

**PROPERTY DESCRIPTION
FOR
MELISSA A. PENCE
(18.900 ACRES)
OFFICIAL RECORD 270, PAGE 400**

SITUATE IN FRACTION 17, SECTION 22, TOWN 10, RANGE 15, LEE TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CUT STONE (FOUND) AT THE NORTHEAST CORNER OF FRACTION 17;

THENCE S 04°50'15" W 1225.96 FEET, WITH EAST LINE OF SAID FRACTION 17, TO A CAPPED 5/8" IRON REBAR (FOUND) AT THE NORTH EAST CORNER OF THE 7.989 ACRE DAVID AUBKE TRACT (OFFICIAL RECORD 274, PAGE 1076);

THENCE S 84°15'56" W 898.08 FEET, WITH SAID 7.989 ACRE AUBKE TRACT, TO A POINT IN THE CENTERLINE OF LEE TOWNSHIP ROAD NUMBER 9, PASSING A CAPPED 1/2" IRON REBAR (SET) AT 877.09 FEET;

THENCE WITH THE CENTERLINE OF LEE TOWNSHIP ROAD NUMBER 9 THE FOLLOWING SIX (6) COURSES:

- (1) THENCE N 27°49'41" W 85.35 FEET TO POINT;
- (2) THENCE N 16°35'49" W 76.56 FEET TO POINT;
- (3) THENCE N 09°44'16" W 36.60 FEET TO POINT;
- (4) THENCE N 11°54'36" W 75.57 FEET TO POINT;
- (5) THENCE N 14°21'39" W 61.57 FEET TO POINT;
- (6) THENCE N 14°54'19" W 84.79 FEET TO POINT;

THENCE N 50°49'04" E 1441.74 FEET, LEAVING THE CENTERLINE OF LEE TOWNSHIP ROAD NUMBER 9, TO THE POINT OF BEGINNING, PASSING A CAPPED 1/2" IRON REBAR (SET) AT 17.65 FEET;

CONTAINING 18.900 ACRES, INCLUDING 0.196 ACRES IN THE LEE TOWNSHIP ROAD NUMBER 9 RIGHT OF WAY, AND BEING A PART OF THE 54.36 ACRE MELISSA PENCE TRACT DESCRIBED IN OFFICIAL RECORD 270, PAGE 400, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 08/14/01 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: OFFICIAL RECORD 274, PAGE 1077.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Timber
DATE: 8/16/01

See # 22

Randall R. Cline II
RANDALL R. CLINE II
PS #8096 OH, #1979 WV
4215 STELLA STREET
PARKERSBURG, WV 26104
(304) 485-8554

RALPH AND CATHERINE KEEFER
 DV 359/277
 57.99 ACRES

FRAC. SEC 23
 FRAC. SEC 17

P.O.B.

LINE	BEARING	DISTANCE
L1	N 27°49'41" W	85.35'
L2	N 16°35'49" W	76.56'
L3	N 09°44'16" W	36.60'
L4	N 11°54'36" W	75.57'
L5	N 14°21'39" W	61.57'
L6	N 14°54'19" W	84.79'

MELISSA A. PENCE
 DR 270/400
 54.36 ACRES
 LESS TRACTS

CENTERLINE
 LEE TWP. RD. #9
 40' R/W

SET BACK
 17.65'

18.900 ACRES

MELISSA A. PENCE
 DR 270/400

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *R. Cline*
 DATE: 8/17/01

JASON E. SMITH
 DR 288/331
 2.666 ACRES

SET BACK
 20.99'

DAVID AUBKE
 DR 274/1076
 7.989 ACRES

SARAH GUTHRIE
 DR 103/35, 37
 154 ACRES

SARAH GUTHRIE
 DR 103/35, 37
 154 ACRES

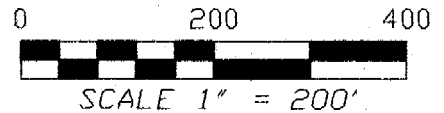
FRAC. SEC 17
 SECTION 16

REFERENCES:

- OFFICIAL RECORD: 270, PAGE 400
- OFFICIAL RECORD: 58, PAGE 485
- OFFICIAL RECORD: 274, PAGE 1076(PLAT)
- PLAT DATED 02/21/91 BY LEONARD F. SWOYER JR. FOR LARRY SHIPLEY
- PLAT DATED 05/08/70 BY FREDRICK A. DIXON FOR JAMES F. STACK

LEGEND

- POINT
- IRON REBAR FOUND
- ◆ STONE FOUND
- ◎ IRON REBAR SET



SURVEYING - **BHG** - ENGINEERING

BOUNDARY SURVEY

PLAT OF 18.900 ACRES

FOR MELISSA A. PENCE

LEE TWP., FRAC. 17, SEC. 22, TN. 10, RN. 15

ATHENS COUNTY, OHIO

DATE: 08/14/01 JOB #01182

Randall R. Cline II
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 PARKERSBURG, WV 26104
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