

**LEGAL DESCRIPTION OF**  
**A 3.788 ACRE PARCEL**

Situated in Lease Lot 73, Section 19, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone at the southwest corner of Lot 55 of the Wonder Hills Addition; thence along the west line of said Lot 55

North 01°47'17" West a distance of 299.73 feet

to a point on the west line of aforesaid Lot 55 at the southeast corner of Dixie Neal (remainder of Parcel Two 376-897 O.R. & 472-1820 O.R.) at the northeast corner of HDMG, L.L.C. ETAL (396-2064 O.R.), **THE TRUE POINT OF BEGINNING**, said point is witnessed by a found iron pin which bears North 88°57'07" East a distance of 4.78 feet; thence along north line of HDMG, L.L.C. ETAL (396-2064 O.R.) and the south line of Neal (remainder of Parcel Two 376-897 O.R. & 472-1820 O.R.)

**South 88°57'07" West a distance of 351.94 feet**

to a found iron pin, passing a found 24" sycamore tree at 283.38 feet; thence along the north line of HDMG, L.L.C. ETAL (396-2064 O.R.) and the north line of Capstone Village, Ltd. (457-424 O.R.) and the south line of Neal (remainder of Parcel Two 376-897 O.R. & 472-1820 O.R.)

**South 88°58'48" West a distance of 187.25 feet**

to found iron pin at the northwest corner of Capstone Village, Ltd. (457-424 O.R.) at the southwest corner of Neal (remainder of Parcel Two 376-897 O.R. & 472-1820 O.R.) on the east line of Claire Ball, Jr. etal (410-1216 O.R.); thence along the east line of Claire Ball, Jr. etal (410-1216 O.R.) and the west line of Neal (Parcel Two 376-897 O.R. & 472-1820 O.R.)

**North 06°58'47" West a distance of 237.03 feet**

to a found iron pin on the west line of Neal (Parcel Two 376-897 O.R. & 472-1820 O.R.) at the northeast corner of Claire Ball, Jr. etal (410-1216 O.R.) at the southeast corner of William & Elizabeth Luehrman (406-2092 O.R.); thence along the west line of Neal (Parcel Two 376-897 O.R. & 472-1820 O.R.) and the east line of Luehrman (406-2092 O.R.)

**North 14°11'56" West a distance of 62.37 feet**

to a set iron pin on the east line of Luehrman (406-2092 O.R.) at the northwest corner of Parcel Two of Neal (376-897 O.R. & 472-1820 O.R.) at the southwest corner of Parcel Three of Dixie Neal (376-897 O.R. & 472-1820 O.R.); thence along the north line of Neal (Parcel Two of 376-897 O.R. & 472-1820 O.R.) and the south line of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.)

**North 88°39'33" East a distance of 574.01 feet**

to set iron pin at the northeast corner of Neal (Parcel Two of 376-897 O.R. & 472-1820 O.R.) at the southeast corner of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) on the west line of Lot 79 of Wonder Hills Addition; thence along the east line of Neal (Parcel Two of 376-897 O.R. & 472-1820 O.R.) and the west line of Lot 79 and aforesaid Lot 55 of Wonder Hills Addition

**South 01°47'17" East a distance of 299.55 feet**

to the point of beginning and containing 3.788 acres and being all of the remainder of Parcel Two of the parcels described in Volume 376 Page 897 and Volume 472 Page 1820 of the Athens County Official Deed Records.

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

Note 2) All calls for adjoiners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated July 25, 2012.

Subject to, and benefited by all deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

The basis of bearing for the above legal description is:  
The west line of Wonder Hills Addition = N 01°47'17" W

This legal description is not valid without my seal and signature or if it contains alterations or additions made by others (excepting labels such as Exhibit A, instrument number, pagination or approval stamps by government entities.)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K. Carley  
DATE: 7/30/12

THOMAS C. TRANTINA, P.L.S. #8320  
P.O. BOX 121  
CHAUNCEY, OHIO 45719  
PHONE: 740-797-4499

*Tom Trantina*  
P.S. #8320

**LEGAL DESCRIPTION OF**  
**A 2.163 ACRE TRACT**

Situated in Lease Lot 83, Section 19, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows

Commencing at a found stone at the southwest corner of Lot 55 of the Wonder Hills Addition; thence along the west line of said Lot 55

North 01°47'17" West a distance of 299.73 feet

to a point, said point is witnessed by a found iron pin which bears North 88°57'07" East a distance of 4.78 feet; thence along the west line of Lots 55 and 79 of Wonder Hills Addition

North 01°47'17" West a distance of 299.55 feet

to a set iron pin on the west line of Lot 79 of said Wonder Hills Addition at the northeast corner of Parcel Two of Dixie Neal (376-897 O.R. & 472-1820 O.R.) at the southeast corner of Parcel Three of Dixie Neal (376-897 O.R. & 472-1820 O.R.) and said set iron pin is **THE TRUE POINT OF BEGINNING**; thence along the north line of Neal (Parcel Two of 376-897 O.R. & 472-1820 O.R.) and the south line of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.)

**South 88°39'33" West a distance of 574.01 feet**

to a set iron pin at the northwest corner of Neal (Parcel Two of 376-897 O.R. & 472-1820 O.R.) at the southwest corner of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) on the east line of William & Elizabeth Luehrman (406-2092 O.R.); thence along the west line of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) and the east line of Luehrman (406-2092 O.R.)

**North 14°11'56" West a distance of 165.00 feet**

to a found iron pin at northwest corner of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) at the northeast corner of Luehrman (406-2092 O.R.) at the southeast corner of Lori & Lance Rutter (446-317 O.R.) at the southwest corner of David & Gwenette Brooks (386-47 O.R.); thence along the north line of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) and the south line of Brooks (386-47 O.R.)

**North 88°57'33" East a distance of 609.51 feet**

to a found iron pin at the northeast corner of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) at the southeast corner of Brooks (386-47 O.R.) on the west line of Lot 81 of the Wonder Hills Addition; thence along the east line of Neal (Parcel Three of 376-897 O.R. & 472-1820 O.R.) and the west line of Lot 81 and Lot 79 of the Wonder Hills Addition

**South 01°47'17" East a distance of 157.68 feet**

**to the point of beginning and containing 2.163 acres** and being a more accurate description of Parcel Three of the parcels described in Volume 376 Page 897 and Volume 472 Page 1820 of the Athens County Official Deed Records.

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

Note 2) All calls for adjoiners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated July 25, 2012.

Subject to, and benefited by all deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

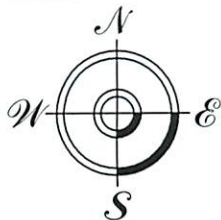
The basis of bearing for the above legal description is:  
The west line of Wonder Hills Addition = N 01°47'17" W

This legal description is not valid without my seal and signature or if it contains alterations or additions made by others (excepting labels such as Exhibit A, instrument number, pagination or approval stamps by government entities.)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K Canterbury  
DATE: 7-30-12

THOMAS C. TRANTINA, P.L.S. #8320  
P.O. BOX 121  
CHAUNCEY, OHIO 45719  
PHONE: 740-797-4499

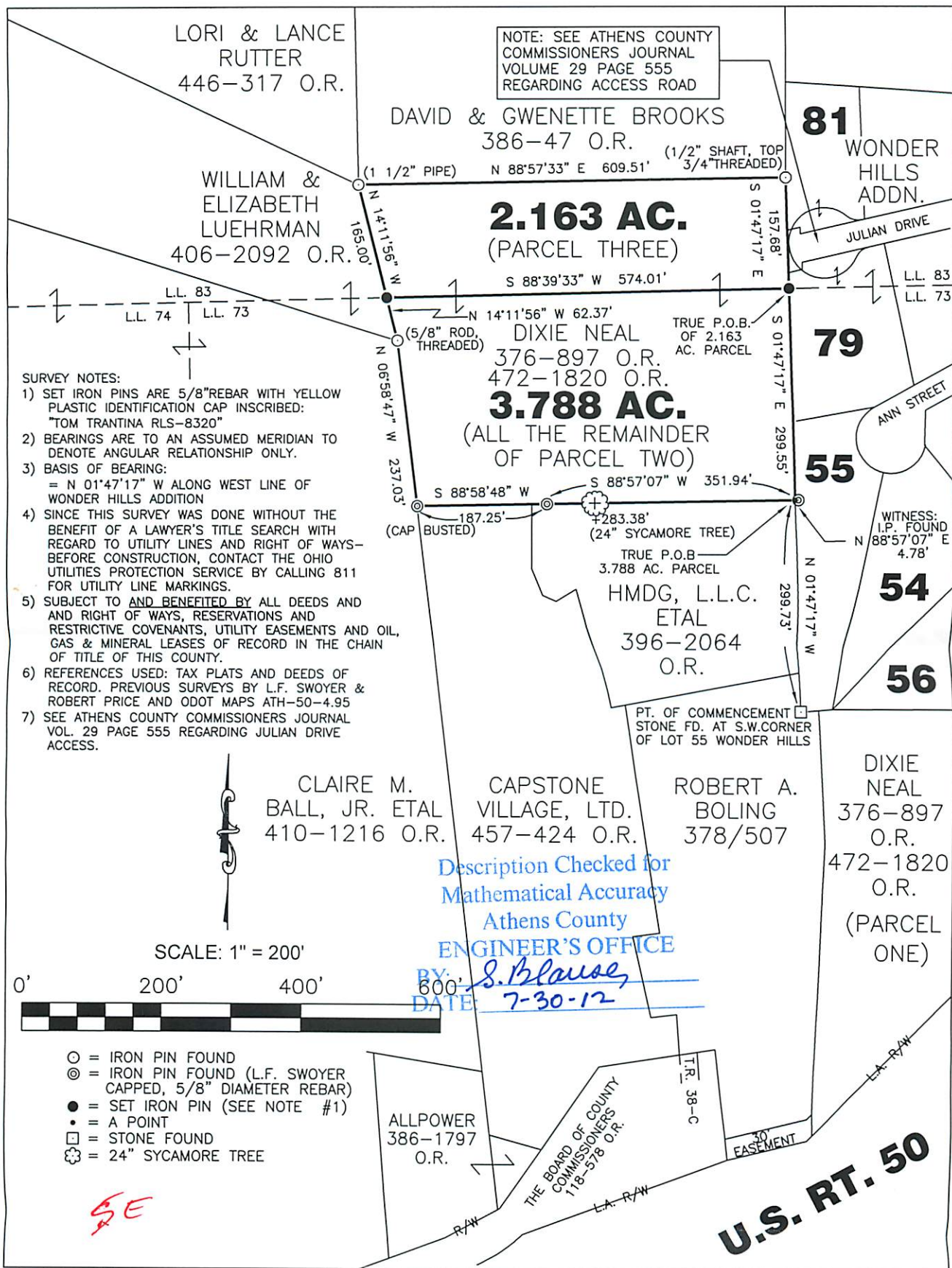
*Tom Trantina*  
P.S.#8320



THOMAS C. TRANTINA  
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 121, CHAUNCEY, OH. 45719  
740/797-4499

# Southeastern Land Surveys



THIS PLAT NOT VALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.

Plat of RETRACEMENT SURVEY OF ALL THE REMAINDER OF PARCEL TWO & ALL OF PARCEL THREE DESCRIBED IN 376-897 OR & 472-1820 OR. Scale: 1" = 200'

Surveyed for: DIXIE NEAL Date: 7/25/12

Subdivision L.L. 73 & 83

Township ATHENS Section 19 Town 9 Range 14

Corporation County ATHENS Ohio

Thomas C. Trantina P.L.S. No. 8320 Job No. 07031112



