



# **ROBINSON SURVEYING**

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO  
12355 LIARS CORNER ROAD, MILLFIELD, OHIO 45761

ALAN D. ROBINSON  
Registered Land Surveyor

TELEPHONE  
(740) 593-8774

## ***DESCRIPTION OF A 114.095 ACRE TRACT***

Situated in River Lots, 621, 622, 623, 624, and 625, Sections 10 and 16, Town 12, Range 15, York Township, Athens County, Ohio, and being the existing Tracts now belonging to Lawrence W. and Constance M. McClain and described in Volume 378 Page 127 Athens County Deed Records and being more particularly described as follows:

Commencing at a calculated iron pin at the Southeast Corner of Section 16;  
 thence, following the East line of said Section 16 on an assumed Bearing and Distance, North 2 degrees 24 minutes 30 seconds West, a distance of 802.35 feet to an iron pin found at the Southeast corner of a 5.00 acre tract described in Volume 80 Page 401 Official Records of Athens County, said iron pin found being the POINT OF BEGINNING of the following described tract;  
 thence, following said 5.00-acre tract, North 2 degrees 33 minutes 29 seconds West, a distance of 137.00 feet to an iron pin found;  
 thence South 87 degrees 13 minutes 27 seconds West, a distance of 679.85 feet to an iron pin found at the Southeast corner of a 0.354 acre tract described in Volume 301 Page 2441 Official Records of Athens County;  
 thence, leaving said 5.00 acre tract following said 0.354 acre tract, North 66 degrees 13 minutes 54 seconds West, a distance of 182.57 feet to an iron pin found;  
 thence South 58 degrees 37 minutes 45 seconds West, a distance of 88.42 feet to an iron pin found;  
 thence South 76 degrees 44 minutes 14 seconds West, a distance of 213.64 feet to a point in State Route 691, Referenced by an iron pin found Bearing, North 87 degrees 16 minutes 24 seconds East, a distance of 50.00 feet;  
 thence, leaving said 0.354 acre tract and said State Route 691, South 87 degrees 13 minutes 08 seconds West, a distance of 65.68 feet to a point in a creek and in the East line of a 4.28 acre tract described in Volume 286 Page 2350 Official Records of Athens County;  
 thence, following said 4.28 acre tract, North 2 degrees 57 minutes 28 seconds West, a distance of 151.17 feet to a point in the aforementioned State Route 691, passing an iron pin found at 100.73 feet;  
 thence, following said State Route 691, North 23 degrees 55 minutes 30 seconds West, a distance of 150.89 feet to a point;  
 thence North 31 degrees 27 minutes 21 seconds West, a distance of 80.51 feet to a point;  
 thence North 52 degrees 27 minutes 05 seconds West, a distance of 94.21 feet to a point at the intersection of said State Route 691 and County Road 1;  
 thence, leaving said 4.28 acre tract, North 21 degrees 10 minutes 08 seconds East, a distance of 227.37 feet to a point;  
 thence North 18 degrees 31 minutes 02 seconds East, a distance of 115.99 feet to a point;  
 thence North 9 degrees 58 minutes 14 seconds East, a distance of 117.15 feet to a point at the Southwest corner of a 0.544 acre tract described in Volume 334 Page 238 Official records of Athens County;  
 thence, leaving said State Route 691 following said 0.544-acre tract, South 79 degrees 38 minutes 39 seconds East, a distance of 31.88 feet to an iron pin found;  
 thence North 53 degrees 10 minutes 52 seconds East, a distance of 135.31 feet to an iron pin found;  
 thence North 26 degrees 10 minutes 50 seconds East, a distance of 116.00 feet to an iron pin found at the Northeast corner of said tract and at the Southeast corner of a 1.19 acre tract described in Volume 83 Page 679 Official Records of Athens County;  
 thence, leaving said 0.544 acre tract following said 1.19 acre tract, North 3 degrees 48 minutes 54 seconds East, a distance of 243.03 feet to an iron pin found;  
 thence North 89 degrees 34 minutes 37 seconds West, a distance of 225.04 feet to a point in the aforementioned State Route 691, passing an iron pin found at 206.96 feet and an iron pin found at 37.87 feet, 5.17 feet Right of said Line;  
 thence, leaving said 1.19 acre tract following said State Route 691, North 2 degrees 14 minutes 47 seconds West, a distance of 185.96 feet to a point at the Southwest corner of a 3.00 acre tract described in Volume 133 Page 754 Official Records of Athens County;  
 thence, leaving said State Route 691 following said 3.00 acre tract, North 89 degrees 58 minutes 03 seconds East, a distance of 523.23 feet to an iron pin found, passing an iron pin found at 30.00 feet;

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thence North 2 degrees 28 minutes 02 seconds West, a distance of 249.75 feet to an iron pin found in the South line of a 3.08 acre tract described in Volume 183 Page 57 Official Records of Athens County;  
thence, leaving said 3.00 acre tract following said 3.08 acre tract, North 89 degrees 42 minutes 00 seconds East, a distance of 38.80 feet to an iron pin found;  
thence North 2 degrees 40 minutes 33 seconds West, a distance of 45.00 feet to an iron pin found under the Root of a tree;  
thence North 89 degrees 26 minutes 23 seconds East, a distance of 331.49 feet to a point in the West line of the Bike Path (former C & O RailRoad), referenced by a disturbed iron pin found Bearing, South 48 degrees 22 minutes 12 seconds West, a distance of 0.75 feet;  
thence, leaving said 3.08-acre tract following the West Side of said Bike Path, South 66 degrees 13 minutes 31 seconds East, a distance of 1908.08 feet to an iron pin set;  
thence South 88 degrees 38 minutes 29 seconds West, a distance of 58.70 feet to an iron pin set, said iron pin set being the point of curvature of a non-tangent curve, concave to the north, having a radius of 3869.64 feet, a central angle of 11 degrees 19 minutes 20 seconds, and a chord of 763.43 feet bearing South 72 degrees 13 minutes 51 seconds East;  
thence east along said curve, a distance of 764.67 feet to a point;  
thence South 77 degrees 53 minutes 31 seconds East, a distance of 341.20 feet to a point, said point being the point of curvature of a tangent curve, concave to the southwest, having a radius of 1859.86 feet and a central angle of 37 degrees 50 minutes 10 seconds and a chord of 1205.99 feet bearing South 58 degrees 58 minutes 25 seconds East;  
thence southeast along said curve, a distance of 1228.19 feet to an iron pin set;  
thence, leaving said Bike Path, South 87 degrees 35 minutes 30 seconds West, a distance of 3392.13 feet to the POINT OF BEGINNING, passing an iron pin found at 3084.75 feet; said described tract containing 114.095 acres (4,969,967.7107 square feet), 71.309 acres being in Section 10, 42.786 acres being in Section 16, 6.329 acres out of River Lot 621, 31.258 acres out of River Lot 622, 21.239 acres out of River Lot 623, 10.510 acres out of River Lot 624 and 1.973 acres out of River Lot 625.

Bearings are Assumed and are used to Denote angles only.  
Subject to all easements and right-of-way of record.

All iron pins set are 5/8 inch by 30-inch long rebar with a yellow cap stamped Alan Robinson RLS 8049.

Alan D. Robinson P.S. 8049 bases the above description on a field Survey completed January 31, 2003,

*Alan D. Robinson*

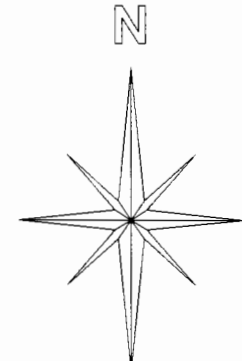


Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 2-6-03



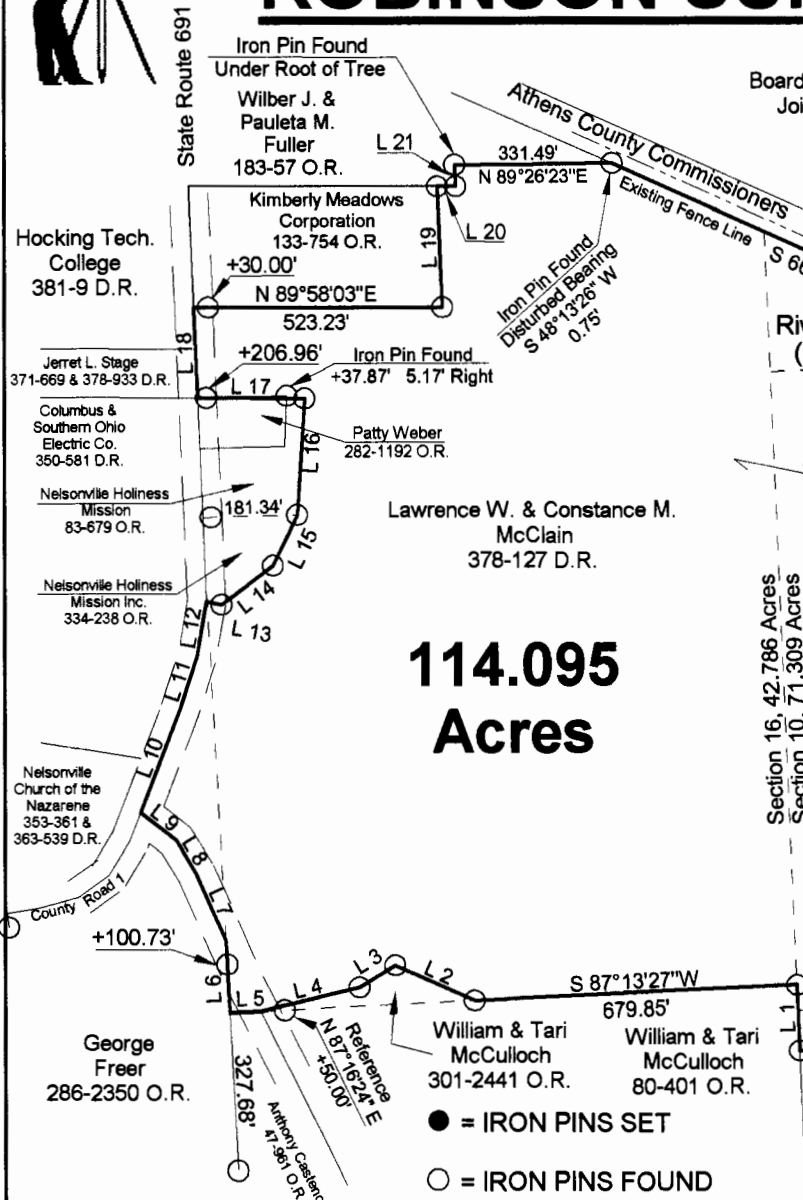
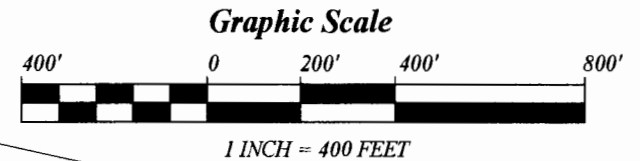
# ROBINSON SURVEYING

12355 Liars Corner Rd.  
Millfield, Ohio 45761  
(740) 593-8774



Line	Bearing	Distance	Deed Dist.
1	N 2°33'29"W	137.00'	
2	N 66°13'54"W	182.57'	182.51'D
3	S 58°37'45"W	88.42'	88.48'D
4	S 76°44'14"W	213.64'	213.33'D
5	S 87°13'08"W	65.68'	
6	N 2°57'28"W	151.17'	
7	N 23°55'30"W	150.89'	
8	N 31°27'21"W	80.51'	
9	N 52°27'05"W	94.21'	
10	N 21°10'08"E	227.37'	
11	N 18°31'02"E	115.99'	
12	N 9°58'14"E	117.15'	
13	S 79°38'39"E	31.88'	
14	N 53°10'52"E	135.31'	135.35'D
15	N 26°10'50"E	116.00'	
16	N 3°48'54"E	243.03'	244.45'D
17	N 89°34'37"W	225.04'	223.46'D
18	N 2°14'47"W	185.96'	
19	N 2°28'02"W	249.75'	
20	N 89°42'00"E	38.80'	
21	N 2°40'33"W	45.00'	
22	S 88°38'29"W	58.70'	

Curve	1	2
Delta Angle	11°19'20"	37°50'10"
Radius	3869.64	1859.86
Arc	764.67	1228.19
Tangent	383.58	637.43
Chord	763.43	1205.99
Chord Bearing	S 72°13'51" E	S 58°58'25" E



**114.095 Acres**

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Plausen*  
DATE: *2-6-03*

- BEARING REFERENCE**  
BASED ON PREVIOUS SURVEYS AND ARE USED TO DENOTE ANGLES ONLY
- = IRON PINS SET
  - = IRON PINS FOUND
  - △ = RAIL ROAD SPIKE FOUND
  - ▲ = RAIL ROAD SPIKE SET
  - ☒ = STONE FOUND
- References**  
Deeds as Noted  
Current Tax Plats  
Existing Monumentation

**Plat of Survey of an Existing 114.095 Acre Tract**  
 Surveyed for: **Jim Edwards** Date **1/31/03**  
**River Lots, 621, 622, 623, 624 & 625**  
**Sections, 10 & 16, Town 12, Range 15, York Township**  
**Athens County, State of Ohio**  
**Alan D. Robinson Registered Professional Land Surveyor No. 8049**

*Alan D. Robinson*

