



C. THOMAS SMITH and Associates Surveying

P. O. BOX 393
Racine, Ohio 45771

DESCRIPTION OF SURVEY FOR DAVID RUSSELL

Being a part of a tract of land transferred to David E. and Tamra S. Russell as recorded in Official Records Book 124 at Page 157, Athens County Recorder's Office, Athens County Ohio, also being a part of Section 17, Township-5-North, Range-12-West, Carthage Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at a 5/8" iron pin set which is assumed to bear South 01°54'01" East a distance of 17.82 feet and South 88°05'59" West a distance of 332.88 feet from the Northeast corner of said Section 17, Township-5, Range-12;

Thence South 01°54'01" East a distance of 403.60 feet to a 5/8" iron pin set;

Thence South 88°05'59" West a distance of 539.64 feet to a 5/8" iron pin set;

Thence North 01°54'01" West a distance of 403.60 feet to a 5/8" iron pin set;

Thence North 88°05'59" East a distance of 539.64 feet to the principal point of beginning containing 5.00 acres± subject to all legal easements and rights-of-way.

Bearings are assumed and are for the determination of angles only.

The above description was prepared from an actual survey made on the 4th day of June 1996, by C. Thomas Smith, Ohio Professional Surveyor, #6844.

C. Thomas Smith, P.S. #6844

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: B. Blausen
DATE: 7-24-96

ORIGINAL

42

CAR # 17



C. THOMAS SMITH

and Associates Surveying

P. O. BOX 393
Racine, Ohio 45771

DESCRIPTION OF CENTERLINE SURVEY OF A 50 FOOT EASEMENT

Being a part of a tract of land transferred to David E. and Tamra S. Russell as recorded in Official Records Book 124 at Page 157, Athens County Recorder's Office, Athens County Ohio, also being a part of Section 17, Township-5-North, Range-12-West, Carthage Township, Athens County, State of Ohio and more particularly described as follows:


Beginning at a point on the West line of a 5.00 acre± tract which is assumed to bear South 88°05'59" West a distance of 872.52 feet and South 01°54'01" East a distance of 235.42 feet from the Northeast corner of said Section 17, Township-5, Range-12;

Thence along the centerline of a 50 foot easement the following two courses:

1. South 88°23'38" West a distance of 835.72 feet to a point;
2. South 89°36'05" West a distance of 206.09 feet to a point in the centerline of County Road #53 said point being the terminus of said 50 foot easement.

Bearings are assumed and are for the determination of angles only.

The above description was prepared from an actual survey made on the 4th day of June 1996, by C. Thomas Smith, Ohio Professional Surveyor, #6844.

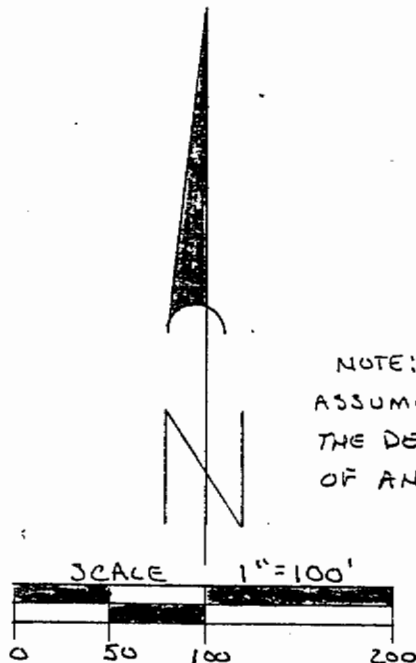

C. Thomas Smith, P.S. #6844

ORIGINAL

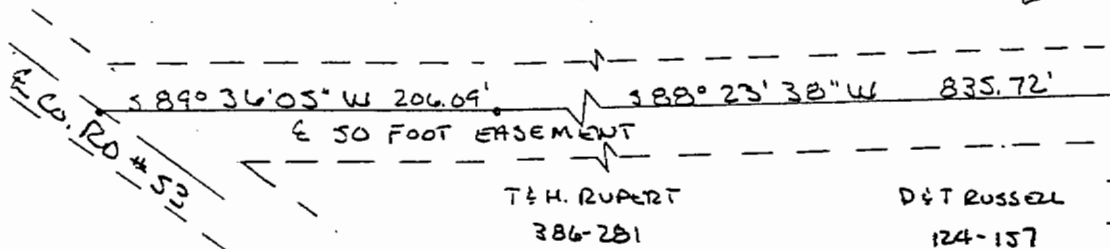
43

ORIGINAL

BEING A PART OF SECTION 17, TOWNSHIP-5-NORTH,
RANGE-12-WEST, CARTHAGE TOWNSHIP, ATHENS
COUNTY, STATE OF OHIO.



NOTE: BEARINGS ARE ASSUMED AND ARE FOR THE DETERMINATION OF ANGLES ONLY.



LEGEND

- O - 5/8" IRON PIN SET
- - POINT

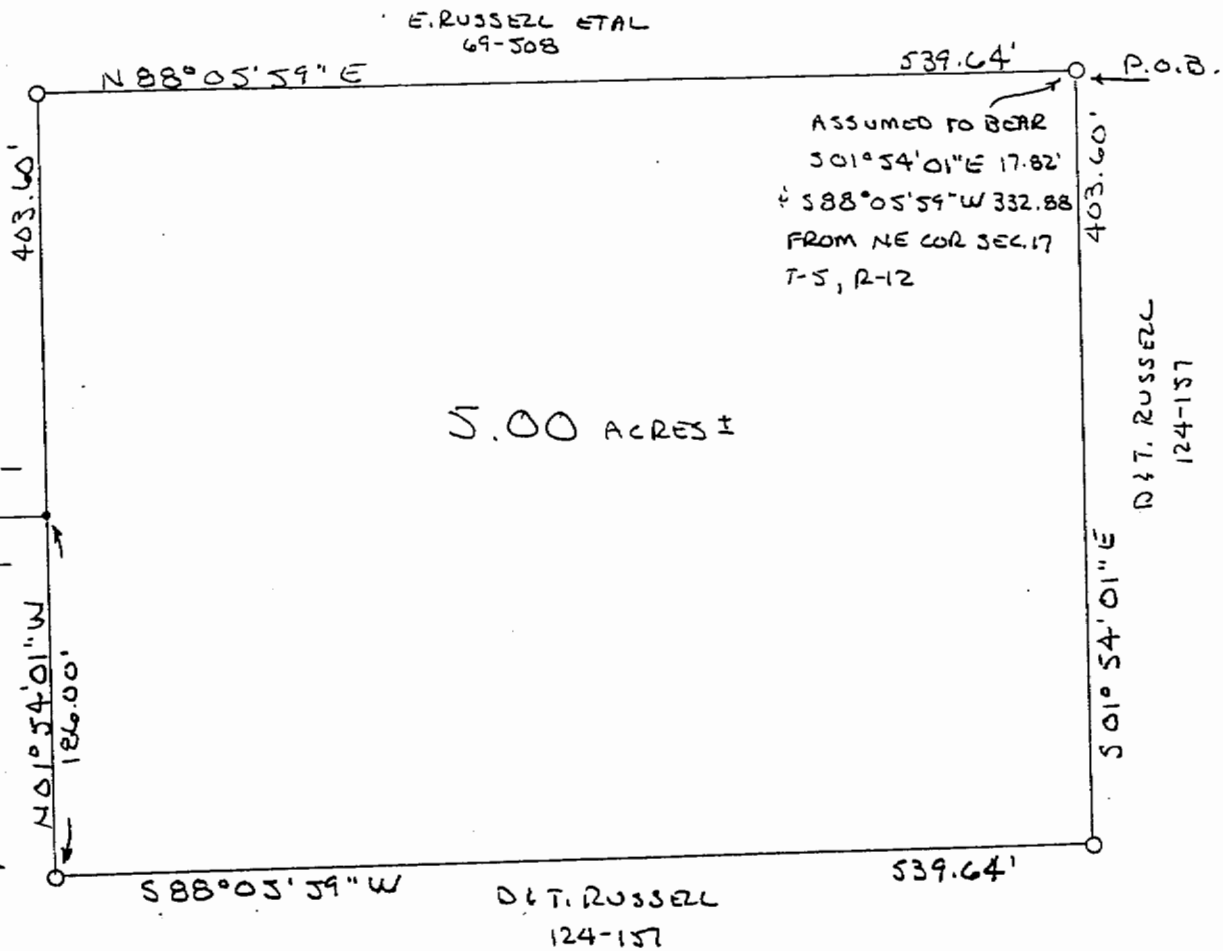
REFERENCES

- CURRENT TAX PLATS
- U.S.G.S. TOPO MAPS
- DEEDS: AS NOTED ON PLAT

NOTE TO AUDITOR:

- 2.553 AC ± OF FIRST TRACT 25 AC ± VOL 124 PG 157
- 1.442 AC ± OF THIRD TRACT 1 1/2 AC ± VOL 124 PG 157
- 1.005 AC ± OF FOURTH TRACT 11 AC ± VOL 124 PG 157

4/5



E. RUSSELL ETAL
69-508

C. THOMAS SMITH
and Associates Surveying.
P. O. BOX 393
Racine, Ohio 45771

D & T RUSSELL
124-157

D & T RUSSELL
124-157

PLAT PREPARED FROM AN ACTUAL SURVEY MADE
ON THE 4TH DAY OF JUNE, 1996 BY,

C. Thomas Smith
OHIO PROFESSIONAL SURVEYOR

No 6844





012253

Know All Men By These Presents,

That, Ralph H. Baker and Naomi E. Baker

Husband and Wife of Athens
(Marital Status)

County, Ohio
WARRANTY COVENANTS)

for valuable consideration paid, grant(s) (WITH GENERAL

to David E. Russell

and

Tamra S. Russell

, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is

4964 Bethany Ridge, Guysville Ohio 43735

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situated in the County of Athens, in the State of Ohio, and in the Township of Carthage, to-wit:

FIRST TRACT: Commencing at the northeast corner of Section 17, Town 5, Range 12; thence west 9.22 chains; thence south 24.40 chains; thence south 64 3/4 degrees east 2.40 chains; thence south 64 degrees east 2.30 chains; thence south 63 3/4 degrees east 3.27 chains; thence south 74 1/2 degrees east 2.63 chains; thence north 29.95 chains to the place of beginning, containing Twenty-five (25) acres, more or less; and being the same premises conveyed to E. M. Russell by Albert P. Dye and wife by deed, dated August 21, 1891, and recorded in Volume 70, Page 255, Record of Deeds of Athens County, Ohio;

SECOND TRACT: Being in Section 11, Town 5, Range 12, of the Ohio Company's Purchase; beginning at the northwest corner of said Section; thence south 80 rods to land deeded to Timothy Russell, Jr.; thence east 80 rods to the center of said quarter; thence north to the section line; thence west along said section line to the place of beginning, containing Forty (40) acres, more or less; and being the same premises conveyed to Eber M. Russell by John Russell and wife by deed, dated April 25, 1892, and recorded in Volume 78, Page 203, Record of Deeds of Athens County, Ohio.

THIRD TRACT: Commencing 9.22 chains from the northeast corner of Section 17, Town 5, Range 12, at the east end of the road bought by E. M. Russell from Andy Chambers Frame; thence south 30 rods; thence northwest 32 3/4 rods to the above mentioned road; thence east along said road 16 rods to the place of beginning, containing one and one-half (1 1/2) acres, more or less; and being the same premises conveyed to Eber Russell by E. G. Antle and wife by deed, dated September 13, 1907 and recorded in Volume 104, Page 375, Record of Deeds of Athens County, Ohio;

FOURTH TRACT: Beginning at a point at the south side of a private road which bears from the northeast corner of Section 17, Town 5, Range 12, West 12.90 chains, and south 27 links which is the beginning of this description; thence south 20 degrees east 11.94 chains; thence south 5.32 chains; thence north 32 degrees west 15.20 chains; thence west 10.77 chains; thence north 70 degrees west 1.67 chains; thence north 47 degrees west 1.50 chains; thence north 12 degrees west 2.43 chains to the south line of said private road mentioned above; thence east 17.75 chains to the place of beginning, containing Eleven (11) acres, more or less; and being the same premises conveyed to Eber Russell by Lolie B. Antle, widow, by deed, dated February 22, 1919, and recorded in Volume 127, Page 381, Record of Deeds of Athens County, Ohio;

EXCEPT THE FOLLOWING:

FIRST EXCEPTION: Commencing about 19 rods east of the northwest section corner of Section 11, Town 5, Range 12, at a chestnut oak tree about 18 inches in diameter, running a southeasterly course over a cave between two springs; thence to a little white oak 12 inches in diameter about 49 rods from the beginning; thence northeast to a walnut tree about 16 inches in diameter; thence to a white oak about 20 inches in diameter; thence up to another white oak about 21 inches in diameter; thence in a northwesterly course to a sand rock about 6 inches in diameter to the Section line; thence 50 rods or about 50 rods due west to the place of beginning, containing six (6) acres more or less; said FIRST EXCEPTION being the same premises conveyed by Eber M. Russell and wife to Lewis A. Dye by deed, dated July 21, 1897, and recorded in Volume 78, Page 289, Record of Deeds of Athens County, Ohio.

SECOND EXCEPTION: Being in Section 11, Town 5, Range 12, of the Ohio Company's Purchase and beginning 80 rods east of the northwest corner of said Section 11; thence south 80 rods; thence west 23 rods, more or less, to a lime rock; thence in a northeasterly direction 26 rods, more or less, to a white oak standing near a small creek; thence west of north along said creek on line of a row of walnuts 26 rods; more or less, to a lime rock; thence along said creek west of north to white oak
***LEGAL DESCRIPTION CONTINUED ON ATTACHED**

Prior Instrument Reference: Volume 358, Page 319, Athens County Deed Records.
Wife (Husband) of the grantor, releases all rights of dower therein.

WITNESS our hands this 15th day of July 1992.

In Presence Of:

Cherie H. Gall
Cherie H. Gall
Rita Taylor
Rio Rita Taylor
State of Ohio
County of Athens

Ralph H. Baker
Ralph H. Baker
Naomi E. Baker
Naomi E. Baker

Before me, a notary public, in and for said county, personally appeared

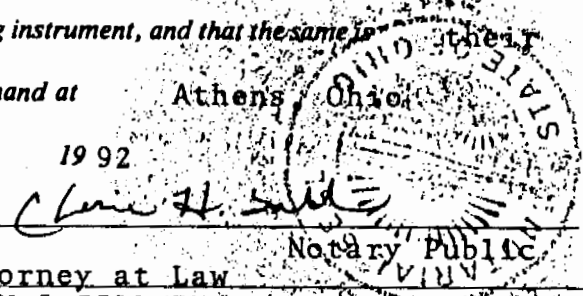
the above named Ralph H. Baker and Naomi E. Baker, Husband and Wife

who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In testimony whereof, I have hereunto subscribed my hand at

this 15th day of July 1992

CHERIE HILL GALL
NOTARY PUBLIC, STATE OF OHIO



This instrument prepared by Cherie H. Gall, Attorney at Law

MOLLIKA, GALL, SLOAN & SILLERY CO., L.P.A.

Deed

Survivorship

RALPH H. BAKER
AND
NAOMI E. BAKER

On

DAVID E. RUSSELL
TAMARA S. RUSSELL
4964 BETHANY RIDGE
GUYSVILLE OH 43735

158

1.00
Dated July 22 1992
Rita Taylor

conveyance has been examined
the Grantor has complied with
tion 319.202 of the Revised Code.

557 Transfer Fee Paid \$ 74.00

G. Coussids, Athens County Auditor

Deputy Auditor

MOLLIKA, GALL, SLOAN & SILLERY CO., L.P.A.

ATTORNEYS AT LAW

35 NORTH COLLEGE STREET

POST OFFICE DRAWER 958

ATHENS, OHIO 45701-0958

47

***LEGAL DESCRIPTION CONTINUED:**

about 12 inches in diameter, said white oak being the corner of land now owned by Lewis A. Dye; thence in a northeast direction up a hollow in a zig-zag course along the line of said Lewis A. Dye's lands to the Section line; thence east some 20 rods to the place of beginning, containing Ten (10) acres, more or less; said SECOND EXCEPTION being the same premises conveyed by Eber M. Russell and wife to Timothy Russell by deed, dated January 24, 1911, and recorded in Volume 114, Page 266, Record of Deeds of Athens County, Ohio.

This conveyance made subject to any and all legal easements, right-of-ways, oil, gas and other mineral reservations and leases of record, if any.

MA&A

'92 JUL 22 PM 3 41

RECORD OF *OK*
VOL. *24* PAGE *157*
JULIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

12''

48