

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

PHONE: 1-800-648-8151 / 740-246-4491

FAX: 1-800-648-8150 / 740-246-9201

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## DEED DESCRIPTION

TRACT #1 28.700 Acres +/-

Page 1 of 2

Being a survey of a portion of a portion of a parcel conveyed to Gail and Rebecca Wemer as described and recorded in Official Record 77 page 388 in the Athens County Recorders Office and being more particularly described as follows,

Situate in the State of Ohio, County of Athens, Township of Dover and being a part of the Northeast Quarter of Section 5, Twp.-10N, Rng.-14W and being further described as follows,

Beginning, at an Athens County Survey Monument found marking the Northeast corner of Section 5, the Southeast corner of Section 6, Dover Township, the Northwest corner of Section 35, the Southwest corner of Section 36, Ames Township, the Northeast corner of and TRUE PLACE OF BEGINNING of the 28.700 acre parcel herein to be described;

Thence, along the East line of Section 5 Dover Township, the West line of Section 35 Ames Township and the West line of parcels conveyed to Howard G. and Ruth A. Russell, Official Record 80 page 617 and Rhea Keirns Dennis, Etal., Official Record 112 page 690 S 00° 24' 35" W 183.11 feet to a point, said point being witnessed by a stone found and bears N 89° 35' 25" E 00.60 feet therefrom;

Thence, continuing along the Township Line S 00° 24' 35" W passing a reference iron pin set at 1557.60 feet a total distance of 1592.02 feet to a P.K. Nail set in the centerline of Township Road #457, the Southeast corner of the 28.700 acre parcel herein to be described;

Thence, leaving the West line of the Dennis parcel and the Township line between Dover and Ames Townships following the centerline of Township Road #457 with what represent new lines through the Wemer parcel the following Ten (10) courses and distances,

- 1) with a curve to the Left having a Radius of 300.00 feet and a Chord Bearing N 69° 25' 33" W at a distance of 111.91 feet to a point;
- 2) with a reverse curve to the Right having a Radius of 300.00 feet and a Chord Bearing N 59° 28' 42" W at a distance of 212.06 feet to a point;
- 3) N 38° 46' 51" W 160.06 feet to a point;
- 4) with a curve to the Left having a Radius of 200.00 feet and a Chord Bearing N 46° 23' 30" W at a distance of 52.98 feet to a point;
- 5) N 54° 00' 09" W 250.48 feet to a point;
- 6) with a curve to the Right having a Radius of 200.00 feet and a Chord Bearing N 35° 14' 34" W at a distance of 128.64 feet to a point;
- 7) N 16° 28' 59" W 212.42 feet to a point;
- 8) N 00° 08' 01" E 183.83 feet to a point;
- 9) N 05° 46' 40" W 238.44 feet to a point;
- 10) N 14° 50' 05" W 112.20 feet to a P.K. Nail set at the intersection of centerlines of Township Road #457 with Township Road #333

Thence, with what represents Four (4) more new lines through the Wemer parcel following the centerline of Township Road #333 the following courses and distances

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blausy  
DATE: 10-27-00

# PERRY ASSOCIATES, INC.

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## DEED DESCRIPTION

TRACT #1 28.700 Acres +/-

Page 2 of 2

- 1) leaving said intersection N 12° 16' 43" W 91.25 feet to a point;
- 2) with a curve to the Left having a Radius of 150.00 feet and a Chord Bearing N 23° 53' 28" W 60.39 feet to a point;
- 3) N 35° 30' 14" W 205.11 feet to a point;
- 4) N 27° 34' 05" W 192.10 feet to a P.K. Nail set, said point being on the North line of

Section 5, the same being the South line of Section 6 and marks the Southeast corner of a parcel conveyed to Lance E. Russell, Deed Volume 376 page 603, the Southwest corner of a parcel conveyed to Jeffery A. and Carrie Russell, Official Record 292 page 984, the Northwest corner of the 28.700 acre parcel herein to be described;

Thence, leaving the centerline of Township Road #333 and following the Section line between Sections 5 and Section 6 S 89° 58' 47" E passing a reference iron pin set at 33.85 feet a total distance of 1080.10 feet to the TRUE PLACE OF BEGINNING.

The said parcel as surveyed contains 28.700 acres more or less, and is subject to all legal easements, restrictions, right of ways and road right of ways of record.

Note: all Official Record and Deed Volumes referenced to above are found in the office of the Recorder, Athens County, Ohio.

Bearings of the above described parcel are based on the East line of Section 5, Twp.-10N, Rng.-14W, Dover Township as being S 00° 24' 35" W and are used to denote angles only.

All iron pins are 5/8" iron reinforcing bars 30 inches long with plastic identification caps labeled "Dennis P. Hagan, #6917".

The above description was based on an field survey done under the supervision of Dennis P. Hagan, P.E., P.S. Ohio Registered Surveyor #6917 in June - July, 2000.



Dated

10/23/00

*Dennis P. Hagan*  
Dennis P. Hagan, P.E., P.S.

Ohio Registered Surveyor #6917

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS  
 P.O. BOX 429 THORNVILLE, OHIO 43078  
 OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

## PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, DOVER TOWNSHIP, BEING THE NORTH-EAST QUARTER OF SECTION 5, TWP. 10N, RNG. 14W.

BEING A SURVEY OF THREE (3) PARCELS OUT OF AN ORIGINAL 160.0 ACRE TRACT CONVEYED TO GAIL & REBECCA WEMER AS FOUND IN OFFICIAL RECORD 77, PAGE 388, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

## PREPARED FOR:

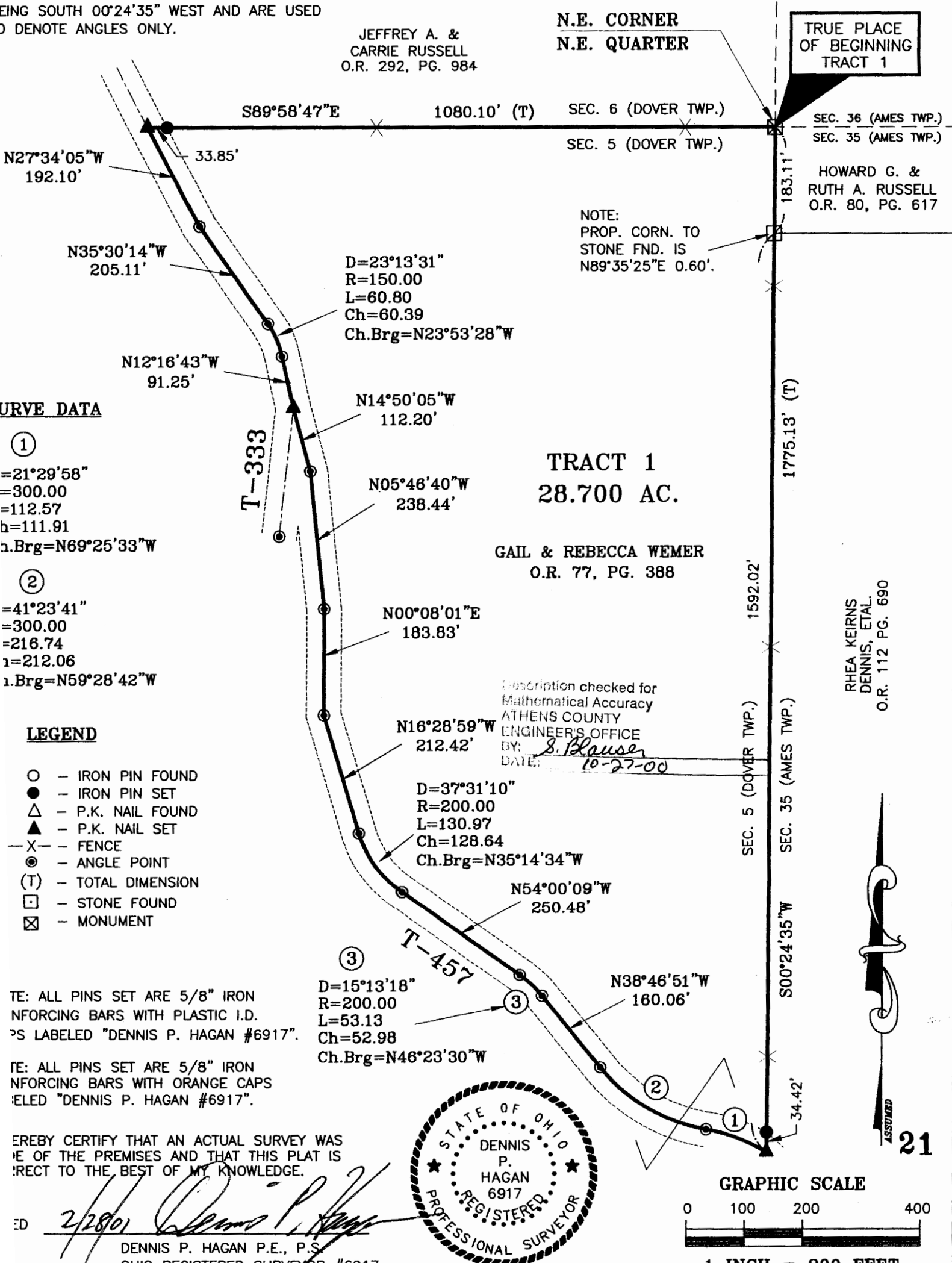
GAIL & REBECCA WEMER  
 PHONE NO. 00102312  
 E No.: 001820AT

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

## BASIS OF BEARING:

ALL BEARINGS WERE BASED ON THE EAST SECTION LINE OF SECTION 5 AS BEING SOUTH 00°24'35" WEST AND ARE USED TO DENOTE ANGLES ONLY.



WE HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.



DENNIS P. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6917

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

PHONE: 1-800-648-8151 / 740-246-4491

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**DEED DESCRIPTION**  
**TRACT #2 46.408 Acres +/-**

Page 1 of 2

Being a survey of a portion of a portion of a parcel conveyed to Gail and Rebecca Wemer as described and recorded in Official Record 77 page 388 in the Athens County Recorders Office and being more particularly described as follows,

Situate in the State of Ohio, County of Athens, Township of Dover and being a part of the Northeast Quarter of Section 5, Twp.-10N, Rng.-14W and being further described as follows,

Beginning, at an iron pin set on the Township line between Dover and Ames Townships said point marks the Southeast corner of the Northeast Quarter of Section 5, Twp.-10, Rng. 14W, Dover Township, and is on the West line of a parcel conveyed to Trent M. and Patricia L. DeBrvin, Official Record 272 page 419 the Southeast corner of and TRUE PLACE OF BEGINNING of the 46.408 acre parcel herein to be described;

Thence, leaving the Township line along the half Section line of Section 5 N 90° 00' 00" W having passed through the centerline of Township Road #333 at a distance of 1387.73 feet a total distance of 1787.72 feet to an iron pin set, the Southwest corner of the 46.408 acre parcel herein to be described;

Thence, with what represents new lines through the Wemer parcel the following Nineteen (19) courses and distances,

- 1) N 00° 56' 05" E 948.02 feet to an iron pin set;
- 2) S 90° 00' 00" E passing a reference iron pin set at 596.46 feet a total distance of 660.19 feet to a P.K. Nail set in the centerline of Township Road #333;

Thence, following the centerline of Township Road #333 the following Seven (7) courses and distances,

- 3) N 71° 35' 48" E 175.05 feet to a point;
- 4) with a curve to the Left having a Radius of 160.00 feet and a Chord Bearing N 27° 56' 04" E at a distance of 220.93 feet to a point;
- 5) N 15° 13' 47" W 185.07 feet to a point;
- 6) N 10° 41' 07" W 195.29 feet to a point;
- 7) with a curve to the Right having a Radius of 400.00 feet and a Chord Bearing N 04° 43' 35" E at a distance of 212.60 feet to a point;
- 8) N 20° 08' 18" E 222.94 feet to a point;
- 9) N 06° 13' 36" E 221.84 to a P.K. Nail set marking the intersection of centerline of Township Road #333 with Township Road #457;

Thence, following the centerline of Township Road #457 the following Ten (10) courses and distances,

- 10) S 14° 50' 05" E 112.20 feet to a point;
- 11) S 05° 46' 40" E 238.44 feet to a point;
- 12) S 00° 08' 01" W 183.83 feet to a point;
- 13) S 16° 28' 59" E 212.42 feet to a point;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blausey  
DATE: 10-27-00

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

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## DEED DESCRIPTION

TRACT #2 46.408 Acres +/-

Page 2 Of 2

14) with a curve to the Left having a Radius of 200.00 feet and a Chord Bearing S 35° 14' 34" E at a distance of 128.64 feet to a point;

15) S 54° 00' 09" E 250.48 feet to a point;

16) with a curve to the Right having a Radius of 200.00 feet and a Chord Bearing S 46° 23' 30" E at a distance of 52.98 feet to a point;

17) S 38° 46' 51" E 160.06 feet to a point;

2) with a curve to the Left having a Radius of 300.00 feet and a Chord Bearing S 59° 28' 42" E at a distance of 212.06 feet to a point;

1) with a reverse curve to the Right having a Radius of 300.00 feet and a Chord Bearing S 69° 25' 33" E at a distance of 111.91 feet to a P.K. Nail set on the East line of the Northeast Quarter of Section 5 Dover Township the same being the West line of Section 36 Ames Township and a parcel conveyed to Rhea Keirns Dennis, Etal, Official Record 112 page 690;

Thence, along the East line of Section 5, the Township line between Dover and Ames Township and the West line of Dennis S 00° 24' 35" W passing a reference iron pin set at 35.69 feet a total distance of 916.73 feet to the TRUE PLACE OF BEGINNING.

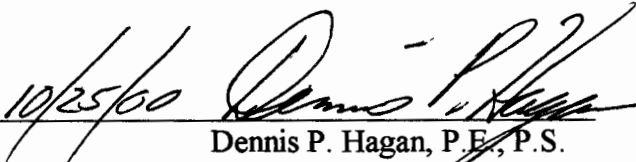
The said parcel as surveyed contains 46.408 acres more or less, and is subject to all legal easements, restrictions, right of ways and road right of ways of record.

Note: all Official Record and Deed Volumes referenced to above are found in the office of the Recorder, Athens County, Ohio.

Bearings of the above described parcel are based on the East line of Section 5, Twp.-10N, Rng.-14W, Dover Township as being S 00° 24' 35" W and are used to denote angles only.

All iron pins are 5/8" iron reinforcing bars 30 inches long with plastic identification caps labeled "Dennis P. Hagan, #6917".

The above description was based on an field survey done under the supervision of Dennis P. Hagan, P.E., P.S. Ohio Registered Surveyor #6917 in June - July, 2000.

Dated 10/25/00   
Dennis P. Hagan, P.E., P.S.  
Ohio Registered Surveyor #6917

deed2001\001820at2



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CONSULTING ENGINEERS AND SURVEYORS  
 P.O. BOX 429 THORNVILLE, OHIO 43078  
 PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

## PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, DOVER TOWNSHIP, BEING THE NORTH-EAST QUARTER OF SECTION 5, TWP. 10N, RNG. 14W.

## PREPARED FOR:

GAIL & REBECCA WEMER  
 OFFICE NO. 00102312  
 No.: 001820AT

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

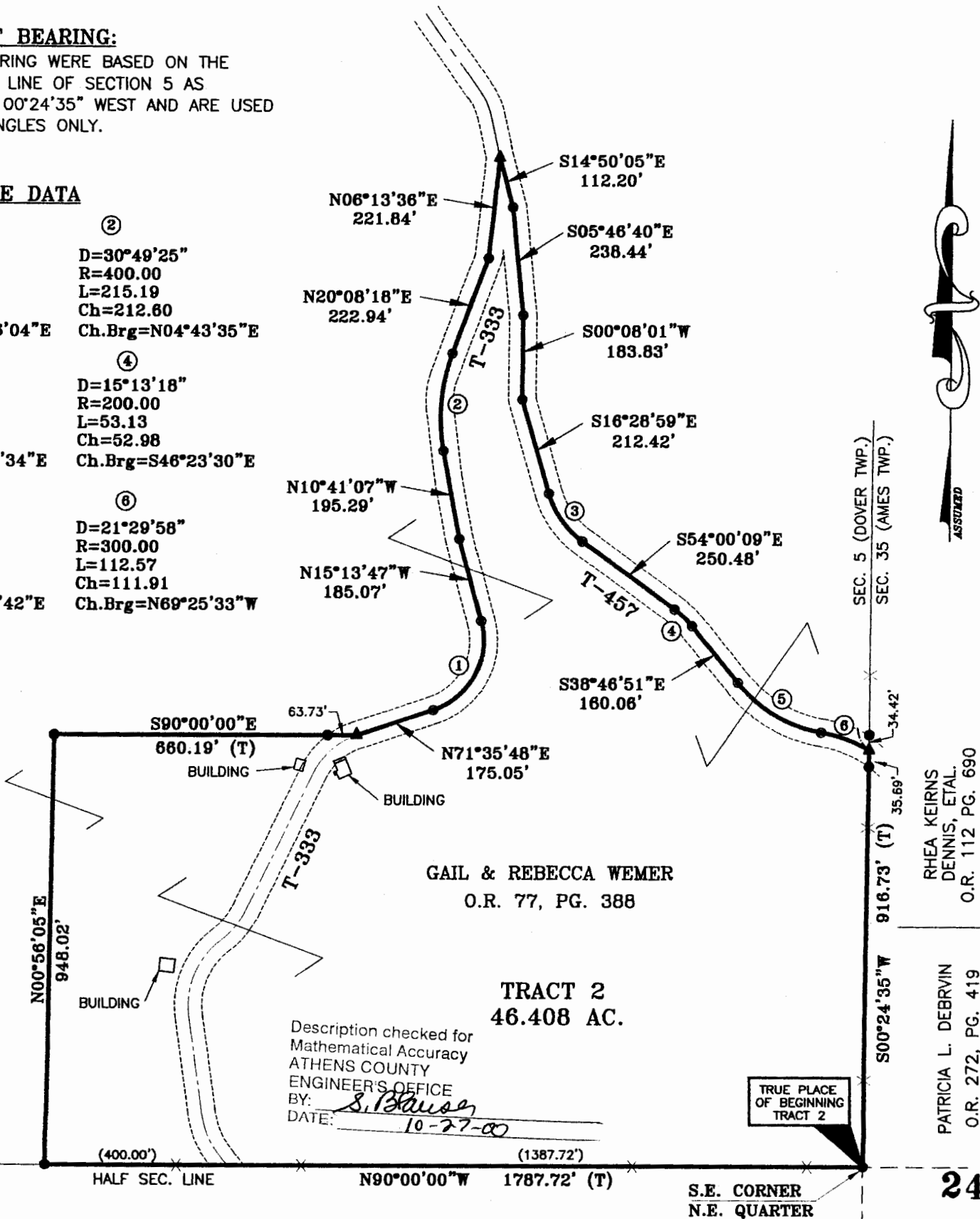
BEING A SURVEY OF THREE (3) PARCELS OUT OF AN ORIGINAL 160.0 ACRE TRACT CONVEYED TO GAIL & REBECCA WEMER AS FOUND IN OFFICIAL RECORD 77, PAGE 388, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

## BASIS OF BEARING:

BEARINGS WERE BASED ON THE EAST SECTION LINE OF SECTION 5 AS SHOWN ON PLAT BEING SOUTH 00°24'35" WEST AND ARE USED TO DENOTE ANGLES ONLY.

## CURVE DATA

- |   |  |   |  |
|---|--|---|--|
| ① | 77°19'29"<br>60.00<br>13.86<br>220.93<br>Brg=N27°56'04"E | ② | D=30°49'25"<br>R=400.00<br>L=215.19<br>Ch=212.60<br>Ch.Brg=N04°43'35"E |
| ③ | 7°31'10"<br>00.00<br>30.97<br>128.64<br>Brg=S35°14'34"E  | ④ | D=15°13'18"<br>R=200.00<br>L=53.13<br>Ch=52.98<br>Ch.Brg=S46°23'30"E   |
| ⑤ | 1°23'41"<br>00.00<br>6.74<br>212.06<br>Brg=S59°28'42"E   | ⑥ | D=21°29'58"<br>R=300.00<br>L=112.57<br>Ch=111.91<br>Ch.Brg=N69°25'33"W |



GAIL & REBECCA WEMER  
 O.R. 77, PG. 388

TRACT 2  
 46.408 AC.

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *S. Blaise*  
 DATE: 10-27-00

TRUE PLACE  
 OF BEGINNING  
 TRACT 2

RHEA KEIRNS  
 DENNIS, ETAL.  
 O.R. 112 PG. 690

PATRICIA L. DEBRVIN  
 O.R. 272, PG. 419

EVELYN RUSSELL  
 O.R. 216, PG. 706

## LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - P.K. NAIL FOUND
- ▲ - P.K. NAIL SET
- X- - FENCE
- ⊙ - ANGLE POINT
- (T) - TOTAL DIMENSION
- - STONE FOUND
- ⊠ - MONUMENT



## GRAPHIC SCALE



1 INCH = 200 FEET

ALL PINS SET ARE 5/8" IRON  
 BORING BARS WITH PLASTIC I.D.  
 LABELED "DENNIS P. HAGAN #6917".

ALL PINS SET ARE 5/8" IRON  
 BORING BARS WITH ORANGE CAPS  
 LABELED "DENNIS P. HAGAN #6917".

BEYOND CERTIFY THAT AN ACTUAL SURVEY WAS  
 MADE OF THE PREMISES AND THAT THIS PLAT IS  
 CORRECT TO THE BEST OF MY KNOWLEDGE.

*Dennis P. Hagan*  
 DENNIS P. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6917

# PERRY ASSOCIATES, INC.

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## DEED DESCRIPTION

TRACT #3 89.851 Acres +/-

Page 1 of 2

Being a survey of a portion of a portion of a parcel conveyed to Gail and Rebecca Wemer as described and recorded in Official Record 77 page 388 in the Athens County Records Office and being more particularly described as follows,

Situate in the State of Ohio, County of Athens, Township of Dover and being a part of the Northeast Quarter of Section 5, Twp.-10N, Rng.-14W and being further described as follows,

Beginning, at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 5, Twp.-10, Rng.14W, Dover Township, said point being on the South line of Section 6 and a parcel conveyed to Jon T. and Susan Canter Hanning, Official Record 129 page 229, the Northwest corner of and **TRUE PLACE OF BEGINNING** of the 89.852 acre parcel herein to be described;

Thence, along the North line of Section 5 and the South line of Section 6 and the Canter-Hanning parcel and a parcel conveyed to Lance E. Russell, Deed Volume 376 page 603 S 89° 58' 47" E passing a reference iron pin set at 1542.70 feet a total distance of 1576.54 feet to a P.K. Nail set in the centerline of Township Road #333, said point marks the Southwest corner of a parcel conveyed to Jeffery A. and Carrie Russell, Official Record 292 page 984, the Northeast corner of the 89.852 acre parcel herein to be described;

Thence, with what represents new lines through the Wemer parcel and following the centerline of Township Road #333 the following Eleven (11) courses and distances,

- 1) leaving the North line of Section 5 S 27° 34' 05" E 192.10 feet to a point;
- 2) S 35° 30' 14" E 205.11 feet to a point;
- 3) with a curve to the Right having a Radius of 150.00 feet and a Chord Bearing S 23° 53' 28 " E at a distance of 60.39 feet to a point;
- 4) S 12° 16' 43" E 91.25 feet to a P.K. Nail set marking the intersection of centerline of Township Road #333 with Township Road #457;
- 5) continuing along the centerline of Township Road #333 S 06° 13' 36" W 221.84 feet to a point;
- 6) S 20° 08' 18" W 222.94 feet to a point;
- 7) with a curve to the Left having a Radius of 400.00 feet and a Chord Bearing S 04° 43' 35" W at a distance of 212.60 feet to a point;
- 8) S 10° 41' 07" E 195.29 feet to a point;
- 9) S 15° 13' 47" E 185.07 feet to a point;
- 10) with a curve to the Right having a Radius of 160.00 feet and a Chord Bearing S 27° 56' 04" W at a distance of 220.93 feet to a point;
- 11) S 71° 35' 48" W 175.05 feet to a point;

Thence, with Two (2) more new lines through the Wemer parcel the following courses and distances,

- 1) leaving the centerline of Township Road #333 N 90° 00' 00" W passing a reference iron pin set at 63.73 feet a total distance of 660.19 feet to an iron pin set;
- 2) S 00° 56' 05" W 948.02 feet to an iron pin set on the half Section line of Section 5 and on the North line of a parcel conveyed to Evelyn Russell, Official Record 216 page 706;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 10-27-00

# PERRY ASSOCIATES, INC.

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## DEED DESCRIPTION

### TRACT #3 89.852 Acres +/-

Page 2 of 2

Thence, along the half Section line of Section 5 and the North line of the Russell parcel N 90° 00' 00" W 893.60 feet to an iron pin set on the East line of a parcel conveyed to Charyl Beth and Frank Edward Faris, Deed Volume 355 page 341, said point marks the Southwest corner of the Northeast Quarter of Section 5, the Southwest corner of the 89.852 acre parcel herein to be described;

Thence, along the East line of the Faris parcel and the West line of the Northeast Quarter of Section 5 N 00° 56' 05" E 2693.10 feet to the TRUE PLACE OF BEGINNING.

The said parcel as surveyed contains 89.852 acres more or less, and is subject to all legal easements, restrictions, right of ways and road right of ways of record.

Note: all Official Record and Deed Volumes referenced to above are found in the office of the Recorder, Athens County, Ohio.

Bearings of the above described parcel are based on the West line of Section 5, Twp.-10N, Rng.-14W, Dover Township as being N 00° 56' 05" E and are used to denote angles only.

All iron pins are 5/8" iron reinforcing bars 30 inches long with plastic identification caps labeled "Dennis P. Hagan, #6917".

The above description was based on an field survey done under the supervision of Dennis P. Hagan, P.E., P.S. Ohio Registered Surveyor #6917 in June - July, 2000.

Dated

10/23/00  
  
Dennis P. Hagan, P.E. P.S.  
Ohio Registered Surveyor #6917  


deed2001\001820at3



# WEMER ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS  
 P.O. BOX 429 THORNVILLE, OHIO 43076  
 PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

## PREPARED FOR:

GAIL & REBECCA WEMER  
 DEED NO. 00102312  
 No.: 001820AT

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

## PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, DOVER TOWNSHIP, BEING THE NORTH-EAST QUARTER OF SECTION 5, TWP. 10N, RNG. 14W.

BEING A SURVEY OF THREE (3) PARCELS OUT OF AN ORIGINAL 160.0 ACRE TRACT CONVEYED TO GAIL & REBECCA WEMER AS FOUND IN OFFICIAL RECORD 77, PAGE 388, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

## BASIS OF BEARING:

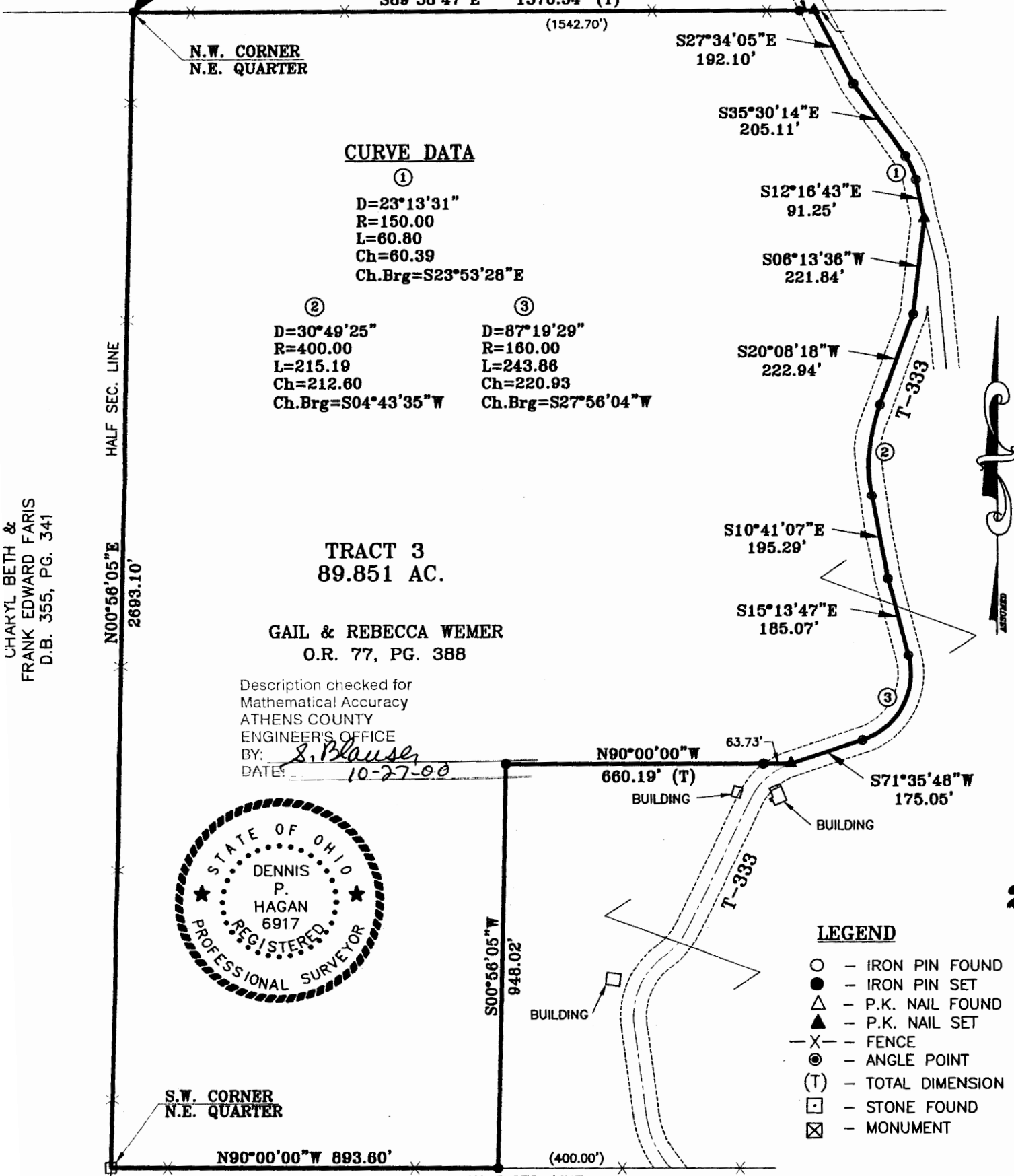
BASIS OF BEARING WERE BASED ON THE EAST SECTION LINE OF SECTION 5 AS BEING SOUTH 00°24'35" WEST AND ARE USED TO DENOTE ANGLES ONLY.

CANTER/HANNING  
 129 PG. 229

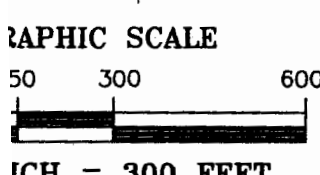
TRUE PLACE OF BEGINNING TRACT 3

LANCE E. RUSSELL  
 D.B. 376, PG. 603

JEFFREY A. & CARRIE RUSSELL  
 O.R. 292, PG. 984



CHARYL BETH & FRANK EDWARD FARIS  
 D.B. 355, PG. 341



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED *2/28/01*  
 DENNIS P. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6917

NOTE: ALL PINS SET ARE 5/8" IRON REINFORCING BARS WITH PLASTIC I.D. CAPS LABELED "DENNIS P. HAGAN #6917".  
 NOTE: ALL PINS SET ARE 5/8" IRON REINFORCING BARS WITH ORANGE CAPS LABELED "DENNIS P. HAGAN #6917"

**LOCATION:**

STATE OF OHIO, COUNTY OF WENSHIP, BEING THE NORTH-SECTION 5, TWP. 10N, RNG. 14W

THREE (3) PARCELS OUT OF 30.0 ACRE TRACT CONVEYED TO EMER AS FOUND IN OFFICIAL 188, RECORDER'S OFFICE, ATHENS

IS SUBJECT TO ALL EASEMENTS AND ROAD RIGHT OF WAY REVEAL.

IS SUBJECT TO ALL EASEMENTS AND ROAD RIGHT OF WAY REVEAL.

WERE BASED ON THE CORNER OF SECTION 5 AS FOUND '35" WEST AND ARE USED ONLY.

ARE 5/8" IRON PINS WITH PLASTIC I.D. IDENTIFIED BY H. HAGAN #6917.

CHARYL BETH & FRANK EDWARD FARIS  
D.B. 355, PG. 341

FOUND SET FOUND SET  
58,912 sq. ft.  
3.648 acres  
DIMENSION FOUND SET

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *S. J. [Signature]*  
DATE: *10-27-00*

TA

