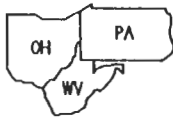


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**SEYMOUR & ASSOCIATES**



Voice: 614.385.4349 - Fax: 614.385.5954  
830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: Survey of 0.7295 acre tract in Farm Lot 96 (Section 21) City of Athens, Athens Township, Athens County, Ohio.

Grantor: Herb Brown

Grantee:

Legal Description: See Attached Exhibit "A"  
Plat of Survey: See Attached Exhibit "B"  
(reduced copy)

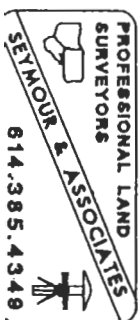


EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Herbert W. Brown, Trustee as recorded in Official Record 146 at page 259, Athens County Recorder's Office, said tract being part of Farm Lot 96 (Section 21), T9N, R14W, City of Athens, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southeast corner of Farm Lot 100 (Section 21);

Thence along one of the lines of Farm Lot 96 (Section 21), South 89 degrees 54 minutes 57 seconds East a distance of 210.00 feet to a P.K. Nail found in the center of State Route 56;

Thence leaving the line of Farm Lot 96 (Section 21) and along the center of said road, North 24 degrees 34 minutes 49 seconds East a distance of 831.81 feet to a point being Station 622+88.30 T.S.;

Thence leaving the center of said road, South 65 degrees 25 minutes 11 seconds East a distance of 60.00 feet to a point on the easterly right-of-way of State Route 56 and on the grantor's west line;

Thence along said right-of-way line and the grantor's west line, South 24 degrees 38 minutes 42 seconds West a distance of 30.72 feet to a point being the northwest corner of a tract in the name of James F. And Opal Scott as recorded in Official Record 1 at page 234 and the grantor's southwest corner;

Thence leaving said right-of-way line and along the north line of the Scott tract and the grantor's south line, South 65 degrees 19 minutes 53 seconds East a distance of 134.00 feet to an iron pipe found on the northeast corner of the Scott tract, the grantor's southeast corner and the west line of a tract in the name of State of Ohio - Ohio University as recorded in Official Record 67 at page 407, said iron pipe being referenced by an iron pipe found which bears South 41 degrees 52 minutes 28 seconds West a distance of 27.54 feet;

Thence along the west line of the State of Ohio tract and the grantor's east line, North 41 degrees 52 minutes 28 seconds East a distance of 477.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set and the principal place of beginning for the tract herein described;

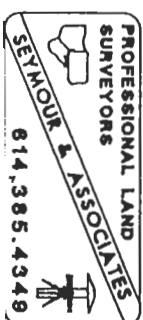
Thence leaving the west line of the State of Ohio tract and the grantor's east line and with a new line through the grantor's land that is 5.0 feet northerly of and parallel to the existing edge of concrete pavement, North 52 degrees 49 minutes 56 seconds West a distance of 225.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's west line and the easterly right-of-way line of State Route 56;

Thence along the grantor's west line and said right-of-way line, North 43 degrees 12 minutes 21 seconds East a distance of 91.31 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's northwest corner and the intersection of the south limited access right-of-way line of State Route 682 and the easterly right-of-way line of State Route 56;

Thence leaving the right-of-way line of State Route 56 and along the limited access right-of-way line of State Route 682 and the grantor's north line, South 71 degrees 03 minutes 35 seconds East a distance of 299.62 feet to an iron pipe found on the grantor's northeast corner and a northerly corner of the previously mentioned State of Ohio tract;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 12-15-97

[continued on page 2]



2

EXHIBIT "A"

Thence leaving said right-of-way line and along a westerly line of the State of Ohio tract and the grantor's east line the following two courses:

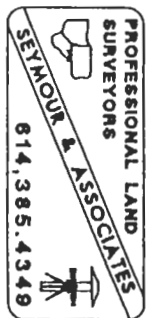
1. South 63 degrees 45 minutes 48 seconds West a distance of 142.20 feet to an iron pin found, and;
2. South 41 degrees 52 minutes 28 seconds West a distance of 57.56 feet to the principal place of beginning, containing 0.7295 acre (3,777.00 square feet) more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the south line of Farm Lot 100 (Section 21) as bearing North 89 degrees 54 minutes 57 seconds West and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, December 10, 1997.

  
Gerald W. Bayha, P.S. #6139



5



DATE OF DEEDING:  
THE DEEDS ON THIS PLAT ARE BASED  
ON THE SOUTH LINE OF PL.100 - 307.8  
AS DEEDS N 67°17' E AND ARE FOR  
THE DETERMINATION OF AREAS ONLY.

NO SCALE - REDUCED

REFERENCES:

- DEEDS AS NOTED
- COUNTY TAX MAPS
- RECORD SURVEYS
- EXISTING MONUMENTS
- ODOT HIGHWAY PLANS
- ATH-48-60.001
- ATH-26-859-1.41

State Route No. 682

West Union Street  
State Route No. 56

Area = 0.7295 Acre  
(31,777 sq. ft.)

**LEGEND**

- △ 3/8" x 30" KON PIN SET W/ADCAP STAMPED "SEYMOUR & ASSOC."
- POINT
- MONUMENT BOX FOUND
- PK NAIL FOUND
- KON PILE FOUND
- KON PIN FOUND
- PROPERTY LINE
- R/W RIGHT-OF-WAY (Access Forbidden)
- L/W LIMITED ACCESS RIGHT-OF-WAY (Access NOT Forbidden)
- Z COMMON OWNERSHIP
- 1/4 GAS LINE MARKER

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN ACCORDANCE WITH THE PROVISIONS OF THE RELEVANT STATUTES AND THAT SAID PLAT CORRECTLY DEPICTS THE LIMITS OF THE PARCEL SURVEYED HEREON.

THE LAST REVISION WAS MADE BY \_\_\_\_\_ OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

GERALD W. BAYHA, P.S.  
OHIO PROFESSIONAL SURVEYOR NO. 4291

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S PERSONAL SEAL AND SIGNATURE. THESE HAVE BEEN AFFIXED HEREON TO BOTH THIS AND THE ORIGINAL.

© 1997 Seymour & Associates

**PLAT OF SURVEY**

BEING PART OF FARM LOT 96 (SECTION 21) & SITUATED IN T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A., NORTH AMERICA, EARTH



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**SEYMOUR & ASSOCIATES**

Phone 614.266.4440 • Fax 614.266.4441  
200 W. Union St., P.O. Box 484, Logan, OH 43028-0484

NO.	DATE	REVISION
1	05/12/97	INITIAL

PREPARED BY: Herb Drown

FILE NO: 614.266.4440/ATHENS/VEEDS\_BAYHA  
LAST REV: 05/12/97

Exhibit "B"