

minutes 41 seconds West, a distance of 1.01 feet to a point located in the center of Yates Street, Pennsylvania State Route 0034; thence along the center of Yates Street, Pennsylvania State Route 0034 and Parcel "B", said parcel being other land now or formerly of Daniel M. Flohr South 13 degrees 43 minutes 41 seconds West, a distance of 90.00 feet to a point located in the center of Yates Street, Pennsylvania State Route 0034 at the common boundary corner between Parcel "B" and Parcel "A", said parcel being other land now or formerly of Daniel M. Flohr; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and Parcel "A" South 13 degrees 43 minutes 41 seconds West, a distance of 160.83 feet to a point located in the center of said road at the common boundary corner between Parcel "A" and Parcel "D", said parcel being other land now or formerly of Daniel M. Flohr; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and Parcel "D" South 13 degrees 43 minutes 41 seconds West, a distance of 253.89 feet to a point located in the center of said road; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and Parcel "D" on a curve to the right having a radius of 2,864.93 feet, an arc length of 92.29 feet, a chord bearing of South 14 degrees 39 minutes 03 seconds West and a chord of 92.28 feet to a point located in the center of said road at the common boundary corner between Parcel "D" and Lot 2B, said lot being other land now or formerly of Daniel M. Flohr; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and Lot 2B on a curve to the right having a radius of 2,864.93 feet, an arc length of 121.15 feet, a chord bearing of South 16 degrees 47 minutes 07 seconds West and a chord of 121.15 feet to a point located in the center of said road at the common boundary corner between Lot 2B and Lot 2A, said lot being other land now or formerly of Daniel M. Flohr; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and Lot 2A on a curve to the right having a radius of 2,864.93 feet, an arc length of 338.64 feet, a chord bearing of South 21 degrees 22 minutes 59 seconds West and a chord of 338.44 feet to a point located in the center of said road at the common boundary corner between Lot 2A and land now or formerly of the Commonwealth of Pennsylvania; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and land now or formerly of the Commonwealth of Pennsylvania on a curve to the right having a radius of 2,864.93 feet, an arc length of 267.55 feet, a chord bearing of South 27 degrees 26 minutes 40 seconds West and a chord of 267.45 feet to a point located in the center of said road; thence continuing along the center of Yates Street, Pennsylvania State Route 0034 and land now or formerly of the Commonwealth of Pennsylvania South 30 degrees 07 minutes 11 seconds West, a distance of 908.45 feet to a point located in the center of Yates Street, Pennsylvania State Route 0034; thence along land now or formerly of the County of Cumberland North 88 degrees 46 minutes 15 seconds West, a distance of 34.26 feet to an iron rebar, said iron rebar being located on the western dedicatory right-of-way line of Yates Street, Pennsylvania State Route 0034; thence continuing along land now or formerly of the County of Cumberland North 88 degrees 46 minutes 15 seconds West, a distance of 299.70 feet to an iron rebar located at the boundary corner of land now or formerly of the County of Cumberland and its intersection with the boundary line of the Gettysburg and Northern Railroad Company; thence continuing along land now or formerly of the Gettysburg and Harrisburg Railroad Company North 38 degrees 15 minutes 34 seconds East, a distance of 774.74 feet to an iron rebar; thence continuing along the same on a curve to the left having a radius of 1,442.11 feet, an arc length of 401.04 feet, a chord bearing of North 30 degrees 17 minutes 34 seconds East and a chord of 399.74 feet to an iron rebar; thence continuing along the same North 22 degrees 19 minutes 34 seconds East, a distance of 382.80 feet to an iron rebar; thence continuing along the same on a curve to the left having a radius of 6,167.90 feet, an arc length of 784.60

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feet, a chord bearing of North 16 degrees 41 minutes 58 seconds East and a chord of 784.07 feet to an iron pipe, said iron pipe being the point of BEGINNING.

Containing 10.182 acres.

BEING the consolidation of properties obtained by the Grantor through the following Deeds: Lot Parcel C being the same premises which Gladys K. Flohr, widow, May K. Riddlesberger and Merchline M. Riddlesberger, Sr., by their Deed dated and recorded October 12, 1979 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book "R", Volume 28, Page 968 (see also Plan Book 36, Page 107 (Lot No. 2)) granted and conveyed unto Daniel M. Flohr Grantor herein; and Lot No. 2 being a portion of the same premises which Donald A. Group and Danial M. Flohr by their Deed dated October 16, 1997 and recorded October 17, 1997 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book 166, Page 196 (see also Plan Book 73, Page 102 (Lot No. 2)) granted and conveyed unto Daniel M. Flohr, Grantor herein.

Bonnie L. Flohr joins in this Deed to convey any right, title and interest she may have in the above premises to the Grantee as spouse of Daniel M. Flohr.

UNDER AND SUBJECT, HOWEVER, to all easements, rights-of-way and all other matters as more particularly shown on the above-referenced Preliminary/Final Subdivision Plan.

AND the said Grantor hereby warrants Specially the premises hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal the day and year set forth above.

Signed, Sealed and Delivered in the Presence of:

Daniel M. Flohr (SEAL)

Bonnie L. Flohr (SEAL)

