



buckleygroup

engineering + surveying

499 Richland Avenue Athens, Ohio 45701

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rbuckley@buckleygroupllc.com

DESCRIPTION OF A 3.439 ACRE PARCEL

Situated in Troy Township, Athens County, State of Ohio

Being a 3.439 acre parcel of land located in part of Section 4 & 5, Troy Township, Athens County, Township 05 North, Range 11 West, Ohio Company Purchase, State of Ohio and being part of the former Baltimore & Ohio Railroad Company Right of Way as platted on Valuation Map V-145 at Pages 43 & 44 and part of a 154.366 acre parcel as conveyed to The Athens Conservancy by a deed recorded in Official Record Book 454 at Page 1126.

Beginning at a point in the southerly right of way line of the said former railroad at centerline station 9694+29.13, 50.00' Right, being a point on the westerly line of Section 5 and the easterly line of Section 11 and the southeasterly corner of a 11.224 acre parcel as conveyed to Thomas & Betty Lemon by a deed recorded in Official Record Book 249 at Page 392 of said county Deed Records from which the southwest corner of Section 5 bears S 02°07'32" W, 454.85 feet for reference;

Thence, N 02°07'32" E, leaving the southerly right of way line and with the westerly line of Section 5, passing an iron pin set on the centerline at station 9694+10.28 at 53.32 feet for reference, a total distance of 106.64 feet to a point at centerline station 9693+92.07, 50.00' Left;

With the northerly line of said railroad right of way the following 12 courses:

Thence, with a curve to the right, concave northerly, having a central angle of 4°48'52", a radius of 2,914.93 feet, a chord bearing and distance of S 65°30'10" E, 244.86 feet, and arc distance of 244.94 feet to a point at centerline station 9696+32.79, 50.00' Left;

Thence, N 26°54'16" E, 50.00 feet to a point at centerline station 9696+32.79, 100.00' Left;

Thence, with a curve to the right, concave northerly, having a central angle of $2^{\circ}00'00''$, a radius of 2,964.93, a chord bearing and distance of S $62^{\circ}05'44''$ E, 103.49 feet, and arc distance of 103.50 feet to a point at centerline station 9697+32.79, 100.00' Left;

Thence, S $28^{\circ}54'16''$ W, 50.00 feet to a point at centerline station 9697+32.79, 50.00' Left;

Thence, with a curve to the right, concave northerly, having a central angle of $2^{\circ}54'27''$, a radius of 2,914.93 feet, a chord bearing and distance of S $59^{\circ}38'31''$ E, 147.90 feet, an arc distance of 147.92 feet to a point being at centerline station 9698+77.50, 50.00' Left;

Thence, S $58^{\circ}10'56''$ E, 308.80 feet to a point at centerline station 9701+86.30, 49.97' Left;

Thence, S $84^{\circ}43'17''$ E, 112.00 feet to a point at centerline station 9702+86.51, 100.00' Left;

Thence, S $58^{\circ}11'17''$ E, 50.00 feet to a point at centerline station 9703+36.51, 100.00' Left;

Thence, S $02^{\circ}22'43''$ W, 31.00 feet to a point at centerline station 9703+51.74, 73.00' Left;

Thence, S $48^{\circ}08'17''$ E, 131.81 feet to a point at centerline station 9704+81.53, 50.00' Left;

Thence, S $58^{\circ}11'17''$ E, 270.97 to a point at centerline station 9707+52.50, 50.00' Left being a point in the northerly right of way of US Route 50 and a 1.389 acre parcel as conveyed to the State of Ohio by a deed recorded in Official Record Book 508 at Page 340 of said county Deed Records;

Thence, S $71^{\circ}42'48''$ W, leaving said northerly railroad right of way and with the northerly line of said 1.389 acre parcel, passing an iron pin set on the centerline at station 9707+10.69 at 65.18 feet for reference, a total distance of 205.97 feet to a point at centerline station 9706+20.38, 108.01' Right from which a concrete monument found bears S $63^{\circ}18'49''$ E, 3.02 feet for reference,

With the southerly line of said railroad right of way the following 3 courses:

Thence, N $42^{\circ}44'11''$ W, 217.72 feet to a point at centerline station 9704+10.53, 50.00' Right;

Thence, N 58°11'17" W, passing an iron pin found at 289.50 feet for reference, a total distance of 533.03 feet to a point at centerline station 9698+77.50, 50.00' Right;

Thence, with a curve to the left, concave northerly, having a central angle of 8°58'51", a radius of 2,814.93 feet, a chord bearing and distance of N 62°40'43" W, 440.77 feet, an arc distance of 441.22 feet to the **Point of Beginning**, containing 0.611 acres in Section 4 and 2.828 acres in Section 5 for a total of **3.439 acres**, more or less, of which, and being subject to all legal rights of way and easements of record.

Reserving unto CSX Transportation, Inc. an easement fifteen (15) feet in width along and/or across the Premises, to construct, maintain, operate, use, replace, relocate, renew, and remove fiber optic communication cables, lines or facilities beneath the surface of the premises, and all ancillary equipment or facilities (both underground and surface), or to attach the same to existing bridges or poles on the premises; together with the further right to assign the reserved easement, rights and facilities, in whole or in part, and to lease, license or permit third parties to use the same, provided that the exercise of such easement and right does not unreasonably interfere with the safe and efficient use of the premises, or any improvements thereon, by grantee.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

Description prepared under the direct supervision of Ryan D. Buckley, Professional Surveyor No. 8676, from a field survey performed by The Buckley Group in August 2015.

August 26, 2015

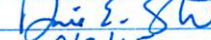
Date



Ryan D. Buckley, Professional Surveyor No. 8676



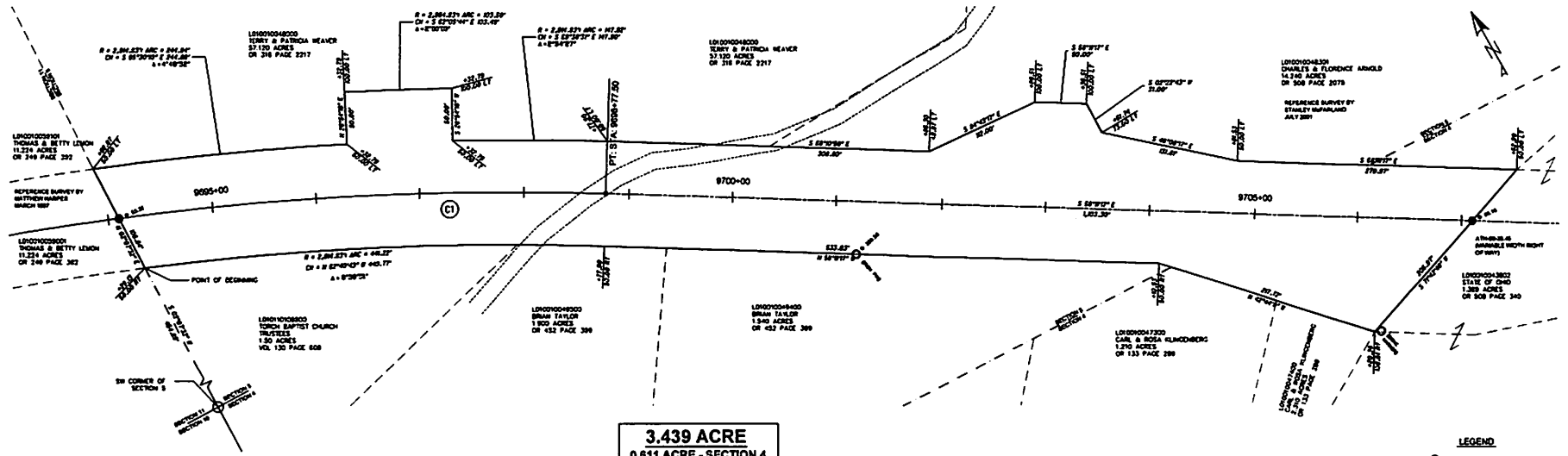
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/2/15

PLAT OF SURVEY

ATHENS COUNTY
 TROY TOWNSHIP
 SECTION 5 & 4
 TOWNSHIP 05 NORTH, RANGE 11 WEST
 OHIO COMPANY PURCHASE
 STATE OF OHIO

BASIS OF BEARINGS
 BEARINGS ARE BASED ON NAD 83(2011)
 OHIO STATE PLANE, SOUTH ZONE



3.439 ACRE
 0.611 ACRE - SECTION 4
 2.828 ACRE - SECTION 5

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - ⊙ MAG NAIL SET
 - △ POINT
- PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS
 BALTIMORE AND OHIO RAILROAD VALUATION MAP V#161 PAGE 44

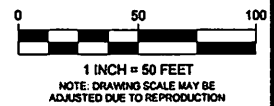
Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *D.S. 8/2/15*
 DATE: *9/2/15*

⊙ CURVE DATA
 P.C. Sta. = 9682+81.5
 P.I. Sta. = 9698+77.5
 Δ = 2° 00'
 Dc = 31' 58"
 R = 2864.93'

⊙ CURVE DATA IS BASED ON CHORD LENGTHS FROM RAILROAD VALUATION MAP



R. D. Buckley
RYAN D. BUCKLEY
 OHIO PROFESSIONAL SURVEYOR PS8676



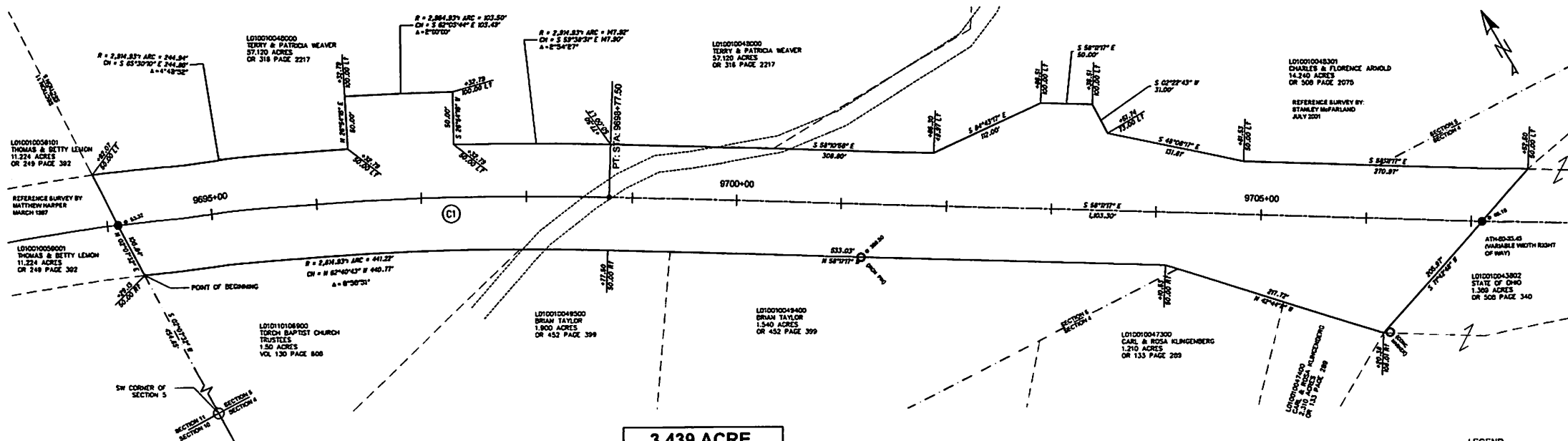
CLIENT: THE ATHENS CONSERVANCY			
P.O. Box 2281 ATHENS, OHIO 45701			
JOB# 15853	DRWN: JDC	CHKD: RDB	CREW: JC, JM, RB
DATE: 08/24/15	SCALE: 1"= 50'	SHEET 1 of 1	
		499 RICHLAND AVE ATHENS, OH 45701 740 589 5001 Voice 740 589 5004 Fax www.buckleygroupinc.com	
		buckleygroup engineering surveying	

ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS THE BUREAU STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 6-4-08 BY THE ADMINISTRATIVE CODE CHAPTER 6703-01 LEGAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

PLAT OF SURVEY

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TROY TOWNSHIP
SECTION 5 & 4
TOWNSHIP 05 NORTH, RANGE 11 WEST
OHIO COMPANY PURCHASE
STATE OF OHIO

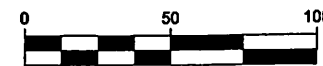
BASIS OF BEARINGS
BEARINGS ARE BASED ON NAD 83(2011)
OHIO STATE PLANE, SOUTH ZONE



3.439 ACRE
0.611 ACRE - SECTION 4
2.828 ACRE - SECTION 5

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- MONUMENT FOUND
 - MONUMENT SET
 - ⊗ 5/8"x3/8" REBAR/CAP 04153
 - ⊙ MAG NAIL SET
 - △ POINT

PLATTMENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
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SPECIFIED COUNTY TAX PARCEL MAP
PREVIOUS SURVEY PLATS
BALTIMORE AND OHIO RAILROAD VALUATION MAP VOL. 1 PAGE 44



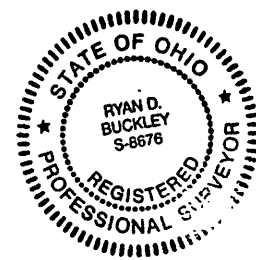
1 INCH = 50 FEET
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/2/15

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P.I. Sta. = 9698+77.5
 $\Delta = 2^{\circ} 00'$
 $Dc = 31^{\circ} 58'$
 $R = 2864.93'$

⊘ CURVE DATA IS BASED ON CHORD LENGTHS FROM RAILROAD VALUATION MAP



ATTENTION
THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4753-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

[Signature]
RYAN D. BUCKLEY
OHIO PROFESSIONAL SURVEYOR PS6676

CLIENT: THE ATHENS CONSERVANCY
P.O. Box 2281
ATHENS, OHIO 45701

JOB# 15653 DRWN: JDC CHKD: RDB CREW: JC, JM, RB
DATE: 08/24/15 SCALE: 1"= 50' SHEET 1 of 1



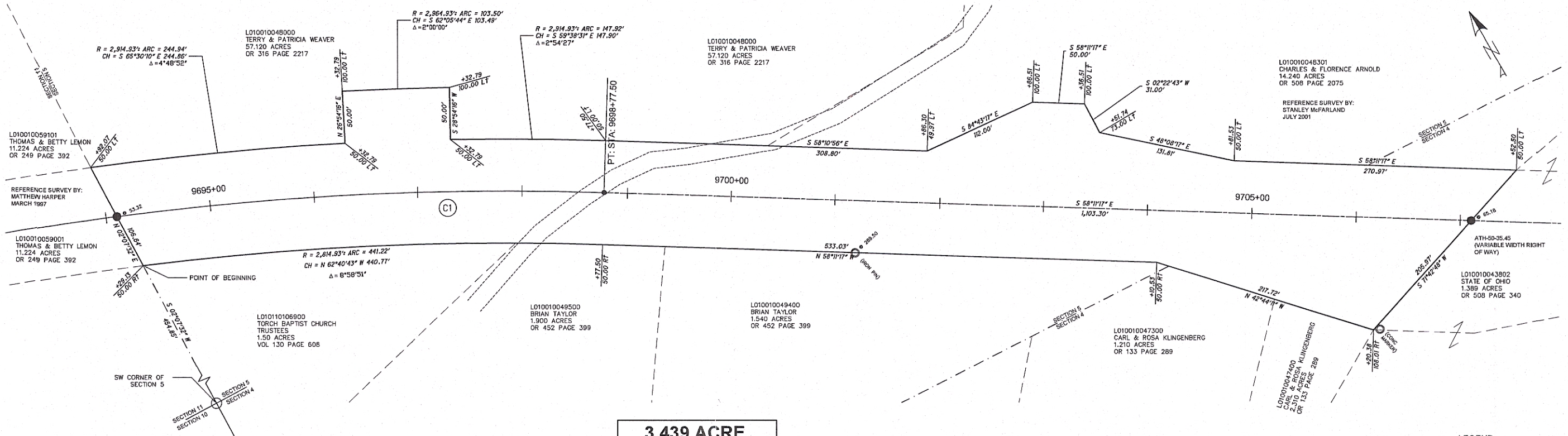
499 RICHLAND AVE
ATHENS, OH 45701
740 589 5001 Voice
740 589 5004 Fax
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BASIS OF BEARINGS

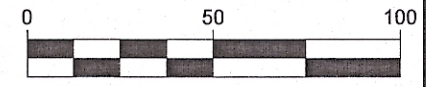
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0.611 ACRE - SECTION 4
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BALTIMORE AND OHIO RAILROAD VALUATION MAP V145.1 PAGE 44



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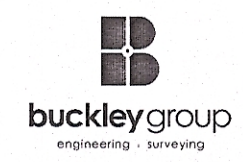
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