

Legal Description
17.019 acres

The following described tract of land is situated in the State of Ohio, Athens County, York Township, River Lot 652, Section 30, Town 12, Range 15, City of Nelsonville, being part of Deborah L. Riffe, Larry Michael Bentley and David R. Bentley's 59.60 acre (Auditor's acres) described in Official Record 573, page 1133 and being more particularly described as follows:

Commencing at MAG nail set marking the intersection of the centerline of State Route 278 (Lake Hope Drive) and the west line of River Lot 652, said point of commencement being North 51°19'37" West 3333.80 feet from the southeast corner of River Lot 650 and Section 30;

Thence North 03°28'23" East 104.00 feet, following the west line of River Lot 652, to a 1" iron pin found in the north line of Hocking Valley Scenic Railroad (O.R. 43, page 649), marking the southwest corner of said 59.670 acre tract and in the east line of State of Ohio's 13.78 acre tract (D.V. 332, page 40) and marking the *point of beginning*;

Thence **North 03°28'23" East 1030.16 feet**, following the west line of said 59.60 acre tract and the east line of said 13.78 acre tract, passing at 871.25 feet a 1" iron pin found, to a point in the center of the Hocking River and the north line of said 59.60 acre tract;

Thence following the center of the Hocking River and the north line of said 59.60 acre tract, the following courses:

South 76°22'52" East 155.15 feet, to a point;

South 71°19'21" East 171.16 feet, to a point;

South 69°08'33" East 286.79 feet, to a point;

South 53°54'35" East 201.77 feet, to a point;

South 41°32'07" East 95.38 feet, to a point marking the northwest corner of the City of Nelsonville's 3.967 acre tract (O.R. 42, page 942);

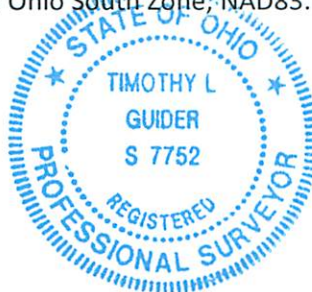
Thence **South 22°17'56" West 978.59 feet**, following the west line of said 3.967 acre tract and the west line of the City of Nelsonville's 1.80 acre tract (D.V. 337, page 892), passing at 310.45 feet an iron pin set, to an iron pin set in the north line of said Railroad;

Thence **North 62°22'13" West 562.45 feet**, following the south line of said 59.60 acre tract and the north line of said Railroad, to the *point of beginning*, containing **17.019 acres**, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2022 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio South Zone, NAD83.




Timothy L. Guider R.S. #7752
 Guider Winkle Partners, Inc.
 19541 Delaware County Line Rd.
 Marysville, Ohio 43040
 (740)666-8902



Date: 02/21/23
 Job# 23328-17.019

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 3/3/23

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

MAR 06 2023

Jill Thompson
 Athens County Auditor

Legal Description
49.069 acres

The following described tract of land is situated in the State of Ohio, Athens County, York Township, River Lots 647, 648, 649, 650, 651 and 652, Sections 24 and 30, Town 12, Range 15, City of Nelsonville, being part of Deborah L. Riffe, Larry Michael Bentley and David R. Bentley's 59.60 acre (Auditor's acres) and 2.48 acre tracts described in Official Record 573, page 1133 and being more particularly described as follows:

Commencing at MAG nail set marking the intersection of the centerline of State Route 278 (Lake Hope Drive) and the west line of River Lot 652, said point of commencement being North 51°19'37" West 3333.80 feet from the southeast corner of River Lot 650 and Section 30;

Thence North 03°28'23" East 104.00 feet, following the west line of River Lot 652, to a 1" iron pin found in the north line of Hocking Valley Scenic Railroad (O.R. 43, page 649), marking the southwest corner of said 59.670 acre tract and in the east line of State of Ohio's 13.78 acre tract (D.V. 332, page 40);

Thence South 62°22'13" East 1131.90 feet, following the north line of said Railroad, to an iron pin set;

Thence continuing along the north line of said Railroad along a curve to the left having a radius of 2824.59 feet, an arc length of 447.14 feet and a chord that bears South 67°28'08" East 446.68 feet, to an iron pin set marking the southeast corner of High Knob, LLC's 3.121 acre tract (O.R. 560, page 1808) and marking the *point of beginning*;

Thence **North 22°56'56" East 281.38 feet**, following the east line of said 3.121 acre tract to an iron pin set;

Thence **North 68°01'13" West 651.84 feet**, following the north line of said 3.121 acre tract and the north line of the City of Nelsonville's 1.22 acre tract (O.R. 62, page 512), to an iron pin set;

Thence **North 22°15'45" East 431.38 feet**, following the east line of said 1.22 acre tract, to a ¾" iron pipe found marking the southwest corner of the City of Nelsonville's 0.999 acre tract (D.V. 316, page 881);

Thence **North 88°00'26" East 218.27 feet**, following the south line of said 0.999 acre tract, to a ¾" iron pipe found;

Thence **North 22°16'02" East 208.41 feet**, following the east line of said 0.999 acre tract, passing at 100.77 feet an iron pin set for reference, to a point in the center of the Hocking River and the north line of said 59.60 acre tract;

Thence following the center of the Hocking River and the north line of said 59.60 acre and 2.68 acre tracts the following courses:

North 88°23'04" East 183.15 feet, to a point;

South 73°37'07" East 232.28 feet, to a point;

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

MAR 06 2023

Jill Thompson
Athens County Auditor

South 62°01'36" East 166.25 feet, to a point;
 South 40°43'48" East 150.52 feet, to a point;
 South 70°22'41" East 164.89 feet, to a point;
 South 54°38'47" East 270.25 feet, to a point;
 South 66°37'53" East 177.68 feet, to a point;
 North 88°20'45" East 190.74 feet, to a point;
 North 82°55'27" East 357.59 feet, to a point;
 South 85°59'14" East 280.86 feet, to a point;
 South 60°37'13" East 252.81 feet, to a point;
 South 36°55'35" East 229.87 feet, to a point;
 South 11°39'18" East 195.57 feet, to a point;
 South 01°06'32" West 165.72 feet, to a point in the north line of said Railroad;

Thence **South 87°58'20" West 1151.62 feet**, following the south line of said 2.68 acre and 59.60 acre tract and the north line of said Railroad, passing at 307.30 feet an iron pin set, to an iron pin set in the east line of Section 30;

Thence **South 02°23'03" West 22.30 feet**, following the south line of said 59.60 acre tract and the north line of said Railroad and the east line of Section 30, to a 1" iron pin found;

Thence **South 88°05'15" West 276.80 feet**, following the south line of said 59.60 acre tract and the north line of said Railroad, to an iron pin set;

Thence along a curve to the right having a radius of 2824.59 feet, an arc length of 962.35 feet and a chord that bears **North 81°38'24" West 957.70 feet**, to the **point of beginning**, containing **49.069 acres**, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2022 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio South Zone, NAD83.



Timothy L. Guider R.S. #7752
 Guider Winkle Partners, Inc.
 19541 Delaware County Line Rd.
 Marysville, Ohio 43040



Date: 02/21/23
 Job# 23328-49.069
 (740)666-8902

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 3/3/23

Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Athens County, York Township
 River Lots 647, 648, 649, 650, 651 & 652, Sections 24 and 30, Town 12, Range 15
 City of Nelsonville

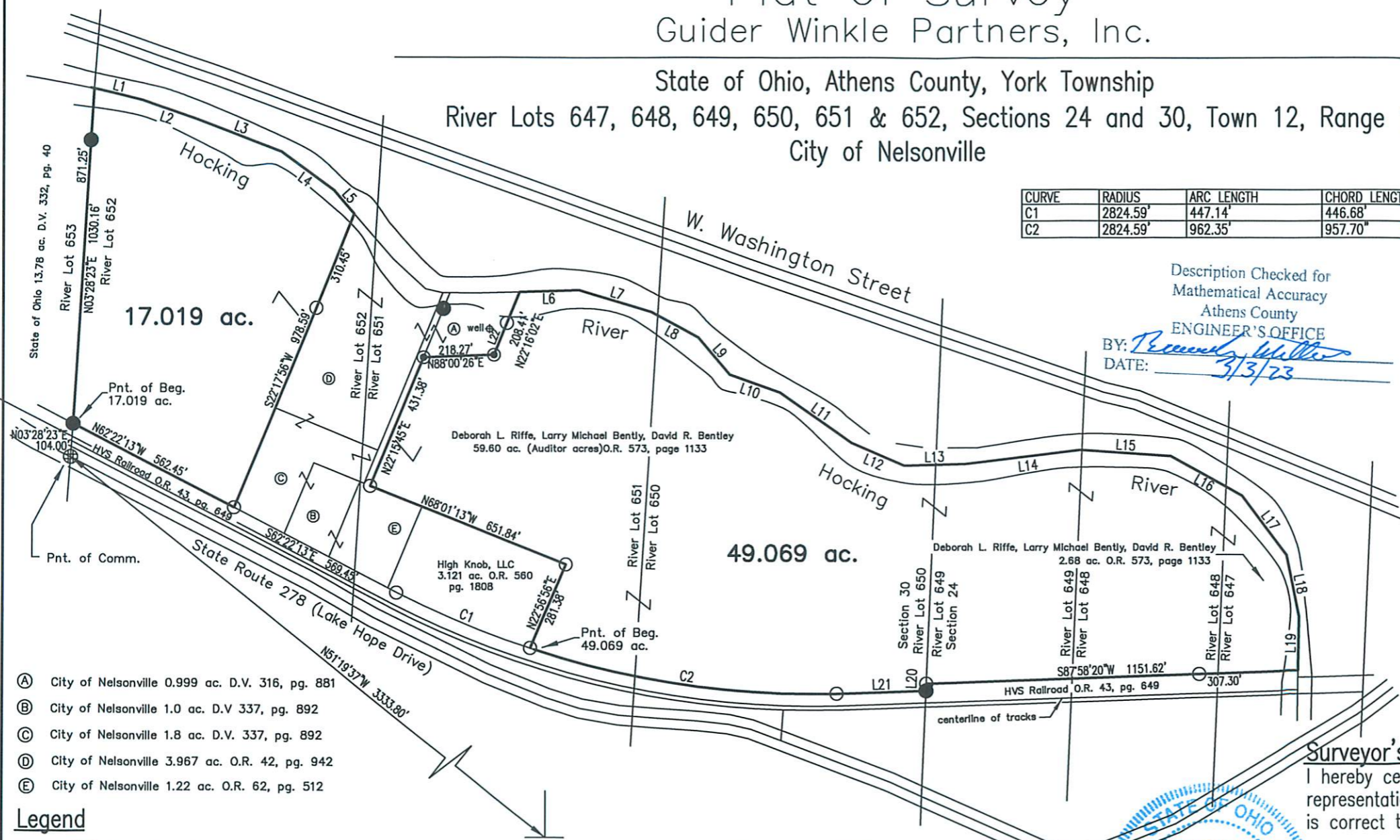


SCALE : 1" = 400'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2824.59'	447.14'	446.68'	S67°28'08"E	9°04'13"
C2	2824.59'	962.35'	957.70'	N81°38'24"W	19°31'15"

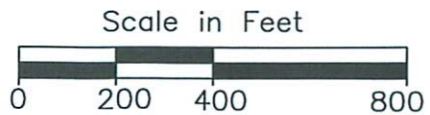
LINE	BEARING	DISTANCE
L1	S76°22'52"E	155.15'
L2	S71°19'21"E	171.16'
L3	S69°08'33"E	286.79'
L4	S53°54'35"E	201.77'
L5	S41°32'07"E	95.38'
L6	N88°23'04"E	183.15'
L7	S73°37'07"E	232.28'
L8	S62°01'36"E	166.25'
L9	S40°43'48"E	150.52'
L10	S70°22'41"E	164.89'
L11	S54°38'47"E	270.25'
L12	S66°37'53"E	177.68'
L13	N88°20'45"E	190.74'
L14	N82°55'27"E	357.59'
L15	S85°59'14"E	280.86'
L16	S60°37'13"E	252.81'
L17	S36°55'35"E	229.87'
L18	S11°39'18"E	195.57'
L19	S01°06'32"W	165.72'
L20	S03°23'02"W	22.30'
L21	S88°05'15"W	276.80'
L22	N22°16'02"E	100.77'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Rebecca Miller*
 DATE: *3/3/23*



- (A) City of Nelsonville 0.999 ac. D.V. 316, pg. 881
- (B) City of Nelsonville 1.0 ac. D.V. 337, pg. 892
- (C) City of Nelsonville 1.8 ac. D.V. 337, pg. 892
- (D) City of Nelsonville 3.967 ac. O.R. 42, pg. 942
- (E) City of Nelsonville 1.22 ac. O.R. 62, pg. 512

- Legend**
- ⊙ - 3/4" iron pipe found
 - ⊕ - MAG nail set
 - - 5/8" or 1" Iron pin found
 - - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"



Basis of Bearing
 State Plane Coordinate System
 Ohio South Zone, NAD83

Southeast corner River Lot 650
 Southeast corner Section 30



Surveyor's Certification
 I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider 2/21/23
 Timothy L. Guider R.S. #7752
 Guider Winkle Partners, Inc.
 19541 Delaware County Line Road
 Marysville, Ohio 43040
 (740)-666-8902

Job#22328