

### S.A. ENGLAND SURVEYING

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



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# Legal Description 41.159 Acres

## All of Federal Home Loan Mortgage Corporation Parcel: O.R. Volume 502, Page 877

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 2, Township 11N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of the residual of an original 32.92 Acre parcel conveyed to Federal Home Loan Mortgage Corporation, as recorded in O.R. Volume 502, Page 877, in the Athens County Deed Records, being all of Auditor's P.P.N. M01-001000062-00 & M01-001000061-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of the Southwest Quarter of Section 2;

Thence, N 85°53'45" W 946.05 feet with the North line of the Southwest Quarter of Section 2, to a 5/8" o.d. iron pin found;

Thence, S 03°36′15" W 1099.36 feet to a mag nail set in the centerline of State Route 329, being the Northwest corner of a 2.57 Acre parcel conveyed to Ernest S. & Mary B. Kouba, as recorded in O.R. Volume 503, Page 1907, also being the **PRINCIPLE PLACE OF BEGINNING** of the **41.159 Acre** parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 771.58 feet;

Thence, S 04°02'35" W 932.74 feet leaving State Route 329 with the West line of said parcel conveyed to Kouba (O.R. Volume 503, Page 1907), and extending along the West line of a parcel conveyed to Brenda Sue Cunningham, as recorded in O.R. Volume 304, Page 390, to an iron pin set marking the Northeast corner of a 2 Acre parcel conveyed to DBJ Holdings, Ltd., as recorded in O.R. Volume 422, Page 2114, and passing over an iron pin set at 50.00 feet;

Thence, N 86°53'45" W 401.94 feet with the North line of said parcel conveyed to DBJ Holdings, Ltd (O.R. Volume 422, Page 2114), to an iron pin set;

Thence, S 03°36'15" W 758.53 feet with the West line of said parcel conveyed to DBJ Holdings, Ltd. (O.R. Volume 422, Page 2114), and extending along the West line of a 5 Acre parcel conveyed to Lora Jane Trainer, as recorded in O.R. Volume 381, Page 002, to an iron pin set on the South line of Section 2, and being on the North line of a 50 Acre parcel conveyed to Thomas A. McCaskey, as recorded in O.R. Volume 286, Page 996;

Thence, N 86°26'58" W 261.78 feet with the South line of Section 2, the same being the North line of said parcel conveyed to McCaskey (O.R. Volume 286, Page 996), to a stone found marking the Southeast corner of a 2 Acre parcel conveyed to Thomas A. McCaskey, as recorded in O.R. Volume 286, Page 996;

Thence, N 69°13'49" W 514.14 feet leaving said Section Line with the South line of said 2 Acre parcel conveyed to McCaskey (O.R. Volume 286, Page 996), to the centerline of Sunday Creek, and passing over an iron pin set at 439.14 feet;

Thence with the centerline of Sunday Creek, with the following four (4) courses and distances:

- 1) N 26°53'15" E 593.76 feet to an angle point;
- 2) N 08°51'26" E 68.59 feet to an angle point;
- 3) N 29°21'17" W 54.25 feet to an angle point;
- 4) N 34°47'40" W 72.76 feet to the Southwest corner of a 2.23 Acre parcel conveyed to Marvin J. McGee, as recorded in O.R. Volume 385, Page 817;

Thence leaving Sunday Creek with the boundary of said 2.23 Acre parcel conveyed to McGee (O.R. Volume 385, Page 817), with the following four (4) courses and distances:

- 5) N 65°30'24" E 298.60 feet to an iron pin set, and passing over an iron pin set at 75.00 feet;
- 6) N 13°01'24" E 169.40 feet to an iron pin set;
- 7) N 27°56'36" W 115.20 feet to an iron pin set;
- 8) S 65°30'24" W 472.23 feet to the centerline of Sunday Creek, and passing over an iron pin set at 397.23 feet;



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Thence with the centerline of Sunday Creek, with the following three (3) courses and distances:

- 9) N 41°44'17" W 292.01 feet to an angle point;
- 10) N 43°23'30" W 222.23 feet to an angle point;
- 11) N 28°39'19" W 244.00 feet to East Right-of-Way line of the Kanawha & Michigan Railroad;

Thence with the East Right-of-Way line of the Kanawha & Michigan Railroad within the waters of Sundry Creek, with a curve to the left (Radius = 1828.76 feet, delta angle = 01°19'43, arc length 42.40 feet) with a chord bearing N 15°33'51" W 42.40 feet to an angle point;

Thence, N 66°55'47" E 675.15 feet leaving Sunday Creek with the South line of an 8 Acre parcel conveyed to Mark E. Dellinger, as recorded in O.R. Volume 373, Page 1438, to a mag nail set in the centerline of State Route 329, and passing over iron pins set at 100.35 feet and 625.15 feet respectively;

Thence with the centerline of State Route 329, with the following ten (10) courses and distances:

- 12) S 43°50'58" E 103.50 feet to an angle point;
- 13) S 56°23'54" E 89.68 feet to an angle point;
- 14) S 71°18'04" E 88.85 feet to an angle point;
- 15) S 77°52'53" E 121.15 feet to an angle point;
- 16) S 81°28'34" E 128.77 feet to an angle point;
- 17) N 89°31'06" E 146.39 feet to an angle point;
- 18) S 87°35'58" E 103.47 feet to an angle point;19) S 74°37'02" E 109.76 feet to an angle point;
- 20) S 69°02'15" E 99.76 feet to an angle point;
- 20) S 69°02'15" E 99.76 feet to an angle point,
  21) S 66°09'19" E 162.72 feet to the <u>PRINCIPLE PLACE OF BEGINNING.</u>

Said parcel as described contains 41.159 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 16 foot wide right of way across the above described 41.159 Acre parcel to a 2.23 Acre parcel conveyed to Marvin J. McGee, as recorded in O.R. Volume 385, Page 817: said right of way originally recorded in Deed Volume 202, Page 526l

Subject to the Flood Plain of Sunday Creek, as shown on Community Panel No. 39009C0102C, dated December 18, 2009, of the FEMA maps of this area.

The bearings of the above description are based on the North line of the Southwest Quarter of Section 2, as being N 85°53'45" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 December of 2014.

Dated 1/3/15

Job No. 2703-14AT

Scott A. England P.S.

Ohio Registered Surveyor #7452

Plat of Survey
Township of Trimble, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 2, Townshp 11N, Range 14W, of the Ohio Company's Purchase. PROPERTY LOCATION: LINE TABLE 2001 Survey of Tracts A-D by Alan D. Robinson, P.S. Situated in the Township of Trimble, County of Athens, Sate of Distance Bearing 2) 1997 Survey by Evans, Mechwart, Hambelton, & Tilton PLACE OF COMMENCEMENT NE CORNER SW QUARTER SECTION 2 Ohio, and being part of the Southwest Quarter of Section 2, 3) 200 Survey of Parcel A by Robert C. Canter, P.S.4) Survey Book 16, Page 5883 LI N 08°51'26" E 68.59' Township 11N, Range 14W, of the Ohio Company's Purchase N 29°21'17" W 1.2 N 27°56'36" W Being a Survey of a 32.94 acre parcel conveyed to Federal Home L3 Loan Mortgage Corporation, as recorded in O.R. Volume 502, S 43°50'58" E L4 PREPARED FOR Page 877, in the Athens County Deed Records, and being al of S 56°23'54" E 1.5 N 85°53'45" W Auditor's Parcel No. M01-00100061-00, & No. Doug Green Realty 946.05 S 71°18'04" E 88.85 L6 Nelsonville, Ohio M01-001000062-00. 121.15 S 77°52'53" E L7 S 81°28'34" E Curve #1 Data Radius = 1828.76 L8 BASIS OF BEARING S 87°35'58" E 103.47 Ernest & Ann C. Antle 15 Acres O.R. Volume 303, Page 1573 P.P.N. M01-00100069-01 L9 The bearings of this plat are based on the North line of the Southwest Quarter of Section 2, as being N 85°53'45" W. Delta Angle = 01°19'43 S 74°37'02" E 109.76' L10 Arc Length = 42.40' S 69°02'15" E 99.76 and is an assumed Meridian used to denote angles only. L11 Chord = N 15°33'51" W 42.40 8 Acres O.R. Volume 373, Page 1438 P.P.N. M06-00300112-00 L.5 Acres C. Book 503, Page 1907 P.N. M01-00109067-00 N 89°31'06" E 162.72 146.39 170 771 STATE ROUTE 329 41.159 Acres 2.57 Acres O.R. Book 503, Page 1907 P.P.N. M01-00100055-60 O.R. Volume 502, Page 877 P.P.N. M01-00100062-00 P.P.N. M01-00100061-00 DBJ Holdings, Ltd. 0.43 Acres O.R.Volume 422, Page 21 P.P.N. M01-00100087-4 S 04°02'35" 298 60 Catherine A. Sayers, Trustee 7.44 Acres O.R. Book 1503, Page 2919 P.P.N. M01-00100063-00 P.P.N. M01-00100064-00 N 86°53'45" W 401.94 LEGEND HILL TOP LANE o - 5/8" o.d. Iron Pin Found -5/8" o.d.x 30" long Iron Pin Set w/c stamped "S.A. ENGLAND #7452".
 - Railroad Spike Set DBJ Holdings, Ltd. 2 Acres O.R.Volume 422, Page 2114 P.P.N. M01-00100056-00 △ - Mag Nail Set - Stone Found w/X" scribed S 03°36'15" PREPAREDRY S.A. ENGLAND SURVEYING Professional Land Surveying P.O. Box 1770 Buckeye Lake, Ohio 43008 PHONE: 740-323-0644 Acres 430,147 55 Volume 286, Page 596 P.P.N. M01-00100065-00 Section 2 WWW.SURVEYOHIO.COM 514.14 N 86°26'58" 261.78 Section Line Thomas A. McCaskey
50 Arres Section 1 . Volume 286, Page 996 P.P.N. M01-00100004-00 I hereby certify that an actual survey was made of the premises, GRAPHIC SCALE \*\* Subject to the Flood Plain Limits of Sunday Creek, as and that this plat is correct to the best of my knowledge. shown on Community Panel No. 39009C0102C of the FEMA Maps of this area, dated December 18, 2009. Scott A. England, P.S.
Ohio Registered Surveyor #S-7452 1/3/15

( IN FEET ) 1 inch = 150 ft.

Date

Plat of Survey
Township of Trimble, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 2, Townshp 11N, Range 14W, of the Ohio Company's Purchase. PROPERTY LOCATION: Related Documents LINE TABLE 1) 2001 Survey of Tracts A-D by Alan D. Robinson, P.S. Situated in the Township of Trimble, County of Athens, Sate of No. Bearing Distance 2) 1997 Survey by Evans, Mechwart, Hambelton, & Tilton Ohio, and being part of the Southwest Quarter of Section 2, PLACE OF COMMENCEMENT: 3) 200 Survey of Parcel A by Robert C. Canter, P.S. N 08°51'26" E 68.59 L1 Township 11N, Range 14W, of the Ohio Company's Purchase. NE CORNER SW QUARTER 4) Survey Book 16, Page 5883 N 29°21'17" W 54.25' SECTION 2 Being a Survey of a 32.94 acre parcel conveyed to Federal Home L3 N 27°56'36" W 115.20' Loan Mortgage Corporation, as recorded in O.R. Volume 502, S 43°50'58" E 103.50 L4 PREPARED FOR: Page 877, in the Athens County Deed Records, and being al of S 56°23'54" E 89.68' N 85°53'45" W Doug Green Realty Auditor's Parcel No. M01-00100061-00, & No. 946.05' S 71°18'04" E 88.85 Nelsonville, Ohio M01-001000062-00. S 77°52'53" E 121.15' 128.77 S 81°28'34" E L8 Curve #1 Data **BASIS OF BEARING** Radius = 1828.76S 87°35'58" E 103.47' Ernest & Ann C. Antle The bearings of this plat are based on the North line of the Delta Angle =  $01^{\circ}19'43'$ 15 Acres S 74°37'02" E 109.76 L10 Southwest Quarter of Section 2, as being N 85°53'45" W, O.R. Volume 303, Page 1573 Arc Length = 42.40' S 69°02'15" E and is an assumed Meridian used to denote angles only. 99.76 L11 P.P.N. M01-00100069-01 Chord =  $N 15^{\circ}33'51'' W$ 42.40' Mark E. Dellinger 8 Acres O.R. Volume 373, Page 1438 P.P.N. M06-00300112-00 Village of Trimble N 89°31'06" E Trimble Township STATE ROUTE 329 PLACE OF Michigan Railroad BEGINNING 41.159 Acres Federal Home Loan Mortgage Corp. 32.92 Acres (original) O.R. Volume 502, Page 877 P.P.N. M01-00100062-00 P.P.N. M01-00100061-00 Ernest S. & N 2.57 Act O.R. Book 503 P.P.N. M01-0 DBJ Holdings, Ltd. 0.43 Acres O.R. Volume 422, Page 2114 P.P.N. M01-00100057-00 13°01′24" O.R. Volume 385, Page 817 04°02'35" W P.P.N. MOL-00100060-00 298.60 Brenda Sue Cunningham Catherine A. Sayers, Trustee 1 Acre
O.R.Volume 304, Page 390
P.P.N. M01-00100058-00 N 86°53'45" W 7.44 Acres O.R. Book 1503, Page 2919 **LEGEND** 401.94' P.P.N. M01-00100063-00 o - 5/8" o.d. Iron Pin Found HILLTOPLANE P.P.N. M01-00100064-00 ● -5/8" o.d.x 30" long Iron Pin Set w/cap DBJ Holdings, Ltd.

2 Acres
O.R. Volume 422, Page 2114 stamped "S.A. ENGLAND #7452". 758.53' ▲ - Railroad Spike Set P.P.N. M01-00100056-00

- △ Mag Nail Set
- Stone Found w/'X" scribed

### PREPARED BY:

S.A. ENGLAND SURVEYING Professional Land Surveying P.O. Box 1770 Buckeye Lake, Ohio 43008 PHONE: 740-323-0644 WWW.SURVEYOHIO.COM

O.R. Volume 381, page 002 P.P.N. M01-0010005900 Description Checked for Mathematical Accuracy Athens County

Thomas A. McCaskey 50 Acres O.R. Volume 286, Page 996 P.P.N. M01-00100004-00

O.R. Volume 286, Page 996

P.P.N. M01-00100065-00

Section 1

N 86°26'58" W

261.78'

Section 2

03°36'15"

Section Line

( IN FEET )

1 inch = 150 ft.

GRAPHIC SCALE

\*\* Subject to the Flood Plain Limits of Sunday Creek, as shown on Community Panel No. 39009C0102C of the FEMA Maps of this area, dated December 18, 2009.

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

1/3/15 Date

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