

IN THE COURT OF
COMMON PLEAS OF
ALLEGHENY COUNTY,
PENNSYLVANIA
CIVIL DIVISION

IN RE: CONDEMNATION BY
THE PENNSYLVANIA
TURNPIKE COMMISSION OF
LAND LOCATED IN BOROUGH
OF DRAVOSBURG, COUNTY
OF ALLEGHENY,
COMMONWEALTH OF
PENNSYLVANIA, FOR THE
CONSTRUCTION OF THE
MON-FAYETTE EXPRESSWAY,
ROUTE 51 TO I-376
PROJECT (BLOCK AND LOT
NO. 310-G-375)

TO: GLENWOOD AND
DRAVOSBURG ELECTRIC
STREET RAILWAY COMPANY, a
Pennsylvania business
corporation, its successors
and assigns, as its interests
may appear; and ELMIRA P.
RISHER, SARAH C.
SNODGRASS, JOHN M.
RISHER, STEPHEN S. CRUMP
AND MARY J. RISHER, their
heirs, successors in interest
and assigns, as their interests
may appear.

ALL THAT CERTAIN piece of
land located in the Borough of
Dravosburg, County of
Allegheny, Commonwealth of
Pennsylvania identified on the
PTC Property Plot Plan
No. 14S290, being Exhibit "B"
attached to the Declaration of
Taking.

NOTICE TO CONDEEMNEES

IN ACCORDANCE WITH
SECTION 305 OF THE
EMINENT DOMAIN CODE,
CODIFIED AT 26 Pa.C.S. §305,
THE PENNSYLVANIA
TURNPIKE COMMISSION
HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike
Commission filed a
Declaration of Taking on July
17, 2023 in the Court of
Common Pleas of Allegheny
County, Pennsylvania at No.
GD 23-008638. This was filed
pursuant to the requirements
of the Commonwealth of
Pennsylvania Eminent Domain
Code as amended by 2006,
May 4, P.L. 112, No. 34, §1,
effective in 120 days [Sept. 1,
2006].

2. The Condemnor is the
Pennsylvania Turnpike
Commission, an
instrumentality of the
Commonwealth of
Pennsylvania. Its principal
office is located at Exit 247 of
the Pennsylvania Turnpike
System in Lower Swatara
Township, Dauphin County,
Pennsylvania. Its post office
address is P. O. Box 67676,
Harrisburg, Pennsylvania,
17106-7676.

3. The Pennsylvania Turnpike
Commission is authorized and
empowered by Section 6 of
Act of May 21, 1937, P.L. 774,
No. 211, as amended, to
acquire by condemnation any
lands, rights, easements,
franchises and other property
deemed necessary or
convenient for the
construction or efficient
operation of the Turnpike.

4. This Declaration of Taking
was authorized by a
Resolution adopted June 6,
2023, by said Condemnor. The
record of the proceedings
regarding this adoption may
be examined at the
Pennsylvania Turnpike's
Central Office, located at Exit
247 of the Pennsylvania
Turnpike.

5. The purpose of the
condemnation is to acquire
property interests for the
construction of the
Mon-Fayette Expressway,
Route 51 and I-376 Project,
and its requirements.

6. The property is situated in
Dravosburg Borough,
Allegheny County,
Pennsylvania and consists of
a) 0.811 acre in fee, as
required right-of-way for
limited access;

b) 1.037 acres in fee, as
required legal right-of-way; c)
0.025 acre, as required private
access easement, a total take.

A plan of the property
condemned sufficient for its
identification has been filed
with the Declaration, which
was filed with the Department
of Court Records of Allegheny
County and with the
Department of Real Estate of
Allegheny County in
accordance with Section 304
of the Eminent Domain Code
of 2006.

7. The nature of the title
hereby acquired is (i) 0.811
acre in fee simple, as required
right-of-way of limited access;

(ii) 1.037 acre in fee simple, as
required right-of-way; and
(iii) 0.025 acre in easement, as
required private access
easement for the benefit of
property currently identified as
Allegheny County Tax Parcel
Number 309-A-220, now or
formerly of Todd Nasci, his
successors in interest and
assigns, which private access
easement shall run in
perpetuity with the land. In the
event there are recoverable
subsurface minerals (including
gas and oil) within the areas
hereby condemned, the
subsurface mineral rights
(including rights to gas and oil)
in those areas are hereby
excepted and reserved from
this condemnation; provided,
however, that the right of
lateral and subjacent support
of the surface hereby
condemned and any
improvements now or
hereafter erected thereon are
included within the scope of
this condemnation. Access for
the removal of subsurface
minerals (including gas and oil)
must be obtained from
beyond the land hereby
condemned, unless expressly
permitted by the Commission.

8. A plan showing the
property may be inspected at
the office of at Wrtcher Law,
LLC, One Monroeville Center,
3824 Northern Pike, Suite 925,
Monroeville, PA 15146.

9. The Condemnor filed with
the Declaration of Taking its
Open-End Bond without
surety pursuant to Section
303(a) of the Eminent Domain
Code of 2006. Just
compensation is made or
secured by the filing of said
Bond.

10. If you wish to challenge
the power or right of the
Condemnor, the Pennsylvania
Turnpike Commission, to
appropriate the condemned
property, the sufficiency of the
security, the procedure
followed by the Condemnor,
or the Declaration of Taking,
you are required to file
preliminary objections with
the Court of Common Pleas of
Allegheny County,
Pennsylvania, within thirty (30)
days after publication of this
Notice.

PENNSYLVANIA TURNPIKE
COMMISSION