

VERNON

VERNON SURVEYING CO. PROFESSIONAL SURVEYORS

January 17, 2001
00-4658

5.3959 Acre Property Description

Situated in the State of Ohio, Athens County, Troy Township, Section 11, Town 5 North Range 11 West, more particularly described as follows:

Beginning at a point in the center of a public road, said point being the southeast corner of the west half of the southwest quarter of Section 11; thence along the center of the public road the following four courses:

S 89-45-39 W a distance of 69.35 feet to a point;
thence N 88-16-22 W a distance of 98.45 feet to a point;
thence N 89-53-35 W a distance of 68.88 feet to a point;
thence N 83-30-33 W a distance of 37.47 feet to a point;

thence along the center of a 15 foot wide private right of way the following thirteen (13) courses:

N 65-42-16 W a distance of 50.10 feet to a point;
thence N 38-44-49 W a distance of 49.06 feet to a point;
thence N 21-29-31 W a distance of 43.44 feet to a point;
thence N 12-30-23 W a distance of 41.41 feet to a point;
thence N 03-42-01 W a distance of 45.59 feet to a point;
thence N 04-45-33 E a distance of 90.99 feet to a point;
thence N 03-52-40 E a distance of 117.71 feet to a point;
thence N 07-21-11 W a distance of 48.34 feet to a point;
thence N 17-00-30 W a distance of 35.18 feet to a point;
thence N 28-33-59 W a distance of 52.82 feet to a point;
thence N 38-41-04 W a distance of 80.98 feet to a point;
thence N 22-24-58 W a distance of 27.51 feet to a point;
thence N 09-43-33 W a distance of 25.64 feet to a point

on the southern right of way line of the old CSX Transportation Railroad (now Hayes Investment Property, Official Record 147, Page 145); thence along the southern right of way line S 85-55-42 E a distance of 470.89 feet to a 5/8-inch capped rebar set, passing a 5/8-inch capped rebar set 7.72 feet distant; thence leaving the said right of way line and along the east line of the west half of the southwest quarter of Section 11 S 00-00-00 E a distance of 608.84 feet, passing a 5/8-inch capped rebar set 593.01 feet distant, to the place of beginning, containing 5.3959 acres, more or less, but subject to all legal highways, easements, and restrictions of record.

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North is based on an assumed meridian and all bearings shown are used to denote horizontal angles only. All iron pins set are 5/8-inch diameter by 34-inch length rebar with a plastic cap stamped "Vernon OH6282-WV550".

This legal description prepared by Robert G. Vernon, Professional Surveyor No. 6282, based on field surveys in January 2001.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 2-15-01

Prepared For
 Tim & Chelisa Murphy
 State of Ohio
 Athens County
 Troy Township
 Section 11, T-5N, R-11W

LEGEND

- Center Point Private Road
- Capped Rebar Set
- Property Line
- Edge of Right-of-Way
- Fence Line
- Landhook—Ownership both sides
- POB Point of Beginning for Legal Description

Reference

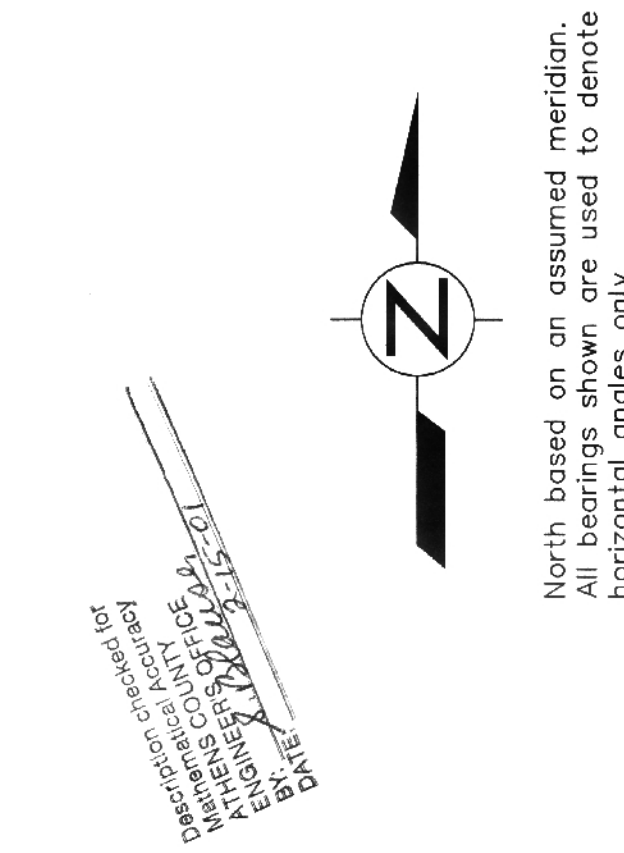
Official Record 281, Page 169
 Official Record 147, Page 145

NUMBER	DIRECTION	DISTANCE
L1	S 89°45'39" W	69.35'
L2	N 88°16'22" W	98.45'
L3	N 89°53'35" W	68.88'
L4	N 83°30'33" W	37.47'
L5	N 65°42'16" W	50.10'
L6	N 38°44'49" W	49.06'
L7	N 21°29'31" W	43.44'
L8	N 12°30'23" W	41.41'
L9	N 03°42'01" W	45.59'
L10	N 04°45'33" E	90.99'
L11	N 03°52'40" E	117.71'
L12	N 07°21'11" W	48.34'
L13	N 17°00'30" W	35.18'
L14	N 28°33'59" W	52.82'
L15	N 38°41'04" W	80.98'
L16	N 22°24'58" W	27.51'
L17	N 09°43'33" W	25.64'
L18	S 85°55'42" E	470.89'
L19	S 00°00'00" E	608.84'

15 Foot Wide Private Right of Way

5.3959 Acres
 To Be Conveyed

POB
 SE Corner
 West Half
 SW Quarter
 Section 11



Scale 1" = 50'

Joseph & Vivian
 Godwin
 DB 264, PG 145
 20.0 Acres

William Murphy
 DB 263, PG 91, 93
 55.3 Acres

William L. & Ella M. Murphy
 DB 237, PG 191
 60.0 Acres

Hayes Investment Property
 DB 147, PG 145
 55.3 Acres

Phyllis A. Jones
 DB 281, PG 169
 2.72 Acres

William & Phyllis Dowler
 DB 366, PG 475-477
 5.87 Acres

DRAWN BY: LKM
 DATE: January 16, 2001
 DWG. NO.: _____

APPROVED BY: RGV
 PROJ. NO.: 00-4658
 DWG. FILE: C:\Projects\00-4658\00-4658.dwg

Robert G. Vernon
 Robert G. Vernon
 PS 046282 W4550
 12/13/2001
 Date

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VERNON
 VERNON SURVEYING COMPANY PROFESSIONAL SURVEYORS
 SHT. NO. _____