

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Frank J. [Signature]*
DATE: 1/19/16

JAN 20 2016

Jill Thompson
Athens County Auditor

52.209 AC SPLIT FOR
DAVID FUNK

Situate in the State of Ohio, Athens County, Trimble Township, Section 35, T11N, R14W and being part of a 962.407 acre parcel conveyed to Semingson Enterprises, Inc. recorded in Official Record 488, Page 176 and being more particularly described as follows:

Commencing at an iron pin set at the northeast corner of Section 35 being the northeast corner of a 68.374 acre parcel conveyed to Woodland Preserve, Ltd. Recorded in Official Record 505, Page 1914 and the northwest corner of a 319.356 acre parcel conveyed to Woodland Preserve, Ltd recorded in Official Record 503, Page 1704, thence South 04 degrees 00 minutes 36 seconds West 913.88 feet along the east line of Section 35 to an iron pin set on the south right of way of Wood Duck Road, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence South 04 degrees 00 minutes 36 seconds West, 2182.03 feet to an iron pin set at the northeast corner of a 7.305 acre parcel conveyed to Sweet Gum Ltd., recorded in Official Record 496, Page 5;

Thence along the north line of a 7.305 acre parcel conveyed to Sweet Gum Ltd., recorded in Official Record 496, Page 5 the following three courses;

1. South 77 degrees 28 minutes 25 seconds West, 121.56 feet to an iron pin set;
2. North 09 degrees 52 minutes 29 seconds West, 135.19 feet to an iron pin set;
3. South 86 degrees 38 minutes 08 seconds West, 609.07 feet to an iron pin set;

Thence North 84 degrees 26 minutes 16 seconds West, 424.16 feet along a new division line to an iron pin set on the east line of a 5.074 acre parcel conveyed to Beech Holding recorded in Official Record 496, Page 27;

Thence North 00 degrees 50 minutes 41 seconds West, 47.29 feet along the east line of a 5.074 acre parcel conveyed to Beech Holding recorded in Official Record 496, Page 27 to an iron pin set at the northeast corner of a 5.074 acre parcel conveyed to Beech Holding recorded in Official Record 496, Page 27 and the southeast corner of a 5.290 acre parcel conveyed to Holly Holdings recorded in Official Record 496, Page 14;

Thence North 00 degrees 50 minutes 41 seconds West, 328.14 feet along the east line of a 5.290 acre parcel conveyed to Holly Holdings recorded in Official Record 496, Page 14 to an iron pin set at the northeast corner of a 5.290 acre parcel conveyed to Holly Holdings recorded in Official Record 496, Page 14 and the southwest corner of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1;

Thence South 79 degrees 47 minutes 15 seconds East, 514.93 feet along the south line of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1 to an iron pin set at the southeast corner of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1;

Thence North 11 degrees 52 minutes 01 seconds West, 528.46 feet along the east line of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1 to an iron pin set at the northeast corner of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1;

Thence along the north line of a 5.229 acre parcel conveyed to White Walnut Ltd, recorded in Official Record 496, Page 1 the following two courses;

1. North 84 degrees 11 minutes 31 seconds West, 292.62 feet to an iron pin set;
2. South 69 degrees 18 minutes 23 seconds West, 130.50 feet to an iron pin set on the east line of Lot 818 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence North 27 degrees 02 minutes 20 seconds West, 211.54 feet along the east line of Lot 818 recorded in Smoke Rise recorded in Envelope 75 A & B to the northeast corner of Lot 818 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence North 87 degrees 06 minutes 23 seconds West, 41.56 feet along the north line of Lot 818 recorded in Smoke Rise recorded in Envelope 75 A & B to the northeast corner of Lot 818 recorded in Smoke Rise recorded in Envelope 75 A & B and the northwest corner of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence North 87 degrees 06 minutes 23 seconds West, 31.00 feet along the north line of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B to the northwest corner of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence South 24 degrees 32 minutes 29 seconds West, 197.37 feet along the west line of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B to the southwest corner of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence South 60 degrees 04 minutes 18 seconds East for a distance of 51.52 feet along the south line of Lot 819 recorded in Smoke Rise recorded in Envelope 75 A & B to a point on the west right of way of Wild Cherry Grove;

Thence along the west right of way of Wild Cherry Grove the following three courses;

1. Along a curve to the left 67.28 feet, having a central angle of 77 degrees 05 minutes 34 seconds, having a radius of 50.00 feet, and a chord of South 08 degrees 37 minutes 42 seconds East, 62.31 feet;
2. South 12 degrees 49 minutes 31 seconds West for a distance of 79.45 feet to a point;
3. Along a curve to the right 32.14 feet, having a central angle of 73 degrees 39 minutes 34 seconds, having a radius of 25.00 feet, and a chord of South 49 degrees 39 minutes 18 seconds West for a distance of 29.97 feet to a point on the north right of way of White Walnut Road;

Thence along the north right of way of White Walnut Road the following two courses;

1. South 86 degrees 29 minutes 05 seconds West for a distance of 282.06 feet to a point;
2. Along a curve to the right 45.19 feet, having a central angle of 103 degrees 33 minutes 38 seconds, having a radius of 25.00 feet, and a chord of North 41 degrees 44 minutes 06 seconds West for a distance of 39.28 feet to a point on the east right of way of Hawthorn Cove;

Thence along the east right of way of Hawthorn Road the following two courses;

1. North 10 degrees 02 minutes 43 seconds East for a distance of 209.34 feet to a point;
2. Along a curve to the left 106.89 feet, having a central angle of 122 degrees 28 minutes 56 seconds, having a radius of 50.00 feet, and a chord of North 08 degrees 48 minutes 15

seconds East for a distance of 87.67 feet to the southeast corner of Lot 826 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence along the east line of Lot 826 recorded in Smoke Rise recorded in Envelope 75 A & B the following two courses;

1. North 36 degrees 00 minutes 14 seconds East, 86.44 feet to a point;
2. North 29 degrees 24 minutes 35 seconds West, 47.00 feet to a point;

Thence North 00 degrees 00 minutes 00 seconds East, 384.11 feet along a new division line to an iron pin set on the south line of a 52.953 acre parcel conveyed to Woodland Preserve recorded in Official Record 503, Page 1704;

Thence North 69 degrees 57 minutes 33 seconds East, 370.75 feet along the south line of a 52.953 acre parcel conveyed to Woodland Preserve recorded in Official Record 503, Page 1704 to the southwest corner of Lot 963 recorded in Smoke Rise recorded in Envelope 75 A & B;

Thence South 83 degrees 12 minutes 59 seconds East, 178.27 feet along the south line of Lot 963 recorded in Smoke Rise recorded in Envelope 75 A & B to the southeast corner of Lot 963 recorded in Smoke Rise recorded in Envelope 75 A & B and a point on the south line of a 68.374 acre parcel conveyed to Woodland Preserve, Ltd. Recorded in Official Record 505, Page 1914;

Thence North 73 degrees 02 minutes 33 seconds East, 781.82 feet along the south line of a 68.374 acre parcel conveyed to Woodland Preserve, Ltd. Recorded in Official Record 505, Page 1914 to an iron pin set on the right of way of Mallard Cove;

Thence along the south right of way of Mallard Cove the following three courses;

1. Along a curve to the left 127.38 feet, having a central angle of 145 degrees 57 minutes 56 seconds, having a radius of 50.00 feet, and a chord of South 89 degrees 56 minutes 25 seconds East for a distance of 95.62 feet to a point;
2. North 77 degrees 04 minutes 37 seconds East, 126.83 feet to a point;
3. Along a curve to the right 99.62 feet, having a central angle of 102 degrees 01 minutes 50 seconds, having a radius of 55.94 feet and a chord of South 51 degrees 54 minutes 28 seconds East for a distance of 86.97 feet to a point on the north right of way of Wood Duck Road;

Thence along the north right of way of Wood Duck Road the following four courses;

1. Along a curve to the right 164.23 feet, having a central angle of 31 degrees 32 minutes 06 seconds, having a radius of 298.39 feet, and a chord bearing of South 14 degrees 52 minutes 30 seconds West for a distance of 162.17 feet to a point;
2. South 30 degrees 38 minutes 49 seconds West for a distance of 87.95 feet to a point;
3. Along a curve to the right 52.89 feet, having a central angle of 121 degrees 13 minutes 31 seconds, having a radius of 25.00 feet, and a chord bearing of North 88 degrees 44 minutes 26 seconds West for a distance of 43.57 feet to a point;
4. Along a curve to the left 173.27 feet, having a central angle of 198 degrees 33 minutes 05 seconds, having a radius of 50.00 feet, and a chord bearing of South 52 degrees 35 minutes 47 seconds West for a distance of 98.69 feet to a point;

Thence South 46 degrees 40 minutes 45 seconds East for a distance of 145.10 feet along the right of way of Wood duck Road to a point on the south right of way of Wood Duck Road;

Thence along the south right of way of Wood Duck Road the following seven courses;

1. Along a curve to the left 169.93 feet, having a central angle of 194 degrees 43 minutes 30 seconds, having a radius of 50.00 feet, and a chord bearing of North 35 degrees 57 minutes 30 seconds East for a distance of 99.18 feet to a point;
2. Along a curve to the right 40.16 feet, having a central angle of 92 degrees 03 minutes 04 seconds, having a radius of 25.00 feet, and a chord distance of North 15 degrees 22 minutes 43 seconds West for a distance of 35.98 feet to a point;
3. North 30 degrees 38 minutes 49 seconds East, 108.97 feet to a point;
4. Along a curve to the left 191.76 feet, having a central angle of 31 degrees 32 minutes 38 seconds, having a radius of 348.31 feet, and a chord bearing of North 14 degrees 52 minutes 30 seconds East for a distance of 189.35 feet to a point;
5. Along a curve to the right 175.78 feet, having a central angle of 38 degrees 18 minutes 38 seconds, having a radius of 262.89 feet, and a chord bearing of North 18 degrees 15 minutes 30 seconds East for a distance of 172.52 feet to a point;
6. North 37 degrees 24 minutes 53 seconds East for a distance of 170.47 feet to a point;
7. Along a curve to the right 61.66 feet, having a central angle of 16 degrees 24 minutes 56 seconds, having a radius of 215.23 feet, and a chord bearing of North 45 degrees 37 minutes 25 seconds East for a distance of 61.45 feet to the Point of Beginning.

The above described contains **52.209** acres more or less (25.136 acres in tax id M010010090500 which presently contains 84.445 acres and 27.073 acres in M020350364600 which presently contains 358.320 acres).

Subject to all legal easements and rights of way.

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

All iron pins set are 3/4 inch by 30 inch rebar with a cap stamped Canter S-7226.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed May 2013.

Prior Instrument Reference: O.R. 488, Pg. 176, of the Athens County Recorder's Office.

Bearings are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the east line of Section 35 as being South 04 degrees 00 minutes 36 seconds East.

Robert C. Canter, P.S. 7226



1-15-16

Date

LEGEND

- POINT (NO MONUMENT SET)
- 3/4" IRON PIN SET WITH PLASTIC CAPS STAMPED "CANTER 7226" (UNLESS OTHERWISE NOTED)

**PLAT OF SURVEY FOR
SEMINGSON ENTERPRISES, INC.
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,
TRIMBLE TOWNSHIP, SECTION 35, T11N R14W, AND
BEING PART OF A 962.407 ACRE PARCEL
RECORDED IN O.R. 488, PG. 176**

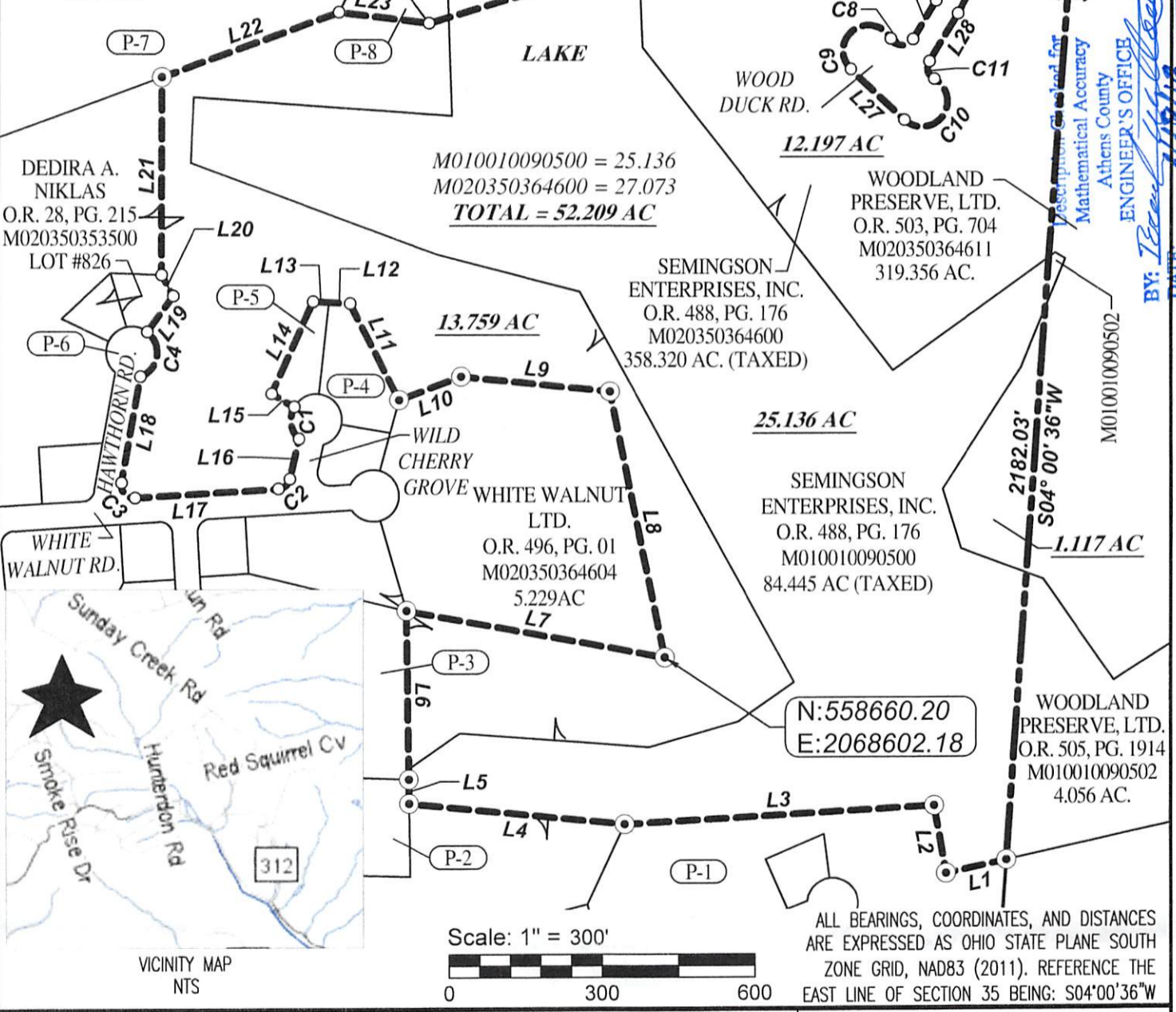
REFERENCES:
DEEDS AS NOTED,
TAX MAPS,
COUNTY G.I.S.
50.844 ACRE SURVEY
BY GREGORY K. WRIGHT
1958.59 ACRE SURVEY
BY WILLIAM WATKINS

- | | | |
|--|---|---|
| (P-1) SWEET GUM, LTD.
M020350364605
O.R. 496, PG. 05
7.305 AC. | (P-5) ARNOLD WALTER
W. JR. ETAL
O.R. 319, PG. 2285
M020350354300
LOT #819 | (P-8) LAWRENCE E.
GANDEE
O.R. 511, PG. 2055
M020350339600
LOT #963 |
| (P-2) BEECH
HOLDINGS, LTD.
O.R. 496, PG. 27
M020350364610
5.074 AC. | (P-6) SEMINGSON
ENTERPRISES, INC.
O.R. 488, PG. 176
M020350101201
61.402 AC. | WOODLAND
PRESERVE, LTD.
O.R. 505, PG. 1914
68.374 AC. |
| (P-3) HOLLY
HOLDINGS, LTD.
O.R. 496, PG. 14
M020350364607
5.290 AC. | (P-7) WOODLAND
PRESERVE, LTD.
O.R. 505, PG. 1914
M020350364612
52.953 AC. | |
| (P-4) WOODLAND
LOTS, LTD.
O.R. 511, PG. 1514
M020350354400
LOT #818 | | |

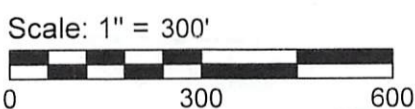
P.O.C.
NE CORNER
SECTION 35

P.O.B.
N:560440.61
E:2069425.57

N:560123.00
E:2068886.34



Preparation Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 1/15/16



ALL BEARINGS, COORDINATES, AND DISTANCES
ARE EXPRESSED AS OHIO STATE PLANE SOUTH
ZONE GRID, NAD83 (2011). REFERENCE THE
EAST LINE OF SECTION 35 BEING: S04°00'36"W



Robert C. Canter, P.S.
6801 S.R.56 Athens, Ohio 45701
Phone: (740) 592-5706
Email: canter@cangps.com



SURVEYED MAY 2013 UNDER THE SUPERVISION AND DIRECTION OF ROBERT C. CANTER.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

ROBERT C. CANTER, P.S. 7226			DATE
01/15/16			
PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
16005	1"=300'	D. CONLEY	R.C.CANTER

PAGE 1 OF 2

January 15, 2016 - 11:30am H:\2016 Projects\16005\AUTOCAD\16005.dwg

PLAT OF SURVEY FOR
SEMINGSON ENTERPRISES, INC.
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,
TRIMBLE TOWNSHIP, SECTION 35, T11N R14W, AND
BEING PART OF A 962.407 ACRE PARCEL
RECORDED IN O.R. 488, PG. 176

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S77° 28' 25"W	121.56'
L2	N09° 52' 29"W	135.19'
L3	S86° 38' 08"W	609.07'
L4	N84° 26' 16"W	424.16'
L5	N00° 50' 41"W	47.29'
L6	N00° 50' 41"W	328.14'
L7	S79° 47' 15"E	514.93'
L8	N11° 52' 01"W	528.46'
L9	N84° 11' 31"W	292.62'
L10	S69° 18' 23"W	130.50'
L11	N27° 02' 20"W	211.54'
L12	N87° 06' 23"W	41.56'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N87° 06' 23"W	31.00'
L14	S24° 32' 29"W	197.37'
L15	S60° 04' 18"E	51.52'
L16	S12° 49' 31"W	79.45'
L17	S86° 29' 05"W	282.06'
L18	N10° 02' 43"E	209.34'
L19	N36° 00' 14"E	86.44'
L20	N29° 24' 35"W	47.00'
L21	N00° 00' 00"E	384.11'
L22	N69° 57' 33"E	370.75'
L23	S83° 12' 59"E	178.27'
L24	N73° 02' 33"E	781.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N77° 04' 37"E	126.83'
L26	S30° 38' 49"W	87.95'
L27	S46° 40' 45"E	145.10'
L28	N30° 38' 49"E	108.97'
L29	N37° 24' 53"E	170.47'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	Δ	CHORD
C1	67.28'	50.00'	77° 05' 34"	S08° 37' 42"E, 62.31'
C2	32.14'	25.00'	73° 39' 34"	S49° 39' 18"W, 29.97'
C3	45.19'	25.00'	103° 33' 38"	N41° 44' 06"W, 39.28'
C4	106.89'	50.00'	122° 28' 56"	N08° 48' 15"E, 87.67'
C5	127.38'	50.00'	145° 57' 56"	S89° 56' 25"E, 95.62'
C6	99.62'	55.94'	102° 01' 50"	S51° 54' 28"E, 86.97'
C7	164.23'	298.39'	31° 32' 06"	S14° 52' 30"W, 162.17'
C8	52.89'	25.00'	121° 13' 31"	N88° 44' 26"W, 43.57'
C9	173.27'	50.00'	198° 33' 05"	S52° 35' 47"W, 98.69'
C10	169.93'	50.00'	194° 43' 30"	N35° 57' 30"E, 99.18'
C11	40.16'	25.00'	92° 03' 04"	N15° 22' 43"W, 35.98'
C12	191.76'	348.31'	31° 32' 38"	N14° 52' 30"E, 189.35'
C13	175.78'	262.89'	38° 18' 38"	N18° 15' 30"E, 172.52'
C14	61.66'	215.23'	16° 24' 56"	N45° 37' 25"E, 61.45'



Robert C. Canter, P.S.
6801 S.R.56 Athens, Ohio 45701
Phone: (740) 592-5706
Email: canter@canps.com



SURVEYED MAY 2013 UNDER THE SUPERVISION AND DIRECTION OF ROBERT C. CANTER.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

Robert C. Canter

01/15/16

ROBERT C. CANTER, P.S. 7226

DATE

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
16005	1"=300'	D. CONLEY	R.C.CANTER

PAGE 2 OF 2

SEAL