

**DESCRIPTION OF 6.309 ACRES
City of Nelsonville WWTP**

Situate in the State of Ohio, County of Athens, Township of York, located in River Lots 629 and 630, of the northwest quarter Section 10, Township 12, Range 15, the Ohio Company Purchase, being all of the following tracts as conveyed to the City of Nelsonville, being a 1.282 acre tract in Official Record 558, Page 891, a 1.194 acre tract in Official Record 556, Page 685, a 1.261 acre tract in Official Record 555, Page 1059, 0.629 acre tract in Official Record 554, Page 1831, a 0.044 acre tract in Official Record 571, Page 1039 and a 0.6292 acre (Parcel One) and a 1.266 acre (Parcel Two) in Official Record 555, Page 1057, all records herein are from the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

Beginning for Reference at a stone (not found per this survey, but delineated upon a survey for the State of Ohio by Robert C. Canter, P.S. 7226, dated November 11, 2010, for the HOC/ATH-33-16.52/0.00 project, entitled Parcel 36 MacCombs) in the northerly line of said River Lot 631, at the southeast corner of the southwest quarter of Section 11, Township 12, Range 15;

Thence North 86 deg. 10 min. 18 sec. West, a distance of 900.94 feet along the northerly line of said River Lot 631, to a point in U.S. Route 33, at the northwesterly corner Parcel 36-WL of the Ohio Department of Transportation R/W Plan HOC/ATH-33-16.52/0.00, conveyed to the State of Ohio by deed of record in Official Record 458, Page 1724, and the northeasterly corner of Parcel 1-WD of said HOC/ATH-33-16.52/0.00 plan (delineated as parcel 1-WL on said plan), conveyed to the State of Ohio by deed of record in Official Record 379, Page 2064 said point being 112.54 feet left of Centerline Right-of-Way station 432+59.38;

Thence South 16 deg. 04 min. 19 sec. West, a distance of 593.21 feet, along the common line of Parcels 36-WL and 1-WL, and their southerly extension, to a 5/8 rebar set at the northwesterly corner of said 1.194 acre tract, being the **Point of True Beginning** of the herein described parcel;

Thence South 72 deg. 47 min. 13 sec. East, a distance of 147.47 feet along the northerly line of said 1.194 acre tract, a line common to said Parcel 36-WL to a 5/8 inch rebar set on the existing southwesterly limited access right-of-way line of U.S. Route 33, at the northwesterly corner of Parcel 38-WLR (0.232 acres) conveyed to the State of Ohio by deed of record in Official Record 417, Page 60 and the northeasterly corner of said 1.194 acre tract;

Thence South 16 deg. 02 min. 45 sec. West, a distance of 105.57 feet along the southwesterly limited access right-of-way line of U.S. Route 33 a line common to said 1.194 acre tract and said Parcel 38-WLR to a 5/8 inch rebar set at an angle point on plot said limited access right-of-way line at the northwesterly corner of said 1.282 acre tract;

Thence South 74 deg. 07 min. 15 sec. East, a distance of 121.35 feet continuing along the southwesterly limited access right-of-way line of U.S. Route 33, and the common line of said 1.282 and said Parcel 38-WLR to a ODOT Monument found at the northeasterly corner of said 1.282 acre tract, a common corner of the remainder of an original 102.57 acre tract conveyed to Douglas E. MacCombs and Rebecca J. MacCombs by deed of record in Official Record 500, Page 1585 and said Parcel 36-WL;

Thence South 15 deg. 22 min. 03 sec. West, a distance of 402.44 feet along the easterly lines of said 1.282 acre tract a line common to said MacCombs original 102.57 acre tract, passing a 1/2 inch iron pipe found (bent) at 234.80 feet and a 5/8 inch rebar found at 341.87 feet, to a magnetic nail set on a curve in the centerline of Elm Rock Road (T.R. 36, Old U.S. Route 33);

Thence along said centerline of Elm Rock Road and the southerly lines of said 1.282 acre, 0.044 acre, 1.194 acre and 1.261 acre tracts with a curve to the left, having a central angle of 14 deg. 49 min. 52 sec., a radius of 1273.24 feet, an arc length of 329.58 feet, with a chord bearing of North 54 deg. 59 min. 06 sec. West, and a chord length of 328.66 feet, to a magnetic nail set at a point of tangency;

Thence North 62 deg. 24 min. 02 sec. West, a distance of 699.27 feet, continuing the centerline of Elm Rock Road and the southerly lines of said 1.261 acre, 0.629 acre, and 0.6292 acre (Parcel One) and 1.266 acre (Parcel Two) tracts to a magnetic nail set at the southwesterly corner of said 1.266 acre (Parcel Two) tract a common corner to a 2.646

acre tract conveyed to Brice E. Fick and Lori L. Fick of record in Official Record 341, Page 737;

Thence North 10 deg. 29 min. 26 sec. East, a distance of 193.57 feet, along the westerly line of said 1.266 acre (Parcel Two) tract a line common to 2.646 acre tract, passing a 5/8 inch rebar found at 37.12 feet to a 5/8 inch rebar set at the northwesterly corner of said 1.266 acre (Parcel Two) tract, a common corner to Parcel 1-WD conveyed to the State of Ohio by deed of record in Official Record 379, Page 2064;

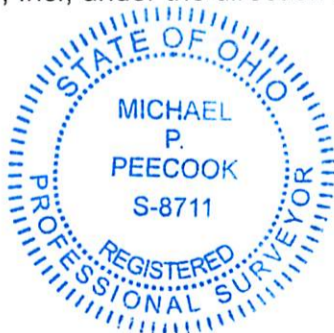
Thence the following five (5) courses and distances along lines of said State of Ohio Department of Transportation Parcel 1-WD, lines common to City of Nelsonville tracts:

1. South 62 deg. 08 min. 20 sec. East, a distance of 470.03 feet, a line common to the northerly lines of said 1.266 acre (Parcel Two) and 0.6292 acre (Parcel One) tracts passing a 1/2 inch iron pipe found at 319.81 feet at the northeasterly corner of said 1.266 acre (Parcel Two) tract to a 5/8 inch rebar set at the northeasterly corner of said 0.6292 acre (Parcel One) tract on the westerly line of said 0.629 acre tract;
2. North 21°29'27" East, a distance of 72.90 feet, a line common to the westerly line of said 0.629 acre tract to a 1/2 rebar found at the northwesterly corner of said 0.629 acre tract;
3. South 62°19'31" East, a distance of 129.35 feet, a line common to northerly line of said 0.629 acre tract to a 1/2 rebar found at the northeasterly corner of said 0.629 acre tract an angle point in the westerly line of said 1.261 acre tract;
4. North 21°31'39" East, a distance of 51.67 feet, a line common to the westerly line of said 1.261 acre tract to a 1/2 rebar found at the northwesterly corner of said 1.261 acre tract;
5. South 61°54'45" East, a distance of 145.65 feet, a line common to the northerly line of said 1.261 acre tract to a 1 inch iron pipe found at the northeasterly corner of said 1.261 acre tract on the westerly line of said 1.194 acre tract;
6. North 16°04'19" East, a distance of 99.78 feet, a line common to the westerly line of said 1.194 acre tract to the **Point of True Beginning**, containing 6.309 acres, more or less.

Being subject to all easements, restrictions and rights-of-way of record, a 0.1527 acre Lease to American Towers LLC of record in Official Record 527, Page 932 and a Channel Easement to the Ohio Department of Transportation of record in Official Record 417, Page 1054

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), using GPS methods utilizing the Ohio Department of Transportation's VRS network.

This description was prepared by Michael P. Peecook, registered surveyor 8711, and is based upon a field survey for the City of Nelsonville in 2019, by Stantec Consulting Services, Inc., under the direction of said surveyor.



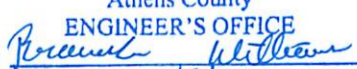
STANTEC CONSULTING SERVICES INC.


Registered Surveyor No. 8711 10/5/20 Date

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 10 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/5/20

1 City of Nelsonville
0.044 Acre
O.R. 571, Page 1039
P.N. P01-00100695-03

Sta. 432+59.38
112.54 Ft. Left

SE CORNER OF
SW QUARTER
SECT. 11

N 86°10'18" W 900.94'
RIVER LOT 631

SECTION 11
SECTION 10

State of Ohio
Department of Transportation
Parcel 1-WD
O.R. 379, Pg. 2064

State of Ohio
Department of Transportation
Parcel 36-WL
O.R. 458, Pg. 1724

BEGIN FOR REFERENCE
Stone shown on survey of the HOC/ATH-33-16.52/0.00 project, entitled Parcel 36 MacCombs, by Robert C. Canter, P.S. 7226, dated November 11, 2010.



SCALE IN FEET
Scale: 1 inch = 100 Feet

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), using GPS methods utilizing the Ohio Department of Transportation's VRS network.

ACREAGE TABLE
6,309 Acres Total
0.946 Acres P.R.O.

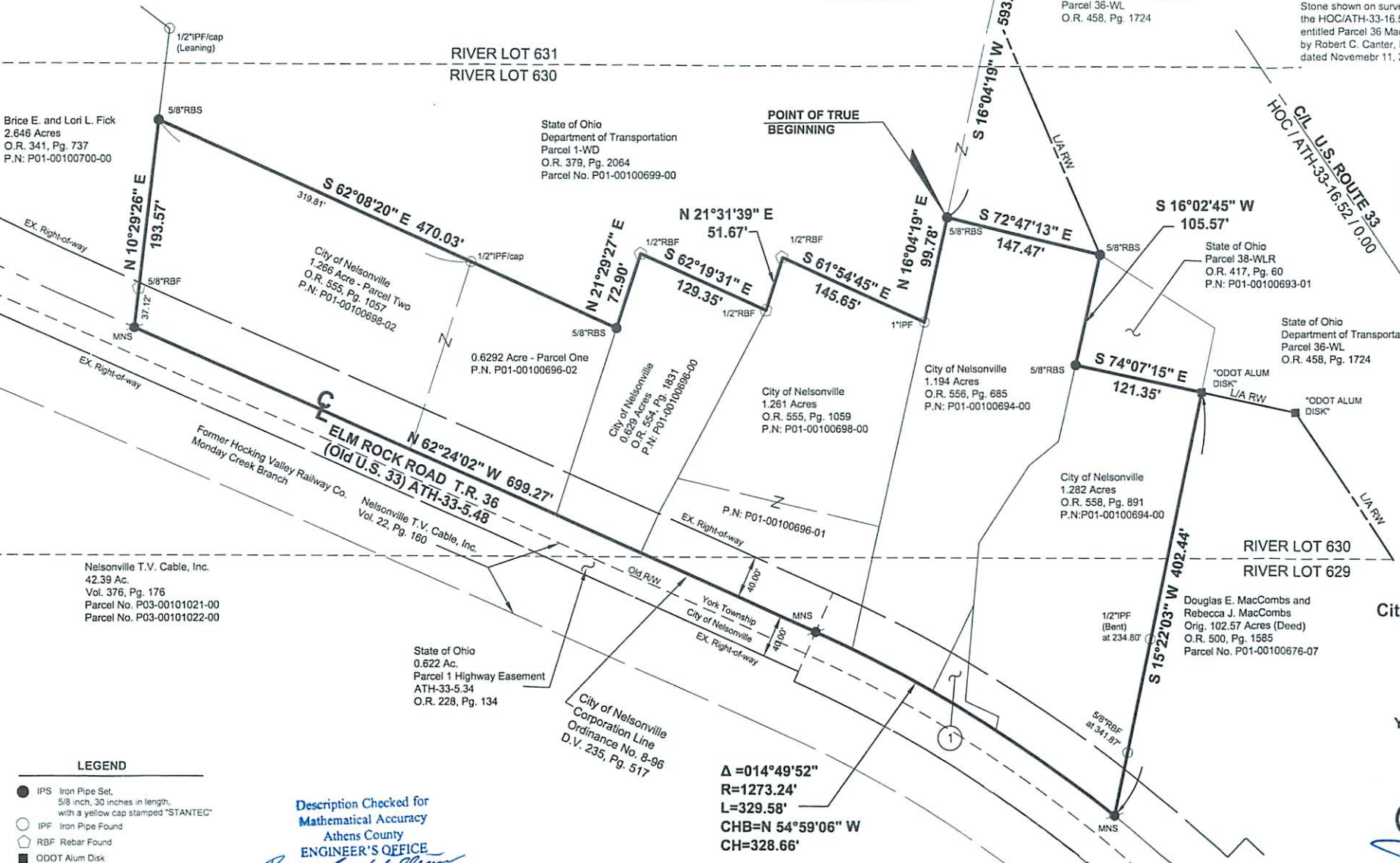


City of Nelsonville WWTP Property
6.309 ACRES
Section 10, Twp. 12, Range 15
River Lots 629 and 630
Ohio Company Purchase
York Township, Athens County, Ohio

Prepared by:
Stantec
1500 Lake Shore Drive
Columbus, Ohio 43204
Phone: (614) 486-4383
Fax: (614) 486-4387

Registered Surveyor No. S-8711
Date: 10/1/2020

U:\173409298\survey\drawing\09298_Nelsonville_WWTP_Property.dwg Layout1 Oct 02, 2020 - 10:41:51am rwallace



- LEGEND**
- IPS Iron Pipe Set, 5/8 inch, 30 inches in length, with a yellow cap stamped "STANTEC"
 - IPF Iron Pipe Found
 - RBF Rebar Found
 - ODOT Alum Disk
 - ⊗ PKNF PK Nail Found
 - MNS Magnetic Nail Set

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca J. MacCombs*
DATE: 10/5/20

Δ=014°49'52"
R=1273.24'
L=329.58'
CHB=N 54°59'06" W
CH=328.66'