

Situated in the State of Ohio, County, of Athens, Township of York and being a parcel of land located in Lot No. 654 and 655, Section 30, Township 12, Range 15 as conveyed to Jay W. and Michelle Brooks in Official Record 35, Page 233, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

COMMENCING, FOR REFERENCE, at a point, said point being the intersection of the centerline of State Route No. 278 with the east line of Lot No. 653;

Thence the following two courses:

- [1] North 00 degrees 00 minutes 00 seconds East a distance of 599.71 feet to a point, and;
- [2] North 90 degrees 00 minutes 00 seconds West a distance of 1536.71 feet to a point in the center of State Route 278 and on the grantor's northerly property line, said point being the true POINT OF BEGINNING for the parcel herein described;

Thence through the grantor's land, South 07 degrees 24 minutes 48 seconds West a distance of 678.32 feet to an iron pin set (passing an iron pin set at 31.63 feet), said iron pin being on the grantor's southerly property line and a northerly property line of a parcel of land as conveyed to the United States of America in Deed Volume 322, Page 279;

Thence along the grantor's southerly property line and the northerly property line of the United States of America parcel the following two courses:

- [1] North 31 degrees 25 minutes 58 seconds West a distance of 148.72 feet to an iron pin found, and;
- [2] North 55 degrees 38 minutes 50 seconds West a distance of 158.66 feet to an iron pin found, said iron pin being the grantor's southwesterly property corner and the southeasterly property corner of a parcel as conveyed to Robert S. and Bernita E. Crawford in Official Record 40, Page 341;

Thence North 08 degrees 13 minutes 24 seconds East along the grantor's westerly property line and the easterly property line of the Crawford parcel a distance of 481.32 feet to a point (passing an iron pin set at 453.75 feet), said point being the grantor's northwesterly property corner, the northeasterly property corner of the Crawford parcel and in the center of State Route 278;

Thence South 84 degrees 56 minutes 03 seconds East along the grantor's northerly property line and the center of State Route 278 a distance of 228.11 feet to the point of beginning, containing 2.975 acres, more or less, and subject to all legal easements of record.

All iron pins set are 5/8" rod with plastic identification caps inscribed "Seymour & Associates".

The bearings used in the above described tract were based on the east line of Lot No. 653, Section 30, Township 12, Range .15, as bearing North 07 degrees 24 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Jerry L. Cassell, Ohio Professional Surveyor No. 6378, in April of 1995.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blaguer
DATE: 11-8-95

102

YRE #30

DeSL
Brooks J3

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Jay W. and Michelle Brooks as recorded in Official Record 35 at page 233, Athens County Recorder's Office, said tract being part of Lot 653, Section 30, T12N, R15W, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a point on the grantor's most easterly corner and in the center of State Route 278 from which a railroad spike found at the intersection of the east line of Lot 653 and the center of State Route 278 bears South 58 degrees 42 minutes 12 seconds East a distance of 157.25 feet;

Thence leaving the center of said road and along the grantor's easterly line, South 51 degrees 25 minutes 58 seconds West, passing through an iron pipe found at 19.10 feet, going a total distance of 348.86 feet to an iron pipe found;

Thence leaving the grantor's easterly line and with a new line through the grantor's land the following two courses:

- [1] North 35 degrees 53 minutes 20 seconds West a distance of 221.01 feet to a point, and;
- [2] North 25 degrees 12 minutes 41 seconds East a distance of 250.76 feet to a point on the grantor's northerly line and in the center of State Route 278;

Thence along the grantor's line and the center of said road the following four courses:

- [1] South 65 degrees 23 minutes 19 seconds East a distance of 71.63 feet to a point;
- [2] South 57 degrees 00 minutes 54 seconds East a distance of 126.85 feet to a point;
- [3] South 53 degrees 00 minutes 01 second East a distance of 62.45 feet to a point, and;
- [4] South 54 degrees 57 minutes 50 seconds East a distance of 90.52 feet to the place of beginning, containing 1.9332 acres, more or less, and subject to the right of way of State Route 278 and all easements of record.

The bearings used in the above described tract were based on monuments found on the east line of Lot No. 653 in Section 30 as bearing North 07 degrees 24 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Jerry L. Cassell, Ohio Professional Surveyor No. 6378, October 31, 1995.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Brauer
DATE: 11-8-95

103

PROFESSIONAL LAND SURVEYORS

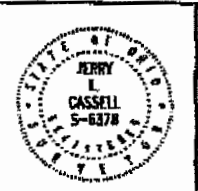
- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES



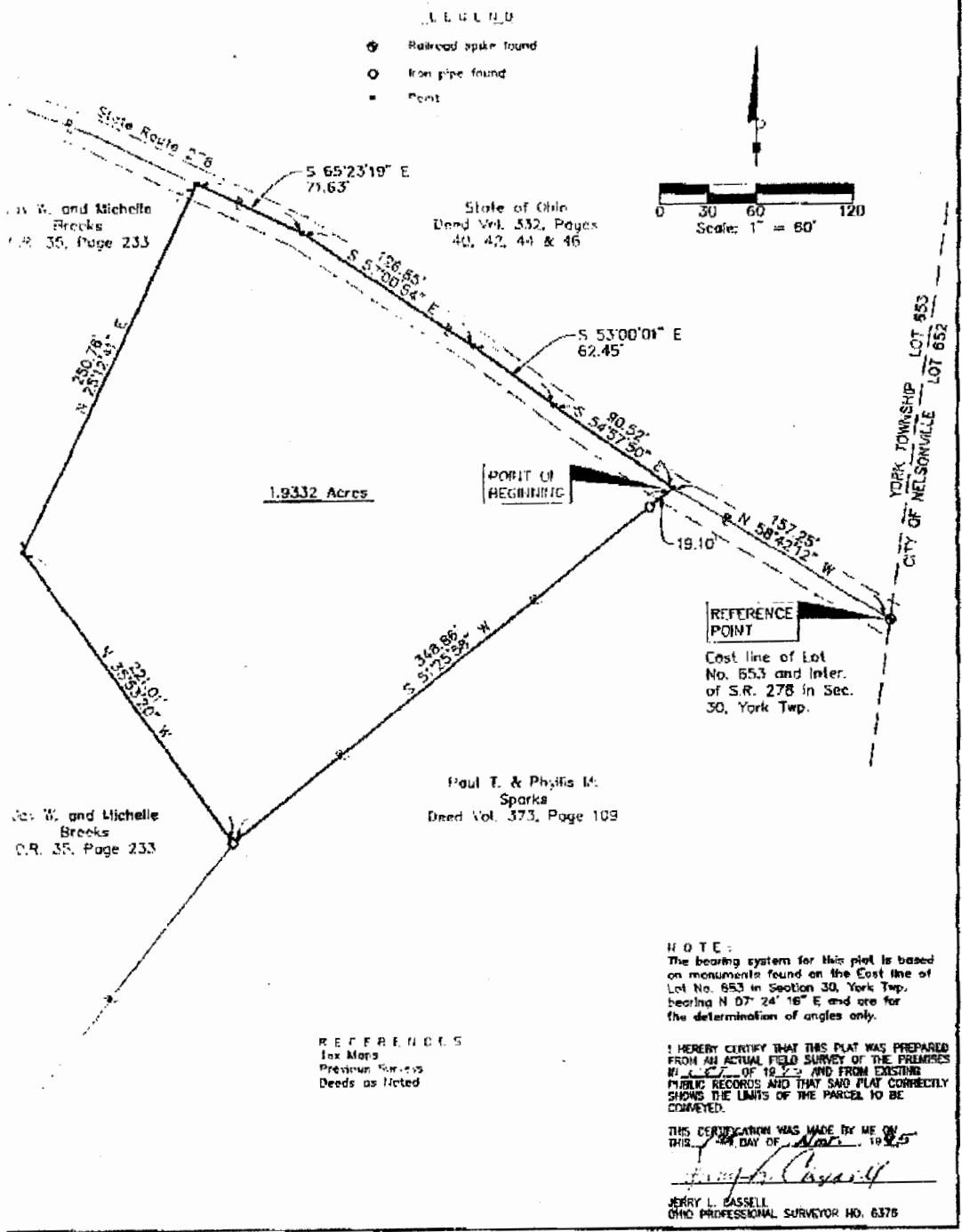
P.O. Box 624
Logan, Ohio 43138
69 S. MARKET ST. 385-5954

Situated in the State of Ohio, County of Athens, Township of York and being a part of a parcel of land located in Lot No. 653, Section 30, Township 12, Range 15 as conveyed to Jay W. and Michelle Brooks in Official Record 35, Page 233, all records of the Recorder's Office, Athens County, Ohio.



DATE: Oct. 31, 1985
BY: J.L.C.
PROJ. NO.: AT9528

Jay W. and Michelle Brooks



105