

**PRITCHARD LAND SURVEYING, INC.**

**ERNEST L. PRITCHARD, P.S.**

283 S. McArthur Street - Chillicothe, Ohio 45601

Phone (740) 773-5039

plsi@roadrunner.com

**Description of a 1.001 Acre Tract  
for City Ice & Fuel**

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Section 3, Township 10 North, Range 15 West, and also being all of the premises (Par. H010010053700 & Par. H010010053600) conveyed to Karmat Development, LLC by General Warranty Deed dated April 28, 2011 and recorded in Volume 458, Page 2688 of the Athens County Official Records, and being more precisely described as follows:

Beginning at an iron pin (set), said iron pin being 427.80 feet left of centerline of survey Station 230+79.75; and also bears S03°48'48"W, 593.50 feet, S85°45'46"E, 554.65 feet, and S85°20'47"E, 72.21 feet from the northwest corner of the southeast quarter of Section 3;

Thence, along the east line of Allen Gregg Sheets and Linda K. Miller Sheets (O.R. Vol. 404, Pg. 2597) N31°25'24"E, 253.06 feet to a 3/4" dia. iron pin (found);

Thence, along a portion of the south line of James R. Ferguson (Vol. 374, Pg. 898) with the following two (2) courses:

S39°49'55"E, 194.47 feet to an iron pin (set),

S40°02'41"E, 56.77 feet to a point;

Thence, along the centerline of existing U.S.R. 50 prior to 1956 with the following two (2) courses:

S49°07'00"W, 67.43 feet to a point;

S49°06'41"W, 45.19 feet to a MAGnail (set);

Thence, with the centerline of Washington Road (C.R. 12) S40°29'48"W, 63.66 feet to a MAGnail (set);

Thence, along the north line of Mason County E Corp. (O.R. Vol. 371, Pg. 320) with the following two (2) courses:

N49°30'12"W, 145.40 feet to a point,

N85°20'47"W, 56.15 feet to the place of beginning.

Containing 1.001 acres.

Inclusive of and subject to a 50 foot wide right-of-way easement as per State of Ohio (Vol. 286, Pg. 410; 0.11 acres).

Also, subject to the following four (4) easements as delineated on the attached survey plat:

State of Ohio L/A R/W (Vol. 286, Pg. 590; 0.10 acres),

State of Ohio L/A R/W (0.02 acres),

U.S.R. 50 R/W (prior to 1956) (0.07 acres),

State of Ohio (Vol. 286, Pg. 589; 0.06 acres);

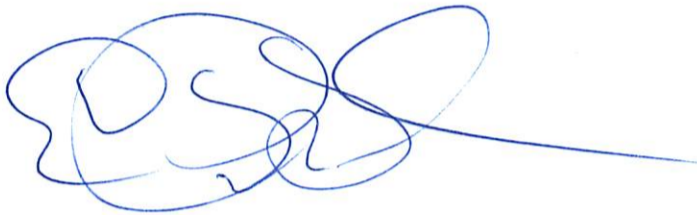
Leaving a net usable area of 0.711 Acres.

Also, subject to the existing road right-of-way of Washington Road (C.R. 12).

Bearings are based upon ODOT R/W Plan ATH-50-246 Sheet 16 of 17.

All iron pins set are 5/8" dia. re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made August 29, 2013 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.



Description Checked for  
Mathematical Accuracy  
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BY: Becker with  
DATE: 10/24/13

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*Ernest L. Pritchard*  
*Registered Surveyor*

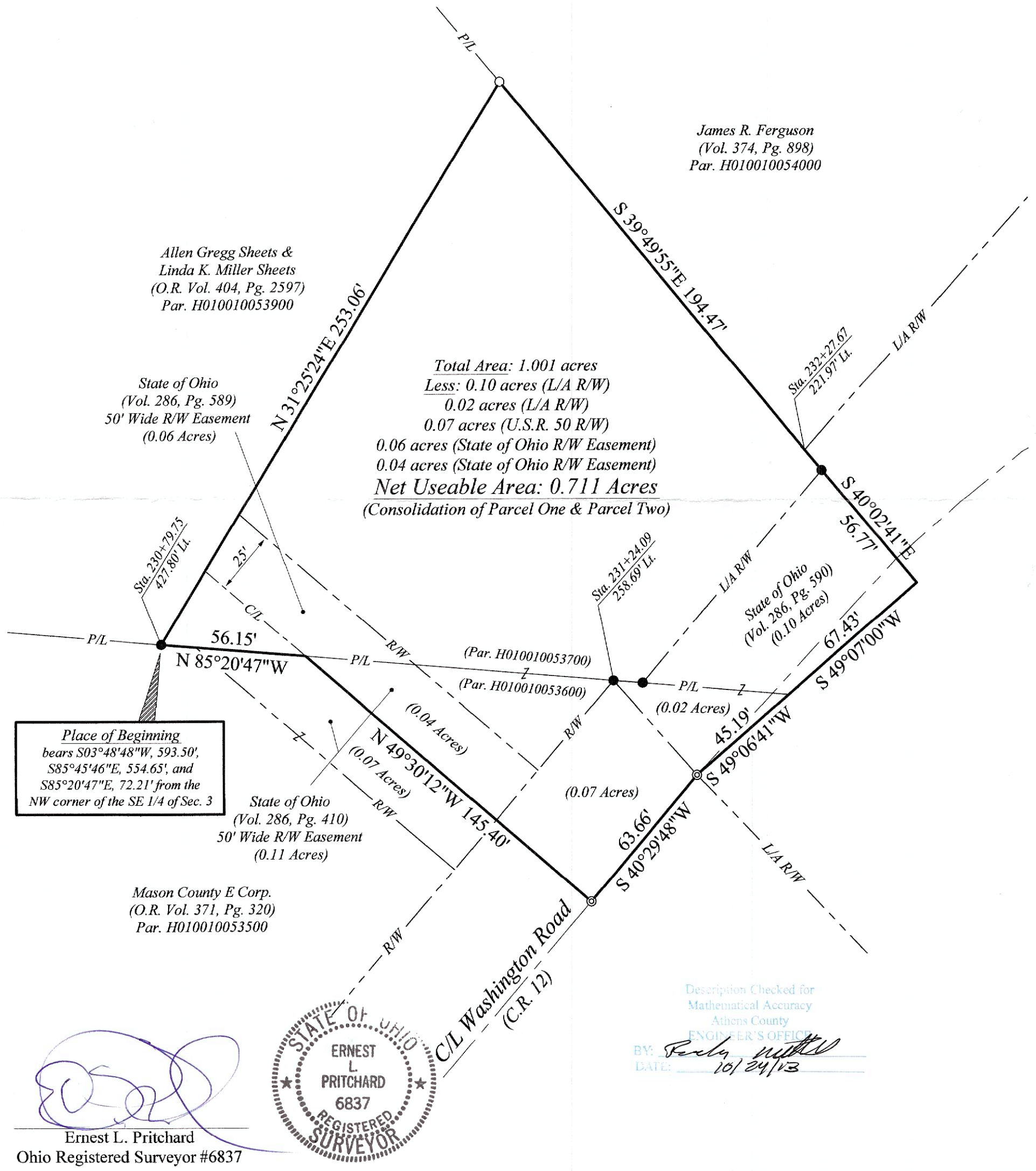


BEARINGS ARE BASED UPON ODOT  
R/W PLAN ATH-50-246 SHEET 16 OF 17.

DEED REFERENCE:  
KARMAT DEVELOPMENT, LLC  
(O.R. VOL. 458, PG. 2688)  
PAR. H010010053700 &  
PAR. H010010053600

Legend

- 5/8" Dia. Iron Pin (Set) w/ I.D. Cap
- 3/4" Dia. Iron Pin (Found)
- ⊙ MAGnail (Set)



James R. Ferguson  
(Vol. 374, Pg. 898)  
Par. H010010054000

Allen Gregg Sheets &  
Linda K. Miller Sheets  
(O.R. Vol. 404, Pg. 2597)  
Par. H010010053900

State of Ohio  
(Vol. 286, Pg. 589)  
50' Wide R/W Easement  
(0.06 Acres)

Total Area: 1.001 acres  
 Less: 0.10 acres (L/A R/W)  
 0.02 acres (L/A R/W)  
 0.07 acres (U.S.R. 50 R/W)  
 0.06 acres (State of Ohio R/W Easement)  
 0.04 acres (State of Ohio R/W Easement)  
**Net Useable Area: 0.711 Acres**  
 (Consolidation of Parcel One & Parcel Two)

**Place of Beginning**  
 bears S03°48'48"W, 593.50',  
 S85°45'46"E, 554.65', and  
 S85°20'47"E, 72.21' from the  
 NW corner of the SE 1/4 of Sec. 3

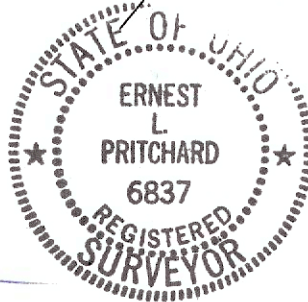
State of Ohio  
(Vol. 286, Pg. 410)  
50' Wide R/W Easement  
(0.11 Acres)

Mason County E Corp.  
(O.R. Vol. 371, Pg. 320)  
Par. H010010053500

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Paula Miller*  
DATE: 10/24/13

*[Signature]*  
 Ernest L. Pritchard  
 Ohio Registered Surveyor #6837



|   |          |          |  |           |
|---|----------|----------|--|-----------|
| <b>SURVEY PLAT FOR<br/>         CITY ICE &amp; FUEL<br/>         SEC. 3, T-10N, R-15W<br/>         ATHENS CO., OHIO, LEE TWP.</b> | Date     | 10-04-13 | <b>PRITCHARD LAND SURVEYING, INC.</b><br>Registered Professional Surveyor/Ernest L. Pritchard P.S.<br>283 S. McArthur Street Chillicothe, Ohio 45601<br>(740) 773-5039 | Revisions |
|   | Scale    | 1" = 40' |  |           |
|   | Drawn By | N.J.P.   |  |           |
|   |          |          |  |           |
|   |          |          |  |           |
|   |          |          | Sheet  |           |
|   |          |          | 1 of 1   |           |