

DESCRIPTION OF 0.125 ACRE TRACT

The following described tract is located in Lease Lot #49, Section #11, Township #9 North, Range #14 West, Athens Township, Athens County, Ohio. Being part of David W. Palmer and Patricia B. Palmer tract as recorded in Official Record 301 at Page 305 and being more accurately described as follows;

Beginning at the northeast corner of Lease Lot #49 as shown on centerline survey plat ODOT Project (ATH-33-12.96) and recorded in Plat Book 9 at Page 26, thence South $35^{\circ}27'40''$ West, a distance of 1,308.58 feet to a 5/8" rebar with no cap found on the southerly right-of-way line of Peach Ridge Road (Twp. Road #213, width varies), said rebar marking Station 47+80.00, 75.00 right and the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence South $19^{\circ}30'22''$ East, along the southerly right-of-way of Peach Ridge Road, a distance of 21.31 feet to an iron pin set;

Thence through the tract of which this description is a part, the following three (3) courses;

South $41^{\circ}08'36''$ West, a distance of 49.55 feet to an iron pin set;

North $48^{\circ}51'24''$ West, a distance of 92.37 feet to an iron pin set;

North $41^{\circ}08'36''$ East, a distance of 60.00 feet to an iron pin set on the southerly right-of-way line of Peach Ridge Road;

Thence South $48^{\circ}51'24''$ East, along the southerly right-of-way line of Peach Ridge Road, a distance of 73.79 feet to the true point of beginning.

Containing 0.125 total acres and being part of Auditor's Parcel #A010010081706.

Included with the above described 0.125 acre tract is a thirty foot (30') wide utility easement being more accurately described as follows;

Beginning at the southeast corner of the above described 0.125 acre tract, thence

through the tract of which this description is a part, the following four (4) courses;

South 48°51'24" East, a distance of 11.40 feet to a point;

South 58°35'28" West, a distance of 111.29 feet to a point;

North 31°24'32" West, a distance of 30.00 feet to a point;

North 58°35'28" East, a distance of 101.86 feet to the south line of the above described 0.125 acre tract;

Thence South 48°51'24" West, along the south line of the above described 0.125 acre tract, a distance of 20.05 feet to the point of beginning.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #18041A02) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.

Subject to all easements and/or encumbrances.

All iron pins set are a 5/8" rebar (30" long) with Id. cap stamped "Dana Exline 7060."

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983.

The above description was prepared from an actual field survey completed in May of 2018 by Dana A. Exline, Ohio Professional Surveyor #7060.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bernard J. Little*
DATE: 8/6/18

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 7/31/18

LEGEND

- ⊙ 5/8" REBAR (30" LONG) WITH ID. CAP STAMPED
"DANA EXLINE 7060" SET
- ⊙ 5/8" REBAR, NO CAP FOUND
- CALCULATED POINT, NOTHING SET
- BOUNDARY LINE
- RW — RIGHT-OF-WAY
- E — OVERHEAD ELECTRIC LINE
- - - CENTERLINE OF UTILITY EASEMENT
- - - EDGE OF UTILITY EASEMENT

REMAINDER OF
DAVID W. PALMER &
PATRICIA B. PALMER
OFFICIAL RECORD 301, PAGE 305

0.125 ACRES TOTAL
PART OF
DAVID W. PALMER &
PATRICIA B. PALMER
OFFICIAL RECORD 301, PAGE 305
PART OF AUDITOR'S PARCEL
#A010010081706

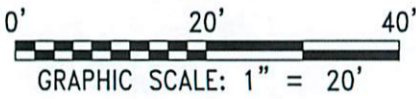
POINT OF BEGINNING
0.125 ACRE TRACT
NORTHEAST CORNER
OF LEASE LOT #49
AS SHOWN ON CENTERLINE
SURVEY PLAT ATH-33-12.96

LEASE LOT #206
LEASE LOT #49

**TRUE POINT
OF BEGINNING**
0.125 ACRE TRACT
STATION 47+80.00
RIGHT 75.00

**POINT OF
BEGINNING**
30' WIDE
DISTRIBUTION EASEMENT
S 48°51'24" E
11.40'

REMAINDER OF
DAVID W. PALMER &
PATRICIA B. PALMER
OFFICIAL RECORD 301, PAGE 305



PROPOSED CL 30' WIDE UTILITY EASEMENT

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 3/6/18

[Signature]
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 7/31/18

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - 2) NO TITLE REPORT FURNISHED.
 - 3) DEED REFERENCE: OFFICIAL RECORD 301, PAGE 305

BOUNDARY SPLIT SURVEY		
A PART OF THE PROPERTY OF		
DAVID W. PALMER & PATRICIA B. PALMER		
PART LEASE LOT #49, SECTION #11, TWP #9 NORTH, RANGE #14 WEST		
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D.EXLINE	SCALE: 1" = 20'	SURVEY DATE: 5-18-18
DRAWN BY: P.TAYLOR	DRAWING NO.: 18041A02	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 4-16-18	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012

LEGEND

⊙	5/8" REBAR (30" LONG) WITH ID. CAP STAMPED
⊙	"DANA EXLINE 7060" SET
⊙	5/8" REBAR, NO CAP FOUND
⊙	CALCULATED POINT, NOTHING SET
⊙	BENCHMARK AS NOTED
EP	EDGE OF PAVEMENT
⊕	ELECTRIC POWER POLE
---	CENTERLINE OF DITCH
---	CENTERLINE OVERHEAD ELECTRIC LINE
---	BOUNDARY LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	RIGHT-OF-WAY
LA RW	LIMITED ACCESS RIGHT-OF-WAY
CL	UTILITY EASEMENT
---	EDGE OF UTILITY EASEMENT

TITLE COMMITMENT
OHIO POWER COMPANY AND STEWART TITLE GUARANTY COMPANY
TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 01032-27504 EFFECTIVE DATE: APRIL 16, 2018 AT 8:00 A.M.

SCHEDULE BII:
EXCEPTIONS:
THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

ITEMS 1, 3-8, 10-12, 20 & 22 ARE NOT A SURVEY MATTER, THEREFORE NOT SHOWN ON PLAT.
ITEMS 13-19 ARE UNABLE TO BE PLOTTED THEREFORE NOT SHOWN ON PLAT.
ITEM 20 & 21 DOES NOT AFFECT SUBJECT PROPERTY THEREFORE NOT SHOWN ON PLAT.

2. ANY DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS OR OTHER BOUNDARY OR LOCATION DISPUTES (CAN BE ELIMINATED OR AMENDED IN MORTGAGEE'S POLICY UPON PROPER EVIDENCE BEING FURNISHED). NONE FOUND.

8. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS. NONE FOUND.

9. ANY INACCURACY IN THE SPECIFIC QUANTITY OF ACREAGE CONTAINED ON ANY SURVEY, OR CONTAINED WITHIN THE LEGAL DESCRIPTION OF PREMISES INSURED HEREIN. ACREAGE AS SHOWN.

DESCRIPTION OF 0.125 ACRE TRACT

THE FOLLOWING DESCRIBED TRACT IS LOCATED IN LEASE LOT #49, SECTION #11, TOWNSHIP #9 NORTH, RANGE #14 WEST, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO, BEING PART OF DAVID W. PALMER AND PATRICIA B. PALMER TRACT AS RECORDED IN OFFICIAL RECORD 301 AT PAGE 305 AND BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LEASE LOT #49 AS SHOWN ON CENTERLINE SURVEY PLAT 0007 PROJECT (ATH-33-12-96) AND RECORDED IN PLAT BOOK 9 AT PAGE 26; THENCE SOUTH 35°27'40" WEST, A DISTANCE OF 1,308.58 FEET TO A 5/8" REBAR WITH NO CAP FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD (TWP. ROAD #213, WIDTH VARIES), SAID REBAR MARKING STATION 47+80.00, 75.00 RIGHT AND THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 19°30'22" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF PEACH RIDGE ROAD, A DISTANCE OF 21.31 FEET TO AN IRON PIN SET;

THENCE THROUGH THE TRACT OF WHICH THIS DESCRIPTION IS A PART, THE FOLLOWING THREE (3) COURSES:

SOUTH 41°08'36" WEST, A DISTANCE OF 49.55 FEET TO AN IRON PIN SET;

NORTH 48°51'24" WEST, A DISTANCE OF 92.37 FEET TO AN IRON PIN SET;

NORTH 41°08'36" EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD;

THENCE SOUTH 48°51'24" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD, A DISTANCE OF 73.79 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.125 TOTAL ACRES AND BEING PART OF AUDITOR'S PARCEL #A010010081706.

INCLUDED WITH THE ABOVE DESCRIBED 0.125 ACRE TRACT IS A THIRTY FOOT (30') WIDE UTILITY EASEMENT BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 0.125 ACRE TRACT, THENCE THROUGH THE TRACT OF WHICH THIS DESCRIPTION IS A PART, THE FOLLOWING FOUR (4) COURSES:

SOUTH 48°51'24" EAST, A DISTANCE OF 11.40 FEET TO A POINT;

SOUTH 58°35'28" WEST, A DISTANCE OF 111.29 FEET TO A POINT;

NORTH 31°24'32" WEST, A DISTANCE OF 30.00 FEET TO A POINT;

NORTH 58°35'28" EAST, A DISTANCE OF 101.86 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED 0.125 ACRE TRACT;

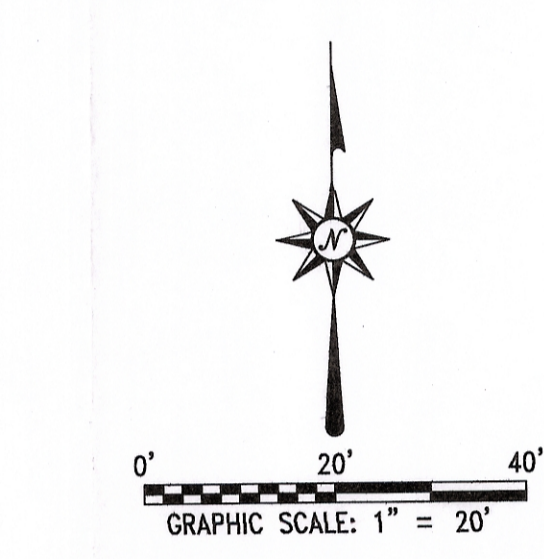
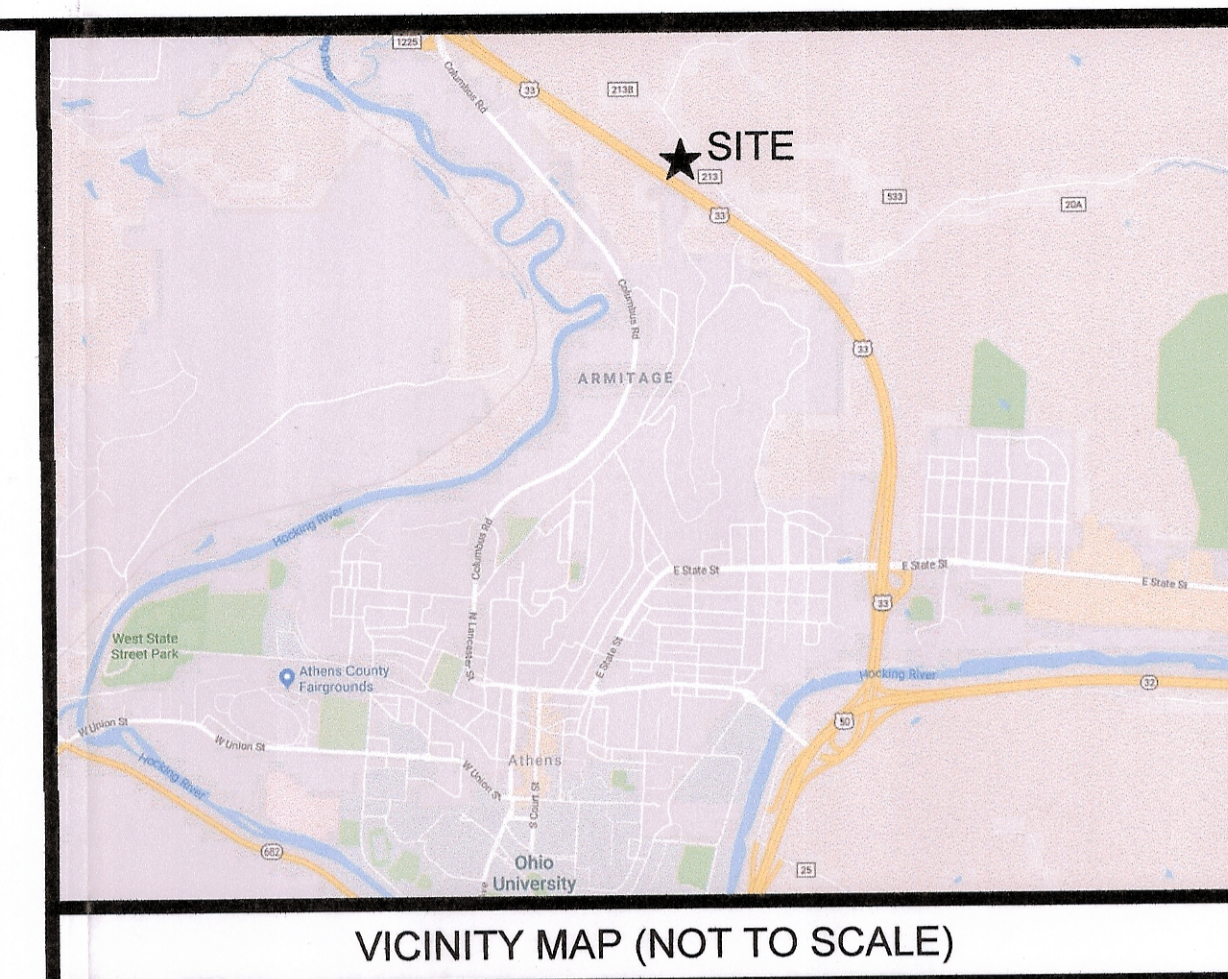
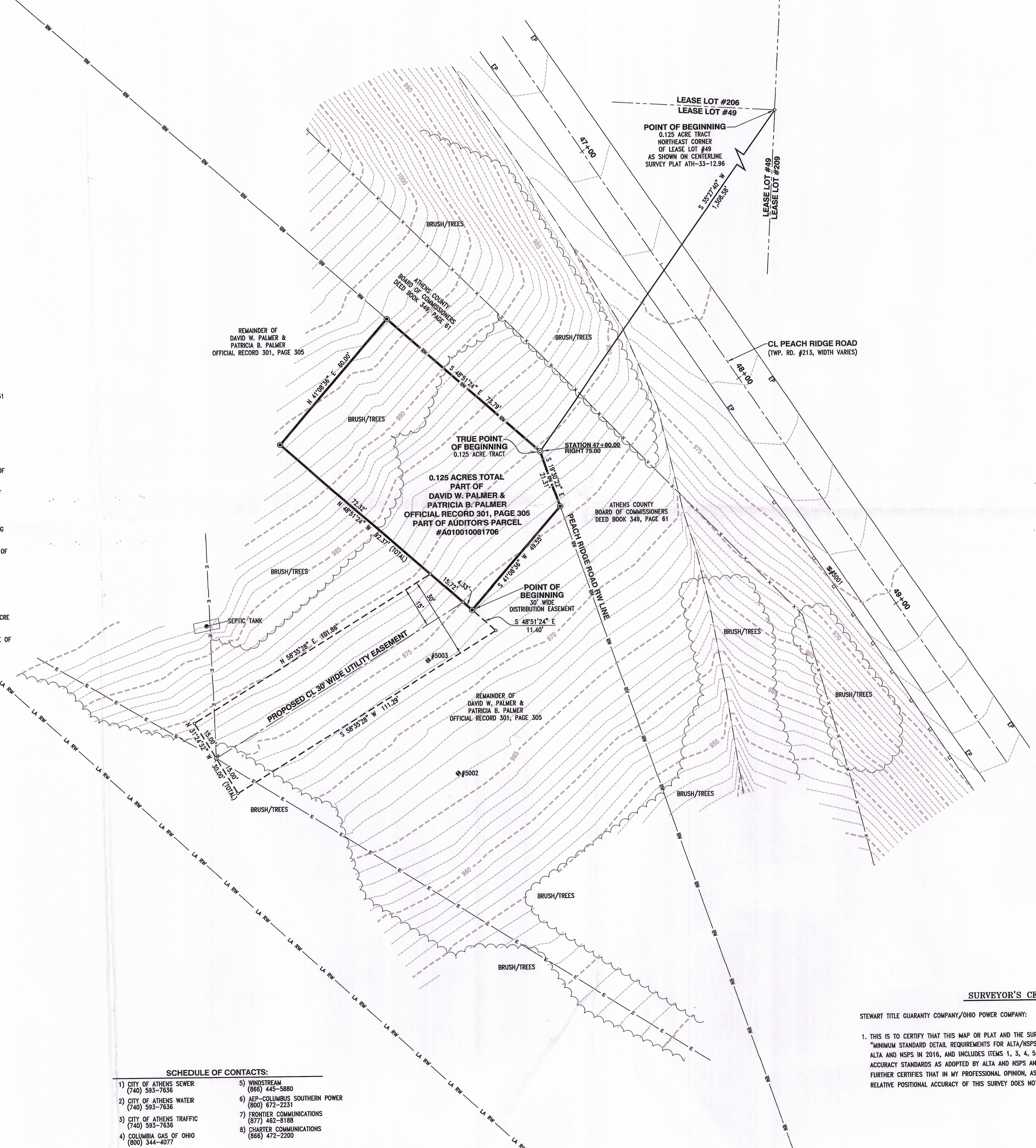
THENCE SOUTH 48°51'24" WEST, ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED 0.125 ACRE TRACT, A DISTANCE OF 20.05 FEET TO THE POINT OF BEGINNING.

SCHEDULE OF CONTACTS:

1) CITY OF ATHENS SEWER (740) 593-7636	5) WINDSTREAM (866) 445-5880
2) CITY OF ATHENS WATER (740) 593-7636	6) AEP-COLUMBUS SOUTHERN POWER (800) 672-2231
3) DEED REFERENCE: OFFICIAL RECORD 301, PAGE 305.	7) FRONTIER COMMUNICATIONS (877) 462-8188
4) BEARINGS ARE ORIENTED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.	8) CHARTER COMMUNICATIONS (866) 472-2200
5) NO ATTEMPT WAS MADE BY EXLINE SURVEYING, INC. TO VERIFY WETLANDS. WETLANDS SHOULD BE VERIFIED BY A WETLAND SPECIALIST BEFORE FINAL DESIGN AND/OR EXCAVATION.	
6) SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP #39090C0230C PANEL 230 OF 475 EFFECTIVE DATE DECEMBER 18, 2009.	
7) ELEVATIONS WERE BASED ON NAVD 1988 DATUM ACQUIRED FROM C.O.R.S. STATIONS: UNIONTOWN CORRS ARP, MARSHALL UNIV-RAY CORRS ARP, PIKETON CORRS ARP, LICKING COUNTY CORRS ARP, FREEPORT CORRS ARP, HARRISVILLE CORRS ARP, MARSHALL UNIV-HUN CORRS ARP, COLUMBUS CORRS ARP & SHERWOOD CORRS ARP.	

NOTES:

- THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- UNDERGROUND UTILITY LOCATIONS (IF ANY) WERE TAKEN FROM EXISTING RECORDS AND/OR FIELD EVIDENCE, AND DOES NOT REPRESENT A FIELD LOCATION SURVEY BY EXLINE SURVEYING, INC. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY AN UNDERGROUND UTILITY SPECIALIST BEFORE FINAL DESIGN AND/OR EXCAVATION. O.U.P.S. UTILITY TICKET #A815000734 AND O.G.P.U.P.S. REF#155503. ONLY UTILITIES SHOWN WERE MARKED PER O.U.P.S. & O.G.P.U.P.S. REQUEST. OTHER UTILITIES MAY EXIST THAT WERE NOT MARKED OR VISIBLE.
- DEED REFERENCE: OFFICIAL RECORD 301, PAGE 305.
- BEARINGS ARE ORIENTED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.
- NO ATTEMPT WAS MADE BY EXLINE SURVEYING, INC. TO VERIFY WETLANDS. WETLANDS SHOULD BE VERIFIED BY A WETLAND SPECIALIST BEFORE FINAL DESIGN AND/OR EXCAVATION.
- SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP #39090C0230C PANEL 230 OF 475 EFFECTIVE DATE DECEMBER 18, 2009.
- ELEVATIONS WERE BASED ON NAVD 1988 DATUM ACQUIRED FROM C.O.R.S. STATIONS: UNIONTOWN CORRS ARP, MARSHALL UNIV-RAY CORRS ARP, PIKETON CORRS ARP, LICKING COUNTY CORRS ARP, FREEPORT CORRS ARP, HARRISVILLE CORRS ARP, MARSHALL UNIV-HUN CORRS ARP, COLUMBUS CORRS ARP & SHERWOOD CORRS ARP.



CONTROL POINTS

Point	Northing	Easting	Elevation	Description
9001	493,597.458	2,084,052.088	975.55	5/8" REB W/CSET
9002	493,524.934	2,083,915.322	966.24	3/8" REB W/CSET
9003	493,565.933	2,083,904.734	973.78	10" NAIL SET

SURVEYOR'S CERTIFICATION

STEWART TITLE GUARANTY COMPANY/OHIO POWER COMPANY:

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11, 13, 19 & 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



Dana A. Exline
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 8/30/18

EXLINE SURVEYING, INC.
10356 STATE ROUTE 139
JACKSON, OHIO 45640
PHONE: (740) 286-7024 * TELECOPIER (740) 286-0012

ALTA / NSPS LAND TITLE SURVEY
2016 STANDARDS
FOR
OHIO POWER COMPANY
(ATHENS TOWER SITE)
LOCATED IN LEASE LOT #49, SECTION #11, TOWNSHIP #9 NORTH, RANGE #14 WEST
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO

DRAWING SCALE: 1" = 20'
TITLE RESEARCH: 5-18-18
CALCULATED BY: D. EXLINE
DRAWN BY: P. TAYLOR
CHECKED BY: D. EXLINE
DRAWING NUMBER: 18041A01
SHEET NUMBER: 1 OF 1

DATE: 5-18-18
REV: 0
DESCRIPTION: ALTA & TOPOGRAPHIC SURVEY