

Situate in County of Athens, Township of Lee and State of Ohio, and bounded and described as follows, to-wit:

FIRST TRACT: Commencing at the South-east corner of Section 23, thence, along the South-line of said Section West, 2731.74 feet to a fence corner at the South-east corner of a 17.0 acre tract; thence North 07 Degrees 12 Minutes 47 Seconds East, 2695.41 feet to an iron pin at the North-west corner of a 18.99 acre tract, formerly the North-west corner of 98.48 acre tract, said pin being the point of beginning for the tract of land herein described:

Thence, South 83 Degrees 04 Minutes 42 Seconds East, 568.00 feet to an iron pin found at the North-east corner of the aforementioned 18.20 acre tract; thence, along a random-line the following bearings and distances:

North 01 Degrees 34 Minutes 48 Seconds West, 158.02 feet to an iron pin set;
North 29 Degrees 04 Minutes 22 Seconds East, 280.19 feet to an iron pin set;
North 52 Degrees 15 Minutes 11 Seconds East, 286.84 feet to an iron pin set;
North 65 Degrees 00 Minutes 41 Seconds East, 335.19 feet to an iron pin set;
North 55 Degrees 41 Minutes 29 Seconds East, 313.32 feet to an iron pin set in Grantor's North-line; thence, along said line North 83 Degrees 04 Minutes 42 Seconds West, 1369.36 feet to a point at the North-east corner of a 30.0 acre tract; thence, along the East-line of said tract, South 07 Degrees 12 Minutes 47 Seconds West, 1001.14 feet to the point of beginning and containing 18.99 acres.

Surveyed by John M. Branner, Registered Land Surveyor 6805.

SECOND TRACT: Situate in the southwest quarter of said Section 23, and being all that part of the following described tract which lies north of the middle of the public road running through said premises, to-wit: Beginning at the northeast corner of the southwest quarter of said Section 23; thence south 160 rods to the south line of the section; thence west on said south line 47 rods; thence north 160 rods to the center line of the section; thence 47 rods to the place of beginning, containing 47 acres, the part thereof lying north of said road and intended hereby to be conveyed containing 30 acres, more or less.

Subject to all easements and rights of way of record.

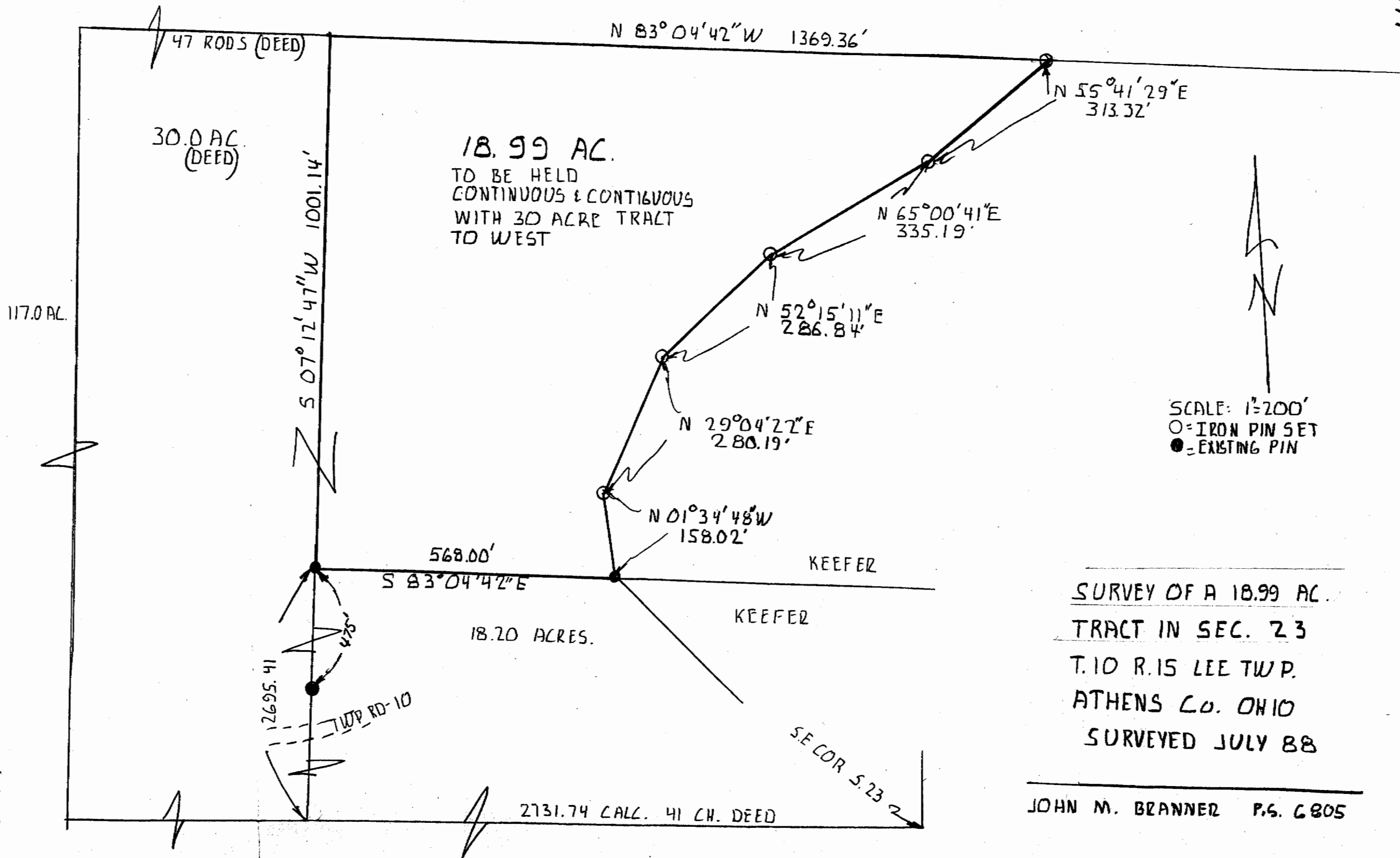
Excepting accrued real estate taxes which shall be pro-rated until date of sale and which Grantees agree to assume and pay.

Reference: Volume 381, Page 439, Record of Deeds, Athens County, Ohio.

Prior References: Volume 140, Page 139, Volume 47, Page 328, and Volume 381, Page 439, Official Records of Athens County, Ohio.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 4-27-93

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30.0 AC (DEED)

18.99 AC.
TO BE HELD
CONTINUOUS & CONTIGUOUS
WITH 30 ACRE TRACT
TO WEST

117.0 AC.

SCALE: 1"=200'
O=IRON PIN SET
●=EXISTING PIN

SURVEY OF A 18.99 AC.
TRACT IN SEC. 23
T.10 R.15 LEE TWP.
ATHENS CO. OHIO
SURVEYED JULY 88

JOHN M. BRANNER P.S. 6805