

Description of Parcel No. 9

Situated in the State of Ohio, County of Athens, Township of Alexander, being part of Farm Lot No. 4, Section 19, Range 14 West, Township 8 North, of "The Ohio University Leasehold Lands", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southeast corner of Section 19 (Note: Reference bearing on the east line of Section 19 used as North 00°01'17" East.);

thence, with the east line of Section 19 and the west line of Section 13, North 00°01'17" East a distance of 1,284.10 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South 88°57'18" West a distance of 475.35 feet to a point in the centerline of County Road No. 97 (Pearl Wood Road), passing through two iron pins set at distances of plus 345.35 feet and plus 445.35 feet, respectively;

thence, with the centerline of County Road No. 97, the following three courses:

- (1) North 08°07'20" East a distance of 395.71 feet to a point;
- (2) thence North 06°29'11" East a distance of 58.75 feet to a point;
- (3) thence North 00°45'35" West a distance of 48.11 feet to a point;

thence, leaving the road, North 89°28'40" East a distance of 413.57 feet to an iron pin set in the east line of Section 19 and the west line of Section 13, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of Section 19 and the west line of Section 13, South 00°01'17" West a distance of 493.32 feet to the Point of Beginning;

containing 5.008 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 97.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 97. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of County Road No. 97. Containing 0.577 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 19 used as an assumed bearing of North 00°01'17" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of August 29, 1995.

Prior Deed: Deed Volume _____, Page _____.

