



Eastham & Associates

Engineers - Surveyors - Planners

SURVEY DESCRIPTION

for 2.444 Acre Parcel

A certain tract of land situate in the State of Ohio, Athens County, Athens Township, The Plains, Lease Lot 72 Sections 18 and 24, Township 9 North, Range 14 West, and being more particularly bounded and described as follows:

Beginning for reference at a 2-1/2" iron pin (found), at the northwest corner of the John Slaters Town Lots Addition to The Plains; thence North 62° 51' 17" East 847.16 feet to a 1" iron pipe with a yellow plastic cap stamped "C.E.A." (found), marking a corner common to the lands now or formerly owned by The Athens, Ohio, Congregation of Jehovah's Witness, (D.V. 376, Pg. 547), the lands now or formerly owned by The Wyngate Condominium Association, (O.R.V. 508, Pg. 1302), and the lands now owned by Athens Health Partners, Ltd., (O.R.V. 274, Pg. 617), marking the TRUE POINT OF BEGINNING, having a coordinate value of N. 497,847.89 and E. 2,075,904.00; thence leaving the lands of the said Wyngate Condominium Association, and with the lands of the said Jehovah's Witness,

South 25° 14' 02" East 121.69 feet; thence, to a point making the common corner of lands now or formerly owned by Rural Action, Inc., (O.R.V. 492, Pg. 1088), from which point, a 5/8" reinforcing rod (found), bears North 88° 00' 21" East 0.37 feet; thence, leaving the lands of the said Jehovah's Witness, and with the lands of the said Rural Action, Inc., as follows:

South 64° 57' 35" West 135.56 feet to a point, from which point, a 5/8" reinforcing rod (found), bears North 35° 47' 31" East 0.48 feet,

South 27° 48' 25" West, passing a point on the northerly right-of-way line of the said Hocking Hills Drive, from which, a 5/8" reinforcing rod (found), bears North 00° 43' 23" West 0.56 feet, at 123.53 feet, in all 143.53 feet to a cotton gin spindle set in the center of the said Hocking Hills Drive, marking a corner common to lands of the said Wyngate Condominium Association; thence leaving the lands of the said Rural Action, Inc., with the centerline of the said Hocking Hills Drive, and with the lands of the said Wyngate Condominium Association, as follows:

North 64° 37' 23" West 214.00 feet to a cotton gin spindle set,

North 54° 08' 37" West 95.26 feet to a cotton gin spindle set; thence, leaving the centerline of the said Hocking Hills Drive, and continuing with the lands of the said Wyngate Condominium Association, as follows:

North 17° 11' 28" East, passing a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set) on the northerly right-of-way line of the said Hocking Hills Drive, at 21.11 feet, in all 261.06 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

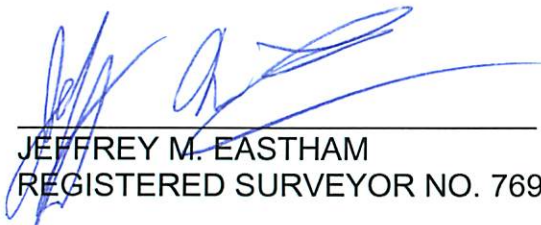
South 72° 48' 32" East 346.79 feet to the TRUE PLACE OF BEGINNING, containing 2.444 acres, more or less, as surveyed under the supervision of Jeffrey M. Eastham, Ohio Registered Professional Surveyor No. 7695, on July 3, 2018, as shown on the attached plat and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

L.S.O.T.: Official Record Volume 274, Page 617, in the Office of the Recorder of Athens County, Ohio.


Being all of the Auditor's Tax Parcel No. A040020040106.

This survey does not constitute a Title Search by the Surveyor. All information regarding record documents that might affect the quality of title to the parcel described herein was obtained from Title Commitment Number 32389 R-1 dated, June 18, 2018, issued by First American Title Insurance Company. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.



JEFFREY M. EASTHAM
REGISTERED SURVEYOR NO. 7695



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/21/14

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 27 2018

Jill Thompson
Athens County Auditor

Survey is based on the Ohio State Plane Coordinate System, South Zone, NAD '83, U.S. Survey feet.



OHIO
ATHENS COUNTY
ATHENS TOWNSHIP
THE PLAINS
L.L. 72 OF S. 18 & 24, T. 9 N., R. 14 W.

E 2,076,000

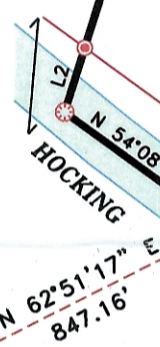
N 498,000

N/F
WYNGATE CONDOMINIUM ASSOCIATION
 O.R.V. 508, Pg. 1302
 A040020200100

N/F
ATHENS, OHIO, CONGREGATION OF JEHOVAH'S WITNESS
 D.V. 376, Pg. 547
 A040020040101

P.O.B.

N: 497,847.89
 E: 2,075,904.00



P.O.R.

NORTH WEST CORNER OF JOHN SLATERS TOWN LOTS ADDITION TO THE PLAINS

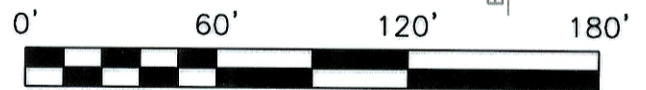
N/F
RURAL ACTION, INC.
 O.R.V. 492, Pg. 1088
 A040020040105

N 497,600

Description Checked for Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE

BY: *Jeffrey M. Eastham*
 DATE: 8/21/18

LINE	BEARING	DISTANCE
L1	S 27°48'25" W	20.00'
L2	N 17°11'28" E	21.11'



E 2,076,000

LEGEND

- 5/8" Reinforcing Rod w/Red Plastic Cap Stamped "EASTHAM & ASSOCIATES" (set)
- 1" Iron Pipe w/Yellow Plastic Cap Stamped "C.E.A." (found)
- Un-Monumented Corner
- 5/8" Reinforcing Rod (found)
- Cotton Gin Spindle (set)
- Right-of-Way Line
- Vinyl Picket Fence
- Boundary Line
- Reference Line
- A040020040106 Tax Parcel Number
- P.O.B.** Point of Beginning
- P.O.R.** Point of Reference
- N/F** Now or Formerly

NOTES

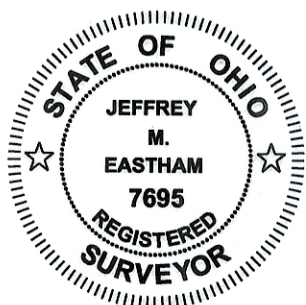
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Surveyed By:

Jeffrey M. Eastham
 Registered Professional Surveyor No. 7695

Eastham & Associates
 ENGINEERS - SURVEYORS - PLANNERS

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 ♦ E-mail Address ♦ eastham@eastham-assoc.com ♦
 ♦ http://www.eastham-assoc.com ♦



Plat of Survey
 for

AHP Real Estate Holdings

900 Hocking Hills Dr., The Plains, OH 45780

Job No. 7491 OA Date: July 3, 2018 Scale: 1" = 60'

Drawn By: M. Haney

Checked By: J. M. Eastham