

WILLIAM A. LAVELLE
JOSEPH B. YANITY, JR.
L. ALAN GOLDSBERRY
• RONALD E. DEVEAU
RONALD J. WEISENBERGER
THOMAS S. HODSON

LAVELLE AND YANITY

ATTORNEYS AT LAW
THE SECURITY BUILDING
POST OFFICE BOX 661
ATHENS, OHIO 45701

TELEPHONE 592-6684
AREA CODE 614

December 3, 1976

ENGINEER DEPOT
555 East State Street
Athens, Ohio 45701

ATTENTION: Jerry Hann

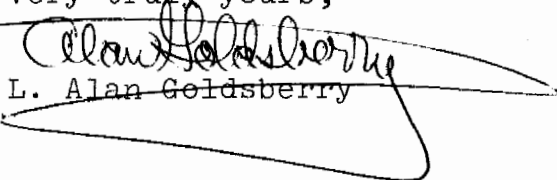
Re: Lillian L. Cooley/Eva Cooley Poston

Dear Jerry:

Enclosed please find a plat map. The description was forwarded by note of November 18, 1976. I enclose a postage paid envelope for your use in mailing the deed copy and plat map back to me after your review.

Thank you.

Very truly yours,


L. Alan Goldsberry

LAG:ljc
Enc.

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November 18, 1976

ENGINEER DEPOT
555 East State Street
Athens, Ohio 45701

ATTENTION: Jerry Hann

Re: Lillian L. Cooley/Eva Cooley Poston

Dear Jerry:

Enclosed is a copy of the deed recently executed by Lillian L. Cooley to her daughter, Eva Poston. This conveyance is to be used as a building site for Mrs. Poston. Please check the enclosed description, and if you find the same appropriate, return it in the enclosed envelope at your earliest convenience.

Thank you.

Very truly yours,


L. Alan Goldsberry

LAG:ljc
Enc.

cc/Lillian Cooley

*Hold for + had
this.*



Know all Men by these Presents

That Lillian L. Cooley, a widow and unmarried, GRANTOR,

of Athens County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to Eva Cooley Poston, a married woman, GRantee,

whose tax mailing address is

the following real property:

Situated in the Southwest $\frac{1}{4}$ of Section 25, Town 5, Range 13, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest $\frac{1}{4}$ of Section 25; thence South 10 degrees 11' 29" East along the West line of said Section 25, 1,149.72 feet to a point; thence South 85 degrees 33' 31" East along a line, 1,154.33 feet to a 1" iron pinch-pipe set, said pinch-pipe also being the real point of beginning of the parcel herein described:

Thence North 00 degrees 08' 44" West along a line, 390.63 feet to a 1" iron pinch-pipe set; thence North 85 degrees 37' 26" East along a line, 286.05 feet to a 1" iron pinch pipe set in the East bank of Long Run, passing through a 1" iron pinch-pipe set at 218.68 feet; thence South 02 degrees 41' 29" West along said Long Run, 433.42 feet to a 1" iron pinch-pipe set in said Long Run; thence North 85 degrees 33' 31" West along a line, 264.67 feet to the point of beginning, passing through a dead 15" Walnut Tree at 40.87 feet and a 20" Elm Tree at 231.56 feet, and containing 2.5952 acres.

Also a permanent Ingress-Egress easement, 60.00 feet in width, 30.00 feet either side of the following described centerline:

Commencing at a 1" iron pinch-pipe set in the North line of the above described parcel that bears North 85 degrees 37' 26" East, 218.68 feet from the Northwesterly corner of said above described parcel and also bearing South 85 degrees 37' 26" West 67.37 feet from the Northeasterly corner of said parcel:

Thence North 09 degrees 09' 33" West along a line, 326.87 feet to the center of a 14" Walnut Tree; thence North 51 degrees 05' 35" East along a line, 53.02 feet to a point in the existing centerline of Athens County Road No. 25, passing through a P.K. nail set at 45.52 feet, said point also being the termination point of the above described Ingress-Egress easement.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 294, Pages 422, 423, and 425, as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed on 23 September, 1975, by Gerald W. Bayha, Registered Professional Surveyor No. S-6139.

Description checked for
Instrumental Accuracy

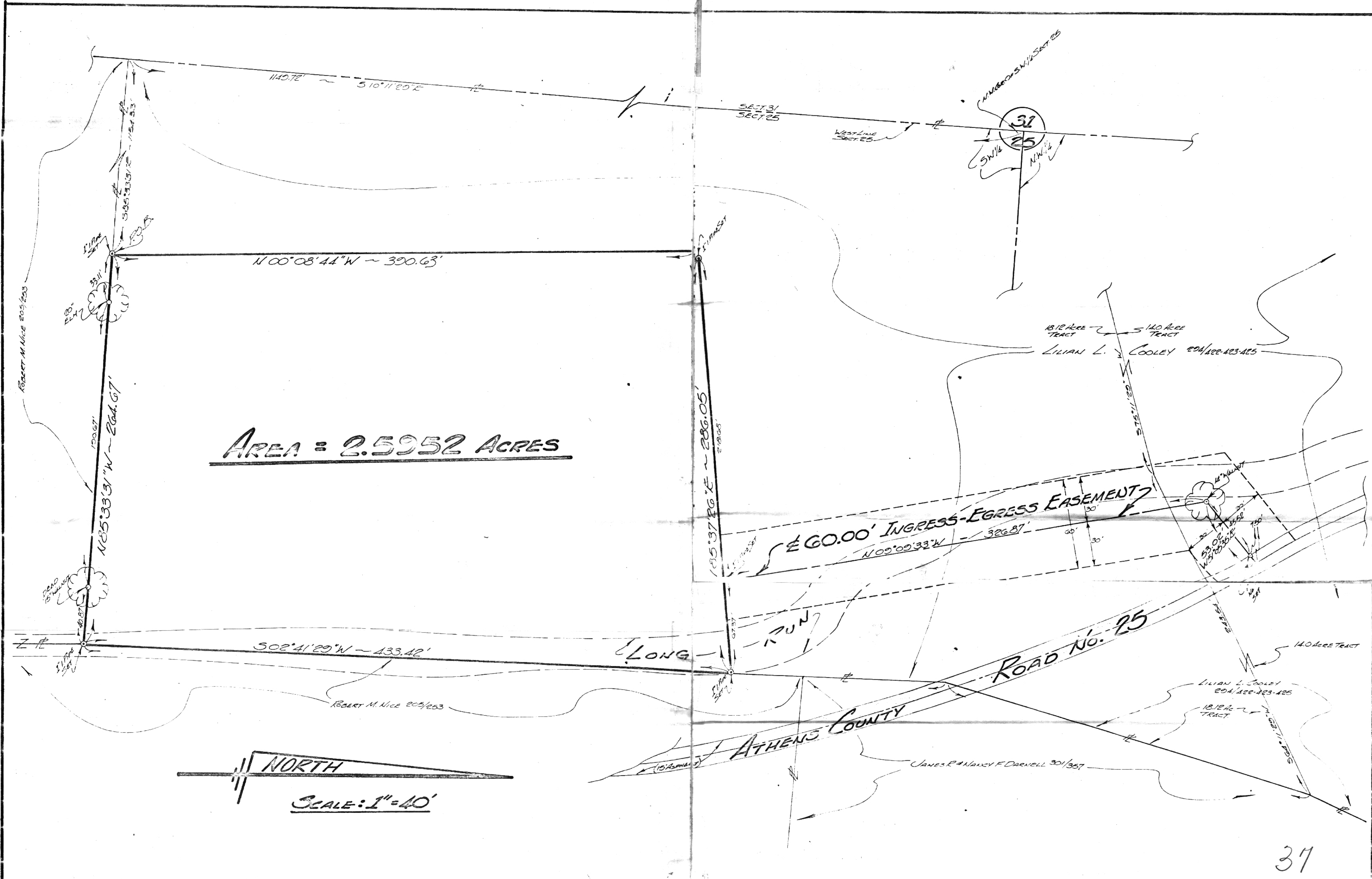
ATHENS COUNTY

RECORDERS OFFICE

[Signature]

[Signature]

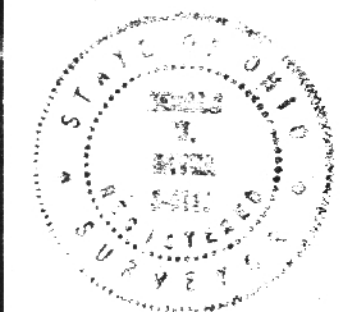
Sec # 25
 Cooley
 Poston



AREA = 2.5952 ACRES

NORTH
SCALE: 1" = 40'

37

 <i>Gerald W. Bayha</i>	FOR:	MR. DONALD POSTON 19-A CROSS STREET THE PLAINS, OHIO - 45780.	<h1>PLAT OF SURVEY</h1>										
	BY:	GERALD W. BAYHA, P.S. REGISTERED PROFESSIONAL SURVEYOR No. S-6139 ROUTE 5, BOX 204 ATHENS, OHIO 45701 614-592-1398											
OF A 2.5952 ACRE PARCEL SITUATE IN THE S.W. 1/4 OF SECT 25, TOWN 5, RANGE 13, CANAAN TOWNSHIP, ATHENS COUNTY, OHIO.			<table border="1"> <tr> <td>Doc</td> <td>Sec</td> <td>Reason</td> <td>Date</td> <td>Job No.</td> </tr> <tr> <td>8</td> <td>8</td> <td></td> <td>23 SEP 75</td> <td>875-07</td> </tr> </table>	Doc	Sec	Reason	Date	Job No.	8	8		23 SEP 75	875-07
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