

DESCRIPTION OF A 5.010 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 part of a 9.50 acre tract in Volume 380-323 of the Athens County Deed Records 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

Thence, along the East-line of said 6.11 acre tract South 20 degrees 00 minutes East, 289.19 feet to an iron pin set and being the point of beginning for the tract of land herein described:

Thence, along new lines created by the survey, N 86°59'53" E, 352.78 feet to an iron pin set;

Thence, S 49°49'07" E, 140.08' feet to an iron pin set at the base of a 36" sycamore on the north bank of a creek;

Thence, S 16°09'01" E, 445.50 feet to a point in Township Road 324, passing an iron pin set at 421.63'

Thence, along said road,

N 87°47'11" W, 180.89 feet to a point;

S 66°23'48" W, 210.07 feet to a point;

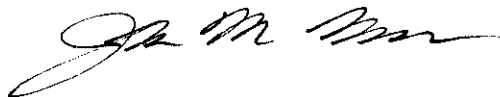
Thence, leaving said road and along the east line of the Sharpe 6.11 acre tract (90-918)

N 20°00'00" W, 613.98 feet (passing an iron pin set at 18.48' feet) to the point of beginning and containing 5.010 acres of which 4.028 acres are out of the 6.00 acre tract(290-584) and 0.982 acres are out of the 9.50 acre tract (380-323).

Subject to all easements and rights of way of record

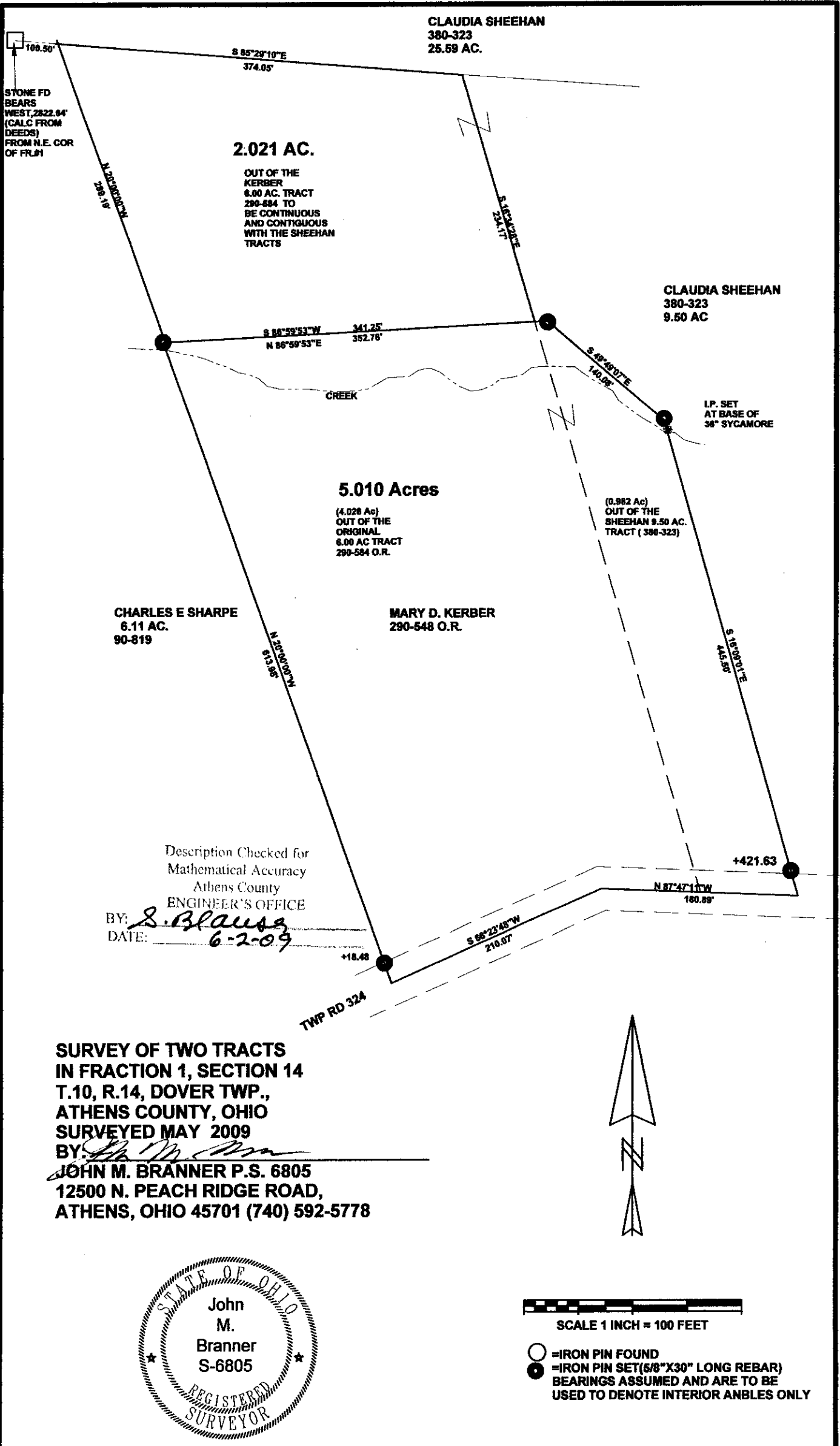
Bearings are assumed and are to be used to denote interior angles only.

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. Blauz
DATE: 6-2-09



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

2.021 AC.

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

5.010 Acres

(4.026 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.

CLAUDIA SHEEHAN
380-323
25.59 AC.

CLAUDIA SHEEHAN
380-323
9.50 AC

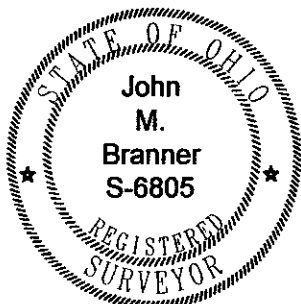
I.P. SET AT BASE OF 36" SYCAMORE

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*
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ATHENS, OHIO 45701 (740) 592-5778**



SCALE 1 INCH = 100 FEET

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