

## DESCRIPTION OF 119.237 ACRES

Situated in the State of Ohio, County of Athens, being part in the Township of Dover, Section 18, Range 14 West, Township 10 North, and being part in the Township of Trimble, Section 13, Range 14 West, Township 11 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for reference at the northeast corner of Section 18 of Dover Township and the southeast corner of Section 13 of Trimble Township as shown on the State of Ohio Right-of-way plan "ATH-13-3.87", Pages 1-17 and as recorded in Plat Book 9, Page 43 and 44 of the Athens County Recorder's Office (Note: Reference bearing on the east line of Section 18 used as South 03°55'57" West.);

Thence, with the north line of Section 18 of Dover Township and the south line of Section 13 of Trimble Township, North 86°46'02" West a distance of 506.92 feet to a point at the northeast corner of a 1.505 acres tract as conveyed to Richard D. and Shirley A. Shover by Official Records Volume 191, Page 517 of the Athens County Recorder's Office;

Thence, with the east line of said Shover property and the west line of a 1.05 acres tract as conveyed to Leonard E. and Bettenell Russell by Official Records Volume 244, Page 724 of the Athens County Recorder's Office, South 02°31'11" West a distance of 84.61 feet to an iron pin set at the southeast corner of said Shover property, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the west line of said Shover property, South 02°31'11" West a distance of 196.49 feet to an iron pin set in the west Limited Access Right-of-Way line of State Route No. 13 at 93.90 feet left of centerline station 310+11.83;

Thence, with the west Limited Access Right-of-Way line of State Route No. 13, the following eight courses:

1. South 39°00'18" West a distance of 115.56 feet to an iron pin set at 120.00 feet left of centerline station 309+00;
2. Thence South 27°46'46" West a distance of 300.17 feet to an iron pin set at 130.00 feet left of centerline station 306+00;
3. Thence South 26°54'43" West a distance of 109.29 feet to a point in the south line of original Parcel No. G03-00200025-00;
4. Thence, continuing, South 26°54'43" West a distance of 65.74 feet to an iron pin set at 133.18 feet left of centerline station 304+25;
5. Thence, continuing, South 26°54'43" West a distance of 100.02 feet to an iron pin set at 135.00 feet left of centerline station 303+25;
6. Thence South 23°13'40" West a distance of 325.35 feet to an iron pin set at 120.00 feet left of centerline station 300+00;
7. Thence South 28°19'27" West a distance of 350.32 feet to an iron pin set at 135.00 feet left of centerline station 296+50;
8. Thence South 09°15'46" West a distance of 178.09 feet to an iron pin set at 84.10 feet left of centerline station 294+79.34 and being at the northwest corner of a 0.2414 acre tract as conveyed to Jeff and Tammy Gura by Tract V of Official Records Volume 375, Page 1750 of the Athens County Recorder's Office;

Thence, leaving the Limited Access Right-of-Way line and running with the west line of said Gura property, South  $26^{\circ}54'27''$  West a distance of 386.34 feet to a  $5/8''$  iron pin found at 84.10 feet left of centerline station 294+79.34 and being at the northeast corner of a 6.000 acres tract as conveyed to Jeff M. and Tammy C. Gura by Official Records Volume 379, Page 1270 of the Athens County Recorder's Office;

Thence, with the north line of said Gura 6.000 acres tract, South  $86^{\circ}17'09''$  West a distance of 582.84 feet to a 1" iron pin found uncapped;

Thence, with the west line of said Gura 6.000 acres tract, South  $29^{\circ}28'41''$  West a distance of 377.49 feet to a 1" iron pipe found uncapped at the northwest corner of a 1.0609 acres tract as conveyed to Gary Young by Deed Volume 368, Page 449 of the Athens County Recorder's Office;

Thence, with the west line of said Gary Young tract, South  $38^{\circ}07'08''$  West a distance of 246.77 feet to a point in the centerline of Township Road No. 332, passing through an iron pin set at a distance of plus 216.77 feet;

Thence, with the centerline of Township Road No. 233, South  $65^{\circ}27'38''$  East a distance of 378.26 feet to a point at the northwest corner of a 3.09 acres tract as conveyed to Jodi J. and Charles David Dearth, Sr. by Official Records Volume 182, Page 102 of the Athens County Recorder's Office;

Thence, leaving the road with the west line of said Dearth tract, South  $26^{\circ}12'38''$  West a distance of 633.97 feet to an iron pin set, passing through a  $5/8''$  iron pin found capped "L.F. Swayer 6765" at a distance of plus 10.14 feet (Note: Said line also passing through two carports and a shed);

Thence, with the south line of said Dearth tract, the following two courses:

1. South  $55^{\circ}42'18''$  East a distance of 135.79 feet to an iron pin set, passing through a  $5/8''$  iron pin found uncapped at a distance of plus 45.00 feet;
2. Thence North  $86^{\circ}27'52''$  East a distance of 74.80 feet to an iron pin set in the west Limited Access Right-of-Way line of State Route No. 13 at 100.17 feet left of centerline station 275+79.23;

Thence, with the west Limited Access Right-of-Way line of State Route No. 13, the following four courses:

1. South  $26^{\circ}20'52''$  West a distance of 579.10 feet to an iron pin set at 105.00 feet left of centerline station 270+00;
2. Thence South  $27^{\circ}33'19''$  West a distance of 680.15 feet to an iron pin set at 125.00 feet left of centerline station 263+20.14;
3. Thence South  $42^{\circ}11'25''$  East a distance of 53.90 feet to an iron pin set at 75.00 feet left of centerline station 263+00;
4. Thence South  $25^{\circ}52'13''$  West a distance of 54.68 feet to an iron pin set at 75.00 feet left of centerline station 262+45.32;

Thence, leaving the Limited Access Right-of-Way line and running with the northeast line of a 23.52 acres residue tract in the name of Steve Kochis by Official Records Volume 240, Page 399 of the Athens County Recorder's Office, the following three courses:

1. North  $44^{\circ}07'28''$  West a distance of 140.84 feet to a point in the centerline of Sunday Creek;

2. Thence North  $29^{\circ}52'28''$  West a distance of 295.00 feet to a point in the centerline of Sunday Creek;
3. Thence North  $33^{\circ}17'28''$  West a distance of 540.00 feet to an iron pin set on the west bank of Sunday Creek at the northwest corner of the aforementioned Steve Kochis 23.52 acres tract;

Thence, running with the east line of a 89.10 acres residue tract of an original 97.98 acres as conveyed to Woodland Renewal Society, LLC by the Third Tract of Official Records Volume 294, Page 0081 of the Athens County Recorder's Office (which runs near the centerline of Sunday Creek), the following six courses:

1. North  $43^{\circ}56'54''$  East a distance of 173.45 feet to an iron pin set on the west bank of Sunday Creek;
2. Thence North  $30^{\circ}47'34''$  East a distance of 210.00 feet to an iron pin set on the west bank of Sunday Creek;
3. Thence North  $16^{\circ}07'34''$  East a distance of 200.00 feet to a point in the centerline of Sunday Creek;
4. Thence North  $09^{\circ}37'34''$  East a distance of 452.00 feet to a point near the centerline of Sunday Creek;
5. Thence North  $01^{\circ}57'26''$  West a distance of 400.00 feet to a point in the centerline of Sunday Creek;
6. Thence North  $10^{\circ}47'34''$  East a distance of 420.00 feet to a point in the centerline of Sunday Creek;

Thence, leaving the creek, North  $83^{\circ}04'44''$  West a distance of 26.00 feet to an iron pin set on the west bank of Sunday Creek at the southeast corner of a 7.83 acres residue tract in the name of David L. Funk by Official Records Volume 153, Page 8 of the Athens County Recorder's Office;

Thence, with the east line of said Funk property, North  $09^{\circ}02'12''$  West a distance of 250.80 feet to an iron pin set on the east bank of Sunday Creek at the southeast corner of a 1.82 acres as conveyed to Elsie Sawyer by the Fifth Tract of Deed Volume 261, Page 641 of the Athens County Recorder's Office (Reference: Affidavit in Deed Volume 373, Page 69);

Thence, with the south line of said 1.82 acres Sawyer tract, South  $86^{\circ}26'36''$  West a distance of 46.41 feet to a point in the centerline of Sunday Creek;

Thence, with the west line of said 1.82 acres Sawyer tract which runs with the centerline of Sunday Creek, the following five courses:

1. North  $27^{\circ}18'00''$  West a distance of 235.79 feet to a point;
2. Thence North  $22^{\circ}59'25''$  West a distance of 95.25 feet to a point;
3. Thence North  $11^{\circ}08'50''$  East a distance of 70.63 feet to a point;
4. Thence North  $39^{\circ}52'58''$  East a distance of 105.86 feet to a point;
5. Thence North  $65^{\circ}31'13''$  East a distance of 322.99 feet to a point;

Thence, leaving the creek, South  $72^{\circ}00'00''$  West a distance of 356.40 feet to an iron pin set in the south line of a 1.90 acres tract as conveyed to Elsie Sawyer by the Third Tract of Deed Volume 261, Page 641 of the Athens County Recorder's Office (Reference: Affidavit in Deed Volume 373, Page 69);

Thence, with the south line of said 1.90 acres Sawyer tract, North 84°00'10" West a distance of 101.64 feet to an iron pin set on the east edge of pavement of County Road No. 93, passing through an iron pin set at a distance of plus 81.64 feet;

Thence, with the west line of said 1.90 acres Sawyer tract, the following two courses:

1. North 18°00'10" West a distance of 168.30 feet to a point near the centerline intersection of County Road No. 93 and State Route No. 685;
2. Thence North 04°45'30" East a distance of 129.96 feet to a point in the centerline of State Route No. 685;

Thence, leaving the 1.90 acres Sawyer tract, North 12°35'33" East a distance of 21.05 feet to a Mag. Nail set in the centerline of State Route No. 685;

Thence North 77°44'22" West a distance of 9.48 feet to a Mag. Nail set in the west lane of pavement of State Route No. 685;

Thence, running with State Route No. 685, the following four courses:

1. North 15°55'14" East a distance of 267.30 feet to a point in the west edge of pavement of State Route No. 685;
2. Thence North 41°55'14" East a distance of 285.78 feet to a Mag. Nail set near the centerline of State Route No. 685;
3. Thence North 75°55'14" East a distance of 663.30 feet to a point near the centerline of State Route No. 685;
4. Thence North 67°25'14" East a distance of 1037.52 feet to an iron pin set in Tremble Township and being in the southwest line of a 1.167 acres tract as conveyed to Robert D. and Shirley A. Shover by Official Records Volume 377, Page 586 of the Athens County Recorder's Office and being on the east shoulder of State Route No. 685, passing over the north line of Dover Township at a distance of plus 997.36 feet;

Thence, with the southwest line of said Shover property, South 03°30'31" West a distance of 17.49 feet to an iron pin set in the south line of Section 13 of Trimble Township and the north line of Section 18 of Dover Township;

Thence, with the Township Line and the south line of said Shover property, South 86°46'02" East a distance of 46.19 feet to an iron pin set at the northwest corner of a 1.505 acres tract as conveyed to Robert D. and Shirley A. Shover by Official Records Volume 191, Page 517 of the Athens County Recorder's Office;

Thence, with the west line of said Shover property, South 30°04'25" East a distance of 153.47 feet to a 5/8" iron pin found uncapped;

Thence, with the south line of said Shover property, North 88°49'58" East a distance of 569.15 feet to The Point of Beginning;

Containing 119.237 acres, more or less., of which:

- 76.674 acres are all of Par. No. G03-00200017-00 (First Tract of D.V. 261, Pg. 641),
- 11.787 acres are all of Par. No. G03-00200025-00 (Second Tract of D.V. 261, Pg. 641),
- 1.898 acres are all of Par. No. G03-00200021-00 (Third Tract of D.V. 261, Pg. 641),
- 2.500 acres are all of Par. No. G03-00200023-00 (Fifth Tract of D.V. 261, Pg. 641),
- 26.371 acres are part of Par. No. G03-00200024-00 in Sec. 18, Dover Township, and
- 0.007 acres are part of Par. No. G03-00200024-00 in Sec. 13, Trimble Township  
(Fourth Tract of D.V. 261, Pg. 641).

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 13.

Subject to the right-of-way of State Route No. 685.

Subject to the right-of-way of County Road No. 93.

Subject to the right-of-way of Township Road No. 332.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

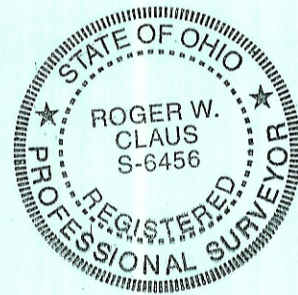
The bearings in this description are for angle calculations only and are based on the line east line of Section 18 used as South 03°55'57" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of March 26, 2008; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 261, Page 641 (Reference: Affidavit in Deed Volume 373, Page 69)

Surveyor: Roger W. Claus  
Date: 03-27-08



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 3-28-08

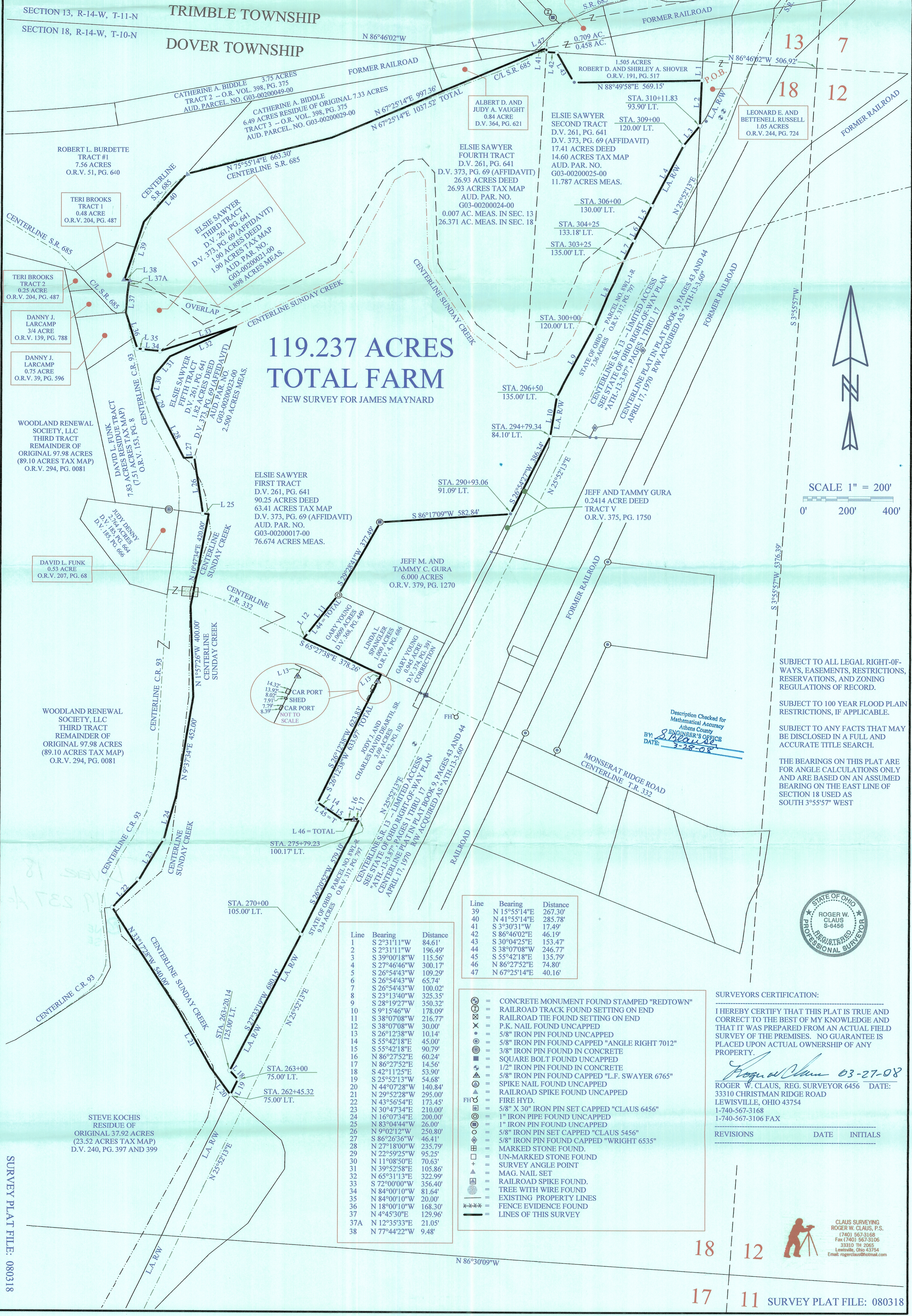


# SURVEY PLAT FOR JAMES MAYNARD

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, BEING PART IN THE TOWNSHIP OF DOVER, SECTION 18, RANGE 14 WEST, TOWNSHIP 10 NORTH, AND BEING PART IN THE TOWNSHIP OF TRIMBLE, SECTION 13, RANGE 14 WEST, TOWNSHIP 11 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE OF 1787"

## PERTINENT DOCUMENTS

- (1) HISTORICAL TAX MAP 1990
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "JACKSONVILLE"
- (4) TWO SURVEY PLATS BY CHARLES T. NEWMAN
- (5) TEN SURVEY PLATS BY JOHN M. BRANNER
- (6) FOUR SURVEY PLATS BY LEONARD F. SWAYER, JR.
- (7) SURVEY PLAT BY F. A. DIXON
- (8) SURVEY PLAT BY ROBERT S. PARKS
- (9) SURVEY PLAT BY EVANS, MECHWART, HAMBLETON, TILTON
- (10) TWO SURVEY PLATS BY KENNETH E. HIGHLAND
- (11) SURVEY PLAT BY
- (12) SURVEY PLAT BY
- (13) ALL DEEDS AS SHOWN.



**119.237 ACRES  
TOTAL FARM**  
NEW SURVEY FOR JAMES MAYNARD

SCALE 1" = 200'

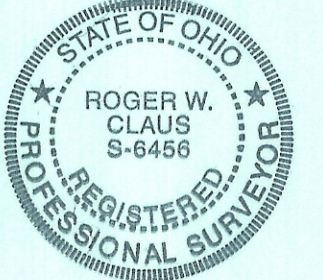
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD.

SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF SECTION 18 USED AS SOUTH 3°55'57" WEST

Description Checked for  
Mathematical Accuracy  
ATHENS COUNTY  
REGISTERED SURVEYOR'S OFFICE  
BY: *R. W. Claus*  
DATE: 3-28-08



Line	Bearing	Distance
39	N 15°55'14"E	267.30'
40	N 41°55'14"E	285.78'
41	S 3°30'31"W	17.49'
42	S 86°46'02"E	46.19'
43	S 30°04'25"E	153.47'
44	S 38°07'08"W	246.77'
45	S 55°42'18"E	135.79'
46	N 86°27'52"E	74.80'
47	N 67°25'14"E	40.16'

Line	Bearing	Distance
1	S 2°31'11"W	84.61'
2	S 2°31'11"W	196.49'
3	S 39°00'18"W	115.56'
4	S 27°46'46"W	300.17'
5	S 26°54'43"W	109.29'
6	S 26°54'43"W	65.74'
7	S 26°54'43"W	100.02'
8	S 23°13'40"W	325.35'
9	S 28°19'27"W	350.32'
10	S 9°15'46"W	178.09'
11	S 38°07'08"W	216.77'
12	S 38°07'08"W	30.00'
13	S 26°12'38"W	10.14'
14	S 55°42'18"E	45.00'
15	S 55°42'18"E	90.79'
16	N 86°27'52"E	60.24'
17	N 86°27'52"E	14.56'
18	S 42°11'25"E	53.90'
19	S 25°52'13"W	54.68'
20	N 44°07'28"W	140.84'
21	N 29°52'28"W	295.00'
22	N 43°56'54"E	173.45'
23	N 30°47'34"E	210.00'
24	N 16°07'34"E	200.00'
25	N 83°04'44"W	26.00'
26	N 9°02'12"W	250.80'
27	S 86°26'36"W	46.41'
28	N 27°18'00"W	235.79'
29	N 22°59'25"W	95.25'
30	N 11°08'50"E	70.63'
31	N 39°52'58"E	105.86'
32	N 65°31'13"E	322.99'
33	S 72°00'00"W	356.40'
34	N 84°00'10"W	81.64'
35	N 84°00'10"W	20.00'
36	N 18°00'10"W	168.30'
37	N 4°45'30"E	129.96'
37A	N 12°35'33"E	21.05'
38	N 77°44'22"W	9.48'

- ⊙ = CONCRETE MONUMENT FOUND STAMPED "REDTOWN"
- ⊗ = RAILROAD TRACK FOUND SETTING ON END
- ⊕ = RAILROAD TIE FOUND SETTING ON END
- ⊙ = P.K. NAIL FOUND UNCAPPED
- ⊙ = 5/8" IRON PIN FOUND UNCAPPED
- ⊙ = 5/8" IRON PIN FOUND CAPPED "ANGLE RIGHT 7012"
- ⊙ = 3/8" IRON PIN FOUND IN CONCRETE
- ⊙ = SQUARE BOLT FOUND UNCAPPED
- ⊙ = 1/2" IRON PIN FOUND IN CONCRETE
- ⊙ = 5/8" IRON PIN FOUND CAPPED "L.F. SWAYER 6765"
- ⊙ = SPIKE NAIL FOUND UNCAPPED
- ⊙ = FIRE HYD.
- ⊙ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- ⊙ = 1" IRON PIPE FOUND UNCAPPED
- ⊙ = 1" IRON PIN FOUND UNCAPPED
- ⊙ = 5/8" IRON PIN SET CAPPED "CLAUS 5456"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "WRIGHT 6535"
- ⊙ = MARKED STONE FOUND
- ⊙ = UN-MARKED STONE FOUND
- ⊙ = SURVEY ANGLE POINT
- ⊙ = MAG. NAIL SET
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- ⊙ = EXISTING PROPERTY LINES
- ⊙ = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

**SURVEYORS CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

*Roger W. Claus* 03-27-08  
 ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
 33310 CHRISTMAN RIDGE ROAD  
 LEWISVILLE, OHIO 43754  
 1-740-567-3168  
 1-740-567-3106 FAX

REVISIONS	DATE	INITIALS

CLAUS SURVEYING  
 ROGER W. CLAUS, P.S.  
 (740) 567-3168  
 Fax (740) 567-3106  
 33310 TH 2095  
 Lewisville, Ohio 43754  
 Email: rogerclaus@hotmail.com

SURVEY PLAT FILE: 080318

18 12  
 17 11 SURVEY PLAT FILE: 080318