

Situated in the State of Ohio, County of Athens, Township of Dover, and being a part of a 53.11 acre parcel of land located in the southwest quarter of Section 26, Township 10, Range 14 and in River Lot No. 355 in Section 25, Township 10, Range 14 as conveyed to Arnold and Alan Gabriel (hereinafter referred to as "Grantor") in Deed Volume 42, Page 408, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found, said iron pin being the north-west corner of Section 25, Township 10, Range 14 and on the Grantor's westerly property line;

Thence S 6° 21' 02" W along the west line of section 25 and the Grantor's westerly property line and the westerly property line of a 0.88 acre parcel of land as conveyed to Robert L. Meredith in Deed Volume 19, Page 297 a distance of 846.21 feet to an iron pin found, said iron pin being a property corner of the Grantor and the southwesterly property corner of the aforementioned Meredith parcel;

Thence S 78° 27' 36" E along the southerly property line of the aforementioned Meredith parcel and a property line of the Grantor a distance of 109.95 feet (passing an iron pin set at 82.79 feet) to an iron pin found, said iron pin being on the right of way line of Township Road 655 as conveyed to the Athens County Commissioners in Volume 8, Page 374 and the southeasterly property corner of the aforementioned Meredith parcel;

Thence N 6° 44' 08" E along the westerly right of way line of Township Road 655, the easterly property line of the aforementioned Meredith parcel and the Grantor's property line a distance of 371.02 feet to an iron pin found, said iron pin being on the southerly right of way line of U.S. 33, the northeasterly property corner of the aforementioned Meredith parcel and the Grantor's property corner;

Thence S 87° 55' 11" E through the Grantor's lands and crossing Township Road 655 a distance of 86.45 feet to an iron pin set, said iron pin being the intersection of the southerly right of way line of U.S. 33 with the easterly right of way line of Township Road 655;

Thence with an easement line as conveyed to the State of Ohio in Deed Volume 263, Page 538 the following two (2) courses:

1) S 89° 52' 32" E a distance of 249.65 feet to an iron pin set;

2) S 84° 07' 21" E a distance of 413.90 feet to an iron pin set, said iron pin being on the Grantor's easterly property line and the westerly property line of a 72.95 acre parcel of land as conveyed to Alan L. and Arnold D. Gabriel in Deed Volume 371, Page 401;

Thence S 5° 38' 00" W along the Grantor's easterly property line and the westerly property line of the aforementioned Gabriel parcel a distance of 1284.62 feet to a point (passing an iron pin set at 565.25 feet and an iron pin set at 1214.16 feet), said point being the Grantor's southeasterly property corner, the southwesterly property corner of the aforementioned Gabriel parcel, a property corner of a 14.0 acre parcel of land as conveyed to the Columbus and Southern Ohio Electric Company in Deed Volume 356, Page 535 and Page 841 and in the Hocking River;

Thence with the Grantor's southerly property line, the northerly property line of the aforementioned Columbus and Southern Ohio Electric Company parcel and up the Hocking River the following five (5) courses:

1) S 57° 28' 03" W a distance of 216.92 feet to a point;

2) S 56° 52' 54" W a distance of 257.27 feet to a point;

3) S 74° 37' 28" W a distance of 213.79 feet to a point;

4) N 76° 52' 38" W a distance of 206.92 feet to a point;

5) N 12° 11' 42" W a distance of 329.52 feet to a point, said point being the Grantor's southwesterly property corner, the northwesterly property corner of the aforementioned Columbus and Southern Ohio Electric Company parcel and on the west line of Section 25;

Thence N 6° 21' 02" E along the Grantor's westerly property line and the west line of Section 25 a distance of 928.55 feet (passing an iron pin set at 387.00 feet to the point of beginning, containing 29.411 acres, more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the centerline of U.S. Route 33 as being S 88° 58' 00" E as delineated upon Right of Way Plan "ATH-33-5.48."

Down 26

Down # 26

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g, excepting and reserving to the grantors, their heirs and assigns, the
nt use with grantee, its successors and assigns, of the following described .930
re tract for a right of way to land adjoining the tract herein conveyed. This
grant and easement to run with the land in perpetuity: Situated in the State
of Ohio, County of Athens, Township of Dover, and being a part of a 53.11 acre
parcel of land located in the southwest quarter of Section 26, Township 10,
Range 14 and in River Lot No. 355 in Section 25, Township 10, Range 14
as conveyed to Arnold and Alan Gabriel (hereinafter referred to as "Grantor")
in Deed Volume 42, Page 408, all records of the Recorder's Office, Athens
County, Ohio and being more particularly described as follows:

BEGINNING at an iron pin set, said iron pin being a deflection in the easterly
right of way line of Township Road 655 as conveyed to the Athens County
Commissioners in Volume 8, Page 374, a property corner of the Grantor and
is located 888.76 feet south of and 141.98 east of the northwest corner of
Section 25, Township 10, Range 14 and the northwesterly corner of River Lot
No. 355;

Thence N 1° 02' 00" E with the easterly right of way line of Township Road
655 and the Grantor's westerly property line a distance of 40.00 feet to
an iron pin set;

Thence N 0° 13' 02" E continuing along the easterly right of way line of
Township Road 655 and the Grantor's westerly property line a distance of
351.08 feet to an iron pin set, said iron pin being at the intersection of
the Grantor's westerly property line and the easterly right of way line of
Township Road 655 with the southerly right of way line of U.S. Route 33
and the southerly easement line as conveyed to the State of Ohio in Deed
Volume 263, Page 533 and Deed Volume 263, Page 538 respectively;

Thence S 89° ^{52' 32"}~~51' 31"~~ E along the aforementioned southerly easement line
as conveyed to the State of Ohio in Deed Volume 263, Page 538 a distance
of 249.65 feet to an iron pin set;

Thence S 84° .07' 21" E and continuing along the aforementioned southerly
easement line a distance of 413.90 feet to an iron pin set, said iron pin
being on the Grantor's easterly property line and the easterly line of River
Lot No. 355;

Thence S 5° 38' 00" W along the Grantor's easterly property line and the
easterly line of River Lot No. 355 a distance of 40.00 feet to a point;

Thence through the Grantor's lands and 40.00 feet south of the aforementioned
southerly easement line and 40.00 feet east of the easterly right of way
line of Township Road 655 the following four (4) courses:

- 1) N 84° 07' 21" W a distance of 412.06 feet to a point;
- 2) N 89° 52' 32" W a distance of 207.70 feet to a point;
- 3) S 0° 13' 02" W a distance of 311.43 feet to a point;
- 4) S 1° 02' 00" W a distance of 40.29 feet to a point;

Thence N 88° 58' 00" W continuing through the Grantor's lands a distance
of 40.00 feet to the point of beginning, containing 0.930 acres, more or
less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the centerline of U.S.
Route 33 as being S 88° 58' 00" E as delineated upon Right of Way Plan
"ATH 33 5.48".

All iron pins set are 3/4 inch diameter iron pipe with plastic identification
caps as shown on a plat of survey dated February 10, 1989.

This description was prepared on January 19, 1990 by Jerry L. Cassell, Registered
Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual
field survey of the premises and existing public records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *[Signature]*
DATE: *7/2/90*

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7/17/90

Mr. Yarity:

The 29.411 Acre tract checks out just fine and I have approved the survey for accuracy, by stamping both the plat map and the deed description.

Please note however, that while checking the description for the easement (page 2 of the deed description) it did not close properly. As I checked the plat map and compared one call to the same call in the deed (Easement) description, I saw that apparently a typo error had been made.

The $589^{\circ}51'31''$ E bearing listed about midway down the page should read $589^{\circ}52'32''$ E which properly closes the easement and also agrees with the plat map.

You may wish to check with the surveyor to be sure my assumption is correct, but I feel comfortable that he will agree with me.

If you will make the change as I have noted in blue ink, all should be in order. Thanks
Aubrey Stubb

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Vista Surveying Services, Inc.

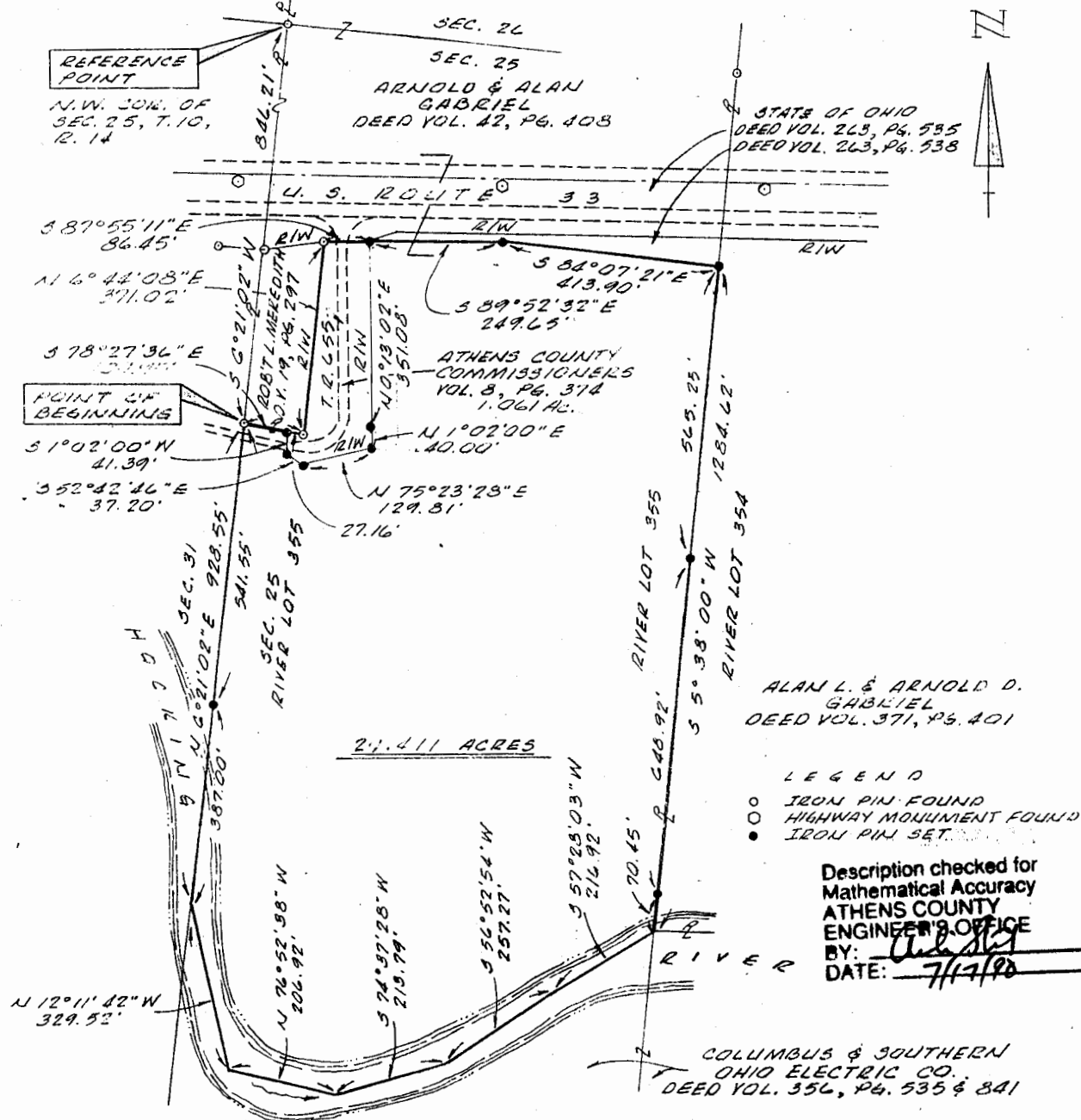
PROFESSIONAL LAND SURVEYORS

20525 Buena Vista Road
Rockbridge, Ohio 43149

(614) 969-4101

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF DOVER AND BEING A PART OF A 53.11 ACRE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10, RANGE 14 AND IN RIVER LOT NO. 355 IN SECTION 25, TOWNSHIP 10, RANGE 14 AS CONVEYED TO ARNOLD AND ALAN GABRIEL IN DEED VOLUME 42, PAGE 408, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

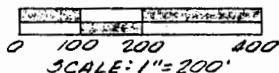


The bearing system for this plat is based on the center-line of U.S. 33 as being S 88° 58' 00" E as delineated upon Right of Way Plan "ATH-33-5.48".

All Iron Pins set are 3/4 inch diameter iron pipe with plastic identification caps unless otherwise noted.

I hereby certify that this plat was prepared from an actual field survey of the premises in September of 1988 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

STATE OF OHIO
 This certification was made by me on this
 10th day of Feb., 1989.
[Signature]
 Jerry L. Cassell, Registered Surveyor No. 6378



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REV. 6/20/90 TO INCLUDE Co. COMM. PARCELS

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