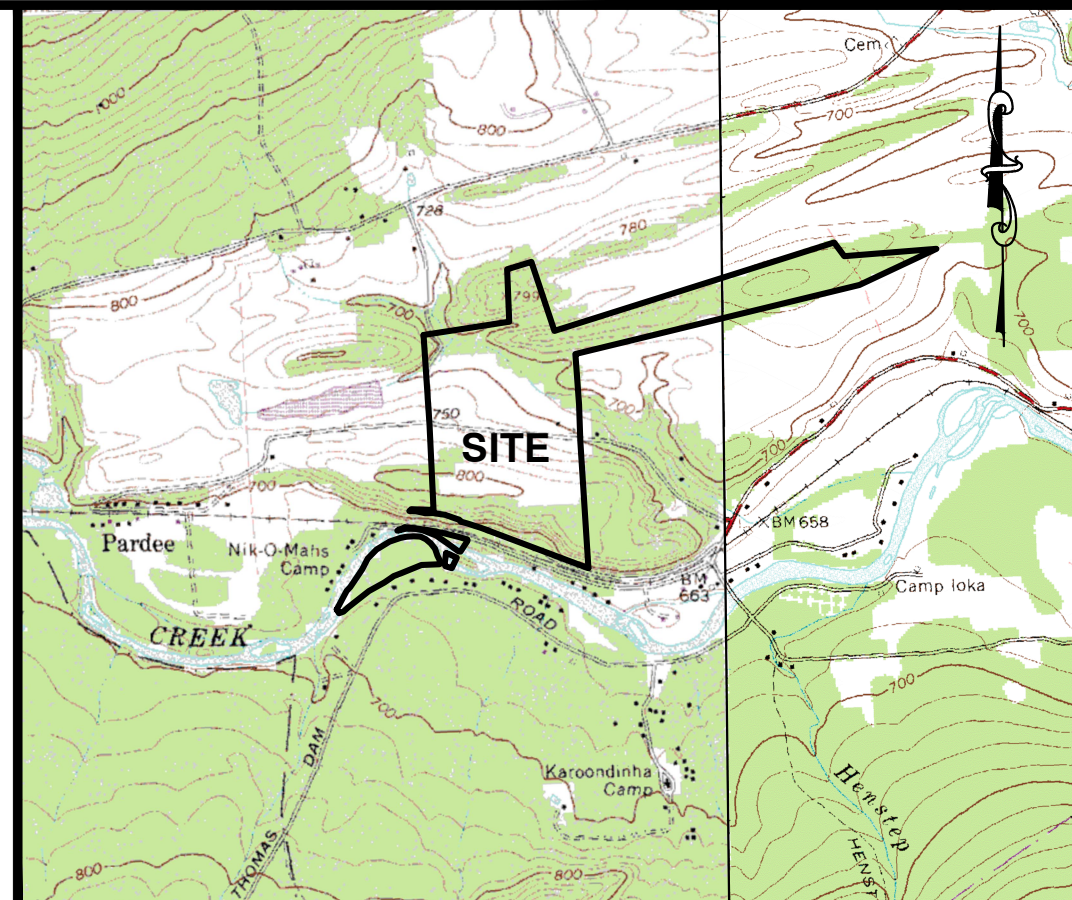
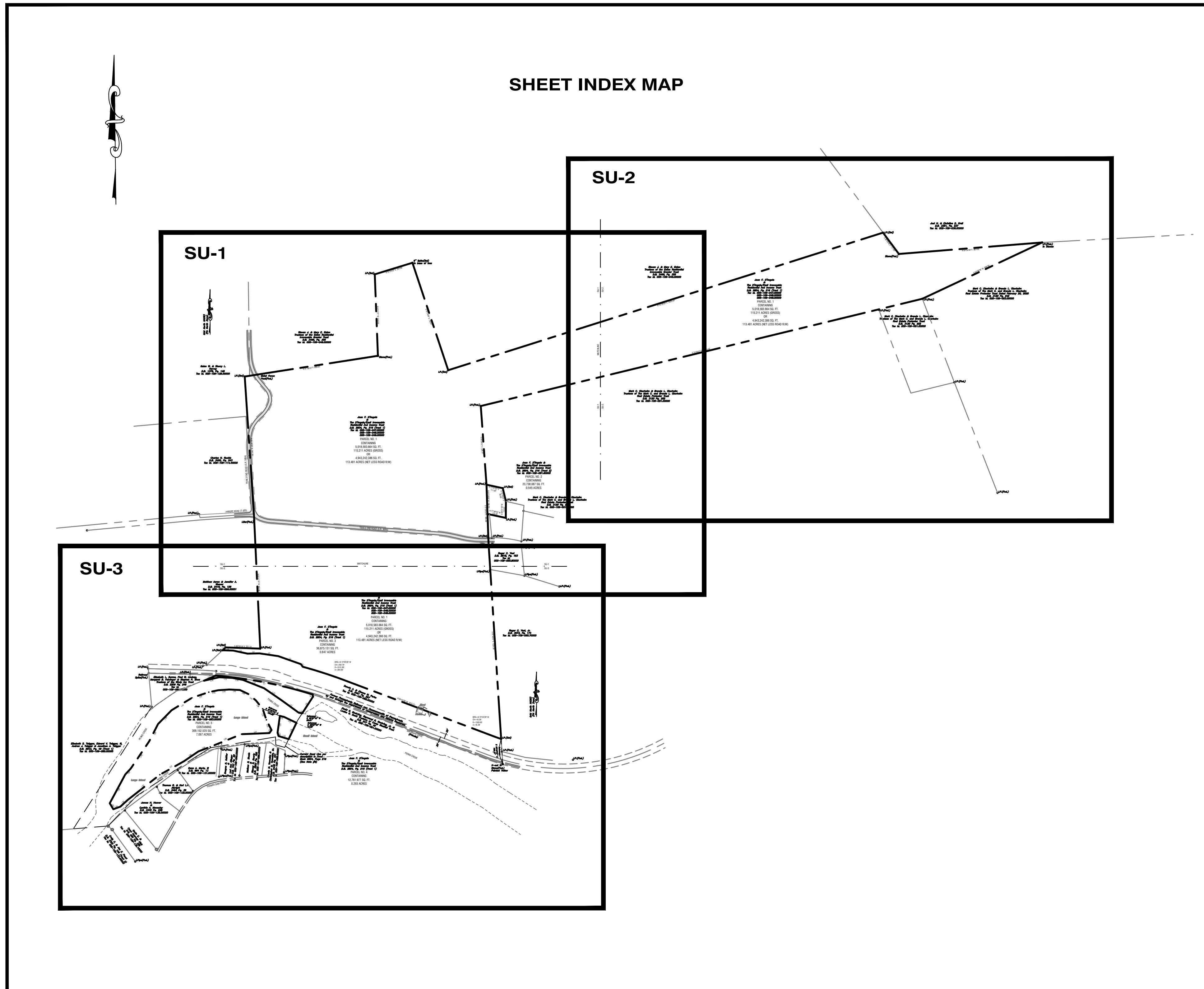


**General Notes:**

- Record Owner: Joan F. D'Angelo (Deceased), and The D'Angelo/Ezell Irrevocable Residential and Income Trust
- Record Source:  
Deed Book 2804, Page 216 (Tract No. 1)  
Tax ID. 005-109-047.00000  
005-109-048.00000  
005-109-049.00000  
005-109-093.00000  
Deed Book 2804, Page 216 (Tract No. 2)  
Tax ID. 005-109-051.60000
- Site Address: 703 Trails End Road, Millmont, PA 17845
- The property shown on this plan is subject to the right-of-way for Trails End Road (S.R. 3004).
- The approximate location of a 20' right-of-way reserved to access Parcel No. 5 (the large island) is shown on this plan. The said right-of-way is shown on a 1951 plan which was created as part of an Agreement between Charles M. & Helen B. Wetzel, and Glen Aumiller et.al. and is recorded in the Union County Recorder's Office in Deed Book 88, Page 272. Charles M. & Helen B. Wetzel are predecessors in title of the property shown on this plan.
- The current deed description for Tract No. 1, which is recorded in Deed Book 2804, Page 216, includes portions of Penns Creek. Penns Creek is considered navigable by law based on a list of navigable streams compiled for the State of Pennsylvania. Therefore, the land beyond the low water mark, or the area where the water flows during the driest periods, the title is vested to the State of Pennsylvania. The title to the islands within Penns Creek which are shown as Parcel No. 4 and Parcel No. 5 on this plan are still vested in Joan F. D'Angelo (Deceased), and The D'Angelo/Ezell Irrevocable Residential and Income Trust.
- Parcel No. 3 may have an interest in title for a portion of the former Bellefonte Branch of the Pennsylvania Railroad, now the Commonwealth of Pennsylvania, which would extend to the former centerline.
- There is an existing shed and driveway assumed to belong to Dennis A. & Dianne Perko which is encroaching onto Parcel No. 1 of the subject premises.



**LOCATION MAP**  
WEIKERT AND BEAVERTOWN QUADRANGLES  
1" = 200'

**OWNERSHIP ACKNOWLEDGEMENT**  
COMMONWEALTH/STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOSEPH MICHAEL EZELL, WHO ACKNOWLEDGED HIMSELF TO BE EXECUTOR OF THE ESTATE OF JOAN F. D'ANGELO AND THE D'ANGELO/EZELL IRREVOCABLE RESIDENTIAL AND INCOME TRUST, AND THAT HE AS SUCH EXECUTOR BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE ESTATE OF JOAN F. D'ANGELO AND THE D'ANGELO/EZELL IRREVOCABLE RESIDENTIAL AND INCOME TRUST.

\_\_\_\_\_  
JOSEPH MICHAEL EZELL (SIGNATURE)

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC  
(SEAL)

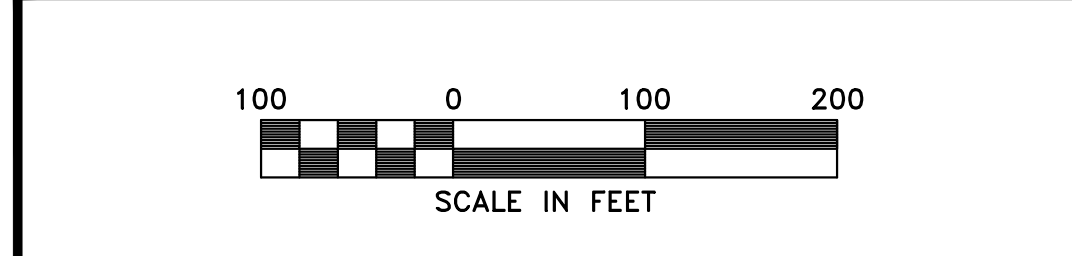
MY COMMISSION EXPIRES: \_\_\_\_\_

COPYRIGHT, 2024, MID-PENN ENGINEERING CORP.

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IT IS AND SHALL REMAIN THE PROPERTY OF MID-PENN ENGINEERING CORPORATION, WHETHER OR NOT THE PROJECT FOR WHICH IT IS INTENDED IS EXECUTED. THIS PLAN SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR THE COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY EXPRESS WRITTEN CONSENT OF MID-PENN ENGINEERING CORPORATION. THIS DRAWING MAY NOT BE REPRODUCED, IN WHOLE OR IN PART. ALL RIGHTS RESERVED.

**SHEET INDEX**

SHT. NO.	DESCRIPTION	DWG. NO.
1	TITLE	T - 1
2	BOUNDARY SURVEY SHEET 1	SU - 1
3	BOUNDARY SURVEY SHEET 2	SU - 2
4	BOUNDARY SURVEY SHEET 3	SU - 3



NO.	DATE	DESCRIPTION	BY
REVISIONS			

**PLAN SHOWING  
BOUNDARY RETRACEMENT SURVEY  
OF THE ESTATE OF  
JOAN F. D'ANGELO &  
THE D'ANGELO/EZELL IRREVOCABLE  
RESIDENTIAL AND INCOME TRUST**

HARTLEY TOWNSHIP  
UNION COUNTY, PENNSYLVANIA

**MID-PENN ENGINEERING CORP.**  
CONSULTING ENGINEERS & SURVEYORS  
2049 WEST MARKET STREET  
LEWISBURG, PENNSYLVANIA 17837  
TELEPHONE : (570) 524-2214 • EMAIL : info@mid-pennengineering.com

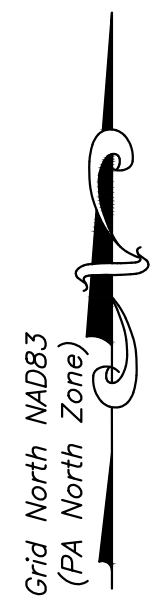
JOB NO. 60P2025- 24-1.2	DRAWN BY: DEB CHECKED BY: JRW	SCALE: 1" = 100' DATE: AUGUST 6, 2024	SHEET NO. 1 OF 4 DWG. NO. T-1
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CALL BEFORE YOU DIG!  
PENNSYLVANIA ACT 187 REQUIRES  
3 WORKING DAYS NOTICE  
PRIOR TO BEGINNING CONSTRUCTION  
OR DEMOLITION

Pennsylvania One Call System, Inc.  
1-800-242-1776

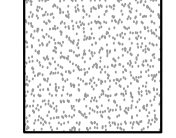
I hereby certify that to the best of my knowledge, the survey and plan shown and described hereon is true and correct with the laws of the Commonwealth of Pennsylvania.

\_\_\_\_\_, 20\_\_\_\_  
Professional Surveyor



**LEGEND**

- Boundary Lines (Subject)
- Boundary Lines (Adjoiner)
- Right-of-way/Easement
- Former Pennsylvania Railroad Right-of-way
- Centerline
- Underground Electric
- Tract Line
- Edge of Pave
- Gravel
- Stream



Steven J. & Mary E. Eaton  
Trustees of the Eaton Residential  
Irrevocable Grantor Trust  
D.B. 3469, Pg. 305  
Tax Id. 005-109-046.00000

Steven J. & Mary E. Eaton  
Trustees of the Eaton Residential  
Irrevocable Grantor Trust  
D.B. 3469, Pg. 305  
Tax Id. 005-109-046.00000

Galen W. & Sherry L.  
Harvey  
D.B. 1379, Pg. 148  
Tax Id. 005-109-125.00000

Mark C. Oberheim & Brenda L. Oberheim  
Trustees of The Mark C. and Brenda L. Oberheim  
Real Estate Protector Trust  
D.B. 3120 Pg. 252  
Tax Id. 005-109-051.00000

Joan F. D'Angelo  
&  
The D'Angelo/Ezell Irrevocable  
Residential And Income Trust  
D.B. 2804, Pg. 216 (Tract 1)  
Tax Id. 005-109-047.00000  
005-109-048.00000  
005-109-049.00000  
**PARCEL NO. 1**  
CONTAINING  
5,018,583.664 SQ. FT.  
115.211 ACRES (GROSS)  
OR  
4,943,242.386 SQ. FT.  
113.481 ACRES (NET LESS ROAD R/W)

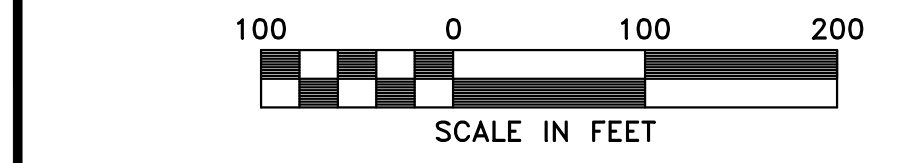
Joan F. D'Angelo &  
The D'Angelo/Ezell Irrevocable  
Residential And Income Trust  
D.B. 2804, Pg. 216 (Tract 2)  
Tax Id. 005-109-051.60000  
**PARCEL NO. 2**  
CONTAINING  
23,738.087 SQ. FT.  
0.545 ACRES

Mark C. Oberheim & Brenda L. Oberheim  
Trustees of The Mark C. and Brenda L. Oberheim  
Real Estate Protector Trust  
D.B. 3120 Pg. 264  
Tax Id. 005-109-051.A0000

Roger C. Yost  
D.B. 2818, Pg. 183  
Tax Id. 005-109-050.B0000

Approximate location of  
Easement to PPL  
D.B. 694, Pg. 54

Charles H. Ruckle  
D.B. 3420, Pg. 243  
Tax Id. 005-109-114.40000



NO.	DATE	DESCRIPTION	BY
REVISIONS			

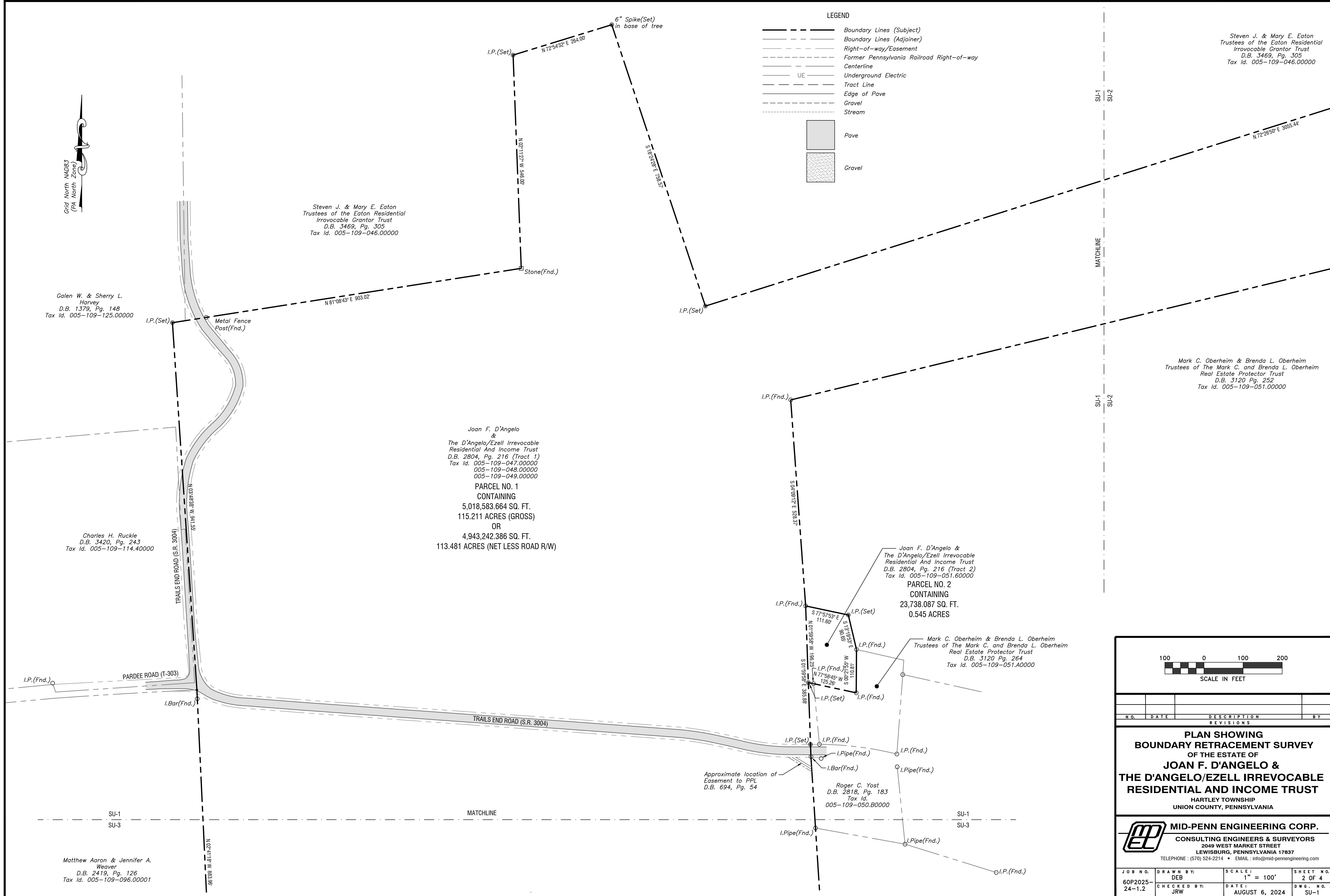
**PLAN SHOWING  
BOUNDARY RETRACEMENT SURVEY  
OF THE ESTATE OF  
JOAN F. D'ANGELO &  
THE D'ANGELO/EZELL IRREVOCABLE  
RESIDENTIAL AND INCOME TRUST**

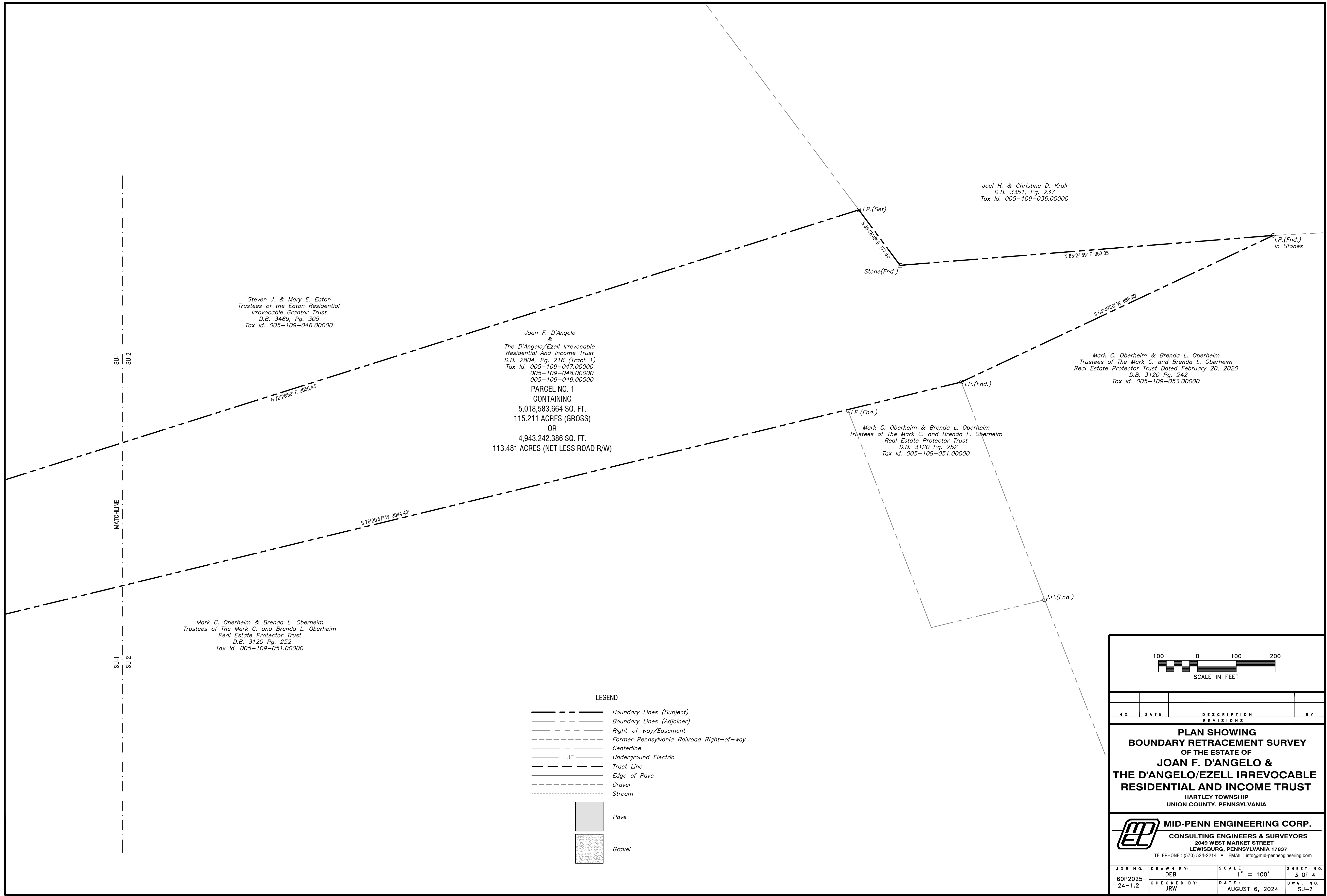
HARTLEY TOWNSHIP  
UNION COUNTY, PENNSYLVANIA

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JOB NO. 60P2025- 24-1.2	DRAWN BY: DEB	SCALE: 1" = 100'	SHEET NO. 2 OF 4
CHECKED BY: JRW	DATE: AUGUST 6, 2024	DWG. NO. SU-1	

Matthew Aaron & Jennifer A.  
Weaver  
D.B. 2419, Pg. 126  
Tax Id. 005-109-096.00001





Steven J. & Mary E. Eaton  
Trustees of the Eaton Residential  
Irrevocable Grantor Trust  
D.B. 3469, Pg. 305  
Tax Id. 005-109-046.00000

Joan F. D'Angelo  
&  
The D'Angelo/Ezell Irrevocable  
Residential And Income Trust  
D.B. 2804, Pg. 216 (Tract 1)  
Tax Id. 005-109-047.00000  
005-109-048.00000  
005-109-049.00000  
PARCEL NO. 1  
CONTAINING  
5,018,583.664 SQ. FT.  
115.211 ACRES (GROSS)  
OR  
4,943,242.386 SQ. FT.  
113.481 ACRES (NET LESS ROAD R/W)

Joel H. & Christine D. Krall  
D.B. 3351, Pg. 237  
Tax Id. 005-109-036.00000

Mark C. Oberheim & Brenda L. Oberheim  
Trustees of The Mark C. and Brenda L. Oberheim  
Real Estate Protector Trust Dated February 20, 2020  
D.B. 3120 Pg. 242  
Tax Id. 005-109-053.00000

Mark C. Oberheim & Brenda L. Oberheim  
Trustees of The Mark C. and Brenda L. Oberheim  
Real Estate Protector Trust  
D.B. 3120 Pg. 252  
Tax Id. 005-109-051.00000

Mark C. Oberheim & Brenda L. Oberheim  
Trustees of The Mark C. and Brenda L. Oberheim  
Real Estate Protector Trust  
D.B. 3120 Pg. 252  
Tax Id. 005-109-051.00000

LEGEND

- Boundary Lines (Subject)
- Boundary Lines (Adjoiner)
- Right-of-way/Easement
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- Centerline
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NO.	DATE	DESCRIPTION	BY
REVISIONS			

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OF THE ESTATE OF  
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JOB NO. 60P2025- 24-1.2	DRAWN BY: DEB CHECKED BY: JRW	SCALE: 1" = 100' DATE: AUGUST 6, 2024	SHEET NO. 3 OF 4 DWG. NO. SU-2
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PARCEL NO. 1

LINE	BEARING	DISTANCE
L1	N 33°04'13" W	20.51'
L2	N 70°34'29" W	161.65'
L3	N 81°39'01" W	125.84'
L4	S 89°02'02" W	81.71'
L5	N 77°54'59" W	97.86'
L6	N 88°32'36" W	70.87'
L7	N 47°25'21" E	28.11'

PARCEL NO. 3

LINE	BEARING	DISTANCE
L8	S 09°02'48" E	14.85'
L9	S 32°57'12" W	132.89'
L10	N 79°10'23" W	23.95'
L11	N 54°02'13" W	141.34'
L12	N 55°27'38" W	142.33'
L13	N 68°27'08" W	152.91'
L14	N 79°33'37" W	74.15'
L15	N 87°12'56" W	86.01'
L16	S 77°09'48" W	104.61'
L17	N 66°34'23" E	86.21'

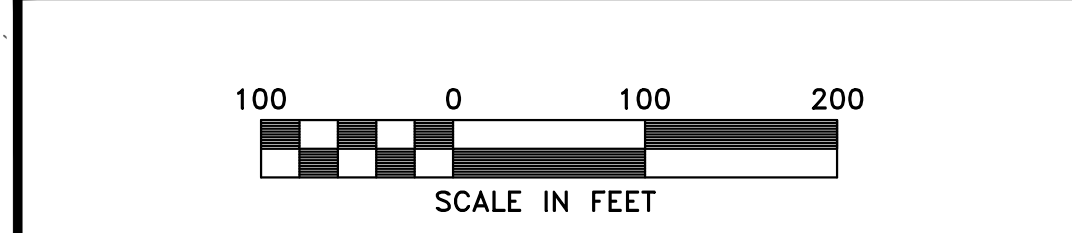
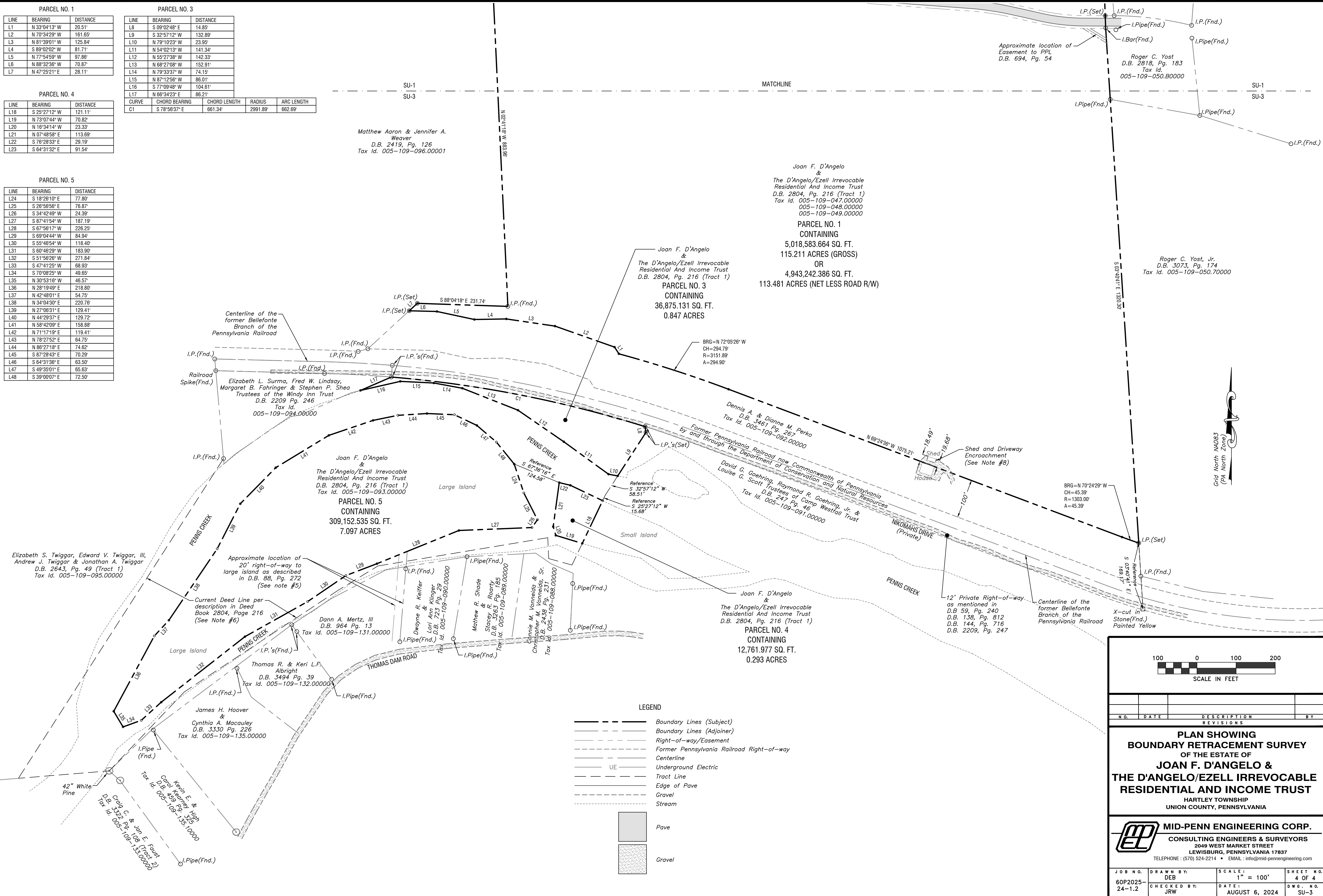
PARCEL NO. 4

LINE	BEARING	DISTANCE
L18	S 25°27'12" W	121.11'
L19	N 73°07'44" W	70.82'
L20	N 16°34'14" W	23.33'
L21	N 07°48'58" E	113.69'
L22	S 76°28'33" E	29.19'
L23	S 64°31'32" E	91.54'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 78°56'37" E	661.34'	2991.89'	662.69'

PARCEL NO. 5

LINE	BEARING	DISTANCE
L24	S 18°26'10" E	77.80'
L25	S 26°56'56" E	76.87'
L26	S 34°42'49" W	24.39'
L27	S 87°41'54" W	187.19'
L28	S 67°56'17" W	226.25'
L29	S 69°04'44" W	84.94'
L30	S 55°46'54" W	118.40'
L31	S 60°46'29" W	183.90'
L32	S 51°56'26" W	271.84'
L33	S 47°41'25" W	68.93'
L34	S 70°08'25" W	49.65'
L35	N 30°53'16" W	46.57'
L36	N 28°19'49" E	218.80'
L37	N 42°48'01" E	54.75'
L38	N 34°04'30" E	220.76'
L39	N 27°06'31" E	129.41'
L40	N 44°29'37" E	129.72'
L41	N 58°42'09" E	158.88'
L42	N 71°17'19" E	119.41'
L43	N 78°27'52" E	64.75'
L44	N 86°27'18" E	74.62'
L45	S 87°28'43" E	70.29'
L46	S 64°31'36" E	63.50'
L47	S 49°35'01" E	65.63'
L48	S 39°00'07" E	72.50'



NO.	DATE	DESCRIPTION	BY
REVISIONS			

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JOB NO.	DRAWN BY:	SCALE:	SHEET NO.
60P2025-24-1.2	DEB	1" = 100'	4 OF 4
	CHECKED BY: JRW	DATE: AUGUST 6, 2024	DWG. NO. SU-3