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59 Grant Street
Newark, Ohio 43055

LEGAL DESCRIPTION FOR 7.049 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lot 66, Section 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 7.049 acre parcel being more particularly bounded and described as follows:

Commencing at a point where the westerly line of Farm Lot 66 intersects with the northerly right-of-way line of that tract known as the Athens County Bikepath as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 326, Page 627;

thence leaving said westerly line along the northerly right-of-way line of said Bikepath,
South 57°22'48" East, 501.91 feet to an iron pin set and being the Point of Beginning for the 7.027 acre tract herein to be described;

southeasterly along the arc of a curve to the left (**Radius= 602.96 feet, Delta= 09°01'48"**), a chord bearing an distance of **South 89°22'07" East, 94.93 feet** to an iron pin set in the southerly right-of-way line of the railroad as conveyed to Pennsylvania Lines LLC by deed of record in Official Record Volume 292, Page 1988;

thence along the southerly right-of-way line of said railroad the following ten (10) courses and distances;

South 56°37'06" East, 953.59 feet to an iron pin set marking a point of curvature;

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southeasterly along the arc of a curve to the right (**Radius= 2613.77 feet, Delta= 04°19'23"**), a chord bearing an distance of **South 54°27'25" East, 197.16 feet** to an iron pin set marking a point of compound curve;

southeasterly along the arc of a curve to the right (**Radius= 851.95 feet, Delta= 11°55'58"**), a chord bearing an distance of **South 44°06'36" East, 177.11 feet** to an iron pin set marking a point of compound curve;

southeasterly along the arc of a curve to the right (**Radius= 2613.77 feet, Delta= 04°19'23"**), a chord bearing an distance of **South 33°45'47" East, 197.16 feet** to an iron pin set marking a point of reverse curvature;

southeasterly along the arc of a curve to the left (**Radius= 8061.22 feet, Delta= 01°25'42"**), a chord bearing an distance of **South 32°18'57" East, 200.97 feet** to an iron pin set marking a point of compound curve;

southeasterly along the arc of a curve to the left (**Radius= 2277.08 feet, Delta= 03°33'13"**), a chord bearing an distance of **South 35°38'11" East, 141.21 feet** to an iron pin set marking a point of compound curve;

southeasterly along the arc of a curve to the left (**Radius= 8061.22 feet, Delta= 01°25'42"**), a chord bearing an distance of **South 38°57'25" East, 200.97 feet** to an iron pin set marking a point of tangency;

South 39°40'17" East, 1117.24 feet to an iron pin set marking a point of curvature;

southeasterly along the arc of a curve to the right (**Radius= 1277.15 feet, Delta= 08°46'49"**), a chord bearing an distance of **South 35°16'52" East, 195.53 feet** to an iron pin set marking a point of compound curve; and . . .

southeasterly along the arc of a curve to the right (**Radius= 686.00 feet, Delta= 11°04'32"**), a chord bearing an distance of **South 25°48'54" East, 132.40 feet** to an iron pin set;

thence leaving said railroad right-of-way, **North 86°19'48" West, 47.65 feet** to an iron pin set in the northerly right-of-way line of the Athens County Bikepath;

thence along said northerly right-of-way line the following six (6) courses and distances;

northwesterly along the arc of a curve to the left (**Radius= 1245.00 feet, Delta= 22°12'51"**), a chord bearing an distance of **North 35°49'55" West, 479.68 feet** to an iron pin set marking a point of tangency;

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North 46°56'21" West, 504.17 feet to an iron pin set marking a point of curvature;

northwesterly along the arc of a curve to the right (**Radius= 3213.35 feet, Delta= 12°14'08"**), a chord bearing an distance of **North 40°49'17" West, 684.91 feet** to an iron pin set marking a point of tangency;

North 34°42'13" West, 581.96 feet to an iron pin set marking a point of curvature;

northwesterly along the arc of a curve to the left (**Radius= 1445.00 feet, Delta= 22°40'35"**), a chord bearing an distance of **North 46°02'30" West, 568.17 feet** to an iron pin set marking a point of tangency; and . . .

North 57°22'48" West, 711.88 feet to the **Point of Beginning** and containing **7.049 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.

July 13, 2010
S:/10/00-101/legals/7.027 acres



[Handwritten Signature]
Jeremy I. Van Ostran, P.S.
Surveyor No. 8283

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/20/10

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 7-20-10

