

MULRYAN LAND SURVEYING INC.

JAMES M. MULRYAN OHIO LLS #7565

1452 TWIGGS ROAD

BENS RUN, WEST VIRGINIA 26146

304-684-9559

February 14, 2004

TRACT 1, 6.00 ac Tract

**Description of part of the Lands of Ronald L. Dunfee and Paula L. Dunfee
as described in instrument # 200300003739**

O. R. 346, Page 183

Situated in the Township of Troy, County of Athens, State of Ohio, being a part of Section 15, Fraction 36, Town 5 North, Range 11 West, Ohio Company's Purchase being more particularly described as follows:

Commencing at a point in the centerline of Cincinnati Ridge Road(Township Road 172) and in the east line of said Fraction 36 North 00 degrees 00 minutes 00 seconds East distant 1337.40 feet from the southeast corner of said Fraction 36 also being at the southwest corner of a tract of land described in Volume 342, Page 165 recorded in the Office of the Recorder of Athens County, Ohio said point being marked by a 1/2" rebar with cap: thence continuing North 00 degrees 00 minutes 00 seconds East along said east line of Fraction 36 a distance of 534.03 feet to a 1/2" rebar with cap and the **Point of Beginning**; thence North 83 degree 07 minutes 54 seconds West a distance of 361.32 feet to a 1/2" rebar with cap: thence North 32 degrees 01 minutes 01 seconds West a distance of 262.30 feet to a 1/2" rebar with cap: thence North 05 degrees 40 minutes 12 seconds East a distance of 300.20 feet to a 1/2" rebar with cap; thence North 82 degrees 40 minutes 22 seconds East a distance of 471.99 feet to a 1/2" rebar with cap on said east line of fraction 36; thence South 00 degrees 00 minutes 00 seconds East along said east line of Fraction 36 a distance of 624.54 feet to the Point of Beginning. Containing 6.00 acres, more or less.

Also granting unto the Grantee herein, their heirs and assigns, the right of ingress and egress over a right of way 50 feet in width 25.00 feet on each side of the following centerline being more particularly described as follows:

Commencing at a point in the centerline of Cincinnati Ridge Road(Township Road 172) and in the east line of said Fraction 36 North 00 degrees 00 minutes 00 seconds East distant 1337.40 feet from the southeast corner of said Fraction 36 also being at the southwest corner of a tract of land described in Volume 342, Page 165 recorded in the Office of the Recorder of Athens County, Ohio said point being marked by a 1/2" rebar with cap: the next 7 (seven) courses being along said centerline, 1) thence North 70 degrees 05 minutes 33 seconds West a distance of 31.72 feet; 2) thence North 80 degrees 18 minutes 37 seconds West a distance of 52.44 feet; 3) thence North 88 degrees 48 minutes 10 seconds West a distance of 57.44 feet; 4) thence 89 degrees 13 minutes 37 seconds West a distance of 78.41 feet; 5) thence North 87 degrees 25 minutes 01 seconds West a distance of 94.60 feet; 6) thence North 89 degrees 39 minutes 32 seconds West a distance of 186.47 feet; 7) thence South 88 degrees 57 minutes 06 seconds West a distance of 38.81 feet to a 1/2" rebar with cap at the **Point of Beginning** being on the centerline of said 50.00 feet wide right of way; the next 3 (three) courses being along said centerline, 1) thence North 12 degrees 45 minutes 14 seconds West a distance of 225.56 feet to a 1/2" rebar with cap; 2) thence North 40 degrees 30 minutes 19 seconds East a distance of 320.90 feet to a 1/2" rebar with cap; 3) thence North 12 degrees 50 minutes 22 seconds East a distance of 88.94 feet to a 1/2" rebar with cap at the southwest corner of the Grantees 6.00 acre tract and the **Point of Terminus**.

The exterior lines of the right of way will be extended or shortened to intersect with the lines of the Grantor's land. The Grantors their heirs and assigns, also reserves the right of ingress and egress over the above described right of way.

Deed Reference: Instrument #200300003739, OR 346, Page 183

Prior Deed Reference; Volume 261, Page 360

Overall Parcel ID#: L01-00100296-00

Basis of bearings is the East line of Instrument #200300003739, OR 346, Page 183

North (North 00°00'00" East)

Subject to all rights of way, easements, leases, restrictions and reservations of record, if any.

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: S. Klaus
DATE: 4-2-04

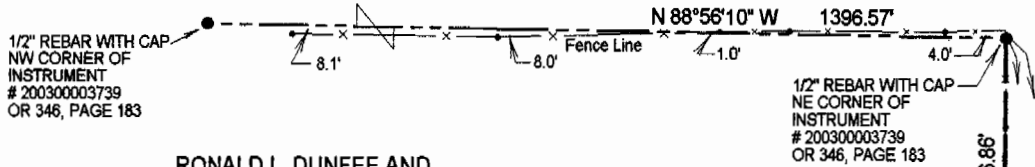
TRV #15

MULRYAN LAND SURVEYING INC.

JAMES M. MULRYAN
 LICENSED LAND SURVEYOR
 WEST VIRGINIA, OHIO, KENTUCKY, INDIANA

1452 TWIGGS ROAD
 BENS RUN, WEST VIRGINIA 26146
 304-684-9559

RICHARD C. WERRY AND TASHA K. WHERRY
 INSTRUMENT #200200006697 BOOK 331, PAGE 2617



RONALD L. DUNFEE AND
 PAULA L. DUNFEE
 INSTRUMENT # 200300003739
 OR 346, PAGE 183

TRACT 1, 6.00 Acre
Plat of survey of part of the lands of
Ronald L. Dunfee and Paula L. Dunfee
Instrument #200300003739 OR, Page 183
Situated in Section 15
Fraction 36, Town 5 North, Range 11 West,
Ohio Company's Purchase
Troy Township, Athens County, Ohio



Basis of Bearings is the East Line of
 Instrument #200300003739
 OR 346, Page 183
 NORTH (N00°00'00"E)

POINT LEGEND

- PROPERTY LINE ————
- CENTERLINE ————
- FENCE LINE — x — x —
- 1/2" REBAR WITH CAP (SET) ●
- IRON PIN (FOUND) ● FD
- IRON PIPE (FOUND) ● FD

RONALD L. DUNFEE AND
 PAULA L. DUNFEE
 INSTRUMENT # 200300003739
 OR 346, PAGE 183

WILLIAM McPHERSON
 VOLUME 304, PAGE 547

Gravel Road
 Cincinnati Ridge Road
 (Township Road 172)

Point of Beginning
 50' Right of Way

Point of Terminus
 50' Right of way

DONALD W. SIMMONS AND
 JUDY C. SIMMONS
 VOLUME 82, PAGE 662

1/2" REBAR WITH CAP
 SE CORNER OF
 INSTRUMENT
 # 200300003739
 OR 346, PAGE 183

JUDY C. SIMMONS
 VOLUME 372,
 PAGE 263

MELVIN AND LINDA FRASHER
 VOLUME 342, PAGE 166

SE Corner
 Fraction 36
 Town 5, Range 11

CERTIFICATE OF SURVEY

I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed on January 23, 2004.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: S. Blausen
 DATE: 4-2-04

PLAT PREPARED BY:

JAMES M. MULRYAN
 LICENSED LAND SURVEYOR NO.7565
 FEBRUARY 14, 2004

MULRYAN LAND SURVEYING INC.
JAMES M. MULRYAN OHIO LLS #7565
1452 TWIGGS ROAD
BENS RUN, WEST VIRGINIA 26146
304-684-9559

February 14, 2004

TRACT 2, 1.69 acre Tract
Description of part of the Lands of Ronald L. Dunfee and Paula L. Dunfee
as described in instrument # 200300003739
O. R. 346, Page 183

Situated in the Township of Troy, County of Athens, State of Ohio, being a part of Section 15, Fraction 36, Town 5 North, Range 11 West, Ohio Company's Purchase being more particularly described as follows:

Commencing at a point in the centerline of Cincinnati Ridge Road(Township Road 172) and in the east line of said Fraction 36 North 00 degrees 00 minutes 00 seconds East distant 1337.40 feet from the southeast corner of said Fraction 36 being at the southwest corner of a tract of land described in Volume 342, Page 165 recorded in the Office of the Recorder of Athens County, Ohio said point being marked by a 1/2" rebar with cap: thence North 87 degrees 44 minutes 10 seconds West a distance of 916.01 feet to a 4" x 4" Stone with "X" at the northwest corner of a One-Half (1/2) acre tract described in Instrument #200300003739, OR 346, Page 183 in said Recorder's Office and the **Point of Beginning** said point also being the northeast corner of a tract of land described in Volume 304, Page 547 in the said Recorder's Office; thence continueing North 87 degree 44 minutes 10 seconds West along the north line of said tract of land described in Volume 304, Page 547 in the said Recorder's Office a distance of 421.41 feet to a 1/2" rebar with cap in the centerline of the Cincinnati Ridge Road(Township Road 172): the next 3 (three) courses being along said centerline, thence North 37 degrees 01 minutes 28 seconds West a distance of 59.98 feet: thence North 31 degrees 07 minutes 45 seconds West a distance of 115.65 feet; thence North 35 degrees 11 minutes 21 seconds West a distance of 50.17 feet to a 1/2" rebar with cap; thence North 77 degrees 15 minutes 10 seconds East a distance of 191.78 feet to a 1/2" rebar with cap; thence South 59 degrees 06 minutes 26 seconds East a distance of 315.92 feet to a 1/2" rebar with cap; thence South 46 degrees 01 minutes 49 seconds East a distance of 121.91 feet to the **Point of Beginning**. Containing 1.69 acres, more or less.

Deed Reference: Instrument #200300003739, OR 346, Page 183

Prior Deed Reference: Volume 261, Page 360

Overall Parcel ID#: L01-00100296-00

Basis of bearings is the east line of Instrument #200300003739, OR 346, Page 183

North (N00°00'00"E)

Subject to all rights of way, easements, leases, restrictions and reservations of record, if any.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. B. Blush
DATE: 4-19-04

TRV #15

MULRYAN LAND SURVEYING INC.






JAMES M. MULRYAN
 LICENSED LAND SURVEYOR
 WEST VIRGINIA, OHIO, KENTUCKY, INDIANA

1452 TWIGGS ROAD
 BENS RUN, WEST VIRGINIA 26146
 304-684-9559

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blawie
 DATE: 4-19-04

TRACT 2, 1.69 Acre Tract
Plat of survey of part of the lands of
Ronald L. Dunfee and Paula L. Dunfee
Instrument #200300003739, OR 346, Page 183
Situated in Section 15, Fraction 36,
Town 5 North, Range 11 West, Ohio Company's Purchase
Troy Township, Athens County, Ohio

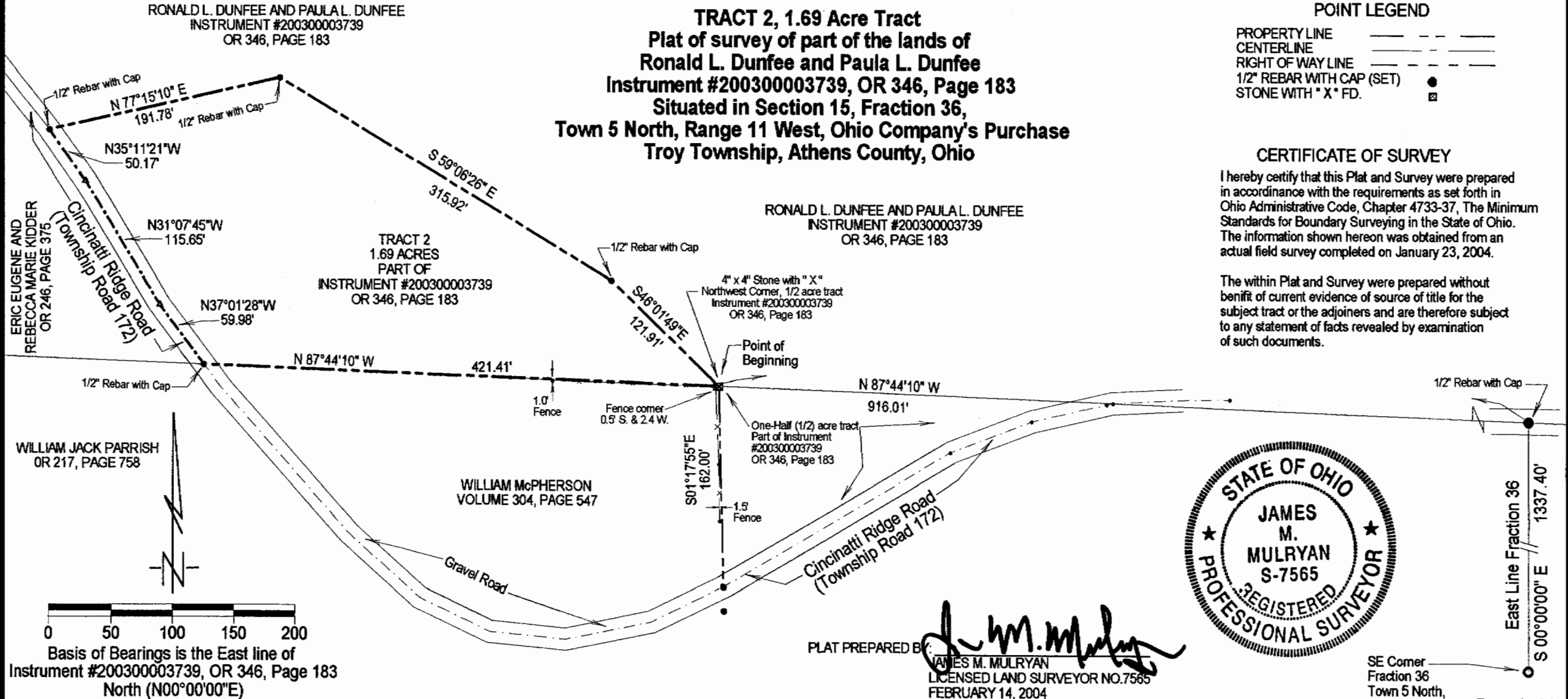
POINT LEGEND

PROPERTY LINE 
 CENTERLINE 
 RIGHT OF WAY LINE 
 1/2" REBAR WITH CAP (SET) 
 STONE WITH " X " FD. 

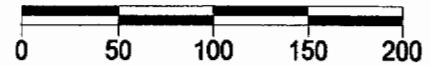
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PLAT PREPARED BY: James M. Mulryan
 JAMES M. MULRYAN
 LICENSED LAND SURVEYOR NO. 7565
 FEBRUARY 14, 2004



Basis of Bearings is the East line of
 Instrument #200300003739, OR 346, Page 183
 North (N00°00'00"E)

SE Corner
 Fraction 36
 Town 5 North,
 Range 11 West
 Page 1 of 2