

**Survey for  
Marietta Land Ventures, LP  
80.838 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Rome, being in Section 3, Township 6N., Range 12W. of the Ohio Company Purchase (O.C.P.) and being all of the original tracts (Parcel K010010014800 carried as 63.86 acres and Parcel K010010015000 carried as 1.93 acres) as transferred to Marietta Land Ventures, LP and recorded in Official Record Book 472, Page 742 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (no cap or tag), taken to be the northeast corner of said Section 3;

thence, South 64 degrees 43 minutes 48 seconds West a distance of 2484.42 feet to a 3/4" iron pin found (no cap or tag), taken to be the southeasterly corner of a 49.34 acre tract as conveyed Frost Forest, LLC and recorded in Official Record Book 426, Page 2351, taken to be in the westerly line of a 170 acre tract as conveyed to Marietta Land Ventures, LP and recorded in Official Record Book 472, Page 742 and being the principle **Point of Beginning** of this survey;

thence with a line taken to be the westerly line of said 170 acre tract, South 2 degrees 48 minutes 58 seconds West a distance of 2035.84 feet to a 7" x 8" stone found, taken to be the southwesterly corner of said 170 acre tract, taken to be in the northerly line of a 42.370 acre tract as conveyed to Theresa Dale Inman and recorded in Official Record Book 512, Page 2169;

thence with a line taken to be the northerly line of said 42.370 acre tract for the next 3 calls:

1. South 66 degrees 40 minutes 22 seconds West a distance of 307.42 feet to a 3/4" iron pin found (no cap or tag); thence

2. North 71 degrees 51 minutes 15 seconds West a distance of 231.42 feet to a 3/4" iron pin found (no cap or tag); thence

3. South 67 degrees 8 minutes 45 seconds West a distance of 942.15 feet to a point in the centerline of the Hocking River, taken to be the northwesterly corner of said 42.370 acre tract, taken to be in the easterly line of a 95.4 acre tract as conveyed to Dorothy Well and recorded in Official Record Book 403, Page 546, passing iron pins set at distances of 391.26 feet, 492.74 feet and 894.53 feet and passing a point in the centerline of Frost Road at a distance of 399.25 feet (passing through a 2.772 acre tract conveyed to Wanda Gail Beasley and recorded in Official Record Book 310, Page 1346);

thence with the centerline of said Hocking River, taken to be the easterly line of said 95.4 acre tract and continuing with a line taken to be the westerly lines of a 0.93 acre tract conveyed to Sandra Brooks and recorded in Official Record Book 537, Page 711 and a 35.49 acre tract conveyed to James M. Schmidt and recorded in Official Record Book 330, Page 2396 for the next 5 calls:

1. North 10 degrees 24 minutes 4 seconds West a distance of 201.38 feet to a point; thence

2. North 2 degrees 8 minutes 11 seconds West a distance of 508.20 feet to a point; thence

3. North 23 degrees 24 minutes 25 seconds West a distance of 461.09 feet to a point; thence

4. North 37 degrees 35 minutes 36 seconds West a distance of 237.21 feet to a point; thence

5. North 53 degrees 34 minutes 59 seconds West a distance of 205.59 feet to a point, being the centerline intersection of said Hocking River and an unnamed stream, taken to be in the easterly line of said 35.49 acre tract, taken to be the southeasterly corner of a 39.5 acre tract as conveyed to Charles E. Byron and recorded in Deed Volume 89, Page 665;

thence leaving the centerline of said Hocking River and with the centerline of said unnamed stream, taken to be the easterly line of said 39.5 acre tract, North 42 degrees 49 minutes 31 seconds East a distance of 77.63 feet to a point, taken to be the northeasterly corner of said 39.5 acre tract, taken to be in the southerly line of a 8.81 acre tract as conveyed to the Athens Conservancy and recorded in Official Record Book 454, Page 1126;

thence leaving the centerline of said unnamed stream and with a line taken to be the southerly line of said 8.81 acre tract and continuing with a line taken to be the southerly line of said 2.772 acre tract conveyed to Wanda Gail Beasley and recorded in Official Record Book 310, Page 1346 for the next 2 calls:

1. With a curve to the right, having a radius of 2298.91 feet, a long chord bearing of South 36 degrees 38 minutes 41 seconds East and a long chord distance of 1227.95 feet to a point, passing an iron pin set in the arc of the curve at a distance of 49.68 feet; thence

2. With a curve to the left, having a radius of 2341.83 feet, a long chord bearing of South 27 degrees 46 minutes 28 seconds East and a long chord distance of 379.99 feet to an iron pin set, taken to be in the southerly line of said 2.772 acre tract, taken to be in the westerly line of said 42.370 acre tract as conveyed to Theresa Dale Inman;

thence with a tie line through said 2.772 acre tract, North 67 degrees 8 minutes 45 seconds East a distance of 101.48 feet to an iron pin set, taken to be in the northerly line of said 2.772 acre tract, taken to be in the northerly line of said 42.370 acre tract as conveyed to Theresa Dale Inman;

thence with a line taken to be the northerly line of said 2.772 acre tract and continuing with a line taken to be the northerly line of said 8.81 acre tract as conveyed to the Athens Conservancy for the next 2 calls:

1. With a curve to the right, having a radius of 2241.83 feet, a long chord bearing of North 27 degrees 56 minutes 38 seconds West and a long chord distance of 386.11 feet to an iron pin set; thence

2. With a curve to the left, having a radius of 2398.91 feet, a long chord bearing of North 36 degrees 37 minutes 52 seconds West and a long chord distance of 1264.27 feet to a point in the centerline of said unnamed stream, taken to be in the northerly line of said 8.81 acre tract, taken to be the southeasterly corner of a 61.07 acre tract as conveyed to Charles E. Byron and recorded in Deed Volume 89, Page 665, passing an iron pin set in the arc of the curve at a distance of 1201.33 feet;

thence with the centerline of said unnamed stream, taken to be the easterly line of said 61.07 acre tract for the next 16 calls:

1. North 42 degrees 49 minutes 29 seconds East a distance of 6.74 feet to a point; thence

2. North 88 degrees 55 minutes 1 seconds East a distance of 35.76 feet to a point; thence

3. North 41 degrees 13 minutes 16 seconds East a distance of 65.10 feet to a point; thence

4. North 64 degrees 9 minutes 27 seconds West a distance of 87.84 feet to a point; thence

5. North 30 degrees 37 minutes 2 seconds East a distance of 42.42 feet to a point; thence
6. North 16 degrees 29 minutes 17 seconds West a distance of 26.52 feet to a point; thence
7. North 60 degrees 15 minutes 3 seconds West a distance of 61.26 feet to a point; thence
8. North 20 degrees 12 minutes 43 seconds West a distance of 103.65 feet to a point; thence
9. North 31 degrees 11 minutes 8 seconds West a distance of 28.25 feet to a point; thence
10. North 50 degrees 30 minutes 28 seconds West a distance of 129.69 feet to a point; thence
11. North 35 degrees 54 minutes 43 seconds East a distance of 175.35 feet to a point; thence
12. North 63 degrees 12 minutes 29 seconds East a distance of 133.23 feet to a point; thence
13. North 39 degrees 23 minutes 14 seconds East a distance of 25.97 feet to a mag nail set in the centerline of intersection of Beebe Road; thence continuing with the centerline of said unnamed stream
14. North 52 degrees 11 minutes 28 seconds East a distance of 84.15 feet to a point; thence
15. North 33 degrees 30 minutes 30 seconds East a distance of 102.65 feet to a point; thence
16. North 20 degrees 2 minutes 34 seconds East a distance of 171.96 feet to a point, taken to be the southwesterly corner of said 49.34 acre tract as conveyed Frost Forest, LLC;

thence leaving the centerline of said unnamed stream and with a line taken to be the southerly line of said 49.34 acre tract, South 88 degrees 56 minutes 40 seconds East a distance of 19.04 feet to an iron pin set, taken to be in the southerly line of said 49.34 acre tract, taken to be in the westerly line of a 4.35 acre tract as conveyed to the State of Ohio Department of Natural Resources and recorded in Deed Volume 179, Page 445;

thence with a line taken to be the westerly line of said 4.35 acre tract for the next 5 calls:

1. South 13 degrees 20 minutes 0 seconds East a distance of 413.17 feet to an iron pin set, passing a point in the centerline of said Beebe Road at a distance of 34.74 feet; thence
2. With a curve to the right, having a radius of 2834.49 feet, a long chord bearing of South 7 degrees 19 minutes 53 seconds East and a long chord distance of 295.49 feet to an iron pin set; thence
3. South 2 degrees 5 minutes 0 seconds East a distance of 200.89 feet to an iron pin set; thence
4. South 8 degrees 20 minutes 0 seconds East a distance of 203.74 feet to an iron pin set, passing a point in the centerline of said Frost Road at a distance of 114.80 feet; thence
5. South 16 degrees 20 minutes 0 seconds East a distance of 431.53 feet to an iron pin set, taken to be the southwesterly corner of said 4.35 acre tract, taken to be in the northerly line of said 8.81 acre tract as conveyed to the Athens Conservancy;

thence with a line taken to be the southerly line of said 4.35 acre tract, taken to be the northerly line of said 8.81 acre tract, being a tie line, with a curve to the right, having a radius of 2398.91 feet, a long chord bearing of South 29 degrees 12 minutes 4 seconds East and a long chord distance of

269.42 feet to a 8" steel spike set in said Frost Road, taken to be the southeasterly corner of said 4.35 acre tract, taken to be in the northerly line of said 8.81 acre tract;

thence leaving said Frost Road and with a line taken to be the easterly line of said 4.35 acre tract for the next 5 calls:

1. North 16 degrees 20 minutes 0 seconds West a distance of 689.99 feet to an iron pin set, passing points in the centerline of said Frost Road at distances of 67.61 feet and 404.68 feet; thence
2. North 8 degrees 20 minutes 0 seconds West a distance of 196.26 feet to an iron pin set; thence
3. North 2 degrees 5 minutes 0 seconds West a distance of 198.80 feet to an iron pin set; thence
4. With a curve to the left, having a radius of 2894.49 feet, a long chord bearing of North 7 degrees 20 minutes 7 seconds West and a long chord distance of 304.52 feet to an iron pin set; thence
5. North 13 degrees 20 minutes 0 seconds West a distance of 399.34 feet to an iron pin set, taken to be in the easterly line of said 4.35 acre tract, taken to be in the southerly line of said 49.34 acre tract as conveyed Frost Forest, LLC;

thence with a line taken to be the southerly line of said 49.34 acre tract, South 88 degrees 56 minutes 40 seconds East a distance of 1582.46 feet to the **Point of Beginning** and containing 80.838 acres more or less, being 71.874 acres more or less in Parcel K010010014800 and being 8.964 acres more or less in Parcel K010010015000 and subject to all legal rights-of way, restrictions, reservations, zoning and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the North 86 degrees 56 minutes 42 seconds West line (NAD-83) of the north line of Section 3, Rome Township. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.


A survey of this property was completed on October 4, 2017 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E. 2<sup>nd</sup> Street, Wellston, Ohio. Registered Surveyor Number 8231.

  
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**Michael A. Kinnison, P.L.S. No. 8231**



10/12/17  
 \_\_\_\_\_  
**Date**

\*\*\*\*\* End of Description \*\*\*\*\*

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 10/13/17

