

PROFESSIONAL LAND SURVEYORS

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

SEYMOUR & ASSOCIATES




P.O. Box 624
Logan, Ohio 43138
385-5954

69 MARKET ST.

Re: 9.6748 acre tract in Farm or Lease Lots 146 & 147 (Sections 29 & 30), Athens Township, The Unincorporated area of The Plains, Athens County, Ohio.

Grantor: Thomas & Patricia Scheatzle, et al
UNDER LAND CONTRACT TO: Mark A. Abdella

Grantee: Classic Gold, Inc., & Robert J. Shostak

Legal Description: See Attached Exhibit "A"
Plat of Survey: See Attached Exhibit "B"



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ATH # 29, 30

EXHIBIT "A"

Being part of the first tract that is now or formerly in the name of Thomas and Patricia Scheatzle, et al, as recorded in Deed Book 299 at page 748 and under Land Contract to Mark A. Abdella as recorded in Official Record 62 at page 748, Athens County Recorder's Office, said tract being situated in Farm or Lease Lots 146 and 147 (Sections 29 & 30), T12N, R14W, the unincorporated area known as The Plains, Athens Township, Athens County, State of Ohio, United States of America, North America, Planet Earth, and being more particularly described as follows:

Beginning, for reference, at a stone found in the southwest corner of Farm or Lease Lot 113 (Section 23 & 24);

Thence along the west line of Farm or Lease Lot 113 (Section 23 & 24) North 08 degrees 42 minutes 14 seconds East a distance of 979.41 feet to a stone found;

Thence leaving the west line of Farm or Lease Lot 113, North 80 degrees 48 minutes 26 seconds West a distance of 771.27 feet to a stone found on the grantor's southeast corner, one of the grantees' westerly corners and the principal place of beginning for the tract herein described;

Thence along the grantor's south line, North 81 degrees 36 minutes 35 seconds West a distance of 635.28 feet to stone found on a southwesterly corner to the grantor;

Thence along a westerly line to the grantor, North 08 degrees 21 minutes 31 seconds East a distance of 151.32 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the centerline of an existing 100.0 foot wide Ohio Power Co. Transmission Line Easement;

Thence leaving the grantor's westerly line and with a new line along the centerline of said easement, North 38 degrees 06 minutes 05 seconds East, passing through the centerline of an existing Transmission Line Tower at 466.82 feet, going a total distance of 730.88 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the north line of Farm or Lease Lot 146 (Section 29 & 30) and the south line of Farm or Lease Lot 147 (Section 30);

Thence leaving the center of said easement and continuing with a new line, North 57 degrees 37 minutes 43 seconds East a distance of 372.97 feet to a 5/8" X 30" iron pin with a plastic identification cap set on one of the grantor's easterly lines and in the southwest corner of a 0.6036 acre ADJOINING PROPERTY OWNER TRANSFER PARCEL proposed to be transferred from the grantee's herein to the Land Contract vendee referred to herein;

[continued on page 2]



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EXHIBIT "A"

Thence along an easterly line to the grantor and a westerly line to the grantees, South 08 degrees 54 minutes 43 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set in the south line of Farm or Least Lot 147 (Section 30) and the north line of Farm or Lease Lot 146 (Section 29 & 30) at 241.43 feet, going a total distance of 1,029.68 feet to the principal place of beginning, containing 0.7767 acre in Farm or Lease Lot 147 (Section 30) and 8.8981 acres in Farm or Lease Lot 146 (Section 29 & 30), for a total of 9.6748 acres, more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the west line of Farm or Lease Lot 113 (Section 23 & 24) as bearing North 08 degrees 42 minutes 14 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, in June of 1996 and revised on October 21, 1996.

Gerald W. Bayha
Gerald W. Bayha, P.S. #6139

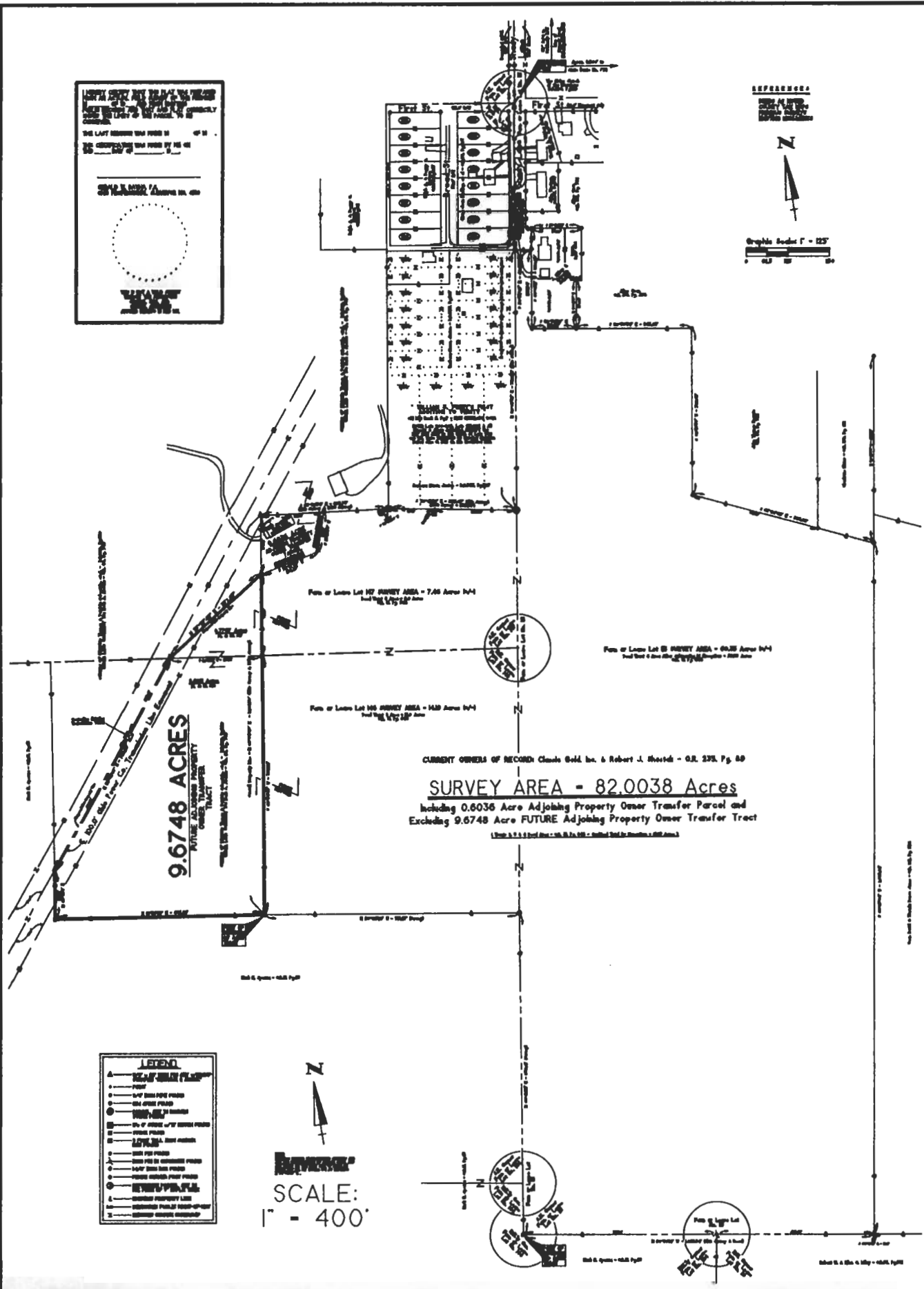


Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 10-30-96



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V	1/4 SECTION PLAT
W	1/4 SECTION PLAT
X	1/4 SECTION PLAT
Y	1/4 SECTION PLAT
Z	1/4 SECTION PLAT

SCALE:
 1" = 400'

PLAT OF SURVEY
 BEING PARTS OF FARM LOTS 107, 108 & 109 SITUATE IN SECTIONS 23, 24, 29 & 30
 TOWN-9-NORTH, RANGE-14-WEST, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.
 UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.

C:\CADD\GCD\ATHENS\140148B.GCD
 LAST REVISION: 10/17/96 @ 13:00

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SEAL OF THE SURVEYOR
 STATE OF OHIO
 2-1199
 1996

BATHON & ASSOCIATES
 200 S. BROAD ST.
 COLUMBUS, OHIO 43260-1100
 614-291-8224

EXHIBIT "B" 29

