

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

26.766 Acres

Russell E. Barnhart, Sr. & Sheila I. Barnhart Parcel: O.R.V. 392, Page 1058

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part Section 15, part Fractional Section 6 and part Fractional Section 36, Township 11N, Range 14W, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Russell E. Barnhart, Sr., & Sheila I. Barnhart, as recorded in O.R. Volume 392, Page 1058, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-0010045700, and further described as follows;

Commencing a mag nail set in the pavement of State Route 78 being 5.00 feet left of centerline Station 200+00, as shown on O.D.O.T. Plan No. ATH-78-5.81, on file at the Ohio Department of Transportation District 10 Office in Marietta, Ohio, being the Southwest corner of a 9.75 acre parcel conveyed to Walking Meadows, LLC, as recorded in O.R. Volume 405, Page 1765, and being the **PRINCIPLE PLACE OF BEGINNING** of the 26.766 Acre parcel herein to be described: said nail bears N 65°18'31" W 1147.46 feet from the Southeast corner of Fractional Section 36, also being the Southwest corner of Fractional Section 6;

Thence, N 49°22'49" W 313.44 feet to an iron pin set on the North Right of Way Line of said State Route 78 marking 52.93' left of centerline Station 196+83, and being on the East line of a 53.16 acre parcel conveyed to Russell E. Barnhart, Sr., & Sheila I. Barnhart, as recorded in O.R. Volume 392, Page 1058;

Thence, N 41°36'10" E 2095.75 feet with the East line of said 53.16 acre parcel, to an iron pin set in a fence line marking the North line of said Fractional Section 36 marking the Northeast corner thereof, also being on the South line of a parcel conveyed to Steven & Serena Lanning, as recorded in O.R. Volume 191, Page 277, and passing over an iron pin set at 400.00 feet;

Thence, S 83°16'03" E 205.04 feet with the North line of Fractional Section 36 and extending along the North line of Fractional Section 6, the same being the South line of said parcel conveyed to Lanning, to an iron pin set at an angle point, and passing through a 36" ash tree marking a common corner between Fractional Section 36 and Fractional Section 6 at 112.00 feet;

Thence, S 44°55'04" E 423.12 feet leaving said Section line continuing with the boundary of said parcel conveyed to Lanning, to an iron pin set marking a corner to a 0.5 acre parcel conveyed to Melvin R. Conway, Jr., as recorded in O.R. Volume 437, Page 210;

Thence, S 43°24'02" W 110.00 feet with the boundary of said parcel conveyed to Conway, to an iron pin set marking a corner to a parcel conveyed to James G. Giroski, as recorded in O.R. Volume 172, Page 887;

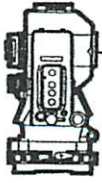
Thence, S 39°18'15" W 584.19 feet with the boundary of said parcel conveyed to Giroski and extending along the boundary of a parcel conveyed to Danny Gene Lackey, ETAL, as recorded in O.R. Volume 397, Page 2524, to a 5/8" o.d. iron pin found marking a corner to 2.367 acre parcel conveyed to Bruce E. & Lisa A. Davis, as recorded in O.R. Volume 255, Page 1493;

Thence with the boundary of said parcel conveyed to Davis, with the following two (2) courses and distances:

- 1) S 43°39'12" W 299.05 feet to a 5/8" o.d. iron pin found;
- 2) S 56°45'00" E 390.00 feet to a 5/8" o.d. iron pin found in the centerline of Morgan Street;

Thence with the centerline of Morgan Street, with the following two (2) courses and distances:

- 3) S 11°53'08" W 163.77 feet to an angle point;
- 4) S 39°00'28" W 172.91 feet to a mag nail found marking the corner to said parcel conveyed to Walking Meadows, LLC;



S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence leaving Morgan Street with the boundary of said parcel conveyed to Walking Meadows, LLC, with the following two (2) courses and distances:

- 5) N 50°15'07" W 799.61 feet to an iron pin set;
- 6) S 39°12'25" W 906.00 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains **26.766 Acres**, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The above described 26.766 Acre parcel contains 21.002 Acres in Fractional Section 36 and 5.764 Acres in Fractional Section 6.

Bearings of the above description are based on the North line of Fractional Section 36 as being S 83°16'03" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2011.

Dated 6/16/11



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



2454-11AT-REV1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 6-17-11

Plat of Survey

Township of Trimble, County of Athens, State of Ohio, part Section 15, pt. Fractional Section 6 & pt. Fractional Section 36, Twp. 11N, Range 14W.

PREPARED FOR:

Hocking Valley Bank
Athens, Ohio

Steven & Serena Lanning
68.232 Acres
O.R.V.191, Pg.277

PROPERTY LOCATION:

Situated in the Township of Trimble, County of Athens, State of Ohio, being a part of Section 15, part Fractional Section 6 & Fractional Section 36, Township 11N, Range 14W.

Being a Survey of a parcel conveyed to Russell E. Barnhart, Sr., & Sheila I. Barnhart, as recorded in O.R. Volume 392, Page 1058, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-0010045700.

The bearings of this plat are based on the North line of Fractional Section 36 as being S 83deg16'03" E, and is an assumed meridian used to denote angles only.

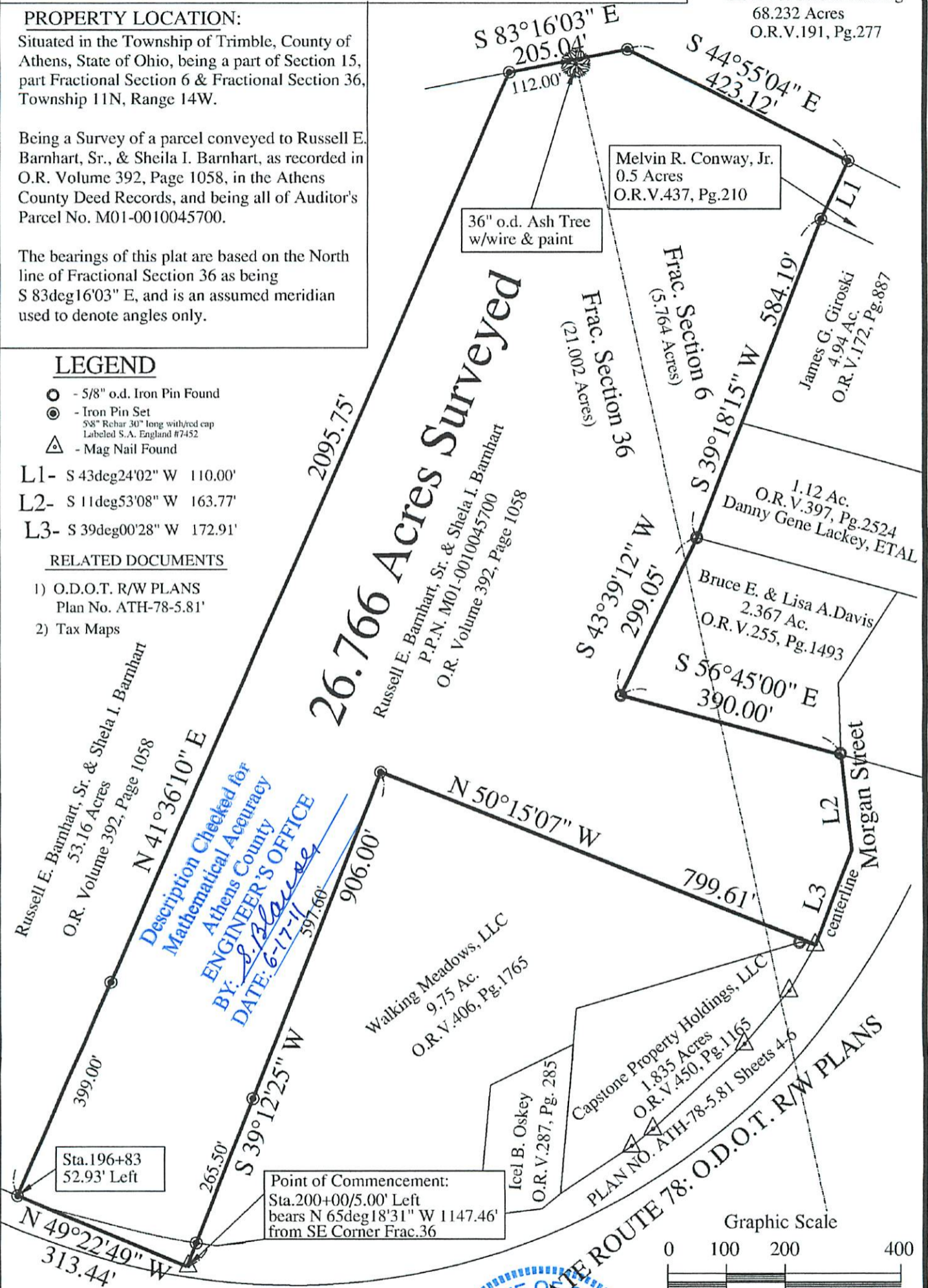
LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- △ - Mag Nail Found

- L1- S 43deg24'02" W 110.00'
L2- S 11deg53'08" W 163.77'
L3- S 39deg00'28" W 172.91'

RELATED DOCUMENTS

- 1) O.D.O.T. R/W PLANS
Plan No. ATH-78-5.81'
- 2) Tax Maps



26.766 Acres Surveyed

Russell E. Barnhart, Sr. & Sheila I. Barnhart
P.P.N. M01-0010045700
O.R. Volume 392, Page 1058

Melvin R. Conway, Jr.
0.5 Acres
O.R.V.437, Pg.210

James G. Gironski
4.94 Ac.
O.R.V.172, Pg.887

1.12 Ac.
O.R.V.397, Pg.2524
Danny Gene Lackey, ETAL

Bruce E. & Lisa A. Davis
2.367 Ac.
O.R.V.255, Pg.1493

Walking Meadows, LLC
9.75 Ac.
O.R.V.406, Pg.1765

Icel B. Oskey
O.R.V.287, Pg. 285

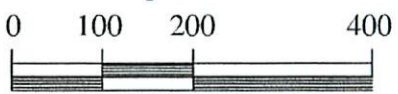
Capstone Property Holdings, LLC
1.835 Acres
O.R.V.450, Pg.1195

PLAN NO. ATH-78-5.81 Sheets 4-6

Sta.196+83
52.93' Left

Point of Commencement:
Sta.200+00/5.00' Left
bears N 65deg18'31" W 1147.46'
from SE Corner Frac.36

Graphic Scale



1 Inch = 200 Feet

PREPARED BY:
S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

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

Date 10/16/11
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



REVISION 1