

LEGAL DESCRIPTION OF
A 6.856 ACRE TRACT

Situated in 100 Acre Lots 349 & 350, Sections 19, 20, 25 & 26, Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at the assumed, estimated and approximate northeast corner of Section 25 & of 100 Acre Lot 350; thence

South $04^{\circ}20'12''$ West a distance of 196.23 feet

(passing a set railroad spike in a driveway at 174.56 feet) to a point in a ravine on the west line of Brenda Eddy et al (428-401 O.R.) at the northeast corner of Leo's Properties, LTD. (339-557 O.R.) which is currently subject to a land contract to Diana K. Wheeler (341-1093 O.R.) and said northeast corner being established in a boundary agreement line recorded in Volume _____ Page _____ of the Athens County Official Deed Records and aforesaid point in the ravine is **THE TRUE POINT OF BEGINNING**; thence along said boundary agreement line the following eight bearings & distances:

North $58^{\circ}51'12''$ West a distance of 84.91 feet

along the ravine (passing a set iron pin at 13.10 feet) to a set iron pin; thence

North $41^{\circ}54'03''$ West a distance of 56.56 feet

to a set iron pin on the east bank of the ravine; thence

North $38^{\circ}26'01''$ West a distance of 125.59 feet

to a railroad spike set in Dover Township Road 251; thence

South $56^{\circ}24'00''$ West a distance of 49.60 feet

along said road to a set Parker Kalon magnail; thence

South $49^{\circ}30'30''$ West a distance of 56.76 feet

along said road to a set Parker Kalon magnail; thence

South $44^{\circ}19'15''$ West a distance of 80.77 feet

along said road to a set Parker Kalon magnail; thence

South $40^{\circ}59'54''$ West a distance of 98.35 feet

along said road to a set Parker Kalon magnail; thence leaving said road

South $51^{\circ}14'49''$ West a distance of 126.59 feet

to a set iron pin on the southerly line of the Athens County Commissioners (330-2420 O.R.) at the northwest corner of Eddy et al (428-401 O.R.); thence along the south line of the Athens County Commissioners (330-2420 O.R.) and the north line of Eddy et al (428-401 O.R.)

with a curve to the right with an arc length of 731.81',
with a radius of 2242.01',
with a chord bearing of North $49^{\circ}23'25''$ East,
having a chord length of 728.57'

to a point (the point of curvature) witnessed by a set Parker Kalon magnail which bears North $31^{\circ}15'31''$ West a distance of 37.04 feet; thence continuing

along the south line of the Athens County Commissioners (330-2420 O.R.) and the north line of Eddy et al (428-401 O.R.)

North 58°44'28" East a distance of 368.61 feet

to a point in aforesaid Dover Township Road 251 at the northeast corner of Eddy et al (428-401 O.R.) at the northwest corner of Noah J. Fouty (376-1902 O.R.); thence along the east line of Eddy et al (428-401 O.R.) and the west line of Fouty (376-1902 O.R.) and the northerly line of the Mary E. Hartman Living Trust (137-840 O.R.)

South 04°27'44" West a distance of 870.40 feet

(passing a set iron pin at 25.37 feet and passing a found 1" rod at the southwest corner of Fouty (376-1902 O.R.) at 513.60 feet to a found 1 1/5" bolt-headed rod at the southeast corner of Eddy et al (428-401 O.R.) on the northerly line of the Mary E. Hartman Living Trust (137-840 O.R.); thence along the south line of Eddy et al (428-401 O.R.) and the northerly line of the Mary E. Hartman Living Trust (137-840 O.R.)

North 87°44'38" West a distance of 329.33 feet

to a set iron pin at the southwest corner of Eddy et al (428-401 O.R.) at the northwest corner of the Mary E. Hartman Living Trust (137-840 O.R.) on the east line of aforesaid Leo's Properties, LTD. (339-557 O.R.) currently subject to land contract of Diana K. Wheeler (341-1093 O.R.); thence along the west line of Eddy et al (428-401 O.R.) and the east line of Leo's Properties, LTD. (339-557 O.R.) currently subject to land contract of Diana K. Wheeler (341-1093 O.R.)

North 04°20'12" East a distance of 281.27 feet

to the point of beginning and **containing 6.856 acres** and being a more accurate description of all of the tracts of land described in Volume 428 Page 401 of the Athens County Official Deed Records and the boundary agreement line in Volume _____ Page _____ of the Athens County Official Deed Records. Said 6.856 acre tract consists of: 0.412 acres in Section 26, 2.139 acres in 100 Acre Lot 349 of Section 20, 3.601 acres in 100 Acre Lot 349 of Section 19, and 0.704 acres in 100 Acre Lot 350 of Section 25.

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

Note 2) All calls for adjoiners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated March 16, 2012.

Subject to all deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

North for the above legal description is based on an April 12, 1992 observation of Polaris by R.G. Vernon.

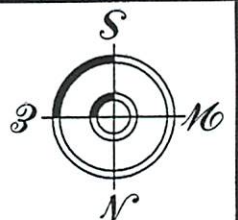
THOMAS C. TRANTINA, P.L.S. #8320
P.O. BOX 121
CHAUNCEY, OHIO 45719
PHONE: 740-797-4499

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 3-19-12

Tom C. Trantina
P.S. 8320
3/16/12

P.O. BOX 121, CHANCEY, OH. 45719
740/797-4499

THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR



Southeastern Land Surveys

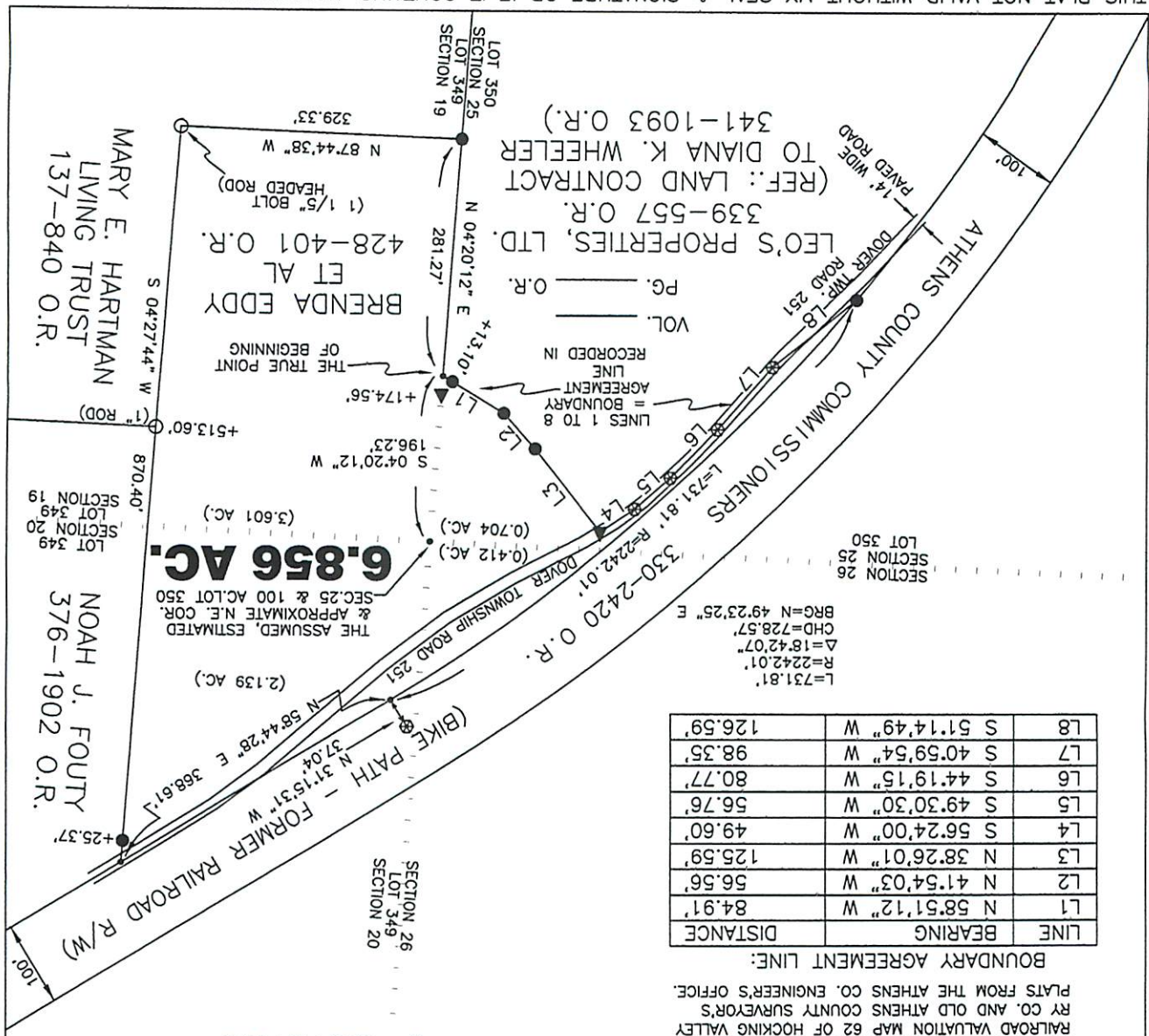
SURVEY NOTES:

- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
- 2) NORTH BASED ON POLARIS OBSERVATION MADE APRIL 12, 1992 BY VERNON SURVEYING CO.
- 3) BASIS OF BEARING: BASED ON TWO MONUMENTS FOUND ON R.G. VERNON'S SURVEY OF 486.85 ACRES IN SEC(S) 25 & 26 OF DOVER TWP. FOR WAYNE NATIONAL FOREST. (NOT SHOWN ON PLAT)
- 4) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS-BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
- 5) SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
- 6) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY R.G. VERNON FOR WAYNE NATIONAL FOREST & ROBERT BRENNER'S SURVEY FOR O.D.O.I. (ATH-682-06.54), OLD RAILROAD VALUATION MAP 62 OF HOCKING VALLEY AND OLD ATHENS COUNTY SURVEYOR'S PLATS FROM THE ATHENS CO. ENGINEER'S OFFICE.

BOUNDARY AGREEMENT LINE:

LINE	BEARING	DISTANCE
L1	N 58°51'12" W	84.91'
L2	N 41°54'03" W	56.56'
L3	N 38°26'01" W	125.59'
L4	S 56°24'00" W	49.60'
L5	S 49°30'30" W	56.76'
L6	S 44°19'15" W	80.77'
L7	S 40°59'54" W	98.35'
L8	S 51°14'49" W	126.59'

L=731.81'
R=2242.01'
Δ=18°42'07"
CHD=728.57'
BRG=N 49°23'25" E



- = IRON PIN SET (SEE NOTE#1)
- = A POINT
- ▲ = RAILROAD SPIKE SET
- ⊗ = P.K. NAIL SET
- ⊙ = IRON PIN FOUND

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Blawie*
DATE: 3-19-12

Plat of A 6.856 ACRE TRACT

Surveyed for: FRED AND MARY HART HEIRS
Date: 3/16/12
Scale: 1" = 200'

Subdivision 100 ACRE LOT 349 & 100 ACRE LOT 350
Township DOVER Sec(s) 19, 20, 25 & 26 Town 10 Range 14
County ATHENS Ohio

Thomas C. Trantina P.L.S. No. 8320
Job No. 03010712

THIS PLAT NOT VALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.