

B & B

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

Deed Description

5.582 Acres +/-

Being a survey of a portion of a parcel conveyed to Wolfhard, M.D., and Evelyn Baumgartel, as recorded and described in Deed Volume 280, Page 562, as found in the Athens County Recorder's Office, Athens County, Ohio, 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 stone found at the Northeast corner of Section 8, S 00° 58' 20" W, a distance of 1169.45 feet to an iron rebar found, said iron rebar also marks the Northeast corner of Lot #401 in the Albany Heights Subdivision found in Plat Slide 377A. Thence, from said iron rebar, N 86° 39' 29" W, a distance of 530.20 feet to an iron rebar found marking the Northwest corner of Lot #405 in the Albany Heights Subdivision. Thence from said iron rebar N 86° 39' 29" W, a distance of 329.21 feet to an iron rebar set, said iron rebar being THE TRUE PLACE OF BEGINNING, for the parcel herein described.

Thence, the following Ten (10) courses and distances are what represent new lines through the aforementioned Baumgartel parcel.

- 1) S 06° 58' 58" E, a distance of 262.29 feet to an iron rebar set.
- 2) N 83° 13' 08" W, a distance of 103.22 feet to an iron rebar set.
- 3) S 81° 15' 59" W, a distance of 476.33 feet to an iron rebar set.
- 4) N 88° 47' 00" W, a distance of 245.65 feet to an iron rebar set.
- 5) N 12° 52' 37" W, a distance of 79.08 feet to an iron rebar set.
- 6) N 43° 41' 10" E, a distance of 172.97 feet to an iron rebar set.
- 7) N 33° 54' 51" E, a distance of 134.08 feet to an iron rebar set.
- 8) N 56° 57' 13" E, a distance of 347.07 feet to an iron rebar set.
- 9) S 00° 58' 20" W, a distance of 168.63 feet to an iron rebar set.
- 10) S 86° 39' 29" E, a distance of 322.84 feet to THE TRUE PLACE OF BEGINNING, for the parcel herein described.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: J. Blause
DATE: 4-20-04

This parcel as surveyed contains 5.582 acres more or less

Together with a .923 acre Ingress-Egress Easement, being more particularly described as follows.

Deed Description for .923 acre Ingress-Egress Easement

COMMENCING, at a stone found at the Northeast corner of Section 8, S 00° 58' 20" W, a distance of 1169.45 feet to an iron rebar found, said iron rebar also marks the Northeast corner of Lot #401 in the Albany Heights Subdivision found in Plat Slide 377A. Thence, from said iron rebar, N 86° 39' 29" W, a distance of 530.20 feet to an iron rebar found marking the Northwest corner of Lot #405 in the Albany Heights Subdivision. Thence from said iron rebar N 86° 39' 29" W, a distance of 329.21 feet to an iron rebar set. Thence, from said iron rebar, S 06° 58' 58" E, a distance of 262.29 feet to an iron rebar set, said iron rebar being THE TRUE PLACE OF BEGINNING, for the Easement herein described.

LEE # 8

Thence, from said iron rebar, the following Eight (8) courses and distances are what describes the .923 acre Ingress-Egress Easement.

- 1) *S 83° 13' 08" E*, a distance of *59.85* feet to an iron rebar set.
- 2) *S 79° 02' 15" W*, a distance of *164.07* feet to an iron rebar found, marked, "Dennis P. Hagan #6917".
- 3) *S 81° 15' 59" W*, a distance of *473.87* feet to an iron rebar found, marked, "John W. Hagan #4968".
- 4) *N 88° 47' 00" W*, a distance of *250.00* feet to an iron rebar found, marked, "John W. Hagan #4968".
- 5) *N 01° 13' 00" E*, a distance of *50.00* feet to an iron rebar set.
- 6) *S 88° 47' 00" E*, a distance of *245.65* feet to an iron rebar set.
- 7) *N 81° 15' 59" E*, a distance of *476.33* feet to an iron rebar set.
- 8) *S 83° 13' 08" E*, a distance of *103.22* feet to **THE TRUE PLACE OF BEGINNING**, for the Easement herein described.

This Ingress-Egress Easement as surveyed contains .923 acres more or less, and is subject to all legal easements and right-of-ways of record

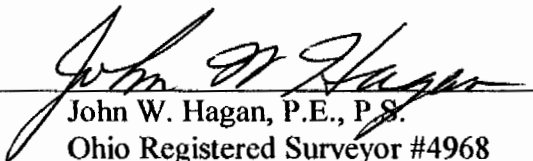
Note: All Deed Volumes, and Pages referred to above are found in the Office of the Recorder, Athens County, Ohio.

The bearings of the above description are based on the East line of Section 8 as being *S 00° 58' 20" W*, and are used to denote angles only.

All iron pins set are 5/8 o.d. iron reinforcing bars 30" long, with yellow caps marked John W. Hagan, Ohio Registered Surveyor #4968.

The above description is based on an actual field survey done under the supervision of John W. Hagan, P.E., P.S., Registered Surveyor #4968, in April 2004.

Dated 4/14/04


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

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 P.O. BOX 336 THORNVILLE, OHIO 43076
 PH: 1-740-246-4491 FAX: 1-740-246-9201

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *J. Blause*
 DATE: *4-20-04*

COMMENCING, AT A STONE FOUND AT
 THE NORTHEAST CORNER OF SECTION
 8, TWP. 10, RNG. 15, LEE
 TOWNSHIP.

JEFFREY C. PATTERSON
 D.V. 371, P.G. 354

PROPERTY LOCATION:

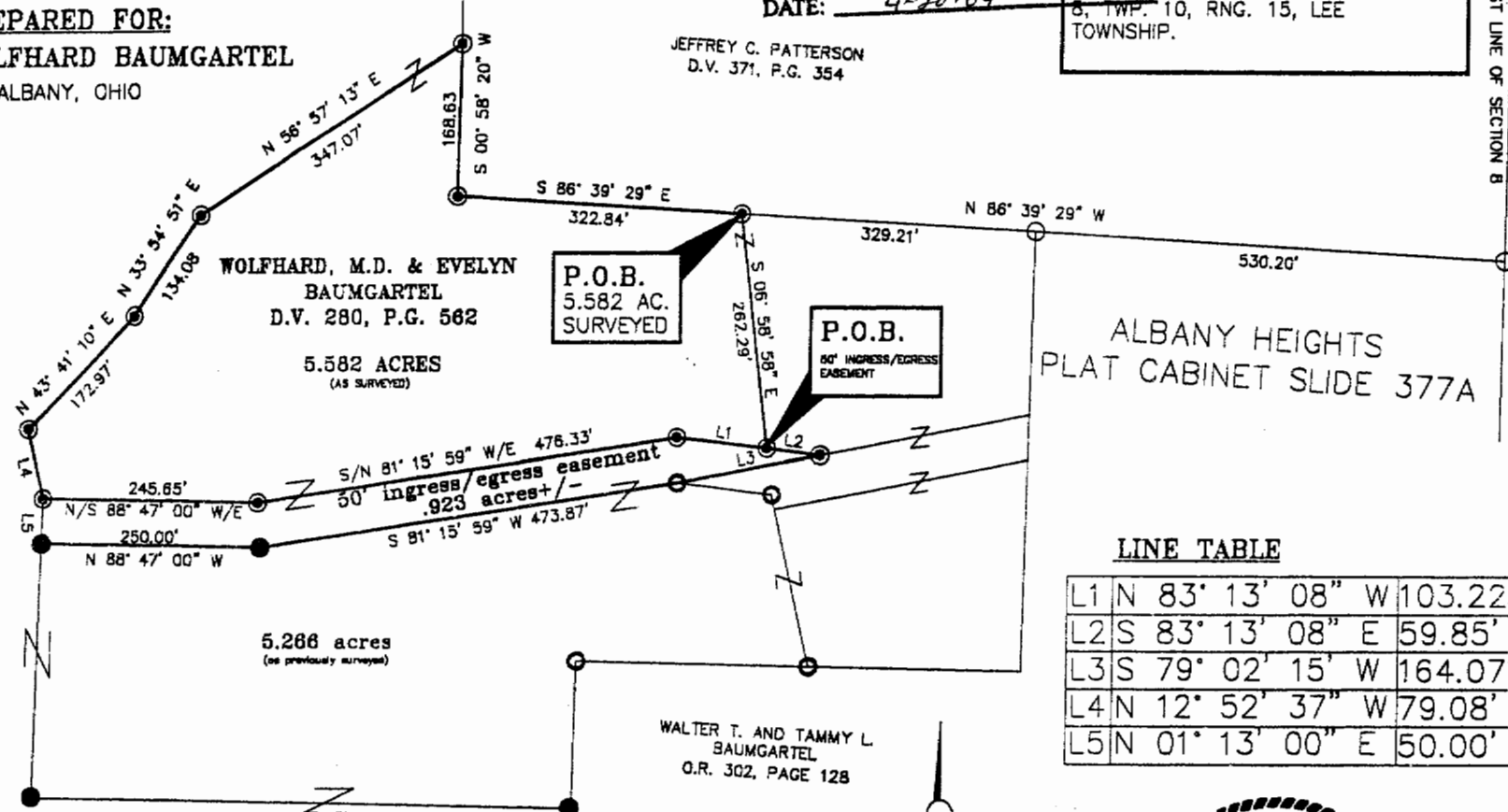
BEING A SURVEY OF A PORTION OF A PARCEL
 CONVEYED TO WOLFHARD BAUMGARTEL, M.D. AND
 EVELYN BAUMGARTEL AS FOUND IN DEED VOLUME
 280, PAGE 562, AS RECORDED IN THE ATHENS
 COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

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.

PREPARED FOR:

WOLFHARD BAUMGARTEL

re: ALBANY, OHIO



P.O.B.
 5.582 AC.
 SURVEYED

P.O.B.
 50' INGRESS/EGRESS
 EASEMENT

ALBANY HEIGHTS
 PLAT CABINET SLIDE 377A

BASIS OF BEARING

THE BEARINGS ON THIS PLAT ARE BASED ON THE
 EAST LINE OF SECTION 8 AS BEING S 00° 58' 20"
 W, 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.

LINE TABLE

L1	N 83° 13' 08" W	103.22'
L2	S 83° 13' 08" E	59.85'
L3	S 79° 02' 15" W	164.07'
L4	N 12° 52' 37" W	79.08'
L5	N 01° 13' 00" E	50.00'

CERTIFICATION:

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
 MADE OF THE PREMISES BY B & B ENGINEERING
 AND SURVEYING, IN APRIL 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".

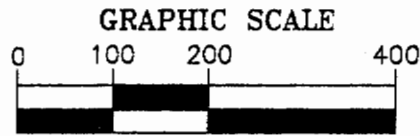
DATED *4/16/04* *John W. Hagan*

JOHN W. HAGAN P.E., P.S.

OHIO REGISTERED SURVEYOR #4968

LEGEND

- - IRON REBAR FOUND
- - IRON PIN FOUND
- - IRON PIN SET
- - IRON PIN SET
- - IRON PIN SET
- - IRON PIN SET



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

