

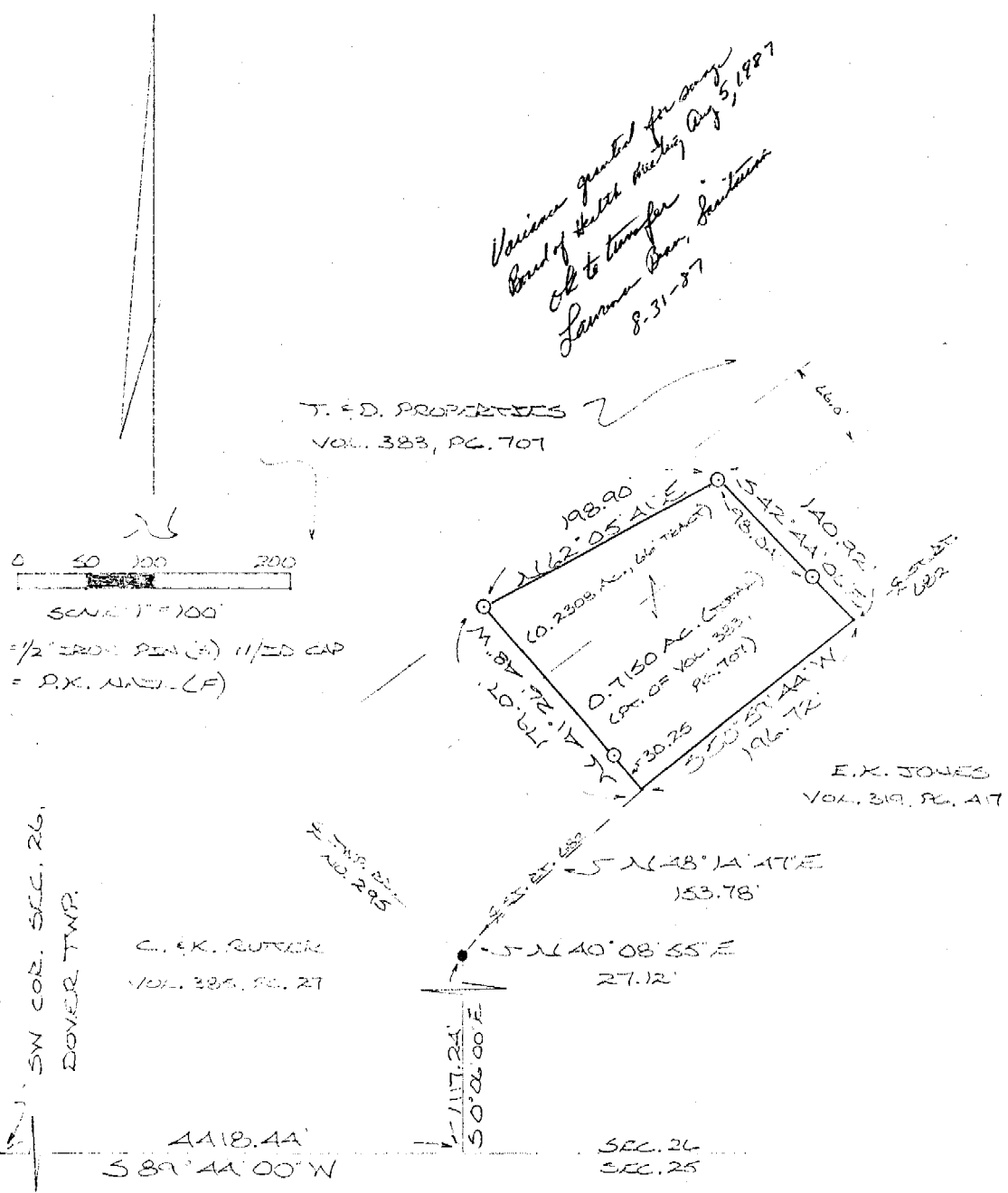
Ross

26

BEING A PART OF THE SE/4 OF SEC. 26, DOVER TWP., T-104, R-14W, ATHENS CO., OHIO

NOTE: CIVIL ENGINEERS ARE BASED ON THE SOUTH LINE OF SEC. 26 AS BEING 589°44'00"W.

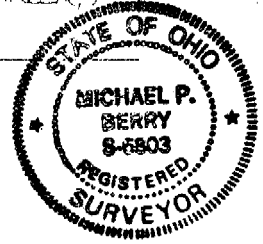
Variance granted for survey  
Board of Health meeting Aug 5, 1927  
Off to transfer  
Lawrence Dean, Sanitation  
8-31-27



REFERENCES  
COUNTY ARCHIVE PLATS  
SURVEYS OF RECORD  
DEEDS (AS QUOTED)

I HEREBY DECLARE THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 17th DAY OF MARCH, 1927

*Michael P. Berry*  
Said Registered Surveyor No. 6803



Down #26

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That T & D THOMPSON, INC., the grantor, a corporation organized and existing under the laws of the State of Ohio, with its principal office at P. O. Box 88, Laurelville, Ohio, 43135, by authority of its Board of Directors and in consideration of One Dollar and other valuable consideration to it paid by KAY ROSS, the grantee, whose tax mailing address is: S. R. 682, Chauncey, Ohio 45719, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Kay Ross, her heirs and assigns forever, the following described real estate:

Situated in the State of Ohio, County of Athens, and Township of Dover:

Being a part of a 301.27 acre tract and part of 4.68 acre tract last transferred to T & D Properties in Deed Vol. 383, Page 707, and Official Record Vol. 5, Page 694, Athens County Recorder's office, situated in the Southeast Quarter of Section 26, Dover Township, Township 10 North, Range 14 West, Athens County, Ohio, and being more particularly described as follows:

Beginning for reference at a p. k. nail found at the intersection of the center line of S. R. 682 and Township Road 295, said p. k. nail being referenced by the Southwest corner of said Section 26 which bears South 0° 16' 00" East a distance of 1,117.24 feet and South 89° 44' 00" West a distance of 4,418.44 feet; thence with the center of S. R. 682 the following two courses: 1) North 40° 08' 55" East a distance of 27.12 feet to a point; 2) North 48° 14' 47" East a distance of 153.78 feet to a point, said point being the principal place of beginning for the tract herein described; thence leaving said S. R. 682 and with a series of new lines the following three courses: 1) North 41° 26' 48" West, passing an iron pin set at 30.25 feet, going a total distance of 179.07 feet to an iron pin set; 2) North 62° 05' 41" East a distance of 198.90 feet to an iron pin set; 3) South 42° 44' 06" East, passing an iron pin set at 98.04 feet, going a total distance of 140.92 feet to a point in the center of S. R. 682; thence with the center of said state highway, South 50° 59' 44" West a distance of 196.72 feet to the principal place of beginning, containing 0.7150 of an acre, of which 0.2308 of an acre lies within the boundaries of the previously mentioned 4.68 acre tract.

The above described tract is subject to the right-of-way of Township Road No. 295, S. R. No. 682 and all valid easements.

Cited bearings are based on the South line of Section 26 as running South 89° 44' 00" West.

All iron pins described as being set are 1/2" x 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803 on March 11, 1987.

EXCEPTING AND RESERVING, however, from this conveyance a fifteen foot wide easement across the 0.7150 acre tract, said easement for the purpose of installation and maintenance of water and other utility lines.

PRIOR DEED REFERENCE: Vol. \_\_\_\_\_, Page \_\_\_\_\_, Athens County Deed Records.

The premises are conveyed subject to all easements, leases, conditions and restrictions of record, if any, and except current real estate taxes.

Together with all the estate, right, title and interest of the said T & D Thompson, Inc., the grantor, in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to the said grantee, Kay Ross, her heirs and assigns forever.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY

ENGINEER'S OFFICE

*Paul Stet*

DATE 9-2-87

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DON C. PATTERSON  
RICHARD W. DELONG  
ATTORNEYS AT LAW  
ADELPHI, OHIO  
43101