

FOR : Athens Crossroads Center, Ltd.
DATE: 5 November 1985

Situate in F.L. 96 (Section 21), Town 9, Range 14, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a point in the intersection of the South line of F.L. 96 (Section 21) with the centerline of State Route 56 at centerline Station 614+55.0; thence N 29°44'25" E along the said centerline of State Route 56, 802.39 feet to a point in centerline Station 622+57.39, said point bearing S 29°44'25" W, 30.91 feet from a P.K. nail originally set by me on 17 August 1977 at centerline Station 622+88.30 (T.S.); thence S 60°15'35" E, 60.00 feet to a point in the Easterly Right-Of-Way line of said State Route 56, said point bearing S 29°44'25" W, 30.91 feet from an iron pipe originally set by me on 17 August 1977, said point also being the real point of beginning of the parcel herein described:

Thence the following courses and distances along the said Easterly Right-Of-Way line of State Route 56:

- N 29°44'25" E, 30.91 feet to an iron pipe originally set by me on 17 August 1977 that is 60.00 feet RIGHT of centerline Station 622+88.30 (T.S.);
- N 31°24'21" E, 244.68 feet to an iron pipe originally set by me on 17 August 1977 that is 60.00 feet RIGHT of centerline Station 625+38.30 (S.C.);

Thence along and with the arc of a curve to the right ~~for~~ for a distance of 154.93 feet to an iron pipe originally set by me on 17 August 1977 that is 60.00 feet RIGHT of centerline Station 627+00.00 (P.O.C.), said curve having a radius of 1,372.39 feet and a central angle of 06°28'05", the long chord of said curve bearing N 37°59'28" E, 154.84 feet to said iron pipe set;
N 48°18'04" E, 172.24 feet to an iron pipe originally set by me that is 70.45 feet RIGHT of centerline (State Route 56) Station 628+80.25, said iron pipe also being 105.00 feet LEFT of centerline (S.R. 682) Station 81+39.46, said iron pipe set being at the termination point of existing Limited-Access Right-Of-Way of State Route 682;

Thence S 65°57'52" E along the said Southerly Limited-Access Right-Of-Way of State Route 682, 299.62 feet to an iron pipe set in said Limited-Access Right-Of-Way, said iron pipe having been originally set by me on 17 August 1977; thence departing from said Limited-Access Right-Of-Way line, S 68°51'14" W along the Grantor's Easterly line, 142.45 feet to an iron pin originally set by me on 17 August 1977; thence S 46°57'41" W along another of the Grantor's Easterly lines, 535.26 feet to a point, said point bearing N 46°57'41" E, 27.41 feet from an iron pipe originally set by me on 17 August 1977, passing through an iron pipe originally set by me on 17 August 1977 for reference at 220.18 feet; thence N 60°15'35" W along a line, 133.96 feet to the point of beginning and containing 2.9071 acres.

The above described 2.9071 acres comes off of the Northerly end of a 3.6786 acre tract originally surveyed by me on 17 August 1977 under Job No. 877-01 for the State of Ohio, Department of Administrative Services, Division of Public Works, Bureau of Real Estate, said description being based on the original survey and data provided to me by Athens Crossroads Center, Ltd. and is not a result of any field work by me since 17 August 1977.

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Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book _____, Page _____ as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 originally completed on 17 August 1977.

Description checked for
Mathematical Accuracy,
ATHENS COUNTY
ENGINEER'S OFFICE.

BY: Bob Eickensberg

DATE: 11/20/85

AREA TO BE DISPOSED OF:
2.9071 ACRES

TOTAL AS SURVEYED IN AUG. 1977:
AREA = 3.6786 ACRES
(OUT OF 69.40 ACRE TRACT)

AREA OF PERMITTED ACCESS

E. ROUTE No. 682
(2 1/2 Miles)

S.R. 682

STATE OF OHIO (201.1)

119°21'21"E ~ 24.65'

60° 8' E
625.353 (G.A.)
Lc = 154.93' Δ = 06°28'05"
E = 1372.39'
CND = 1137°59'28"E ~ 154.84'

60.9 ST.
627.00.0

116°18'0"E ~ 172.21'

70.50 ST. (AREA)
625+60.25

105.0 ST. (AREA)
61+30.40 (END 1/4-1/4)

535.26'

315.08'
546°57'41"W ~ 562.67'

250.18'

565°57'52"E ~ 200.62'

AREA OF NO ACCESS