



DPH SURVEYING, INC.

CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150



DEED DESCRIPTION

0.656 ACRES OR 28,581 SQ.FT. +\-

BEING A SURVEY OF PART OF THE PARCEL CONVEYED UNIVERSITY HOUSING DEVELOPMENT AS FOUND IN OFFICIAL RECORD 205 PAGE 887 (TRACT #2) AND OFFICIAL RECORD 205 PAGE 894 (TRACT #1) IN THE ATHENS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING A PART OF THE AFORESAID TRACT #1 & TRACT #2 IN SECTION 17, TOWNSHIP 12N, RANGE 15W, AND PORTIONS OF WHICH ARE IN THE CITY BEING IN THE CITY OF NELSONVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF TRACT #1, SAID IRON PIN ALSO BEING THE NORTHWESTERLY CORNER OF TRACT #2 AND THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED:

THENCE, WITH THE WESTERLY RIGHT OF WAY OF U.S. ROUTE 33 AND THE EASTERLY LINE OF SAID TRACT #2 S^{57°17'34"} E 115.30 FEET TO A IRON PIN SET, SAID POINT BEING THE NORTHEASTERLY CORNER OF THIS PARCEL;

THENCE, WITH A NEW LINE THROUGH THE AFORESAID TRACT #2, S^{31°42'49"} W 153.97 FEET TO A IRON PIN SET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THIS PARCEL;

THENCE, WITH ANOTHER NEW LINE THROUGH THE AFORESAID TRACT #2, N^{51°32'50"} W PASSING INTO AFORESAID TRACT #1 AT A DISTANCE OF 87.08 FEET A TOTAL DISTANCE OF 200.00 FEET TO AN IRON PIN SET, SAID POINT BEING THE NORTHWESTERLY CORNER OF THIS PARCEL;

THENCE, WITH ANOTHER NEW LINE THROUGH THE AFORESAID TRACT #1 N^{31°08'13"} E (PASSING A IRON PIN FOUND AT 55.17') A TOTAL DISTANCE OF 94.12 FEET TO A IRON PIN FOUND SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OWNED BY JAMES EDWARDS AS DESCRIBED IN OFFICIAL RECORD 149 PAGE 184 AND THE NORTHEASTERLY CORNER OF A PARCEL OWNED BY NELSONVILLE LIMITED, AN OHIO PARTNERSHIP; AS FOUND IN DEED VOLUME 325 PAGE 399;

THENCE, WITH ANOTHER NEW LINE THROUGH THE AFORESAID TRACT #1 N^{31°04'49"} E 37.45 FEET TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE #33, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID EDWARDS PROPERTY;

THENCE WITH SAID RIGHT-OF-WAY OF U.S. ROUTE #33 S^{58°55'11"} E 84.70 FEET TO THE PLACE OF BEGINNING;

THIS PARCEL AS SURVEYED CONTAINS 0.6561 ACRES OR 28,581 SQUARE FEET OF WHICH 0.3111 ACRES AND 13,551 SQUARE FEET LIES WITHIN THE AFORESAID TRACT #1, AND 0.3450 ACRES AND 15,030 SQUARE FEET LIES WITHIN THE AFORESAID TRACT #2.

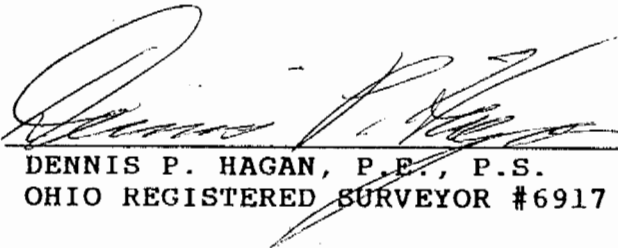
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE #33, AS BEING S^{57°17'34"} E AS CALLED OUT IN OFFICIAL RECORD 205 PAGE 887.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #6917 ON APRIL 19, 1995.

DATED 4/24/96


DENNIS P. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #6917

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: S. Blausen
DATE: 10-9-96



4R#17

DPH SURVEYING, INC.

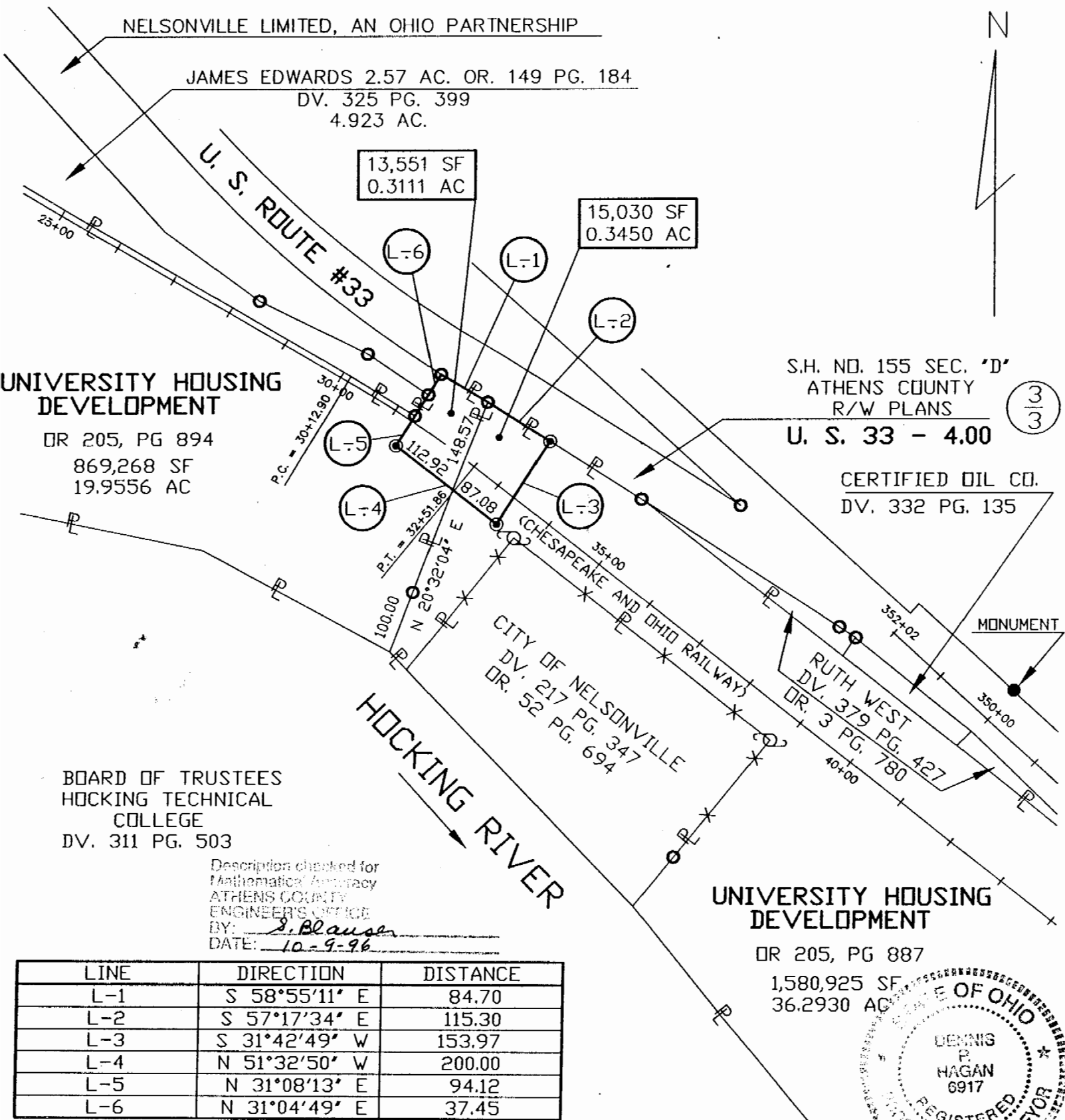
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PROPERTY LOCATION

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING A PART OF LOTS 632, 633, 634, 635, 636, AND 637, IN SECTION 17, TWP.-12N, RNG.-15W AND PART OF WHICH IS IN THE CITY OF NELSONVILLE.

PREPARED FOR:

MARK LEE
 180 COLUMBUS ROAD
 ATHENS, OHIO 45701



LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊕ - CORNER POST FOUND (CHAIN LINK)

THE BEARINGS OF THIS PLAT ARE BASED ON THE WEST LINE OF SECTION 17, TWP.-12, RNG.-15 AS BEING S 02 15'00" W AS CALLED OUT IN OR. 96 PG. 101.



GRAPHIC SCALE

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED *6/21/96*

Dennis P. Hagan
 DENNIS P. HAGAN P.E., P.S.
 OHIO REGISTERED SURVEYOR #6917

