

10 September 1982

Situate in L.L. 50 (Sections 11 & 17), Town 9, Range 14, Athens City, Athens Township, Athens Co., State of Ohio and being more particularly described as follows: Commencing at the Southeast corner of L.L. 68, and the SW corner of L.L. 205; thence N 84°43'30" W along the South line of L.L. 68 and the North line of L.L. 50 739.87 feet to a point in the old centerline of Old U.S. Rte. 33 (Columbus Rd.) at old centerline Station 101+98.45; thence S 38°50'30" E along the said old centerline of Old U.S. Rte. 33 (Columbus Rd.), 741.19 feet to a P.K. nail set in the Grantor's West property corner at old centerline Station 94+57.26, said P.K. nail set also being the real point of beginning of the parcel herein described:

Thence N 51°09'30" E along the Grantor's NW property line, 224.00 feet to a 3/4" iron pipe set, passing through an 80d nail found in the Northeasterly R/W line of said Old U.S. Rte. 33 (Columbus Rd.) at 65.00 feet; thence S 38°50'30" E along a random line, 91.72 feet to a 3/4" iron pipe set in the Grantor's SE property line; thence S 51°09'30" W along the said Grantor's SE property line, 224.00 feet to a point in the Grantor's South property corner in the said old centerline of Old U.S. Rte. 33 (Columbus Rd.) at old centerline Station 93+65.54, passing through a 3/4" iron pipe set in the said Northeasterly R/W line of said Old U.S. Rte. 33 (Columbus Rd.) at 159.00 feet; thence N 38°50'30" W along the Grantor's SW property line and the said old centerline of said Old U.S. Rte. 33 (Columbus Rd.), 91.72 feet to the point of beginning and containing a total area of 0.47165 acre, of which, 0.13686 acre lies within existing road R/W for said Old U.S. Rte. 33 (Columbus Rd.), leaving 0.33479 acre exclusive of Columbus Rd. R/W.

Excepting and reserving from the above described parcel a 25.0 feet in width Ingress-Egress Easement that lies along the NW line of the above described parcel for the benefit and use of adjoining property owners, the Grantor's herein and the Grantee's herein, being more particularly described as follows:

Commencing at the above described point of beginning, said point also being the real point of beginning of the 25.0 feet in width Ingress-Egress Easement herein described:

Thence N 51°09'30" E along the Grantor's NW property line, 224.00 feet to a 3/4" iron pipe set, passing through an 80d nail found in the NE R/W line of said Old U.S. Rte. 33 (Columbus Rd.) at 65.00 feet; thence S 38°50'30" E along the Grantee's NE property line, 25.00 feet to a point; thence S 51°09'30" W along a line, 224.00 feet to a point in the Grantor's SW property line and the old centerline of said Old U.S. Rte. 33 (Columbus Rd.); thence N 38°50'30" W along the said Grantor's SW property line and the said old centerline of Old U.S. Rte. 33 (Columbus Rd.), 25.00 feet to the point of beginning and containing 0.12855 acre.

Also excepting and reserving from the above described parcel a 26.72 feet in width Utility Easement that lies SE of the above described 25.0 feet in width Ingress-Egress Easement for the benefit and use of adjoining property owners, the Grantor's herein and the Grantee's herein, being more particularly described as follows:

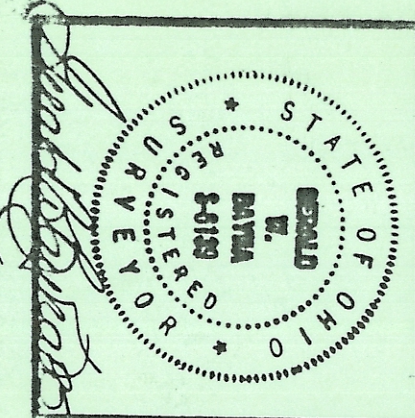
Commencing at the above described point of beginning; thence S 38°50'30" E continuing along the said old centerline of Old U.S. Rte. 33 (Columbus Rd.) and the Grantor's SW property line, 25.00 feet to a point, said point also being the real point of beginning of the 26.72 feet in width Utility Easement herein described:

Thence N 51°09'30" E along the SE line of the above described 25.0 feet in width Ingress-Egress Easement, 224.00 feet to a point in the Grantee's NE property line; thence S 38°50'30" E along said Grantee's NE property line, 26.72 feet to a point; thence S 51°09'30" W along a line, 224.00 feet to a point in the Grantor's SW property line and the old centerline of Old U.S. Rte. 33 (Columbus Rd.); thence N 38°50'30" W along the said Grantor's SW property line and the said old centerline of Old U.S. Rte. 33 (Columbus Rd.), 26.72 feet to the point of beginning and containing 0.13740 acre.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by D.B. 321, Pg. 155 as recorded in the Athens Co. Recorder's Office, Athens Co. Ohio.

The above description is based on a survey by Gerald W. Bayha, Reg. Professional Surveyor No. S-6139 (Job No. 982-01), completed on 10 Sept. 1982.



Drawn: **GB** Checked: **GB** Surveyed for: **JAMES & ANN HOON** Scale: 1"=60'

PLAT OF SURVEY

OF 40.47165 ACRES Parcel Situate in L.L. 50 (SECT. 15, T. 9 - R. 14 - ATHENS CITY - ATHENS TOWNSHIP - ATHENS COUNTY - STATE OF OHIO.

GERALD W. BAYNA, P.S.

REGISTERED PROFESSIONAL SURVEYOR NO. 56139
 ROUTE 16, S. BOX 16, PO BOX 16, ATHENS, OHIO 45701-Home (614) 592-4398

DATE: 10 SEPTEMBER 1982 Job No.: # 982-01

