

Legal Description of a 77.682 Acre Tract and a 0.881 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Rome, Located in Section 31, Township 6, Range 11, of the Ohio Company's Purchase, being a 77.682 Acres (Tract 1), and 0.881 Acres (Tract 2) out of an original 75.6200 Acre Tract (by deed), as conveyed to Dorothy Well Etal. in Official Record 34, PG. 390, Being all of Parcel Number K010010002000 hereon referred to as Grantor, (all record's herein are from the Recorder's Office, Athens, County, Ohio) and being more particularly described as follows:

TRACT 1

Commencing at a Found 5/8" Rebar, said Found Rebar being North 89°47'28" West, a distance of 2389.20 feet from the Northeast Corner of said Section 31, said Found Rebar being at the northeast corner of a 33.58 Acre Tract as conveyed to Boyd Sidwell Etal. In Official Record 319, Page 2209, and the northwest corner of a 60.1660 Acre Tract as conveyed to Ellen M. Gramling In Official Record 281, Page 258;

Thence southerly leaving the northerly line of said Section 31, with the easterly line of said 33.58 Acre Sidwell Tract and the westerly line of said 60.1660 Gramling Tract, South 00°15'15" West, passing a Found 5/8" Rebar w/ Vernon Cap at 223.04 feet, a total distance of 668.26 feet to a Found 5/8" Rebar W/ Vernon Cap, said Found Rebar being at the southeast corner of said Sidwell Tract and the Grantor's northeasterly corner, said Rebar Found being at the TRUE POINT OF BEGINNING for the 77.682 Acre Tract hereon described;

Thence southerly with the Grantor's easterly line and the westerly line of said 60.1660 Acre Gramling Tract, South 00°05'18" West, a distance of 1239.64 feet to a Found 5/8" Rebar w/ Vernon Cap, said Found Rebar being at the southwesterly corner of said Gramling Tract, the northwesterly corner of a 112.91 Acre Tract as conveyed to Bruce A. Johnson in Official Record 206, Page 171, said Rebar also being on the Grantor's easterly line;

Thence continuing southerly with the Grantor's easterly line and the westerly line of said 112.91 Acre Johnson Tract, South 00°00'00" West, a distance of 912.09 feet to a Found 3/4" bent Iron Pipe, said Found Iron Pipe being at the southwesterly corner of said Johnson Tract, the northwesterly corner of a 3.50 Acre Tract as conveyed to Terri Hayes Etal in Official Record 236, Page 519;

Thence southwesterly with the Grantor's southeasterly line and the northwesterly line of said 3.50 Acre Hayes Tract, South 39°39'25" West, a distance of 716.03 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being on the northerly line of said Hayes Tract and the Grantor's southeasterly line;

Thence continuing southwesterly with the Grantor's southeasterly line and the northwesterly line of said 3.50 Acre Hayes Tract, South 50°12'02" West, a distance of 385.42 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being on the northerly line of said Hayes Tract and the Grantor's southeasterly line, and the northwesterly corner of the Village of Frost as shown in Plat Book 1, Page 108;

Thence continuing southwesterly with the Grantor's southeasterly line and the northwesterly line of said Village of Frost, South 50°11'46" West, a distance of 116.25 feet to a Set Railroad Spike, said Set Railroad Spike being on the northwesterly line of said Village of Frost and the southeasterly corner of a 0.1600 Acre Tract as conveyed to James Edward Beha in Official Record 272, Page 1121;

Thence northwesterly with the Grantor's southwesterly line and the northeasterly line of said 0.1600 Acre Beha Tract, North 39°48'14" West, a distance of 60.00 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being at the northeasterly corner of said Beha Tract;

Thence southwesterly with the Grantor's southwesterly line and the northerly line of said 0.1600 Acre Beha Tract, South 50°11'46" West, a distance of 100.00 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being at the

southwesterly corner of said Beha Tract, and the easterly line of a strip of property conveyed to Athens Conservancy in Official Record 454, Page 1126;

Thence northerly with the Grantor's westerly line and the easterly line of said Athens Conservancy Tract, North 28°18'55" West, a distance of 281.27 feet to a Set 5/8" Rebar w/ Cap;

Thence southwesterly with the Grantor's southwesterly line and the northerly line of said Athens Conservancy Tract, South 66°22'58" West, a distance of 30.00 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being at the Grantor's southwesterly corner and the easterly line of said Athens Conservancy Tract;

Thence northerly along the arc of a curve to the right having a Radius of 3609.84 feet, a Central angle of 30°47'37", an Arc distance of 1940.11 feet, the Chord of which bears North 08°13'14" West, 1916.83 feet to a Set 5/8" Rebar w/ Cap;

Thence continuing northerly with the Grantor's westerly line and the easterly line of said Athens Conservancy Tract, North 4°47'27" East, a distance of 480.47 feet to a Set 5/8" Rebar w/ Cap, said Rebar with Cap being at the southwest corner of said 33.58 Acre Sidwell Tract;

Thence northeasterly with the Grantor's northerly line and the southerly line of said Sidwell Tract, North 72°22'00" East, a distance of 1421.15 feet to the TRUE POINT OF BEGINNING of Tract 1 and containing 77.682 Acres.

TRACT 2

Commencing at a Found 5/8" Rebar, said Found Rebar being North 89°47'28" West, a distance of 2389.20 feet from the Northeast Corner of said Section 31, said Found Rebar being at the northeast corner of a 33.58 Acre Tract as conveyed to Boyd Sidwell Etal. In Official Record 319, Page 2209, and the northwest corner of a 60.1660 Acre Tract as conveyed to Ellen M. Gramling In Official Record 281, Page 258;

Thence southerly leaving the northerly line of said Section 31, with the easterly line of said 33.58 Acre Sidwell Tract and the westerly line of said 60.1660 Gramling Tract, South 00°15'15" West, passing a Found 5/8" Rebar w/ Vernon Cap at 223.04 feet, a total distance of 668.26 feet to a Found 5/8" Rebar W/ Vernon Cap, said Found Rebar being at the southeast corner of said Sidwell Tract and the Grantor's northeasterly corner,;

Thence southwesterly with the Grantor's northerly line and the southerly line of said Sidwell Tract, South 72°22'00" West, a distance of 1421.15 feet to a Set 5/8" Rebar w/ Cap, said Rebar with Cap being at the Grantor's northwesterly corner of Tract 1, and the southwesterly corner of said 33.58 Acre Sidwell Tract;

Thence continuing southwesterly with the the northerly line of a strip of property conveyed to Athens Conservancy in Official Record 454, Page 1126; South 72°22'00" West, a distance of 108.18 feet to a Set 5/8" Rebar w/ Cap, said Rebar with Cap being at the Grantor's northeasterly corner of Tract 2, and the southeasterly corner of a 0.920 Acre Tract as conveyed to Bernita Ellis in Official Record 293, page 740, and being generally in the center of Frost Road (Twp. Rd. 532) said Set 5/8" Rebar w/ Cap, being at the TRUE POINT OF BEGINNING for the 0.881 Acre Tract hereon described;

Thence southerly with the Grantor's easterly line and the westerly line of said Athens Conservancy Tract, and generally with the center of Frost Road (Twp. Rd. 532), South 4°44'44" West, a distance of 381.20 feet to a Found 3/4" Iron Pipe, said Iron Pipe being at the northeasterly corner of a 0.860 Acre Tract as conveyed to Walter Babics Jr in Official Record 277, Page 80;

Thence westerly with the Grantor's southerly line and the northerly line of said Walter Babics Jr Tract, North 76°17'27" West, passing a Set 5/8" Rebar w/ Cap at 22.00 feet, a total distance of 117.07 to the center of the

Hocking River;

Thence the following 4 courses with the center of said Hocking River;

1. North 15°00'13" East, a distance of 50.24 feet;
2. North 4°48'26" East, a distance of 87.99 feet;
3. North 3°25'37" East, a distance of 97.03 feet;
4. North 2°41'52" West, a distance of 80.12 feet, to the southwest corner of said Ellis Tract;

Thence easterly with the Grantor's northerly line and the southerly line of said Ellis Tract, North 72°22'00" East, passing a Set Rebar w/Cap at 90.88 feet, a total distance of 128.92 feet to the TRUE POINT OF BEGINNING for Tract 2 and containing 0.881 Acre;

Subject to all easements, rights-of-ways or restrictions of record.

This Description was prepared from an actual field Survey of the premises in June of 2011. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/ yellow Cap Stamped Rutter PS 7958.

Basis of Bearings is the west line of a 112.91 Acre Tract as conveyed to Bruce A. Johnson in O.R. 206, PG. 171, which bears South 00°00'00" West. As shown on Branner Survey performed in March 1994. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 June 14, 2011

1315 Orchard Park Dr.
Columbus, Ohio 43232

John J. Rutter Jr. June 14th 2011



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *K. Cantelero*
DATE: *6-23-11*

BOUNDARY SURVEY MAP OF A 77.682 ACRE TRACT & A 0.881 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ROME, LOCATED IN SECTION 31, TOWNSHIP 6, RANGE 11, OF THE OHIO COMPANY'S PURCHASE, BEING 77.682 ACRES (TRACT 1), AND 0.881 ACRES (TRACT 2) OUT OF AN ORIGINAL 75.6200 ACRE TRACT (BY DEED), AS CONVEYED TO DOROTHY WELL ETAL IN INSTRUMENT NUMBER 198700005656, OFFICIAL RECORD 34, PG. 390, PARCEL NUMBER K010010002000.

P.O.C.

5/8" REBAR FOUND W/ VERNON CAP ON N. LINE SEC. 31 N 89°47'28" W, 2389.20' FROM N.E. COR. SEC.31

SEC. 32
SEC. 31

5/8" REBAR FOUND W/ VERNON CAP @ 223.04' S. OF N. LINE SEC. 31

BOYD SIDWELL ETAL
O.R. 319, PG. 2209
33.58 ACRE

TRUE P.O.B. (TRACT 1)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: K. Rutter, Jr.
DATE: 6-23-10
TRACT 1

LEGEND	
⊙	Found Iron Pipe (as noted)
⊗	Set Rebar w/ Cap
⊕	Set Railroad Spike
X	Old Woven Wire Fenceline in area of Prop. line
+	Tick

N72°22'00"E 128.92'
N2°41'52"W 80.12'
N3°25'37"E 97.03'
N4°48'26"E 87.99'
N15°00'13"E 50.24'
N76°17'27"W 117.07'

TRACT 2

BERNITA ELLIS
O.R. 293, PG. 740
0.920 ACRE

REBAR W/ CAP SET @ 90.88' TOP RIVER BANK

S72°22'00"W 108.18'
TRUE P.O.B. (TRACT 2)

(TRACT 1) & (TRACT 2)
DOROTHY WELL ETAL
O.R. 34, PG. 390

75.620 ACRE (DEED) (TOTAL)
77.682 ACRE (SURVEYED) (TRACT 1)
0.881 ACRE (SURVEYED) (TRACT 2)

REBAR W/ CAP SET @ 22.00' TOP RIVER BANK

3/4" IRON PIPE FOUND 4" DEEP IN ROADBED

HOCKING RIVER
WALTER BABICS JR.
O.R. 277, PG. 80
0.860 ACRE

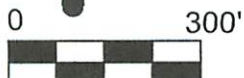
FROST ROAD (TWP RD. 532)
12' WIDE GRAVEL

DELTA = 30°47'37"
RAD. = 3609.84'
LENGTH = 1940.11'
CHD BEARING = N8°13'14"W
CHD. DIST. = 1916.83'

5/8" REBAR FOUND W/ VERNON CAP N 89°59'16" W, 2381.01' FROM E. LINE SEC.31

407.50' OF ROAD CROSSES OVER ON PROPERTY (TWP RD. 574)
S0°00'00"W 912.09' (TOTAL)

BRUCE A JOHNSON
O.R. 206, PG. 171
112.91 ACRE



1 INCH = 300 FT.

REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(VERNON SURVEY 60.1669 AC.)
(BRANNER SURVEY 112.91 AC.)

ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED RUTTER PS 7958

BASIS OF BEARINGS:

THE WEST LINE OF A 112.91 ACRE TRACT AS CONVEYED TO BRUCE A. JOHNSON IN O.R. 206, PG. 171, WHICH BEARS S00°00'00"W. AS SHOWN ON BRANNER SURVEY IN MARCH 1994.

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958
JOHN J. RUTTER JR.

JUNE 12, 2011

John J. Rutter, Jr.

June 12th 2011



C/L 13' GRAVEL RD.
FROST HILL RD.
(TWP RD. 574)

S66°22'58"W 30.00'

JAMES EDWARD BEHA
O.R. 272, PG. 1121
0.1600 ACRE

S50°11'46"W 100.00'
S50°11'46"W 60.00'
S50°12'02"W 385.42'

S39°39'25"W 716.03'

TERRI L HAYES ETAL
O.R. 236, PG. 519
3.50 ACRE

N28°18'55"W 281.27'

RAILROAD SPIKE SET

VILLAGE OF FROST
PB. 1, PG. 108
POINT OF ACCESS TO 77.727 ACRE TRACT BY 13.25' PLATTED ALLEY

ADVANCED SURVEY SOLUTIONS LLC.
1315 ORCHARD PARK DR.
COLUMBUS, OHIO 43232
614-679-0590