

**PROFESSIONAL LAND SURVEYORS**

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

**SEYMOUR & ASSOCIATES**




P.O. Box 624  
Logan, Ohio 43138  
**385-5954**

58 MARKET ST.

Re: Survey of a 3.426 acre parcel in Sections 35 & 36, York Township, Athens County, Ohio.

Grantor: Francis S. & Lotus E. Efaw

Grantee:

Legal Description: See Attached Exhibit "A"

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Tracy A. Hummel*  
DATE: *11/30/92*

*York Twp  
S 35/36*

EXHIBIT "A"

Being situated in the State of Ohio, County of Athens, Township of York, and being located in Lot No. 659 and Lot No. 660 of Section 35 and Section 36, T12N, R15W, as conveyed to Francis S. and Lotus E. Efaw in Official Record 56 at page 306, Athens County Recorder's Office, and being more particularly described as follows:

Beginning at a 3/4" iron pipe with an identification cap found a distance of 475.56 feet north of and 1091.30 feet west of the northeast corner of Section 35, said iron pipe being the intersection of the southerly right of way line of the Hocking Valley Scenic Railway and the easterly property line of the grantor and the westerly property line of a 177.34 acre parcel of land as conveyed to the United States of America in Deed Volume 322 at page 279;

Thence South 2 degrees 47 minutes 19 seconds West along the westerly property line of the above mentioned United States of America parcel and the grantor's easterly property line a distance of 369.19 feet to a point, passing a 3/4" iron pipe found at 318.67 feet, said point being on the centerline of State Route No. 278;

Thence along the center of State Route No. 278, with a curve to the left having an arc distance of 159.38 feet and a radius of 954.93 feet, the chord bearing South 33 degrees 13 minutes 26 seconds West, the chord distance being 159.19 feet to a point, said point being the point of tangency of the above mentioned curve;

Thence South 28 degrees 26 minutes 33 seconds West continuing along the center of State Route No. 278 a distance of 180.36 feet to a point, said point being a point of curvature for State Route No. 278;

Thence continuing along the center of State Route No. 278 with a curve to the right having an arc distance of 242.91 feet and a radius of 572.96 feet, the chord bearing South 40 degrees 35 minutes 17 seconds West, the chord distance being 241.09 feet to a point, said point being the point of tangency of the above mentioned curve;

Thence South 52 degrees 44 minutes 00 seconds West continuing along the center of State Route No. 278 a distance of 78.05 feet to a point, said point being the southeasterly corner of an existing easement for ingress and egress (50.00 feet wide);

Thence North 60 degrees 16 minutes 09 seconds West along the easterly line of the above mentioned easement and through the grantor's lands a distance of 186.90 feet to a 5/8" iron pin with a plastic identification cap set, passing a 5/8" iron pin with a plastic identification cap set at 32.59 feet, said iron pin being the northeasterly corner of the above mentioned easement and on the southerly right of way line of the Hocking Valley Scenic Railway;

[continued on page 2]

EXHIBIT "A"

Thence along the southerly right of way line of the Hocking Valley Scenic Railway with a curve to the left having an arc distance of 558.81 feet and a radius of 1970.09 feet, the chord bearing North 39 degrees 10 minutes 21 seconds East, the chord distance being 556.93 feet to a 3/4" iron pipe with an identification cap found, said iron pipe being the point of tangency of the above mentioned curve;

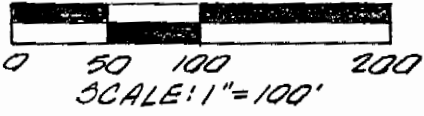
Thence North 31 degrees 02 minutes 47 seconds East continuing along the southerly right of way line of the Hocking Valley Scenic Railway a distance of 427.67 feet to the place of beginning, containing 3.426 acres, 1.503 acres in Lot No. 659 of Section 35, 0.846 acres in Lot No. 658 of Section 35 and 1.077 acres in Lot No. 658 of Section 36, more or less, and subject to all easements and rights of way of record.

All 5/8" iron pins with a plastic identification cap set are stamped "Seymour-6044."

The bearings used in the above described tract were based on the west line of Lot No. 660 in Section 35 and Section 36 as bearing North 02 degrees 56 minutes 19 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Jerry L. Cassell, Ohio Professional Surveyor No. 6378, November 17, 1992.

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~ LEGEND ~

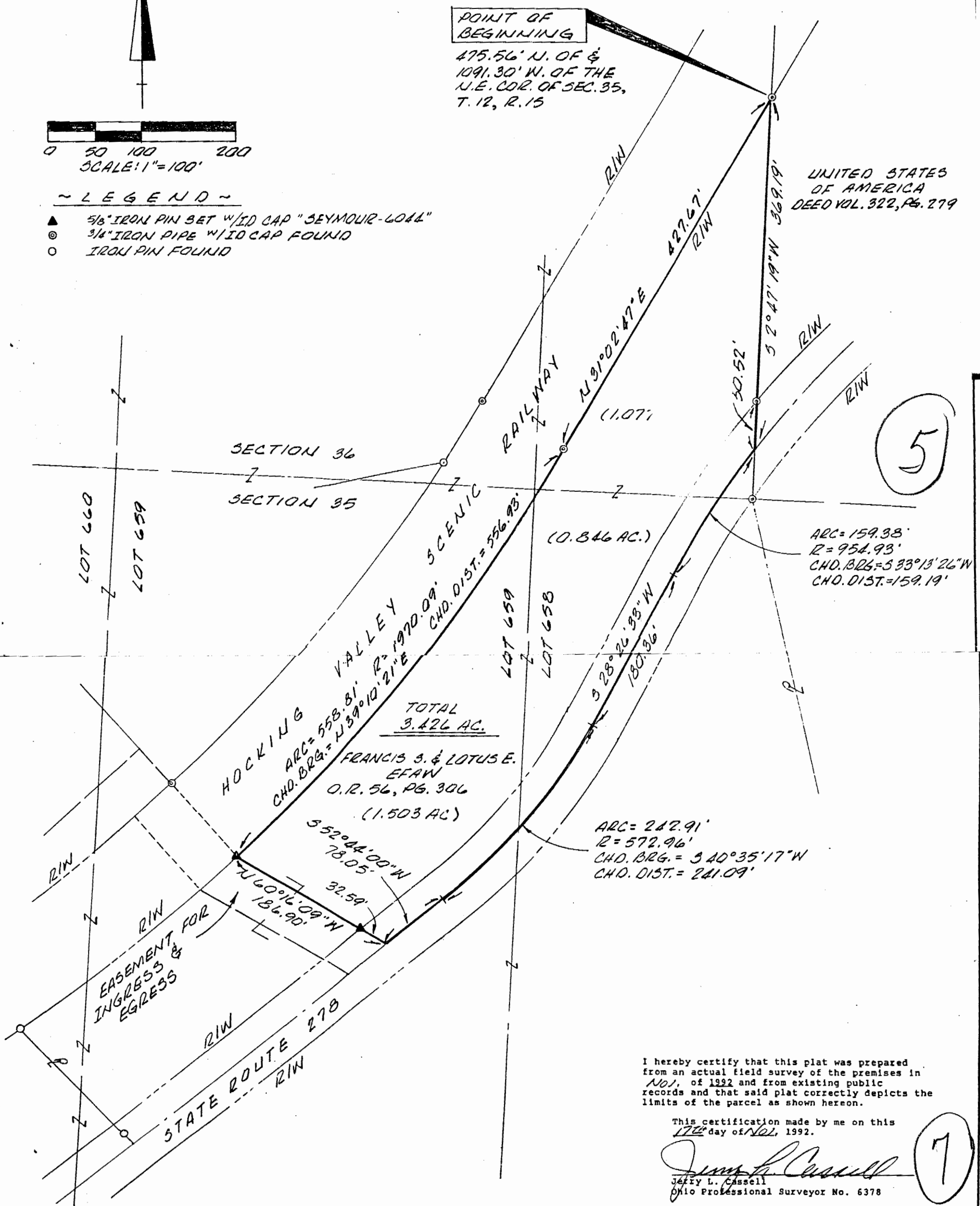
- ▲ 5/8" IRON PIN SET W/ID CAP "SEYMOUR-6044"
- ⊙ 3/4" IRON PIPE W/ID CAP FOUND
- IRON PIN FOUND

POINT OF BEGINNING

475.56' N. OF &  
1091.30' W. OF THE  
N.E. COR. OF SEC. 35,  
T. 12, R. 15

UNITED STATES  
OF AMERICA  
DEED VOL. 322, PG. 279

5

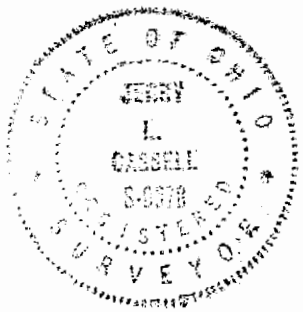


I hereby certify that this plat was prepared from an actual field survey of the premises in No. 1 of 1992 and from existing public records and that said plat correctly depicts the limits of the parcel as shown hereon.

This certification made by me on this 17th day of Nov, 1992.

*Jerry L. Cassell*  
Jerry L. Cassell  
Ohio Professional Surveyor No. 6378

7



SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK AND BEING LOCATED IN LOT NO 659 & LOT NO 660 OF SECTION 35 & SECTION 36, TOWNSHIP 12, RANGE 15 AS CONVEYED TO FRANCIS S. & LOTUS E. EFAW IN OFFICIAL RECORD 56, PAGE 306.

SURVEYED FOR: FRANCIS S. & LOTUS E. EFAW  
DATE: 11/13/92 BY: JC PROJ. NO AT9230

PROFESSIONAL LAND SURVEYORS

- BUILDING PLANS
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

**SEYMOUR & ASSOCIATES**

OHIO WEST VIRGINIA PENNSYLVANIA  
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