

**MULRYAN LAND SURVEYING INC.**

**26050 State Route No. 7  
Marietta, Ohio 45750  
740-373-5590 Fax 740-373-5395**

200500007675  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
11-01-2005 At 10:49 am.  
DEED 60.00  
DR Book 389 Page 723 - 728

**Page 1 of 3**

**September 14, 2005**

200500007675  
JIM D FOX  
2002 WASHINGTON BLVD  
BELPRE, OH 45714

**Description of the lands of Kenneth F. and Anna J. Hart  
as described in Volume 281, Page 91**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 24, Town 5 North, Range 11 West being more particularly described as follows:

**Beginning** at a point in the center of Township Road Number 181 said point being a "Mag Nail" where a Stone with "X" at the center of said Section 24 bears North 19 degrees 54 minutes 02 seconds West distant 1664.42 feet and where a Stone with "X" at the southwest corner of the lands of Robert G. and Vickey Cubbison as described in Volume 343, Page 283 recorded in the Office of the Recorder of Athens County, Ohio bears North 84 degrees 19 minutes 16 seconds West distant 720.22 feet; thence North 41 degrees 33 minutes 32 seconds West along said road a distance of 114.68 feet to a "Mag Nail" at the southwesterly corner of the lands of Alma Sidwell Stoops as described in Volume 256, Page 133; thence the next five (5) courses being along the southerly, easterly and northerly lines of said Alma Sidwell Stoops, 1) North 83 degrees 35 minutes 07 seconds East a distance of 81.00 feet to an iron pin with cap passing an iron pin with cap distant 12.81 feet; 2) North 45 degrees 00 minutes 02 seconds East a distance of 94.50 feet to an iron pin with cap; 3) North 43 degrees 58 minutes 50 seconds West a distance of 247.50 feet to an iron pin with cap; thence South 83 degrees 35 minutes 07 seconds West a distance of 129.50 feet to an iron pin with cap; 4) South 83 degrees 35 minutes 07 seconds West a distance of 26.50 feet to a "Mag Nail" in the center of said Township Road Number 181; thence the next twenty two (22) courses being along said road,

- 1) North 39 degrees 59 minutes 19 seconds West a distance of 49.18 feet;
- 2) North 45 degrees 36 minutes 11 seconds West a distance of 60.43 feet;
- 3) North 53 degrees 35 minutes 07 seconds West a distance of 61.11 feet;
- 4) North 56 degrees 34 minutes 36 seconds West a distance of 104.91 feet;
- 5) North 51 degrees 36 minutes 40 seconds West a distance of 55.52 feet;
- 6) North 46 degrees 09 minutes 31 seconds West a distance of 71.14 feet;
- 7) North 50 degrees 27 minutes 22 seconds West a distance of 123.98 feet;
- 8) North 50 degrees 27 minutes 22 seconds West a distance of 177.89 feet;
- 9) North 51 degrees 47 minutes 33 seconds West a distance of 134.91 feet;
- 10) North 56 degrees 35 minutes 42 seconds West a distance of 111.81 feet;
- 11) North 61 degrees 31 minutes 15 seconds West a distance of 112.70 feet;

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12) North 62 degrees 44 minutes 15 seconds West a distance of 81.48 feet;  
13) North 53 degrees 21 minutes 07 seconds West a distance of 77.45 feet;  
14) North 36 degrees 44 minutes 29 seconds West a distance of 103.30 feet;  
15) North 35 degrees 02 minutes 44 seconds West a distance of 101.81 feet;  
16) North 27 degrees 07 minutes 46 seconds West a distance of 83.71 feet;  
17) North 17 degrees 44 minutes 07 seconds West a distance of 71.80 feet;  
18) North 10 degrees 44 minutes 58 seconds West a distance of 82.79 feet;  
19) North 03 degrees 18 minutes 42 seconds East a distance of 85.17 feet;  
20) North 35 degrees 14 minutes 41 seconds East a distance of 71.33 feet;  
21) North 62 degrees 16 minutes 12 seconds East a distance of 66.17 feet;  
22) North 67 degrees 31 minutes 21 seconds East a distance of 53.53 feet to the south line of the lands of Charles F. and Donna Stone described in Official Record 138, Page 216 said point being marked by a "Mag Nail"; thence South 83 degrees 57 minutes 05 seconds East along said south line a distance of 706.77 feet to a Stone with "X"; thence North 05 degrees 44 minutes 22 seconds East along the east line of said Charles F. and Donna Stone and the east line of the lands of Betty O. Miller as described in Volume 217, Page 595 a distance of 2797.27 feet to the north line of said Section 24 also being the north line of Athens County, Ohio and the south line of Washington County, Ohio being marked by an iron pin with cap; thence South 83 degrees 47 minutes 25 seconds East along the north line of said Section 24 a distance of 2698.41 feet to the northeast corner of said Section 24 also being the northwest corner of Section 18, Town 5 Range 11 being marked by an iron pin with cap; thence South 05 degrees 35 minutes 47 seconds West along the east line of said Section 24 a distance of 1458.25 feet to the northeast corner of the lands of Richard W. and Sherry J. Watson as described in Official Record 246, Page 782 being marked by an iron pin with cap passing an iron pin with cap at 714.19 feet distant; thence North 84 degrees 32 minutes 30 seconds West along the north line of said Richard W. and Sherry J. Watson a distance of 1277.88 feet to the northwest corner of said Richard W. and Sherry J. Watson being marked by an iron pin with cap; thence South 05 degrees 38 minutes 28 seconds West along the west line of said Richard W. and Sherry J. Watson a distance of 1317.66 feet to a Stone with "X" in the north line of the lands of Phillip P. Irvine as described in Official Record 297, Page 492; thence North 84 degrees 23 minutes 10 seconds West along the north line of said Phillip P. Irvine a

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distance of 85.07 feet to an iron pin with cap at the northwest corner of said Phillip P. Irvine; thence South 05 degrees 54 minutes 00 seconds West along the west line of said Phillip P. Irvine a distance of 1492.64 feet to an iron pin with cap in the north line of Bruce L. Hayes as described in Official Record 270, Page 937; thence North 84 degrees 19 minutes 16 seconds West along the north line of said Bruce L. Hayes a distance of 616.89 feet to the **Point of Beginning** passing an iron pin with cap at 572.53 feet distant. Containing 186.420 Acres.

Subject to all right of ways, easements and restrictions of record.

Basis of bearing: Assumed.

Prior Deed reference Volume 281, Page 91

Description is based on a survey by James M. Mulryan LLS #7565 completed September, 2005.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

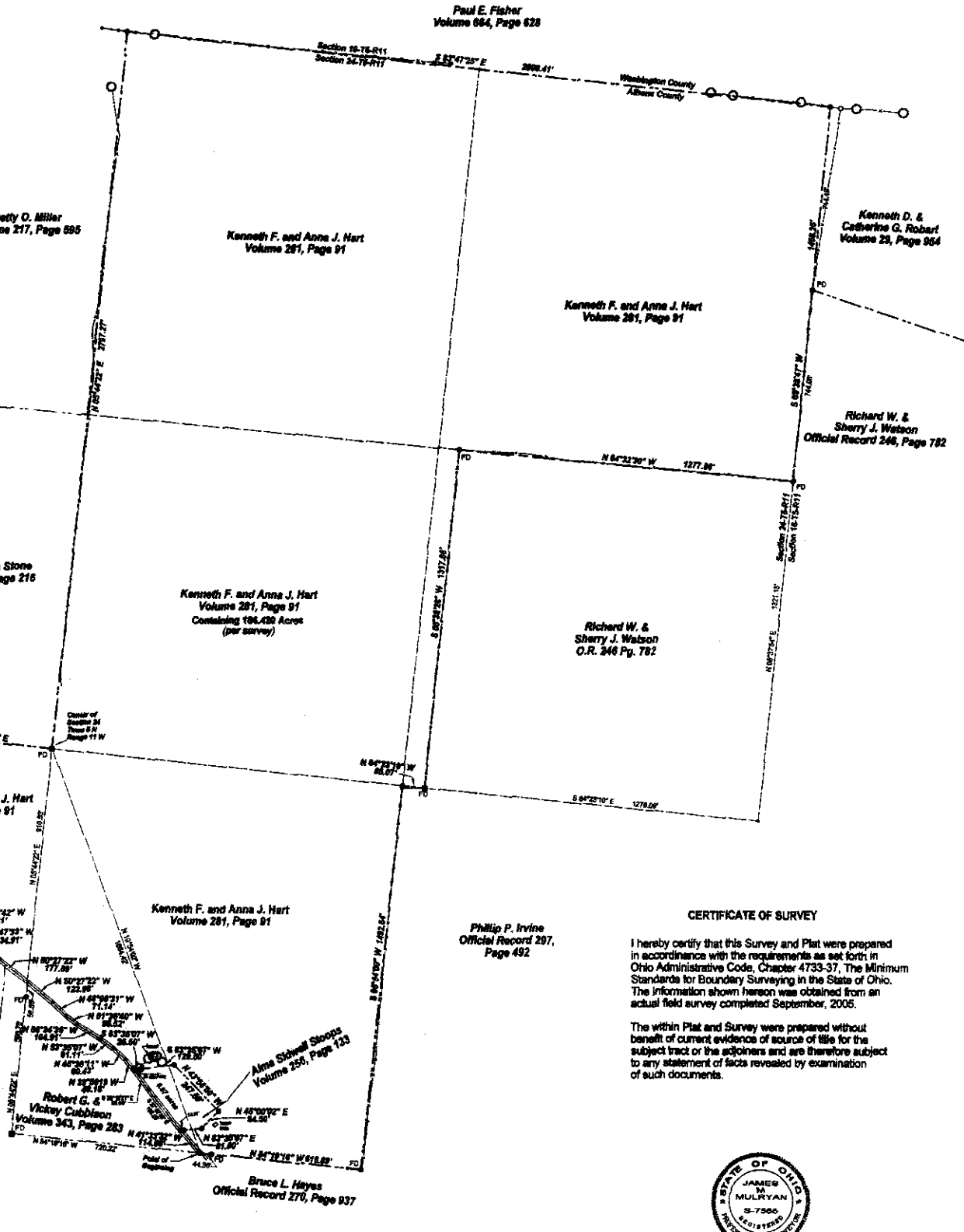
BY: S. Blause  
DATE: 10-27-05

**Plat of Survey of the Lands of Kenneth F. and Anna J. Hart, et al** Book Page  
 Situated in the State of Ohio, County of Athens, Township of Troy 200508007675 OR 389 728  
 Section 24, Town 5, Range 11  
 Volume 281, Page 91



BASIS OF BEARINGS: ASSUMED

SCALE: 1" = 200'



**CERTIFICATE OF SURVEY**

I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed September, 2005.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoining and are therefore subject to any statement of facts revealed by examination of such documents.



**POINT LEGEND**

PROPERTY LINE	---
CENTRALINE	---
SECTION LINE	---
FENCE LINE	---
IRON PIN (POUND)	⊙ PO
IRON PIN (SET)	⊙ PD
IRON PIN (FOUND)	⊙ PD
STONE (POUND)	⊙
MAG NAIL (SET)	⊙

PLAT PREPARED BY: *J. M. Mulryan*  
 JAMES M. MULRYAN  
 LICENSED LAND SURVEYOR NO. 1036  
 SEPTEMBER 19, 2005

Revised 8/22/2005 Changed Plat Volume and Page  
 Revised 10/26/2005 Added Bearing and Distance to center of Section 24

**MULRYAN LAND SURVEYING INC.**

2050 STATE ROUTE NO. 7  
 MARIETTA, OHIO 45750  
 740-373-2890 FAX 740-373-6395

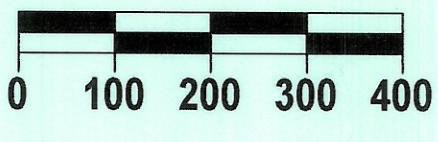
DRAWN BY: BLD  
 CHECKED BY: JMB  
 DRAWING NAME: Stebbins/100

DRAWING NUMBER: L-753  
 FIELD BOOK: 280, 31-37-35-37  
 FILE NUMBER: 1940

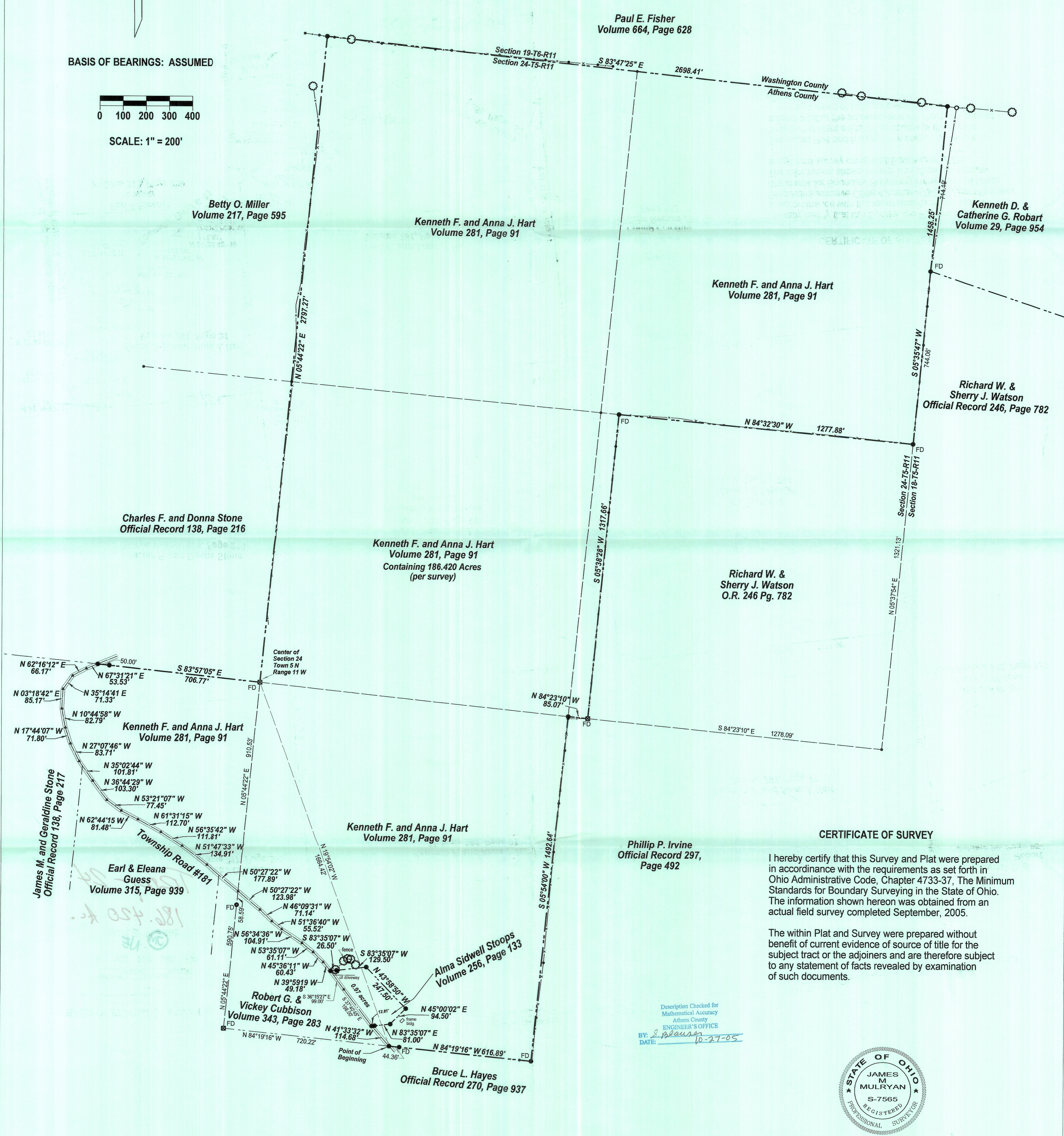
**Plat of Survey of the Lands of Kenneth F. and Anna J. Hart  
Situating in the State of Ohio, County of Athens, Township of Troy  
Section 24, Town 5, Range 11  
Volume 281, Page 91**



BASIS OF BEARINGS: ASSUMED



SCALE: 1" = 200'

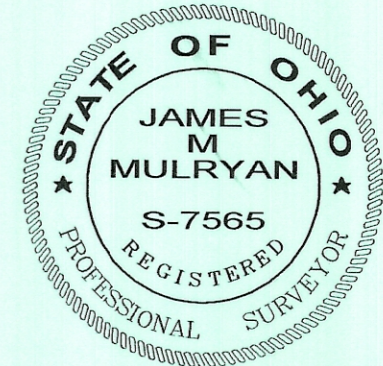


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Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Pauren*  
DATE: *10-27-05*



**POINT LEGEND**

- PROPERTY LINE
- CENTERLINE
- SECTION LINE
- FENCE LINE
- IRON PIN (FOUND)
- IRON PIN (SET)
- IRON PIPE (FOUND)
- STONE (FOUND)
- MAG NAIL (SET)

PLAT PREPARED BY: *J. M. Mulryan*  
JAMES M. MULRYAN  
LICENSED LAND SURVEYOR NO. 1895  
SEPTEMBER 19, 2005

Revised 9/20/2005 Changed Hart Volume and Page  
Revised 10/06/2005 Added Bearing and Distance  
tie to center of Section 24

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MARIETTA, OHIO 45750  
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DRAWN BY: BLD DRAWING NUMBER: L - 733  
CHECKED BY: JMM FIELD BOOK: 286, 31-37, 55-57  
DRAWING NAME: SteveAllen081605 FILE NUMBER: 1840