

**LEGAL DESCRIPTION: 0808-C-00191-0000-00 – Flaugherty Run Rd**

All that certain tract of land situate in the Township of Moon, County of Allegheny and Commonwealth of Pennsylvania, being part of Lot No. 2 in the Roeper Plan of Lots, as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 92, pages 154-155, being bounded and described as follows:

BEGINNING at a point in the center line of Flaugherty Run Road, at the westerly line of land now or late of K.C. Jackson Abrasives, Inc., said point being on the easterly line of a tract of 50 acres, more or less, as described in deed from Joseph McKnight and Mary McKnight, his wife, to Emily Clark, dated December 28, 1876, recorded in Deed Book Volume 434, page 11; thence along the center line of Flaugherty Run Road, South 84 degrees 26 minutes 51 seconds West, 118.84 feet to a point; thence through the larger tract of 50 acres, the following two courses and distances: North 1 degrees 58 minutes 21 seconds West, 1057.43 feet to a point; thence North 88 degrees 1 minute 39 seconds East, 118.61 feet to a wood stake on the westerly line of land now or late of K.C. Jackson Abrasives, Inc.; thence by said land, being also along the easterly line of the 50 acre tract, South 1 degrees 58 minutes 21 seconds, 1050 feet to the place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING the same property which ARTHUR W. OTTO AND DORIS L. OTTO, his wife, Grantors herein, acquired by the following deeds recorded in the Recorder's Office of Allegheny County, Pennsylvania: 1) Deed from Marguerite Roeper and Richard I. Roeper, Administrators of the Last Will and Testament of Mary Alice Roeper, Marguerite Roeper, Richard I. Roeper and Evelyn Roeper, his wife, individually, to Wilfred N. Barbian and Arthur W. Otto, dated April 1, 1974, and recorded April 16, 1974, in Deed Book Volume 5329, page 376; and 2) Deed from Wilfred N. Barbian, Phyllis R. Barbian, his wife, and Arthur W. Otto to Arthur W. Otto and Doris L. Otto, his wife, dated March 11, 1977, and recorded April 7, 1977, in Deed Book Volume 5757, page 219.

OR: vacant land, Flaugherty Run Road, Coraopolis, PA 15108

**0808-B-00029-0000-00 Flaugherty Run Rd**

All that certain tract of land situate in the Township of Moon, County of Allegheny and Commonwealth of Pennsylvania, being part of Lot No. 2 in the Roeper Plan

of Lots, as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 92, pages 154 and 155, being bound and described as follows:

BEGINNING at a point in the center line of Flaugherty Run Road, said point being a distance of 118.84 feet along the center line of Flaugherty Run Road from the westerly line of land now of late of K.C. Jackson Abrasives, Inc. property is also the easterly line of a tract of 50 acres, more or less, as described in deed from Joseph McKnight and Mary McKnight, his wife, to Emily Clark, dated December 28, 1876, recorded in Deed Book Volume 434, page 11; thence along the center line of Flaugherty Run Road by a curve to the left having a radius of 1537 feet an arc distance of 40.62 feet to a point; thence through the larger tract of 50 acres, the following three courses and distances: North 1 degree 58 minutes 21 seconds West, 1069.01 176.39 feet to a point; thence South 1 degree 58 minutes 21 seconds East, 1057.43 feet to the place of beginning.

UNDER AND SUBJECT to reservation, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING the same property which Wilfred N. Barbian and Phyllis R. Barbian, his wife, Grantors herein, acquired by the following deeds recorded in the Recorder's Office of Allegheny County, Pennsylvania: 1) Deed from Marguerite Roeper and Richard I. Roeper, Administrators of the Last Will and Testament of Mary Alice Roeper, Marguerite Roeper, Richard I. Roeper and Evelyn Roeper, his wife, individually to Wilfred N. Barbian and Arthur W. Otto, dated April 1, 1974, and recorded April 16, 1974, in Deed Book Volume 5329, page 376; and 2) Deed from Arthur W. Otto and Doris L. Otto, his wife, and Wilfred N. Barbian, dated March 11, 1977, and recorded April 7, 1977, in Deed Book Volume 5757, page 223, to Wilfred N. Barbian and Phyllis R. Barbian, hiw wife.

OR: vacant land, Flaugherty Run Road, Coraopolis, PA 15108

0502-M-00216-0000-00 Ewing Rd

All that certain tract or piece of land situate in the Township of Moon, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point at the Southwest corner of the property herein described on line dividing this property from property now or late of William C. Forsythe, Jr., and E. V. Hays; thence from said beginning point by line of land now late of said E. V. Hays, North 4 degrees East, a distance of 412 feet, more or less, to a point on line of property now or late of Robb B. McMaster (see Deed Book Volume 1903, page 350); thence by said last mentioned line, South 71 degrees 10' East, a distance of 1246.09 feet to the center line of the Township Road; thence a distance of 244 feet to a point in a stump at the Northeast corner

of the property now of late of Willaim C. Forsythe and thence along said land now or late of William C. Forsythe North 83 degrees 25' 15" West, a distance of 876.69 feet to the point at the place of BEGINNING.

SUBJECT to Right of Way and Oil and Gas Leases as granted and reserved by prior instruments of record.

BEING the same property which John H. Swartz, Jr. and Elizabeth Swartz, his wife, by deed dated June 20, 1974, and recorded July 2, 1974, in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 5359, Page 137, granted and conveyed to Filberto Mazza, Francis P. Herniak and Anthony Mazza, Grantors herein.

OR: vacant lot, Ewing Road, Coraopolis, PA 15108