

Description of a 22.59 Acre Tract

Situated in Section 13, T. 6, R.13, Ames Township, Athens County, Ohio and being a part of the Smith Tract (Parcel 4, 296-1771 O.R., PPN # CO 10010060500) and being more particularly described as follows:

Beginning at an 18" beech tree (where an iron pin found bears South 03 Degrees 06 Minutes 55 Seconds West a distance of 104.92 feet), taken to be the South-east corner of Section 13,

Thence, along the South-line of said section line

North 86 Degrees 40 Minutes 18 Seconds West a distance of 1515.35 feet to a point in the abandoned portion of Dutch Creek Road, passing an iron pin found at 1458.58'

Thence, along the easterly-lines of Freedman (417-1684 O.R.)

North 33 Degrees 15 Minutes 45 Seconds East a distance of 84.72 feet;

North 33 Degrees 16 Minutes 57 Seconds East a distance of 290.27 feet;

North 46 Degrees 19 Minutes 01 Seconds East a distance of 357.72 feet;

Thence, along the Easterly-lines of Freedman (429-2036 O.R.)

North 57 Degrees 19 Minutes 01 Seconds East a distance of 330.00 feet;

North 81 Degrees 19 Minutes 01 Seconds East a distance of 209.88 feet;

North 61 Degrees 49 Minutes 04 Seconds East a distance of 361.96 feet to a point in the creek, an iron pin found bears North 61 Degrees 49 Minutes 04 Seconds East, 91.86 feet;

Thence, following thread of creek and being new lines created by this survey:

South 02 Degrees 16 Minutes 06 Seconds East a distance of 36.30 feet;

South 77 Degrees 06 Minutes 31 Seconds East a distance of 23.69 feet;

South 62 Degrees 53 Minutes 34 Seconds East a distance of 90.84 feet;

South 04 Degrees 14 Minutes 41 Seconds East a distance of 32.92 feet;

South 56 Degrees 50 Minutes 26 Seconds West a distance of 38.00 feet;

South 16 Degrees 56 Minutes 58 Seconds West a distance of 91.26 feet;

South 30 Degrees 06 Minutes 18 Seconds East a distance of 58.01 feet;

South 52 Degrees 11 Minutes 05 Seconds East a distance of 44.99 feet;

South 05 Degrees 38 Minutes 12 Seconds East a distance of 40.78 feet;

South 32 Degrees 17 Minutes 23 Seconds East a distance of 139.80 feet;

South 19 Degrees 45 Minutes 24 Seconds East a distance of 79.34 feet;

South 35 Degrees 26 Minutes 58 Seconds East a distance of 82.34 feet to a point in the east-line of Section 13 ;

Thence, leaving said creek and along said section line

South 03 Degrees 06 Minutes 55 Seconds West a distance of 427.86 feet, passing an iron pin set at 38 feet to the point of beginning and containing 22.59 acres

Subject to all easements and rights of way of record

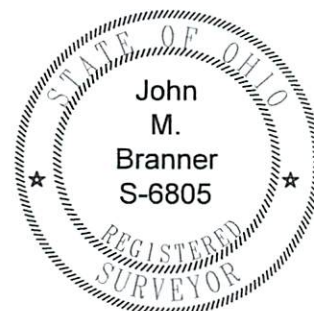
Bearings based on NAD 83 Grid North

Iron pins set at 5/8"x30" long rebar.

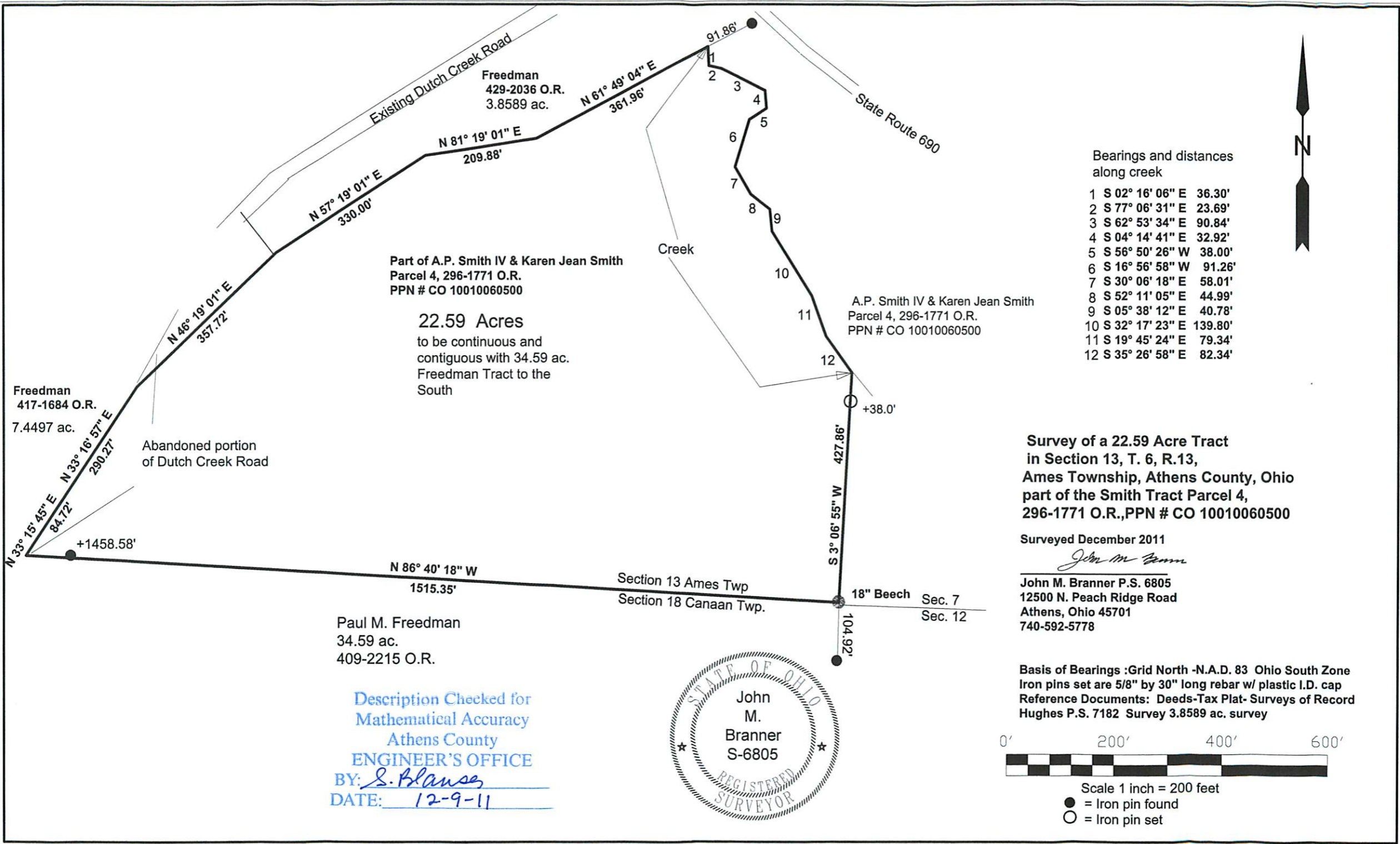
The above description is based on a field survey completed December 2011 by John M. Branner P.S. 6805

** The above described 22.59 acre tract to be held continuous and contiguous with the 34.59 acre Freedman Tract to the south.

EXCEPTING and RESERVING UNTO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, ALL MINERALS UNDERLYING THE TRACT DESCRIBED HEREIN.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 12-9-11



Bearings and distances along creek

- 1 S 02° 16' 06" E 36.30'
- 2 S 77° 06' 31" E 23.69'
- 3 S 62° 53' 34" E 90.84'
- 4 S 04° 14' 41" E 32.92'
- 5 S 56° 50' 26" W 38.00'
- 6 S 16° 56' 58" W 91.26'
- 7 S 30° 06' 18" E 58.01'
- 8 S 52° 11' 05" E 44.99'
- 9 S 05° 38' 12" E 40.78'
- 10 S 32° 17' 23" E 139.80'
- 11 S 19° 45' 24" E 79.34'
- 12 S 35° 26' 58" E 82.34'

**Survey of a 22.59 Acre Tract
in Section 13, T. 6, R.13,
Ames Township, Athens County, Ohio
part of the Smith Tract Parcel 4,
296-1771 O.R., PPN # CO 10010060500**

Surveyed December 2011

John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Road
Athens, Ohio 45701
740-592-5778

Basis of Bearings : Grid North -N.A.D. 83 Ohio South Zone
Iron pins set are 5/8" by 30" long rebar w/ plastic I.D. cap
Reference Documents: Deeds-Tax Plat- Surveys of Record
Hughes P.S. 7182 Survey 3.8589 ac. survey



Scale 1 inch = 200 feet
● = Iron pin found
○ = Iron pin set

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *12-9-11*



Freedman
417-1684 O.R.
7.4497 ac.

Abandoned portion
of Dutch Creek Road

Part of A.P. Smith IV & Karen Jean Smith
Parcel 4, 296-1771 O.R.
PPN # CO 10010060500

22.59 Acres
to be continuous and
contiguous with 34.59 ac.
Freedman Tract to the
South

Paul M. Freedman
34.59 ac.
409-2215 O.R.

Section 13 Ames Twp
Section 18 Canaan Twp.

A.P. Smith IV & Karen Jean Smith
Parcel 4, 296-1771 O.R.
PPN # CO 10010060500

18" Beech Sec. 7
Sec. 12