

The following described real estate situated in the City of Athens, Athens County, in the State of Ohio, in Township 9N, Range 14W, of the Ohio Company Purchase, and being that portion of property owned by CSX Transportation, Inc. lying in Outlots 46, 47, 48, 59, 60 and 61 in said city, said portion being bounded and described as follows:

Beginning at a stone found at the common corner of said Outlots 48, 49, 59 and 60, from which a stone found at the northwest corner of said Outlot 59 bears North 85 degrees 49 minutes 34 seconds West 334.17 feet and a concrete marker found at the southwest corner of the Columbus and Southern Ohio Electric Company (Volume 226, Page 143 Athens County Deed Records) bears South 85 degrees 50 minutes 34 seconds East 399.97 feet;

thence North 04 degrees 03 minutes 26 seconds East 660.00 feet to an iron pin set by this survey at the northwest corner of said Outlot 47;

thence along the north line of said Outlot 47 South 85 degrees 50 minutes 34 seconds East 222.89 feet;

thence along the west boundary of said CSX Transportation, Inc. property North 46 degrees 48 minutes 21 seconds East 28.56 feet to the southwest corner of Tract 1 of property conveyed to the Athens County Commissioners and described in Volume 131, Page 525 of the Athens County Official Records;

thence along the south boundary of said Athens County Commissioners property South 86 degrees 41 minutes 43 seconds East 137.87 feet, passing an iron pin found at 68.94 feet and reported in said Commissioners' deed to be located at centerline station 3987+70, and from which iron pin another iron pin was found bearing North 46 degrees 48 minutes 09 seconds East 1218.76 feet and reported in said Commissioners' deed to be located at centerline station 3975+51.24;

thence along the east boundary of said CSX Transportation, Inc. property South 46 degrees 48 minutes 17 seconds West 31.34 feet to the north boundary of the Westview Apartments Ltd. property (Volume 87, Page 774 of the Athens County Official Records);

thence along the north boundary of said Westview Apartments property North 85 degrees 50 minutes 34 seconds West 26.02 feet to an iron pin set by this survey at the northwest corner thereof;

thence along the west boundary of said Westview Apartments property the following four courses:
1) South 41 degrees 57 minutes 23 seconds West 145.88 feet to an iron pin set by this survey;
2) South 32 degrees 46 minutes 23 seconds West 145.77 feet to an iron pin set by this survey;
3) South 24 degrees 11 minutes 23 seconds West 146.93 feet to an iron pin set by this survey;
4) South 10 degrees 03 minutes 23 seconds West 239.85 feet to the northwest corner of the Athens Gardens Ltd. property (Volume 362, Page 117 of the Athens County Deed Records);

ATH #16
90
#2

thence along the west boundary of said Athens Gardens property the following five courses:
1) South 10 degrees 03 minutes 23 seconds West 40.22 feet to an iron pin set by this survey;
2) South 07 degrees 43 minutes 37 seconds East 293.51 feet to an iron pin set by this survey;
3) South 21 degrees 52 minutes 37 seconds East 150.13 feet to an iron pin set by this survey;
4) South 34 degrees 37 minutes 37 seconds East 153.60 feet to an iron pin set by this survey;
5) South 48 degrees 32 minutes 37 seconds East 195.07 feet to

the north line of West State Street, from which an iron pin found at the southwest corner of property described in Volume 362, Page 117 of the Athens County Deed Records bears South 48 degrees 32 minutes 37 seconds East 5.86 feet;

thence along the north line of West State Street North 85 degrees 52 minutes 01 seconds West 804.78 feet to an iron pin set by this survey at the southwest corner of said Outlot 59;

thence along the west line of said Outlot 59 North 04 degrees 04 minutes 26 seconds East 27.66 feet to an iron pin set by this survey at the southwest corner of property owned by Ohio University Fund, Inc. (Volume 291, Page 386 of the Athens County Deed Records);

thence along the boundary of said Ohio University Fund, Inc. property the following four courses:

- 1) on a curve to the left of radius 387.02 feet, length 616.06 feet, and chord North 51 degrees 27 minutes 26 seconds East 353.05 feet to an iron pin set by this survey;
- 2) North 02 degrees 24 minutes 04 seconds West 82.37 feet to an iron pin set by this survey;
- 3) on a curve to the right of radius 951.83 feet, length 177.35 feet, and chord North 03 degrees 00 minutes 37 seconds West 177.09 feet to an iron pin set by this survey at the northeast corner of said Ohio University Fund, Inc. property;
- 4) North 85 degrees 50 minutes 34 seconds West 41.20 feet to the point of beginning, containing 5.790 acres; 0.069 acre in Outlot 46, 1.687 acres in Outlot 47, 0.846 acre in Outlot 48, 0.559 acre in Outlot 59, 2.439 acres in Outlot 60 and 0.170 acre in Outlot 61.

Subject to all legal easements.

The above description was made in accordance with an actual survey conducted by James Stewart PS 7426 on July 25, 26, 28 and August 1, 1974. Bearings are based on the Ohio State Plane Grid Direction as obtained by celestial observation.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blaus
 DATE: 8-3-94

Post-It™ brand fax transmittal memo 7671 # of pages > 2

To: <i>Athens Co Engr</i>	From: <i>Come Triplett</i>
Co.:	Co. <i>TEC</i>
Dept.:	Phone # <i>992-4194</i>
Fax # <i>592 4616</i>	Fax # <i>992-5689</i>

Boundary Survey of a portion of the CSX Transportation, Inc. property
 Outlots 46, 47, 48, 59, 80 and 81
 Township 9N Range 14W
 Ohio Company Purchase
 City of Athens Athens County Ohio
 Dates of Survey: 7/25, 26, 28, 8/1/94

Date: August 2, 1994 Scale: 1" = 100'
 Drawn by: JTS Checked by: ET

TRIPLETT ENGINEERING SERVICES

P.O. Box 449
 Pomeroy, Ohio 45769
 (614) 982-2194

Surveyed by:
James Stewart
 James Stewart
 Professional Surveyor 7426

BEARINGS ARE BASED ON THE OHIO STATE PLANE GRID DIRECTION AS OBTAINED BY CELESTIAL OBSERVATION.
 IP SET - IRON PIN SET BY THIS SURVEY 5/8" x 30" REBAR WITH ID CAP
 SOURCES OF DATA:
 ATHENS COUNTY DEED RECORDS AND OFFICIAL RECORDS
 ATHENS COUNTY TAX MAPS
 PREVIOUS SURVEYS
 USGS 7.5 MINUTE SERIES TOPO - ATHENS QUADRANGLE
 SOKKIA EPHEMERIS
 US NATIONAL BUREAU OF STANDARDS - STATION WWV
 DOTTED LINES REPRESENT OUTLOT LINES NOT CURRENTLY COINCIDING WITH PROPERTY BOUNDARIES.

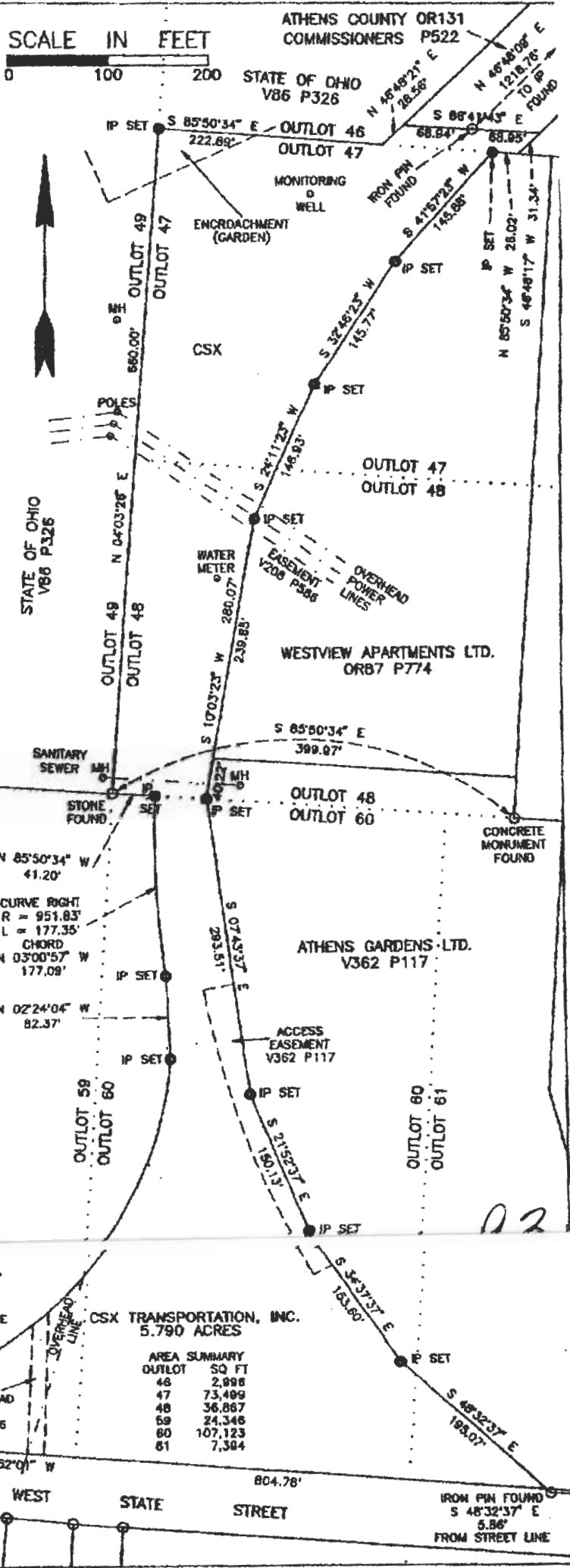
ALL RECORDED EASEMENTS ENCUMBERING THE SUBJECT CSX PROPERTY ARE SHOWN. VISIBLE EVIDENCE INDICATIVE OF UNRECORDED EASEMENTS IS ALSO SHOWN.

A "V" AS IN V291 P586 MEANS VOLUME OF THE ATHENS COUNTY DEED RECORDS. AN "OR" MEANS VOLUME OF THE ATHENS COUNTY OFFICIAL RECORDS.

OHIO UNIVERSITY FUND, INC. V291 P586

STATE OF OHIO V86 P326

SCALE IN FEET
 0 100 200



CSX TRANSPORTATION, INC. 5.790 ACRES

OUTLOT	SQ FT
46	2,998
47	73,409
48	36,867
59	24,346
80	107,123
81	7,384



Boundary Survey of a portion of the
CSX Transportation, Inc. property
Outlots 46, 47, 48, 59, 60 and 61
Township 9N Range 14W
Ohio Company Purchase
City of Athens Athens County Ohio
Dates of Survey: 7/25, 26, 28, 8/1/94

Date: August 2, 1994 Scale: 1" = 100'

Drawn by: JTS Checked by: ET

TRIPLETT ENGINEERING SERVICES



P.O. Box 449
Pomeroy, Ohio 46789
(614) 992-2194

Surveyed by:

James Stewart
James Stewart
Professional Surveyor 7428

BEARINGS ARE BASED ON THE OHIO STATE PLANE GRID
DIRECTION AS OBTAINED BY CELESTIAL OBSERVATION.

IP SET - IRON PIN SET BY THIS SURVEY
5/8" x 30" REBAR WITH ID CAP

SOURCES OF DATA:
ATHENS COUNTY DEED RECORDS AND OFFICIAL RECORDS
ATHENS COUNTY TAX MAPS
PREVIOUS SURVEYS
USGS 7.5 MINUTE SERIES TOPO - ATHENS QUADRANGLE
SOKKIA EPHEMERIS
US NATIONAL BUREAU OF STANDARDS - STATION WWV

DOTTED LINES REPRESENT OUTLOT LINES NOT CURRENTLY
COINCIDING WITH PROPERTY BOUNDARIES.

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A "V" AS IN V291 P586
MEANS VOLUME OF THE
ATHENS COUNTY DEED
RECORDS. AN "OR" MEANS
VOLUME OF THE ATHENS
COUNTY OFFICIAL RECORDS.

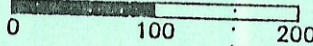
OHIO UNIVERSITY
FUND, INC.
V291 P586

CURVE LEFT
R = 387.02'
L = 616.06'
CHORD
N 51°27'26" E
553.05'

CSX TRANSPORTATION, INC.
5,790 ACRES

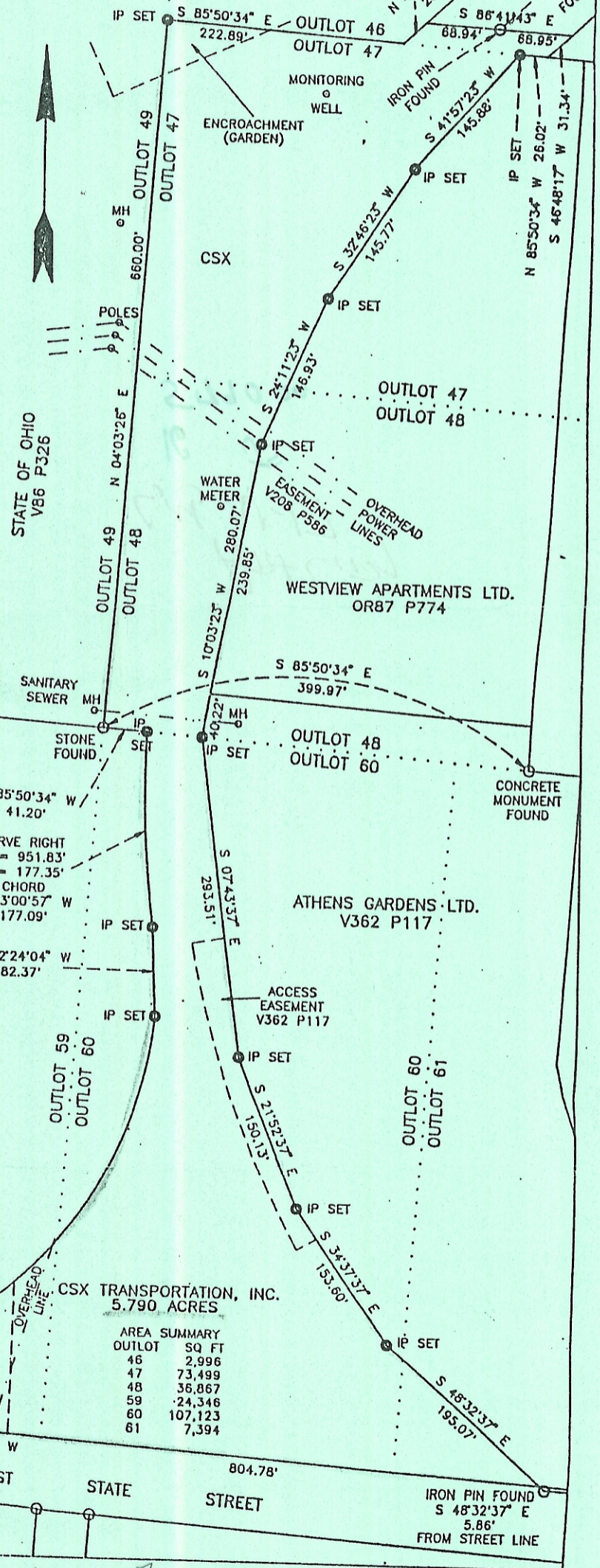
OUTLOT	SQ FT
46	2,996
47	73,499
48	36,867
59	24,346
60	107,123
61	7,394

SCALE IN FEET



ATHENS COUNTY OR131
COMMISSIONERS P522

STATE OF OHIO
V86 P326



STATE OF OHIO
V86 P326

N 04°04'26" E
27.66'

N 85°52'01" W

WEST STATE STREET

IRON PIN FOUND
S 48°32'37" E
5.86'
FROM STREET LINE

871 870 869 868 867 866
JOHN GLEASON SUBDIVISION

CMN-17