



P.R.H.

Paul R. Hutchins Surveying Services
Ohio Professional Surveyor # 8515

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Boundary Surveys • Mortgage Surveys • Flood Determination Surveys • Topographical Surveys

Description of Survey for Thompson Brothers LLC, Grantee

Situated in Section 35, Township 12, Range 15, River Lot 659, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference at a 36" oak tree taken to be the Southeast Corner of Section 35 York Township (as surveyed by George Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738) thence (bearings are based ODOT VRS RTK Network and used to denote angular measurements only) North $12^{\circ}03'19''$ West 5083.71 feet to a point in the centerline of State Route 278, said pin being a corner common to Nora Jean Simms (O.R. 369 Pg. 1738), Danny L. Simms (O.R. 477 Pg. 578) and U.S.A. (Vol. 322 Pg. 279), said pin also being the Point of Beginning of the Newly Created Parcel herein described;

Thence leaving said Danny L. Simms with the common line of said Nora Jean Simms and U.S.A., also being the centerline of said State Route 278, South $53^{\circ}55'42''$ West 142.11 feet to a point;

Thence leaving said U.S.A. and the centerline of State Route 278 through said Nora Jean Simms the following three bearings and distances (as labeled L2 through L4 on an attached plat hereto and being a part thereof):

- 1) North $17^{\circ}22'52''$ West 53.41 feet to an iron pin set (all iron pins set are 5/8" x 30" rebar with blue plastic caps stamped P.R. HUTCHINS 8515);
- 2) North $47^{\circ}20'27''$ West 75.43 feet to an iron pin set;
- 3) North $56^{\circ}56'51''$ West 50.93 feet to an iron pin set, said pin being on the common line of the Hocking Valley Scenic Railway (O.R. 43 Pg. 649), marking the beginning of a curve to the left;

Thence with the common line of said Nora Jean Simms and Hocking Valley Scenic Railway along said curve to the left with a length of 34.17 feet and a radius of 1970.09 feet (with a chord bearing of North $48^{\circ}16'00''$ East 34.17 feet) to an iron pin set;

Thence leaving said Hocking Valley Scenic Railway through said Nora Jean Simms the following five bearings and distances (as labeled L5 through L9 on an attached plat hereto and being a part thereof):

- 1) South $45^{\circ}33'59''$ East 116.17 feet to an iron pin set;
- 2) South $60^{\circ}38'48''$ East 29.40 feet to an iron pin set;

- 3) North 73°46'29" East 14.12 feet to an iron pin set;
- 4) North 54°38'22" East 62.63 feet to an iron pin set;
- 5) North 75°33'17" East 11.15 feet to an iron pin set, said pin being a corner common to said Danny L. Simms;

Thence with the common line of said Nora Jean Simms and Danny L. Simms South 50°17'54" East 25.32 feet to the Point of Beginning containing 0.179 acres more or less, subject to all easements and restrictions.

Being Auditor's Parcel Numbers P010010057507 (0.089 acres more or less), and P01001005.7504(0.090 acres more or less) as recorded in O.R. 369 Pg. 1738.

Being Assigned a New Parcel Number: _____

Main sources of reference include deeds in O.R. 343 Pg. 2062, O.R. 369 Pg. 1738, Vol. 322 Pg. 279, O.R. 43 Pg. 649, Vol. 251 Pg. 145, Vol. 109 Pg. 831, O.R. 506 Pg. 2212, O.R. 477 Pg. 587, O.R. 337 Pg. 191, Vol. 360 Pg. 523, O.R. 448 Pg. 1243, Vol. 400 Pg. 332, O.R. 503 Pg. 2068, O.R. 509 Pg. 617, Vol. 272 Pg. 601 and O.R. 474 Pg. 205 of the Athens County deed records. Athens County Tax Maps, and Railroad Right of Way and Track Maps.

The above description is based on a survey conducted in January 2017 either by or under the direct supervision of Paul R. Hutchins, Registered Professional Surveyor No. S-8515.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul R. Hutchins
DATE: 1/12/17



Paul R Hutchins 1-11-2017

Thompson Brothers LLC

Plat of survey of a Newly Creted Parcel of land situate in Section 35, Township 12, Range 15, River Lot 659, York Township, Athens County, State of Ohio, containing 0.179 acres more or less. Surveyed January 2017 by or under the direct supervision of Paul R. Hutchins (740-245-5529) Professional Surveyor #8515.

U.S.A.
Vol. 322 Pg. 279
P010010057500

River Lot 660
River Lot 659
River Lot 659
River Lot 658

Nora Jean Simms
O.R. 369 Pg. 1738
P010010060101

State Route 278

York Township Section 36
York Township Section 35

U.S.A.
Vol. 322 Pg. 279
P010010057500

Danny L. Simms
O.R. 477 Pg. 587
P010010057505

Hocking Valley Scenic Railway O.R. 43 Pg. 649

Danny L. Simms
O.R. 477 Pg. 587
P010010057506
P010010060102

Nora Jean Simms
O.R. 369 Pg. 1738
P010010057503

LINE TABLE		
LINE	LENGTH	BEARING
L1	142.11	S53°55'42"W
L2	53.41	N17°22'52"W
L3	75.43	N47°20'27"W
L4	50.93	N56°56'51"W
L5	116.17	S45°33'59"E
L6	29.40	S60°38'48"E
L7	14.12	N73°46'29"E
L8	62.63	N54°38'22"E
L9	11.15	N75°33'17"E
L10	25.32	S50°17'54"E

U.S.A.
Vol. 322 Pg. 279
P010010057500

Ralph Jolley
O.R. 337 Pg. 191
P010010057502

Nora Jean Simms
O.R. 369 Pg. 1738
P010010057507
P010010059701

U.S.A.
Vol. 322 Pg. 279
P010010057500

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

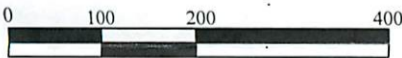
BY: *Paul R. Hutchins*
DATE: 1/12/17

Survey of a Newly Created Parcel for Thompson Brothers LLC being 0.179 acres more or less, from Nora Jean Simms Auditor Parcel Numbers P010010057507 (0.089 acres more or less), and p0100010057504 (0.090 acres m/l) as recorded in O.R. 369 Pg. 1738, subject to all easements and restrictions.

CURVE TABLE						
Curve	Length	Radius	Delta Angle	Tangent	Chord Bearing	Chord
C1	34.17	1970.09	0°59'38"	17.09	N48°16'00"E	34.17

P.O.R. 36" Oak Tree Southeast Corner of Section 35 York Township as surveyed by George Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738.

SCALE: 1" = 200'



Legend

- ⊙ Iron Pin Found with yellow cap stamped VISTA 6378
- ⊙ Iron Pin Found 5/8 rebar with orange cap.
- ⊙ USDA Monument with a 3.5" Aluminum Cap Found
- ⊙ ODOT Right of Way Monument
- ⊙ 3/4" Diameter Pipe Found
- ⊙ 5/8" Diameter Rebar Found
- ⊙ Iron Pin Set
- ⊙ Fence Post
- ⊙ Point
- X Fence
- River C/L
- Road C/L
- Right of Way
- Deed Lines

THE BEARINGS ARE BASED ON ODOT VRS RTK NETWORK AND USED TO DENOTE ANGULAR MEASUREMENT ONLY.
ATHENS COUNTY TAX MAPS
ATHENS COUNTY DEED RECORDS
ATHENS COUNTY SURVEY RECORDS

NOTES:

- 1) THIS SURVEY DOES NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY
- 2) NO TITLE REPORT FURNISHED.
- 3) ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH BLUE PLASTIC CAPS STAMPED P.R. HUTCHINS 8515

Paul R Hutchins
11-2017



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