

PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
OHIO PHONE: 1-800-648-6151 FAX NO. 1-800-648-8150

PAGE 1 OF 2

DEED DESCRIPTION 5.100 ACRES +/-

BEING A SURVEY OF PART OF PARCELS CONVEYED TO WOLFE-SALYER PROPERTIES AS FOUND IN OFFICIAL RECORD 228 PAGE 471 AND IN OFFICIAL RECORD 226 PAGE 471 IN THE ATHENS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CANAAN, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TWP-5N, RNG-14W, AND A PART OF THE NORTHWEST QUARTER OF SECTION 32, TWP-5N, RNG-14W, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE AT A IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TWP-5N, RNG-14W, AND THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, TWP-5N, RNG-14W, CANAAN TOWNSHIP, THE SAME POINT BEING ON THE TOWNSHIP LINE BETWEEN CANAAN AND ATHENS TOWNSHIPS, SAID POINT BEING ON THE EAST LINE OF A PARCEL CONVEYED TO LEO SHERIDAN "ET AL", OFFICIAL RECORD 51 PAGE 849,

THENCE, LEAVING THE TOWNSHIP LINE AND ALONG THE SECTION LINE BETWEEN SECTION 33 AND SECTION 32 S 89°59'44" E 616.08 FEET TO A IRON PIN SET, SAID POINT BEING THE PRINCIPLE PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED, (PASSING IRON PINS FOUND ON LINE AT 365.71 AND 526.08 FEET),

THENCE, LEAVING THE SECTION LINE WITH A NEW LINE THROUGH THE AFOREMENTIONED WOLFE-SALYER PROPERTIES N 25°52'27" E 254.49 FEET TO A POINT IN THE CENTERLINE OF ATHENS COUNTY ROAD #25, (PASSING A REFERENCE IRON PIN SET ON LINE AT 181.93 FEET);

THENCE, ALONG THE CENTERLINE OF ATHENS COUNTY ROAD #25 WITH A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A DELTA OF 28°57'39", AND A CHORD THAT BEARS S 75°06'39" E 187.54 FEET TO A POINT; SAID POINT BEING ON THE WEST LINE OF A PARCEL CONVEYED TO THE TRUSTEES OF CANAAN TOWNSHIP, AND THE NORTHEAST CORNER OF THIS PARCEL;

THENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES ARE ALONG THE TRUSTEES OF CANAAN TOWNSHIPS WESTERLY LINE,

1) LEAVING SAID ROAD, S 17°18'00" W 189.38 FEET TO A IRON PIN FOUND ON THE SECTION LINE BETWEEN SECTION 33 AND SECTION 32, (PASSING A REFERENCE IRON PIN SET ON LINE AT 50.00 FEET);

2) WITH THE SECTION LINE N 89°59'44" W 140.67 FEET TO A IRON PIN SET;

3) LEAVING THE SECTION LINE S 04°47'35" W 546.61 FEET TO A IRON PIN FOUND, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO WILLIAM AND MARY ANN McCLAIN OFFICIAL RECORD 237 PAGE 356, AND THE SOUTHEAST CORNER OF THIS PARCEL;

THENCE, ALONG THE NORTH LINE OF McCLAIN, S 71°09'17" W 448.09 FEET TO A IRON PIN SET, SAID POINT BEING THE SOUTHWEST CORNER OF THIS PARCEL;

CAN # 33

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THENCE, THE FOLLOWING TWO (2) COURSES AND DISTANCES ARE NEW LINES THROUGH THE AFOREMENTIONED WOLFE-SALYER PROPERTIES;

- 1) N 00°00'00" E 180.75 FEET TO A IRON PIN SET;
- 2) N 36°21'21" E 631.62 FEET TO THE PLACE OF BEGINNING;

THIS PARCEL, AS SURVEYED CONTAINS 5.100 ACRES MORE OR LESS. OF WHICH 0.993 ACRES LIE WITHIN SECTION 33, AND 4.107 ACRES LIE WITHIN SECTION 32, CANAAN TOWNSHIP.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

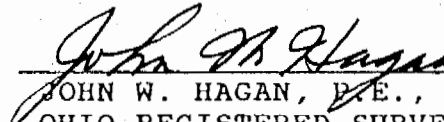
ALL DEED VOLUMES AND OFFICIAL RECORD VOLUMES AND PAGES REFERENCED TO ABOVE ARE FOUND IN THE OFFICE OF THE RECORDER, ATHENS COUNTY, OHIO

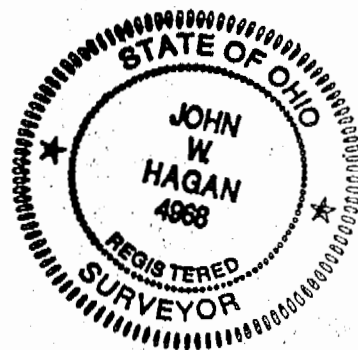
THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE TOWNSHIP LINE BETWEEN ATHENS SECTION 2 TWP-9N RNG-14W, AND CANAAN SECTION 32, TWP-5N, RNG-14W, AS BEING N 00°00'00" W

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "JOHN W. HAGAN, #4968".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF JOHN W. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #4968 IN SEPTEMBER, 1996.

DATED 2-17-97


JOHN W. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #4968



H:\DEED97\961347A3

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 2-18-97

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PROPERTY LOCATION

SITUATED IN THE COUNTY OF ATHENS, TOWNSHIP OF CANAAN AND BEING A PART OF NORTHWEST QUARTER OF SECTION 32, TWP-5N, RNG-13W, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TWP-5N, RNG-13W.

BEING A SURVEY OF PART OF A PARCEL CONVEYED TO WOLFE-SALYER PROPERTIES AS FOUND IN OFFICIAL RECORD 228 PAGE 471, AND OF A PARCEL FOUND IN OFFICIAL RECORD 226 PAGE 471 IN THE ATHENS COUNTY RECORDERS OFFICE.

PREPARED FOR:

WOLFE-SALYER PROPERTIES

C/O RANDY WOLFE
CO. RD. 90
ATHENS, OHIO 45701

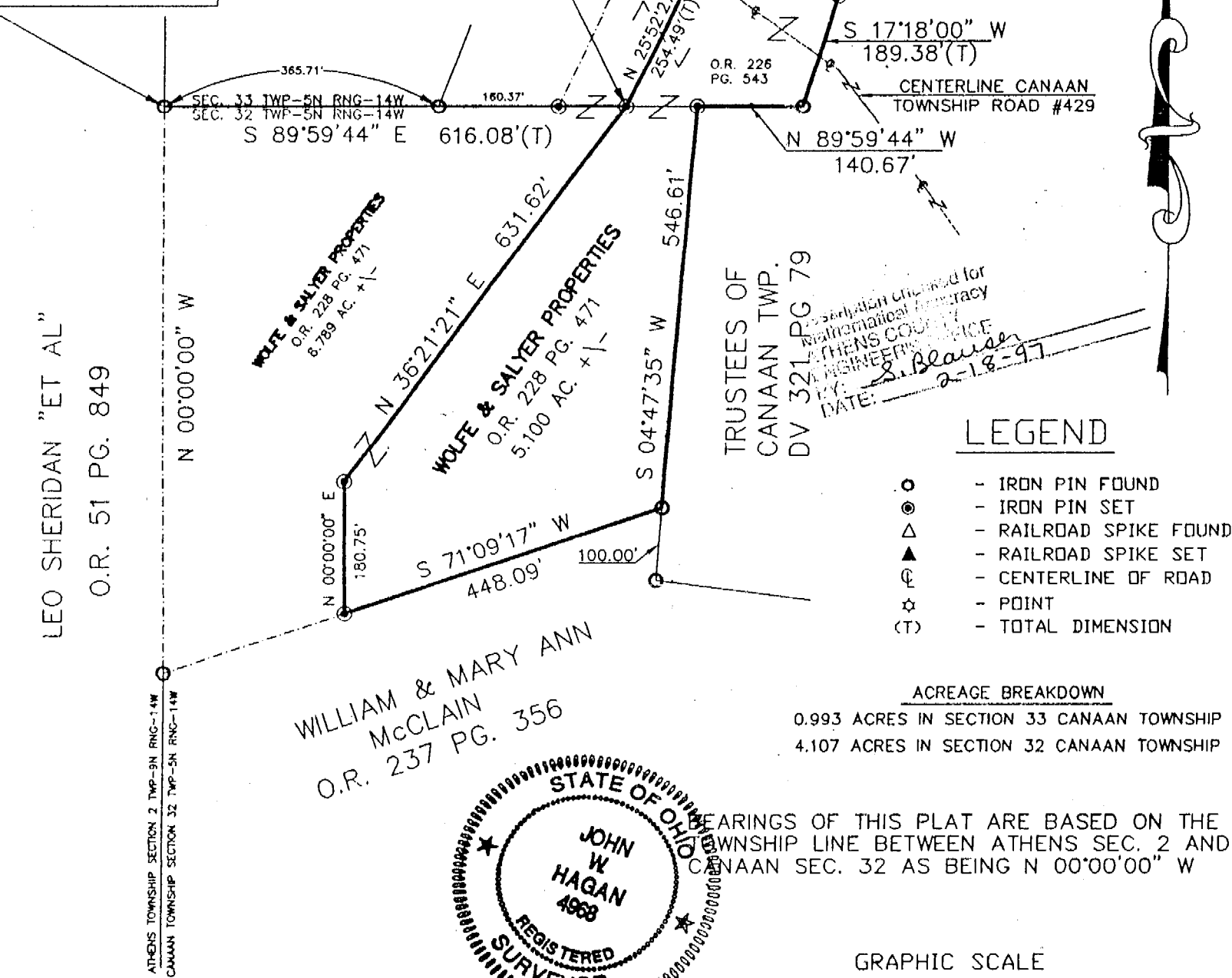
FILE NO. 961347AT

INVOICE NO. 97-02114

COMMENCING FOR REFERENCE
IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION #32, TWP-5N, RNG-14W THE SAME BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION #33 TWP-5N RNG-14W CANAAN TWP.

P.O.B.
5.100
ACRE
SURVEY

CHORD =
S 75°06'39" E R = 375.00'
187.54' T = 96.84'
Δ = 28°57'39" L = 189.55'



LEO SHERIDAN "ET AL"
O.R. 51 PG. 849

WOLFE & SALYER PROPERTIES
O.R. 228 PG. 471
8.789 AC. +/-

WOLFE & SALYER PROPERTIES
O.R. 228 PG. 471
5.100 AC. +/-

TRUSTEES OF
CANAAN TWP.
DV 321 PG 79

Registration obtained for
Mathematical Geometry
ATHENS COUNTY
ENGINEERS OFFICE
S. Blawie
DATE: 2-18-97

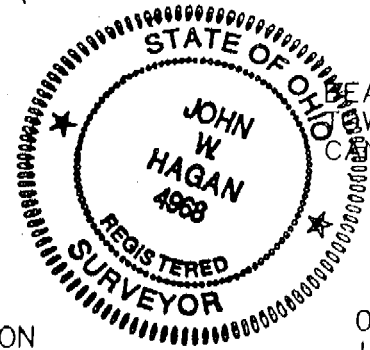
WILLIAM & MARY ANN
McCLAIN
O.R. 237 PG. 356

LEGEND

- - IRON PIN FOUND
- ⊙ - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊕ - CENTERLINE OF ROAD
- ☆ - POINT
- (T) - TOTAL DIMENSION

ACREAGE BREAKDOWN

0.993 ACRES IN SECTION 33 CANAAN TOWNSHIP
4.107 ACRES IN SECTION 32 CANAAN TOWNSHIP



BEARINGS OF THIS PLAT ARE BASED ON THE TOWNSHIP LINE BETWEEN ATHENS SEC. 2 AND CANAAN SEC. 32 AS BEING N 00°00'00" W

GRAPHIC SCALE



1 INCH = 200 FEET

NOTE: ALL PINS SET ARE 5/8" o.d. IRON REINFORCING BARS WITH YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 2-17-97 *John W. Hagan*

JOHN W. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #4968

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS AND ROAD RIGHT-OF-WAYS OF RECORD. THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

FIELD WORK SEPTEMBER 1996
TM - BF - JF
CALCS BY DPH - JWH - TM
DRAWING BY TM
CHECKED BY DPH - JWH