

**Survey for  
GACM Properties, LLC  
23.121 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Alexander, being in Lease Lot 1 of Section 34 and Lease Lot 2 of Section 28, Township 8N., Range 14W. and being all of the original tracts (Parcel B010280201200 carried as 3.110 acres and Parcel B010010098700 carried as 17.760 acres) as transferred to Restoration Christian Fellowship and recorded in Official Record Book 342, Page 353 and being bounded and described as follows:

Beginning at an iron pin set, taken to be the southwesterly corner of Lot 7 of the Village of Hebbardville as conveyed to Vernon C. Crabtree and Leah M. Crabtree, Co-Trustees of the Crabtree Family Trust, dated December 6, 2018 and recorded in Official Record Book 553, Page 534, taken to be in the east line of said Lease Lot 1 of Section 34, taken to be in the west line of said Lease Lot 2 of Section 28, taken to be the northeasterly corner of a 2.210 acre tract as conveyed to Theodore L. Garrett and Lisa J. Garrett and recorded in Official Record Book 527, Page 362 and being the principle **Point of Beginning** of this survey;

thence leaving the east line of said Lease Lot 1 of Section 34 and with a line taken to be the northerly line of said 2.210 acre tract, North 89 degrees 33 minutes 55 seconds West a distance of 307.14 feet to a 5/8" iron pin found (cap stamped "Swoyer RLS 6765"), taken to be the northwesterly corner of said 2.210 acre tract;

thence with a line taken to be the westerly line of said 2.210 acre tract, South 17 degrees 10 minutes 21 seconds West a distance of 328.84 feet to a point in the centerline of Enlow Road (C-80), taken to be the southwesterly corner of said 2.210 acre tract, taken to be in the northerly line of a 24.750 acre tract as conveyed to The Ohio University and recorded in Official Record Book 310, Page 493, passing a 5/8" iron pin found (no cap or tag) at a distance of 296.31 feet;

thence with the centerline of said Enlow Road, taken to be the northerly line of said 24.750 acre tract for the next 2 calls:

1. South 85 degrees 51 minutes 27 seconds West a distance of 91.78 feet to a point; thence
2. South 88 degrees 5 minutes 33 seconds West a distance of 20.06 feet to a point, taken to be in the northerly line of said 24.750 acre tract, taken to be the southeasterly corner of a 1.730 acre tract as conveyed to Appalachia Holdings, Ltd. and recorded in Official Record Book 492, Page 232;

thence leaving the centerline of said Enlow Road and with a line taken to be the easterly line of said 1.730 acre tract, North 0 degrees 4 minutes 25 seconds East a distance of 287.71 feet to a 5/8" iron pin found (no cap or tag), taken to be the northeasterly corner of said 1.730 acre tract, passing a 5/8" iron pin found (no cap or tag) at a distance of 38.27 feet;

thence with a line taken to be the northerly line of said 1.730 acre tract, South 89 degrees 47 minutes 14 seconds West a distance of 237.06 feet to a 1" iron pin found (no cap or tag), taken to be the northwesterly corner of said 1.730 acre tract, taken to be in the easterly line of a 4.860 acre tract as conveyed to Athens Livestock Sales, LLC and recorded in Official Record Book 536, Page 1099;

thence with a line taken to be the easterly line of said 4.860 acre tract, North 1 degrees 50 minutes 12 seconds West a distance of 664.84 feet to an iron pin set, taken to be the northeasterly corner of said 4.860 acre tract, taken to be in the southerly line of a 2.50 acre tract as conveyed to the State of Ohio and recorded in Deed Volume 354, Page 809, taken to be in the easterly limited

access line of US Route 50 (various widths);

thence with a line taken to be the southerly line of said 2.50 acre tract, taken to be the easterly limited access line of said US Route 50 for the next 5 calls:

1. North 45 degrees 20 minutes 51 seconds East a distance of 78.13 feet to a ½" iron pin found (no cap or tag); thence
2. North 55 degrees 0 minutes 14 seconds East a distance of 100.50 feet to a ½" iron pin found (no cap or tag); thence
3. North 49 degrees 17 minutes 25 seconds East a distance of 300.00 feet to a ½" iron pin found (no cap or tag); thence
4. North 48 degrees 11 minutes 48 seconds East a distance of 548.42 feet to a ½" iron pin found (no cap or tag); thence
5. North 81 degrees 58 minutes 28 seconds East a distance of 98.34 feet to an iron pin set, taken to be in the east line of said Lease Lot 1 of Section 34, taken to be in the west line of said Lease Lot 2 of Section 28, taken to be the southeasterly corner of said 2.50 acre tract as conveyed to the State of Ohio, taken to be the southwesterly corner of a 1.39 acre tract as conveyed to the State of Ohio and recorded in Deed Volume 356, Page 811;

thence leaving said Lease Lot 2 of Section 28 and continuing with a line taken to be the southerly line of said 1.39 acre tract, taken to be the easterly limited access line of said US Route 50 for the next 2 calls:

1. North 29 degrees 45 minutes 59 seconds East a distance of 108.99 feet to an iron pin set; thence
2. North 75 degrees 56 minutes 37 seconds East a distance of 138.05 feet to a 5/8" iron pin found (no cap or tag), taken to be in the centerline of Blackwood Cemetery Road (T-549), taken to be the southeasterly corner of said 1.39 acre tract, taken to be in the westerly line of a 14.044 acre tract as conveyed to Nancy L. Cooper and recorded in Official Record Book 541, Page 2568;

thence leaving the easterly limited access line of said US Route 50 and with the centerline of said Blackwood Cemetery Road, taken to be the westerly line of said 14.044 acre tract, South 4 degrees 8 minutes 11 seconds West a distance of 35.35 feet to an iron pin set in the centerline of said Blackwood Cemetery Road, taken to be in the westerly line of said 14.044 acre tract, taken to be the northeasterly corner of Blackwood Cemetery;

thence leaving the centerline of said Blackwood Cemetery Road and with the remains of a wire fence found, taken to be the northerly line of said Blackwood Cemetery, South 89 degrees 14 minutes 27 seconds West a distance of 90.56 feet to an iron pin set, taken to be the northwesterly corner of said Blackwood Cemetery;

thence with the remains of a wire fence found, taken to be the westerly line of said Blackwood Cemetery, South 6 degrees 32 minutes 57 seconds West a distance of 72.07 feet to an iron pin set, taken to be the southwesterly corner of said Blackwood Cemetery;

thence with the remains of a wire fence found, taken to be the southerly line of said Blackwood Cemetery, South 87 degrees 2 minutes 28 seconds East a distance of 91.63 feet to an iron pin set in the centerline of said Blackwood Cemetery Road, taken to be in the westerly line of said 14.044 acre tract as conveyed to Nancy L. Cooper, taken to be the southeasterly corner of said Blackwood Cemetery;



thence with the centerline of said Blackwood Cemetery Road, taken to be the westerly line of said 14.044 acre tract and continuing with a line taken to be the westerly lines of a 14.262 acre tract as conveyed to John R. Cooper and recorded in Official Record Book 541, Page 2565 and a 7.947 acre tract as conveyed to Kollin R. Gilkey and Jeffrey L. Anderson and recorded in Official Record Book 528, Page 1 for the next 3 calls:

1. South 7 degrees 5 minutes 53 seconds West a distance of 377.36 feet to a point; thence
2. South 20 degrees 51 minutes 41 seconds East a distance of 87.40 feet to an iron pin set; thence
3. South 20 degrees 54 minutes 14 seconds East a distance of 274.41 feet to a 5/8" iron pin found (cap stamped "Highland S7581"), taken to be in the westerly line of said 7.947 acre tract, taken to be the northeasterly corner of a 3.375 acre tract as conveyed to Curt Holsapple and Richard G. Purdy and recorded in Official Record Book 382, Page 560;

thence leaving the centerline of said Blackwood Cemetery Road and with a line taken to be the northerly line of said 3.375 acre tract, North 86 degrees 17 minutes 1 seconds West a distance of 311.39 feet to a point, taken to be the northwesterly corner of said 3.375 acre tract, taken to be in the east line of said Lease Lot 1 of Section 34, taken to be in the west line of said Lease Lot 2 of Section 28, said point being North 56 degrees 4 minutes 57 seconds West a distance of 0.58 feet from a reference 5/8" iron pin found (cap stamped "Highland S7581");

thence with a line taken to be the east line of said Lease Lot 1 of Section 34, taken to be the west line of said Lease Lot 2 of Section 28, taken to be the westerly line of said 3.375 acre tract and continuing with a line taken to be the westerly lines of Lots 39 and 34 of said Village of Hebbardsville as conveyed to Kevin L. Crabtree and recorded in Official Record Book 300, Page and 47 and said Lot 7 of the Village of Hebbardsville as conveyed to Vernon C. Crabtree and Leah M. Crabtree, Co-Trustees of the Crabtree Family Trust, dated December 6, 2018, South 4 degrees 14 minutes 2 seconds West a distance of 644.50 feet to the **Point of Beginning** and containing 23.121 acres more or less, being 3.361 acres more or less in Section 28, Parcel B010280201200 and being 19.760 acres more or less in Section 34, Parcel B010010098700 and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231". All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the South 49 degrees 17 minutes 25 seconds West line (NAD-83, Ohio South) of the centerline of US Route 50. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in August 17, 2020 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 East 2<sup>nd</sup> Street, Wellston, Ohio. Registered Surveyor Number 8231.



*[Handwritten signature in red ink]*

*[Handwritten date: 8/27/20]*

**Michael A. Kinnison, P.L.S. No. 8231**

**Date**

\*\*\*\*\* End of Description \*\*\*\*\*



**Kinnison Engineering and Surveying, LLC**  
**Michael A. Kinnison P.E., P.S.**  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

Section	Parcel #	Area (Acres +/-)
28	B010280201200	3.361
34	B010010098700	19.760

This survey is not valid without the original signature and seal of the Land Surveyor.



- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plats
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans
  9. ODOT R/W Plans ATH-50-4.95

LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
△	5/8" Iron Pin Found, No Cap or Tag
•	Point
○	1/2" Iron Pin Found, No Cap or Tag
⊕	1" Iron Pin Found, No Cap or Tag
⊞	5/8" Iron Pin Found, Cap Stamped, "Swoyer RLS 6765"
□	5/8" Iron Pin Found, Cap Stamped, "Highland S7581"
⊙	5/8" Iron Pin Found, Cap Stamped, "Branner PS 6805"
⊗	8" Diameter Concrete Monument with a 1/2" Iron Pin Found

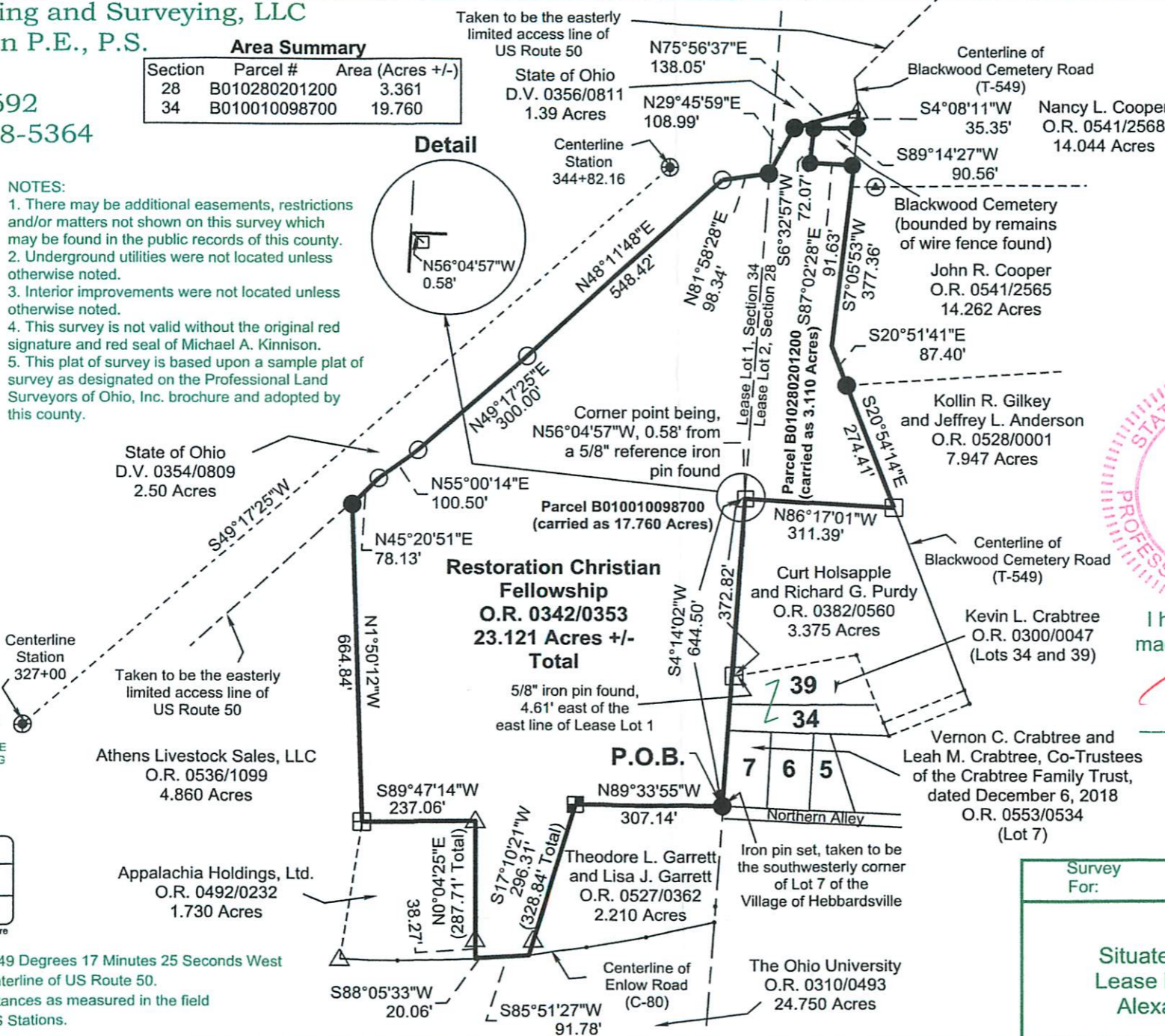
- NOTES:**
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
  5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

**ATTENTION:**  
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

FILE NAME	DRAWING
3STACKALLENWAKE.TB	Drawing2
SCALE	DATE
300 Ft/in	8-27-2020
JOB	REVISION
20-051	1/1
	SHEET
	1/1

This map was drawn with TRAVERSE PC Software

Bearings are based upon the South 49 Degrees 17 Minutes 25 Seconds West line (NAD-83, Ohio South) of the centerline of US Route 50.  
 All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



Description Checked for Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Bernard Williams*  
 DATE: 8/27/20

I hereby certify this to be a plat of a survey made under my direction in August 17, 2020.

*Michael A. Kinnison*  
 Michael A. Kinnison, P.L.S. No. 8231

Date 8/27/20

Survey For:	<b>GACM Properties, LLC</b>
	23.121 Acres +/-
	Situated in Lease Lot 1 of Section 34 and Lease Lot 2 of Section 28, T-8N., R-14W., Alexander Twp., Athens County, Ohio
	August 17, 2020