

PARCEL I

*checked & approved
6-7-74
[Signature]*

FOR : Mr. Walter Brown

DATE : 6 June 1974

LOCATION: On Athens County Road No. 111, 1/4 mile East of State Route No. 13.

Situate in River Lot No. 337, Section 13, Town 10, Range 14, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northeast corner of Section 13; thence S 04°30' W along the East line of said Section 13, 4,484.0 feet to a point; thence S 73°30' W along a line, 903.5 feet to a nail set in the existing centerline of Athens County Road No. 111 and the Southwesterly corner of a 1.5 acre parcel described in Deed Book 297, Page 123 as recorded in the Athens County Recorder's Office, Athens County, Ohio, said nail being the real point of beginning for the PARCEL I herein described:

Thence S 73°52'25" W along the said existing centerline of Ath. Co. Rd. No. 111, 47.10 feet to a nail set; thence S 75°07'45" W continuing along said existing centerline of Ath. Co. Rd. No. 111, 57.13 feet to a nail set in the Southeasterly corner of a 1.0 acre parcel described in Deed Book 297, Page 278 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence N 04°30' E along a line parallel to the said East line of Section 13 and the East line of the said 1.0 acre parcel, 216.82 feet to an iron pipe set in the Northeasterly corner of the said 1.0 acre parcel; thence N 74°28'30" E along a line, 104.28 feet to an iron pipe set in the Northwesterly corner of a 1.5 acre parcel described in Deed Book 297, Page 123 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence S 04°30'00" W along the West line of the said 1.5 acre parcel and parallel to the East line of said Section 13, 216.98 feet to the real point of beginning and containing 0.4885 acres.

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Dover #13

Subject to all legal highways and easements of record.

Grantor claims title for this PARCEL I by Deed Book 308, Page 781 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described PARCEL I is based on a survey completed by Gerald E. Hann, S-5062, on 6 June 1974.

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PARCEL II

Situate in River Lot No. 337, Section 13, Town 10, Range 14, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northeast corner of Section 13; thence S 04°30' W along the East line of said Section 13, 4,484.0 feet to a point; thence S 73°30' W along a line, 903.5 feet to a nail set in the existing centerline of Athens County Road No. 111 and the Southwesterly corner of a 1.5 acre parcel described in Deed Book 297, Page 123 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence the following courses along the said existing centerline of Athens County Road No. 111:

- S 73°52'25" W, 47.10 feet to a nail set;
- S 75°07'45" W, 57.13 feet to a nail set;
- S 75°07'45" W, 66.42 feet to a nail set;
- S 79°00'05" W, 101.14 feet to a nail set;
- S 78°07'05" W, 37.34 feet to a nail set in the

Southwesterly corner of a 1.0 acre parcel described in Deed Book 297, Page 278 as recorded in the Athens County Recorder's Office, Athens County, Ohio, said nail also being the real point of beginning of the PARCEL II herein described:

Thence continuing S 78°07'05" W along said existing centerline, 80.91 feet to a nail set; thence S 75°02'45" W along said existing centerline, 44.09 feet to a point in the Southeasterly corner of a 1.0 acre parcel described in Deed Book 295, Page 559 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence N 12°03'29" W along the Easterly line of the said 1.0 acre parcel (Deed Book 295, Page 559), 57.47 feet to a point in the Northeasterly corner of the said 1.0 acre parcel (Deed Book 295, Page 559); thence N 82°18'29" W along the Northerly line of the said 1.0 acre parcel (Deed Book 295, Page 559), 112.33 feet to an iron pipe set; thence N 58°19'30" E, departing from said 1.0 acre parcel (Deed Book 295, Page 559), along a line, 306.90 feet to an iron stake found in the Northwesterly corner of a 1.0 acre parcel described in Deed Book 297, Page

278 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence S 04°30'00" W along the Westerly line of the said 1.0 acre parcel (Deed Book 297, Page 278) and parallel to the East line of Section 13, 204.99 feet to the point of beginning and containing 0.6502 acres.

Subject to all legal highways and easements of record.

Grantor claims title for this PARCEL II by Deed Book 308, Page 781 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described PARCEL II is based on a survey completed by Gerald E. Hann, S-5062, on 6 June 1974.

PARCEL III

Situate in River Lot No. 337, Section 13, Town 10, Range 14, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northeast corner of Section 13; thence S 04°30' W along the East line of said Section 13, 4,484.0 feet to a point; thence S 73°30' W along a line, 903.5 feet to a nail set in the existing centerline of Athens County Road No. 111 and the Southwesterly corner of a 1.5 acre parcel described in Deed Book 297, Page 123 as recorded in the Athens County Recorder's Office, Athens County, Ohio; thence the following courses along the said existing centerline of Ath. Co. Rd. No. 111:

S 73°52'25" W, 47.10 feet to a nail set;

S 75°07'45" W, 57.13 feet to a nail set;

S 75°07'45" W, 66.42 feet to a nail set;

S 79°00'05" W, 101.14 feet to a nail set;

S 78°07'05" W, 37.34 feet to a nail set;

S 78°07'05" W, 80.91 feet to a nail set;

S 75°02'45" W, 44.09 feet to a point in the Southeastly corner of a 1.0 acre parcel described in Deed Book 295, Page 559 as recorded in the Athens County Recorder's Office, Athens County, Ohio, said point also being the real point of beginning of the PARCEL III herein described:

Thence continuing S 75°02'45" W along the said centerline and the Southerly line of the said 1.0 acre parcel (Deed Book 295, Page 559), 30.13 feet to a nail set; thence S 82°28'45" W along said centerline and the said Southerly line of a 1.0 acre parcel (Deed Book 295, Page 559), 83.84 feet to a nail set; thence N 07°01'55" W along a line, 90.67 feet to an iron pipe set in the Northerly line of the said 1.0 acre parcel (Deed Book 295, Page 559); thence S 82°18'29" E along the said Northerly line of the 1.0 acre parcel (Deed Book 295, Page 559), 112.33

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feet to a point in the Northeasterly corner of the said 1.0 acre parcel (Deed Book 295, Page 559); thence S 12°03'29" E along the Easterly line of the said 1.0 acre parcel (Deed Book 295, Page 559); 57.47 feet to the point of beginning and containing 0.1918 acres.

This PARCEL III description is intended to be 0.1918 acres off of the Easterly end of a 1.0 acre parcel described in Deed Book 295, Page 559 as recorded in the Athens County Recorder's Office, Athens County, Ohio and will leave approximately 0.8± acres remaining in said 1.0 acre parcel.

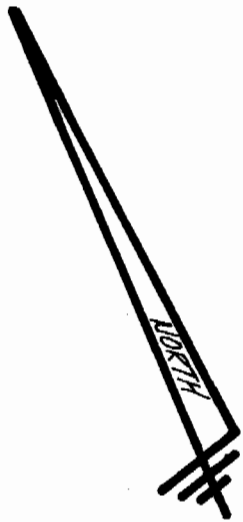
Subject to all legal highways and easements of record.

Grantor claims title for this PARCEL III by Deed Book 295, Page 559 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described PARCEL III is based on a survey completed by Gerald E. Hann, S-5062, on 6 June 1974.

6-7-74

[Handwritten Signature]



THOMAS E. WAGNER
308/181

N. 1/4 OF
SECT. 13

J.W. & U.L. BROWN
207/123

AREA =
0.4885
Ac.
PARCEL I

PAULINE BROWN
205/227 & 207/118
(1.0 AC. DED.)

0.9547 ACRES
(SURVEY)

AREA =
0.8420 AC.

PARCEL II
(0.6502 AC.)
PARCEL III
(0.1918 AC.)

PAULINE BROWN
205/220
(1.0 AC.)

PAUL A. & SUSAN CAVOTE
283/216

ATHENS COUNTY ROAD No. 111
(16'-18" STAR & CHIP)

PAUL A. & SUSAN CAVOTE
307/145

NOTE: @ ~ NAIL SET

DRN. BY: @

SURVEYED FOR: MR. WALTER BROWN

SCALE: 1" = 100'



PLAT OF SURVEY
SITUATE IN RIVER LOT No. 337,
SECTION 13, TOWN 10, RANGE 14, DOVER TWP.,
ATHENS COUNTY, OHIO.

BY: **GERALD E. HANN, P.S.**
21 ELMWOOD PLACE
ATHENS, OHIO ~ 45701
REG. SURVEYOR No. S-5062

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DATE: 6 JUNE 1974

Job No. 474-11

Sec 13 Box