

ATHENS CO. ENGINEER'S OFFICE SET

PROFESSIONAL LAND SURVEYORS

- URBAN LOTS & FARM SURVEYS
- CONSTRUCTION STAKEOUT
- OIL WELL PERMITTING
- LAND PLANNING
- SUBDIVISIONS
- AERIAL
- GPS

SEYMOUR & ASSOCIATES



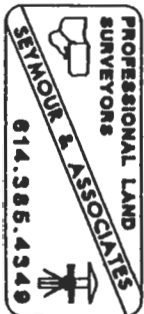
Voice: 614.385.4349 -- Fax: 614.385.5954
830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: Survey of 0.8791 acre tract in Farm Lot 96 (Section 21) City of Athens, Athens Township, Athens County, Ohio

Grantor: Herbert W. Brown Revocable Living Trust

Grantee:

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



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ATH# 21

EXHIBIT "A"

Being part of the tract of land that is now or formerly in the name of Herbert 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 334.08 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 southerly of, and parallel to, the existing edge of concrete pavement, North 66 degrees 59 minutes 27 seconds West a distance of 222.13 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 the following two (2) courses:

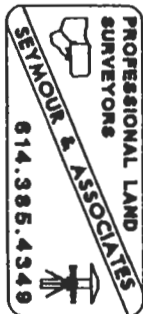
1. Along and with the arc of a curve to the right a distance of 117.34 feet to a 5/8" X 30" iron pin with a plastic identification cap set, said curve having a radius of 1,372.39 feet and a central angle of 04 degrees 53 minutes 56 seconds, the long chord of which bears North 33 degrees 40 minutes 49 seconds East, a distance of 117.31 feet to said iron pin set;
2. North 43 degrees 12 minutes 21 seconds East, a distance of 80.93 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the southwesterly corner of a 0.7295 acre parcel as recorded in Official Record 262 at page 1846 and the grantor's northwesterly corner;

Thence leaving the grantor's west line and the said right-of-way line, along the grantor's north line and the south line of said 0.7295 acre parcel, along a line that is 5.0 northerly of, and parallel to, the existing edge of concrete pavement, South 52 degrees 49 minutes 56 seconds East a distance of 225.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the grantor's northeasterly corner and the southeasterly corner of said 0.7295 acre parcel;

Thence along the grantor's east line and a westerly line of the previously mentioned State of Ohio tract, South 41 degrees 52 minutes 28 seconds West a distance of 143.72 feet to the principal place of beginning, containing 0.8791 acre (38,294 square feet), more or less, and subject to all easements of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaiser
DATE: 7-9-99

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The above described 0.8791 acre parcel is subject to an "Ingress-Egress Easement", for the benefit of the adjoining 0.7295 acre parcel to the north, out of the northwesterly corner of the 0.8791 acre parcel as depicted on the attached "Exhibit B" for the purpose of access to and from West Union Street.

The above described 0.8791 acre parcel is also subject to a "New Utility Easement "A" along the easterly side of the 0.8791 acre parcel as depicted on the attached "Exhibit B" for the purpose of extending existing or new utilities, of any sort or type, over, across or under, said easement for the benefit of the adjoining 0.7295 acre parcel to the north and the residue acreage to the south presently owned by the grantor herein.

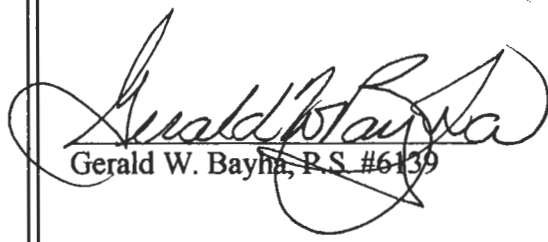
The above described 0.8791 acre parcel is also the beneficiary of the existing "20.0 foot Electric/Utility Easement" as recorded in Official Record 11, at page 114, and "New Utility Easement "B" along the east and south sides of the residue acreage of the south owned by the grantor herein as depicted on the attached "Exhibit B".

The above described 0.8791 acre parcel is also the beneficiary of the "10.0 foot Natural Gas Line Easement" and the "10.0 foot Easement for Waterline" over and across the residue acreage to the south owned by the grantor herein as depicted on the attached "Exhibit B." The grantor herein, and or, his heirs or assigns or agents, may relocate the waterline tap at any time onto the said 0.8791 acre parcel at their expense and thereby vacate the "10.0 foot Easement for Waterline" shown on "Exhibit B". The grantor herein, and or, his heirs or assigns, or agents, may relocate the natural gas service line into either the "20.0 foot Electric/Utility Easement" or "New Utility Easement "B" at their expense and thereby vacate the "10.0 foot Natural Gas Line Easement" shown on "Exhibit B".

All 5/8" X 30" iron pins with plastic identification caps set and found 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 is 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, on December 10, 1997, and revised on July 1, 1999.


Gerald W. Bayha, P.S. #6139





State Route No. 682

NO SCALE - REDUCED

REFERENCES

DEEDS AS NOTED
 COUNTY TAX MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS
 ODOT HIGHWAY PLANS
 ATH-482-10.001
 ATH-56-859-1.60

BASED ON MONUMENT
 THE BEARING ON THIS PLAT ARE BASED
 ON THE SOUTH LINE OF PL 130 - NOTED
 AS BEING IN 41°37'27" W. AND ARE FOR
 THE DETERMINATION OF AREA ONLY.

West Union Street
 State Route No. 56

Herbert W. Drom, Trustee
 O.R. 262, P. 8, 10-16
Area - 0.7295 Acre
 (31,777 sq ft)

Area - 0.8791 Acre
 (38,294 sq ft)

LEGEND

- △ 3/8" x 30" IRON PIN SET W/ADCAP STAMPED "SEYMOUR & ASSOC." (10)
- POINT (1)
- MONUMENT BOX FOUND (2)
- ⊙ P.K. NAIL FOUND (3)
- ⊖ IRON PIPE FOUND (3)
- ⊙ IRON PIN FOUND (3)
- PROPERTY LINE
- R/W RIGHT-OF-WAY (Access Permitted)
- L/W LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
- Z COMMON OWNERSHIP
- ⊙ GAS OR WATER METER (4)
- O.V.D. POWER/TELE POLE (2)
- O.V.D. POWER POLE (2)
- O.V.D. TELEPHONE POLE (2)
- U/S GAS LINE MARKER (4)
- O.V.D. BRICK SIGN + PILLARS (2)
- O.V.D. STREET LIGHT (2)

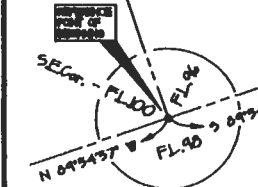
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE FOREGOING AND FROM EXISTING PUBLIC RECORDS AND THAT THIS PLAT CORRECTLY DEPICTS THE LIMITS OF THE PARCEL SURVEYED HEREON.

THE LAST REVISION WAS MADE IN _____ OF _____.

THIS CERTIFICATION WAS MADE BY ME ON _____ DAY OF _____, _____.

[Signature]
 GERALD W. SAYRA
 O&P PROFESSIONAL SURVEYOR NO. 604

© 1999 Seymour & Associates



AC	MAN	RAW
AT 3.00	5	12.10.97

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



PROFESSIONAL LAND SURVEYORS

- URBAN LOTS & FARM SURVEYS
- CONSTRUCTION STAKEOUT
- OR WELL PERMITTING
- LAND PLANNING
- SUBDIVISIONS
- AERIAL
- GPS

SEYMOUR & ASSOCIATES

Value: (616) 660-0500 • Fax: (616) 660-0501
 600 Wilbur Dr., Addison, MA, 01469, USA, 01469-0001

FILE NO. 07400047000000000000_0000
 LAST REV 07/27/01 BY 004

Exhibit "B"

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State Route No. 682

West Union Street
State Route No. 56

BASIS OF BEARINGS:
THE BEARINGS ON THIS PLAT ARE BASED
ON THE SOUTH LINE OF FL.100 - SECT.21
AS BEARING N 89°54'57" W, AND ARE FOR
THE DETERMINATION OF ANGLES ONLY.



REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS
O.D.O.T. HIGHWAY PLANS:
ATH-682-(10.00)
ATH-56-(11.55-11.96)

624+70.00 - S.R.56 -
81+79.40 - S.R.682

Herbert W. Brown, Trustee
O.R. 262, Pg. 1846

Area - 0.7295 Acre
(31,777 Sq.Ft.)

Area - 0.8791 Acre
(38,294 Sq.Ft.)

State of Ohio - OHIO UNIVERSITY - O.R.67, P.407

Lc = 37.58'
R = 1372.33'
Delta = 0°53'40.9"
Chd. - N 30°26'46" E - 37.58'

Lc = 117.34'
R = 1372.33'
Delta = 0°4'53.56"
Chd. - N 33°40'49" E - 117.31'

625+38.30 S.C.

622+88.30 T.S.

Herbert W. Brown, TRUSTEE - O.R.146 @ Pg.259
2.9072 Acres
(-) 0.8791 Acre
(-) 0.7295 Acre
1.2986 ACRE REMAINING

10.0' Natural Gas Line Easement
20.0' Electric/Utility Easement - (O.R. II, Pg. 114)
New Utility Easement 'B'

James F. & Opal Scott
O.R.I, Pg.234

State of Ohio - OHIO UNIVERSITY - O.R.67, P.407

Checked for
Professional Accuracy
JAMES COUNTY
SURVEYORS OFFICE
S. Blausen
7-9-99

LEGEND

- △ 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "SEYMOUR & ASSOC." (6)
- POINT (9)
- MONUMENT BOX FOUND (2)
- ⊙ P.K. NAIL FOUND (1)
- IRON PIPE FOUND (3)
- ⊙ IRON PIN FOUND (1)
- ℙ PROPERTY LINE
- R/W RIGHT-OF-WAY (Access Permitted)
- L/A/W LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
- Z COMMON OWNERSHIP
- ⊙ GAS OR WATER METER (4)
- ⊙ OVHD. POWER/TELE. POLE (1)
- ⊙ OVHD. POWER POLE (2)
- ⊙ OVHD. TELEPHONE POLE (5)
- U/G GAS LINE MARKER (4)
- ⊙ OVHD. BRICK SIGN & PILLARS (1)
- OVHD. STREET LIGHT (2)

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN DEED OF 1907 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY DEPICTS THE LIMITS OF THE PARCEL SURVEYED HEREON.

THE LAST REVISION WAS MADE IN July OF 1999

THIS CERTIFICATION WAS MADE BY ME ON THE 8th DAY OF July, 1999

Gerald W. Bayha
GERALD W. BAYHA, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 6139

STATE OF OHIO
GERALD W. BAYHA
S-6139
PROFESSIONAL SURVEYOR

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND ORIGINAL SIGNATURE AFFIXED HERETO, BOTH IN RED INK.



CO. ENGINEER'S OFFICE
RECORD COPY

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SHEET	REVISIONS		PLAT OF SURVEY	STATE OF OHIO GERALD W. BAYHA S-6139 REGISTERED SURVEYOR	PROFESSIONAL LAND SURVEYORS • URBAN LOTS & FARM SURVEYS • CONSTRUCTION STAKEOUT • OIL WELL PERMITTING • LAND PLANNING • SUBDIVISIONS • AERIAL • GPS SEYMOUR & ASSOCIATES Voice: 614.388.4349 Fax: 614.388.8984 830 W. Hunter St., P.O. Box 624, Logan, OH, 43138-0624
	07.01.99	0.8791 Acre Parcel Added & Elect., Gas, Water, Utility & Ingress-Egress Easmts. Added by - GDB			
JOB	DRAWN	DATE	SURVEYED FOR:		
AT9608	GDB	12.10.97	Herb Brown		