

DESCRIPTION OF A 28.350 ACRE PARCEL OF LAND

Situated in the State of Ohio, County of Athens, Township of Dover, and being a part of a 53.11 acre parcel of land located in the southwest quarter of Section 26, Township 10, Range 14 and in River Lot 355 in Section 25, Township 10, Range 14 as conveyed to Arnold and Alan Gabriel (hereinafter referred to as "Grantor") in Deed Volume 42, Page 408, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found, said iron pin being the northwest corner of Section 25, Township 10, Range 14 and on the Grantor's westerly property line;

Thence S 6° 21' 02" W along the west line of Section 25 and the Grantor's westerly property line and the westerly property line of a 0.88 acre parcel of land as conveyed to Robert L. Meredith in Deed Volume 19, Page 297 a distance of 846.21 feet to an iron pin found, said iron pin being a property corner of the Grantor and the southwesterly property corner of the aforementioned Meredith parcel;

Thence S 78° 27' 36" E along the southerly property line of the aforementioned Meredith parcel and a property line of the Grantor a distance of 82.79 feet to an iron pin set, said iron pin being on the right of way line of Township Road 655 as conveyed to the Athens County Commissioners in Volume 8, Page 374;

Thence with the aforementioned right of way line and with an easement line as conveyed to the State of Ohio in Deed Volume 263, Page 538 the following seven (7) courses:

- 1) S 1° 02' 00" W a distance of 41.39 feet to an iron pin set;
- 2) S 52° 42' 46" E a distance of 37.20 feet to an iron pin set;
- 3) N 75° 23' 28" E a distance of 129.81 feet to an iron pin set;
- 4) N 1° 02' 00" E a distance of 40.00 feet to an iron pin set;
- 5) ^{N 0° 13' 02" E}
N-0°-03'-02"-W a distance of 351.08 feet to an iron pin set;
- 6) S 89° 52' 32" E a distance of 249.65 feet to an iron pin set;

7) S 84° 07' 21" E a distance of 413.90 feet to an iron pin set, said iron pin being on the Grantor's easterly property line and the westerly property line of a 72.95 acre parcel of land as conveyed to Alan L. and Arnold D. Gabriel in Deed Volume 371, Page 401;

Dover #26

Thence S 5° 38' 00" W along the Grantor's easterly property line and the westerly property line of the aforementioned Gabriel parcel a distance of 1284.62 feet to a point (passing an iron pin set at 565.25 feet and an iron pin set at 1214.16 feet), said point being the Grantor's southeasterly property corner, the southwesterly property corner of the aforementioned Gabriel parcel, a property corner of a 14.0 acre parcel of land as conveyed to the Columbus and Southern Ohio Electric Company in Deed Volume 356, Page 535 and Page 841 and in the Hocking River;

Thence with the Grantor's southerly property line, the northerly property line of the aforementioned Columbus and Southern Ohio Electric Company parcel and up the Hocking River the following five (5) courses:

- 1) S 57° 28' 03" W a distance of 216.92 feet to a point;
- 2) S 56° 52' 54" W a distance of 257.27 feet to a point;
- 3) S 74° 37' 28" W a distance of 213.79 feet to a point;
- 4) N 76° 52' 38" W a distance of 206.92 feet to a point;

5) N 12° 11' 42" W a distance of 329.52 feet to a point, said point being the Grantor's southwesterly property corner, the northwesterly property corner of the aforementioned Columbus and Southern Ohio Electric Company parcel and on the west line of Section 25;

Thence N 6° 21' 02" E along the Grantor's westerly property line and the west line of Section 25 a distance of 928.55 feet (passing an iron pin set at 387.00 feet to the point of beginning, containing 28.350 acres, more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the centerline of U.S. Route 33 as being S 88° 58' 00" E as delineated upon Right of Way Plan "ATH-33-5.48."

All iron pins set are 3/4 inch diameter pipe with plastic identification caps unless stated otherwise.

This description was prepared on Feb. 10, 1989 by Jerry L. Cassell, Registered Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual field survey and existing public records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Jerry L. Cassell*
DATE: 1/27/90

Vista Surveying Services, Inc.

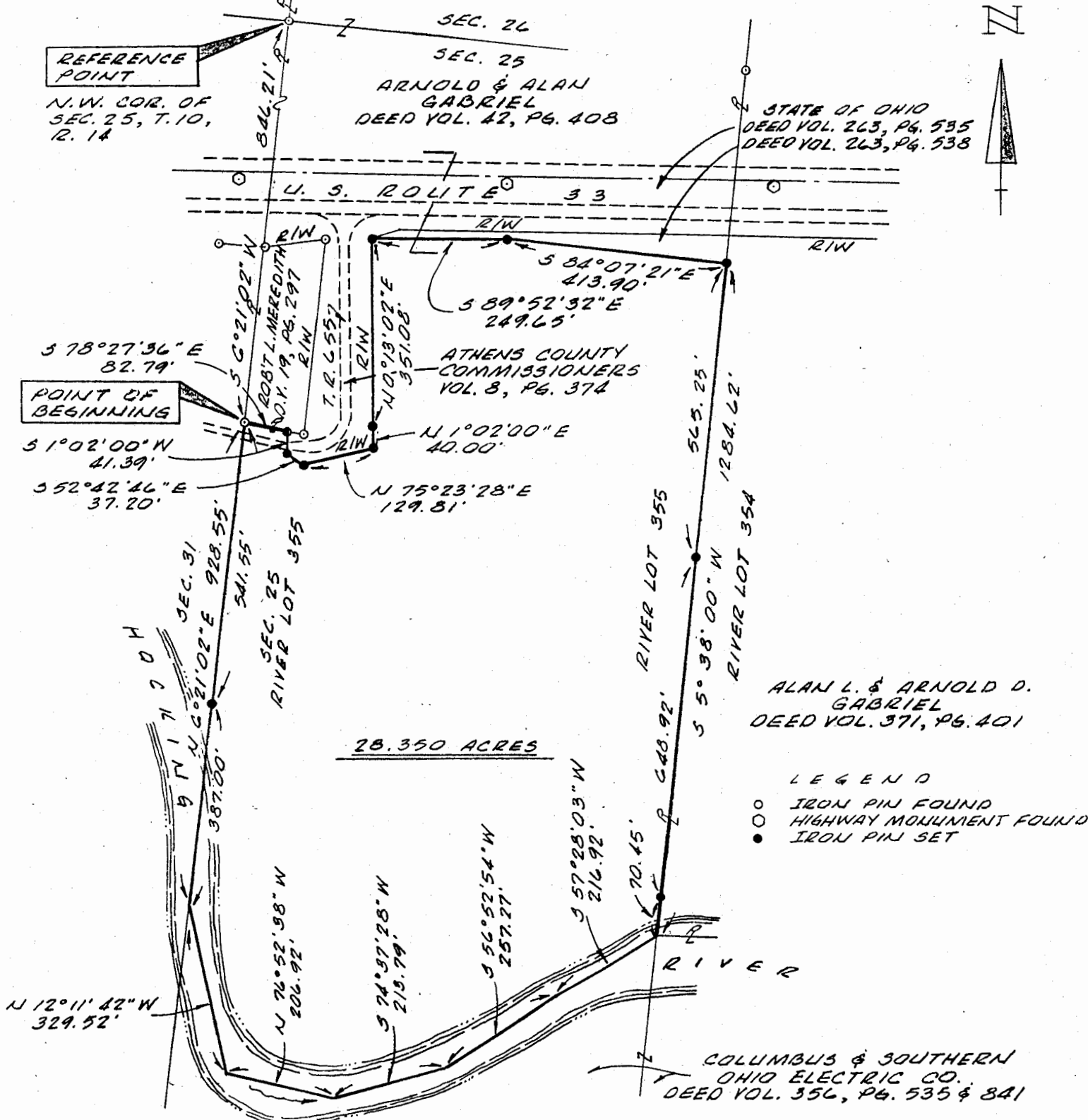
PROFESSIONAL LAND SURVEYORS

20525 Buena Vista Road
Rockbridge, Ohio 43149

(614) 969-4101

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF DOVER AND BEING A PART OF A 53.11 ACRE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10, RANGE 14 AND IN RIVER LOT NO. 355 IN SECTION 25, TOWNSHIP 10, RANGE 14 AS CONVEYED TO ARNOLD AND ALAN GABRIEL IN DEED VOLUME 42, PAGE 408, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.



The bearing system for this plat is based on the center-line of U.S. 33 as being S 88° 58' 00" E as delineated upon Right of Way Plan "ATH-33-5.48".

All Iron Pins set are 3/4 inch diameter iron pipe with plastic identification caps unless otherwise noted.

I hereby certify that this plat was prepared from an actual field survey of the premises in September of 1988 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this
10th day of Feb., 1989.

Jersey V. Cassell
Jersey V. Cassell, Registered Surveyor No. 6378

