

Situated in the State of Ohio, County of Athens, Township of Bern, Township 7 North, Range 12 West, part of Sections 28 and furthermore the western part of Fractional-Section 34 of the Ohio Company's Purchase.

Tract 1

Beginning for reference at the southwest corner of Section 28 and a found unmarked 4"x12" stone, standing on end, leaning to the south and following the west line of Section 28, *N 02° 56' 18" a distance of 2449.36 feet* to a marked stone at the northwest corner of a property owned by SIMONS, MATHEW SCOTT & REBECCA L. (D.V. 484 Page 1145, 12.370 Acres). Thence, following congruently with the north line of the above-mentioned SIMONS property, *S 83° 52' 56" E a distance of 488.09 feet* to a point on the centerline (Station 820+86.89) of State Route 550 and the "True Point of Beginning", passing a concrete corner post at 458.60 feet.

Thence, from this "True Point of Beginning", and following congruently with the south property line of a property owned by CALDWELL, LEWIS WAYNE & MARTHA JANE TRUST (O.R. 552 Page 666, 69.950 Acres), **S 83° 52' 56" E a distance of 428.78 feet** to a point at the northwest corner of a property owned by EAST CENTRAL REALTY (O.R. 133 Page 274, 14.00 Acres (formerly The FEDERAL VALLEY RAILROAD COMPANY, Right-of-Way sheet 15/16, Station 800+66.32 – 25' left)), passing a set 5/8" rebar at 30.00 feet and at 370.00 feet.

Thence, following congruently with the west line of the above-mentioned EAST CENTRAL OHIO REALTY property the following six (6) courses:

- 1) **S 02° 39' 59" W a distance of 61.14 feet** to a point at the PC of a curve to the left (PT 800+05.19, 25' left).
- 2) A tangent curve to the left (all "railroad curves" based on Chord Definition), said curve having the following properties: (**Radius: 2571.64 feet, Arc Length: 227.41 feet, Chord Length: 227.34 feet, Chord Bearing: S 00° 07' 59" W, Delta Angle: 05° 04' 00"**) to a set 5/8" rebar with cap.
- 3) **S 02° 24' 01" E a distance of 95.90 feet** to a point at the PC of a curve to the right (PT 796+84.10, 25' left).
- 4) A tangent curve to the left, said curve having the following properties: (**Radius: 1503.16 feet, Arc Length: 613.46 feet, Chord Length: 609.22 feet, Chord Bearing: S 09° 17' 29" W, Delta Angle: 23° 23' 00"**) to a set 5/8" rebar with cap.
- 5) **S 20° 58' 59" W a distance of 125.00 feet** to a point at the PC of a curve to the left (PT 789+35.55, 25' left).
- 6) A tangent curve to the left, said curve having the following properties: (**Radius: 2317.01 feet, Arc Length: 385.32 feet, Chord Length: 384.88 feet, Chord Bearing: S 16° 13' 08" W, Delta Angle: 09° 31' 42"**) to the north line of a property owned by ADKINS TIMBER (O.R. 442 Page 1851, 110.270 Acres by deed) and a set 5/8" rebar with cap.

Thence, following congruently with the northern line of the above-mentioned ADKINS TIMBER property, **N 87° 29' 57" W a distance of 364.38 feet** to a point on the centerline of State Route 550 (Station 805+60.39), said point beginning the southeast corner of the above-mentioned SIMONS property, passing a set 5/8" rebar with cap at 335.00 feet.

Thence, following congruently with the east line of the above-mentioned SIMONS property and the centerline of State Route 550 the following five (5) courses:

- 1) A non-tangent curve to the left, said curve having the following properties: (**Radius: 1432.70 feet, Arc Length: 389.70 feet, Chord Length: 388.50 feet, Chord Bearing: N 03° 04' 37" E, Delta Angle: 15° 35' 05"**) to a point.
- 2) **N 04° 42' 55" W a distance of 174.70 feet** to a point at the PC of a curve to the right (PC 811+24.80).

- 3) A tangent curve to the right, said curve having the following properties: (**Radius: 1146.00 feet, Arc Length: 397.70 feet, Chord Length: 395.70 feet, Chord Bearing: N 05° 13' 35" E, Delta Angle: 19° 53' 00"**) to a point.
- 4) **N 15° 10' 05" E a distance of 393.83 feet** to a point.
- 5) **N 14° 17' 05" E a distance of 170.58 feet** to the closing point, the "True Point of Beginning", containing 16.860 acres more or less.

Tract #2

Beginning for reference at the southwest corner of Section 28 and a found unmarked 4"x12" stone, standing on end, leaning to the south and following the west line of Section 28, *N 02° 56' 18" a distance of 2449.36 feet* to a marked stone at the northwest corner of a property owned by SIMONS, MATHEW SCOTT & REBECCA L. (D.V. 484 Page 1145, 12.370 Acres). Thence, following congruently with the north line of the above-mentioned SIMONS property, *S 83° 52' 56" E a distance of 966.97 feet* to a set 5/8" rebar with cap at the southwest corner of a property owned by MAYLE, JEFFREY L MAYLE ETAL (O.R. 396 Page 1320, 18.520 Acres) and the "True Point of Beginning", passing a set 5/8" rebar with cap at 518.09 feet.

Thence, from this "True Point of Beginning", and following congruently with the south property line of the above-mentioned MAYLE property, **S 83° 52' 56" E a distance of 341.05 feet** to a found stone at the southwest corner of a property owned by ADKINS, ALAN K. & RANDALL L. (O.R. 554 Page 2242, 71.834 Acres). Thence, following congruently with the above-mentioned ADKINS south property line, **S 83° 52' 56" E a distance of 2488.81 feet** to a found "T" marked stone at the southeast corner of the mentioned ADKINS property, passing a found 5/8" rebar with yellow cap marked "NEWMAN" at 2129.90 feet. Thence, following congruently with the east property of the above-mentioned ADKINS property, **N 00° 26' 52" E a distance of 976.80 feet** to a found 5/8" rebar with non-legible yellow cap at a point on the south line of a property owned by VOLLMER, FREDRIC M. & FISCHER, ARIANNA (O.R. 576 Page 863, 50.000 Acres), passing a found 5/8" rebar with non-legible yellow cap at 502.41 feet – 0.07 feet left. Thence, following congruently with the south line of the above-mentioned VOLLMER property, **S 88° 37' 42" E a distance of 1512.14 feet** to the northeast corner of Fractional Section 34 and the southeast corner of a property owned by FISCHER, WALLACE R. (O.R. 510 Page 423, 25.999 Acres) and a found 5/8" rebar with yellow cap marked "ROBERT ROUSH S-7999", passing a found 5/8" rebar with a yellow non-legible cap at 299.43 feet – 0.41 feet right. Thence, following congruently with the east line of the following: Fractional Section 34 & also Section 28, **S 02° 42' 16" W a distance of 2305.52 feet** to a found 1" x 15" flat slate stone, "V" notched, standing on end in hill side, leaning down hill at the northeast corner of a property owned by STOVER, WILLIAM D. (O.R. 212 Page 666, 150.000 Acres), passing a found 3/4" rebar with deteriorated cap (assumed to be "CANNON") at 2160.36 feet – 13.53' right. Thence, leaving said Section line and following congruently with the north line of the above-mentioned STOVER property, **N 87° 29' 57" W a distance of 2967.91 feet** to a point at the northeast corner of a property owned by ADKINS TIMBER (O.R. 442 Page 1851, 110.468 by survey), referenced by a found 5/8" rebar with non-legible yellow cap, *N 02° 35' 53" E a distance of 15.28 feet*, passing set 5/8" rebar with caps at 1030.00 feet & 2485.00 feet. Thence, following congruently with the north line of the above-mentioned ADKIND TIMBER, **N 87° 29' 57" W a distance of 1509.86 feet** to the intersection with the east line of a property owned by EAST CENTRAL OHIO REALTY (D.V. 133 Page 274, 14.000 Acres (formerly The FEDERAL VALLEY RAILROAD COMPANY, Right-of-Way sheet 15/16, Station 785+62.38 – 25' right)), and a set 5/8" rebar with cap.

Thence, following congruently with the east property line of the above-mentioned EAST CENTRAL OHIO REALTY property the following six (6) courses:

- 1) A non-tangent curve to the right, said curve having the following properties: (**Radius: 2267.01 feet, Arc Length: 369.12 feet, Chord Length: 368.72 feet, Chord Bearing: N 16° 19' 06" E, Delta Angle: 09° 19' 45"**) to a set 5/8" rebar with cap.
- 2) **N 20° 58' 59" E a distance of 125.00 feet** to a set 5/8" rebar with cap at the PC of a curve to the left (PC 790+60.55, 25' right).

- 3) A tangent curve to the left, said curve having the following properties:
(Radius: 1553.16 feet, Arc Length: 633.87 feet, Chord Length: 629.48 feet, Chord Bearing: N 09° 17' 29" E, Delta Angle: 23° 23' 00") to a set 5/8" rebar with cap.
- 4) **N 02° 24' 01" W a distance of 95.90 feet** to a set 5/8" rebar with cap at the PC of a curve to the right (PC 797+80, 25' right).
- 5) A tangent curve to the right, said curve having the following properties:
(Radius: 2521.64 feet, Arc Length: 222.99 feet, Chord Length: 222.92 feet, Chord Bearing: N 00° 07' 59" E, Delta Angle: 05° 04' 00") to a point.
- 6) **N 02° 39' 59" E a distance of 58.12 feet** to the closing point, the "True Point of Beginning" and containing 169.233 acres more or less.

End of Description

This description describes the retracement survey for all of Parcel #D010010026400, of which there is 16.860 acres in Tract #1 and 169.233 acres in Tract #2 which gives a total of 186.093 Acres in all of D010010026400. Parcel #D010010026400 is dissected on the west side by a property owned by EAST CENTRAL OHIO REALTY (O.R. 133 Page 274, 14.00 Acres (formerly The FEDERAL VALLEY RAILROAD COMPANY), which was then described as Tract #1, the western part of D010010026400 & Tract #2, the eastern part of the previously mentioned parcel and is intended to remain one continuous and contiguous parcel.

Subject to all valid Right-of-Ways, mineral and/or gas & oil subsurface rights, oil/gas line easements, powerline easements, easements, or restrictions, if any, of previous record or implied.

State Route 550 Stationing and Alignment/Right-of-Way drawings, ATH-12.71-13.05, can be found at the Ohio Department Transportation Regional Office District 10 Office.

The basis for bearings in this description are based from Ohio State Plane Coordinate System (83) – South zone, GNSS observations.

Monuments set for this survey are 5/8" rebar by 30" long with orange cap "DUNN PS8068".

I hereby certify that this legal description is a true representation of the survey performed by myself, Timothy M. Dunn - Ohio PS #8068, from late February to April of 2025, and that this survey was executed under the guidelines of the State of Ohio Minimum Standards for Boundary Surveys from the Ohio Administrative Code Chapter 4733-37.

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

MAY 07 2025

Jill Davidson
 Athens County Auditor

25-1880B

Timothy M. Dunn, PS
 Ohio Professional Surveyor No. 8068
 171 E. Union Ave.
 McConnelsville, Ohio 43756
 (740) 651-8809

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 5/7/25



SURVEY PLAT

Situated in the State of Ohio
County of Athens, Township of Bern,
Township 7 North, Range 12 West, Section 28
Part of Fractional Section 34



0 300 600

SCALE: 1" = 300 feet

Bearings based from GNSS Observations

MAP LEGEND

- 5/8" Rebar set w/cap "DUNN PS8068"
- Stone found
- 5/8" Rebar found with yellow cap, not legible
- ◇ 5/8" Rebar found
- ◇ Fence post
- ◆ 5/8" Rebar found w/cap "ROUSH"
- 5/8" Rebar found w/cap "NEWMAN"
- 5/8" Rebar found w/cap "CANNON"
- 3/4" Iron rod
- ▲ point
- ✕ Fencing, Fence Line
- ⊕ Gas well location

782 → POB = S 83°52'56" E 488.09'
782 → POB = S 83°52'56" E 966.97'

Point	Northing	Easting	Description
40	514795.476	2133381.585	NE CORNER
44	514085.351	2131782.013	PT 777+59.78 RR
45	514405.057	2131782.013	PT 780+91.95 RR
46	514824.717	2131840.295	PC 785+18.88 RR
51	514880.466	2131548.543	INT 805+60.39 w/ PL
52	516381.977	2131546.210	INT 820+86.89 w/ PL
60	515225.173	2131953.420	PT 789+35.55 RR
61	515341.883	2131998.181	PC 790+60.55 RR
62	515953.105	2132098.177	PT 796+84.10 RR
63	516048.921	2132094.160	PC 797+80.00 RR
64	516274.047	2132094.683	PT 800+05.19 RR
65	516496.306	2132105.033	PC 802+27.69 RR
66	518120.992	2132741.873	PC 819+85.43 RR
707	516294.749	2132461.470	STONE
782	516433.994	2131150.901	STONE MARKED
830	513987.854	2131035.340	STONE
831	514896.913	2131081.918	PIN
929	514811.742	2133382.290	5/8" REBAR
938	516029.356	2134936.112	STONE MARKED
941	516969.928	2136455.456	IP ROUSH
952	514812.612	2136340.004	IP CANNON
953	514666.973	2136346.671	STONE

All Coordinates are Ground Coordinates, will match ODOT VRS measurements

THE FEDERAL VALLEY RAILROAD Curve Information (Curve data based on Chord Definition)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	2292.01'	416.70'	416.13'	N 15°48'29" E	10°25'00.00"
C12c	2317.01'	385.32'	384.88'	S 16°13'08" W	9°31'42.00"
C12d	2267.01'	369.12'	368.72'	N 16°19'06" E	9°19'45.00"
C13a	1503.16'	613.46'	609.22'	S 09°17'29" W	23°23'00.00"
C13b	1553.16'	633.87'	629.48'	N 09°17'29" E	23°23'00.00"
C14a	2571.64'	227.41'	227.34'	S 00°07'59" W	5°04'00.00"
C14b	2521.64'	222.99'	222.92'	N 00°07'59" E	5°04'00.00"
C15	1503.16'	343.35'	342.61'	N 09°12'36" E	13°05'15.00"

STATE ROUTE 550 Curve Information

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C32	954.93'	269.44'	268.55'	N 25°55'00" E	16°10'00.00"
C33	1432.70'	500.11'	497.57'	N 07°50'00" E	20°00'00.00"
C33a	1432.70'	389.70'	388.50'	N 03°04'37" E	15°35'05.00"
C34	1146.00'	397.70'	395.70'	N 05°13'35" E	19°53'00.00"

Pertinent documents and sources of data for executing this survey are located and listed on this survey drawing.
Survey Plat by Gregory K. Wright Sept. 21, 2002, April 27, 2015
Survey Plat by Pioneer Engineering & Surveying (ROUSH) Dec. 26, 2010, Sept. 20, 2012
Survey Plat by Jeb Branner Feb. 28, 2024
Survey Plat by Dana Snouffer Dec. 2007
Survey Plat by Chuck Canter dated Sept. 30, 1997
Survey Plats by Kevin Cannon dated July 24, 1995 (2), Oct. 9, 1996 (3), Nov. 14, 1996, March 20, 1997, June 5, 1997
ODOT Centerline Plains ATH-550-12.71-13.05, ATH-550-13.28-13.68, ATH-329-11.82-12.19
THE FEDERAL VALLEY RAILROAD Right-of-Way and Track Maps sheets 14 -16
Previous Transfer Article: O.R. 442 Page 1851.
OGRIP Imagery
Coordinates on this drawing are based on Ohio State plane South (3402 system)
Combined Scale Factor: 0.99993605
Convergence Angle: +0.3746444
Reference Frame: NAD83 (2011) EPOCH 2010.0000
Dimensions are U.S. Survey foot, tenths and hundredths of that foot.
Directions are North and South directional Bearings: Degrees, minutes and seconds.

LINE	BEARING	DISTANCE
L1	S 83°52'56" E	428.78'
L2	S 02°39'59" W	61.14'
L3	S 02°24'01" E	95.90'
L4	S 20°58'59" W	125.00'
L5	N 87°29'57" W	364.38'
L6	N 04°42'55" W	174.70'
L7	N 15°10'05" E	393.83'
L8	N 14°17'05" E	170.58'
L9	S 83°52'56" E	341.05'
L10	N 20°58'59" E	125.00'
L11	N 02°24'01" W	95.90'
L12	N 02°39'59" E	58.12'

SIMONS, MATHEW SCOTT
D010010026300
D.V. 484 Page 1145
12.370 Acres

CALDWELL, LEWIS WAYNE TRUSTEES
D010010025400
O.R. 552 Page 666
69.950 Acres

POB C15
Tract #2

ADKINS, ALAN K. & RANDALL L.
D010010025300
O.R. 554 Page 2242
71.834 Acres by survey

VOLLMER, FREDRIC M. & FISCHER, ARIANNA
D010010025004
O.R. 576 Page 863
50.000 Acres

FISCHER, WALLACE R
D010010025004
O.R. 510 Page 423
25.999 Acres

J&T DONKEY FARM LLC
D010010006600
O.R. 461 Page 2494
122.810 Acres

J&T DONKEY FARM LLC
D010010006504
O.R. 461 Page 2494
85.000 Acres

HOVANIC, MICHAEL J
D010010006505
O.R. 277 Page 1320
38.870 Acres

MACHOL, RICHARD JOHN 2305.52
D010010006503
O.R. 245 Page 692
7.000 Acres

MACHOL, RICHARD J
D010010006503
O.R. 245 Page 692
22.500 Acres

16.860 acres in Tract #1
+ 169.233 acres in Tract #2
186.093 Acres

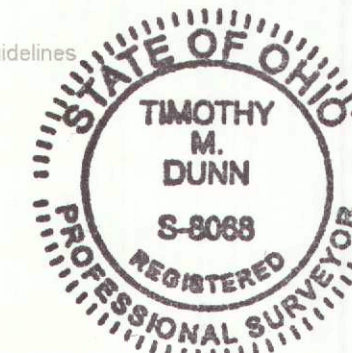
N 87°29'57" W
2967.91'

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Timothy M. Dunn*
DATE: 5/7/25

This survey was executed by myself, Timothy M. Dunn, in the months between late February through April of 2025, under the guidelines of the State of Ohio's Minimum Standards for Boundary Surveys from the Ohio Administrative Code Chapter 4733-37.

Timothy M. Dunn 5/7/25

Timothy M. Dunn, Ohio Professional Surveyor No. 8068
Original Document has true signature and Professional seal stamp.



186.093 Acre Boundary Retracement Survey for Parcel #D010010026400

Client: Adkins Timber

Date: 04/14/24
Drawn By: TMD
Survey Date: 2/25 - 4/25



Tim Dunn, PS
171 E. Union Ave.
McConnelsville, Ohio 43756
(740) 651-8809

Sheet: 1/1

Job No.: 25-1880B

Situated in the State of Ohio, County of Athens, Township of Bern, Township 7 North, Range 12 West, part of Sections 27 & 28 and furthermore the western part of Fractional-Section 24 of the Ohio Company's Purchase.

Tract 1

Beginning at the southwest corner of Section 28 at a found unmarked 4"x12" stone, leaning to the south, standing on end, the "True Point of Beginning". From this "True Point of Beginning" and following congruently with the eastern line of a property owned by KILZER, PAUL L II & KERENSA A (D.V. 137 Page 359, 82.5 Acres) and the western line of Section 28, **N 02° 56' 18" E a distance of 910.25 feet** to a found 3/4" iron rod found at the northwest corner of Fractional-Section 24 and the southwest corner of a property owned by KILZER, PAUL II & KERENSA A (D.V. 137 Page 359, 1.00 Acre). Thence, leaving the west line of Section 28 and following congruently with the south line of the above-mentioned KILZER (1 Acre) parcel, **S 87° 29' 57" E a distance of 741.28 feet** to set 5/8" rebar at a point on the west curve line of a property owned by EAST CENTRAL OHIO REALTY (O.R. 133 Page 274, 1.80 Acres (formerly The FEDERAL VALLEY RAILROAD COMPANY, Right-of-Way sheet 15/16, Station 785+54.41 - 25' left)), passing the centerline of State Route 550 at 376.90 feet. Thence, following congruently with the west line of the above-mentioned EAST CENTRAL OHIO REALTY property the following five (5) courses:

- 1) A non-tangent curve to the left (all "railroad curves" based on Chord Definition), said curve having the following properties: **(Radius: 2317.01 feet, Arc Length: 35.93 feet, Chord Length: 35.92 feet, Chord Bearing: S 11° 00' 38" W, Delta Angle: 00° 53' 18.14")** to a point.
- 2) **S 10° 33' 59" W a distance of 426.90 feet** to a set 5/8" rebar with cap at the PC of a curve to the right (PT 780+91.98, 25' left).
- 3) A tangent curve to the right, said curve having the following properties: **(Radius: 1885.08 feet, Arc Length: 327.91 feet, Chord Length: 327.50 feet, Chord Bearing: S 15° 32' 59" W, Delta Angle: 09° 58' 00")** to a set 5/8" rebar with cap.
- 4) **S 20° 31' 59" W a distance of 488.50 feet** to a set 5/8" rebar with cap at the PC of a curve to the right (PT 772+71.26, 25' left), passing into Section 27 at approximately 138.1 feet.
- 5) A tangent curve to the right, said curve having the following properties: **(Radius: 1323.45 feet, Arc Length: 816.60 feet, Chord Length: 803.71 feet, Chord Bearing: S 38° 12' 34" W, Delta Angle: 35° 21' 10.81")** to the west line of Section 27, the eastern line of a property owned by STOVER, WILLIAM D (D.V. 380 Page 875, 79.950 Acres) and a set 5/8" rebar with cap.

Thence, following congruently with the eastern line of the above-mentioned STOVER property, **N 03° 09' 16" E a distance of 984.20 feet** to the closing point, the "True Point of Beginning", passing a found stone at 856.23 feet, 1.27 feet left, containing 22.155 acres more or less.

Tract #2

Beginning for reference at the northwest corner of Section 27 at a found unmarked 4" x 12" stone, leaning to the south, standing on end; Thence, following the west line of Section 27, **S 03° 09' 16" W a distance of 1046.38 feet** to a set 5/8" rebar with cap at the intersection of the eastern property line of the above-mentioned EAST CENTRAL OHIO REALTY with the west line of Section 27, and the "True Point of Beginning".

Thence, from this "True Point of Beginning" and following congruently with the east property line of the above-mentioned EAST CENTRAL OHIO REALTY property the following five (5) courses:

- 1) A non-tangent curve to the left, said curve having the following properties: **(Radius: 1373.45 feet, Arc Length: 885.11 feet, Chord Length: 869.87 feet, Chord Bearing: N 38° 59' 42" E, Delta Angle: 36° 55' 26.36")** to a set 5/8" rebar with cap.
- 2) **N 20° 31' 59" E a distance of 488.50 feet** to a set 5/8" rebar with cap at the PC of a curve to the left (PC 777+71.26, 25' right), passing into Section 28 at approximately 366.8 feet.
- 3) A tangent curve to the left, said curve having the following properties: **(Radius: 1935.08 feet, Arc Length: 336.61 feet, Chord Length: 336.18 feet, Chord Bearing: N 15° 32' 59" E, Delta Angle: 09° 58' 00")** to a set 5/8" rebar with cap.
- 4) **N 10° 33' 59" E a distance of 426.90 feet** to a set 5/8" rebar with cap at the PC of a curve to the right (PC 785+18.88, 25' right).
- 5) A tangent curve to the right, said curve having the following properties: **(Radius: 2267.01 feet, Arc Length: 43.03 feet, Chord Length: 43.03 feet, Chord Bearing: N 11° 06' 36" E, Delta Angle: 01° 05' 15.11")** to a set 5/8" rebar with cap on the south line of a property owned by ADKINS TIMBER (O.R. 442 Page 1851, 184.30 Acres by deed).

Thence, following congruently with the south line of the above-mentioned ADKINS TIMBER property, **S 87° 29' 57" E a distance of 1509.86 feet** to the northwest corner of a property owned by STOVER, WILLIAM D (O.R. 212 Page 666, 150.00 Acres) referenced by a found 5/8" rebar with non-legible yellow cap at **N 02° 35' 53" E a distance of 15.28 feet**. Thence, following congruently with the west line of the above-mentioned STOVER (150.0 Acre) parcel, **S 02° 35' 53" W a distance of 2098.13 feet** to the north line of a property owned by STOVER, WILLIAM D (D.V. 380 Page 875, 131.00 Acres) and a set MAG-Spike™, passing set 5/8" rebar with caps at 725.00 feet & 1745.00 feet. Thence, following congruently with the north line of the above-mentioned STOVER property, **N 89° 04' 12" W a distance of 2320.32 feet** to a point on the west line of Section 27, referenced by a found unmarked limestone bearing **N 89° 04' 12" W a distance of 5.57 feet**, passing set 5/8" rebar with caps at 325.00 feet & 1679.00 feet. Thence, following congruently with the west line of Section 27, **N 03° 09' 16" E a distance of 205.20 feet** to the closing point, the "True Point of Beginning" and containing 88.313 acres more or less.

End of Description

This description describes the retracement survey for Parcel #D010010026500, of which there is 22.155 acres in Tract #1 and 88.313 acres in Tract #2 which gives a total of 110.468 Acres in all of D010010026500.

Subject to all valid Right-of-Ways, mineral and/or gas & oil subsurface rights, oil/gas line easements, powerline easements, easements, or restrictions, if any, of previous record or implied.

State Route 550 Stationing and Alignment/Right-of-Way drawings, ATH-12.71-13.05, can be found at the Ohio Department Transportation Regional Office District 10 Office.

The basis for bearings in this description are based from Ohio State Plane Coordinate System (83) – South zone, GNSS observations.

Monuments set for this survey are 5/8" rebar by 30" long with orange cap "DUNN PS8068".

I hereby certify that this legal description is a true representation of the survey performed by myself, Timothy M. Dunn - Ohio PS #8068, from late February to April of 2025, and that this survey was executed under the guidelines of the State of Ohio Minimum Standards for Boundary Surveys from the Ohio Administrative Code Chapter 4733-37.

Timothy M. Dunn, PS
Ohio Professional Surveyor No. 8068
171 E. Union Ave.
McConnelsville, Ohio 43756
(740) 651-8809

25-1880A

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beauville Walker*
DATE: *5/7/25*



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

MAY 07 2025

Jill Davidson
Athens County Auditor

SURVEY PLAT

Situated in the State of Ohio
County of Athens, Township of Bern,
Township 7 North, Range 12 West, Section 27 & 28
Part of Fractional Section 24

THE FEDERAL VALLEY RAILROAD Curve Information (Curve data based on Chord Definition)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10a	1323.45'	816.60'	803.71'	S 38°12'34" W	35°21'10.81"
C11a	1885.08'	327.91'	327.50'	S 15°32'59" W	9°58'00.00"
C12a	2317.01'	35.93'	35.92'	S 11°00'38" W	0°53'18.14"
C10b	1373.45'	885.11'	869.87'	N 38°59'42" E	36°55'26.36"
C11b	1935.08'	336.61'	336.18'	N 15°32'59" E	9°58'00.00"
C12b	2267.01'	43.03'	43.03'	N 11°06'36" E	1°05'15.11"

STATE ROUTE 550 Curve Information

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C31	6880.53'	204.00'	204.00'	N 33°03'43" E	1°41'55.62"
C32	954.93'	269.44'	268.55'	N 23°22'05" E	16°10'00.00"
C33	1432.70'	500.11'	497.57'	N 05°17'05" E	20°00'00.00"



0 200 400



SCALE: 1" = 200 feet

Bearings based from GNSS Observations

MAP LEGEND

- - 5/8" Rebar set w/cap "DUNN PS8068"
- - Stone found
- (red) - 5/8" Rebar found with red cap "SNOUFFER"
- ◇ - 5/8" Rebar found
- ⊗ - Fence post
- (yellow) - 5/8" Rebar found with yellow cap, not legible
- ▲ - MAG - Spike set
- (red) - 3/4" Iron rod
- (black) - point
- ✂ - Fencing, Fence Line

Pertinent documents and sources of data for executing this survey are located and listed on this survey drawing.
Survey Plat by Gregory K. Wright Sept. 21, 2002, April 27, 2015
Survey Plat by Pioneer Engineering & Surveying (ROUSH) Dec. 26, 2010, Sept. 20, 2012
Survey Plat by Jeb Branner Feb. 28, 2024
Survey Plat by Dana Snouffer Dec. 2007
Survey Plat by Chuck Canter dated Sept. 30, 1997
Survey Plats by Kevin Cannon dated July 24, 1995 (2), Oct. 9, 1996 (3), Nov. 14, 1996, March 20, 1997, June 5, 1997
ODOT Centerline Plains ATH-550-12.71-13.05, ATH-550-13.28-13.68, ATH-329-11.82-12.19
THE FEDERAL VALLEY RAILROAD Right-of-Way and Track Maps sheets 14 -16
Previous Transfer Article: O.R. 442 Page 1851.
OGRIPI Imagery
Coordinates on this drawing are based on Ohio State plane South (3402 system)
Combined Scale Factor: 0.99993600
Convergence Angle: +0.36758
Reference Frame: NAD83 (2011) EPOCH 2010.0000
Dimensions are U.S. Survey foot, tenths and hundredths of that foot.
Directions are North and South directional Bearings: Degrees, minutes and seconds.

Coordinate Table - Ohio State Plane Coordinate - South (3402)			
Point	Northing	Easting	Description
830	513987.854	2131035.340	STONE
831	514896.913	2131081.916	PIN
700	512738.257	2130980.897	STONE
40	514796.476	2133381.585	NE CORNER
41	512700.505	2133286.483	SE CORNER
42	512949.895	2130941.498	PC 783+75.57 RR
43	513627.896	2131501.717	PT 772+71.26 RR
44	514085.361	2131673.056	PC 777+59.76 RR
45	514405.057	2131762.013	PT 780+91.98 RR
46	514824.717	2131840.295	PC 785+18.88 RR
50	513918.806	2131031.535	INT 794+98.80 w/ PL
51	514880.466	2131458.543	INT 805+60.39 w/ PL
782	516433.994	2131180.901	STONE MARKED
904	512738.167	2130966.467	SW CORNER
929	514811.742	2133382.290	5/8" REBAR
953	514666.973	2136346.671	STONE
750	512705.078	2133739.362	IP SNOUFFER
550	508707.986	2130744.357	STONE

All Coordinates are Ground Coordinates, will match ODOT VRS measurements

SIMONS, MATHEW SCOTT
D010010026300
D.V. 484 Page 1145
12.370 Acres

KILZER, PAUL L II & KERENSA A
D010010026200
D.V. 137 Page 359
1.000 Acre

KILZER, PAUL L II & KERENSA A
D010010026100
D.V. 137 Page 359
82.500 Acres

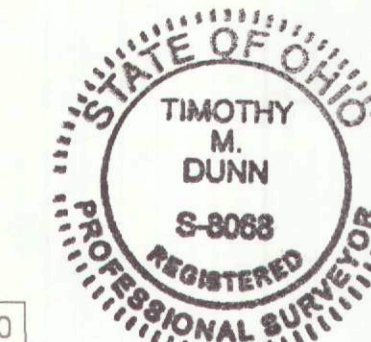
KILZER, PAUL L II & KERENSA A
D010010026600
D.V. 137 Page 359
25.000 Acres

ADKINS TIMBER
D010010026400
O.R. 442 Page 1851
184.300 Acres

EAST CENTRAL OHIO REALTY
D010010026501
D.V. 133 Page 274
1.800 Acres by deed
2.454 Acres by this survey.

STOVER, WILLIAM D
D010010005300
O.R. 212 Page 666
150.000 Acres

STOVER, WILLIAM D
D010010027300
D.V. 380 Page 875
131.000 Acres



This survey was executed by myself, Timothy M. Dunn, in the months between late February through April of 2025, under the guidelines of the State of Ohio's Minimum Standards for Boundary Surveys from the Ohio Administrative Code Chapter 4733-37.

Timothy M. Dunn 5/7/25

Timothy M. Dunn, Ohio Professional Surveyor No. 8068
Original Document has blue signature and Professional seal stamp.

110.468 Acres

22.155 acres in Tract #1
+ 88.313 acres in Tract #2

Tract 1
22.155 Acres
from this survey

Tract 2
88.313 Acres
from this survey

STOVER, WILLIAM D
D010010027000
D.V. 380 Page 875
79.950 Acres

Unmarked Lime Stone found bearing:
N 89°04' 12" W 5.57 ft
from established corner

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Timothy M. Dunn*
DATE: 5/7/25

A - The Federal Valley Railroad Co. rail centerline was established by locating fill dirt, culvert crossings and pasture fence lines from Stations 727+00, near State Route 329, throughout and up to Station 840+75. Other evidence was found (within Lathrop) and located along the (4935) 674' long curve and the (4937) 5071' service line to the Black Diamond Mine facility. The Right-of-Way and Track Map alignment data was then "Best-fit" to these located tract line improvements.

110.468 Acre Boundary Retracement Survey for Parcel #D010010026500
Client: Adkins Timber

Date: 04/02/25
Drawn By: TMD
Survey Date: 2/25 - 4/25

Sheet: 1/1
Job No.: 25-1880A

Tim Dunn, PS
171 E. Union Ave.
McConnelsville, Ohio 43756
(740) 651-8809