

NORMA L. KETCHUM, widow, of P. O. Box 518, Hockingport, Ohio 45739, for valuable consideration paid, grants, with general warranty covenants, all of her right, title and interest, being an undivided one-half (1/2) interest, unto ROGER A. KETCHUM and RONDA KETCHUM, husband and wife, for their joint lives, with remainder over to the survivor of them, whose tax mailing address is P. O. Box 561, Hockingport, Ohio 45739, the following real estate:

Situated in Section 7, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at an iron pin (calculated location) at the southeast corner of the southwest quarter of Section 8, Troy Township; thence along a random line on an assumed bearing South 59 degrees 29' 23" West 1,415.80 feet to a point on the grantor's northerly property line at the intersection of a ravine with the southerly line of the eastern private easement to the Hocking Terrace Subdivision, said point is THE TRUE POINT OF BEGINNING; thence along said ravine the following six bearings and distances: South 03 degrees 30' 58" West 16.42 feet to a point; thence South 46 degrees 51' 02" West 55.06 feet to a point; thence South 84 degrees 44' 08" West 67.26 feet to a point; thence South 58 degrees 05' 59" West 177.69 feet to a point; thence South 77 degrees 40' 46" West 190.08 feet to a point; thence South 41 degrees 26' 57" West 81.15 feet to a point; thence on a random line the following two bearings and distances: South 67 degrees 20' 18" West 82.76 feet to a set iron pin; thence 30 degrees 46' 12" West (passing a set iron pin at 96.45 feet) for a total distance of 110.48 feet to a point in Troy Township Road 163; thence along said road the following three bearings and distances: North 57 degrees 17' 09" West 131.87 feet to a point; thence North 58 degrees 35' 04" West 199.12 feet to a point; thence North 61 degrees 55' 59" West 169.22 feet to a point; thence leaving said road and along the grantor's westerly property line and along the easterly line of the western private easement to the Hocking Terrace Subdivision the following five bearings and distances: North 16 degrees 12' 56" East (passing a found iron pin at the southeast corner of said easement at 30.89 feet) for a total distance of 297.02 feet to a found iron pin; thence North 26 degrees 23' 00" East 105.01

feet to an iron pin (calculated location); thence along a curve to the right 43.63 feet to an iron pin (calculated location), said curve has a radius of 25.00 feet, a central angle of 100 degrees 00' 00" and a chord which bears North 76 degrees 23' 04" East 38.30 feet; thence South 53 degrees 37' 00" East 172.11 feet to an iron pin (calculated location); thence along a curve to left 139.68 feet to an iron pin (calculated location) on the grantor's northerly property line and the southerly line of Tract 4 of the Hocking Terrace Subdivision, said curve has a radius of 50.00 feet, a central angle of 160 degrees 03' 55" and a chord which bears South 73 degrees 39' 08" East 98.49 feet; thence along the grantor's northerly property line and along said southerly line of Tract 4 the following two bearings and distances: South 63 degrees 41' 06" East 134.13 feet to an iron pin (calculated location); thence North 72 degrees 30' 16" East 84.86 feet to an iron pin (calculated location); thence North 53 degrees 57' 07" East 183.15 feet to an iron pin (calculated location) at the southwest corner of Tract 5 of the Hocking Terrace Subdivision; thence continuing along the grantor's northerly property line and along the south line of said Tract 5 South 54 degrees 28' 48" East 102.81 feet to an iron pin on the eastern private easement to the Hocking Terrace Subdivision; thence along the grantor's northerly property line and along the southerly line of said private easement on a curve to the left 139.95 feet to an iron pin (calculated location), said curve has a radius of 50.00 feet, a central angle of 160 degrees 22' 02" and a chord which bears South 44 degrees 39' 48" East 98.54 feet; thence South 64 degrees 50' 49" East 176.17 feet to the point of beginning and containing 7.799 Acres and being a part of a 32.76 acre (by deed) tract described in Volume 22, Page 113, of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

Subject to all easements and rights of way of record.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated September 30, 1992.

PRIOR INSTRUMENT REFERENCE: Volume 22, Page 113.



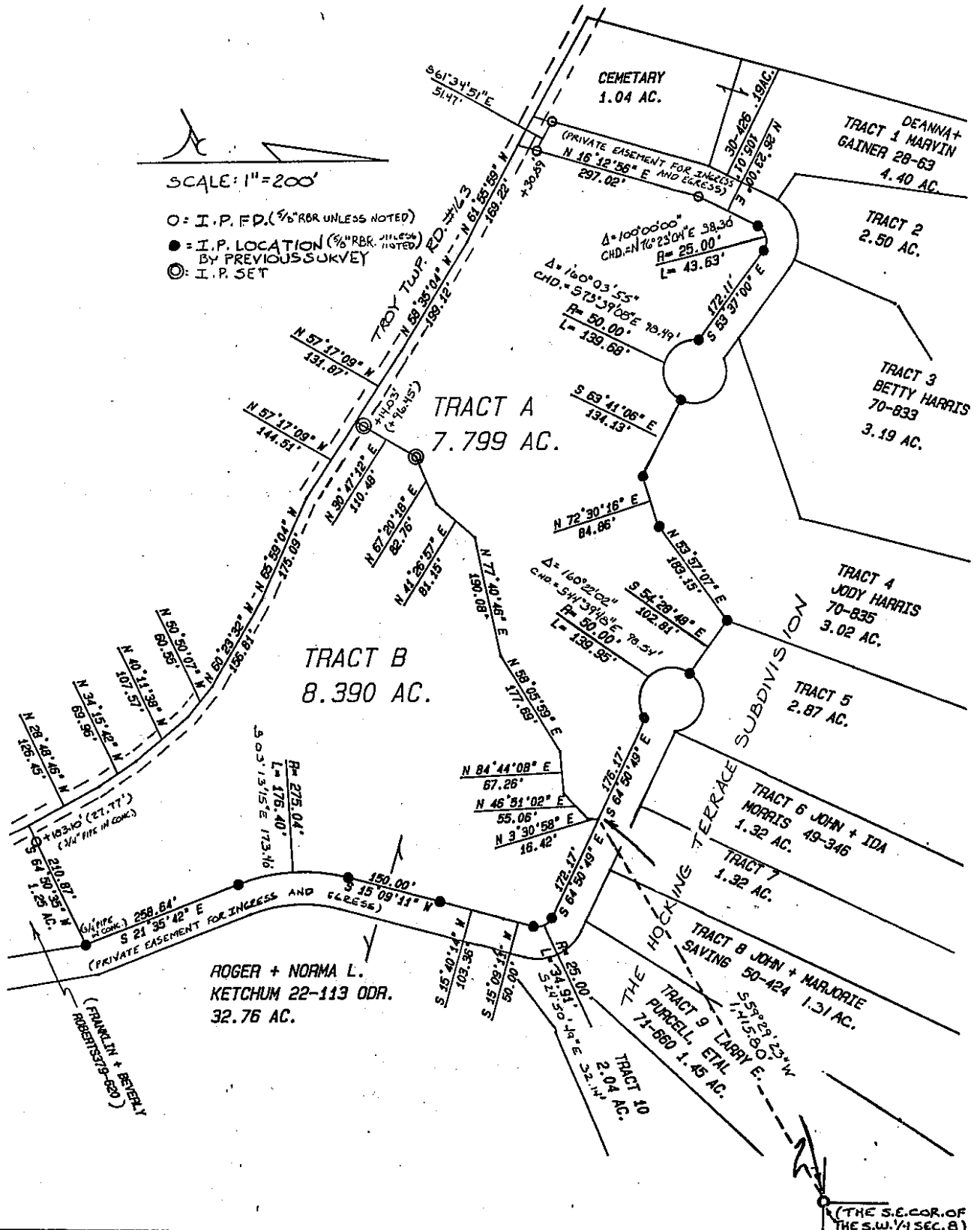
# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
Athens, Ohio 45701  
614/593-8701

SCALE: 1" = 200'

- = I. P. F.D. (1/8" RBR. UNLESS NOTED)
- = I. P. LOCATION (1/8" RBR. UNLESS NOTED) BY PREVIOUS SURVEY
- ⊙ = I. P. SET



Plat of Tracts A & B Scale 1" = 200'

Surveyed for Roger & Norma Ketchum Date 9/30/92

Subdivision ---

Township Troy Section 7 Town 5N Range 11W

Corporation --- County Athens State Ohio

*Leonard F. Swoyer Jr.* VOL 137 PAGE 35

Leonard F. Swoyer Jr. Reg. Prof. Land Surveyor No. 6765 000382

