

TRACT II

FOR : Bill J. Wallace, Haven E. Wallace, and Russell E. Blevins  
 DATE: 20 October 1986

Situate in Lease Lot 131 (Section 28), Town 9, Range 14, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a cross notched stone found in the Southwest corner of Lease Lot 131 (Section 28); thence N 00°41'50" W along the West line of Lease Lot 131 (Section 28), 1,565.32 feet to a ½" iron pin set on 1/24/86, passing through the centerline of Athens Township Road No. 242 (Luhrig Road) at 1,167.36 feet and passing through an iron pipe set on 7/29/82 in the Grantor's Southwest property corner and the Northwest property corner of a 1.95 acre parcel owned in July 1982 by Wilfred D. and Opal E. Sharpe as recorded in Deed Book 362, Page 775 in the Athens County Recorder's Office, Athens County, Ohio, at 1,332.36 feet, said ½" iron pin set on 1/24/86 also being the real point of beginning of the tract herein described:

Thence continuing N 00°41'50" W along the said West line of Lease Lot 131 (Section 28) and the Grantor's West property line, 333.43 feet to a ½" iron pin set on 1/24/86, said ½" iron pin set being 1,898.75 feet, N 00°41'50" W from the Southwest corner of said Lease Lot 131 (Section 28); thence N 87°24'40" E along a random line, 317.32 feet to a ½" iron pin set on 1/23/86, passing through an additional ½" iron pin set on 1/24/86 at 124.76 feet and a tack set in an Ash stump at 174.21 feet; thence N 87°18'10" E continuing along another random line, 302.37 feet to a ¾" iron bar set on 1/21/86, passing through a ½" iron pin set on 1/23/86 for reference at 189.53 feet; thence N 82°17'51" E continuing along another random line, 192.82 feet to a ½" iron pin set on 1/21/86, passing through a ¾" iron bar set on 1/21/86 at 123.36 feet and another ½" iron bar set in the center of an existing 10 foot cinder-gravel road at 135.99 feet; thence N 82°10'00" E continuing along another random line, 63.67 feet to a T bar fence post found as being correct on 7/29/82, said T bar fence post found being in one of the Grantor's Easterly property lines, said T bar fence post found being in the Southwesterly corner of a 3.49 acre tract owned by Clarence E. and Delphia Bartlett in July 1982 as recorded in Deed Book 231, Page 403, said T bar fence post found also being in one of the Northwesterly corners of a 12.08 acre tract owned by Howard W. and Flora E. Fortney in July 1982 as recorded in Deed Book 238, Page 487 in said Recorder's Office; thence S 00°08'23" W along one of the Grantor's Easterly property lines, 99.22 feet to a 1½" iron pipe found on 7/29/82 in one of the Southwesterly corners of said Fortney 12.08 acre tract, one of the Grantor's Easterly property corners and the Northwest corner of a 15.14 acre tract owned by Dale W. and Lois M. Haning in July 1982 as recorded in Deed Book 340, Page 83 and Deed Book 347, Page 75 in said Recorder's Office; thence S 18°28'03" E continuing along another of the Grantor's Easterly property lines and a Westerly line of said Haning 15.14 acre tract, 242.67 feet to a ½" iron pin set on 1/23/86, said ½" iron pin set being in the most Northerly Northeast corner of a 6.8152 acre tract surveyed out of the Southerly portion of the herein referred to 19.9 acre Grant-



or's original tract; thence S 84°07'41" W along one of the Northerly lines of said Southerly 6.8152 acre tract, 298.41 feet to a 5/8" iron pin set on 1/21/86, passing through a 5/8" iron pin set on 1/21/86 at 95.31 feet, a 1/2" iron pin set in the center of said existing 10 foot cinder-gravel road at 119.20 feet and a 3/4" iron bar set on 1/21/86 at 132.32 feet; thence S 87°18'10" W along another of the Northerly lines of said 6.8152 acre tract, 209.76 feet to a 1/2" iron pin set on 1/24/86, passing through an additional 1/2" iron pin set on 1/23/86 at 110.68 feet; thence S 86°31'26" W continuing along another of the Northerly lines of said 6.8152 acre tract, 440.20 feet to the point of beginning, passing through 1/2" iron pins set for reference at 195.79 feet and 348.84 feet, and containing a total of 6.8152 acres.

Also, conveying the use of an existing cinder-gravel road Ingress-Egress Easement that was created in 1946 when James Fierce granted the use of this land to the City of Athens as a dump site and the City of Athens constructed said cinder-gravel road, said cinder-gravel road has been held out as an Ingress-Egress Easement for this tract and an adjoining 5.3386 acre and 1.1344 acre parcel lying to the North of the herein described 6.8152 acre tract. This easement has been used since 1946 by all of the previous owners of the herein referred to 19.9 acre tract, as well as the herein referred to 5.3386 and 1.1344 acre parcels lying to the North. The description for this existing Ingress-Egress Easement is as follows:

Commencing at the Southeast corner of the above described 6.8152 acre tract which is a 1/2" iron pin set on 1/23/86 at the termination of the S 18°28'03 E, 242.67 feet in length course in said above description; thence S 84°07'41" W along the South line of the above described 6.8152 acre tract, 119.20 feet to a 1/2" iron pin set in the center of said existing 10 feet cinder-gravel road as constructed by the City of Athens in 1946, said 1/2" iron pin set also being the point of beginning of the herein described existing 10 feet in width Ingress-Egress Easement, being 5 feet either side of the following described centerline:

S 06°28'49" E, 162.14 feet to a railroad spike set in said centerline; thence S 19°03'14" E along said centerline, 139.37 feet to a point in the intersection of said centerline of road with the Grantor's original East property line; thence changing from 5 feet either side of the centerline of said road to 10 feet West of the following described line; thence S 11°22'34" E along said Grantor's original East property line, 39.25 feet to a 2" iron pipe set in the Grantor's original Southeast property corner, said 2" iron pipe also being in the original Northeast property corner of a 1.6 acre parcel owned in July 1982 by Wilfred D. an Opal E. Sharpe as recorded in Deed Book 362, Page 775 in said Recorder's Office; also at this 2" iron pipe set the easement changes in width from 10 feet to 15 feet in width, lying 15 feet to the West of the following described original East property line of said 1.6 acre Sharpe parcel, also being the East property line of an existing 0.089 acre parcel owned by the Grantors herein as recorded in Deed Book 384, Page 693 in said Recorder's Office; thence S 03°52'26" W along the said Grantor's East line of said 0.089 acre parcel and the said original East property line of said Sharpe 1.6 acre parcel, 260.00 feet to a 36" long auto axle set by me on 6/27/83 in the centerline of Athens Township Road 242 (Luhrig Road), said 36" auto



axle also being in the original Southeast corner of said Sharpe 1.6 acre parcel, said auto axle set also being in the Southeast corner of said 0.089 acre parcel owned by the Grantors herein, said auto axle set also being the termination point of said herein described existing Ingress-Egress Easement.

Subject to all legal highways and easements.

The Grantors herein claim title for the above described 6.8152 acre tract by Deed Book 362 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above described 6.8152 acre tract was surveyed by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 682-04 and 682-04-C), the final portion of which was completed in January 1986.

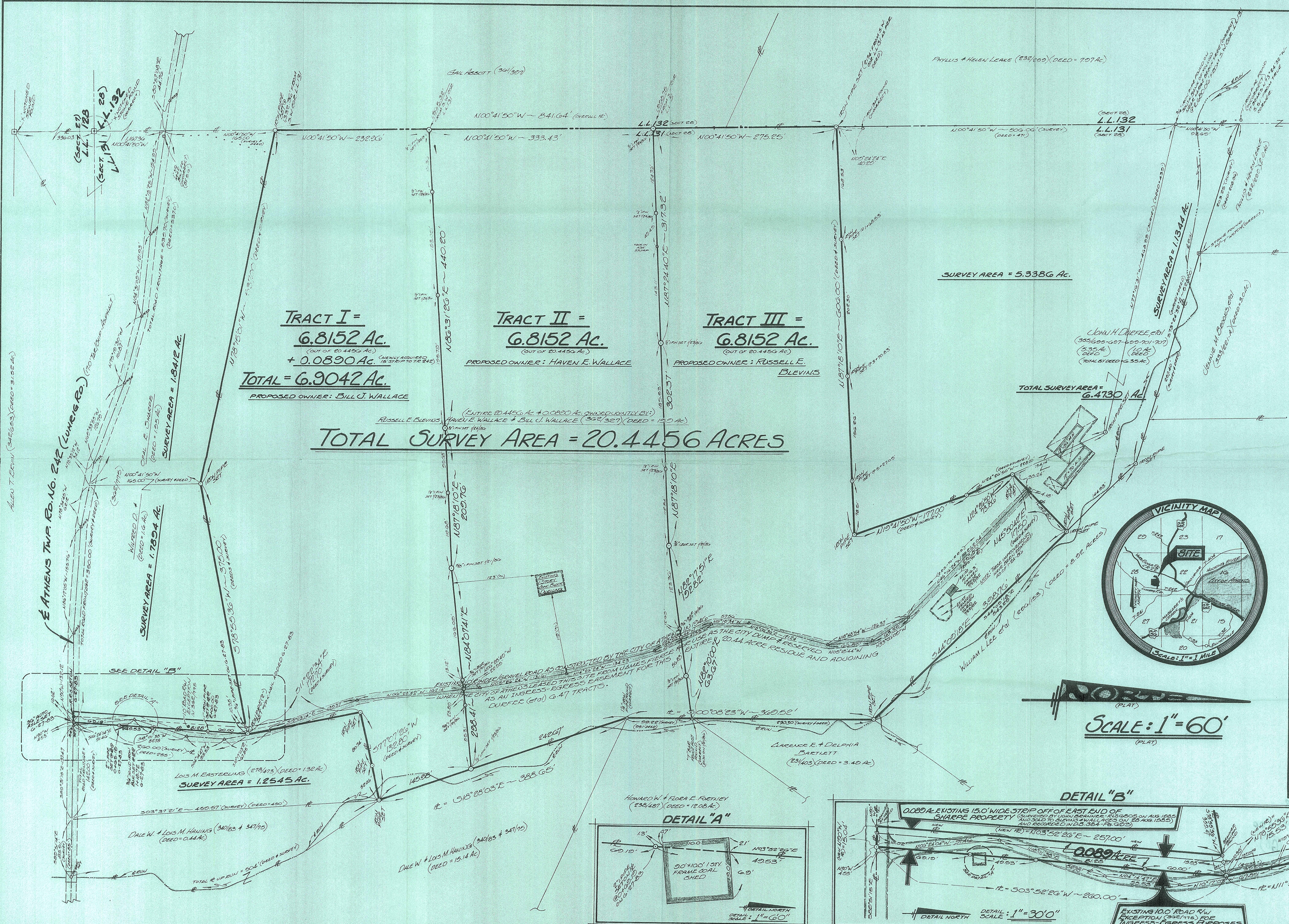
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY.  
ENGINEER'S OFFICE

BY:

DATE:

*Bob Eichenberg*  
*11-13-86*





# PLAT OF SURVEY

Of A 20.4456 Acre Tract Situate  
In Township 24 North, Range 10 East,  
Athens Township, Athens County, Ohio.

Surveyed and Platted by  
**GERALD W. BAYHA, P.S.**  
REGISTERED PROFESSIONAL SURVEYOR No. 5-6139  
(RENEWED IN ATHENS, OHIO - 12/01 - (6M) 302-4308

DATE: 12/11/1986

PREPARED BY:  
**RUSSELL E. BLEVINS, HAVEN E. & BILL J. WALLACE**  
46 BULL WALLACE - 47th WILSON ST. SOUTH  
HILLIARD, OHIO - 43026

DATE: 12/11/1986