

LEGAL DESCRIPTION OF 53.808 ACRE TRACT
SURVEYED FOR A. GABRIEL

Situated in Sections 25 and 26, Township 10, Range 14, Dover Township, Athens County, Ohio and being further described as follows:

Beginning at an iron pin (found) which is North 89 degrees 44 minutes East 854.1 feet, thence North 1 degree 31 minutes 52 seconds East 1251.6 feet from the northwest corner of said Section 25;

Thence, South 1 degree 31 minutes 52 seconds West 1629.53 feet to a point in the U.S. Route 33 right-of-way, said point being North 1 degree 31 minutes 52 seconds East 50.00 feet from an iron pin (found);

Thence, North 86 degrees 30 minutes 12 seconds East 1800.02 feet to a point in the U.S. Route 33 right-of-way;

Thence, South 63 degrees 18 minutes 58 seconds East 150.00 feet to a point in the U.S. Route 33 right-of-way;

Thence, North 67 degrees 55 minutes 21 seconds East 696.13 feet to a 3/4 inch iron pipe (set);

Thence, North 86 degrees 59 minutes 58 seconds West 374.99 feet to a 3/4 inch iron pipe (set);

Thence, North 88 degrees 43 minutes 00 seconds West 205.00 feet to a 3/4 inch iron pipe (set);

Thence, North 56 degrees 14 minutes 59 seconds West 888.49 feet to an old stone (found);

Thence, North 6 degrees 51 minutes 35 seconds East 247.66 feet to an iron pin (found);

Thence, North 15 degrees 02 minutes 12 seconds West 487.33 feet to an iron pin (found);

Thence, North 35 degrees 00 minutes 00 seconds West 66.94 feet to an iron pin (found);

Thence, North 88 degrees 06 minutes 21 seconds West 1079.41 feet to the point of beginning, containing 54.158 acres more or less,

Excepting 0.35 acres more or less owned by the C & O RR Co (reference V 82, P 476 Record of Deeds, Athens Co.) and being described as follows:

Beginning at a point on the north R/W of U.S. 33 (40' from center line) where the North R/W of the C & O R R intersects, which is N 89 44' E (along the north line of Section 25) 2936.7' and S 0 16' E 187.3' from iron pin at the Northwest corner of Section 25; thence along the North R/W (20' from the center line) N 87 05' W 74.8'; thence with a curve left radius 975.37' a distance of 356.1'; thence S 71 58' W 103.2' more or less to the North R/W of US 33; thence with R/W of US 33 N 86 30' E 64.0' more or less; thence by a curve left radius 2506.5' a distance of 109.5' more or less to intersection of C & O RR South R/W; thence with C & O R/W curve right radius 935.37' a distance of 190.0' more or less to intersection U.S. 33 R/W; thence by a curve left with US 33 R/W radius 2506.5' a distance of 166.0' more or less to the place of beginning, and being in Section 25;

Bringing the total acreage of the herein described tract to 53.808 acres more or less.

This description is based upon a survey made by Gary R. Lockwood, Registered Surveyor No. 6755 in August, 1984. For further information see "Plat of Survey" made in conjunction with and considered an integral part of this description.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING OFFICE

Arthur W. Styer
9-19-84

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Dover # 25326

N 88° 06' 21" W 1079.41'

N 35° 00' W 66.94'

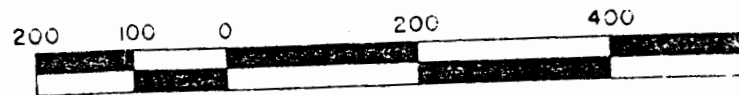
N 15° 02' 12" W 487.33'

N 06° 51' 35" E 247.66'

N 56° 14' 59" W 885.49'

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Arthur W. Stanley*
DATE: *9-19-84*



SCALE 1" = 200'

53.808 Acres

S 01° 31' 52" W 1629.53'

N 86° 30' 12" E 1800.02'

CBORR CO 0.35 acres

N 67° 55' 21" E 696.13'

N 88° 43' W 205.0'
N 86° 59' 58" W 374.99'

3/4" I.P. SET

3/4" I.P. SET

3/4"

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