



**DPH SURVEYING INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 P.O. BOX 429 THORNVILLE, OHIO 43076  
 OHIO PHONE: 1-800-848-8151 FAX NO. 1-800-848-8150



## DEED DESCRIPTION

## TRACT #1

6.5817 ACRES

BEING A SURVEY OF A PART OF A 131.3099 ACRE PARCEL AS CONVEYED TO NINA J. SHEETER AS FOUND IN OFFICIAL RECORD VOLUME 100, PAGE 200 OF THE ATHENS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTH HALF OF SECTION 8, AND THE NORTH HALF OF SECTION 7 TOWNSHIP 5, RANGE 13, OF THE OHIO COMPANY'S PURCHASE, CANAAN TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A STONE FOUND MARKING THE NORTHWEST CORNER OF THE SOUTH WEST QUARTER OF SECTION 8, TOWNSHIP 5, RANGE 13, THENCE S 83 39'45" E 2293.00 FEET, THENCE S 06 20'15" W 3254.67 FEET A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24 AND BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HERE IN TO BE DESCRIBED:

THENCE, WITH A NEW LINE THROUGH THE SHEETER PARCEL N 61 06'51" E 44.71 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 61 44'38" E 261.02 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 53 54'10" E 248.27 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL S 32 06'18" E 700.06 FEET TO AN IRON PIN SET IN A FENCE LINE OF A PARCEL CONVEYED TO DELENE DYBIEC AS RECORDED IN DEED VOLUME 364 PAGE 721 OF THE ATHENS COUNTY RECORDER'S OFFICE:

THENCE, CONTINUING WITH THE DYBIEC LINE N 85 49'14" W 432.23 FEET TO AN IRON PIN SET:

THENCE, CONTINUING WITH THE DYBIEC LINE S 05 26'02" W 108.53 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24, PASSING OVER A REFERENCE IRON PIN SET AT 78.53 FEET:

THENCE, WITH THE CENTERLINE OF COUNTY ROAD #24 N 64 50'23" W 180.79 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24:

THENCE, CONTINUING WITH THE CENTERLINE OF COUNTY ROAD #24, AND A CURVE TO THE RIGHT WITH A RADIUS OF 457.50 AND A DELTA OF 27 01'28" AND HAVING A CHORD OF N 46 01'52" W 213.79 FEET TO A P.K. NAIL SET:

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Blausen  
 DATE: 10-5-94

CAN #7



**DPH SURVEYING INC.**  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 429 THORNVILLE, OHIO 43076  
OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150



THENCE, CONTINUING WITH THE CENTERLINE OF COUNTY ROAD #24 N  
28 27'56" W 173.83 FEET TO THE PLACE OF BEGINNING, SAID PARCEL  
CONTAINS 6.5817 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL  
EASEMENTS OF RECORD.

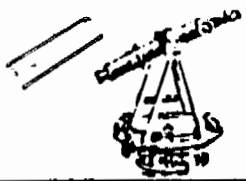
THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE  
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #8, T-5, R-13, AS  
BEING S 63 39'45" E AS PREVIOUSLY SURVEYED BY GREGORY K. WRIGHT  
S-6535, ON MARCH 9, 1993.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW  
CAPS LABELED "DENNIS P. HAGAN, #6917".

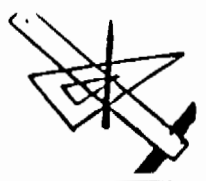
THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER  
THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED  
SURVEYOR #6917 ON APRIL 27, 1994.

DATED 10/4/94

DENNIS P. HAGAN, P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917



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DEED DESCRIPTION

TRACT #1

6.5817 ACRES

BEING A SURVEY OF A PART OF A 131.3099 ACRE PARCEL AS CONVEYED TO NINA J. SHEETER AS FOUND IN OFFICIAL RECORD VOLUME 100, PAGE 200 OF THE ATHENS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTH HALF OF SECTION 8, AND THE NORTH HALF OF SECTION 7 TOWNSHIP 5, RANGE 13, OF THE OHIO COMPANY'S PURCHASE, CANAAN TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A STONE FOUND MARKING THE NORTHWEST CORNER OF THE SOUTH WEST QUARTER OF SECTION 8, TOWNSHIP 5, RANGE 13, THENCE S 83 39'45" E 2293.00 FEET, THENCE S 06 20'15" W 3254.67 FEET A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24 AND BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HERE IN TO BE DESCRIBED:

① THENCE, WITH A NEW LINE THROUGH THE SHEETER PARCEL N 61 06'51" E 44.71 FEET TO AN IRON PIN SET:

② THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 61 44'38" E 261.02 FEET TO AN IRON PIN SET:

③ THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 53 54'10" E 248.27 FEET TO AN IRON PIN SET:

④ THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL S 32 06'18" <sup>E NOT W</sup> W 700.06 FEET TO AN IRON PIN SET IN A FENCE LINE OF A PARCEL CONVEYED TO DELENE DYBIEC AS RECORDED IN DEED VOLUME 364 PAGE 721 OF THE ATHENS COUNTY RECORDER'S OFFICE:

⑤ THENCE, CONTINUING WITH THE DYBIEC LINE N 85 49'14" W 432.23 FEET TO AN IRON PIN SET:

⑥ THENCE, CONTINUING WITH THE DYBIEC LINE S 05 26'02" W 108.53 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24, PASSING OVER A REFERENCE IRON PIN SET AT 78.53 FEET:

⑦ THENCE, WITH THE CENTERLINE OF COUNTY ROAD #24 N 64 50'23" W 180.79 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24:

⑧ THENCE, CONTINUING WITH THE CENTERLINE OF COUNTY ROAD #24, AND A CURVE TO THE RIGHT WITH A RADIUS OF 457.50 AND A DELTA OF 27 01'28" AND HAVING A CHORD OF N 46 01'52" W 213.79 FEET TO A P.K. NAIL SET:

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# DPH SURVEYING, INC.

CONSULTING ENGINEERS AND SURVEYORS  
P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

**CERTIFY TO:**

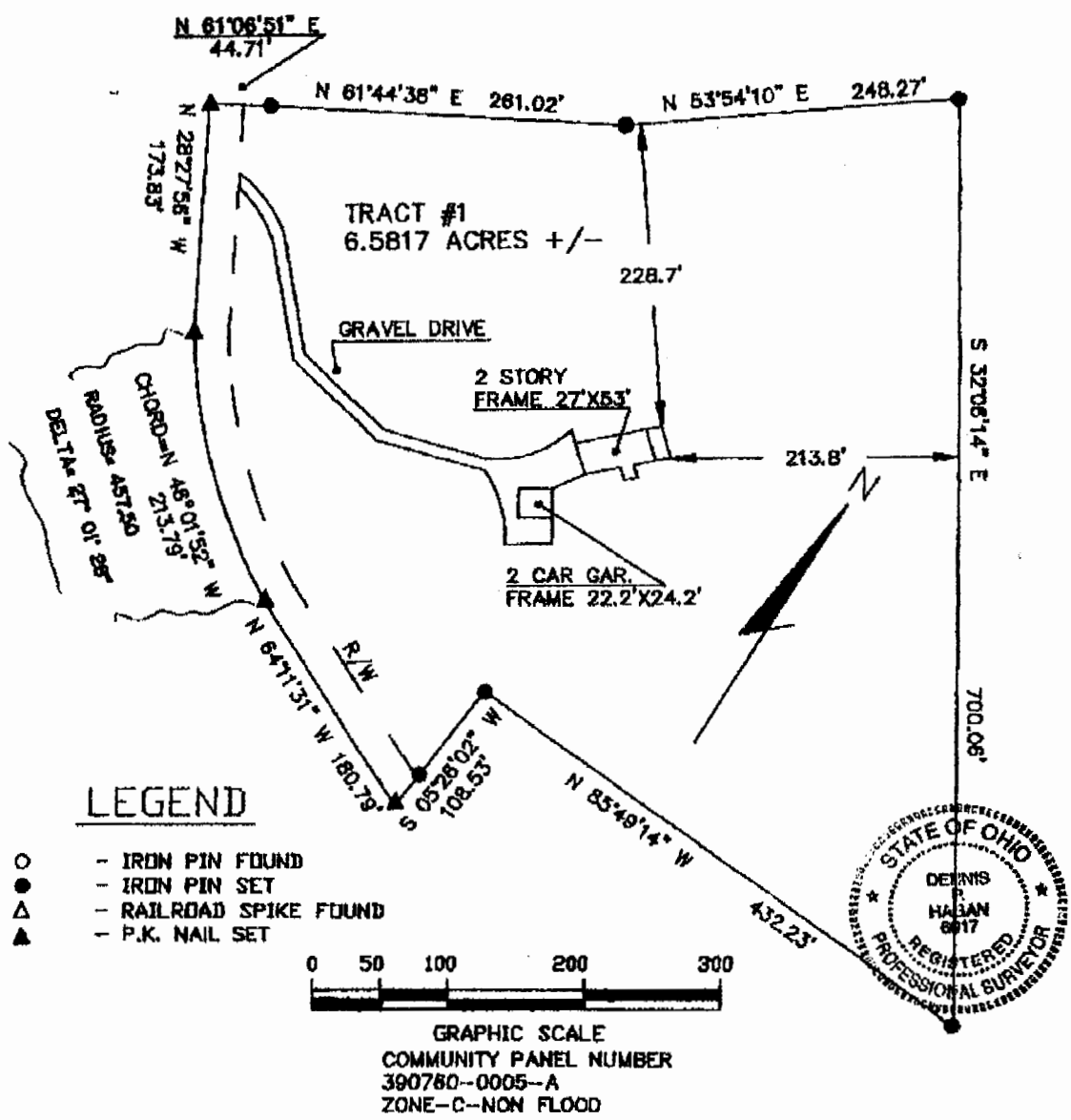
OWNER: MARK LEE & NINA SHEETER

BUYER:

ADDRESS:

INVOICE NO. 94-05270

FILE NO. \_\_\_\_\_



**CERTIFICATION:**

WE HEREBY CERTIFY THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE.

DATED \_\_\_\_\_ BY DENNIS P. HAGAN, P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917

4

D. P. H. SURVEYING

ID:18006488150

OCT 04'94

13:38 No.003 P.02



**DPH SURVEYING INC.**

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 TOWNVILLE, OHIO 43076  
OHIO PHONE 1-800-849-8181 FAX NO. 1-800-849-8180



DEED DESCRIPTION

TRACT #1

6.5817 ACRES

BEING A SURVEY OF A PART OF A 131.3099 ACRE PARCEL AS CONVEYED TO MIRA J. SHEETER AS FOUND IN OFFICIAL RECORD VOLUME 100, PAGE 200 OF THE ATHENS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTH HALF OF SECTION 8, AND THE NORTH HALF OF SECTION 7 TOWNSHIP 5, RANGE 13, OF THE OHIO COMPANY'S PURCHASE, CARRAN TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A STONE FOUND MARKING THE NORTHWEST CORNER OF THE SOUTH WEST QUARTER OF SECTION 8, TOWNSHIP 5, RANGE 13, THENCE S 83 39'45" E 2293.00 FEET, THENCE S 06 20'15" W 3254.67 FEET A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24 AND BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HERE IN TO BE DESCRIBED:

THENCE, WITH A NEW LINE THROUGH THE SHEETER PARCEL N 61 05'51" E 44.71 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 61 44'38" E 261.02 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL N 33 34'10" E 248.27 FEET TO AN IRON PIN SET:

THENCE, WITH ANOTHER NEW LINE THROUGH THE SHEETER PARCEL S 32 06'18" E 700.06 FEET TO AN IRON PIN SET IN A FENCE LINE OF A PARCEL CONVEYED TO DELENE DYBIEC AS RECORDED IN DEED VOLUME 364 PAGE 721 OF THE ATHENS COUNTY RECORDER'S OFFICE:

THENCE, CONTINUING WITH THE DYBIEC LINE S 85 49'14" W 432.23 FEET TO AN IRON PIN SET:

THENCE, CONTINUING WITH THE DYBIEC LINE S 05 26'02" W 108.53 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24, PASSING OVER A REFERENCE IRON PIN SET AT 78.53 FEET:

THENCE, WITH THE CENTERLINE OF COUNTY ROAD #24 N 64 50'23" W 180.79 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF COUNTY ROAD #24:

THENCE, CONTINUING WITH THE CENTERLINE OF COUNTY ROAD #24, AND A CURVE TO THE RIGHT WITH A RADIUS OF 457.50 AND A DELTA OF 27 01'28" AND HAVING A CHORD OF N 46 01'52" W 213.79 FEET TO A P.K. NAIL SET:

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauer  
DATE: 10-5-94

D. P. H. SURVEYING

ID:19006488150

OCT 04'94

13:39 No.003 P.03



**DPH SURVEYING INC.**

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 THORNTONVILLE, OHIO 43076  
OHIO PHONE: 1-800-648-8181 FAX NO. 1-800-648-8182




THENCE, CONTINUING WITH THE CENTERLINE OF COUNTY ROAD #24 N  
28 27'56" W 173.83 FEET TO THE PLACE OF BEGINNING, SAID PARCEL  
CONTAINS 6.5617 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL  
ENCUMBRANCES OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE  
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #8, T-5, R-13, AS  
BEING S 83 39'45" E AS PREVIOUSLY SURVEYED BY GREGORY E. WRIGHT  
B-6535, ON MARCH 9, 1993.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW  
CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER  
THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED  
SURVEYOR #6917 ON APRIL 27, 1994.

DATED 12/4/94

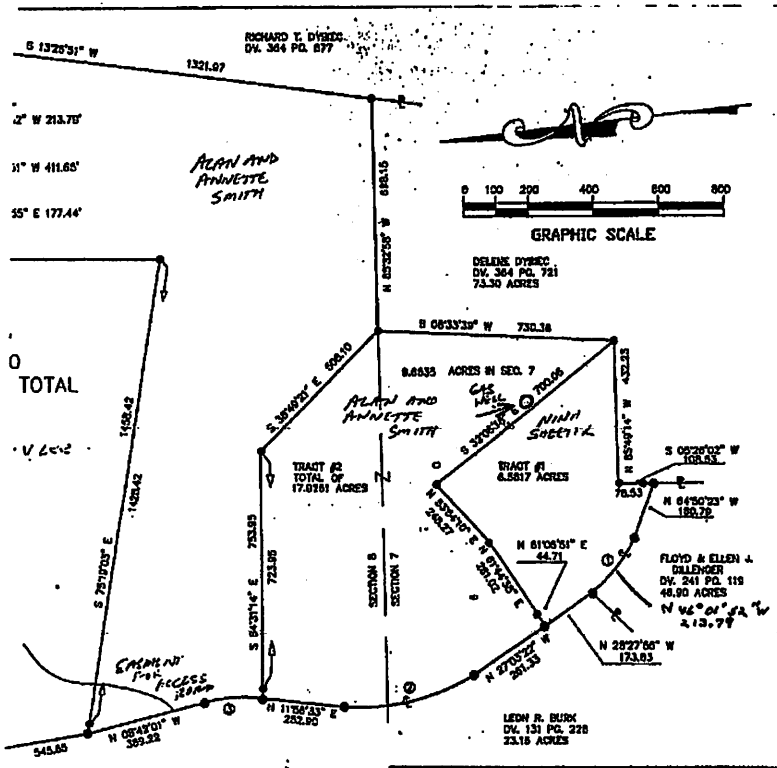
  
DENNIS P. HAGAN, P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917

VOL. 155 PAGE 372

*Side View*

OCT 18 AM 9 17

RECORD OF OR  
VOL. 135 PAGE 370  
JULIA MICHAEL SCOTT  
RECORDER ATHENS, CO. OHIO  
22.00



LEON R. BURK, DIV. 131, PG. 228

THE BEARINGS OF THIS PLAT ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #8 AS BEING S 63°39'45" E AS PREVIOUSLY SURVEYED BY GREGORY K. WRIGHT S-8536, ON MARCH 9, 1963.

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

FOUND SET

DATE OF SURVEY 12/17/14

DENNIS P. HAGAN, P.S., OHIO REGISTERED SURVEYOR 166917

PREPARED BY:  
MARK LEE & NWA SNEYDER  
18380 SOUTH CANNON ROAD  
ATHENS, OHIO 45701

ALL IRON PINS SET ARE  
5/8" I.D. REINFORCING BARS  
WITH YELLOW CAPS LABELED  
"DENNIS P. HAGAN 166917"

PROPERTY LOCATION:  
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF  
CANAHA, AND BEING PART OF SECTIONS #7 & #8, T-5, R-13 OF THE  
OHIO COMPANY'S PURCHASE.

PREPARED BY  
D.P.H. SURVEYING  
P.O. BOX 427  
THORNTONVILLE, OHIO 43076  
1-800-648-8181  
614-240-4481

DRAWING BY - DLG  
CALCULATIONS BY - DLG  
CHECKED BY - DPH