



**JOBES
HENDERSON &
ASSOCIATES INC.**
CIVIL ENGINEERING & LAND SURVEYING

LEGAL DESCRIPTION FOR 200.010 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 62, 63, 64, 65, 66, and 104, Sections 16 and 17, Township-9-N, Range-14-W, of the Ohio Company's Purchase, and being a part of those tracts as conveyed to University Estates, Inc. by deed of record in Official Record Volume 272, Page 1848, all references being to those of record in the Recorder's Office, Athens County, Ohio, said 200.010 acre parcel being more particularly bounded and described as follows:

Commencing at an iron pin found marking the southwesterly corner of Farm Lot 65 and the southeasterly corner of Farm Lot 104;

thence along the southerly line of Farm Lot 104, **North 85°50'42" West, 359.75 feet** to an iron pin set and being the **Point of Beginning** for the 200.010 acre parcel herein to be described;

thence continuing along the southerly line of Farm Lot 104, **North 85°50'42" West, 417.61 feet** to a railroad iron found marking the southwesterly corner of Farm Lot 104 and the southeasterly corner of Farm Lot 193;

thence **North 25°33'31" East, 883.98 feet** to an iron pin set;

thence **North 49°26'33" East, 710.36 feet** to an iron pin set;

thence **North 01°00'03" West, 1013.81 feet** to an iron pin set;

thence **North 65°22'32" East, 577.62 feet** to an iron pin set;

thence **South 43°01'00" East, 519.11 feet** to an iron pin set;

thence **North 62°58'35" East, 628.40 feet** to an iron pin set;

thence **North 00°00'00" East, 234.01 feet** to an iron pin set;

thence **North 62°58'35" East, 1350.01 feet** to an iron pin set;

thence **South 89°29'20" East, 1134.20 feet** to an iron pin set;

thence **North 17°21'44" East, 1499.51 feet** to an iron pin set;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-3-01

ATH #16217

LEGAL DESCRIPTION FOR 200.010 ACRE PARCEL

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thence **South 86°19'48" East, 565.82 feet** to an iron pin set, passing an iron pin found at 247.23 feet;

thence **South 03°10'43" West, 1515.60 feet** to a point in the centerline of Armitage Road, passing an iron pin set at 1482.84 feet;

thence along the centerline of Armitage Road the following four (4) courses and distances;

South 69°28'51" West, 42.97 feet to a railroad spike found;

South 76°37'01" West, 270.22 feet to a railroad spike found;

South 88°59'47" West, 79.49 feet to a railroad spike found; and . . .

North 71°01'58" West, 73.53 feet to a railroad spike found marking the northwesterly corner of that 18.906 acre tract as conveyed to WATH, Inc. by deed of record in Deed Book 317, Page 79;

thence leaving said centerline along the westerly line of said WATH, Inc. tract the following four (4) courses and distances;

South 51°38'59" East, 75.70 feet to an iron pin found;

South 27°36'15" West, 53.22 feet to an iron pin found;

South 44°58'34" East, 254.27 feet to an iron pin found; and . . .

South 14°21'44" East, 650.93 feet to an iron pin set;

thence leaving said westerly line, **South 56°34'39" West, 663.08 feet** to an iron pin set marking a point of curvature;

thence southwesterly along the arc of a curve to the right (**Radius= 1175.00 feet, Delta= 20°25'08"**), a chord bearing an distance of **South 66°47'13" West, 416.53 feet** to an iron pin set marking a point of tangency;

thence **South 77°03'03" West, 2700.15 feet** to an iron pin set marking a point of curvature;

thence southwesterly along the arc of a curve to the left (**Radius= 5485.80 feet, Delta= 01°58'16"**), a chord bearing an distance of **South 76°06'00" West, 188.72 feet** to an iron pin set marking a point of compound curve;

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thence southwesterly along the arc of a curve to the left (**Radius= 2045.08 feet, Delta= 29°11'50"**), a chord bearing an distance of **South 59°48'01" West, 1030.91 feet** to an iron pin set marking a point of compound curve;

thence southwesterly along the arc of a curve to the left (**Radius= 5865.01 feet, Delta= 01°48'36"**), a chord bearing an distance of **South 43°26'13" West, 185.27 feet** to an iron pin set marking a point of tangency;

thence **South 42°31'55" West, 510.67 feet** to the **Point of Beginning** and containing **200.010 acres**, more or less, according to a survey prepared by Jobs Henderson & Associates, Inc., during October of 2000.

The bearings in the above description are based on an assumed meridian and are used to denote angles only.

All iron pins set are 5/8" in diameter rebar by 30" in length with red surveyors identification caps marked "J&H, PS 7900".

Subject to all valid and existing easements, restrictions and conditions of record.

November 1, 2000
S:/00/00-101/legals/00-101-200acres



Steven L. Mullaney
Steven L. Mullaney, P.S.
Surveyor No. 7900

Wednesday, January 03, 2001 12:45 pm.

Pg: 1

Registered to:

ATHENS COUNTY ENGINEER DEPT.

File Name:

C:\LOTSPL-1\ATHENS\S16\T404-200.ZAK

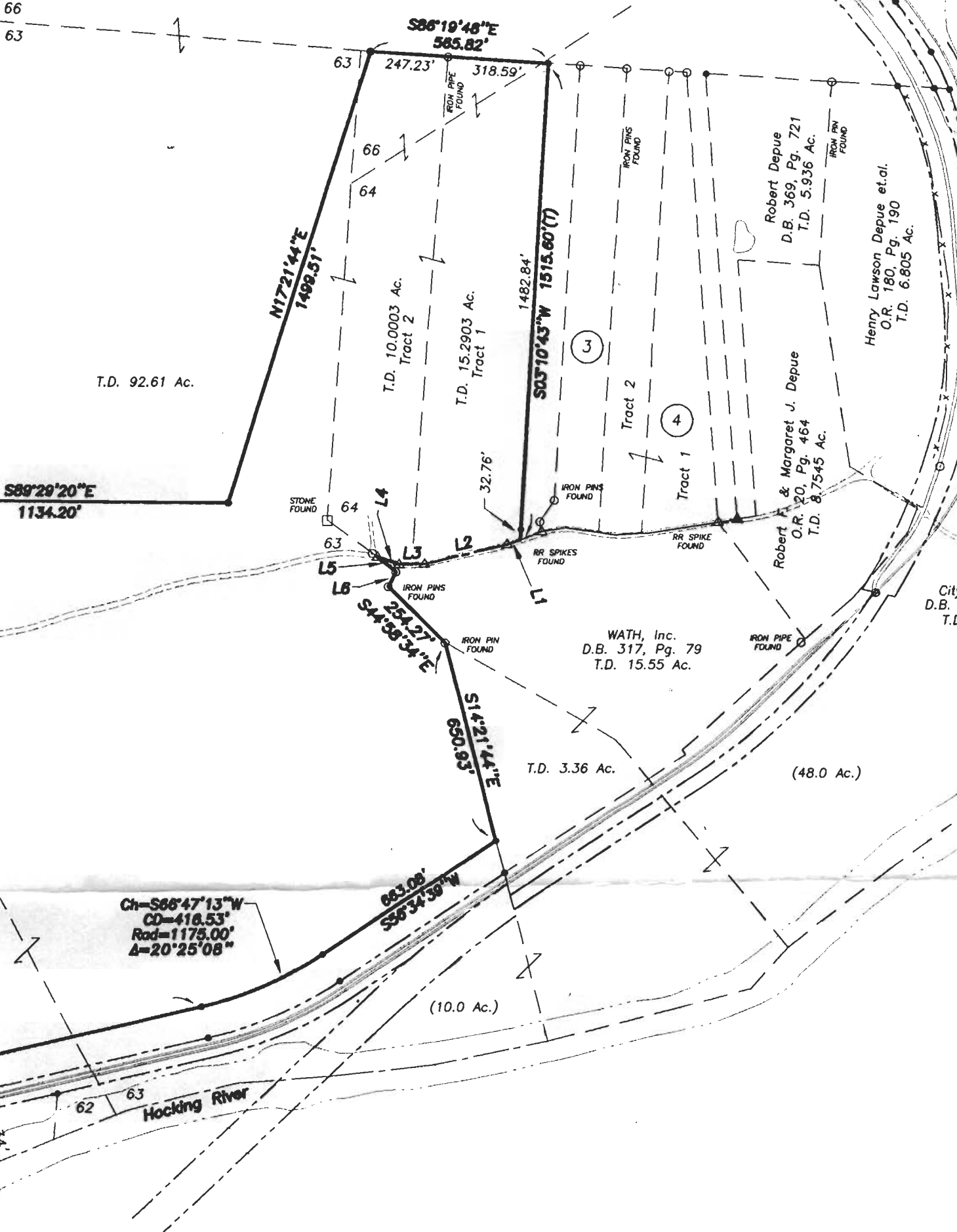
Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Wednesday, January 03, 2001 12:24 pm.					
Assigned point					
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Start					
1			5000.00000	5000.00000	0.000
Raw:	n85.5042w	417.61			
TR	N 85°50'42.0" W	417.610			
2			5030.25788	4583.48761	0.000
Raw:	n25.3331e	883.98			
TR	N 25°33'31.0" E	883.980			
3			5827.73551	4964.86679	0.000
Raw:	n49.2633e	710.36			
TR	N 49°26'33.0" E	710.360			
4			6289.61928	5504.56552	0.000
Raw:	n01.0003w	1013.81			
TR	N 1°00'03.0" W	1013.810			
5			7303.27461	5486.85735	0.000
Raw:	n65.2232e	577.62			
TR	N 65°22'32.0" E	577.620			
6			7543.95077	6011.94768	0.000
Raw:	s43.0100e	519.11			
TR	S 43°01'00.0" E	519.110			
7			7164.40075	6366.09027	0.000
Raw:	n62.5835e	628.40			
TR	N 62°58'35.0" E	628.400			
8			7449.91909	6925.88115	0.000
Raw:	n00.0000e	234.01			
TR	N 0°00'00.0" E	234.010			
9			7683.92909	6925.88115	0.000
Raw:	n62.5835e	1350.01			
TR	N 62°58'35.0" E	1350.010			
10			8297.31644	8128.49620	0.000
Raw:	s89.2920e	1134.20			
TR	S 89°29'20.0" E	1134.200			
11			8287.19886	9262.65107	0.000
Raw:	n17:2144e	1499.51			
TR	N 17°21'44.0" E	1499.510			
12			9718.38713	9710.12218	0.000
Raw:	s86.1948e	565.82			
TR	S 86°19'48.0" E	565.820			
13			9682.16911	10274.78184	0.000
Raw:	s03.1043w	1515.60			
TR	S 3°10'43.0" W	1515.600			
14			8168.90081	10190.74367	0.000
Raw:	s69.2851w	42.97			
TR	S 69°28'51.0" W	42.970			
15			8153.83893	10150.49990	0.000
Raw:	s76.3701w	270.22			

T.D. 163.22 Ac.

Columbus and Southern Ohio
Electric Company
D.B. 326, Pg. 627
(Bike Path)

Hocking River

142



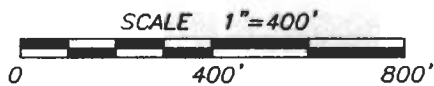
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°28'51"W	42.97'
L2	S76°37'01"W	270.22'
L3	S88°59'47"W	79.49'
L4	N71°01'58"W	73.53'
L5	S51°38'59"E	75.70'
L6	S27°36'15"W	53.22'

141

LEGEND

- △ = TELEPHONE LINE MARKER
- ⊕ = TELEPHONE POLE
- = TELEPHONE PEDISTAL
- = STONE FOUND
- △ = GASLINE MARKER
- = IRON PIN FOUND
- ⊗ = GAS VALVE
- ⊙ = RAILROAD IRON FOUND
- ⊞ = ELECTRIC METERS
- △ = RAILROAD SPIKE FOUND
- ⊞ = SIGN
- ▲ = RAILROAD SPIKE SET
- ⊙ = FIRE HYDRANT
- = IRON PIN SET
- = GAS LINE
- = TELEPHONE LINE
- ⊙ = POWER POLE
- = GUY WIRE

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON AN
ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



FILED
Final Survey
rd. No.
date:
DRAWN: JLK
CHECKED: SLM

**JOBES
HENDERSON &
ASSOCIATES INC.**
CIVIL ENGINEERING & LAND SURVEYING

59 GRANT STREET
NEWARK, OHIO 43055

TEL. (740)344-5451
FAX (740)344-5746

University Estates, Inc.
Athen Township
Athen County, Ohio

DWG. NO.

00-101

DATE: 11-01-00

SHT 1 OF 1

SURVEY OF 200.010 ACRE TRACT

University Estates, Inc.

Situated in the State of Ohio, County of Athens, Township of Athens, and being part of Farm Lots 62, 63, 64, 65, 66 & 104, Sections 16 & 17, Township 9-N, Range 14-W of the Ohio Company's Purchase

140

D.B. 277, Pg. 1181
T.D. 22.64 Ac.

Don B. Gamertfelder
O.R. 22, Pg. 493
T.D. 29.35 Ac.

T.D. 23.14 Ac.

O.R. 6, Pg. 39
T.D. 40.0 Ac.
Tract 5

University Estates, Inc.
O.R. 272, Pg. 1848

T.D. 172.31 Ac.

T.D. 89.33 Ac.

T.D. 27.14 Ac.

T.D. 34.19 Ac.

(20.8 Ac.)

T.D. 18.0 Ac.

T.D. 62.83 Ac.

(42.03 Ac.)

200.010 Acres

139

TELEPHONE LINE
APPROX 2'
OFF EDGE PAVEMENT
Armitage Road
Twp. Rd. 4 A

Pennsylvania Lines LLC
O.R. 292, Pg. 1988

University Estates, Inc.
O.R. 272, Pg. 1848

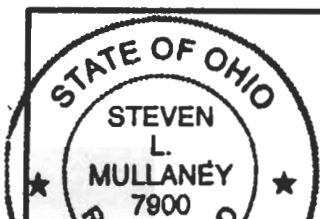
Ownership Table

- | | |
|---|--|
| ① Gary E. & Donna L. Bruce
O.R. 148, Pg. 51
T.D. 3.72 Ac. | ③ William A. & Sandra Sta
O.R. 175, Pg. 606
T.D. 5.0454 Ac. |
| ② Ronald & Carol unfee
O.R. 66, Pg. 67
T.D. 11.17 Ac. | ④ William A. & Sandra Sta
O.R. 178, Pg. 618
Tr. 1 (T.D. 5.0001 Ac.)
Tr. 2 (T.D. 4.5782 Ac.) |

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: 1-3-01

Point of Commencement

Point of Beginning



Four
Ord.
Date