

**DESCRIPTION OF A 0.373 ACRE TRACT  
LYING WEST OF STATE ROUTE 144  
TROY TOWNSHIP**

Situate in the State of Ohio, County of Athens, Township of Troy, lying in Section 7, Township 5, Range 11 and being all of Tract 3, as conveyed to Wells Fargo Home Mortgage, of record in Official Record 414, Page 1708, records of the Recorder's Office, Athens County, Ohio and being bounded and more particularly described as follows:

Begin, for reference, at the Southeast corner of the Southwest Quarter of Section 8;

Thence South 05° 42' 59" West, a distance of 1427.35 feet, along a random line, to a point in the west bank of the Hocking River (as it existed prior to the change of channel) at the northwesterly corner of said Tract 3 and the southwesterly corner of the 3.10 acre tract conveyed to William M. Dombroski, of record in Deed Book 282, Page 99 and being in the easterly line of the 22.5585 acre tract conveyed to Roger and Norma Ketchum, of record in Official Record 137, Page 40, said point being the **Point of True Beginning** for the herein described tract;

Thence North 66° 42' 50" East, a distance of 215.83 feet, passing an iron pin set on the easterly bank of said River and a ¼" iron pin found at distances of 174.41 feet and 201.65 feet, respectively, along the line common to said Tract 3 and 3.10 acre tract, to a point in the center of State Route 144 at the northerly common corner of said Tract 3 and Tract 1 in said Official Record 414, Page 1708;

Thence South 34° 49' 59" East, a distance of 74.50 feet, along the line common to said Tracts 1 and 3, to an iron pin set at the easterly common corner of said Tract 3 and Tract 2 in said Official Record 414, Page 1708;

Thence South 67° 35' 45" West, a distance of 240.74 feet, passing an iron pin set on the easterly bank of said River at a distance of 74.77 feet, along the line common to said Tracts 2 and 3, to a point on the west bank of the Hocking River (as it existed prior to the change of channel) at the westerly common corner of said Tracts 2 and 3 and in the easterly line of said 22.5585 acre tract;

Thence North 15° 05' 49" West, a distance of 70.00 feet, along the line common to said Tract 3 and 22.5585 acre tract and the west bank of said Hocking River (as it existed prior to the change of channel), to the **Point of True Beginning**, containing 0.373 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of South 15° 05' 49" East for the easterly line of the 22.5585 acre tract, of record in Official Record 137, Page 40, Recorder's Office, Athens County, Ohio.

The above description is based on an actual field survey done in February of 2008.

All iron pins set are ¼" I.D. iron pipes 30" long, with a red plastic cap stamped "Landmark Survey".



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 2/20/08  
\_\_\_\_\_  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

102400\_0.373 acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: 3-21-08

**LEGEND**

- IPF 3/4" IRON PIN FOUND
- IPS IRON PIN SET
- RBF 5/8" REBAR FOUND

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 15°05'49" E FOR THE EASTERLY LINE OF 22.585 ACRE TRACT, OF RECORD IN D.B. 137, PAGE 40, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

**DEED REFERENCE:**

WELLS FARGO HOME MORTGAGE  
O.R. 414, PAGE 1708-1711

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausch  
DATE: 3-21-08

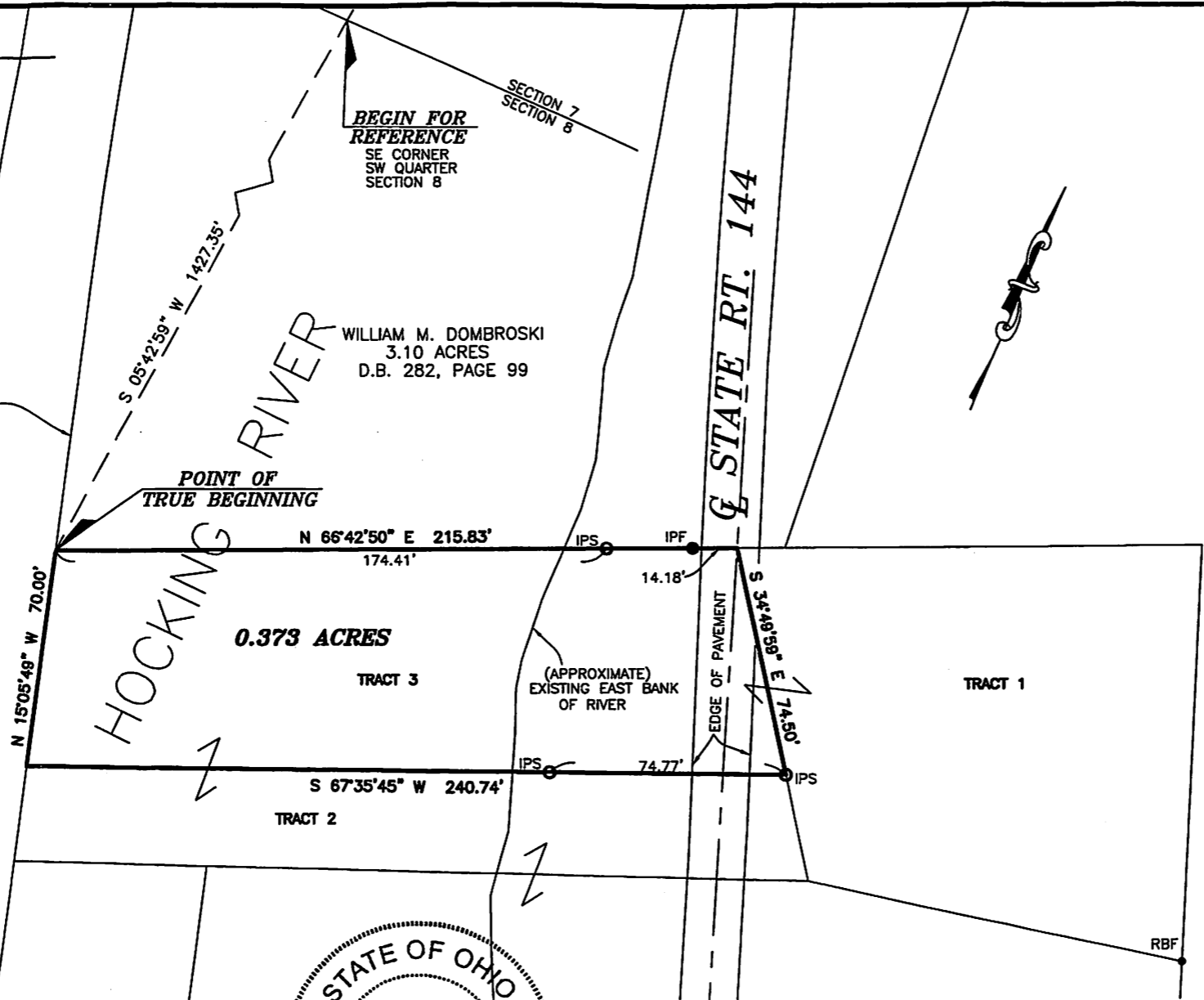
BOUNDARY SURVEY OF  
**0.373 ACRES**  
LYING IN  
SECTION 7, TOWNSHIP 5, RANGE 11  
TOWNSHIP OF TROY, COUNTY OF ATHENS  
STATE OF OHIO

WEST BANK OF  
HOCKING RIVER  
PRIOR TO THE  
CHANGE OF THE  
CHANNEL  
  
(APPROXIMATE)  
EXISTING WEST BANK  
OF RIVER  
  
ROGER & NORMA KETCHUM  
22.5585 ACRES  
O.R. 137, PAGE 40

**BEGIN FOR  
REFERENCE**  
SE CORNER  
SW QUARTER  
SECTION 8

WILLIAM M. DOMBROSKI  
3.10 ACRES  
D.B. 282, PAGE 99

**POINT OF  
TRUE BEGINNING**

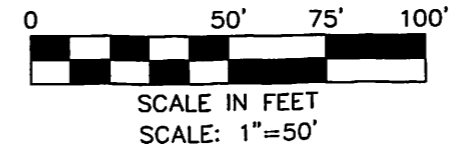


I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2008 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Scott D. Grundeel 2/20/08  
DATE

SCOTT D. GRUNDEEL, P.S.  
REGISTERED SURVEYOR NO. 8047



**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED  
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
PHONE: (614) 485-9000 FAX: (614) 485-9003  
DATE: 2/20/08 FILE NO. 102400

DRAWN BY: BKG