

## **EXHIBIT “A”**

### **Plan**

The Temporary Construction Easement and the Permanent Easement for Stormwater, Access, Maintenance and Drainage Facilities constitute all that certain portion of the Property as bounded and described on the attached Plan.

BARR AVENUE 60'

ALLEY 20'

CLEARVIEW AVENUE 50'

RIGHT OF WAY LINE

RIGHT OF WAY LINE

RIGHT OF WAY LINE

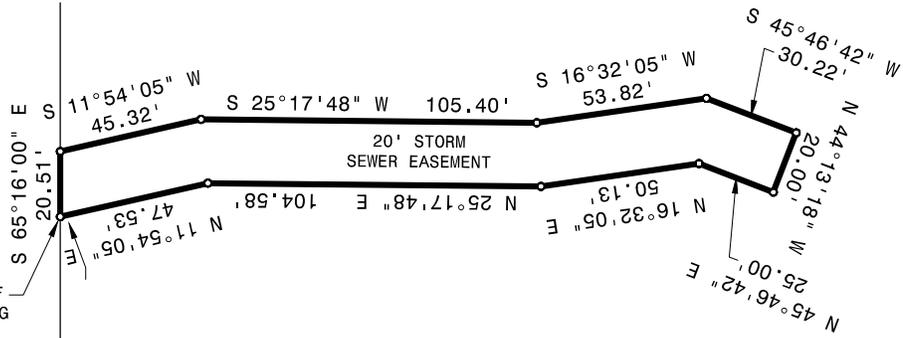
POINT OF BEGINNING

PERRINE STREET 50'

RIGHT OF WAY LINE

(TIE LINE)

S 65°16'00" E 406.87'



PARCEL "A"  
 NOBLE TOWER PLAN  
 P.B.VOL. 103, PAGE 69  
 NOW OR FORMERLY  
 JONATHAN PLESSET &  
 NICOLE PLESSET



RIGHT OF WAY LINE

3 4 5 6

PLAN OF LOTS LAID OUT BY WOODWARD LAND COMPANY  
P.B.VOL. 30, PAGE 171

REVISED: 06/27/24 UPDATE STORM SEWER EASEMENT

PM: ACJ DB: JAB CB: -



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**STORM SEWER EASEMENT  
 EXHIBIT PLAN**

SITUATE IN  
 CRAFTON BOROUGH  
 ALLEGHENY COUNTY, PA  
 MADE FOR  
**CRAFTON BOROUGH**

C-5667-0020

DATE: MAY 17, 2022

SCALE: 1" = 60'

DWG. NO.: 102,851

## **EXHIBIT “B”**

### **Description**

The Temporary Construction Easement and the Permanent Easement for Stormwater, Access, Maintenance and Drainage Facilities constitute all that certain portion of the Property as bounded and described on the attached written description.

**STORM SEWER EASEMENT THROUGH  
LANDS OF JONATHAN PLESSET AND NICOLE PLESSET AND MICHAEL PLESSET**

All that certain storm sewer easement, through Parcel "A" in the Noble Tower Plan as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 103, Page 69, situate in Crafton Borough, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point on the southeasterly right of way line of Perrine Street, 50.00 feet wide, said point being S 65° 16' 00" E a distance of 406.87 feet from a point on the southeasterly right of way line of Perrine Street at the line dividing Parcel "A" in the Noble Tower Plan as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 103, Page 69, and Lot 6 in the Plan of Lots Laid Out By Woodward Land Company as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 30, Page 171; thence from said point of beginning by the southeasterly right of way line of Perrine Street S 65° 16' 00" E a distance of 20.51 feet to a point; thence by a line through Parcel "A" in said Noble Tower Plan the following nine (9) courses and distances:

S 11° 54' 05" W a distance of 45.32 feet;  
S 25° 17' 48" W a distance of 105.40 feet;  
S 16° 32' 05" W a distance of 53.82 feet;  
S 45° 46' 42" W a distance of 30.22 feet;  
N 44° 13' 18" W a distance of 20.00 feet;  
N 45° 46' 42" E a distance of 25.00 feet;  
N 16° 32' 05" E a distance of 50.13 feet;  
N 25° 17' 48" E a distance of 104.58 feet;  
N 11° 54' 05" E a distance of 47.53 feet to a point on the southeasterly right of way line of said Perrine Street, at the point of beginning.