

# Know all Men by these Presents,

That KING'S ROW, INC.

a corporation organized under the laws of Ohio  
and having its usual place of business at 21 Elmwood Place, Athens, Ohio 45701

of Athens County, State of Ohio, for valuable consideration paid, grants with  
general warranty covenants, to C. MICHAEL SCOTT, his heirs and assigns

whose tax mailing address is Route 3, Box 369A  
Athens, Ohio 45701

the following real property:

Situate in the Township of Canaan, County of Athens and State of Ohio, to-wit:

Situate in the Southeast quarter of Section 24 and the Northeast quarter of Section 23, Town 5, Range 13 and being more particularly described as follows: Commencing at the Southeast corner of Section 24; thence along the section line North 84 degrees 15 minutes 52 seconds West, 112.20 feet to a point; South 55 degrees 09 minutes 14 seconds West, 459.11 feet to an iron pin; North 34 degrees 31 minutes 19 seconds West, 119.14 feet to a point; thence on a curve to the left 293.80 feet, the radius of which is 590.92 feet, the long chord of which bears North 48 degrees 45 minutes 54 seconds West, 290.78 feet to a point; North 63 degrees 00 minutes 30 seconds West 104.42 feet to a point; thence on a curve to the right 237.79 feet, the radius of which is 716.34 feet, the long chord of which bears North 53 degrees 29 minutes 55 seconds West, 236.70 feet to a point; North 43 degrees 59 minutes 20 seconds West, 274.94 feet to a point; thence on a curve to the right 132.16 feet, the radius of which is 521.87 feet, the long chord of which bears North 36 degrees 44 minutes 02 seconds West, 131.81 feet to a point; thence on a curve to the left 98.22 feet, the radius of which is 212.72 feet, the long chord of which bears North 42 degrees 42 minutes 24 seconds West, 97.35 feet to a point; North 55 degrees 56 minutes 01 seconds West, 30.00 feet to the point of beginning; thence continuing North 55 degrees 56 minutes 01 seconds West, 175.21 feet to a point; thence on a curve to the right 195.36 feet, the radius of which is 371.19 feet, the long chord of which bears North 40 degrees 51 minutes 21 seconds West, 193.12 feet to a point; North 25 degrees 46 minutes 41 seconds West, 379.20 feet to a point; thence on a curve to the right 119.53 feet, the radius of which is 553.15 feet, the long chord of which bears North 19 degrees 35 minutes 14 seconds West, 119.30 feet to a point; North 13 degrees 23 minutes 48 second West, 47.20 feet to a point; thence on a curve to the left 220.69 feet the radius of which is 271.98 feet, the long chord of which bears North 36 degrees 38 minutes 29 seconds West, 214.68 feet to a point; South 84 degrees 48 minutes 15 seconds East, 1526.81 feet to a point; thence South 49 degrees 19 minutes 11 seconds West, 1193.51 feet to the point of beginning and containing 16.015 acres.

Description prepared by Gerald E. Hann S-5062, from a survey by Charles Harris S-5035.

This conveyance completes a Land Contract dated August 3 and September 19, 1973 between the grantors herein and Ivan Faske and recorded in Volume 196, Page 657 Mortgage Records of Athens County, Ohio, which Land Contract after original execution, was assigned by Ivan Faske and Elizabeth Faske to Michael Scott.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Charles McKinney*  
DATE: 3-21-84

17  
CAN# 23, #24

PARCEL LINE 7

58°48'15"E 2766.30' (2690' W)

1526.81'

58°48'15"E  
2171.81'

Curve Data  
A: 46°29'22"  
R: 271.95'  
L: 280.69'  
Ch: 214.68'  
B: N 36°42'29"W

Curve Data  
A: N 19°35'14"W  
B: 12°22'53"  
R: 553.15'  
L: 62.00'  
T: 119.53'  
Ch: 119.50'

Curve Data  
A: 30°09'20"  
R: 371.19'  
L: 100.00'  
T: 195.36'  
Ch: 193.12'  
B: N 40°51'21"W

Curve Data  
A: 26°27'17"  
R: 212.72'  
L: 50.00'  
T: 98.22'  
Ch: 97.35'  
B: N 42°25'00"W

Curve Data  
A: 44°30'35"  
R: 521.81'  
L: 46.84'  
T: 132.74'  
Ch: 131.81'  
B: N 36°44'03"W

TRACT - 3  
16.015 A<sup>c</sup>

N 38°39'05"W  
594.00' D.L.

594.00' D.L.

833.58' D.L.

312' E

N 25°46'41"W

3529.20'

N 55°36'10"W

179.21'  
203.21'

3000'

N 49°19'11"E

1193.51'

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RAVINE LINE  
1526.81'

584°48'52"  
2171.81'

TRACT - 3  
16.015 AC

TRACT - 2  
16.064 AC (TOT)  
0.198 AC NE 1/4 23  
15.866 AC S.E. 1/4 24

TRUE DATA  
26°14'N

329.20'

Curve Data  
A: 30°09'20"  
E: 571.19'  
T: 100.00'  
L: 195.36'  
CA: 193.12'  
B: N40°51'21"W

155°36'07"W  
175.21'  
205.21'

N 49° 19' 11" E  
1193.51'

1193.51'

1436.83'

N 11°39'49" E

Curve Data  
A: 26°21'00"  
E: 272.72'  
T: 50.00'  
L: 30.25'  
CA: 27.55'  
B: N 47° 00'

Curve Data  
A: 148°03'55"  
E: 521.82'  
T: 60.00'  
L: 138.16'  
CA: 131.81'  
B: N 36° 44' 05" W

(2) Δ = 10° 57' 01"  
T = 590.92'  
L = 56.64'  
C = 112.94'  
C = 112.76'

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