

SURVEY DESCRIPTION OF A 232.200 ACRE TRACT AND A 0.405 ACRE EASEMENT

Situated in York Township and Dover Township, Athens County, Ohio, being part of Section 6 of York Township, Township 12, Range 15; being part of the Northeast quarter of Section 5 of York Township, Township 12, Range 15; and being part of the Northwest quarter of Section 35 of Dover Township, Township 10, Range 14; and being more particularly described as follows:

232.200 ACRE TRACT

Being all of a 40.15 acre tract as described in deed book Volume OR261, Page 579 to Jack V. Oakley.

Being all of a 66.76 acre tract, a 69.10 acre tract, a 19.43 acre tract, a 9.46 acre tract, and a 13.71 acre tract as described in deed book Volume OR260, Page 1012 to Timothy D. Oakley, Trustee.

Beginning at a 1-1/2" iron pin found at the Southeast corner of Section 6;

Thence with North line of Section 35, South 89 degrees 59 minutes 00 seconds East a distance of 594.00 feet to a 5/8" iron pin set;

Thence leaving the North line of Section 35, South 01 degrees 04 minutes 29 seconds East a distance of 965.45 feet to a 5/8" iron pin set;

Thence North 79 degrees 13 minutes 53 seconds West a distance of 240.00 feet to a 5/8" iron pin set;

Thence North 24 degrees 35 minutes 59 seconds West a distance of 172.25 feet to a 5/8" iron pin set;

Thence South 87 degrees 50 minutes 29 seconds West a distance of 205.00 feet to a 5/8" iron pin set;

Thence South 27 degrees 20 minutes 29 seconds West a distance of 146.00 feet to a 5/8" iron pin set;

Thence North 59 degrees 12 minutes 48 seconds West a distance of 821.92 feet to a 5/8" iron pin found, passing a Point on the West line of Section 35 at a distance of 38.09 feet;

Thence South 42 degrees 49 minutes 33 seconds West a distance of 760.70 feet to a 5/8" iron pin set;

Thence South 60 degrees 31 minutes 52 seconds West a distance of 69.30 feet to a 5/8" iron pin found;

Thence North 39 degrees 19 minutes 31 seconds West a distance of 259.92 feet to a 1" iron bolt found;

Thence North 27 degrees 23 minutes 32 seconds West a distance of 217.08 feet to a 5/8" iron pin set;

Thence North 17 degrees 11 minutes 38 seconds West a distance of 711.20 feet to a 5/8" iron pin found on the North line of Section 5;

Thence with the North line of Section 5, South 89 degrees 59 minutes 00 seconds East a distance of 441.28 feet to a 5/8" iron pin set;

Thence leaving the North line of Section 5, North 00 degrees 56 minutes 07 seconds East a distance of 964.25 feet to a 5/8" iron pin set;

Thence North 89 degrees 43 minutes 13 seconds West a distance of 1429.03 feet to a 5/8" iron pin set;

Thence North 34 degrees 46 minutes 50 seconds West a distance of 419.64 feet to a Point in the centerline of County Road 1-A, passing a 5/8" iron pin set at a distance of 385.62 feet;

Thence with the centerline of said County Road 1-A, North 00 degrees 00 minutes 04 seconds East a distance of 656.34 feet to a Point;

Thence with the centerline of said County Road 1-A, along a curve to the right having the delta angle of 69 degrees 32 minutes 02 seconds, a radius of 133.96 feet, an arc distance of 162.58 feet, a tangent of 92.99 feet, and the chord of which bears North 34 degrees 46 minutes 05 seconds East a distance of 152.78 feet, to a Point;

Thence with the centerline of said County Road 1-A, North 69 degrees 31 minutes 57 seconds East a distance of 58.01 feet to a Point;

Thence with the centerline of said County Road 1-A, along a curve to the left having the delta angle of 91 degrees 19 minutes 10 seconds, a radius of 109.03 feet, an arc distance of 173.77 feet, a tangent of 111.57 feet, and the chord of which bears North 23 degrees 52 minutes 22 seconds East a distance of 155.96 feet, to a Point;

Thence with the centerline of said County Road 1-A, North 21 degrees 47 minutes 18 seconds West a distance of 11.59 feet to a Point;

Thence leaving the centerline of said County Road 1-A, North 50 degrees 17 minutes 59 seconds East a distance of 202.24 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at a distance of 23.27 feet;

Thence North 10 degrees 46 minutes 10 seconds West a distance of 477.49 feet to a 5/8" iron pin set;

Thence North 18 degrees 57 minutes 51 seconds West a distance of 120.57 feet to a 5/8" iron pin set;

Thence North 20 degrees 14 minutes 51 seconds West a distance of 154.75 feet to a 5/8" iron pin set;

Thence North 84 degrees 20 minutes 51 seconds West a distance of 47.82 feet to a 5/8" iron pin set;

Thence South 78 degrees 18 minutes 09 seconds West a distance of 79.44 feet to a 5/8" iron pin set;

Thence South 88 degrees 34 minutes 09 seconds West a distance of 273.00 feet to a 5/8" iron pin set;

Thence South 03 degrees 55 minutes 51 seconds East a distance of 47.50 feet to a 5/8" iron pin set;

Thence South 50 degrees 59 minutes 43 seconds West a distance of 20.00 feet to a Point in the centerline of said County Road 1-A;

Thence with the centerline of said County Road 1-A, North 53 degrees 22 minutes 37 seconds West a distance of 40.15 feet to a Point;

Thence with the centerline of said County Road 1-A, North 54 degrees 26 minutes 27 seconds West a distance of 83.97 feet to a Point;

Thence leaving the centerline of said County Road 1-A and with the centerline of Snow Fork Creek, the following bearings and distances:

1) North 28 degrees 51 minutes 41 seconds East a distance of 380.51 feet to a Point;

- 2) North 18 degrees 31 minutes 55 seconds East a distance of 524.06 feet to a Point;
- 3) North 30 degrees 53 minutes 53 seconds East a distance of 327.90 feet to a Point;
- 4) South 73 degrees 24 minutes 25 seconds East a distance of 240.45 feet to a Point;
- 5) South 11 degrees 24 minutes 46 seconds East a distance of 139.98 feet to a Point;
- 6) South 85 degrees 05 minutes 10 seconds East a distance of 132.13 feet to a Point;
- 7) South 43 degrees 20 minutes 08 seconds East a distance of 226.72 feet to a Point;
- 8) South 64 degrees 49 minutes 50 seconds East a distance of 230.97 feet to a Point;
- 9) South 34 degrees 42 minutes 03 seconds East a distance of 189.53 feet to a Point;
- 10) North 85 degrees 43 minutes 10 seconds East a distance of 125.82 feet to a Point;
- 11) North 49 degrees 38 minutes 50 seconds East a distance of 149.65 feet to a Point;
- 12) North 25 degrees 21 minutes 52 seconds East a distance of 204.19 feet to a Point;
- 13) North 37 degrees 04 minutes 20 seconds East a distance of 148.55 feet to a Point;
- 14) North 65 degrees 35 minutes 24 seconds East a distance of 245.69 feet to a Point;

Legal Description Does
 Not Meet Athens County
 Conveyance Standards.
 Future Transfer Will
 Require Survey

AUG 25 2005

Jill A. Thompson
 Athens County Auditor

Thence leaving the centerline of said Snow Fork Creek, South 76 degrees 05 minutes 53 seconds East a distance of 116.18 feet to a 5/8" iron pin set;

Thence South 03 degrees 13 minutes 12 seconds East a distance of 1434.65 feet to a 5/8" iron pin set;

Thence North 88 degrees 37 minutes 37 seconds East a distance of 1059.96 feet to a 1-1/2" iron pin found on the East line of Section 6;

Thence with the East line of Section 6, South 00 degrees 00 minutes 00 seconds East a distance of 2675.03 feet to the point of beginning and containing 232.200 acres (11.858 acres in Section 35, 28.113 acres in Section 5, and 192.229 acres in Section 6), more or less, subject to the public easement of said County Road 1-A, and any other public or private easements of record.

0.405 ACRE EASEMENT

Being part of the Northeast quarter of Section 5 of York Township;

Being attached to a 9.46 acre tract and a 13.71 acre tract as described in deed book Volume OR260, Page 1012, to Timothy D. Oakley, Trustee.

Commencing at a 1-1/2" iron pin found at the Southeast corner of Section 6;

Thence with the North line of Section 35, South 89 degrees 59 minutes 00 seconds East a distance of 594.00 feet to a 5/8" iron pin set;

Thence leaving the North line of Section 35, South 01 degrees 04 minutes 29 seconds East a distance of 965.45 feet to a 5/8" iron pin set;

Thence North 79 degrees 13 minutes 53 seconds West a distance of 240.00 feet to a 5/8" iron pin set;

Thence North 24 degrees 35 minutes 59 seconds West a distance of 172.25 feet to a 5/8" iron pin set;

Thence South 87 degrees 50 minutes 29 seconds West a distance of 205.00 feet to a 5/8" iron pin set;

Thence South 27 degrees 20 minutes 29 seconds West a distance of 146.00 feet to a 5/8" iron pin set;

Thence North 59 degrees 12 minutes 48 seconds West a distance of 801.46 feet, passing a Point on the West line of Section 35 at a distance of 38.09 feet, to the point of Beginning of the easement to be described;

Thence South 42 degrees 49 minutes 33 seconds West a distance of 768.08 feet to a Point;

Thence South 60 degrees 31 minutes 52 seconds West a distance of 120.42 feet to a Point (described as the centerline of an old county road);

Thence North 29 degrees 28 minutes 08 seconds West a distance of 20.00 feet to a Point (described as the centerline of an old county road);

Thence North 60 degrees 31 minutes 52 seconds East a distance of 48.00 feet to a 5/8" iron pin found;

Thence North 60 degrees 31 minutes 52 seconds East a distance of 69.30 feet to a 5/8" iron pin set;

Thence North 42 degrees 49 minutes 33 seconds East a distance of 760.70 feet to a 5/8" iron pin found;

Thence South 59 degrees 12 minutes 48 seconds East a distance of 20.45 feet to the point of beginning and containing 0.405 acres, more or less, subject to any public or private easements of record.

The above 232.200 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, an existing public road, and existing fence lines. The reference bearing for this survey is the East line of Section 6 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 6, 2005.

S. Vince Evans

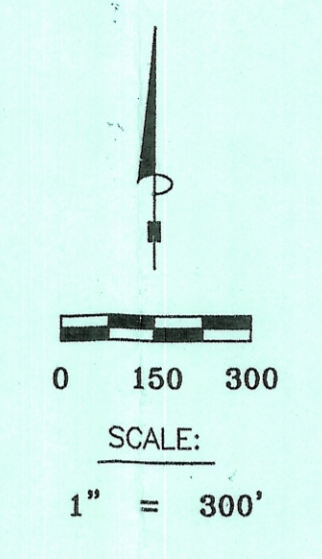
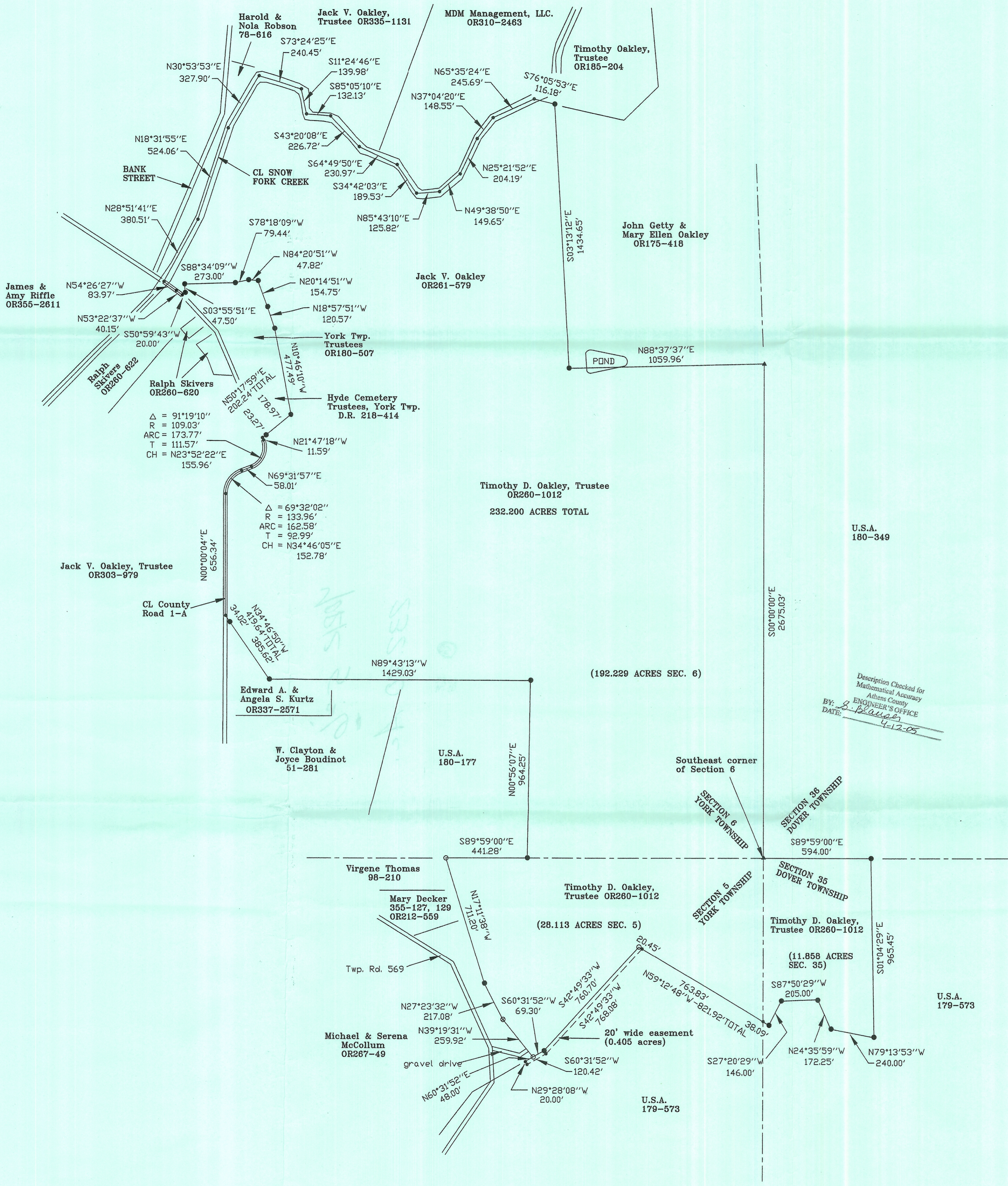
S. Vince Evans, P. S. 8127

Survey by: SVE Surveying
 S. Vince Evans, P. S. 8127
 37381 Davis Chapel Road
 Logan, Ohio 43138
 Phone (740) 380-3884
 FAX (740) 380-0134



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *S. Vince Evans*
 DATE: *4-12-05*

**PLAT OF A 232.200 ACRE TRACT
 AND A 0.405 ACRE EASEMENT**



LEGEND:

- Point
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8" iron pin found
- ▲ 1-1/2" iron pin found
- ⊗ 1" iron bolt found

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road
- Existing fence lines

REFERENCE BEARING:

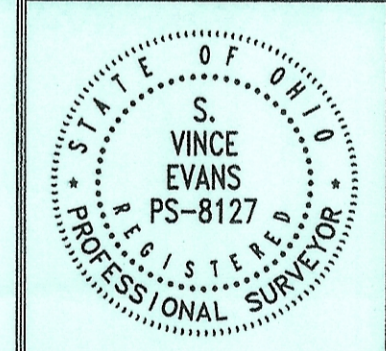
The East line of Section 6 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 6th day of April, 2005 and that the plat is a correct representation of the premises as described by said survey.

S. Vince Evans
 Registered Surveyor No. 8127

Description Checked for Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *S. Evans*
 DATE: *4-12-05*



S. Vince Evans
 S. Vince Evans
 Ohio P.S. #8127

REVISIONS

SCALE: 1" = 300'

JOB NO.	DRAWN BY	DATE
	SVE	4/08/05

