

Description of 53.166 Acres

Situated in the State of Ohio, County of Athens, Township of Troy, part being in the west part of Fraction 23 in Section 22 and part being in the southeast corner of Fraction 35 in Section 28, Range 11 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Beginning at a 5/8" iron pin set at the southwest corner of Fraction 23 and being the southeast corner of Fraction 35 (Note: Reference bearing on the south line of Fraction 23 used as North 89°38'55" West.);

thence, from said Point of Beginning with the south line of Fraction 35, North 89°21'53" West a distance of 291.98 feet to a point in the center of the Hocking River, passing through a 5/8" iron pin set at a distance of plus 208.47 feet;

thence, with the center of the Hocking River, the following two courses:

1. North 34°15'14" West a distance of 159.89 feet to a point;
2. thence North 44°52'15" West a distance of 363.45 feet to a point in the south line of a 25 acres tract as conveyed to James B. Robertson by Official Records Volume 170, Page 269 of the Athens County Recorder's Office;

thence, leaving the river and with the south line of said Robertson property, the following two courses:

1. North 66°56'04" East a distance of 1,005.09 feet to an iron pin set on the east side of County Road No. 58 (Frost Road), passing through a 5/8" iron pin set at a distance of plus 122.67 feet, passing over the east line of Fraction 35 and being the west line of Fraction 23 at a distance of plus 703.30 feet, passing through an additional 5/8" iron pin set a distance of plus 804.13 feet and passing over the centerline of County Road No. 58 at a distance of plus 995.41 feet, respectively;
2. thence North 17°56'04" East a distance of 42.40 feet to a 5/8" iron pin set in the south right-of-way of the former Baltimore-Ohio Railroad now The Athens Conservancy property as conveyed by Official Records Volume 454, Page 1126 of the Athens County Recorder's Office;

thence, with the south line of said former railroad and being the south line of said Athens Conservancy property, the following nine courses:

1. with a curve to the left, having a radius of 1,372.52 feet, an arc length of 228.64 feet, a chord distance of 228.37 feet, a chord bearing of South 77°10'20" East to a 5/8" iron pin set;
2. thence South 32°20'57" East a distance of 52.00 feet to a 5/8" iron pin set;
3. thence, with a curve to the left, having a radius of 1,412.52 feet, an arc length of 271.88 feet, a chord distance of 271.46 feet, a chord bearing of South 88°49'34" East to a 5/8" iron pin set;
4. thence North 04°20'25" West a distance of 20.00 feet to a point;

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Description of 53.166 acres

5. thence, with a curve to the left, having a radius of 1,392.52 feet, an arc length of 549.76 feet, a chord distance of 546.20 feet, a chord bearing of North 74°20'59" East to a 5/8" iron pin set;
6. thence North 26°57'37" West a distance of 20.00 feet to a 5/8" iron pin set;
7. thence, with a curve to the left, having a radius of 1,372.52 feet, an arc length of 296.36 feet, a chord distance of 295.79 feet, a chord bearing of North 56°51'14" East to a 5/8" iron pin set;
8. thence North 50°40'05" East a distance of 570.00 feet to a 5/8" iron pin set;
9. thence North 81°20'55" East a distance of 33.35 feet to a 5/8" iron pin set in the west line of 26.71 acres tract as conveyed to Richard E. and Alice V. Shanks by Deed Volume 308, Page 233 of the Athens County Recorder's Office;

thence, with the west line of said Shanks property and an extension thereof, South 12°06'50" East a distance of 554.85 feet to a marked stone found at the southwest corner of a 18.52 acres tract as conveyed to Sandra L. and Gordon A. Sarver by Official Records Volume 171, Page 839 of the Athens County Recorder's Office, passing through a 1" square iron rod found at the southwest corner of said Shanks and being the northwest corner of said Sarver property at a distance of plus 208.80 feet;

thence, leaving said Sarver property and with the west line of a 43.77 acres tract as conveyed to Ronald L. and Shannon R. Stutler by Official Records Volume 107, Page 438 of the Athens County Recorder's Office, the following three courses:

1. South 12°06'50" East a distance of 128.70 feet to a 5/8" iron pin set;
2. thence South 26°51'50" East a distance of 346.50 feet to a 5/8" iron pin set;
3. thence South 08°51'50" East a distance of 483.28 feet to a 5/8" iron pin set in the south line of Fraction 23;

thence, with the south line of Fraction 23, North 89°38'55" West a distance of 1,851.34 feet to a point in the center of County Road No. 58, passing through a mine bolt found at a distance of plus 119.06 feet and passing through a 5/8" iron pin set at a distance of plus 1,811.34 feet, respectively;

thence, with the centerline of County Road No. 58, the following two courses:

1. North 19°35'18" West a distance of 122.44 feet to a point;
2. thence North 10°05'20" West a distance of 84.30 feet to a point at the northeast corner of a 2.55 acres tract as conveyed to David Duane and Donna K. Reall by Fourth Tract of Official Records Volume 388, Page 1351 of the Athens County Recorder's Office;

thence, leaving the road and with said Reall property, the following two courses:

1. North 89°38'55" West a distance of 523.00 feet to a 5/8" iron pin set in the west line of Fraction 23 (being the section line), passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 110.00 feet, respectively;

2. thence, with said fraction line and said section line, South 00°44'44" West a distance of 198.00 feet to the Point of Beginning;

containing 53.166 acres, more or less, of which:

- 47.058 acres are in Section 22 Fraction 23 (Parcel No. L0100-10073900 and
6.108 acres are in Section 28 Fraction 35 (Parcel No. L0100-10074100.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 58 (Frost Road).

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of Fraction 23 used as an assumed bearing of North 89°38'55" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of May 20, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 93, Page 384.

May 20, 2013 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Survey File: GB-1872F

Description Approved
Jill A. Thompson
Athens County Auditor

6/28/13.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: A. M. Williams
DATE: 6/18/13



The bearings on this plat are for angle calculations only and are based on the south line of Fraction 23 used as N 89°38'55" W.



Line	Bearing	Distance
1	N 89°21'53"W	291.98'
2	N 34°15'14"W	159.89'
3	N 44°52'15"W	363.45'
4	N 17°56'04"E	42.40'
5	S 32°20'57"E	52.00'
6	N 4°20'25"W	20.00'
7	N 26°57'37"W	20.00'
8	N 81°20'55"E	33.35'
9	S 12°06'50"E	128.70'
10	S 26°51'50"E	346.50'
11	N 19°35'18"W	122.44'
12	N 10°05'20"W	84.30'
13	S 0°44'44"W	198.00'
14	S 44°43'11"E	1.15'
15	N 89°38'55"W	40.00'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	9°32'40"	1372.52	228.64	114.58	228.37	S 77°10'20"E
2	11°01'42"	1412.52	271.88	136.36	271.46	S 88°49'34"E
3	22°37'12"	1392.52	549.76	278.51	546.20	N 74°20'59"E
4	12°22'18"	1372.52	296.36	148.76	295.79	N 56°51'14"E

SURVEY PLAT FOR TODD MILLER

Situated in the State of Ohio, County of Athens, Township of Troy, part being in the southeast corner of Fraction 35 in Section 28 and part being in the west part of Fraction 23 in Section 22, Range 11 West, Township 5 North of the "Ohio Company Purchase".

PERTINENT DOCUMENTS

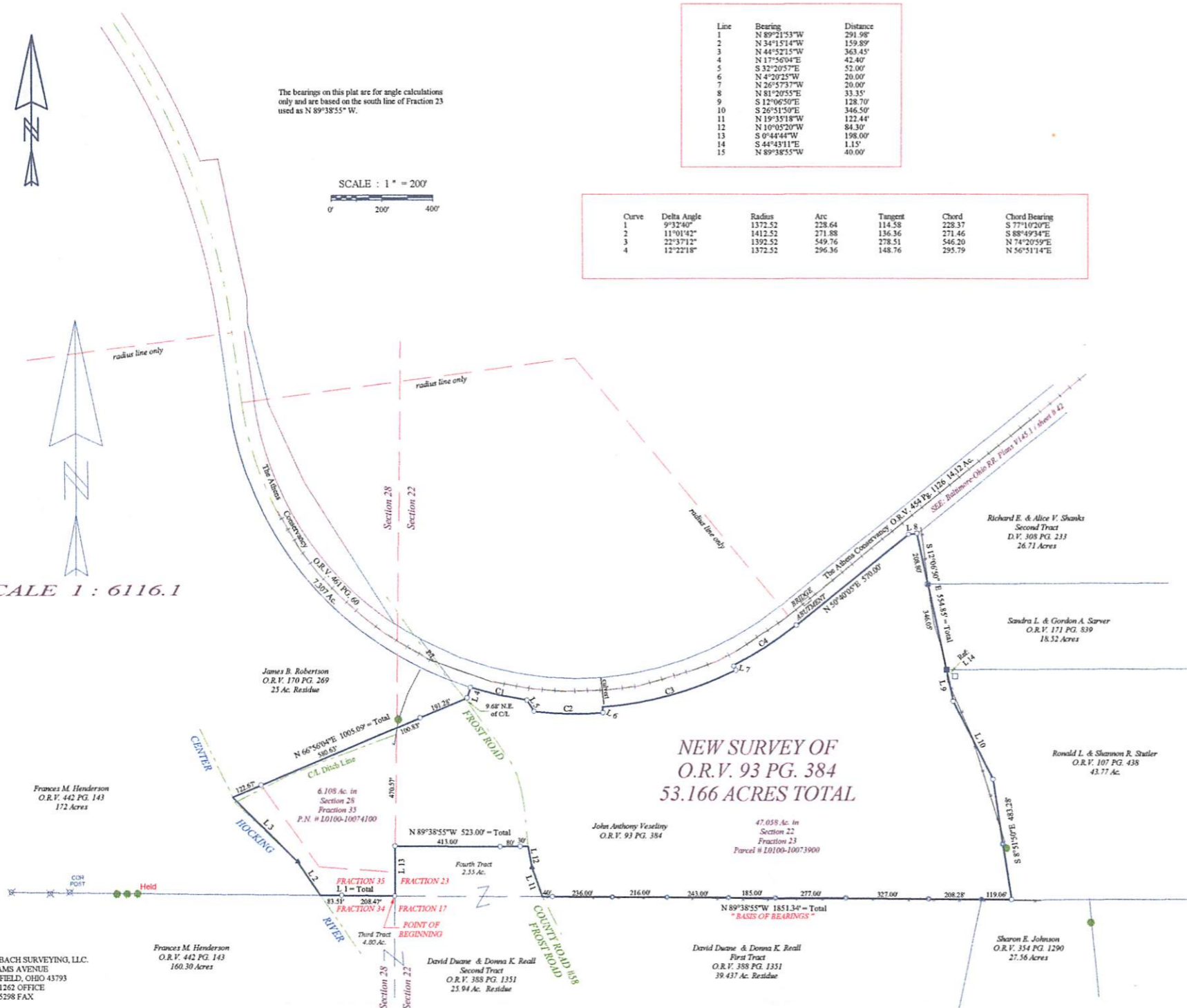
- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Coolville.
- (4) Survey plat of Baltimore-Ohio Railroad.
- (5) Survey plat by Walter Penn Stewart.
- (6) Survey plat by Gregory Wright.

Subject to all legal right-of-ways, easements, restrictions, reservations and zoning regulations of record.
Subject to the 100-year Flood Plain restrictions, if applicable.
Subject to any facts that may be disclosed in a full and accurate title search.

LEGEND

- = 5/8" iron pin set capped "Biedenbach Surveying, LLC. PS 7881"
- ⊙ = 1" square iron rod found
- ⊠ = 1 1/2" iron pipe found
- ⊛ = mine bolt found
- ⦶ = 1 1/2" dia. X 5' white PVC pipe set on line
- = marked stone found
- ▲ = survey angle point
- = tree found with fence wire
- ⊗ = fence post found
- = existing property lines
- - - = fence evidence found
- = lines of this survey

SCALE 1 : 6116.1



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Gregory A. Biedenbach
Date: *5/24/13*

Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

Note: This map is an original copy only with original signature and embossed seal.

BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
740.472.1262 OFFICE
740.472.5298 FAX

Frances M. Henderson
O.R.V. 442 PG. 143
160.30 Acres

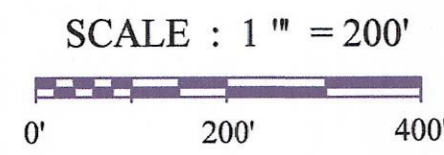
David Duane & Donna K. Reall
Second Tract
O.R.V. 388 PG. 1351
25.94 Ac. Residue

David Duane & Donna K. Reall
First Tract
O.R.V. 388 PG. 1351
39.437 Ac. Residue

Sharon E. Johnson
O.R.V. 354 PG. 1290
27.36 Acres



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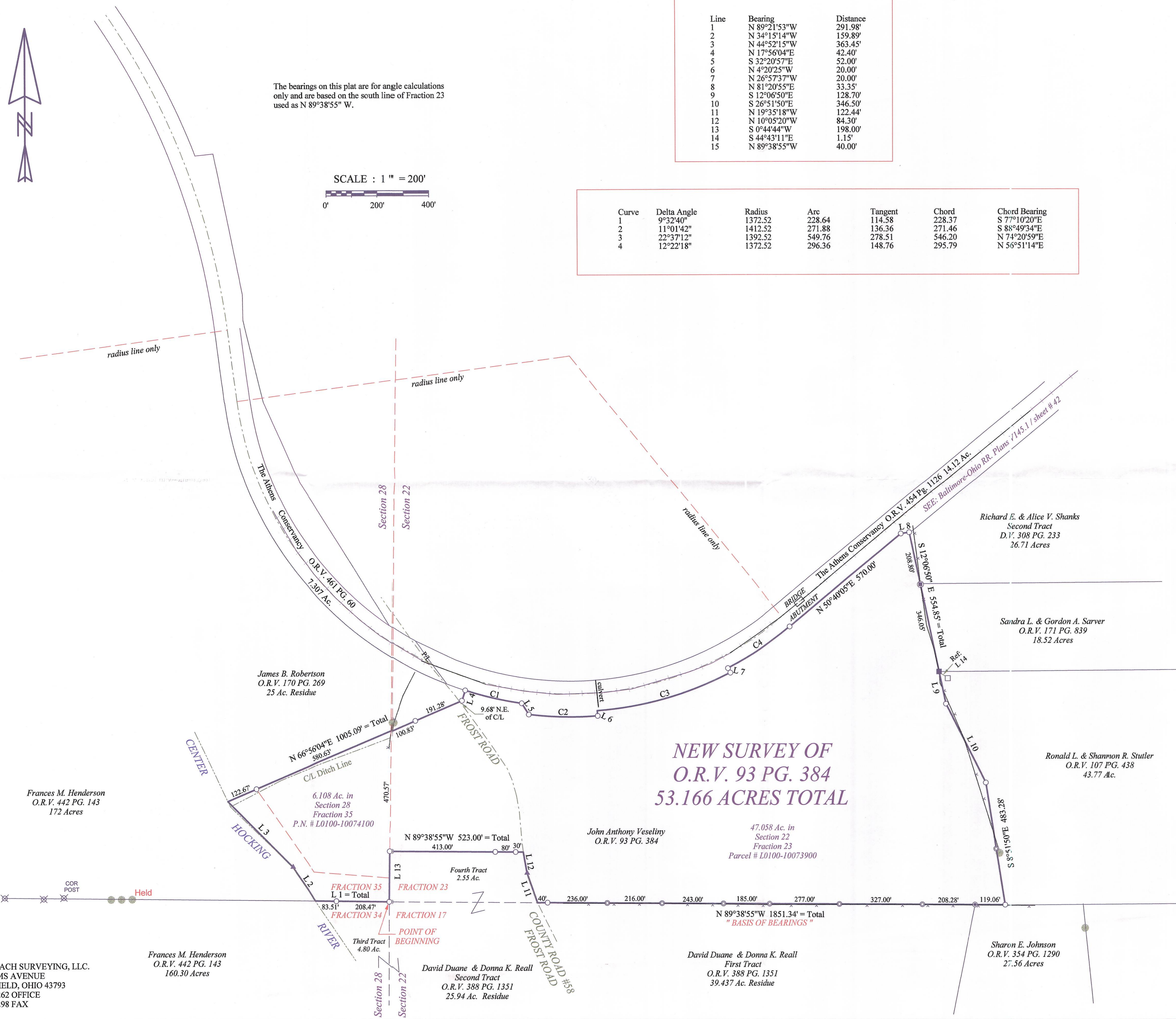
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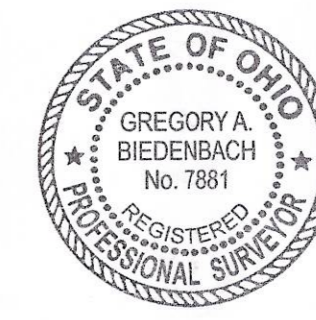


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *cmulliana*
DATE: 6/18/13

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Date: *May 20 2013*
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



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