

December 5, 2016

**DESCRIPTION OF 3.791 ACRES
SOUTH OF EAST STATE STREET (WIDTH VARIES)
EAST OF HOPE DRIVE
WEST OF LAKE HILL ROAD
CITY OF ATHENS, ATHENS COUNTY, OHIO**

Situated in the State of Ohio, County of Athens, City of Athens, Fractional Section 34 (Auditor's Section 28), Range 13 West, Township 5 North, Ohio Company Purchase, being 3.791 acres of land and being part of that 10.880 acre tract of land described as Parcel II in a deed to Holzer Health System, of record in Official Record 469, Page 1694, all references herein being to the records located in the Recorder's Office, Athens County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the northeasterly corner of said Fractional Section 34, being Station 907+00.20/176.19 feet right of the centerline of U.S. Route 50 as shown and delineated on Ohio Department of Transportation Plans ATH-50-14.10 and ATH-50-18.54; Thence South 3° 31' 09" West, along the easterly line of said Fractional Section 34, a distance of 41.17 feet to a point on the southerly limited access right-of-way line of said U.S. Route 50, also being a point on the northerly line of a 14.860 acre tract of land described as Parcel I in a deed to Holzer Health System, of record in said Official Record 469, Page 1694; Thence along said southerly limited access right-of-way line and the northerly line of said 14.860 acre tract, the following courses;

1. South 89° 47' 41" West, a distance of 216.19 feet to an iron pin found with a plastic cap inscribed "Canter PS-7226";
2. South 89° 47' 35" West, a distance of 150.81 feet to an iron pin found with a plastic cap inscribed "Canter PS-7226" at the northeasterly corner of a 1.489 acre tract of land as described in a deed to the City of Athens, of record in Official Record 435, Page 404;

Thence South 0° 00' 00" West, along the easterly line of said 1.489 acre tract and the westerly line of said 14.860 acre tract, a distance of 90.00 feet to an iron pin found with a plastic cap inscribed "Canter PS-7226" at the northeasterly corner of the previously mentioned 10.880 acre tract, being Station 964+83.84/131.10 feet right of the previously mentioned centerline;

Thence South 89° 47' 34" West, along the southerly line of said 1.489 acre tract and the northerly line of said 10.880 acre tract, a distance of 445.46 feet to and iron pin set and the **TRUE PLACE OF BEGINNING**;

Thence South 0° 11' 04" East, through said 10.880 acre tract, with a new line of division, passing an iron pin set at a distance of 273.20 feet, a total distance of **733.25 feet** to a point in the northerly line of a 45 acre tract of land as described in a deed to Homer P. Cummings, of record in Volume 90, Page 108 and being a point near the centerline of the Hocking River;

Thence South 71° 22' 27" West, along the northerly line of said 45 acre tract and along said centerline a distance of **118.78 feet** to a point at the southeasterly corner of a 13.327 acre tract of land as described in a deed to James B. Hayes, of record in Official Record 226, Page 608;

Thence along the easterly line of said 13.327 acre tract the following courses;

1. North 3° 31' 07" East, a distance of **107.02 feet** to an iron pin set;
2. North 28° 07' 35" West, distance of **361.16 feet** to an iron pin found with a plastic cap inscribed "Canter PS-7226" at the southeasterly corner of a 1.996 acre tract of land as described in a deed to Hocking River Properties, Ltd., of record in Official Record 328, Page 2168;

Thence North 0° 11' 04" West, along the easterly line of said 1.996 acre tract, a distance of **344.86 feet** to an iron pin found with a plastic cap inscribed "Canter PS-7226" at the southwesterly corner of the previously mentioned 1.489 acre tract;

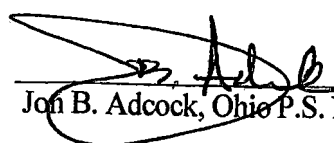
Thence North 89° 47' 34" East, along the southerly line of said 1.489 acre tract, a distance of **275.00 feet** to the **TRUE PLACE OF BEGINNING** and containing **3.791 acres** of land;

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461."

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461 and is based on a field survey performed in November, 2016.

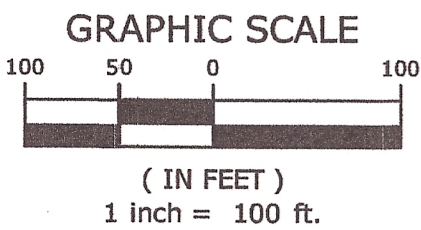
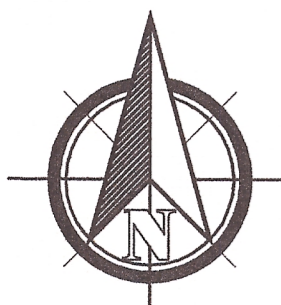
The 3.791 acre tract described above is part of Athens County Auditor's Parcel No. E04-02801008-07.

 12/13/16
Jon B. Adcock, Ohio P.S. No. 8461 Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:  DATE: 12/13/16



HOCKING RIVER PROPERTIES, LTD.
O.R. 328, PG. 2168
1.996 ACRES

LEGEND:

- IRON PIN SET (5/8"X30" REBAR W/CAP INSCRIBED "JON ADCOCK S-8461")
- ⊙ IRON PIN FOUND (AS NOTED)

JAMES B. HAYES
O.R. 226, PG. 608
13.327 ACRES

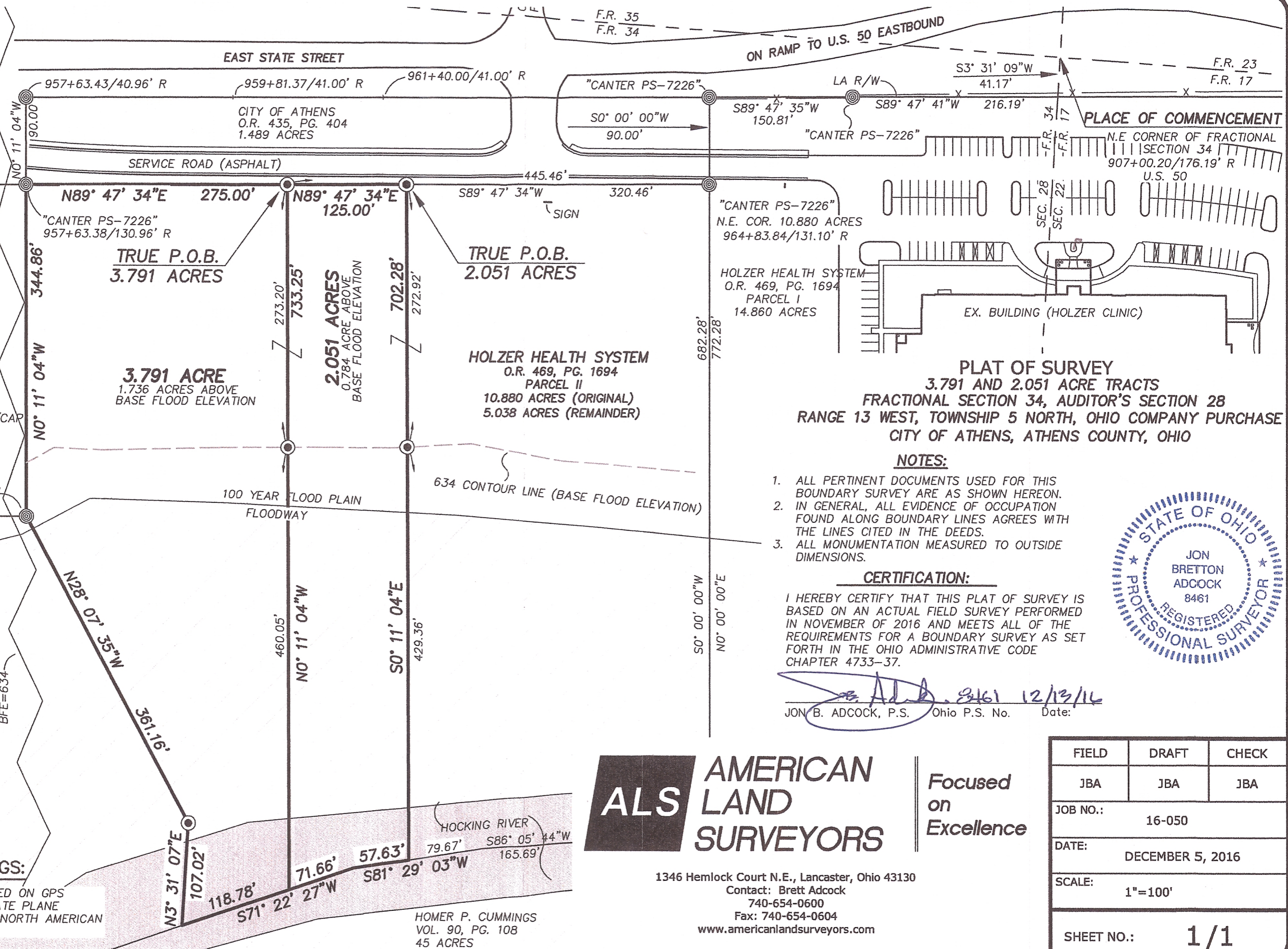
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: D. E. S. W.
DATE: 12/13/16

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

HOMER P. CUMMINGS
VOL. 90, PG. 108
45 ACRES



PLAT OF SURVEY
3.791 AND 2.051 ACRE TRACTS
FRACTIONAL SECTION 34, AUDITOR'S SECTION 28
RANGE 13 WEST, TOWNSHIP 5 NORTH, OHIO COMPANY PURCHASE
CITY OF ATHENS, ATHENS COUNTY, OHIO

NOTES:

1. ALL PERTINENT DOCUMENTS USED FOR THIS BOUNDARY SURVEY ARE AS SHOWN HEREON.
2. IN GENERAL, ALL EVIDENCE OF OCCUPATION FOUND ALONG BOUNDARY LINES AGREES WITH THE LINES CITED IN THE DEEDS.
3. ALL MONUMENTATION MEASURED TO OUTSIDE DIMENSIONS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER OF 2016 AND MEETS ALL OF THE REQUIREMENTS FOR A BOUNDARY SURVEY AS SET FORTH IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

J. B. Adcock 12/13/16
JON B. ADCOCK, P.S. Ohio P.S. No. Date:



ALS AMERICAN LAND SURVEYORS

Focused on Excellence

1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	16-050	
DATE:	DECEMBER 5, 2016	
SCALE:	1"=100'	
SHEET NO.:	1/1	