

TRACT I

Being a part of the tract of land that is now or formerly in the name of Gilbert G. Phillips, Sr. as recorded in Official Record 82 at page 777, Athens County Recorder's Office, said tract being part of Fractional Lots 1 and 11 in Section 21, T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at an iron pin found on the northwest corner of Fractional Lot 1;

Thence along the north line of Fractional Lot 1, South 87 degrees 15 minutes 40 seconds East a distance of 3062.94 feet to an iron pin found on the west line of a tract in the name of Morristown Holiness Church as recorded in Official Record 89 at page 522;

Thence leaving the north line of Fractional Lot 1 and along the west line of the Church tract, South 02 degrees 33 minutes 57 seconds West a distance of 313.12 feet to an iron pin found on the southwest corner of the above mentioned Church tract;

Thence along the south line of the Church tract, South 87 degrees 19 minutes 57 seconds East, passing through an iron pin found at 742.04 feet, going a total distance of 833.39 feet to a point in the center of Township Road No. 29;

Thence along the center of Township Road No. 29, South 12 degrees 53 minutes 21 seconds East a distance of 56.13 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the center of said road, North 88 degrees 53 minutes 58 seconds West a distance of 425.56 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 06 degrees 36 minutes 04 seconds East a distance of 708.68 feet to a 5/8" iron pin with a plastic identification cap set;

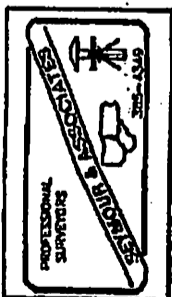
Thence South 80 degrees 28 minutes 15 seconds West a distance of 247.48 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 40 degrees 48 minutes 16 seconds West a distance of 660.04 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 49 degrees 11 minutes 31 seconds East a distance of 549.65 feet to a 5/8" iron pin with a plastic identification cap set on the westerly right of way line of State Route 13;

Thence along the right of way line of State Route No. 13, South 20 degrees 42 minutes 20 seconds West a distance of 74.60 feet to a 5/8" iron pin with a plastic identification cap set on the westerly right of way line of Conrail Railway;

Thence leaving the right of way line of State Route No. 13 and along the right of way line of the railroad the following five courses:



[continued on page 2]

- [1] South 41 degrees 55 minutes 43 seconds West a distance of 1200.41 feet to a 5/8" iron pin with a plastic identification cap set;
- [2] With a curve to the left having a radius of 1575.66 feet and a delta of 16 degrees 44 minutes 14 seconds, the chord bearing South 33 degrees 33 minutes 35 seconds West a chord distance of 458.65 feet to a 5/8" iron pin with a plastic identification cap set;
- [3] North 64 degrees 48 minutes 31 seconds West a distance of 15.00 feet to a 5/8" iron pin with a plastic identification cap set;
- [4] With a curve to the left having a radius of 1590.66 feet and a delta of 10 degrees 28 minutes 26 seconds, the chord bearing South 19 degrees 57 minutes 17 seconds West a chord distance of 290.37 feet to a 5/8" iron pin with a plastic identification cap set, and;
- [5] South 14 degrees 43 minutes 03 seconds West a distance of 431.30 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the right of way line of the railway and along the north line of a tract as recorded in Official Record 58 at page 85, South 81 degrees 23 minutes 42 seconds West a distance of 518.07 feet to a 30" Elm Tree at the northwest corner of said tract;

Thence along the west line of the tract as recorded in Official Record 58 at page 85, South 10 degrees 28 minutes 57 seconds East a distance of 324.00 feet to a 5/8" iron pin with a plastic identification cap set;

Thence North 86 degrees 18 minutes 57 seconds West a distance of 160.40 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 16 degrees 13 minutes 57 seconds East a distance of 213.00 feet to a 5/8" iron pin with a plastic identification cap set in the center of Township Road No. 293;

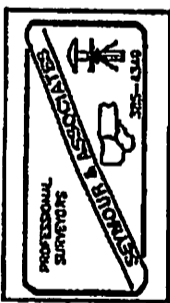
Thence along the center of Township Road No. 293 the following six courses:

- [1] North 51 degrees 01 minute 56 seconds West a distance of 69.02 feet to a point;
- [2] North 44 degrees 44 minutes 50 seconds West a distance of 108.11 feet to a point;
- [3] North 37 degrees 07 minutes 59 seconds West a distance of 561.49 feet to a point;
- [4] North 31 degrees 35 minutes 59 seconds West a distance of 196.70 feet to a point;
- [5] North 25 degrees 35 minutes 12 seconds West a distance of 657.14 feet to a point, and;
- [6] North 30 degrees 53 minutes 43 seconds West, passing through a 5/8" iron pin with a plastic identification cap set in the northeasterly corner of a 5.5985 acre tract as recorded in Official Record 150 at page 912 at 249.15 feet, going a total distance of 425.07 feet to a point;

Thence continuing along the center of said road and along the northeasterly line of the 5.5985 acre tract the following two courses:

- [1] North 40 degrees 35 minutes 34 seconds West a distance of 183.15 feet to a railroad spike set, and;

[continued on page 3]



[2] North 40 degrees 35 minutes 38 seconds West a distance of 132.57 feet to a railroad spike set in the west line of Fractional Lot 1 and the northwest corner of the 5.5985 acre tract;

Thence leaving the center of said road and along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 2244.57 feet to a 5/8" iron pin with a plastic identification cap set on a corner to Fractional Lot 1;

Thence continuing along a line to Fractional Lot 1, North 87 degrees 15 minutes 40 seconds West a distance of 366.30 feet to a 5/8" iron pin with a plastic identification cap set on a corner to Fractional Lot 1;

Thence continuing along a line to Fractional Lot 1, North 02 degrees 20 minutes 00 seconds East a distance of 581.47 feet to the place of beginning, containing 245.6672 acres, more or less, and subject to the right of way of Township Road No. 29, Township Road No. 293, State Route No. 13 and all easements of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
By: S. Blaise
DATE: 3-8-95

TRACT II

Being a part of the tract of land that is now or formerly in the name of Gilbert G. Phillips Sr. as recorded in Official Record 82 at page 777, Athens County Recorder's Office, said tract being part of Fractional Lots 1 and 11 in Section 21, T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference at the southwest corner of Fractional Lot 1;

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 180.78 feet to a point;

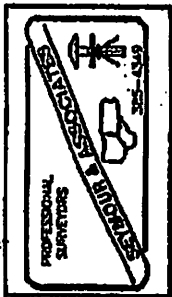
Thence leaving the west line of Fractional Lot 1, South 85 degrees 04 minutes 44 seconds East a distance of 1965.09 feet to a 5/8" iron pin with a plastic identification cap set on the easterly right of way line of the Conrail Railway and the principal place of beginning for the tract herein described;

Thence along said right of way line, North 14 degrees 43 minutes 03 seconds East a distance of 879.40 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving said right of way line, South 87 degrees 16 minutes 44 seconds East a distance of 153.72 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 60 degrees 41 minutes 09 seconds East a distance of 20.47 feet to a P.K. nail set in the center of State Route No. 13;

Thence along the center line of State Route No. 13 the following two courses:



[continued on page 4]

- [1] South 24 degrees 39 minutes 31 seconds West a distance of 741.11 feet to a P. K. nail set, and;
- [2] South 22 degrees 36 minutes 58 seconds West a distance of 178.29 feet to a P. K. nail set;

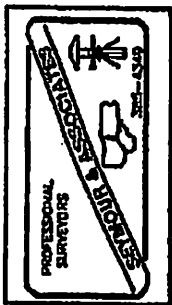
Thence leaving the center of said road, North 74 degrees 02 minutes 34 seconds West a distance of 17.73 feet to the principal place of beginning, containing 1.8651 acres, more or less, and subject to the right of way of State Route No. 13 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

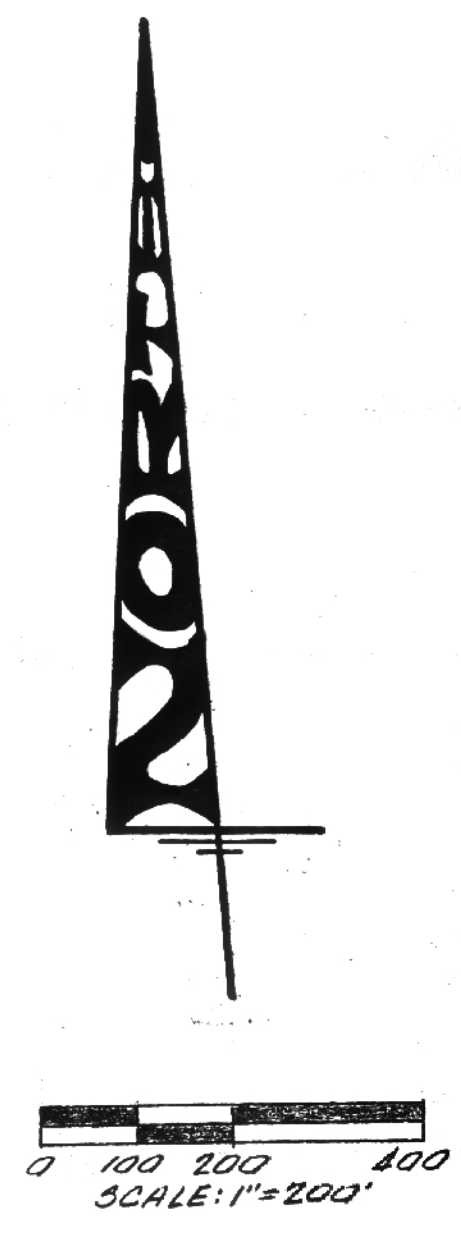
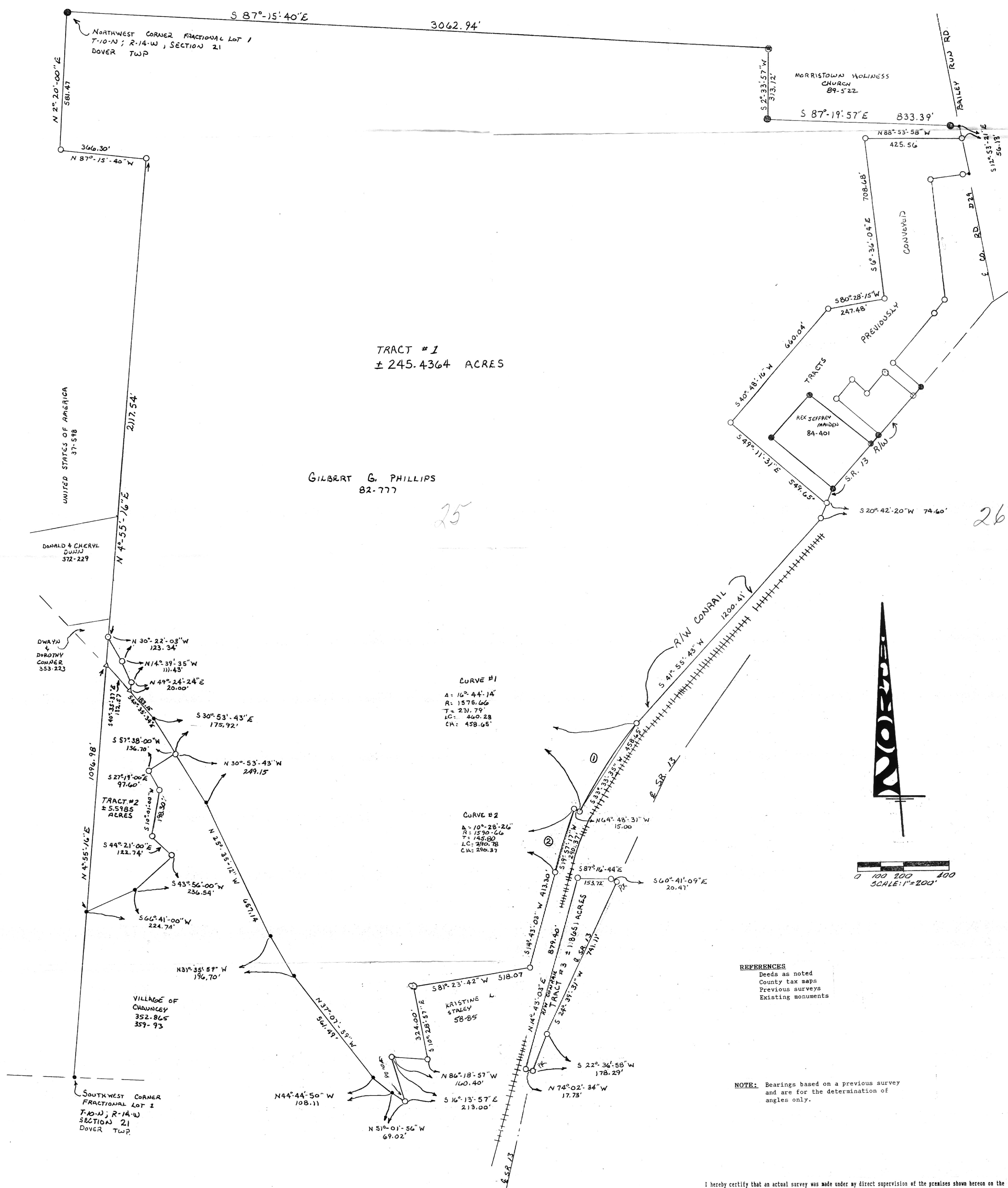
The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, June 1, 1992, and this description prepared March 6, 1995.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauw
DATE: 3-8-95



- LEGEND**
- = 5/8" iron pin with a plastic identification cap set stamped "Seymour-6044"
 - = iron pin found
 - = point
 - △ = railroad spike set
 - ⊙ = tree



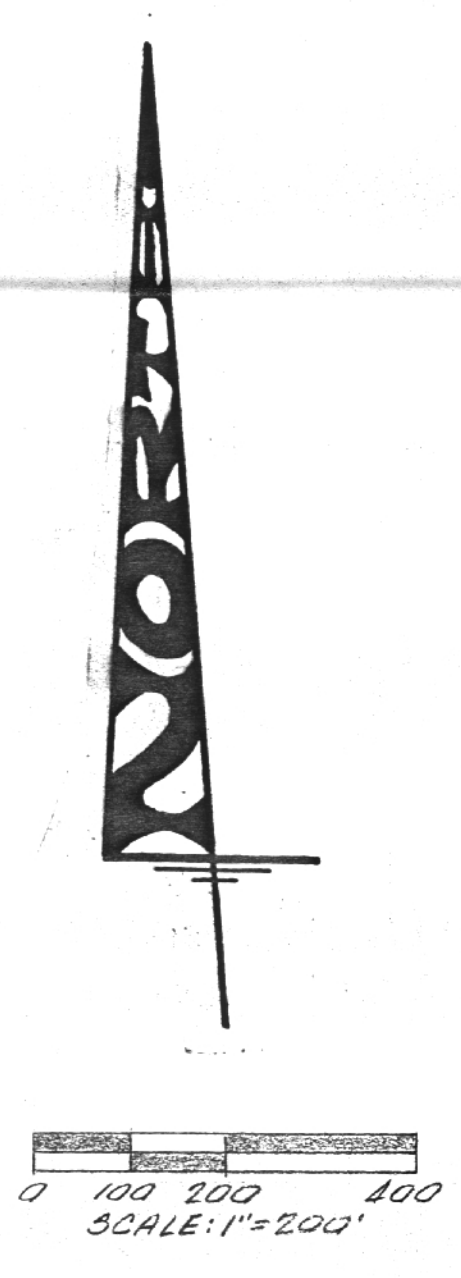
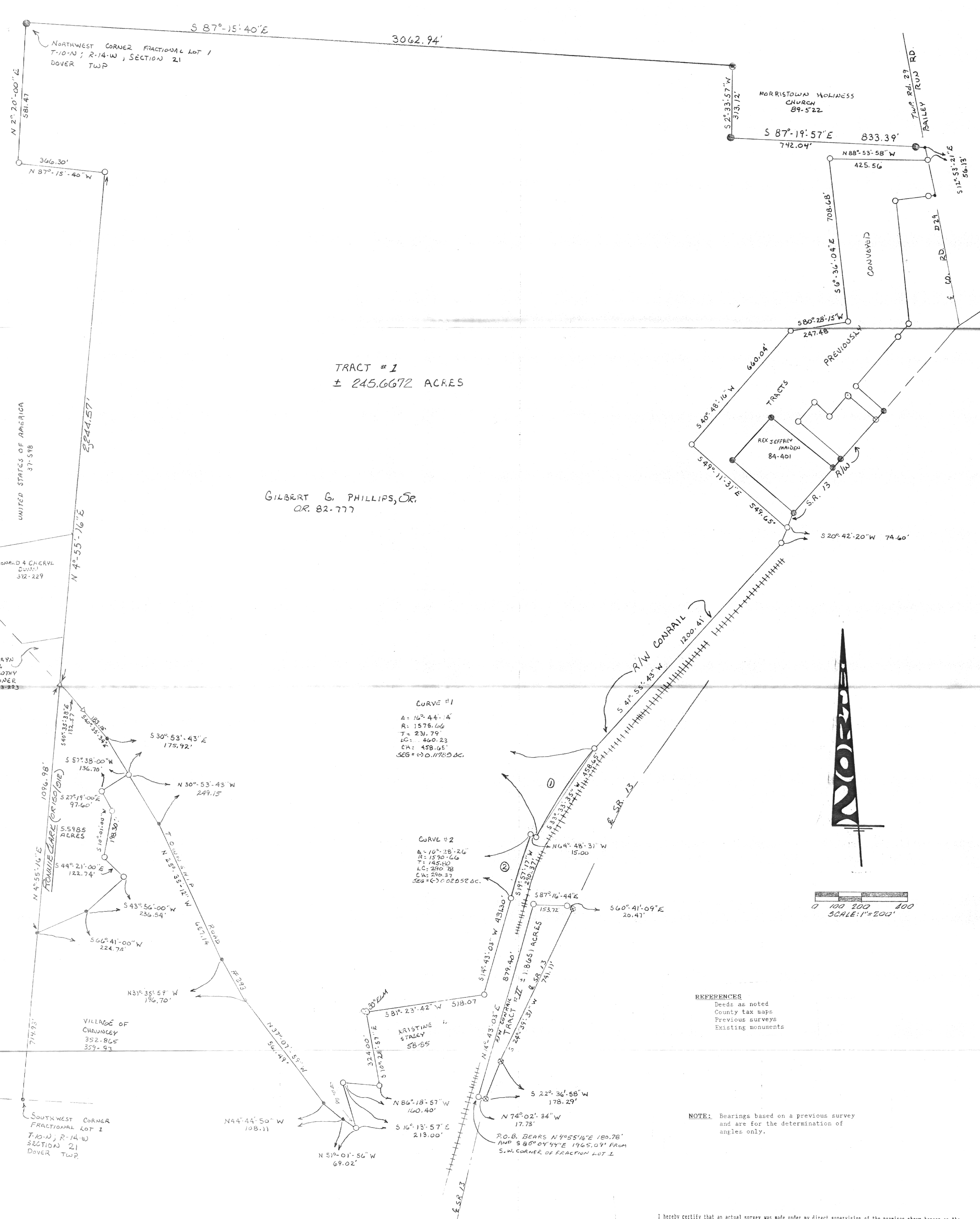
I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 1st day of June, 1992; and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary except as shown hereon.

George F. Seymour
OHIO PROFESSIONAL SURVEYOR NO. 6044

sheet 1/1	revisions	BEING PART OF FRACTIONAL LOTS 1 & 11 IN SECTION 21, T10N, R14W, DOVER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO	seymour & assoc. consultants (614) - 385 - 4349 69 s. market logan, ohio 43138
job AT9101	drawn S.W.	date SURVEY FOR: GIB PHILLIPS	

LEGEND

- = 5/8" iron pin with a plastic identification cap set stamped "Seymour 6044"
- = iron pin found
- = point
- △ = railroad spike set
- ⊕ = tree
- ⊙ = P.K. nail set



I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 1st day of June, 1992; and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary except as shown hereon.

George F. Seymour
OHIO PROFESSIONAL SURVEYOR NO. 6044

sheet 1/1	revisions REVISE 3/1/13 REVISED 3/6/05: G	BEING PART OF FRACTIONAL LOTS 1 & 11 IN SECTION 21, T10N, R14W, DOVER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO	seymour & assoc. consultants (614) - 385 - 4349	STATE OF OHIO GEORGE F. SEYMOUR S-6044 REGISTERED SURVEYOR
	job AT9101			