

Legal Description (0.54 Acres)

Being in Section 16, Town 12, Range 15, York Township, Athens County, Ohio, and more particularly described as follows:

Beginning in S. R. 691 at the Northeast corner of a 153.85 Acre tract deeded to the Ohio Mining Company (179-344),

thence N 45°52'38" W, 46.49'	to an iron pin marking the center line of an old abandoned spur of the railroad, thence northwesterly along the centerline of the old abandoned railway spur the following courses;
N 13°41'04" W, 167.22'	to an iron pin,
N 24°03'45" W, 174.13',	
N 38°59'10" W, 38.42'	to an iron pin in the southwest R/W line of the Hocking Valley Railway Company, thence southeasterly along the southwest R/W line of railway, on a curve to the left, the radius of which is 3,324.04' and the central angle is 03°47'30", and the chord bearing and distance are,
S 56°18'35" E, 219.94'	to a point in the southwest R/W line of the railway and in S. R. 691, thence S 03°15'34" W, 262.16' along S. R. 691 to the real point of beginning and <u>containing 0.54 Acres.</u>

Subject to all legal highways and other easements of record.

Grantor claims title to this land by Deed 179-344 Athens County.

This description was prepared by and is based upon a survey by Archie W. Stanley, Jr. S-6345, completed on February 5, 1983.

Archie W. Stanley, Jr.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Charles McKinney
DATE: 2-7-83

York Section 10

YRK #16

Legal Description (72.60 Acres)

Being in Section 16, Town 12, Range 15, York Township, Athens County, Ohio, and more particularly described as follows:

Beginning at an iron pin marking the northwest corner of a 153.85 Acre tract deeded to the Ohio Mining Company (179-344),

thence S 11°50'50" W, 209.22' to the center line of an old abandoned road as marked by an iron pin,
 thence along the center line of the old abandoned road the following courses;

S 87°59'15" W, 341.98' to an iron pin,
 N 68°46'55" W, 182.36' to an iron pin,
 N 53°58'21" W, 272.03' to an iron pin,
 N 58°31'16" W, 260.06' to a point with an iron pin reference at S 00°24'00" W and 12.50',
 thence N 00°24'00" E, 745.00' to an iron pin,
 thence N 89°31'37" W, (passing an iron pin at 852.09') 1,483.02' to an iron pin,
 thence N 00°31'02" E, 350.00' to an iron pin,
 thence S 89°31'37" E, (passing iron pins at 1,044.31' and 1,967.30') 3,017.80' to an iron pin in the southwest R/W line of the Hocking Valley Railway Company,
 thence S 31°52'05" E, 122.56' on tangent along the R/W line of the railway, to a point, thence southeasterly along the southwest R/W line of the railway on a curve to the left, the radius of which is 3,324.04' and the central angle is 22°54'32", and the chord bearing and distance are,
 S 43°02'08" E, 1,320.24', to an iron pin,
 thence leaving the R/W line of the railway and running southeasterly along the center line of an old abandoned spur of the railway the following courses;

S 38°59'10" E, 38.42',
 S 24°03'45" E, 174.13' to an iron pin,
 S 13°41'04" E, 167.22' to an iron pin,
 thence N 45°52'38" W, 235.00' to an iron pin,
 thence N 88°51'06" W, 1,478.40' to the true point of beginning and containing in all 72.60 acres. (29.39 Acres from Deed 235-436, tract #3 of Parcel IX, and 43.21 Acres from Deed 235-436, tract #1 of Parcel IX)

Subject to all legal highways and other easements of record.

Grantor claims title to this land by Deed 235-436, Athens County.

This description was prepared by and is based upon a survey by Archie W. Stanley, Jr. S-6345, completed on February 5, 1983.

Archie W. Stanley, Jr.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

Charles McKinley
DATE 2-7-83

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PREPARED BY:

DENNIS P. HAGAN, P.E., P.S.

P.O. BOX 1451, HEBRON, OHIO 43025
CONSULTING ENGINEERS AND SURVEYORS

PREPARED FOR:

DANNY L. SIMMS
15645 S. R. 691
NELSONVILLE, OHIO 45764

FILE NO. BNDRY 99 \ SIMMS \ SERVER
INVOICE NO. 99-080901 SUNDAY

PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING PART OF THE NORTH HALF OF SECTION 16, TWP. 12, RNG. 15. BEING A SURVEY OF A PORTION OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO DANNY L. SIMMS AS RECORDED IN OFFICIAL RECORD 255 PAGE 698 IN THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

BASIS OF BEARINGS:
BEARINGS WERE BASED ON THE CENTERLINE OF S.R. 691, AS BEING SOUTH 03°15'34" WEST, AS SHOWN IN OFFICIAL RECORD 255, PAGE 698, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT OF WAYS, & ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED:

DENNIS P. HAGAN, #6917

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- ▲ - RAILROAD SPIKE FOUND
- △ - RAILROAD SPIKE SET
- (T) - TOTAL DIMENSION
- ☆ - POINT
- - FENCE POST
- - CONCRETE MONUMENT FOUND
- ⊗ - TREE



PARCEL ONE
DANNY L. SIMMS
O.R. 255, PAGE 698
72.60 ACRES

5.000 ACRES SURVEYED

PARCEL ONE
DANNY L. SIMMS
O.R. 255, PAGE 698
72.60 ACRES

KARYL L. JONES
O.R. 188, PG. 719

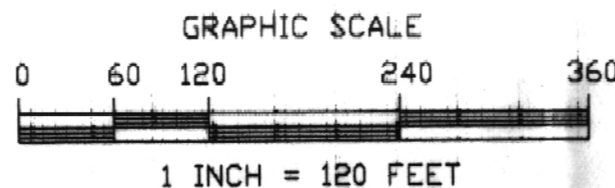
CLIFFORD A. & ROBIN L. WARREN
OFFICIAL RECORD 63, PAGE 837



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 8/14/99

DENNIS P. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #6917



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 8-11-99

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY:
DATE:

COMMENCING FOR REFERENCE,
AT THE N.E. CORNER OF SEC.
16, T-12, R-15, YORK TWP.

SEC. 17 SEC. 11
SEC. 16 SEC. 10

S 00°00'00" W
1102.50'

S 03°15'34" W
23.20'

TRUE PLACE OF BEGINNING

PARCEL TWO
0.84 ACRES

STATE ROUTE 691

HOCKING VALLEY SENIC RAILROAD

