

RICHLAND TOWNSHIP
RESOLUTION NO. 4 of 2024

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF RICHLAND, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE CONDEMNATION, THROUGH THE USE OF EMINENT DOMAIN, FOR ACQUISITION OF LEGAL RIGHTS OF WAY AND EASEMENTS OVER AND IN CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF RICHLAND, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING TRAFFIC SIGNAL IMPROVEMENTS AT AND/OR ON STATE ROUTE 910 AND COMMUNITY CENTER DRIVE, WIDENING SAID ROADWAYS FOR THE PURPOSE OF INSTALLING SAID TRAFFIC SIGNAL IMPROVEMENTS, AND FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A WATERLINE, AND AUTHORIZING, EMPOWERING AND DIRECTING THE PROPER OFFICERS OF THE TOWNSHIP OF RICHLAND AND LEGAL COUNSEL FOR THE TOWNSHIP TO TAKE WHATEVER ACTION IS NECESSARY AND PROPER TO EFFECT SAID CONDEMNATION, INCLUDING, BUT NOT LIMITED TO, THE PREPARATION OF PLANS SHOWING THE PROPERTIES CONDEMNED, THE PAYMENT OF ESTIMATED JUST AND FINAL COMPENSATION TO CONDEMNEDS AND THE PREPARATION AND FILING OF APPROPRIATE DECLARATIONS OF TAKING.

WHEREAS, the Township will require certain temporary construction easements and/or permanent rights of way in, over and through properties located in the Township and designated as Block and Lot No. 1665-G-154, Block and Lot No. 1665-G-140, Block and Lot No. 1665-G-150, and 1665-G-160, for the installation, maintenance, repair, extension, alteration, inspection, replacement, reconstruction and removal of a traffic signal and appurtenances, and the widening of the State Route 910 and Community Center Drive roadways to allow for the construction of said traffic signal(s); and

WHEREAS, the Township will require a permanent water line easement across, over, under, in, upon, and through properties located in the Township and designated as Block and Lot No. 1665-G-140, Block and Lot No. 1665-G-160, and Block and Lot No. 1665-M-266, for the construction, operation, maintenance, repair, replacement, extension, enlargement, inspection, and removal of a water line and appurtenances (hereinafter referred to collectively as “Water Line Facilities”) in order to relocate an existing water line located in the vicinity of said properties.

NOW, THEREFORE, BE IT RESOLVED and enacted by the Board of Supervisors of the Township of Richland, Allegheny County, Pennsylvania, as follows:

1. The Township of Richland does hereby authorize the condemnation, through the use of the power of eminent domain, of temporary construction easements, water line easement, and permanent rights of way in, over and through certain property, said property being situated in the Township of Richland, County of Allegheny, Commonwealth of Pennsylvania, as shown on the attached Exhibits I through III, as follows:

Legal description and depictions of Easements to be Condemned:

Partial taking of the following:

4101 Gibsonia Road, Gibsonia, PA 15044, B/L 1665-G-154, now or formerly held by The Paul Martin Resnick Revocable Trust, as further described in Exhibit I.

5600 Community Center Drive, Gibsonia, PA 15044, B/L 1665-G-140, now or formerly held by Peoples Natural Gas Company, as further described in Exhibit II.

4103 Gibsonia Road, Gibsonia, PA 15044, B/L 1665-G-150, and adjacent auxiliary property, B/L 1665-G-160, and adjacent vacant land at 4109 Clendenning Road, B/L 1665-M-266, all three (3) lots now or formerly held by Rosemary T. Scott, widow, as further described in Exhibit III.

2. The temporary construction easements to be condemned include, but are not limited to, the passage of persons and vehicles over and through the described area and the performance of work for the purpose of installing traffic signal improvements and widening the roadways of State Route 910 and Community Center Drive, said easements to terminate upon completion of the traffic signal improvements and road widening.

3. The waterline easement to be condemned consists of a perpetual easement in, over and through the described area as shown in Exhibits II and III for the construction, operation,

maintenance, repair, replacement, extension, enlargement, inspection and removal of Waterline Facilities, including the removal of those trees shown within the waterline easement depicted on Exhibit III.B which is necessary for the construction and operation of the Waterline Facilities.

4. The right-of-way to be condemned consists of a perpetual easement in, over and through the described area as shown in Exhibits I, II, and III for the installation, maintenance, repair, extension, alteration, inspection, replacement, reconstruction and removal of a traffic signal and appurtenances, and the widening of the State Route 910 and Community Center Drive roadways to allow for the installation, operation and maintenance of said traffic signal improvements.

5. The proper officers of the Township of Richland and legal counsel for the Township are hereby authorized, empowered and directed to take whatever action is necessary and proper to effect said condemnation, including, but not limited to, the preparation of plans showing the properties condemned, the payment of estimated and final just compensation to condemnees, and the preparation and filing of a declaration of taking and any other filings and proceedings incident thereto.


6. These actions are taken pursuant to the authority of the Second Class Township, 53 P.S. § 67304, *et seq.*, 53 P.S. § 67602, *et seq.*, and 53 P.S. § 68401, *et seq.*

7. Any resolution or part of any resolution conflicting with the provisions of this resolution is hereby repealed to the extent of such conflict.


RESOLVED, this 20th day of March, 2024.

ATTEST:

BOARD OF SUPERVISORS OF
TOWNSHIP OF RICHLAND



Dean E. Bastianini, Township Secretary

By: 

Raymond P. Kendrick, Chairman

EXHIBIT "I"
LEGAL DESCRIPTION

Road Right-of-way Area (Exhibit A)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the easterly right of way line of S.R. 0910 (Gibsonia Road - 60'), said point also being at the southernmost corner of Lot 1 of the P.N.G. Plan of Lots as recorded in Plan Book Volume 209, Page 66; thence going along said easterly right of way line, North 30° 54'00" West, 17.16' to a point; thence going through aforementioned Lot 1, North 57° 13'56" East, 29.59' to a point on the westerly right of way line of Community Center Drive (50'); thence going along said westerly right of way line, South 03° 12'00" West, 3.19' to a point; thence continuing along the same, South 00° 30'00" East, 23.45' to a point; thence along the southerly line of the aforementioned Lot 1, South 75° 40'00" West, 16.62' to a point at the place of beginning.

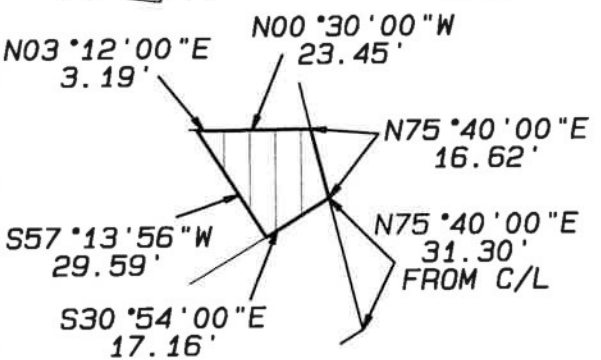
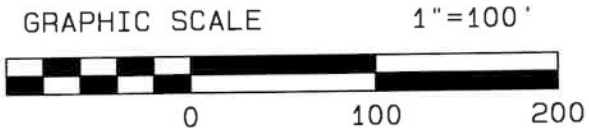
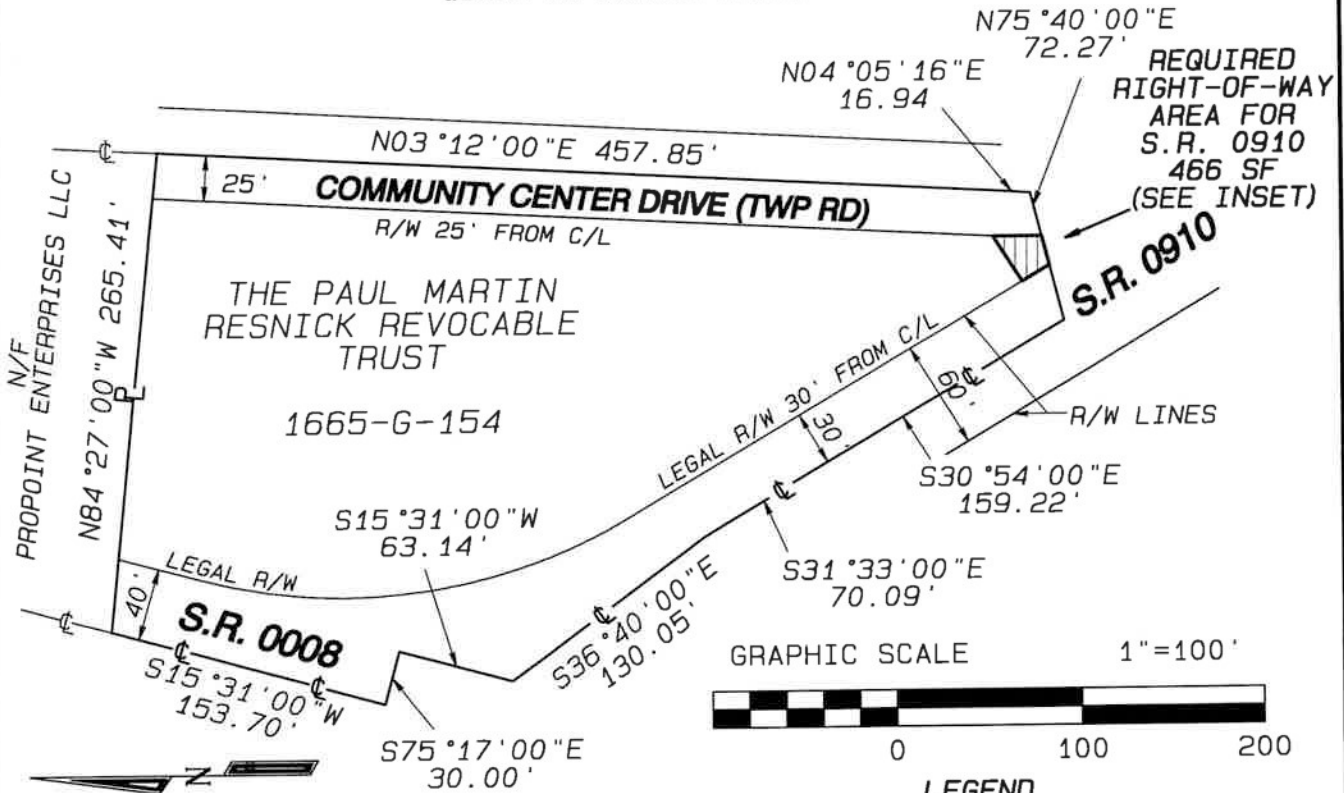
Containing an area of 466 SF or 0.011 Acres.

THE PAUL MARTIN
RESNICK REVOCABLE
TRUST
LOT 1, P.N.G. PLAN
PBV 209, PG 66-67
DBV 128760, PG 292
1665-G-154

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

ALL REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. AREAS, IF ANY, NOT ACQUIRED IN FEE SIMPLE SHALL BE ACQUIRED IN THE LESSER ESTATE OR INTEREST NOTED.



INSET
NTS

S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF)
ORCHARD PARK POL 3, PBV 46, PG 89
ORCHARD PARK POL 4, PBV 46, PG 127
PENNDOT R/W DRAWINGS FOR S.R. 0008
HIGHWAY BOOK VOL 169, PG 31 (5/12/2016)

SHOUP ENGINEERING INC.		
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560		
RIGHT-OF-WAY ACQUISITION FOR STATE ROUTE 0910		
SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO, PA		
DATE: 11/16/23	SCALE: AS NOTED	1665-G-154
DWN BY: SSN	CKD BY: SAS	SERVICE #RT

EXHIBIT "II"

LEGAL DESCRIPTION

Road Right-of-way Area (Exhibit A)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of Community Center Drive (50'), also being the northwest corner of Lot 2 of the PNG Plan, as recorded in PBV 209, Pgs 66-67 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of Community Center Drive (50') South 03°12'00" West, a distance of 164.09' to a point; thence continuing along the eastern right-of-way of Community Center Drive (50') South 00°30'00" East, a distance of 91.57' to the true point of beginning; thence continuing along the eastern right-of-way of Community Center Drive (50') South 00°30'00" East, a distance of 15.73' to a point; thence through the aforementioned Lot 2 of the PNG Plan South 39°58'54" East, a distance of 37.44' to a point on the southern property line of the aforementioned Lot 2; thence along the southern property line of Lot 2, North 89°15'00" East, a distance of 12.91' to a point; thence through the aforementioned Lot 2, North 39°58'54" West, a distance of 57.75' to a point, being the true point of beginning.

Containing an area of 471 SF or 0.009 Acres.

Temporary Construction Area for Roadway Purposes (Exhibit A-1)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of Community Center Drive (50'), also being the northwest corner of Lot 2 of the PNG Plan, as recorded in PBV 209, Pgs 66-67 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of Community Center Drive (50') South 03°12'00" West, a distance of 164.09' to a point; thence continuing along the eastern right-of-way of Community Center Drive (50') South 00°30'00" East, a distance of 83.55' to the true point of beginning; thence continuing along the eastern right-of-way of Community Center Drive (50') South 00°30'00" East, a distance of 8.02' to a point; thence through the aforementioned Lot 2 of the PNG Plan the following courses and distances:

South 39°58'54" East, a distance of 40.30' to a point;
South 85°15'47" East, a distance of 28.65' to a point;
North 00°00'27" West, a distance of 38.57' to a point;
North 87°07'27" West, a distance of 54.62' to a point, being the true point of beginning.

Containing an area of 1,682 SF or 0.039 Acres.

Waterline Easement (Exhibit B)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of Community Center Drive (50'), also being the northwest corner of Lot 2 of the PNG Plan, as recorded in PBV 209, Pgs 66-67 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of Community Center Drive (50') South $03^{\circ}12'00''$ West, a distance of 164.09' to a point; thence continuing along the eastern right-of-way of Community Center Drive (50') South $00^{\circ}30'00''$ East, a distance of 37.62' to the true point of beginning; thence continuing along the eastern right-of-way of Community Center Drive (50') South $00^{\circ}30'00''$ East, a distance of 53.95' to a point; thence through the aforementioned Lot 2 of the PNG Plan the following courses and distances:

South $39^{\circ}58'54''$ East, a distance of 44.67' to a point;
North $11^{\circ}13'54''$ West, a distance of 64.68' to a point;
North $33^{\circ}49'33''$ West, a distance of 29.77' to a point, being the true point of beginning.

Containing an area of 1,136 SF or 0.026 Acres.

N/F SHAHIDI S00°30'00"E 137.28'

S02°30'00"W 162.98'



N/F THOMAS VILLAGE HOUSING LIMITED PARTNERSHIP

N89°15'00"E 929.94'

N/F PEOPLES NATURAL GAS COMPANY 1665-G-140

N/F SHAHIDI

N/F SCOTT

PARCEL A SCOTT SUB. No. 3

PARCEL B SCOTT SUB. No. 3

REQUIRED R/W AREA FOR S.R. 0910 471 SF (SEE INSET)

LOT 1 SCOTT SUBD. No. 2

N03°12'00"E 164.09'

N00°30'00"W 136.30'

S.R. 0910

R/W LINE

COMMUNITY CENTER DR (TWP ROAD)

R/W LINE

50.00'

PEOPLES NATURAL GAS COMPANY LOT 2, P.N.G. PLAN PBV 209, PG 66-67 DBV 3760, PG 49 1665-G-140

GRAPHIC SCALE

1"=150'



0 150 300

S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF) ORCHARD PARK POL 3, PBV 46, PG 89 ORCHARD PARK POL 4, PBV 46, PG 127 SCOTT SUBDIVISION 2, PBV 201, PG 102 PENNDOT R/W DRAWINGS FOR S.R. 0008 HIGHWAY BOOK VOL 169, PG 31 (5/12/2016)

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

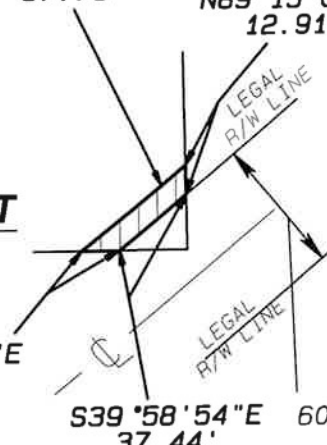
THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

ALL REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. AREAS, IF ANY, NOT ACQUIRED IN FEE SIMPLE SHALL BE ACQUIRED IN THE LESSER ESTATE OR INTEREST NOTED.

N39°58'54"W 57.75'

N89°15'00"E 12.91'

INSET NTS



S00°30'00"E 15.73'

S39°58'54"E 60.00' 37.44'

LEGEND

▨ REQUIRED R/W FOR S.R. 0910

EXHIBIT "A"

SHOUP ENGINEERING INC.

329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

RIGHT-OF-WAY ACQUISITION FOR STATE ROUTE 0910

SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO, PA

DATE: 11/21/23

SCALE: AS NOTED

1665-G-140

DWN BY: SSN

CKD BY: SAS

SERVICE #RT

N/F SHAHIDI 500°30'00"E 137.28'

S02°30'00"W 162.98'

N/F THOMAS VILLAGE HOUSING LIMITED PARTNERSHIP

N89°15'00"E 929.94'

N/F PEOPLES NATURAL GAS COMPANY 1665-G-140

589°15'00"W 932.00'

N/F SHAHIDI

N/F SCOTT

PARCEL A SCOTT SUB. No. 3

PARCEL B SCOTT SUB. No. 3

LOT 1 SCOTT SUBD. No. 2

AREA FOR TEMPORARY CONSTRUCTION EASEMENT 1,682 SF (SEE INSET)

N03°12'00"E 164.09'

N00°30'00"W 136.30'

R/W LINE 50.00'

COMMUNITY CENTER DR (TWP ROAD)

PEOPLES NATURAL GAS COMPANY LOT 2, P.N.G. PLAN PBV 209, PG 66-67 DBV 3760, PG 49 1665-G-140

GRAPHIC SCALE 1"=150'

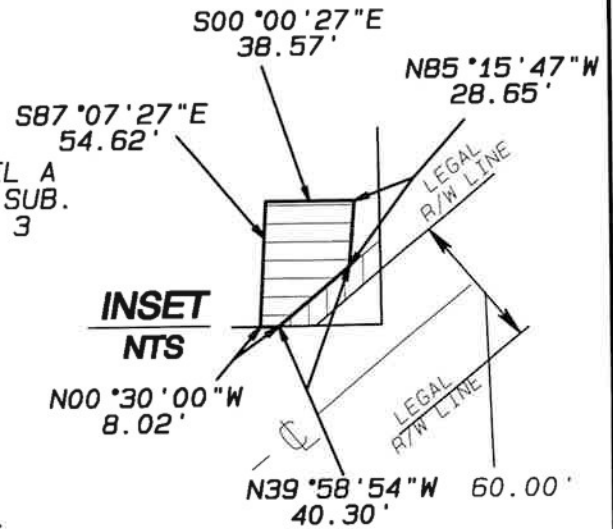


S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF) ORCHARD PARK POL 3, PBV 46, PG 89 ORCHARD PARK POL 4, PBV 46, PG 127 SCOTT SUBDIVISION 2, PBV 201, PG 102 PENNDOT R/W DRAWINGS FOR S.R. 0008 HIGHWAY BOOK VOL 169, PG 31 (5/12/2016)

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

TEMPORARY CONSTRUCTION EASEMENT. AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED.



INSET NTS

LEGEND

- REQUIRED R/W FOR S.R. 0910
 - TEMP. CONSTRUCTION EASEMENT
- EXHIBIT "A-1"**

SHOUP ENGINEERING INC.

329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

TEMPORARY CONSTRUCTION EASEMENT FOR RICHLAND TOWNSHIP

SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO, PA

DATE: 11/21/23	SCALE: AS NOTED	1665-G-140
DWN BY: SSN	CKD BY: SAS	SERVICE #RT

N/F SHAHIDI 500°30'00"E
137.28'

S02°30'00"W
162.98'

PEOPLES NATURAL GAS
COMPANY
LOT 2
P.N.G. PLAN
PBV 209, PG 66-67
DBV 3760, PG 49
1665-G-140

N/F
SHAHIDI

GRAPHIC SCALE 1"=150'



0 150 300

N/F THOMAS VILLAGE HOUSING LIMITED PARTNERSHIP

N89°15'00"E 929.94'

N/F
PEOPLES NATURAL
GAS COMPANY
1665-G-140

N/F
SCOTT

S11°13'54"E
64.68'

S33°49'33"E
29.77'

PARCEL A
SCOTT SUB.
No. 3

PARCEL B
SCOTT SUB.
No. 3

N00°30'00"W
53.95'

INSET N39°58'54"W
44.67'

60.00'

AREA FOR
WATERLINE
EASEMENT
1,136 SF
(SEE INSET)

LOT 1
SCOTT SUBD.
No. 2

LEGEND

- REQUIRED R/W FOR S.R. 0910
- WATERLINE EASEMENT

EXHIBIT "B"

N03°12'00"E
164.09'

N00°30'00"W
136.30'

S.R. 0910

R/W LINE

COMMUNITY CENTER DR
(TWP ROAD)

R/W LINE

50.00'

60.00'

SHOUP ENGINEERING INC.

329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

WATERLINE
EASEMENT
FOR

RICHLAND TOWNSHIP

SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO, PA

DATE: 11/21/23

SCALE: AS NOTED

1665-G-140

OWN BY: SSN

CKD BY: SAS

SERVICE #RT

S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF)
ORCHARD PARK POL 3, PBV 46, PG 89
ORCHARD PARK POL 4, PBV 46, PG 127
SCOTT SUBDIVISION 2, PBV 201, PG 102
PENNDOT R/W DRAWINGS FOR S.R. 0008
HIGHWAY BOOK VOL 169, PG 31 (5/12/2016)

EXHIBIT "III"
LEGAL DESCRIPTION

Road Right-of-way Area (Exhibit A)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of S.R. 0910 (Gibsonia Road - 60'), also being the southernmost corner of Parcel B of the Scott Subdivision No. 3, as recorded in PBV 232, Pgs 191-192 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of S.R. 0910 (Gibsonia Road - 60') North 39°43'15" West, a distance of 8.00' to a point, being the true point of beginning; thence through Parcel B of the aforementioned Scott Subdivision No. 3 North 50°16'45" East, a distance of 10.00' to a point; thence continuing through the aforementioned Parcel B of the Scott Subdivision No. 3, and Lot 1 of the Scott Subdivision No. 2, as recorded in PBV 201, Pgs 102-103, North 39°43'15" West, a distance of 69.78' to a point; thence continuing through the aforementioned Lot 1 of the Scott Subdivision No. 2, North 36°19'00" West, a distance of 180.85' to a point on the dividing line of the aforementioned Lot 1 of the Scott Subdivision No. 2 and Lot 2 of the PNG Plan as recorded in PBV 209, Pgs 66-67; along the dividing line of Lot 1 of the Scott Plan No. 2 and Lot 2 of the PNG Plan, North 87°04'00" West, a distance of 12.91' to a point on the eastern right-of-way line of S.R. 0910 (Gibsonia Road - 60'); thence along the eastern right-of-way line of S.R. 0910 (Gibsonia Road - 60') South 36°19'00" East, a distance of 189.32' to a point, thence continuing along the same South 39°43'15" East, a distance of 70.14' to a point, being the true point of beginning.

Containing an area of 2,548 SF or 0.058 Acres.

Temporary Construction Area for Roadway Purposes (Exhibit A-1)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of S.R. 0910 (Gibsonia Road - 60'), also being the southernmost corner of Parcel B of the Scott Subdivision No. 3, as recorded in PBV 232, Pgs 191-192 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of S.R. 0910 (Gibsonia Road - 60') North 39°43'15" West, a distance of 8.00' to a point; thence through Parcel B of the aforementioned Scott Subdivision No. 3 North 50°16'45" East, a distance of 10.00' to a point, being the true point of beginning; thence through Parcel B of the aforementioned Scott Subdivision No. 3 North 50°16'45" East, a distance of 60.00' to a point; thence continuing through the aforementioned Parcel B of the Scott Subdivision No. 3, and Lot 1 of the Scott Subdivision No. 2, as recorded in PBV 201, Pgs 102-103, North 39°43'15" West, a distance of 75.00' to a point; thence continuing through the aforementioned Lot 1 of the Scott Subdivision No. 2, South 50°16'45" West, a distance of 60.00' to a point; thence continuing through Lot 1 of the Scott Subdivision No. 2 and Parcel B of the Scott Subdivision No. 3, South 39°43'15" East, a distance of 75.00' to a point being the true point of beginning.

Containing an area of 4,500 SF or 0.103 Acres.

Waterline Easement (Exhibit B)

All that certain parcel of land situate in the Township of Richland, County of Allegheny and the Commonwealth of Pennsylvania, said lands being more particularly bounded and described as follows:

Beginning at a point on the eastern right-of-way line of S.R. 0910 (Gibsonia Road - 60'), also being the southwestern corner of Parcel A of the Scott Subdivision No. 3, as recorded in PBV 232, Pgs 191-192 at the Allegheny County Department of Real Estate; thence along the eastern right-of-way of S.R. 0910 (Gibsonia Road - 60') North $48^{\circ}59'20''$ West, a distance of 50.79' to the true point of beginning; thence going the following courses and distances along the eastern right-of-way of S.R. 0910 (Gibsonia Road - 60'):

North $48^{\circ}59'20''$ West, a distance of 64.81' to a point;

North $39^{\circ}43'15''$ West, a distance of 83.08' to a point;

thence through Parcel B of the aforementioned Scott Subdivision No. 3 and Parcel A of the Scott Subdivision No. 3, the following courses and distances:

North $50^{\circ}16'45''$ East, a distance of 10.00' to a point;

South $39^{\circ}43'15''$ East, a distance of 82.27' to a point;

South $48^{\circ}59'20''$ East, a distance of 64.00' to a point;

South $41^{\circ}00'40''$ West, a distance of 10.00' to a point, being the true point of beginning.

Containing an area of 1,471 SF or 0.034 Acres.



PARCEL A
SCOTT
SUBDIVISION No. 3

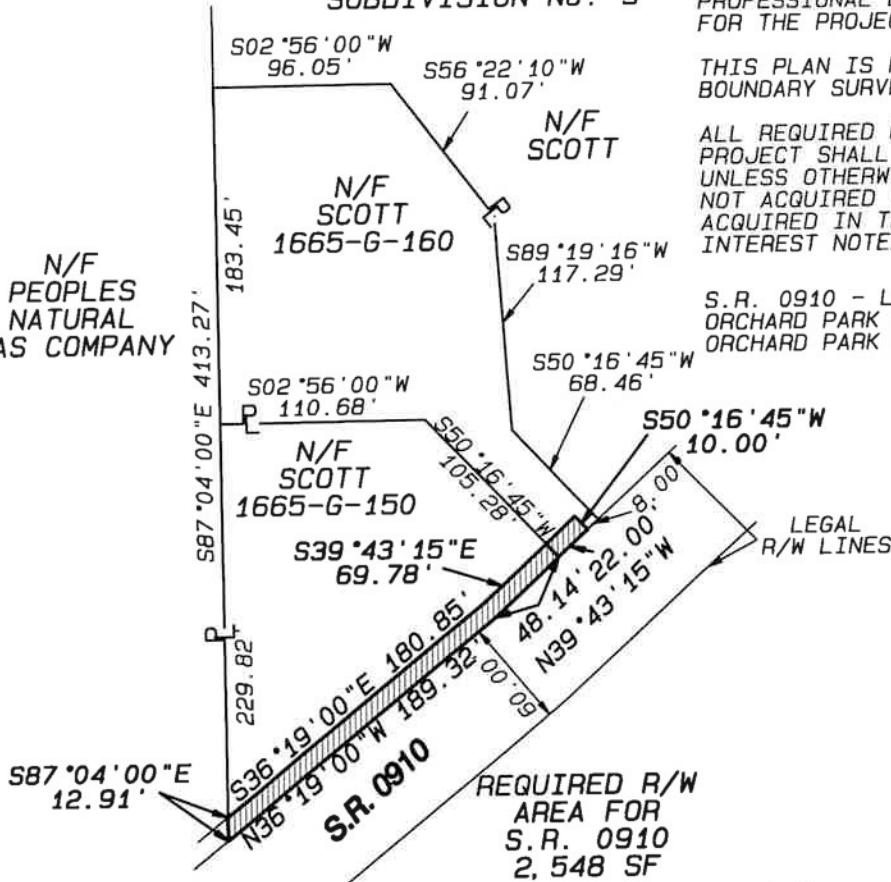
PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEEDS OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

ALL REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. AREAS, IF ANY, NOT ACQUIRED IN FEE SIMPLE SHALL BE ACQUIRED IN THE LESSER ESTATE OR INTEREST NOTED

S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF) ORCHARD PARK POL 3, PBV 46, PG 89 ORCHARD PARK POL 4, PBV 46, PG 127

N/F
PEOPLES
NATURAL
GAS COMPANY



LEGEND

REQUIRED R/W FOR S.R. 0910

**EXHIBIT
"A"**

WILLIAM W. AND
ROSEMARY T. SCOTT
LOT 1
SCOTT SUBDIVISION No. 2
PBV 201, PG 102-103
DBV 5383, PG 23
1665-G-150
PARCEL B
SCOTT SUBDIVISION No. 3
PBV 232, PG 191-192
DBV 5383, PG 23
1665-G-160

GRAPHIC SCALE 1"=100'



SHOUP ENGINEERING INC.

329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

RIGHT-OF-WAY
ACQUISITION FOR
STATE ROAD 0910

SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO, PA

DATE: 11/21/23

SCALE: AS NOTED

1665-G-150 &
1665-G-160

DWN BY: SSN

CKD BY: SAS

SERVICE #RT



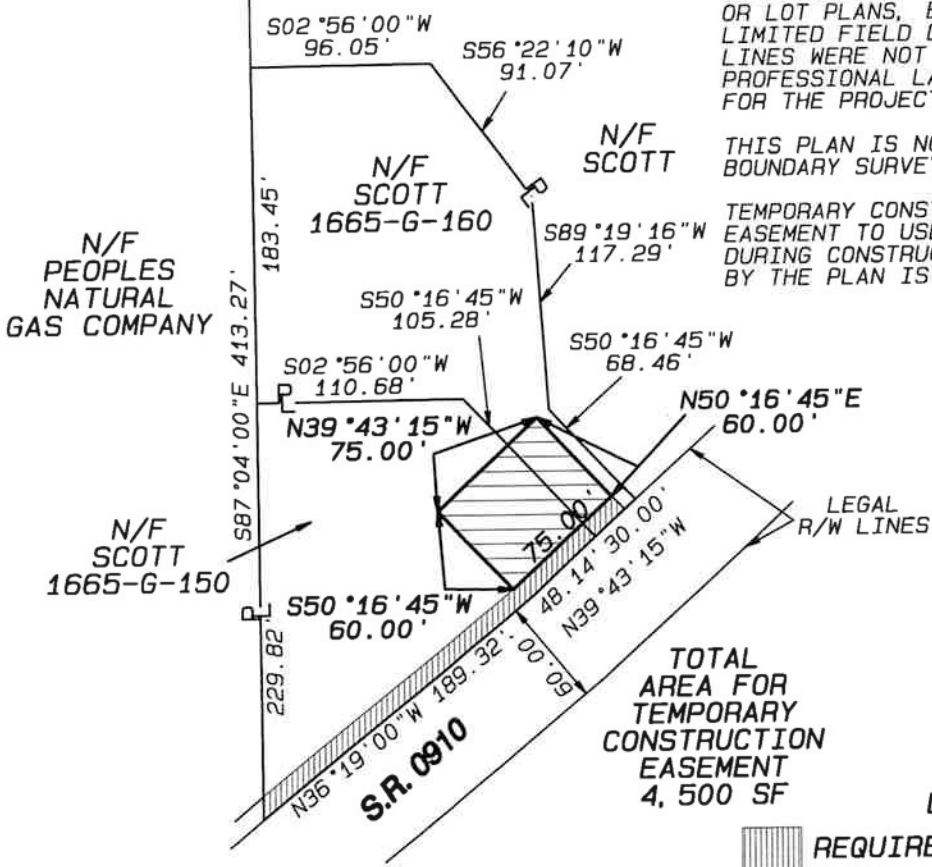
PARCEL A
SCOTT
SUBDIVISION No. 3

S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF)
ORCHARD PARK POL 3, PBV 46, PG 89
ORCHARD PARK POL 4, PBV 46, PG 127

PRIVATE PROPERTY LINES ARE PLOTTED FROM
THE DEEDS OF RECORD, RECORDED SUBDIVISION
OR LOT PLANS, EXISTING FEATURES AND
LIMITED FIELD DATA. PRIVATE PROPERTY
LINES WERE NOT SURVEYED BY THE
PROFESSIONAL LAND SURVEYOR RESPONSIBLE
FOR THE PROJECT.



THIS PLAN IS NOT TO BE SUBSTITUTED FOR A
BOUNDARY SURVEY.

TEMPORARY CONSTRUCTION EASEMENT. AN
EASEMENT TO USE THE LAND AS NECESSARY
DURING CONSTRUCTION OR WORK INDICATED
BY THE PLAN IS COMPLETED.



TOTAL
AREA FOR
TEMPORARY
CONSTRUCTION
EASEMENT
4,500 SF

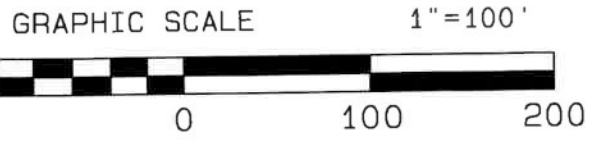
LEGEND

-  REQUIRED R/W FOR S.R. 0910
-  TEMP. CONSTRUCTION EASEMENT

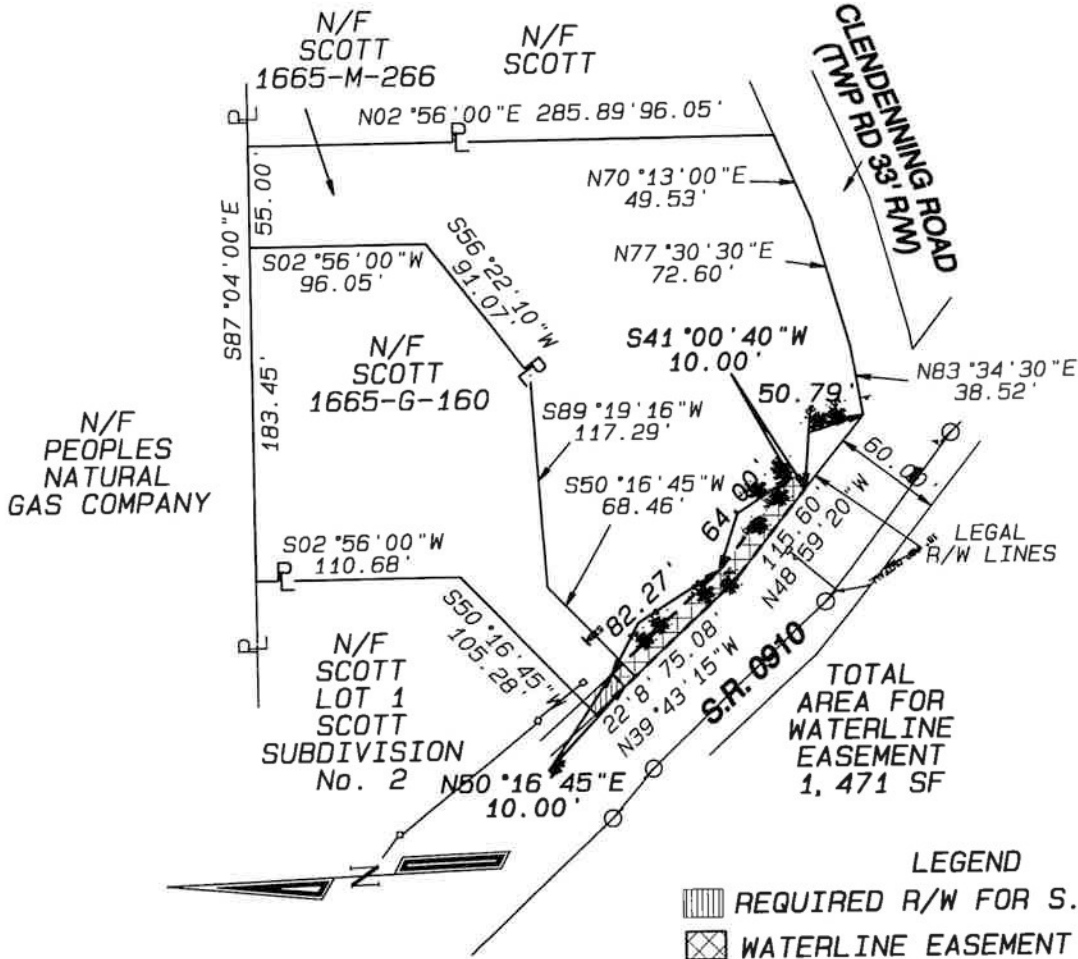
WILLIAM W. AND
ROSEMARY T. SCOTT
LOT 1
SCOTT SUBDIVISION No. 2
PBV 201, PG 102-103
DBV 5383, PG 23
1665-G-150
PARCEL B
SCOTT SUBDIVISION No. 3
PBV 232, PG 191-192
DBV 5383, PG 2.
1665-G-160

EXHIBIT "A-1"



SHOUP ENGINEERING INC.		
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560		
TEMPORARY CONSTRUCTION EASEMENT FOR RICHLAND TOWNSHIP		
SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO. PA		
DATE: 11/03/23	SCALE: AS NOTED	1665-G-150 & 1665-G-160
DWN BY: SSN	CKD BY: SAS	SERVICE #RT



S.R. 0910 - LEGAL RIGHT-OF-WAY (ALSO REF)
 ORCHARD PARK POL 3, PBV 46, PG 89
 ORCHARD PARK POL 4, PBV 46, PG 127



TOTAL
 AREA FOR
 WATERLINE
 EASEMENT
 1,471 SF

- LEGEND
-  REQUIRED R/W FOR S.R. 0910
 -  WATERLINE EASEMENT

WILLIAM W. AND
 ROSEMARY T. SCOTT
 PARCEL A
 SCOTT SUBDIVISION No. 3
 PBV 232, PG 191-192
 DBV 5383, PG 23
 1665-M-266
 PARCEL B
 SCOTT SUBDIVISION No. 3
 PBV 232, PG 191-192
 DBV 5383, PG 2.
 1665-G-160

EXHIBIT "B"

SHOUP ENGINEERING INC.

329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

WATERLINE EASEMENT FOR RICHLAND TOWNSHIP

SITUATE: RICHLAND TOWNSHIP, ALLEGHENY CO. PA

DATE: 10/20/23

SCALE: AS NOTED

1665-G-160 &
 1665-M-266

DWN BY: SSN

CKD BY: SAS

SERVICE #RT

GRAPHIC SCALE 1"=100'

