

Description Approved
Jill A. Thompson 1-18-13
Athens County Auditor

EXHIBIT "A"

DESCRIPTION OF A 5.230 ACRE TRACT

Situated in In-lot 49 of Brown's Addition to the Village of Albany, Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being all of a 0.34 acre tract as described in 470-263 O.R. and part of a tract as described in 441- 1153 O.R. and being more particularly described as follows:

Commencing at the South-west corner of In-lot 49 of Brown's Addition to the Village of Albany, Thence, North 87 degrees 23 minutes 50 seconds West, 21.12 feet to a point; thence, North 02 degrees 36 minutes 10 seconds East, 305.57 feet to an iron pin found and being the point of beginning for the tract of land herein described:

Thence, along the East-line of Goodin (286-292 O.R.)

N 2° 36' 10" E, 134.27 feet to an iron pin set;

Thence, along new lines created by this survey

S 82° 56' 40" E, 445.65 feet to an iron pin set;

N 15° 54' 59" E, 77.30 feet to an iron pin set;

N 77° 40' 4" E, 109.49 feet to an iron pin set;

S 52° 12' 40" E, 626.77 feet to an iron pin set in the west right of way line of Washington Road.

Thence, along said right of way line,

S 40° 26' 20" W, 119.00 feet to an iron pin set;

Thence, along the north-line of Conkey (326-207 D.R.)

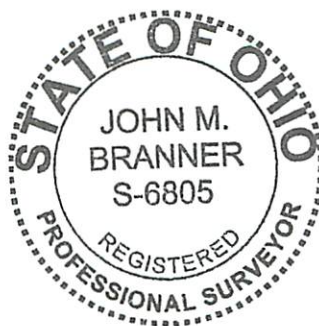
N 73° 20' 50" W, 1038.20 feet (passing an iron pin found at 110.80 feet) to the point of beginning and containing 5.230 acres.

Subject to all easements and rights of way of record

Iron pins set are 5/8" x 30" long rebar with plastic I.D. cap.

Bearings based on N.A.D. 83 Grid North.

The above description is based on a field survey completed January 2013 by
John M. Branner P.S. 6805



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: J. Maeder
DATE: 1/10/13

Exhibit "B"

Easement for Ingress and Egress

Situated in In-lot 49 of Brown's Addition to the Village of Albany, Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being all of a 0.34 acre tract as described in 470-263 O.R. and part of a tract as described in 441- 1153 O.R. and being a 50 feet wide easement along the northerly line of a 5.230 acre tract and being more particularly described as follows:

Commencing at the South-west corner of In-lot 49 of Brown's Addition to the Village of Albany, Thence, North 87 degrees 23 minutes 50 seconds West, 21.12 feet to a point; thence, North 02 degrees 36 minutes 10 seconds East, 305.57 feet to an iron pin found and being the point of beginning for the tract of land herein described:

Thence, along the East-line of Goodin (286-292 O.R.)

N 2° 36' 10" E, 134.27 feet to an iron pin set;

Thence, along new lines created by this survey

S 82° 56' 40" E, 445.65 feet to an iron pin set;

N 15° 54' 59" E, 77.30 feet to an iron pin set;

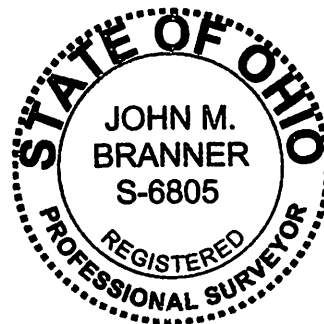
N 77° 40' 4" E, 109.49 feet to an iron pin set and being point of beginning for the Ingress and Egress Easement herein described:

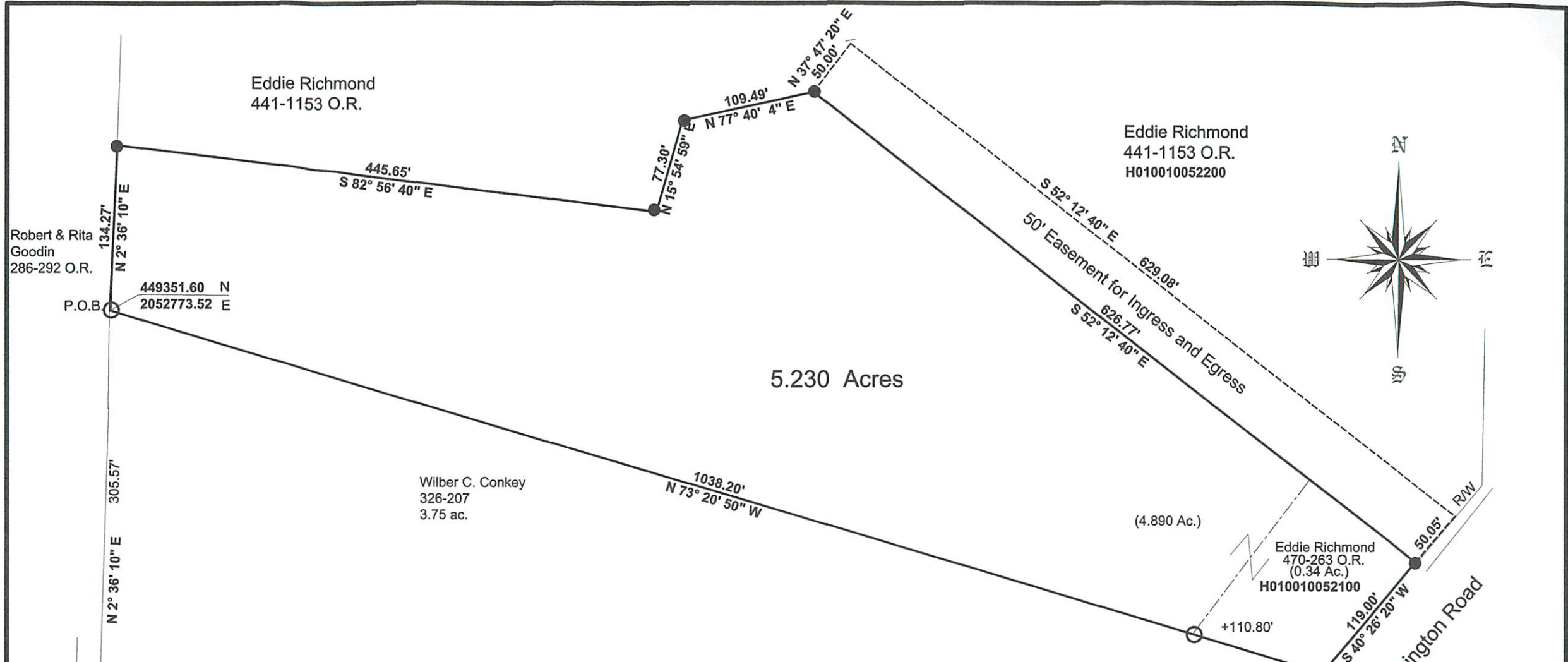
North 37 degrees 47 minutes 20 seconds East, 50.00 feet to a point;

South 52 degrees 12 minutes 40 seconds East, 629.08 feet to a point in the right of way of Washington Road;

South 40 degrees 26 minutes 20 seconds West, 50.05 feet to an iron pin at the Easterly most corner of a 5.230 acre tract;

Thence, along the line of said tract North 52 degrees 12 minutes 40 seconds West, 626.77 feet to the point of beginning.





Robert & Rita
Goodin
286-292 O.R.

Eddie Richmond
441-1153 O.R.

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441-1153 O.R.
H010010052200

Wilber C. Conkey
326-207
3.75 ac.

Eddie Richmond
470-263 O.R.
(0.34 Ac.)
H010010052100

21.12' N 87° 23' 50" W
S.W. Cor of Inlot 49
of Brown's Adn.
to Village of Albany

Survey of a 5.230 Acre Tract
In Inlot 49 of Brown's Addition to
Village of Albany, Sec. 3, T.10, R.15,
Lee Twp., Athens Co., O.
Surveyed January 2013

John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



Scale 1 inch = 100 feet
● = iron pin set 5/8"x30" long rebar
○ = iron pin found
Bearings: Grid North N.A.D. 83
Ref. docs.: Deeds-Tax Plat

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Mander*
DATE: *1/18/13*