

E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

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;

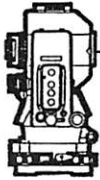
Thence, N 69°13'49" W 514.14 feet leaving said Section Line with the South line of said 2 Acre parcel conveyed to McCaskey (O.R. Volume 286, Page 996), to the centerline of Sunday Creek, and passing over an iron pin set at 439.14 feet;

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;



S.A. ENGLAND SURVEYING

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



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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;
- 21) S 66°09'19" E 162.72 feet to the PRINCIPLE PLACE OF BEGINNING.

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 5261

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, Township 11N, Range 14W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Situated in the Township of Trimble, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 2, Township 11N, Range 14W, of the Ohio Company's Purchase.

Being a Survey of a 32.94 acre parcel conveyed to Federal Home Loan Mortgage Corporation, as recorded in O.R. Volume 502, Page 877, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-00100061-00, & No. M01-001000062-00.

BASIS OF BEARING

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, and is an assumed Meridian used to denote angles only.

LINE TABLE

No.	Bearing	Distance
L1	N 08°51'26" E	68.59'
L2	N 29°21'17" W	54.25'
L3	N 27°56'36" W	115.20'
L4	S 43°50'58" E	103.50'
L5	S 56°23'54" E	89.68'
L6	S 71°18'04" E	88.85'
L7	S 77°52'53" E	121.15'
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Related Documents

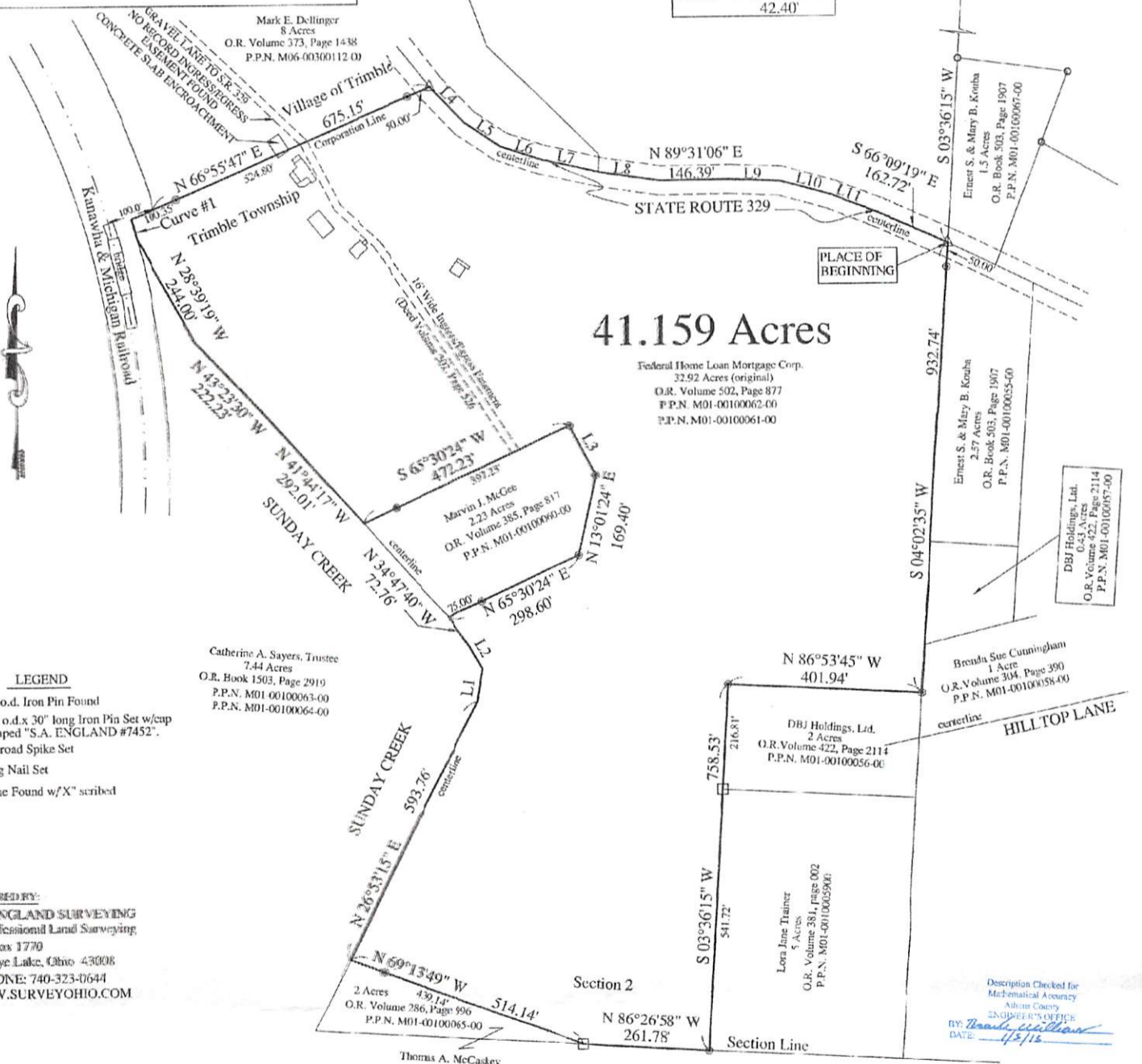
- 1) 2001 Survey of Tracts A-D by Alan D. Robinson, P.S.
- 2) 1997 Survey by Evans, Mechtwart, Hambleton, & Tilton
- 3) 200 Survey of Parcel A by Robert C. Canter, P.S.
- 4) Survey Book 16, Page 5883

PLACE OF COMMENCEMENT:
NE CORNER SW QUARTER
SECTION 2

PREPARED FOR:
Doug Green Realty
Nelsonville, Ohio

Curve #1 Data
Radius = 1828.76'
Delta Angle = 01°19'43"
Arc Length = 42.40'
Chord = N 15°33'51" W
42.40'

Ernest & Ann C. Antle
15 Acres
O.R. Volume 303, Page 1573
P.P.N. M01-00100069-01



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

LEGEND

- - 5/8" o.d. Iron Pin Found
- - 5/8" o.d. x 30" long Iron Pin Set w/cap stamped "S.A. ENGLAND #7452"
- ▲ - Railroad Spike Set
- △ - Mag Nail Set
- - Stone Found w/'X' scribed

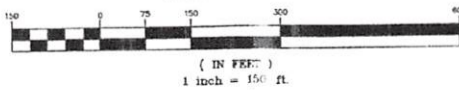
PREPARED BY:

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

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

Date 1/3/15
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

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.

Plat of Survey

Township of Trimble, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 2, Township 11N, Range 14W, of the Ohio Company's Purchase.

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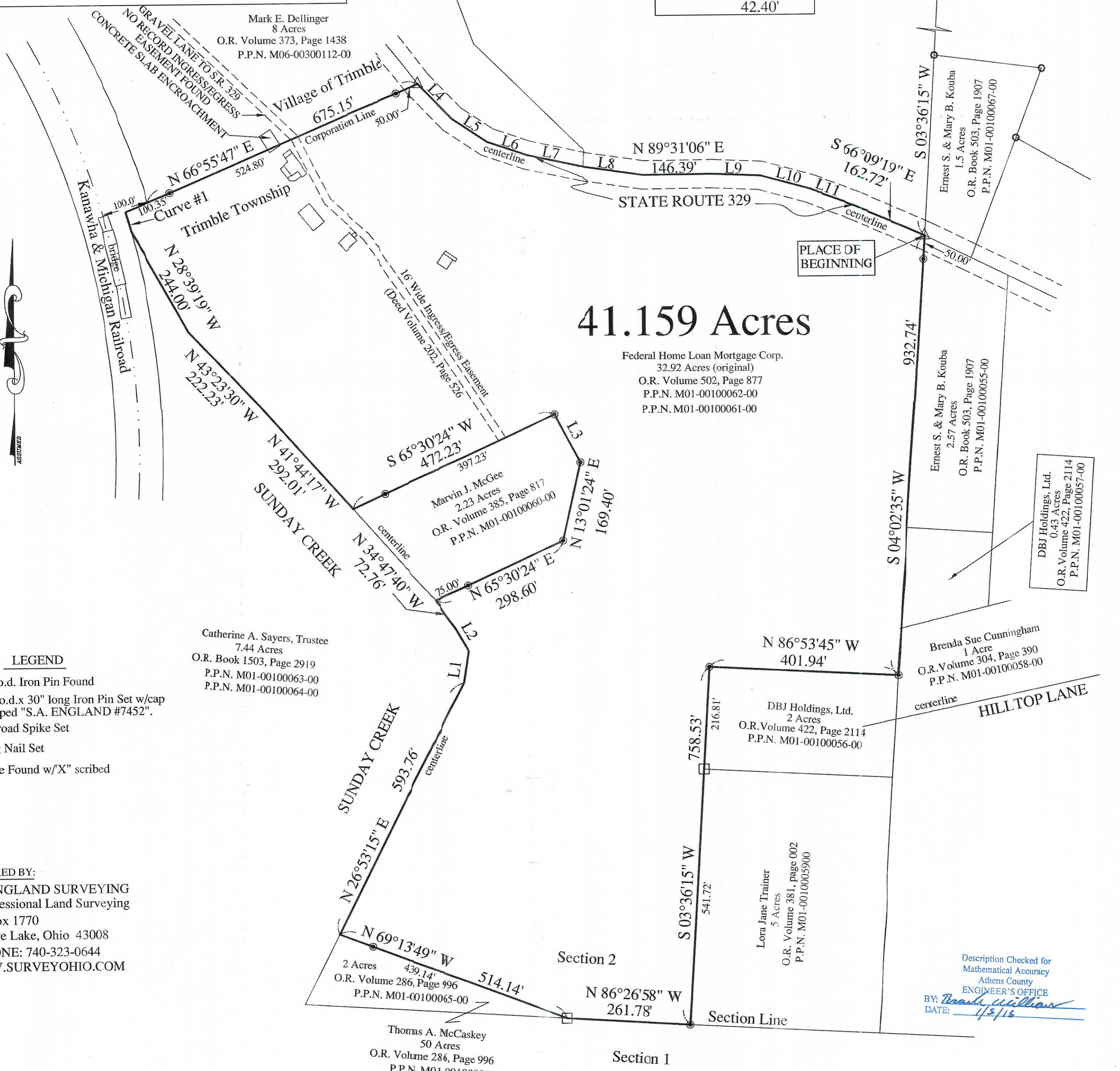
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NE CORNER SW QUARTER
SECTION 2

PREPARED FOR:
Doug Green Realty
Nelsonville, Ohio

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

Date: 1/3/15
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

** 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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon Williams*
DATE: 1/5/15