

DEED DESCRIPTION  
PARCEL # 2 = 6.267 ACRES { split }  
AUDITOR'S PARCEL # L010010009500 { part }  
**HEMLOCK HILL FARM, LTD** PROPERTY { part }

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 14, FRACTION 13, TOWNSHIP 5 NORTH, RANGE 11 WEST, PART OF THE OHIO COMPANY PURCHASE, TROY TOWNSHIP, ATHENS COUNTY, OHIO { ALSO BEING A PART OF THE PROPERTY OF **HEMLOCK HILL FARM, LTD** OF OFFICIAL RECORD BOOK 490, PAGE 55 OF THE ATHENS COUNTY RECORDER } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE, WITH A DEEP CROSS NOTCH, MARKING THE SOUTHWEST CORNER OF SECTION #14;**

THENCE S 81° 44' 44" E 1087.82 FEET, IN THE SOUTH LINE OF SECTION # 14, TO AN INACCESSIBLE POINT {MARKING THE SOUTHWEST CORNER OF THE **KENNETH R. ROBERTS** PROPERTY OF OFFICIAL RECORD BOOK 135, PAGE 110} AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "**6.267 ACRES PARCEL**" TO BE DESCRIBED, PASSING A RAILROAD SPIKE SET IN THE EXISTING CENTER OF, ASPHALT SURFACED, **TOWNSHIP ROAD # 165** {A. K. A. **RIDGE ROAD**} AT 121.00 FEET AND PASSING AN IRON PIN SET AT 161.00 FEET;

{ THE FOLLOWING "6.267 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE NORTH BY "**TOWNSHIP ROAD # 165**" AND BY THE PROPERTIES, RESPECTIVELY, OF **WILLIAM JOHN McCLOY** OF OFFICIAL RECORD BOOK 454, PAGE 657 and BY **KENNETH W. and WILLA J. McCLOY** OF OFFICIAL RECORD BOOK 420, PAGE 390, BOUNDED ON THE EAST and WEST BY THE AFORESAID "**HEMLOCK HILL FARM, LTD**" PROPERTY AND IS BOUNDED ON THE SOUTH BY THE AFORESAID "**ROBERTS**" PROPERTY AND BY THE **NATHAN ALLEN HAMILTON et al.** PROPERTY OF OFFICIAL RECORD BOOK 145, PAGE 399, ALL OF THE ATHENS COUNTY RECORDER; }

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**" AND LEAVING THE SOUTH LINE OF SECTION #14, N 32° 43' 39" W 654.52 FEET TO A POINT IN "**TOWNSHIP ROAD 165**" AND IN THE SOUTH BOUNDARY LINE OF THE AFORESAID "**WILLIAM JOHN McCLOY**" PROPERTY, PASSING IRON PINS SET AT 153.52 FEET, 343.52 FEET AND 629.52 FEET;

THENCE THE FOLLOWING THREE {3} COURSES ARE IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, "**TOWNSHIP ROAD 165**":

**COURSE # 1** = N 53° 06' 04" E 233.07 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE AFORESAID "**WILLIAM JOHN McCLOY**" PROPERTY {FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 20° 56' 45" E 89.60 FEET};

**COURSE # 2** = N 52° 28' 30" E 57.57 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF THE AFORESAID "**KENNETH W. and WILLA J. McCLOY**" PROPERTY;

**COURSE # 3** = 231.71 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 221.76 FEET AND WITH A CHORD OF WHICH BEARS N 82° 24' 22" E 221.31 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF THE AFORESAID "**KENNETH W. and WILLA J. McCLOY**" PROPERTY;

THENCE, LEAVING "**TOWNSHIP ROAD # 165**" AND THE AFORESAID "**KENNETH W. and WILLA J. McCLOY**" PROPERTY, S 19° 46' 39" E 532.46 FEET TO AN INACCESSIBLE POINT IN A { 30" + - INCH } TWIN WHITE OAK TREE MARKING THE NORTHWEST CORNER OF THE AFORESAID "**ROBERTS**" PROPERTY [SAID INACCESSIBLE POINT BEARS N 79° 18' 50" W 25.00 FEET FROM A REFERENCE IRON PIN SET], PASSING IRON PINS SET AT 30.00 FEET, 194.00 FEET AND 415.23 FEET;

THENCE S 47° 34' 29" W 376.23 FEET, IN THE WEST BOUNDARY OF THE AFORESAID "ROBERTS" PROPERTY, TO AN "INACCESSIBLE POINT" IN THE SOUTH LINE OF SECTION # 14 { FRACTION 13 } AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "6.267 ACRES PARCEL", **PASSING AN IRON PIN SET AT 50.00 FEET AND PASSING AN EXISTING IRON PIN AT 375.10 FEET.**

THE PARCEL AS DESCRIBED CONTAINS **6.267 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR #7231 FROM JULY 5, 2013 TO NOVEMBER 14, 2013. **SEE PLAT ATTACHED.**


ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

A & E  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

  
WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231  
DATE: NOVEMBER 14, 2013



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/9/14

**PLAT - OF - SURVEY**

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #14, FRACTION 13, TROY TOWNSHIP, TOWNSHIP 5 NORTH, RANGE 11 WEST, OF THE OHIO COMPANY PURCHASE, ATHENS COUNTY, OHIO. ALSO BEING THE PROPERTY OF HEMLOCK HILL FARM LTD AS DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 55 OF THE ATHENS COUNTY RECORDER. THIS PLAT SHOWS THREE PROPOSED SPLITS, PARCEL # 1 = 5.010 ACRES, PARCEL # 2 = 6.267 ACRES and PARCEL # 3 = 5.010 ACRES

**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

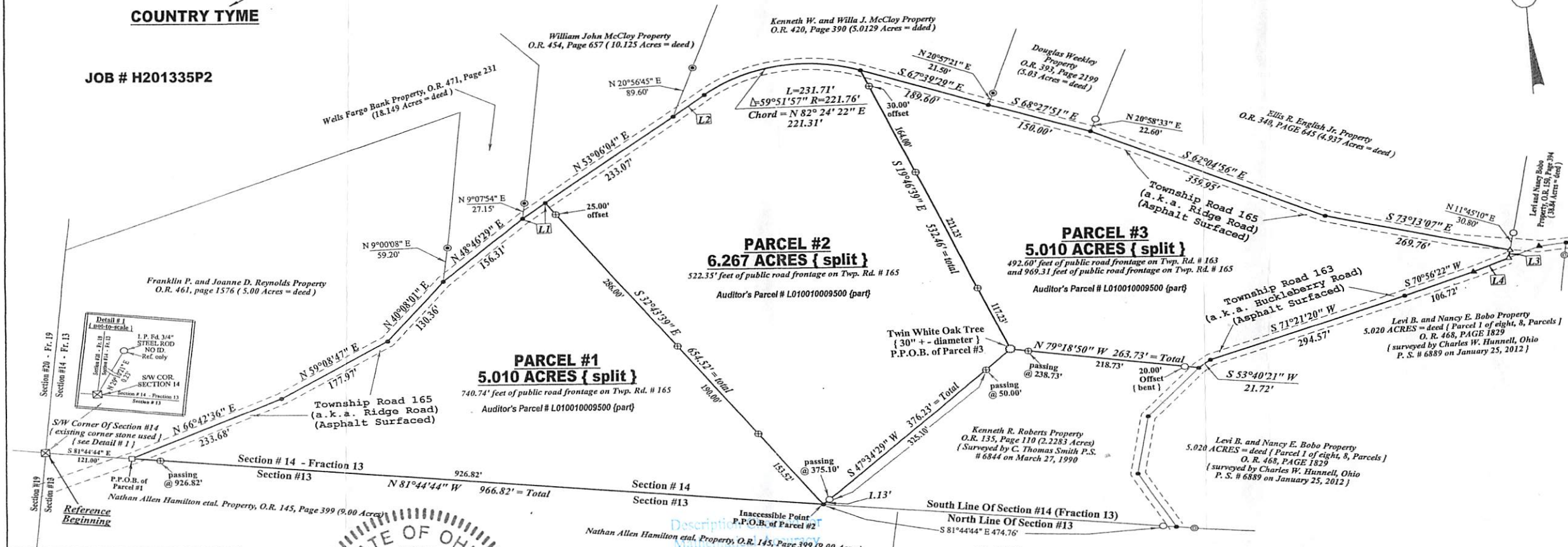
**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1 - DEED REFERENCES AS SHOWN.
- 2 - TROY TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAPS.
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE ATHENS COUNTY ENGINEER.

SURVEY FOR:

**COUNTRY TYME**

**JOB # H201335P2**



**LEGEND**

- ⊕ IRON PIN SET - 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND (No Identification)
- ⊙ IRON PIN FOUND CAPPED "Harper"
- ⊙ IRON PIN FOUND CAPPED "Hunnell"
- ▲ MAG NAIL SET
- ▲ MAG NAIL FOUND
- RAILROAD SPIKE SET
- ⊠ Existing Corner Stone with deep Cross Notch
- POINT (nothing set)

STATE OF OHIO  
WAYNE A. KNISLEY  
A & E 7231  
P. O. BOX 420, SOMERSET, OHIO 43783  
PH: (740) 743-2201 FAX: 743-2498  
CELL: (740) 605-0002  
WAYNE A. KNISLEY  
OHIO P.S. 7231  
DATE: NOVEMBER 14, 2013

Athens County  
ENGINEER'S OFFICE  
BY: *Wayne A. Knisley*  
DATE: 11/9/14

**GRAPHIC SCALE**  
1" INCH = 100' FEET

100'	100'	100'
300'		

**LINE TABLE**

Id	Bearing	Distance
L1	N 53°06'04" E	42.42'
L2	N 52°28'30" E	57.57'
L3	S 11°45'10" W	13.96'
L4	S 67°59'47" W	53.63'

**NOTES:**

- 1 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY WAYNE A. KNISLEY AS OF THE DATE SHOWN.
- 2 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

