

R. M. SHARRETT & ASSOCIATES  
LEGAL DESCRIPTION

43.351 ACRE TRACT

Being situated in the west-half of the northwest quarter of Section 5, T-10-N, R-14-W, Dover Township, Athens County, State of Ohio and being more particularly described as follows;

Beginning at a found stone, located at the southeast corner of the northwest quarter of Section 5;

Thence, with the southline of the northwest quarter, North 80° 27' 58" West, a distance of 1361.11 feet to a set iron pin, being at the southeast corner of the west-half of the northwest quarter of Section 5 and being the PLACE OF BEGINNING of this survey;

thence, continuing with the southline of the northwest quarter, North 80° 27' 58" West, a distance of 615.22 feet to a set iron spike, located in the centerline of Millfield Road (County Road No. 27), also being at the northwest corner of a 125.65 acre tract property of E. Riley and Evelyn L. Russell, Volume 273, Page 129, passing a set iron pin at 585.22 feet;

thence, leaving the centerline of Millfield Road and with a line through the property, which this survey is a part of, North 78° 07' 07" West, a distance of 723.69 feet to a set iron pin, being on the westline of Section 5 passing iron pins at 30.00 feet, 369.45 feet and 395.02 feet;

thence, with the westline of Section 5, North 9° 30' 57" East, a distance of 1389.00 feet to a set iron pin;

thence, with a line through the property, which this survey is a part of, South 80° 05' 52" East, a distance of 1347.23 feet to a set iron pin, being on the eastline of the west-half of the northwest quarter of Section 5, also being on the westline of a 82.71 acre tract, property of Charyl Beth and Frank Fanis, Volume 355, Page 341, passing set iron pins at 92.50 feet and 120.34 feet;

thence, with the eastline of the west-half of the northwest quarter, South 9° 52' 40" West, a distance of 1410.00 feet to the PLACE OF BEGINNING, containing 43.351 acres more or less, passing set iron pins at 511.44 feet and 611.44 feet and passing a set iron spike in the centerline of Millfield Road at 561.44 feet, being subject to all legal easements and right-of-ways.

LEGAL DESCRIPTION OF THE CENTERLINE OF A 50.00 FOOT INGRESS AND EGRESS EASEMENT.

Beginning at a set iron pin, located at the above described 43.351 acre tract, iron pin being on the westline of Section 5;

Thence, leaving the westline of Section 5 and with the southline of the 43.351 acre tract, South 78° 07' 07" East, a distance of 328.68 feet to a set iron pin, being the POINT OF BEGINNING of the centerline of the 50.00 foot ingress and egress easement, set iron pin, bears North 78° 07' 07" West, a distance of 25.57 feet from a set iron pin, being on the eastline of the 50.00 foot easement;

thence, leaving the southline of the 43.351 acre tract and with the centerline of the 50.00 foot easement, the following five (5) courses and distances, North 0° 10' 23" West, a distance of 365.15 feet to a point, which bears South 80° 37' 41" West, a distance of 25.33 feet from a set iron pin, being on the eastline of the 50.00 foot easement;

thence, North 18° 31' 03" West, a distance of 339.87 feet to a point, which bears South 67° 53' 37" West, a distance of 25.06 feet from a set iron pin, being on the eastline of the 50.00 foot easement;

thence, North 25° 47' 49" West, a distance of 98.05 feet to a point, which bears South 80° 31' 49" West, a distance of 26.05 feet from a set iron pin, being on the eastline of the 50.00 foot easement;

thence, North 6° 52' 40" East, a distance of 529.35 feet to a point, which bears North 68° 33' 27" West, a distance of 25.83 feet from a set iron pin, being on the eastline of the 50.00 foot easement;

thence, North 35° 59' 18" East, a distance of 148.81 feet to a set iron pin, being the END of the centerline of the 50.00 ingress and egress easement, set iron pin also being on the northline of the 43.351 acre tract and set iron pin bears with the northline of the 43.351 acre tract, North 80° 05' 52" West, a distance of 27.84 feet from a set iron pin, being on the eastline of the 50.00 foot easement and bears South 80° 05' 52" East, a distance of 92.50 feet from a set iron pin, being at the northwest corner of the 43.351 acre tract.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: R.L. Nelson  
DATE: 8-18-92

Dover #5

R. M. SHARRETT & ASSOCIATES  
LEGAL DESCRIPTION

Being a portion of a 80.00 acre tract, property of Millfield Partnership, as delineated in First Tract of Volume 370, Page 09 of the Athens County Recorders Office.

All bearings based on Magnetic North and are to be used to denote angles only.

All iron pins set being 1/2" by 36" with surveyors I.D. cap.

Based on a actual survey of the premises in August 1992, under the direct supervision of Ronald M. Sharrett, p.s. 5167.

Ronald M. Sharrett

DATE 8-17-92



SECTION 11  
SECTION 5

S 80° 05' 52" E  
1347.23' TOTAL

27.84'

92.50'

N 35° 59' 18" E  
148.81'

N 68° 33' 27" W  
25.83'

N 6° 52' 40" E  
529.35'

EASTLINE OF  
50' EASEMENT

S 80° 31' 49" W  
26.05'

S 5° 47' 49" W  
98.05'

S 67° 53' 37" W  
25.06'

N 18° 31' 03" W  
339.87'

S 80° 37' 41" W  
25.33'

WESTLINE OF  
50' EASEMENT

N 0° 10' 23" W  
365.15'

CENTERLINE OF  
50' EASEMENT

25.37'

328.68'

N 78° 07' 07" W  
723.69' TOTAL

43.351  
ACRE TRACT

50'

S 9° 52' 40" W  
1410.00' TOTAL

P.O.B.  
S-E CORNER OF THE  
WEST-HALF OF THE  
N-W QUARTER

N 80° 27' 58" W  
615.22' TOTAL

SECTION 11  
SECTION 5

20.000 AC.  
SECOND TRACT (DEED ACRES)  
LESS SURVEYED BY SEYMOUR &  
ASSOCIATES 15.150 AC.  
TOTAL REMAINING (BY DEED) 4.850 AC.

MILLFIELD PARTNERSHIP  
322-517

125.65 AC. TR.  
RUSSELL  
271-129

25.00 AC. TR.  
AROLD  
73-919

MILLFIELD ROAD  
(COURTY ROAD NO. 27)

(9.850 AC.)

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