

MULRYAN LAND SURVEYING INC.

JAMES M. MULRYAN OHIO LLS #7565

1452 TWIGGS ROAD

BENS RUN, WEST VIRGINIA 26146

304-684-9559

February 14, 2004

Revised April 5, 2004

TRACT 1, 6.70 Acre Tract

**Description of part of the Lands of Ronald L. Dunfee and Paula L. Dunfee
as described in instrument # 200300003739, O. R. 346, Page 183**

Situated in the Township of Troy, County of Athens, State of Ohio, being a part of Section 15, Fraction 36, Town 5 North, Range 11 West, Ohio Company's Purchase being more particularly described as follows:

Beginning at a point in the centerline of Cincinnati Ridge Road(Township Road 172) and in the east line of said Fraction 36 North 00 degrees 00 minutes 00 seconds East distant 1337.40 feet from the southeast corner of said Fraction 36 also being at the southwest corner of a tract of land described in Volume 342, Page 165 recorded in the Office of the Recorder of Athens County, Ohio said point being marked by a 1/2" rebar with cap: the next 2(two) courses being along said road, 1) thence North 70 degrees 05 minutes 33 seconds West a distance of 31.72 feet; 2) thence North 80 degrees and 18 minutes 37 seconds West a distance of 20.47 feet to a 1/2" rebar with cap; thence North 00 degrees 00 minutes 00 seconds West a distance of 499.99 feet to a 1/2" rebar with cap; thence North 78 degrees 27 minutes 56 seconds West a distance of 315.09 feet to a 1/2" rebar with cap: thence North 32 degrees 01 minutes 01 seconds West a distance of 262.30 feet to a 1/2" rebar with cap: thence North 05 degrees 40 minutes 12 seconds East a distance of 300.20 feet to a 1/2" rebar with cap; thence North 82 degrees 40 minutes 22 seconds East a distance of 471.99 feet to a 1/2" rebar with cap on said east line of Fraction 36; thence South 00 degrees 00 minutes 00 seconds East along said east line of Fraction 36 a distance of 1158.57 feet to the Point of Beginning. Containing 6.70 acres, more or less.

Also granting unto the Grantee herein, their heirs and assigns, the right of ingress and egress over a right of way 50 feet in width 25.00 feet on each side of the following centerline being more particularly described as follows:

Commencing at a point in the centerline of Cincinnati Ridge Road(Township Road 172) and in the east line of said Fraction 36 North 00 degrees 00 minutes 00 seconds East distant 1337.40 feet from the southeast corner of said Fraction 36 also being at the southwest corner of a tract of land described in Volume 342, Page 165 recorded in the Office of the Recorder of Athens County, Ohio said point being marked by a 1/2" rebar with cap: the next 8 (eight) courses being along said centerline, 1) thence North 70 degrees 05 minutes 33 seconds West a distance of 31.72 feet; 2) thence North 80 degrees 18 minutes 37 seconds West a distance of 20.47 feet; 3) thence North 80 degrees 18 minutes 37 seconds West a distance of 31.97 feet; 4) thence North 88 degrees 48 minutes 10 seconds West a distance of 57.44 feet; 5) thence North 89 degrees 13 minutes 37 seconds West a distance of 78.41 feet; 6) thence North 87 degrees 25 minutes 01 seconds West a distance of 94.60 feet; 7) thence North 89 degrees 39 minutes 32 seconds West a distance of 186.47 feet; 8) thence South 88 degrees 57 minutes 06 seconds West a distance of 38.81 feet to a 1/2" rebar with cap at the **Point of Beginning** being on the centerline of said 50.00 feet wide right of way; the next 3 (three) courses being along said centerline, 1) thence North 12 degrees 45 minutes 14 seconds West a distance of 225.56 feet to a 1/2" rebar with cap; 2) thence North 40 degrees 30 minutes 19 seconds East a distance of 320.90 feet to a 1/2" rebar with cap; 3) thence North 12 degrees 50 minutes 22 seconds East a distance of 88.94 feet to a 1/2" rebar with cap at the southwest corner of the Grantees 6.70 acre tract and the **Point of Terminus**.

The exterior lines of the right of way will be extended or shortened to intersect with the lines of the Grantor's land. The Grantors their heirs and assigns, also reserves the right of ingress and egress over the above described right of way.

Deed Reference: Instrument #200300003739, OR 346, Page 183

Prior Deed Reference; Volume 261, Page 360

Overall Parcel ID#: L01-00100296-00

Basis of bearings is the East line of Instrument #200300003739, OR 346, Page 183

North (North 00°00'00" East)

Subject to all rights of way, easements, leases, restrictions and reservations of record, if any.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blaise
DATE: 5-18-04

TRV #15

