

Tel: 740.344.5451
Fax: 740.344.5746

59 Grant Street
Newark, Ohio 43055

LEGAL DESCRIPTION OF A 771.867 ACRE TRACT

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 62, 63, 64, 65, 66, 100, 101 104, 193, 194 and 195, Sections 11, 16, 17, 23 & 24, 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 771.867 acre parcel being more particularly bounded and described as follows:

Beginning at a PK nail set marking the intersection of the centerline of State Route 682 with the centerline of Township Road 404, also known as Armitage Road;

thence along the centerline of State Route 682 the following four (4) courses and distances;

North 33°28'55" West, 341.07 feet to a point;

North 27°45'19" West, 178.30 feet to a point;

North 35°19'33" West, 313.01 feet to a point; and . . .

North 56°50'56" West, 44.71 feet to a PK nail set;

thence leaving said centerline, **North 34°19'38" West, 915.10 feet** to an iron pin found in the easterly line of a 1.20 acre tract as conveyed to Charles W and Eva Moore by deed of record in Deed Book 270, Page 308, passing an iron pin found at 198.68 feet;

thence **North 03°10'02" East, 249.43 feet** to an iron pin found in the northerly line of Farm Lot 101;

thence along said northerly line, **South 85°48'58" East, 644.99 feet** to a railroad iron found marking the corners of Farm Lots 100, 101, 102 and 193;

thence along the westerly line of Farm Lot 193 the following two (2) courses and distances;

North 03°16'42" East, 687.92 feet to a stone found; and . . .

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North 03°33'49" East, 365.60 feet to an iron pin set marking the southwesterly corner of that 20.0 acre tract, known as Tract 1, as conveyed to Neal J. and Sandra L. Nesbitt by deed of record in Official Record Volume 170, Page 174;

thence along the southerly line of said Nesbitt tract, **South 87°00'05" East, 773.09 feet** to a stone found marking the southeasterly corner of said Nesbitt tract;

thence along the easterly line of said Nesbitt tract the following two (2) courses and distances;

North 09°49'30" East, 512.40 feet to a stone found; and . . .

North 04°33'07" East, 521.73 feet to a stone found in the northerly line of Farm Lot 193 marking the northeasterly corner of said Nesbitt tract;

thence along the northerly lines of Farm Lot 193 and said Nesbitt tract, **North 85°54'34" West, 836.84 feet** to a stone found marking the northwesterly corner of Farm Lot 193 and said Nesbitt tract;

thence **North 02°31'51" East, 673.48 feet** to a stone found marking the southwesterly corner of Farm Lot 109 in the northerly line of Farm Lot 194;

thence along the northerly line of Farm Lot 194 the following three (3) courses and distances;

South 86°11'14" East, 704.99 feet to a stone found;

South 85°31'53" East, 956.57 feet to an iron pin found; and . . .

South 85°59'51" East, 104.25 feet to an iron pin set (replacing a PK nail found) marking the northeasterly corner of Farm Lot 194, the same being the southeasterly corner of that 29.35 acre tract as conveyed to Don B. Gamerfelder by deed of record in Official Record Volume 22, Page 493;

thence along the easterly line of said Gamerfelder tract the following eight (8) courses and distances;

North 05°25'47" East, 284.24 feet to an iron pin set;

North 59°03'29" East, 351.19 feet to an iron pin found;

North 39°50'18" East, 124.23 feet to an iron pin found;

North 02°05'44" East, 296.59 feet to an iron pin set;

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North 23°02'22" East, 170.28 feet to a stone found;

North 53°32'40" East, 312.49 feet to a stone found;

South 87°45'55" East, 92.18 feet to a stone found; and . . .

North 03°32'11" East, 1027.07 feet to a stone found marking the northeasterly corner of said Gamerfelder tract, the same being the northeasterly corner of Farm Lot 104;

thence along the northerly lines of Farm Lot 104 and said Gamerfelder tract, **North 86°19'43" West, 842.96 feet** to an iron pin set marking the northwesterly corner of Farm Lot 104, the same being the southwesterly corner of Farm Lot 195;

thence along the westerly line of Farm Lot 195 the following three (3) courses and distances;

North 03°40'17" East, 395.59 feet to a stone found;

South 87°05'37" East, 262.80 feet to a stone found; and . . .

North 27°27'49" East, 1242.92 feet to an iron pin set;

thence leaving said westerly line, **South 53°35'40" East, 1179.23 feet** to a stone found;

thence **South 80°44'54" East, 1240.71 feet** to an iron pin set in the easterly line of Farm Lot 195, the same being the westerly line of Farm Lot 66;

thence along the westerly line of Farm Lot 66, **North 23°49'08" East, 1788.39 feet** to an iron pin set in the southerly 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, passing an iron pin found (bent) marking the northeasterly corner of Farm Lot 195 and the southeasterly corner of Farm Lot 67;

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

South 57°22'48" East, 1198.28 feet to an iron pin set marking a point of curvature;

southeasterly along the arc of a curve to the right (**Radius= 1345.00 feet, Delta= 22°40'35"**), a chord bearing an distance of **South 46°02'30" East, 528.85 feet** to an iron pin set marking a point of tangency;

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

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southeasterly along the arc of a curve to the left (**Radius= 3313.35 feet, Delta= 12°14'08"**), a chord bearing an distance of **South 40°49'17" East, 706.22 feet** to an iron pin set marking a point of tangency;

South 46°56'21" East, 504.17 feet to an iron pin set marking a point of curvature; and . . .

southeasterly along the arc of a curve to the right (**Radius= 1145.00 feet, Delta= 19°28'21"**), a chord bearing an distance of **South 37°12'10" East, 387.27 feet** to an iron pin set;

thence leaving said right-of-way line, **North 86°19'48" West, 606.50 feet** to an iron pin set marking the northwesterly corner of that 5.938 acre tract as conveyed to Robert Depue by deed of record in Deed Book 369, Page 721, passing an iron pin found at 207.96 feet marking the northeasterly corner of said Depue tract;

thence along the westerly line of said Depue tract, **South 04°12'08" East, 1419.91 feet** to a railroad spike set in the centerline of Armitage Road;

thence along said centerline, **South 81°03'34" West, 60.22 feet** to a railroad spike found marking the southeasterly corner of that 5.0001 acre tract, known as Tract 1, as conveyed to William A. and Sandra Stalder by deed of record in Official Record Volume 178, Page 618;

thence leaving said centerline along the easterly line of said Stalder tract, **North 04°12'08" West, 1433.18 feet** to an iron pin found marking the northeasterly corner of said Stalder tract;

thence **North 86°19'48" West, 339.13 feet** to an iron pin found marking the northwesterly corner of that 5.0454 acre tract as conveyed to William A. and Sandra Stalder by deed of record in Official Record Volume 175, Page 606, passing iron pins found at 56.52 feet and 191.49 feet;

thence along the westerly line of said 5.0454 acre, Stalder tract the following three (3) courses and distances;

South 03°10'43" West, 1382.72 feet to an iron pin found;

South 33°48'29" West, 82.37 feet to an iron pin found; and . . .

South 09°23'09" East, 32.47 feet to a railroad spike found in the centerline of Armitage Road;

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

South 69°28'51" West, 116.21 feet to a railroad spike found;

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

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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, 757.79 feet to an iron pin set in the northerly 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 northerly right-of-way line of said railroad the following ten (10) courses and distances;

South 56°34'39" West, 628.18 feet to an iron pin set marking a point of curvature;

southwesterly along the arc of a curve to the right (**Radius= 1276.00 feet, Delta= 20°28'24"**), a chord bearing an distance of **South 66°48'51" West, 453.53 feet** to an iron pin set marking a point of tangency;

South 77°03'03" West, 935.24 feet to an iron pin set;

South 03°52'19" West, 4.18 feet to an iron pin set;

South 77°03'03" West, 1764.20 feet to an iron pin set;

North 04°22'19" East, 5.24 feet to an iron pin set;

southwesterly along the arc of a curve to the left (**Radius= 5385.80 feet, Delta= 01°57'52"**), a chord bearing an distance of **South 76°06'12" West, 184.65 feet** to an iron pin set marking a point of compound curve;

southwesterly along the arc of a curve to the left (**Radius= 1945.08 feet, Delta= 29°09'26"**), a chord bearing an distance of **South 59°48'08" West, 979.18 feet** to an iron pin set marking a point of compound curve;

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southwesterly along the arc of a curve to the left (**Radius= 5765.01 feet, Delta= 01°48'09"**), a chord bearing an distance of **South 43°26'00" West, 181.36 feet** to an iron pin set marking a point of tangency; and . . .

South 42°31'55" West, 431.47 feet to an iron pin set in the southerly line of Farm Lot 104;

thence leaving said right-of-way along the southerly line of Farm Lot 104, **North 85°50'42" West, 545.17 feet** to a railroad iron found marking the southwesterly corner of Farm Lot 104 and the southeasterly corner of Farm Lot 193;

thence **South 37°50'33" West, 201.57 feet** to a stone found marking the northeasterly corner of that 3.72 acre tract as conveyed to Gary E. and Donna L. Bruce by deed of record in Official Record Volume 148, Page 565;

thence along the northerly line of said Bruce tract, **South 37°10'40" West, 484.00 feet** to a stone found marking the northwesterly corner of said Bruce tract;

thence along the westerly line of said Bruce tract, **South 07°24'42" East, 469.96 feet** to a PK nail found in the centerline of Armitage Road marking the southwesterly corner of said Bruce tract;

thence along the centerline of Armitage Road the following five (5) courses and distances;

South 82°16'18" West, 13.56 feet to a point;

South 85°42'44" West, 96.85 feet to a railroad spike found;

South 74°18'10" West, 169.82 feet to a point;

South 57°13'54" West, 82.31 feet to a railroad spike found; and . . .

South 46°32'16" West, 181.55 feet to a railroad spike found marking the southeasterly corner of that 3.0125 acre tract as conveyed to Warren H. and Bernice R. Hope by deed of record in Deed Book 352, Page 715;

thence leaving said centerline along the easterly line of said Hope tract, **North 47°56'29" West, 532.47 feet** to an iron pipe found marking the northeasterly corner of said Hope tract, passing an iron pin found at 20.08 feet;

thence along the northerly line of said Hope tract the following two (2) courses and distances;

South 34°48'00" West, 230.30 feet to an iron pin found; and . . .

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South 52°05'34" West, 29.85 feet to an iron pin found marking the northwesterly corner of said Hope tract;

thence along the westerly line of said Hope tract the following two (2) courses and distances;

South 48°40'34" East, 259.44 feet to an iron pin found; and . . .

South 33°02'46" East, 192.92 feet to a railroad spike found in the centerline of Armitage Road marking the southwestly corner of said Hope tract, passing an iron pipe found at 172.94 feet;

thence along the centerline of Armitage Road the following three (3) courses and distances;

South 60°16'05" West, 64.69 feet to a railroad spike found;

South 63°23'24" West, 73.29 feet to a railroad spike found; and . . .

South 66°47'01" West, 178.87 feet to the **Point of Beginning** and containing **771.867 acres**, more or less, according to a survey prepared by Jobes 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/771.867acres



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *F. Carter*
DATE: 7/20/10

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

