

**Description of 7.546 Acres for the
ATHENS CONSERVANCY, OR 454-1126,
hereinafter referred to as "The Owner".**

PARCEL 1

Situated in Section 32, Town 6, Range 11 Rome Township, Athens County, Ohio.

Commencing at the calculated northwest corner of Said Section 32. Point calculated from a survey by Kevin Cannon completed 7/13/2007 (referencing an iron pin found South 88°05'13" East, 84.64 feet);

THENCE along a random line South 42°08'58" East, 496.86 feet to an iron pin set on the northerly right-of-way line of the former B&O Railroad and the north property line of The Owner, **THE TRUE POINT OF BEGINNING** of the tract herein described, said iron pin located 60.00 feet left of railroad centerline station 9267+68.62;

All calls except as noted are on the former B&O Railroad right-of-way line and are the outer boundary of The Owner's property;

THENCE along a curve to the right having a delta angle of 13°46'01", a radius of 1408.45 feet an arc distance of 338.42 feet, the long chord of which bears South 25°28'10" East, 337.60 feet to a point located 60.00 feet left of railroad centerline station 9270+92.62 (Harry Ladd OR 295-87, adjoiner);

THENCE along a curve to the right having a delta angle of 4°29'28", a radius of 6310.52 feet an arc distance of 494.65 feet, the long chord of which bears South 16°20'26" East 494.52 feet to a point 60.00' left of centerline station 9275+82.56 (Harry Ladd OR 295-87, adjoiner);

THENCE South 83°06'36" West, 10.08 feet to a point 50.00 feet left of centerline station 9275+81.31, (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE along a curve to the right having a delta angle of 4°56'13", a radius of 6300.52 feet an arc distance of 542.90 feet, the long chord of which bears South 11°38'17" East 542.73 feet to a point 50.00 feet left of centerline station 9281+19.90, (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE South 9°10'10" East, 80.51 feet to a point 50.00 feet left of centerline station 9282+00.41, (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE North 80°40'50" East, 10.00 feet to a point 60.00 feet left of centerline station 9282+00.39, (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE South 9°10'10" East, 690.83 feet to a point 60.00 feet left of centerline station 9288+91.22 (Daniel T. Haley OR 263-375, adjoiner);

THENCE leaving the former northerly right-of-way line across the former B&O property and along the west boundary of Daniel T. Haley OR 263-375, South $81^{\circ}27'53''$ West, 240.54 feet to a point 180.52 feet right of centerline station 9288+88.56;

THENCE along the Hocking River, with a curve to the right having a delta angle of $24^{\circ}41'44''$, a radius of 1,738.10 feet an arc distance of 749.15 feet, the long chord of which bears North $7^{\circ}56'15''$ West 743.37 feet to a point 164.54 feet right of centerline station 9281+45.36;

THENCE leaving the river and along an easterly line of Russell E. Howdysshell, OR 157-392, North $80^{\circ}49'50''$ East, 114.54 feet to a point 50.00 feet right of centerline station 9281+45.36;

THENCE North $9^{\circ}10'10''$ West, 25.46 feet to a point 50.00 feet right of centerline station 9281+19.90 (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE along a curve to the left having a delta angle of $5^{\circ}03'15''$, a radius of 6200.52 feet an arc distance of 546.94 feet, the long chord of which bears North $11^{\circ}41'47''$ West 546.77 feet to a point 50.00 feet right of centerline station 9275+68.54 (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE North $83^{\circ}06'36''$ East, 10.08 feet to a point 40.00 feet right of centerline station 9275+69.84 (Russell E. Howdysshell, OR 157-392, adjoiner);

THENCE along a curve to the left having a delta angle of $4^{\circ}22'28''$, a radius of 6210.52 feet an arc distance of 474.17 feet, the long chord of which bears North $16^{\circ}23'56''$ West 474.05 feet to a point 40.00 feet right of centerline station 9270+92.62 (Harry Ladd OR 295-87, adjoiner);

THENCE along a curve to the left having a delta angle of $12^{\circ}02'46''$, a radius of 1308.45 feet an arc distance of 275.09 feet, the long chord of which bears North $24^{\circ}36'33''$ West 274.59 feet to a point 40.00 feet right of centerline station 9268+09.12 (Harry Ladd OR 295-87, adjoiner);

THENCE leaving the right-of-way line and across the former B&O Railroad property North $36^{\circ}18'40''$ East 107.99 feet to the **POINT OF BEGINNING** of the tract herein described containing 7.546 acres.

Subject to all legal easements and rights-of-way.

Plat of survey attached and made a part hereof.

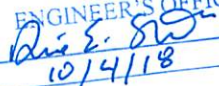
Prior Instrument Reference as of the date of completion of this survey: Volume 454, Page 1126, Official Records of Athens County.

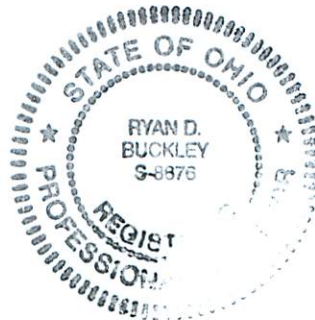
All bearings, distances, and coordinates are based on NAD 83(2011), Ohio State Plane, South Zone.

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey made by Buckley Group, LLC completed in August, 2018.

10/4/18
Date


Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/4/18



**Description of 26.208 Acres for the
ATHENS CONSERVANCY, OR 454-1126,
hereinafter referred to as "The Owner".**

PARCEL 3

Situated in Section 22, 23, 28, and 29, Town 5, Range 11 Troy Township, Athens County, Ohio.

COMMENCING at the calculated South East Corner of Section 29, Town 5, Range 11, Troy Township, Athens County, Ohio:

Thence along the South line of Said Section 29, N 87°32'28" W, 592.34 feet to an iron pin set 112.55 feet left of centerline station 9505+34.58 the **TRUE POINT OF BEGINNING** of the tract herein described;

THENCE South 17° 55' 02" East, 251.05 feet to a point 166.56 feet left of centerline station 9507+80.45, (James R. Birkbeck VOL 109-247, adjoiner);

THENCE South 11° 15' 46" East, 347.00 feet to a point 148.06 feet left of centerline station 9511+75.21 (James R. Birkbeck VOL 109-247, adjoiner);

The following eleven (11) courses will be adjoined by Isabella Basham, et.al. OR 490-2258;

THENCE South 30° 10' 46" East, 330.00 feet to a point 143.89 feet left of centerline station 9515+47.35;

THENCE South 30° 02' 38" East, 330.68 feet to a point 50.00 feet left of centerline station 9518+90.72;

THENCE South 56° 27' 12" East, 116.32 feet to a point 50.00 feet left of centerline station 9520+11.66;

THENCE along a curve to the left having a delta angle of 68°10'04", a radius of 1272.53 feet an arc distance of 1513.99, the long chord of which bears North 86° 50' 36" East, 1426.27 feet to a point 50.00 feet left of centerline station 9535+85.14;

THENCE North 52° 45' 34" East, 124.60 feet to a point 50.00 feet left of centerline station 9537+09.74;

THENCE North 12° 34' 54" East, 155.00 feet to a point 150.00 feet left of centerline station 9538+28.16;

THENCE North 52° 45' 34" East, 201.00 feet to a point 150.00 feet left of centerline station 9540+29.16;

THENCE North 18° 08' 05" West, 165.00 feet to a point 305.91 feet left of centerline station 9540+83.17;

THENCE North 63° 49' 50" East, 220.00 feet to a point 263.66 feet left of centerline station 9542+99.07;

THENCE South 13° 33' 16" East, 233.32 feet to a point 50.00 feet left of centerline station 9542+06.15;
THENCE North 00° 17' 23" East, 126.10 feet to a point 150.00 feet left of centerline station 9542+82.16;

THENCE North 52° 45' 34" East, 825.88 feet to a point 150.00 feet left of centerline station 9551+08.04 (Karen L. Hiehle OR 207-166, adjoiner);

THENCE South 87° 35' 16" East, 156.71 feet to a point 50.00 feet left of centerline station 9552+28.69 (Karen L. Hiehle OR 207-166, adjoiner);

THENCE North 52° 45' 34" East, 2184.00 feet to a point 50.00 feet left of centerline station 9574+12.69 (Karen L. Hiehle OR 207-166 and Coolville Station - Latrobe, adjoiners);

Leaving the former right-of-way line, across the former B&O property and along the centerline of County Road 59 (Ireland Road) the following four (4) courses:

THENCE South 19° 54' 47" West, 71.29 feet to a point;
THENCE South 38° 15' 53" West, 150.41 feet to a point;
THENCE South 13° 13' 36" West, 86.30 feet to a point.
THENCE South 11° 31' 52" East, 37.46 feet to a point 115.00 feet right of centerline station 9571+24.37;

THENCE South 52° 45' 34" West, 399.95 feet to a point 115.00 feet right of centerline station 9567+24.42, (Platted Village of Coolville Station (Latrobe), adjoiner);

THENCE North 04° 00' 00" East, 19.95 feet to a point 100.00 feet right of centerline station 9567+37.57, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 52° 45' 34" West, 77.07 feet to a point 100.00 feet right of centerline station 9566+60.50, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE North 37° 14' 26" West, 20.00 feet to a point 80.00 feet right of centerline station 9566+60.50, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 52° 45' 34" West, 827.27 feet to a point 80.00 feet right of centerline station 9558+33.23 (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE North 37° 14' 26" West, 30.00 feet to a point 50.00 feet right of centerline station 9558+33.23, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 52° 45' 34" West, 154.36 feet to a point 50.00 feet right of centerline station 9556+78.87, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 52° 45' 34" West, 329.53 feet to a point 50.00 feet right of centerline station 9553+49.34, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 87° 35' 16" East, 31.34 feet to a point 70.00 feet right of centerline station 9553+73.03, (Robert O. & Kathy S. Richard OR 393-1239 adjoiner);

THENCE South 52° 45' 34" West, 1020.13 feet to a point 70.00 feet right of centerline station 9543+53.35, (Richard E. Shanks VOL 265-43 adjoiner);

THENCE North 90° 00' 00" West, 33.05 feet to a point 50.00 feet right of centerline station 9543+27.04 (Richard E. & Alice V. Shanks VOL 265-43 adjoiner);

The following six (6) courses will be adjoined by M & H Properties Plus, LLC OR 487-645.

THENCE South 52° 45' 34" West, 741.90 feet to point 50.00 feet right of centerline station 9535+85.14;

THENCE along a curve to the right having a delta angle of 14°07'01", a radius of 1372.53 feet an arc distance of 338.17 feet, the long chord of which bears South 59° 49' 04" West, 337.32 feet to a point 50.00 feet right of centerline station 9532+59.29;

THENCE South 23° 09' 16" East, 20.00 feet to a point 70.00 feet right of centerline station 9532+59.30;

THENCE along a curve to the right having a delta angle of 19°55'22", a radius of 1392.53 feet an arc distance of 484.21 feet, the long chord of which bears South 76° 50' 14" West, 481.77 feet to a point 70.00 feet right of centerline station 9527+99.43;

THENCE South 03° 12' 05" East, 20.00 feet to a point 90.00 feet right of centerline station 9527+99.43;

THENCE along a curve to the right having a delta angle of 11°18'15", a radius of 1412.53 feet an arc distance of 278.69 feet, the long chord of which bears North 87° 32' 58" West, 278.23 feet to a point 90.00 feet right of centerline station 9525+38.50;

THENCE North 36° 48' 28" West, 57.32 feet to a point 50.00 feet right of centerline station 9524+99.50 (Dana & Cynthia K. Stone OR 498-2065, adjoiner);

THENCE along a curve to the right having a delta angle of 74°43'00", a radius of 1372.53 feet an arc distance of 1789.85 feet, the long chord of which bears North 42° 50' 57" West, 1665.70 feet to a point 50.00 feet right of centerline station 9507+74.85, (Dana & Cynthia K. Stone, OR 498-2065 adjoiner);

THENCE North 05° 29' 27" West, 281.20 feet to a point 50.00 feet right of centerline station 9504+93.65 (Dana & Cynthia K. Stone, OR 498-2065 adjoiner);

THENCE along a curve to the left having a delta angle of 9°18'32", a radius of 2814.93 feet an arc distance of 457.34 feet, the long chord of which bears North 10° 08' 43" West, 456.84 feet to a point 50.00 feet right of centerline station 9500+28.19 (Dana & Cynthia K. Stone, OR 498-2065 adjoiner);

THENCE leaving said southerly property line and former right-of-way line, across the former property of the B&O Railroad, North 74° 54' 26" East, 141.67 feet to a point on the former northerly right-of-way line and the north boundary line of the Athens Conservancy, 91.66 feet left of centerline station 9500+27.45, (James Lafferty OR521-919 adjoiner);

THENCE South 12° 04' 04" East, 523.34 feet to the **POINT OF BEGINNING** of the tract herein described containing 26.208 acres of which 1.651 acres is located in Section 29, 6.126 acres is located in Section 28, 12.547 acres is located in Section 22 and 5.884 acres is located in Section 23.

Subject to all legal easements and rights of way.

Plat of survey is attached hereto and made a part hereof.


All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone

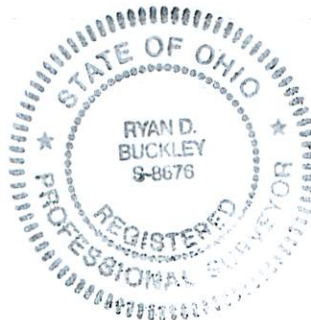
Prior Instrument Reference as of the date this survey was prepared: Volume 454, Page 1126 and Volume 461, Page 60, Official Records of Athens County.

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey made by Buckley Group, LLC completed in June, 2018.

10/4/18
Date


Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/4/18



**Description of 46.451 Acres for the
ATHENS CONSERVANCY, OR 454-1126,
hereinafter referred to as "The Owner".**

PARCEL 2

Situated in Section 31 and 32, Town 6, Range 11 ~~Rome~~ Township, and Section 29, 30, and 36, Town 5, Range 11 ~~Troy~~ Township, Athens County, Ohio.

COMMENCING at the calculated North East Corner of Section 36, Town 5, Range 11, Troy Township, Athens County, Ohio.

Thence along the east line of said Section 36, South $02^{\circ}31'05''$ West 1401.01 feet to an iron pin set on the northerly boundary line of the Athens Conservancy OR 454-1126 and the northerly right-of-way line of the former B&O Railroad. Said point being 102.00 feet left of centerline station 9398+37.70, the **TRUE POINT OF BEGINNING** of the tract herein described;

All calls except as noted are on the former B&O Railroad right-of-way line and are the outer boundary of The Owner's property;

THENCE South $17^{\circ}52'24''$ East, 116.89 feet to a point 80.00 feet left of centerline station 9399+50.12, (Scott Adams 151.31 OR 405-1896, adjoiner);

THENCE along a curve to the right having a delta angle of $6^{\circ}09'51''$, a radius of 4377.28 feet an arc distance of 470.94 feet, the long chord of which bears South $24^{\circ}53'22''$ East, 470.71 feet to a point 80.00 left of centerline station 9404+12.45, (Scott Adams OR 405-1896, adjoiner);

THENCE South $21^{\circ}48'27''$ East, 259.98 feet to a point 80.00 feet left of centerline station 9406+72.43, (Scott Adams OR 405-1896, adjoiner);

THENCE South $77^{\circ}29'31''$ West, 40.53 feet to a point 40.00 feet left of centerline station 9406+65.88, (Scott Adams OR 393-1877, adjoiner);

THENCE South $21^{\circ}48'27''$ East, 249.07 feet to a point 40.00 feet left of centerline station 9409+14.95, (Scott Adams OR 393-1877, adjoiner);

THENCE along a curve to the left having a delta angle of $13^{\circ}28'53''$, a radius of 4549.19 feet an arc distance of 1070.41 feet, the long chord of which bears South $28^{\circ}33'23''$ East, 1067.94 feet to a point 40.00 feet left of centerline station 9419+96.31, (Scott Adams OR 393-1877 and David Emanuel Borg OR 385-461, adjoiners);

THENCE South $35^{\circ} 19' 27''$ East, 539.88 feet to a point 40.00 feet left of centerline station 9425+34.68, (David Emanuel Borg OR 385-461, adjoiner);

THENCE North $00^{\circ} 25' 29''$ West, 34.96 feet to a point 60.00 feet left of centerline station 9425+06.01, (David Emanuel Borg OR 385-461, adjoiner);

THENCE South $35^{\circ} 21' 05''$ East, 81.53 feet to a point 60.00 feet left of centerline station 9425+87.51 (David Emanuel Borg OR 385-461, adjoiner);

THENCE South $34^{\circ} 45' 33''$ East, 110.05 feet to a point 60.00 feet left of centerline station 9426+96.45 (David Emanuel Borg OR 385-461, adjoiner);

THENCE South $00^{\circ} 25' 31''$ East, 36.08 feet to a point 40.00 feet left of centerline station 9427+26.23, (Virginia Barber OR 442-427, adjoiner);

THENCE along a curve to the right having a delta angle of $19^{\circ}39'58''$, a radius of 5786.52 feet an arc distance of 1986.16 feet, the long chord of which bears South $24^{\circ}04'30''$ East, 1976.42 feet to a point 40.00 feet left of centerline station 9446+98.67, (Virginia Barber OR 442-427 and Fonz Properties LTD OR 517-1033, adjoiners);

THENCE South $14^{\circ} 12' 57''$ East, 19.31 feet to a point 40.00 feet left of centerline station 9447+17.98, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North $73^{\circ} 20' 45''$ East, 15.01 feet to a point 55.00 feet left of centerline station 9447+17.34, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE South $14^{\circ} 12' 57''$ East, 432.33 feet to a point 55.00 feet left of centerline station 9451+49.97, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE along a curve to the left having a delta angle of $3^{\circ}09'30''$, a radius of 11404.19 feet an arc distance of 628.64 feet, the long chord of which bears South $15^{\circ} 47' 42''$ East, 628.56 feet to a point 55.00 feet left of centerline station 9457+81.60, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE South $17^{\circ} 22' 27''$ East, 430.77 feet to a point 55.00 feet left of centerline station 9462+12.11, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE South $86^{\circ} 03' 23''$ West, 10.28 feet to a point 45.00 feet left of centerline station 9462+09.72, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE South $17^{\circ} 22' 27''$ East, 336.22 feet to a point 45.00 feet left of centerline station 9465+45.94, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE along a curve to the left having a delta angle of $10^{\circ}13'01''$, a radius of 5684.65 feet an arc distance of 1013.69 feet, the long chord of which bears South $22^{\circ} 28' 58''$ East,

1012.35 feet to a point 45.00 feet left of centerline station 9475+67.66, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE leaving said right-of-way line and across the former B&O Railroad property, North 68° 26' 50" West, 69.57 feet to a point 0.75 feet right of centerline station 9475+15.04;

THENCE North 45° 44' 47" West, 162.93 feet to a point on the existing southerly right-of-way line of the former B&O Railroad Property 55.00 feet right of centerline station 9473+62.15;

THENCE along a curve to the right having a delta angle of 8°09'43", a radius of 5784.65 feet an arc distance of 824.04 feet, the long chord of which bears North 21° 27' 19" West, 823.34 feet to a point 55.00 feet right of centerline station 9465+45.94, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 17° 22' 27" West, 360.10 feet to a point 55.00 feet right of centerline station 9461+85.84, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 86° 03' 23" East, 10.28 feet to a point 45.00 feet right of centerline station 9461+88.23, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 17° 22' 27" West, 287.97 feet to a point 45.00 feet right of centerline station 9459+00.26, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 22° 34' 43" West, 319.61 feet to a point 75.71 feet right of centerline station 9455+83.27, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 23° 50' 06" West, 177.00 feet to a point 100.00 feet right of centerline station 9454+09.28, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 04° 06' 03" East, 44.91 feet to a point 85.00 feet right of centerline station 9453+67.29, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 07° 10' 25" East, 105.71 feet to a point 45.00 feet right of centerline station 9452+69.99, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE along a curve to the right having a delta angle of 0°36'06", a radius of 11504.19 feet an arc distance of 120.79 feet, the long chord of which bears North 14° 31' 00" West, 120.79 feet to a point 45.00 feet right of centerline station 9451+49.67, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE North 14° 12' 57" West, 451.30 feet to a point 45.00 feet right of centerline station 9446+98.37, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE along a curve to the left having a delta angle of $1^{\circ}57'38''$, a radius of 5684.65 feet an arc distance of 194.53 feet, the long chord of which bears North $15^{\circ} 11' 46''$ West, 194.52 feet to a point 45.00 feet right of centerline station 9445+02.30, (Fonz Properties, LTD OR 517-103, adjoiner);

THENCE North $87^{\circ} 40' 16''$ West, 15.82 feet to a point 60.00 feet right of centerline station 9444+97.23, (Fonz Properties LTD OR 517-103, adjoiner);

THENCE along a curve to the left having a delta angle of $19^{\circ}05'49''$, a radius of 5669.65 feet an arc distance of 1889.73 feet, the long chord of which bears North $25^{\circ} 46' 33''$ West, 1880.99 feet to a point 60.00 feet right of centerline station 9425+87.51, (Karen Heihle OR 419-1786 and the north line of the Hocking Acres Subdivision, adjoiners);

THENCE North $35^{\circ} 19' 27''$ West, 591.20 feet to a point 60.00 feet right of centerline station 9419+96.31, (Hocking Acres Subdivision, adjoiner);

THENCE along a curve to the right having a delta angle of $13^{\circ}31'00''$, a radius of 4643.75 feet an arc distance of 1095.52, the long chord of which bears North $28^{\circ} 33' 57''$ West, 1092.98 feet to a point 60.00 feet right of centerline station 9409+14.95, (Hocking Acres Subdivision and Scott Adams OR 393-1877, adjoiners);

THENCE North $21^{\circ} 48' 27''$ West, 265.45 feet to a point 60.00 feet right of centerline station 9406+49.50, (Scott Adams OR 393-1877, adjoiner);

THENCE South $77^{\circ} 29' 31''$ West, 91.20 feet to a point 150.00 feet right of centerline station 9406+34.76, (Scott Adams OR 393-1877, adjoiner);

THENCE North $21^{\circ} 48' 27''$ West, 222.31 feet to a point 150.00 feet right of centerline station 9404+12.45, (Scott Adams OR 405-1896, adjoiner);

THENCE along a curve to the left having a delta angle of $5^{\circ}29'38''$, a radius of 4147.28 feet an arc distance of 397.67 feet, the long chord of which bears North $24^{\circ} 33' 16''$ West, 397.52 feet to a point 150.00 feet right of centerline station 9400+00.40, (Scott Adams OR 405-1896, adjoiner);

THENCE North $62^{\circ} 41' 36''$ East, 80.00 feet to a point 70.00 feet right of centerline station 9400+00.39, (Scott Adams OR 405-1896, adjoiner);

THENCE along curve to the left having a delta angle of $12^{\circ}25'46''$, a radius of 4227.28 feet an arc distance of 917.04 feet, the long chord of which bears North $33^{\circ} 30' 58''$ West, 915.24 feet to a point 70.00 feet right of centerline station 9390+68.17, (Scott Adams OR 405-1896, adjoiner);

THENCE North $50^{\circ} 16' 11''$ East, 20.00 feet to a point 50.00 feet right of centerline station 9390+68.17, (Scott Adams OR 405-1896, adjoiner);

THENCE along a curve to the left having a delta angle of $10^{\circ}22'19''$, a radius of 4247.28 feet an arc distance of 768.87, the long chord of which bears North $44^{\circ}55'01''$ West, 767.82 feet to a point 50.00 feet right of centerline station 9382+90.25, (Scott Adams OR 405-1896 and the Frost Valley Subdivision, adjoiners);

THENCE North $50^{\circ}06'10''$ West, 63.15 feet to a point 50.00 feet right of centerline station 9382+27.10, (Frost Valley Subdivision, adjoiner);

THENCE South $88^{\circ}31'19''$ East, 16.09 feet to a point 40.00 feet right of centerline station 9382+39.71 (Frost Valley Subdivision, adjoiner);

THENCE North $50^{\circ}06'10''$ West, 1160.38 feet to a point 40.00 feet right of centerline station 9370+79.33, (Frost Valley Subdivision, adjoiner);

THENCE South $39^{\circ}53'50''$ West, 10.00 feet to a point 50.00 feet right of centerline station 9370+79.33, (Frost Valley Subdivision, adjoiner);

THENCE North $50^{\circ}06'10''$ West, 1101.08 feet to a point 50.00 feet right of centerline station 9359+78.25, (Frost Valley Subdivision and Floyd Nibert OR 286-274, adjoiners);

THENCE along a curve to the right having a delta angle of $5^{\circ}27'24''$, a radius of 2133.68 feet an arc distance of 203.21 feet, the long chord of which bears North $47^{\circ}22'28''$ West, 203.13 feet to a point 50.00 feet right of centerline station 9357+79.81, (Floyd Nibert, OR 286-274, adjoiner);

THENCE North $46^{\circ}00'58''$ West, 479.49 feet to a point 114.37 right of centerline station 9353+21.71, (Floyd Nibert OR 286-274 and Hocking River Commission OR 390-189, adjoiners);

THENCE North $25^{\circ}17'40''$ West, 299.08 feet to a point 99.49 feet right of centerline station 9350+37.36, (Hocking River Commission OR 390-189, adjoiner);

THENCE North $07^{\circ}59'11''$ East, 95.71 feet to a point 50.00 feet right of centerline station 9349+58.26, (Hocking River Commission OR 390-189, adjoiner);

THECE along a curve to the right having a delta angle of $3^{\circ}02'11''$, a radius of 2133.68 feet an arc distance of 113.07 feet, the long chord of which bears North $20^{\circ}32'16''$ West, 113.06 feet to a point 50.00 feet right of centerline station 9348+47.84, (Hocking River Commission OR 390-189, adjoiner);

THENCE along a curve to the right a delta angle of $27^{\circ}50'30''$, a radius of 3827.85 feet an arc distance of 1860.07 feet, the long chord of which bears North $05^{\circ}05'55''$ West, 1841.82 feet to a point 50.00 feet right of centerline station 9330+12.07, (Hocking River Commission OR 390-189, Larry & Sherry Coon OR 156-188 & DV 66-736, Walter Babics, Jr. Trustee OR 480-1892, adjoiners);

THENCE North $08^{\circ} 49' 20''$ East, 791.10 feet to a point 50.00 feet right of centerline station 9322+20.97, (Walter Babics, Jr. Trustee OR 480-1892 and Scott P. Adams OR 503-1385, adjoining);

THENCE along a curve to the left having a delta angle of $3^{\circ} 58' 32''$, a radius of 4814.54 feet an arc distance of 334.08 feet, the long chord of which bears North $06^{\circ} 51' 13''$ East, 334.01 feet to a point 50.00 feet right of centerline station 9318+83.46, (Troy Vermillion OR 510-2246, Boyd C. Sidwell Jr. OR 540-2267, adjoining);

THENCE North $85^{\circ} 31' 01''$ West, 20.00 feet to a point 70.00 feet right of centerline station 9318+83.60, (Boyd C. Sidwell Jr. OR 540-2267, adjoining);

THENCE along a curve to the left having a delta angle of $10^{\circ} 36' 40''$, a radius of 4841.15 feet an arc distance of 896.57 feet, the long chord of which bears North $00^{\circ} 25' 09''$ West, 895.29 feet to a point 70.00 feet right of centerline station 9309+74.07, (Boyd C. Sidwell Jr. OR 540-2267, adjoining);

THENCE North $45^{\circ} 20' 39''$ East, 38.49 feet to a point 40.00 feet right of centerline station 9309+49.68, (Daniel Haley OR 386-2419, adjoining);

THENCE along a curve to the left having a delta angle of $3^{\circ} 09' 37''$, a radius of 4871.15 feet an arc distance of 268.67 feet, the long chord of which bears North $07^{\circ} 35' 22''$ West, 268.64 feet to a point 40.00 feet right of centerline station 9306+78.80, (Daniel Haley OR 386-2419, adjoining);

THENCE North $09^{\circ} 10' 10''$ West, 344.74 feet to a point 40.00 feet right of centerline station 9303+34.06, (Daniel Haley OR 386-2419, adjoining);

THENCE South $80^{\circ} 50' 26''$ West, 10.00 feet to a point 50.00 feet right of centerline station 9303+34.06, (Daniel Haley OR 386-2419, adjoining);

THENCE North $09^{\circ} 10' 10''$ West, 676.21 feet to a point 50.00 feet right of centerline station 9296+57.85, (David A. Carrol OR 481-1365, Charles W. Fox OR 357-630, Bruce A. Roberts OR 449-2136, adjoining);

THENCE leaving said former southerly B&O Railroad right-of-way line across the former B&O Railroad property, South $90^{\circ} 00' 00''$ East, 101.29 feet to a point on the former northerly right-of-way line and the northern boundary of The Owner, 50.00 feet left of centerline station 9296+73.99;

THENCE South $09^{\circ} 10' 10''$ East, 600.77 feet to a point 50.00 feet left of centerline station 9302+74.76, (Daniel T Haley, OR 386-2419, adjoining);

THENCE North $80^{\circ} 53' 04''$ East, 30.00 feet to a point 80.00 feet left of centerline station 9302+74.79, (Daniel T Haley, OR 386-2419, adjoining);

THENCE South $09^{\circ} 10' 10''$ East, 404.01 feet to a point 80.00 feet left of centerline station 9306+78.80, (Daniel T Haley, OR 386-2419, adjoiner);

THENCE along a curve to the right having a delta angle of $1^{\circ} 53' 25''$, a radius of 4991.15 feet an arc distance of 164.67 feet, the long chord of which bears South $08^{\circ} 13' 27''$ East, 164.66 feet to a point 80.00 feet left of centerline station 9308+40.83, (Daniel T Haley, OR 386-2419, adjoiner);

THENCE South $46^{\circ} 11' 42''$ West, 37.39 feet to a point 50.00 feet left of centerline station 9308+62.86, (Boyd C. Sidwell OR 540-2267, adjoiner);

THENCE along a curve to the right having a delta angle of $15^{\circ} 50' 40''$, a radius of 4961.15 feet an arc distance of 1371.94 feet, the long chord of which bears South $00^{\circ} 54' 00''$ West, 1367.57 feet to a point 50.00 feet left of centerline station 9322+20.97, (Boyd C. Sidwell OR 540-2267 and Scott P. Adams OR 503-1835, adjoiners);

THENCE South $08^{\circ} 49' 20''$ West, 791.10 feet to a point 50.00 feet left of centerline station 9330+12.07, (Scott P. Adams OR 503-1835, adjoiner);

THENCE along a curve to the left having a delta angle of $27^{\circ} 50' 30''$, a radius of 3727.85 feet an arc distance of 1811.47 feet, the long chord of which bears South $05^{\circ} 05' 55''$ East, 1793.70 feet to a point 50.00 feet left of centerline station 9348+47.84, (Scott P. Adams OR 503-1835, adjoiner);

THENCE along a curve to the left having a delta angle of $3^{\circ} 40' 16''$, a radius of 2033.68 feet an arc distance of 130.30 feet, the long chord of which bears South $20^{\circ} 51' 18''$ East, 130.28 feet to a point 50.00 feet left of centerline station 9349+81.34, (Scott P. Adams OR 503-1835, adjoiner);

THENCE North $66^{\circ} 47' 47''$ East, 25.00 feet to a point 75.00 feet left of centerline station 9349+81.11, an iron pin found located 76.72 feet left of centerline station 9349+81.39, (Scott P. Adams OR 503-1835, adjoiner);

THENCE along a curve to the left having a delta angle of $6^{\circ} 29' 22''$, a radius of 2008.68 feet an arc distance of 227.51 feet, the long chord of which bears South $25^{\circ} 55' 44''$ East, 227.39 feet to a point 75.00 feet left of centerline station 9352+17.11, (Scott P. Adams OR 503-1835, adjoiner);

THENCE South $60^{\circ} 49' 46''$ West, 25.00 feet to a point 50.00 feet left of centerline station 9352+17.11, (Scott P. Adams OR 503-1835, adjoiner);

THENCE along a curve to the left having a delta angle of $20^{\circ} 55' 45''$, a radius of 2033.68 feet an arc distance of 742.87 feet, the long chord of which bears South $39^{\circ} 38' 17''$ East, 738.75 feet to a point 50.00 feet left of centerline station 9359+78.25, (Village of Frost and Larry G. Klinglesmith OR 415-701, adjoiners);

THENCE South 50° 06' 10" East, 1101.08 feet to a point 50.00 feet left of centerline station 9370+79.33, (Donald Jay Boyer OR 405-2394, adjoiner);

THENCE North 39° 53' 50" East, 10.00 feet to a point 60.00 feet left of centerline station 9370+79.33, (Donald Jay Boyer OR 405-2394, adjoiner);

THENCE South 50° 06' 10" East, 1210.92 feet to a point 60.00 feet left of centerline station 9382+90.25, (Donald Jay Boyer OR 405-2394, adjoiner);

THENCE along a curve to the right having a delta angle of 0°58'58", a radius of 4357.28 feet an arc distance of 74.74 feet, the long chord of which bears South 49° 36' 41" East, 74.74 feet to a point 60.00 feet left of centerline station 9383+63.96, (Donald Jay Boyer OR 405-2394, adjoiner);

THENCE South 88° 40' 30" East, 15.68 feet to a point 70.00 feet left of centerline station 9383+75.85, (Donald Jay Boyer OR 405-2394, adjoiner);

THENCE along a curve to the right having a delta angle of 4°05'19", a radius of 4367.28 feet and arc distance of 311.65 feet, the long chord of which bears South 46° 55' 02" East, 311.58 feet to a point 70.00 feet left of centerline station 9386+82.50, (Donald Jay Boyer OR 405-2394 and Scott Adams OR 405-1836, adjoiners);

THENCE North 45° 07' 42" East, 30.00 feet to a point 100.00 feet left of centerline station 9386+82.50, (Scott Adams OR 405-1836, adjoiner);

THENCE along a curve to the right having a delta angle of 8°55'59", a radius of 4398.04 feet an arc distance of 685.71 feet, the long chord of which bears South 40° 24' 20" East, 685.02 feet to a point 100.00 feet left of centerline station 9393+52.62, (Scott Adams OR 405-1836, adjoiner);

THENCE South 54° 03' 42" West, 30.00 feet to a point 70.00 feet left of centerline station 9393+52.62, (Scott Adams OR 405-1836, adjoiner);

THENCE along a curve to the right having a delta angle of 2°20'01", a radius of 4367.28 feet an arc distance of 177.88 feet, the long chord of which bears South 34° 46' 17" East, 177.87 feet to a point 70.00 feet left of centerline station 9395+27.65, (Scott Adams OR 405-1836, adjoiner);

THENCE South 56° 23' 42" West, 20.00 feet to a point 50.00 feet left of centerline station 9395+27.65, (Scott Adams OR 405-1836, adjoiner);

THENCE South 40° 53' 30" East, 319.72 feet to the **POINT OF BEGINNING** of the tract herein described containing 46.451 acres of which 4.584 acres is located in Rome Township Section 32, 15.554 acres is located in Rome Township Section 31, 7.167 acres is located in Troy Township Section 36, 11.997 acres is located in Troy Township Section 30 and 7.149 acres is located in Troy Township Section 29.

Subject to all legal easements and rights of way.

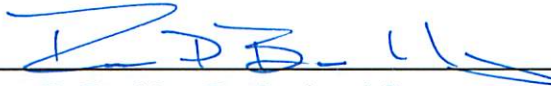
Plat of survey attached and made a part hereof.

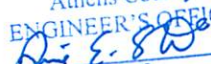
Prior Instrument Reference as of the date this survey was prepared: Volume 454, Page 1126, Official Records of Athens County.

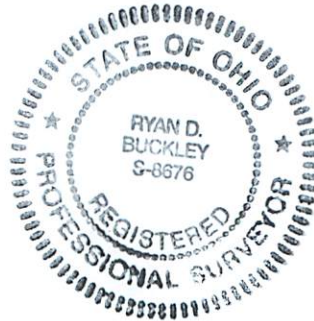
All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone.

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey made by Buckley Group, LLC completed in August, 2018.

10/4/18
Date


Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/4/18



PLAT OF SURVEY

ATHENS COUNTY
ROME TOWNSHIP - SECTION 32 & 31
TROY TOWNSHIP - SECTION 36, 30 29, 28, 22, & 23
TOWNSHIP 06 NORTH, RANGE 11 WEST
TOWNSHIP 05 NORTH, RANGE 11 WEST
OHIO COMPANY PURCHASE
STATE OF OHIO

BASIS OF BEARINGS
BEARINGS ARE BASED ON NAD 83(2011)
OHIO STATE PLANE, SOUTH ZONE

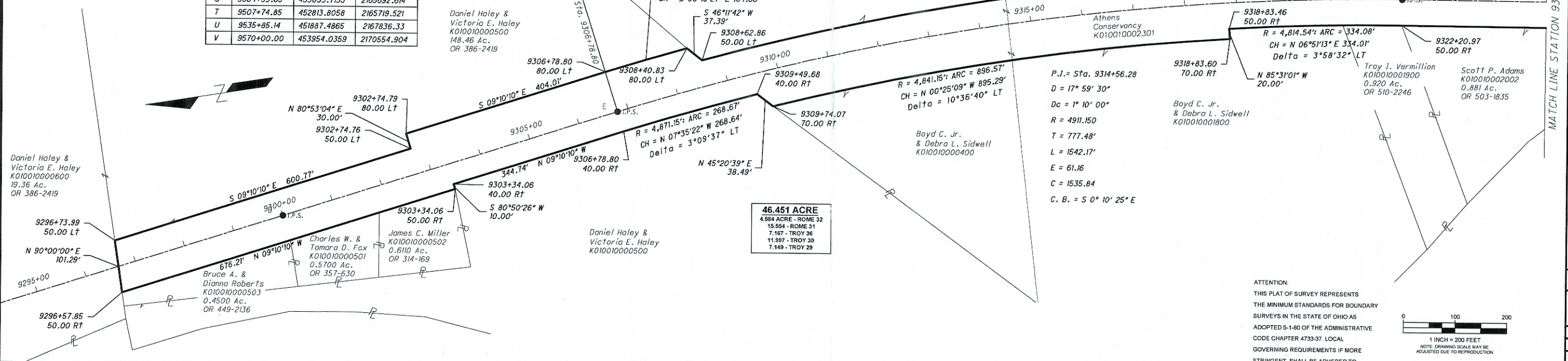
☑ CURVE DATA IS BASED
ON CHORD LENGTHS FROM
RAILROAD VALUATION MAP

LEGEND

- I.P.F. EXISTING PINS
- 3/4" X 30" REBAR TO BE
- I.P.S. SET @ COMPLETION OF CONSTRUCTION

PERTINENT DOCUMENTS AND
SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
PREVIOUS SURVEY PLATS
BALTIMORE AND OHIO RAILROAD
VALUATION MAP V145.1 PAGE 39-43

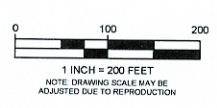
Point	C/L Station	Northing	Easting
A	9270+92.62	473973.7927	2157267.197
B	9281+19.90	472977.6213	2157513.314
C	9288+00.00	472306.212	2157621.691
D	9300+00.00	471121.5463	2157812.916
E	9306+78.80	470451.4204	2157921.086
F	9322+20.97	468915.5857	2157925.739
G	9330+11.29	468134.6121	2157804.527
H	9348+47.84	466323.2761	2157965.953
I	9359+78.25	465403.7334	2158599.383
J	9382+90.25	463920.7889	2160373.142
K	9404+12.45	462220.3204	2161606.571
L	9409+14.95	461753.7805	2161793.244
M	9419+96.31	460806.257	2162309.118
N	9425+87.51	460323.9008	2162650.951
O	9446+98.37	458418.0674	2163530.36
P	9451+49.67	457980.5874	2163641.188
Q	9457+81.34	457372.8452	2163813.105
R	9465+45.94	456643.1301	2164041.423
S	9504+93.65	453093.7155	2165692.614
T	9507+74.85	452813.8058	2165719.521
U	9535+85.14	451887.4865	2167836.33
V	9570+00.00	453954.0359	2170554.904



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/4/18

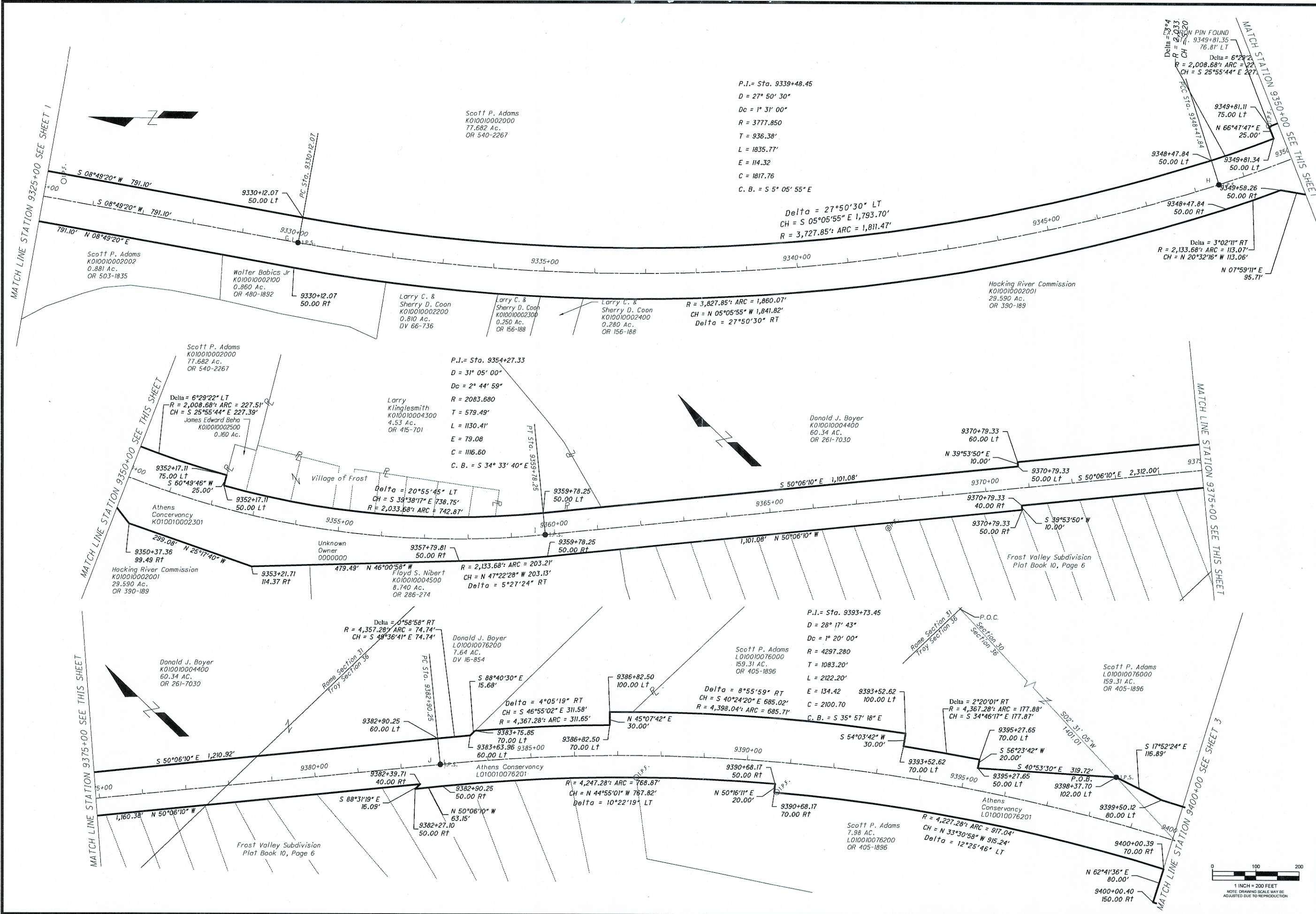


[Signature]
10/4/18
Scott P. Adams
K010010002000
77.682 Ac.
OR 540-2267



ATTENTION:
THIS PLAT OF SURVEY REPRESENTS
THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 5-1-80 OF THE ADMINISTRATIVE
CODE CHAPTER 4733-37 LOCAL
GOVERNING REQUIREMENTS IF MORE
STRINGENT, SHALL BE ADHERED TO.

FILE NAME
REVISION DATES
TROY & ROME TOWNSHIP
ATHENS COUNTY, OHIO
buckleygroup
engineering + surveying
499 RICHLAND AVE., ATHENS, OH 45701 (740) 589-5001 - www.buckleygroup.com
ATHENS COUNTY COMMISSIONERS
FROST ROAD
NATURE TRAIL
RIGHT-OF-WAY SHEET
DATE: 8/30/18
DRWN. GWK | CHECK. RDB
JOB NO. 17975
SHEET NO. 1 of 4

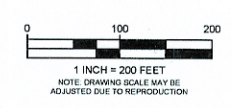


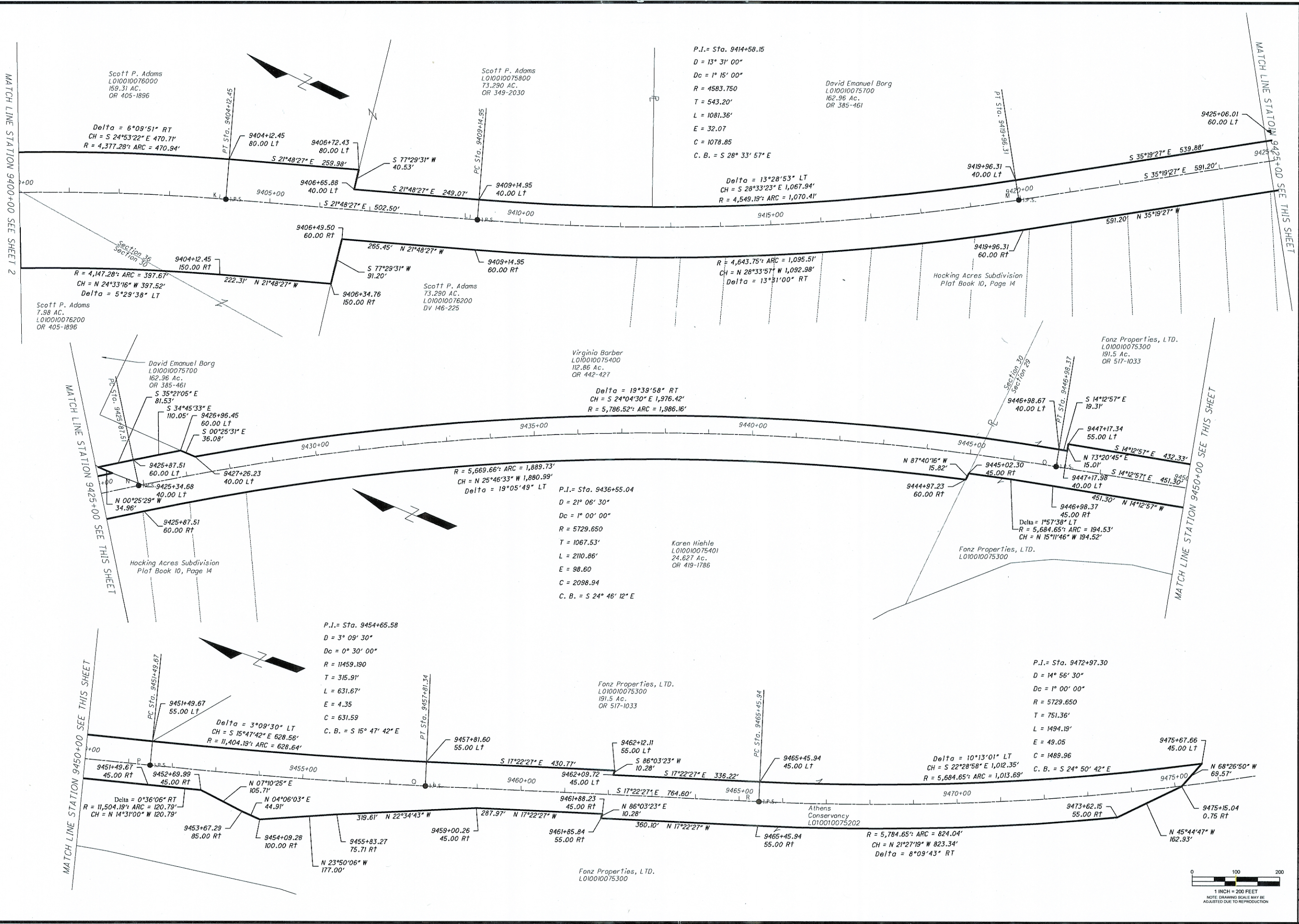
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ATHENS COUNTY, OHIO	

buckleygroup
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ATHENS COUNTY COMMISSIONERS	
FROST ROAD	
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DRWN. GWK	CHK. RDB
JOB NO.	17975
SHEET NO.	2 of 4





FILE NAME	
REVISION DATES	

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ATHENS COUNTY COMMISSIONERS	

DATE	
8/30/18	
DATE	
DRAWN	
GKW	
CHECK	
RDB	
JOB NO.	
17975	
SHEET NO.	
3 of 4	

