

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

DEED DESCRIPTION
1.041 ACRES +/- OR 45,352 SQ. FT.

BEING A SURVEY OF PART OF A PARCEL CONVEYED TO BASHARAT MUNIR MIRZA AS RECORDED IN OFFICIAL RECORD 38 PAGE 717 IN THE ATHENS COUNTY RECORDERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF DOVER, AND IN THE VILLAGE OF CHAUNCEY. BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 AND BEING FURTHER DESCRIBED AS FOLLOWS,

BEGINNING FOR REFERENCE, AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT #214 TO THE VILLAGE OF CHAUNCEY AND ON THE SOUTH LINE OF SYCAMORE STREET (66' WIDE), THENCE, WITH THE SOUTH LINE OF SAID STREET N 79°30'00" E 182.10 FEET TO AN IRON PIN FOUND, THENCE, S 05°30'00" W 174.96 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO THE U.S. POSTAL SERVICE, OFFICIAL RECORD 39 PAGE 64, THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED;

THENCE, THE FOLLOWING TEN (10) COURSES AND DISTANCES ARE WHAT REPRESENT NEW LINES THROUGH THE AFOREMENTIONED MIRZA PARCEL;

1) WITH THE SOUTH LINE OF THE U.S. POSTAL SERVICE S 77°00'00" E 100.03 FEET TO AN IRON PIN FOUND THE SOUTHEAST CORNER OF THE U.S. POSTAL SERVICE;

2) S 87°46'44" E 103.03 FEET TO AN IRON PIN FOUND, THE NORTHEAST CORNER OF THIS PARCEL;

3) S 02°54'35" W 174.60 FEET TO AN IRON PIN SET ON THE NORTH LINE OF CHAUNCEY-DOVER BOARD OF EDUCATION, DEED VOLUME 194 PAGE 542, THE SOUTH-EAST CORNER OF THIS PARCEL;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ARE ALONG THE NORTH LINE OF THE SCHOOL PARCEL;

4) N 82°29'52" W 79.98 FEET TO AN IRON PIN SET;

5) S 80°25'12" W 206.50 FEET TO AN IRON PIN FOUND, THE SOUTHWEST CORNER OF THIS PARCEL;

6) N 25°39'41" E 63.84 FEET TO AN IRON PIN SET ON THE NORTH LINE OF MOUND STREET (65' WIDE);

7) WITH THE NORTH LINE OF MOUND STREET N 82°29'52" W 5.64 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF INLOT #292 CONVEYED TO MARRY KENT, OFFICIAL RECORD 42 PAGE 848;

8) WITH THE EAST LINE OF KENT AND THE EAST LINE OF RICHARD SIMMERS, OFFICIAL RECORD 40 PAGE 224 N 23°19'41" E 120.90 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF INLOT #290 CONVEYED TO JOHN AND DENISE PUGH, OFFICIAL RECORD 72 PAGE 007;

9) WITH PUGH'S EAST LINE N 01°10'07" W 50.65 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A 16.5' ALLEY, THE NORTHWEST CORNER OF THIS DESCRIPTION;

10) WITH THE SOUTH LINE OF SAID ALLEY N 77°49'36" E 23.00 FEET TO THE PLACE OF BEGINNING.

THIS PARCEL AS SURVEYED CONTAINS 1.041 ACRES OR 45,352 SQUARE FEET MORE OR LESS, AND IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

THE BEARINGS OF THIS DESCRIPTION ARE BASED ON A SURVEY DONE BY GREGORY K. WRIGHT S#6535 AND THE SOUTH LINE OF SYCAMORE STREET AS BEING N 79°30'00" E AND ARE USED TO DENOTE ANGLES ONLY.

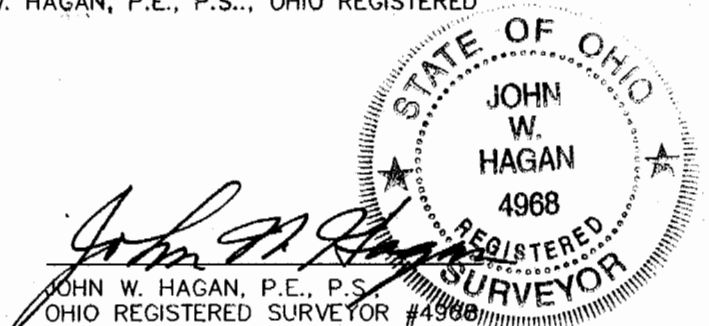
ALL IRON PINS SET ARE 5/8" o.d. REINFORCING BARS WITH YELLOW CAPS LABELED "JOHN W. HAGAN, S#4968".

NOTE: ALL DEED AND OFFICIAL RECORD VOLUMES REFERENCED TO ABOVE ARE FOUND IN THE OFFICE OF THE RECORDER, ATHENS COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY DONE BY OR UNDER THE SUPERVISION OF JOHN W. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #4968 IN MAY & JUNE 1997.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausch
DATE: 10-1-97

7-3-97
DATE



13

Doc # 20

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 DOVER, AND IN THE VILLAGE OF CHAUNCEY.

BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20.

BEING SURVEY A PART OF PARCEL CONVEYED TO BASHARAT MUNIR MIRZA AS RECORDED IN DEED VOLUME 380 PAGE 717 IN THE ATHENS COUNTY RECORDERS OFFICE.

PREPARED FOR:

BASHARAT MUNIR MIRZA

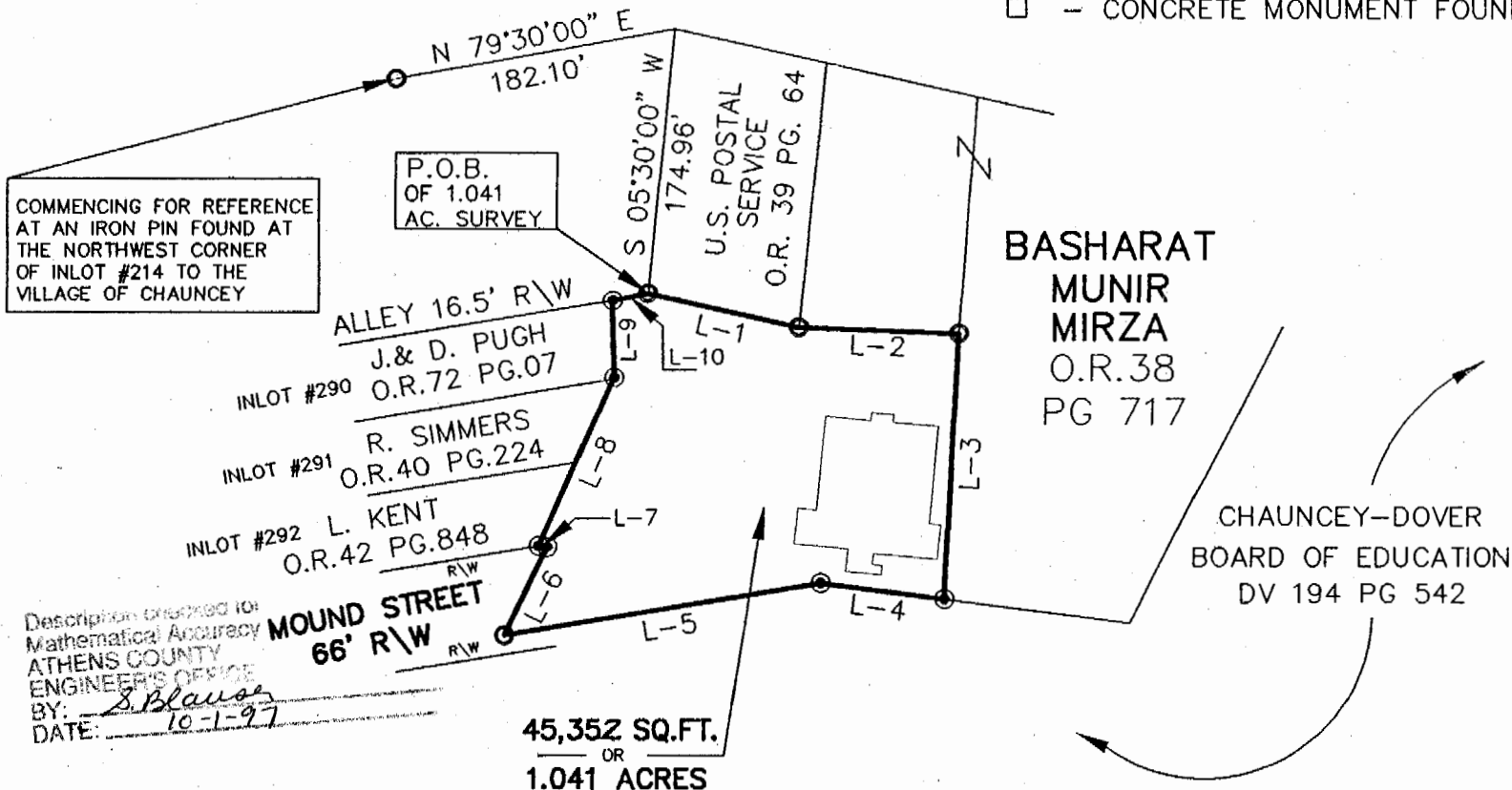
31 SYCAMORE STREET
CHAUNCEY, OHIO 45719

FILE NO. 97-1459A

INVOICE NO. 97050614

LEGEND

- - IRON PIN FOUND
- ⊙ - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- - CONCRETE MONUMENT FOUND



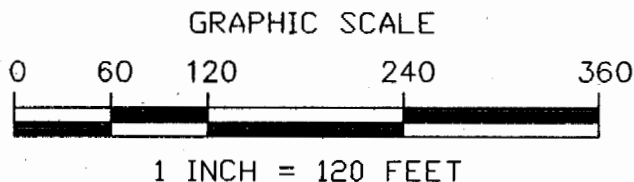
FIELD WORK MAY 1997
B.F. & J.F.
DRAWING BY T.M.
CALCS. BY T.M. & D.P.H.
CHECKED BY D.P.H. & J.W.H.



NOTE, THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE, THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	S 77°00'00" E	100.01'
L-2	S 87°46'44" E	103.03'
L-3	S 02°54'35" W	174.60'
L-4	N 82°29'52" W	79.98'
L-5	S 80°25'12" W	206.50'
L-6	N 25°39'41" E	63.84'
L-7	N 82°29'52" W	5.64'
L-8	N 23°19'41" E	120.90'
L-9	N 01°10'07" W	50.65'
L-10	N 77°49'36" E	23.00'



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

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

DATED 7-3-97 *John W. Hagan*
JOHN W. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #4968

BEARINGS OF THIS PLAT ARE BASED ON A SURVEY PERFORMED BY GREGORY K. WRIGHT S#6535 AND THE SOUTH LINE OF SYCAMORE STREET AS BEING N 79° 30' 00" E AND ARE TO DENOTE ANGLES ONLY.

14