

Description of 49.209 acres

Situated in the State of Ohio, County of Athens, Township of Troy, being in the northwest quarter of Section 5, Range 11 West, Township 5 North, of "The Ohio Company First Purchase - 1787", being all the residue of the land of David and Beverly J. Wilfong as originally described in Official Records Volume 143, Page 449 of the Athens County Recorder's Office, and being bounded and described as follows:

Beginning at a marked stone found at the southwest corner of the northwest quarter of Section 5 (Note: Reference bearing on the west line of the northwest quarter of Section 5 used as North 00°55'28" East.);

thence, from said Point of Beginning with the west line of Section 5 and the east line of a 74.88 acres tract as conveyed to Helen I. Russell by Official Records Volume 55, Page 439 of the Athens County Recorder's Office, North 00°55'28" East a distance of 772.34 feet to point in the centerline of Township Road No. 178, passing through an iron pin set at a distance of plus 742.34 feet;

thence, with the centerline of Township Road No. 178, the following twenty-two courses:

- (1) South 76°36'09" East a distance of 54.16 feet to a point;
- (2) thence South 79°43'35" East a distance of 99.80 feet to a point;
- (3) thence South 82°43'05" East a distance of 170.65 feet to a point;
- (4) thence South 87°39'58" East a distance of 326.60 feet to a point;
- (5) thence South 86°35'00" East a distance of 407.60 feet to a point;
- (6) thence South 85°27'05" East a distance of 151.98 feet to a point in the centerline intersection with a private driveway to the north;
- (7) thence South 86°34'06" East a distance of 188.68 feet to a point;
- (8) thence South 87°44'30" East a distance of 358.58 feet to a point;
- (9) thence South 87°27'29" East a distance of 112.19 feet to a point;
- (10) thence South 86°05'20" East a distance of 298.02 feet to a point;
- (11) thence North 89°15'43" East a distance of 33.15 feet to a point;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
RECORDER'S OFFICE
By Brenda King
Date: 5-7-96

Troy # 5

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- (12) thence North $71^{\circ}32'43''$ East a distance of 31.31 feet to a point;
- (13) thence North $46^{\circ}51'43''$ East a distance of 34.83 feet to a point;
- (14) thence North $34^{\circ}54'47''$ East a distance of 63.36 feet to a point;
- (15) thence North $31^{\circ}28'04''$ East a distance of 163.77 feet to a point;
- (16) thence North $42^{\circ}11'17''$ East a distance of 61.27 feet to a point;
- (17) thence North $53^{\circ}48'22''$ East a distance of 57.75 feet to a point;
- (18) thence North $64^{\circ}57'20''$ East a distance of 57.58 feet to a point;
- (19) thence North $77^{\circ}10'27''$ East a distance of 50.21 feet to a point;
- (20) thence North $85^{\circ}02'25''$ East a distance of 56.53 feet to a point at the southwest corner of a 0.36 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 141, Page 867 of the Athens County Recorder's Office;
- (21) thence South $73^{\circ}48'18''$ East a distance of 155.20 feet to a point at the southwest corner of a 1.00 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 80, Page 503 of the Athens County Recorder's Office;
- (22) thence South $50^{\circ}41'33''$ East a distance of 156.00 feet to a point in the newly adjusted east line of the northwest quarter of Section 5;

thence, leaving the road with the quarter section line and the west line of an 86.46 acres tract as conveyed to David M. Eaton by Official Records Volume 170, Page 410 of the Athens County Recorder's Office, ✓ South $01^{\circ}18'11''$ West a distance of 859.67 feet to a marked stone found at the center of Section 5, passing through an iron pin set at a distance of plus 30.00 feet;

thence, with the quarter section line, the north line of a 100.43 acre tract as conveyed to John E. Jones by Official Records Volume 180, Page 901, and the north line of a 57.12 acre tract as conveyed to Nellie V. Campbell by Official Records Volume 78, Page 508 of the Athens County Recorder's Office, ✓ North $89^{\circ}17'04''$ West a distance of 2,879.01 feet to the Point of Beginning, passing through three iron pins set at distances of plus 1,129.26 feet, plus 1,479.26 feet, and plus 1,829.74 feet, respectively;

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containing 49.209 acres, more or less, of which:
20.873 acres are all of the residue of the grantor's
original First Tract in Official Records Volume 143,
Page 449 and
28.336 acres are all of the residue of the grantor's
original Second Tract in Official Records Volume 143,
Page 449.

Subject to all legal right-of-ways, easements, restrictions,
reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 178.

Subject to the 100 year Flood Plain restrictions, if applicable.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and
are based on the west line of the northwest quarter of Section 5 used
as an assumed bearing of North 00°55'28" East.

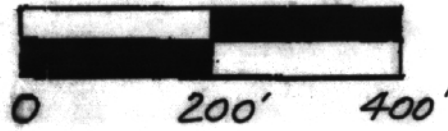
The above description prepared by Roger W. Claus, Registered Surveyor
No. 6456, based on a new survey of May 2, 1996, subject to any facts
that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 143, Page 449.

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Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.

SCALE 1" = 200 FT.



- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- ⊙ = iron pin found capped "J.E. HUFFMAN 6850".
- ⊙ = iron pin found capped.
- ⊙ = marked stone found.
- = un-marked stone found.
- ∠ = survey angle point.
- ⊕ = railroad spike set.
- ⊕ = railroad spike found.
- ⊕ = tree with wire found.
- ⊕ = existing property lines.
- *** = fence evidence found.
- = lines of this survey.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
 (614) 567-3168
 33310 TH 2065
 Lewisville, Ohio 43754



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

5-2-96

Roger W. Claus

REVISIONS	
Date	Initials

Roger W. Claus, P.S. 6456
 33310 TH-2065
 Lewisville, Ohio 43754
 (614) 567-3168

SURVEY PLAT

for

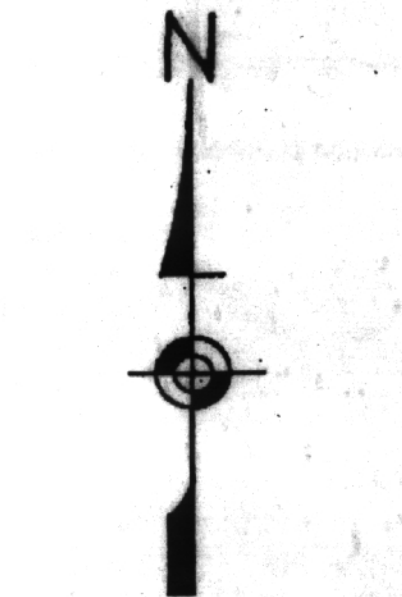
DAVID WILFONG

Situated in the State of Ohio, County of ATHENS, Township of TROY, being IN THE NORTHWEST QUARTER OF SECTION 5

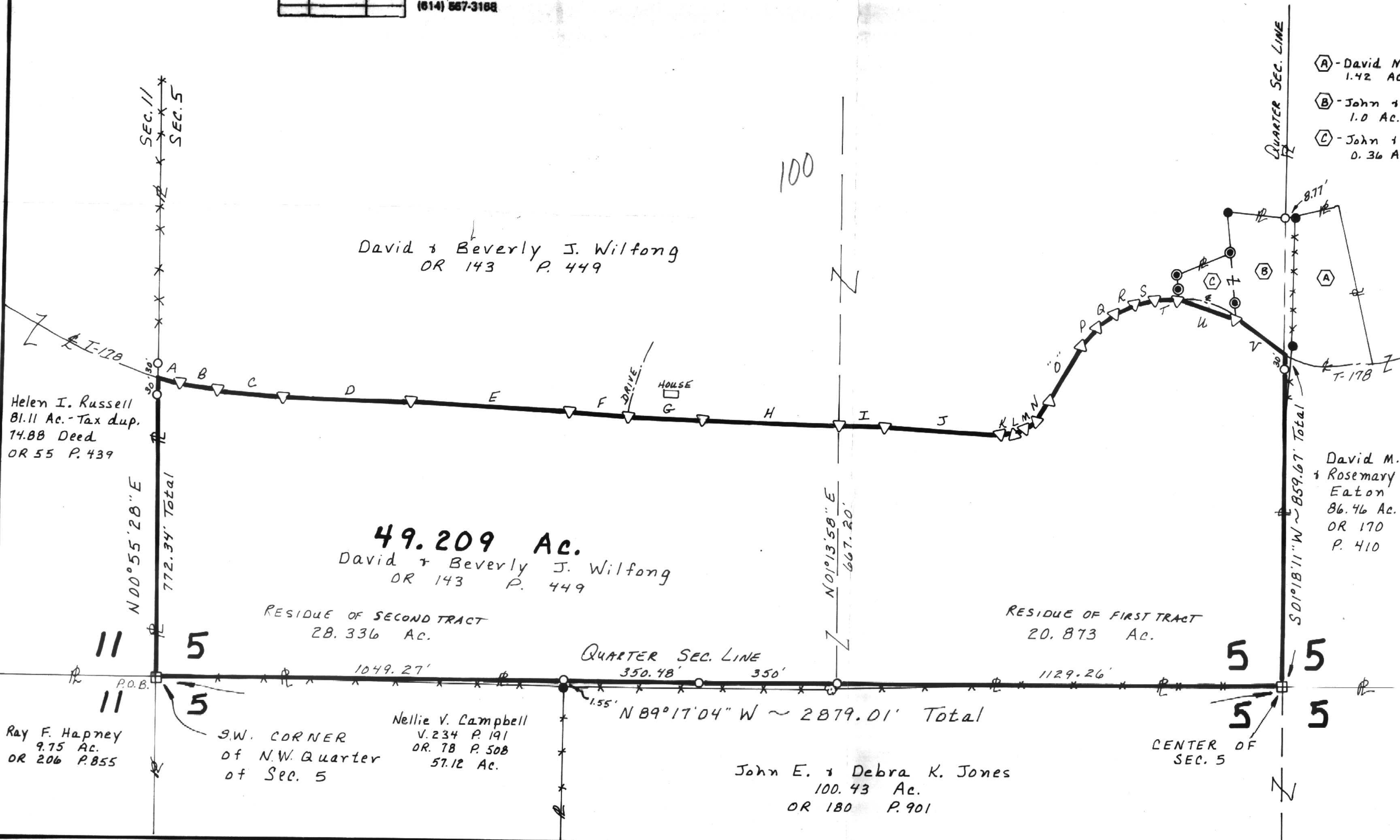
Range 11 West, Township 5 North, of "The OHIO COMPANY FIRST PURCHASE - 1787".

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County tax maps. LITTLE HOCKING
- (3) U.S.G.S. quadrangle map LUBECK.
- (4) Survey plat by CHET WATERMAN.
- (5) Survey plat by CLAUS SURVEYING.
- (6) Survey plat by _____.
- (7) _____.
- (8) _____.
- (9) PRIOR DEED; OR 6L 143 PG. 449.



The bearings on this plat are for angle calculations only and are based on THE WEST LINE OF THE N.W. 1/4 OF SEC. 5 used as S 00° 55' 28" W.



LINE	BEARING	DIST.
A	S 76° 36' 09" E	54.16'
B	S 79° 43' 35" E	99.80'
C	S 82° 43' 05" E	170.65'
D	S 87° 39' 58" E	326.60'
E	S 86° 35' 00" E	407.60'
F	S 85° 27' 05" E	151.98'
G	S 86° 34' 06" E	188.68'
H	S 87° 44' 30" E	358.58'
I	S 87° 27' 29" E	112.19'
J	S 86° 05' 20" E	298.02'
K	N 89° 15' 43" E	33.15'
L	N 71° 32' 43" E	31.31'
M	N 46° 51' 43" E	34.83'
N	N 34° 54' 47" E	63.36'
O	N 31° 28' 04" E	163.77'
P	N 42° 11' 17" E	61.27'
Q	N 53° 48' 22" E	57.75'
R	N 64° 57' 20" E	57.58'
S	N 77° 10' 27" E	50.21'
T	N 85° 02' 25" E	56.53'
U	S 73° 48' 18" E	155.20'
V	S 50° 41' 33" E	156.00'
W		
X		
Y		
Z		

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