DESCRIPTION OF
Parcel 1 of the Wayne E. Cherry
Retracement Survey
Parcel 1

DESCRIPTION of a 202.164 acre parcel of land located in the Townships of Bradford and Graham, County of Clearfield, State of Pennsylvania in accordance with a plan entitled Retracement Survey of the Wayne E. Cherry, dated January, 17, 2025.

Said 202.164 acre parcel being more fully described as follows:

BEGINNING AT A WITNESSED STONE PILE FOUND, said stone pile being the Warrant Corners in the names of William Bell, northeast corner, John West, southeast corner, William H. West, southwest corner, James Hawthorne, northwest corner, also being southwest corner of Brandon Lauder as described in Instrument Number 201512940, said stone pile being the southeast corner of Roland D. Walker as described in Instrument Number 201504306, said stone pile also being the northwest corner of lands of David Yesser, Stephen Speers and Joseph Deegan as described in Deed Book 1726 Page 361 and being the northwest corner of Lot 32 of the Deer Creek Forest Subdivision; the said stone pile also being the northeast corner of the parcel herein conveyed and running;

Thence along the western line of lands of David Yesser, Stephen Speers and Joseph Deegan as described in Deed Book 1726 Page 361 and along Lot Numbers 32 and 31 of the Deer Creek Forest the following courses and distances:

South 21°18'58" East for a distance of 1162.00 feet to a calculated corner;

South 06°40'51" East for a distance of 460.92 feet to a 3/4" pin found;

South 86°49'08" West for a distance of 506.66 feet to a calculated corner;

South 01°05'44" West for a distance of 255.84 feet to a 5/8" pin found;

North 89°30'18" East passing through a 2" angle iron pin found at a distance of 1116.17 feet and continuing on for a total distance of 1126.67 feet to magnetic nail found, said nail being the center line of a dirt road called Wissler Road;

Thence along the center line of Wissler Road the following courses and distances:

South 23°38'37" East for a distance of 244.82 feet to a point;

South 10°19'10" East for a distance of 146.68 feet to a point;

South 10°19'12" East for a distance of 69.77 feet to a point;

South 23°28'24" East for a distance of 69.29 feet to a point;

South 18°32'04" East for a distance of 169.06 feet to a point;

South 02°43'44" East for a distance of 54.27 feet to a point, said point being the northeast corner of lands of Roibert H. and Debora A. Brandt as described in Deed Book 1602 Page 449;

Thence along the northern line of lands of Robert H. and Debora A. Brandt North 88°17'18" West passing through a 2" Angle Iron Pin found at a distance of 6.49 feet and continuing on for a total distance of 1360.83 feet to a 3/4" rebar set, said rebar being the northwest corner of lands of Robert H. and Debora A. Brandt;

Thence along the western line of lands of Robert H. and Debora A. Brandt and lands of Stanley A. Wills and Teresa Thompson as described in Instrument Number 201711082, Joseph L. Sample, Jr. and Rodney A. Smple and Brian K. Sample, and Michael Lannen as described in Instrument Number 200715770, Kevin A. Wallace as described in Instrument Number 202410677, James R. Ortman, Jr. as described in Instrument Number 200409266, and Richard A. Shoemaker as described in Instrument Number 200000722 South 01°05'44" West for a distance of 2263.69 feet to a calculated corner, said corner being on the northern right of way line of Interstate 80 west bound;

Thence along the northern right of way line of Interstate 80 west bound lanes to following courses and distances:

North 37°20'59" West for a distance of 406.02 feet to a calculated corner;

South 52°39'01" West for a distance of 20.00 feet to a calculated corner;

North 37°20'59" West for a distance of 1353.66 feet to a calculated corner;

North 37°20'59" West for a distance of 365.60 feet to a calculated corner;

North 37°20'59" West for a distance of 137.53 feet to a calculated corner;

692.67 feet along a arc of a circle curving to the left with a radius of 5879.65 feet, the chord of which bears North 40°43'29" West for a distance of 692.28 feet to a calculated point;

North 44°05'59" West for a distance of 1173.57 feet to a calculated corner, said corner being the southeast corner of the Edgar L. English as described in Instrument Number 202102571;

Thence along the eastern line of lands of Edgar L. English as described in Instrument Number 202102571 and along the eastern line of lands of Matthew J. and Michelle R. Forcey as described in Instrument Number 202005408 North 01°12'37" East passing through an existing ¾" rebar at a distance of 2.44 feet and also passing through another existing ¾" rebar at a distance of 528.17 feet continuing on for a total distance of 1016.38 feet to a calculated corner, said corner being the southwest corner of lands of DonaldR. Smeal as described in Instrument Number 200115478;

Thence along the southern line of lands Donald E. Smeal as described in Instrument Number 200115478 and along the southern line of lands of Roland D. Walker as described in Instrument Number 201504308 North 85°47'22" East for a distance of 1277.02 feet to a witnessed stone pile found;

Thence still along the southern line of lands of Roland D. Walker as described in Instrument Number 201504308 the following courses and distances:

North 77°19'41" East for a distance of 169.86 feet to a witnessed Stone pile found;

North 12°50'32" West for a distance of 139.79 Feet to a 3/4" rebar and stones found;

North 76°34'06" Eastfor a distance of 1355.18 feet to a witnessed stone pile found and place of beginning.

CONTAINING: 202.164 acres of land and being identified as Parcel 1 of the Wayne E. Cherry Retracement Survey on a plat map created by Curry & Associates dated January 17, 2025. Bearing based on positional data shown herein was established by static GNSS

Observations and processed using the NGS online positioning user services (OPUS). This survey was tied to the Pennsylvania State Plane Coordinate System (3701 PA North Zone) NAD 83 2011 (EPOCH 2012.0000). Grid Distances were used for traverse point and boundary line computations. The average combined grid factor is 0.99994095.

Being the same parcel of lands conveyed to the Grantor as described in the following four of the following deeds, Instrument Number 200318651, Instrument Number 200318611, Instrument Number 200318611, Instrument Number 200318647and Instrument Number 200318649.

Subject to the any and all rights of way and easements of record Right-of-Way of 33.00 feet in width and all covenants and agreements of record.

Parcel 2

DESCRIPTION of a 4.358 acre parcel of land located in the Townships of Bradford and Graham, County of Clearfield, State of Pennsylvania in accordance with a plan entitled Retracement Survey of the Wayne E. Cherry, dated January, 17, 2025.

Said 4.358 acre parcel being more fully described as follows:

BEGINNING AT A POINT, said point being the northern most corner of ladns of Walter F. Renaud and Mellissa A. Neff as described in Deed Book 1774 Page 56, said point also being the southeast corner of lands of Jennifer Ann May as described in Deed Book 1504 Page 408, said place of beginning being the southwest corner of the parcel herein conveyed and running;

Thence along the eastern line of lands of Jennifer Ann May as described in Deed Book 1504 Page 408 North 01°05'44" East for a distance of 516.74 feet to a point, said point being on the southern right of way line of Interstate 80 East Bound lane;

Thence along the southern right of way line of Interstate 80 East Bound lane, South 40°59'14" East for a distance of 1096.19 feet to a point, said point being the northeast corner of lands of Dennis L. McCahan as described in Deed Book 1640 page 407;

Thence along the northern line of lands of Dennis L. McCahan as described in Deed Book 1640 page 407 North 66°54'16" West for a distance of 792.37 feet to a point and place of beginning.

CONTAINING: 4.358 acres of land and being identified as Parcel 2 of the Wayne E. Cherry Retracement Survey on a plat map created by Curry & Associates dated January 17, 2025. Bearing based on positional data shown herein was established by static GNSS Observations and processed using the NGS online positioning user services (OPUS). This survey was tied to the Pennsylvania State Plane Coordinate System (3701 PA North

Zone) NAD 83 2011 (EPOCH 2012.0000). Grid Distances were used for traverse point and boundary line computations. The average combined grid factor is 0.99994095.

Being part of the same parcel of lands conveyed to the Grantor as described in the following four of the following deeds, Instrument Number 200318651.

Subject to the any and all rights of way and easements of record Right-of-Way of 33.00 feet in width and all covenants and agreements of record.

Reserving two parcels that is inside Parcel 1 of the 202.164 acres of land described above.

Reserved Lot 1
From Parcel 1

DESCRIPTION of a 5.971 acre parcel of land located in the Townships of Bradford and Graham, County of Clearfield, State of Pennsylvania in accordance with a plan entitled Retracement Survey of the Wayne E. Cherry, dated January, 17, 2025.

Said 5.971 acre parcel being more fully described as follows:

BEGINNING AT A POINT, said point being the northeast corner of lands of Tina M. Schultz as described in Instrument Number 202405252, said point being South 49°41'14" West a distance of 935.93 feet from the northeast corner and the place of beginning of Parcel 1 as described above and the said place of beginning being the northeast corner of the parcel herein described and running;

Thence through the lands of Parcel 1 as described above the following courses and distances:

South 26°58'05" East for a distance of 698.65 feet to a calculated corner;

South 83°44'58" West for a distance of 448.73 feet to a 1” Pipe and stone pile found, said pipe being the southeast corner of Jason E. Araway as described in Instrument Number 201107645;

Thence along the eastern line of lands of Jason E. Araway as described in Instrument Number 201107645 North 27°09'29" West for a distance of 538.51 feet to a 1” pipe found, said pipe being the northeast corner of Jason E. Araway;

Thence through the lands of Parcel 1 as described above North 62°50'31" East for a distance of 421.50 feet to a point and place of beginning.

Reserved Lot 2
From Parcel 1

DESCRIPTION of a 5.999 acre parcel of land located in the Townships of Bradford and Graham, County of Clearfield, State of Pennsylvania in accordance with a plan entitled Retracement Survey of the Wayne E. Cherry, dated January, 17, 2025.

Said 5.999 acre parcel being more fully described as follows:

BEGINNING AT A 1" pipe and stone pile found, said pipe being the northwest corner of lands of Tina M. Schultz as described in Instrument Number 202405252, said pipe being the northeast corner of the parcel herein described and running;

Thence along the southern line of lands of Tina M. Schultz as described in Instrument Number 202405252 South 27°09'29" East for a distance of 538.51 feet to a 1" Pipe and stone pile found, said pipe being the southwest corner of Tina M. Schultz;

Thence through the lands of Parcel 1 as described above the following courses and distances:

South 62°47'59" West for a distance of 485.06 feet to a 3/4" pipe and stones found;

North 27°11'02" West for a distance of 538.65 feet to a 3/4" pipe and stones found;

North 62°48'58" East for a distance of 485.30 feet to a 1" pipe and stone pile found and place of beginning.