

DESCRIPTION OF SURVEY FOR MR. ED STAI

Being a part of a 3.1807 Ac. tract last transferred in Vol. 122, Pg. 001, Athens Co. Official Records, situated in river lot no. 635 of Sec. 17, York Twp., T-12N, R-15W, City of Nelsonville, Athens Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin previously set on the SE corner of said 3.1807 Ac. parent tract;

Thence with the southerly boundary of said tract the following four (4) courses:

- 1) N 88 degrees 49' 11" W a distance of 209.91 ft. to an iron pin found;
- 2) N 75 degrees 39' 37" W a distance of 24.25 ft. to an iron pin previously set;
- 3) N 45 degrees 43' 00" E a distance of 100.00 ft. to an iron pin previously set;
- 4) N 59 degrees 19' 37" W, passing an iron pin found at 86.60 ft., going a total distance of 102.68 ft. to a point in the center of St. Rt. No. 78;

Thence, with the center of said state route, N 42 degrees 03' 10" E a distance of 238.52 ft. to a point;

Thence, leaving St. Rt. No. 78 and with a new line, S 88 degrees 28' 31" E, passing an iron pin set at 19.00 ft., going a total distance of 312.00 ft. to an iron pin set on the easterly line of the previously cited 3.1807 Ac. tract;


Thence, with said easterly line, S 37 degrees 00' 00" W a distance of 423.81 ft. to the place of beginning, containing 2.3698 acres, more or less, and being subject to the right-of-way of St. Rt. No. 78 and all valid easements.

Cited bearings are based on the bearing system of the 3.1807 Ac. tract described in O.R. Vol. 122, Pg. 001.

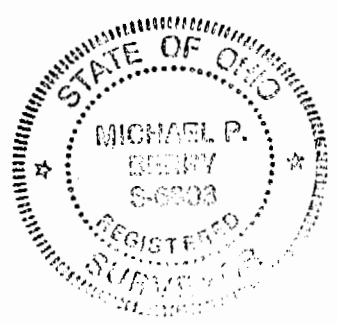
All iron pins described as being previously set are 1/2" X 30" with an attached plastic identification cap.

All iron pins described as being set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803 on March 14, 1996.


 Michael P. Berry #6803

35 N. MARKET ST.
 RM. 3
 LOGAN, OH. 43138
 (414) - 385-3219



Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEERING SERVICE
 BY: S. Blause
 DATE: 12-17-96

TRK #17

DESCRIPTION OF ACCESS EASEMENT

Being a non-exclusive easement for the purpose of ingress & egress across part of a 3.1807 Ac. tract described in Vol. 122, Pg. 001, Athens Co. Official Records. The boundaries of said easement are described as follows:

Beginning at a point in the center of St. Rt. No. 78, said point being referenced by the northwesterly corner of said 3.1807 Ac. tract which bears N 42 degrees 03' 10" E a distance of 134.49 ft and N 35 degrees 48' 22" E a distance of 31.57 ft.;

Thence, leaving said state route, S 47 degrees 56' 50" E a distance of 30.88 ft. to an existing concrete curb radius;

Thence, with concrete curb, N 43 degrees 20' 31" E a distance of 43.31 ft. to a point;

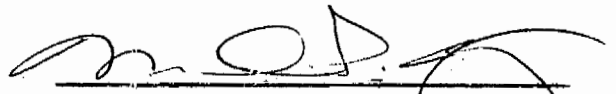
Thence, leaving said curb, S 88 degrees 28' 31" E a distance of 20.13 ft. to a point;

Thence S 43 degrees 20' 31" W a distance of 86.24 ft. to a point;

Thence N 47 degrees 56' 50" W a distance of 45.22 ft. to a point in the center of St. Rt. No. 78;

Thence, with the center of said state route, N 42 degrees 03' 10" E a distance of 29.84 ft. to the place of beginning, containing 0.0484 acres, more or less.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on March 14, 1996.


Michael P. Berry #6803

35 N. MARKET ST.
Rt. 3
LOCAL, OHIO 43122
(614) - 325-3279



DESCRIPTION OF PARKING EASEMENT

Being a non-exclusive easement for the purpose of vehicular parking across part of a 3.1807 Ac. tract described in Vol. 122, Pg. 001, Athens Co. Official Records. The boundaries of said easement are described as follows:

Beginning, for reference, at a point in the center of St. Rt. No. 78, said point being referenced by the northwesterly corner of said 3.1807 Ac. tract which bears N 42 degrees 03' 10" E a distance of 118.43 ft. and N 35 degrees 48' 22" E a distance of 31.57 ft.;

Thence, leaving St. Rt. No. 78, S 38 degrees 28' 31" E a distance of 41.91 ft. to a point on an existing concrete curb, said point being the principal place of beginning for the easement described herein;

Thence with said curb the following two (2) course:


1) N 43 degrees 20' 31" E a distance of 28.61 ft. to a point;

2) N 48 degrees 47' 58" E a distance of 28.21 ft. to a point;

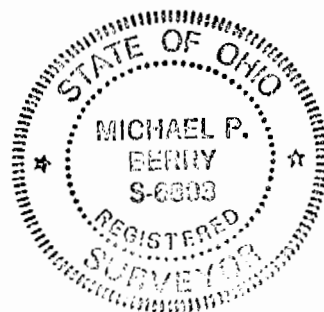
Thence S 47 degrees 56' 50" E a distance of 62.27 ft. to a point;

Thence N 88 degrees 28' 31" W a distance of 87.13 ft. to the principal place of beginning, containing 0.0413 acres more or less.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on March 14, 1996.

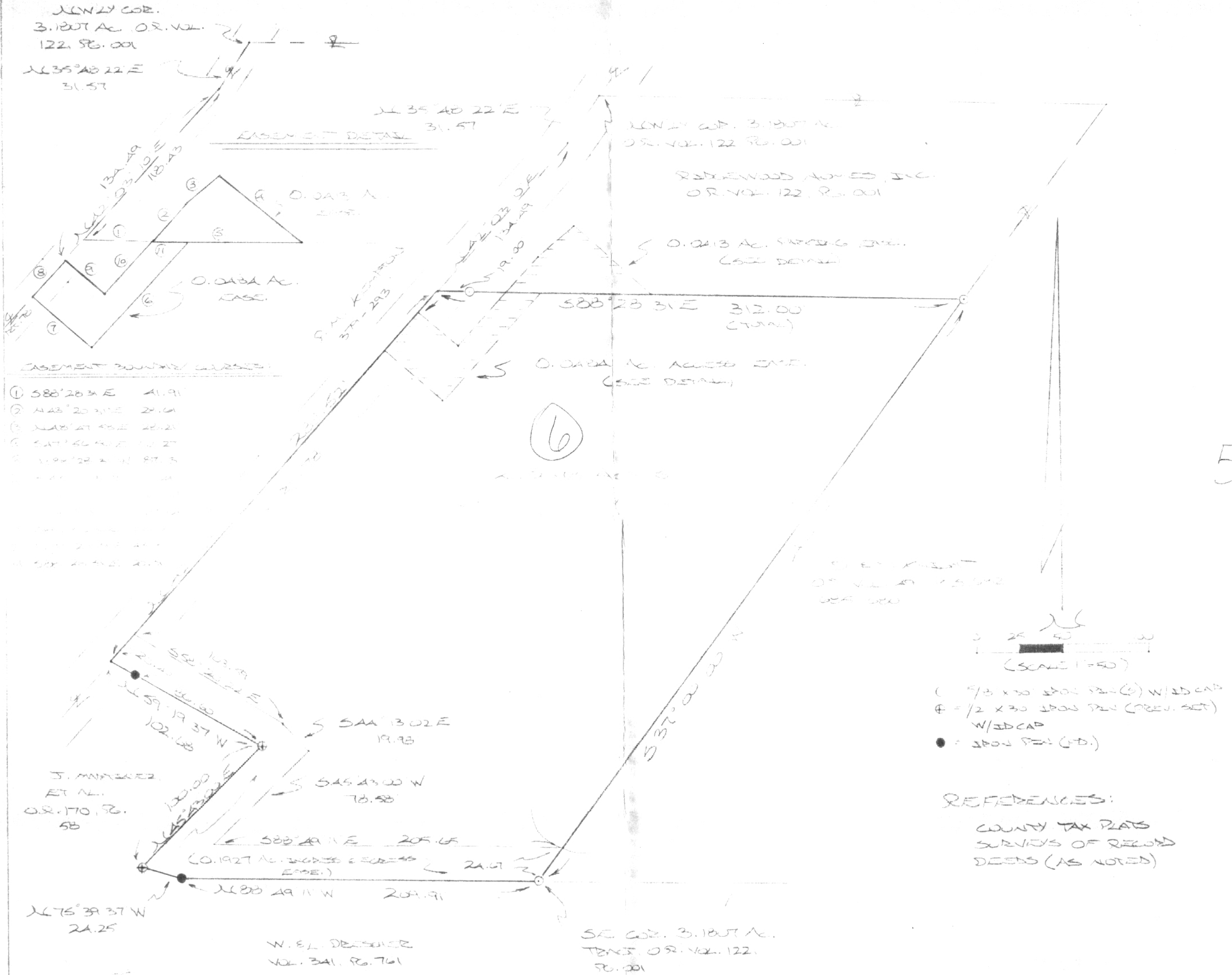

Michael P. Berry #6803

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RM. 3
LOGAN, OH. 43138
(614) -325-3279



BEING A PART OF REVER LOT NO. 635 OF SEC. 17, YORK TWP., T-12N, R-15W,
CITY OF NELSONVILLE, ATHENS CO., OHIO

NOTE CURED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE 3.1807 AC. TRACT DESCRIBED IN O.R. VOL. 122, P. 001.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. A. Auser
DATE: 12-17-96

PLAT PREPARED FROM SURVEY MADE
MARCH 14, 1996 BY:
Michael P. Berry
OHIO REGISTERED SURVEYOR NO. 6803
35 N. MARKET ST.
RM. 3
LOGAN, OH. 43138
(614)-385-3279

