

DECLARATION OF PRIVATE RIGHT-OF-WAY

1680

MADE and concluded this 22nd day of February 1999, by Gulf USA Corporation, owners of land situated Snow Shoe Township, Centre County, Pennsylvania, party of the first part, **GRANTOR**,

-AND-

Gulf USA Corporation, interim owner of Lots 26-70 of Moshannon Forest I I Subdivision, situate in Snow Shoe Township, Centre County, Pennsylvania, its heirs, beneficiaries, and assigns, party of the second part, **GRANTEE**:

WITNESSETH:

WHEREAS, Gulf USA Corporation has laid out an approved subdivision in Snow Shoe Township known as Moshannon Forest I, recorded in Centre County Plat Book 56 Page 160 and whereas that plan included a declaration of private right-of-way, recorded in Centre County Record Book 1022 Page 353 which declared Lucas Road as a right-of-way for access to Moshannon Forest I parcels as well as to future parcels to be subdivided by Gulf USA Corporation and,

WHEREAS, the said Gulf USA Corporation, is in the process of subdividing certain lands in Snow Shoe Township, Centre County, PA, known as the "Moshannon Forest II" prepared by Shope Surveying Co. dated _____ and,

WHEREAS, in said subdivision, several fifty foot (50') wide right-of-ways have been laid out, providing access to the various lots of the subdivision across and through lands of the Subdivision, said right-of-ways being designated as Lucas Ridge Road, Ferd's Road, Whippoorwill Lane and Quarry Road on the above referenced plan; and,

WHEREAS, a full description of said fifty foot (50') wide right-of-ways is hereto annexed and made part hereof and labeled "Exhibit A" and,

WHEREAS, the said "Gulf USA Corporation" has applied to the Centre County Planning Commission for approval of said Subdivision Plan; and,

WHEREAS, the Centre County Planning Commission, as a condition precedent to the approval of said Subdivision Plan, has required the receipt of a written instrument evidencing the use and maintenance of the said fifty foot (50') wide perpetual right-of-ways, shown as Lucas Ridge Road, Ferd's Road, Whippoorwill Lane, and Quarry Road, as more fully described herein as "Exhibit A", said perpetual easements to provide access from Township Road 325, and Moshannon Forest I Subdivision to and through the various lots of the Subdivision more fully described and depicted on the Moshannon Forest II aforementioned Plan; and to other parcels which may be subdivided by Gulf USA or others from Parcel 4 of Centre County Record Book 776 Page 277 or Centre County Record Book 957 Page 540 and,

WHEREAS, it is the intention of this instrument to provide for the declaration and granting of said private right-of-ways to provide perpetual access to the designated land of the Grantees herein; and,

WHEREAS, all of the parties hereto are desirous of said Roads remaining private right-of-ways and are desirous that they shall be maintained by the respective parties hereto, as hereinafter set forth; and,

WHEREAS, said Gulf USA Corporation, as owner of all lands affected herein, executes this agreement and declaration as both Grantor, being the current owner and/or equitable owner, and as Grantee, being the owner and/or equitable owner of the various lots being credited by the Subdivision Plan with the expressed understanding that the rights and obligations of this declaration will be assigned and transferred to all future lot owners and that reference to this agreement will be made on the Final Plan of said Subdivision prior to Plan recordation.

NOW THEREFORE, the parties hereto, intending to be legally bound hereby, for themselves, their heirs, administrators, successors, and assigns, do hereby covenant and agree as follows:

1. The Grantors and Grantees hereto, for, and in consideration of the mutual covenants and conditions herein set forth, and the sum of ONE DOLLAR (\$1.00), lawful money of the United States, to them well and truly paid at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, do hereby covenant and agree with each other, that the fifty foot (50') wide private roads, as described in Exhibit A, hereto, shall be fifty foot (50') wide private right-of-ways extending from Moshannon Forest I to and through lands of Moshannon Forest II, to provide access to the various lots shown on the aforementioned Subdivision Plan dated December 2, 1998 as amended, and to future parcels to be sold by Gulf USA Corporation or others beyond this property if said parcels are subdivisions of Centre County Record Book 776 Page 277 Parcel 4 or Record Book 957 Page 540.

2. The Grantors do hereby covenant and agree that the said Private Roads shall be private easements for the right of free ingress, egress, and regress, to and for the use, in common, of the above named Grantees, their assigns, their guests, heirs, executors, administrators, and assigns, including tracts of land to be subdivided in the future. Owners of Lots shown on the above-mentioned Plan, their heirs, successors and assigns, by this declaration obligate themselves to accept any extension of these roads or other roads in future subdivided lands which use these roads to access them.

3. The parties hereto do hereby covenant and agree, one with the other, that the said Private Roads shall continue to be private right-of-ways, fifty feet (50') in width, to provide full and free ingress, egress, and regress to and for the said parties hereto, their guests, and their heirs, executors, administrators, and assigns, to be used in common with the parties hereto, their heirs, and assigns, all hereby stipulating that the said roads shall forever be and remain open as private right-of-ways to the parties hereto, as hereinbefore provided.

TO HAVE AND TO HOLD all and singular, the privileges unto them, the parties hereto, their heirs and assigns, forever.

4. The parties hereto further covenant and agree that the said roads shall be used and maintained by the parties hereto, their heirs, successors, and assigns that they will each maintain and/or improve said right-of-way in common, so that the said roads shall be forever open and passable for the private use of the parties hereto, as hereinabove set forth. The cost of maintenance and/or improvement shall be

distributed equally among the lot owners on a pro rata basis based upon the number of lots owned by any individual or group as per Moshannon Forest Property Owners Association Bylaws.

5. Heavy Hauling: Normal delivery of stone, building supplies, etc., are considered normal use of said roads. Hauling of logs and logging equipment will also be allowed, but when any property owner intends to haul more than five (5) loads of logs or timber products, that property owner shall be responsible to repair any damage to the roads, drainage facilities or seeded areas, which he or his contractor causes.

6. The decision to maintain and/or improve all or any portion of the roadway shall be made by majority vote and the cost shall be distributed among the appropriate lot owners per Article 4 above. The decision to pave any portion or the entirety of the roadway system shall require a vote of 75% of all lot owners, including future phases of Moshannon Forest Subdivision.

7. This agreement is entered into by the parties hereto with the expressed understanding that the quality of the roadway shall be maintained as a sixteen foot (16') wide stone stabilized cartway six inches (6") in depth in conformance with the standards and details depicted on the aforementioned Subdivision Plan and as approved by the County Planning Commission as relates to said Plan approval.

8. In the event all of the parties hereto do not agree to the repair and/or improvement of said right-of-way, each party shall have the right, but not the duty, to improve and/or repair said right-of-way at his, her, or their expense.

9. The parties utilizing said right-of-way, and the grantor herein, shall have the right to install and maintain any necessary public and/or private utilities within the fifty foot (50') right-of-way, providing that said utilities shall not interfere with the rights of ingress, egress, regress, and other utilization of said right-of-way.

10. In addition to the above, Bob's Lane, as shown in the aforementioned plan shall be a 30 foot wide right-of-way to allow access to the stream by property owners of Moshannon Forest Parcels. This access shall be limited to pedestrian, all terrain vehicles, and four (4) wheel drive automobiles. This access Right of Way shall be maintained by the Property Owners Association to minimize erosion and sedimentation. All other covenants previously listed for the other roads shall apply to Bob's Lane except for right of way width, cartway width and the use limitations aforementioned.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and date first written above.

ATTEST:

Kathleen McBride
ASSN. SECY.

Gulf USA Corporation

Jay Miller

Jay Miller, Esq.

Chairman

BK 1102PG0864

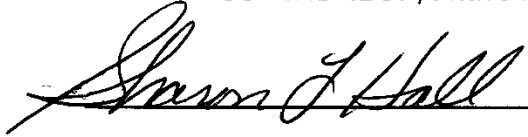
COMMONWEALTH OF PENNSYLVANIA)

) SS.

COUNTY OF CENTRE)

On, this 22nd day of February 1999, before me, the undersigned notary public, personally appeared Jay Miller, Esq. who acknowledged himself to be the Chairman of Gulf USA Corporation has executed the foregoing instrument for the purpose a contained therein by signing the name of the Partnership by himself.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

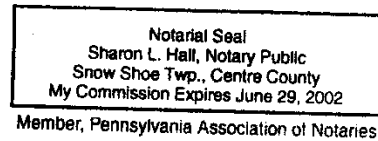


My Commission Expires June 29, 2002

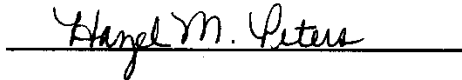
COMMONWEALTH OF PENNSYLVANIA)

) SS.

COUNTY OF CENTRE)



RECORDED in the Office of Recording of Deeds, etc., in and for said County, in Recording Book No. 1102 Page 861. July 23, 1999



Recorder of Deeds

ENTERED FOR RECORD
HAZEL M. PETERS
RECORDER OF DEEDS
CENTRE COUNTY

'99 JUL 23 AM 11 32

SHOPE SURVEYING COMPANY

504 CLARENCE ROAD

SNOW SHOE, PA 16874

(814) 387-4667

May 20, 1999

EXHIBIT "A"**LUCAS RIDGE ROAD**

BEGINNING at a point in the centerline of an existing roadway, Lucas Ridge Road, and on the Eastern line of Moshannon Forest I Subdivision; thence along the centerline of the existing Lucas Ridge Road the following courses and distances:

- 1) South 60 degrees 49 minutes East a distance of 143.93 feet to a point; thence
- 2) South 57 degrees 21 minutes East a distance of 210.27 feet to a point; thence
- 3) South 54 degrees 56 minutes East a distance of 157.17 feet to a point; thence
- 4) South 54 degrees 56 minutes East a distance of 157.09 feet to a point; thence
- 5) South 54 degrees 56 minutes East a distance of 154.11 feet to a point; thence
- 6) South 53 degrees 40 minutes East a distance of 138.93 feet to a point; thence
- 7) by a curve to the left, having a radius of 173.75 feet, an arc distance of 107.51 feet, the chord of which is South 71 degrees 23 minutes East a distance of 105.80 feet, to a point; thence
- 8) by a curve to the right, , having a radius of 225.00 feet, an arc distance of 132.52 feet, the chord of which is South 72 degrees 14 minutes East a distance of 130.61 feet, to a point; thence
- 9) South 55 degrees 22 minutes East a distance of 96.94 feet to a point; thence
- 10) South 60 degrees 27 minutes East a distance of 190.32 feet to a point; thence
- 11) South 60 degrees 27 minutes East a distance of 49.26 feet to a point; thence
- 12) by a curve to the right, having a radius of 232.60 feet, an arc distance of 225.27 feet, the chord of which is South 32 degrees 42 minutes East a distance of 216.57 feet, to a point; thence
- 13) by a curve to the left, having a radius of 357.70 feet, an arc distance of 218.40 feet, the chord of which is South 22 degrees 27 minutes East a distance of 215.03 feet, to a point; thence
- 14) by a curve to the right, having a radius of 371.59 feet, an arc distance of 168.59 feet, the chord of which is South 26 degrees 56 minutes East a distance of 167.14 feet, to a point; thence
- 15) by a curve to the left, having a radius of 375.00 feet, an arc distance of 137.79 feet, the chord of which is South 24 degrees 28 minutes East a distance of 137.02 feet, to a point; thence
- 16) by a curve to the left, having a radius of 375.00 feet, an arc distance of 160.62 feet, the chord of which is South 47 degrees 16 minutes East a distance of 159.39 feet, to a point; thence
- 17) by a curve to the right, having a radius of 601.64 feet, an arc distance of 186.05 feet, the chord of which is South 50 degrees 41 minutes East a distance of 185.31 feet, to a point; thence

- 18) South 41 degrees 49 minutes East a distance of 166.58 feet to a point; thence
- 19) South 50 degrees 59 minutes East a distance of 157.10 feet to a point; thence
- 20) South 46 degrees 54 minutes East a distance of 304.73 feet to a point; thence
- 21) South 52 degrees 41 minutes East a distance of 149.22 feet to a point; thence
- 22) by a curve to the right, having a radius of 155.92 feet, an arc distance of 82.82 feet, the chord of which is South 37 degrees 27 minutes East a distance of 81.85 feet, to a point; thence
- 23) by a curve to the left, having a radius of 149.80 feet, an arc distance of 68.59 feet, the chord of which is South 35 degrees 21 minutes East a distance of 67.99 feet, to a point; thence
- 24) South 48 degrees 28 minutes East a distance of 76.11 feet to a point; thence
- 25) South 45 degrees 33 minutes East a distance of 88.24 feet to a point; thence
- 26) South 45 degrees 33 minutes East a distance of 115.41 feet to a point; thence
- 27) South 38 degrees 53 minutes East a distance of 81.21 feet to a point; thence
- 28) South 34 degrees 07 minutes East a distance of 91.44 feet to a point; thence
- 29) by a curve to the left, having a radius of 190.69 feet, an arc distance of 81.83 feet, the chord of which is South 46 degrees 25 minutes East a distance of 81.20 feet, to a point; thence
- 30) by a curve to the right, having a radius of 592.17 feet, an arc distance of 170.26 feet, the chord of which is South 50 degrees 28 minutes East a distance of 169.67 feet, to a point; thence
- 31) South 42 degrees 14 minutes East a distance of 112.94 feet to a point; thence
- 32) by a curve to the right, having a radius of 169.30 feet, an arc distance of 98.92 feet, the chord of which is South 25 degrees 30 minutes East a distance of 97.51 feet, to a point; thence
- 33) by a curve to the right, having a radius of 169.30 feet, an arc distance of 70.70 feet, the chord of which is South 03 degrees 12 minutes West a distance of 70.18 feet, to a point; thence
- 34) South 15 degrees 10 minutes West a distance of 167.78 feet to a point; thence
- 35) South 19 degrees 25 minutes West a distance of 116.10 feet to a point; thence
- 36) by a curve to the right, having a radius of 950.00 feet, an arc distance of 35.44 feet, the chord of which is South 20 degrees 29 minutes West a distance of 35.44 feet, to a point; thence
- 37) by a curve to the right, having a radius of 950.00 feet, an arc distance of 196.30 feet, the chord of which is South 27 degrees 28 minutes West a distance of 195.95 feet, to a point; thence
- 38) by a curve to the right, having a radius of 950.00 feet, an arc distance of 76.20 feet, the chord of which is South 35 degrees 41 minutes West a distance of 76.18 feet, to a point; thence
- 39) by a curve to the left, having a radius of 536.15 feet, an arc distance of 218.01 feet, the chord of which is South 26 degrees 20 minutes West a distance of 216.51 feet, to a point; thence
- 40) by a curve to the right, having a radius of 150.00 feet, an arc distance of 54.11 feet, the chord of which is South 25 degrees 01 minutes West a distance of 53.81 feet, to a point; thence

- 41) South 35 degrees 21 minutes West a distance of 186.71 feet to a point; thence
- 42) by a curve to the right, having a radius of 850.00 feet, an arc distance of 325.25 feet, the chord of which is South 46 degrees 19 minutes West a distance of 323.27 feet, to a point; thence
- 43) by a curve to the right, having a radius of 850.00 feet, an arc distance of 211.17 feet, the chord of which is South 64 degrees 24 minutes West a distance of 210.63 feet, to a point; thence
- 44) South 71 degrees 31 minutes West a distance of 179.56 feet to a point; thence
- 45) South 71 degrees 31 minutes West a distance of 72.34 feet to a point; thence
- 46) South 71 degrees 31 minutes West a distance of 168.46 feet to a point; thence
- 47) South 67 degrees 59 minutes West a distance of 243.44 feet to a point; thence
- 48) South 72 degrees 14 minutes West a distance of 61.12 feet to a point; thence
- 49) by a curve to the left, having a radius of 261.02 feet, an arc distance of 107.67 feet, the chord of which is South 60 degrees 25 minutes West a distance of 106.91 feet, to a point; thence
- 50) by a curve to the right, having a radius of 650.00 feet, an arc distance of 176.57 feet, the chord of which is South 56 degrees 23 minutes West a distance of 176.03 feet, to a point; thence
- 51) by a curve to the left, having a radius of 349.18 feet, an arc distance of 191.22 feet, the chord of which is South 48 degrees 29 minutes West a distance of 188.84 feet, to a point; thence
- 52) by a curve to the right, having a radius of 527.00 feet, an arc distance of 199.71 feet, the chord of which is South 43 degrees 39 minutes West a distance of 198.52 feet, to a point; thence
- 53) South 54 degrees 30 minutes West a distance of 123.03 feet to a point; thence
- 54) South 46 degrees 52 minutes West a distance of 51.29 feet to a point; thence
- 55) South 46 degrees 52 minutes West a distance of 60.98 feet to a point on the Eastern line of Lot 67.

ALSO, beginning at the end of course no. 54; thence South 43 degrees 08 minutes East a distance of 25.00 feet to a point, the center of a cul-de-sac having a radius of 50.00 feet.

BEING a fifty foot (50.00') wide access and utility easement named Lucas Ridge Road having a total length of 7773.33 feet with twenty-five feet (25.00') on either side of the above described centerline and parallel therewith throughout its entire length and as shown on a survey plat dated May 14, 1999 and prepared by Shope Surveying Company of Snow Shoe, Pennsylvania.

May 20, 1999

FERD'S ROAD

BEGINNING at a point in the centerline of an existing roadway, Ferd's Road, and in the centerline of Lucas Ridge Road; thence along the centerline of the existing Ferd's Road the following courses and distances:

- 1) North 21 degrees 30 minutes East a distance of 132.89 feet to a point; thence
- 2) North 22 degrees 38 minutes East a distance of 324.77 feet to a point; thence
- 3) North 28 degrees 21 minutes East a distance of 163.19 feet to a point; thence
- 4) by a curve to the right, having a radius of 400.00 feet, an arc distance of 279.95 feet, the chord of which is North 48 degrees 24 minutes East a distance of 274.27 feet, to a point; thence
- 5) North 68 degrees 27 minutes East a distance of 66.00 feet to a point; thence
- 6) by a curve to the right, having a radius of 283.20 feet, an arc distance of 317.21 feet, the chord of which is South 79 degrees 27 minutes East a distance of 300.89 feet, to a point; thence
- 7) South 47 degrees 22 minutes East a distance of 96.74 feet to a point; thence
- 8) by a curve to the left, having a radius of 121.12 feet, an arc distance of 264.52 feet, the chord of which is North 70 degrees 04 minutes East a distance of 215.00 feet, to a point; thence
- 9) North 07 degrees 30 minutes East a distance of 94.06 feet to a point; thence
- 10) by a curve to the left, having a radius of 158.52 feet, an arc distance of 76.55 feet, the chord of which is North 06 degrees 20 minutes West a distance of 75.81 feet, to a point; thence
- 11) North 20 degrees 10 minutes West a distance of 66.41 feet to a point; thence
- 12) North 20 degrees 10 minutes West a distance of 114.99 feet to a point; thence
- 13) by a curve to the right, having a radius of 44.00 feet, an arc distance of 53.85 feet, the chord of which is North 14 degrees 54 minutes East a distance of 50.55 feet, to a point; thence
- 14) by a curve to the right, having a radius of 44.00 feet, an arc distance of 53.85 feet, the chord of which is North 85 degrees 01 minute East a distance of 50.55 feet, to a point; thence
- 15) South 59 degrees 55 minutes East a distance of 245.96 feet to a point; thence
- 16) by a curve to the right, having a radius of 500.00 feet, an arc distance of 129.77 feet, the chord of which is South 52 degrees 29 minutes East a distance of 129.40 feet, to a point; thence
- 17) by a curve to the left, having a radius of 871.64 feet, an arc distance of 265.32 feet, the chord of which is South 53 degrees 46 minutes East a distance of 264.29 feet, to a point; thence
- 18) South 62 degrees 30 minutes East a distance of 71.96 feet to a point; thence
- 19) South 62 degrees 30 minutes East a distance of 126.66 feet to a point; thence
- 20) South 58 degrees 03 minutes East a distance of 168.27 feet to a point; thence
- 21) South 56 degrees 04 minutes East a distance of 124.27 feet to a point; thence
- 22) South 56 degrees 04 minutes East a distance of 59.90 feet to a point; thence

- 23) South 56 degrees 04 minutes East a distance of 152.29 feet to a point; thence
- 24) South 57 degrees 12 minutes East a distance of 160.12 feet to a point; thence
- 25) South 57 degrees 12 minutes East a distance of 89.11 feet to a point, the center of a cul-de-sac having a radius of 50.00 feet.

BEING a fifty foot (50.00') wide access and utility easement named Ferd's Road having a total length of 3698.61 feet with twenty-five feet (25.00') on either side of the above described centerline and parallel therewith throughout its entire length and as shown on a survey plat dated May 14, 1999 and prepared by Shope Surveying Company of Snow Shoe, Pennsylvania.

May 20, 1999

WHIPPOORWILL LANE

BEGINNING at a point in the centerline of an existing roadway, Whippoorwill Lane, and in the centerline of Lucas Ridge Road; thence along the centerline of the existing Whippoorwill Lane the following courses and distances:

- 1) by a curve to the left, having a radius of 608.21 feet, an arc distance of 95.26 feet, the chord of which is North 84 degrees 39 minutes East a distance of 95.16 feet, to a point; thence
- 2) North 80 degrees 10 minutes East a distance of 220.44 feet to a point; thence
- 3) by a curve to the left, having a radius of 209.56 feet, an arc distance of 154.29 feet, the chord of which is North 59 degrees 04 minutes East a distance of 150.83 feet, to a point; thence
- 4) by a curve to the right, having a radius of 275.42 feet, an arc distance of 168.41 feet, the chord of which is North 55 degrees 30 minutes East a distance of 165.80 feet, to a point; thence
- 5) by a curve to the right, having a radius of 275.42 feet, an arc distance of 154.68 feet, the chord of which is North 89 degrees 06 minutes East a distance of 152.66 feet, to a point; thence
- 6) by a curve to the left, having a radius of 1150.00 feet, an arc distance of 339.75 feet, the chord of which is South 83 degrees 16 minutes East a distance of 338.52 feet, to a point; thence
- 7) by a curve to the left, having a radius of 1150.00 feet, an arc distance of 172.84 feet, the chord of which is North 83 degrees 58 minutes East a distance of 172.68 feet, to a point; thence
- 8) by a curve to the right, having a radius of 425.04 feet, an arc distance of 399.39 feet, the chord of which is South 73 degrees 26 minutes East a distance of 384.86 feet, to a point; thence
- 9) by a curve to the left, having a radius of 422.96 feet, an arc distance of 135.76 feet, the chord of which is South 55 degrees 42 minutes East a distance of 135.18 feet, to a point, the center of a cul-de-sac having a radius of 50.00 feet.

BEING a fifty foot (50.00') wide access and utility easement named Whippoorwill Lane having a total length of 1840.82 feet with twenty-five feet (25.00') on either side of the above described centerline and parallel therewith throughout its entire length and as shown on a survey plat dated May 14, 1999 and prepared by Shope Surveying Company of Snow Shoe, Pennsylvania.

May 20, 1999

QUARRY ROAD

BEGINNING at a point in the centerline of an existing roadway, Quarry Road, and in the centerline of Lucas Ridge Road; thence along the centerline of the existing Quarry Road the following courses and distances:

- 1) by a curve to the left, having a radius of 290.09 feet, an arc distance of 70.79 feet, the chord of which is North 13 degrees 40 minutes West a distance of 70.61 feet, to a point; thence
- 2) North 20 degrees 39 minutes West a distance of 132.69 feet to a point; thence
- 3) North 20 degrees 06 minutes West a distance of 134.46 feet to a point; the center of a cul-de-sac having a radius of 50.00 feet.

BEING a fifty foot (50.00') wide access and utility easement named Quarry Road having a total length of 337.94 feet with twenty-five feet (25.00') on either side of the above described centerline and parallel therewith throughout its entire length and as shown on a survey plat dated May 14, 1999 and prepared by Shope Surveying Company of Snow Shoe, Pennsylvania.

May 20, 1999

BOB'S LANE

BEGINNING at a point in the centerline of an existing pedestrian and ATV access easement, Bob's Lane, and in the centerline of Lucas Ridge Road; thence along the centerline of the existing Bob's Lane the following courses and distances:

- 1) South 45 degrees 03 minutes East a distance of 62.63 feet to a point; thence
- 2) South 51 degrees 06 minutes East a distance of 123.84 feet to a point; thence
- 3) South 54 degrees 45 minutes East a distance of 123.47 feet to a point; thence
- 4) South 58 degrees 56 minutes East a distance of 56.30 feet to a point; thence
- 5) South 86 degrees 44 minutes East a distance of 83.02 feet to a point; thence
- 6) North 78 degrees 14 minutes East a distance of 71.60 feet to a point; thence
- 7) North 87 degrees 54 minutes East a distance of 54.98 feet to a point; thence
- 8) South 48 degrees 11 minutes East a distance of 43.49 feet to a point; thence
- 9) South 31 degrees 45 minutes East a distance of 65.50 feet to a point; thence
- 10) South 42 degrees 16 minutes East a distance of 79.48 feet to a point; thence
- 11) South 04 degrees 23 minutes East a distance of 127.37 feet to a point; thence
- 12) South 11 degrees 32 minutes West a distance of 108.60 feet to a point; thence
- 13) South 28 degrees 06 minutes West a distance of 106.65 feet to a point; thence
- 14) South 42 degrees 40 minutes West a distance of 104.09 feet to a point; thence
- 15) South 63 degrees 13 minutes West a distance of 161.82 feet to a point; thence
- 16) South 67 degrees 39 minutes West a distance of 92.43 feet to a point; thence
- 17) South 77 degrees 32 minutes West a distance of 140.30 feet to a point; thence
- 18) South 74 degrees 41 minutes West a distance of 99.14 feet to a point; thence
- 19) South 79 degrees 47 minutes West a distance of 79.36 feet to a point; thence
- 20) South 71 degrees 32 minutes West a distance of 76.08 feet to a point; thence
- 21) South 73 degrees 31 minutes West a distance of 60.16 feet to a point; thence
- 22) South 57 degrees 16 minutes West a distance of 47.18 feet to a point; thence
- 23) South 51 degrees 19 minutes West a distance of 114.75 feet to a point; thence
- 24) South 40 degrees 09 minutes West a distance of 49.70 feet to a point; thence
- 25) South 38 degrees 13 minutes West a distance of 71.20 feet to a point; thence
- 26) South 47 degrees 06 minutes West a distance of 157.48 feet to a point; thence
- 27) South 52 degrees 34 minutes West a distance of 97.66 feet to a point; thence
- 28) South 24 degrees 03 minutes East a distance of 52.08 feet to a point; thence
- 29) South 60 degrees 57 minutes East a distance of 46.54 feet to a point; thence
- 30) South 04 degrees 38 minutes West a distance of 42.41 feet to a point; thence
- 31) South 25 degrees 39 minutes East a distance of 37.31 feet to a point; thence
- 32) South 35 degrees 31 minutes East a distance of 76.46 feet to a point; thence
- 33) South 23 degrees 55 minutes East a distance of 107.14 feet to a point on line of lands intended to be conveyed to Headwaters Charitable Trust.

BK 1102PG0873

BEING a thirty foot (30.00') wide pedestrian, ATV, horse, and 4-wheel drive vehicle access easement named Bob's Lane, providing access to Black Moshannon Creek and having a total length of 2820.22 feet with fifteen feet (15.00') on either side of the above described centerline and parallel therewith throughout its entire length and as shown on a survey plat dated May 14, 1999 and prepared by Shope Surveying Company of Snow Shoe, Pennsylvania. Vehicular access shall terminate at the parking area at course #(28) above.