

SURVEY DESCRIPTION

Being all of the tract of land that is now or formerly in the name of Ploutz Realty, Inc. as recorded in Deed Book 252 at page 1859, Athens County Recorder's Office, said tract being part of Fraction 7 and 13 in Section 14, T10N, R15W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the southeast corner of Section 14;

Thence along the south line of Section 14, North 82 degrees 47 minutes 15 seconds West, passing through an iron pin with an identification cap stamped "6765" found at 441.60 feet and passing through 5/8" X 30" iron pins with plastic identification caps set at 540.77 feet, 821.82 feet, 1241.50 feet, 1477.75 feet and 1711.85 feet, going a total distance of 2127.82 feet to a 5/8" iron pin found;

Thence leaving the south line of Section 14, North 07 degrees 02 minutes 03 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 662.43 feet, going a total distance of 712.43 feet to a 5/8" iron pin found;

Thence South 82 degrees 59 minutes 07 seconds East a distance of 778.03 feet to a 5/8" iron pin found;

Thence North 07 degrees 06 minutes 04 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 1386.03 feet, going a total distance of 1586.03 feet to a point;

Thence North 83 degrees 00 minutes 06 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 620.64 feet, going a total distance of 669.72 feet to a railroad spike found in the center of Township Road 3;

Thence along the center of said road the following six courses:
 North 66 degrees 22 minutes 46 seconds East a distance of 351.83 feet to a point;
 North 71 degrees 25 minutes 17 seconds East a distance of 173.56 feet to a point;
 North 80 degrees 56 minutes 57 seconds East a distance of 82.57 feet to a point;
 North 87 degrees 05 minutes 17 seconds East a distance of 351.16 feet to a point;
 North 89 degrees 58 minutes 20 seconds East a distance of 785.85 feet to a point, and;
 South 87 degrees 49 minutes 40 seconds East a distance of 357.52 feet to a point;

Thence leaving the center of said road South 07 degrees 05 minutes 36 seconds West, passing through 5/8" X 30" iron pins with plastic identification caps set at 25.09 feet, 451.87 feet, 1100.93 feet, 1681.58 feet, 2028.95 feet and 2351.28 feet, going a total distance of 2769.78 feet to the point of beginning, containing 99.051 acres more or less, of which 92.690 acres is contained in lots and 6.361 acres contained in the dedicated road right-of-way, and subject to the right-of-way of Township Road 3 and all easements of record.

The above 99.051 acre tract contains 14.891 acres in Fractional Lot 7 and 84.160 acres in Fractional Lot 13.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the south line of Section 14 as bearing North 82 degrees 47 minutes 15 seconds West and are for the determination of angles only.



George F. Seymour
 George F. Seymour, P.S. 6044

OWNER'S STATEMENT

Situated in Section 14, Township T-10-N, Range R-15-W, Athens County, Ohio, containing 99.051 acres and being the same tract as conveyed to Ploutz Realty, Inc. and described in the deed recorded in Deed Book 252, Page 1859, of the Athens County Recorder's Office.

The undersigned Paul Ploutz hereby certifies that the attached plat correctly represents **Mallards Landing Subdivision**, a subdivision of lots 1 through 18 inclusive, and does hereby accept this plat of same and dedicate to public use as such all roads and public areas shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 22nd day of June, 1998, and that this plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon will be set upon completion of the site work and their locations are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat were based on the South line of Section 14 as bearing North 82 degrees 47 minutes 15 seconds West and are for the determination of angles only.



George F. Seymour
 George F. Seymour, P.S. 6044

MALLARDS LANDING SUBDIVISION
 Sec 14 Lee Twp.
 ENV 485 A

IN WITNESS WHEREOF Paul Ploutz has hereunto set his hand this 11th day of August, 1998

Witness: G. Denise King Owner: Ploutz Realty, Inc. by Paul Ploutz
Linda S. Sturgill Paul F. Ploutz, President
 Linda Sturgill

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came Paul Ploutz who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the purposes therein expressed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal this 11th day of August, 1998

Linda S. Sturgill
 Notary Public

My Commission Expires February 24, 2002

LINDA S. STURGILL
 Notary Public, State of Ohio
 My Commission Expires 2/24/02

APPROVALS:

Mathematically approved this 1st day of September 1998.
Walter Stealy
 County Engineer

Construction of road improvements as per Athens County subdivision regulations.
 Approved this ___ day of ___ 1998
 County Engineer

Approved this 1st day of Sept 1998 Dexter Conrad RS
 Athens City/County Health Dept.

Approved this 12th day of August 1998 D. Lundy
 County Regional Planning Commission

Reviewed this 20 day of Aug 1998 Henry W. Davis Jr.
 President, Lee Township Trustees
Benny Davis
 Lee Township Trustee

Approved this 1st day of September 1998. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.04 and 711.041, Ohio Revised Code.)

Dania M. Rosin
 President, Athens County Commissioners
William H. (Bud) Sheehan
 Athens County Commissioner

TRANSFER & RECORDING:

10.50
 Transferred this 4th day of September 1998
David L. Lovett
 County Auditor

Filed for record this 4th day of SEPT. 1998 at 2:30 pm
 Recorded this 4th day of SEPT 1998 in Plat Cabinet ENV. et Page 485A+B
 No. ___ Fee ___
Julia Michael Scott
 County Recorder
 \$4320
 \$4320

OWNER: Ploutz Realty, Inc.,
 6 Pomeroy Road, Athens, Ohio 45701
 DEVELOPER: Ploutz Realty, Inc.
 6 Pomeroy Road, Athens, Ohio 45701
 ENGINEER: George Mara, 55 East Second Street,
 Logan, Ohio 43138, (740) 385-8138
 SURVEYOR: Seymour & Associates,
 830 West Hunter Street
 Logan, Ohio 43138, (740) 385-4349

980007754
 Filed For Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 On 09-04-1998 At 02:30 pm.
 PLAT 43.20
 ENV 485A+B

seymour and associates consultants (740) 385-4349

logan, ohio 43138

830 west hunter street

MALLARDS LANDING SUBDIVISION ALBANY, OHIO

SURVEY DESCRIPTION & APPROVALS

REVISIONS

JOB NO. DRAWN BY DATE SHEET

A0987 B/C 7-22-98

2

MALLARDS LANDING SUBDIVISION
ALBANY, OHIO
 SUBDIVISION PLAT

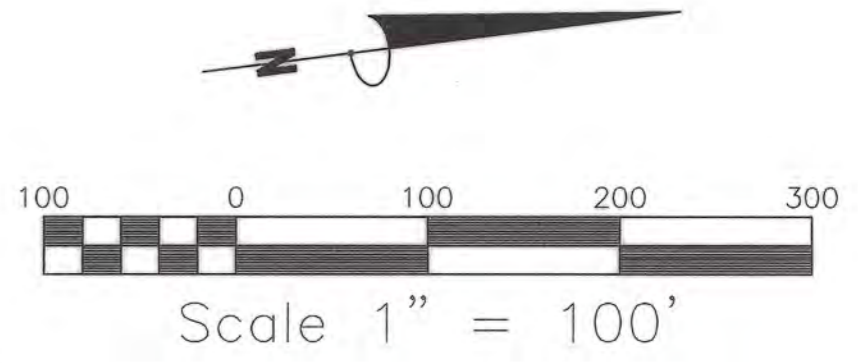
BEING PART OF FRACTIONAL LOTS 7 AND 13 IN SECTION 14,
 T-10-N, R-15-W, LEE TOWNSHIP, ATHENS COUNTY, OHIO

REVISIONS
 DATE: 7-22-99
 DRAWN BY: BJC
 CHECKED BY: RBY

SHEET 1/2

MALLARDS LANDING SUBDIVISION
 Sec 14 Lee Twp.
 ENV 485 B

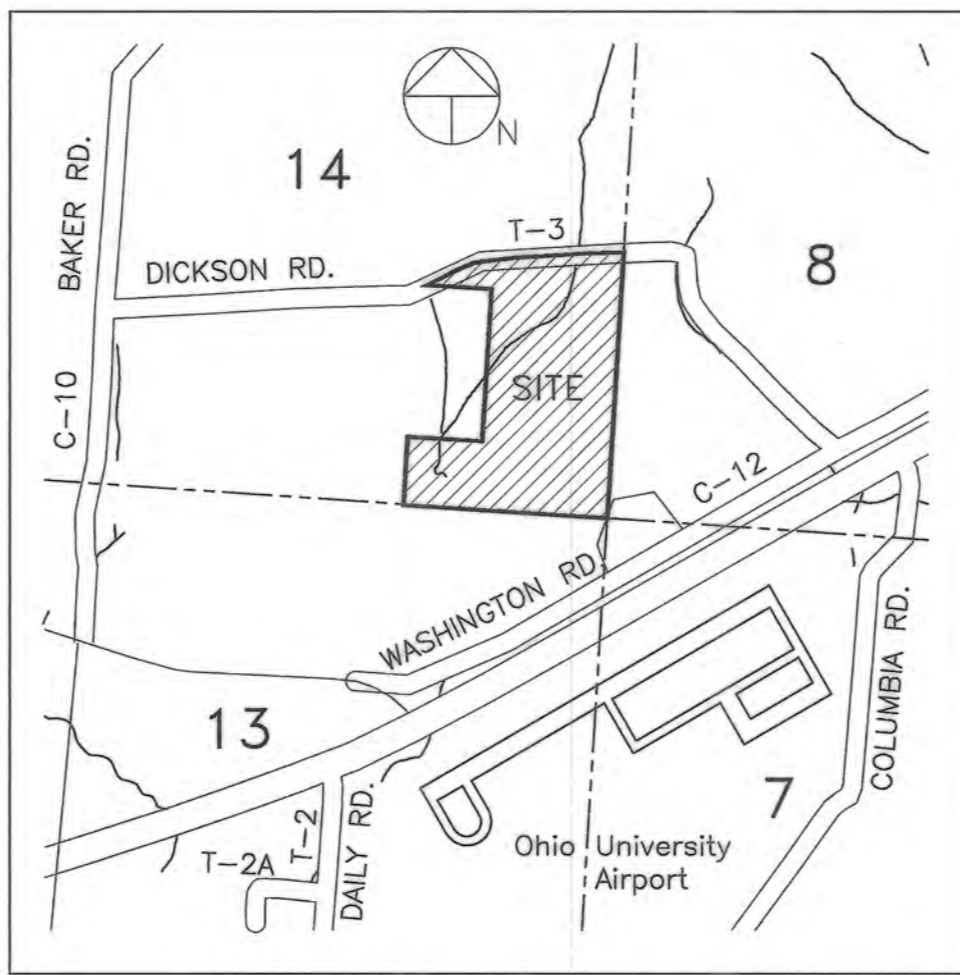
Center of Township
 Road 3



LEGEND

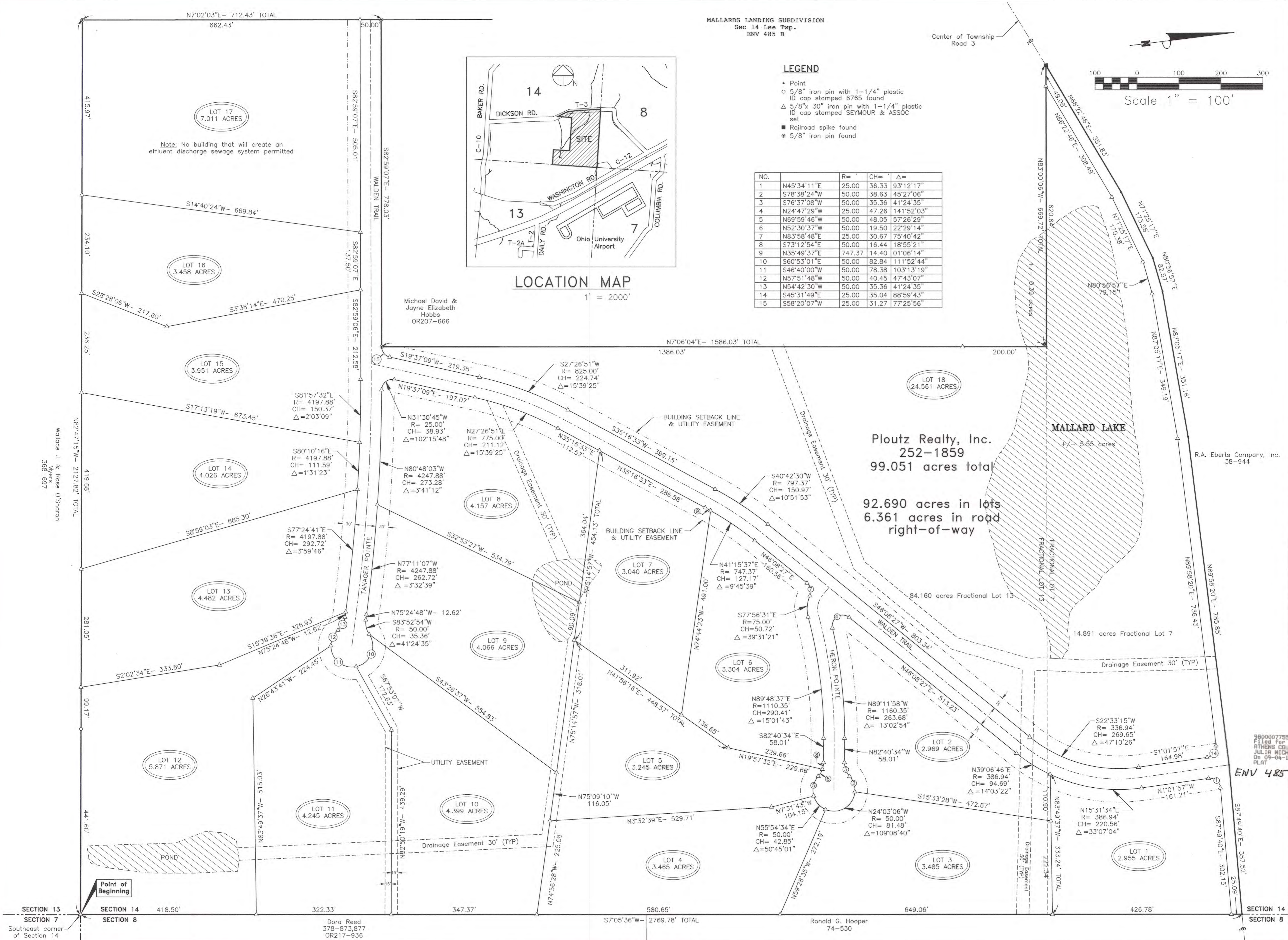
- Point
- 5/8" iron pin with 1-1/4" plastic ID cap stamped 6765 found
- △ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC set
- Railroad spike found
- 5/8" iron pin found

NO.	BEARING	R=	CH=	Δ=
1	N45°34'11"E	25.00	36.33	93°12'17"
2	S78°38'24"W	50.00	38.63	45°27'06"
3	S76°37'08"W	50.00	35.36	41°24'35"
4	N24°47'29"W	25.00	47.26	141°52'03"
5	N69°59'46"W	50.00	48.05	57°26'29"
6	N52°30'37"W	50.00	19.50	22°29'14"
7	N83°58'48"E	25.00	30.67	75°40'42"
8	S73°12'54"E	50.00	16.44	18°55'21"
9	N35°49'37"E	747.37	14.40	01°06'14"
10	S60°53'01"E	50.00	82.84	111°52'44"
11	S46°40'00"W	50.00	78.38	103°13'19"
12	N57°51'48"W	50.00	40.45	47°43'07"
13	N54°42'30"W	50.00	35.36	41°24'35"
14	S45°31'49"E	25.00	35.04	88°59'43"
15	S58°20'07"W	25.00	31.27	77°25'56"



LOCATION MAP
 1" = 2000'

Michael David &
 Jayne Elizabeth
 Hobbs
 OR207-666



C:\MAPS\SEYMOUR\SUBDIV\MALLARD\SHEET1 Mon Aug 31 12:23:20 1998