



CIVIL ENGINEERING

ASSOCIATES

9015

Antares Avenue

Columbus, Ohio 43240

Tel. 614.433.9015

Fax 614.433.9513

11.865 Acres

Situated in L.L. 71 and L.L. 72 of Section 18 and 24 of Township 9, Range 14, Athens County, Ohio and being 11.865 acres of land out of an original 14.309 acre tract as conveyed to Chancellor Community L.L.C. of record in O.R. 273 Pg. 134, and being more particularly described as follows:

Beginning for reference at a railroad spike found in County Road 7 with the intersection of Athens Township Road 1027 and being the true point of beginning;

Thence continuing with the centerline of Johnson Road (Athens County Road 7), also being the westerly line of a tract of land conveyed to Virginia C. Gamertsfelder of record in O. R. 31, Page 649 and the northerly line of a tract of land as conveyed to Edward Cottingham of record in Deed Book 173, Page 428 and the easterly and southerly line of said Chancellor Community L.L.C. tract the following nine courses;

- 1) South 21°58'02" East, a distance of 114.11 feet to a railroad spike set;
- 2) South 12°09'35" East, a distance of 241.35 feet to a railroad spike set;
- 3) South 04°43'33" East, a distance of 147.73 feet to a railroad spike set;
- 4) South 28°22'00" West, a distance of 70.67 feet to a railroad spike set;
- 5) South 51°37'30" West, a distance of 54.30 feet to a railroad spike set;
- 6) North 65°40'44" West, a distance of 60.87 feet to a railroad spike set;
- 7) North 72°52'37" West, a distance of 478.53 feet to a railroad spike set;
- 8) North 46°20'34" West, a distance of 600.69 feet to a railroad spike set;
- 9) North 54°28'41" West, a distance of 583.86 feet to a railroad spike set ;

Thence North 13°05'36" East, crossing said Johnson Road, a distance of 69.00 feet to a found iron pipe with an iron cap (referenced at North 70°14'25" East, 0.72 feet) and the southeasterly corner of the Cemetery tract as recorded in D.B. 67, Page 95 and Deed Book 117, Page 366;

Thence North 00°04'11" West with the easterly line of said Cemetery tract together with the westerly line of said Chancellor Community L.L.C. tract, a distance of 224.80 feet to a found iron pipe with an iron cap (referenced at South 65°58'03" East, 0.45 feet) and being the northwesterly corner of said Chancellor Community L.L.C. tract and the southwest corner of a tract of land as conveyed to The Messenger Publishing Company of record in O.R. 457, Page 112 and Deed Book 312, Page 559;

Thence with southerly line of said Messenger Publishing Company tract together with the northerly line of said Chancellor Community L.L.C. tract the following two courses;

- 1) South 81°22'20" East, a distance of 30.60 feet to a found 3/4" rebar (referenced at North 59°59'21" East);
- 2) South 61°37'14" East, a distance of 846.87 feet to a 3/4 " rebar found (referenced at

Description checked for
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: J. Blausz

DATE: 2-5-79

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ATH # 18



North 87°40'04" East, 0.85 feet);

Thence South 76°47'00" East, continuing with the southerly line of said Messenger Publishing Company tract, a distance of 412.78 feet to 3/4" iron bar found (referenced at North 84°21'43" East, 0.66 feet) and being the northwesterly corner of 1.16 acre tract of land as conveyed to Athens Ohio Congregation of Jehovah's Witnesses of record in Deed Book 373, Pg.547;

Thence with the westerly line of said 1.16 acre tract together with the westerly line of said Chancellor Community L.L.C. tract, the following three courses;

1) South 15°07'51" West, a distance of 86.78 feet to a found 1/2" iron bar (referenced at North 82°06'35" East, 0.72 feet);

2) South 15°32'00" East, a distance of 103.70 feet to a found 1/2" iron bar (referenced at North 73°15'12" East, 0.33 feet);

3) South 29°12'30" East, a distance of 16.73 feet to an iron pipe set with a cap and being the northeasterly corner of a 2.444 acre tract as conveyed to Athens Health Partners, LTD. of O.R. 274, Page 617;

Thence with the northerly, westerly and southerly lines of said 2.444 acre tract together with the center line of Johnson Road (Athens County Road 7), the following four courses;

1) North 76°47'00" West, a distance of 346.79 feet to an iron pipe set with a cap;

2) South 13°13'00" West, a distance of 261.06 feet to a railroad spike set and being a point in said center line;

3) South 58°07'05" East continuing with said center line, a distance of 95.26 feet to a railroad spike set;

4) South 68°35'51" East continuing with said center line, a distance of 214.00 feet to the southeasterly corner of said 2.444 acre tract and a railroad spike set;

Thence continuing with said center line the following nine courses;

1) South 66°32'30" East, a distance of 14.19 feet to a railroad spike set;

2) South 69°07'20" East, a distance of 69.00 feet to a railroad spike set;

3) South 78°44'27" East, a distance of 37.70 feet to a railroad spike set;

4) South 84°41'23" East, a distance of 34.90 feet to a railroad spike set;

5) North 86°04'30" East, a distance of 34.04 feet to a railroad spike set;

6) North 63°21'25" East, a distance of 36.08 feet to a railroad spike set;

7) North 36°21'45" East, a distance of 35.45 feet to a railroad spike set;

8) North 24°02'29" East, a distance of 39.10 feet to a railroad spike set;



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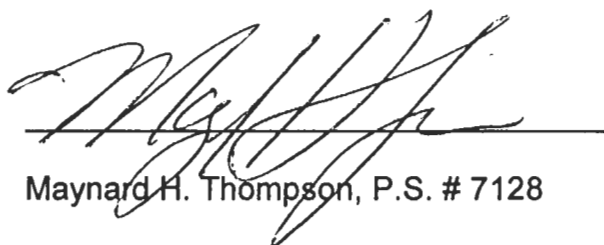
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9) North 08°05'11" East, a distance of 117.26 feet to a railroad spike set and being the northeasterly corner of said 1.00 acre tract and the southeasterly corner of said 1.16 acre tract;

Thence North 09°14'52" East with the easterly line of said 1.16 acre tract together with the westerly line of said Chancellor Community L.L.C. tract, a distance of 220.88 feet to the true point of beginning and containing 11.865 acres of land more or less.

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey performed in July 1998. The Basis of Bearing is South 21°58'02" East for the centerline of Johnson Road (Athens County Road 7).



Maynard H. Thompson, P.S. # 7128

Prepared: February 4, 1999

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GEA

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11.865 Acres

- ▲ = R.R. Spk. Fnd.
 - △ = RR Spk. Set
 - = I.P. Fnd.
 - = I.P. Set
- I.P. Set are 3/4" O.D. Iron Pin
30" long w/cap inscribed CEA.

☒ = Found Monument

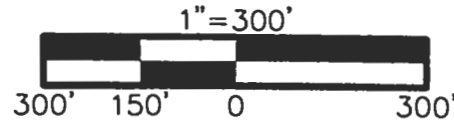
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blausen
DATE: 2-8-99

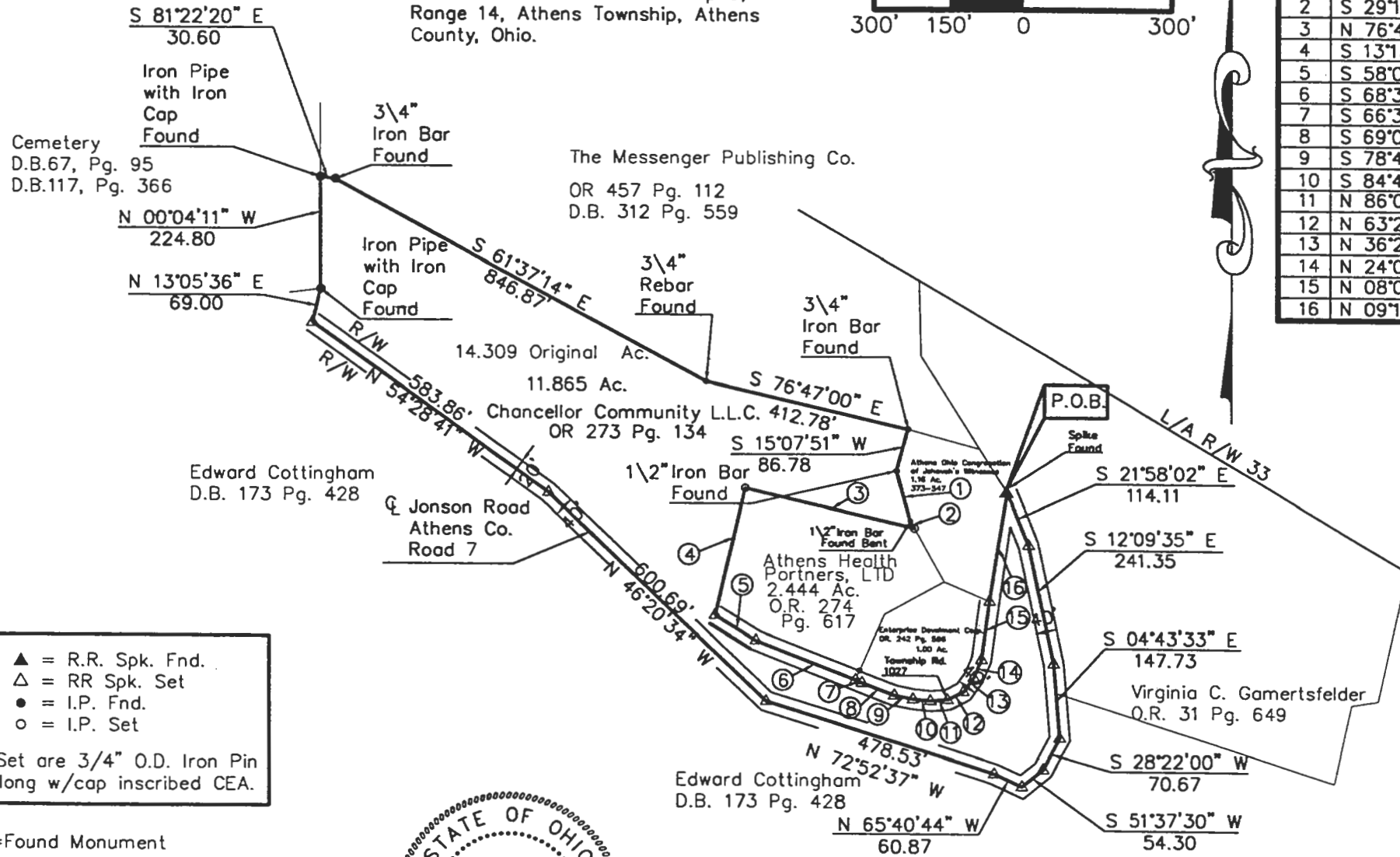
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Situated in In L.L. 71 and L.L. 72 of
Section 18 and 24 of Township 9,
Range 14, Athens Township, Athens
County, Ohio.



No.	Bearing	Dist.
1	S 15°32'00" E	103.70
2	S 29°12'30" E	16.73
3	N 76°47'00" W	346.79
4	S 13°13'00" W	261.06
5	S 58°07'05" E	95.26
6	S 68°35'51" E	214.00
7	S 66°32'30" E	14.19
8	S 69°07'20" E	69.00
9	S 78°44'27" E	37.70
10	S 84°41'23" E	34.90
11	N 86°04'30" E	34.04
12	N 63°21'25" E	36.08
13	N 36°21'45" E	35.45
14	N 24°02'29" E	39.10
15	N 08°05'11" E	117.26
16	N 09°14'52" E	220.88



This drawing was prepared by Civil Engineering Associates, Inc., Columbus Ohio from an actual field survey preformed in July 1998. The basis of bearing is South 21°58'02" East for the centerline of Johnson Road (Athens County Road 7).

Maynard H. Thompson 2/9/99
Maynard H. Thompson, P.S. 7128 Dqte