

Know all Men by these Presents

That Roman F. Warmke, single,

in consideration of One Dollar and other good and valuable considerations

to him in hand paid by Dorothy E. Warmke, Beechwood Lake Estates,
Athens, Ohio 45701,

do es hereby Remise, Release and Forever Quit Claim
to the said Dorothy E. Warmke

heirs and assigns forever, the following described Real Estate, situate in the Township
of Athens in the County of Athens and State of
Ohio, to-wit:

Situate in the Township of Athens, County of Athens, and State
of Ohio, to wit:

Situate in Lot 82 of the Ohio Company's survey and Lot 5 of Beechwood Lake Estates, Section 19, Town 9, Range 10, Athens Township, and beginning at an iron pipe marking the southwest corner of Lot 5 of Beechwood Lake Estates; thence north $1^{\circ} 58'$ East 116.65 feet to an iron pin; thence north $64^{\circ} 58'$ East 365.95 feet to an iron pin on the curve of Beechwood Road; thence 40 feet with a curve to the left (R=1650', Angle= $1^{\circ} 23' 20''$, Chord=South $28^{\circ} 28'$ East - 40 feet) to an iron pin; thence southerly with Beechwood Road 61.80 feet with a curve to the left (R=1650', Angle= $2^{\circ} 8' 46''$, Chord=South $30^{\circ} 30'$ East - 61.80 feet) to an iron pin; thence south $31^{\circ} 27'$ East 134.53 feet to an iron pipe; thence 55.56 feet with a curve to the right (R=29.91 feet, Angle= $106^{\circ} 25'$, Chord=S $21^{\circ} 45'$ West - 47.91 feet) to an iron pin; thence south $74.58'$ west 91.58 feet to an iron pipe; thence west 350.00 feet to the place of beginning, containing 1.91 acres.

The above description from a survey by Chet Waterman, P.E.,
Registered Surveyor No. 5319, on March 21, 1969.

DEED REFERENCE:

Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Bruce Kern

DATE: 3/18/75

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and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
The laws and to hold the same with all the privileges and appurtenances thereunto

BRIDGEWATER, ROBE & STIMMEL

ATTORNEYS AND COUNSELLORS AT LAW

14 W. WASHINGTON ST. BOX 727

ATHENS, OHIO 45701

614 593-5576

HAL H. ROWLAND (1898-1971)

ERLE BRIDGEWATER
EDWARD S. ROBE
JOHN P. STIMMEL
RICHARD D. BROOKS, JR.
JOHN L. KEIFER

March 14, 1975

Mr. Gerald Hann
Athens County Engineer
Engineer Depot
East State Street
Athens, Ohio 45701

Re: Warmke Land
BRS File #3170

Dear Jerry:

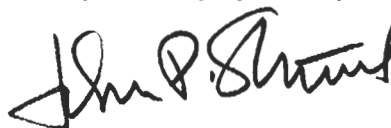
Chet Waterman made some revisions in the earlier surveys. Based upon his revisions, I have prepared the attached legal description which I hope will meet with your approval for accuracy. For your permanent files, I am also enclosing xerox copies of Waterman's revised plats and of his legal description.

I hope you will excuse me in my efforts to combine the two descriptions so that I can obtain Planning Commission approval to the transfer of this real estate in accordance with the order of the Common Pleas Court made several months ago.

If the proposed description in the quit claim deed meets with your approval, please let me know and we will proceed to have it executed and recorded.

Thank you once again for your cooperation.

Very truly yours,



John P. Stimmel

JPS/jr
Enclosures
cc: Dorothy E. Warmke

Athens Sect #19
55

chet waterman

petroleum geologist and engineer



P. O. Box 532 - 26101

PARKERSBURG, W. VA.

Area Code 304 - 428-5715

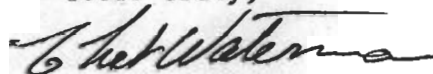
March 12, 1975

Mr. John P. Stimmel
14 W. Washington St. Box 727
Athens, Ohio 45701

Dear Sir,

Enclosed please find corrected property descriptions & plats. I made some mistakes in figuring the curves, Hope this clears up the problem.

Yours truly,


Chet Waterman

CBW/lw

PROPERTY DESCRIPTION

SITUATE IN LOT #82 OF OHIO COMPANY SURVEY AND LOT #5 OF BEECHWOOD LAKE ESTATES

SECTION 19, TOWN 9, RANGE 14, ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO.

BEGINNING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT #5 OF BEECHWOOD LAKE ESTATES;

THENCE N 1° 58' E - 116.65' TO AN IRON PIN;

THENCE N 64° 58' E - 365.95' TO AN IRON PIN ON THE CURVE OF BEECHWOOD ROAD;

THENCE 40' WITH A CURVE TO THE LEFT (R=1650', ANGLE= 1° 23' 20", CHORD= S 28° 28' E - 40.00')

~~THENCE~~ TO AN IRON PIN;

THENCE S 64° 58' W - 165.89' TO AN IRON PIN;

THENCE S 28° 33' E - 109.55' TO AN IRON PIN;

THENCE S 63° 16' W - 155.27' TO AN IRON PIN;


THENCE WEST - 118.03' TO THE PLACE OF BEGINNING;

~~THENCE~~

CONTAINING 0.93 ACRE

REFERENCES

INVOICE No. 69003-71



CHET WATERMAN,
Registered Surveyor No. 5319, Ohio
Registered Engineer No. 3788, W. Va.
Registered Engineer No. 26389, Ohio
Registered Surveyor No. 12, W. Va.

PROPERTY DESCRIPTION

SITUATE IN LOT #82 OF OHIO COMPANY SURVEY AND LOT #5 OF BEECHWOOD LAKE ESTATES

SECTION 19, TOWN 9, RANGE 14, ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO.

BEGINNING AT AN IRON PIN (SAID IRON PIN IS LOCATED IN THE SOUTH LINE AND 118.03' EAST OF THE
SOUTHWEST CORNER OF LOT #5 OF BEECHWOOD LAKE ESTATES.)

THENCE N 63° 16' E - 155.27' TO AN IRON PIN;

THENCE N 28° 33' W - 109.55' TO AN IRON PIN;

THENCE N 64° 58' E - 165.89' TO AN IRON PIN AT BEECHWOOD ROAD;

THENCE SOUTHERLY WITH BEECHWOOD ROAD 61.80' WITH A CURVE TO THE LEFT (R=1650' ANGLE=2° 08' 46",

~~THENCE~~ CHORD=S 30° 30' E-61.80') TO AN IRON PIN;

THENCE S 31° 27' E - 134.53' TO AN IRON PIPE;

THENCE 55.56' WITH A CURVE TO THE RIGHT (R=29.91' , ANGLE=106° 25', CHORD=S 21° 46' W - 47.91',)

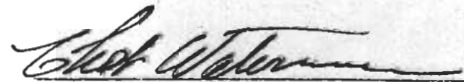
~~THENCE~~ TO AN IRON PIN;

THENCE S 74° 58' W - 91.58' TO AN IRON PIPE;

THENCE: WEST - 231.97' TO THE PLACE OF BEGINNING;

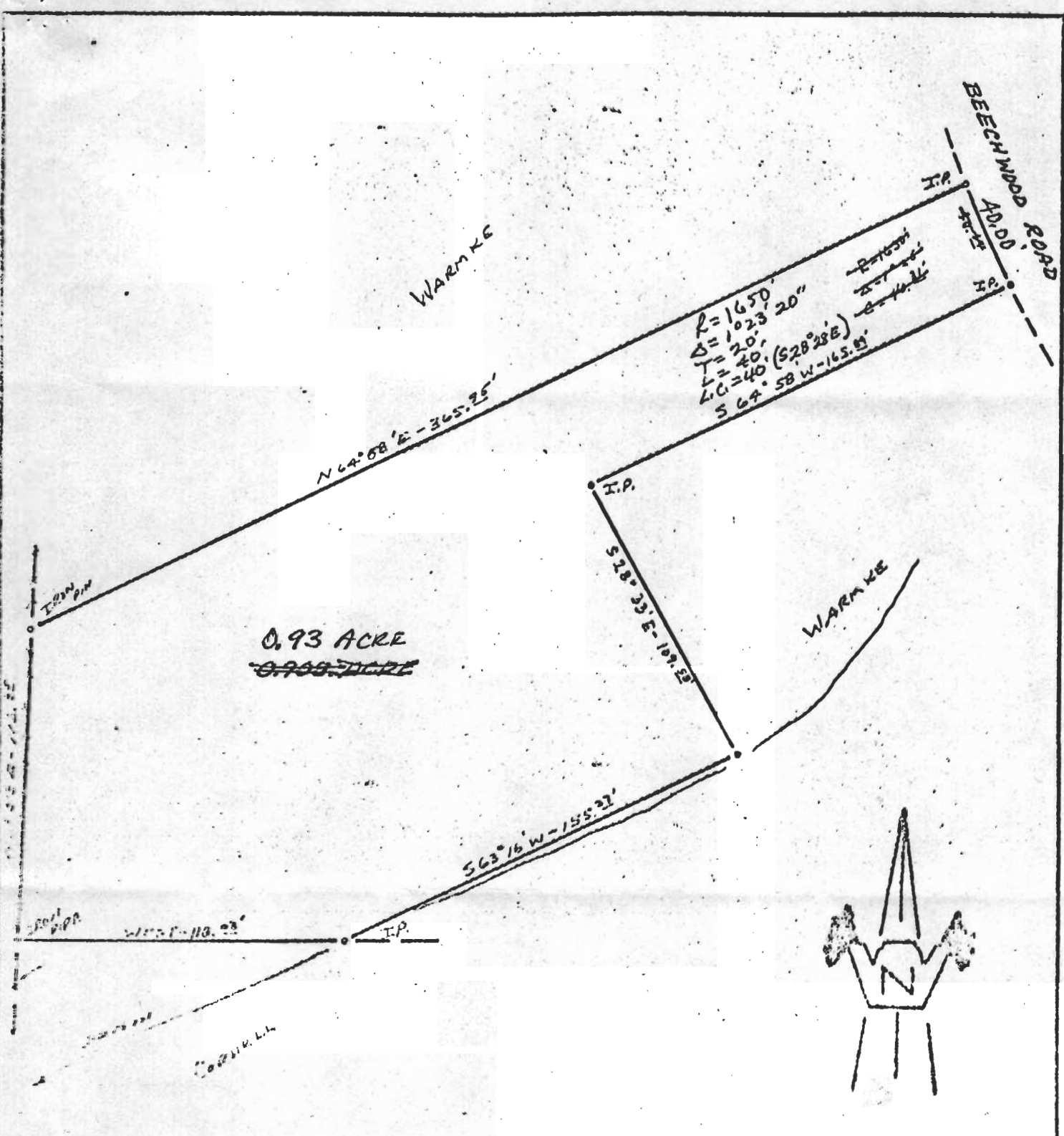
CONTAINING 0.98 ACRE

REFERENCES



CHET WATERMAN,
Registered Surveyor No. 5319, Ohio
Registered Engineer No. 3788, W. Va.
Registered Engineer No. 26389, Ohio
Registered Surveyor No. 12, W. Va.

INVOICE No. 69003-71



0.93 ACRE
~~0.933 ACRES~~



DATE SURVEYED: 3/21/49

SCALE: 1" = 50'

PLAT OF 0.93 ACRES
 bounded by ROMAN WARMKE
 of the STATE OF OHIO
 containing LOTS 5 - BECHWOOD LANE ESTATES
 District _____
 Township ATHENS
 Corporation _____
 Section 19 Town 9 Range 14
 County ATHENS
 State OHIO

Ed. Williams
 Surveyor

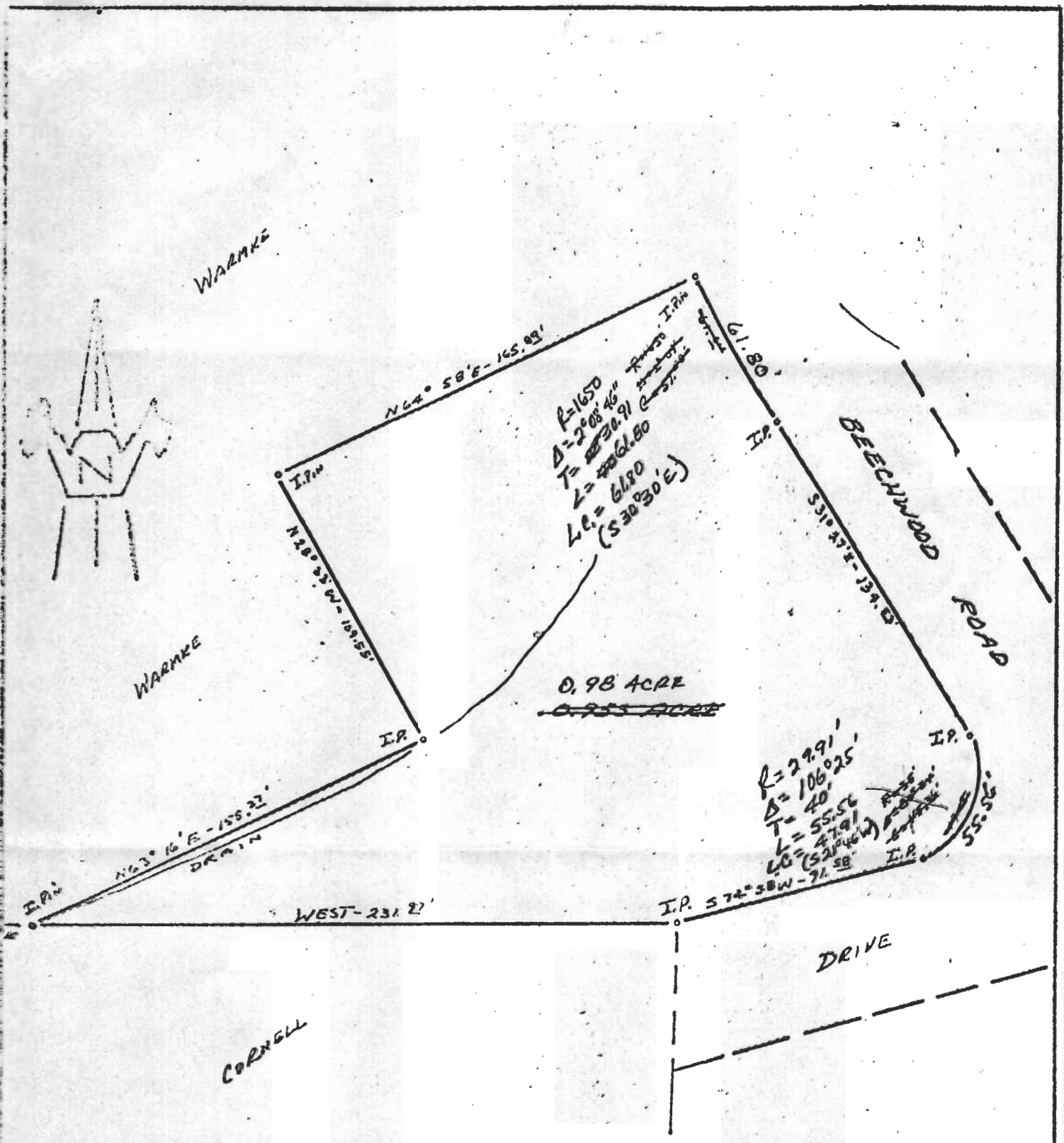
References:

As owners of the herein described & plotted lands by deed of record (Volume _____, Page _____), We certify that we have caused the same to be laid out as shown.

On the _____ day of _____, 19____
 the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____
 Notary for _____
 My commission expires _____

FILE # 19 60



DATE SURVEYED: 3/21/69

SCALE: 1" = 50'

PLAT OF 0.98
~~0.955~~ ACRE

Surveyed For ROMAN WARMKE

Present Owner SAME

Subdivision LOT # 82 - OHIO COMPANY
LOT # 5 - BEECHWOOD LAKE ESTATES

District ---

Township ATHENS

Corporation ---

Section 17, Town 9, Range 14

County ATHENS

State OHIO

[Signature]

CHET WATKINSON, P. E.
 Registered Surveyor #5319 (Ohio)
 Registered Engineer #26359 (Ohio)
 Registered Engineer #3788 (W. Va.)

References:

As owners of the herein described & platted lands by deed of record (Volume _____, Page _____), We certify that we have caused the same to be laid out as shown.

On the _____ day of _____, 19____, the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____

Notary for _____

61

R. Gual & Dorothy Mault
4/20/74

61.61
40.59
102.20

WARMKE

BEECHWOOD ROAD
AVE. E

R=1650
Δ=1025
C=40.21

N 62° 58' E - 365.25'
N 62° 57' 08" E

S 67° 58' W - 165.21'

I.P.

S 28° 33' E - 109.21'

WARMKE

0.908 ACRE

S 63° 16' W - 155.21'



DRAIN

116.65'
N 0° 02' 52" W

87° 53' 22" Plat.
88° 02'

WEST-118.23'

N 87° 50' 30" E

DRAIN

CORNELL

DATE SURVEYED: 3/21/69

SCALE: 1" = 50'

PLAT OF 0.908 ACRE
 Surveyed For ROMAN WARMKE
 Present Owner SAME
LOT #82 - OHIO COMPANY
 Subdivision LOT #5 - BEECHWOOD LAKE ESTATES
 District _____
 Township ATHENS
 Corporation _____
 Section 19, Town 9, Range 14
 County ATHENS
 State OHIO

References:

As owners of the hereon described & platted lands by deed of record (Volume _____, Page _____), We certify that we have caused the same to be laid out as shown.

On the _____ day of _____, 19____, the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____

Notary for _____

My commission expires _____

Chet Waterman
CHET WATERMAN, P.E.
 Registered Surveyor #5319 (Ohio)
 Registered Engineer #26359 (Ohio)
 Registered Engineer #3788 (W. Va.)

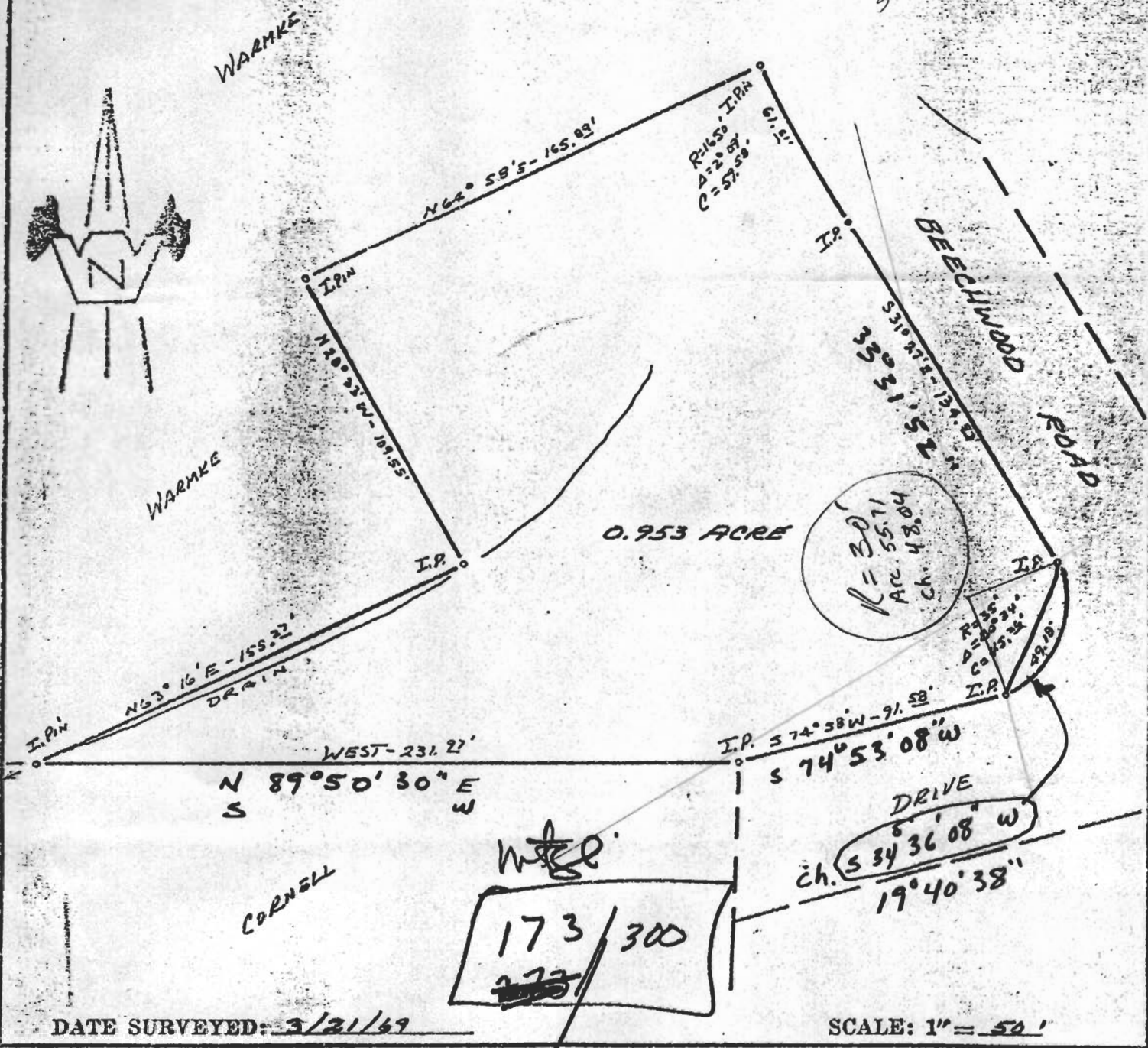
Invoice No. 69003-71

AM 19

ATHENS

(Signature)

orig to Dorothy Ueno
4/20/74



DATE SURVEYED: 3/21/69

SCALE: 1" = 50'

PLAT OF 0.953 ACRE

Surveyed For ROMAN WARMKE

Present Owner SAME

Subdivision LOT # 82 - OHIO COMPANY
LOT # 5 - BEECHWOOD LAKE ESTATES

District _____

Township ATHENS

Corporation _____

Section 19, Town 9, Range 14

County ATHENS

State OHIO

Chet Waterman

CHET WATERMAN, P. E.
Registered Surveyor #5319 (Ohio)
Registered Engineer #26359 (Ohio)
Registered Engineer #3788 (W. Va.)

Invoice No. 69003-71

References:

As owners of the hereon described & platted lands by deed of record (Volume _____, Page _____), We certify that we have caused the same to be laid out as shown.

On the _____ day of _____, 19____ the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____

Notary for _____

My commission expires _____

(65)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Roman F. Warmke in consideration of One Dollar and Other Good and Valuable Considerations to him in hand paid by Dorothy E. Warmke does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM to the said Dorothy E. Warmke, her heirs and assigns forever, the following described Real Estate, situate in the Township of Athens, in the County of Athens and State of Ohio, to-wit:

PARCEL ONE

Situate in Lot #82 of Ohio Company Survey and Lot #5 of Beechwood Lake Estate, Section 19, Town 9, Range 14, Athens Township, Athens County, Ohio, to-wit:

Beginning at an iron pipe marking the southwest corner of Lot #5 of Beechwood Lake Estates; thence North 1° 58' East 116.65 feet to an iron pin; thence North 64° 58' East 365.95 feet to an iron pin on the curve right-of-way of Beechwood Road; thence southerly with Cornell Road, a curve to the left 40.59 feet (R = 1650 feet, A = 1° 25', C = 40.31 feet) to an iron pin on the curve; thence South 64° 58' West 165.89 feet to an iron pin; thence South 28° 33' East 109.55 feet to an iron pin; thence South 63° 16' West 155.27 feet to an iron pin; thence West 118.03 feet to the place of beginning, containing .908 acre more or less.

Deed Reference: Volume _____, page _____, Athens County Deed Records.

*Description Accurately
OK 4-26-76 [Signature]*

PARCEL TWO

The following real estate situated in the State of Ohio, County of Athens, Township of Athens, bounded and described as follows:

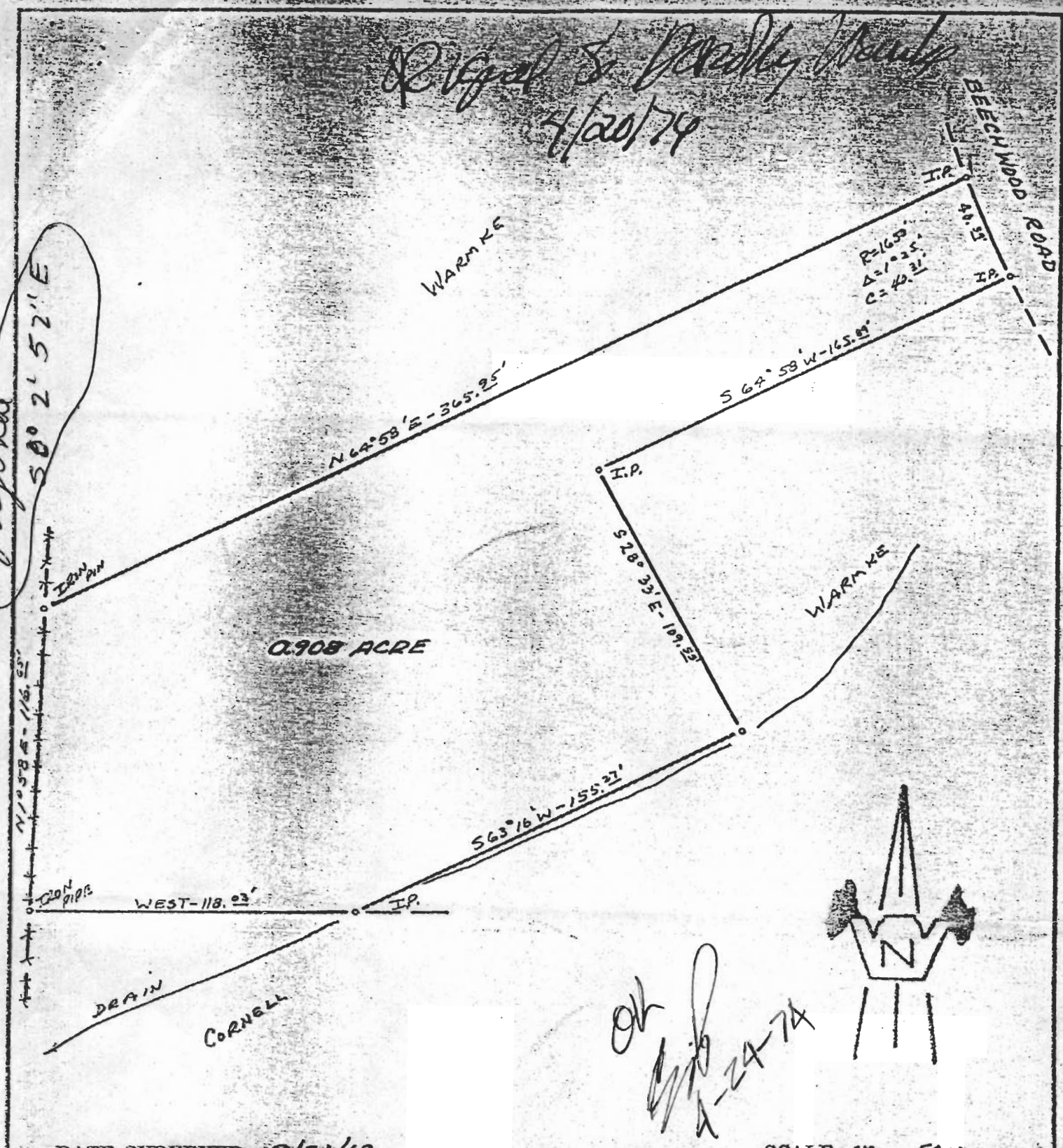
Situated in Lot No. 82 of Ohio Company Survey and Lot No. 5 of Beechwood Lake Estates in Section 19, Town 9, Range 14 of Athens Township, Athens County, State of Ohio, as follows: Beginning at an iron pin (said iron pin is located 118.03 feet East of the iron pipe marking the Southwest corner of Lot No. 5 of Beechwood Lake Estates); thence North 63° 16' East 155.27 feet to an iron pin; thence North 28° 33' West 109.55 feet to an iron pin; thence North 64° 58' East 165.89 feet to an iron pin at Beechwood Road; thence Southerly with Beechwood Road 61.61 feet with a curve to the left (R - 1650 feet, Angle - 2° 09', Chord - 59.58 feet) to an iron pin; thence South 31° 27' East 134.53 feet to an iron pipe; thence 49.18 feet with a curve to the right (R - 35 feet, A + 80° 34', C - 45.26 feet) to an iron pipe; thence South 74° 58' West 91.58 feet to an iron pipe; thence West 231.97 feet to the place of beginning, containing 0.953 acre.

Together with the right to use water from a certain lake and to use the water lines as now laid out from said lake to the premises of mortgagors and as extended to the premises mortgaged herein, and being rights mortgagors have by virtue of a deed recorded in Volume 273, page 600 of the Athens County Deed Records, and together with the right to use all pumps, filters, softeners as may be necessary.

Athens #19

Royal & Dredge Works
4/20/74

CO ENCL FILE COPY
 Original
 50° 2' 52" E
 116.52'
 110.03'
 110.03'



DATE SURVEYED: 3/21/69

SCALE: 1" = 50'

PLAT OF 0.908 ACRE

Surveyed For ROMAN WARMKE

Present Owner SAME

Subdivision LOT #2 - DAVID COMPANY
LOT #5 - BEECHWOOD LAKE ESTATES

District _____

Township ATHENS

Corporation _____

Section 19, Town 9, Range 14

County ATHENS

State OHIO

Chet Waterman

CHET WATERMAN, P. E.
 Registered Surveyor #5319 (Ohio)
 Registered Engineer #26359 (Ohio)
 Registered Engineer #3788 (W. Va.)
 Invoice No. 69003-71

References:

As owners of the hereon described & platted lands by deed of record (Volume _____, Page _____), We certify that we have caused the same to be laid out as shown.

On the _____ day of _____, 19____, the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____

Notary for _____

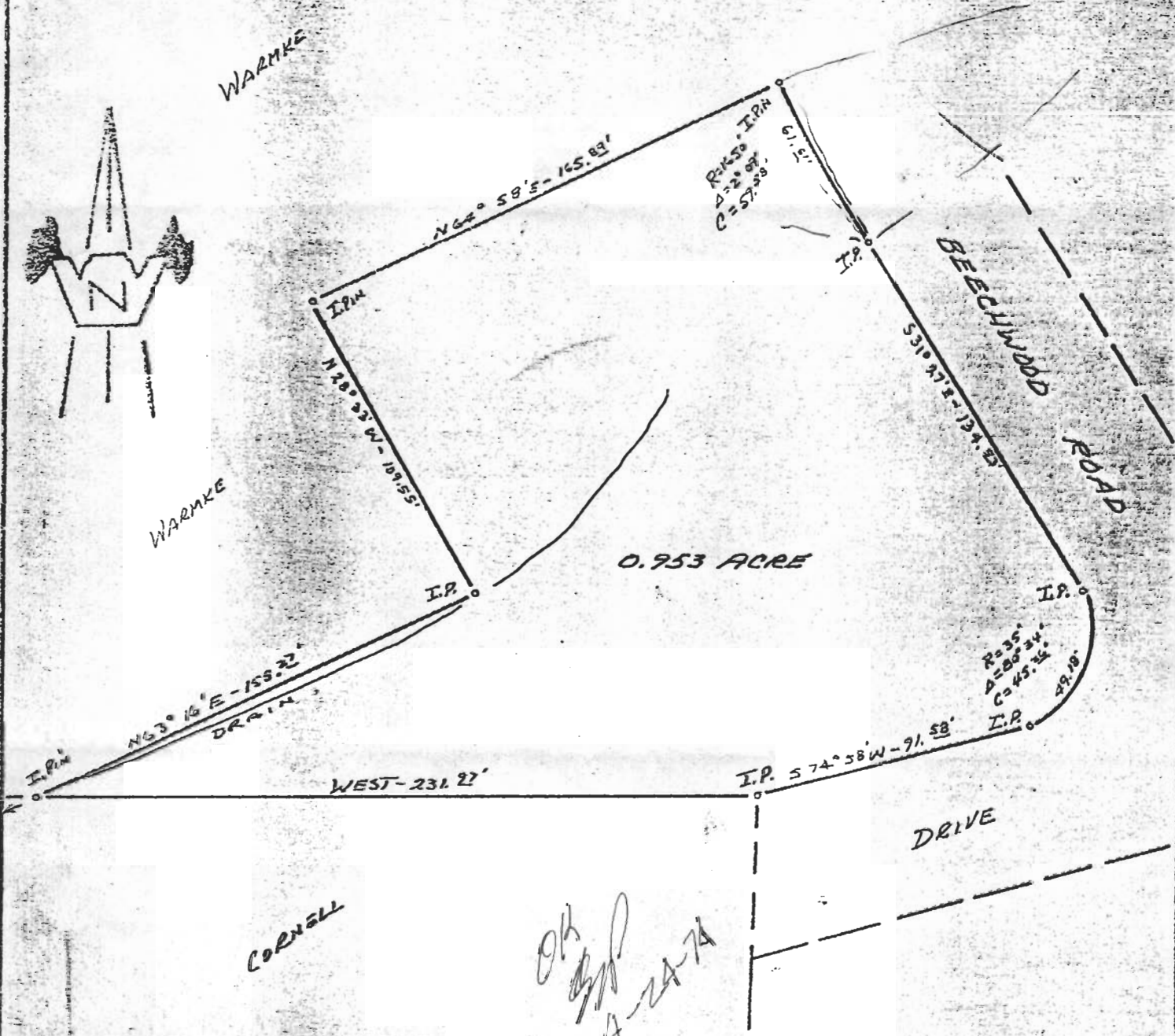
My commission expires _____

Art # Sec 19

9

Orig to Daddy Weems
4/20/74

County Engr File Copy



DATE SURVEYED: 3/21/69

SCALE: 1" = 50'

PLAT OF 0.953 ACRE

Surveyed For ROMAN WARMKE

Present Owner SAME

Subdivision LOT # 81 - OHIO COMPANY
LOT # 5 - BEECHWOOD LAKE ESTATES

District _____

Township ATHENS

Corporation _____

Section 19, Town 9, Range 17

County ATHENS

State OHIO

Chet Waterman

CHET WATERMAN, P. E.
Registered Surveyor #5319 (Ohio)
Registered Engineer #26359 (Ohio)
Registered Engineer #3788 (W. Va.)

Invoice No. 69003-71

References:

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On the _____ day of _____, 19____ the persons whose names are signed above appeared before me and acknowledged the same to be their voluntary act and deed.

Signed _____

Notary for _____

My commission expires _____

10

ATTORNEY STAMMER

ADVISED THAT THIS

LOT SPLIT CONSTITUTES

A MINOR SUBDIVISION

(SECTION 329

OF THE SUBDIVISIONS)

∴ SHOULD SUBMIT

TO PLANNING

COMMISSION.