



ROBINSON SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO
12355 LIARS CORNER ROAD, MILLFIELD, OHIO 45761

ALAN D. ROBINSON
Registered Land Surveyor

TELEPHONE
(740) 593-8774

DESCRIPTION OF A 48.320 ACRE TRACT

Situated in Lease Lot 3, Section 1, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northeast corner of Section 1;
thence, following the East line of said Section 1 on a calculated Bearing and Distance, South 0 degrees 41 minutes 18 seconds East, a distance of 1881.00 feet to an iron pin set, said iron pin set being the POINT OF BEGINNING of the following described tract;
thence, South 0 degrees 41 minutes 18 seconds East along said line, a distance of 1331.01 feet to an iron pin set in a ravine, passing iron pins found at 942.27 feet and at 1234.94 feet;
thence, leaving said Section line following the center of said ravine, South 62 degrees 10 minutes 26 seconds West, a distance of 90.67 feet to a point;
thence South 41 degrees 09 minutes 27 seconds West, a distance of 155.73 feet to a point;
thence South 75 degrees 30 minutes 32 seconds West, a distance of 790.76 feet to an iron pin set;
thence South 72 degrees 48 minutes 49 seconds West, a distance of 416.13 feet to an iron pin set at the Southeast corner of the proposed Oakmont Phase 4 Subdivision;
thence, following the East line of said Subdivision, North 30 degrees 16 minutes 25 seconds East, a distance of 251.71 feet to an iron pin set;
thence North 3 degrees 58 minutes 54 seconds West, a distance of 1403.39 feet to an iron pin set;
thence North 76 degrees 49 minutes 44 seconds West, a distance of 779.66 feet to an iron pin set;
thence North 43 degrees 58 minutes 19 seconds West, a distance of 18.32 feet to an iron pin set at a Northeast corner of the Grantor's tract;
thence, following the North line of the Grantors tract, North 89 degrees 54 minutes 52 seconds East, a distance of 2072.26 feet to the POINT OF BEGINNING; said described tract containing 48.320 acres (2,104,797.8832 square feet).

Bearings are based on the North line of Lot 3937 in Oakmont Phase 3 Subdivision and are used to denote angles only.

Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

The above description is based on a field Survey completed April 11, 2003, By Alan D. Robinson P.S. 8049,

Alan D. Robinson

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *K. Canterbury*
DATE: *4/14/03*



Athens # 1



ROBINSON SURVEYING

12355 Liars Corner Rd.
Millfield, Ohio 45761
(740) 593-8774
1-800-296-9984

Mark A. & Sara V.
Lee
217-555 O.R.
179-668 O.R.

Northeast Corner
of Section 1

S 0°41'18"E
1331.01'

N 89°54'52"E
2072.26'

N 76°49'44"W
779.66'

P.O.B.

Proposed Oakmont
Phase 4 Subdivision
42.998
Acres

48.320 Acres

James Brent Hayes
39.71 Ac.
270-1590 O.R.

N 3°58'54"W
1403.39'

Section 1, Athens Township
Section 31, Canaan Township

David Richmond 375-851 D.R.

+942.27'

Donald G.
Spaeth
186-376 O.R.

+1234.94'

Larry R. Burnett 46-123 O.R.

N 64°40'44"W
593.45'

S 72°48'49"W
416.13'

S 75°30'32"W
790.76'

James Brent Hayes
39.71 Ac.
270-1590 O.R.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4-14-03

Line	Bearing	Distance
1	S 62°10'26"W	90.67'
2	S 41°09'27"W	155.73'
3	N 30°16'25"E	251.71'
4	N 43°58'19"W	18.32'

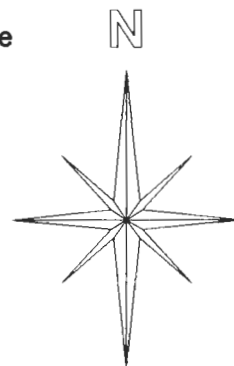
- = Iron Pin Set W/A Yellow Cap
Stamped Alan Robinson RLS 8049
- = Iron Pin Found
- △ = Rail Road Spike Set
- ▲ = Rail Road Spike found
- ☒ = Stone Found
- M = Measured
- D = Deed
- C = Calculated

BEARING REFERENCE

BASED ON THE NORTH LINE OF LOT 3937
IN OAKMONT PHASE 3 SUBDIVISION
ARE USED TO DENOTE ANGLES ONLY

References

Deeds as Noted
Previous Surveys
Current Tax Plats
Existing Monumentation



Graphic Scale



1 INCH = 300 FEET

Plat of Survey of a 48.320 Acre Tract

Surveyed for: J. B. Hayes Date 04/11/2003

Subdivision:-----

City of Athens, L. L. 3, Section 1, T-9, R-14, Athens Township

Athens County, State of Ohio

Alan D. Robinson Registered Professional Land Surveyor No. 8049

[Signature]

