

DESCRIPTION OF A 0.282 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of York and being a part of a parcel of land conveyed to Peggy L. Everts (hereinafter referred to as "Grantor") in Official Record 141, Page 482 and located in Lot No. 659, of Section 36, Township 12, Range 15 and being more particularly described as follows:

Commencing for reference at a point at the intersection of the West line of Lot No. 659 with the Southerly right of way line of the Hocking Valley Scenic Railway as conveyed in Official Record 43, Page 649;

Thence with a curve to the left having a chord bearing N 50° 04' 32" E along the right of way of the aforementioned Railway a chord distance of 191.01 feet to a point, said point being the grantor's Northwesterly property corner and a corner of a parcel of land conveyed to Danny L. Simms in Official Record 310, Page 1641 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence with a curve to the left continuing along the aforementioned Railway right of way and along the Grantor's Northerly property line having a Radius of 1970.09 feet, a delta angle of 01° 01' 00" and a length of curve of 34.96 feet a chord bearing N 46° 47' 22" E and a chord distance of 34.96 feet to an iron pin set;

Thence S 78° 06' 00" E through the Grantor's lands a distance of 164.83 feet to an iron pin set;

Thence S 51° 29' 36" E continuing through the Grantor's lands a distance of 52.54 feet to a point (passing an iron pin set at 26.76 feet), said point being on the Grantor's Southerly property line and in the center of State route 278;

Thence with a curve to the right along the Grantor's southerly property line and the center of State Route 278 having a radius of 572.96 feet, a delta angle of 00° 26' 15" and a curve length of 4.38 feet a chord bearing of S 52° 30' 52" W a chord distance of 4.38 feet to a point;

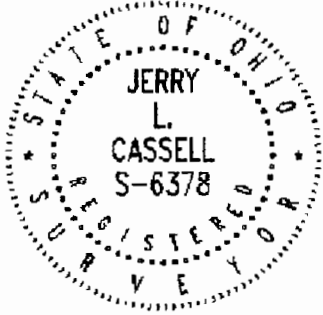
Thence S 52° 44' 00" W continuing along the Grantor's Southerly property line and the center of State Route 278 a distance of 78.05 feet to a point, said point being the Grantor's Southwesterly property corner and a property corner of the aforementioned Simms parcel;

Thence N 60° 16' 09" W along the Grantor's Westerly property line and a property line of the aforementioned Simms parcel a distance of 186.90 feet to the point of beginning, containing 0.282 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "6378."

The bearing system for this description is based on the West line of Lot No. 659 of Section 36, Township 12, Range 15 and bears N 02° 57' 17" E and is for the determination of angles only.

This description was prepared on Aug. 8, 2001 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in July of 2001 and existing public records.



Jerry L. Cassell
Jerry L. Cassell, P.S.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blause
DATE: 12-5-01

PLAT OF SURVEY

Situated in the State of Ohio, County of Athens, Township of York and being a part of a parcel of land conveyed to Peggy L. Everts in Official Record 141, Page 482 and located in Lot No. 659 of Section 36, Township 12, Range 15.

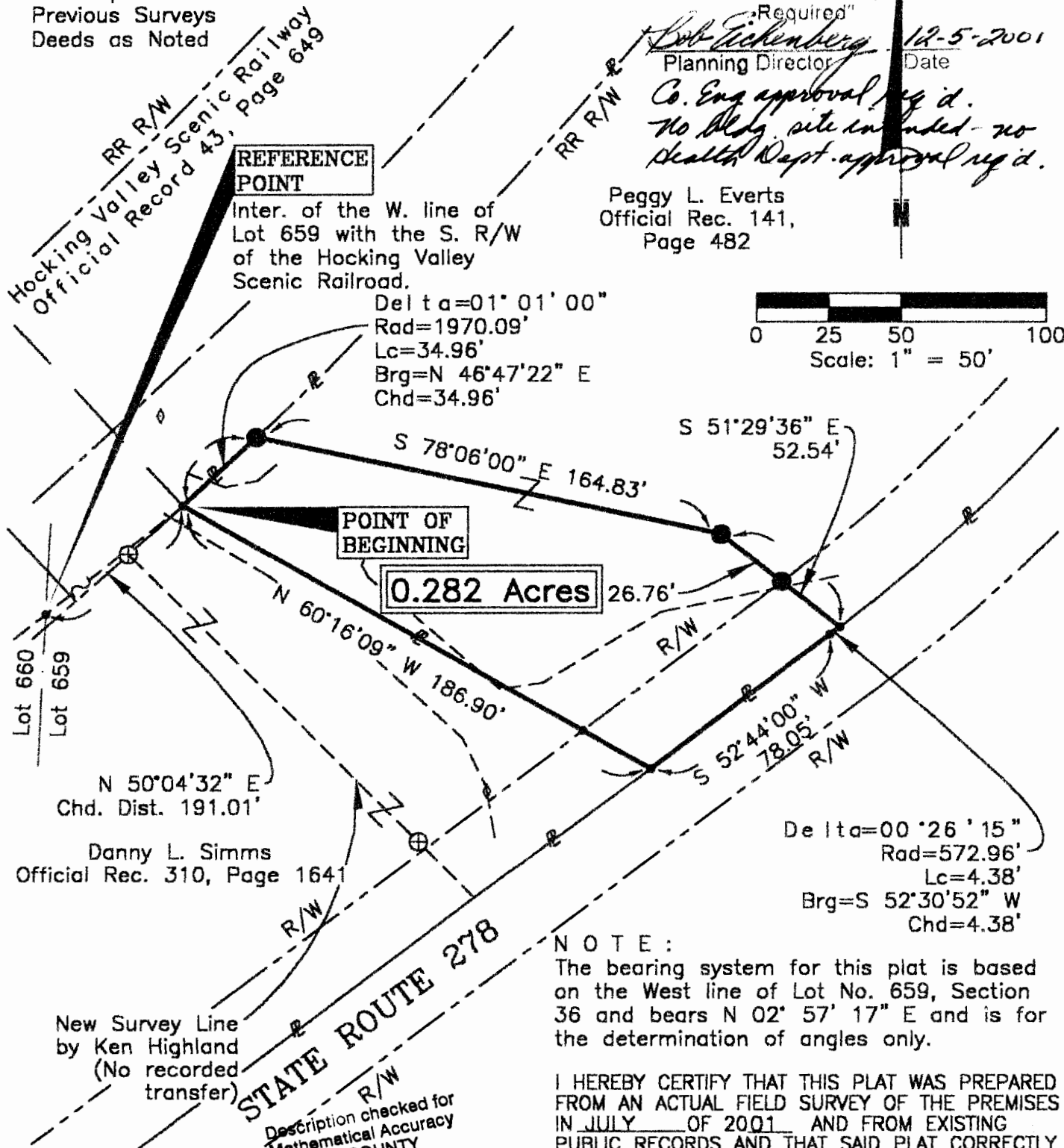
REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

"Approved by the Athens
County Regional Planning
Commission; No plat
Required"

Rob Eichenberg 12-5-2001
Planning Director Date

*Co. Eng approval req'd.
No plat. site included - no
Health Dept. approval req'd.*

Peggy L. Everts
Official Rec. 141,
Page 482



NOTE:
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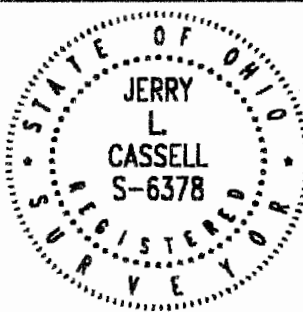
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JULY OF 2001 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED.

THIS CERTIFICATION WAS MADE BY ME ON THIS 8th DAY OF AUGUST, 2001.

Jerry L. Cassell

JERRY L. CASSELL
OHIO PROFESSIONAL SURVEYOR NO. 6378

- 5/8" iron pin set 30" length with plastic ID cap inscribed "6378"
- ⊕ 5/8" iron pin found with plastic ID cap inscribed "Highland 7581"
- Point



FOR: Dan Simms
BY: JLC
DATE: Aug. 8, 2001
PROJ. NO.: AT071101R

JERRY L. CASSELL

AND ASSOCIATES
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-4101

YLR# 36