

DESCRIPTION OF A 7.190 ACRE TRACT

Situated in Fraction 30, T.11, R.15, Waterloo Township, Athens County, Ohio and being part of the Waterloo Township Trustees (211-604 O.R.) tract (former B&O Railroad right of way) and being more particularly described as follows:

Commencing at a stone found at the South-west corner of Fraction 30, thence, along the west-line of said Fraction North 04 degrees 15 minutes 27 seconds East, 766.68 feet to a stone found on the south right of way line of the former B&O railroad right of way and being the point of beginning for the tract of land herein described:

Thence, continuing along said fraction line and a new line created by this survey:

N 4° 15' 27" E, 181.72 feet to a point in the north right of way line of B&O Railroad;

Thence, along the north-lines of said right of way and the lines of Robert J. Sater (239-770 O.R.) on curve to the right :

Arc 1123.64 Central Angle 19°22'02"
Chord 1118.30 Chord Bearing N 60° 43' 19" E
Radius 3324.17

Thence, N 5° 55' 11" E, 15.51 feet to a point;

N 71° 00' 54" E, 970.00 feet to a point;

N 76° 52' 35" E, 167.00 feet to an iron pin set in the Congrove 0.672 acre tract (401-1242 O.R.);

Thence , with the lines of said tract

S 3° 07' 52" W, 61.77 feet to an iron pin set in center of right of way;

Thence, along center of said right of way

N 72° 09' 21" E, 288.90 feet to a point;

Thence, along a curve to the right:

Arc= 107.11' Central Angle: 2°24'36"
Chord 107.10' Chord Bearing: N 73° 21' 39" E

to an iron pin set;

Thence along a new-line created by this survey:

S 5° 04' 33" W, 74.37 feet to a point;

Thence, along the lines of Sater (239-770 O.R.)

S 69° 46' 11" W, 53.92 feet;

S 72° 12' 30" W, 456.03 feet;

S 71° 40' 27" W, 1030.00 feet;

N 5° 55' 11" E, 18.99 feet;

Thence, along a curve to the left:

Arc 691.29' Central Angle 12°17'05"
Chord 689.97' Chord Bearing S 63° 24' 43" W
Radius 3224.17'

Thence, S 32° 43' 41" E, 30.00 feet;

Thence, along a curve to the left:

Arc 471.85' Central Angle 8°27'50"
Chord 471.42' Chord Bearing S 53° 02' 17" W
Radius 3194.17'

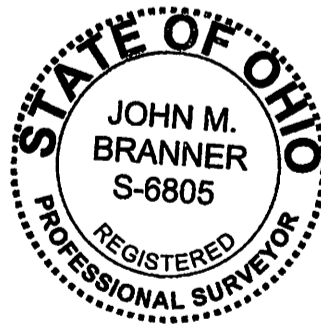
to the point of beginning and containing 7.190 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap.

The above description is based on a field survey completed February 2013 by

John M. Branner P.S. 6805

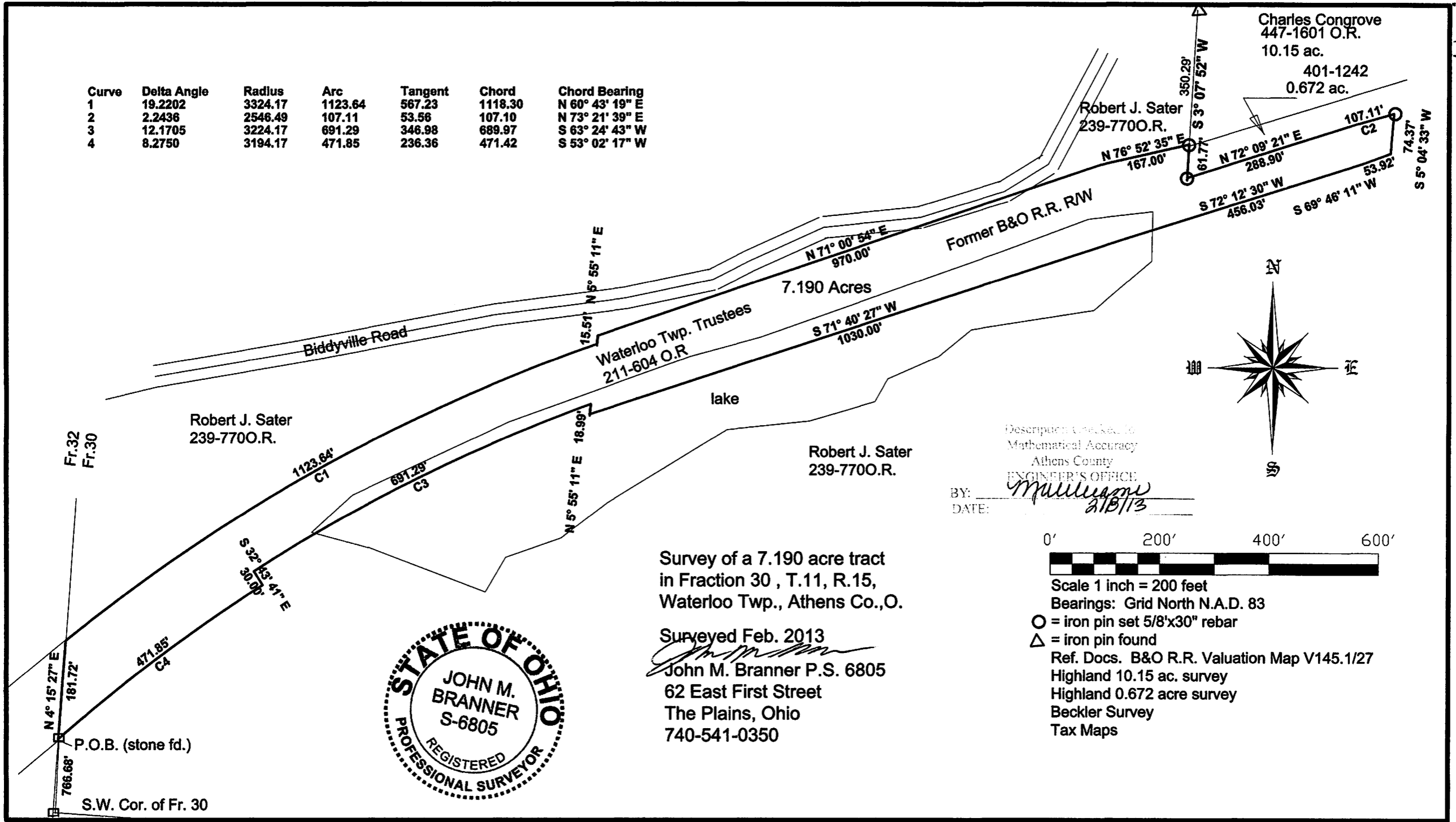


Description Checked for
Information Accuracy
Athens County
February 28, 2013

Signature
2/8/13

Signature

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	19.2202	3324.17	1123.64	567.23	1118.30	N 60° 43' 19" E
2	2.2436	2546.49	107.11	53.56	107.10	N 73° 21' 39" E
3	12.1705	3224.17	691.29	346.98	689.97	S 63° 24' 43" W
4	8.2750	3194.17	471.85	236.36	471.42	S 53° 02' 17" W



Charles Congrove
447-1601 O.R.
10.15 ac.
401-1242
0.672 ac.

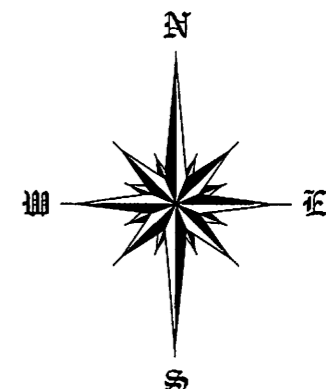
Robert J. Sater
239-7700.R.

Waterloo Twp. Trustees
211-604 O.R.

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239-7700.R.

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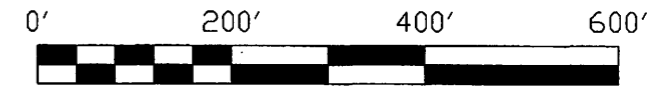
Former B&O R.R. RW



Description checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *William*
DATE: *2/18/13*

Survey of a 7.190 acre tract
in Fraction 30 , T.11, R.15,
Waterloo Twp., Athens Co.,O.

Surveyed Feb. 2013
John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio
740-541-0350



Scale 1 inch = 200 feet
Bearings: Grid North N.A.D. 83
○ = iron pin set 5/8"x30" rebar
△ = iron pin found
Ref. Docs. B&O R.R. Valuation Map V145.1/27
Highland 10.15 ac. survey
Highland 0.672 acre survey
Beckler Survey
Tax Maps

Fr.32
Fr.30

N 4° 15' 27" E
181.72'

P.O.B. (stone fd.)

S.W. Cor. of Fr. 30

471.85'
C4

S 32° 43' 41" E
30.00'

1123.64'
C1

691.29'
C3

N 5° 55' 11" E
18.99'

N 5° 55' 11" E
15.51'

7.190 Acres

S 71° 40' 27" W
1030.00'

N 71° 00' 54" E
970.00'

N 76° 52' 35" E
167.00'

S 72° 12' 30" W
456.03'

N 72° 09' 21" E
288.90'

S 69° 46' 11" W
53.92'

107.11'
C2

74.37'
S 5° 04' 33" W

350.29'
S 3° 07' 52" W