



**Diversified
Engineering Inc.**
CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 8.081 ACRE PARCEL

Situated in the Township of Trimble, County of Athens and State of Ohio.

Being part of Fraction 13 in Section 14 and Fraction 19 in Section 20, Township 11, Range 14 of the Ohio Company Purchase and being all of a 6.7 acre parcel of land and all of a 3.04 acre parcel of land as conveyed to Federal National Mortgage Association by a deed recorded in Book 454, Page 1825 of the Athens County Official Records, Parcel Nos. M010010051200 and M010010051400, being more fully bounded and described as follows:

Beginning at a 5/8" iron pin found in the center of Taylor Ridge Road and on the west line of Fractional Section 13 at the northwest corner of the aforementioned 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, said pin being located S 05° 00' 00" E, 660.00 feet from the northwest corner of Fractional Section 13;

Course No. 1 Thence from beginning and with the center of said Taylor Ridge Road and the north line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, S 75° 47' 09" E, 66.00 feet to a point in the center of said Taylor Ridge Road, a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the northwest corner of a 0.15 acre parcel of land as conveyed to John Patrick Bulstrom, Jr. by a deed recorded in Book 443, Page 2610 of the Athens County Official Records;

Course No. 2 Thence leaving said road and with an east line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the west line of said 0.15 acre parcel of land as conveyed to John Patrick Bulstrom, Jr., S 33° 15' 47" W, passing on line an iron pin set at 30.00 feet, a total distance of 101.83 feet to an iron pin set at a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the southwest corner of said 0.15 acre parcel of land as conveyed to John Patrick Bulstrom, Jr.;

- Course No. 3** Thence with a line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the south line of said 0.15 acre parcel of land as conveyed to John Patrick Bulstrom, Jr., S 79° 11' 15" E, 103.25 feet to an iron pin set at a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the southeast corner of said parcel of land so conveyed to John Patrick Bulstrom, Jr. and on the west line of a 0.12 acre parcel of land as conveyed to Helen Campbell by a deed record in Volume 23, Page 94 of the Athens County Deed Records;
- Course No. 4** Thence with a line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the west line of said 0.12 acre parcel of land so conveyed to Helen Campbell, S 08° 23' 35" W, 77.84 feet to an iron pin set at a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the southwest corner of said 0.12 acre parcel of land so conveyed to Helen Campbell;
- Course No. 5** Thence with a line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the south line of said 0.12 acre parcel of land so conveyed to Helen Campbell, S 81° 52' 28" E, 127.19 feet to an iron pin set at a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the southeast corner of said 0.12 acre parcel of land so conveyed to Helen Campbell and on the west line of a 1.38 acre parcel of land as conveyed to Robert J. and Elma W. Snyder by a deed recorded in Book 251, Page 112 of the Athens County Deed Records;
- Course No. 6** Thence with a line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the west line of said 1.38 acre parcel of land so conveyed to Robert J. and Elma W. Snyder, S 10° 47' 56" W, 34.33 feet to an iron pin set at a corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the southwest corner of said 1.38 acre parcel of land so conveyed to Robert J. and Elma W. Snyder;
- Course No. 7** Thence with a line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the south line of said 1.38 acre parcel of land so conveyed to Robert J. and Elma W. Snyder, S 61° 02' 41" E, 178.32 feet to an iron pin set at the northeast corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, on the south line of said 1.38 acre parcel of land so conveyed to Robert J. and Elma W. Snyder and the northwest corner of an 8.65 acre parcel of land as conveyed to Walter

D. & Wilma R. Phipps by a deed recorded in Book 457, Page 2409 of the Athens County Official Records;

Course No. 8 Thence with the east bounds of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the west bounds of said 8.65 acre parcel of land so conveyed to Walter D. & Wilma R. Phipps the following five (5) courses and distances: S 23° 45' 38" W, 96.22 feet to an iron pin set;

Course No. 9 Thence S 22° 39' 38" W, 344.60 feet to an iron pin set;

Course No. 10 Thence S 20° 21' 38" W, 55.40 feet to an iron pin set;

Course No. 11 Thence S 06° 03' 38" W, 138.35 feet to an iron pin set;

Course No. 12 Thence S 01° 29' 50" E, 131.16 feet to an iron pin set at the southeast corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the southwest corner of said 8.65 acre parcel of land so conveyed to Walter D. Phipps and on the north line of a 7.5 acre parcel of land as conveyed to Patricia Rodgers by a deed recorded in Volume 243, Page 854 of the Athens County Deed Records;

Course No. 13 Thence with the south line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association and the north line of said 7.5 acre parcel of land so conveyed to Patricia Rodgers, N 84° 37' 52" W, 263.66 feet to an iron pin set at the southwest corner of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the northwest corner of said 7.5 acre parcel of land so conveyed to Patricia Rodgers and on the east line of a 16.64 acre parcel of land as conveyed to Wanda Circle by a deed recorded in Book 427, Page 2449 of the Athens County Official Records;

Course No. 14 Thence with the west line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the east line of said 16.64 acre parcel of land so conveyed to Wanda Circle and the east line of a 10.50 acre parcel of land as conveyed to Timothy K. Holman and Deborah A. Essman by a deed recorded in Book 337, Page 2243 of the Athens County Deed Records, N 05° 00' 00" E, 594.38 feet to a tree and fence corner found on the west line of said 6.7 acre parcel of land so conveyed to Federal National Mortgage Association, the northeast corner of said 10.50 acre parcel of land

so conveyed to Timothy K. Holman and Deborah A. Essman and the southeast corner of the aforementioned 3.04 acre parcel of land so conveyed to Federal National Mortgage Association;

Course No. 15 Thence with the south line of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association and the north line of said 10.50 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman, S 87° 15' 44" W, 264.82 feet to an iron pin set at the southwest corner of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association, on the north line of said 10.50 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman and the southeast corner of a 3.54 acre parcel of land as conveyed to Timothy K. Holman and Deborah A. Essman by a deed recorded in Book 337, Page 2243 of the Athens County Deed Records;

Course No. 16 Thence with the west line of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association and the east line of said 3.54 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman, N 24° 22' 14" E, 405.00 feet to an iron pin set at an angle point on the west line of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association, the northeast corner of said 3.54 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman and the southeast corner of a 0.2983 acre parcel of land as conveyed to Timothy K. Holman and Deborah A. Essman by a deed recorded in Book 337, Page 2243 of the Athens County Deed Records;

Course No. 17 Thence continuing with the west line of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association and the east line of said 0.2983 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman, N 12° 22' 14" E, passing on line an iron pin set at 111.02 feet, a total distance of 142.47 feet to a point at the northwest corner of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association, the northeast corner of said 0.2983 acre parcel of land so conveyed to Timothy K. Holman and Deborah A. Essman in the center of said Taylor Ridge Road;

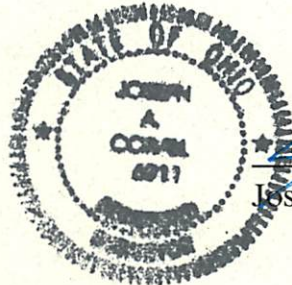
Course No. 18 Thence with the north line of said 3.04 acre parcel of land so conveyed to Federal National Mortgage Association and the center of said Taylor Ridge

Road the following two (2) courses and distances: S 60° 10' 04" E, 50.58 feet to a point;

Course No. 19 Thence S 68° 21' 09" E, 66.70 feet to the Place of Beginning, containing **8.081 acres** (352,027 square feet), more or less, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to assumed meridian. All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

Description prepared from a field survey by Joseph A. Corall, Registered Surveyor No. 6911 in March 2011.



Joseph A. Corall 4-1-2011
Joseph A. Corall, Registered Surveyor No. 6911

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 4-5-11

