

## DESCRIPTION OF A 107.219 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Carthage and being all of a parcel of land conveyed to C. Matthew Jones (hereinafter referred to as "Grantor") In Official Record 487, Page 866 and located in the Southeast Quarter of Section 3, Township 5, Range 12 and being more particularly described as follows:

**Commencing for reference** at the Southeast corner of Section 3 (as calculated by the Ohio Department of Transportation for ATH-50-31.66);

Thence N 02° 30' 44" E along the east line of Section 3 a distance of 183.85 feet to an iron pin set (passing the Limited Access line at 128.62 feet), said iron pin being the Grantor's Southeasterly property corner, the Southwesterly property corner of a parcel of land conveyed to John and Sheila J. Factor and John and Ruth C. Oliver in Official Record 332, Page 2032 (Parcel No. L010010096800) and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's Southerly property line and the Northerly right of way line of U.S. Route 50 the following ten (10) courses:

- 1) N 68° 06' 33" W a distance of 112.33 feet to an iron pin set;
- 2) N 85° 59' 45" W a distance of 373.27 feet to an iron pin set;
- 3) N 50° 26' 41" W a distance of 314.01 feet to an iron pin set;
- 4) S 47° 19' 14" W a distance of 212.13 feet to an iron pin set;
- 5) N 73° 38' 36" W a distance of 206.16 feet to an iron pin set;
- 6) S 55° 27' 02" W a distance of 250.00 feet to an iron pin set;
- 7) N 87° 40' 46" W a distance of 125.00 feet to an iron pin set;
- 8) N 41° 33' 22" W a distance of 180.35 feet to an iron pin set;
- 9) N 78° 59' 54" W a distance of 683.53 feet to an iron pin set;
- 10) N 89° 01' 45" W a distance of 131.29 feet to an iron pin set, said iron pin being the Grantor's Southwesterly property corner and the Southeasterly property corner of a parcel of land conveyed to the State of Ohio (known as parcel 417-E) in Official Record 187, Page 613;

Thence leaving the right of way line of U.S. Route 50 N 02° 44' 06" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned State of Ohio parcel a distance of 2319.09 feet to an iron pin set, said iron pin being the Grantor's Northwesterly property corner, the Northeasterly property corner of the aforementioned State of Ohio parcel and on the Southerly property line of a two parcels of land conveyed to

Bradley J. and Bonnie C. Bishop in Official Record 485, Page 224 and Official Record 467, Page 1628;

Thence S 87° 10' 55" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Bishop parcels a distance of 1124.87 feet to an iron pin found (passing a 3/4 inch iron pipe found at 795.98 feet), said iron pin being the Grantor's Northeasterly property corner and the Northwesterly property corner of a parcel of land conveyed to John and Sheila J. Factor and John and Ruth C. Oliver in Official Record 332, Page 2032 (Parcel No. F010010009500);

Thence along the Grantor's property lines and the property lines of the aforementioned Factor and Oliver parcel the following two (2) courses:

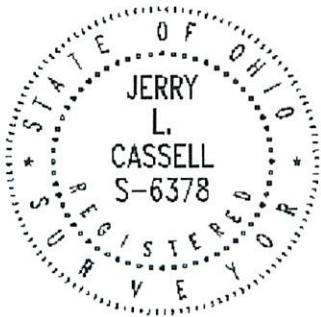
- 1) S 29° 00' 11" E a distance of 1321.51 feet to an iron pin set;
- 2) S 87° 29' 16" E a distance of 511.97 feet to an iron pin set, said iron pin being a property corner of the Grantor, the Southeasterly property corner of the aforementioned Factor and Oliver parcel and on the Westerly property line of the aforementioned Factor and Oliver parcel (L010010096800);

Thence S 02° 30' 44" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Factor and Oliver parcel (L010010096800) a distance of 1397.34 feet to the point of beginning, containing 107.219 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 1 5/16 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on the centerline of U.S. Route 50 (ATH-50-31.66) and is for the determination of angles only.

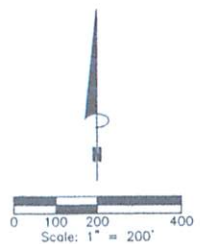
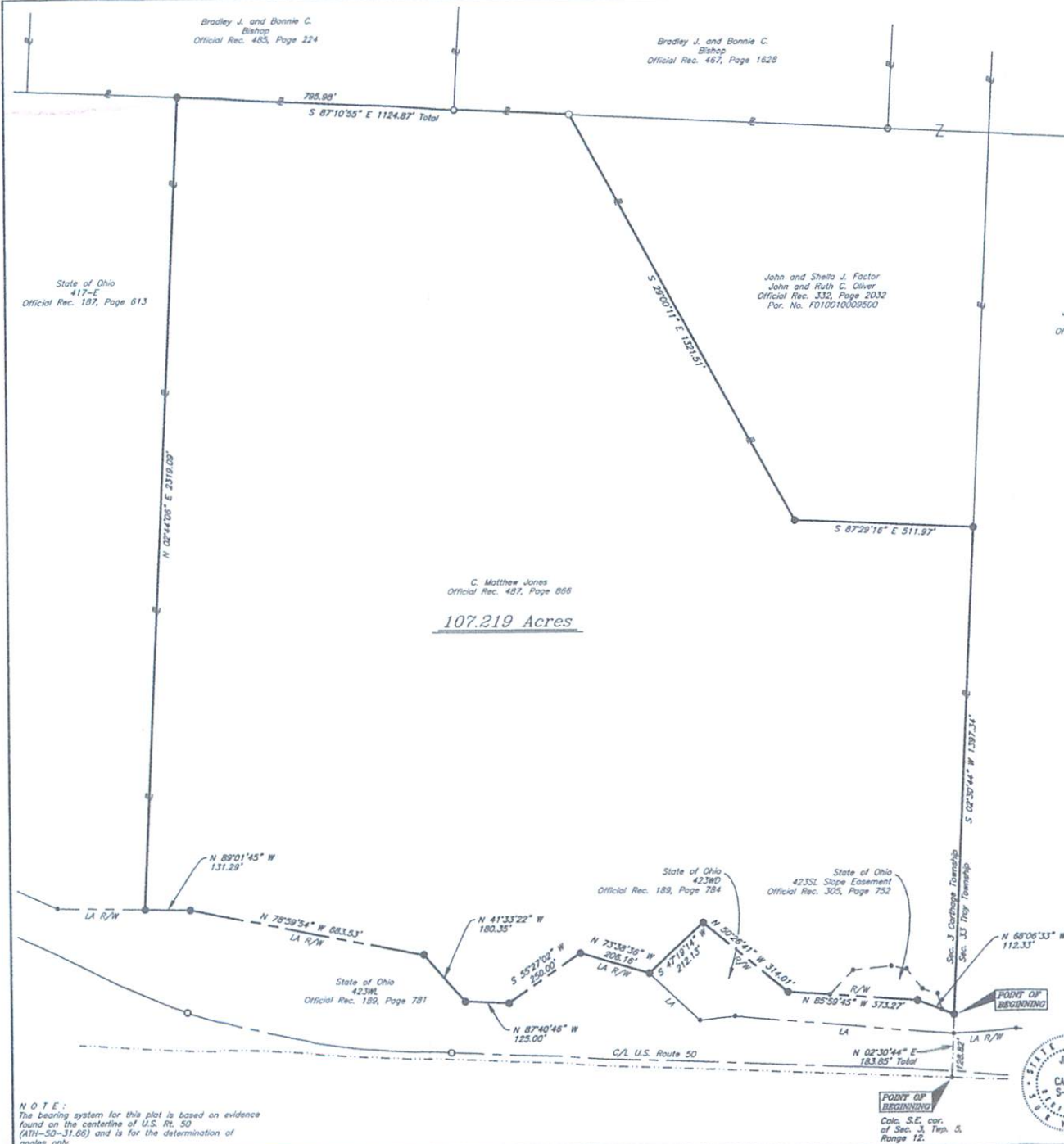
This description was prepared on July 26, 2013 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in July of 2013 and existing public records.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Brenda Wetherly  
DATE: 7/29/13

Jerry L. Cassell, P.S.



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

John and Shella J. Factor  
 John and Ruth C. Oliver  
 Official Rec. 332, Page 2032  
 Par. No. L01001009800

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Jason Jensen*  
 DATE: *7/26/13*

C. Matthew Jones  
 Official Rec. 487, Page 866  
107.219 Acres

- LEGEND**
- 5/8" iron pin set 30" in length with a 1/5/16" plastic ID cap inscribed "CASSELL S-6378"
  - Monument found
  - 3/4" iron pipe found
  - 5/8" iron pin found
  - Point

I hereby certify that this plat was prepared from an actual field survey of the premises in July of 2013 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 26th day of July, 2013.

*Jerry L. Cassell*

Jerry L. Cassell  
 Ohio Professional Surveyor No. 6378

**PLAT OF SURVEY**

Situated in the State of Ohio, County of Athens, Township of Carthage and being all of a parcel of land conveyed to C. Matthew Jones in Official Rec. 487, Page 866 and located in the Southeast Quarter of Section 3, Township 5, Range 12.

FOR: Matthew Jones	BY: Jerry L. Cassell, P.S.
DATE: July 26, 2013	PROJ. NO.: A1062413
REV:	
REV:	



**CASSELL & ASSOCIATES, LLC**  
 PROFESSIONAL  
 LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
 (740) 969-0024

**NOTE:**  
 The bearing system for this plat is based on evidence found on the centerline of U.S. Rt. 50 (ATH-50-31.66) and is for the determination of angles only.

POINT OF BEGINNING  
 Calc. S.E. cor. of Sec. 3, Twp. 5, Range 12.