

SITUATE

City of Athens, Township of Athens, County of Athens, State of Ohio, being part of Section 16 & Section 17, Township 9N, Range 14W, of the Ohio Company's Purchase, and being part of Lot 80 inclusive of University Estates Phase 2, as recorded in Plat Envelope 563A, 563B, 564A, 564B, & 565A, in the Athens County Plat Records.

Being a Survey of a Parcel conveyed to Helios Ventures, LLC, as recorded in O.R. Book 496, Page 975, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-7400096-00 (Lot 80).

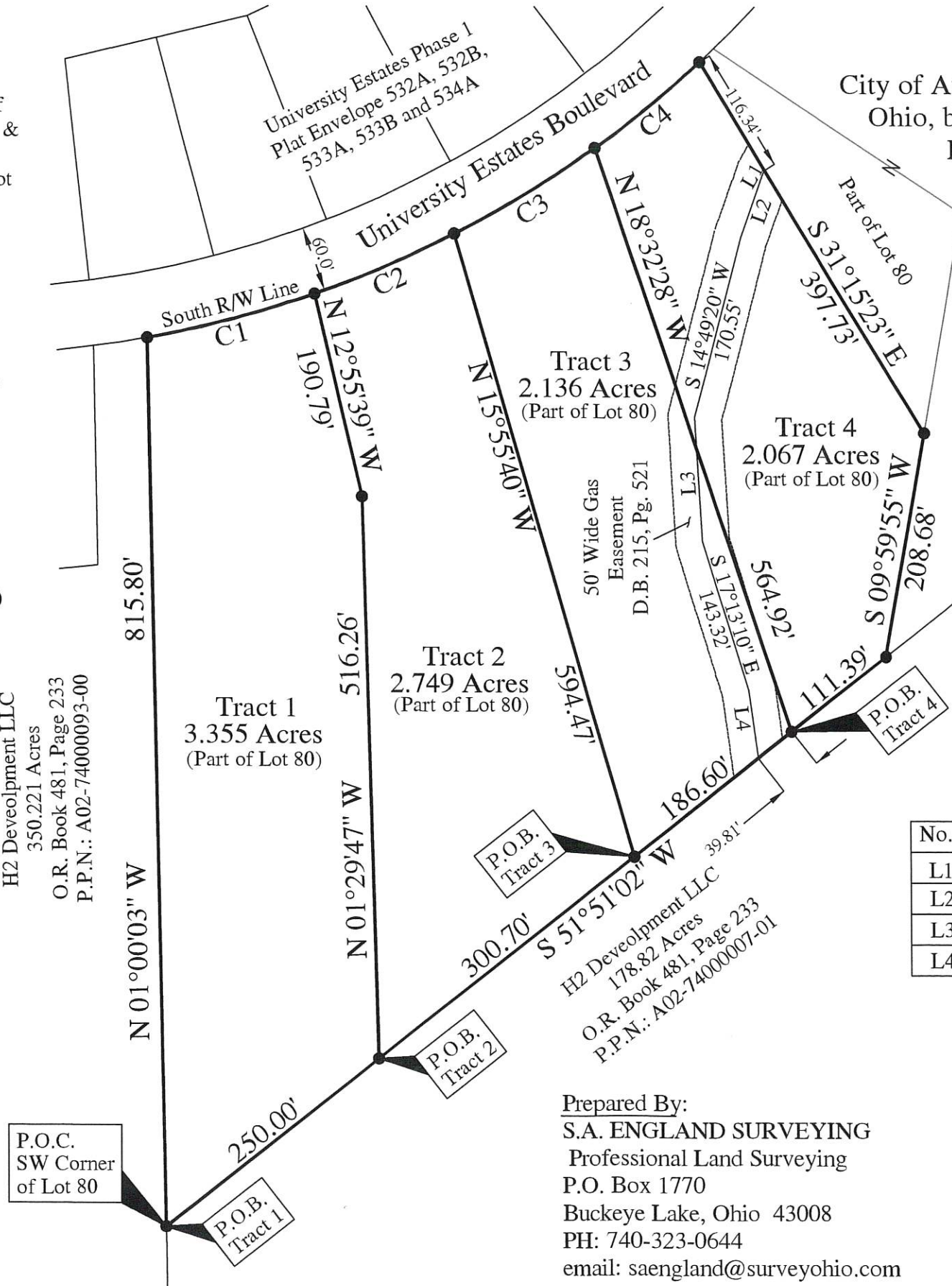
BASIS OF BEARINGS:

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone (2011 NAD83), with reference being to the South line of Lot 80 as being S 51°51'02" W.

LEGEND

- △ - Railroad Spike Found
- ▲ - Mag Nail Set
- ⊕ - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452

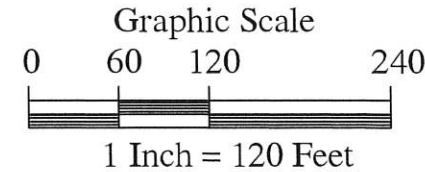
H2 Development LLC
350.221 Acres
O.R. Book 481, Page 233
P.P.N.: A02-7400093-00



Plat of Survey

City of Athens, Township of Athens, County of Athens, State of Ohio, being part of Section 16 & Section 17, Township 9N, Range 14W, of the Ohio Company's Purchase

HELIOS VENTURES LLC
10.054 Acres (Lot 81)
O.R. Book 496, Page 975
P.P.N.: A02-7400097-00



CURVE TABLE

No.	Radius	Delta Angle	Arc Length	Chord Bearing & Distance
C1	1030.00'	08°54'28"	160.14'	N 75°13'54" E 159.97'
C2	1030.00'	07°50'24"	140.94'	N 66°51'15" E 140.83'
C3	1030.00'	08°29'17"	152.59'	N 58°41'25" E 152.45'
C4	1030.00'	06°57'28"	125.08'	N 50°58'03" E 125.00'

LINE TABLE

No.	Bearing	Distance
L1	S 29°58'23" W	3.23'
L2	S 19°49'21" W	60.37'
L3	S 07°44'33" E	62.45'
L4	S 03°16'31" E	114.29'



Prepared By:
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I hereby certify that an actual survey of the premises was made, the field work and that this plat is correct to the best of my knowledge.

Dated 10/26/20

Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #7452