

**DESCRIPTION OF A 2.021 ACRE TRACT**

Situated in Fraction#1, Section 14, T.10, R.14, Dover Twp., Athens County, Ohio and being a part of a 6.00 acre tract as described in Volume 290, Page 584 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found at the North-west corner of a 6.11 acre tract 90-819 O.R., said stone bears West 2822.64 feet (deed) from the North-east corner of Fraction #1; Thence, South 85 degrees 29 minutes 10 seconds East, 100.50 feet to the north-east of said 6.11 acre tract and being the point of beginning for the tract of land herein described:

Thence, along the North-line of the 6.00 acre tract (290-584) and the south-line of the Sheehan 25.59 acre tract ( 380-323)

S 85°29'10" E, 374.05 feet to a point at the North-east corner of the 6.00 acre tract (290-584) ;

Thence, along the east-line of said 6.00 acre tract and the west-line of Sheehan 9.50 acre tract ( 380-323)

S 16°34'28" E, 234.17 feet to a point;

Thence, along a new line created by this survey

S 86°59'53" W, 341.25 feet to an iron pin set in the west-line of aforesaid 6.00 acre tract ( 290-584);

Thence, along the west-line of the aforementioned 6.00 acre tract and the East-line of the Sharpe 6.11 acre tract(90-819)

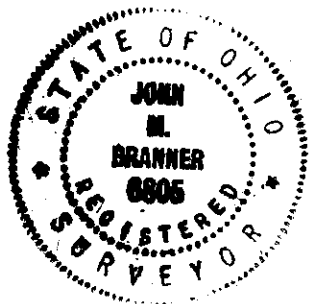
N 20°00'00" W, 289.19 feet to the point of beginning and containing 2.021 acres.

The above described tract is to be continuous and contiguous with the Sheehan Tract to the East;

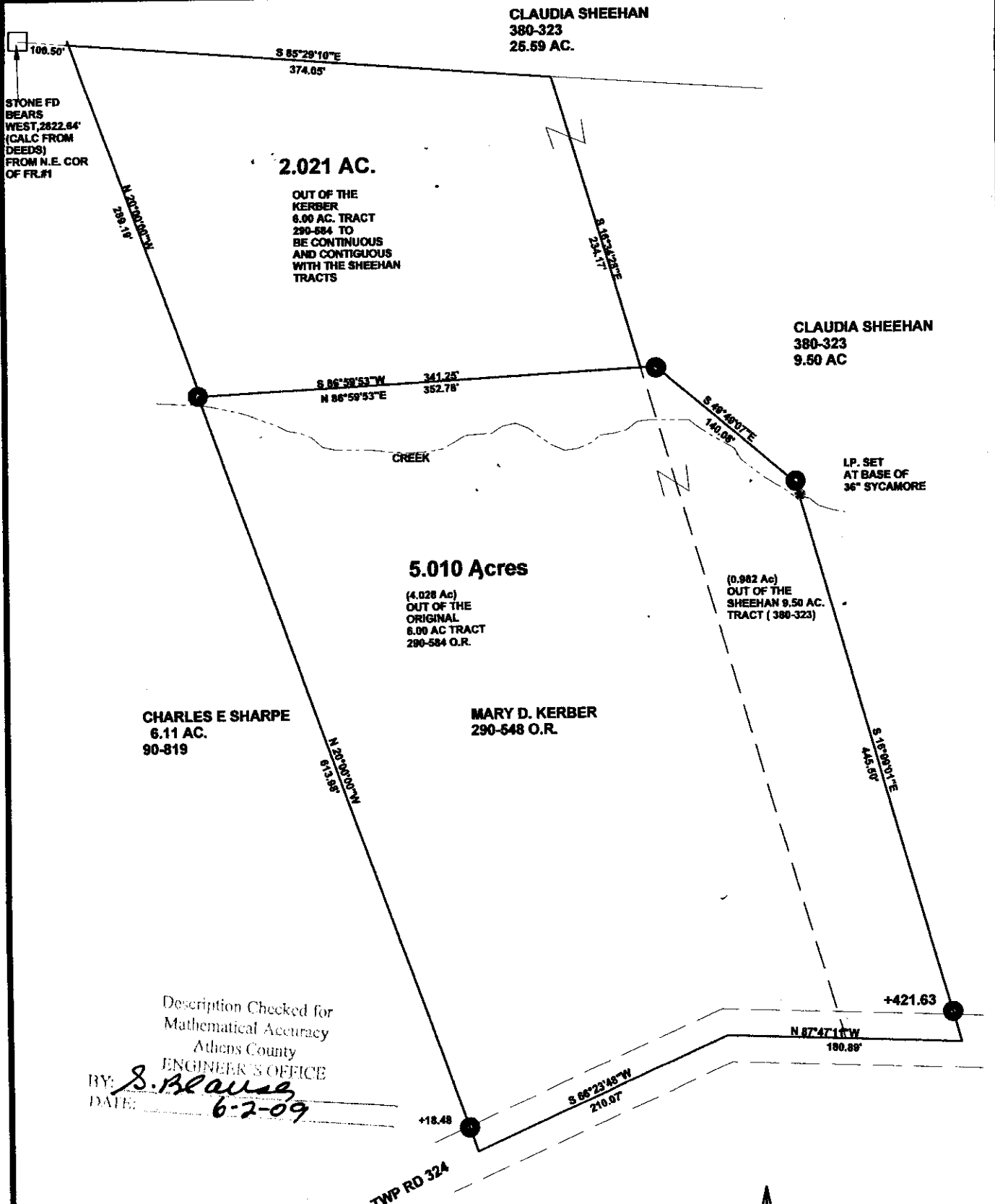
Subject to all easements and rights of way of record

Bearings are assumed and are to be used to denote interior angles only.

The above description based on a field survey completed May 2009 by John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 6-2-09



STONE FD BEARS WEST, 2822.64' (CALC FROM DEEDS) FROM N.E. COR OF FR.#1

CLAUDIA SHEEHAN  
380-323  
25.59 AC.

2.021 AC.

OUT OF THE KERBER 6.00 AC. TRACT 290-584 TO BE CONTIGUOUS AND CONTIGUOUS WITH THE SHEEHAN TRACTS

CLAUDIA SHEEHAN  
380-323  
9.50 AC

5.010 Acres

(4.028 Ac)  
OUT OF THE ORIGINAL 6.00 AC TRACT 290-584 O.R.

(0.982 Ac)  
OUT OF THE SHEEHAN 9.50 AC. TRACT (380-323)

CHARLES E SHARPE  
6.11 AC.  
90-819

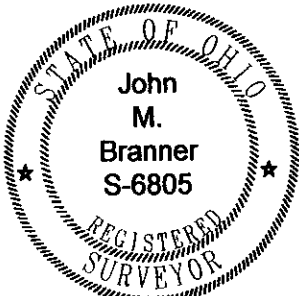
MARY D. KERBER  
290-548 O.R.

LP. SET AT BASE OF 36" SYCAMORE

Description Checked for Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blaus*  
DATE: 6-2-09

**SURVEY OF TWO TRACTS  
IN FRACTION 1, SECTION 14  
T.10, R.14, DOVER TWP.,  
ATHENS COUNTY, OHIO  
SURVEYED MAY 2009**

BY: *John M. Branner*  
**JOHN M. BRANNER P.S. 6805  
12500 N. PEACH RIDGE ROAD,  
ATHENS, OHIO 45701 (740) 592-5778**



○ = IRON PIN FOUND  
● = IRON PIN SET (5/8" X 30" LONG REBAR)  
BEARINGS ASSUMED AND ARE TO BE USED TO DENOTE INTERIOR ANGLES ONLY