

Description of property at: Athens County, Ohio
To: Harold D. Laughlin
CSXT Deed File No.: 39009-001-993(00153)-BJ

PARCEL 1

Situated in Out Lot 114, 115, 116, 117 and 118 in the City of Athens, Athens County, Ohio and described as follows:

Commencing at a set railroad spike where the West line of Smith Street intersects with the north line of Union Street in the said City of Athens; thence along the north line of Union Street on an assumed bearing North 85°35'03" West 75.25 feet to a point 30 from and at right angles to the centerline of the B. & O. Railroad main track said point is THE TRUE POINT OF BEGINNING; thence continuing along the north line of Union Street North 85°35'03" West 555.17 feet to a point at the southeast corner of Lot 502 of the City of Athens (witness a found 5/8 inch rebar South 85°35'03" East 0.25 feet); thence along the east line of said Lot 502 North 04°33'00" East 210.00 feet to a point (witness a found 1 inch pipe North 89°56'21" West 0.83 feet); thence along the south line of Coulson Avenue North 85°35'03" West 290.00 feet to a found 3/4 inch iron pin on the east right of way of South Shafer Street; thence along the east right of way of said South Shafer Street North 04°33'00" East 24.00 feet to a set iron pin on the north line of Coulson Avenue and at the southwest corner of Lot 507 of the City of Athens; thence along the north line of said Coulson Avenue South 85°35'03" East 150.00 feet to a set iron pin at the southeast corner of Lot 507 of the City of Athens; thence North 04°33'00" East 328.00 feet to a set iron pin at the southeast corner of a tract described in Volume 21 Page 658 of the Athens County Deed Records; thence along the northerly line of the said tract described in Volume 21 Page 658 and the northerly line of a tract described in Volume 382 Page 563 of the Athens County Deed Records North 46°51'51" West 191.90 feet to a set iron pin on the east line of Shafer Street; thence along the east line of Shafer Street North 04°33'00" East 40.01 feet to a point 30 feet from and at right angles to the the centerline of the Baltimore and Ohio Railroad main track; thence following the said main track 30 feet from and at right angles to the centerline the following four courses: 1. South 46°51'21" East 27.87 feet to a point; thence 2. South 45°15'05" East 129.25 feet to a point; thence 3. South 44°48'01" East 848.89 feet to a point; thence 4. South 46°01'40" East 104.35 feet to the point of beginning containing 4.268 acres there being 0.99 acres in Out Lot 114, 2.26 acres in Out Lot 115, 0.47 acres in Out Lot

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 4/9/92

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116, 0.54 acres in Out Lot 117 and 0.01 acres in Out Lot 118 all of which is part of a tract described in Volume 136 Page 133 of the Athens County Deed Records.

PARCEL 2

Situated in Out Lot 114, 115, 116 and 117 of the City of Athens, Athens County, Ohio and described as follows:

Commencing at a set railroad spike at the intersection of the west line of Smith Street and the north line of West Union Street in said City of Athens, said set railroad spike is THE TRUE POINT OF BEGINNING; thence along the north line of West Union Street North $85^{\circ}35'03''$ West 75.25 feet to a point 30 feet from and at right angles to the centerline of the Baltimore and Ohio Railroad main track; thence following the said main tract 30 feet from and at right angles to the centerline the following four courses: 1. North $46^{\circ}01'40''$ West 104.35 feet to a point; thence 2. North $44^{\circ}48'01''$ West 848.89 feet to a point; thence 3. North $45^{\circ}15'05''$ West 129.25 feet to a point; thence 4. North $46^{\circ}51'21''$ West 27.87 feet to a point on the east line of South Shafer Street (witness a set iron pin South $04^{\circ}33'00''$ West 40.01 feet); thence along the east line of South Shafer Street North $04^{\circ}33'00''$ East 76.72 feet to a point 30 feet from and at right angles to the centerline of the Baltimore and Ohio Railroad main track; thence following the said main tract 30 feet from and at right angles to the centerline the following four courses: 1. South $46^{\circ}51'21''$ East 77.88 feet to a point; thence 2. South $45^{\circ}15'05''$ East 129.25 feet to a point; thence 3. South $44^{\circ}48'01''$ East 848.89 feet to a point; thence 4. South $46^{\circ}01'40''$ East 151.12 feet to a point on the west line of Smith Street; thence along the west line of said Smith Street South $04^{\circ}24'40''$ West 15.65 feet to the point of beginning containing 1.609 acres there being 0.54 acres in Out Lot 115, 0.13 acres in Out Lot 118, 0.03 in Out Lot 114, 0.47 acres in Out Lot 116 and 0.44 acres in Out Lot 117 all of which is part of a tract described in Volume 136 Page 133 of the Athens County Deed Records.

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ENGINEER'S OFFICE
BY: Charles Hedges
DATE: 4/9/92

PARCEL 3

Situated in Out Lots 115, 116, 117 and 118 of the City of Athens, Athens County, Ohio and described as follows:

Commencing at a found brass monument at the intersection of the west line of Smith Street and south property line of a tract owned by Harod D. & Naomi M. Laughlin described in Volume 351 Page 877 of the Athens County Deed Records, said found brass monument is THE TRUE POINT OF BEGINNING; thence along the west line of the said Smith Street South $04^{\circ}24'40''$ West 35.40 feet to a point 30 feet from and at right angles to the centerline of the Baltimore and Ohio Railroad main track; thence following the said main tract 30 feet from and at right angles to the centerline the following four courses: 1. North $46^{\circ}01'40''$ West 151.12 feet to a point; thence 2. North $44^{\circ}48'01''$ West 848.87 feet to a point; thence 3. North $45^{\circ}15'05''$ West 129.25 feet to a point; thence 4. North $46^{\circ}51'21''$ West 77.88 feet to a point on the east line of South Shaffer Street; thence along the said east line of South Shafer Street North $04^{\circ}33'00''$ East 25.06 feet to a set iron pin on the south side of a tract owned by the City of Athens and described as Parcel A in Volume 130 Page 172 of the Athens County Deed Records; thence along the south line of said Parcel A South $43^{\circ}19'35''$ East 528.75 feet to a set iron pin on the west side of Maple Street extended, the southeast corner of aforesaid Parcel A; thence along the south side of Parcel B described in Volume 130 Page 42 of the Athens County Deed Records South $86^{\circ}24'10''$ East 42.27 feet to a point; thence leaving the south side of said Parcel B South $44^{\circ}50'00''$ East 2.37 feet to a found brass monument at the southwesterly corner of aforesaid Laughlin property; thence along the south line of said Laughlin property South $44^{\circ}50'00''$ East 637.69 feet to the point of beginning containing 0.558 acres there being 0.18 acres in Out Lot 115, 0.26 acres in Out Lot 116, 0.11 acres in Out Lot 117 and 0.01 acres in Out Lot 118.

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys dated August 27, 1987.

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ENGINEER'S OFFICE

BY: Cheryl Hedges
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SOUTH SHAFER STREET

BYARD ST

MAPLE STREET

SMITH STREET

(UNION STREET)

SCALE 1"=50'

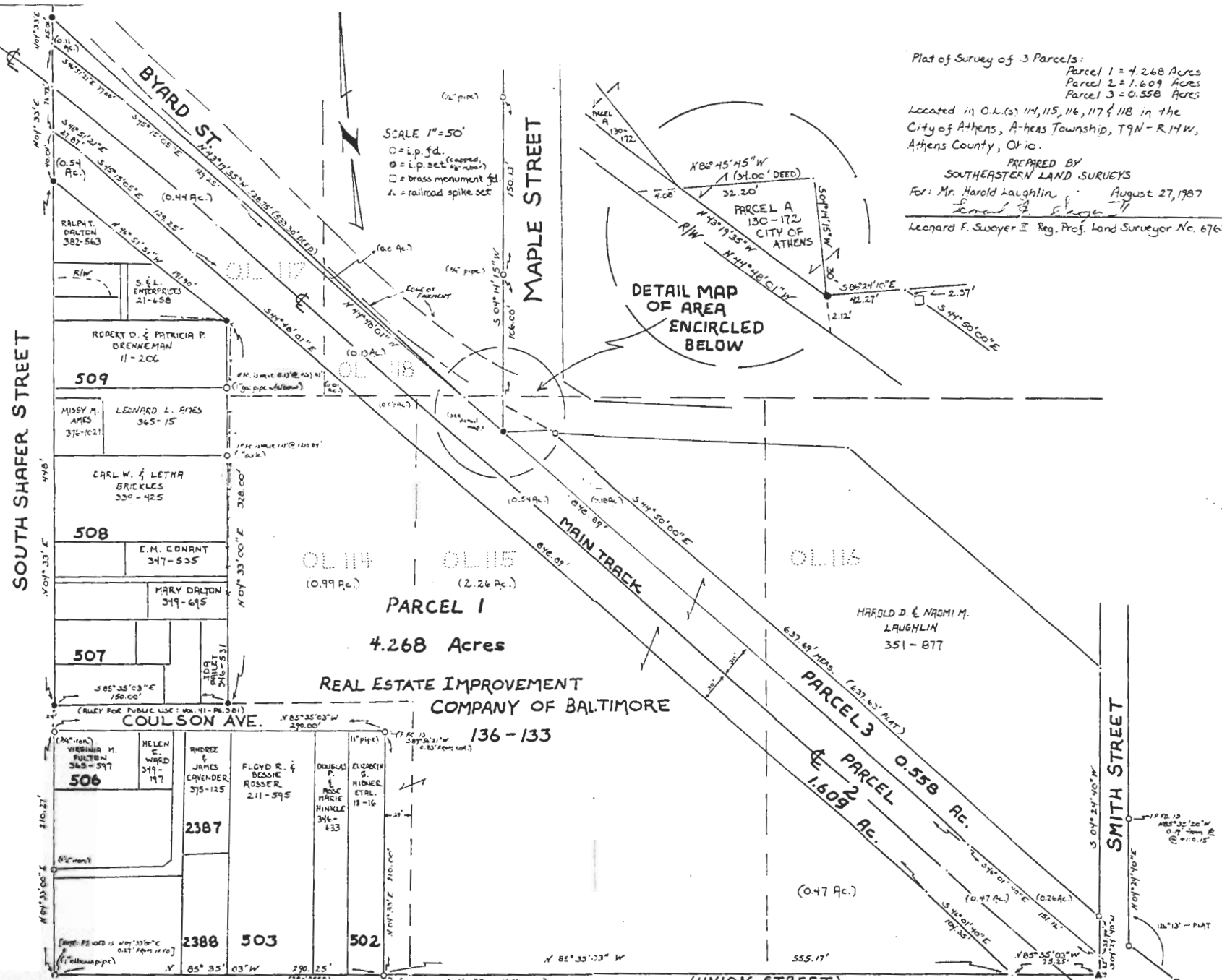
○ = i.p. fd.
 ⊙ = i.p. set (capped)
 ⊠ = brass monument fd.
 † = railroad spike set

Plat of Survey of 3 Parcels:
 Parcel 1 = 4.268 Acres
 Parcel 2 = 1.609 Acres
 Parcel 3 = 0.558 Acres

Located in O.L.(s) 114, 115, 116, 117 & 118 in the
 City of Athens, Athens Township, T9N-R17W,
 Athens County, Ohio.

PREPARED BY
 SOUTHEASTERN LAND SURVEYS
 For: Mr. Harold Laughlin August 27, 1967
 Leonard F. Swayer II Reg. Prof. Land Surveyor No. 6765

DETAIL MAP
 OF AREA
 ENCIRCLED
 BELOW



PARCEL 1
 4.268 Acres

REAL ESTATE IMPROVEMENT
 COMPANY OF BALTIMORE
 136 - 133

HAROLD D. & NAOMI M.
 LAUGHLIN
 351 - 877

PARCEL 3
 0.558 AC.
 PARCEL 2
 1.609 AC.

RALPH T. DALTON
 382-563

ROBERT O. & PATRICIA P.
 BRENNEMAN
 11-206

MISSY M. AMES
 376-1021

CARL W. & LETHA
 BRICKLES
 330-425

E.M. CONRANT
 347-535

MARY DALTON
 349-695

WENDELL M.
 FULTON
 365-597

HELEN
 WARD
 349-197

ANDREW
 & JAMES
 CAVENDER
 375-125

FLOYD R. &
 BESSIE
 ROSSER
 211-395

DELLAS
 P.
 MADE
 MARIE
 HANKLE
 346-633

ELIZABETH
 S.
 HIGHER
 ET AL.
 18-16

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