

**DESCRIPTION OF TRACT NO. 1**  
**26.292 ACRES**

Situated in the State of Ohio, County of Athens, Township of Canaan and being a part of a parcel of land conveyed to Benjamin B. Slay and Susan E. McGrail (hereinafter referred to as "Grantor") in Official Record 328, Page 1815 and located in the West Half of the Northwest Quarter of Section 19, Township 5, Range 13 and being more particularly described as follows:

**BEGINNING** at an iron pin found, said iron pin being the Northwest Quarter of Section 19, the Grantor's Northwesterly property corner, the Southwesterly property corner of a parcel of land conveyed to W. Daniel and Jane M. Alder in Official Record 125, Page 278 and the Northeasterly property corner of a parcel of land conveyed to Joline J. Nichols and Tammy K. Toops in Deed Volume 358, Page 923;

Thence S 84° 12' 47" E along the North line of Section 19, the Grantor's Northerly property line and the Southerly property line of the aforementioned Alder parcel a distance of 465.96 feet to an iron pin set;

Thence S 07° 30' 00" W through the Grantor's lands a distance of 1320.91 feet to an iron pin set;

Thence S 08° 47' 05" E and continuing through the Grantor's lands a distance of 705.44 feet to a point (passing an iron pin set at 680.41 feet), said point being on the Grantor's Southerly property line, in the center of Rocky Point Road (Township Road 94) and on the Northerly property line of a parcel of land conveyed to Companion Plants, Inc. in Official Record 297, Page 1155 and Official record 293, Page 490;

Thence with the Grantor's Southerly property line, the center of Rocky Point Road and the Northerly property line of the aforementioned Companion Plants parcel the following four (4) courses:

- 1) S 80° 10' 17" W a distance of 88.36 feet to a point;
- 2) With a curve to the left having a delta angle of 48° 01' 17", a radius of 650.00 feet and a length of curve of 544.78 feet a chord bearing S 56° 09' 39" W a chord distance of 528.98 feet to a point;
- 3) With a curve to the right having a delta angle of 31° 11' 27", a radius of 422.99 feet and a length of curve of 230.27 feet a chord bearing S 47° 44' 44" W a chord distance of 227.44 feet to a point;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: K. Canty  
DATE: 2-10-03

CAN#19

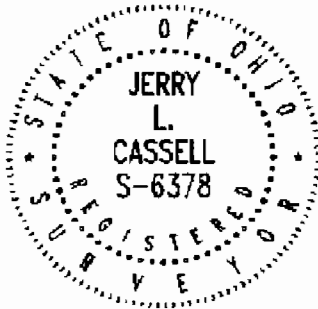
4) S 63° 20' 26" W a distance of 42.43 feet to a point, said point being on the West line of Section 19, the Grantor's Southwesterly property corner, the Northwesterly property corner of the aforementioned Companion Plants parcel and on the Easterly property line of a parcel of land conveyed to Alfred I. Schmelz and Dawn R. Deeter-Schmelz In Official Record 288, Page 2516;

Thence N 07° 30' 00" E along the West line of Section 19, the Grantor's Westerly property line and the Easterly property line of the aforementioned Schmelz parcel and parcels conveyed to Ursula Belden in Official Record 200, Page 906, Wade and Betty Toops in Official Record 79, Page 542 and the aforementioned Nichols and Toops parcel a distance of 2557.27 feet (passing an iron pin set at 36.25 feet and a point at 2094.98 feet from which an iron pin found bears N 82° 30' 00" W a distance of 9.66 feet) to the point of beginning, containing 26.292 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the West line of Section 19, Township 5, Range 13 and bears N 07° 30' 00" E and is for the determination of angles only.

This description was prepared on February 6, 2003 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2002 and existing public records.



  
Jerry L. Cassell, P.S.

**DESCRIPTION OF TRACT NO. 2**  
**26.293 ACRES**

Situated in the State of Ohio, County of Athens, Township of Canaan and being a part of a parcel of land conveyed to Benjamin B. Slay and Susan E. McGrail (hereinafter referred to as "Grantor") in Official Record 328, Page 1815 and located in the West Half of the Northwest Quarter of Section 19, Township 5, Range 13 and being more particularly described as follows:

**Commencing for reference** at an iron pin found, said iron pin being the Northwest Quarter of Section 19, the Grantor's Northwesterly property corner, the Southwesterly property corner of a parcel of land conveyed to W. Daniel and Jane M. Alder in Official Record 125, Page 278 and the Northeasterly property corner of a parcel of land conveyed to Joline J. Nichols and Tammy K. Toops in Deed Volume 358, Page 923;

Thence S 84° 12' 47" E along the North line of Section 19, the Grantor's Northerly property line and the Southerly property line of the aforementioned Alder parcel a distance of 465.96 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein conveyed;

Thence continuing S 84° 12' 47" E along the North line of Section 19, the Grantor's Northerly property line and the Southerly property line of the aforementioned Alder parcel a distance of 465.96 feet to an iron pin set, said iron pin being the Grantor's Northeasterly property corner and the Northwesterly property corner of a parcel of land conveyed to Harriett Martha Welch in Official Record 322, Page 1124;

Thence along the Grantor's Easterly property line and the Westerly property line of the aforementioned Welch parcel the following three (3) courses:

- 1) S 07° 30' 00" W a distance of 1325.71 feet to an iron pin set;
- 2) S 83° 37' 25" E a distance of 461.79 feet to an iron pin set;

3) S 07° 30' 00" W a distance of 621.03 feet to a point (passing an iron pin set at 596.37 feet), said point being the Grantor's Southeasterly property corner, on the Westerly property line of the aforementioned Welch parcel, a property corner of a parcel of land conveyed to Companion Plants, Inc. in Official record 297, Page 1155 and Official Record 293, Page 490 and in the center of Rocky Point Road (Township Road 94);

Thence Along the Grantor's Southerly property line, the Northerly property line of the aforementioned Companion Plants parcel and the center of Rocky Point Road the following four (4) courses:

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER  
BY: *[Signature]*  
DATE: *5-10-03*

- 1) With a curve to the right having a delta angle of  $30^{\circ} 16' 03''$ , a radius of 280.00 feet and a length of curve of 147.91 feet a chord bearing  $S 89^{\circ} 17' 52'' W$  a chord distance of 146.20 feet to a point;
- 2)  $N 75^{\circ} 34' 07'' W$  a distance of 132.44 feet to a point;
- 3) 3) With a curve to the left having a delta angle of  $24^{\circ} 15' 36''$ , a radius of 779.00 feet and a length of curve of 329.84 feet a chord bearing  $N 87^{\circ} 41' 55'' W$  a chord distance of 327.38 feet to a point;
- 4)  $S 80^{\circ} 10' 17'' W$  a distance of 133.49 feet to a point;

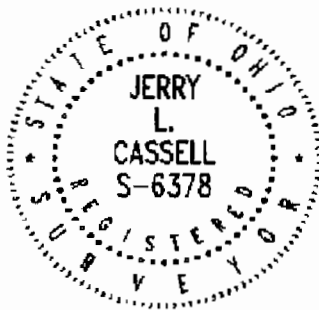
Thence  $N 08^{\circ} 47' 05'' W$  through the Grantor's lands a distance of 705.44 feet (passing an iron pin set at 25.03 feet) to an iron pin set;

Thence  $N 07^{\circ} 30' 00'' E$  continuing through the Grantor's lands a distance of 1320.91 feet to the point of beginning, containing 26.293 Acres, more or less, and subject to all legal easements and rights of way of record.

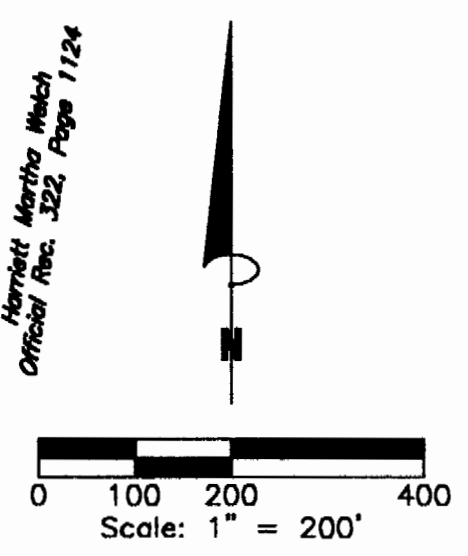
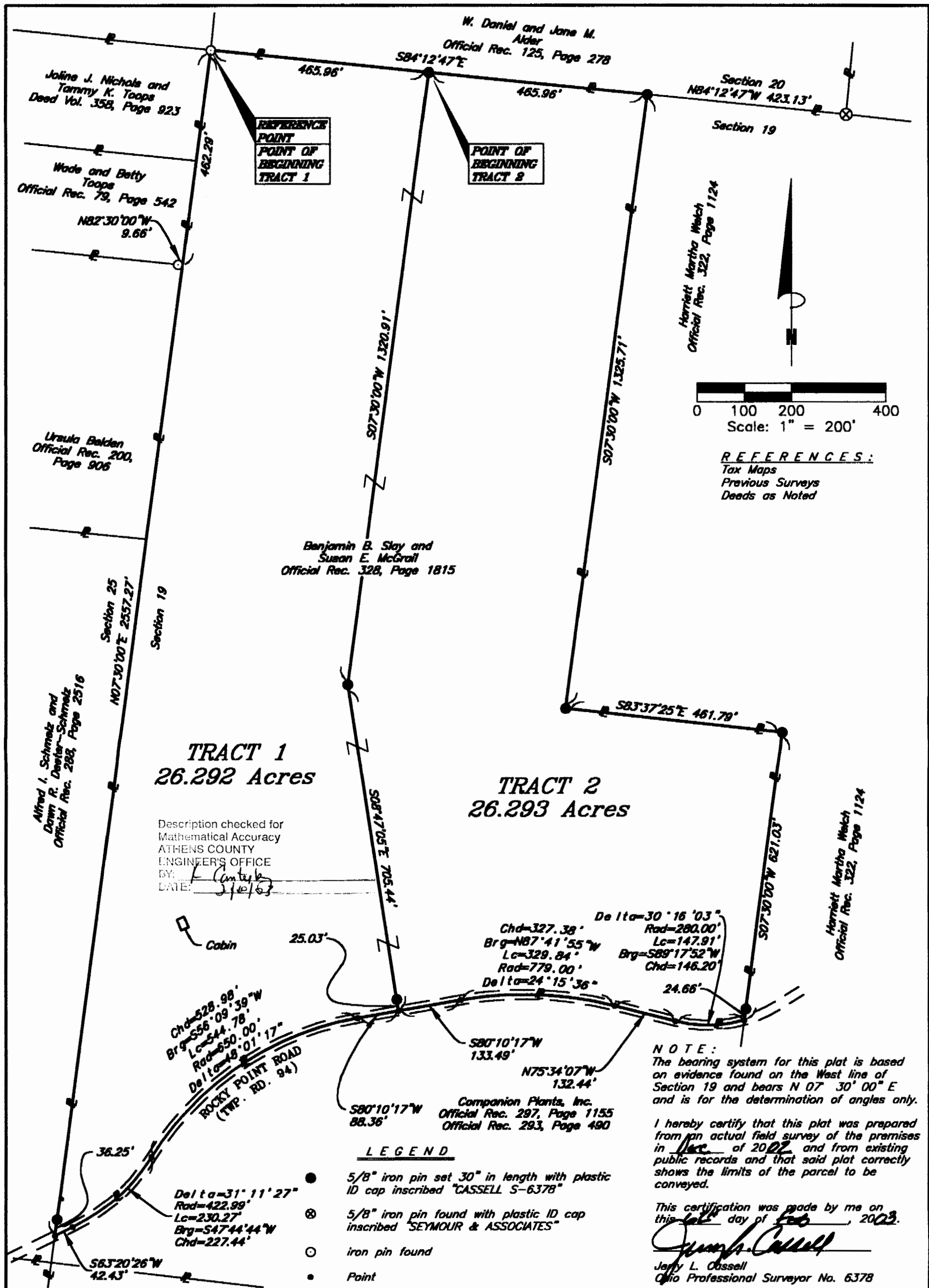
All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the West line of Section 19, Township 5, Range 13 and bears  $N 07^{\circ} 30' 00'' E$  and is for the determination of angles only.

This description was prepared on February 6, 2003 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2002 and existing public records.



  
Jerry L. Cassell, P.S.

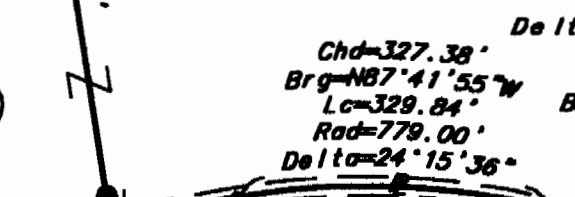
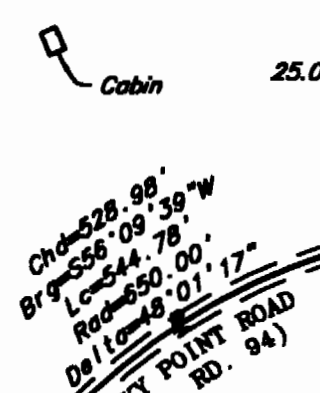


**REFERENCES:**  
 Tax Maps  
 Previous Surveys  
 Deeds as Noted

**TRACT 1**  
 26.292 Acres

**TRACT 2**  
 26.293 Acres

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *J. Cassell*  
 DATE: *2/10/03*



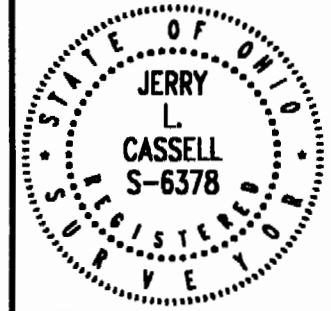
**NOTE:**  
 The bearing system for this plat is based on evidence found on the West line of Section 19 and bears N 07° 30' 00\"/>

I hereby certify that this plat was prepared from an actual field survey of the premises in Dec of 2002 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 10th day of Feb, 2003.  
*Jerry L. Cassell*  
 Jerry L. Cassell  
 Ohio Professional Surveyor No. 6378

**LEGEND**

- 5/8" iron pin set 30" in length with plastic ID cap inscribed "CASSELL S-6378"
- ⊗ 5/8" iron pin found with plastic ID cap inscribed "SEYMOUR & ASSOCIATES"
- iron pin found
- Point



**PLAT OF SURVEY**

Situated in the State of Ohio, County of Athens, Township of Canaan and being all of a parcel of land conveyed to Benjamin B. Slay and Susan E. McGrail in Official Record 328, Page 1815 and being located in the West half of the Northwest Quarter of Section 19, Township 5, Range 13.

FOR: *Benjamin Slay & Susan McGrail*  
 BY: *JLC*  
 DATE: *Feb. 6, 2003*  
 PROJ. NO.: *AT112702*

**JERRY L. CASSELL**  
  
**AND ASSOCIATES**  
 20525 Buena Vista Road Rockbridge, Ohio 43149  
 (740) 969-0024