

5420 Wayne National Forest  
Peoples Bank of Nelsonville, A-9101

TOWNSHIP 10 NORTH, RANGE 14 WEST, OHIO RIVER SURVEY  
DOVER TOWNSHIP, ATHENS COUNTY, OHIO

PARCEL 1:

Situated in the State of Ohio, Athens County, Dover Township, Township 10 North, Range 14 West, and being in Sections 25, 26, 31, and 32, more particularly described as follows:

Beginning at a stone found on the Northwest corner of Section 26, thence along the North Section line of Section 26, S 86°14'02" E a distance of 920.64 feet to a rebar/cap monument set and stamped "Corner No. 2"; thence S 04°23'21" W a distance of 649.87 feet to a rebar/cap monument set and stamped "Corner No. 3"; thence S 84°33'48" E a distance of 396.04 feet to a rebar/cap monument set and stamped "Corner No. 4"; thence S 04°23'21" W a distance of 689.29 feet to a stone found; thence S 85°44'46" E a distance of 1922.35 feet to a railroad spike set in the center of Dover Township Road No. 295, and passing a rebar/cap monument set and stamped "171.58 feet to Corner No. 6" at 1750.77 feet distant; thence along the center of said Township Road the following six (6) courses:

1. S 66°07'21" E a distance of 21.47 feet;
2. S 78°17'37" E a distance of 130.97 feet;
3. S 69°55'28" E a distance of 56.96 feet;
4. S 50°51'48" E a distance of 71.67 feet;
5. S 57°45'30" E a distance of 116.06 feet;
6. S 56°57'33" E a distance of 104.55 feet;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl J. Decker  
DATE: 1/22/98

thence leaving the center of Dover Township Road No. 295; N 19°12'51" E a distance of 158.06 feet to a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" found, passing a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" at 15.29 feet distant; thence N 89°20'43" E a distance of 201.25 feet to a rebar/cap monument set and stamped "Corner No. 9"; thence N 03°56'26" E a distance of 15.60 feet to a stone found; thence N 04°39'31" E a distance of 704.94 feet to a 1-1/2" iron pipe found; thence N 03°07'28" E a distance of 655.77 feet to a stone found on the North Section Line of Section 26; thence along the North Section Line of Section 26, S 85°57'44" E a distance of 496.32 feet to a rebar/cap monument set and stamped "Corner No. 13"; thence S 03°55'10" W a distance of 812.29 feet to a rebar/cap monument set and stamped "Corner No. 14"; thence S 89°34'12" E a distance of 371.48 feet to a rebar/cap monument set and stamped "Corner No. 15"; thence S 11°12'47" E a distance of 1404.91 feet to a rebar/cap monument set and stamped "Corner No. 16"; thence N 80°34'53" W a distance of 1245.18 feet to a point in the center of Dover Township Road No. 295, passing a 1/2" iron pin with a destroyed plastic cap at 1218.87 feet; thence along the center of said Township Road the following three (3) courses:

1. S 03°07'35" E a distance of 82.18 feet;
2. S 11°08'04" W a distance of 64.01 feet;
3. S 19°13' 57" W a distance of 44.89 feet;

thence leaving said centerline S 81°41'39" E a distance of 1298.59 feet to a rebar/cap monument set and stamped "Corner No. 19", passing a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" at 19.76 feet distant; thence S 11°12'47" E a distance of 225.72 feet to a rebar/cap monument set and stamped "Corner No. 20"; thence

17  
\*9581613132  
Dov

5420 Wayne National Forest  
Peoples Bank of Nelsonville, A-9101

S 29°58'33" W a distance of 1264.88 feet to a rebar/cap monument set and stamped "Corner No. 21"; thence S 60°42'15" E a distance of 147.49 feet to a point in the center of State Route No. 682, passing a rebar/cap monument set and stamped "40.00 feet to Corner No. 22" at 107.49 feet distant; thence along the center of State Route No. 682, S 46°48'18" W a distance of 259.60 feet to a point; thence leaving the center of State Route 682, N 39°28'56" W a distance of 140.92 feet to a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" found, passing a 1/2" iron pin found at 42.88 feet distant; thence S 65°27'47" W a distance of 198.86 feet to a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" found; thence N 62°04'37" W a distance of 225.03 feet to a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" found; thence N 16°53'22" W a distance of 360.41 feet to a 1/2" iron pin with a destroyed cap found; thence S 77°50'49" W a distance of 199.13 feet to a point in the center of Dover Township Road No. 295, passing a 1/2" iron pin found at 155.56 feet distant; thence along the center of said Township Road, N 29°04'36" W a distance of 54.55 feet; thence S 63°45'57" W a distance of 1245.95 feet to a 1/2" iron pin with a plastic cap stamped "M.P.B. S-6803" found, passing a 1/2" iron pin with plastic caps stamped "M.P.B. S-6803" found at 16.60 feet distant; thence S 41°09'19" E a distance of 1485.48 feet to a P.K. nail found in the center of State Route No. 682, passing a rebar/cap monument set and stamped "33.89 feet to Corner No. 31" at 1451.59 feet; thence along the center of State Route No. 682 the following Eight (8) courses:

1. S 57°14'15" W a distance of 78.89 feet;
2. S 59°47'40" W a distance of 79.80 feet;
3. S 61°12'01" W a distance of 84.52 feet;
4. S 61°19'47" W a distance of 80.58 feet;
5. S 61°05'24" W a distance of 65.92 feet;
6. S 63°31'27" W a distance of 69.10 feet;
7. S 66°58'22" W a distance of 88.35 feet;
8. S 61°20'22" W a distance of 29.43 feet;

to a railroad spike set in the centerline of the ramp to U.S. Route 33; thence leaving the said centerline, N 84°14'22" W a distance of 313.67 feet to a 1-1/4" iron pipe with a plastic cap stamped "LS 6676" found, passing a rebar/cap monument set and stamped "97.44 feet to Corner No. 32" at 97.44 feet distant; thence N 85°57'25" W a distance of 206.30 feet to a 1-1/4" iron pipe with a plastic cap stamped "LS 6676" found; thence N 53°01'38" W a distance of 892.98 feet to a stone found; thence N 09°46'11" E a distance of 247.53 feet to a 5/8" iron pin found; thence N 12°10'41" W a distance of 487.39 feet to a 5/8" iron pin found; thence N 32°11'37" W a distance of 66.95 feet to a 5/8" iron pin found; thence N 84°23'05" W a distance of 708.02 feet to a rebar/cap monument set and stamped "Corner No. 39"; thence N 00°23'17" E a distance of 451.87 feet to a rebar/cap monument set and stamped "Corner No. 40"; thence N 59°30'50" W a distance of 452.11 feet to a rebar/cap monument set and stamped "Corner No. 41"; thence S 73°23'46" W a distance of 319.60 feet to a 5/8" iron pin with a plastic cap stamped "M.P.B. S-6803" found; thence S 18°46'01" W a distance of 346.20 feet to a point on the center of a small wooden bridge, passing a rebar/cap monument set and stamped "60.24 feet to Corner No. 43" at 285.96 feet distant; thence S 19°33'05" E a distance of 235.78 feet to a 5/8" iron pin found; thence N 86°50'21" W a distance of 501.20 feet to a rebar/cap monument set and stamped "Corner No. 45" on the West section line of Section 26; thence along said section line S 04°15'56" W a distance of 1008.67 feet to a rebar/cap monument set and stamped "Corner No. 46"; thence N 85°12'32" W a distance of 395.50 feet to a 3" I.D. iron pipe found; thence S 11°23'16" W a distance of 562.27

5420 Wayne National Forest  
Peoples Bank of Nelsonville, A-9101

feet to a rebar/cap monument set and stamped "Corner No. 48", passing a vertical railroad rail found at 502.15 feet distant; thence with the L.A. Right-Of-Way of U.S. Route 33, along a curve to the right whose radius is 1598.15 feet, whose Delta is 2°39'20", and whose Arc Length is 74.07 feet, whose long Chord is N 83°01'55" W a distance of 74.06 feet to a rebar/cap monument set and stamped "Corner No. 49"; thence continuing along a curve to the right, whose Radius is 1173.24 feet, whose Delta is 9°39'44", whose Arc Length is 197.85 feet, and whose Long Chord is N 76°52'19" W a distance of 197.62 feet to a point on Dover Township Road No. 651, passing a rebar/cap monument set and stamped "37.05 feet to Corner No. 50" at 160.57 feet distant; thence leaving said L.A. Right-Of-Way, N 17°10'01" E a distance of 276.10 feet to a rebar/cap monument set and stamped "Corner No. 51"; thence N 20°06'01" E a distance of 573.00 feet to a rebar/cap monument set and stamped "Corner No. 52"; thence N 20°06'01" E a distance of 40.00 feet to a rebar/cap monument set and stamped "Corner No. 53"; thence N 65°00'26" W a distance of 403.18 feet to a rebar/cap monument set and stamped "Corner No. 54" on the West Lot line of Ohio River Lot No. 357; thence along the West Lot Line of Lot No. 357, N 04°20'37" E a distance of 4735.50 feet to a 1-1/4" iron bar found on the North Section line of Section 32; thence along said section line, S 85°51'11" E a distance of 876.17 feet to the point of beginning containing 488.880 acres, more or less.

EXCEPTING THE FOLLOWING:

A cemetery lot as recorded in Volume 26, Page 630, Deed Records of Athens County, and described as follows: Beginning at a point N 25°00'00" W, 621.72 feet from the Northwest corner of Lot 371 in Square 25, in the Town of Chauncey; thence N 32° E a distance of 264.00 feet; thence N 58° W a distance of 264.00 feet; thence S 32° W a distance of 264.00 feet; thence S 58° E a distance of 264.00 feet to the place of beginning, containing 1.60 acres, more or less.

Also excepting the tracts conveyed to the Village of Chauncey by the Sunday Creek Coal Company by a deed dated July 8, 1941 and appears of record in Volume 178, Page 329, Deed Records of Athens County, and described as follows:

First Tract: Situated in Section 26, Town 10, Range 14 of the Ohio River Survey, bounded and described as follows: Beginning at a stake in the Southeast corner of the Reservoir Lot in the Village of Chauncey, Ohio, which is found by running N 29°45'00" E a distance of 10 feet and N 27°45'00" W a distance of 308.2 feet from the Southwest corner of Lot 518 in said Village of Chauncey, Ohio; thence N 74°45'00" W a distance of 100.00 feet to a stake; thence N 15°15'00" E a distance of 150.00 feet to a stake; thence S 74°45'00" E a distance of 100.00 feet to a stake; thence S 15°15'00" W a distance of 150.00 feet to the place of beginning, containing 35/100 acres, more or less, and a right-of-way and easement for the purpose of constructing, maintaining, reconstructing, repairing, and otherwise using for a water line and for water works purposes, together with egress and ingress over, through, across and under the following described property, designated Second Tract:

Second Tract: Situated in Section 26, Town 10, Range 14 of the Ohio River Survey, bounded and described as follows: Beginning at a point which is found by running N 29°45'00" E a distance of 10.00 feet from the Southwest corner of Lot 518 in the Village of Chauncey, Ohio; thence N 60°15'00" W a distance of 149.80 feet to a point, N 29°45'00" E a distance of 10.00 feet from the Southwest corner of Lot 518 in said Village; thence N 27°45'00" W a distance of 308.20 feet to a

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY *[Signature]*  
DATE *6/22/99*

*Does not close*

5420 Wayne National Forest  
Peoples Bank of Nelsonville, A-9101

point at the Southeast corner of the Reservoir Lot; thence N 74°15'00" W a distance of 10.00 feet to a point in the South line of said Reservoir Lot; thence S 27°45'00" W a distance of 308.20 feet to an iron pin at the Southwest corner of Lot 518; thence S 60°15'00" E a distance of 149.80 feet to an iron pin at the Southeast corner of said Lot 518; thence N 29°45'00" E a distance of 10.00 feet to the place of beginning and containing 0.10 acres, more or less.

Leaving a total of 486.830 acres in Parcel 1 to be conveyed. There being 381.608 acres in Section 26, 0.004 acres in Section 25, 103.478 acres in Section 32 of which 50.631 acres are in Ohio River Lot No. 357 and 52.847 acres are in Ohio River Lot No. 356, 1.740 acres are in Section 31 of which 1.721 acres are in Ohio River Lot No. 357 and 0.019 acres are in Ohio River Lot No. 356.

PARCEL 2:

Also being conveyed by this instrument are Lots 501, 502, 503, and 504 in the Village of Chauncey. Together, their acreage is 0.681 acres, more or less.

This legal description was prepared by Robert G. Vernon, Professional Surveyor No. 6282, based upon field surveys in March, 1992. Basis of bearings were made upon Polaris observation made on April 12, 1992.

TOTAL ACREAGE hereby being conveyed is 487.511 acres, more or less.

PRIOR REFERENCE: Athens County Official Record Book 87, Page 15.

ATHENS COUNTY TAX PARCELS:

G01-0010044400, Section 26 for ..265.878 acres.

G01-0010047000, Section 26 for .....2.48 acres.

G01-0010056800, Section 26 for ..110.57 acres.

G01-0010056900, Section 26 for .....3.43 acres.

\_\_\_\_\_, Section 26 for .....0.681 acres in Chauncey Lots 501-504.

Section 26 Tax Acres Total .....383.039 acres, but are surveyed as 382.289 acres, more or less.

G01-0010054600, Section 31 for .....1.20 acres, but surveyed as 1.740 acres, more or less.

G01-0010056700, Section 32 for ...116.417 acres, but surveyed as 103.478 acres, more or less.

\_\_\_\_\_, Section 25 for .....0.004 acres, and surveyed as 0.004 acres, more or less.

*Terry A. Keshner*  
5-11-92

LEGAL DESCRIPTION  
For a 0.068 acre Parcel to be conveyed by  
The Peoples Bank of Nelsonville to  
Pauline Bowe McLean

Situated in the State of Ohio, Athens County, Dover Township, Township 10 North, Range 14 West, and being in Section 25, the Northeast Quarter of the Northeast Quarter, and more particularly described as follows:

Beginning at a stone, found at the Northwest corner of the Northeast Quarter of the Northeast Quarter, and being also Corner No. 12 on a survey plat made by Vernon Land Surveying in May, 1992; thence S 03°07'28" W a distance of 655.770 feet to an 1-1/2" iron pipe found; thence N 86°52'31" W 9.098 feet to a point; thence N 03°55'10" E a distance of 655.833 feet to the Point of Beginning, containing 0.068 acres, more or less.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon actual surveys performed by Vernon Land Surveying Company in April, 1992 while under contract for the USDA Forest Service. Basis of Bearings was made by Polaris observation, April 12, 1992.

*Terry A. Krasko*  
5-11-92

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Cheryl Hedger*  
DATE: *6-22-92*

24

*Done*

LEGAL DESCRIPTION

For a 0.074 acre Parcel to be conveyed by  
The Peoples Bank of Nelsonville to  
Carol Ann Frazee

Situated in the State of Ohio, Athens County, Dover Township, Township 10 North, Range 14 West, Ohio River Survey, and being a part of Section 25, in the Northeast Quarter of the Northeast Quarter, and being more particularly described as follows:

Beginning at a stone, found, at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 25, and being Corner No. 10 on a survey plat by Vernon Land Surveying prepared May, 1992, said stone being the True Point of Beginning; thence N 03°55'09" E a distance of 704.752 feet to a point; thence S 86°52'31" E a distance of 9.098 feet to an 1-1/2" iron pipe, found, at the Northeast corner of said Carol Ann Frazee; thence S 04°39'31" W a distance of 704.937 feet to the Point of Beginning, and containing 0.074 acres, more or less.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon an actual field survey made by Vernon Surveying Company in April, 1992, under contract by the USDA Forest Service. Basis of bearings was made by Polaris observation on April 12, 1992.

*Terry A. Krasko*  
5-2-92

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Cheryl Hedges*  
DATE: *6/22/92*

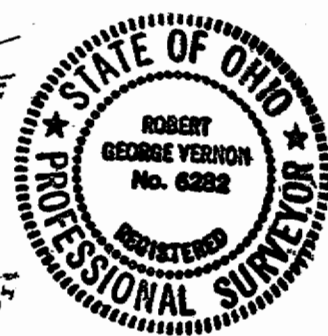
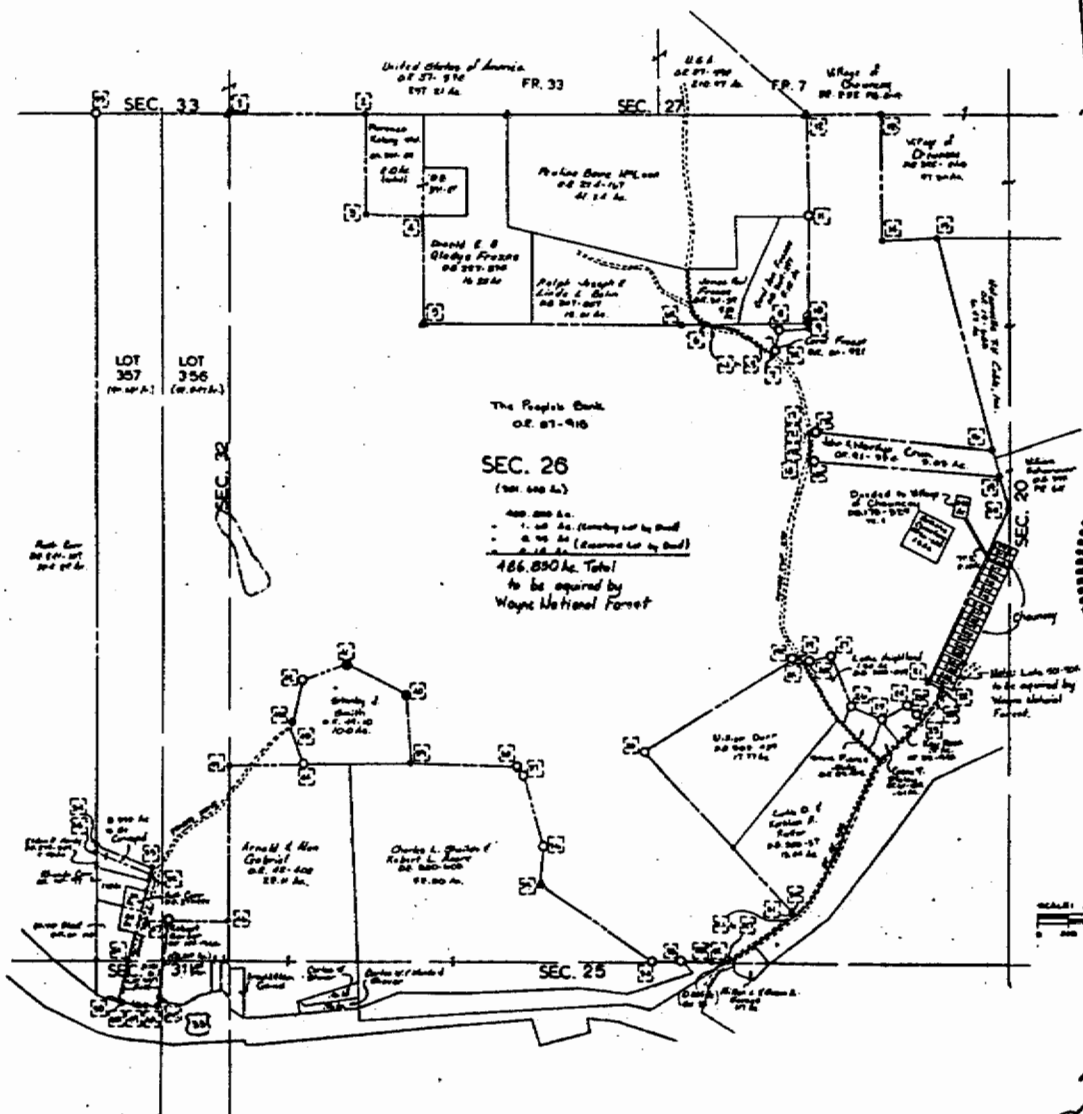
26

Dover

NORTH BASED  
ON POLARIS  
OBSERVATION  
APRIL 12, 1992.

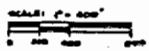
(SHEET 1 OF 2) **92-3405**  
ORDER No. 43-52B1-2-0186

PREPARED FOR  
**U.S.D.A. FOREST SERVICE**  
WAYNE NATIONAL FOREST  
STATE OF OHIO  
ATHENS COUNTY  
DOVER TOWNSHIP  
TOWNSHIP 10 NORTH, RANGE 14 WEST  
SECTIONS 25 & 26  
OHIO COMPANY PURCHASE  
OHIO RIVER LOTS 356 & 357  
SECTIONS 31 & 32



- LEGEND**
- ① CORNER NUMBER
  - ② CENTERLINE OF ROAD POINT
  - ③ REFERENCE MONUMENT
  - IRON PIN W/CAP SET BY VERNON
  - IRON PIN FOLDED
  - ▲ STONE FOUND

**NOTE:** SEE SHEET 2 OF 2 FOR LISTING OF ALL BEARINGS AND DISTANCES.



28

**VERNON**  
VERNON SURVEYING CO.  
PROFESSIONAL SURVEYORS  
PO BOX 741, MARIETTA, OHIO 45750  
1/614/373-8397

|                        |              |                     |
|------------------------|--------------|---------------------|
| DATE ASSIGNED: 2-14-92 | DRN. BY: LKM | FIELD CONTROL: F.M. |
| DATE COMPLETED:        | CHEK. BY:    | SCALE: 1" = 400'    |