

MORRIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

2.641 ACRE DESCRIPTION

Situated in the State of Ohio, County of Athens, Township of Lee, and being a part of Outlot 19, of the Southeast Quarter of Section 3, Township 10, Range 15, of the Ohio Company Purchase Lands. Being a 2.641 acre parcel of land out of that tract of land as described in a deed to Donald M. & Doris H. Mace recorded in Deed Book 212 Page 336 and Deed Book 372 Page 581, all references to Deed Book (DB.), Official Record (OR.), and Plat Book (PB.) refer to the records of the Athens County Recorder's Office, Athens, Ohio. Said 2.641 acre parcel being further bounded and described as follows:

Beginning for reference at a 5/8" rebar found marking the northeast corner of said Outlot 19, the northeast corner of the said Donald M. & Doris H. Mace Tract, and the northwest corner of Lot 379 of the Reynolds Subdivision recorded in PB. 8 PG. 10;

Thence S 04°24'18" W with the east line of said Outlot 19, the east line of the said Donald M. & Doris H. Mace Tract, and the west line of the said Reynolds Subdivision a distance of 375.01 feet to a 5/8" rebar set and being the True Point of Beginning for the 2.641 acre parcel herein described;

Thence S 04°24'18" W continuing with the east line of said Outlot 19, the east line of the said Donald M. & Doris H. Mace Tract, and the west line of the said Reynolds Subdivision a distance of **556.21 feet** to a 5/8" rebar found at an existing fence corner marking the southeast corner of the said Donald M. & Doris H. Mace Tract, and the northeast corner of a tract of land described in a deed to Delmer & Octa M. Peters recorded in DB. 381 PG. 749;

Thence N 86°09'46" W with the south line of the said Donald M. & Doris H. Mace Tract, the north line of the said Delmer & Octa M. Peters Tract, and with an existing fenceline a distance of **275.20 feet** to a 5/8" rebar set in the easterly limited access right-of-way line of U.S. Route 50, marking a corner of a tract of land described in a deed to the State of Ohio recorded in DB. 301 PG. 397, and being 125.00 feet right of centerline survey station 210+21.82 as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46);

Thence N 21°17'22" E with the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of **223.24 feet** to a 5/8" rebar set;

Thence N 12°03'46" E continuing with the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of **217.08 feet** to a 5/8" rebar set;

Thence N 22°36'31" E continuing with the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of **146.26 feet** to a 5/8" rebar set;

Thence S 81°53'47" E leaving the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397), and with a new division line into the said Donald M. & Doris H. Mace Tract, a distance of **136.01 feet** to the point of beginning, and containing 2.641 acres of land, more or less. Subject to all easements, leases, conditions, covenants, and right-of-way of record.

The 5/8" rebar set as mentioned herein is a 5/8" rebar, 30" in length, with a plastic cap stamped "MORRIS&ASSOC.-PS 7347". The bearings are based on the centerline of U.S. Route 50 assigned the record bearing of N 20°00'22" E as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46).

This description was prepared by Morris & Associates, Inc. from record information and an actual field survey of the premises in March of 2002.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: L. Blause
DATE: 3-22-02



Victor A. Morris 03-12-02
Victor A. Morris PS#7347 Date
Morris & Associates, Inc.

57

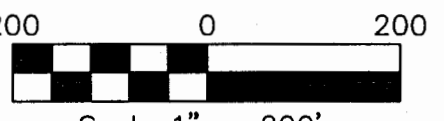
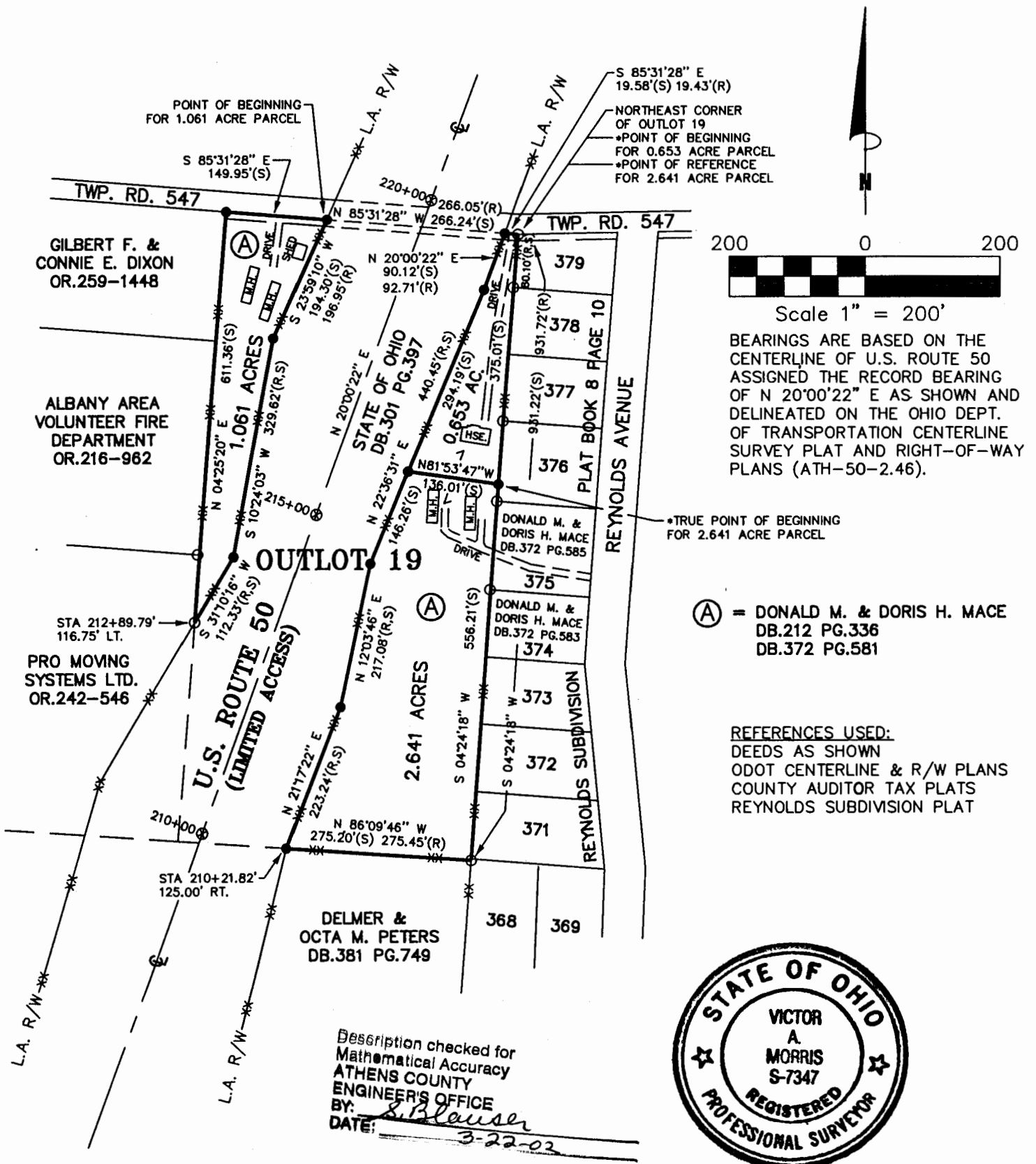
PLAT OF SURVEY

FOR

DONALD M. & DORIS H. MACE

SITUATED IN LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

BEING A PART OF OUTLOT 19 OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10, RANGE 15, OF THE OHIO COMPANY PURCHASE LANDS AND BEING ALSO ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DONALD M. & DORIS H. MACE RECORDED IN DB. 212 PG. 336 AND DB. 372 PG. 581, ATHENS COUNTY RECORDERS OFFICE, ATHENS, OHIO.



BEARINGS ARE BASED ON THE CENTERLINE OF U.S. ROUTE 50 ASSIGNED THE RECORD BEARING OF N 20°00'22" E AS SHOWN AND DELINEATED ON THE OHIO DEPT. OF TRANSPORTATION CENTERLINE SURVEY PLAT AND RIGHT-OF-WAY PLANS (ATH-50-2.46).

(A) = DONALD M. & DORIS H. MACE
DB.212 PG.336
DB.372 PG.581

REFERENCES USED:
DEEDS AS SHOWN
ODOT CENTERLINE & R/W PLANS
COUNTY AUDITOR TAX PLATS
REYNOLDS SUBDIVISION PLAT

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausner*
DATE: *3-22-02*



Victor A. Morris 03-12-02 58
VICTOR A. MORRIS P.S.#7347 DATE

LEGEND

- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE
- MONUMENT SET (5/8" X 30" REBAR W/PLASTIC CAP)
- ⊙ CONCRETE MONUMENT FOUND
- MONUMENT FOUND (5/8" REBAR)
- FENCE

NOTE:

(1) SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN DECEMBER OF 2001. (REVISED MARCH, 2002)

MORRIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

40 W. LOCUST ST., STE. 22A, NEWARK, OH. 43055
PHONE 740-349-7144 FAX 740-349-7155

File name: C:\SURVEY\980010004

LEE #3

MORRIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

0.653 ACRE DESCRIPTION

Situated in the State of Ohio, County of Athens, Township of Lee, and being a part of Outlot 19, of the Southeast Quarter of Section 3, Township 10, Range 15, of the Ohio Company Purchase Lands. Being a 0.653 acre parcel of land out of that tract of land as described in a deed to Donald M. & Doris H. Mace recorded in Deed Book 212 Page 336 and Deed Book 372 Page 581, all references to Deed Book (DB.), Official Record (OR.), and Plat Book (PB.) refer to the records of the Athens County Recorder's Office, Athens, Ohio. Said 0.653 acre parcel being further bounded and described as follows:

Beginning at a 5/8" rebar found marking the northeast corner of said Outlot 19, the northeast corner of the said Donald M. & Doris H. Mace Tract, and the northwest corner of Lot 379 of the Reynolds Subdivision recorded in PB. 8 PG. 10;

Thence **S 04°24'18" W** with the east line of said Outlot 19, the east line of the said Donald M. & Doris H. Mace Tract, and the west line of the said Reynolds Subdivision a distance of **375.01 feet** to a 5/8" rebar set;

Thence **N 81°53'47" W** leaving the east line of said Outlot 19, the east line of the said Donald M. & Doris H. Mace Tract, the west line of the said Reynolds Subdivision, and with a new division line into the said Donald M. & Doris H. Mace Tract, a distance of **136.01 feet** to a 5/8" rebar set in the easterly limited access right-of-way line of U.S. Route 50 described in a deed to the State of Ohio recorded in DB. 301 PG. 397, and as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46);

Thence **N 22°36'31" E** with the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of **294.19 feet** to a 5/8" rebar set;

Thence **N 20°00'22" E** continuing with the easterly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of **90.12 feet** to a 5/8" rebar set in the north line of said Outlot 19 and in the north line of the said Donald M. & Doris H. Mace Tract;

Thence **S 85°31'28" E** with the north line of said Outlot 19, the north line of the said Donald M. & Doris H. Mace Tract, a distance of **19.58 feet** to the point of beginning, and containing 0.653 acres of land, more or less. Subject to all easements, leases, conditions, covenants, and right-of-way of record.

The 5/8" rebar set as mentioned herein is a 5/8" rebar, 30" in length, with a plastic cap stamped "MORRIS&ASSOC.-PS 7347".

The bearings are based on the centerline of U.S. Route 50 assigned the record bearing of N 20°00'22" E as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46).

This description was prepared by Morris & Associates, Inc. from record information and an actual field survey of the premises in March of 2002.



Victor A. Morris 03-12-02
Victor A. Morris PS#7347 Date
Morris & Associates, Inc.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausen*
DATE: 3-22-02

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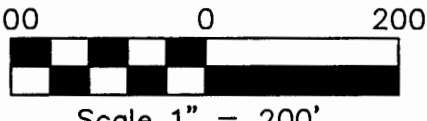
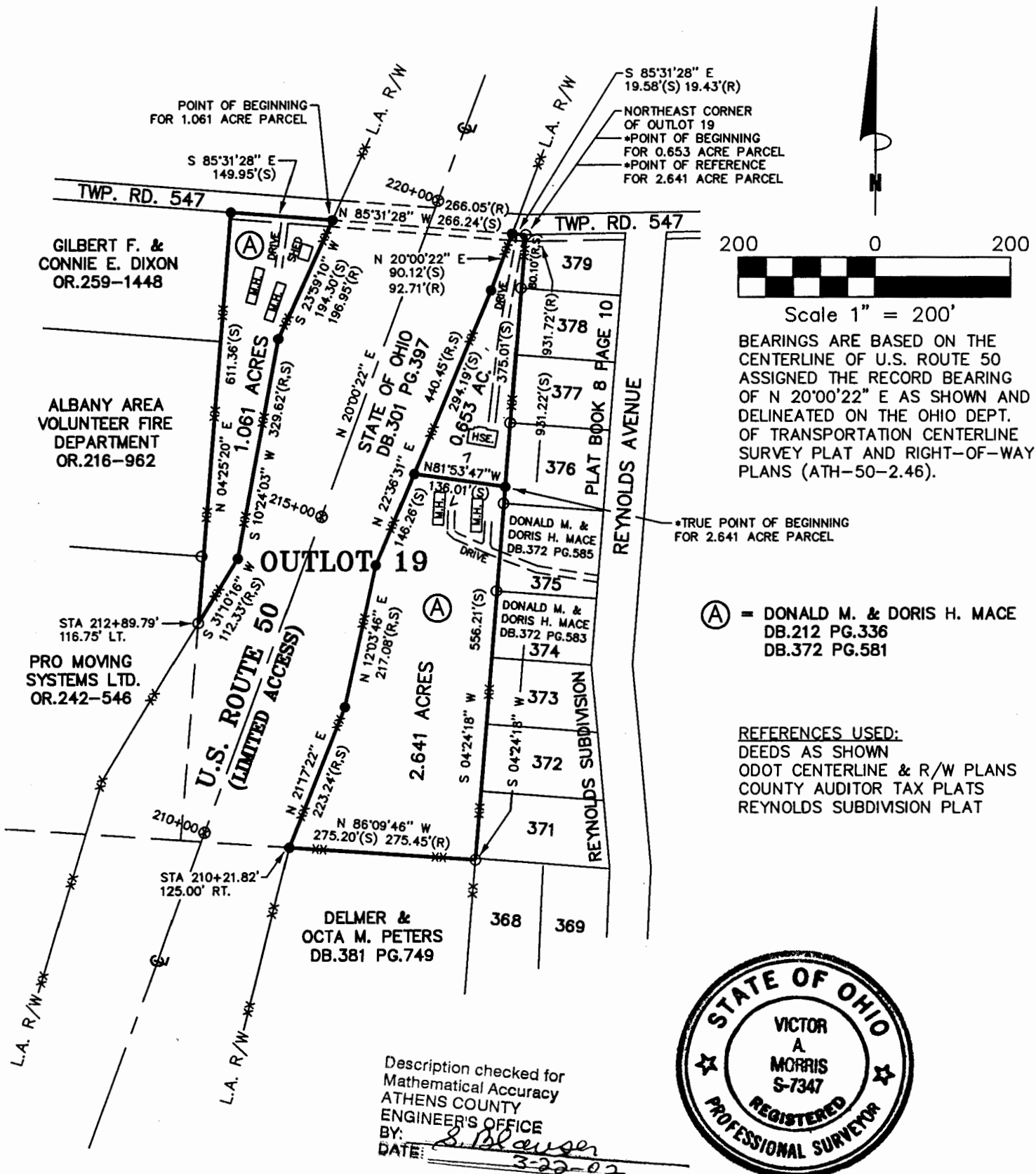
PLAT OF SURVEY

FOR

DONALD M. & DORIS H. MACE

SITUATED IN LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

BEING A PART OF OUTLOT 19 OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10, RANGE 15, OF THE OHIO COMPANY PURCHASE LANDS AND BEING ALSO ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DONALD M. & DORIS H. MACE RECORDED IN DB. 212 PG. 336 AND DB. 372 PG. 581, ATHENS COUNTY RECORDERS OFFICE, ATHENS, OHIO.



BEARINGS ARE BASED ON THE CENTERLINE OF U.S. ROUTE 50 ASSIGNED THE RECORD BEARING OF N 20°00'22" E AS SHOWN AND DELINEATED ON THE OHIO DEPT. OF TRANSPORTATION CENTERLINE SURVEY PLAT AND RIGHT-OF-WAY PLANS (ATH-50-2.46).

(A) = DONALD M. & DORIS H. MACE
DB.212 PG.336
DB.372 PG.581

REFERENCES USED:
DEEDS AS SHOWN
ODOT CENTERLINE & R/W PLANS
COUNTY AUDITOR TAX PLATS
REYNOLDS SUBDIVISION PLAT



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blawie*
DATE: *3-22-02*

Victor A. Morris 03-12-02
VICTOR A. MORRIS P.S.#7347 DATE

LEGEND

- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE
- MONUMENT SET (5/8" X 30" REBAR W/PLASTIC CAP)
- ⊙ CONCRETE MONUMENT FOUND
- MONUMENT FOUND (5/8" REBAR)
- FENCE

NOTE:

(1) SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN DECEMBER OF 2001. (REVISED MARCH, 2002)

MORRIS & ASSOCIATES, INC. *62*
PROFESSIONAL LAND SURVEYORS

40 W. LOCUST ST., STE. 22A, NEWARK, OH. 43055
PHONE 740-349-7144 FAX 740-349-7155

MORRIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1.061 ACRE DESCRIPTION

Situated in the State of Ohio, County of Athens, Township of Lee, and being a part of Outlot 19, of the Southeast Quarter of Section 3, Township 10, Range 15, of the Ohio Company Purchase Lands. Being a 1.061 acre parcel of land out of that tract of land as described in a deed to Donald M. & Doris H. Mace recorded in Deed Book 212 Page 336 and Deed Book 372 Page 581, all references to Deed Book (DB.), Official Record (OR.), and Plat Book (PB.) refer to the records of the Athens County Recorder's Office, Athens, Ohio. Said 1.061 acre parcel being further bounded and described as follows:

Beginning for reference at a 5/8" rebar found marking the northeast corner of said Outlot 19, the northeast corner of the said Donald M. & Doris H. Mace Tract, and the northwest corner of Lot 379 of the Reynolds Subdivision recorded in PB. 8 PG. 10;

Thence N 85°31'28" W with the north line of said Outlot 19, the north line of the said Donald M. & Doris H. Mace Tract, the north line of a tract of land described in a deed to the State of Ohio recorded in DB. 301 PG. 397, passing through a 5/8" rebar set in the easterly limited access right-of-way line of U.S. Route 50 at 19.58 feet, a total distance of 285.82 feet to a 5/8" rebar set in the westerly limited access right-of-way line of said U.S. Route 50 and being the True Point of Beginning for the 1.061 acre parcel herein described;

Thence S 23°59'10" W with the westerly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of 194.30 feet to a 5/8" rebar set;

Thence S 10°24'03" W continuing with the westerly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of 329.62 feet to a 5/8" rebar set;

Thence S 31°10'16" W continuing with the westerly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) a distance of 112.33 feet to a 5/8" rebar found in the west line of said Outlot 19, in the west line of the said Donald M. & Doris H. Mace Tract, marking a corner of a tract of land described in a deed to Pro Moving Systems Ltd. recorded in OR.242-546, and being 116.75 feet left of centerline survey station 212+89.79 as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46);

Thence N 04°25'20" E leaving the westerly limited access right-of-way line of said U.S. Route 50 (State of Ohio Tract-DB. 301 PG. 397) and with the west line of said Outlot 19, the west line of the said Donald M. & Doris H. Mace Tract, the east line of the said Pro Moving Systems Ltd. Tract, the east line of a tract of land described in a deed to the Albany Area Volunteer Fire Department recorded in OR.216-962, the east line of a tract of land described in a deed to Gilbert F. & Connie E. Dixon recorded in OR.259-1448, a distance of 611.36 feet to a 5/8" rebar set marking the northwest corner of the said Donald M. & Doris H. Mace Tract;

Thence S 85°31'28" E with the north line of said Outlot 19 and the north line of the said Donald M. & Doris H. Mace Tract a distance of 149.95 feet to the point of beginning, and containing 1.061 acres of land, more or less. Subject to all easements, leases, conditions, covenants, and right-of-way of record.

The 5/8" rebar set as mentioned herein is a 5/8" rebar, 30" in length, with a plastic cap stamped "MORRIS&ASSOC.-PS 7347". The bearings are based on the centerline of U.S. Route 50 assigned the record bearing of N 20°00'22" E as shown and delineated on the Ohio Department of Transportation Centerline Survey Plat and Right-of-Way Plans (ATH-50-2.46).

This description was prepared by Morris & Associates, Inc. from record information and an actual field survey of the premises in March of 2002.



Victor A. Morris 03-12-02
Victor A. Morris PS#7347 Date
Morris & Associates, Inc.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Klausner*
DATE: 3-22-02

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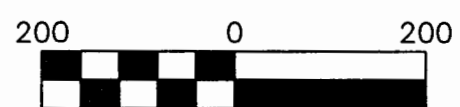
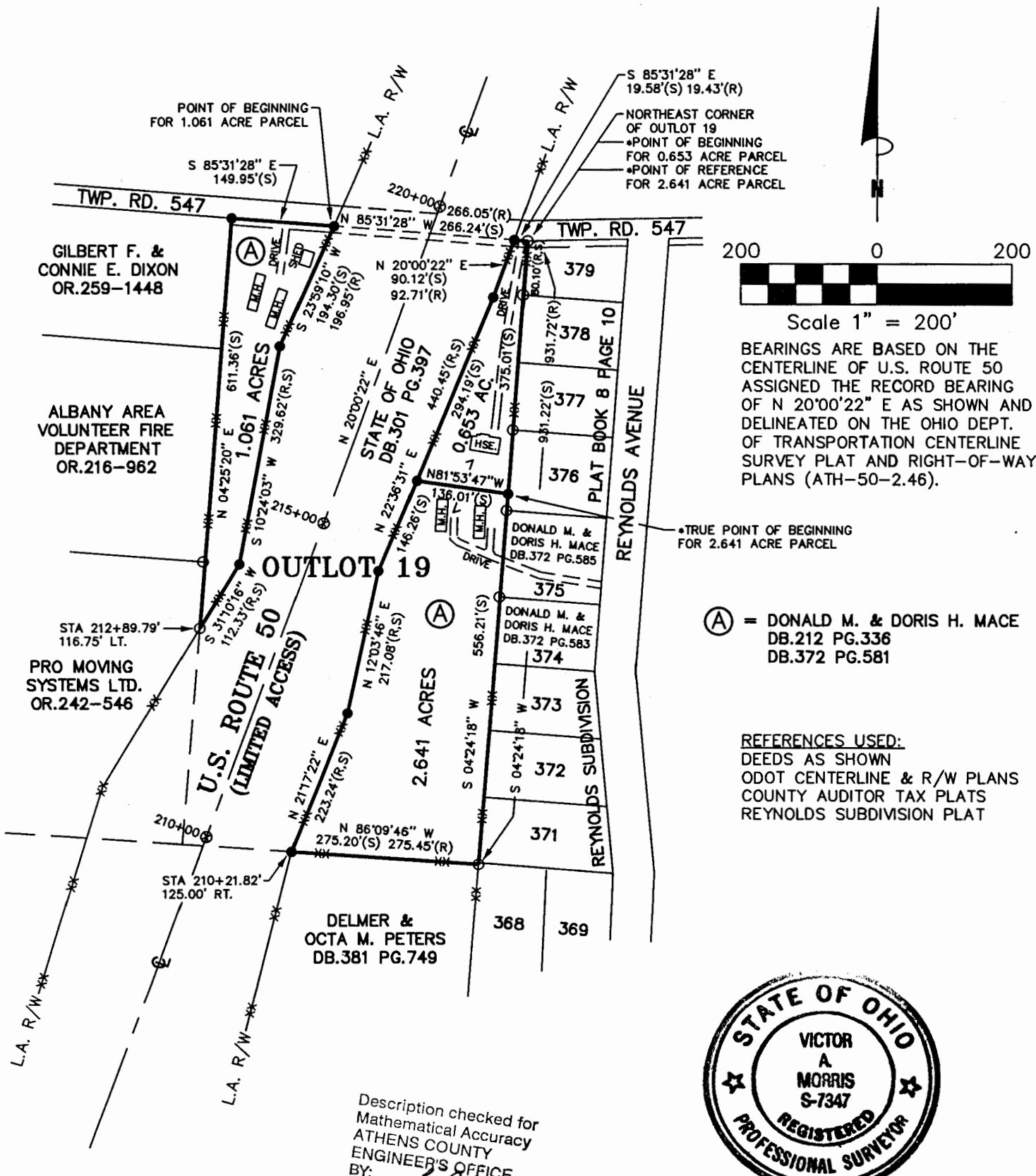
PLAT OF SURVEY

FOR

DONALD M. & DORIS H. MACE

SITUATED IN LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

BEING A PART OF OUTLOT 19 OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10, RANGE 15, OF THE OHIO COMPANY PURCHASE LANDS AND BEING ALSO ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DONALD M. & DORIS H. MACE RECORDED IN DB. 212 PG. 336 AND DB. 372 PG. 581, ATHENS COUNTY RECORDERS OFFICE, ATHENS, OHIO.



Scale 1" = 200'

BEARINGS ARE BASED ON THE CENTERLINE OF U.S. ROUTE 50 ASSIGNED THE RECORD BEARING OF N 20°00'22" E AS SHOWN AND DELINEATED ON THE OHIO DEPT. OF TRANSPORTATION CENTERLINE SURVEY PLAT AND RIGHT-OF-WAY PLANS (ATH-50-2.46).

*TRUE POINT OF BEGINNING FOR 2.641 ACRE PARCEL

(A) = DONALD M. & DORIS H. MACE
DB.212 PG.336
DB.372 PG.581

REFERENCES USED:
DEEDS AS SHOWN
ODOT CENTERLINE & R/W PLANS
COUNTY AUDITOR TAX PLATS
REYNOLDS SUBDIVISION PLAT

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blouse*
DATE: *2-22-02*



Victor A. Morris 03-12-02
VICTOR A. MORRIS P.S.#7347 DATE

LEGEND

- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE
- MONUMENT SET (5/8" X 30" REBAR W/PLASTIC CAP)
- ⊗ CONCRETE MONUMENT FOUND
- MONUMENT FOUND (5/8" REBAR)
- XX FENCE

NOTE:

(1) SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN DECEMBER OF 2001. (REVISED MARCH, 2002)

MORRIS & ASSOCIATES, INC.
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