



ROBINSON SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO
12355 LIARS CORNER ROAD, MILLFIELD, OHIO 45761

ALAN D. ROBINSON
Registered Land Surveyor

TELEPHONE
(740) 593-8774

TRACT "A" DESCRIPTION OF A 0.610 ACRE TRACT

Situated in the Village of Albany, Section 2, Town 10, Range 15, Lee Township, Athens County, Ohio, and being a part of a 2.24 acre tract and a 0.09 acre tract described in Volume 318 Page 1251 Official Records of Athens County and being more particularly described as follows:

Commencing at a Rail Road Spike found in Rail Road Street at the Northeast Corner of Lot 232 in Holmes Addition to the Village of Albany;
thence, leaving said Lot 232 following said Street, North 27 degrees 29 minutes 01 second East, a distance of 19.85 feet to a Rail Road Spike set, said Rail Road Spike set being the POINT OF BEGINNING of the following described tract;
thence, leaving said Street on a random line, North 69 degrees 37 minutes 32 seconds West, a distance of 308.01 feet to an iron pin set in the West line of the Grantor's tract;
thence, following said West line, North 7 degrees 32 minutes 48 seconds East, a distance of 202.70 feet to an iron pin set at the Grantor's Northwest corner;
thence, following the Grantor's North line, South 75 degrees 02 minutes 31 seconds East, a distance of 127.08 feet to an iron pin set;
thence, leaving said North line on a random line, South 11 degrees 53 minutes 18 seconds West, a distance of 201.84 feet to an iron pin set;
thence South 69 degrees 37 minutes 32 seconds East, a distance of 197.96 feet to a Rail Road Spike set in the aforementioned Rail Road Street;
thence, following said Street, South 27 degrees 29 minutes 01 second West, a distance of 10.08 feet to the POINT OF BEGINNING; said described tract containing 0.610 acre (26,560.3336 square feet), 0.591 acres being out of the aforementioned 2.24 acre tract and 0.019 acres being out of the aforementioned 0.09 acre tract.

Bearings are based on a previous Survey and are used to denote angles only.

Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed May 9, 2002,

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausa
DATE: 5-9-02



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TRACT "B" DESCRIPTION OF A 0.592 ACRE TRACT

Situated in the Village of Albany, Section 2, Town 10, Range 15, Lee Township, Athens County, Ohio, and being a part of a 2.24 acre tract and a 0.09 acre tract described in Volume 318 Page 1251 Official Records of Athens County and being more particularly described as follows:

Commencing at a Rail Road Spike found in Rail Road Street at the Northeast Corner of Lot 232 in Holmes Addition to the Village of Albany;
thence, leaving said Lot 232 following said Street, North 27 degrees 29 minutes 01 second East, a distance of 19.85 feet to a Rail Road Spike set;
thence, North 27 degrees 29 minutes 01 second East along said line, a distance of 10.08 feet to a Rail Road Spike set, said Rail Road Spike set being the POINT OF BEGINNING of the following described tract;
thence, leaving said Street on a random line, North 69 degrees 37 minutes 32 seconds West, a distance of 197.96 feet to an iron pin set;
thence North 11 degrees 53 minutes 18 seconds East, a distance of 201.84 feet to an iron pin set in the North line of the Grantor's tract;
thence, following the North line of said Grantor's tract, South 75 degrees 02 minutes 31 seconds East, a distance of 126.97 feet to an iron pin found at the Northeast corner of the Grantor's tract;
thence, following the Grantor's East line, South 15 degrees 27 minutes 18 seconds West, a distance of 202.37 feet to an iron pin found;
thence South 69 degrees 37 minutes 32 seconds East, a distance of 85.24 feet to a Rail Road Spike found in the aforementioned Rail Road Street;
thence, following said Street, South 27 degrees 29 minutes 00 seconds West, a distance of 10.08 feet to the POINT OF BEGINNING; said described tract containing 0.592 acre (25,787.4152 square feet), 0.573 acres being out of the aforementioned 2.24 acre tract and 0.019 acres being out of the aforementioned 0.09 acre tract.

Bearings are based on a previous Survey and are used to denote angles only.

Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed May 9, 2002,

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blausen
DATE: 5-9-02



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DESCRIPTION OF 20 FEET WIDE EASEMENT FOR UTILITY AND INGRESS AND EGRESS

Situated in the Village of Albany, Section 2, Town 10, Range 15, Lee Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at a Rail Road Spike found in Rail Road Street at the Northeast Corner of Lot 232 in Holmes Addition to the Village of Albany;
thence, leaving said Lot 232 following said Street, North 27 degrees 29 minutes 01 second East, a distance of 29.92 feet to a Rail Road Spike set, said Rail Road Spike set being the POINT OF BEGINNING of the following described Easement for Utility and ingress and egress purposes being 20 feet wide and lying 10 feet on each side of the following described line;
thence, leaving said Street on a random line, North 69 degrees 37 minutes 32 seconds West, a distance of 197.96 feet to an iron pin set to the POINT OF ENDING.

Bearings are based on a previous Survey and are used to denote angles only.
Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed May 9, 2002,

Alan D. Robinson



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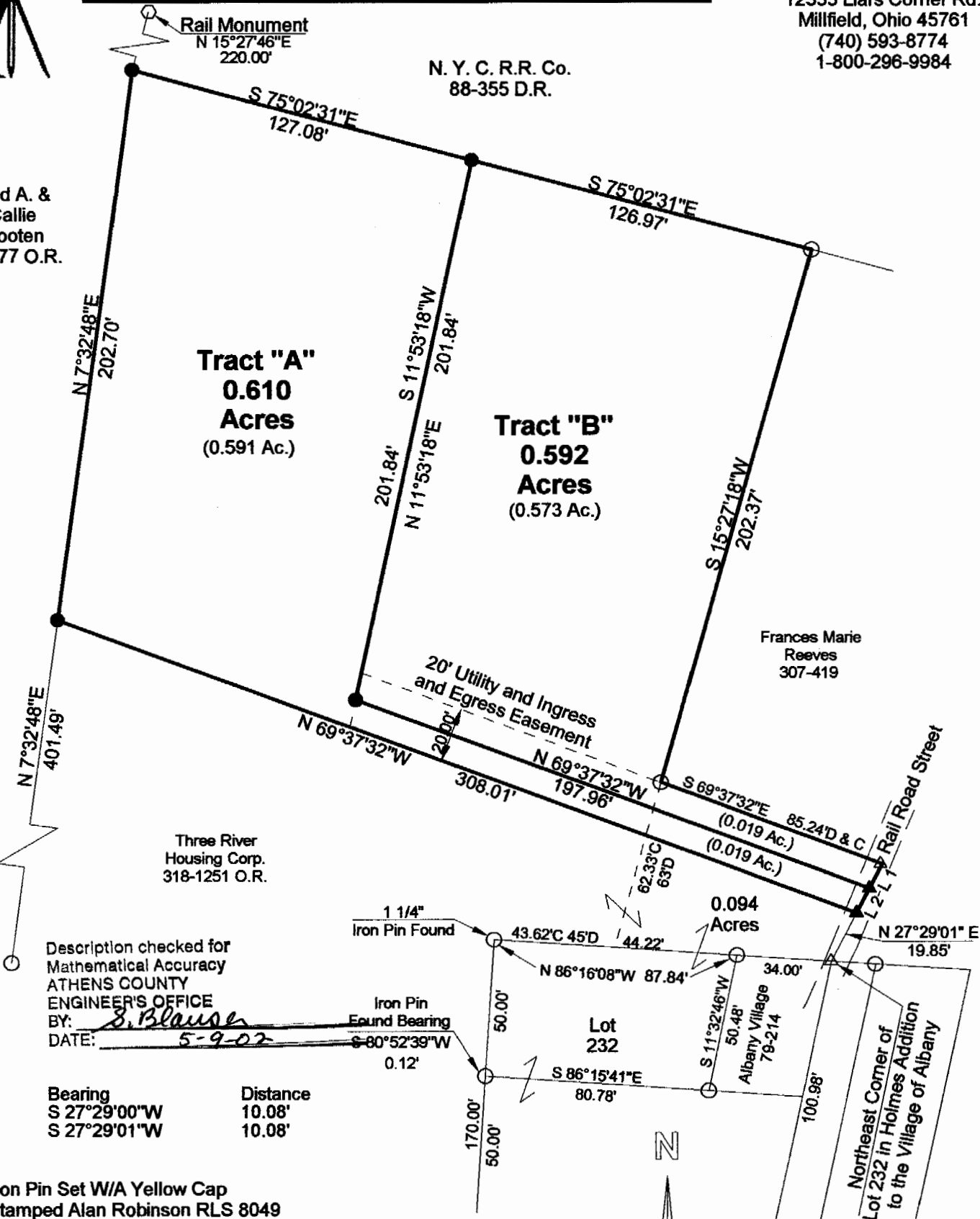
ROBINSON SURVEYING



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(740) 593-8774
1-800-296-9984

Fred A. &
Callie
Wooten
52-877 O.R.

N. Y. C. R.R. Co.
88-355 D.R.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *5-9-02*

Line	Bearing	Distance
1	S 27°29'00"W	10.08'
2	S 27°29'01"W	10.08'

- = Iron Pin Set W/A Yellow Cap
Stamped Alan Robinson RLS 8049
- = Iron Pin Found
- △ = Rail Road Spike Set
- ▲ = Rail Road Spike found
- ☒ = Stone Found
- M = Measured
- D = Deed
- C = Calculated

BEARING REFERENCE

BASED ON PREVIOUS SURVEYS AND
ARE USED TO DENOTE ANGLES ONLY

References

- Deeds as Noted
- Previous Surveys
- Current Tax Plats
- Existing Monumentation



Graphic Scale

1 INCH = 50 FEET

Plat of Survey of 2 Tracts

Surveyed for: Three River Housing Date 05/09/2002

Subdivision: Village of Albany

Section 2, Town 10, Range 15, Lee Township

Athens County, State of Ohio

Alan D. Robinson Registered Professional Land Surveyor No. 8049

Alan D. Robinson



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LEE #2