

Description of a 20.029 Acre Tract

Situated in the City of Athens, Farm Lot 48, Section 11, Town 9, Range 14, Athens Township, Athens County, State of Ohio and being part of a 54.937 acre tract as described in Official Records Volume 443, Page 1360 and being more particularly described as follows:

BEGINNING at an iron pin on the west line of Circle Drive (40' R/W) and at the southeast corner of Michael D. Ginder & Anne L. Cornwell (OR 404-1024), which iron pin bears South 51°10'18" West, 2514.06 feet from the northwest corner of Farm Lot 48;

Thence along the west line of Circle Drive the following two courses:
South 22°06'11" West, 129.89 feet to an iron pin;
South 14°09'49" West, 101.75 feet to an iron pin set;

Thence leaving the west line of Circle Drive, South 27°53'36" West, 321.71 feet to an iron pin set;
Thence South 42°42'01" West, 195.59 feet to an iron pin set;
Thence North 47°10'42" West, 239.20 feet to an iron pin set;
Thence North 01°15'46" East, 516.61 feet to an iron pin set;
Thence North 86°58'24" West, 377.69 feet to a point in the middle of the Hocking River;

Thence along the middle of the Hocking River the following eight courses:
North 06°44'00" West, 259.50 feet to a point;
North 13°28'00" West, 245.60 feet to a point;
North 32°49'00" East, 91.20 feet to a point;
North 47°53'00" East, 261.50 feet to a point;
North 79°47'00" East, 159.40 feet to a point;
North 65°22'00" East, 134.20 feet to a point;
North 55°17'00" East, 115.00 feet to a point;
North 89°13'40" East, 114.73 feet to a point;

Thence leaving the river, South 04°11'00" East, 177.05 feet to a found 5/8" iron pin "Kuethe 7911";
Thence with the southern line of Appalachian Center for Economic Networking Inc. (OR 301, Page 2394), North 74°59'18" East, 231.52 feet to a found 5/8" iron pin;
Thence with the westerly lines of Charles Brien and Judith A. Burke (OR 355, Page 1234) and Deddens Development, Ltd. (OR 328, Page 1407), South 03°51'01" West, 270.18 feet to a found 5/8" iron pin;
Thence with the northern line of Deddens Development, Ltd. (OR 293, Page 2131), South 75°46'36" West, 34.11 feet to a found 5/8" iron pin;
Thence with the western line of said Deddens Development, Ltd., South 23°37'04" West, 163.32 feet to a found 5/8" iron pin;
Thence with the western line of Deddens Development, Ltd. (OR 327, Page 1373), South 18°48'19" West, 80.62 feet;
Thence with the northern line of Michael D. Ginder & Anne L. Cornwell (OR 428, Page 392), North 58°29'13" West, 74.28 feet to a found 5/8" iron pin "Kuethe 7911";
Thence South 45°16'02" West, 149.50 feet to a found 5/8" iron pin "Kuethe 7911";
Thence with the westerly line of Michael D. Ginder & Anne L. Cornwell (OR 428, Page 392 & OR 404, Page 1024), South 36°06'38" East, 359.13 feet to a found 5/8" iron pin "Kuethe 7911";
Thence North 58°29'32" East, 84.34 feet to a found 5/8" iron pin "J. Maiden 7459";
Thence South 67°54'28" East, 50.00 feet to the point of beginning and containing 20.029 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed J. Maiden, PLS 7459.

Bearings are based on a previous ALTA survey by Bock & Clark's National Surveyors Network recorded in Athens County Official Records Volume 443, Page 1360.

Subject to all Easements and Rights of Way of Record.

Excepting therefrom the following Access and Utility Easement:

Situated in the City of Athens, Farm Lot 48, Section 11, Town 9, Range 14, Athens Township, Athens County, State of Ohio and being part of a 54.937 acre tract as described in Official Records Volume 443, Page 1360 and being more particularly described as follows:

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: J. Blause
DATE: 9-14-12

BEGINNING at an iron pin on the west line of Circle Drive (40' R/W) and at the southeast corner of Michael D. Ginder & Anne L. Cornwell (OR 404-1024), which iron pin bears South 51°10'18" West, 2514.06 feet from the northwest corner of Farm Lot 48;

Thence along the west line of Circle Drive the following two courses:
South 22°06'11" West, 129.89 feet to an iron pin;
South 14°09'49" West, 101.75 feet to an iron pin set;

Thence South 27°53'36" West, 321.71 feet to an iron pin set;
Thence South 42°42'01" West, 195.59 feet to an iron pin set;
Thence North 47°10'42" West, 30.00 feet to a point;
Thence North 42°42'01" East, 191.63 feet to a point;
Thence North 27°53'36" East, 196.33 feet to a point;
Thence North 00°49'31" East, 265.60 feet to a point;
Thence North 58°23'32" East, 191.63 feet to an iron pin on the western line of Michael D. Ginder & Anne L. Cornwell (OR 404, Page 1024);
Thence along said line, North 58°29'32" East, 84.34 feet to an iron pin;
Thence South 67°54'28" East, 50.00 feet to the point of beginning and containing 0.944 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed J. Maiden, PLS 7459.

Bearings are based on a previous ALTA survey by Bock & Clark's National Surveyors Network recorded in Athens County Official Records Volume 443, Page 1360.

Subject to all Easements and Rights of Way of Record.

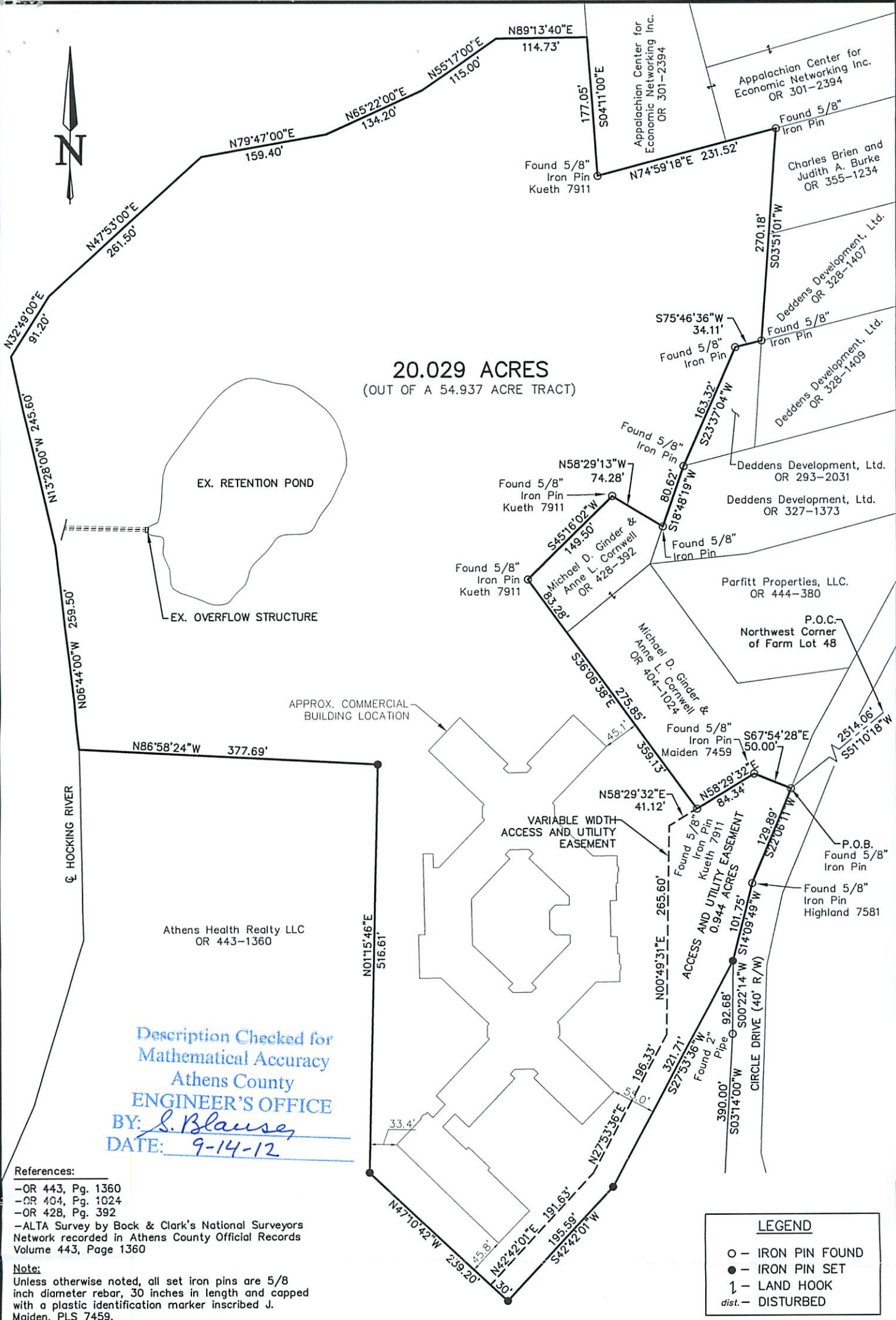


Rex Jeffrey Maiden
R. Jeffrey Maiden, P.S. 7459





20.029 ACRES
(OUT OF A 54.937 ACRE TRACT)



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *9-14-12*

References:

- OR 443, Pg. 1360
- OR 404, Pg. 1024
- OR 428, Pg. 392
- ALTA Survey by Bock & Clark's National Surveyors Network recorded in Athens County Official Records Volume 443, Page 1360

Note:

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed J. Maiden, PLS 7459.

LEGEND

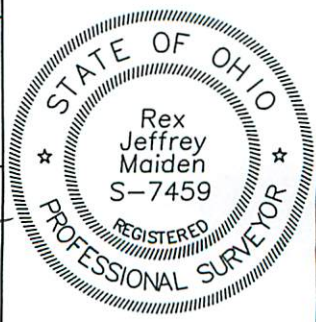
- - IRON PIN FOUND
- - IRON PIN SET
- ┆ - LAND HOOK
- dist. - DISTURBED

BASIS OF BEARINGS:
ALTA SURVEY BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK RECORDED IN ATHENS COUNTY OFFICIAL RECORDS VOLUME 443, PAGE 1360

SCALE 0 75 150
1" = 150 FEET

DATE	9/14/2012		
DRWN.	DES	CHK.	RJM
JOB NO.	11273		

BOUNDARY SURVEY
20.029 ACRES
SURVEYED FOR: ATHENS HEALTH REALTY, LLC
SITUATED IN THE CITY OF ATHENS, FARM LOT 48
SECTION 11, T9N, R14W
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO
AND BEING PART OF A 54.937 ACRE TRACT AS DESCRIBED IN OFFICIAL RECORDS VOLUME 443, PAGE 1360.



RJM
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Rex Jeffrey Maiden
R. JEFFREY MAIDEN
PROFESSIONAL SURVEYOR No. 7459
STATE OF OHIO
DATE: _____