

PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE 1-800-648-8151 FAX 1-800-648-8150

Page 1 of 2

Deed Description of 45.699 Acres +/-

Being a resurvey of Two parcels of land (First Tract, 40 acres), (Second Tract 5.61 acres) conveyed to Robert Ray Gossman as described and recorded in Official Record 331 Page 46, as found 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 Carthage, being a part of the Northeast Quarter of the Southeast Quarter of Section 34, Twp. 5, Rng. 12, of the Ohio Company's Purchase, and being more particularly described as follows;

COMMENCING, at a 5/8" iron re-bar capped "CLS #7224" found marking the Southwest corner of Fraction #34, the West line of Section 28, and the East line of Section 34, Twp. 5, Rng. 12, Carthage Township, Athens County, Thence, with the East line of Section 34, **N 00° 00' 00" E, 864.42** feet to a 5/8" iron re-bar capped "CLS #7224" found marking the West line of a parcel conveyed to Donald Young as described and recorded in Official Record 221 Page 523, said point also marks the Northeast corner of a parcel conveyed to Nancy E. Pierce as described and recorded in Official Record 271 Page 382, the Southeast corner of and **THE TRUE PLACE OF BEGINNING** of the 45.699 acre parcel herein described;

Thence, leaving the West line of Fraction #34, the West line of Section 28, the East line of Section 34, and the West line of the Young parcel, **S 89° 16' 19" W**, with the North line of the Pierce parcel, and the meanderings of an existing fence line, **1357.40** feet to an iron pin set marking the Southeast corner of a parcel conveyed to Joyce E. Fanin as described and recorded in Official Record 264 Page 947, said point also marks the Southwest corner of the 45.699 acre parcel herein described, said point being referenced by a 5/8" iron re-bar capped "CLS #7224" found bearing **S 89° 16' 19" W, 332.45** feet;

Thence, leaving the North line of the Pierce parcel, **N 00° 32' 25" W**, with the East line of the Fanin parcel, and the meanderings of an existing fence line, **1289.69** feet to an iron pin set marking the Southeast corner of a parcel conveyed to Mickey Joe and Mary Ann Rosser as described and recorded in Official Record 255 Page 132, said point also marks the Southwest corner of a parcel conveyed to 20% to Bryan Edward Winner, 40% to Sarina Elizabeth Winner, & 40% to Peter Allen Winner as described and recorded in Official Record 140 Page 520;

Thence, the following Four (4) courses and distances are along the lands of the Winner's parcel,

- 1) leaving the East line of the Fanin parcel, and the East line of the Rosser parcel, **N 89° 24' 07" E, 136.50** feet to an iron pin set marking the centerline of Miller Road (Township Road #106)(40feet right of way is assumed); said point also marks the Southwest corner of the 5.61 acre Second Tract, and a corner of the 40 acre First Tract;
- 2) **N 17° 17' 13" W**, continuing with the centerline of Miller Road, **176.00** feet to an iron pin set;
- 3) **N 20° 52' 15" E**, continuing with the centerline of Miller Road, **126.27** feet to an iron pin set;
- 4) **N 06° 39' 11" E**, continuing with the centerline of Miller Road, **45.81** feet to a Mag Nail set marking the centerline of Township Road #107 (60 feet right of way), said point also marks the South line of a parcel conveyed to Ann Marie Murrell as described and recorded in Official Record 261 Page 1569;

Thence, the following Twelve (12) courses and distances are what represent the South line of the Murrell parcel, and the centerline of Township Road #107,

- 1) leaving the East line of the Winner's parcel, **S 71° 32' 05" E, 55.03** feet to a point;
- 2) **N 86° 41' 18" E, 85.63** feet to a point;
- 3) **N 78° 54' 52" E, 187.99** feet to a point;

Carth # 34

- 4) S 79° 15' 49" E, 157.03 feet to a point;
- 5) S 62° 54' 45" E, 202.37 feet to a point;
- 6) S 58° 01' 37" E, 48.38 feet to a point;
- 7) S 54° 11' 54" E, 169.73 feet to a point;
- 8) S 51° 34' 03" E, 159.09 feet to a point marking the Southeast corner of the 5.61 acre Second Tract, and the Northeast corner of the 40 acre First Tract;
- 9) S 51° 34' 03" E, 37.91 feet to a point;
- 10) S 67° 54' 40" E, 36.13 feet to a point;
- 11) S 72° 46' 23" E, 122.28 feet to a point;
- 12) S 82° 57' 48" E, 95.78 feet to a Mag Nail set marking the West line of the aforesaid Section 28, the West line of Fraction #34, the East line of Section 34, the Northwest corner of the Young parcel, said point also marks the Southwest corner of a parcel conveyed to Warren Thomas and Kathleen A. Weaver as described and recorded in Official Record 20 Page 466, and the Northeast corner of the 45.699 acre parcel herein described;

Thence, leaving the South line of the Murrell parcel, and the centerline of Township Road #107, S 00° 00' 00" W, with the West line of the Young parcel, the West line of Fraction #34, the West line of Section 28, and the East line of Section 34, passing an iron pin set at 29.23 feet a total distance of **1198.71** feet to **THE TRUE PLACE OF BEGINNING.**

This parcel as re-surveyed contains **45.699** Acres more or less of which 5.740 acres lies within the 5.61 acre (per deed) Second Tract, and of which 39.958 acres lies within the 40 acre (per deed) First Tract, and is subject to all legal right of ways of record.

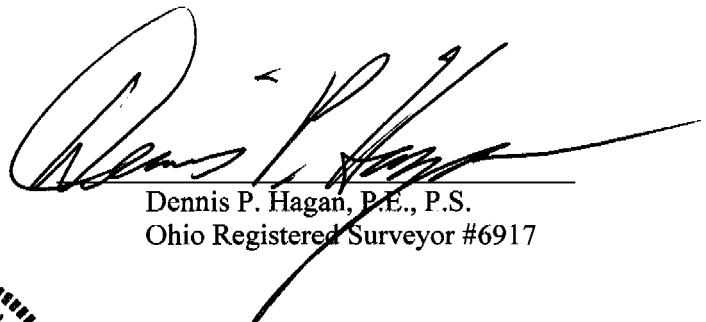
The bearings of the above described parcel are based on the East line of the Southeast Quarter of the Southeast Quarter of Section 34, Twp. 5, Rng. 12, of the Ohio Company's Purchase, Carthage Township, Athens County, as being, S 00° 00' 00" W, and are used to denote angles only.

Note: all Deed Volumes, Official Record Volumes, and Pages referred to above are found in the Office of the Recorder, Athens County, Ohio.

All iron pins set are 5/8" o.d. reinforcing bars with orange 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., Registered Surveyor #6917 in March, 2003.

Dated 3/4/03


 Dennis P. Hagan, P.E., P.S.
 Ohio Registered Surveyor #6917

deed2003/02070813



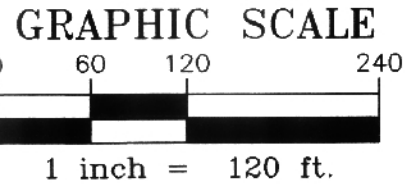
Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: J. Blauer
 DATE: 3-11-03

PREPARED BY:

PERRY ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 P.O. BOX 429 THORNVILLE, OHIO 43076
 PH: 1-800-648-8151 FAX: 1-800-648-8150

INVOICE NO. 02-070813

PREPARED FOR:
 BENJAMIN L. CHIVERS



PROPERTY LOCATION:

BEING A RE-SURVEY OF TWO PARCELS OF LAND (FIRST TRACT 40 ACRES), (SECOND TRACT 5.61 ACRES) AS CONVEYED TO ROBERT RAY GOSSMAN AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 331 PAGE 46, AND BEING FOUND IN THE ATHENS COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CARTHAGE, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 34, TWP. 5, RNG. 12, OF THE OHIO COMPANY'S PURCHASE.

BASIS OF BEARING:

BEARINGS OF THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TWP. 5, RNG. 12, OF THE OHIO COMPANY'S PURCHASE, CARTHAGE TOWNSHIP AS BEING S 00° 00' 00" W, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY AND ROAD RIGHT OF WAYS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY PERRY ASSOCIATES, INC., IN MARCH 2003, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL IRON PINS SET ARE 5/8" o.d. IRON REINFORCING BARS 30 INCHES LONG WITH ORANGE CAPS LABELED "DENNIS P. HAGAN 6917".

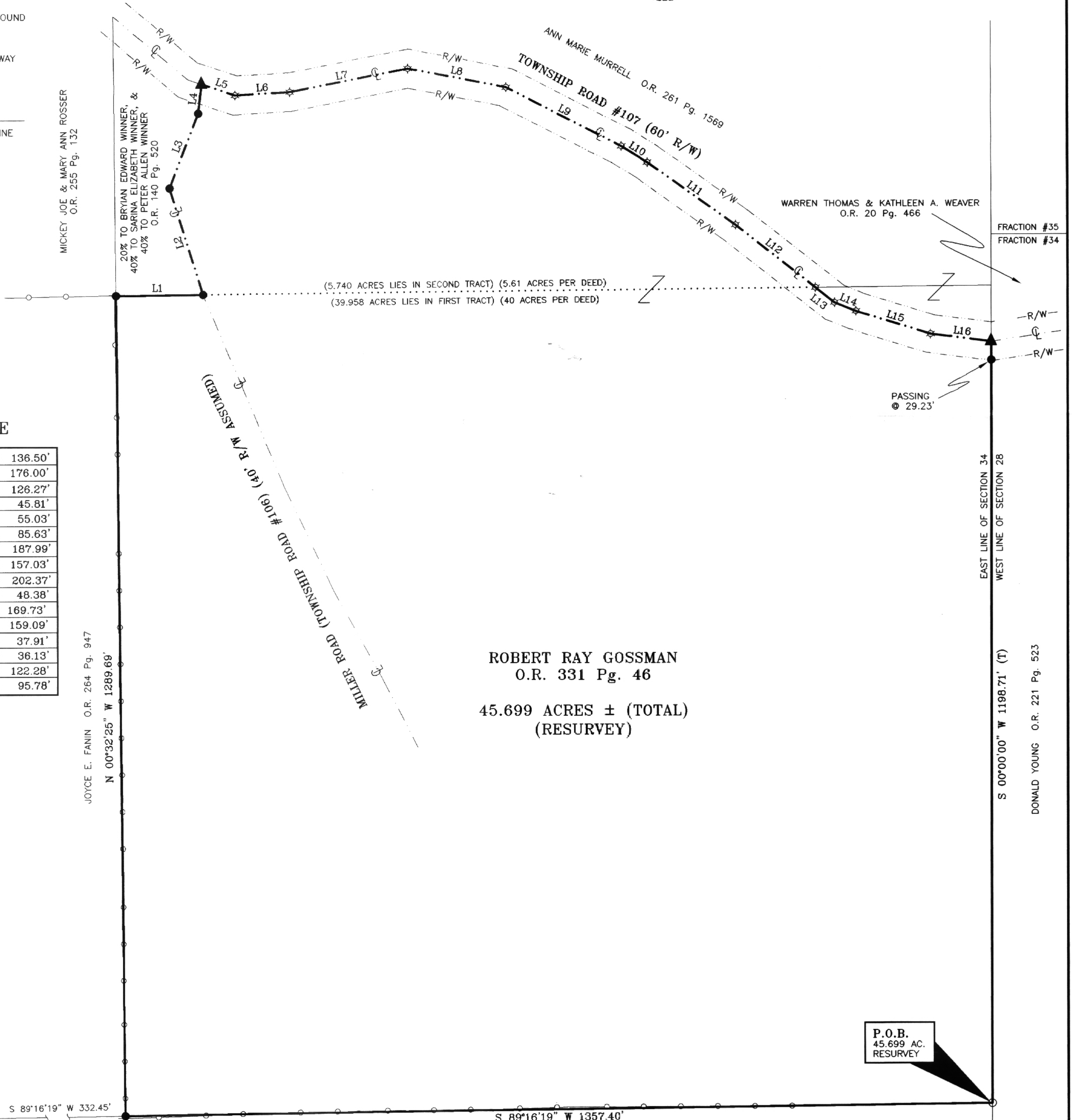
DATED 3/4/03

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



LEGEND

- - IRON PIN SET
- - 5/8" IRON RE-BAR FOUND CAPPED "CLS #7224"
- ☆ - POINT
- ⊕ - CENTERLINE OF ROADWAY
- (T) - TOTAL DISTANCE
- ▭ - PROPERTY LINE
- ▲ - RAILROAD SPIKE SET
- MEANDERING FENCE LINE
- R/W - RIGHT OF WAY



LINE TABLE

L1	N 89°24'07" E	136.50'
L2	N 17°17'13" W	176.00'
L3	N 20°52'15" E	126.27'
L4	N 06°39'11" E	45.81'
L5	S 71°32'05" E	55.03'
L6	N 86°41'18" E	85.63'
L7	N 78°54'52" E	187.99'
L8	S 79°15'49" E	157.03'
L9	S 62°54'45" E	202.37'
L10	S 58°01'37" E	48.38'
L11	S 54°11'54" E	169.73'
L12	S 51°34'03" E	159.09'
L13	S 51°34'03" E	37.91'
L14	S 67°54'40" E	36.13'
L15	S 72°46'23" E	122.28'
L16	S 82°57'48" E	95.78'

ROBERT RAY GOSSMAN
 O.R. 331 Pg. 46

45.699 ACRES ± (TOTAL)
 (RESURVEY)



Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Brause*
 DATE: 3-11-03

NANCY E. PIERCE O.R. 271 Pg. 382

COMMENCING AT A 5/8" IRON RE-BAR CAPPED "CLS #7224" FOUND MARKING THE SOUTHWEST CORNER OF FRACTION #34, AND THE EAST LINE OF SECTION 34, TWP. 5, RNG 12, CARTHAGE TOWNSHIP, ATHENS COUNTY, OHIO.

P.O.B.
 45.699 AC.
 RESURVEY

N 00°00'00" E
 864.42'

FRACTION #34
 FRACTION #24