

DESCRIPTION OF 3.06 ACRES

Being situated in Fraction Twenty-five (25), Section Twenty (20), Township Eleven (11), Range Fourteen (14), Trimble Township, Athens County, Ohio and further described as follows:

Commencing at a concrete fence post at the southeast corner of Fraction Twenty-five (25); thence, along the south line of said Fraction the following courses and distances, North eighty-six (86) degrees twenty (20) minutes thirty-two (32) seconds West a distance of seven hundred twenty-seven and forty-seven hundredths (727.47) feet to an iron pin found; North eighty-six (86) degrees twenty-two (22) minutes four (04) seconds West, passing through an iron pin at five hundred forty-two and fifteen hundredths (542.15) feet, a distance of one thousand one hundred fifty-six and two hundredths (1156.02) feet to a bolt found; North eighty-six (86) degrees six (06) minutes fifteen (15) seconds West a distance of six hundred forty-four and forty-three hundredths (644.43) feet to an axle found; North eighty-five (85) degrees thirty-seven (37) minutes ten (10) seconds West, passing by an iron pin at three hundred eighty-four and ninety-six hundredths (384.96) feet lying three and twenty-six hundredths (3.26) southerly, a distance of five hundred fifty and seventy-two hundredths feet (550.72) to a point in the center of County Road No. 96, said point being the true point of beginning; thence, continuing along said south line, North eighty-five (85) degrees thirty-seven (37) minutes ten (10) seconds West, passing through an iron pin set at thirty-five and eighty-one hundredths (35.81) feet, a distance of five hundred forty-six and ninety-four hundredths (546.94) feet to an iron rail found; thence, North three (03) degrees twenty-six (26) minutes forty-seven (47) seconds East, passing through an iron pin set at four hundred (400.00) feet, a distance of four hundred fifty-seven and twenty-three hundredths (457.23) feet to a point in the center of County Road No. 96; thence, along the center of said road the following courses and distances: South forty-six (46) degrees thirty-two (32) minutes forty-nine (49) seconds East a distance of one hundred seventy-three and ninety-nine hundredths (173.99) feet to a point; South forty-eight (48) degrees forty-two (42) minutes thirty (30) seconds East a distance of ninety-one and ninety-eight hundredths (91.98) feet to a point; South fifty (50) degrees forty (40) minutes zero (00) seconds East a distance of ninety and sixty-seven hundredths (90.67) feet to a point; South fifty-one (51) degrees thirty-eight (38) minutes twenty-one (21) seconds East a distance of one hundred twenty-four and five tenths (124.50) feet to a point; South forty-six (46) degrees thirty-one (31) minutes four (04) seconds East a distance of one hundred twenty-three and forty-seven hundredths (123.47) feet to a point; South thirty-five (35) degrees forty (40) minutes twenty-four (24) seconds East a distance of eighty-two and thirteen hundredths (82.13) feet to a point; South twenty-eight (28) degrees forty-three (43) minutes twenty-one (21) seconds East a distance of thirty-five and eight tenths (35.80) feet to the true point of beginning. containing three and

TRM # 20

8

six hundredths (3.06) acres.

* Subject to all legal easements, right-of-ways and leases of record.

LAST DEED REFERENCE: Volume 55, page 613 of Record of Deeds of Athens County in the Athens County Recorder's Office.

The above description was prepared from an actual survey of the property made by Joseph C. Roman, R.S. 6461, in October 1996.

All iron pins designated as set in the above description are 5/8 inch diameter rebar approximately 2-1/2 feet in length with 1-1/4 inch diameter plastic identification cap.

The bearings in the above description are based on assuming a bearing of North eighty-five (85) degrees thirty-seven (37) minutes ten (10) seconds West for that part of the south line of Fraction Twenty-five (25) from the axle to the iron rail.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna M. Lean
DATE: 11-19-96

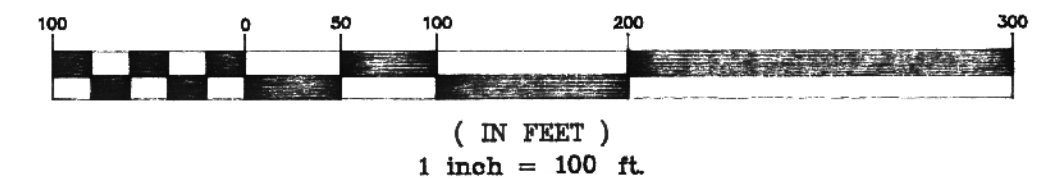
12

11

REFERENCES:
EXISTING DEEDS
TAX PLATS
MAPS

● IRON PIN SET - 5/8" DIAMETER REBAR APPROXIMATELY 2.5' IN LENGTH WITH 1-1/4" DIAMETER PLASTIC IDENTIFICATION CAP
● MONUMENT FOUND

BEARINGS ARE BASED ON ASSUMING A BEARING OF N 85° 37' 10" W ON THE SOUTH LINE OF FRACTION 25 FROM AXLE TO IRON RAIL



IRON RAIL
● 2" IRON PIPE 5.96' EASTERLY OF LINE

WILLIAM G. & HELEN KERLEY
273-339

1" DIA. BOLT CALLED FOR
IN VOL 379, PG 613

FRACTION 25
FRACTION 19

N 86°22'04" W

1156.02' (1158.02 DEED VOL 303, PG 294)
5/8" DIA. IRON PIN 542.15'

5/8" DIA. IRON PIN

N 86°20'32" W
727.47' (728.00 DEED VOL 303, PG 294)

FRACTION 25
FRACTION 19

SE CORNER FR 25
CONCRETE FENCE POST

SECTION 14
SECTION 20
SECTION 14
SECTION 20

N 03°26'47" E
457.23'
400.00'

3.06 ACRES

THE SUNDAY CREEK COAL CO.
55-613

L-2
L-3
L-4
L-5
L-6
L-7
CO. RD. 67
CO. RD. 96

(MATCH POINT)

IRON RAIL
N 85°37'10" W
546.94'

N 85°37'10" W
550.72'
384.96'
5/8" IRON PIN 3.26 SOUTHERLY
OF LINE AND VERY LOOSE

AXLE

N 86°06'15" W
644.43'

FRACTION 25
FRACTION 19

ANDREW & CLARICE A. KOVACH
191-575
218-470

LINE	DIRECTION	DISTANCE
L-1	S 46°32'49" E	173.99'
L-2	S 48°42'30" E	91.98'
L-3	S 50°40'00" E	90.67'
L-4	S 51°38'21" E	124.50'
L-5	S 46°31'04" E	123.47'
L-6	S 35°40'24" E	82.13'
L-7	S 28°43'21" E	35.80'

I HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
OF THE PREMISES MADE BY ME.

Joseph C. Roman
JOSEPH C. ROMAN, R.S. 646T

THE SUNDAY CREEK COAL CO.

P.O. BOX 54
68 WEST COLUMBUS STREET
NELSONVILLE, OHIO 45764
(614) 753-2697

SURVEY PLAT OF 3.06 ACRES

SECTION 20 FRACTION 25 TOWNSHIP 11 RANGE 14

TOWNSHIP TRIMBLE COUNTY ATHENS STATE OHIO

DATE SURVEYED OCT. 1996 DATE DRAWN NOV. 1996

Unrecorded map shows distance from axle to iron rail as 1098.05, distance
calculated as 1097.66 per survey. The map also shows the axle as being
49.44 feet westerly of the corner.