

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THONVILLE, OHIO 43076
OHIO PHONE: 1-800-648-8151 OHIO FAX: 1-800-648-8150

DEED DESCRIPTION
0.038 ACRES +/-
1,668 SQ. FT.

Being a survey of a portion of a parcel conveyed to Ted R. and Eva D. Szabo as recorded in Official Record 199 page 426 in the Athens County Recorders Office and being more particularly described as follows:

Situated in the State of Ohio, County of Athens, Township of Athens and in the city of Athens, and being a part of Outlot #137 in said city of Athens and being further described as follows:

Beginning, at an iron pin found at the Southwest corner of the aforementioned Ted R. and Eva D. Szabo parcel, also corner to lot #3220 Western Hills Estates, Plat Book 7 pages 289 through 291, said lot #3320 conveyed to Thomas A. Reid and Robin Todhunter, Deed Volume 386 page 343 and on the East right of way of Elizabeth Drive (40' wide), the Southwest corner of and PRINCIPAL PLACE OF BEGINNING of the parcel herein to be described,

Thence, leaving the North line of the Reid-Todhunter parcel and along the East line of Elizabeth Drive N 04° 23' 00" E 25.00 feet to an iron pin set, the Northwest corner of the parcel herein to be described;

Thence, with a new line through the Szabo parcel S 84° 29' 42" E 66.77 feet to an iron pin set on the East line of the Szabo parcel and on the West line of a parcel conveyed to Jon A. McMichael, Official Record 181 page 744 the Northeast corner of the parcel herein to be described;

Thence, with the line between Szabo and McMichael S 04° 35' 57" W 25.00 feet to an iron pin set on the North line of the Reid-Todhunter parcel (lot #3220 Western Hills Estates) the Southeast corner of the parcel herein to be described;

Thence, with the North line of the Reid-Todhunter parcel and lot #3220 Western Hills Estates N 84° 29' 42" W 66.67 feet to the PLACE OF BEGINNING.

Said parcel as surveyed contains 0.038 acres or 1,668 square feet more or less, and is subject to all legal easements and right of ways of record.

Note: all Official Record and Deed Volumes referenced to above are found in the office of the Recorder, Athens County, Ohio.

Bearings of the above described parcel are based on the north line of lot #3220 of Western Hills Estates Plat Book 7 pages 289 through 291 as being S 84° 29' 42" E and are used to denote angles only.

All iron pins set are 5/8" iron reinforcing bars 30 inches long with yellow caps labeled "John W. Hagan #4968".

The above description is based on a field survey done under the supervision of John W. Hagan, P.E., P.S., Ohio Registered Surveyor #4968 in July, 1998.

Dated 7-27-98 John W. Hagan
John W. Hagan, P.E., P.S.
Ohio Registered Surveyor #4968



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: L. Canterbury
DATE: 7-29-98

f:\worddocs\deed98\Todhunter

Athens City

29

PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

PROPERTY LOCATION

SITUATED IN THE STATE OF OHIO,
COUNTY OF ATHENS, TOWNSHIP OF
ATHENS, AND IN THE CITY OF ATHENS.

BEING A SURVEY OF A PORTION OF THE
PARCEL CONVEYED TO TED R. AND EVA D.
SZABO, OFFICIAL RECORD 199 PAGE 426,
ATHENS COUNTY RECORDERS OFFICE.

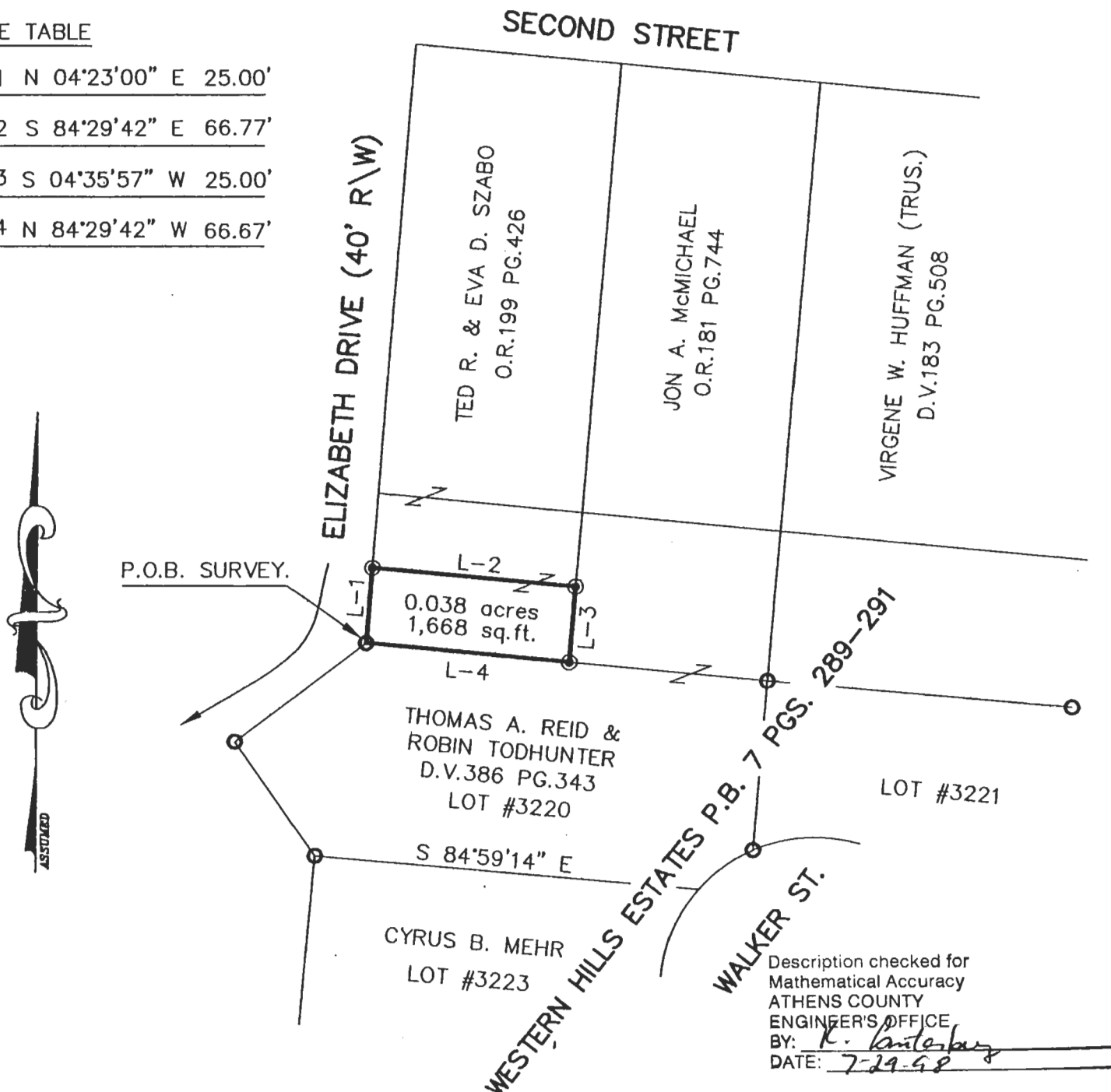
PREPARED FOR:

ROBIN TODHUNTER
4 ELIZABETH DRIVE
ATHENS, OHIO

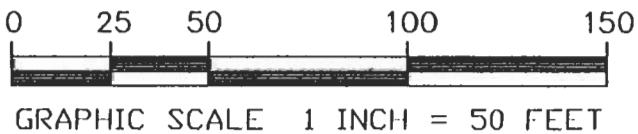
NOTE: THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE
POLICY THERE MAY BE EASEMENTS
OR RIGHT OF WAYS THAT ARE NOT
SHOWN.

LINE TABLE

- L-1 N 04°23'00" E 25.00'
- L-2 S 84°29'42" E 66.77'
- L-3 S 04°35'57" W 25.00'
- L-4 N 84°29'42" W 66.67'



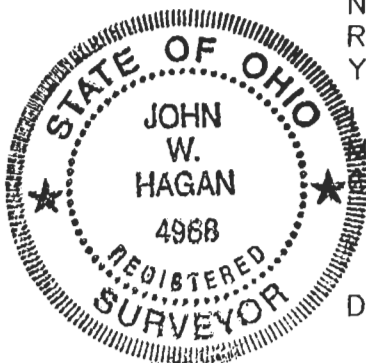
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *K. Kauter*
DATE: 7-29-98



BEARINGS OF THIS PLAT ARE BASED
ON THE NORTH LINE OF LOT #3220
OF WESTERN HILLS ESTATES P.B.
7 PGS. 289-291 AS BEING
N 84° 29' 42" W AND ARE USED TO
DENOTE ANGLES ONLY.

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
- ⊛ POINT
- (T) TOTAL DIMENSION



NOTE: ALL PINS SET ARE 5/8" o.d. IRON
REINFORCING BARS 30 INCHES LONG WITH
YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
MADE OF THE PREMISES AND THAT THIS PLAT IS
CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 7-27-98 *John W. Hagan*
JOHN W. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #4968

30