

DESCRIPTION 3.121 ACRES

Being situated in the City of Nelsonville, River Lot Six hundred fifty-one (651), Section Thirty (30), Township Twelve (12), Range Fifteen (15), County of Athens, State of Ohio and further described as follows:

Beginning at the southwest corner of the east half of Section Thirty (30) and assuming a bearing of North for the west line of said east half thence by previous deed, recorded in Volume 68 page 512 of the Record of Deeds of Athens County in the Athens County Recorder's Office, along the west line of the east half of Section Thirty (30) a distance of one thousand nine hundred seventy-five (1,975.00) feet to a point, thence, by a deflection angle to the right of one hundred thirteen (113) degrees thirty-six (36) minutes (South 66 degrees 24 minutes East), a distance of one thousand one hundred twenty (1,120.00) feet to a point; thence by a deflection angle to the left of ninety-five (95) degrees eighteen (18) minutes (North 18 degrees 18 minutes East) a distance of thirty-seven and five tenths (37.50) feet to an iron pin set at the southeast corner of the City of Nelsonville 1.22 acre tract, described in Volume 68 page 512 of the Record of Deeds of Athens County in the Athens County Recorder's Office, said southeast corner being the true point of beginning; thence, along the north line of the Hocking Valley Scenic Railroad South sixty-six (66) degrees twenty-four (24) minutes East a distance of sixteen and twelve hundredths (16.12) feet to the point of curvature of a curve curving to the left, having a radius of two thousand eight hundred thirty-nine and ninety-three hundredths (2,839.93) feet; thence, along said curve, through a central angle of nine (09) degrees seventeen (17) minutes thirty-four (34) seconds having a chord of four hundred sixty and eleven hundredths (460.11) feet bearing South seventy-one (71) degrees two (02) minutes forty-seven (47) seconds East, a distance of four hundred sixty and sixty-one hundredths (460.61) feet to an iron pin set; thence, leaving said right-of-way North eighteen (18) degrees fifty-six (56) minutes fifty (50) seconds East a distance of two hundred eighty-one and thirty-eight hundredths (281.38) feet to an iron pin set: thence, North seventy-one (71) degrees forty-two (42) minutes zero (00) seconds West a distance of four hundred seventy-nine and thirty-one hundredths (479.31) feet to an iron pin set; thence South eighteen (18) degrees eighteen (18) minutes zero (00) seconds West a distance of two hundred seventy-four and sixty-two hundredths (274.62) feet to the true point of beginning. Containing three and one hundred twenty-one thousandths (3.121) acres.

Subject to all right-of-ways, easements and leases of record.

LAST DEED REFERENCE: Volume 377, page 75 Deeds of Record in Athens County Recorder's Office.

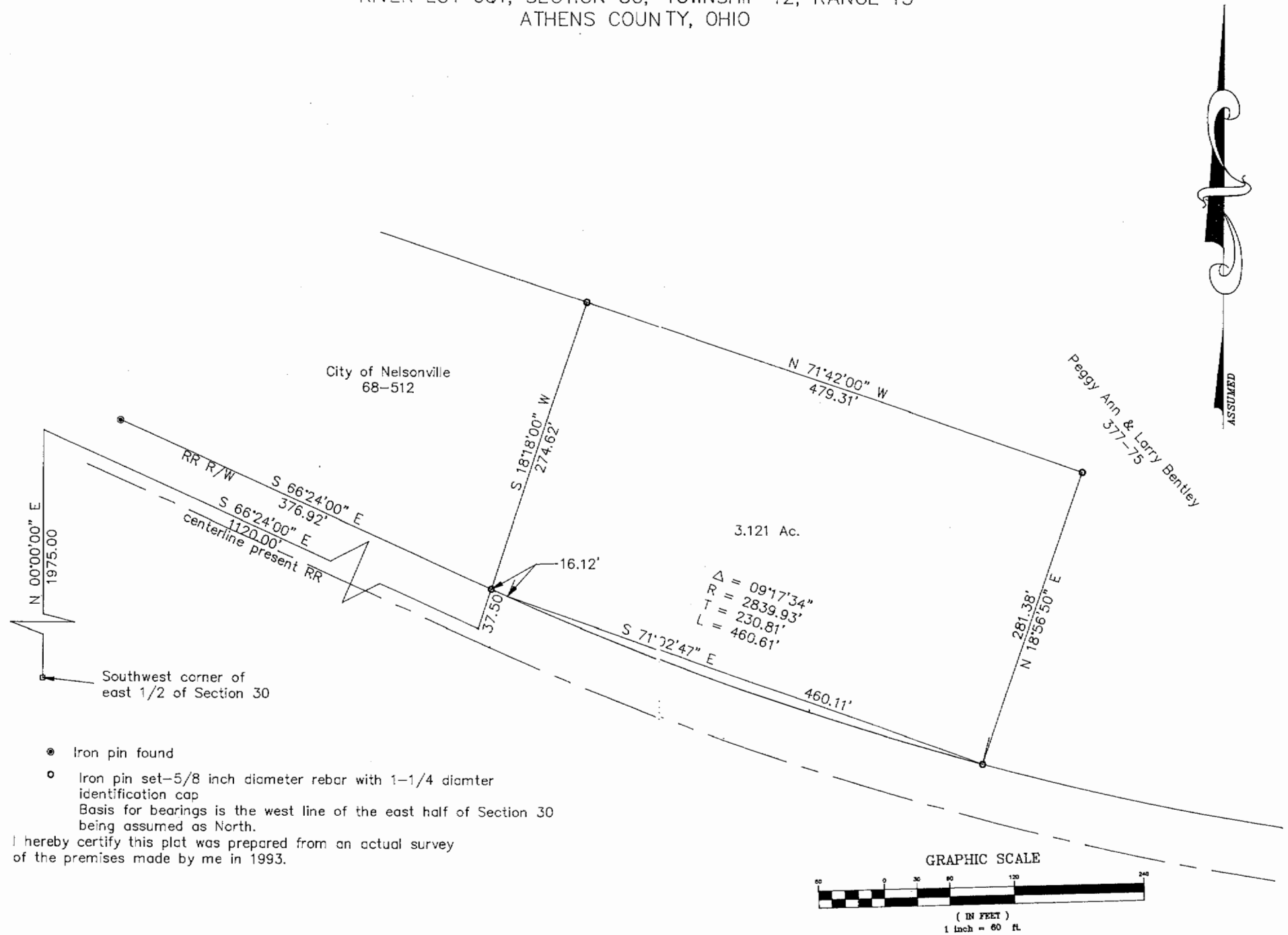
The above description was prepared from an actual survey of the premises made in 1993 by Joseph C. Roman, Registered Surveyor No. 6461.

All iron pins set in the above description are 5/8" diameter rebar with an 1-1/4" diameter plastic identification cap.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: B. Blauger
DATE: 3-2-94

99

PLAT of SURVEY of 3.121 ACRES
in
CITY of NELSONVILLE
RIVER LOT 651, SECTION 30, TOWNSHIP 12, RANGE 15
ATHENS COUNTY, OHIO



101

● Iron pin found
○ Iron pin set—5/8 inch diameter rebar with 1-1/4 diameter identification cap
Basis for bearings is the west line of the east half of Section 30 being assumed as North.
I hereby certify this plat was prepared from an actual survey of the premises made by me in 1993.