

LEGAL DESCRIPTION OF
A 4.987 ACRE TRACT

Situated in Lease Lot 73, Section 13, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows

Commencing at a found stone at the southwest corner of Lot 55 of the Wonder Hills Addition; thence on an assumed bearing along the south line of said Lot 55

North 84°46'21" East a distance of 25.56 feet

to a point at the northeast corner of Robert A. Boling (378/507 D.R.) at the northwest corner of the remainder of Dixie Neal's Parcel One of the parcels described in Volume 376 Page 897 and Volume 472 Page 1820 of the Athens County Official Deed Records and said point is **THE TRUE POINT OF BEGINNING**; thence along the south line of Lot 55 of the Wonder Hills First Addition and the north line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.)

North 84°46'21" East a distance of 19.09 feet

to a found iron pin (lag bolt) at the southeast corner of said Lot 55, being also the southwest corner of Lots 54 and 56; thence along the south line of Lot 56 of Wonder Hills First Addition and along the north line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.)

North 89°41'04" East a distance of 539.45 feet

to a found iron pin (5/8" rod) at the southeast corner of Lot 56 on the right of way of Emerson Street at the southwest corner of Lot 59 of said Wonder Hills First Addition on the north line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.); thence along the south line of Lots 59 and 60 of Wonder Hills First Addition and the north line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.)

North 89°31'21" East a distance of 230.27 feet

to a point on the south line of said Lot 60 at the northeast corner of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.) on the northerly right of way line of U.S. Route 50, passing through a found iron pin (1" pipe) at the southeast corner of Lot 59 and southwest corner of Lot 60 of said Wonder Hills Addition at 210.58 feet and said corner point is witnessed by a found, badly bent iron pin (1/2" rod) the top of which bears North 07°57'15" East a distance of 0.52 feet; thence along the south line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.) and along said northerly right of way line of U.S. Route 50 the following three bearings and distances:

South 51°30'00" West a distance of 150.46 feet

, passing through a found iron pin (1/2" rod) at 12.73 feet to a found iron pin (1/2" rod); thence

South 57°43'41" West a distance of 524.09 feet

to a found iron pin (1/2" rod); thence

South 44°47'51" West a distance of 332.88 feet

to a point at the southwest corner of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.) at the southeast corner of aforesaid Robert A. Boling

(378/507 D.R.); thence along the west line of Dixie Neal (Parcel One of 376-897 O.R. and 472-1820 O.R.) and the east line of Boling (378/507 D.R.) the following three bearings and distances:

North 01°47'10" West a distance of 30.00 feet

to a point, passing through a found iron pin (5/8" rebar) at 0.61 feet and said point being witnessed by the straight root of a found, bent 5/8" rebar which bears North 01°47'10" West a distance of 0.59 feet ; thence

North 02°27'13" East a distance of 383.38 feet

to a set iron pin ; thence

North 02°38'13" West a distance of 190.27 feet

, passing through a found iron pin (5/8" rebar) at 189.68 feet to **the point of beginning, and containing 4.987 acres** and being a more accurate description of all of the remainder of Parcel One of the parcels described in Volume 376 Page 897 and Volume 472 Page 1820 of the Athens County Official Deed Records.

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

Note 2) All calls for adjoiners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated August 29, 2012.

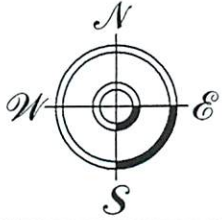
Subject to, **and benefited by** all easements, deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

The basis of bearing for the above legal description is:
The west line of Wonder Hills Addition = S 01°47'17" E

This legal description is not valid without my seal and signature or if it contains alterations or additions made by others (excepting labels such as Exhibit A, instrument number, pagination or approval stamps by government entities.)

THOMAS C. TRANTINA, P.L.S. #8320
P.O. BOX 121
CHAUNCEY, OHIO 45719
PHONE: 740-797-4499

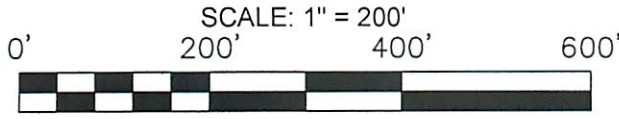
Tom Trantina
8/30/12



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

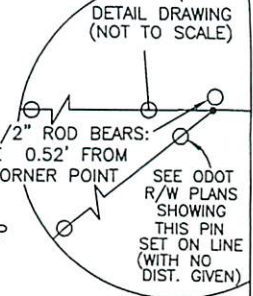
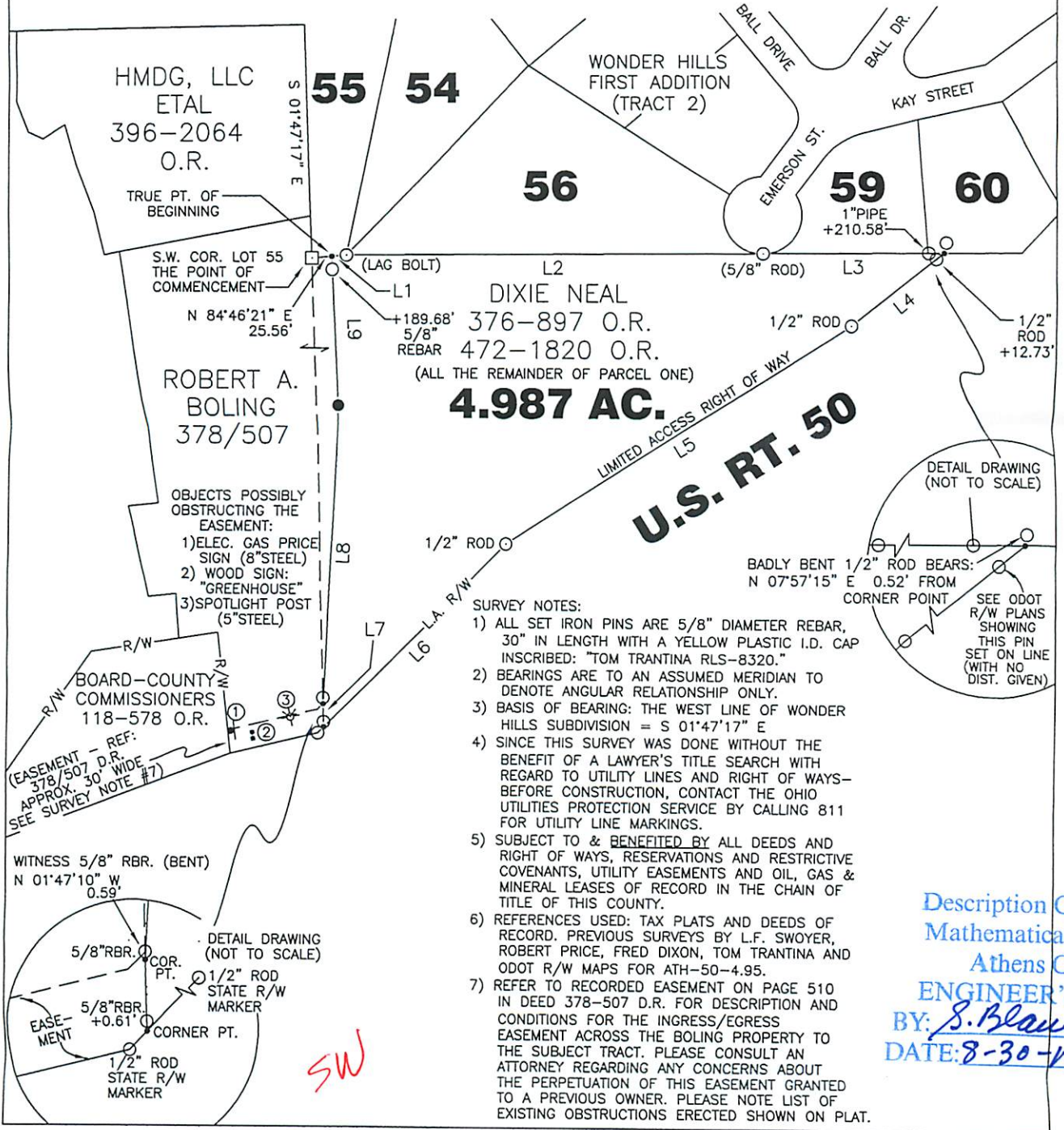
P.O. BOX 121, CHAUNCEY, OH. 45719
740/797-4499

Southeastern Land Surveys



- = IRON PIN SET (SEE NOTE#1)
- = IRON PIN FOUND
- = A POINT
- = STONE FOUND

LINE	BEARING	DISTANCE
L1	N 84°46'21" E	19.09'
L2	N 89°41'04" E	539.45'
L3	N 89°31'21" E	230.27'
L4	S 51°30'00" W	150.46'
L5	S 57°43'41" W	524.09'
L6	S 44°47'51" W	332.88'
L7	N 01°47'10" W	30.00'
L8	N 02°27'13" E	383.38'
L9	N 02°38'13" W	190.27'



- SURVEY NOTES:**
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) BASIS OF BEARING: THE WEST LINE OF WONDER HILLS SUBDIVISION = S 01°47'17" E
 - 4) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS—BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
 - 5) SUBJECT TO & BENEFITED BY ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
 - 6) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD. PREVIOUS SURVEYS BY L.F. SWOYER, ROBERT PRICE, FRED DIXON, TOM TRANTINA AND ODOT R/W MAPS FOR ATH-50-4.95.
 - 7) REFER TO RECORDED EASEMENT ON PAGE 510 IN DEED 378-507 D.R. FOR DESCRIPTION AND CONDITIONS FOR THE INGRESS/EGRESS EASEMENT ACROSS THE BOLING PROPERTY TO THE SUBJECT TRACT. PLEASE CONSULT AN ATTORNEY REGARDING ANY CONCERNS ABOUT THE PERPETUATION OF THIS EASEMENT GRANTED TO A PREVIOUS OWNER. PLEASE NOTE LIST OF EXISTING OBSTRUCTIONS ERECTED SHOWN ON PLAT.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Blausen*
DATE: 8-30-12

THIS PLAT NOT VALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.

Plat of RETRACEMENT SURVEY OF ALL THE REMAINDER OF PARCEL 1
DESCRIBED IN 376-897 O.R. & 472-1820 O.R. Scale: 1" = 200'
 Surveyed for: DIXIE NEAL Date: 8/29/12
 Subdivision L.L. 73
 Township ATHENS Section 13 Town 9 Range 14
 Corporation --- County ATHENS Ohio
Thomas C. Trantina
 Thomas C. Trantina P.L.S. No. 8320 Job No. 07031112

