

## DESCRIPTION OF A 8.995 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Lodi, and being a part of a parcel of land conveyed to Gerald E. and Susan Marie Svendsen (hereinafter referred to as "Grantor") in Official Record 376, Page 1538, and located in Fraction 12, Section 9 and 10, Township 4, Range 13 and being more particularly described as follows:

**Commencing for reference** at the Northeast corner of Fractional Lot 12, on the East line of Section 10, Township 4, Range 13, on the Northerly property line of a parcel of land conveyed to Joseph W. and Patricia A. Montle Davidson in Official Record 371, Page 1439 and the southerly property line of a parcel of land conveyed to David and James Niggemeyer in Official Record 57, Page 785;

Thence N 89° 04' 26" W along the North line of Fractional Lot 12, the Northerly property line of the aforementioned Davidson parcel and the Southerly property line of the aforementioned Niggemeyer parcel a distance of 1101.86 feet to a 5/8 inch iron pin found with a plastic identification cap inscribed "L.F. Swoyer R.L.S. 6765", said iron pin being the Grantor's Northeasterly property corner, the Northwesterly property corner of the aforementioned Davidson and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence S 00° 47' 51" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Davidson parcel a distance of 1193.72 feet to a point (passing a 5/8 inch iron pin found with a plastic identification cap inscribed "L.F. Swoyer R.L.S. 6765" at 1145.20 feet), said point being in the center of Dutch Ridge Road (County Road 75);

Thence S 68° 29' 40" W along the Grantor's Southerly property line, the Northerly property line of the aforementioned Davidson parcel and the center of Dutch Ridge Road a distance of 43.51 feet to a point;

Thence S 69° 01' 42" W continuing along the Grantor's Southerly property line, the Northerly property line of the aforementioned Davidson parcel and the center of Dutch Ridge Road a distance of 112.73 feet to a point, said point being the intersection of Dutch Ridge Road with Garden Mill Road (Township Road 77);

Thence with the Grantor's Southerly property line and the Northerly property line of the aforementioned Davidson parcel the following two (2) courses:

- 1) S 43° 21' 02" W a distance of 52.67 feet to point;
- 2) S 03° 10' 19" W a distance of 82.14 feet to railroad spike set;

Thence N 27° 57' 24" W through the Grantors lands and with the center of Garden Hill Road a distance of 133.52 feet to point, said point being the intersection of Garden Hill Road with Dutch Ridge Road;

Thence continuing through the Grantor's lands and with the center of Dutch Ridge Road the following four (4) courses:

- 1) N 22° 13' 18" W a distance of 47.67 feet to a point;
- 2) Along a curve to the right having a delta angle of 14° 05' 25", a radius of 1917.77 feet and a curve length of 471.62 feet a chord bearing N 05° 50' 13" W a chord distance of 470.43 feet to a point;
- 3) N 01° 12' 31" E a distance of 218.00 feet to a point;

- 4) Along a curve to the left having a delta angle of  $32^{\circ} 46' 45''$ , a radius of 538.96 feet and a curve length of 308.34 feet a chord bearing  $N 15^{\circ} 10' 53'' W$  a chord distance of 304.15 feet to a point, said point being the Southern most property corner of the aforementioned Niggemeyer parcel;

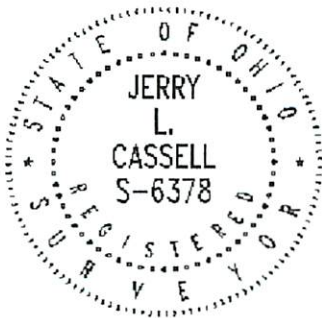
Thence along the Grantor's Northerly property line and the Southerly property line of the aforementioned Niggemeyer parcel the following two (2) courses:

- 1)  $N 44^{\circ} 57' 58'' E$  a distance of 323.89 feet to a 5/8 inch iron pin found with a plastic identification cap inscribed "L.F. Swoyer R.L.S. 6765" (passing a 5/8 inch iron pin found with a plastic identification cap inscribed "L.F. Swoyer R.L.S. 6765" at 19.58 feet);
- 2)  $S 89^{\circ} 50' 27'' E$  a distance of 177.69 feet to the point of beginning, containing 8.995 Acres more or less (1.834 acres in Section 9 and 7.161 acres in Section 10), 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 line of Fractional Lot 12, and bears  $N 89^{\circ} 50' 27'' W$  and is for the determination of angles only.

This description was prepared on November 3, 2010 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in October of 2010 and existing public records

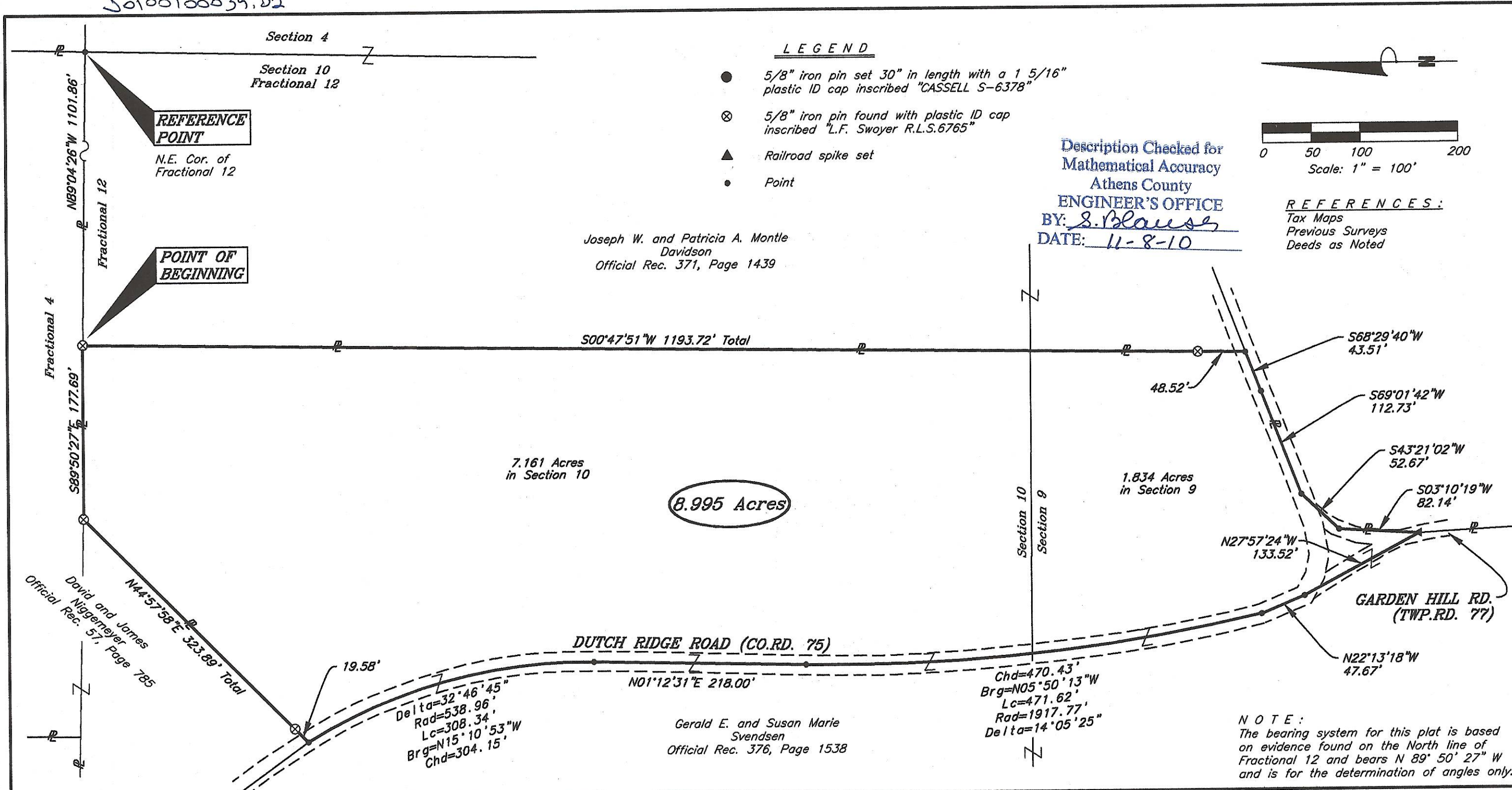


  
Jerry L. Cassell, P.S.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blauiss  
DATE: 11-8-10



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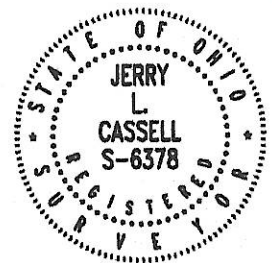


FOR:  
James Bloom

BY:  
Jerry L. Cassell

DATE:  
November 3, 2010

PROJ. NO.:  
AT102710



I hereby certify that this plat was prepared from an actual field survey of the premises in Deeds of 20 10 and from existing public records and that said plat correctly depicts the limits of the parcel to be conveyed.  
This certification was made by me on this 3<sup>rd</sup> day of Nov., 20 10.

Jerry L. Cassell  
Jerry L. Cassell  
Ohio Professional Surveyor No. 6378

**PLAT OF SURVEY**

Situated in the State of Ohio, County of Athens, Township of Lodi and being a part of a parcel of land conveyed to Gerald E. and Susan Marie Svendsen in Official Record 376, Page 1538 and located in Fractional 12, Section 9 and 10, Township 4, Range 13.

**CASSELL & ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
(740) 969-0024