

FOR : Jeffrey Oxley
DATE: 26 July 1985

TRACT "A"

BY: *Auth. Stuf 8-22-85*

Situate in F.L. 2, Section 17, Town 8, Range 14, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

Being the South one-half (1/2) (with regard to acreage) of all of that portion of an existing 70.70 acre tract (1st tract of Deed Book 203, Page 27) that lies East of Alexander Township Road No. 55 and being more particularly described as follows:

Commencing at an iron bolt found in the Northeast corner of F.L. 2 (Section 17) and the Grantor's Northeast property corner of said 70.70 acre tract referred to herein; thence S 04°27'49" W along the East line of said F.L. 2 (Section 17) and the Grantor's East line of said 70.70 acre tract, 1,507.74 feet to an iron pin set, said iron pin set also being the real point of beginning of the tract herein described:

Thence continuing S 04°27'49" W along the previously described line, an additional 1,155.65 feet to a point in the Southeast corner of said F.L. 2 (Section 17) and the Southeast corner of the said Grantor's 70.70 acre tract, said corner being in an existing lake; thence N 85°21'41" W along the South line of said F.L. 2 (Section 17) and the said Grantor's South line of said 70.70 acre tract, 620.50 feet to a point in the Southeast corner of a 0.99 acre parcel owned by Willard and Donna Oxley as recorded in Deed Book 331, Page 249, said point being witnessed by an iron pin found that bears S 14°13'00" W, 1.57 feet from said point; thence N 14°13'00" E along the East line of said 0.99 acre (Willard Oxley) parcel, 123.04 feet to an iron pin found in the Northeast corner of said Willard Oxley parcel; thence N 75°47'00" W along the North line of said Willard Oxley parcel, 290.31 feet to a point in the centerline of Alexander Township Road No. 55, said point being in the Northwest corner of said Willard Oxley parcel, passing through an iron pin found for reference at 270.31 feet; thence N 14°13'00" E along the said centerline of Alexander Township Road No. 55, 351.77 feet to a railroad spike set in the Southwest corner of a 0.99 acre parcel owned by Floyd and Mary Oxley as recorded in Deed Book 281, Page 619; thence S 75°47'00" E along the South line of said Floyd Oxley parcel, 289.90 feet to an iron pin found in the Southeast corner of said Floyd Oxley parcel, passing through an iron pin found for reference at 20.00 feet; thence N 14°13'00" E along the East line of said Floyd Oxley parcel, 150.00 feet to an iron pin found in the Northeast corner of said Floyd Oxley parcel; thence N 75°47'00" W along the North line of said Floyd Oxley parcel, 289.90 feet to a railroad spike set in the Northwest corner of said Floyd Oxley parcel, said railroad spike set also being in the centerline of Alexander Township Road No. 55, passing through an iron pin found for reference at 269.83 feet; thence the following courses and distances along the said centerline of Alexander Township Road No. 55:

~~N 17°15'50" E, 419.34 feet to a railroad spike set;~~
N 17°38'03" E, 84.21 feet to a railroad spike set; thence S 85°21'41" E along a random line, 688.66 feet to the point of beginning, passing through iron pins set at: 18.15 feet, 214.50 feet and 540.51 feet, and containing 19.503 acres, all of which comes out of said existing 70.70 acre tract.

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by D.B. 203, Pg. 27 as recorded in the Athens Co. Recorder's Office, Athens Co., Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 785-02), completed on 26 July 1985.

ALX#17
317

FOR: Jeffrey Oxley
DATE: 26 July 1985

TRACT "B"

Situate in F.L. 2, Section 17, Town 8, Range 14, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

Being the North one-half ($\frac{1}{2}$) (with regard to acreage) of all of that portion of an existing 70.70 acre tract (1st tract of Deed Book 203, Page 27) that lies East of Alexander Township Road No. 55 and being more particularly described as follows:

Commencing at an iron bolt found in the Northeast corner of F.L. 2 (Section 17) and the Grantor's Northeast property corner of said 70.70 acre tract referred to herein, said iron bolt found also being the real point of beginning of the tract herein described:

Thence S $04^{\circ}27'49''$ W along the East line of said F.L. 2 (Section 17) and the Grantor's East line of said 70.70 acre tract, 1,507.74 feet to an iron pin set; thence N $85^{\circ}21'41''$ W along a random line, 688.66 feet to a railroad spike set in the centerline of Alexander Township Road No. 55, passing through iron pins set at: 148.15 feet, 474.16 feet and 670.51 feet; thence the following courses and distances along the said centerline of Alexander Township Road No. 55:

N $17^{\circ}38'03''$ E, 119.06 feet to a railroad spike set;
N $10^{\circ}46'05''$ E, 317.00 feet to a railroad spike set;
N $10^{\circ}02'15''$ E, 86.67 feet to a railroad spike set, said railroad spike set being in the Southeast corner of a 1.6533 acre parcel surveyed by me on this same date, said railroad spike set also being witnessed by an iron pin set that bears N $82^{\circ}53'06''$ W, 25.58 feet from said railroad spike set;

N $10^{\circ}02'15''$ E, 122.69 feet to a railroad spike set;

N $10^{\circ}27'47''$ E, 195.77 feet to a railroad spike set;

N $17^{\circ}13'28''$ E, 170.57 feet to a railroad spike set, said railroad spike set being in the Northeast corner of a 1.6533 acre parcel surveyed by me on this same date, said railroad spike set also being witnessed by an iron pin set that bears N $71^{\circ}52'40''$ W, 19.53 feet from said railroad spike set;

N $24^{\circ}18'15''$ E, 180.84 feet to a railroad spike set;

N $27^{\circ}13'00''$ E, 370.29 feet to an iron bar found in the North line of F.L. 2 (Section 17), the North line of said Grantor's 70.70 acre tract and the Southwest corner of a 1.5 acre parcel owned by Walter and Jeannette Ackerman as recorded in Deed Book 275, Page 225; thence S $84^{\circ}28'14''$ E along the said North line of F.L. 2 (Section 17), the Grantor's North line of said 70.70 acre tract and the South line of said 1.5 acre (Ackerman) parcel, 343.72 feet to the point of beginning and containing 19.503 acres, all of which come out of said existing 70.70 acre tract

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by Deed Book 203, Page 27 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 785-02), completed on 26 July 1985.

Surveyor General of
Athens County

ATHENS COUNTY

ENGINEER'S OFFICE

BY:

DATE: 8-22-85 4

FOR : Jeffrey Oxley
DATE: 26 July 1985

PARCEL "C"
Existing Home Site

Situate in F.L. 2, Section 17, Town 8, Range 14, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron bolt found of the Northeast corner of F.L. 2 (Section 17) and the Grantor's Northeast property corner of an existing 70.70 acre tract (1st tract of Deed Book 203, Page 27); thence N 84°28'14" W along the North line of said F.L. 2 (Section 17) and one of the North lines of said 70.70 acre tract, 343.72 feet to an iron bar found in the centerline of Alexander Township Road No. 55, said iron bar found also being in one of the Northerly corners of said 70.70 acre tract; thence S 27°13'00" W along the centerline of Alexander Township Road No. 55 and another of the Northerly lines of said 70.70 acre tract, 370.29 feet to a railroad spike set; thence S 24°18'15" W continuing along said Alexander Township Road No. 55, 180.84 feet to a railroad spike set approximately 55 feet South of the Northerly fence line of said 70.70 acre tract, said railroad spike set also being the real point of beginning of the parcel herein described:

Thence the following courses and distances along said centerline of Alexander Township Road No. 55:

S 17°13'28" W, 170.57 feet to a railroad spike set;
S 10°27'47" W, 195.77 feet to a railroad spike set; ~~122.69~~
S 10°02'15" W, ~~209.36~~ feet to a railroad spike set; thence

departing from said Alexander Township Road No. 55 the following courses and distances along and with an existing fence that surrounds the existing home:

N 82°53'06" W, 136.34 feet to an iron pin set, passing through an additional iron pin set for reference at 25.58 feet;
N 03°46'35" W, 51.45 feet to an iron pin set;
N 04°01'52" E, 41.87 feet to an iron pin set;
N 07°50'05" E, 86.96 feet to an iron pin set;
S 85°03'51" E, 41.60 feet to an iron pin set;
N 02°12'21" W, departing from said fence and proceeding across an existing barn lot, 73.81 feet to an iron pin set in the previously referred fence line;

N 71°22'05" E, 12.76 feet to an iron pin set;
N 03°02'07" E, 260.82 feet to an iron pin set in said fence; thence S 71°52'40" E, departing from said fence line, along a random line that is approximately 55 feet South of the said Grantor's Northerly fence line of said 70.70 acre tract, 175.52 feet to the point of beginning, passing through iron pin set for reference at 155.99 feet, and containing 1.6533 acres, all of which comes out of said existing 70.70 acre tract.

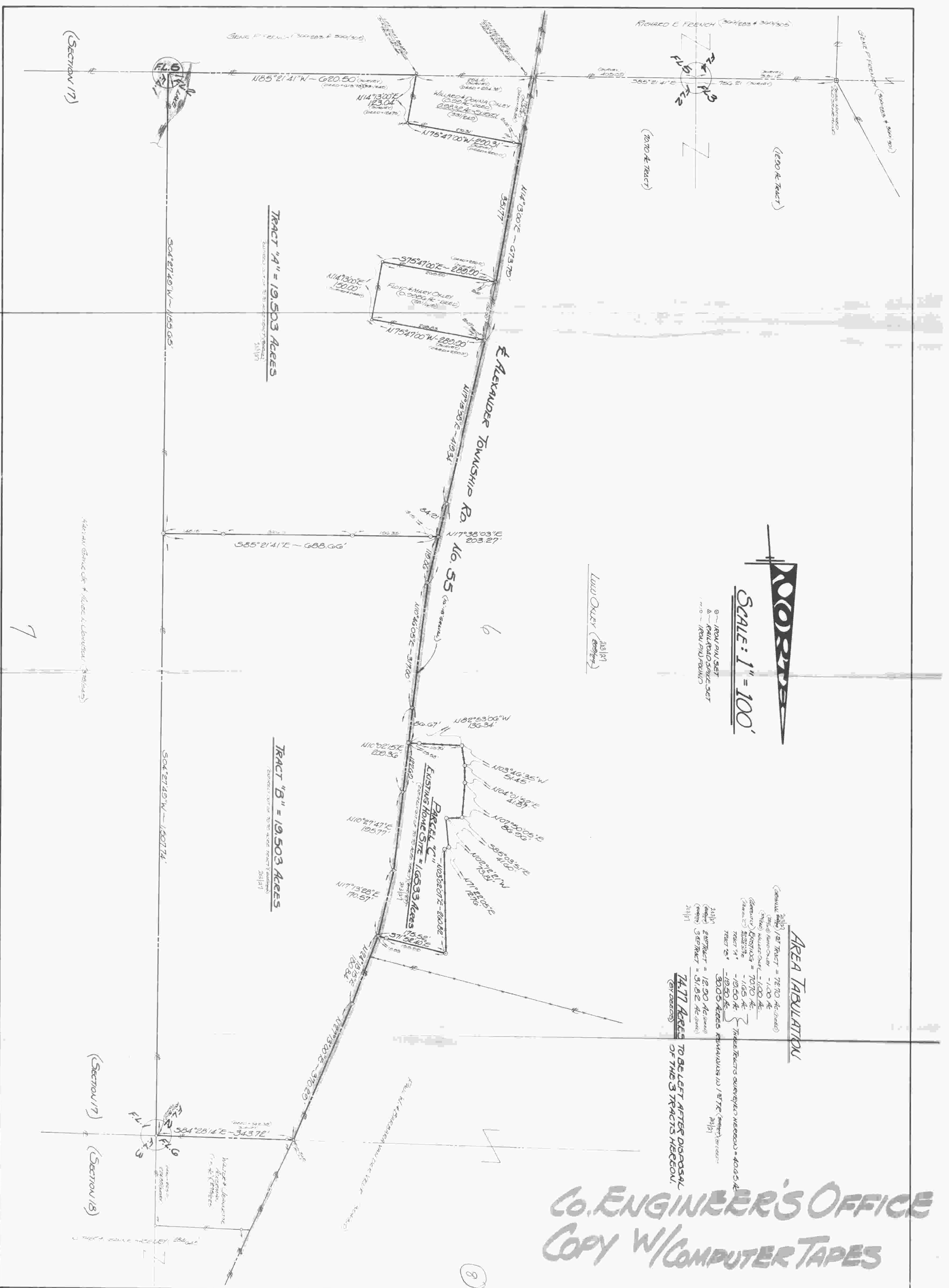
Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 203, Page 27 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 785-02), completed on 26 July 1985.

Deed Book 203, Page 27
Athens County
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Ch. H. G.
DATE: 8-22-85 5



CO. ENGINEER'S OFFICE
COPY W/COMPUTER TAPES

9 ATHENS COUNTY ENGINEER'S OFFICE BY: <i>[Signature]</i> DATE: 8-22-85	JEFFREY OXLEY 90 FLOYD OXLEY ATHENS, OHIO 45701	PLAT OF SURVEY OF 3 TRACTS SURVEYED OUT OF 115.4 ACRES THAT ARE SITUATE IN P.L. 2 - SECTION 17 - TOWN 8 - RANGE 14 - ALLEGANY CO. - OHIO	1 1
	GERALD W. BAYHA, P.S. REGISTERED PROFESSIONAL SURVEYOR No. 5-6139 ROUTE NO. 5 - BOX 16 204 (PLEASANT HILL) ATHENS, OHIO - 45701 - (614) 592-4308		26 July 85 #785-02