

DESCRIPTION OF A 44.310 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Dover, and being a parcel of land conveyed to Columbus and Southern Ohio Electric Company (C&SOE) in Deed Volume 356, Page 841 and Deed Volume 356, Page (hereinafter referred to as "Grantor") and located in River Lot No. 352 through 359 (inclusive), Section 31 and Section 25, Township 10, Range 14 and being more particularly described as follows:

Commencing for reference at a 5/8 inch iron pin found with a 1 ¼ inch plastic identification cap inscribed "SWOYER 6765", said iron pin being at the intersection of the North line of Section 31 with the East line of River Lot No. 360, on the Grantor's Easterly property line and on the Westerly property line of a parcel of land conveyed to Demetrios Prokos in Official Record 296, Page 1750;

Thence S 04° 11' 48" W along the East line of River Lot No. 360, the Westerly property line of the aforementioned Prokos parcel and the Westerly property line of a parcel of land conveyed to Ronald R. Hartman, Trustee in Deed Volume 363, Page 513 and Deed Volume 225, Page 87 a distance of 1660.68 feet to a point (passing an iron pin set at 721.96 feet and 5/8 inch iron pins found with plastic identification caps, the inscriptions of which are illegible, at 753.25 feet, 1483.91 feet and 1623.59 feet), said point being on the Northerly Right of way line of the Hock Hocking Adena Bikeway (Athens County Commissioners);

Thence S 47° 36' 24" E along the Northerly right of way line of the aforementioned Hock Hocking Adena Bikeway a distance of 150.40 feet to a point, said point being the point of curvature on the Northerly right of way line of the aforementioned Bikeway;

Thence continuing along the Northerly right of way line of the aforementioned Bikeway with a curve to the left having a delta angle of 02° 12' 04", a radius of 1864.94 feet and a curve length of 71.65 feet N 47° 00' 30" E a chord distance of 71.64 feet to an iron pin set, said iron pin being the Western most property corner of the Grantor and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's Westerly property line and the Easterly property line of the aforementioned Hartman parcel with a curve to the left having a delta angle of 93° 52' 06", a radius of 488.20 feet and a curve length of 799.82 feet N 62° 30' 39" E a chord distance of 713.33 feet to a point (passing an iron pin set with a curve to the left having a delta angle of 49° 46' 10", a radius of 488.20 feet and a curve length of 424.07 feet N 84° 33' 37" E a chord distance of 410.86 feet), said point being on the Southerly property line of a parcel of land conveyed to New Pittsburg Coal Company in Deed Volume 96, Page 540 (present ownership uncertain);

Exhibit B

Thence N 42° 07' 05" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned New Pittsburg Coal Company parcel a distance of 166.00 feet to a point, said point being a property corner of the Grantor, the Southeasterly property corner of the aforementioned New Pittsburg Coal Company parcel and the Southwesterly property corner of a parcel of land conveyed to Robert L. Meredith in Official Record 59, Page 764;

Thence along the Grantor's Northerly property line and the Southerly property line of the aforementioned Meredith parcel the following six (6) courses:

- 1) N 76° 37' 37" E a distance of 308.20 feet to a point;
- 2) N 51° 23' 31" E a distance of 107.53 feet to a point;
- 3) N 78° 30' 10" E a distance of 188.58 feet to a point;
- 4) S 81° 40' 20" E a distance of 116.48 feet to a point;
- 5) S 34° 04' 50" E a distance of 104.10 feet to a point;
- 6) S 21° 44' 20" E a distance of 303.45 feet to a point, said point being the Southeasterly property corner of the aforementioned Meredith parcel and the Southwesterly property corner of a parcel of land conveyed to Cochran Transportation Service, Inc. in Official Record 80, Page 908 and Official Record 107, Page 34;

Thence continuing along the Grantor's Northerly property line and along the Westerly and Southerly property lines of the aforementioned Cochran Transportation Service parcel the following Sixteen (16) courses:

- 1) S 04° 23' 41" W a distance of 331.21 feet to a point;
- 2) S 14° 09' 04" E a distance of 329.52 feet to a point;
- 3) S 78° 50' 00" E a distance of 206.92 feet to a point;
- 4) N 72° 40' 06" E a distance of 213.79 feet to a point;
- 5) N 54° 55' 32" E a distance of 257.27 feet to a point;
- 6) N 55° 30' 41" E a distance of 216.92 feet to a point;
- 7) N 88° 00' 07" E a distance of 129.62 feet to a point;
- 8) S 61° 48' 53" E a distance of 137.07 feet to a point;
- 9) S 81° 27' 53" E a distance of 110.85 feet to a point;
- 10) N 54° 57' 07" E a distance of 251.20 feet to a point;
- 11) N 36° 59' 07" E a distance of 357.88 feet to a point;

- 12) N 73° 17' 07" E a distance of 522.27 feet to a point;
- 13) S 85° 13' 53" E a distance of 143.33 feet to a point;
- 14) S 63° 02' 53" E a distance of 404.76 feet to a point;
- 15) N 77° 21' 07" E a distance of 288.75 feet to a point;
- 16) N 70° 10' 07" E a distance of 474.09 feet to a point, said point being the Grantor's Northeasterly property corner and the Northwesterly property corner of a parcel of land conveyed to Paul R. and Rheta Maccombs in Deed Volume 387, Page 836;

Thence S 04° 12' 28" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Maccombs parcel a distance of 311.45 feet to a point, said point being the Grantor's Southeasterly property corner, the Southwesterly property corner of the aforementioned Maccombs parcel and on the Northerly right of way line of the Hock Hocking Adena Bikeway;

Thence along the Northerly right of way of the aforementioned Bikeway the following twelve (12) courses:

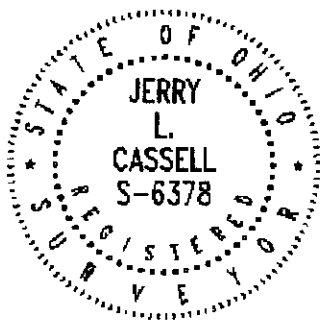
- 1) N 89° 25' 06" W a distance of 197.21 feet to an iron pin set (passing an iron pin set at 30.00 feet);
- 2) With a curve to the left having a delta angle of 16° 38' 35", a radius of 2944.92 feet and a curve length of 855.43 feet S 82° 15' 37" W a chord distance of 852.42 feet to an iron pin set;
- 3) S 73° 56' 19" W a distance of 102.08 feet to an iron pin set;
- 4) With a curve to the left having a delta angle of 0° 05' 06", a radius of 4042.14 feet and a curve length of 6.00 feet S 73° 53' 46" W a chord distance of 6.00 feet to an iron pin set;
- 5) S 73° 51' 14" W a distance of 1110.40 feet to an iron pin set;
- 6) With a curve to the right having a delta angle of 07° 44' 38", a radius of 4564.18 feet and a curve length of 616.88 feet S 77° 43' 32" W a chord distance of 616.41 feet to an iron pin set;
- 7) With a curve to the right having a delta angle of 02° 23' 12", a radius of 7084.46 feet and a curve length of 295.10 feet S 82° 47' 27" W a chord distance of 295.08 feet to an iron pin set;
- 8) With a curve to the right having a delta angle of 07° 11' 39", a radius of 1701.17 feet and a curve length of 213.60 feet S 87° 34' 53" W a chord distance of 213.46 feet to an iron pin set;

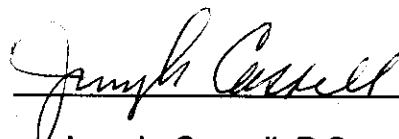
- 9) With a curve to the right having a delta angle of $06^{\circ} 52' 47''$, a radius of 4627.24 feet and a curve length of 555.61 feet N $85^{\circ} 22' 54''$ W a chord distance of 555.28 feet to an iron pin set;
- 10) With a curve to the right having a delta angle of $06^{\circ} 27' 26''$, a radius of 2626.88 feet and a curve length of 296.05 feet N $78^{\circ} 42' 48''$ W a chord distance of 295.89 feet to an iron pin set;
- 11) With a curve to the right having a delta angle of $13^{\circ} 07' 10''$, a radius of 1854.95 feet and a curve length of 424.74 feet N $68^{\circ} 55' 30''$ W a chord distance of 423.81 feet to an iron pin set;
- 12) With a curve to the right having a delta angle of $14^{\circ} 15' 23''$, a radius of 1864.94 feet and a curve length of 464.03 feet N $55^{\circ} 14' 14''$ W a chord distance of 462.84 feet to the point of beginning, containing 44.310 Acres (3.168 acres in River Lot No. 352, 7.375 Acres in River Lot No. 353, 5.476 acres in River Lot No. 354, 3.210 acres in River Lot. No. 355, 10.591 acres in River Lot. No. 356, 9.663 acres in River Lot. No. 357, 4.366 acres in River Lot. No. 358 and 0.461 acres in River Lot. No. 359 being 25.081 Acres in Section 31 and 19.229 Acres in Section 25), more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the North of Section 31 and bears N $86^{\circ} 01' 42''$ W and is for the determination of angles only.

This description was prepared on July 16, 2008 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in June of 2008 and existing public records.




Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blouse
DATE: 8-5-08