

DESCRIPTION OF A 9.999 ACRE TRACT
FOR
CARL & JACQUELINE JOHNSON

The following described tract is located in the Northeast Quarter of Section 16, Township 10 North, Range 15 West, Lee Township, Athens County, Ohio. Being all of Carl & Jacqueline Johnson's tract as recorded in Volume 252, Page 341 of the Deed Records, Recorder's Office, Athens County, Ohio and being more accurately described as follows.

Beginning at an aluminum monument, set by Leonard Swoyer on June 27, 1990 for the Athens County Engineer's office, at the northwest corner of the northeast quarter of Section 16; thence South $86^{\circ} 13' 08''$ East, along the section line, a distance of 782.53 feet to a railroad spike set in the center of State Route #681; thence continuing along the section line, South $86^{\circ} 13' 08''$ East, a distance of 346.50 feet to a point; Thence leaving the section line and running South $03^{\circ} 46' 52''$ West, a distance of 507.94 feet to a railroad spike set in the center of State Route #681, said spike being the TRUE POINT OF BEGINNING for this description;

Thence along the center of State Route #681 the following eight courses:

- South $37^{\circ} 56' 21''$ East, a distance of 132.20 feet to a point;
- South $38^{\circ} 32' 32''$ East, a distance of 552.33 feet to a point;
- South $38^{\circ} 39' 25''$ East, a distance of 189.08 feet to a point;
- South $39^{\circ} 40' 32''$ East, a distance of 161.90 feet to a point;
- South $41^{\circ} 35' 32''$ East, a distance of 183.80 feet to a point;
- South $42^{\circ} 29' 50''$ East, a distance of 96.05 feet to a point;
- South $46^{\circ} 05' 51''$ East, a distance of 53.81 feet to a point;
- South $50^{\circ} 59' 56''$ East, a distance of 75.73 feet to a point at the end of a Boundary line agreement between Carl E. and Irene M. Shafer, and Carl and Jacqueline Johnson, recorded in O.R. Volume 169, Page 672,

Thence along the lines of said Boundary Line Agreement, the following four courses:

- North $88^{\circ} 28' 08''$ West, a distance of 751.83 feet to an iron pin set, passing iron pins set at 40.14 feet, 251.83 feet and at 501.83 feet;
- North $03^{\circ} 46' 52''$ East, a distance of 311.52 feet to an iron pin set;
- North $86^{\circ} 13' 08''$ West, a distance of 250.80 feet to an iron pin set;
- North $03^{\circ} 46' 52''$ East, a distance of 755.96 feet to the point of beginning, passing iron pins set at 362.90 feet and at 702.88 feet;

Containing 9.999 acres and being subject to all legal right-of-ways and easements.

A plat of survey is attached hereto and made a part hereof.

Basis of Bearing for this description is True North as established by the Certified Land Corner Restoration for the north line of Section 16 by Leonard Swoyer on June 27, 1990.

All iron pins set for this survey are 5/8" inch rebar with an I.D. cap stamped "DANA EXLINE 7060".

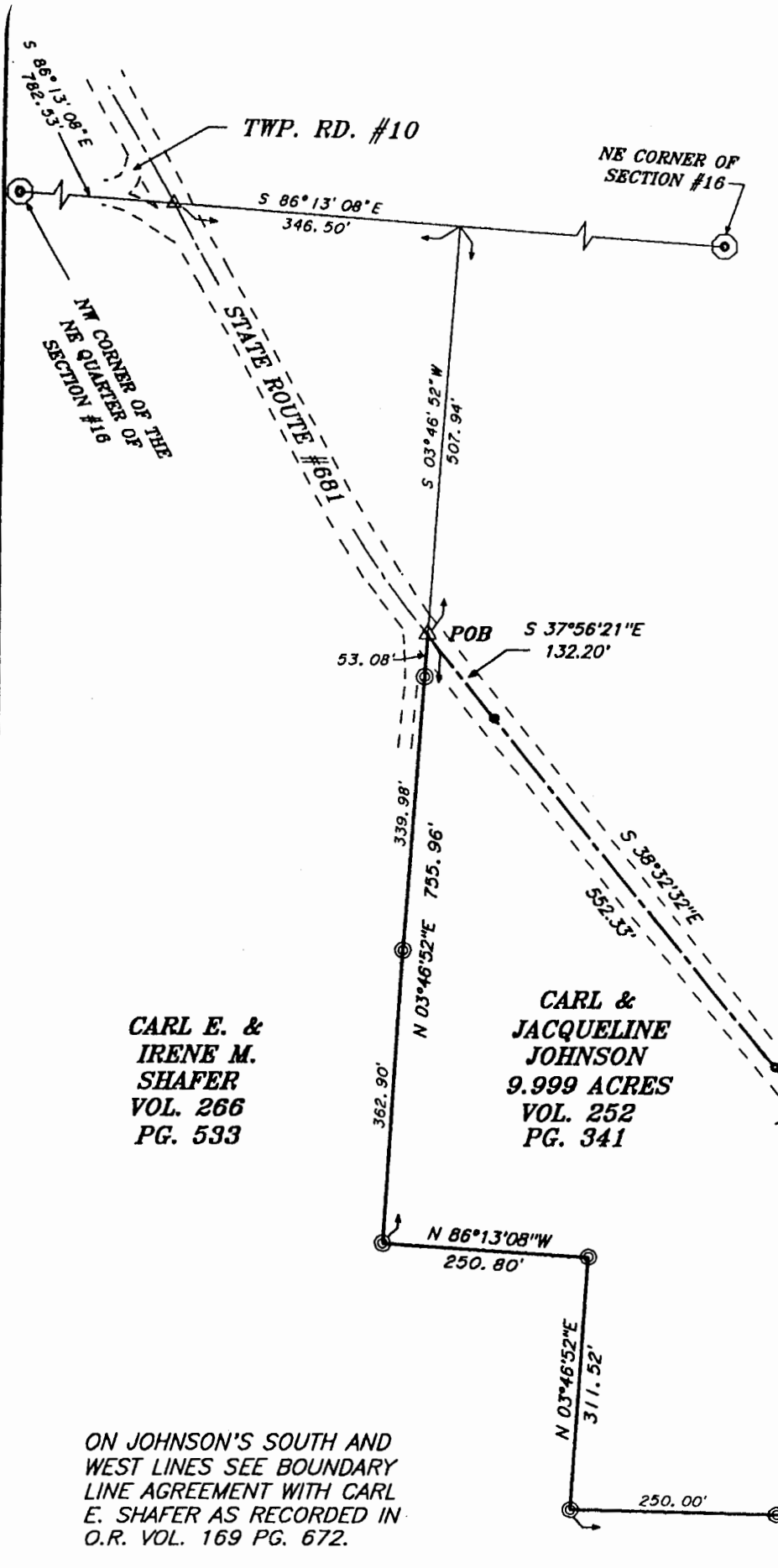
The above description was prepared from an actual field survey completed on January 15, 1996 by Dana A. Exline, Ohio Professional Surveyor #7060.

Dana A. Exline

Dana A. Exline
P.S. #7060

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-12-96

78
LEE #16



TRUE NORTH BASED ON THE CERTIFIED LAND CORNER RESTORATION ON THE NORTH LINE OF SECTION #16 BY LEONARD SWOYER, P.S. #6785, FOR THE ATHENS COUNTY ENGINEER'S OFFICE, DATED JUNE 27, 1990.

PROPERTY SURVEY
FOR
CARL & JACQUELINE
JOHNSON
9.999 ACRES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION #16, T-10-N, R-15-W, LEE TOWNSHIP, ATHENS COUNTY, OHIO.

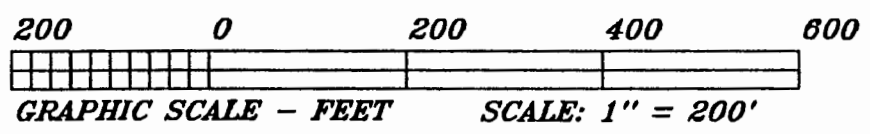
CARL E. & IRENE M. SHAFER
 VOL. 266
 PG. 533

CARL & JACQUELINE JOHNSON
 9.999 ACRES
 VOL. 252
 PG. 341

ON JOHNSON'S SOUTH AND WEST LINES SEE BOUNDARY LINE AGREEMENT WITH CARL E. SHAFER AS RECORDED IN O.R. VOL. 169 PG. 672.

LEGEND

- ⊙ COUNTY MONUMENT
- △ RAILROAD SPIKE SET
- ⊙ 5/8" REBAR W/CAP SET
- SURVEY POINT NOTHING SET



Dana A. Exline
 DANA A. EXLINE
 P.S. #7060
 JANUARY 15, 1996

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that **CARL JOHNSON** and **JACQUELINE JOHNSON**, Husband and Wife, GRANTORS, for valuable consideration paid, grants with general warranty covenants, to **CARL B. JOHNSON** and **JACQUELINE D. JOHNSON**, Husband and Wife, GRANTEES, for their joint lives, remainder to the survivor of them, whose tax-mailing address is: 3787 State Route 681, Albany, Ohio, 45710, the following real property:

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Thence along the center of State Route #681 the following eight courses:

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South 50° 59' 56" East, a distance of 75.73 feet to a point at the end of a Boundary Line Agreement between Carl E. and Irene M. Shafer, and Carl and Jacqueline Johnson, recorded in O.R. Volume 169, Page 672.

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Containing 9.999 acres and being subject to all legal right-of-ways and easements.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauer
DATE: 7-12-96

81
COPY