

Description of Parcel No. 2

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with a reference line, North  $60^{\circ}36'46''$  West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), North  $42^{\circ}00'16''$  East a distance of 37.10 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North  $40^{\circ}22'35''$  West a distance of 1,026.22 feet to a point in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through three iron pins set at distances of plus 30.31 feet, plus 130.31 feet, and plus 966.22 feet, respectively;

thence, with the south line of said Howard property, the following three courses:

- (1) North  $39^{\circ}09'28''$  East a distance of 181.50 feet to an iron pin set;
- (2) thence North  $76^{\circ}39'28''$  East a distance of 198.00 feet to an iron pin set;
- (3) thence North  $65^{\circ}39'28''$  East a distance of 316.14 feet to an iron pin set;

thence, leaving the property line, South  $33^{\circ}03'41''$  East a distance of 880.41 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 739.90 feet and plus 839.90 feet, respectively;

thence, with the north line of the aforementioned Denny A. Keaton property (which runs near the centerline of existing County Road No. 94), the following six courses:

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- (1) South 71°32'26" West a distance of 12.14 feet to a point;
- (2) thence South 60°52'26" West, a distance of 211.86 feet to a point;
- (3) thence South 74°02'26" West a distance of 138.60 feet to a point on the north bank of the existing road;
- (4) thence South 05°02'26" West a distance of 89.76 feet to a point near the centerline of the road;
- (5) thence South 26°02'26" West a distance of 109.56 feet to a point;
- (6) thence South 42°00'16" West a distance of 37.32 feet to the Point of Beginning;

containing 13.102 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 94.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.688 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

