

Phone 740-753-1264
Fax 740-753-1264

Description of a 1.199 Acre Tract

Situated in Farm Lot 1, Section 12, T-8, R-14, Alexander Township, Athens County, State of Ohio and being a part of the second tract as described in Volume 363, Page 1 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a Railroad Spike found in the center of CR-21 at the Northwesterly corner of a 3.5 acre tract and also being on the East line of Farm Lot 1 and the West line of Farm Lot 7 per previously recorded deed, thence North 39°18'00"West, 28.57 feet to Railroad Spike found and being the POINT OF BEGINNING,

THENCE along grantors south line South 76°51'59"West, 195.03 feet to an iron pin set, (passing an iron pin found at 25.35 feet),

THENCE continuing along said line South 80°50'28"West, 179.85 feet to an iron pin set,

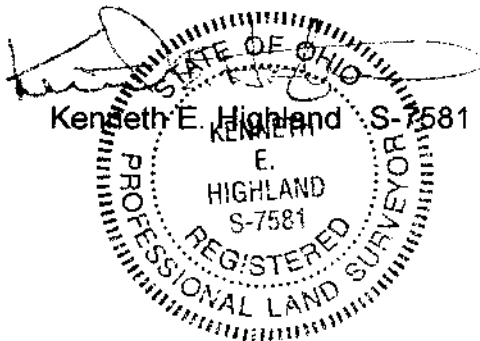
THENCE along a new line North 3°20'20"East, 199.67 feet to an iron pin set,

THENCE South 87°28'24"East, 268.19 feet to a point in the center of CR-21, (passing an iron pin set at 231.29 feet),

THENCE along the center of said road South 37°30'23"East, 144.42 feet to the point of beginning and containing 1.199 acres.

Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of Record



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 8-10-04

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, August 10, 2004 10:41 am.					
Assigned point					
	1		5000.00000	5000.00000	0.000
Start					
	1		5000.00000	5000.00000	0.000
Raw:	S76.5159W	195.03			
TR	S 76°51'59.0" W	195.030			
	2		4955.68477	4810.07143	0.000
Raw:	S80.5028W	179.85			
TR	S 80°50'28.0" W	179.850			
	3		4927.05753	4632.51439	0.000
Raw:	N03.2020E	199.67			
TR	N 3°20'20.0" E	199.670			
	4		5126.38860	4644.14349	0.000
Raw:	S87.2824E	268.19			
TR	S 87°28'24.0" E	268.190			
	5		5114.56561	4912.07276	0.000
Raw:	S37.3023E	144.42			
TR	S 37°30'23.0" E	144.420			
	6		4999.99933	5000.00286	0.000
IN	N 76°46'11.0" W	0.003			
	1		5000.00000	5000.00000	0.000

Area = 52245.290 Sq. Feet or 1.199 Acres

Database Saved: Tuesday, August 10, 2004 10:53 am.

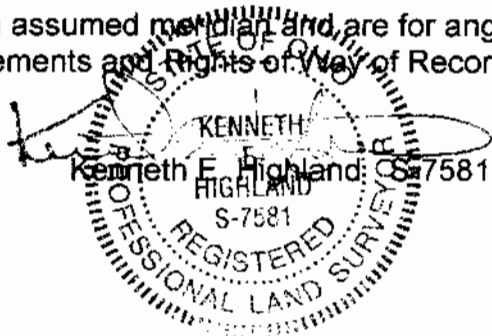
Phone 740-753-1264
Fax 740-753-1264

Description of a 6.058 Acre Tract

Situated in Farm Lot 1, Section 12, T-8, R-14, Alexander Township, Athens County, State of Ohio and being a part of a the second tract and all of the first tract as described in Volume 363, Page 1 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a Railroad Spike found in the center of CR-21 at the Northwestern corner of a 3.5 acre tract and also being on the East line of Farm Lot 1 and the West line of Farm Lot 7 per previously recorded deed, thence North 39°18'00"West, 28.57 feet to Railroad Spike found, thence South 76°51'59"West, 195.03 feet to an iron pin set, thence South 80°50'28"West, 179.85 feet to an iron pin set at the POINT OF BEGINNING, THENCE South 80°50'28"West, 61.57 feet to an iron pin set, THENCE North 87°33'07"West, 215.21 feet to an iron pin found disturbed and reset, THENCE North 76°37'05"West, 68.69 feet to an iron pin set, THENCE North 61°36'40"West, 76.45 feet to an iron pin set, THENCE North 57°10'35"West, 185.02 feet to an iron pin set, THENCE North 0°38'09"West, 249.69 feet to a point at the northwest corner of grantors tract, THENCE along said north line South 89°49'40"East, 522.33 feet to an iron pin set at the southwest corner of .25 acre tract, THENCE North 4°00'00"West, 33.66 feet to an iron pin set, THENCE along the north line of said tract North 88°18'45"East, 239.58 feet to a point in the center of CR-21, (passing a fence post at 197.09 feet and being 0.71 feet left), THENCE along the center of said road the following four courses: South 11°58'55"West, 42.24 feet to a point, South 2°46'22"East, 58.44 feet to a point, South 28°52'28"East, 126.62 feet to a point, South 37°47'48"East, 53.89 feet to a point, THENCE leaving said road North 87°28'24"West, 268.19 feet to an iron pin set, (passing an iron pin set at 36.90 feet), THENCE South 3°20'20"West, 199.67 feet to the point of beginning and containing 6.058 acres.

Bearings are to an assumed meridian and are for angular determination only
Subject to all Easements and Rights of Way of Record



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: B. Blaus
DATE: 8-10-04

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, August 10, 2004 10:54 am.					
Assigned point					
1			5000.00000	5000.00000	0.000
Start					
1			5000.00000	5000.00000	0.000
Raw:	S80.5028W	61.57			
TR	S 80°50'28.0" W	61.570			
2			4990.19973	4939.21497	0.000
Raw:	N87.3307W	215.21			
TR	N 87°33'07.0" W	215.210			
3			4999.39213	4724.20138	0.000
Raw:	N76.3705W	68.69			
TR	N 76°37'05.0" W	68.690			
4			5015.28983	4657.37639	0.000
Raw:	N61.3640W	76.45			
TR	N 61°36'40.0" W	76.450			
5			5051.63826	4590.12021	0.000
Raw:	N57.1035W	185.02			
TR	N 57°10'35.0" W	185.020			
6			5151.92920	4434.63989	0.000
Raw:	N00.3809W	249.69			
TR	N 0°38'09.0" W	249.690			
7			5401.60382	4431.86904	0.000
Raw:	S89.4940E	522.33			
TR	S 89°49'40.0" E	522.330			
8			5400.03378	4954.19668	0.000
Raw:	N04.0000W	33.66			
TR	N 4°00'00.0" W	33.660			
9			5433.61179	4951.84868	0.000
Raw:	N88.1845E	239.58			
TR	N 88°18'45.0" E	239.580			
10			5440.66698	5191.32478	0.000
Raw:	S11.5855W	42.24			
TR	S 11°58'55.0" W	42.240			
11			5399.34726	5182.55561	0.000
Raw:	S02.4622E	58.44			
TR	S 2°46'22.0" E	58.440			
12			5340.97568	5185.38266	0.000

Point	Direction	Distance	Northing	Easting	Elevation
Raw:	S28.5228E	126.62			
TR	S 28°52'28.0" E	126.620			
	13		5230.09708	5246.52642	0.000
Raw:	S37.4748E	53.89			
TR	S 37°47'48.0" E	53.890			
	14		5187.51370	5279.55351	0.000
Raw:	N87.2824W	268.19			
TR	N 87°28'24.0" W	268.190			
	15		5199.33669	5011.62424	0.000
Raw:	S03.2020W	199.67			
TR	S 3°20'20.0" W	199.670			
	16		5000.00562	4999.99513	0.000
IN	S 40°52'31.5" E	0.007			
	1		5000.00000	5000.00000	0.000

Area = 263882.798 Sq. Feet or 6.058 Acres

Database Saved: Tuesday, August 10, 2004 10:59 am.

BY: 8.13.2004
ENGINEER'S OFFICE
Athens County
DATE: 8-10-04

Description Checked for
Mathematical Accuracy

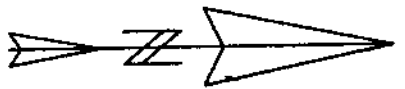
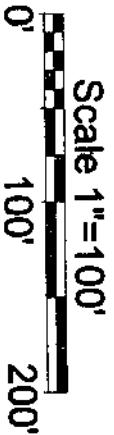
Line	Bearing	Distance
1	N 39° 18' 00" W	28.57'
2	N 4° 00' 00" W	33.66'
3	S 11° 58' 55" W	42.24'
4	S 37° 47' 48" E	53.89'

- = Iron Pin Set
- = Wood Post Found
- = Iron Pin Found
- ▲ = Railroad Spike Found

Gent
343-305

6.058 AC.

1.199 AC.



F.L. 1
F.L. 7

CR-27

Point of Commencement
is a RR Spike at the North-
western corner of a 3.5 ac.
tract and also being on the
East line of F.L. 1 and the West
line of F.L. 7 and in the center
of CR-21 (per previous deed)

CORPORATION _____ COUNTY ATHENS STATE OHIO

SCALE 1" = 100' DATE AUG, 2004

PLAT OF CONVEY OF TWO TRACTS

SUBDIVISION FL-1

TOWNSHIP ALEXANDER SECTION 12 TOWN 8 RANGE 14



Kenneth E. Highland
80 Fayette St.
Nelsonville, Ohio 45764
740-753-1284

Kenneth E. Highland S-7581

ALEX 12

21#X7A