



ROBINSON SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO
12355 LIARS CORNER ROAD, MILLFIELD, OHIO 45761

ALAN D. ROBINSON
Registered Land Surveyor

TELEPHONE
(740) 593-8774

TRACT "A" DESCRIPTION OF A 5.653 ACRE TRACT

Situated in Section 7, Town 11, Range 14, Trimble Township, Athens County, Ohio, and being a part of a 11.098 acre tract now belonging to Tony and Rebecca Trace described as Parcel Id # M01 001 00002-03 and Instrument # 1995-00001572 and located in Volume 194 Page 554 Official Records of Athens County and being more particularly described as follows:

Commencing and beginning at an iron pin found at the Northeast corner of Lot 21 in Pin Oak Subdivision;
thence, following the North line of said Subdivision, North 71 degrees 20 minutes 06 seconds West, a distance of 82.18 feet to an iron pin found;
thence North 87 degrees 44 minutes 49 seconds West, a distance of 82.52 feet to an iron pin set;
thence South 87 degrees 57 minutes 57 seconds West, a distance of 164.59 feet to an iron pin found;
thence North 41 degrees 07 minutes 12 seconds West, a distance of 103.96 feet to an iron pin set at the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 175.00 feet, a central angle of 48 degrees 25 minutes 05 seconds, and a chord of 143.52 feet bearing South 24 degrees 35 minutes 40 seconds West;
thence southwest along said curve, a distance of 147.88 feet to an iron pin set at the Northeast corner of Poplar Drive;
thence, along said Drive, North 89 degrees 36 minutes 52 seconds West, a distance of 50.00 feet to an iron pin found at the Northwest corner of Poplar Drive said iron pin found being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 44 degrees 29 minutes 46 seconds, and a chord of 170.38 feet bearing North 22 degrees 38 minutes 01 second East;
thence northeast along said curve, a distance of 174.73 feet to an iron pin set;
thence South 87 degrees 59 minutes 33 seconds West, a distance of 101.80 feet to a point in the East Line of Norfolk and Southern Rail Road, said point being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 932.78 feet, a central angle of 13 degrees 50 minutes 03 seconds, and a chord of 224.67 feet bearing North 31 degrees 24 minutes 29 seconds East;
thence, leaving said Subdivision following the East line of said Rail Road, northeast along said curve, a distance of 225.22 feet to an iron pin found, passing iron pins found at 5.67 feet and at 28.42 feet;
thence, leaving said Rail Road, North 88 degrees 02 minutes 24 seconds East, a distance of 564.40 feet to an iron pin set;
thence South 1 degree 14 minutes 56 seconds West, a distance of 73.25 feet to an iron pin found;
thence South 72 degrees 49 minutes 42 seconds East, a distance of 84.81 feet to an iron pin set;
thence, on a random line, South 9 degrees 45 minutes 50 seconds West, a distance of 515.17 feet to an iron pin set in the North line of the aforementioned Pin Oak Subdivision, passing iron pins set at 144.95 feet and at 384.62 feet;
thence, following said Subdivision, North 89 degrees 35 minutes 04 seconds West, a distance of 131.10 feet to an iron pin found;
thence North 0 degrees 38 minutes 58 seconds West, a distance of 268.44 feet to the POINT OF BEGINNING, passing iron pins found at 73.00 feet and at 150.73 feet; said described tract containing 5.653 acres (246,233.7508 square feet).

Bearings are based on a previous Survey of Pin Oak Subdivision and are used to denote angles only. Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed October 19, 2002,

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: B. Blau
DATE: 10-22-02



TPM # 17



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TRACT "B" DESCRIPTION OF A 5.438 ACRE TRACT

Situated in Section 7, Town 11, Range 14, Trimble Township, Athens County, Ohio, and being a part of a 11.098 acre tract now belonging to Tony and Rebecca Trace described as Parcel Id # M01 001 00002-03 and Instrument # 1995-00001572 and located in Volume 194 Page 554 Official Records of Athens County and being more particularly described as follows:

Commencing and beginning at an iron pin found at the Northwest corner of Lot 7 in Pin Oak Subdivision;
thence, following the North line of said Subdivision, South 33 degrees 45 minutes 09 seconds West, a distance of 70.26 feet to an iron pin found;
thence North 89 degrees 35 minutes 04 seconds West, a distance of 175.08 feet to an iron pin set, passing an iron pin found at 160.06 feet;
thence, leaving said Subdivision on a random line, North 9 degrees 45 minutes 50 seconds East, a distance of 515.17 feet to an iron pin set, passing iron pins set at 130.55 feet and at 370.22 feet;
thence South 72 degrees 49 minutes 42 seconds East, a distance of 386.60 feet to an iron pin found;
thence North 89 degrees 49 minutes 58 seconds East, a distance of 183.98 feet to a point in County Road 27, Passing an iron pin found at 167.19 feet;
thence, following said Road, South 0 degrees 31 minutes 32 seconds East, a distance of 339.95 feet to a point;
thence, leaving said Road following the North Line of Pin Oak Subdivision, North 89 degrees 36 minutes 11 seconds West, a distance of 429.74 feet to the POINT OF BEGINNING, passing iron pins found at 151.69 feet and at 213.80 feet; said described tract containing 5.438 acres (236,891.3603 square feet).

Bearings are based on a previous Survey of Pin Oak Subdivision and are used to denote angles only. Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed October 19, 2002,

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 10-22-02





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DESCRIPTION OF AN EASEMENT FOR INGRESS AND EGRESS

Situated in Section 7, Town 11, Range 14, Trimble Township, Athens County, Ohio, and being more particularly described as follows:

Commencing and beginning at an iron pin set at the Northwest corner of Lot 21 in Pin Oak Subdivision, said iron pin set being the beginning of a curve, concave to the southeast, having a radius of 175.00 feet, a central angle of 48 degrees 25 minutes 05 seconds, and a chord of 143.52 feet bearing South 24 degrees 35 minutes 40 seconds West;
thence North 89 degrees 36 minutes 52 seconds West, a distance of 50.00 feet to an iron pin found, said iron pin found being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 225.00 feet, a central angle of 44 degrees 29 minutes 46 seconds, and a chord of 170.38 feet bearing North 22 degrees 38 minutes 01 second East;
thence northeast along said curve, a distance of 174.73 feet to an iron pin set;
thence South 87 degrees 59 minutes 33 seconds West, a distance of 101.80 feet to a point, said point being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 932.78 feet, a central angle of 2 degrees 04 minutes 42 seconds, and a chord of 33.83 feet bearing North 25 degrees 31 minutes 49 seconds East;
thence northeast along said curve, a distance of 33.83 feet to a point, passing iron pins found at 5.67 feet and at 28.42 feet;
thence North 87 degrees 59 minutes 33 seconds East, a distance of 126.55 feet to a point;
thence South 4 degrees 43 minutes 52 seconds East, a distance of 58.69 feet to the POINT OF BEGINNING; said described easement containing 0.292 acre (12,719.0891 square feet).

Bearings are based on a previous survey of Pin Oak Subdivision and are used to denote angles only. Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed October 19, 2002,

Alan D. Robinson



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DESCRIPTION OF A 20 FEET WIDE EASEMENT FOR INGRESS AND EGRESS

Situated in Section 7, Town 11, Range 14, Trimble Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at an iron pin found at the Northwest corner of Lot 8 in Pin Oak Subdivision;
thence North 89 degrees 46 minutes 18 seconds West, a distance of 15.02 feet to an iron pin set;
thence North 9 degrees 45 minutes 50 seconds East, a distance of 459.40 feet to a point in an existing drive, passing iron pins set at 130.55 feet and at 370.22 feet, said point being the POINT OF BEGINNING of the following described easement for ingress and egress purposes 20 feet wide lying 10 feet on each side of the following described line;
thence, following the center of said existing drive, South 78 degrees 42 minutes 54 seconds East, a distance of 97.26 feet to a point;
thence South 64 degrees 49 minutes 25 seconds East, a distance of 38.31 feet to a point;
thence South 79 degrees 47 minutes 48 seconds East, a distance of 196.65 feet to a point;
thence North 89 degrees 33 minutes 55 seconds East, a distance of 239.32 feet to a point in County Road 21 to the POINT OF ENDING.

Bearings are based on a previous survey of Pin Oak Subdivision and are used to denote angles only. Subject to all easements and right-of-way of record.

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Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed October 19, 2002,



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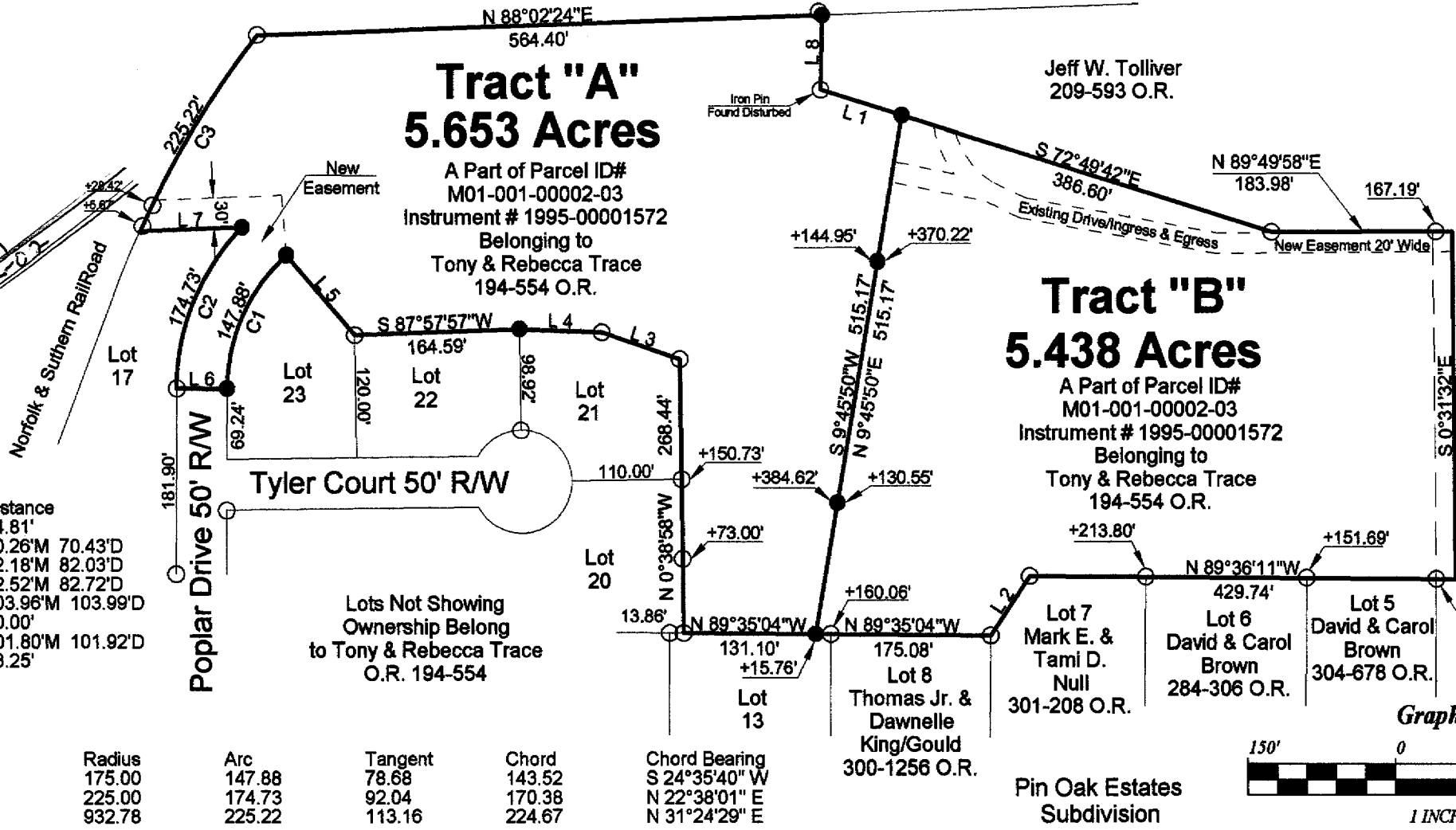
ROBINSON SURVEYING

Jeff W. Tolliver
265-1416 O.R.

12355 Liars Corner Rd.
Millfield, Ohio 45761
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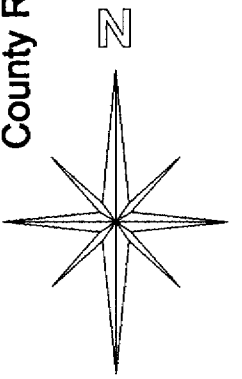
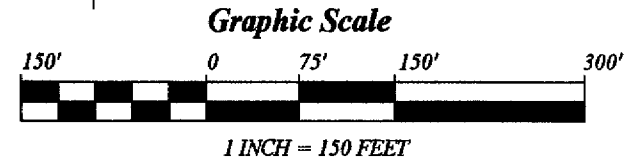
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Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
By: *S. J. [Signature]*
DATE: 10-13-02



Line	Bearing	Distance
1	S 72°49'42"E	84.81'
2	S 33°45'09"W	70.26'M 70.43'D
3	N 71°20'06"W	82.18'M 82.03'D
4	N 87°44'49"W	82.52'M 82.72'D
5	N 41°07'12"W	103.96'M 103.99'D
6	N 89°36'52"W	50.00'
7	S 87°59'33"W	101.80'M 101.92'D
8	S 1°14'56"W	73.25'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°25'05"	175.00	147.88	78.68	143.52	S 24°35'40" W
2	44°29'46"	225.00	174.73	92.04	170.38	N 22°38'01" E
3	13°50'03"	932.78	225.22	113.16	224.67	N 31°24'29" E



BEARING REFERENCE
BASED ON PREVIOUS SURVEY OF PIN OAK SUBDIVISION AND ARE USED TO DENOTE ANGLES ONLY

References
Deeds as Noted
Current Tax Plats
Existing Monumentation

- = IRON PINS SET
- = IRON PINS FOUND
- △ = RAIL ROAD SPIKE FOUND
- ▲ = RAIL ROAD SPIKE SET
- ⊠ = STONE FOUND

Plat of Survey of Tract "A" 5.635 Acres & Tract "B" 5.438 Acres
 Surveyed for: Chris Downs & Mark Null Date 10/19/2002
 Subdivision: -----
 Section 7, Town 11, Range 14, Trimble Township
 Athens County, State of Ohio
 Alan D. Robinson Registered Professional Land Surveyor No. 8049
Alan D. Robinson

