

HIGHLAND SURVEYING
80 FAYETTE STREET
NELSONVILLE OHIO 45764
614-753-1264

Description of a 2.165 Acre Tract

Situate in Lease Lot 2, Section 22, T-8, R-14, Alexander Township, Athens County, State of Ohio, and being a part of a 112.49 acre tract as described in Volume 350-661 of the Deed Records of Athens County and being more particularly described as follows:

Beginning at a point in the center of TR-53 that bears North 85°22'16"West, 1567.06 feet from a stone found at the southwest corner of Lease Lot 3 in section 16,

THENCE along the center of said road North 85°30'51"West, 319.15 feet to a Railroad spike found in the Intersection of TR-53 and CR-76,

THENCE along the center of CR-76 North 7°54'16"East, 280.84 feet to a Railroad spike found at the southwest corner of a 5.00 acre tract (OR 193-08),

THENCE along the south line of said tract South 85°53'33"East, 289.04 feet to an iron pin found at the southeast corner of said tract (passing an iron pin found at 17.96 feet),

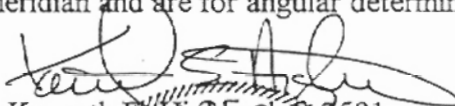
THENCE South 83°09'49"East, 62.49 feet to an iron pin set,

THENCE South 14°26'10"West, 283.96 feet to the point of beginning (passing an iron pin set at 267.91 feet) and containing 2.165 acres.

DEED REFERENCE: Volume 350, Page 661, Athens County Deed Records.

Subject to all Easements and Rights of Way of Record

Bearings used are to an assumed meridian and are for angular determination only


Kenneth E. Highland S-7581



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Dorina McLean
DATE: 11-2-97

HIGHLAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR



LIPSEY
253-553 OR

L-1 = S83°09'49"E
62.49'

LIPSEY
253-553 OR

TR-53

PLAT of SURVEY OF A 2.165 AC. TRACT
 SURVEYED for _____
 SUBDIVISION LEASE LOT 2
 TOWNSHIP ALEXANDER SECTION 22 TOWN 8 RANGE 14
 CORPORATION _____ COUNTY ATHENS STATE OHIO
 SCALE 1" = 80 DATE SEPT. 1997

KENNETH E. HIGHLAND
 80 FAYETTE STREET
 NELSONVILLE, OHIO 45764
 614-753-1264

Kenneth E. Highland
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Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 11-2-97

SURVIVORSHIP DEED

Statutory Form
(R.C. 5302.17)

ROBERT E. CORDRAY and NITA M. CORDRAY, husband and wife,
of Athens County, Ohio, and **JOHN N. CORDRAY and ALICE L. CORDRAY**, husband
and wife, of Orange County, California, for valuable consideration paid, grant, with general
warranty covenants as set forth in R.C. 5302.06, to **ROBERT E. CORDRAY, NITA M.
CORDRAY and R. ERIC CORDRAY**, remainder to the survivor of them, whose tax
mailing address is **3315 Ladd Ridge Road, Athens, Ohio 45701**, the following real
property:

Situate in the Township of Alexander, County of Athens, State of Ohio, and in Farm Lot 2,
Section 22, Town 8, Range 14, Ohio University Leasehold Land, more particularly described
as follows:

FIRST TRACT: Beginning at the northeast corner of said Lot 2, thence North 85½° West
27.91 chains; thence North 85¼° West 32.55 chains to the northwest corner of said Lot;
thence South 3¾° West 20 chains; thence South 85½° East 60.58 chains; thence North 3¾°
East 20 chains to the place of beginning, containing 121.29 acres, more or less.

SECOND TRACT: Beginning at the southeast corner of the above described tract, thence
North 85½° West 14.19 chains to the Hebbardsville and Pleasanton Road; thence following
said road to the east line of said Lot 2; thence North 4° East 4.32 chains to the place of
beginning, containing 2 acres, more or less.

Title References: Volume 127, Page 323 and Volume 327, Page 457, Athens County
Deed Records. Also Volume 348, Page 265, Athens County Deed
Records.

DEED REFERENCE: Volume 350, Page 661, Athens County Deed Records.

EXCEPTING from the above described property the following 3 tracts:

Tract 1: 5 acres, more or less, conveyed to Robert E. Cordray and Nita M. Cordray, by deed
recorded in Volume 381, Page 379, Athens County Deed Records.

Tract 2: 55.883 acres, more or less, conveyed to David F. Lipsey and Joann M. Lipsey, by
deeds recorded in Volume 253, Page 553 and Volume 253, Page 558, Athens County
Official Records.

Tract 3: The farmhouse and approximately 2 acres upon which it sits, located at the
southwest corner of the aforementioned 55.883 acre tract, at the intersection of County Road
76 and Township Road 53. (See attached Exhibit "A", pages 1 and 2, for survey
and legal description of this tract.)

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ALX # 22