

Description of Parcel No. 8

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 east line of Section 19 and the west line of Section 13, North $00^{\circ}01'17''$ East a distance of 1,777.42 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South $89^{\circ}28'40''$ West a distance of 413.57 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 283.57 feet and plus 383.57 feet, respectively;

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

- (1) North $10^{\circ}24'32''$ West a distance of 52.82 feet to a point;
- (2) thence North $16^{\circ}32'15''$ West a distance of 250.00 feet to a point;
- (3) thence North $15^{\circ}28'42''$ West a distance of 94.02 feet to a point;
- (4) thence North $15^{\circ}34'48''$ West a distance of 177.00 feet to a point;
- (5) thence North $15^{\circ}34'48''$ West a distance of 84.80 feet to a point at the centerline intersection with an existing driveway;

thence, with the centerline of said existing driveway, the following four courses:

- (1) South $85^{\circ}55'48''$ East a distance of 91.54 feet to a point;
- (2) thence South $05^{\circ}44'14''$ East a distance of 89.61 feet to a point;
- (3) thence South $12^{\circ}25'52''$ East a distance of 55.25 feet to a point;
- (4) thence South $06^{\circ}03'12''$ West a distance of 24.46 feet to a point;

Page 2 of 2
Description of Parcel No. 8

thence, leaving the driveway, North 87°26'18" East a distance of 488.47 feet to a point in the east line of Section 19 and the west line of Section 13, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 424.20 feet, respectively;

thence, with the east line of Section 19 and the west line of Section 13, South 00°01'17" West a distance of 447.69 feet to the Point of Beginning;

containing 5.016 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 west end of the above described property with the west line of said easement being the centerline of County Road No. 97. Containing 0.756 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 _____.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: R. W. Claus
DATE: 9-5-95

70

