



Legislation Details (With Text)

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**Type:** Resolution    **Status:** Passed Finally  
**File created:** 11/25/2015    **In control:** Committee on Public Works  
**On agenda:** 12/1/2015    **Final action:** 12/15/2015  
**Enactment date:** 12/15/2015    **Enactment #:** 821  
**Effective date:** 12/18/2015

**Title:** Resolution accepting the dedication of certain streets in the Summerset at Frick Park for public highway and utility purposes, accepting the grading, paving, curbing, sidewalks, light pole foundations, street lighting system, retaining walls, medians, street trees within the public right of way, and fixing the width and position of the roadway and sidewalk thereof in the 14th and 15th Wards of the City of Pittsburgh, Council District 5.

**Sponsors:**

**Indexes:** DEDICATION, RIGHT OF WAY

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/18/2015	1	Mayor	Signed by the Mayor	
12/15/2015	1	City Council	Passed Finally	Pass
12/9/2015	1	Standing Committee	AFFIRMATIVELY RECOMMENDED	Pass
12/1/2015	1	City Council	Read and referred	

Resolution accepting the dedication of certain streets in the Summerset at Frick Park for public highway and utility purposes, accepting the grading, paving, curbing, sidewalks, light pole foundations, street lighting system, retaining walls, medians, street trees within the public right of way, and fixing the width and position of the roadway and sidewalk thereof in the 14th and 15<sup>th</sup> Wards of the City of Pittsburgh, Council District 5.

Whereas, Urban Redevelopment Authority of Pittsburgh (“URA”) as owner of certain property in the Summerset at Frick Park Project (the “Project”) at 9 Mile Run in the 14<sup>th</sup> and 15<sup>th</sup> Wards, wishes to dedicate certain streets and other public improvements in the Project to the City for public highway and utility purposes, and the City wishes to accept the dedication;

**Now, therefore, be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** The dedication of the following streets is hereby accepted:

- (a) Crescent Place (R/W varies)

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Crescent Place on Revision No. 1 at Summerset at Frick Park, recorded in Plan Book Volume 226, pages 184-193, being more particularly bounded and described as follows:

Beginning at a point at the northeasterly corner of Lot 50 of said plan and the southeasterly corner of herein described; thence from said point of beginning along the northeasterly line of said Lot 50 N54°31'31"W a distance of 87.23 feet to a point of curvature; thence continuing along said line and the northeasterly line of Parcel D and Lot 49 of said plan by the arc of a circle curving to the left, having a radius of 241.00 feet, an arc length of 55.08 feet, subtended by a chord N61°04'21"W a distance of 54.96 feet to a point of reverse curvature; thence along the northeasterly lines of Lot 49 and Lot 48 of said plan by the arc of a circle curving to the right, having a radius of 259.00 feet, an arc length of 59.19 feet, subtended by a chord N61°04'21"W a distance of 59.06 feet to a point at the northerly corner of said Lot 48; thence along the northeasterly line of Lot 47, Lot 46, and Parcel C, and the southeasterly line of Lot 59 of said plan N54°31'31"W a distance of 131.00 feet to a point; thence along the easterly line of Lot 59 N35°28'29"E a distance of 76.00 feet to a point; thence through Hasley Lane - width 50.00 feet, and along the southwesterly lines of Lot 39 and Lot 38 of said plan S54°31'31"E a distance of 131.00 feet to a point at the southerly corner of Lot 38; thence along the southwesterly lines of Lot 37 and Lot 36 by the arc of a circle curving to the right, having a radius of 259.00 feet, an arc length of 59.19 feet, subtended by a chord S47°58'42"E a distance of 59.06 feet to a point of reverse curvature; thence along the southwesterly lines of Lot 36, Parcel H, and Lot 32 of said plan by the arc of a circle curving to the left, having a radius of 241.00 feet, an arc length of 55.08 feet, subtended by a chord S47°58'42"E a distance of 54.96 feet to a point of tangency; thence along the southwesterly line of said Lot 32 S54°31'31"E a distance of 87.23 feet to a point at the southerly corner of said Lot 32; thence through Crescent Place by the arc of a circle curving to the left, having a radius of 209.00 feet, an arc length of 50.12 feet, subtended by a chord S35°28'29"W a distance of 50.00 feet to the point of beginning.

Containing 21,421 square feet or 0.492 acres.

(b) Summerset Drive (R/W varies)

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Summerset Drive on Revision No. 1 to Summerset at Frick Park recorded in Plan Book Volume 226, pages 184-193, being more particularly bounded and described as follows:

Beginning at a point on the southwesterly right of way line of Forward Avenue, width varies, and the most northerly corner of parcel described herein; thence from said point of beginning along said right of way line by the arc of a circle curving the left, having a radius of 244.00 feet, an arc length of 119.88 feet, subtended by a chord S59°48'33"E a distance of 118.68 feet to a point; thence by the arc of a circle curving to the left, having a radius of 30.00 feet, an arc length of 58.48 feet, subtended by a chord S50°16'27" W a distance of 49.65 feet to a point of compound curvature; thence by the arc of a circle curving to the left, having a radius of 856.22 feet, an arc length of 181.03 feet, subtended by a chord S11°37'20"E a distance of 180.70 feet to a point at the northwesterly corner of Parcel 1 revised of said plan; thence along Parcel 1 revised for the following four (4) courses and distances: 1.) by an arc of a circle curving to the left, having a radius of 856.22 feet, an arc length of 24.25 feet, subtended by a chord S18°29'25"E a distance of 24.25 feet to a point of tangency; 2.) S19°18'05"E a distance of 17.14 feet to a point; 3.) S20°51'47"E a distance of 148.02 feet to a point of curvature; 4.) by the arc of a circle curving to the right, having a radius of 630.00 feet, an arc length of 150.15 feet, subtended by a chord S14°02'07"E a distance of 149.80 feet to a point on the northerly line of Lot 11 of said plan; thence along said northerly line S84°57'26"W a distance of 2.00 feet to a point at the northwest corner of said Lot 11; thence along the westerly line of Lot 11 by the arc of a circle curving to the right, having a radius of 628.00 feet, an arc length of 23.80 feet, subtended by a chord S06°07'43"E a distance of 23.80 feet to a point of tangency; thence along the westerly lines of Lots 11 - 9, through Frick Lane - width 50.00 feet, and the westerly lines of Lots 8 - 5, Lots 28 - 26, Parcel F, and Lot 24 of said plan S05°02'34"E a distance of 651.20

feet to a point at the southwest corner of said lot 24; thence through Summerset Drive by the arc of a circle curving to the left, having a radius of 209.00 feet, an arc length of 56.96 feet, subtended by a chord  $S75^{\circ}26'57''W$  a distance of 56.78 feet to a point at the southeast corner of Lot 32 of said plan; thence along the easterly lines of Lots 32-29 and Lot 4, through Hasley lane - width 50.00 feet, and along the easterly lines of Lots 3 - 1 and Parcel 8 revised of said plan  $N05^{\circ}02'34''E$  a distance of 660.59 feet to a point of curvature; thence continuing along the easterly line of Parcel 8 revised for the following eight (8) courses and distances: 1.) by the arc of a circle curving to the left, having a radius of 572.00 feet, an arc length of 3.91 feet, subtended by a chord  $N05^{\circ}14'19''W$  a distance of 3.91 feet to a point of tangency; 2.)  $S84^{\circ}33'56''W$  a distance of 20.00 feet to a point of curvature; 3.) by the arc of a circle curving to the left, having a radius of 552.00 feet, an arc length of 45.03 feet, subtended by a chord  $N07^{\circ}46'18''W$  a distance of 45.02 feet to a point of tangency; 4.)  $N79^{\circ}53'28''E$  a distance of 18.00 feet to a point of curvature; 5.) by the arc of a circle curving to the left, having a radius of 570.00 feet, an arc length of 106.99 feet, subtended by a chord  $N15^{\circ}29'09''W$  a distance of 106.83 feet to a point of tangency; 6.)  $N20^{\circ}51'47''W$  a distance of 360.66 feet to a point of curvature; 7.) by the arc of a circle curving to the right, having a radius of 115.50 feet, an arc length of 109.82 feet, subtended by a chord  $N06^{\circ}22'37''E$  a distance of 105.73 feet to a point of reverse curvature; 8.) by the arc of a circle curving to the left, having a radius of 37.00 feet, an arc length of 26.40 feet, subtended by a chord  $N13^{\circ}10'38''E$  a distance of 25.84 feet to the point of beginning.

Containing 79,171 square feet or 1.818 acres.

(c) Frick Lane (50' R/W)

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Frick Lane on Revision No. 1 to Summerset at Frick Park, recorded in Plan Book Volume 226, pages 184-193, being more particularly bounded and described as follows:

Beginning at a point at the southeasterly corner of Lot 60 of said plan and the northeasterly corner of herein described; thence from said point of beginning through Frick Lane  $S35^{\circ}28'29''W$  a distance of 50.00 feet to a point at the northeasterly corner of Lot 18 of said plan; thence along the northeasterly lines of said Lot 18 and Lot 12  $N54^{\circ}31'31''W$  a distance of 138.09 feet to a point of curvature; thence along the northerly line of said Lot 12 by the arc of a circle curving to the left, having a radius of 175.00 feet, an arc length of 123.75 feet, subtended by a chord  $N74^{\circ}47'03''W$  a distance of 121.19 feet to a point of tangency; thence along the northerly lines of said Lot 12, Parcel E, and Lot 8 of said plan  $S84^{\circ}57'26''W$  a distance of 152.92 feet to a point at the northwest corner of said Lot 8; thence through Frick Lane  $N05^{\circ}02'34''W$  a distance of 50.00 feet to a point at the southwest corner of Lot 9 of said plan; thence along the southerly lines of said Lot 9, Parcel G, and Lot 60 of said plan  $N84^{\circ}57'26''E$  a distance of 152.92 feet to a point of curvature; thence continuing along the southerly line of said Lot 60 by the arc of a circle curving to the right, having a radius of 225.00 feet, an arc length of 159.11 feet, subtended by a chord  $S74^{\circ}47'03''E$  a distance of 155.82 feet to a point of tangency; thence continuing along the southeasterly line of Lot 60  $S54^{\circ}31'31''E$  a distance of 138.09 to the point of beginning.

Containing 21,622 square feet or 0.496 acres.

(d) Hasley Lane and Zama Road (50' R/W and 30' R/W)

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Hasley Lane on Revision No. 1 to Summerset at Frick Park, recorded in Plan Book Volume 226, pages 184-193, being more particularly bounded and described as follows:

Beginning at a point at the northeast corner of Lot 4 of said plan and the southeasterly corner of herein

described; thence from said point of beginning along the northerly line of said Lot 4 S84°57'26"W a distance of 71.00 feet to a point of curvature; thence continuing along said line and the northwesterly lines of Parcel B and Lot 40 of said plan by the arc of a circle curving to the left, having a radius of 175.00 feet, an arc length of 151.14 feet, subtended by a chord S60°12'57"W a distance of 146.48 feet to a point of tangency; thence continuing along said Lot 40 and the northwesterly line of Lot 39 of said plan S35°28'29"W a distance of 124.40 feet to a point at the westerly corner of said Lot 39; thence through Hasley Lane N54°31'31"W a distance of 50.00 feet to a point on the easterly line of Lot 59 of said plan; thence along the easterly line of said Lot 59 N35°28'29"E a distance of 80.00 feet to a point on the southerly line of Zama Road - width 30.00 feet, thence along the southerly line of Zama Road N54°31'31"W a distance of 98.40 feet to a point, thence through Zama Road as shown on said plan N86°24'10"E a distance of 47.60 feet to a point on the northerly line of Zama Road, thence along northerly line of Zama Road S54°31'31"E a distance of 61.45 feet to a point on the easterly line of Lot 45 of said plan, thence along the easterly line of Lot 45 of said plan N35°28'29"E a distance of 14.40 feet to a point of curvature; thence continuing along the southeasterly lines of Lot 45 through 42, Parcel A, and Lot 3 of said plan by the arc of a circle curving to the right, having a radius of 225.00 feet, an arc length of 194.32 feet, subtended by a chord N60°12'57"E a distance of 188.33 feet to a point of tangency; thence along the southerly line of said Lot 3 N84°57'26"E a distance of 71.00 feet to a point at the southeast corner of Lot 3, thence through Halsey Lane S05°02'34"E a distance of 50.00 feet to the point of beginning.

Containing 20,804 square feet or 0.478 acres.

(e) Overton Lane

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Parcel S Revised on Revision No. 7 to Summerset at Frick Park, recorded in Plan Book Volume 245, pages 22-25, recorded in the Recorder of Deeds Office in Allegheny County.

Containing 17,315 square feet or 0.398 acres.

Being designated as Block 88-H, Lot 158 in the Deed Registry Office of Allegheny County, Pennsylvania.

(f) Fairstead Lane and Sebak Street

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Parcel T Revised on Revision No. 7 to Summerset at Frick Park, recorded in Plan Book Volume 245, pages 22-25, recorded in the Recorder of Deeds Office in Allegheny County.

Containing 75,337 square feet or 1.730 acres.

Being designated as Block 129-A, Lot 159 in the Deed Registry Office of Allegheny County Pennsylvania.

(g) Overton Lane, Biltmore Lane, Burketon Way and McLean Place

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as designated as Parcel U on Revision No. 19 to Summerset at Frick Park, recorded in Plan Book Volume 254, page 148, recorded in the Recorder of Deeds Office in

Allegheny County.

Containing 92,244 square feet or 2.118 acres.

Being designated as Block 88-H, Lot 162 in the Deed Registry Office of Allegheny County, Pennsylvania.

(h) Parkview Boulevard

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as designated as Parcel V on Revision No. 19 to Summerset at Frick Park, recorded in Plan Book Volume 254, page 148, recorded in the Recorder of Deeds Office in Allegheny County.

Containing 26,506 square feet or .608 acre.

Being designated as Block 88-M, Lot 20 in the Deed Registry Office of Allegheny County, Pennsylvania.

(i) Parkview Boulevard (R/W varies)

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Parkview Boulevard on Revision No. 1 at Summerset at Frick Park, recorded in Plan Book Volume 226, pages 184-193, recorded in the Recorder of Deeds Office in Allegheny County being more particularly bounded and described as follows:

Beginning at a point at the easterly corner of Lot 50 of said plan; thence from said point of beginning along the easterly line of said Lot 50, through Crescent Place - width 50.00 feet, along the southeasterly line of Lot 32, through Summerset Drive - width 56.00 feet, and along the southerly line of Lot 24 of said plan by the arc of a circle curving to the right, having a radius of 209.00 feet, an arc length of 490.24 feet, subtended by a chord N35°28'29"W a distance of 385.33 feet to a point of tangency; thence along the southeasterly lines of Lots 24 - 18, through Frick Lane - width of 50.00 feet, and along the southeasterly line of lot 60 of said plan N35°28'29"E a distance of 685.70 feet to a point of curvature; thence by the arc of a circle curving to the right, having a radius of 48.00 feet, an arc length of 188.53 feet, subtended by a chord N62°46'19"E a distance of 88.68 feet to a point of tangency; thence along Parcel 1 revised in said plan for the following four (4) courses and distances: 1.) S35°28'29"W a distance of 795.80 feet to a point of curvature; 2.) by the arc of a circle curving to the left, having a radius of 166.33 feet, an arc length of 441.07 feet, subtended by a chord S35°28'29"W a distance of 322.73 feet to a point of tangency; 3.) S35°28'29"W a distance of 342.08 feet to a point; 4.) N54°31'31"W a distance of 40.67 feet to a point; thence continuing along Parcel 1 revised and the southeasterly lines of Parcel D and Lot 50 of said plan N35°28'29"E a distance of 310.78 feet to the point of beginning.

Containing 68,591 square feet or 1.575 acres.

(j) Parkview Boulevard

All that certain parcel of ground situate in the 14<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, designated as Parkview Boulevard on Revision No. 3 to Summerset at Frick Park, recorded in Plan Book Volume 236 pages 135-144, recorded in the Recorder of Deeds Office in

Allegheny County being more particularly bounded and described as follows:

Beginning at a point at the southerly corner of Lot 123 of said plan, said point being  $S46^{\circ}39'51''E$  a distance of 43.75 feet from the southeasterly corner of Parcel O on said plan; thence from said point of beginning along the southeasterly line of said Lot 123 by the arc of a circle curving to the right, having a radius of 2750.00 feet, an arc length of 120.32 feet, subtended by a chord  $N39^{\circ}09'51''E$  a distance of 120.32 feet to a point at the easterly corner of Lot 123 and the southerly corner of Parcel S on said plan; thence along the southeasterly line of said Parcel S  $N33^{\circ}39'49''E$  a distance of 50.72 feet to a point at the southerly corner of Parcel 9 on said plan; thence along the southeasterly line of said Parcel 9 by the arc of a circle curving to the right, having a radius of 474.33 feet, an arc length of 181.10 feet, subtended by a chord  $N43^{\circ}20'09''E$  a distance of 180.00 feet to a point at the southeasterly corner of said Parcel 9 - Revision No. 1 and the southerly corner of Parcel T on said plan; thence along the southeasterly line of said Parcel T  $N53^{\circ}00'29''E$  a distance of 50.72 feet to a point at the southerly corner of Lot 112 on said plan; thence along the southeasterly lines of Lot 112 - Lot 110 on said plan by the arc of a circle curving to the right, having a radius of 2750.00 feet, an arc length of 199.53 feet, subtended by a chord  $N48^{\circ}19'57''E$  a distance of 199.49 feet to a point of compound curvature; thence continuing along said southeasterly line of Lot 110 and the southeasterly lines of Lot 109 - 107, Parcel T, and Lot 106 - Lot 105 on said plan by the arc of a circle curving to the right, having a radius of 775.00 feet, an arc length of 327.82 feet, subtended by a chord  $N62^{\circ}31'44''E$  a distance of 325.38 feet to a point of tangency; thence continuing along said southeasterly line of Lot 105 and the southeasterly line Lot 104 and Lot 103 of said plan  $N74^{\circ}38'47''E$  a distance of 84.20 feet to the point of curvature; thence continuing along said southeasterly line of Lot 103 and the southeasterly lines of Lot 102 - 99 on said plan by the arc of a circle curving to the left, having a radius of 475.00 feet, an arc length of 324.75 feet, subtended by a chord  $N55^{\circ}03'38''E$  a distance of 318.46 feet to the point of tangency; thence continuing along said southeasterly line of Lot 99 and the southeasterly line of Lot 98 on said plan  $N35^{\circ}28'29''E$  a distance of 76.71 feet to a point at the northwesterly corner of herein described; thence  $S54^{\circ}31'31''E$  a distance of 40.67 feet to a point at the northeasterly corner of herein described and on the northwesterly line of Parcel 1 - Revision No. 2 on said plan; thence along said northwesterly line of Parcel 1 - Revision No. 2 for the following ten (10) courses and distances; 1.)  $S35^{\circ}28'29''W$  a distance of 76.71 feet to a point of curvature; 2.) by the arc of a circle curving to the right, having a radius of 515.67 feet, an arc length of 352.55 feet, subtended by a chord  $S55^{\circ}03'38''W$  a distance of 345.73 feet to the point of tangency; 3.)  $S74^{\circ}38'47''W$  a distance of 84.20 feet to the point of curvature; 4.) by the arc of a circle curving to the left, having a radius of 734.33 feet, an arc length of 310.61 feet, subtended by a chord  $S62^{\circ}31'44''W$  a distance of 308.30 feet to a point of compound curvature; 5.) by the arc of a circle curving to the left, having a radius of 2709.33 feet, an arc length of 199.53 feet, subtended by a chord  $S48^{\circ}18'05''W$  a distance of 199.49 feet to a point of compound curvature; 6.) by the arc of a circle curving to the left, having a radius of 99.33 feet, an arc length of 28.05 feet, subtended by a chord  $S38^{\circ}06'09''W$  a distance of 27.95 feet to the point of reverse curvature; 7.) by the arc of a circle curving to the right, having a radius of 465.00 feet, an arc length of 216.24 feet, subtended by a chord  $S43^{\circ}20'09''W$  a distance of 214.30 feet to the point of reverse curvature; 8.) by the arc of a circle curving to the left, having a radius of 99.33 feet, an arc length of 28.05 feet, subtended by a chord  $S48^{\circ}34'08''W$  a distance of 27.95 feet to a point of compound curvature; 9.) by the arc of a circle, curving to the left, having a radius of 2709.33 feet, subtended by a chord  $S39^{\circ}11'43''W$  a distance of 121.49 feet to a point; 10.)  $N52^{\circ}05'22''W$  a distance of 40.67 feet to the point of beginning.

Containing 62,829 square feet or 1.442 acres.

(k) Parkview Boulevard

All that certain piece or parcel of ground situate in the 15<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, designated as Parcel D in Revision No. 24 to Summerset at

Frick Park, recorded in Plan Book Volume 270, Page 76, recorded in the Department of Real Estate in Allegheny County being more particularly bounded and described as follows:

Beginning at a point on the northwesterly corner of Parcel C recorded in Plan Book Volume 270, Page 76, the southerly line of Parcel E in said plan, and the northeasterly corner of Parcel D herein described: thence N 64°30'56" W a distance of 56.00 feet to a point on the northeasterly corner of Parcel B in said plan; thence along Parcel B and the westerly line of Parcel D, S 25°29'06" W a distance of 155.20 feet to a point; thence by the arc of a circle curving to the right, having a radius of 572.00 feet, an arc distance of 167.52 feet, subtended by a chord S 33° 52' 29" W a distance of 166.92 feet to a point; thence S 42°15'53" W a distance of 137.80 feet to a point on the southeasterly corner of Parcel B and the northeasterly corner of Parcel A in said plan; thence along Parcel A, by the arc of a circle curving to the left, having a radius of 253.00 feet, an arc distance of 29.41 feet, subtended by a chord S 38°56'06" W a distance of 29.39 feet to a point, thence S 57°03'30" E a distance of 55.38 feet to a point; thence by an arc of a circle curving to the left, having a radius of 397.00 feet, an arc distance of 23.33 feet, subtended by a chord S 31°15'30" W a distance of 23.33 feet to a point on the westerly line of Parcel C in said plan; thence along Parcel C, by the arc of a circle curving to the right, having a radius of 197.00 feet, an arc distance of 43.62 feet, subtended by a chord N 35°55'18" E a distance of 43.53 feet to a point; thence N 42°15'53" E a distance of 137.80 feet to a point; thence by the arc of a circle curving to the left, having a radius of 628.00 feet, an arc distance of 183.92 feet, subtended by a chord N 33°52'29" E a distance of 183.26 feet to a point; thence N 25°29'06" E a distance of 155.21 feet to the point of beginning.

Containing 27,646 square feet or 0.635 acres.

Being designated as Block 88-R, Lot 125 in the Deed Registry Office of Allegheny County, Pennsylvania.

(l) Parkview Boulevard

All that certain piece or parcel of ground situate in the 14<sup>th</sup> and 15<sup>th</sup> Wards, City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, designated as Parcel E in Revision No. 24 to Summerset at Frick Park, recorded in Plan Book Volume 270, Page 76, recorded in the Department of Real Estate in Allegheny County being more particularly bounded and described as follows:

Beginning at a point on the northwesterly corner of Parcel C recorded in Plan Book Volume 270, Page 76, the southerly line of Parcel E in said plan, and the northeasterly corner of Parcel D: thence, N 64° 30' 56" W a distance of 70.00 feet to a point on Private 1 Way; thence along Lots 230 through 269 the following courses and distances: N 25° 29' 06" E a distance of 339.34 feet to a point; thence by the arc of a circle curving to the left, having a radius of 218.00 feet, an arc distance of 199.05 feet, subtended by a chord N 00° 40' 24" W a distance of 192.21 feet to a point; thence by the arc of a circle curving to the right, having a radius of 204.00 feet, an arc distance of 52.98 feet, subtended by a chord N 19° 23' 32" W a distance of 52.83 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 500.00 feet, an arc distance of 104.31 feet, subtended by a chord N 05° 58' 35" W a distance of 104.12 feet to a point; thence, N 00° 00' 00" E a distance of 96.09 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 575.00 feet, an arc distance of 80.53 feet, subtended by a chord N 04° 00' 43" W a distance of 80.46 feet to a point; thence, N 08° 01' 26" W a distance of 17.30 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 75.00 feet, an arc distance of 26.57 feet, subtended by a chord N 18° 10' 22" W a distance of 26.43 feet to a point; thence, N 28° 19' 18" W a distance of 102.31 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 49.12 feet, subtended by a chord N 00° 10' 45" W a distance of 47.17 feet to a point; thence, N 27° 57' 48" E a distance of 27.95 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 49.12 feet, subtended by a chord

N 56° 06' 20" E a distance of 47.17 feet to a point; thence, N 84° 14' 53" E a distance of 60.67 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 500.00 feet, an arc distance of 80.71 feet, subtended by a chord N 79° 37' 27" E a distance of 80.62 feet to a point; thence, N 75° 00' 00" E a distance of 54.56 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 475.00 feet, an arc distance of 114.98 feet, subtended by a chord N 68° 03' 56" E a distance of 114.70 feet to a point; thence, N 61° 07' 53" E a distance of 25.66 feet to a point on the northwesterly corner of Parcel U in Revision No. 19 to Summerset at Frick Park, recorded in Plan Book Volume 254, Page 148; thence, S 28° 52' 07" E a distance of 50.00 feet to a point; thence along Lots 182 through 229 the following courses and distances: S 61° 07' 53" W a distance of 25.66 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 525.00 feet, an arc distance of 65.54 feet, subtended by a chord S 64° 42' 28" W a distance of 65.50 feet to a point; thence, S 18° 59' 11" E a distance of 123.11 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 500.00 feet, an arc distance of 61.47 feet, subtended by a chord S 15° 27' 52" E a distance of 61.43 feet to a point; thence, S 11° 56' 34" E a distance of 126.27 feet to a point; thence, N 76° 29' 58" E a distance of 83.57 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 575.00 feet, an arc distance of 210.96 feet, subtended by a chord N 65° 59' 20" E a distance of 209.78 feet to a point on the westerly line of Parcel U; thence, S 34° 31' 17" E a distance of 50.00 feet to a point on the northwest line of Lot 203; thence along Lots 199 through 210 the following courses and distances: by the arc of a circle curving to the right, having a radius of 625.00 feet, an arc distance of 229.30 feet, subtended by a chord S 65° 59' 20" W a distance of 228.02 feet to a point; thence, S 76° 29' 58" W a distance of 84.93 feet to a point; thence, S 11° 56' 34" E a distance of 225.93 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 1,025.00 feet, an arc distance of 25.67 feet, subtended by a chord N 80° 10' 21" E a distance of 25.67 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 855.00 feet, an arc distance of 378.33 feet, subtended by a chord N 68° 12' 48" E a distance of 375.25 feet to a point; thence, S 34° 27' 41" E a distance of 40.67 feet to a point on the northerly line of a parcel designated as park area; thence along park area the following courses and distances: by the arc of a circle curving to the right, having a radius of 895.67 feet, an arc distance of 396.33 feet, subtended by a chord S 68° 12' 48" W a distance of 393.10 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 984.33 feet, an arc distance of 170.61 feet, subtended by a chord S 75° 55' 28" W a distance of 170.40 feet to a point; thence, S 70° 57' 32" W a distance of 25.95 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 9.33 feet, an arc distance of 8.98 feet, subtended by a chord N 81° 28' 05" W a distance of 8.64 feet to a point; thence, S 70° 57' 32" W a distance of 5.30 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 99.33 feet, an arc distance of 23.84 feet, subtended by a chord S 64° 05' 02" W a distance of 23.78 feet to a point; thence, S 57° 12' 31" W a distance of 25.86 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 29.33 feet, an arc distance of 64.75 feet, subtended by a chord S 06° 02' 07" E a distance of 52.38 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 9.33 feet, an arc distance of 10.32 feet, subtended by a chord N 78° 50' 39" E a distance of 9.81 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 233.33 feet, an arc distance of 125.62 feet, subtended by a chord S 86° 57' 52" E a distance of 124.11 feet to a point; thence, N 77° 36' 44" E a distance of 39.56 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 516.67 feet, an arc distance of 135.80 feet, subtended by a chord N 85° 08' 31" E a distance of 135.41 feet to a point; thence, S 87° 19' 42" E a distance of 51.14 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 467.33 feet, an arc distance of 191.03 feet, subtended by a chord N 80° 57' 40" E a distance of 189.71 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 158.33 feet, an arc distance of 278.45 feet, subtended by a chord N 18° 52' 06" E a distance of 243.93 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 9.33 feet, an arc distance of 15.20 feet, subtended by a chord N 78° 11' 18" W a distance of 13.57 feet to a point on the southerly line of Parcel V in Revision No. 19 to Summerset at Frick Park, recorded in Plan Book Volume 254, Page 148; thence, by the arc of a circle curving to the left, having a radius of 895.67 feet, an arc distance of 51.27 feet, subtended by a chord N 53° 29' 45" E a distance of 51.26 feet to a point; thence leaving line of Parcel V, by the arc of a circle curving to the right, having a radius of

200.00 feet, an arc distance of 365.52 feet, subtended by a chord S 16° 53' 37" W a distance of 316.73 feet to a point on the northerly line of Lot 292; thence along Lots 270 through 292 and Private 2 Way the following courses and distances: by the arc of a circle curving to the right, having a radius of 509.00 feet, an arc distance of 208.07 feet, subtended by a chord S 80° 57' 40" W a distance of 206.62 feet to a point; thence, N 87° 19' 42" W a distance of 51.14 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 475.00 feet, an arc distance of 124.85 feet, subtended by a chord S 85° 08' 31" W a distance of 124.49 feet to a point; thence, S 77° 36' 44" W a distance of 39.56 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 275.00 feet, an arc distance of 181.80 feet, subtended by a chord N 83° 26' 55" W a distance of 178.51 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, subtended by a chord S 70° 29' 16" W a distance of 28.29 feet to a point; thence, S 25° 29' 06" W a distance of 370.49 feet to a point; thence, N 64° 30' 56" W a distance of 14.00 feet to the point of beginning.

Containing: 342,544 square feet or 7.864 acres.

**Excepting and Reserving** out of the above described the following perimeter of Private 4 Way, Lots 192 to 198, and Lots 211 to 225 as laid out in Revision No. 24 to Summerset at Frick Park, recorded in Plan Book Volume 270, Page 76, recorded in the Department of Real Estate in Allegheny County being more particularly bounded and described as follows:

Beginning at the southwesterly corner of Private 5 Way and the Northwest corner of Lot 210; thence, S 78° 03' 26" W a distance of 50.00 feet to the true point of beginning on the southerly line of Private 4 Way and Northeast corner of Lot 211; thence, S 11° 56' 34" E a distance of 105.26 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 1025.00 feet, an arc distance of 92.33 feet, subtended by a chord S 74° 04' 45" W a distance of 92.30 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 151.00 feet, an arc distance of 261.09 feet, subtended by a chord N 58° 58' 02" W a distance of 229.76 feet to point; thence, by the arc of a circle curving to the right, having a radius of 450.00 feet, an arc distance of 74.09 feet, subtended by a chord N 4° 42' 59" W a distance of 74.00 feet to a point; thence, N 0° 00' 00" E a distance of 96.09 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 625.00 feet, an arc distance of 87.53 feet, subtended by a chord N 4° 00' 43" W a distance of 87.46 feet to a point; thence, N 8° 01' 26" W a distance of 54.85 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 125.00 feet, an arc distance of 181.13 feet, subtended by a chord N 33° 29' 17" E a distance of 165.69 feet to a point; thence, N 75° 00' 00" E a distance of 78.76 feet to a point at the Northeast corner of Lot 225; thence, S 18° 59' 11" E a distance of 122.99 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 450.00 feet, an arc distance of 55.32 feet, subtended by a chord S 15° 27' 52" E a distance of 55.29 feet to a point; thence, S 11° 56' 34" E a distance of 296.96 feet to the true point of beginning.

Containing: 129,007 square feet or 2.962 acres

(m) Biltmore Lane

All that certain piece or parcel of ground situate in the 14<sup>th</sup> and 15<sup>th</sup> Wards, City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, designated as Parcel U in Revision No. 19 to Summerset at Frick Park, recorded in Plan Book Volume 254, Page 148, recorded in the Department of Real Estate in Allegheny County being more particularly bounded and described as follows:

Beginning at the northeasterly corner of Lot 177 in Revision 24 to Summerset at Frick Park, recorded in Plan Book Volume 270, Page 76; thence, S 61° 07' 53" W a distance of 107.21 feet to a point on the easterly

line of Parcel E; thence, N 28° 52' 07" W a distance of 50.00 feet to a point; thence along lots 149 through 162 and Private Way the following courses and distances: N 61° 07' 52" E a distance of 203.00 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 176.71 feet, subtended by a chord N 83° 37' 53" E a distance of 172.21 feet to a point; thence, S 73° 52' 07" E a distance of 40.86 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 308.70 feet, an arc distance of 298.92 feet, subtended by a chord N 78° 23' 27" E a distance of 287.38 feet to a point; thence, S 47° 04' 40" E a distance of 48.18 feet to a point on the northerly line of Lot 146; thence along lots 135 through 146 and Parcel W the following courses and distances: S 41° 52' 13" W a distance of 47.08 feet to a point; thence, S 41° 54' 42" W a distance of 71.44 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 825.00 feet, an arc distance of 185.36 feet, subtended by a chord S 35° 28' 30" W a distance of 184.97 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 625.00 feet, an arc distance of 228.58 feet, subtended by a chord S 39° 30' 57" E a distance of 227.31 feet to a point; thence, S 33° 52' 07" E a distance of 230.97 feet to a point on the northerly line of Parcel V in Revision No. 19; thence, by the arc of a circle curving to right, having a radius of 855.00 feet, an arc distance of 50.07 feet, subtended by a chord S 53° 19' 33" W a distance of 50.06 feet to a point on the northerly line of Parcel 14 the following courses and distances; thence along northerly line of Parcel 14: N 33° 52' 07" W a distance of 230.06 feet to a point; thence, by the arc of a circle curving to the right, having a radius of 625.00 feet, an arc distance of 9.71 feet, subtended by a chord S 55° 02' 01" W a distance of 9.71 feet to a point; thence, N 34° 31' 17" W a distance of 50.00 feet to a point; thence, by the arc of a circle curving to the left, having a radius of 575.00 feet, an arc distance of 10.28 feet, subtended by a chord N 54° 57' 59" E a distance of 10.28 feet to a point; thence, N 33° 52' 07" W a distance of 337.85 feet to the point of beginning.

Containing: 154,789 square feet or 3.553 acres.

Section 2. The grading, paving, curbing, sidewalks, light pole foundations, street lighting system, retaining walls, medians and street trees, within the public right of way of the streets listed in Section 1 are hereby accepted.

Section 3. This dedication is subject to the terms, conditions and provisions of the Consent Order and Agreement between URA, Summerset Land Development Associates, L.P. ("SLDA"), the City and the Commonwealth of Pennsylvania Department of Environmental Protection ("DEP") dated July 14, 2000, as amended by the First Amendment to July 14, 2000 Consent and Agreement dated August 24, 2000, both of which are attached as Schedule F to the Contract for Disposition Dated June 28, 2001 between URA and SLDA, which is recorded in the Real Estate Department of Allegheny County, Pennsylvania in Deed Book Volume 11089, page 54, as amended by a Second Amendment to July 14, 2000 Consent Order and Agreement between URA, SLDA, the City and DEP dated July 27, 2011 and on file with DEP (collectively, the "Consent Order"), including, but not limited to, the following covenants running with the land:

- (a) Prohibiting the consumptive use of groundwater for any purpose;
- (b) Prohibiting the removal of slag from the property;
- (c) Prohibiting the removal of the Final Cover from the property as defined in the Consent Order;
- (d) Providing for the maintenance of any engineered or institutional controls employed at the property in accordance with the Final Cover Plan as defined in the Consent Order.

The Plans for Summerset at Frick Park - Nine Mile Run are filed in Case 2, Drawer 8 and have Accession Numbers KR-460, KR-361, KR-206, KR-100, KR-288, KR-156, KR-365, A-1505. Plan of Lots 5907