

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.



Richard J. Roberts, Jr., Esquire
Attorney for Plaintiff

Date: July 14, 2011

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Montour, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1

Beginning at an iron pin at the Southwest R/W intersection of Township Route No. 359 and Legislative Route No. 1115; thence along the westerly R/W of said Route No. 1115 the following bearings and distances: S 30° 41' 10" E, 168.47 feet to a point; thence S 21° 49' 20" E, 39.06 feet to a point; thence S 55° 48' 40" W, 21.00 feet to a point; thence S 35° 08' 40" E, 55.00 feet to a point on the northerly side of land taken by Penn DOT for channel change on Fishing Creek; thence along said land S 54° 51' 20" W, 159.27 feet to a point of curve; thence along same and along said curve to the left having a delta angle of 09° 00' 00", a radius of 1552.40 feet and a chord of S 50° 21' 20" W, 243.60 feet to a point of tangent; thence along same, S 45° 51' 20" W, 219.86 feet to a point; thence along lands now or formerly of Robert A. and Jeanne Naunas; thence along lands of said Naunas, N 49° 55' 00" W, 116.33 feet to an iron pin; thence along same, N 53° 45' 10" W, 59.80 feet to an iron pin, common corner with lands now or formerly of Eugene W. and Mary Ann Eddy; thence along lands of said Eddy, along lands now or formerly of Peter and Arlene Miller and along lands of Joseph A. and Sophia L. Klementovich, N 43° 43' 20" E, 298.48 feet to a point; thence along lands of said Klementovich, N 45° 51' 00" E, 54.76 feet to an iron pin; thence along same, N 49° 02' 00" W, 111.74 feet to an iron pin, common corner with lands of said Martz and along lands now or formerly of Bruce and Eleanor M. Fedder, N 57° 24' 00" E, 193.60 feet to an iron pin at the terminus of said 16 foot alley, S 29° 11' 00" E, 16.00 feet to a railroad spike; thence along the southerly side of said alley, N 57° 24' 00" E, 83.89 feet to an iron pin on a curve on the southerly R/W of the aforesaid Township Route No. 359; thence along said R/W and along said curve to the left having a delta angle of 09° 22' 34", a radius of 89.87 feet and a chord of N 59° 43' 08" E, 14.69 feet to an iron pin at the point of tangent; thence along said R/W, N 54° 59' 20" E, 100.79 feet to an iron pin, the place of **beginning, containing** 3.588 acres of land in all.

EXCEPTING AND RESERVING premises condemned by the Commonwealth of Pennsylvania, Department of Highways, for Legislative Route No. 1115 as approved by the Governor on August 31, 1967, as will more fully appear in the reference to Map Book 6, Page 11, in the Office of the Recorder of Deeds in and for Columbia County.

RESERVING to Gertrude Mutchler and H.P. Mutchler, her husband, their heirs and assigns, the right of passage over, through and across the above premises and the right of ingress, egress and regress over and across said premises to cut and remove timber on other lands now or late of A. J. Hummel situate westerly of the above premises.

RESERVING to A. J. Hummel, his heirs and assigns, the right of passage over, through and across the conveyed premises and also the right of ingress, egress and regress over and

through the conveyed premises to cut and remove timber on lands of A. J. Hummel situate on the westerly side of the conveyed premises.

RESERVING to Perry E. Swisher, et ux., their heirs and assigns, the free un-interrupted and continued use of the roadway leading from conveyed premises through and across the lands of H.P. Mutchler to the Old Danville Road or public road intersecting said Danville Road.

Tract No. 2

Beginning at a railroad spike common corner with lands now or formerly of Bruce and Elleanor M. Fedder and on the northerly side of a 16 foot alley, said railroad spike being, N 57° 24' 00" E, 4.06 feet from an iron pin at the terminus of said alley and common corner with the above Tract No. 1; thence along lands of said Fedder, N 29° 11' 00" W, 49.97 feet to a point on the westerly R/W of Township Route No. 359 on a curve; thence along said R/W and along said curve to the left having a delta angle of 39° 30' 38", a radius of 89.87 feet and a chord of S 67° 24' 38" E, 60.75 feet to a point on the northerly side of the aforesaid 16 foot alley; thence along said alley, S 57° 24' 00" W, 37.66 feet to a railroad spike, the place of **beginning, containing** 724 Sq. Ft. of land in all.

Tract No. 3

Beginning at an iron pin at the Southwest R/W intersection of Leg. Route No. 19100 and Leg. Route No. 1115; thence along the westerly R/W of said Leg. Route No. 1115, S 35° 08' 40" E, 153.00 feet to an iron pin on the northerly R/W of Township Route No. 359; thence along said R/W, S 54° 59' 20" W, 82.58 feet to an iron pin at a point of curve; thence along said R/W and along said curve to the right having a delta angle of 70° 46' 03", a radius of 39.87 feet and a chord of N 89° 37' 13" W, 46.17 feet to an iron pin common corner with lands now or formerly of Emery P. and Henrietta Cox; thence along lands of said Cox, N 64° 49' 30" E, 42.00 feet to a point; thence along same, N 17° 27' 50" W, 140.77 feet to an iron pin on the southerly R/W of the aforesaid Leg. Route No. 19100; thence along said R/W, N 56° 14' 20" E, 36.05 feet to an iron pin, the place of **beginning, containing** 9,457.20 Sq. Ft. of land in all.

PROVIDED NEVERTHELESS, that the above described piece, parcel or lot of land is conveyed by the grantors and accepted by the grantee hereof, their heirs, executors, administrators and assigns, subject to the restriction that no building shall be erected upon the said piece of land except a private dwelling house and outbuildings thereof, and that no building of any character, including porches, garages, gasoline service station, or stores of any description shall be erected upon said piece of land within thirty (30) feet of the northern line thereof.

The above described three tracts of land are more fully shown on a survey draft showing lands of Zeisloft Construction Company as prepared by T. Bryce James, R.S. and dated July 18, 1979.

MONTOUR TOWNSHIP SUPERVISORS

SEWER FUND
195 RUPERT DRIVE
BLOOMSBURG, PA 17815
PH: 570-784-4222



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7/14/2011

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**1,350.00

DOLLARS

Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100*****

Columbia County Sheriff
Post Office Box 380
Bloomsburg, PA 17815

MEMO

Joseph T. Miller

AUTHORIZED SIGNATURE

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