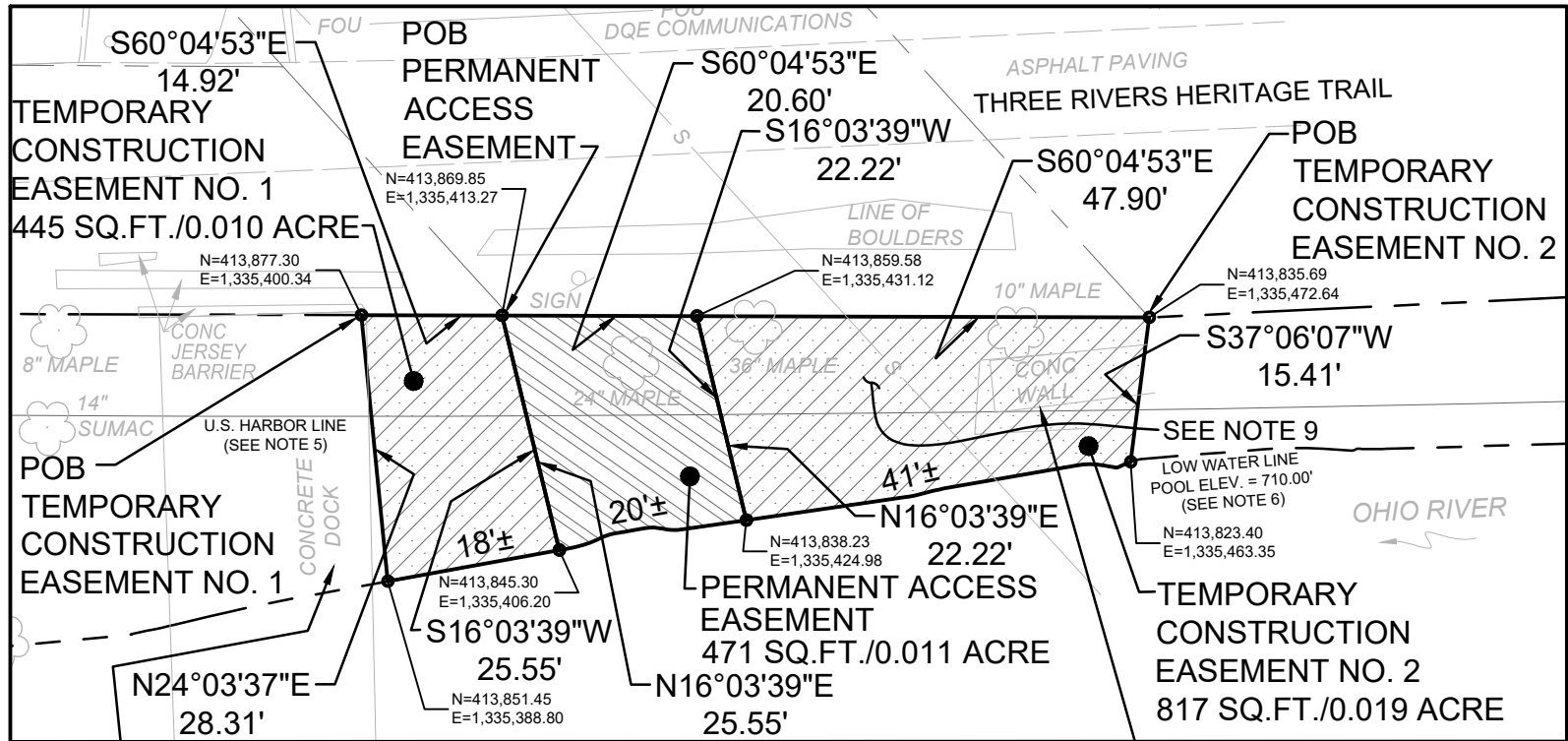


VICINITY MAP
SCALE: 1"=2000'



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 U.S. Harbor 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, and field located stations shown on the plan.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) Trees disturbed within the temporary and permanent easement areas to be replaced upon construction completion.



LEGEND

- Permanent Access Easement Area
- Temporary Construction Easement Area

Surveyed by:	REVISION			
	REV No.	DATE	DESCRIPTION	APPV
MBE				
BPP				
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
Brody M. Tunno, PLS #SU075462

01/22/2025
Date

mbe
monaloh basin engineers

Campbells Run Business Center
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ALLEGHENY COUNTY SANITARY AUTHORITY
21ST WARD, CITY OF PITTSBURGH
COUNTY OF ALLEGHENY, PENNSYLVANIA

CITY OF PITTSBURGH
BLOCK & LOT 7-L-31
EASEMENT EXHIBIT

Contract: S485

CAD File name: 3364-01 - 7-L-31 Surface Easement Exhibit.dwg

Date: 01/22/2025

Sheet: 1 OF 1



Permanent Access Easement and Temporary Construction Easement

Parcel ID: 7-L-31

Page 1 of 3

Permanent Access Easement

All that piece or parcel of land situate in the 21st 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 northerly property line of the City of Pittsburgh.

Thence from said point of beginning along the northerly property line of the City of Pittsburgh South $60^{\circ}04'53''$ East a distance of 20.60' to a point at the intersection of the northerly property line of the City of Pittsburgh 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 $16^{\circ}03'39''$ West a distance of 22.22' 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 in a westerly direction along the Low Water Line of the Ohio River by its various courses a distance of $20' \pm$ 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 $16^{\circ}03'39''$ East a distance of 25.55' to a point, at the place of beginning.

Containing within said bounds 471 Square Feet/ 0.011 Acre of land.

Being part of Block & Lot number 7-L-31, conveyed to the City of Pittsburgh by an unknown Deed Book Volume.

Temporary Construction Easement No. 1

All that piece or parcel of land situate in the 21st 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 northerly property line of the City of Pittsburgh.

Permanent Access Easement and Temporary Construction Easement

Parcel ID: 7-L-31

Page 2 of 3

Thence from said point of beginning along the northerly property line of the City of Pittsburgh South 60°04'53" East a distance of 14.92' to a point at the intersection of the northerly property line of the City of Pittsburgh 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 16°03'39" West a distance of 25.55' 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 in a westerly direction along the Low Water Line of the Ohio River by its various courses a distance of 18'± 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 24°03'37" East a distance of 28.31' to a point, at the place of beginning.

Containing within said bounds 445 Square Feet/ 0.010 Acre of land.

Being part of Block & Lot number 7-L-31, conveyed to the City of Pittsburgh by an unknown Deed Book Volume.

Temporary Construction Easement No. 2

All that piece or parcel of land situate in the 21st Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at a point at the intersection of the northerly property line of the City of Pittsburgh 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 37°06'07" West a distance of 15.41' 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 in a westerly direction along the Low Water Line of the Ohio River by its various courses a distance of 41'± to a point at the intersection of the Low Water Line of the Ohio River and the westerly line of the Temporary Construction Easement;

Permanent Access Easement and Temporary Construction Easement

Parcel ID: 7-L-31

Page 3 of 3

Thence through the lands of the City of Pittsburgh along the westerly line of the Temporary Construction Easement North $16^{\circ}03'39''$ East a distance of 22.22' to a point at the intersection of the westerly line of the Temporary Construction Easement and the northerly property line of the City of Pittsburgh;

Thence along the northerly property line of the City of Pittsburgh South $60^{\circ}04'53''$ East a distance of 47.90' to a point, at the place of beginning.

Containing within said bounds 817 Square Feet/ 0.019 Acre of land.

Being part of Block & Lot number 7-L-31, conveyed to the City of Pittsburgh by an unknown Deed Book Volume.

