

EXCEPTION #1

Situated in the Twp. of Dover, County of Athens, State of Ohio, and in Section 17, Town 10, Range 14, and bounded and described as follows:

Parcel No. 2WL-R. Athens 13,3.60. R/W

Commencing at the Southwest corner of Section 17; thence South 86 degrees 24'41" East a distance along the South line of section 17 a distance of 3110.31 ft. to a point on centerline of Athens 13-3.87 at station 199+68.58; thence with a curve to the left having a radius of 1145.92 ft., an arc length of 103.94 ft. and a cord bearing North 20 degrees 58'18.5" East a distance of 103.90 ft. to a point on centerline at C.S. Station 200+72.52; thence North 18 degrees 22'24" East a distance of 100.16 ft. along the short tangent to the spiral P.I.; thence North 10 degrees 52'24" East along the long tangent a distance of 200.18 ft. to a point on centerline at the S.T. Station 203+72.52; thence continuing North 10 degrees 52'24" East a distance of 1436.38 ft. to a point on centerline at Station 218+08.91; thence at right angles to centerline North 79 degrees 07'36" West a distance of 137.96 ft. to a point 137.96 ft. left of Station 218+08.90, said point being the TRUE place of beginning;

Thence North 29 degrees 39'19" East a distance of 148.56 ft. to a point of 90.00 ft left of Station 219+50; thence North 5 degrees 30'36" East a distance of 528.26 ft. to a point 85.00 ft. left of Station 225+00; thence North 11 degrees 35'35" West a distance of 8.93 ft. to a point 86.34 ft. left of station 225+09.24, said point being on the Northerly property line; thence South 86 degrees 01'36" East along the said property line a distance 186.01 ft. to a point 98.39 ft right of Station 224+87.48; thence South 4 degrees 21'15" West a distance of 508.10 ft. to a point 100.00 ft. right of Station 220+00; thence South 21 degrees 52'50" West a distance of 154.12 ft. to a point 70.00 ft. right of Station 218.50; thence South 6 degrees 28'29" West a distance of 15.83 ft. to a point 71.21 ft. right of Station 218+34.22, said point being on the Grantor's Southerly property line; thence North 86 degrees 01'36" West along said property line a distance of 210.70 ft. to the TRUE place of beginning. Containing 2.93 acres, more or less, of which 0.00 acres is P.R.O.

This description is prepared by Willard A. Dunfee, for the parcel above described and is based on a survey made for the Ohio Department of Highways by William D. Lacey, Registered Surveyor No. 5116.

Excepting all the minerals underlying said tract of land. Reference: Volume 306, Page 43, Deed Records of Athens County, Ohio.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Helgeson  
DATE: 12/11/17

12  
Dover

Exception #2

Situated in the southeast quarter of Section 17, Town 10, Range 14, Dover Township, Athens County, Ohio and describes as follows:

Commencing at a set iron pin at the northwest corner of Lot 176 of the L.W. Sanders Addition to Millfield said set iron pin is THE TRUE POINT OF BEGINNING; thence along the west line of lots 176, 175, 174 and 173 of the said Sanders Subdivision South 23 degrees 00'00" East 130.00 feet to a set iron pin at the northeast corner of Lot 177 of the said Sanders Subdivision; thence along the north lines of lots 177, 180, 181, 184, 185, 188, 189 and 192 of said Sanders Subdivision North 83 degrees 00'00" West 388.09 feet to a set iron pin at the northwest corner of said lot 192; thence along the easterly right of way line of the Consolidated Rail Corporation North 22 degrees 25'05" West 600.88 feet to a set iron pin; thence leaving the said east right of way and along the north line of the grantor and the south line of a 69.30 acre tract described in Volume 62 page 320 of the Athens County Official Deeds Records South 84 degrees 26'06" East (passing a set iron pin at 491.99 feet), for a total distance of 526.99 feet to a point in the center of Athens County Road 93; thence along the center of said Athens County Road 93 the following three bearings and distances:

1. South 31 degrees 07'27" East 83.68 feet to a point; thence
2. South 23 degrees 44'55" East 67.75 feet to a point; thence
3. South 21 degrees 33'55" East 341.54 feet to a point; thence leaving the said Athens County Road 93 and along the north line of Lot 176 of the aforesaid Sanders Subdivision North 83 degrees 00'00" West (passing a set iron pin at 38.20 feet) for a total distance of 158.20 feet to the point of beginning containing 6.2449 acres and being a part of a 51.74 acre tract described in Volume 304 Pages 393 through 396 of the Athens County Deeds Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated May 14, 1993.

Subject to all easements and right of way record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: Charles Hedges

DATE: 2/11/94

14

EXCEPTION #3

Situated in the Township of Dover, County of Athens, State of Ohio and being a part of Section 17, Town 10, Range 14, more particularly described as follows:

Commencing at an iron pin found at the Southeast corner of Section 17; thence north 4°00'00" east, along the section line, 1856.76 feet to a point; thence north 86°00'00" west 187.73 feet to a point in Sunday Creek, the true place of beginning for the tract of land herein described; thence north 86°00'00" west 285.03 feet to a point in Athens County Road 93, passing through iron pins set at 30.0 feet and at 260.03 feet; thence north 23°00'27" west along the center of the County Road, 639.75 feet to a point at the intersection of Dover Township Road 331; thence continuing with the center of Athens County Road 93. North 26°1'17" West 67.11 feet; thence continuing with the center of the County Road, north 34°03'40" west 48.88 feet to a point; thence leaving the County Road, south 86°00'00" east 515.31 feet to a point in Sunday Creek passing through iron pins set at 25.00 feet and at 485.31 feet; thence along the center of Sunday Creek the following courses and distances:

DATE: *11/20/84*  
BY: *[Signature]*  
ENGINEER'S OFFICE  
ATHENS COUNTY  
Mathematical Accuracy  
Description checked for

South 25°22'46" east 90.80 feet;  
South 19°47'00" east 138.67 feet;  
South 4°47'12" east 102.06 feet;  
South 0°27'00" east 120.77 feet;  
South 3°56'36" west 109.21 feet;  
South 4°42'12" west 130.08 feet to the place of beginning

and containing 6.598 acres. Subject to all legal rights of way and easements of record.

This description was prepared from an actual survey of the premises made by me in November and December, 1984. The above described survey of 6.598 acres is a part of Tract Two, Parcel One, of the Charles W. Sanders et al., deed recorded in Volume 304, Pages 393 to 396, Athens County Recorders Office, Wm. M. Watkins, Registered Surveyor No. S-5216.

EXCEPTION #4

Thirty-nine (39) feet off the south side of Inlot Number Eleven(11) situated in Johnson Addition to the Village of Millfield, Ohio.

Reference: Volume 304, Page 393,396, Athens County Deed Records.

16



# Know All Men by These Presents

Charles W. Sanders, single, L.W. Sanders, single and Robert N. Sanders and Susan Downing Sanders, husband and wife,

**That**

of

County, Ohio,

in consideration of One Dollar and other good and valuable consideration

to them in hand paid by C. William Sanders and Margaret A. Sanders, husband and wife, whose address is Box 115, Millfield, Ohio

do hereby **Grant, Bargain Sell and Convey**

to the said C. William Sanders and Margaret A. Sanders, husband and wife, for their joint lives, the remainder to the survivor of them

their heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup> Situated in the Township of Dover, County of Athens, State of Ohio and being a part of Section 17, Town 10, Range 14, more particularly described as follows: Commencing at an iron pin found at the Southeast corner of Section 17; thence north 4°00'00" east, along the section line, 1856.76 feet to a point; thence north 86°00'00" west 187.73 feet to a point in Sunday Creek, the true place of beginning for the tract of land herein described; thence north 86°00'00" west 285.03 feet to a point in Athens County Road 93, passing through iron pins set at 30.0 feet and at 260.03 feet; thence north 23°00'27" west along the center of the County Road, 639.75 feet to a point at the intersection of Dover Township Road 331; thence continuing with the center of Athens County Road 93, North 26°1'17" West 67.11 feet; thence continuing with the center of the County Road, north 34°03'40" west 48.88 feet to a point; thence leaving the County Road, south 86°00'00" east 515.31 feet to a point in Sunday Creek, passing through iron pins set at 25.00 feet and at 485.31 feet; thence along the center of Sunday Creek the following courses and distances:  
South 25°22'46" east 90.80 feet;  
South 19°47'00" east 138.67 feet;  
South 4°47'12" east 102.06 feet;  
South 0°27'00" east 120.77 feet;  
South 3°56'36" west 109.21 feet;  
South 4°42'12" west 130.08 feet to the place of beginning and containing 6.598 acres. Subject to all legal rights of way and easements of record.

This description was prepared from an actual survey of the premises made by me in November and December, 1984. The above described survey of 6.598 acres is a part of Tract Two, Parcel One, of the Charles W. Sanders et al., deed recorded in Volume 304, Pages 393 to 396, Athens County Recorders Office, Wm.M. Watkins, Registered Surveyor No.S-5216.

Description checked for  
Mathematical Accuracy

ATHENS COUNTY  
ENGINEERS OFFICE

BY: Cheryl Hedges  
DATE: 02/01/94

and all the **Estate, Right, Title and Interest** of the said grantor s in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

C. William Sanders and Margaret A. Sanders, husband and wife, their

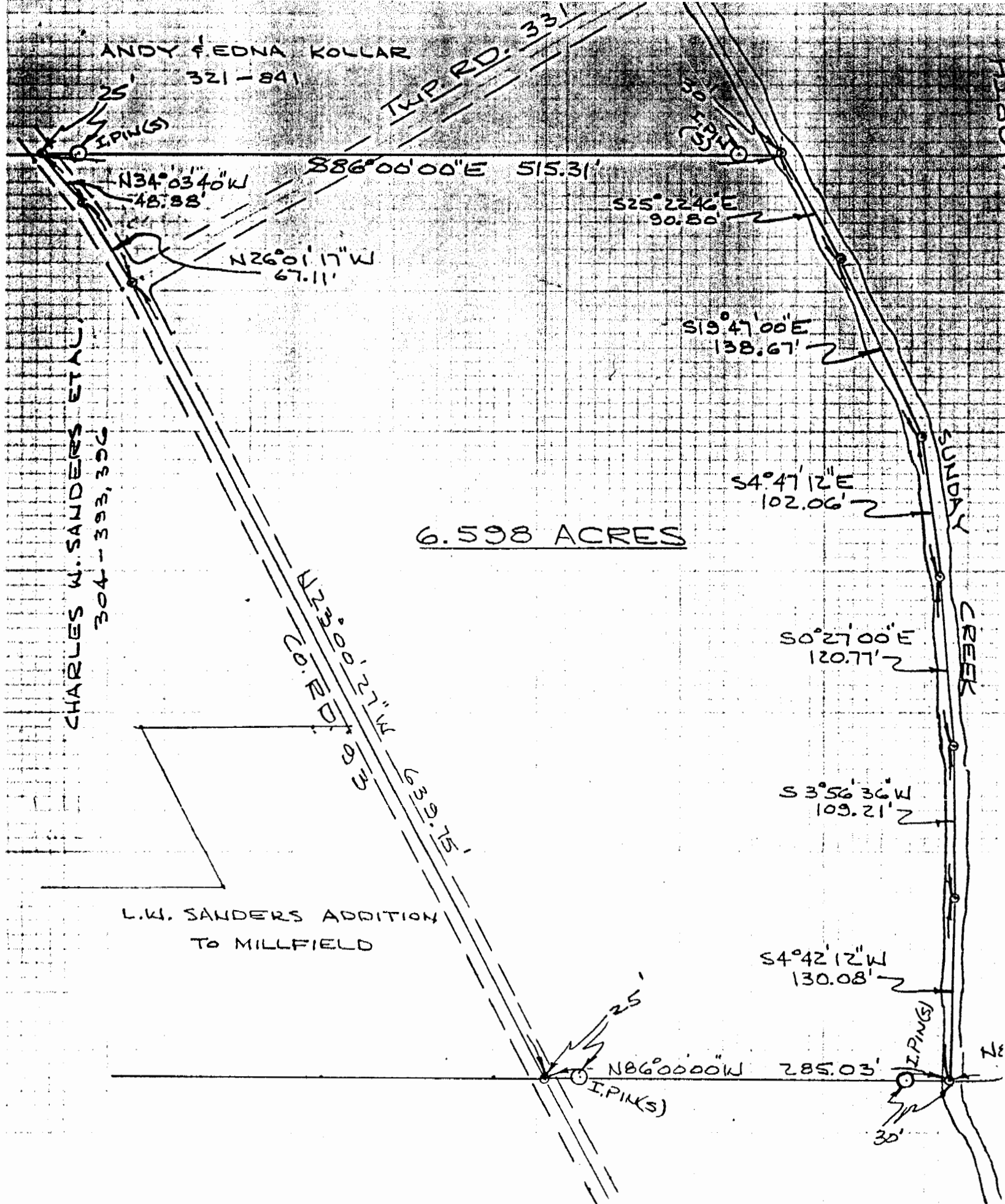
heirs and assigns forever. And the said

Charles W. Sanders, L.W. Sanders, Robert N. Sanders and Susan Downing Sanders

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unin-**

**cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

18



6.598 ACRES

L.W. SANDERS ADDITION TO MILLFIELD

PLAT OF SURVEY - 6.598 ACRES  
 PART OF CHARLES W. SANDERS ETAL. PROPERTY  
 VOLUME 304, PAGES 393, 396  
 SECTION 17, TOWN 10, RANGE 14  
 DOVER TWP., ATHENS CO., OHIO

SCALE: 1" = 100' JAN. 2, 1985

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE BY ME IN NOVEMBER AND DECEMBER, 1984.

*William M. Watkins*  
 REGISTERED SURVEYOR NO. S-5216

Description checked

STATE

19