

LEGAL DESCRIPTION OF A 3.040 ACRE TRACT

Situated in the Village of Trimble, Section 8, Dover Township, Town 11, Range 14, Athens County, Ohio and described as follows:

Commencing at a found one and one-half inch rod (6" deep) at the southwest corner of Victor P. (Jr.) and Alison M. Fox (453-2582 O.R.) and assumed (by deeds) to be 452.64 feet north of the approximate and assumed southeast corner of Fraction 7, Section 14 of Town 11, Range 14 ; thence on an assumed bearing

South 89°00'00" East a distance of 1287.00 feet

, passing through a set iron pin at 897.82 feet, to a set iron pin (reset a disturbed, five eighth inch rebar with no cap supposed to be a pin originally set by L.F. Swoyer P.S.6765) at the northeast corner of Alvin Richmond (235-874 O.R.) on the south line of Donald E. (Sr.) and Constance Fox (382/867 D.R.) at the northwest corner of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) THE TRUE POINT OF BEGINNING; thence along the south line of Donald E. (Sr.) and Constance Fox (382/867 D.R.) and the north line of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) the following two bearings and distances:

South 89°00'00" East a distance of 298.00 feet

to a set iron pin; thence

North 74°15'00" East a distance of 159.05 feet

to a set iron pin at the northeast corner of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) at the northwest corner of Sherolyn Hartley (412-19 O.R.); thence along the east line of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) and the west line of Hartley (412-19 O.R.)

South 33°23'52" East a distance of 259.20 feet

to a set railroad spike in South Center Street at the southeast corner of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) at the southwest corner of Hartley (412-19 O.R.); thence along the south line of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) and along South Center Street

South 50°45'00" West a distance of 341.50 feet

to a point at the southwest corner of Donald E. (Jr.) and Miranda Fox (431-90 O.R.) at the southeast corner of Richmond (235-874 O.R.); thence along the east line of Richmond (235-874 O.R.) and the west line of Donald E. (Jr.) and Miranda Fox (431-90 O.R.)

North 39°50'57" West a distance of 513.84 feet

to THE POINT OF BEGINNING, passing through a found five-eighth inch rebar with cap inscribed L.F. Swoyer P.S.6765 at 23.26 feet, and containing 3.040 acres and being a more accurate description of a tract described in Volume 431 Page 90 of the Athens County Official Deed Records.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K. Canterbury
DATE: 3-28-10

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

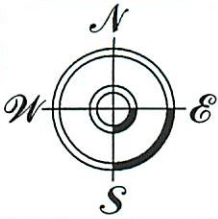
Note 2) All calls for adjoiners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated March 26, 2011.

Subject to all deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

THOMAS C. TRANTINA, P.L.S. #8320
P.O. BOX 121 CHAUNCEY, OHIO 45719
PHONE: 740-797-4499

Tom Trantina
P.S. #8320



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

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740/797-4499

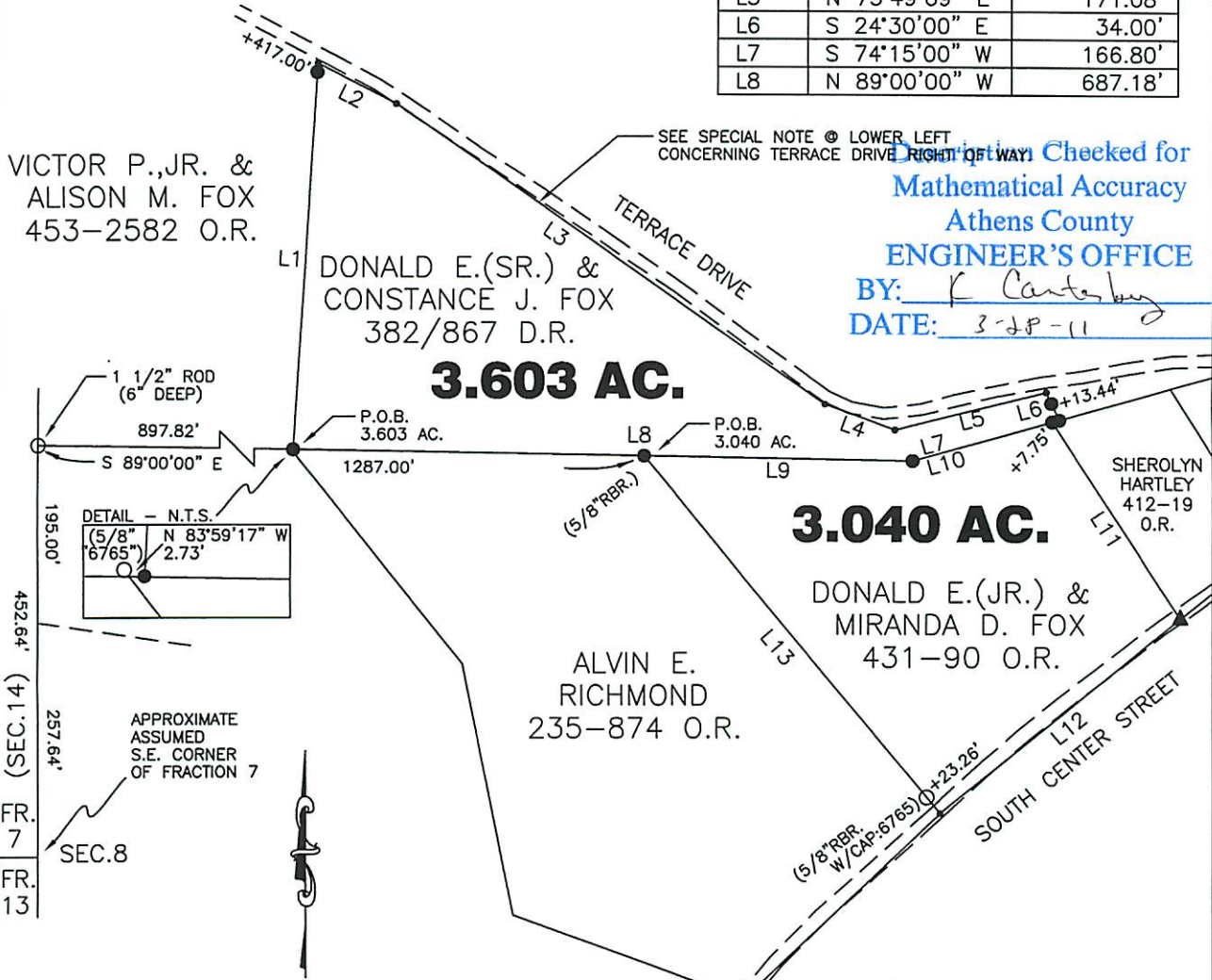
Southeastern Land Surveys

3.040 ACRE TRACT:

L9	S 89°00'00" E	298.00'
L10	N 74°15'00" E	159.05'
L11	S 33°23'52" E	259.20'
L12	S 50°45'00" W	341.50'
L13	N 39°50'57" W	513.84'

3.603 ACRE TRACT:

LINE	BEARING	DISTANCE
L1	N 03°31'36" E	426.67'
L2	S 62°55'01" E	97.00'
L3	S 55°18'49" E	581.48'
L4	S 69°40'51" E	82.00'
L5	N 75°49'09" E	171.08'
L6	S 24°30'00" E	34.00'
L7	S 74°15'00" W	166.80'
L8	N 89°00'00" W	687.18'



Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K. Carter
DATE: 3-28-11

- SURVEY NOTES:
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) BASIS OF BEARING:
L 8 = S 89°00'00" E (W.E. PETER'S SURVEY)
 - 4) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS-BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
 - 5) SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
 - 6) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY L.F. SWOYER AND W.E. PETERS AND GERALD BAYHA.

NOTE: THE NORTHERLY LINE OF 382/867 D.R. AND THE SOUTHERLY LINES OF TRACTS ACROSS THE STREET ARE AN ATTEMPT TO DELINEATE THE OLD RIGHT OF WAY OF TERRACE DRIVE (ASSUMED TO BE 50' WIDE.) THESE DEEDS HAVE SIGNIFICANT MIS-CLOSURES. THE ACTUAL RIGHT OF WAY OF TERRACE DRIVE MAY NOW BE BASED UPON THE EXISTING CENTERLINE OF THE ROAD DUE TO AN IMPLIED INTENT BY PUBLIC USE TO DEDICATE A NEW RIGHT OF WAY LOCATION. IT IS ADVISED THAT YOU CONSULT TRIMBLE VILLAGE OFFICIALS AND/OR AN ATTORNEY BEFORE ANY CONSTRUCTION THAT MAY TAKE PLACE WITHIN AN AREA THAT MAY BE PART OF TERRACE DRIVE RIGHT OF WAY.

THIS PLAT NOT VALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.

Plat of SURVEY OF A 3.603 ACRE TRACT & A 3.040 ACRE TRACT
 Scale: 1" = 200'
 Surveyed for: VICTOR P. FOX, JR. Date: 3/26/11
 Subdivision - - -
 Township DOVER Section 8 Town 11 Range 14
 Corporation VILLAGE OF TRIMBLE County ATHENS Ohio
Thomas C. Trantina
 Thomas C. Trantina P.L.S. No. 8320 Job No. 03010211

