

GENERAL WARRANTY DEED

Community Improvement Corporation of Athens, Ohio, for valuable consideration paid, grants with general warranty covenants to Emanuel Gevas and Irene K. Gevas, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 37 Graham Drive, Athens OH 45701, the following REAL PROPERTY: Situate in the Township of Canaan, County of Athens and State of Ohio, to-wit:

Situated in the City of Athens, Fraction 34, T.5, R. 13, Canaan Township, Athens County, Ohio, and being that portion of land as described in Volume 270, Page 323, that is situated North of the center of the Hocking River and South of the South L.A. line of Limited Access U.S. 50 & 33 and being more particularly described as follows:

Beginning at a point where the West-line of aforementioned tract intersects with the South L.A. line of Limited Access U.S. 50 & 33, said point being 125.62 feet right and radially from Station 863+49.56 of the center-line of the 1969 Ohio Department of Transportation Survey of Limited Access Highway 50 & 33, Section 14.57 in the City of Athens, thence, along Limited Access lines, North 81 Degrees 56 Minutes 39 Seconds East, 52.28 feet to a point; thence, North 73 Degrees 50 Minutes 04 Seconds East, 413.13 feet to a point; thence, North 70 Degrees 43 Minutes 43 Seconds East, 414.64 feet to a point; thence, North 63 Degrees 40 Minutes 02 Seconds East, 300.85 feet to a point in the East-line of aforementioned tract; thence, along said line, South 02 Degrees 21 Minutes 46 Seconds West, 488 feet to the center of the Hocking River; thence, with the meanderings of said river, North 89 Degrees 42 Minutes 12 Seconds West, 463.32 feet to a point; thence, South 63 Degrees 45 Minutes 54 Seconds West, 430.55 feet to a point; thence, South 78 Degrees 08 Minutes 30 Seconds West, 258.74 feet to a point in the West-line of aforementioned tract; thence, along said line, North 02 Degrees 15 Minutes 27 Seconds East, 336.3 feet to the point of beginning and containing 8.66 acres.

Subject to all easements and rights of way of record.

This description is based on existing documents and not on a field survey. Prepared by John M. Branner, Registered Land Surveyor 6805.

Last Deed Reference: Volume 270, Page 323, Athens County Deed Records.

IN WITNESS WHEREOF, The said Grantor has executed this instrument this 24th day of April 1995. Signed and acknowledged in the presence of:

[Signature]  
Witness  
Sandra Jollick  
Witness SANDRA JOLICK

[Signature]  
Community Improvement Corporation  
of Athens, Ohio  
By: ROGER PATON  
Its: President

Canaan Twp # 34

STATE OF OHIO  
COUNTY OF ATHENS ss:

The foregoing instrument was acknowledged before me this 24th day of April 1995, by ROGER PATON, President of Community Improvement Corporation of Athens, Ohio, an Ohio corporation on behalf of the corporation.

[Signature]  
CHARLES DAVID FREY  
Notary Public  
Lifetime Commission

This instrument prepared by David Frey, Attorney at Law, Athens OH 45701.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Brenda King  
DATE: 9-11-95

95

95A

HOCKING CONSERVANCY DISTRICT  
299-384 17.29 AC.

N 02° 15' 27" E  
336.30'

CANAAN TWP  
ATHENS CITY

LINE	BEARING	DISTANCE
L 1	N 81° 56' 39" E	52.28'

SCALE 1 INCH = 100 FEET



P. O. B. BEARS  
N 52° 0' FROM S.W. AND COR. OF FR. 34  
125 FEET W. AND  
863.49.56 FROM STA.  
LIMITED ACCESS 50

S 78° 08' 30" W  
258.74'

S 63° 45' 54" W  
430.55'

N 89° 42' 12" W  
463.32'

HOCKING RIVER

LIMITED ACCESS 50  
N 70° 43' 43" E  
414.64'

N 73° 50' 04" E  
413.13'

8.66 ACRES

CONVEYED FROM C.I.C. TO GEVAS

N 63° 40' 02" E  
300.85'

ATHENS CITY  
CANAAN TWP  
488.00'

EMMANUEL GEVAS ET AL.  
289-558

PLAT OF DESCRIPTION OF A 8.66 ACRE TRACT  
IN FRACTION 34, CITY OF ATHENS, CANAAN TWP,  
ATHENS COUNTY, OHIO

THIS PLAT IS BASED ON EXISTING  
DOCUMENTS AND NOT ON A FIELD SURVEY

PREPARED BY:  
JOHN M. BRANNER P.S. 6805