

SURVEY DESCRIPTION OF A 1.361 ACRE TRACT FOR CONNIE SAMS

Situated in Lee Township, Athens County, Ohio; being part of Section 3, Township 10, Range 15; also including part of Lot 364 of the O. E. Escue Addition to the Village of Albany as recorded in Plat Cabinet 2, Envelopes 352B, 353A, and 353B; and being more particularly described as follows:

Commencing for reference at a point at the Southeast corner of the Southwest quarter of Section 3; thence with the South line of Section 3 and the North Corporation line of the Village of Albany North 90 degrees 00 minutes 00 seconds West a distance of 700.80 feet to a PK nail set in the pavement of County Road 12, Washington Road, and being the point of **Beginning** of the tract of land to be described;

thence continuing with the South line of section 3 and the North Corporation line of the Village of Albany North 90 degrees 00 minutes 00 seconds West a distance of 344.85 feet to a 1" OD iron pipe found on the East line of Lot 361 of said O. E. Escue Addition, passing a 5/8" iron pin set at a distance of 30.00 feet, and from which a 3/4" OD iron pipe found bears North 5 degrees 04 minutes 10 seconds West at a distance of 53.40 feet;

thence leaving the South line of Section 3 and with the East line of said O. E. Escue Addition and the East Corporation line of the Village of Albany North 1 degree 12 minutes 15 seconds West a distance of 147.62 feet to a 5/8" iron pin found at the Southeast corner of Lot 364 of said O. E. Escue Addition;

thence going into the Village of Albany and with the South line of said Lot 364 South 88 degrees 18 minutes 14 seconds West a distance of 124.63 feet to a 3/4" OD iron pipe found at the Southwest corner of said Lot 364;

thence with the West line of said Lot 364 North 1 degree 52 minutes 29 seconds West a distance of 32.72 feet to a 1-1/2" OD iron pipe found;

thence North 88 degrees 53 minutes 49 seconds East a distance of 125.34 feet to a 5/8" iron pin found on the East line of said Lot 364, which is also the East Corporation line of the Village of Albany, and from which a 3/4" OD iron pipe found bears South 50 degrees 35 minutes 01 second West at a distance of 3.18 feet;

thence leaving the Village of Albany South 84 degrees 47 minutes 06 seconds East a distance of 171.86 feet to a 5/8" iron pin in concrete found;

thence South 70 degrees 08 minutes 43 seconds East a distance of 252.25 feet to a PK nail set in the center of said Washington Road and passing a 5/8" iron pin found at a distance of 227.07 feet;

thence with the center of said Washington Road South 37 degrees 43 minutes 19 seconds West a distance of 98.25 feet to the point of beginning, containing 1.361 acres more or less of which .092 acres more or less are in the Village of Albany, and subject to the public easement of said Washington Road and any other public or private easements of record.

The above 1.361 acre survey is intended to describe all of the various tracts less exceptions as deeded to Constance C. Sams, AKA Connie Sams, deed reference Volume OR265, Page 771, Athens County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, an existing subdivision, and an existing public road. The reference bearing for this survey is the South line of Section 3 as North 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on February 11, 1999.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blausa
DATE: 2-16-99

Survey by:

Larry P. Gerstner - Engineering and Surveying
9 East Second Street, Suite A, Logan, Ohio 43138



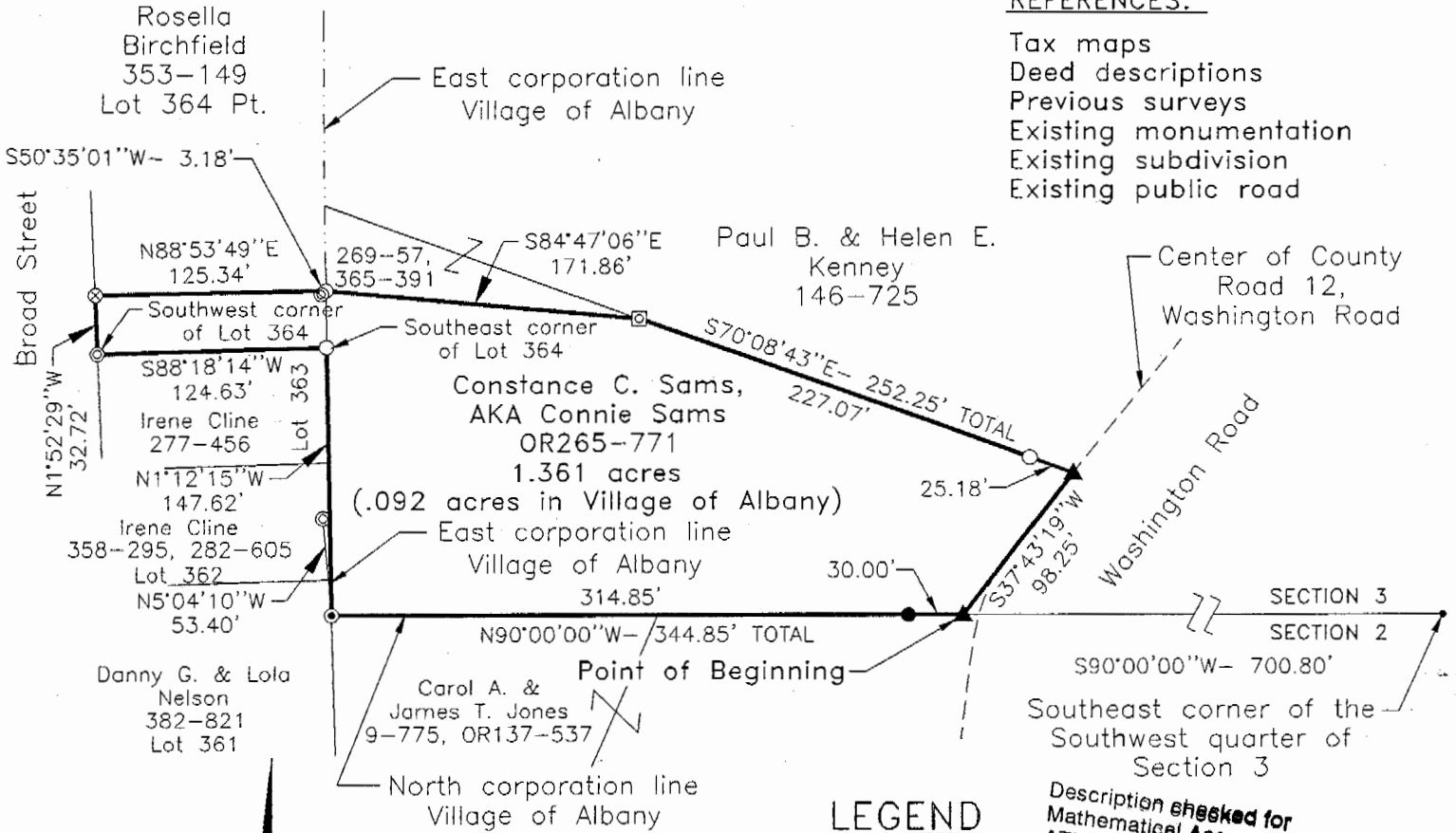
LEE # 2 75

PLAT OF A 1.361 ACRE TRACT FOR CONNIE SAMS

Situated in Lee Township, Athens County, Ohio; being part of Section 3, Township 10, Range 15; also including part of Lot 364 of the O.E. Escue Addition to the Village of Albany as recorded in Plat Cabinet 2, Envelopes 352B, 353A, and 353B.

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing subdivision
- Existing public road

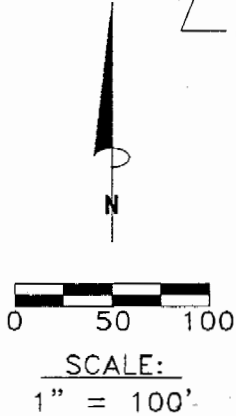


LEGEND

- Point
- 5/8" iron pin found
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set
- ⊙ 1" OD iron pipe found
- ⊗ 1-1/2" OD iron pipe found
- ⊙ 3/4" OD iron pipe found
- ⊠ 5/8" iron pin in concrete found
- ▲ PK nail set

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausen*

DATE: *2-16-99*



REFERENCE BEARING:

The South line of Section 3 as North 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 11th day of February, 1999 and that the plat is a correct representation of the premises as described by said survey.

Larry P. Gerstner
Registered Surveyor No. 6344

Survey by: Larry P. Gerstner - Engineering and Surveying
9 East Second Street, Suite A, Logan, Ohio 43138
(740) 385-4260

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