



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

Situated in Section 34, Canaan Township, Town 5, Range 13, Athens City, Athens County, Ohio and described as follows:

Commencing at an iron pin** at the northwest corner of said Section 34; thence on an assumed bearing along the west line of said Section 34 and east line of Farm Lot 24 of Section 4 of Athens Township South 05 Degrees 32 Minutes 51 Seconds West a distance of 2713.89 feet to a point where said Section line intersects the estimated former centerline of railroad track located within a tract described in Volume 109 Page 215 of the Athens County Official Deed Records and being Valuation Station 8490+33.70 (by survey) of the former centerline of said railroad track (Ref: Baltimore & Ohio Railroad Company Valuation Map 145.1, Sheet 33); thence along said railroad centerline South 85 Degrees 13 Minutes 14 Seconds East a distance of 2406.30 feet to a point at the centerline of track at Valuation Station 8514+40.00 on the east line of said tract described in Volume 109 Page 215 of the Athens County Official Deed Records and said point is THE TRUE POINT OF BEGINNING; thence leaving the estimated centerline of the former track and along the east line of said tract described in Volume 109 Page 215 of the Athens County Official Deed Records South 04 Degrees 46 Minutes 46 Seconds West a distance of 28.00 feet to an iron pin** located 28 feet right of Station 8514+40 on the south line of the railroad right of way; thence along said south railroad right of way line the following two bearings and distances: 1) South 85 Degrees 13 Minutes 14 Seconds East a distance of 1231.10 feet to a point located 28 feet right of Station 8526+71.10; thence 2) South 85 Degrees 13 Minutes 44 Seconds East a distance of 1195.76 feet to a set iron pin located 28 feet right of Station 8538+66.86 on the west line of an 8.66 acre tract described in Volume 169 Page 753 of the Athens County Official Deed Records; thence along the west line of said 8.66 acre tract North 05 Degrees 16 Minutes 41 Seconds East, passing a found iron pin at 2.54 feet, and passing the former centerline of track (Centerline Station 8538+67.11) at 28 feet, for a total distance of 103.00 feet to a set iron pin on the north right of way of aforesaid railroad located 75 feet left of Station 8538+67.77; thence along the north right of way line of said railroad the following four bearings and distances: 1) North 85 Degrees 13 Minutes 44 Seconds West a distance of 1093.55 feet to a point 75 feet left of Station 8527+74.22; thence 2) North 07 Degrees 13 Minutes 46 Seconds East a

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distance of 25.02 feet to a point 100 feet left of Station 8527+75.29; thence 3) North 85 Degrees 13 Minutes 44 Seconds West a distance of 104.19 feet to a point 100 feet left of Station 8526+71.09; thence 4) North 85 Degrees 13 Minutes 14 Seconds West a distance of 1231.09 feet to an iron pin** 100 feet left of Station 8514+40 on the east line of aforesaid tract described in Volume 109 Page 215 of the Athens County Official Deed Records ; thence along the east line of said tract South 04 Degrees 46 Minutes 46 Seconds West a distance of 100.00 feet to the POINT OF BEGINNING and containing 6.506 acres (283381 square feet) and being a part of the C.S.X Transportation Incorporated Right of Way. Grantor claims title by case recorded in Probate Court Journal Volume 1, Page 33.(Ref.Starr etal v. Marietta & Cincinnati Railroad - May 14,1853) identified as Parcel No.2*; by adverse possession identified as Parcels 8 and 9*; and by Probate Court Proceedings from Daniel Stewart et al identified as Parcel No3*.

*All as shown on the Right of Way and Track Map of the Baltimore and Ohio Railroad Company-Station 8500+80.0 to 8606+40.8.

**Denotes calculated location of monument based on a previous survey.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed " L.F. SWOYER PS 6765."

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated May 23, 2002.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 6-17-02

PROPERTY

CONSTRUCTION

SUBDIVISIONS

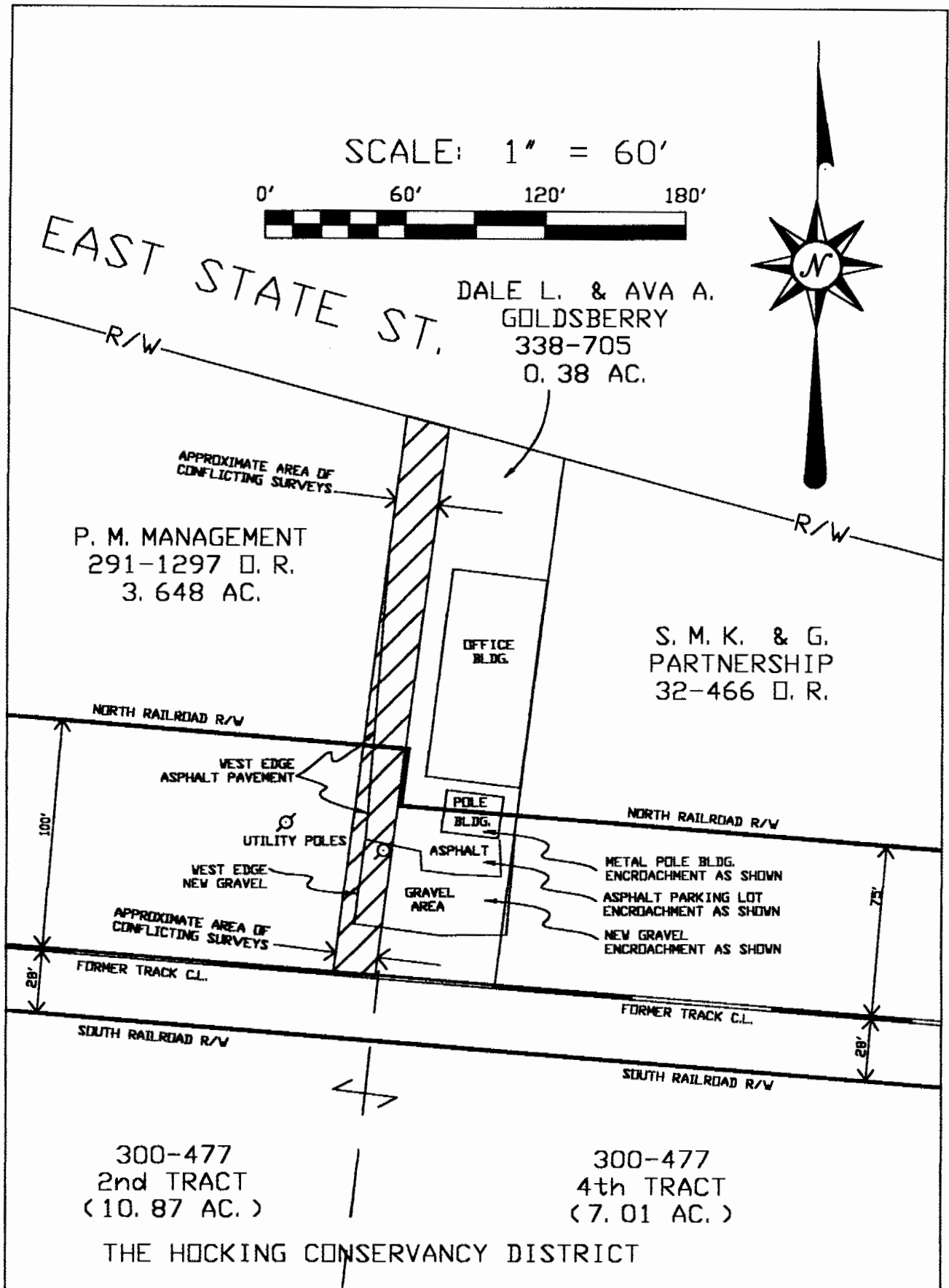
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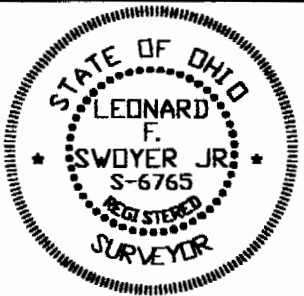
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ATHENS, OHIO 45701
740/593-6701



Plat of EXHIBIT 'A' (ENCROACHMENTS AND APPROXIMATE AREA OF CONFLICTING PROPERTY SURVEYS) Scale: 1"=60'
 Surveyed for: THE CITY OF ATHENS Date: 5-23-02
 Subdivision: ---
 Township CANAAN Section 34 Town 5 Range 13
 Corporation CITY OF ATHENS County ATHENS Ohio



Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765

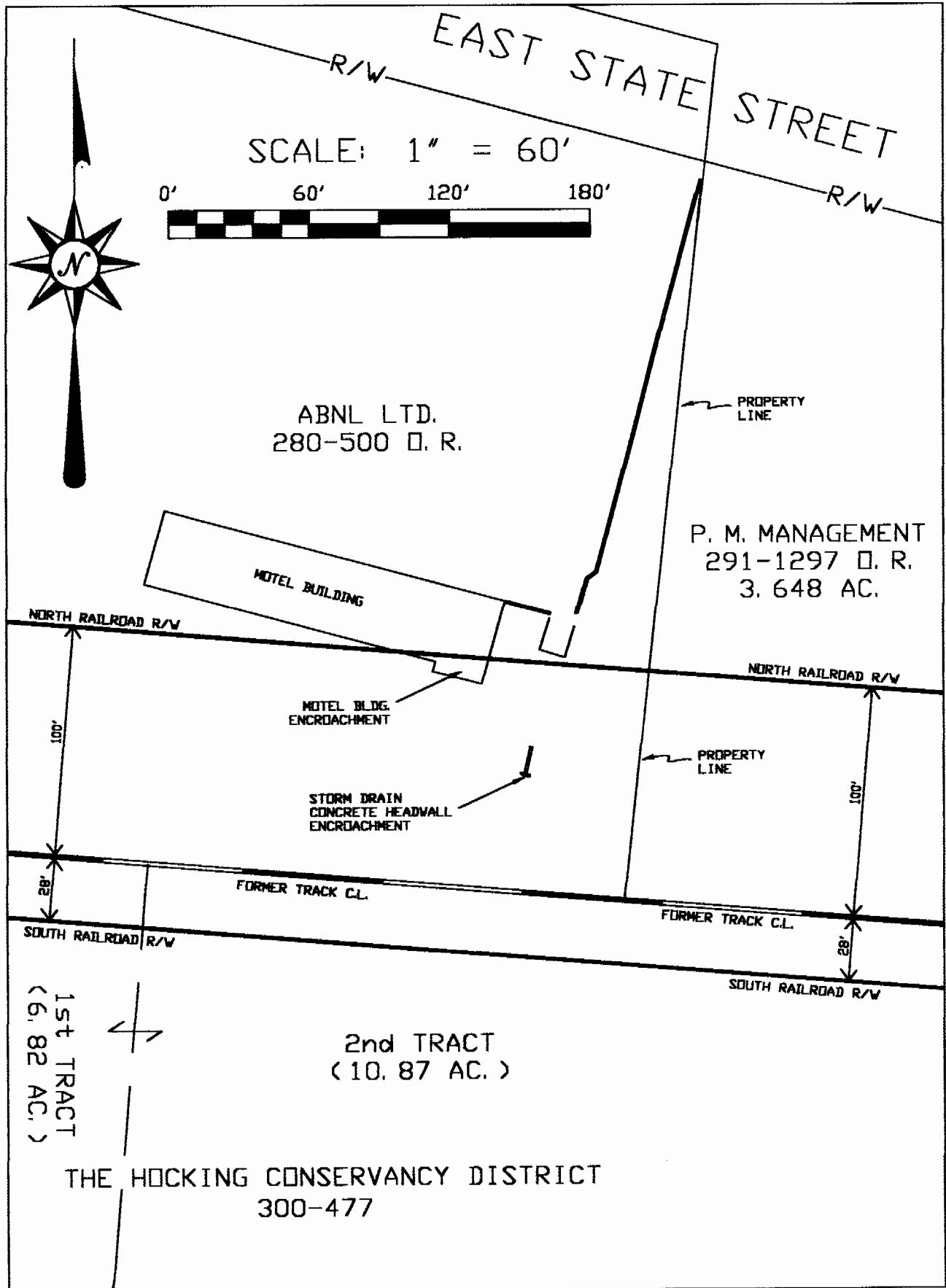
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Plat of EXHIBIT "B" (ENCROACHMENTS) **Scale:** 1" = 60'

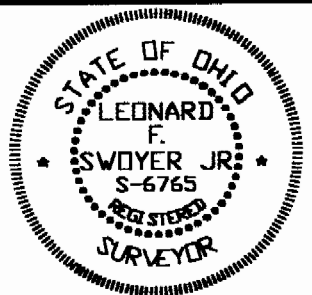
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Subdivision ---

Township CANAAN **Section** 34 **Town** 5 **Range** 13

Corporation CITY OF ATHENS **County** ATHENS **Ohio**

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