

**DESCRIPTION OF A 1.175 ACRE TRACT**

The following described tract is in the City of Athens, Farm Lot 48, Section 11, Township 9 North, Range 14 West, Athens Township, Athens County, Ohio. Being part of the Thomas W. Parfitt tract as recorded in Official Record 309 at Page 1835. Being more accurately described as follows.

Beginning at the northwesterly corner of Lot 11 of the Terrace Heights Subdivision, thence South 82°14'44" East, along the northerly line of said Lot 11, a distance of 9.05 feet to a point on the westerly right-of-way Columbus Road, thence North 04°47'16" East, along the westerly right-of-way of Columbus Road, a distance of 50.04 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** of the herein described tract;

Thence South 67°39'16" West, along the westerly right-of-way of Circle Drive (40' right-of-way), a distance of 45.21 feet to an iron pin set;

Thence South 27°39'16" West, continuing along the westerly right-of-way of Circle Drive (40' right-of-way), a distance of 150.05 feet to an iron pin set;

Thence South 73°40'10" West, through the tract of which this description is a part, a distance of 187.58 feet to an iron pin set;

Thence North 22°07'45" West, a distance of 194.10 feet to a 5/8" rebar with i.d. cap stamped "L.F. Swoyer, P.L.S. 6765" found at the southwesterly corner of the Deddens Development, Ltd. Tract as recorded in Official Record 327, at Page 1373;

Thence North 82°53'32" East, along the southerly line of the said Deddens Development, Ltd. tract, a distance of 123.30 feet to a 5/8" rebar with i.d. cap stamped "L.F. Swoyer, P.L.S. 6765" found;

Thence North 73°40'10" East, continuing along the southerly line of the said Deddens Development, Ltd. tract a distance of 258.07 feet to a 5/8" rebar with i.d. cap stamped "L.F. Swoyer, P.L.S. 6765", found on the westerly right-of-way of Columbus Road;

Thence South 04°47'16" West, along the westerly right-of-way of Columbus Road, a distance of 65.00 feet to the true point of beginning, containing 1.175 acres.

**Being more particularly described and delineated on a 8 1/2" by 14" plat (drawing #04054A01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in any way.**

All iron pins set for this survey are 5/8" rebar (30" long) with i.d. cap set, stamped "Dana Exline 7060."

Bearings are rotated to grid north of the Ohio State Plane Coordinate System, South Zone NAD 83.

Being subject to all legal right-of-ways and easements.

The above description was prepared from deed and survey records.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 7-7-04

Dana A. Exline  
Dana A. Exline  
Professional Surveyor #7060  
State of Ohio  
Date: 7/7/04

AT 7/7/04

**LEGEND**

- ⊙ 5/8" REBAR (30" LONG) WITH ID CAP SET, STAMPED "DANA EXLINE 7060"
- ⊙ 5/8" REBAR FOUND W/CAP STAMPED "L.F. SWOYER, P.L.S. 6765."
- CALCULATED POINT, NOTHING SET
- CENTER OF ROAD
- - - RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING

CHARLES BRIEN BURKE &  
JUDITH A. BURKE  
O.R. 355, PG. 1234

DEDDENS DEVELOPMENT, LTD  
AN OHIO LIMITED LIABILITY CO.  
O.R. 328, PG. 1407

THOMAS W. PARFITT  
O.R. 309, PG. 1835

DEDDENS DEVELOPMENT, LTD  
AN OHIO LIMITED LIABILITY CO.  
O.R. 328, PG. 1409

DEDDENS DEVELOPMENT, LTD  
O.R. 327, PG. 1373

1.175 ACRES  
PART OF  
THOMAS W. PARFITT  
O.R. 309, PG. 1835

THOMAS W. PARFITT  
O.R. 309, PG. 1835

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blaus  
DATE: 7-7-04

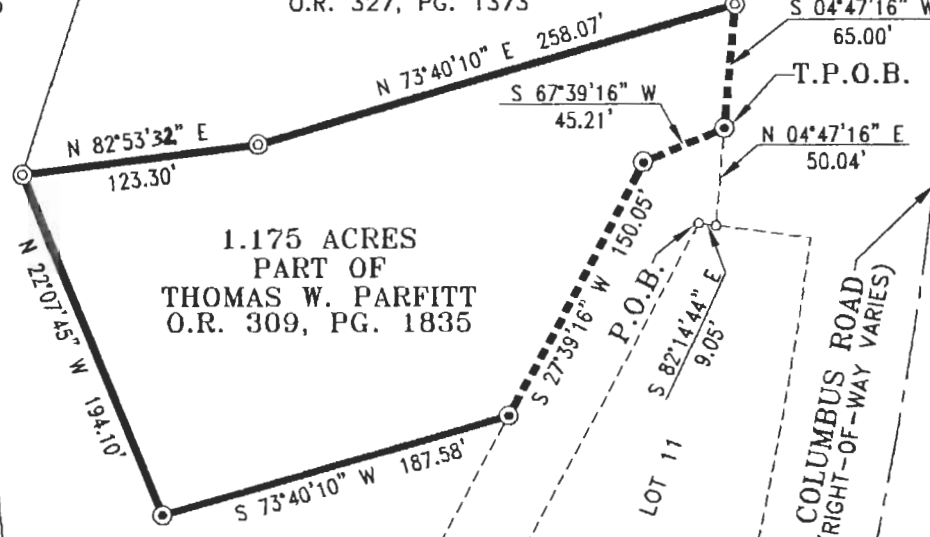


BEARINGS FOR THIS SURVEY ARE  
ROTATED TO GRID NORTH OF THE  
OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE NAD 83.



GRAPHIC SCALE: 1" = 100'

DEDDENS DEVELOPMENT, LTD  
O.R. 293, PG. 2031



CIRCLE DRIVE 40' R/W  
(UNDEVELOPED)

TERRACE HEIGHTS  
SUBDIVISION

COLUMBUS ROAD  
(RIGHT-OF-WAY VARIES)

Dana A. Exline  
DANA A. EXLINE  
PROFESSIONAL SURVEYOR #7060  
STATE OF OHIO  
DATE: 7/7/04

AUTOCAD

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
  - 2) NO TITLE REPORT FURNISHED.
  - 3) DEED REFERENCE: OFFICIAL RECORD 309, PAGE 1835, ATHENS RIGHT-OF-WAY PLANS S.H.-155 PAGES 1 & 2.

**BOUNDARY SURVEY**  
1.175 ACRES  
BEING LOCATED IN THE CITY OF ATHENS,  
FARM LOT 48, SECTION 11  
TOWNSHIP 9 NORTH, RANGE 14 WEST  
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO



CALCULATED BY: D. EXLINE	SCALE: 1"=100'	DRAWING NO.: 04054A01
DRAWN BY: P. TAYLOR	SURVEY DATE: 06/26/04	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 05/21/04	

10356 State Route 139  
Jackson, Ohio 45640

Phone: (740) 286-7024

**EXLINE SURVEYING, INC.**

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