



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

TRACT 1

Situated in Lease Lot 64, Section 11, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the approximate location of the northeast corner of Lease Lot 63; thence along the south line of property owned by University Estates and described in Volume 272 Page 1848 of the Athens County Official Records North 89 degrees 12 minutes 27 seconds East (passing a found, capped, 5/8" iron pin stamped "J&H 7900" at 1096.79 feet, said found pin is the northwest corner of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records, and passing set iron pins at 1388.73 feet and 1441.84 feet) for a total distance of 1495.38 feet to a found iron pin at the northeast corner of aforesaid 5.936 acre tract, **THE TRUE POINT OF BEGINNING**; thence continuing along the southerly property line of University Estates and the north line of the grantor North 89 degrees 12 minutes 27 seconds East a distance of 208.09 feet to a found 5/8 inch iron pin with i.d. cap stamped "J&H 7900"; thence leaving the southerly property line of University Estates and the north line of the grantor South 01 degrees 50 minutes 33 seconds East, a distance of 332.92 feet to a set iron pin; thence South 10 degrees 14 minutes 18 seconds East, a distance of 265.55 feet to a set iron pin; thence South 1 degrees 45 minutes 18 seconds West, a distance of 175.89 feet to a set iron pin; thence South 8 degrees 43 minutes 51 seconds West, a distance of 239.33 feet to a set iron pin; thence South 4 degrees 53 minutes 49 seconds West, a distance of 188.19 feet to a set iron pin; thence South 85 degrees 06 minutes 12 seconds East, a distance of 21.80 feet to a set railroad spike in the center of Athens Township Road 404; thence along said road South 47 degrees 25 minutes 03 seconds West, a distance of 20.24 feet to a point; thence South 47 degrees 25 minutes 03 seconds West, a distance of 34.43 feet to a set railroad spike; thence leaving the said Athens Township Road 404 and along the east line of an 8.7545 acre tract described in Volume 20 Page 464 of the Athens County Official Records North 63 degrees 34 minutes 15 seconds West, a distance of 37.71 feet to a found bent 5/8" iron pin; thence continuing along the east line of said 8.7545 acre tract North 13 degrees 24 minutes 28 seconds West, a distance of 644.10 feet to a found 5/8" iron pin the northeast corner of said 8.7545 acre tract; thence North 00 degrees 38 minutes 22 seconds West 586.62 feet to the point of

PROPERTY

CONSTRUCTION

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 3-5-03

SUBDIVISIONS

beginning and containing 5.30 acres, and being part of a tract described in Volume 303 Page 618,621,624 and 627 of the Athens County Official Records.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated February 28, 2003. Subject to all easements and right of ways of record.



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TRACT 2

Situated in Lease Lot 64, Section 11, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the approximate location of the northeast corner of Lease Lot 63 of said Section 11; thence along the southerly line of property owned by University Estates and described in Volume 272 Page 1848 of the Athens County Official Records North 89 degrees 12 minutes 27 seconds East (passing a found, capped 5/8 inch iron pin, stamped "J&H 7900" at 1096.79 feet, said found iron pin is the northwest corner of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records, also passing set iron pins at 1,388.73 feet and 1,441.84 feet) for a total distance of 1,495.38 feet to a found iron pin at the northeast corner of said 5.936 acre tract; thence continuing along the southerly line of University Estates and the north line of the grantor North 89 degrees 12 minutes 27 seconds East, a distance of 208.09 feet to a found, capped, 5/8 inch iron pin, stamped "J&H 7900", **THE TRUE POINT OF BEGINNING**; thence leaving the southerly line of the said University Estates Property and the north line of the grantor South 01 degrees 50 minutes 33 seconds East 332.92 feet to a set iron pin; thence South 10 degrees 14 minutes 18 seconds East, a distance of 265.55 feet to a set iron pin; thence South 1 degrees 45 minutes 18 seconds West, a distance of 175.89 feet to a set iron pin; thence South 8 degrees 43 minutes 51 seconds West, a distance of 239.33 feet to a set iron pin; thence South 4 degrees 53 minutes 49 seconds West, a distance of 188.19 feet to a set iron pin; thence South 85 degrees 06 minutes 12 seconds East, a distance of 21.80 feet to a set railroad spike in the center of Athens Township Road 404 (Armitage Road); thence along said road South 47 degrees 25 minutes 03 seconds West, a distance of 20.24 feet to a point; thence continuing South 47 degrees 25 minutes 03 seconds West along said road, a distance of 34.43 feet a set railroad spike on the east line of a 8.7545 acre tract described in Volume 20 Page 464 of the Athens County Official Records; thence along the east line of said 8.7545 acre tract South 63 degrees 34 minutes 15 seconds East, a distance of 174.51 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1860.00 feet, a central angle of 7 degrees 14 minutes 31 seconds, and a chord of

PROPERTY

CONSTRUCTION

SUBDIVISIONS

234.94 feet bearing North 14 degrees 22 minutes 57 seconds East; thence North along said curve and the west line of the Athens County Bike Path right of way, a distance of 235.09 feet to the point of curvature of a compound curve, concave to the West, having a radius of 1125.00 feet, a central angle of 19 degrees 20 minutes 28 seconds, and a chord of 377.96 feet bearing North 1 degrees 05 minutes 28 seconds East; thence North along said curve, a distance of 379.76 feet to a point; thence North 9 degrees 05 minutes 09 seconds West, a distance of 279.47 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1140.00 feet, a central angle of 23 degrees 09 minutes 30 seconds, and a chord of 457.65 feet bearing North 20 degrees 22 minutes 08 seconds West; thence North along said curve, a distance of 460.78 feet to a found 5/8 inch iron pin, with I.D. cap stamped "J&H 7900", the true point of beginning and containing 4.01 acres and being a part of a 6.809 acre tract (by deed) described in Volume 303 Pages 618,621,624 and 627 of the Athens County Official Records.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated February 28, 2003. Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaise
DATE: 3-5-03

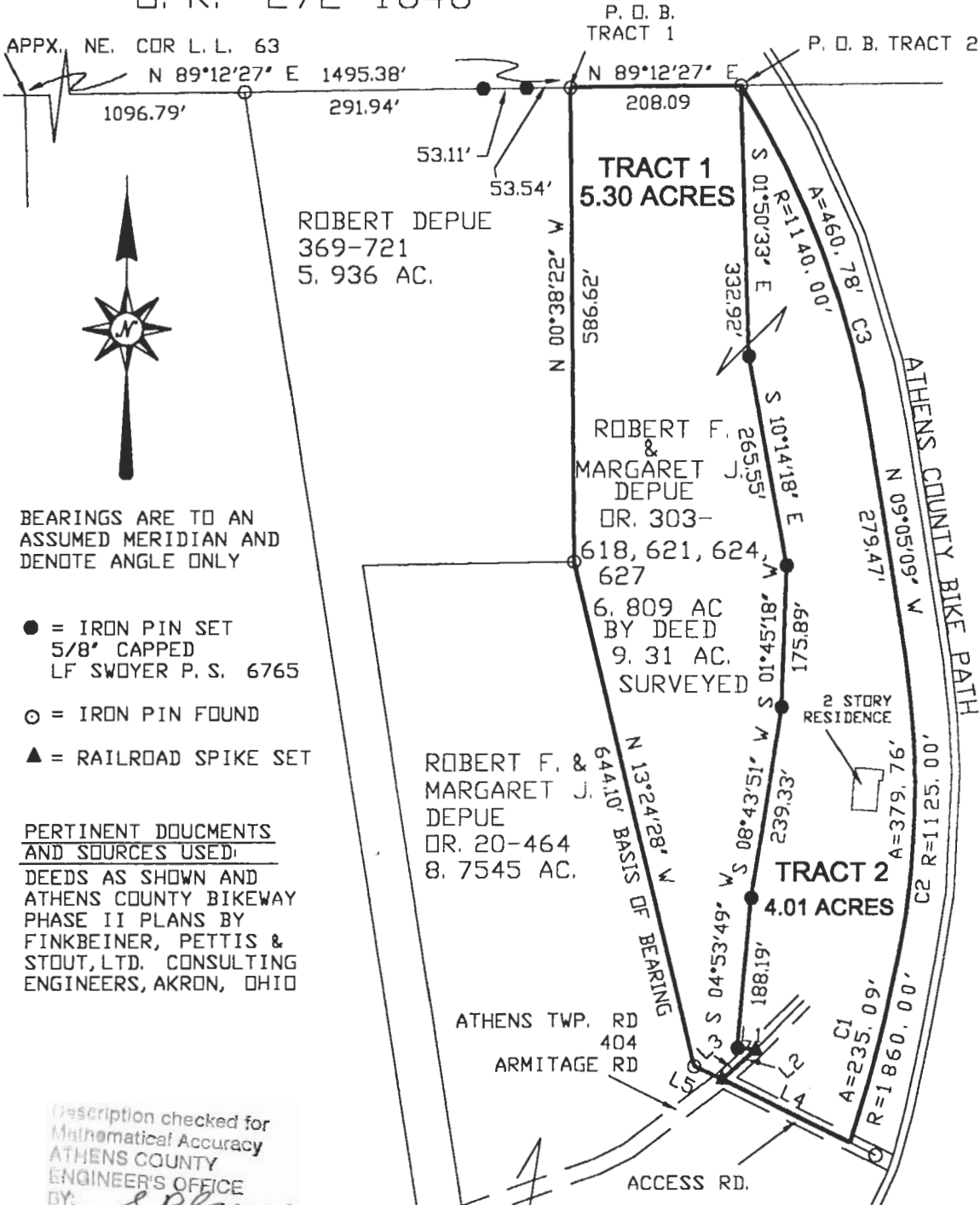


SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/593-8701

UNIVERSITY ESTATES
D. R. 272-1848



BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGLE ONLY

- = IRON PIN SET
5/8" CAPPED
LF SWOYER P. S. 6765
- = IRON PIN FOUND
- ▲ = RAILROAD SPIKE SET

PERTINENT DOCUMENTS AND SOURCES USED:

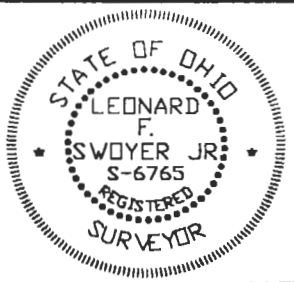
DEEDS AS SHOWN AND ATHENS COUNTY BIKEWAY PHASE II PLANS BY FINKBEINER, PETTIS & STOUT, LTD. CONSULTING ENGINEERS, AKRON, OHIO

Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *3-5-03*

LINE	BEARING	DISTANCE
L1	S-85°06'12"-E	21.80'
L2	S 47°25'03" W	20.24'
L3	S 47°25'03" W	34.43'
L4	S-63°34'15"-E	174.51'
L5	N 63°34'15" W	37.71'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1860.00'	235.09'	07°14'31"	234.94'	N 14°22'57" E
C2	1125.00'	379.76'	19°20'28"	377.96'	N 01°05'28" E
C3	1140.00'	460.78'	23°09'30"	457.65'	N-20°22'08"-W

Plat of TRACT 1 5.30 AC. & TRACT 2 4.01 AC. **Scale:** 1"=200'
Surveyed for: ROBERT DEPUE **Date:** FEB 28, 2003
Subdivision LEASE LOT 64
Township ATHENS **Section** 11 **Town** 9 **Range** 14
Corporation _____ **County** ATHENS **Ohio**
Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765



ATH #11