

Being a part of a tract of land last transferred in Official Record Vol. 49, Pgs. 680, 682, & 685, Athens Co. Recorder's office, situated in River Lot No. 63: Sec 17, York Twp., T-12N, R-15W, City of Nelsonville, Athens Co., Ohio, and being particularly described as follows:

Beginning at an iron pin set on the south line of a 5.00 acre tract described in O. R. Vol. 40, Pg. 840, said pin being referenced by a stone monument found on the SE corner of said 5.00 acre tract which bears S 88° 28' 31" E a distance of 616.82 ft.;

Thence, with a new line, S 37° 00' 00" W a distance of 566.38 ft. to an iron pin set on the south line of the tract of which this description is a part;

Thence, with said south line, N 88° 49' 11" W a distance of 209.91 ft. to an iron pin found;

Thence N 75° 39' 37" W a distance of 24.25 ft. to an iron pin set on the southeasterl corner of a tract transferred to M. A. Jewell in Deed Vol. 349, Pg. 213;

Thence with the east and north lines of said Jewell tract the following two (2) courses:

- 1) N 45° 43' 00" E a distance of 100.00 ft. to an iron pin set;
- 2) N 59° 19' 37" W, passing an iron pin found at 86.60 ft., going a total distance of 102.68 ft. to a point in the center of St. Rt. No. 78;

Thence with the center of said St. Rt. No. 78 the following two (2) courses:

- 1) N 42° 03' 10" E a distance of 406.95 ft. to a point;
- 2) N 35° 48' 22" E a distance of 31.57 ft. to a point;

Thence, with the south line of the previously cited 5.00 acre tract, S 88° 28' 31" E, passing an iron pin set at 19.88 ft., going a total distance of 300.00 ft. to the place of beginning, containing 3.1807 acres, more or less, and being subject to the right-of-way of St. Rt. No. 78 and all valid easements.

Cited bearings were arbitrarily assigned and are for the determination of angles only.

All iron pins described as being set are 1/2" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Sept. 3, 1988.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY:

DATE:

*John Eidenberg*  
6-27-89

*Michael P. Berry*  
Michael P. Berry #6803

#6803

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TRK #17

C. WALTERS  
O.R. VOL. 40, PG. 840

$\angle 35^{\circ} 48' 22'' E$   
31.57'

300.00'  
 $588^{\circ} 28' 31'' E$   
19.28'

$588^{\circ} 28' 31'' E$   
616.82'

D. M. KEMPTON  
VOL. 379, PG. 293

3.1807 AC.  
CPT. OF O.R. VOL. 49,  
PGS. 680, 682, & 685

$\angle 42^{\circ} 03' 20'' E$   
106.95'

$\angle 59^{\circ} 19' 37'' W$   
102.68'

$\angle 45^{\circ} 43' 00'' E$   
100.00'

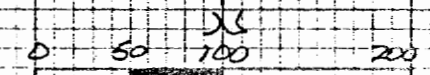
$\angle 37^{\circ} 00' 00'' W$   
566.38'

D. KEMPTON  
O.R. VOL. 49, PGS. 680,  
682, & 685

$\angle 75^{\circ} 39' 37'' E$   
24.25'

209.91'  
 $\angle 88^{\circ} 19' 11'' W$

H. & L. DRESCHER  
VOL. 341, PG. 761

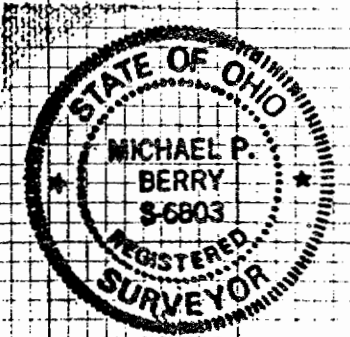


SCALE: 1" = 100'

- = 1/2" IRON PIN(S) W/IN CAP
- = IRON PIN (FD)
- = STONE MONUMENT (FD)
- x x x = EXISTING FENCE

PLAT PREPARED FROM SURVEY MADE  
SEPT. 3, 1988, BY:

*Michael P. Berry*  
OHIO REGISTERED SURVEYOR NO. 6803



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