

Description of Parcel No. 7

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°01'17" East.);

thence, with the east line of Section 19 and the west line of Section 13, North 00°01'17" East a distance of 2,225.11 feet to a point in the north part of a pond, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South 87°26'18" West a distance of 488.47 feet to a point in the centerline of an existing driveway, passing through three iron pins set at distances of plus 64.27 feet, plus 358.47 feet, and plus 458.47 feet, respectively;

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

- (1) North 06°03'12" East a distance of 24.46 feet to a point;
- (2) thence North 12°25'52" West a distance of 55.25 feet to a point;
- (3) thence North 05°44'14" West a distance of 89.61 feet to a point;
- (4) thence North 65°55'48" West a distance of 91.54 feet to a point in the centerline of County Road No. 97 (Pearl Wood Road);

thence, with the centerline of County Road No. 97, North 14°50'45" West a distance of 218.11 feet to a point in the north line of Farm Lot No. of Section 19;

thence, leaving the road with the north line of Farm Lot No. 4 of Section 19, South 88°34'39" East a distance of 646.05 feet to an iron pin set in the east line of Section 19 and the west line of Section 13, passing through an iron pin set at a distance of plus 30.00 feet;

thence, with the east line of Section 19 and the west line of Section 13, South 00°01'17" West a distance of 377.74 feet to the Point of Beginning;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Brenda King  
DATE: 9-5-95

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containing 5.127 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 0.250 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. Blausch  
DATE: 7-5-95

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	88°	34'	39"	East	680.55 feet.
2	South	14°	50'	45"	East	218.11 feet.
3	North	11°	03'	27"	West	348.00 feet.

The easting error is 669.48 feet.  
The northing error is 113.82 feet.  
The gap in closure is 679.09 feet.

The precision of the field survey is  
5447.24 feet error per 10,000 feet traverse.

The area computes to be -0.20 acres.

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	88°	34'	39"	East	646.05 feet.
2	South	00°	01'	17"	West	377.74 feet.
3	South	87°	26'	18"	West	488.47 feet.
4	North	06°	03'	12"	East	24.46 feet.
5	North	12°	25'	52"	West	55.25 feet.
6	North	05°	44'	14"	West	89.61 feet.
7	North	65°	55'	48"	West	91.54 feet.
8	North	14°	50'	45"	West	218.11 feet.

The easting error is -0.01 feet.  
The northing error is -0.01 feet.  
The gap in closure is 0.01 feet.

The precision of the field survey is  
0.05 feet error per 10,000 feet traverse.

The area computes to be 5.13 acres.