

Subscription checked 22

Mathematical Account

ATHENS COUNTY

DESCRIPTION OF 173.899 ACRE FARM

ENGINEER'S OFFICE

Bob Eukensberg
4-7-89

No. RPC approval required

Situated in Sections Sixteen (16) and Seventeen (17), Township Ten (10), Range Fourteen (14), Township of Dover, County of Athens, State of Ohio and further described as follows:

TRACT I: Beginning at an iron pin at the Northeast Corner of Section Sixteen (16); thence, North eighty-six (86) degrees forty-one (41) minutes, fifty-eight (58) seconds West, along the North line of said Section, a distance of two thousand two hundred seventy-seven and twenty-eight hundredths (2277.28) feet to a point on the West right-of-way of State Route No. 13, said point being the true point of beginning; thence, along said right-of-way the following courses:

North seventeen (17) degrees two (02) minutes forty-five (45) seconds East a distance of four hundred twenty and thirty-four hundredths (420.34) feet; North eleven (11) degrees forty-five (45) minutes twenty-six (26) seconds East a distance of four hundred seventy-seven and fifty-nine hundredths (477.59) feet; North fourteen (14) degrees twenty-two (22) minutes eighteen (18) seconds East a distance of one hundred fifty and thirty-three hundredths (150.33) feet; North four (04) degrees two (02) minutes sixteen (16) seconds East a distance of seven hundred four and fifty-six hundredths (704.56) feet; North twenty-nine (29) degrees twenty (20) minutes twenty-two (22) seconds East a distance of one hundred twenty-nine and sixty-three hundredths (129.63) feet to an iron pin; thence, leaving said right-of-way, North eighty-six (86) degrees thirty-one (31) minutes forty (40) seconds West a distance of one thousand nine hundred five and ninety-three hundredths (1905.93) feet to an iron pin; thence, South three (03) degrees twenty-eight (28) minutes twenty (20) seconds West, passing through an iron pin at three thousand six hundred fourteen and nineteen hundredths (3614.19) feet, a distance of three thousand six hundred forty-four and nineteen hundredths (3644.19) feet to a point in the center of State Route No. 13; thence, along the

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centerline of State Route No. 13, North fifty-one (51) degrees twenty-two (22) minutes twenty-seven (27) seconds East a distance of one thousand six hundred seventy-six and eleven hundredths (1676.11) feet to a point; thence, leaving said centerline, North thirty-eight (38) degrees thirty-seven (37) minutes thirty-three (33) seconds West a distance of thirty (30.00) feet to a point on the West right-of-way of State Route No. 13; thence, along said right-of-way the following courses:

North forty (40) degrees fifty-one (51) minutes four (04) seconds East a distance of four hundred fifty and two tenths (450.20) feet; thence, North thirty-three (33) degrees six (06) minutes fifteen (15) seconds East a distance of two hundred seventy-nine and thirty-nine hundredths (279.39) feet; North seventeen (17) degrees two (02) minutes forty-five (45) seconds East a distance of forty-nine and four hundredths (49.04) feet to the true point of beginning.

Containing one hundred fourteen and six hundred sixty-two thousandths (114.662) acres of which seventy-six and three hundred eighty-seven thousandths (76.387) acres are in Section Seventeen (17) and thirty-eight and two hundred seventy-five thousandths (38.275) acres are in Section Sixteen (16).

TRACT II: Beginning at an iron pin at the Northeast Corner of Section Sixteen (16); thence, North eighty-six (86) degrees forty-one (41) minutes fifty-eight (58) seconds West, along the North line of said Section, a distance of three thousand nine hundred twenty-three and seventy-nine hundredths (3923.79) feet to a point; thence, South three (03) degrees twenty-eight (28) minutes twenty (20) seconds West, passing through an iron pin at one thousand seven hundred fifty-nine and twenty-seven hundredths (1759.27) feet, a distance of one thousand seven hundred eighty-nine and twenty-seven hundredths (1789.27) feet to a point in the center of State Route No. 13, said point being the true point of beginning; thence, along the centerline of said State Route the following courses:

South fifty-one (51) degrees twenty-two (22) minutes twenty-seven (27) seconds West a distance of seven hundred sixty-three and eighty-two hundredths (763.82) feet to the point of curvature

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of a curve curving to the southeast; along said curve, having a radius of seven hundred ninety-one and forty-eight hundredths (791.48) feet, a central angle of eighteen (18) degrees twenty-one (21) minutes forty-two (42) seconds and a chord bearing South forty-two (42) degrees eleven (11) minutes thirty-six (36) seconds West with a length of two hundred fifty-two and fifty-six hundredths (252.56) feet, a distance of two hundred fifty-three and sixty-five hundredths (253.65) feet to the point of tangent of said curve; South thirty-three (33) degrees zero (00) minutes forty-five (45) seconds West a distance of five hundred sixty-nine and seventy-six hundredths (569.76) feet to the point of curvature, of a curve curving to the southeast having a radius of one thousand five hundred forty-five and ninety-two hundredths (1545.92) feet and a central angle of thirty-nine (39) degrees two (02) minutes; along said curve, through a central angle of twenty-two (22) degrees fifteen (15) minutes fifteen (15) seconds, a distance of six hundred and forty-five hundredths (600.45) feet to a point on curve having a chord of five hundred ninety-six and sixty-eight hundredths (596.68) feet bearing South twenty-one (21) degrees fifty-three (53) minutes seven (07) seconds West; thence, leaving said centerline South seventy-eight (78) degrees thirty-six (36) minutes forty-three (43) seconds East, passing through an iron pin at seventeen and thirty-four hundredths (17.34) feet and an iron pin at three hundred fifty-six and twenty-four hundredths (356.24) feet, a distance of three hundred eighty-seven and fifty-four hundredths (387.54) feet to a point in the center of Sunday Creek; thence, along the center of said Creek the following courses:

North forty-one (41) degrees twenty-one (21) minutes forty-one (41) seconds East a distance of four hundred nineteen and seventy-three hundredths (419.73) feet; North twenty-six (26) degrees twenty-four (24) minutes forty-eight (48) seconds East a distance of four hundred forty-seven and ninety-four hundredths (447.94) feet; North twelve (12) degrees forty-seven (47) minutes twenty-three (23) seconds East a distance of three hundred fifty-nine and sixteen hundredths (359.16) feet; North nine (09) degrees fifty-six (56) minutes forty-eight (48) seconds East a distance of

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two hundred ninety-three and fifteen hundredths (293.15) feet;
North fifty-four (54) degrees thirty-one (31) minutes forty-two
(42) seconds East a distance of one hundred ninety-four and forty-
nine hundredths (194.49) feet; South eighty-seven (87) degrees ten
(10) minutes thirty-one (31) seconds East a distance of one
hundred eighty-six and sixty-nine hundredths (186.69) feet; South
forty-seven (47) degrees thirty-three (33) minutes ten (10)
seconds East a distance of sixty-seven and thirteen hundredths
(67.13) feet; South twenty-three (23) degrees forty-two (42)
minutes thirty-two (32) seconds East a distance of four hundred
twenty-seven and twenty-nine hundredths (427.29) feet; South
fourteen (14) degrees twelve (12) minutes nineteen (19) seconds
East a distance of three hundred eighty-six and thirty-eight
hundredths (386.38) feet; South fifty (50) degrees twenty-one (21)
minutes fifty-one (51) seconds East a distance of one hundred
seventeen and fifty-two (117.52) hundredths feet; North eighty-two
(82) degrees forty-two (42) minutes twenty-nine (29) seconds East
a distance of one hundred forty-five and six tenths (145.60) feet;
North thirty-eight (38) degrees twenty-seven (27) minutes forty-
five (45) seconds East a distance of seven hundred sixteen and
twelve hundredths (716.12) feet; North nineteen (19) degrees
thirty (30) minutes two (02) seconds East a distance of one
hundred seventy-three and forty-eight hundredths (173.48) feet;
North eighteen (18) degrees forty-four (44) minutes forty-three
(43) seconds East a distance of two hundred fifty and eighty-eight
hundredths (250.88) feet; North thirty-two (32) degrees twenty-
three (23) minutes twenty (20) seconds East a distance of seventy
and eight tenths (70.80) feet; North forty-six (46) degrees
thirty-nine (39) minutes fifty-six (56) seconds East a distance
of one hundred ninety-seven and ninety-four hundredths (197.94)
feet; North eighteen (18) degrees thirty-five (35) minutes zero
(00) seconds East a distance of two hundred six and twenty-one
hundredths (206.21) feet; North thirty-six (36) degrees fifty-one
(51) minutes thirty-seven (37) seconds East a distance of one
hundred eighty-five and seventy-two hundredths (185.72) feet;
North fifty-nine (59) degrees fifteen (15) minutes thirty-five
(35) seconds East a distance of one hundred forty-eight and ninety-

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one hundredths (148.91) feet; North seventy-eight (78) degrees twenty-three (23) minutes eight (08) seconds East a distance of one hundred eighty-two and eleven hundredths (182.11) feet; thence, leaving the center of said Creek North forty-eight (48) degrees twenty-two (22) minutes thirty-one (31) seconds West, passing through an iron pin at sixty-seven and eight hundredths (67.08) feet and an iron pin at seven hundred eighty-seven and eight hundredths (787.08) feet, a distance of eight hundred seven and eight hundredths (817.08) feet to a point in the center of State Route No. 13; thence, along said centerline South fifty-one (51) degrees twenty-two (22) minutes twenty-seven (27) seconds West a distance of one thousand five hundred sixty-four and nineteen hundredths (1564.19) feet to the true point of beginning. Containing fifty-nine and two hundred thirty-six thousandths (59.236) acres.

The above two tracts contains one hundred seventy-three and eight hundred ninety-eight thousandths (173.898) acres.

This description was prepared from an actual survey of the premises made by me, Joseph C. Roman Registered Surveyor No. 4461, in November 1987.

The Grantor herein expressly reserves as its sole and absolute property any and all oil and natural gas as well as the right to drill for and extract the same from the premises just described herein.

ALSO RESERVING, in Tract I, a fifty (50) foot ingress-egress easement the centerline of which is described as follows:

Beginning at the southeast corner of Tract I, thence, along the centerline of State Route No. 13 South fifty-one (51) degrees twenty-two (22) minutes twenty-seven (27) seconds West a distance of nine and ninety-three hundredths (9.93) feet to the true point of beginning of the centerline of said easement, thence, North forty-seven (47) degrees fifty-seven (57) minutes twenty-two (22) seconds West a distance of three hundred eighty-nine and fifty-six hundredths (389.56) feet to the point of curvature of a curve curving to the west having a central angle of sixty-four (64) degrees thirty-four (34) minutes thirty-one (31) seconds, a radius of seventy-one and twenty-six hundredths (71.26)

feet, and a chord bearing North eighty (80) degrees fourteen (14) minutes thirty-seven (37) seconds West and a distance of seventy-six and fourteen hundredths (76.14) feet; thence, along said curve a distance of eighty and thirty-two (80.32) feet, to the point of curvature of a curve curving to the north having a central angle of nineteen (19) degrees forty-nine (49) minutes twenty-seven (27) seconds, a radius of three hundred forty and fifty-five hundredths (340.55) feet, and a chord bearing South seventy-seven (77) degrees twenty-two (22) minutes fifty two (52) seconds West and a distance of one hundred seventeen and twenty-four hundredths (117.24) feet; thence, along said curve a distance of one hundred seventeen and eighty-three hundredths (117.83) feet to the point of tangency; thence, South eighty-seven (87) degrees seventeen (17) minutes thirty-four (34) seconds West a distance of one hundred ninety-five and forty-eight hundredths (195.48) feet to the point of curvature of a curve curving to the north having a central angle of sixty-seven (67) degrees forty-three (43) minutes zero (00) seconds, a radius of ninety-nine and forty-one hundredths (99.41) feet, and a chord bearing North fifty-eight (58) degrees fifty (50) minutes fifty-six (56) seconds West and a distance of one hundred ten and seventy-six hundredths (110.76) feet; thence, along said curve a distance of one hundred seventeen and forty-nine (117.49) feet to the point of tangency; thence, North twenty-four (24) degrees fifty-nine (59) minutes twenty-seven (27) seconds West a distance of one hundred fourteen and twenty-two hundredths (114.22) feet to the point of curvature of a curve curving to the west having a central angle of sixteen (16) degrees three (03) minutes sixteen (16) seconds, a radius of two hundred forty-two and fifty-four hundredths (242.54) feet, and a chord bearing North thirty-three (33) degrees one (01) minute four (04) seconds West and a distance of one hundred thirty-four and fifteen hundredths (134.15) feet; thence, along said curve a distance of sixty-seven and ninety-six (67.96) feet to the point of tangency; thence, North forty-one (41) degrees two (02) minutes forty-two (42) seconds West a distance of one hundred thirteen and twenty-two hundredths (113.22) feet to the point of curvature of a curve curving to the north having a central angle of twelve (12)

degrees thirty-four (34) minutes twenty-five (25) seconds, a radius of six hundred seventy-seven and sixty-six hundredths (677.66) feet, and a chord bearing North thirty-four (34) degrees forty-five (45) minutes twenty-nine (29) seconds West and a distance of one hundred forty-eight and forty-two hundredths (148.42) feet; thence, along said curve a distance of one hundred forty-eight and seventy-one (148.71) feet to the point of tangency; thence, North twenty-eight (28) degrees twenty-eight (28) minutes seventeen (17) seconds West a distance of one hundred eighteen and thirteen hundredths (118.13) feet to a point on the west line of said Tract I.

ALSO RESERVING in Tract I, a fifty (50) foot ingress-egress easement the centerline of which is described as follows:

Beginning at a point on the west line of the above described Tract I and being one thousand six hundred eighty-five and twenty-eight hundredths (1685.28) feet South three (03) degrees twenty-eight (28) minutes twenty (20) seconds West of the northwest corner of said tract, thence, North fifty-nine (59) degrees thirty-nine (39) minutes twenty-nine (29) seconds East a distance of twenty-two (22.00) feet to a point; thence, North sixty-five (65) degrees fifty-nine (59) minutes fifty-nine (59) seconds East a distance of eighteen and five tenths (18.50) feet to the point of curvature of a curve curving to the north having a central angle of seventy-nine (79) degrees forty-three (43) minutes zero (00) seconds, a radius of forty and ninety-six hundredths (40.96) feet, and a chord bearing North twenty-six (26) degrees eight (08) minutes twenty-nine (29) seconds East and a distance of fifty-two and fifty-one hundredths (52.51) feet; thence, along said curve a distance of fifty-six and ninety-nine (56.99) feet to the point of tangency; thence, North thirteen (13) degrees forty-three (43) minutes one (01) second West a distance of one hundred eighty-five and eighty-six hundredths (185.86) feet to a point on the west line of the said Tract I.

SUBJECT to certain gas and oil lease to the Preston Oil Company dated October 10, 1927 and recorded in Lease Record 20, pages 337-364, Recorder's Office, Athens County, Ohio.

SUBJECT, to a certain lease of the No. Seven (7) coal seam to

(38.275 Ac.)

N 40° 51' 45"
N 38° 37' 33" W
30.05

WILLIAM K. & DONNA M. BOB

N 28° 22' 21" W
617.05

SUNDAY CREEK

TRACT II
59.236 Ac.

S 2° 27' W
3.82

N 51° 22' 27" E
STATE ROUTE # 13
1476.11
1564.17

N 57° 15' 33" E
148.91
N 78° 23' 08" E
182.11

N 32° 23' 20" E
70.80

ROLAND J. McQUATE

S 54° 21' 42" E
174.47
S 87° 10' 31" E
186.69
S 47° 33' 10" E
1713

S 23° 42' 32" E
421.51

S 14° 12' 13" E
385.38

N 38° 27' 45" E
716.12

N 11° 30' 02" E
173.49
N 81° 48' 43" E
230.88

GAR CREEK COAL & MINING CO.
94-227

S 50° 21' 51" E
1175.2

N 82° 42' 29" E
195.60

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE BY ME IN NOVEMBER 1987.

Joseph P. Roman
REGISTERED SURVEYOR NO. S-6

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CHARLES W. SANDERS ET AL
304-39.3 & 396

N 86° 31' 40" W
1905.23

N 29° 20'
128.63

N 4° 02' 16" E
704.56

N 4° 22' 18" E
150.33

N 1° 45' 26" E
472.59

N 17° 02' 45" E
420.34

49.04
N 17° 02' 45" E

N 86° 41' 58" W
2272.28

N 33° 06' 15" E
279.39

N 40° 51' 04" E
450.20

N 38° 37' 33" W
30.00

TRACT I 114.662
(76.387 Ac.)

S 3° 28' 20" W
3644.19

E 50' INGRESS-EGRESS
EASEMENT

17
16

(38.275 Ac.)

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