

Know all Men by these Presents

Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: *Charles Moberg*

That MINNIE E. BAKER, unmarried

of Athens County, State of Ohio, for valuable consideration paid, grants

with general warranty covenants, to

JERRY LEE MURPHY

DATE: 7-28-81

whose tax mailing address is Route 2, P.O. Box 88, Coolville, Ohio, 45723

the following real property: Being a part of Section 31, Town 5, Range 11 and being Situate in the Township of Troy, County of Athens and State of Ohio, to-wit: Beginning at an iron pin, said iron pin being 1723.86' South & 2019.56' East of the Northwest corner of Section 31 and being the Southeast corner of Marshall's 39.32 acre tract; thence South 89 38 W 100.26 to an iron pipe in Marshall South line; thence South 00 16 W 1016.38 to an iron pipe in Mollhans North line; thence South 89 27 East 772.48 to a point in the centerline of old Route 7 (reference iron pipe setback 21.05); thence North 39 27 East 473.57 to a railroad spike in the centerline of old Route 7; thence North 1 54 West 1075.92 to a planted stone, corner with Bailey & Smith; thence South 88 18 West 142.73 to a point in the centerline of Ohio Route 7 (iron pipe setback 43.18); thence North 89 50 W 165.90 to an iron pipe, corner with Emerson; thence North 89 10 West 622.11 to an iron pin, corner with Emerson; thence South 00 17 West 421.89 to the place of beginning; containing 32.66 acres.

EXCEPTING THEREFROM THE FOLLOWING:

FIRST EXCEPTION:

Being a part of Section 31, Town 5, Range 11, Troy Township, Athens County, Ohio. Beginning at an iron pipe: Said iron pipe being 1723.86' South, East 1919.30' and South 00 16 W 160.00' from the Northwest corner of Section 31; thence South 00 16 West 856.38' to an iron pipe; thence South 89 27 East 274.60' to a point in centerline of Route 7 (passing Ref. I.P. at 224.49'); thence North 24 24 East 568.75' to a point in centerline of Route 7; thence North 22 52 East 382.00' to a point in centerline of Route 7; thence South 89 03 West 654.07' to the point of beginning (passing Ref. I.P. at 60'). Containing 9.25 acres.

SECOND EXCEPTION:

Being a part of Section 31, Town 5, Range 11, Troy Township, Athens County, Ohio. Beginning at an iron pipe; said iron pipe being 1723.86' South, East 1919.30' and South 00 16 W 160.00; from the Northwest corner of Section 31; thence North 00 16 East 160.00' to an iron pipe; thence North 89 38 East 100.26' to an iron pipe; thence North 00 17 East 421.89' to an iron pipe; thence South 89 10 East 622.10' to an iron pipe; thence South 89 50 East 165.90' to a point in the centerline of Ohio Route 7; thence South 22 52 West 610.00' to a point in centerline of Ohio Route 7; thence South 89 03 West 654.07 to the place of beginning (passing ref. I.P. at 60'). Containing 9.15 acres.

THIRD EXCEPTION:

6.06 acres as described in a deed to Blain and Thomas Taylor, recorded in Volume 312, Page 705, Athens County Deed Records.

FOURTH EXCEPTION:

.61 acres as described in a deed to W. H. Smith, recorded in Volume 343, Page 595 Athens County Deed Records.

FIFTH EXCEPTION:

1.72 acres as described in a deed to Paul D. and Susan Thompson, recorded in Volume 351, Page 125 Athens County Deed Records.

SIXTH EXCEPTION:

Beginning at a point in Old Route 7, said point being South 2610.51' & East 2800.39' from the Northwest corner of Section 31 (said point also being North 39° 27' East, 178.42' from the Southeast corner of original 32 acres); thence North 51° 27' West 153.31' to an iron pipe (passing ref. I.P. at 26.47'); thence North 31° 22' East, 150.45' to a Maple Tree; thence North 38° 41' East, 46.93' to a point in the centerline of unnamed road (passing Ref. I.P. at 26.08'); thence South 52° 13' East 155.14' to a point at the intersection of the centerline of unnamed road and old Route 7; thence South 39° 27' West, 198.30' to the place of beginning. containing 0.66 acres.

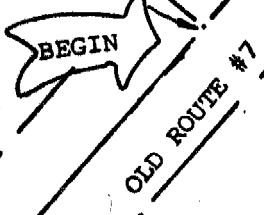
Troy #31

80



MINNIE E. BAKER
0.66 ACRE
VOLUME 365, PAGE 205

FROM N.W. COR. SECT. 31 - 2610.51' SOUTH
2800.39' EAST



S 89°27' E - 772.48'

FOUND
SETBACK
21.05'

178.42'
N 39°27' E

SETBACK
26.47'
N 51°27' W - 133.31'

198.30'
S 39°27' W

OLD ROUTE #7

N 38°41' E
46.93'
MAPLE
SETBACK
20.85'

N 31°22' E - 150.45'

S 52°13' E - 155.14'

DATE SURVEYED: 7/1/81

SCALE: 1" = 50'

PLAT OF: 0.66 ACRE

Surveyed for JERRY LEE MURPHY

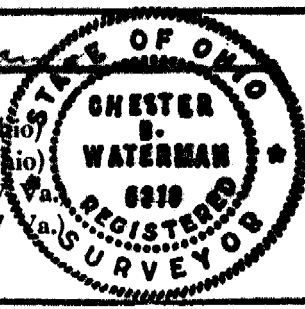
Subdivision JOHN GARTON HEIRS' 32 ACRES

Township TROY Section 31, Town 5, Range 11

Corporation -----

County ATHENS State OHIO

Charles Waterman
CHIEF WATERMAN, P. E.
Registered Surveyor #5319 (Ohio)
Registered Engineer #26389 (Ohio)
Registered Engineer #3788 (W. Va.)
Registered Surveyor #12 (W. Va.)
Invoice No. 81-355



References: Description checked for
Mathematical Accuracy.
ATHENS COUNTY,
ENGINEER'S OFFICE
BY: *Charles Waterman*
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81