

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the **"Agreement"**) is made as of this **23rd** day of **November, 2011**, (the **"Effective Date"**), by and between The Courtyards Homeowners Association (**"TCHOA"**), a Pennsylvania non-profit corporation (the **"Grantor"**), and Red Rock Municipal Authority (**"RRMA"**), a duly incorporated and existing municipal authority of the Commonwealth of Pennsylvania created by the Township of Mount Joy, Adams County, Pennsylvania (the **"Township"**) and designated as a Neighborhood Improvement District Management Association (the **"Grantee"**), and is joined in by The Links At Gettysburg, L.L.C. (**"Links"**) and The Links At Gettysburg Realty Company, L.L.C. (**"Realty"**). **TCHOA, RRMA, Links and Realty** are also referred to herein, individually, as a **"Party"**, or, collectively, as the **"Parties"**.

RECITALS:

A. Links and Realty are developing certain real estate located in Mount Joy Township, Adams County, Pennsylvania, as a Planned Golf Community that shall contain, among other things, a golf course and one or more residential communities, which may be formed as planned communities or condominiums.

B. Links and Realty are, collectively, the Declarant under the Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, dated July 25, 2003, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3211 at Page 167, as amended from time to time (the **"Declaration"**). Under the provisions of the Declaration, the Declarant: **(1)** submits certain real estate to the Pennsylvania Uniform Planned Community Act, 68 P.S. § 5101., *et seq.*; **(2)** creates a planned community known as The Courtyards At The Links At Gettysburg (**"The Courtyards"**); **(3)** designates Grantor (TCHOA) as the unit owners' or homeowners' association for The Courtyards; and **(4)** reserves unto itself (the Declarant) certain easement rights over the Units and the Common Elements for the purpose of installation and maintenance of utility and drainage facilities.

C. By Deed, dated November 23, 2011, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 5651 at Page 616, Links and Realty conveyed unto Grantor all of the Common Elements located within Phases 1-B and 1-C of The Courtyards.

D. The Township, by Ordinance No. 2003-03 enacted by the Township Supervisors on May 15, 2004, Ordinance No. 2004-01 enacted by the Township Supervisors on June 17, 2004, and Ordinance No. 2004-06 enacted by the Township Supervisors on December 16, 2004: **(1)** authorized the creation of a Neighborhood Improvement District (the **"NID"**) and a Neighborhood Improvement District Management Association (the **"NIDMA"**) under the Pennsylvania Neighborhood Improvement District Act, 73 P.S. § 831., *et seq.* (the **"NID Act"**), within The Links At Gettysburg Planned Golf Community; and **(2)** established The Links At Gettysburg Neighborhood Improvement District as a NID under the NID Act; **(3)** designated



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BK 5651 PG 685

Grantee (RRMA) as a NIDMA under the NID Act; and (4) approved a Neighborhood Improvement District Plan (the "NID Plan"), including construction of certain public improvements described therein (the "Public Improvements").

E. Grantee (RRMA), The Links At Gettysburg Land Company, L.L.C. ("Land"), and the Township have entered into a Development Agreement, dated as of January 1, 2005, (the "Development Agreement"), pursuant to which Land has agreed to construct the Public Improvements using, in part, funds made available under the Development Agreement through the issuance, from time to time, of Neighborhood Improvement District Revenue Bonds (The Links at Gettysburg Project) (the "Bonds") in an aggregate principal amount not to exceed \$8,726,000.00 in one (1) or more tranches (separate series of bond issues).

F. Grantee (RRMA) and the Township have entered into a Management Agreement, dated as of January 1, 2005, under which said Grantee (RRMA) has agreed to take title to the Public Improvements, either by deed or by easement.

G. Grantor (TCHOA) desires to grant unto Grantee (RRMA) an easement with respect to the Public Improvements located within the Common Elements that are situate within Phases I-B and I-C of The Courtyards, in accordance with the provisions set forth herein.

H. Links and Realty desire to join in this Easement Agreement for the sole purpose of granting unto Grantee (RRMA) certain easement rights reserved by them in the Declaration, in accordance with the provisions set forth herein.

I. Capitalized terms not specifically defined herein shall have the meanings ascribed to them in the Declaration.

NOW, THEREFORE, WITNESSETH: that, with the foregoing Recitals incorporated herein by reference and deemed essential parts hereof, and in consideration of the Parties' mutual promises and agreements herein contained, the receipt and sufficiency of which consideration are hereby mutually acknowledged, and intending to be legally bound hereby, the Grantor (TCHOA) and Grantee (RRMA), joined in by Links and Realty, as aforesaid in Recital H., hereby mutually agree as follows:

1. **Easement for Public Improvements.** Grantor (TCHOA) hereby grants unto Grantee (RRMA) a non-exclusive easement (the "Easement") in, over, upon, across and through the Public Improvements now or hereafter constructed and situate in the Common Elements of Phases I-B and I-C, as described more particularly in and upon **Exhibit "A-1"** and **Exhibit "A-2"** attached hereto and made parts hereof, and as depicted in and upon: (a) the Phase I-B Final Subdivision Plat for The Courtyards At The Links At Gettysburg, A Planned Community (the "**Phase I-B Plan**"), dated 12 March 2004, revised 4-26-04, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 87 at Page 51/Record Book 3710 at Page 146, and the Second Amended Declaration Plat (the "**Second Amended Declaration Plat**") for The Courtyards at The Links At Gettysburg, A Planned Community,



dated 03 November 2004, consisting of a total of four (4) pages (Sheet No. 2 of 4, Phase IB, Lookout; Sheet No. 3 of 4, Phase IB, Roundtop), and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in the "Miscellaneous Plans Filed Drawer", and indexed to Record Book 3802 at Page 104; and (b) the Phase I-C Final Subdivision Plat for The Courtyards At The Links At Gettysburg, A Planned Community (the "**Phase I-C Plan**"), dated 21 March 2005, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 88 at Page 68/Record Book 4004 at Page 179, and the Third Amended Declaration Plat (the "**Third Amended Declaration Plat**") for The Courtyards at The Links At Gettysburg, A Planned Community, dated 19 September 2005, consisting of a total of three (3) pages (Sheet No. 2 of 3 Phase IC Lookout; Sheet No. 3 of 3 Phase IC Roundtop), and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in the "Miscellaneous Plans Filed Drawer", and indexed to Record Book 4143 at Page 24. The Phase I-B Plan, the Second Amended Declaration Plat, the Phase I-C Plan, and the Third Amended Declaration Plat are all incorporated herein by reference, and the Common Elements depicted thereon and therein are, collectively, referred to as the "**Easement Area**", for the purpose of owning, installing, operating, maintaining, repairing, replacing and relocating the Public Improvements now or hereafter constructed and situate in such Common Elements located within said Phases I-B and I-C, for access to and from the aforesaid Public Improvements, and for other necessary and incidental activities related to such ownership, installation, operation, maintenance, repair, replacement and relocation, including the movement and placement of such material and equipment as may be necessary to accomplish the foregoing, subject, however, to the provisions of Section 3.1 hereinbelow.

2. **Reserved Easements.** Links and Realty, in their capacity as Declarant, have: (a) reserved in Subsection 6.1.2 of the Declaration certain easement rights for the installation, operation, maintenance, repair, replacement and relocation of utility lines and related facilities and equipment; and (b) reserved in Subsection 6.1.3 of the Declaration certain easement rights for the installation, operation, maintenance, repair, replacement and relocation of surface water drainage facilities, on the Units. Links and Realty hereby grant unto Grantee (RRMA) the easement rights described in the preceding sentence (the "**Reserved Easements**"), subject, however, to the following conditions and limitations:

2.1 The grant of easement rights herein by Links and Realty unto Grantee (RRMA) is expressly intended to be coexistent with the easement rights reserved by Links and Realty under the Reserved Easements, and shall not be construed as an assignment, transfer, conveyance, delegation or relinquishment of the Reserved Easements by Links and Realty.

2.2 Grantee's (RRMA's) rights under the Reserved Easements shall be limited to the extent required for the installation, operation, maintenance, repair, replacement and relocation of utility lines and related facilities and equipment and surface water drainage facilities comprising part of the Public Improvements on the Units located within said Phases I-B and I-C, and for other necessary and incidental activities related thereto, including the movement and placement of such material and equipment as may be necessary to accomplish the foregoing.



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Page 3 of 13

BK 5651 PG 687

2.3 Grantee's (RRMA's) rights under the Reserved Easements shall be subject to the provisions of Section 3.1 hereinbelow and also to Subsections 6.1.2 and 6.1.3 of the Declaration.

3. **Conditions of Use.**

3.1 **Reasonable Exercise.** Grantee's (RRMA's) exercise of the rights granted hereunder shall be undertaken at reasonable times (except in the event of emergency repairs) and in a reasonable manner, and shall not unreasonably interfere with the use and enjoyment of the Units or the Common Elements located in said Phases I-B and I-C by the owners and occupants thereof.

3.2 **Restoration.** Grantee (RRMA) shall at all times, after performing any work in a workmanlike manner, in connection with the ownership, installation, operation, maintenance, repair, replacement and relocation of the Public Improvements located in said Phases I-B and I-C, restore the land within the Easement Area and the Units affected by such work to the condition in which the same were found before such work is or was undertaken.

4. **Other Encumbrances.** The easements granted hereunder shall be subject to other rights, easements, restrictions, encumbrances and other matters of record or that a physical inspection or survey of the Easement Area and the Units would reveal.

5. **Expiration.** The easements granted hereunder shall automatically expire upon the date of the full repayment and retirement of the Bonds (the "Expiration Date"), and ownership of the Public Improvements now or hereafter constructed and situate in the Common Elements located within said Phases I-B and I-C shall revert to Grantor (TCHOA) upon such expiration, without the requirement of any further action by either said Grantor or said Grantee (RRMA).

6. **Miscellaneous.**

6.1 **Assignment.** This Agreement shall not be assigned by Grantee (RRMA), except to another NIDMA pursuant to an appropriate Ordinance enacted by the governing body of the Township, subject to the provisions of the NID Act. This Agreement may be assigned by Grantor (TCHOA): (a) to The Links At Gettysburg Master Association, as provided by Section 18.2 of the Declaration; or (b) pursuant to a merger or consolidation of The Courtyards with or into another planned community or condominium located within The Links At Gettysburg Planned Golf Community, as provided by Section 18.3 of the Declaration.

6.2 **Binding Effect.** This Agreement shall inure to the benefit of and shall be binding upon the Parties hereto and their permitted successors and assigns.

6.3 **Entire Agreement.** This Agreement contains the entire agreement of Grantor, Grantee, Links and Realty with respect to the Easement and the Reserved Easements, and cannot be changed, modified, amended, waived or terminated prior to the Expiration Date,



except by an agreement in writing executed by the Party or Parties against whom enforcement of such change, modification, amendment, waiver or termination is sought.

6.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

6.5 Further Assurances. Grantor (TCHOA) shall execute and deliver any instruments necessary or desirable to effectuate and/or implement the provisions of this Agreement or the NID Plan promptly upon request by any other Party to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed by their undersigned, respective, duly authorized officers, as of the Effective Date.

GRANTOR:

THE COURTYARDS HOMEOWNERS ASSOCIATION:

ATTEST:

By: [Signature]
Printed Name:
Title: Secretary
Gwen Myers

By: [Signature] 11/23/2011
Printed Name:
Title: President

GRANTEE:

RED ROCK MUNICIPAL AUTHORITY:

ATTEST:

By: [Signature]
Printed Name: Gwen Myers
Title: Secretary

By: [Signature]
Printed Name:
Title: Chairman



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Page 5 of 13

BK 5651 PG 689

JOINDER OF LINKS AND REALTY

The Links At Gettysburg, L.L.C. and The Links At Gettysburg Realty Company, L.L.C., by their undersigned, respective, duly authorized officers, join in this Agreement solely for the purpose set forth in Paragraph 2. hereinabove, as of the Effective Date.

WITNESS/ATTEST:

THE LINKS AT GETTYSBURG, L.L.C.:

By: *Patricia A. Kennedy*
Name: Patricia A. Kennedy
Title: Secretary

By: *[Signature]*
Name: Richard A. Klein
Title: President

WITNESS/ATTEST:

THE LINKS AT GETTYSBURG REALTY COMPANY, L.L.C.:

[Signature]
Name: Richard A. Klein
Title: Secretary

By: *[Signature]*
Name: Richard A. Klein
Title: President



Image ID: 000003053993 Type: GEN
Page 6 of 13

BK 5651 PG 690

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this, the 23rd day of November, 2011, before me, a **Notary Public** in and for the above-named Commonwealth and County, the undersigned officer, personally appeared Stuart Kravits, who acknowledged himself to be the **President** of **THE COURTYARDS HOMEOWNERS ASSOCIATION**, a Pennsylvania non-profit corporation, the **Grantor**, and that he as such officer, being duly authorized to do so, executed the foregoing **Easement Agreement** in his capacity as such officer as the act and deed of the said Grantor for the purposes therein contained, and desires the same to be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Gwenda Myers
Notary Public

My Commission Expires:

(OFFICIAL SEAL) COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gwenda Myers, Notary Public
Mount Joy Twp., Adams County
My Commission Expires Dec. 13, 2013
Member, Pennsylvania Association of Notaries



Image ID: 00003053994 Type: GEN
Page 7 of 13

BK 5651 PG 691

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this, the 23rd day of November, 2011, before me, a **Notary Public** in and for the above-named Commonwealth and County, the undersigned officer, personally appeared Richard A. Klein, who acknowledged himself to be the **Chairman** of **RED ROCK MUNICIPAL AUTHORITY**, the **Grantee**, and that he as such officer, being duly authorized to do so, executed the foregoing **Easement Agreement** in his capacity as such officer as the act and deed of the said Grantee for the purposes therein contained, and desires the same to be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Gwenda Myers
Notary Public

My Commission Expires:

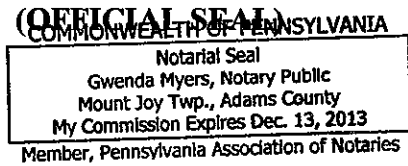


Image ID: 000003053995 Type: GEN
Page 8 of 13

BK 5651 PG 692

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this, the 23rd day of November, 2011, before me, a Notary Public in and for the above-named Commonwealth and County, the undersigned officer, personally appeared **Richard A. Klein**, who acknowledged himself to be: (1) the President of **THE LINKS AT GETTYSBURG, L.L.C.**; and (2) the President of **THE LINKS AT GETTYSBURG REALTY COMPANY, L.L.C.**, and that he as such officer, being duly authorized to do so, executed the foregoing **Easement Agreement** in his capacity as such officer of both Companies as the act and deed of both of said Companies for the purposes therein contained, and desires the same to be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Gwenda Myers
Notary Public

My Commission Expires:

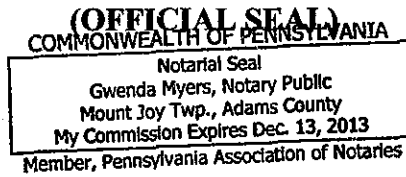


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Page 9 of 13
BK **5651** PG **693**

Phase I-B The Lookout

ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 4) and identified therein as "Phase 1B Lookout", which Second Amended Declaration Plat is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being at the westernmost corner of the herein described parcel; thence leaving Mason-Dixon Road North 35 degrees 16 minutes 50 seconds East, a distance of 250.00 feet to a point; thence North 43 degrees 49 minutes 10 seconds East, a distance of 75.04 feet to a point; thence South 54 degrees 43 minutes 10 seconds East, a distance of 56.02 feet to a point; thence South 41 degrees 17 minutes 06 seconds East, a distance of 53.17 feet to a point; thence South 47 degrees 50 minutes 33 seconds East, a distance of 40.14 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 74.67 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 109.27 feet to a point on the western line of Clubhouse Drive (private street); thence continuing along the western line of Clubhouse Drive the following six courses and distances: (1) by a curve to the right having a radius of 1,170.00 feet and a chord bearing of South 39 degrees 49 minutes 19 seconds West, an arc distance of 109.64 feet; (2) South 53 degrees 54 minutes 12 seconds West, a distance of 87.27 feet to a point; (3) South 44 degrees 27 minutes 13 seconds West, a distance of 66.61 feet to a point; (4) South 84 degrees 52 minutes 01 seconds West, a distance of 53.30 feet to a point; (5) North 54 degrees 43 minutes 10 seconds West, a distance of 30.00 feet to a point; (6) South 35 degrees 16 minutes 50 seconds West, a distance of 20.00 feet to a point on the northern right-of-way line of Mason-Dixon Road; thence along the northern right-of-way line of Mason-Dixon Road North 54 degrees 43 minutes 10 seconds West, a distance of 224.85 feet to the point and place of BEGINNING. EXCEPTING AND RESERVING thereout and therefrom Units 86-92, inclusive, of The Courtyards At The Links At Gettysburg, A Planned Community.

Phase I-B Round Top

ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 3 of 4) and identified therein as "Phase 1B Round Top", which Second Amended Declaration Plat is being recorded simultaneously herein in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being the southernmost corner of the herein described parcel; thence



Image ID: 000003053997 Type: GEN
Page 10 of 13

BK 5651 PG 694

continuing along Mason-Dixon Road the following two courses and distances: (1) by a curve to the left having a radius of 454.34 feet and a chord bearing of North 66 degrees 56 minutes 01 seconds West, an arc distance of 188.20 feet; and (2) by a curve to the right having a radius of 1,507.96 feet and a chord bearing of North 68 degrees 23 minutes 00 seconds West, an arc distance of 548.32 feet to a point on the eastern line of Clubhouse Drive (private street); thence continuing along the eastern line of Clubhouse Drive the following six courses and distances: (1) North 32 degrees 02 minutes 00 seconds East, a distance of 20.00 feet to a point; (2) by a curve to the right having a radius of 1,487.96 feet and a chord bearing of North 57 degrees 06 minutes 01 second West, an arc distance of 45.00 feet to a point; (3) North 05 degrees 36 minutes 23 seconds West, a distance of 45.65 feet to a point; (4) North 44 degrees 27 minutes 13 seconds East, a distance of 100.46 feet to a point; (5) by a curve to the left having a radius of 1,230.00 and a chord bearing of North 39 degrees 03 minutes 15 seconds East, an arc distance of 231.82 feet to a point; (6) North 33 degrees 39 minutes 18 seconds East, a distance of 222.99 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 333.33 feet to a point; thence North 35 degrees 39 minutes 18 seconds East, a distance of 66.00 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 40.70 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 10.35 feet to a point; thence North 32 degrees 48 minutes 18 seconds East, a distance of 84.70 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 36.87 feet to a point; thence South 32 degrees 48 minutes 18 seconds West, a distance of 40.81 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 115.05 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 68.03 feet to a point; thence South 48 degrees 54 minutes 56 seconds East, a distance of 41.01 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 63.64 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 84.49 feet to a point; thence South 87 degrees 09 minutes 52 seconds East, a distance of 22.03 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 83.38 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 166.12 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 30.00 feet to a point; thence South 89 degrees 57 minutes 31 seconds West, a distance of 251.76 feet to a point; thence South 19 degrees 54 minutes 46 seconds West, a distance of 77.98 feet to a point; thence South 10 degrees 02 minutes 41 seconds East, a distance of 250.85 feet to a point; thence South 34 degrees 55 minutes 59 seconds West, a distance of 104.07 feet to a point on the northern right-of-way line of Mason-Dixon Road, said point being the point and place of BEGINNING. **EXCEPTING AND RESERVING** thereout and therefrom Units 33-57, inclusive, of The Courtyards At The Links At Gettysburg, A Planned Community.



Image ID: 000003053998 Type: GEN
Page 11 of 13

BK **5651** PG **695**

Phase I-C The Lookout

ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Third Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 3) and identified therein as "Phase 1C Lookout", which Second Amended Declaration Plat is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

COMMENCING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being at the westernmost corner of the parcel of land identified as "Phase IB Lookout" on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 4), recorded in Adams County Record Book 3802, Page 104; thence leaving Mason-Dixon Road, North 35 degrees 16 minutes 50 seconds East, a distance of 250.00 feet to a point; thence North 43 degrees 49 minutes 10 seconds East, a distance of 75.04 feet to a point, said point being the point and place of BEGINNING.

THENCE North 43 degrees 49 minutes 10 seconds East, a distance of 698.83 feet to a point; thence North 64 degrees 33 minutes 26 seconds East, a distance of 255.53 feet to a point; thence South 24 degrees 52 minutes 21 seconds East, a distance of 104.07 feet to a point; thence South 26 degrees 34 minutes 44 seconds East, a distance of 71.02 feet to a point; thence South 10 degrees 35 minutes 38 seconds East, a distance of 49.36 feet to a point on the western line of Clubhouse Drive; thence continuing along the western line of Clubhouse Drive the following four courses and distances: (1) by a curve to the left having a radius of 305.00 feet and a chord bearing of South 61 degrees 10 minutes 17 seconds West, an arc distance of 194.14 feet to a point; (2) by a curve to the left having a radius of 1,380.00 feet and a chord bearing of South 38 degrees 17 minutes 45 seconds West, an arc distance of 223.55 feet to a point; (3) thence South 33 degrees 39 minutes 18 seconds West, a distance of 340.48 feet to a point; (4) thence by a curve to the right having a radius of 1,170.00 feet and a chord bearing of South 35 degrees 24 minutes 25 seconds West, an arc distance of 71.22 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 183.94 feet to a point; thence North 47 degrees 50 minutes 33 seconds West, a distance of 40.14 feet to a point; thence North 41 degrees 17 minutes 06 seconds West, a distance of 53.17 feet to a point; thence North 54 degrees 43 minutes 10 seconds West, a distance of 56.02 feet to a point, said point being the point and place of BEGINNING. **EXCEPTING AND RESERVING** thereout and therefrom Units 93-111, inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.



Phase I-C Round Top

ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Third Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 3 of 3) and identified therein as "Phase 1C Round Top", which Second Amended Declaration Plat is being recorded simultaneously herein in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

COMMENCING at a point at the intersection of the northern right-of-way line of Mason-Dixon Road (SR 3002) and the eastern line of Clubhouse Drive, the following six courses and distances: (1) North 32 degrees 02 minutes 00 seconds East, a distance of 20.00 feet to a point; (2) by a curve to the right having a radius of 1,487.96 feet and a chord bearing of North 57 degrees 06 minutes 01 second West, an arc distance of 45.00 feet to a point; (3) North 05 degrees 36 minutes 23 seconds West, a distance of 45.65 feet to a point; (4) North 44 degrees 27 minutes 13 seconds East, a distance of 100.46 feet to a point; (5) by a curve to the left having a radius of 1,230.00 and a chord bearing of North 39 degrees 03 minutes 15 seconds East, an arc distance of 231.82 feet to a point; (6) North 33 degrees 39 minutes 18 seconds East, a distance of 222.99 feet to a point, said point being the point and place of BEGINNING.

THENCE continuing along the eastern line of Clubhouse Drive the following four courses and distances: (1) North 33 degrees 39 minutes 18 seconds East a distance of 117.49 feet to a point; (2) thence by a curve to the right having a radius of 1320.00 feet and a chord bearing of North 38 degrees 17 minutes 45 seconds East, an arc distance of 213.83 feet to a point; (3) thence by a curve to the right having a radius of 245.00 feet and a chord bearing of North 61 degrees 10 minutes 17 seconds East, an arc distance of 155.95 feet to a point; (4) thence North 79 degrees 24 minutes 22 seconds East, a distance of 40.00 feet to a point; thence South 27 degrees 25 minutes 28 seconds East, a distance of 23.00 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 282.65 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 688.67 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 166.12 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 83.38 feet to a point; thence North 87 degrees 09 minutes 52 seconds West, a distance of 22.03 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 84.49 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 63.64 feet to a point; thence North 48 degrees 54 minutes 56 seconds West, a distance of 41.01 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 183.08 feet to a point; thence North 32 degrees 48 minutes 18 seconds East, a distance of 40.81 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 36.87 feet to a point; thence South 32 degrees 48 minutes 18 seconds West, a distance of 84.70 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 10.35 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 40.70 feet to a point; thence South 33 degrees 39 minutes 18 seconds West, a distance of 66.00 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 333.33 feet to a point on the eastern line of Clubhouse Drive, said point being the point and place of BEGINNING. **EXCEPTING AND RESERVING** thereout and therefrom Units 58-85, inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.



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Page 13 of 13

BK **5651** PG **697**