

B & B

CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 336 THORNVILLE, OHIO 43076
OHIO PHONE 1-866-648-8151 FAX 1-740-246-9201

Page 1 of 2

Deed Description of 5.266 Acres +/-

Being a survey of a portion of a parcel conveyed to Wolfhard Baumgartel M.D. and Evelyn Baumgartel as described and recorded in Deed Volume 280 Page 562, as found in the Athens County Recorder's Office, and being more particularly described as follows;

Situated in the State of Ohio, County of Athens, Township of Lee, and being part of the Northeast Quarter of Section 8, Twp. 10, Rng. 15, and being more particularly described as follows;

COMMENCING, at a 5/8" iron re-bar found marking the Northwest corner of Lot #395 of Albany Heights, Plat Cabinet Slide 377A, said point also marks the Northeast corner of a 5.001 acre parcel conveyed to Walter T. Baumgartel and Tammy Lynn Madama Baumgartel as described and recorded in Official Record 302 Page 128, Thence, leaving the West line of Lot #395, Albany Heights, N 88° 47' 00" W, with the North line of said Baumgartel's 5.001 acre parcel, 236.76 feet to an iron pin found marked "Dennis P. Hagan #6917", marking the Southeast corner of and THE TRUE PLACE OF BEGINNING of the 5.266 acre parcel herein described;

Thence, the following Eight (8) courses and distances are what represent new lines through the aforementioned Baumgartel parcel,

- 1) N 88° 47' 00" W, 263.24 feet to an iron pin found marked "Dennis P. Hagan #6917";
- 2) S 01° 13' 00" W, 164.00 feet to an iron pin set;
- 3) N 88° 47' 00" W, 608.97 feet to an iron pin set;
- 4) N 01° 13' 00" E, 282.47 feet to an iron pin set;
- 5) S 88° 47' 00" E, 250.00 feet to an iron pin set;
- 6) N 81° 15' 59" E, 473.87 feet to an iron pin found marked "Dennis P. Hagan #6917";
- 7) S 83° 13' 08" E, 108.66 feet to an iron pin found marked "Dennis P. Hagan #6917";
- 8) S 12° 46' 52" E, 195.63 feet to THE TRUE PLACE OF BEGINNING.

This parcel as surveyed contains 5.266 acres more or less.

Together with a 0.370 acre Ingress-Egress Easement, being more particularly described as follows;

Deed Description of 0.370 Acre Ingress-Egress Easement

Being a survey of a portion of a parcel conveyed to Wolfhard Baumgartel M.D. and Evelyn Baumgartel as described and recorded in Deed Volume 280 Page 562, as found in the Athens County Recorder's Office, and being more particularly described as follows;

Situated in the State of Ohio, County of Athens, Township of Lee, and being part of the Northeast Quarter of Section 8, Twp. 10, Rng. 15, and being more particularly described as follows;

COMMENCING, at a 5/8" iron re-bar found marking the Northwest corner of Lot #395, the Southwest corner of Lot #400 of Albany Heights, Plat Cabinet Slide 377A, said point also marks the Northeast corner of a 5.001 acre parcel conveyed to Walter T. Baumgartel and Tammy Lynn Madama Baumgartel as described and recorded in Official Record 302 Page 128, Thence, leaving the North line of said Baumgartel's 5.001 acre parcel, N 01° 13' 00" E, with the West line of Lot #400, Albany Heights, 235.00 feet to a point marking the Northwest corner of Lot #400, said point also marks the Southwest corner of a 50' Road, the Southeast corner of and THE TRUE PLACE OF BEGINNING of the 0.370 acre Ingress-Egress Easement herein

BY: [Signature]
DATE: 1-27-09
Athens County
ENGINEER'S OFFICE
Description Checked for
Mathematical Accuracy

Doc # 8

described;

Page 2 of 2

Thence, the following Five (5) courses and distances are what describes the 0.370 acre Ingress-Egress Easement,

- 1) leaving the West line of Lot #400, Albany Heights, S 78° 52' 03" W, 286.69 feet to a point;
- 2) N 12° 46' 52" W, 16.63 feet to an iron pin found marked, "Dennis P. Hagan #6917";
- 3) N 83° 13' 08" W, 108.66 feet to an iron pin found marked, "Dennis P. Hagan #6917";
- 4) N 79° 02' 14" E, 401.26 feet to a point marking the Southwest corner of Lot #405, Albany Heights, and the Northwest corner of the aforesaid 50' Road;
- 5) leaving the South line of Lot #405, S 01° 13' 00" W, with the West line of said 50' Road, and the West line of Albany Heights, 50.01 feet to **THE TRUE PLACE OF BEGINNING.**

This Ingress-Egress Easement as surveyed contains 0.370 acres more or less, and is subject to all legal easements and right-of-ways of record.

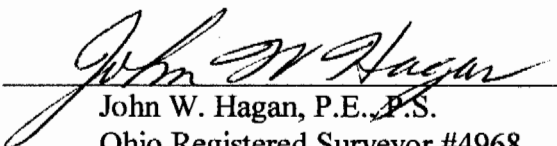
The bearings of the above described parcel are based on the West line of Lot #395 of Albany Heights as recorded in Plat Cabinet Slide 377A, as being, N 01° 13' 00" E, and are used to denote angles only.

Note: all Deed Volumes, Official Records, and Pages referred to above are found in the Office of the Recorder, Athens County, Ohio.

All iron pins set are 5/8" o.d. reinforcing bars 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., Registered Surveyor #4968 in January, 2004.

Dated 1-23-04


John W. Hagan, P.E., P.S.
Ohio Registered Surveyor #4968

B & B

CONSULTING ENGINEERS AND SURVEYORS
 P.O. BOX 336 THORNVILLE, OHIO 43078
 PH: 1-740-248-4491 FAX: 1-740-248-9201

PROPERTY LOCATION:

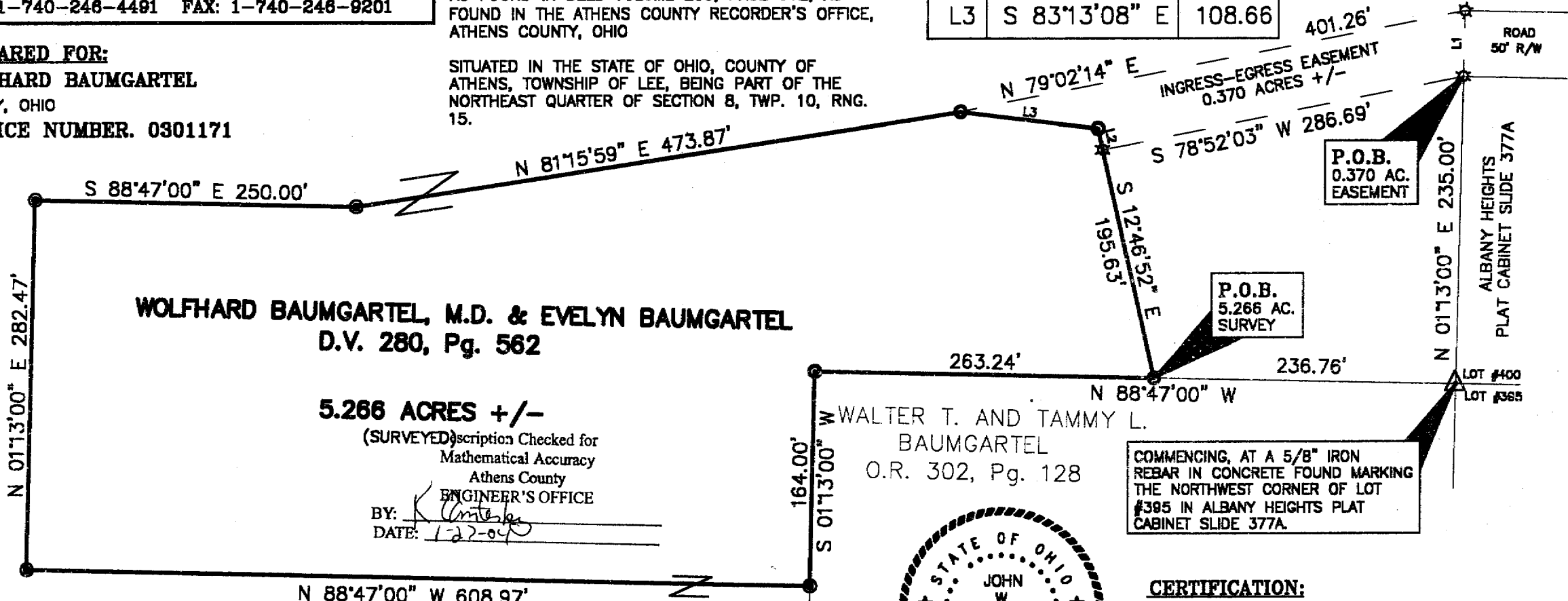
BEING A SURVEY OF A PARCEL CONVEYED TO WOLFHARD BAUMGARTEL, M.D. & EVELYN BAUMGARTEL, AS FOUND IN DEED VOLUME 280, PAGE 562, AS FOUND IN THE ATHENS COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO

L1	S 01°13'00" W	50.01
L2	N 12°46'52" W	16.63
L3	S 83°13'08" E	108.66

PREPARED FOR:

WOLFHARD BAUMGARTEL
 ALBANY, OHIO
 INVOICE NUMBER. 0301171

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF LEE, BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, TWP. 10, RNG. 15.

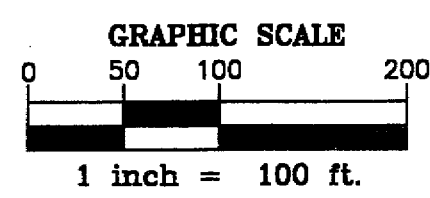


WOLFHARD BAUMGARTEL, M.D. & EVELYN BAUMGARTEL
 D.V. 280, Pg. 562

5.266 ACRES +/-
 (SURVEYED) description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *K. Antoske*
 DATE: 1-22-04

WALTER T. AND TAMMY L.
 BAUMGARTEL
 O.R. 302, Pg. 128



- LEGEND**
- - IRON PIN SET
CAPPED "JOHN W. HAGAN #4968"
 - △ - REBAR IN CONCRETE
 - (T) - TOTAL DISTANCE
 - ⊕ - CENTERLINE OF ROADWAY
 - ☆ - POINT
 - ⊙ - IRON REBAR FOUND
CAPPED "DENNIS P. HAGAN #6917"

BASIS OF BEARING:
 BEARINGS OF THIS PLAT ARE BASED ON THE WEST LINE OF LOT #395 IN ALBANY HEIGHTS AS RECORDED IN PLAT CABINET SLIDE 377A AS BEING N 01°13'00" E, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY 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

401.26'
 INGRESS-EGRESS EASEMENT
 0.370 ACRES +/-

P.O.B. 0.370 AC. EASEMENT

P.O.B. 5.266 AC. SURVEY

ROAD 50' R/W

ALBANY HEIGHTS PLAT CABINET SLIDE 377A

LOT #400
 LOT #365

COMMENCING, AT A 5/8" IRON REBAR IN CONCRETE FOUND MARKING THE NORTHWEST CORNER OF LOT #395 IN ALBANY HEIGHTS PLAT CABINET SLIDE 377A.

CERTIFICATION:
 I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY B & B ENGINEERING AND SURVEYING, IN JANUARY 2004, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

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

DATED 1-23-04 *John W. Hagan*
 JOHN W. HAGAN P.E., P.S.
 OHIO REGISTERED SURVEYOR #4968