

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
OHIO PHONE: 1-800-648-8151 OHIO FAX: 1-800-648-8150

DEED DESCRIPTION 75.201 ACRES +/-

Page 1 of 2

Being a survey of a portion of Tract #1 and all of Tract #5 conveyed to Carl and Alma Rood, as described and recorded in Deed Volume 341 page 545 in the Athens County Recorders Office and being more particularly described as follows:

Situated in the State of Ohio, County of Athens, Township of Troy, and in the Village of Coolville. Being a part of Fractional Section 30 and a part of Fractional Section 36 located within Section 21, Town 5 N, Range 11W, and being further described as follows:

Commencing, for reference, at stone found marking the Southeast corner of Fractional Section 30, the same being the Southwest corner of Fractional Section 36, and is on the North line of Fractional Section 31, Thence, leaving the North line of Fractional Section 31 with the East line of Fractional Section 30, the West line of Fractional Section 36 N 00° 00' 00" E 491.70 feet to a stone found marking the Northeast corner of a parcel conveyed to Robert and Rena Vales, Official Record 43 page 397, and is on the West line of a parcel conveyed to Paul A. Hayes, Deed Volume 279 page 52, said point also marks the Southeast corner of Tract #1 conveyed to Rood and is the PRINCIPAL PLACE OF BEGINNING of the 75.201 acre parcel herein to be described;

Thence, leaving the East line of Fractional Section 30, the West line of Fractional Section 36, along the North line of the Vales parcel and along the South line of Tract #1 conveyed to Rood, S 89° 05' 33" W 426.19 feet to a iron pin found (miners roof bolt) marking the Northwest corner of Vales, and marks the Northeast corner of a parcel conveyed to Vernon and Sharon Swartz, Deed Volume 255 page 447,

Thence, continuing along the South line of Rood, and along the North line of the Swartz parcel, S 89° 27' 06" W passing an iron pin found (1" pipe) marking the Northwest corner of the Swartz parcel at 1026.63 feet a total distance of 1205.46 feet to an iron pin set on the East line of the Second Tract, First Parcel also conveyed to Rood, the Southwest corner of the 75.201 acre parcel herein to be described;

Thence, along the East line of the Second Tract, First Parcel conveyed to Rood, N 01° 03' 14" E 951.21 feet to an iron pin set on the South line of parcels conveyed to Florence R. and Roberta Humphrey, Deed Volume 186 page 419 and Deed Volume 314 page 331, said point also marks the Southeast corner of Outlot #11 the same being the Southwest corner of Outlot #12 in the Village of Coolville;

Thence, along the South line of Humphrey and Outlot #12 N 89° 43' 42" E 77.79 feet to an iron pin set marking the Southeast corner of Humphrey;

Thence; along the Eastern boundary of Humphrey, following an existing fenced line through Outlot #12 N 00° 19' 20" W 836.88 feet to an iron pin set on the Southerly line of an Outlot Street (33.00' R\W), the Northeast corner of Humphrey and the Northwest corner of the Fifth Tract conveyed to Rood;

Thence, along the Southern boundary of the Outlot Street, the Northern boundary of Outlots #12, #13, #14, #15 in the Village of Coolville N 75° 40' 14" E 729.40 feet to an iron pin set marking the Northeast corner of Outlot #15 and an angle point in said Outlot Street;

Thence, continuing along the Southeastern boundary of the Outlot Street N 33° 43' 42" E passing a 1 1/2" pipe found 2 1/2 feet tall at 481.39 a total distance of 528.66 feet to a point in the centerline of Four Mile Creek Road (Co. Rd. 59), said point being on the North line of Fractional Section 30, the same being the South line of Fractional Section 18 and is on the Southwestern boundary of a 5.79 acre parcel also conveyed to Rood, Official Record 37 page 923;

TRV # 30

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DEED DESCRIPTION 75.212 ACRES +/-

Page 2 of 2

Thence, along the centerline of Four Mile Creek Road (Co. Rd. 59) with what represents new lines through Tract #1 conveyed to Rood the following Five (5) courses and distances,

- 1) S 30° 26' 55" E 49.71 feet to a point marking the Southernmost corner of the aforementioned 5.79 acre parcel conveyed to Rood;
- 2) S 41° 13' 13" E 386.25 feet to a point;
- 3) S 48° 04' 41" E 350.78 feet to a P.K. Nail set on the East line of Fractional Section 30, the same being the West line of Fractional Section 36;
- 4) S 43° 44' 08" E 313.54 feet to a point;
- 5) S 43° 17' 11" E 273.50 feet to a point on the North boundary of the aforementioned Paul A. Hayes parcel;

Thence, leaving the centerline of Four Mile Creek Road (Co. Rd. 59), along the North boundary of Hayes S 75° 54' 23" W passing a reference iron pin set on line at 25.00 feet a total distance of 416.83 to an iron pin set on the East line of Fractional Section 30, the same being the West line of Fractional Section 36 and the West line of Hayes;

Thence, along the East line of Fractional Section 30, the same being the West line of Fractional Section 36 and the West line of Hayes S 00° 00' 00" W 1295.31 feet to the TRUE PLACE OF BEGINNING.

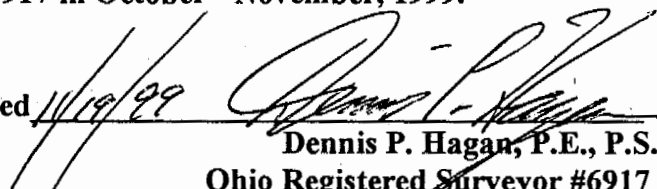
Said parcel as surveyed contains 75.201 acres more or less, of which 72.747 acres lie within Fractional Section 30 (Tract #1 = 67.200 acres, Fifth Tract = 5.547 acres) and 2.454 acres lie within Fractional Section 36. Subject to all legal easements and right of ways of record.

Note: All Official Record and Deed Volumes referenced to above are found in the office of the Recorder, Athens County, Ohio.

Bearings of the above described parcel are based on the East line of Fractional Section 30, the same being the West line of Fractional Section 36 as being S 00° 00' 00" E and are used to denote angles only.

All iron pins set are 5/8 iron reinforcing bars 30 inches long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on a field survey done under the supervision of Dennis P. Hagan, P.E., P.S., Ohio Registered Surveyor #6917 in October - November, 1999.

Dated 11/19/99 
Dennis P. Hagan, P.E., P.S.
Ohio Registered Surveyor #6917

worddocs\deed99\99174A1

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 11-29-99

2

PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, VILLAGE OF COOLVILLE. BEING LOCATED IN FRACTIONAL SECTIONS 30 AND 36 LOCATED WITHIN SECTION 21, TWP. 5N, RNG. 11W.

BEING A SURVEY OF A PORTION OF TRACT 1 IN FRACTIONAL SECTION 30 (67.200 ACRES) AND IN FRACTIONAL SECTION 36 (2.454 ACRES), ALL OF THE FIFTH TRACT LOCATED IN FRACTIONAL SECTION 30 (5.547 ACRES), ALL OF WHICH BEING CONVEYED TO CARL & ALMA ROOD AS DESCRIBED AND RECORDED IN DEED VOLUME 341 PAGE 545 IN THE ATHENS COUNTY RECORDERS OFFICE.

BEARINGS OF THIS PLAT ARE BASED ON THE EAST LINE OF FRACTIONAL SECTION 30 THE SAME BEING THE WEST LINE OF FRACTIONAL SECTION 36, TWP 5N, RNG 11W TROY TOWNSHIP AS BEING S 00° 00' 00" E AND ARE USED TO DENOTE ANGLES ONLY.

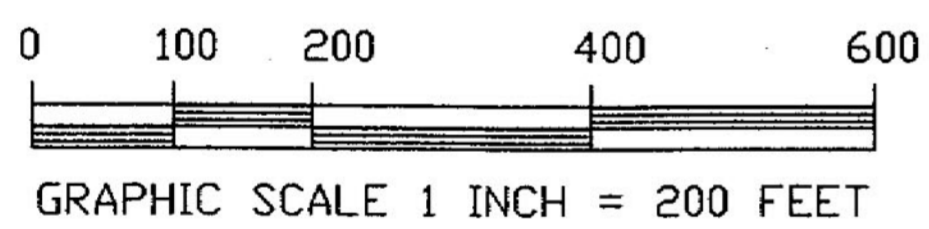
NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

LEGEND

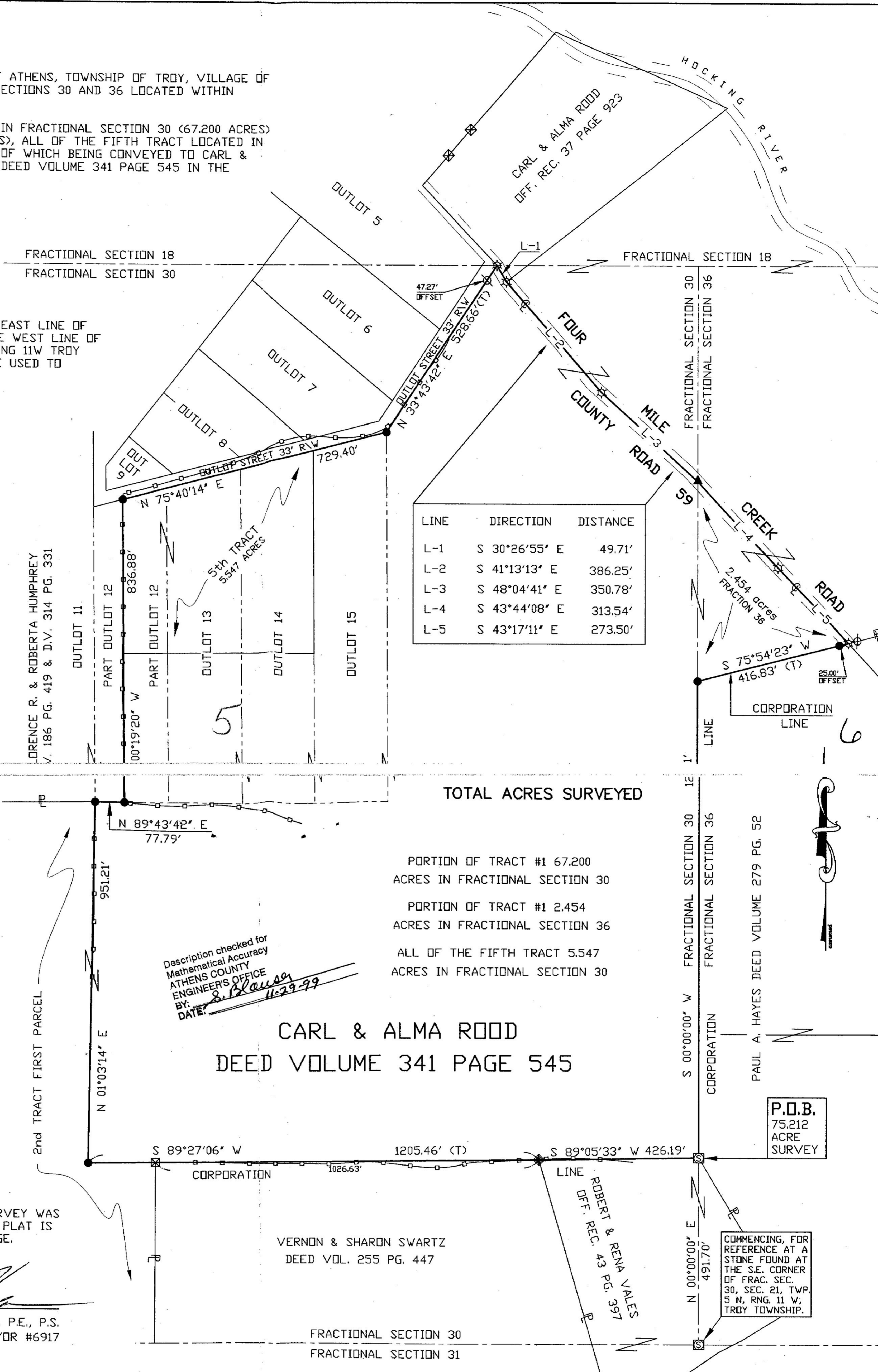
- - 5/8" REBAR
- - IRON PIN SET
- with W.I.D. CAP - 5/8" REBAR W.I.D. CAP
- ⊗ - 1" PIPE FOUND
- ⊘ - 1 1/2" PIPE FOUND
- ◆ - ROOF BOLT FOUND
- △ - RAILROAD SPIKE FOUND

- C — CENTERLINE ROADWAY
- P — PROPERTY LINE
- ☆ — POINT
- (T) — TOTAL DIMENSION
- ⊠ — STONE FOUND
- o — FENCE LINE



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 11/19/99
 DENNIS P. HAGAN, P.E., P.S.
 OHIO REGISTERED SURVEYOR #6917



TOTAL ACRES SURVEYED

PORTION OF TRACT #1 67.200
 ACRES IN FRACTIONAL SECTION 30
 PORTION OF TRACT #1 2.454
 ACRES IN FRACTIONAL SECTION 36
 ALL OF THE FIFTH TRACT 5.547
 ACRES IN FRACTIONAL SECTION 30

**CARL & ALMA ROOD
 DEED VOLUME 341 PAGE 545**

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blouse
 DATE: 11-29-99

P.O.B.
 75.212
 ACRE
 SURVEY

COMMENCING, FOR
 REFERENCE AT A
 STONE FOUND AT
 THE S.E. CORNER
 OF FRAC. SEC.
 30, SEC. 21, TWP.
 5 N, RNG. 11 W,
 TROY TOWNSHIP.

PREPARED BY:

PERRY ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 429 THORNVILLE, OHIO 43076
 PH: 740-246-4491 OR 800-648-8151

PREPARED FOR:

**CARL & ALMA ROOD
 CURTIS ROOD
 FOUR MILE CREEK RD.
 COOLVILLE, OHIO**

FILE NO. 991741AT

INVOICE NO. 9911098

ALL IRON PINS SET ARE
 5/8" O.D. REINFORCING BARS
 WITH YELLOW CAPS LABELED:

FIELD WORK: OCT. - NOV. 1999
 FIELD CREW: B.F. B.K. G.H.
 DRAFT BY: T.M.
 CALCS BY: D.P.H. T.M.
 CHECKED BY: D.P.H. \ J.W.H.

'DENNIS P. HAGAN #6917'

8