

Description of Parcel No. 5

Situated in the State of Ohio, County of Athens, Township of Alexander, being part of Farm Lot No. 4, Section 19, Range 14 West, Township 8 North, of "The Ohio University Leasehold Lands", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southeast corner of Section 19 (Note: Reference bearing on the east line of Section 19 used as North  $00^{\circ}01'17''$  East.);

thence, with the south line of Section 19, the south line of Farm Lot No. 4, and the south line of Athens County, North  $88^{\circ}52'51''$  West a distance of 1,777.54 feet to an iron pin set at the southeast corner of a 57.36 acres tract as conveyed to Michelle and Brian Withrow by Deed Volume 378, Page 71 of the Athens County Recorder's Office;

thence, with the east line of said Withrow property, North  $00^{\circ}12'57''$  East a distance of 639.74 feet to an iron pin set;

thence, with the south line of said Withrow property, South  $88^{\circ}31'15''$  East a distance of 976.69 feet to an iron pin set;

thence, with the east line of said Withrow property, the following three courses:

- (1) North  $15^{\circ}31'10''$  West a distance of 512.00 feet to an iron pin set;
- (2) thence North  $21^{\circ}01'10''$  West a distance of 556.00 feet to an iron pin set;
- (3) thence North  $11^{\circ}03'27''$  West a distance of 287.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of said Withrow property, North  $11^{\circ}03'27''$  West a distance of 357.62 feet to an iron pin set;

thence, leaving the property line, North  $87^{\circ}20'32''$  East a distance of 693.00 feet to a point in the centerline of County Road No. 97 (Pearl Wood Road), passing through two iron pins set at distances of plus 560.46 feet and plus 660.46 feet, respectively;

thence, with the centerline of County Road No. 97, the following two courses:

(1) South 15°34'48" East a distance of 177.00 feet to a point;  
(2) thence South 15°28'42" East a distance of 94.02 feet to a point;  
thence, leaving the road, South 80°03'39" West a distance of 706.90 feet to the Point of Beginning, passing through two iron pins set at distances of plus 27.00 feet and plus 127.00 feet, respectively;

containing 5.003 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 97.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 97. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 97. Containing 0.313 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 19 used as an assumed bearing of North 00°01'17" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of August 29, 1995.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

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