

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PURCHASE EASEMENT

EXHIBIT A TO OFFER TO ~~SELL REAL PROPERTY~~

NPS AREA Appalachian National
Scenic Trail

TRACT NO.

478-04

CONTRACT NO.

CX0636-0-0054

DATED _____ 19 _____

All that certain tract or parcel of land lying and being situated in Roanoke County, Commonwealth of Virginia, being bound, now or formerly, on the North by the land of F. E. Frith, et al and A. N. Johnston, et al; on the South by the land of A. N. Johnston, et al and F. D. Breedlove, et al; on the Southwest by the land of F. D. Breedlove, et al, T. D. Frith, Sr. et al and other lands of subject owner; on the Northwest by other lands of subject owner; and being more particularly described as follows:

Right-of-Way Easement
Parcel A

BEGINNING at a point on the line of said Johnston, said point being a corner common to said F. E. Frith and subject owner, said corner having coordinate values of North 381,160.94 feet and East 1,530,644.56 feet; thence, along the property lines of said Johnston, the following eleven bearings and distances:

South 38° 59' 44" West, 134.73 feet;

South 67° 04' 44" West, 210.08 feet;

South 63° 19' 44" West, 292.42 feet;

South 10° 19' 44" West, 131.74 feet;

South 31° 49' 44" West, 109.78 feet;

South 47° 49' 44" West, 139.72 feet;

South 36° 59' 44" West, 165.67 feet;

South 40° 56' 44" West, 205.59 feet;

South 54° 19' 44" West, 180.14 feet;

South 87° 19' 44" West, 185.63 feet; and,

South 43° 19' 44" West, 229.54 feet, to a corner common to said Johnston, said Breedlove and subject owner; thence, along the property lines of said Breed-

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love, the following two bearings and distances:

South 33° 34' 44" West, 311.38 feet; and,

South 67° 19' 44" West, 62.87 feet, to a corner common to said Breedlove, said T. D. Frith and subject owner; thence, along the property line of said T. D. Frith, North 41° 10' 16" West, 100.00 feet, to another point on the property line of said T. D. Frith, thence, severing the land of subject owner, the following five bearings and distances:

North 40° 42' 37" East, 594.43 feet;

North 68° 20' 34" East, 466.15 feet;

North 37° 26' 21" East, 428.08 feet;

North 15° 58' 21" East, 215.20 feet; and,

North 59° 43' 20" East, 625.00 feet, to a point on the property line of said F. E. Frith; thence, along the property line of said F. E. Frith, South 41° 10' 16" East, 97.57 feet, to the point of beginning.

Containing 5.46 acres, more or less.

Protective Easement
Parcel B

COMMENCING at the same corner described as the point of beginning of Parcel A thence, along the property line of said F. E. Frith, North 41° 10' 16" West, 97.57 feet, to the point of beginning; thence, along the western boundary of the Right-of-Way described in Parcel A the following five bearings and distances:

South 59° 43' 20" West, 625.00 feet;

South 15° 58' 21" West, 215.20 feet;

South 37° 26' 21" West, 428.08 feet;

South 68° 20' 34" West, 466.15 feet; and,

South 40° 42' 37" West, 594.48 feet, to a point on the property line of said T. D. Frith; thence, along the property line of said T. D. Frith, North 41° 10' 16" West, 431.81 feet, to another point on the property line of said

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T. D. Frith; thence, severing the land of subject owner, North 50° 37' 22" East, 2,243.15 feet, to a point on the property line of said F. E. Frith; thence, along the property line of said F. E. Frith, South 41° 10' 16" East, 350.17 feet, to the point of beginning.

Containing 18.79 acres, more or less.

Containing in the aggregate 24.25 acres, more or less.

The above described parcels, designated as Tract 478-04, Appalachian National Scenic Trail, is a portion of the same land acquired by William B. Bradshaw, Jr. et al, from Thomas J. Andrews, et ux, by deed dated January 2, 1974, and recorded January 8, 1974, in Deed Book 989, Page 3, in the Clerks Office of Roanoke County, Commonwealth of Virginia.

BEARINGS AND COORDINATES REFER TO VIRGINIA PLANE COORDINATE SYSTEM, SOUTH ZONE.