

Parcel No. 1

Situated in the City of Athens, State of Ohio, Athens County, Section 8, Township 9 North, Range 14 West and being part of Farm Lots 40 & 41 same being part of a parcel conveyed to Southeast Development Co. No. 2 recorded in Deed Book 271, Page 21 and being more particularly described as follows::

Beginning at a found 5/8" iron pin "LS Swoyer 6785" (1.71 feet north & 3.70 feet west) on the north line of Lot 41 at North 84°49'00" West, 77.20 feet from the Northeast corner of Lot 41 and the True Point of Beginning;

Thence South 31°20'00" East along the western line of McDonald's Corp recorded in Deed Vol. 376, Page 13 a distance of 106.34 feet to a found 5/8" iron pin;

Thence South 07°11'00" East, 396.77 feet to the northern right-of-way line of Carriage Hill Drive; thence along the northerly right-of-way line of said Carriage Hill Drive the following seven courses:

1. South 63°13'00" West, 320.42 feet to a set 5/8" iron pin;
2. Along a curve to the right having a radius of 326.82 feet an arc length of 191.56 feet and chord bearing South 78°57'56" West, 188.83 feet to a set 5/8" iron pin;
3. North 85°03'00" West, 30.00 feet to a set 5/8" iron pin;
4. Along a curve to the right having a radius of 437.22 feet an arc length of 140.67 feet and chord bearing North 75°50'00" West, 140.06 feet to a set 5/8" iron pin;
5. North 66°37'00" West, 18.11 feet to a set 5/8" iron pin;
6. Along a curve to the left having a radius of 450.59 feet an arc length of 136.85 feet and chord bearing North 76°42'57" West, 136.32 feet to a set 5/8" iron pin;
7. North 85°03'00" West, 60.00 feet to a found 5/8" iron pin at 0.61 feet south & 1.10 feet east;

Thence North 04°57'00" East along the easterly line of a parcel conveyed to Athens Carriage Hill Apartments LLC recorded in O.R. 440, Page 1301 a distance of 649.04 feet to a found 5/8" iron pin "LSM 7437";

Thence South 84°49'00" East along the southerly line of a parcel conveyed to Coates Run Property LL, LLC recorded in O.R. 479, Page 2375 a distance of 688.04 feet to the True Point of Beginning, containing 11.572 acres.

Parcel No. 2

Commencing at the Northeast corner of Lot 41 thence North 84°49'00" West, 77.20 feet along the north line of said Lot 41 to a found 5/8" iron pin "LS Swoyer 6785" (1.71 feet north & 3.70 feet west); thence South 31°20'00" East, 106.34 feet to a found 5/8" iron pin and the True Point of Beginning;

Thence North 82°49'00" East, 90.00 feet to a set 5/8" iron pin on the easterly right-of-way line of Richland Avenue;

Thence South 07°11'00" East along the westerly right-of-way line of said Richland Avenue a distance of 364.72 feet to a set 5/8" iron pin on the northern right-of-way line of Carriage Hill Drive;

Thence South 63°13'00" West along the northern right-of-way line of said Carriage Hill Drive a distance of 95.54 feet to a set 5/8" iron pin;

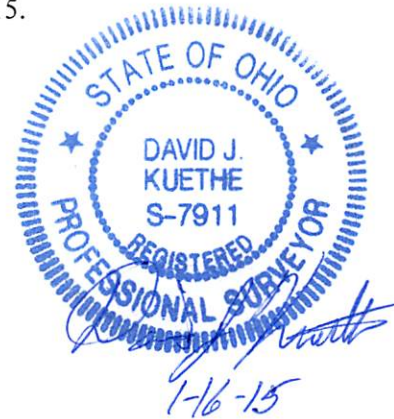
Thence North 07°11'00" West, 396.77 feet to the True Point of Beginning, containing 0.787 acres.

Basis of bearings for this survey is from a parcel conveyed to Southeast Development Co. No. 2 and recorded in Deed Book 271, Page 21 of the Athens County Records Office.

All set pins are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the number 7911.

The above description is prepared from and in accordance with a field survey by David J. Kuethe, Ohio Registered Surveyor No. 7911 dated January 8, 2015.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brian Williams*  
DATE: 1/21/15



PLAT OF SURVEY

Part of Farm Lots 40 & 41  
 Section 8, Township 9 North, Range 14 West  
 City of Athens, Athens County, Ohio

NOTES:

1. Basis of Bearing: Deed Book 271, Page 21
2. Lines of occupation, wherever they exist, generally agree with boundary lines.
3. All monumentation shown in good condition unless otherwise noted.
4. All documents used as shown.
5. Prior Deed Reference: Deed Book 271, Page 21

Coates Run Property LL, LLC  
 O.R. 479, Page 2375  
 APN A029050001100

McDonald's Corp. D.V. 376,  
 Pg 13  
 APN A029060000700

Found 5/8" Iron Pin  
 "LSM 7437"

Found 5/8" Iron Pin  
 "LSM 7437"

Found 5/8" Iron Pin  
 "LS Swoyer 6785"  
 1.71'N & 3.70'W

P.O.C.  
 NE. Cor. Farm Lot 41

P.O.B.  
 Parcel 1

Found 5/8" Iron Pin  
 Found 5/8" Iron Pin

Parcel 3  
 0.035 Acres  
 APN A029060000600

P.O.B.  
 Parcel 2

Found 5/8" Iron Pin

Parcel 1  
 11.572 Acres  
 APN A029060000400

Southeast Development Co. No. 2  
 Deed Book 271, Page 21

Athens Carriage Hill Apartments LLC  
 O.R. 440, Page 1301  
 7.451 Acres  
 APN A029060000100

Richland Avenue  
 Variable R/W

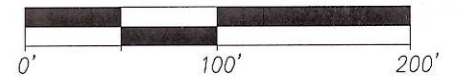
Legend

- Found Iron Pin
- Found PK
- Set Iron Pin
- Found Conc Monument
- ↔ Indicates Mutual Ownership
- R/W Right of Way
- C/L Centerline

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Bryan Williams*  
 DATE: 1/14/15



Scale: 1" = 100 Ft



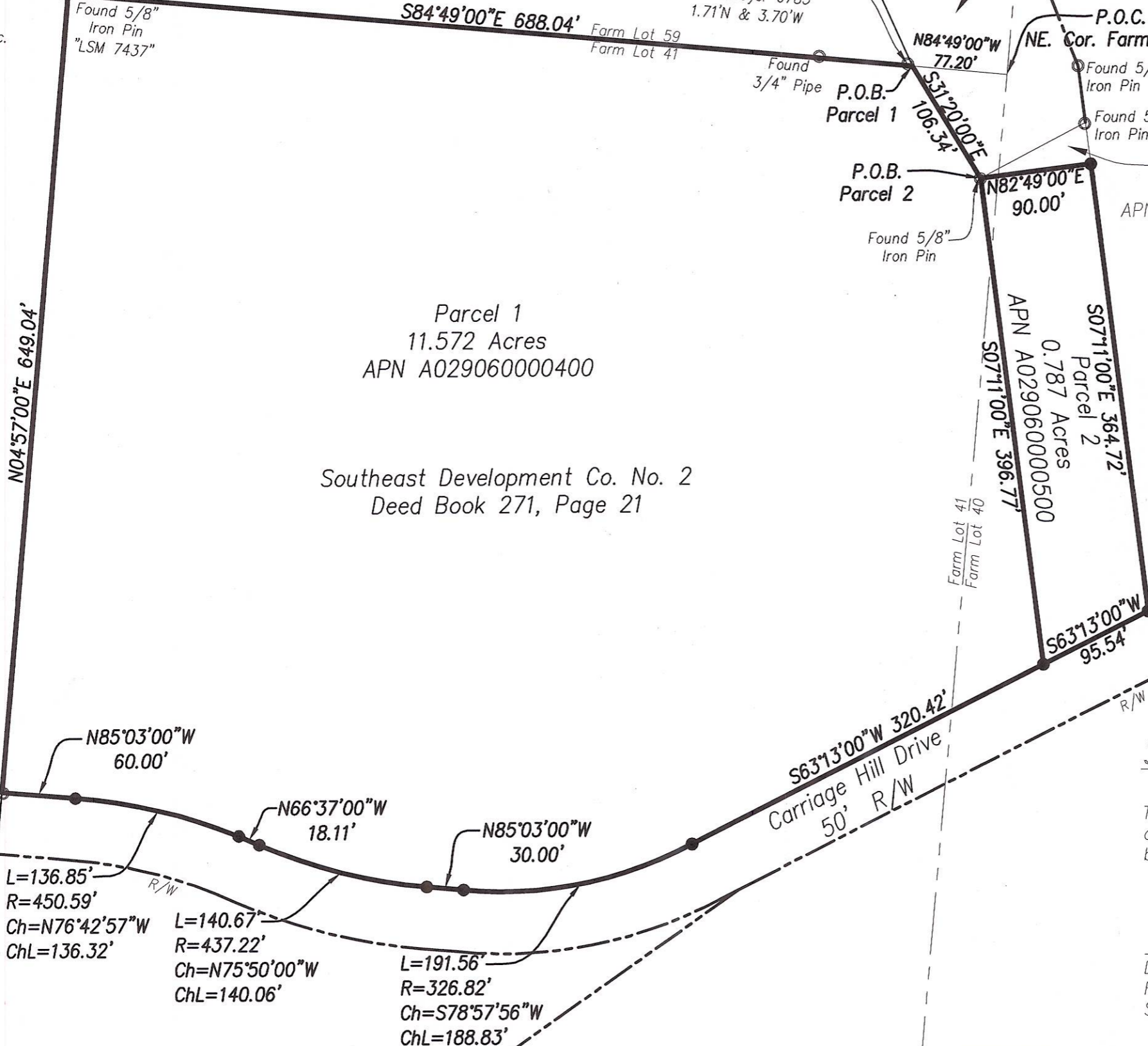
Surveyors Certification

This Plat was prepared from a field survey done under my direction on January 8, 2015 and conforms to the minimum standards for boundary surveys in the State of Ohio.

*David J. Kuethe 1-16-15*  
 David J. Kuethe  
 Registered Surveyor No. 7911  
 State of Ohio



Sheet 1 of 1



$L=136.85'$   
 $R=450.59'$   
 $Ch=N76°42'57''W$   
 $ChL=136.32'$

$L=140.67'$   
 $R=437.22'$   
 $Ch=N75°50'00''W$   
 $ChL=140.06'$

$L=191.56'$   
 $R=326.82'$   
 $Ch=S78°57'56''W$   
 $ChL=188.83'$