

DESCRIPTION OF A 20.120 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Dover, and being a all of a parcel of land conveyed to Columbus and Southern Ohio Electric Company (hereinafter referred to as "Grantor") in Deed Volume 348, Page 331, and located in River Lot No. 360, Section 31 and 32, Township 10, Range 14 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found with a 1 ¼ inch plastic identification cap inscribed "SWOYER 6765", said iron pin being at the intersection of the North line of Section 31 with the East line of River Lot No. 360, on the Grantor's Easterly property line and on the Westerly property line of a parcel of land conveyed to Demetrios Prokos in Official Record 296, Page 1750;

Thence S 04° 11' 48" W along the East line of River Lot No. 360, the Grantor's Easterly property line, the Westerly property line of the aforementioned Prokos parcel and the Westerly property line of a parcel of land conveyed to Ronald R. Hartman, Trustee in Deed Volume 363, Page 513 and Deed Volume 225, Page 87 a distance of 1660.68 feet to a point (passing an iron pin set at 721.96 feet and 5/8 inch iron pins found with plastic identification caps, the inscriptions of which are illegible, at 753.25 feet, 1483.91 feet and 1623.59 feet), said point being the Grantor's Southeasterly property corner and on the Northerly Right of way line of the Hock Hocking Adena Bikeway (Athens County Commissioners);

Thence N 45° 24' 38" W along the Grantor's Southerly property line and the Northerly Right of way line of the aforementioned Hock Hocking Adena Bikeway a distance of 572.57 feet to a 5/8 inch iron pin found, said iron pin being on the West line of River Lot No. 360, the Grantor's Southwesterly property corner and the Southeasterly property corner of a parcel of land conveyed to Le-Ax Water District in Official record 397, Page 2668;

Thence N 04° 10' 32" E along the West line of River Lot No. 360, the Grantor's Westerly property line and the Easterly property line of the aforementioned Le-Ax Water District parcel a distance of 1287.92 feet to an iron pin set, said iron pin being at the intersection of the North line of Section 31 with the West line of River Lot No. 360;

Thence continuing N 04° 10' 32" E along the West line of River Lot No. 360, the Grantor's Westerly property line and the Easterly property line of the aforementioned Le-Ax Water District parcel a distance of 587.22 feet to an iron pin set (passing a 5/8 inch iron pin found with plastic identification caps, the inscriptions of which are illegible, at 27.32 feet), said iron pin being the Grantor's Northwesterly property corner and on the Southerly property line of a parcel of land conveyed to Lawrence McClain, Sr. in Official Rec. 376, Page 2557;

Thence S 85° 49' 28" E along the Grantor's Northerly property line, the Southerly property line of the aforementioned McClain parcel and crossing River Lot No. 360 a distance of 311.97 feet to an iron pin set, said iron pin being the Grantor's Northeasterly property corner and on the Southwesterly right of way line of U.S. Route 33 (ATH-33-5.48);

E. Liebert A

Thence along the Grantor's Northeasterly property line and the Southwesterly right of way line of the aforementioned U.S. Route 33 the following three (3) courses:

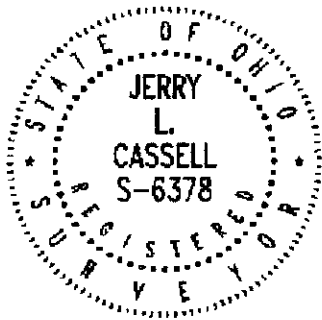
- 1) S 12° 17' 58" E a distance of 142.18 feet to an iron pin set;
- 2) S 16° 08' 30" E a distance of 36.40 feet to an iron pin set;
- 3) With a curve to the left having a delta angle of 05° 29' 09", a radius of 1862.65 feet and a curve length of 178.34 feet S 19° 26' 35" E a chord distance of 178.27 feet to an iron pin set, said iron pin being a property corner of the, the Northwesterly property corner of a parcel of land conveyed to SBA properties, Inc. in Official Record 401, Page 521 and on the East line of River Lot No. 360;

Thence S 04° 07' 51" W along the East line of River Lot No. 360 and the Grantor's Easterly property line, the Westerly property line of the aforementioned SBA properties and the Westerly line of the aforementioned Prokos parcel a distance of 251.85 feet (passing a 5/8 inch iron pin found with a 1 ¼ inch plastic identification cap inscribed "SWOYER 6765" at 90.77 feet, said iron pin being the Southwesterly property corner of the aforementioned SBA Properties parcel and the Northwesterly property corner of the aforementioned Prokos parcel) to the point of beginning, containing 20.120 Acres (14.766 acres in Section 31 and 5.354 acres in Section 31), more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the North of Section 31 and bears N 86° 01' 42" W and is for the determination of angles only.

This description was prepared on January 8, 2008 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in August of 2007 and existing public records.




Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 2-13-08

Rev. 02/08/08