

SURVEY DESCRIPTION OF 3.63 ACRE TRACT FOR DAN SIMMS

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of River Lot 651 of Section 30, Township 12, Range 15; and being more particularly described as follows:

Commencing for reference at the Northwest corner of River Lot 651; thence with the North line of Section 30 South 85 degrees 28 minutes 59 seconds East a distance of 431.75 feet to a 7" hickory tree not found; thence leaving the North line of Section 30 South 11 degrees 55 minutes 15 seconds West a distance of 486.45 feet to an iron pin not found; thence South 83 degrees 48 minutes 30 seconds West a distance of 66.90 feet to an iron pin not found; thence South 11 degrees 03 minutes 53 seconds East a distance of 199.11 feet to an iron pin not found; thence South 13 degrees 18 minutes 41 seconds East a distance of 201.04 feet to an iron pin not found; thence South 0 degrees 51 minutes 02 seconds East a distance of 50.25 feet to an iron pin not found; thence South 76 degrees 13 minutes 08 seconds East a distance of 119.09 feet to an iron pin not found; thence South 50 degrees 26 minutes 54 seconds East a distance of 228.88 feet to a 5/8" iron pin set; thence South 57 degrees 58 minutes 38 seconds West a distance of 341.15 feet to a 5/8" iron pin found; thence South 9 degrees 24 minutes 17 seconds West a distance of 120.95 feet to a 5/8" iron pin set and being the point of Beginning of the tract of land to be described;

thence South 11 degrees 37 minutes 23 seconds East a distance of 160.97 feet to a 5/8" iron bolt found;

thence South 4 degrees 32 minutes 10 seconds East a distance of 497.55 feet to a 5/8" iron pin found;

thence North 82 degrees 56 minutes 16 seconds West a distance of 300.00 feet to a 5/8" iron pin set in the center of Dorr Run Road and passing a 5/8" iron pin set at a distance of 270.00 feet;

thence with the center of Dorr Run Road the following three bearings and distances:

1) North 5 degrees 15 minutes 41 seconds West a distance of 230.76 feet to a 5/8" iron pin set;

2) North 5 degrees 12 minutes 37 seconds West a distance of 123.89 feet to a 5/8" iron pin set;

3) North 4 degrees 18 minutes 36 seconds West a distance of 121.89 feet to a 5/8" iron pin set;

thence leaving the center of Dorr Run Road South 86 degrees 57 minutes 24 seconds East a distance of 190.43 feet to a 1" OD iron pipe found at the Southeast corner of Lot D1 of the City of Nelsonville and passing a 5/8" iron pin found at the Southwest corner of said Lot D1 at a distance of 36.60 feet;

thence with the East line of said Lot D1 and Lot D2 of the City of Nelsonville North 2 degrees 57 minutes 27 seconds East a distance of 155.95 feet to a 5/8" iron pin set at the Northeast corner of said Lot D2;

thence with the South line of Lot D3 of the City of Nelsonville South 87 degrees 03 minutes 40 seconds East a distance of 69.40 feet to the point of beginning containing 3.63 acres more or less, subject to the public easement of said Dorr Run Road and any private easements of record.

The above 3.63 acre survey is intended to describe part of the remaining 11.34 acres as deeded to Danny Lee Simms, deed reference Volumes 362 and 367, Pages 375 and 755, Athens County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, a platted subdivisions, and an existing public road. The reference bearing for this survey is that set by previous adjoining surveys. All iron pins set by this survey are capped by a 1-1/4" plastic identification cap. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on April 20, 1992.

YORK #30



Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE

Signature of John M. ... 4/22/92

Signature of Larry P. Gerstner

Survey by:

Larry P. Gerstner -- Engineering and Surveying 119 West Main Street, Logan, Ohio 43138 385-4260

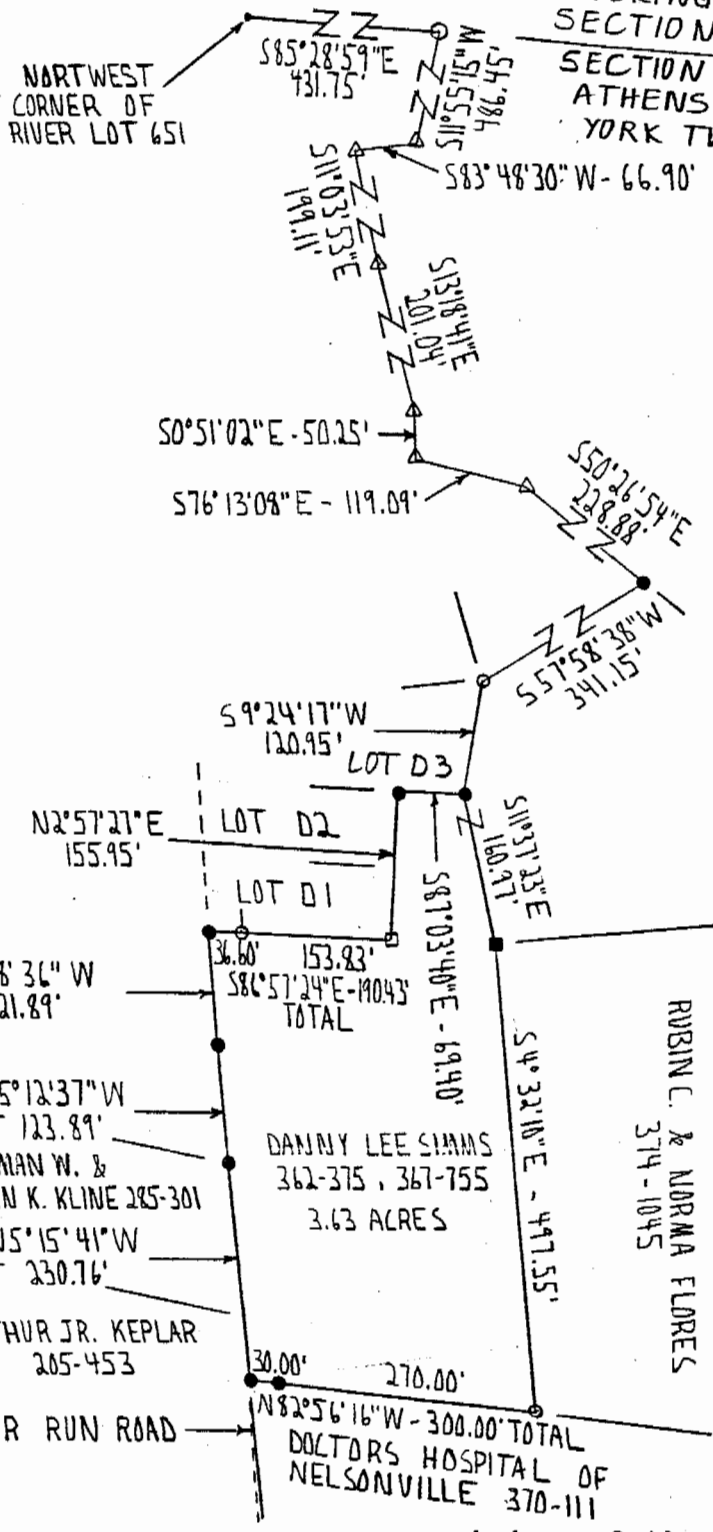
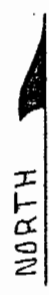
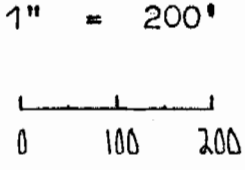
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PLAT OF 3.63 ACRE TRACT FOR DAN SIMMS

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of River Lot 651 of Section 30, Township 12, Range 15.

WARD TWP.
HOCKING CO.
SECTION 1
SECTION 30
ATHENS CO.
YORK TWP.

SCALE:



LEGEND:

- o 5/8" iron pin found
- 5/8" iron pin with 1/4" plastic ID cap set
- o 7" hickory tree not found
- Point
- △ Iron pin not found
- 5/8" iron bolt found
- 1" OD iron pipe found

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Platted subdivision

REFERENCE BEARING:

Set by previous adjoining surveys.

ARTHUR JR. KEPLAR
205-453

DORR RUN ROAD
DOCTORS HOSPITAL OF NELSONVILLE 370-111

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 20th day of April, 1992 and that the plat is a correct representation of the premises as described by said survey.

Larry P. Gerstner

Registered Surveyor No. 6344

Survey by:

Larry P. Gerstner - Engineering and Surveying
119 West Main St., Logan, Ohio 43138 385-4260

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