

Beginning at a point 10 feet northeasterly and radially from the center line of tract No. 826 of the Monday Creek Subdivision of the Chesapeake and Ohio Railway Company, said point being in the West line of Section 17 and the East line of Section 23, said point also being in the center of Courtauld Road (abandoned) and center of a 20 foot access road; thence N 7° 15' E on said Section line and center of said road 385.80 feet to a point 10 feet southerly and radially from center line of track 823 of said Railway; thence northeasterly concentric with and 10 feet from said center line of tract no. 823 N 66° 55' 55" E 153.72 feet along the chord length of a curve whose arc length distance is 154.18 feet to a point in existing Northerly property line of said railway; thence S 42° 00' E on said property line 351.10 feet to an iron pin/passing an old iron pin at 75.56 feet; thence S 58° 45' E on said property line 176.11 feet to a iron pin; thence S 29° 34' 43" W on said property line 385.25 feet to a pint, said point being 10 feet Northeasterly and radially from the center line of main track; thence parallel with and 10 feet from center line of main track N 58° 55' W 213.55 feet to a point; thence Northwesterly concentric with and 10 feet from center line of main track and track No. 826 N 52° 22' W 213.46 feet along the chord length of a curve having an arc distance of 213.63 feet to the point of beginning and containing 4.9607 acres.

The above described parcel being more particularly shown as MJ 3 on Dwg. No. 7167-1, Rev. 1-20-78, prepared by R. E. Marden, R.S. 6296.

Reference: Deed Book 305, Page 371, Record of Deeds, Athens County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING

Situate in Township of York, City of Nelsonville, County of Athens, and State of Ohio, and bounded and described as follows, to wit: Beginning at an iron pin found (approximately 1.5 feet below the surface of the ground), said iron pin being the western most corner of Lot No. 1493 of the City of Nelsonville and on the Grantor's easterly property line; Thence S 18 degrees 25'35" W through the Grantor's lands a distance of 294.67 feet to an iron pin found; thence N. 56 degrees 20'00" W continuing through the Grantor's lands a distance of 140.00 feet to a point (passing an iron pin found at 105.00 feet), said point being on the Grantor's westerly property line, the west line of Section 17 and on the center line of Harper Street; thence N. 2 degrees 15'23" E. along the Grantor's easterly property line, the west line of Section 17, and the centerline of Harper Street a distance of 202.13 feet to a point, said point being the Grantor's northwesterly property corner and on the southerly right of way line of the C&O Railroad; thence with a curve to the left along the Grantor's northerly property line, the southerly right of way line of the aforementioned C&O Railroad, having a radius of 575.00 feet and a deflection angle of 15 degrees 20'14" and a chord bearing N 67 degrees 14'01" E a distance of 153.46 feet to a point (said point bears S 39 degrees 25'47" E a distance of 0.88 feet from an iron pin found), said point being the Grantor's northern most property corner; thence S 41 degrees 48'54" E along the Grantor's easterly property line a distance of 75.56 feet to the point of beginning, containing 1.0226 acres, more or less, and subject to all legal easements and rights of way of record. This parcel of land is also subject to the easement for ingress and egress attached hereto as Exhibit "A".

The bearing system for this description is based on the southerly property line of a 4.9607 acre parcel of land as conveyed to John W. Brooks, Inc. in Deed Volume 346, page 435.

This description was prepared on April 25, 1988 by Jerry L. Cassell, Registered Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual field survey and existing public records.

LAST REFERENCE: VOLUME PAGE OFFICIAL RECORDS OF ATHENS COUNTY, OHIO.

1602#17

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blaiser  
DATE: 10-7-93

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DESCRIPTION OF AN EASEMENT FOR INGRESS AND EGRESS

Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville and being a part of a 4.9607 acre parcel of land located in Section 17, Township 12, Range 15 as conveyed to John W. Brooks, Inc. in Deed Volume 346, Page 435, all records of the Recorder's Office, Athens County, Ohio and being a strip of land 50.00 feet in width more particularly described as follows:

BEGINNING at an iron pin found (approximately 1.5 feet below the surface of the ground), said iron pin being the western most corner of Lot No. 1493 of the City of Nelsonville and on the Grantor's easterly property line;

Thence S 16° 25' 35" W through the Grantor's lands a distance of 52.30 feet to a point;

Thence S 89° 05' 07" W continuing through the Grantor's lands a distance of 179.07 feet to a point, said point being on the Grantor's westerly property line, the west line of Section 17 and on the center line of Harper Street;

Thence N 2° 15' 23" E along the Grantor's easterly property line, the west line of Section 17 and the centerline of Harper Street a distance of 50.00 feet to a point, said point being the Grantor's northwesterly property corner and on the southerly right of way line of the C. and O. Railroad;

Thence N 89° 05' 07" E through the Grantor's lands a distance of 191.91 feet to the point of beginning, containing 0.2129 acres, more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the southerly property line of a 4.9607 acre parcel of land as conveyed to John W. Brooks, Inc. in Deed Volume 346, Page 435.

This description was prepared on April 25, 1988 by Jerry L. Cassell, Registered Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual field survey and existing public records.

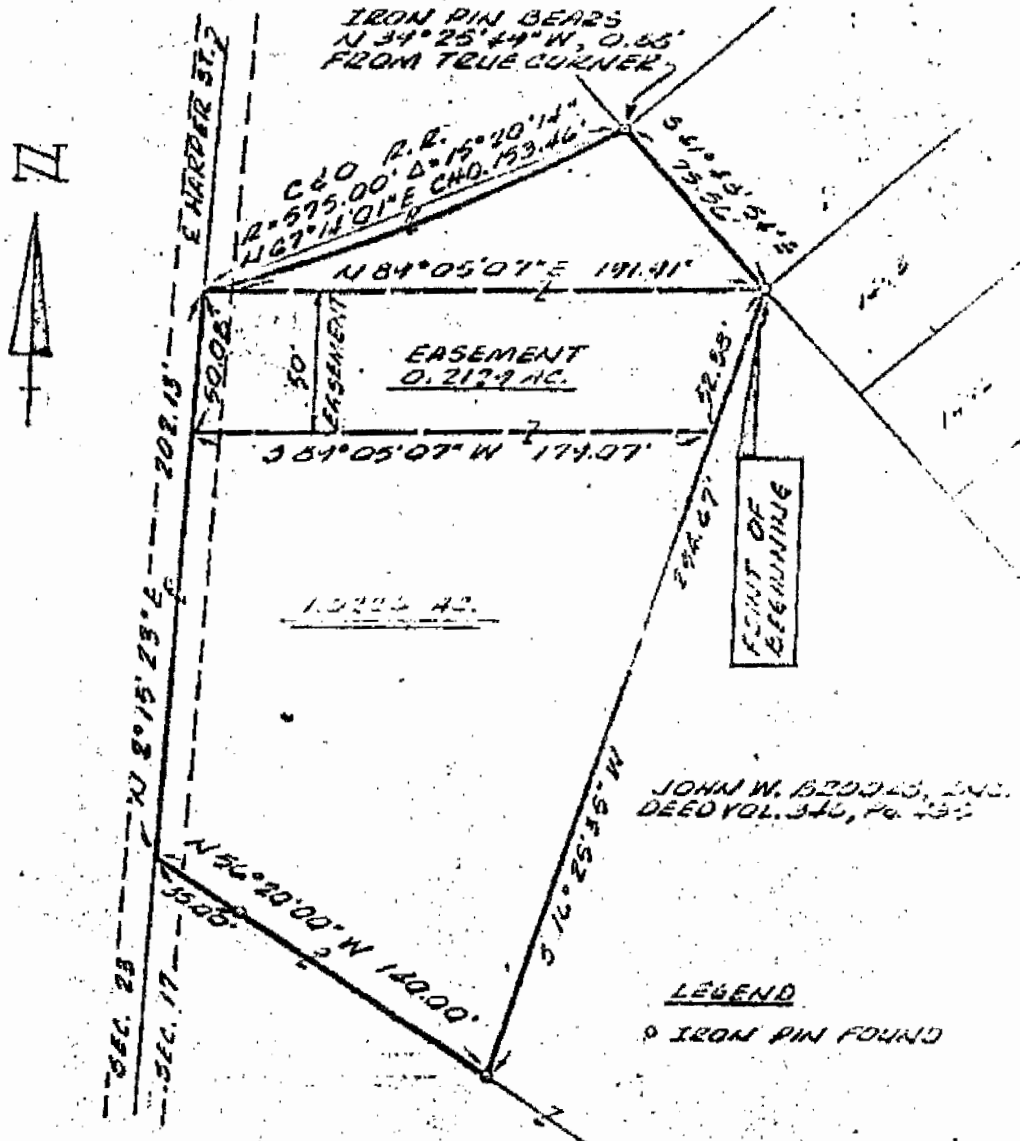
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blanner  
DATE: 10-7-93

20525 Buena Vista Road  
Rockbridge, Ohio 43149

Tele. (614) 969-4101

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, CITY OF GLENSVILLE AND BEING A PART OF A 4.9607 ACRE PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 12, RANGE 15 AS CONVEYED TO JOHN W. BROOKS, INC. IN DEED VOLUME 346, PAGE 435, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.



The bearing system for this plat is based on the south property line of a 4.9607 acre parcel of land as conveyed to John W. Brooks, Inc. in Deed Volume 346, Page 435.

The iron pins set are 3/4 inch diameter iron pins with plastic identification caps unless otherwise stated.

I hereby certify that this plat was prepared from an actual field survey of the premises in April of 1988 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 25th day of April, 1988.



Jerry L. Caswell, Reg. Surveyor No. 6378

