


(L.O. EUG'S. OFFICE COPY)

PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES



P.O. Box 824
Logan, Ohio 43138
385-5954

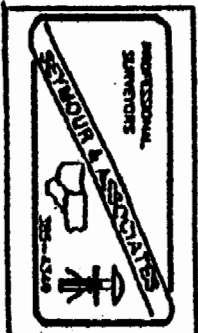
69 MARKET ST.

Re: 12.2088 acre survey in Fractional Lot 1 (Section 21), Dover Township, Athens County, Ohio.

Grantor: Gilbert G. Phillips, II and Gloria J. Phillips

Grantee: Gloria J. Phillips

Legal Description: See Attached Exhibit "A"



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Dover

EXHIBIT "A"

12.2088 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Gilbert G. Phillips, II and Gloria J. Phillips as recorded in Official Record 194 at page 571, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 1096.98 feet to a point in the center of Township Road No. 293;

Thence leaving the west line of Fractional Lot 1 (Section 21) and along the center of said road the following two courses:

- [1] South 40 degrees 35 minutes 36 seconds East a distance of 315.72 feet to a point, and;
- [2] South 30 degrees 53 minutes 43 seconds East a distance of 94.62 feet to a point being a corner to the grantor and the southeasterly corner of a 2.0134 acre parcel as recorded in Official Record 202 at page 521 and the principal place of beginning for the tract herein described;

Thence leaving the center of said road and along a line to the grantor and the easterly line of the 2.0134 acre parcel, North 16 degrees 40 minutes 04 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 325.40 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the northeasterly corner of the 2.0134 acre parcel;

Thence leaving the grantor's line and with a new line through the grantor's land the following eight courses:

- [1] South 78 degrees 33 minutes 42 seconds East a distance of 68.74 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] South 31 degrees 30 minutes 41 seconds East a distance of 69.30 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [3] South 40 degrees 57 minutes 16 seconds East a distance of 99.23 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [4] South 47 degrees 57 minutes 13 seconds East a distance of 147.93 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [5] South 38 degrees 23 minutes 31 seconds East a distance of 309.32 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [6] South 50 degrees 17 minutes 16 seconds East a distance of 276.76 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [7] South 27 degrees 47 minutes 10 seconds East a distance of 131.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [8] South 20 degrees 00 minutes 08 seconds East a distance of 668.22 feet to a 30" Elm Tree found on a corner to the grantor and the northeasterly corner of a 2.0363 acre parcel as recorded in Official Record 199 at page 769;

[continued on page 2]



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EXHIBIT "A"

Thence along a line to the grantor and the northwesterly line of the 2.0363 acre parcel, South 59 degrees 09 minutes 35 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 325.88 feet, going a total distance of 375.88 feet to a point in the center of Township Road No. 293, a corner to the grantor and on the northwesterly corner of the 2.0363 acre parcel;

Thence along the center of said road and a line to the grantor the following three courses:

- [1] North 37 degrees 07 minutes 59 seconds West a distance of 310.73 feet to a point;
- [2] North 31 degrees 35 minutes 59 seconds West a distance of 196.70 feet to a point, and;
- [3] North 25 degrees 35 minutes 12 seconds West a distance of 245.40 feet to a point being a corner to the grantor and the southwesterly corner of a 1.8234 acre parcel as recorded in Official Record 199 at page 766;

Thence leaving the center of said road and along a line to the grantor and lines to the 1.8234 acre parcel the following three courses:

- [1] North 64 degrees 24 minutes 48 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 330.28 feet to a 60d spike set in the base of a 4" tree;
- [2] North 25 degrees 35 minutes 12 seconds West a distance of 240.49 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [3] South 64 degrees 24 minutes 48 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 280.28 feet, going a total distance of 330.28 feet to a point in the center of Township Road No. 293, on a corner to the grantor and on the northwesterly corner of the 1.8234 acre parcel;

Thence along the center of said road and lines to the grantor the following two courses:

- [1] North 25 degrees 35 minutes 13 seconds West a distance of 171.26 feet to a point, and;
- [2] North 30 degrees 53 minutes 43 seconds West a distance of 65.17 feet to a point being a corner to the grantor and the southerly corner of a 1.8325 acre parcel to be transferred to Barbara Lee Riffle;

Thence leaving the center of said road and along a line to the grantor and the lines to the 1.8325 acre parcel the following four courses:

- [1] North 59 degrees 35 minutes 29 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 294.26 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] North 40 degrees 36 minutes 49 seconds West a distance of 268.61 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [3] North 36 degrees 05 minutes 52 seconds West a distance of 138.39 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;

[continued on page 3]



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EXHIBIT "A"

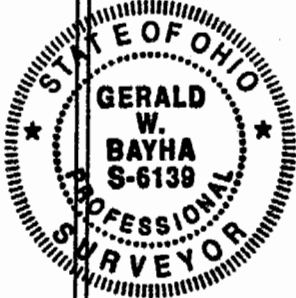
[4] South 16 degrees 40 minutes 04 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 270.25 feet, going a total distance of 320.25 feet to a point in the center of Township Road 293, a corner to the grantor and the southwesterly corner of the 1.8325 acre parcel;

Thence along the center of said road and a line to the grantor, North 30 degrees 54 minutes 00 seconds West a distance of 81.29 feet to the principal place of beginning, containing 12.2088 acres, more or less, of which 2.63 acres lies north of an old tract line as delineated on the Athens County Auditor's Tax Map and 9.58 acres lies south of said old tract line, and subject to the right of way of Township Road No. 293 and all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

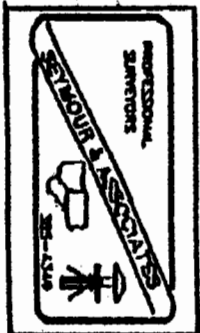
The bearings used in the above described tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, August 1, 1995.



SEE ATTACHED PLAT OF SURVEY EXHIBIT "B"

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: A. Blouse
DATE: 8-18-95



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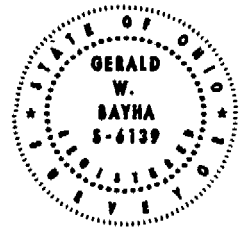


P.O. Box 624
Ligon, Ohio 43138
385-5954

69 S. MARKET ST.

PLAT OF SURVEY

BEING SITUATE IN F.R. LOT NO. 1 -
(SECTION 21) - TOWN 10 NORTH -
RANGE 14 WEST - DOVER TWP. -
ATHENS CO. - STATE OF OHIO.



DATE: August 1, 1995

BY: GB

PROJ. NO: AT901
Cadd6 - AT910PM

EXHIBIT "B"

FOR: (GRANTORS) **GILBERT G., II & GLORIA C. PHILLIPS**

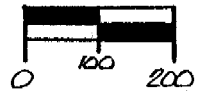
(GRANTEE) **GLORIA C. PHILLIPS**

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1ST DAY OF AUGUST, 1995, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

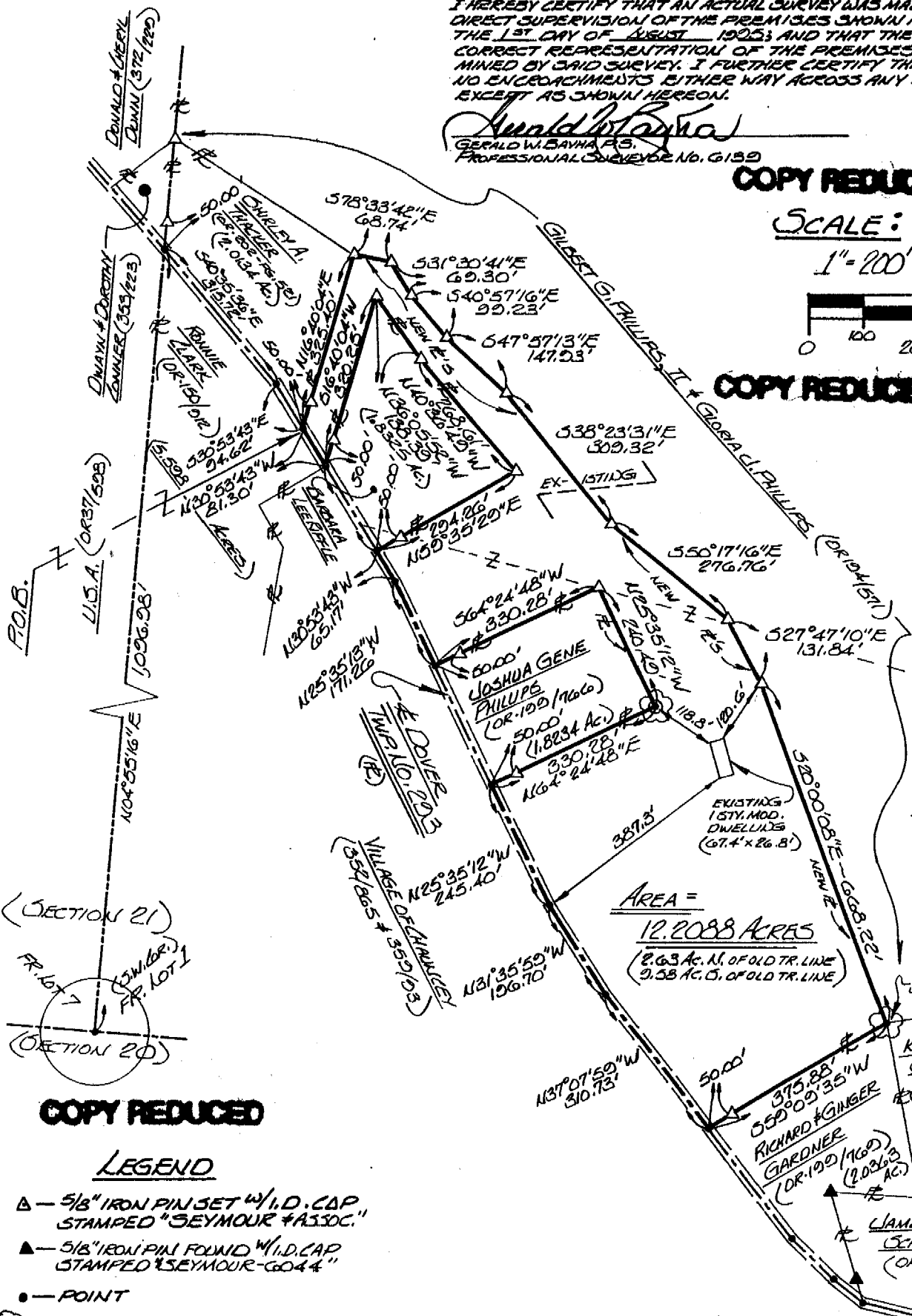
Gerald W. Bayha
GERALD W. BAYHA P.S.
PROFESSIONAL SURVEYOR NO. 6139

COPY REDUCED

SCALE:
1" = 200'



COPY REDUCED



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR STATE MENTION OF ANGLES ONLY!

OLD TRACT LINE AS DELINEATED ON ATHENS CO. AUDITOR'S TAX MAP.

REFERENCES:
- BEARS ADMITTED COUNTY TAX MAPS PREVIOUS SURVEYS EXISTING MONUMENTS

COPY REDUCED

LEGEND

- △ - 5/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR & ASSOC."
- ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
- - POINT
- ☼ - TREE AS NOTED
- ⊙ - G.O.D SPIKE SET IN BASE OF 4" TREE

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SEYMOUR & ASSOCIATES

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MORTGAGE PLAT

BEING SITUATE IN FR. LOT NO. 1
(SECTION 21) ~ TOWN 10 NORTH
RANGE 14 WEST ~ DOVER TWP.
ATHENS COUNTY ~ STATE OF OHIO



DATE: August 1, 1995

BY: GB

PROJ. NO.: AT9101
Cadd6 - AT910PM

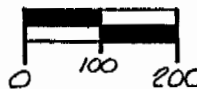
EXHIBIT "B"

FOR: GLORIA C. PHILLIPS (OWNER OF RECORD)

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1st DAY OF AUGUST 1995 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

Gerald W. Bayha
GERALD W. BAYHA, P.S.
PROFESSIONAL SURVEYOR NO. 6139

SCALE:
1" = 200'



NOTE:
BEARINGS DERIVED FROM ADJACENT SURVEYS AND ALL BEARINGS MINUSION OF ANGLES ONLY.

OLD TRACT LINE AS DELINEATED ON ATHENS COUNTY AUDITOR'S TAX MAP

