

**PERRY ASSOCIATES, INC.**  
**CONSULTING ENGINEERS AND SURVEYORS**  
**P.O. BOX 429 THORNVILLE, OHIO 43076**  
**PHONE: 1-800-648-8151 / 740-246-4491**  
**FAX: 1-800-648-8150 / 740-246-9201**

**Deed Description**  
**7.528 Acres / 327,923 Sq. Ft.**

Being a resurvey of a 5.00 acre tract conveyed to John F. Kroner Jr. as described and recorded in Official Record 143, page 96, together with a survey of a portion (2.528 acres) of a parcel conveyed to John F. Jr. and Donna Kroner as described and recorded in Deed Volume 341, page 85 in the Athens County Recorder's Office and being more particularly described as follows:

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Lot 156 and Lot 157 of the Ohio university farm Lease in Section 31, Township 9N, Range 14W, and being further described as follows:

Commencing for reference at the Southeast corner of said Lot 157, and being on the South property line of said parcel conveyed to John F. Jr. and Donna Kroner of which this description is part;

Thence N 00° 00' 00" E, a distance of 991.95 feet with the East line of Lot 157 across said parcel conveyed to Kroner to an iron pin set, and being the **True Place of Beginning** of the tract herein described;

Thence N 89° 40' 28" W, a distance of 299.65 feet with a new line across said parcel conveyed to Kroner, of which this description is part, to an iron pin set at the Northwesterly corner thereof, also being the East property line of a parcel conveyed to William W. Foster, Deed Volume 264, Page 395, and being the Southwest corner of said 5.00 acre parcel conveyed to John F. Kroner Jr.;

Thence following the Westerly property line of said 5.00 acre parcel N 00° 00' 00" E, a total distance of 736.38 feet (passing an iron pin found at 712.45 feet) to a railroad spike set in the centerline of Baker Road (Co. Rd. 10), also being the Northwest corner of said 5.00 acre parcel;

Thence with the centerline of said Baker Road, N 72° 46' 40" E, a distance of 209.29 feet to an iron pin found at the Northeast corner of said 5.00 acre tract;

Thence with new lines across said parcel conveyed to Kroner of which this description is a part, the following four (4) courses and distances;

1. S 07° 07' 12" W, a distance of 175.88 feet to an iron pin set;
2. S 73° 30' 55" E, a distance of 455.23 feet to an iron pin set;
3. S 24° 01' 22" W, a distance of 544.00 feet to an iron pin set;
4. N 89° 40' 28" W, a distance of 93.51 feet to the place of beginning;


The above description contains a total of 7.528 acres (2.666 acres in Lot 156 and 4.862 acres in Lot 157) more or less, and is subject to all legal easements, restrictions and right-of-ways or record.

The bearings of the above description are based on the east line of Lot 157 as being N 00° 00' 00" E, and are used to denote angles only.

All iron pins set are 5/8" O.D. Reinforcing Bars with yellow caps labelled "Dennis P. Hagan #6917."

The above description was based on an actual field survey by Perry Associates, Inc. under the supervision of Dennis P. Hagan, P.E., P.S., on May 2000.

5/31/00  
Date

  
Dennis P. Hagan, P.E., P.S.  
Ohio Registered Surveyor #6917

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY S. Blawie  
DATE 6-22-2000

Deed00/0092335

ATT# 31

000098

**PROPERTY LOCATION:**

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ATHENS, BEING PART OF LOT 156 AND LOT 157 OF THE OHIO UNIVERSITY FARM LEASE IN SECTION 31, TOWNSHIP 9N, RANGE 14W.

**PREPARED FOR:**  
 JOHN F. KRONER, JR.

**INVOICE NO. 0005252**  
**FILE NO. 92335AT**

COMMUNITY PANEL NO.  
 390760-0005-A  
 NON-FLOOD ZONE C.

BEING A RESURVEY OF A 5.00 ACRE TRACT CONVEYED TO JOHN F. KRONER JR. (O.R. 143, PF. 96), TOGETHER WITH A SURVEY OF A PORTION (2.528 ACRES) OF A PARCEL CONVEYED TO JOHN F. JR. AND DONNA KRONER VOL. 341, PG. 85) AND BEING RECORDED IN THE ATHENS COUNTY RECORDER'S OFFICE.

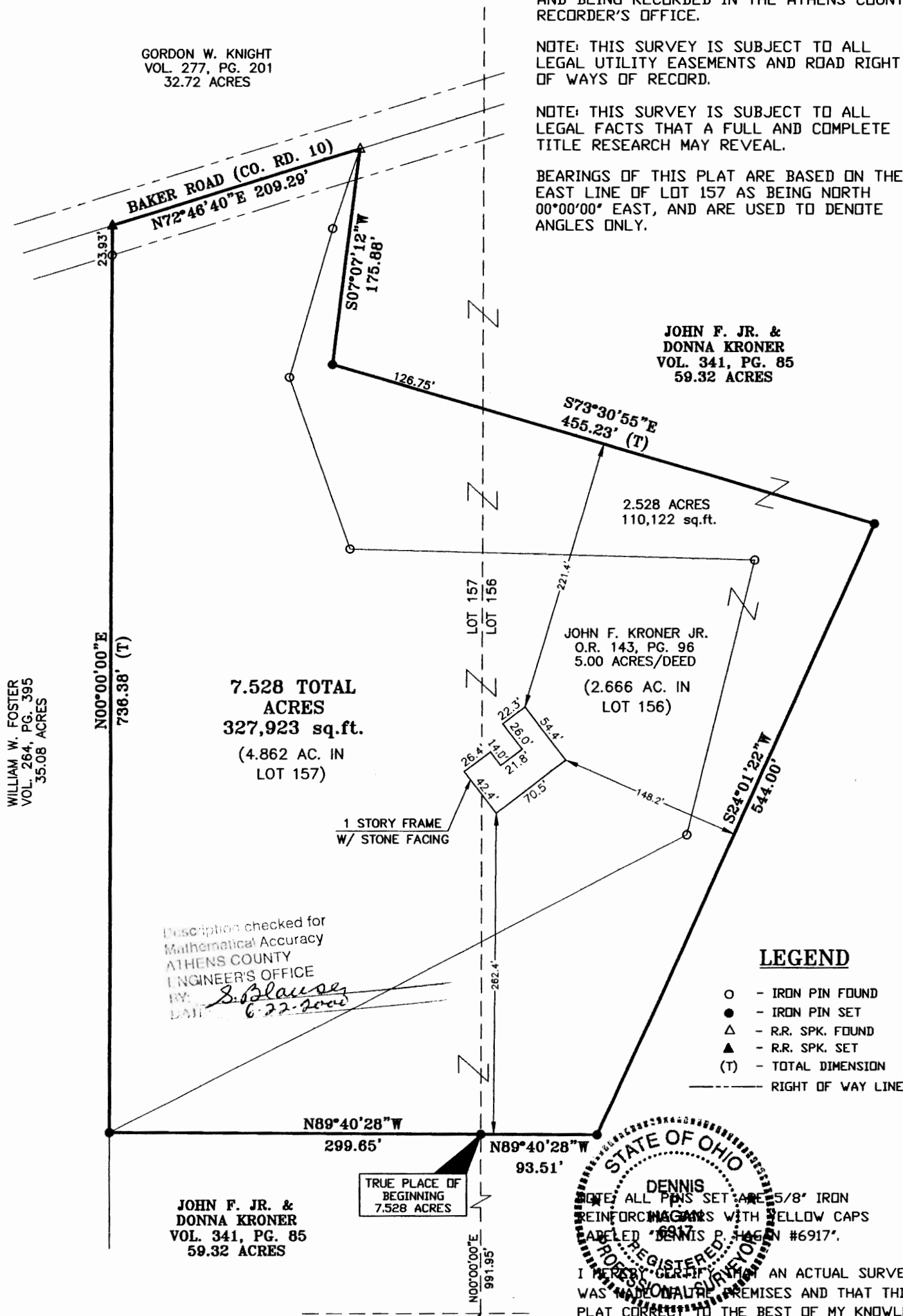
NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

BEARINGS OF THIS PLAT ARE BASED ON THE EAST LINE OF LOT 157 AS BEING NORTH 00°00'00" EAST, AND ARE USED TO DENOTE ANGLES ONLY.

GORDON W. KNIGHT  
 VOL. 277, PG. 201  
 32.72 ACRES

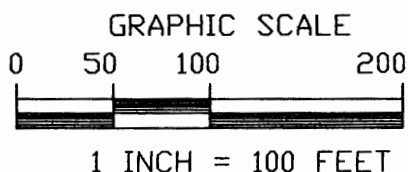
JOHN F. JR. &  
 DONNA KRONER  
 VOL. 341, PG. 85  
 59.32 ACRES



Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *S. Blause*  
 DATE: *6-22-2000*

**LEGEND**

- - IRON PIN FOUND
- - IRON PIN SET
- △ - R.R. SPK. FOUND
- ▲ - R.R. SPK. SET
- (T) - TOTAL DIMENSION
- RIGHT OF WAY LINE



DATED *5/3/00* *Dennis P. Hagan*  
 DENNIS P. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6917