

TRACT "A"

FOR : James H. Hoon
DATE: 12 December 1985

Situate in F.L. 98 and F.L. 100 (Section 21), Town 9, Range 14, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northeast corner of F.L. 98 (Section 21); thence N 89°54'57" W along the North line of F.L. 98 (Section 21), 1,549.5 feet (by deeds) to a point in Factory Creek, said point also being the real point of beginning of the tract herein described:

Thence continuing N 89°54'57" W along the said North line of F.L. 98 (Section 21), 51.98 feet to a point in the Southwest edge of Factory Creek, said point also being in the Easterly property line of a 100' in width strip of land owned by the New York Central Railroad (formerly Kanawha and Michigan Railway); thence the following courses and distances along the said Easterly property line of said New York Central Railroad (formerly Kanawha and Michigan Railway):

N 38°35'49" E, 989.18 feet to an iron bar set, passing through additional iron bars set at 77.62 feet and 300.12 feet;

thence along and with the arc of a curve to the left for a distance of 224.65 feet to an iron bar set, said curve having a radius of 2,914.36 feet, a central angle of 04°25'00" and a segment area of 0.0074 acre, the long chord of said curve bearing N 36°23'19" E, 224.60 feet to said iron bar set;

thence N 34°10'49" E, 201.00 feet to an iron bar set; thence along and with the arc of a curve to the left for a distance of 420.94 feet to an iron bar set, said curve having a radius of 1,004.93 feet, a central angle of 24°00'00" and a segment area of 0.1407 acre, the long chord of said curve bearing N 22°10'49" E, 417.87 feet to said iron bar set;

thence N 10°10'49" E, 273.52 feet to an iron bar set at the intersection of said railroad property line with the Southerly Right-Of-Way line of State Route 682, said iron bar set being 55.0 feet off-set left of the centerline of said State Route 682; thence S 49°27'48" E along the said Southerly Right-Of-Way line of State Route 682, said Southerly Right-Of-Way line being 55.0 feet off-set left of, and parallel to, said centerline of said State Route 682, 324.15 feet to a point in the Grantor's Easterly property line and the mean centerline of Margaret Creek, said point also being in the Easterly line of F.L. 100 (Section 21) and the Westerly line of F.L. 96 (Section 21), said point also being in the Westerly Athens City Corporation line as annexed to the City of Athens by Ordinance #0-134-78, dated January 10, 1979 and recorded in Plat Book 210, Page 42 in the Athens County Recorder's Office, Athens County, Ohio, on February 23, 1979 passing through an iron bar set for reference on the Westerly side of Margaret Creek at 274.15 feet; thence the following courses and distances along the said Grantor's Easterly lines, the mean centerline of Margaret Creek, the Easterly line of F.L. 100 (Section 21), the Westerly line of F.L. 96 (Section 21) and the said Westerly Athens City Corporation line:

S 48°13'07" W, 399.47 feet to a point;
S 32°10'36" W, 567.10 feet to a point;
S 11°31'25" W, 105.12 feet to a point;
S 16°06'35" E, 335.16 feet to a point;
S 04°10'11" W, 396.67 feet to a point in the Southeast corner

of F.L. 100 (Section 21) and a Westerly corner of F.L. 96 (Section 21);

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thence S 89°54'57" E along the North line of F.L. 98 (Section 21), the Westerly line of F.L. 96 (Section 21), the said Grantor's Easterly line and the said Westerly Athens City Corporation line (also still being in Margaret Creek), 15.00 feet to a point in the Northwestern corner of a 1.34 acre parcel owned by Hoon, Inc. as recorded in Deed Book 314, Page 659 in said Recorder's Office; thence the following courses and distances along the Westerly lines of said 1.34 acre Hoon, Inc. parcel, the Northerly lines of a 9.13 acre tract owned by William G. Vaughn as recorded in Deed Book 320, Page 563 in said Recorder's Office, the Grantor's Easterly property lines, the said Westerly Athens City Corporation line, and also still being in said Margaret Creek:

S 03°11'41" W, 145.27 feet to a point;
S 02°14'29" E, 107.77 feet to a point;
S 22°04'10" W, 214.29 feet to a point;
S 40°26'21" W, 53.62 feet to a point;
S 68°06'08" W, 30.39 feet to a point in the Southwesterly corner of said 1.34 acre Hoon, Inc. parcel;
S 81°43'12" W, 42.86 feet to a point in a Northeasterly corner of said 9.13 acre Vaughn tract;
N 31°46'42" W, 307.45 feet to a point;
N 71°59'57" W, 56.58 feet to a point;
S 71°43'48" W, 580.92 feet to a point, at which the

approximate centerline of Factory Creek empties into Margaret Creek at one of the said Northerly corners of said 9.13 acre Vaughn tract; thence N 14°14'49" E along the mean centerline of Factory Creek, 158.43 feet to a point; thence N 36°59'19" E continuing along said mean centerline of Factory Creek, 326.03 feet to the point of beginning and containing a total area of 16.9843 acres, of which, 6.7437 acres lies in F.L. 98 (Section 21) and 10.2405 acres lies in F.L. 100 (Section 21).

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by Deed Book 351, Page 393 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 1185-01), completed on 12 December 1985.

Description checked for
Mathematical Accuracy
ATHENS COUNTY

ENGINEER'S OFFICE

BY: Archie Stealy

DATE: 3-27-86

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Athens 21

(42.58 AC TRACT)
(34.70 AC - TWP
7.88 AC - CITY)

(3.60 AC TRACT)
FL. 95
FL. 98

TRACT "B" = 10.1815 ACRES
(FACTORY CREEK - SOUTH TO MARGARET CREEK)

RAILROAD IN CURVE NO. 1
R = 905.00
Δ = 28°36'00"
LC = 451.74'
T = 530.08'
SLOPE = 124°17'49"E - 447.07'
SUG. AREA = (P) 0.1924 AC

ALTON R. HOPE (et al) (35/393)

FL. 98
FL. 101
FL. 100

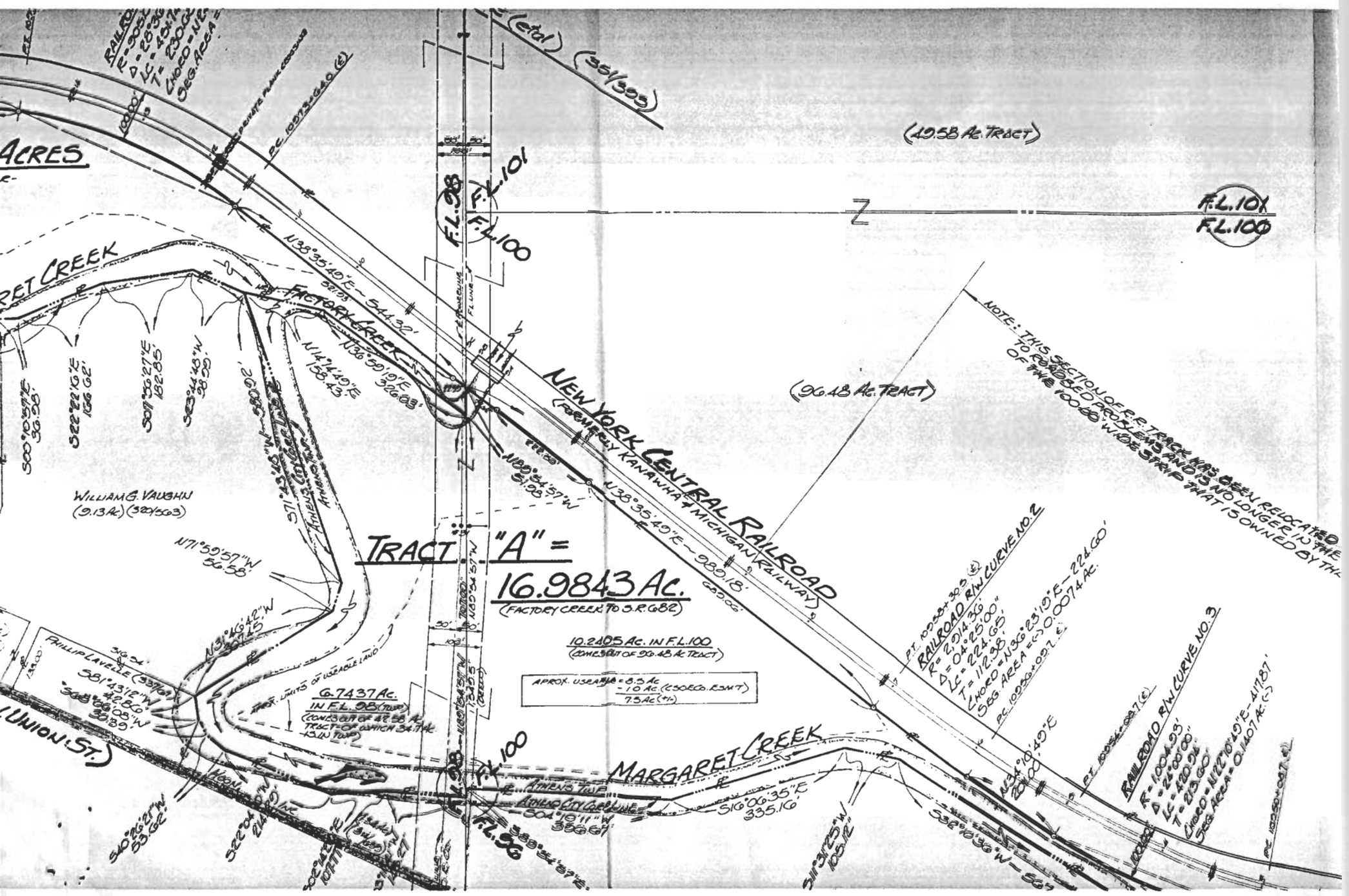
MARGARET CREEK

NEW YORK CENTRAL RAIL
(FORMERLY KANAWHA & MICHIGAN RAIL)

TRACT "A" = 16.9843 AC.

GENERAL TELEPHONE
(O. O. F. O. M. I. O.)
(G. O. R. C. ET AL)

WILLIAM G. VAUGHN
(9.13 AC.) (32/1563)



ACRES

RET CREEK

FACTORY CREEK

NEW YORK CENTRAL RAILROAD
 (PREVIOUSLY KANAWHA & MICHIGAN RAILWAY)

MARGARET CREEK

UNION ST.

TRACT "A" =
16.9843 Ac.
 (FACTORY CREEK TO S.R. 682)

10.2405 AC. IN F.L. 100
 (20% BIT OF 50.48 AC. TRACT)

APPROX. USEABLE AREA = 8.5 AC.
 = 1.0 AC. (50 DEC. E.S.M.T.)
 7.5 AC. (+/-)

6.7437 AC.
 IN F.L. 98 (70%)
 (CONSIST OF 42.55 AC.
 TRACT OF WHICH 34.74 AC.
 IS IN TRACT)

(19.58 AC. TRACT)

(96.48 AC. TRACT)

NOTE: THIS SECTION OF R.R. TRACK WAS OPEN RELOCATED
 TO REMEDY PROBLEMS THAT NO LONGER IN THE
 OF THE 100-00 WIDE STRIP THAT IS OWNED BY THE

PT. 10055+39.0
 RAILROAD R/C CURVE NO. 2
 R = 2,914.38'
 Δ = 0° 24' 38"
 L = 224.65'
 T = 112.33'
 CHORD = 1836.23'
 SUG. AREA = 0.0074 AC.
 P.C. 10055+09.1 E

PT. 10055+087.1 E
 RAILROAD R/C CURVE NO. 3
 R = 1004.93'
 Δ = 22° 08' 00"
 L = 420.94'
 T = 210.47'
 CHORD = 1121.04'
 SUG. AREA = 0.1407 AC. (+/-)
 P.C. 10050+087.1 E

F.L. 101
 F.L. 100

TRACT "B"

FOR : James H. Hoon

DATE: 12 December 1985

Situate in F.L. 95 and F.L. 98 (Section 21), Town 9, Range 14, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northeast corner of F.L. 98 (Section 21); thence N 89°54'57" W along the North line of F.L. 98 (Section 21), 1,549.5 feet (by deeds) to a point in Factory Creek, said point also being the real point of beginning of the tract herein described; Thence S 36°59'19" W along the mean centerline of Factory Creek, 326.03 feet to a point; thence S 14°14'49" W continuing along the said mean centerline of Factory Creek, 158.43 feet to a point in one of the Northwesterly corners of a 9.13 acre tract owned by William G. Vaughn as recorded in Deed Book 320, Page 563 in the Athens County Recorder's Office, Athens County, Ohio, said point also being in the Grantor's Easterly property line, also being in the Westerly Athens City Corporation line as annexed to the City of Athens by Ordinance # 0-134-78, dated January 10, 1979 and recorded in Plat Book 210, Page 42 in the said Recorder's Office on February 23, 1979, said point also being in Margaret Creek; thence the following courses and distances along Margaret Creek, the Grantor's Easterly property lines, the Westerly lines of said 9.13 acre Vaughn tract and the Westerly lines of a 6.0 acre tract owned by General Telephone Company of Ohio as recorded in Deed Book 277, Page 99 in said Recorder's Office, and the said Westerly Athens City Corporation line:

S 23°44'48" W, 98.99 feet to a point;

S 07°56'27" E, 182.85 feet to a point;

S 22°22'16" E, 166.62 feet to a point;

S 00°10'57" E, 36.98 feet to a point in the Southwesterly corner of said 9.13 acre Vaughn tract and the Northwest corner of said 6.0 acre General Telephone Company of Ohio tract;

S 01°34'57" E, 181.65 feet to a point;

S 10°02'03" W, 167.12 feet to a point in the Southwest corner of said 6.0 acre General Telephone Company of

Ohio tract; thence the following courses and distances along the mean centerline of Margaret Creek (having departed from said Grantor's Easterly property lines) and the said Westerly Athens City Corporation line:

S 21°08'14" W, 93.85 feet to a point;

S 39°03'45" W, 266.60 feet to a point;

S 45°59'46" W passing through the South line of F.L. 98 (Section 21) and the North line of F.L. 95 (Section 21), a total distance of 162.66 feet to a point;

S 25°45'18" W, 63.29 feet to a point;

S 68°52'59" W, 77.72 feet to a point in the Grantor's

Southerly property line; thence N 83°41'36" W along the Grantor's Southerly property line, the mean centerline of Margaret Creek and the said Westerly Athens City Corporation line, 100.58 feet to a point in the Easterly property line of a 100' in width strip of land owned by the New York Central Railroad (formerly Kanawha and Michigan Railway); thence the following courses and distances along the said Easterly property line of said New York Central Railroad (formerly Kanawha and Michigan Railway):

N 09°59'49" E, 885.00 feet to an iron bar set, passing

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through an iron bar set for reference at 63.67 feet and also passing through the North line of F.L. 95 (Section 21) and the South line of F.L. 98 (Section 21) at approximately 135 feet;

thence along and with the arc of a curve to the Right for a distance of 451.74 feet to an iron bar set, said curve having a radius of 905.00 feet, a central angle of $28^{\circ}36'00''$ and a segment area of 0.1924 acre, the long chord of said curve bearing $N 24^{\circ}17'49'' E$, 447.07 feet to said iron bar set;

$N 38^{\circ}35'49'' E$, 544.32 feet to a point in the North line of F.L. 98 (Section 21), said point being in the Southerly edge of Factory Creek, passing through an iron bar set for reference at 521.93 feet; thence $S 89^{\circ}54'57'' E$ along the said North line of F.L. 98 (Section 21), 51.98 feet to the point of beginning and containing a total area of 10.1815 acres, of which, 0.59 acre lies in F.L. 95 (Section 21) and 9.59 acres lie in F.L. 98 (Section 21).

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by DeedBook 351, Page 393 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 1185-01), completed on 12 December 1985.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Paul H. H. H.
DATE: 3-27-86