

DESCRIPTION OF A 1.232 ACRE PARCEL OF LAND

Situated in the State of Ohio, County of Athens, Township of York, and being a part of the Hocking Valley Scenic Railway Company (hereinafter referred to as "Grantor") right of way and located in the southwest quarter of Section 12, Township 12, Range 15 and recorded in Deed Volume 310, Page 45, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

BEGINNING at an iron pin found, said iron pin being the southwest property corner of a 0.568 acre parcel of land as conveyed to Keith and Letha Conner in Official Record 21 Page 49, on the Grantor's westerly right of way line, the northerly right of way line of State Route 78, and bears South a distance of 2482.98 feet from and East a distance of 1123.51 feet from the northwest corner of Section 12, Township 12, Range 15;

Thence N 40° 12' 54" E through the Grantor's lands, along the southerly property line of the aforementioned Conner parcel and the northerly right of way line of State Route 78 a distance of 65.67 feet to a point on the Grantor's easterly right of way line, said point bears S 40° 12' 54" W a distance of 2.33 feet from an iron pin found on the northerly right of way line of State Route 78 and the southerly property line of the aforementioned Conner parcel;

Thence S 9° 22' 00" E along the Grantor's easterly right of way line, crossing State Route 78 and along the westerly property line of a parcel of land as conveyed to Chesapeake and Ohio Railroad Company in Deed Volume 152, Page 248 a distance of 972.33 feet to an iron pin set, said iron pin being the southern most property corner of the aforementioned Chesapeake and Ohio Railroad Company parcel and on the westerly property line of a 27.78 acre parcel of land as conveyed to Cheryl Lynn McKnight in Deed Volume 375, Page 737;

Thence continuing S 9° 22' 00" E along the Grantor's easterly right of way line and the westerly property line of the aforementioned McKnight parcel a distance of 121.90 feet to a point (passing an iron pin set at 94.50 feet), said point being in the center of Snow Fork and the southwesterly property corner of the aforementioned McKnight parcel;

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Thence S 80° 38' 00" W through the Grantor's lands and with the center of Snow Fork a distance of 50.00 feet to a point, said point being the southeasterly property corner of a 14.04 acre parcel of land as conveyed to Terry M. And Ruth A. Johnson in Deed Volume 384, Page 577;

Thence N 9° 22' 00" W along the Grantor's westerly right of way line and the easterly property line of the aforementioned Johnson parcel a distance of 1051.65 feet (passing an iron pin set at 27.40 feet and crossing State Route 78) to the point of beginning, containing 1.232 acres, more or less, 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 with plastic identification caps unless stated otherwise.

This description was prepared on April 16, 1987 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.

Description checked ~~for~~

Mathematical Accuracy

WILMINGTON COUNTY

ENGINEER'S OFFICE

BY: Bob Eichenberg

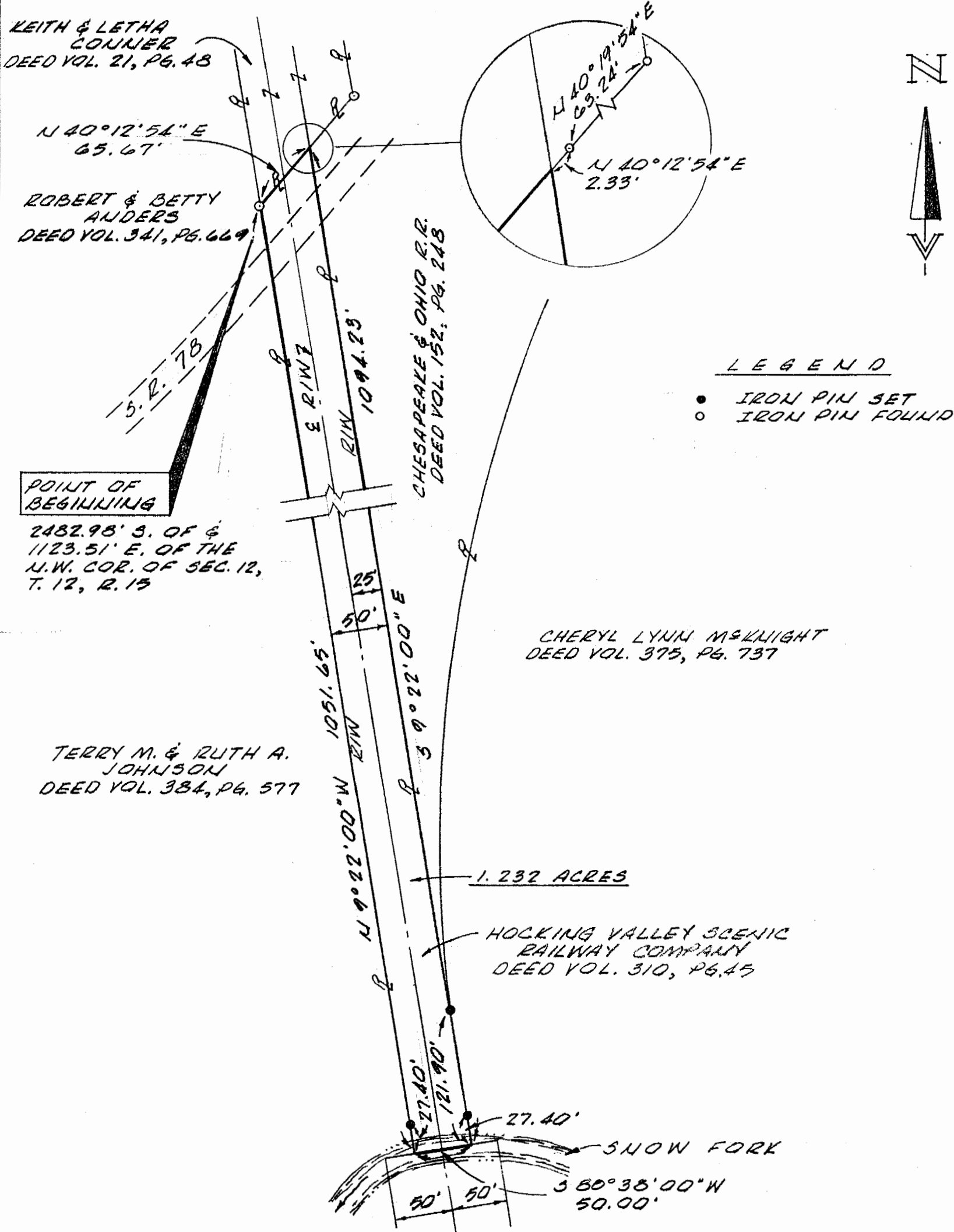
DATE: 7-14-07

NO REGIONAL PLANNING COMMISSION  
APPROVAL REQUIRED.

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PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK AND BEING A PART OF THE HOCKING VALLEY SCENIC RAILWAY COMPANY RIGHT OF WAY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 15, AND RECORDED IN DEED VOLUME 310, PAGE 45, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.



LEGEND

- IRON PIN SET
- IRON PIN FOUND

**POINT OF BEGINNING**  
 2482.98' S. OF &  
 1123.51' E. OF THE  
 N.W. COR. OF SEC. 12,  
 T. 12, R. 15

CHERYL LYNN MCKNIGHT  
 DEED VOL. 375, PG. 737

1.232 ACRES

HOCKING VALLEY SCENIC  
 RAILWAY COMPANY  
 DEED VOL. 310, PG. 45

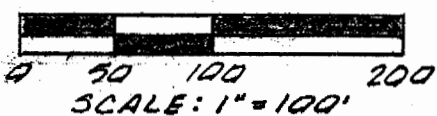
TERRY M. & RUTH A.  
 JOHNSON  
 DEED VOL. 384, PG. 577

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.

I hereby certify that this plat was prepared from an actual field survey of the premises in April of 1987 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

All Iron Pins set are 3/4 inch (inside diameter) iron pipe with plastic identification caps unless otherwise noted.

This certification was made by me on this  
 16<sup>th</sup> day of APRIL, 1987.



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