

DESCRIPTION OF A 5.183 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Troy, and being all of a parcel of land conveyed to Cynthia A. Tackett (hereinafter referred to as "Grantor") and located in Section 32, Township 5, Range 11 and being more particularly described as follows:

Commencing for reference at the Northwest corner of Section 32, Township 5, Range 11;

*Thence S 76° 19' 49" E a distance of 2049.80 feet to an iron pin previously set, said iron pin being on the Southerly Right of Way line of U.S. Route 50, the Grantor's Northwestern property corner and the **TRUE POINT OF BEGINNING** for the parcel herein described;*

Thence along the Southerly Right of Way line of U.S. Route 50 and the Grantor's Northerly property line the following four (4) courses:

- 1) N 83° 55' 09" E a distance of 228.13 feet to an iron pin previously set;*
- 2) S 08° 52' 39" E a distance of 18.38 feet to an iron pin previously set;*
- 3) N 78° 18' 41" E a distance of 194.86 feet to an iron pin previously set;*
- 4) N 74° 45' 40" E a distance of 57.07 feet to an iron pin previously set, said iron pin being the Grantor's Northeasterly property corner and the Northwestern property corner of a parcel of land conveyed to Michael G. and Barbara E. Gilchrist in Official Record 465, Page 2432;*

Thence S 04° 52' 13" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Gilchrist parcel a distance of 559.29 feet to an iron pin previously set;

Thence N 74° 00' 28" W with the Grantor's Southerly property line and a property line of the aforementioned Gilchrist parcel a distance of 547.57 feet to a 5/8 inch iron pin found (passing iron pins set at 61.78 feet and 238.99 feet, a point in the center of an existing drive at 264.01 feet and an iron pin found at 377.06 feet);

Thence N 15° 51' 46" E with the Grantor's Westerly property line and a property line of the aforementioned Gilchrist parcel a distance of 359.62 feet to the point of beginning, containing 5.183 Acres, more or less, and subject to all legal easements and rights of way of record.

Excepting there from Easement No. 2 as per plat of survey, a 30-foot easement for ingress and egress, the centerline of which is more particularly described:

Commencing for reference at the Northwest corner of Section 32, Township 5, Range 11;

Thence S 76° 19' 49" E a distance of 2049.80 feet to an iron pin previously set, said iron pin being on the Southerly Right of Way line of U.S. Route 50 and the Grantor's Northwestern property corner;

*Thence S 15° 51' 46" W with the Grantor's Westerly property line a distance of 35.97 feet to a point, said point being the **TRUE POINT OF BEGINNING** of the centerline of the 30 foot easement;*

Thence N 83° 55' 09" E along the center line of said easement and through the Grantor's lands a distance of 243.21 feet to a point;

Thence N 78° 18' 41" E continuing along the center line of said easement and through the Grantor's lands and parallel with and 15.00 feet distant from the Grantor's Northerly property line and the Southerly Right of Way line of U.S. Route 50 a distance of 181.87 feet to the terminus of said centerline, containing 0.295 Acres, more or less, and subject to all legal easements and rights of way of record.

Also excepting there from, Easement No. 1 as per plat of survey, a 40-foot easement for ingress and egress (15 feet west of the centerline of an existing drive and 25 feet east of the centerline of an existing drive, the centerline of the drive being more particularly described:

Commencing for reference at the Northwest corner of Section 32, Township 5, Range 11;

Thence S 76° 19' 49" E a distance of 2049.80 feet to an iron pin previously set, said iron pin being on the Southerly Right of Way line of U.S. Route 50 and the Grantor's Northwestern property corner;

Thence along the Grantor's Northerly property line and the Southerly Right of Way line of U.S. Route 50 the following three (3) courses:

- 1) N 83° 55' 09" E a distance of 228.13 feet to an iron pin previously set;*
- 2) S 08° 52' 39" E a distance of 18.38 feet to an iron pin previously set;*
- 3) N 78° 18' 41" E a distance of 177.10 feet to a point, said point being the **TRUE POINT OF BEGINNING** of the centerline of the 30 foot easement;*

Thence through the Grantor's lands and along the centerline of an existing asphalt drive the following six (6) courses:

- 1) *With a curve to the left having a delta angle of 34° 28' 20", a radius of 145.00 feet and a curve length of 87.24 feet, S 31° 44' 07" W a chord distance of 85.93 feet to a point;*
- 2) *S 14° 29' 57" W a distance of 84.81 feet to a point;*
- 3) *With a curve to the right having a delta angle of 19° 15' 47", a radius of 315.00 feet and a curve length of 105.90 feet, S 24° 07' 51" W a chord distance of 105.41 feet to a point;*
- 4) *S 33° 45' 44" W a distance of 81.66 feet to a point;*
- 5) *With a curve to the left having a delta angle of 10° 09' 53", a radius of 575.00 feet and a curve length of 102.01 feet, S 28° 40' 48" W a chord distance of 101.88 feet to a point;*

S 23° 35' 51" W a distance of 62.50 feet to the terminus of said centerline, containing 0.495 Acres, more or less, and subject to all legal easements and rights of way of record.

Together with *easement for ingress and egress, Easement No. 3 as per plat of survey, being more particularly described as follows:*

Commencing for reference *at the Northwest corner of Section 32, Township 5, Range 11;*

Thence S 76° 19' 49" E a distance of 2049.80 feet to an iron pin previously set, said iron pin being on the Southerly Right of Way line of U.S. Route 50 and the Grantor's Northwesterly property corner;

Thence along the Grantor's Northerly property line and the Southerly Right of Way line of U.S. Route 50 the following five (5) courses:

- 1) *N 83° 55' 09" E a distance of 228.13 feet to an iron pin previously set;*
- 2) *S 08° 52' 39" E a distance of 18.38 feet to an iron pin previously set;*
- 3) *N 78° 18' 41" E a distance of 194.86 feet to an iron pin previously set;*
- 4) *N 74° 45' 40" E a distance of 57.07 feet to an iron pin previously set;*
- 5) *N 78° 39' 59" E a distance of 346.84 feet to an iron pin previously set (passing an iron pin previously set at 50.44 feet), said iron pin being the **TRUE POINT OF BEGINNING** of the easement herein described;*

Thence continuing along the Southerly Right of Way line of U.S. Route 50 and the Northerly property line of the aforementioned Gilchrist parcel the following two (2) courses:

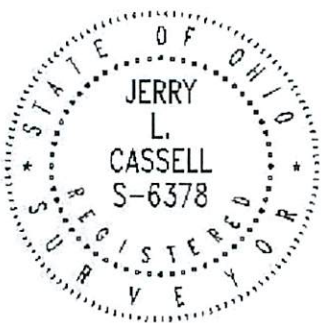
- 1) N 78° 39' 59" E a distance of 54.53 feet to a point;
- 2) S 55° 01' 40" E a distance of 23.40 feet to an iron pin previously set;

Thence N 87° 52' 28" W through the aforementioned Gilchrist parcel a distance of 72.69 feet to the point of beginning, containing 0.011 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins previously set are 5/8-inch iron pins 30" in length with 1 5/16 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on the centerline of U.S. Route 50 (ATH-50-31.66) and is for the determination of angles only.

This description was prepared on December 5, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.



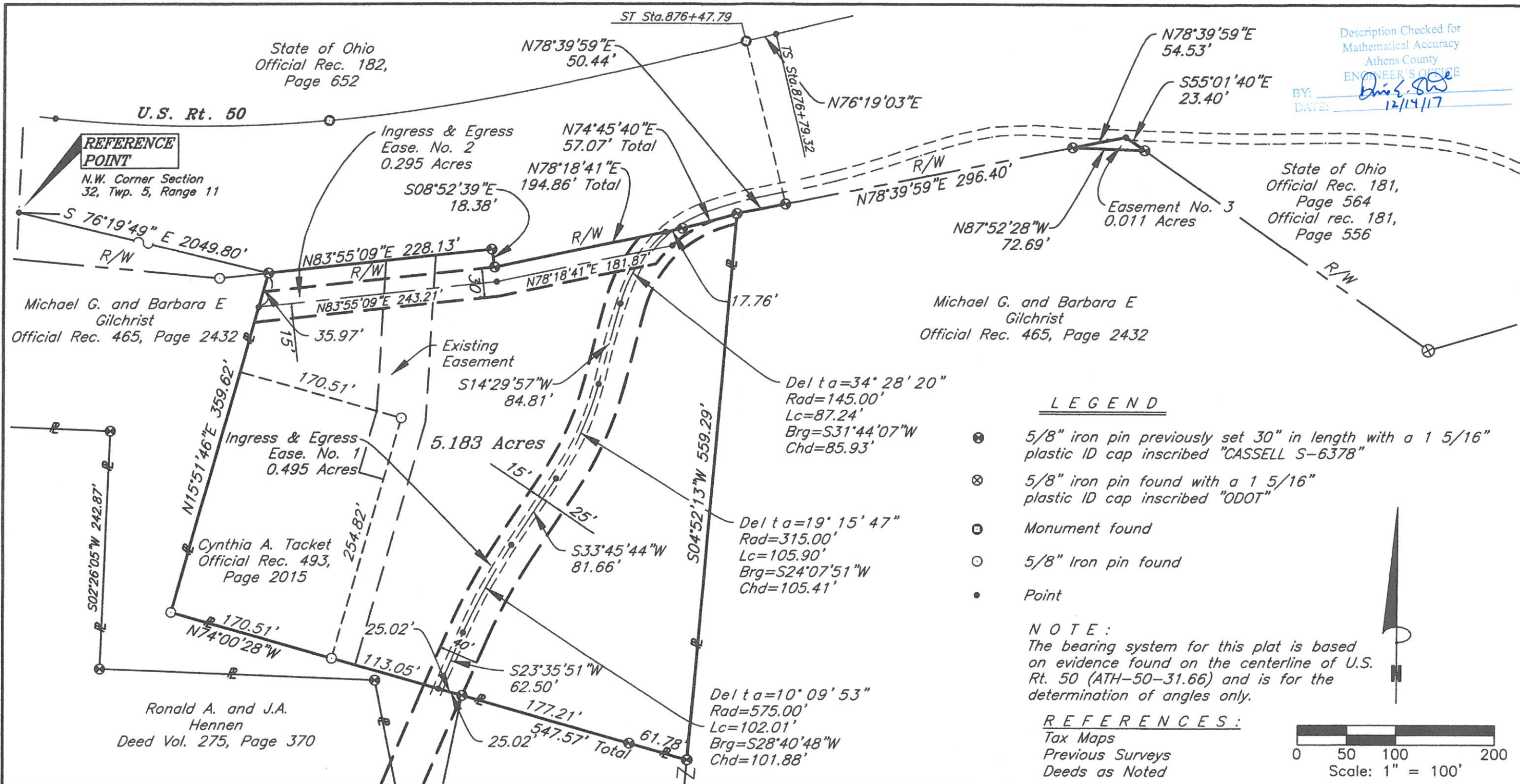

Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Don E. St...
DATE: 12/14/17

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 14 2017

Jill Thompson
Athens County Auditor



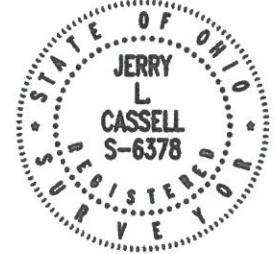
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/14/17

FOR:
Cynthia A. Tacket

BY:
Jerry L. Cassell

DATE:
Dec. 4, 2017

PROJ. NO.:
AT120217



I hereby certify that this plat was prepared from an actual field survey of the premises in Dec of 2017 and from existing public records and that said plat correctly depicts the limits of the parcel to be conveyed.

This certification was made by me on this 5th day of Dec, 2017.

[Signature]
Jerry L. Cassell
Ohio Professional Surveyor No. 6378

PLAT OF SURVEY

Situated in the State of Ohio, County of Athens, Township of Troy and being a part of a parcel of land conveyed to Cynthia A. Tacket in Official Record 493, Page 2015 and located in Section 32, Township 5, Range 11.

CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024