

DESCRIPTION OF A 6.074 ACRE PARCEL OF LAND

Situated in the State of Ohio, County of Athens, Township of York, and being a 6.074 acre parcel of land located in Section 12, Township 12, Range 15 as conveyed to the Chesapeake and Ohio Railroad (hereinafter referred to as "Grantor") in Deed Volume 152, Page 248, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

BEGINNING at a "P.K." nail set, said "P.K." nail being on the easterly property line of a 1.232 acre parcel of land as conveyed to Cheryl Lynn McKnight in Deed Volume 35, Page 225, on the centerline of State Route 78 and bears South a distance of 2499.91 feet and East a distance of 1176.98 feet from the northwest corner of Section 12, Township 12, Range 15;

Thence N 44° 35' 14" E along the centerline of State Route 78 a distance of 160.55 feet to a "P.K." nail set, said "P.K." nail being the point of curvature of State Route 78;

Thence continuing along State Route 78 having a curve to the right, a central angle of 10° 00' 00" and a radius of 1527.89 feet N 49° 35' 14" E a chord distance of 266.33 feet to a "P.K." nail set, said "P.K." nail being the point of compound curvature of State Route 78;

Thence continuing along State Route 78 having a curve to the right, a central angle of 3° 11' 30" and a radius of 1145.92 feet N 56° 10' 59" E a chord distance of 63.83 feet to a "P.K." nail set, said "P.K." nail being on the Grantor's northerly right of way line;

Thence with the Grantor's northerly right of way line having a curve to the left, a central angle of 6° 35' 45" and a radius of 691.20 feet S 79° 12' 38" E a chord distance of 79.53 feet to an iron pin set, said iron pin being on the southerly right of way line of State Route 78;

Thence continuing along the Grantor's northerly right of way line having a curve to the left, a central angle of 30° 12' 33" and a radius of 691.20 feet N 82° 23' 12" E a chord distance of 360.23 feet to an iron pin set, said iron pin being the point of reverse curvature of the Grantor's northerly right of way line;

Thence continuing along the Grantor's northerly right of way line having a curve to the right, a central angle of 13° 06' 49" and a radius of 1171.28 feet N 73° 50' 20" E a chord distance of 267.49 feet to an iron pin set, said iron pin being on the southerly right of way line of State Route 78;

Thence N 88° 30' 43" E along the southerly right of way line of State Route 78 and through the Grantor's lands a distance of 33.71 feet to a concrete highway monument found;

Thence S 68° 33' 33" E continuing along the southerly right of way line of State Route 78 and through the Grantor's lands a distance of 100.02 feet to an iron pin set, said iron pin being on the northerly property line of a 27.78 acre parcel of land as conveyed to Cheryl Lynn McKnight in Deed Volume 3, Page 188 and on the Grantor's southerly right of way line;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Hedges  
DATE: 11-7-92

YRK 12

Thence with the northerly property line of the aforementioned McKnight 27.78 acre parcel and the Grantor's southerly right of way line having a curve to the left, a central angle of  $95^{\circ} 51' 27''$  and a radius of 1121.28 feet S  $38^{\circ} 33' 44''$  W a chord distance of 1664.68 feet to an iron pin set, said iron pin being on the Grantor's easterly right of way line, on the westerly property line of the aforementioned McKnight 27.78 acre parcel and on the easterly property line of the aforementioned McKnight 1.232 acre parcel;

Thence N  $9^{\circ} 22' 00''$  W with the easterly property line of the aforementioned McKnight 1.232 acre parcel and the Grantor's westerly line a distance of 919.80 feet to the point of beginning, containing 6.074 acres, more or less, (5.341 acres in the City of Nelsonville of which 0.617 acres are occupied by State Route 78 right of way and 0.733 acres in York Township) and subject to all legal easements and rights of way of record.

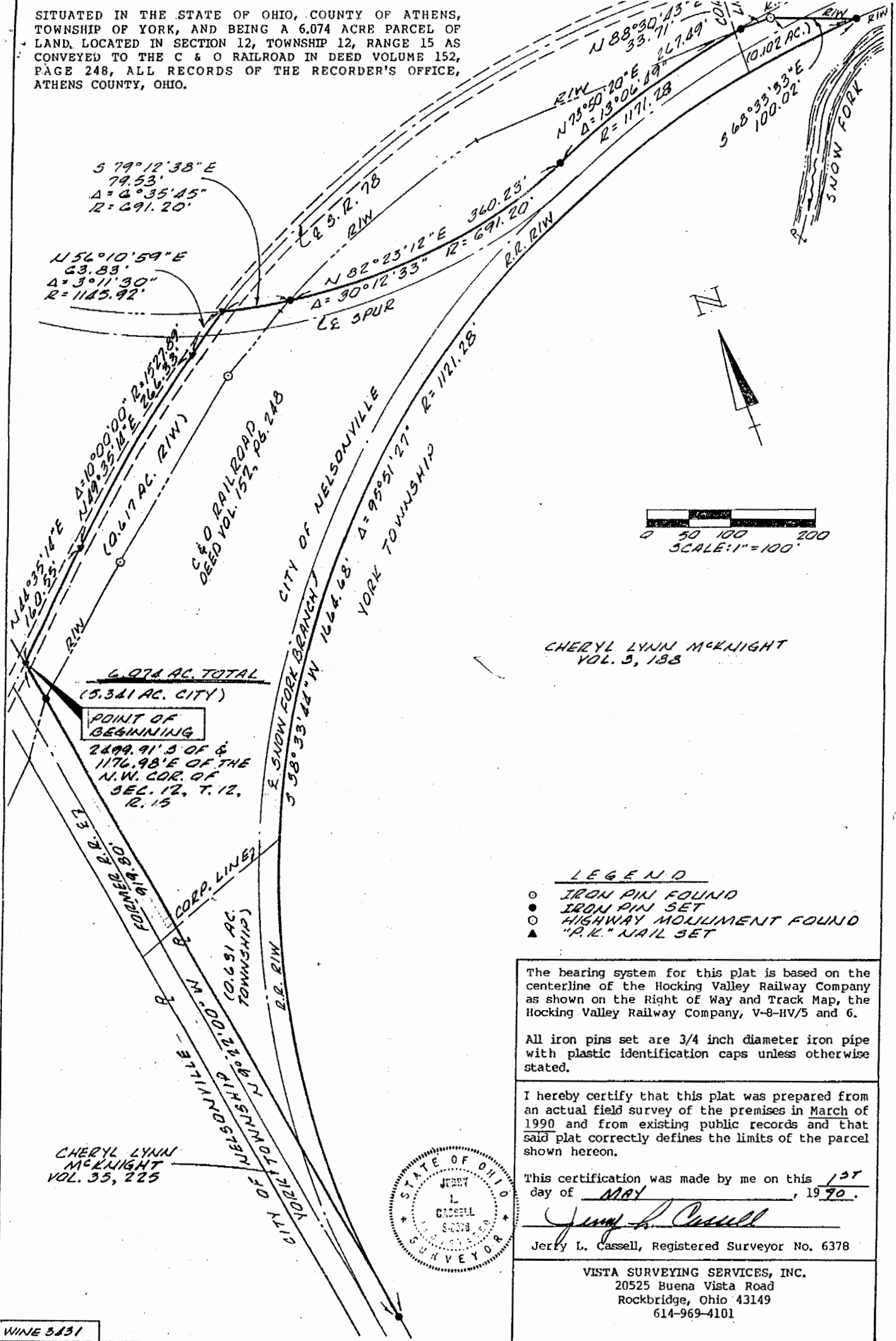
The bearing system for this description is based on the centerline of the Hocking Valley Railway Company as shown on the Right of Way and Track Map, the Hocking Valley Railway Company, V-8-HV/5 and 6.

All iron pins set are 3/4 inch diameter iron pipe, 30 inches in length, with plastic identification caps.

This description was prepared on January 14, 1992 by Jerry L. Cassell, Registered Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual field survey of the premises and existing public records.

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SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING A 6.074 ACRE PARCEL OF LAND, LOCATED IN SECTION 12, TOWNSHIP 12, RANGE 15 AS CONVEYED TO THE C & O RAILROAD IN DEED VOLUME 152, PAGE 248, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

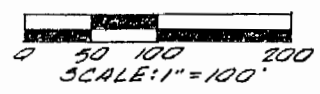


$S 79^{\circ} 12' 38'' E$   
 $79.53'$   
 $\Delta = 6^{\circ} 35' 45''$   
 $R = 691.20'$

$N 56^{\circ} 10' 59'' E$   
 $23.83'$   
 $\Delta = 3^{\circ} 11' 30''$   
 $R = 1145.92'$

**6.074 AC. TOTAL**  
**(5.341 AC. CITY)**  
**POINT OF BEGINNING**  
 $2899.91'S$  OF &  
 $1176.98'E$  OF THE  
 N.W. COR. OF  
 SEC. 12, T. 12,  
 R. 15

CHERYL LYNN  
 MCKNIGHT  
 VOL. 35, 225



CHERYL LYNN MCKNIGHT  
 VOL. 3, 188

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- HIGHWAY MOUNDMENT FOUND
- ▲ "P.K." NAIL SET

The bearing system for this plat is based on the centerline of the Hocking Valley Railway Company as shown on the Right of Way and Track Map, the Hocking Valley Railway Company, V-8-HV/5 and 6.

All iron pins set are 3/4 inch diameter iron pipe with plastic identification caps unless otherwise stated.

I hereby certify that this plat was prepared from an actual field survey of the premises in March of 1990 and from existing public records and that said plat correctly defines the limits of the parcel shown hereon.

This certification was made by me on this 13<sup>th</sup> day of MAY, 1990.

*Jerry L. Cassell*

Jerry L. Cassell, Registered Surveyor No. 6378

VISTA SURVEYING SERVICES, INC.  
 20525 Buena Vista Road  
 Rockbridge, Ohio 43149  
 614-969-4101

WINE 3431

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January 16, 1992

Archie Stanley, Engineer  
Athens County Engineers Depot  
555 East State Street  
Athens, Ohio 45701

Dear Mr. Stanley:

Enclosed please find a description and map of property of the Scenic Railway to Cheryl McKnight Winegardner. Please have the description approved and return to me at your convenience.

Thank you for your help in this matter.

Very truly yours,



Michael Nolan

MN:jk