

Phone 740-753-1264
Fax 740-753-1264

Description of a 1.250 Acre Tract

Situated in the City of Nelsonville, County of Athens, and State of Ohio and being a part of Lots 130,131,132, and Outlot-9 of said city and being more particularly described as follows;

Commencing at an iron pin set at the southwest corner of Lot 213, thence North 3°17'49"East, 25.02 feet to an iron pin set, thence North 89°47'00"West, 78.55 feet to an iron pin set on the north right of way of the Hocking Valley Scenic Railway tract, said point being the POINT OF BEGINNING of this tract,

THENCE along said right of way line with a curve to the left having a Radius of 2341.83 feet and a chord that bears South 84°28'10"West, 390.80 feet to an iron pin set at the intersection of said line with the east right of way line of ST RT 278,

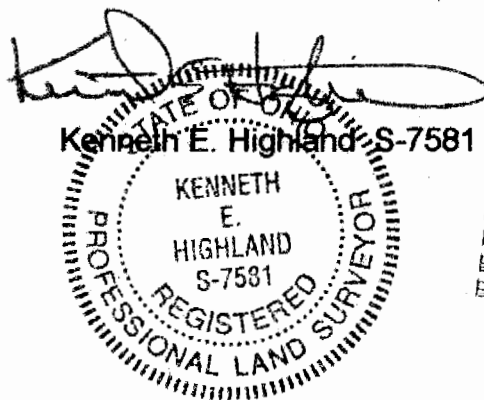
THENCE along said right of way line North 52°42'21"East, 454.82 feet to an iron pin set at the intersection of the east right of way line of ST RT 278 and the south right of way line of US RT 33,

THENCE along the south line of US RT 33 South 70°47'40"East, 90.91 feet to an iron pin set,

THENCE along a new line South 15°45'24"West, 216.13 feet to the point of beginning (an iron pin found bears South 17°34'58"West, 9.90 feet from corner) and containing 1.250 acres, of which 1.055 acres is in Outlot-9, 0.006 acres is in Lot 130, 0.101 acres is in Lot 131, 0.057 acres is in Lot 132 and 0.031 acres is in former Canal Lands.

Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of record



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blouse
DATE: 7-2-03

Phone 740-753-1264
Fax 740-753-1264

Description of a 0.737 Acre Tract

Situated in the City of Nelsonville, County of Athens, and State of Ohio and including all of Lot 213 and all of Lot 214, and part of Outlot-9 and part of Lot 132, Lot 133 and Lot 134 and being more particularly described as follows;

BEGINNING at an iron pin set at the southwest corner of Lot 213,

THENCE along the west line of said lot North 3°17'49"East, 25.02 feet to an iron pin set,

THENCE along the north right of way line of the Hocking Valley Scenic Railroad Tract along a curve to the left having a Radius of 2341.83 feet and a Chord that bears North 89°47'00"West, 78.55 feet to an iron pin set,

THENCE along a new line North 15°45'24"East, 216.13 feet to an iron pin set on the south line of US RT 33,

THENCE along said line South 70°47'39"East, 137.47 feet to an iron pin set on the east line of Lot 214 extended,

THENCE along the east line of Lot 214 South 3°17'49"West, 192.58 feet to a point on the north line of the railroad right of way, (passing an iron pin found at 188.89 feet)

THENCE along said north right of way line with a curve to the left having a Radius of 2316.83 feet and a Chord that bears North 87°36'13"West, 100.41 feet to the point of beginning and containing 0.737 acres of which 0.219 acres is in Outlot-9, 0.026 acres is in Lot 132, 0.040 acres is in Lot 133, 0.006 acres is in Lot 134, 0.205 acres is in Lot 213, 0.205 acres is in Lot 214 and 0.036 acres is in former Canal Lands.

Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of record



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 7-2-03

Phone 740-753-1264
Fax 740-753-1264

Description of a 15 foot wide Ingress-Egress Easement

Situated in the City of Nelsonville, County of Athens, and State of Ohio and lying within the bounds of Outlot-9 of said city and being more particularly described as follows;

Commencing at an iron pin set at the southwest corner of Lot 213, thence North 3°17'49"East, 25.02 feet to an iron pin set, thence North 89°47'00"West, 78.55 feet to an iron pin set on the north right of way of the Hocking Valley Scenic Railway tract, said point being the POINT OF BEGINNING of this easement,

THENCE along said right of way line with a curve to the left having a Radius of 2341.83 feet and a chord that bears South 84°28'10"West, 390.80 feet to an iron pin set at the intersection of said line with the east right of way line of ST RT 278,

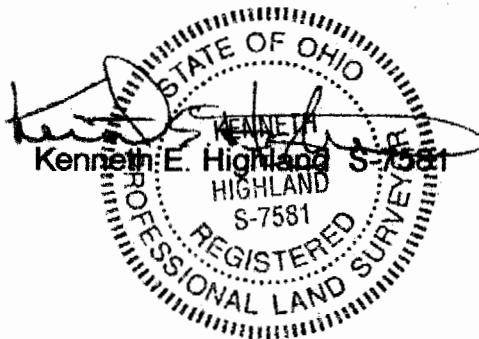
THENCE along said right of way line North 52°42'21"East, 37.67 feet along the east right of way line of ST RT 278,

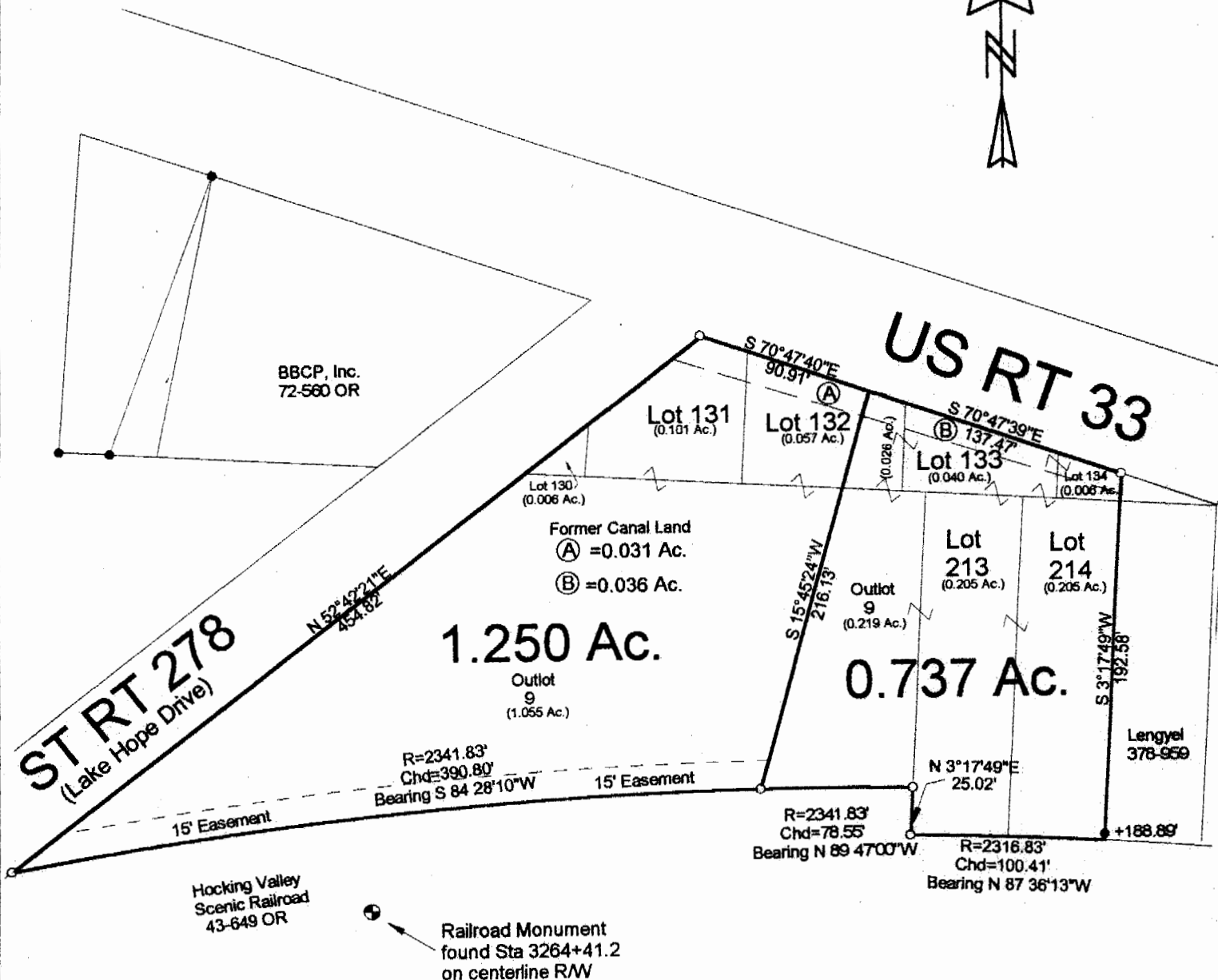
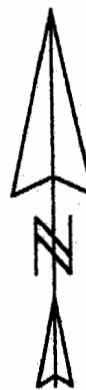
THENCE along a curve to the right having a radius of 2356.83 feet and a chord that bears North 84°52'38"East, 368.71 feet to a point on the west line of a 0.737 acre tract,

THENCE along said line South 15°42'24"West, 15.64 feet to the point of beginning of this easement.

Bearings are to an assumed meridian and are for angular determination only

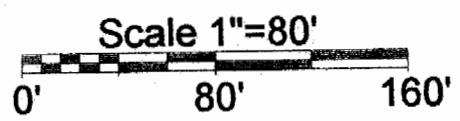
Subject to all Easements and Rights of Way of record





Hocking Valley Scenic Railroad
43-649 OR

Railroad Monument
found Sta 3264+41.2
on centerline R/W

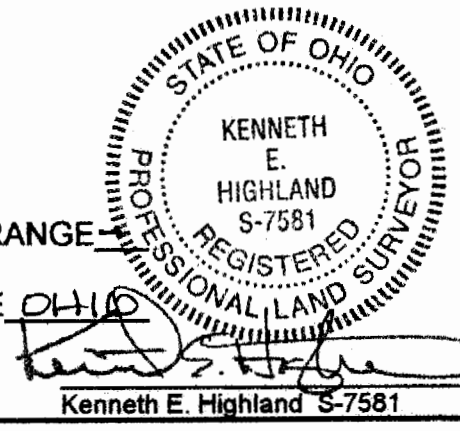


- = Iron Pin Set
- = Iron Pin Found

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blausen
DATE: 7-2-03

PLAT OF SURVEY OF TWO TRACTS
SURVEYED FOR STAGE
SUBDIVISION NELSONVILLE LOTS
TOWNSHIP YORICK SECTION TOWN RANGE
CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO
SCALE 1"= 80 DATE MAY, 2002

Kenneth E. Highland
80 Fayette St.
Nelsonville, Ohio 45764
740-753-1264



NRL city