

Metes and Bounds Description
of
Parkside Drive Right of Way
in the
Amended Parcel A Lakemont Farms Plan Phase No. 1
South Fayette Township

All that certain area known and recorded as Parkside Drive, a 50' right of way as shown upon the Amended Parcel A Lakemont Farms Plan Phase No. 1 as recorded in Plan Book Volume 154, pages 108 and 109 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, and being as more fully described here to wit:

Beginning at a point on the northerly right of way line of Lakeview Drive a 50' right of way where the same is intersected by the dividing line of lots 2A and 3A in the above described Amended Parcel A - Lakemont Farms Plan Phase No. 1 as recorded; Thence along the said northerly right of way line in a generally easterly direction, by the arc of a circle, curving to the left, having a radius of 175.00', for an arc distance of 42.65' to a point of tangent in the said right of way; Thence continuing, North 40° 27' 20" East for a distance of 109.46' to a point where the return radius of the westerly right of way of the herein described Parkside Drive 50' right of way intersects the above described Northerly right of way of Lakeview Drive, said point being the "True Point of Beginning" of the herein described; Thence along the said westerly right of way line of the herein described Parkside Drive, and being coincident with the said Lot 3A in a generally northerly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 39.27' to a point of tangent; Thence continuing, North 49° 32' 40" West a distance of 45.00' to a point of curve; Thence continuing, and being partially coincident with lots 4-A, 5-A and 6-A in the said plan by the arc of a circle, curving to the right, having a radius of 100.00', for an arc distance of 122.93' to a point of reverse curve in the said right of way; Thence continuing and along the said lot 6-A, by the arc of a circle, curving to the left, having a radius of 2500.00', for an arc distance of 59.17' to a point of tangent; Thence continuing, North 19° 32' 08" East, for a distance of 36.72' to a point of curve; Thence continuing, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 40.01' to a point of reverse curve in the said right of way; Thence continuing along the said lot 6-A and being partially coincident with a common line of lot 1 in the Portman Plan of Lots as recorded in Plan Book Volume 107, pages 106 through 109 and Lots 10-A, 7-A and 8-A in the aforementioned Amended Parcel A Lakemont Farms Plan Phase No. 1 plan, by the arc of a circle, curving to the right, having a radius of 50.00', for an arc distance of 241.19' to a point of reverse curve; Thence continuing along the said lot 8-A in a generally southerly direction, by the arc of a circle, curving to the left, having a radius of 25.00' for an arc distance of 21.03' to a point of reverse curve in the said right of way; Thence continuing, and being partially coincident with lot 9-A in the said plan, by the arc of a circle, curving to the right, having a radius of 75.00', for an arc distance of 56.94' to point of tangent; Thence continuing along the said lot 9-A, South 19° 32' 08" West, for a distance of 36.72' to a point of curve; Thence continuing in a generally southerly direction, by the arc of a circle, curving to the right, having a radius of 2550.00', for an arc distance of 60.35' to a point of reverse curve; Thence continuing by the arc of a circle, curving to the left, having a radius of 50.00', for an arc distance of 61.47' to a point of tangent; Thence continuing, South 49° 32' 40" East, for a distance of 45.00' to a point of curve; Thence continuing, by the arc of a circle,

curving to the left, forming the return radius between the herein described Parkside Drive and the aforementioned Lakeview Drive right of way, having a radius of 25.00', for an arc distance of 39.27' to a point on the said northerly right of way line of the aforementioned Lakeview Drive; Thence along the said northerly right of way line of Lakeview Drive, in a generally westerly direction, South 40° 27' 20" West, a distance of 100' to a point, said point being the aforementioned "True Point of Beginning".

Said Right of Way as herein described contains an area of 23,399.66 square feet or 0.537 acres.