

PROPERTY DESCRIPTION

Being situated in the Northeast Quarter of Section 13, T-10-N, R-15-W, Lee Township, Athens County, Ohio, being a part of the R. A. Eberts, Inc., land (V92/460), and being more particularly described as follows;

Commencing at the Southwest corner of the North Half of the Northeast Quarter, thence, S 85° 39' 45" E, passing a set iron pin at 1373.86 feet, a distance of 1917.24 feet to a set iron pin being on the Northerly line of County Road 12 (Formerly U.S. Route 50) and being the PLACE OF BEGINNING of this description;

Thence, the following six calls being on the North line of County Road 12;

- S 54° 45' 45" W, a distance of 63.18 feet to a set iron pin;
- S 63° 32' 41" W, a distance of 310.57 feet to a set iron pin;
- S 62° 25' 28" W, a distance of 168.71 feet to a set iron pin;
- S 67° 58' 28" W, a distance of 133.32 feet to a set iron pin;
- S 76° 07' 45" W, a distance of 194.43 feet to a set iron pin;
- S 83° 19' 20" W, a distance of 102.37 feet to a set iron pin being in the center of a creek;

Thence, N 48° 45' 59" E, through the Eberts land, a distance of 349.82 feet to a set iron pin being in the center of a creek;

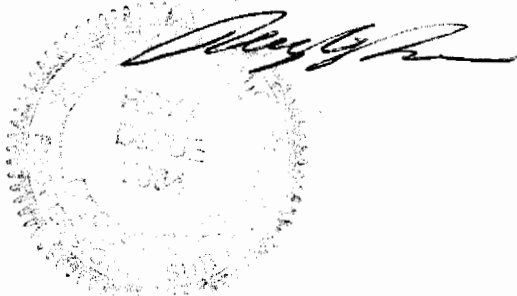
Thence, N 27° 11' 43" E, through the Eberts land, a distance of 193.30 feet to a set iron pin being in the center of a creek, being on the W. Myers line (V368/697) and being on the South line of the North Half of the Northeast Quarter;

Thence, S 85° 39' 45" E, on the Myers line, distance of 543.38 feet to the PLACE OF BEGINNING containing 3.140 acres.

Bearings are based on a previous survey. All set iron pins are 5/8" X 36" with plastic cap number 7084.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

PREPARED FROM A SURVEY IN JUNE, 1998, BY ROY A. DePUE & ASSOCIATES, INC. ROY A. DePUE, PS7084.



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 7-9-98

LEE#13

PROPERTY DESCRIPTION

Being situated in the Northeast Quarter of Section 13, T-10-N, R-15-W, Lee Township, Athens County, Ohio, being a part of the R. A. Eberts, Inc., land (V92/460), and being more particularly described as follows;

Commencing at the Southwest corner of the North Half of the Northeast Quarter, thence, S 85° 39' 45" E, passing a set iron pin at 1373.86 feet, a distance of 1917.24 feet to a set iron pin being on the Northerly line of County Road 12 (Formerly U.S. Route 50) and being the PLACE OF BEGINNING of this description;

Thence, the following six calls being on the North line of County Road 12;

S 54° 45' 45" W, a distance of 63.18 feet to a set iron pin;
S 63° 32' 41" W, a distance of 310.57 feet to a set iron pin;
S 62° 25' 28" W, a distance of 168.71 feet to a set iron pin;
S 67° 58' 28" W, a distance of 133.32 feet to a set iron pin;
S 76° 07' 45" W, a distance of 194.43 feet to a set iron pin;
S 83° 19' 20" W, a distance of 102.37 feet to a set iron pin being in the center of a creek;

Thence, N 48° 45' 59" E, through the Eberts land, a distance of 349.82 feet to a set iron pin being in the center of a creek;

Thence, N 27° 11' 43" E, through the Eberts land, a distance of 193.30 feet to a set iron pin being in the center of a creek, being on the W. Myers line (V368/697) and being on the South line of the North Half of the Northeast Quarter;

Thence, S 85° 39' 45" E, on the Myers line, distance of 543.38 feet to the PLACE OF BEGINNING containing 3.140 acres.

Bearings are based on a previous survey. All set iron pins are 5/8" X 36" with plastic cap number 7084.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

PREPARED FROM A SURVEY IN JUNE, 1998, BY ROY A. DePUE & ASSOCIATES, INC. ROY A. DePUE, PS7084.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausz
DATE: 7-9-98

BEARINGS BASED ON A PREVIOUS SURVEY.
USE TO DENOTE ANGLES ONLY.



- REF. DOCS.
1. TAX PLATS
2. DEEDS AND PRIOR AS LISTED
3. USGS QUAD. MAP
4. PRIOR SURVEYS
5. ODOT R/W MAPS

NOTE:
TRACT 1 TO TRANSFER TO ADJOINER R. A. EBERTS, INC.
TRACT 2 TO TRANSFER TO ADJOINER WALLACE J. MYERS.

WALDEN WOODS SUBDIVISION ENV. 475 A & B S 85°54'52"E R.A. EBERTS, INC. V38/944 SEC. 14 SEC. 13

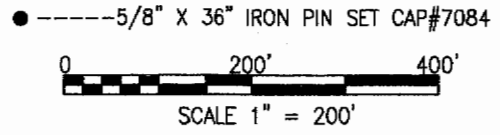
NORTHWEST CORNER OF THE EAST HALF OF SEC. 13

R.A. EBERTS, INC. V38/932

R.A. EBERTS, INC. V55/964

WALLACE J. MYERS
& ROSE O'SHARON MYERS
V368/697

LEGEND



MID SECTION LINE

N 04°07'30"E

850.00'

850.00'

S 04°07'30"W

N 04°07'30"E

519.15'

2.983 AC.

S 04°07'30"W

520.25'

250.00'

N 85°39'45"W

S 85°39'45"E
250.00'

SOUTH LINE OF NORTH HALF OF THE N.E. 1/4 OF SEC. 13

S 85°39'45"E
1123.86'

R.A. EBERTS, INC.
V92/460

N 27°11'43"E
193.30'
CENTER OF CREEK

TRACT 2
3.140 AC.

NORTH LINE OF C.R. 12
FORMERLY U.S. ROUTE 50

S 85°39'45"E
543.38'

P.O.B. 2

S 54°45'45"W
63.18'

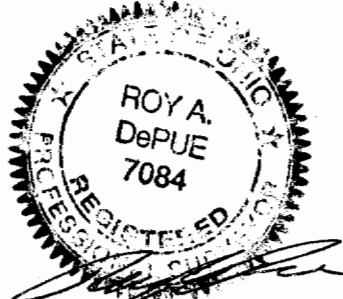
S 63°32'41"W
310.57'

S 62°25'28"W
168.71'

S 67°58'28"W
133.32'

S 83°19'20"W
102.37'

S 76°07'45"W
194.43'



ROY A. DePUE &
ASSOCIATES, INC.
ENGINEERING & SURVEYING
35510 LAKEVIEW ROAD
HAMDEN, OHIO 45834
740-384-5218

PLAT OF TWO SURVEYS IN THE EAST HALF OF SEC. 13, T-10-N, R-15-W, LEE TOWNSHIP, ATHENS COUNTY, OHIO, CONTAINING 2.983 ACRES IN TRACT 1 AND 3.140 ACRES IN TRACT 2. ROY A. DePUE, PS7084.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blouse
DATE: 7-9-98

| | |
|--------------------|-------------|
| Project 98-135 | Sheet P1 |
| Date 6-30-98 | |
| Scale 1" = 200' | |