

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected situate in the Township of North Cornwall, County of Lebanon, Commonwealth of Pennsylvania, known as 2309 Nancy Lee Avenue, bounded and described as follows, to wit:

BEGINNING at an iron pin on the right-of-way line of the cul-de-sac of Nancy Lee Avenue, being the common corner with Lot #4; thence proceed along Lot #4 south 40 degrees 59 minutes 00 seconds west, a distance of 59.63 feet to an iron pin on the northeast boundary of lands now or formerly of Scott R. and Margaret L. Groy; thence along lands now or formerly of Scott R. and Margaret L. Groy and lands now or formerly of Robert E. and Jeanne D. Tobias, north 48 degrees 53 minutes 50 seconds west, a distance of 221.48 feet to an iron pin; thence along lands now or formerly of Robert E. and Jeanne D. Tobias, north 39 degrees 50 minutes 50 seconds west, a distance of 8.54 feet to an iron pin; thence along Lot #6, north 58 degrees 57 minutes 28 seconds east, a distance of 129.05 feet to an iron pin; thence continuing along Lot #6, south 84 degrees 03 minutes 02 seconds east, a distance of 63.16 feet to an iron pin on the western right-of-way line of Nancy Lee Avenue (50' wide); thence along the right-of-way line of Nancy Lee Avenue continuing to the south a distance of 110.89 feet along a curve to the left having a chord bearing of south 12 degrees 12 minutes 17 seconds east, a distance of 109.04 feet with a radius of 175 feet to an iron pin; thence continuing on the right-of-way line south 30 degrees 21 minutes 31 seconds east, a distance of 3.02 feet to an iron pin; thence continuing to the south on the right-of-way line a distance of 8.82 feet along a curve to the right having a chord bearing of south 05 degrees 12 minutes 55 seconds east, a distance of 8.53 feet with a radius of 10.00 feet to an iron pin; thence continuing on the right-of-way line a distance of 54.32 feet along a curve to the left having a chord bearing of south 14 degrees 26 minutes 07 seconds east, a distance of 51.08 feet with a radius of 45.00 feet to the point and place of **BEGINNING**. Containing 24,071 square feet (0.55 acres more or less)

BEING Lot # 5 on the Nancy Lee Avenue Subdivision Final Plan dated April 29, 1999 and recorded on July 14, 1999 in Plan Book 48, Page 72.

UNDER AND SUBJECT to a 130+/- feet wide stormwater easement which is fully depicted and described on the recorded subdivision plan. **UNDER AND SUBJECT** to requirements and responsibilities for maintenance of a stormwater management detention pond (dry dam) and its associated structures and pipes which responsibilities are described on the recorded subdivision plan. **UNDER AND SUBJECT** to a 15' wide sanitary sewer easement along the northern boundary as more fully depicted on the recorded subdivision plan.

BEING THE SAME PREMISES WHICH Larry R. Alwine and Karen C. Alwine, by deed dated September 15, 1998 and recorded September 15, 1998, in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Deed Book 343, Page 574, granted and conveyed unto Raphael Martinez and Melissa M. Colon, their heirs and assigns.

AND THEREAFTER BEING THE SAME PREMISES WHICH Larry R. Alwine and Karen C. Alwine, by **CORRECTIVE DEED** dated July 30, 1999 and recorded July 30, 1999, in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Deed Book 353, Page 340, granted and conveyed unto Raphael Martinez and Melissa M. Colon, their heirs and assigns.