

2.975 ACRES

Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville, River Lots 651 and 652, Section 30, Township 12, Range 15, Ohio Company Purchase and being out of that Original 4.635 acre tract conveyed to Ronnie L. Wend by deed of record in Official Record 201, Page 465, that 2.276 acre tract conveyed to Ronnie L. Wend by deed of record in Official Record 421, Page 419 and that 1.829 acre tract conveyed to Ronnie L. Wend and Karen L. Wend by deed of record in Official Record 287, Page 1488, (all references are to the records of the Recorder's Office, Athens County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said Section 30;

thence South 44° 20' 15" West, across said Section 30, a distance of 2416.80 feet to a magnetic nail set in the centerline of Dorr Run Road, the same being the southeasterly corner of that 2.514 acre tract conveyed to Delbert E. Kimes and Teresa D. Kimes by deed of record in Official Record 362, Page 1782 and the northeasterly corner of said 2.276 acre tract, in the westerly line of that 3.63 acre tract conveyed to Rex A. Lengyel and Brenda Kay Lengyel by deed of record in Official Record 451, Page 1950, the *True Point of Beginning*;

thence South 03° 40' 52" East, with said centerline, said westerly line, a distance of 102.77 feet to a magnetic nail set;

thence South 06° 52' 13" East, continuing with said centerline, said westerly line and the westerly line of that 24.12 acre tract conveyed to Doctors Ohio Health Corporation by deed of record in Official Record 279, Page 343, a distance of 123.00 feet to a magnetic nail set;

thence South 01° 27' 55" East, continuing with said centerline, said westerly line of 24.12 acre tract, a distance of 111.28 feet to a magnetic nail set at the southeasterly corner of said 2.276 acre tract, the same being the northeasterly corner of said 1.829 acre tract;

thence South 00° 46' 21" East, continuing with said centerline, said westerly line of 24.12 acre tract, a distance of 86.02 feet to a magnetic nail set;

thence North 78° 56' 15" West, across said 1.829 and 4.635 acre tracts, a distance of 302.20 feet to an iron pin set;

thence North 11° 03' 45" East, continuing across said 4.635 acre tract, a distance of 28.78 feet to an iron pin set;

thence North 78° 42' 38" West, continuing across said 4.635 acre tract, a distance of 109.17 feet to an iron pin set in the easterly line of that 1.012 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 421, Page 413, the same being the easterly right-of-way line of West Interchange Road;

thence North 29° 39' 42" East, with said easterly right-of-way line, the easterly line of said 1.012 acre tract and the current easterly line of that Original 9.591 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 399, Page 781, a distance of 148.75 feet to an iron pin set;

thence North 12° 32' 25" East, continuing with said easterly right-of-way line, the current easterly line of said 9.591 acre tract, a distance of 240.10 feet to an iron pin set at the southeasterly corner of that 4.487 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 399, Page 1807, the same being the southwesterly corner of said 2.514 acre tract, the northeasterly corner of said 9.591 acre tract and the northwesterly corner of said 2.276 acre tract;

thence South 78° 42' 43" East, with the southerly line of said 2.514 acre tract, a distance of 251.93 feet to the *True Point of Beginning*.

Containing 2.975 acre, more or less. 2.275 acre of which lies within Parcel Number 03037009605, of which 0.154 lies within the present right-of-way of Dorr Run Road, 0.423 acre of which lies within Parcel Number 030370009501, of which 0.040 acre of which lies within the present right-of-way of Dorr Run Road and 0.277 acre of which lies within Parcel Number 030370009500.

2.975 ACRES

-2-

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

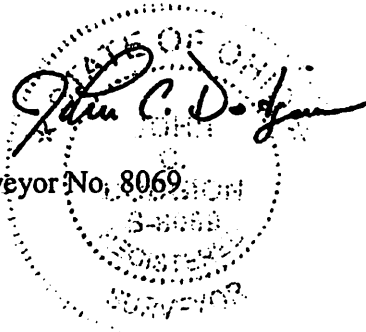
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

This description is based on an actual field survey performed in June 2015.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Date

10/06/2015

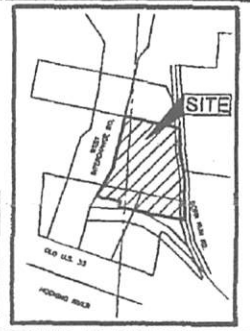
JCD:mmm
2_975 ac 20150705-VS-ALTA-01.doc

Decorations Checked by
Mathematical Accuracy
All necessary

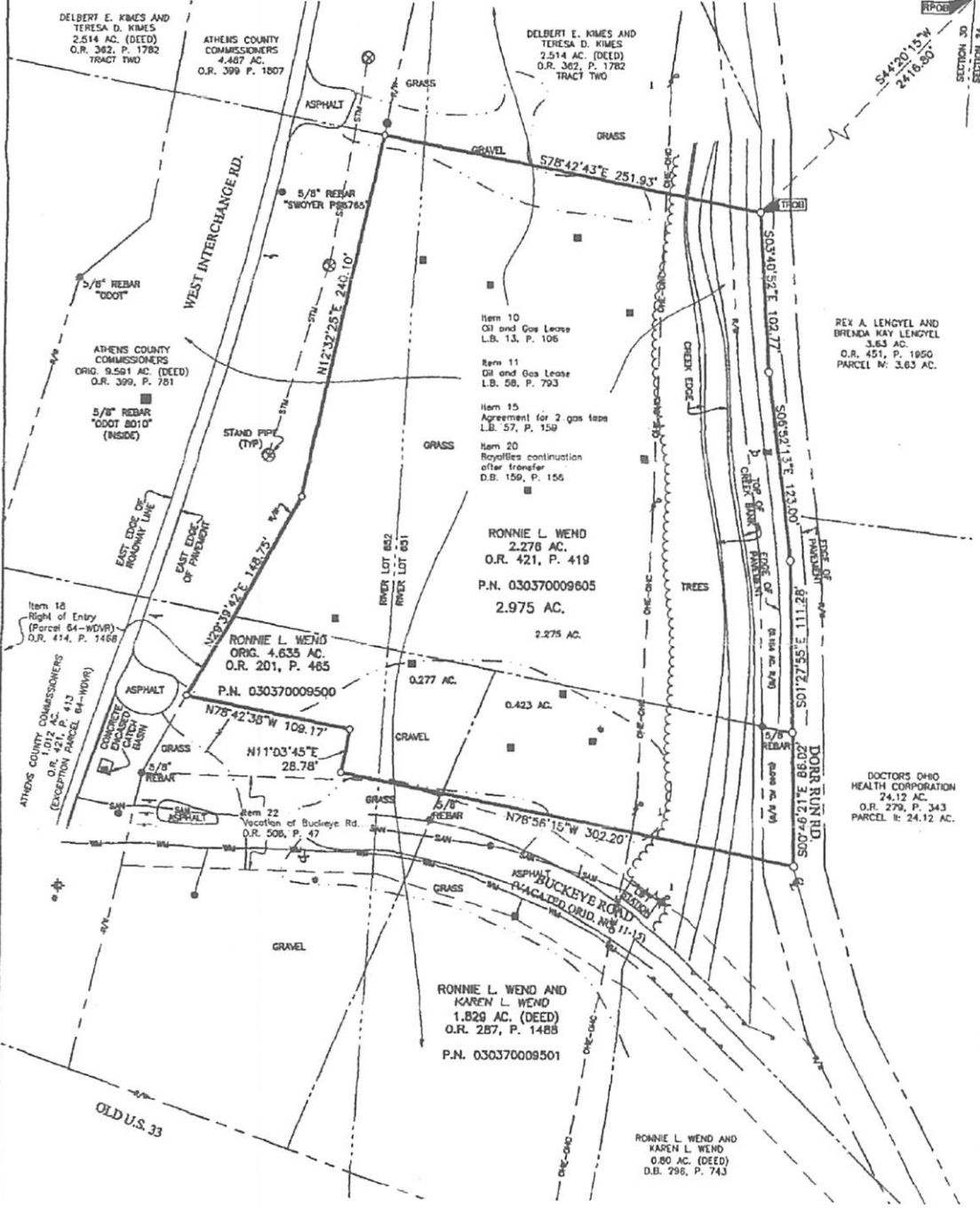
DATE 10/8/15
Dated 10/8/15

ALTA/ACSM LAND TITLE SURVEY

RIVER LOTS 651 & 652, SECTION 30, TOWNSHIP 12, RANGE 15
OHIO COMPANY PURCHASE
TOWNSHIP OF YORK, COUNTY OF ATHENS, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE



UTILITY LEGEND

- Sign
- 1 Guy Wire & Anchor
- * Light Pole
- Test Boring
- Electric Meter
- Electric Access Cover
- ⊕ Electric Pole
- ⊙ Sanitary Sewer Manhole
- Catch Basin
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Air Release Valve
- ⊙ Water Manhole
- Tree/Bush Line
- Fence Line
- Guardrail
- W-W Water Line
- S-W Sanitary Line
- S-TM Storm Line
- O-HC Overhead Electric
- O-HC Overhead Communication

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 3907J0280J (dated November 4, 2010) and 3907J0277D (dated November 4, 2010), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined).

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

TABLE A OPTIONAL ITEM NOTES:
6(a). Site is zoned C-2, Highway Commercial, per City of Nelsonville.
16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

CERTIFICATION: Commitment No. 2015048896
To: Ronnie L. Wend, Karen L. Wend, The Daimler Group, Inc., an Ohio Corporation and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 11(a), 11(b), 13 and 16 of Table A thereof. Field work was completed on June 8, 2015.

By: John C. Dodgion
Professional Surveyor No. 8269

<p>EMHT Surveyors • Surveyors • Engineers • Surveyors • Engineers • Surveyors 6820 New Albany Road, Columbus, OH 43254 Phone 614-778-8820 Fax 614-778-8820 emht.com</p>	Date: July 27, 2015	
	Scale: 1" = 50'	
	Job No: 2015-0705	
	Sheet: 1 of 2	
REVISIONS		
MARK	DATE	DESCRIPTION

1511010001, 1511010002, 1511010003, 1511010004, 1511010005, 1511010006, 1511010007, 1511010008, 1511010009, 1511010010, 1511010011, 1511010012, 1511010013, 1511010014, 1511010015, 1511010016, 1511010017, 1511010018, 1511010019, 1511010020, 1511010021, 1511010022, 1511010023, 1511010024, 1511010025, 1511010026, 1511010027, 1511010028, 1511010029, 1511010030, 1511010031, 1511010032, 1511010033, 1511010034, 1511010035, 1511010036, 1511010037, 1511010038, 1511010039, 1511010040, 1511010041, 1511010042, 1511010043, 1511010044, 1511010045, 1511010046, 1511010047, 1511010048, 1511010049, 1511010050, 1511010051, 1511010052, 1511010053, 1511010054, 1511010055, 1511010056, 1511010057, 1511010058, 1511010059, 1511010060, 1511010061, 1511010062, 1511010063, 1511010064, 1511010065, 1511010066, 1511010067, 1511010068, 1511010069, 1511010070, 1511010071, 1511010072, 1511010073, 1511010074, 1511010075, 1511010076, 1511010077, 1511010078, 1511010079, 1511010080, 1511010081, 1511010082, 1511010083, 1511010084, 1511010085, 1511010086, 1511010087, 1511010088, 1511010089, 1511010090, 1511010091, 1511010092, 1511010093, 1511010094, 1511010095, 1511010096, 1511010097, 1511010098, 1511010099, 1511010100, 1511010101, 1511010102, 1511010103, 1511010104, 1511010105, 1511010106, 1511010107, 1511010108, 1511010109, 1511010110, 1511010111, 1511010112, 1511010113, 1511010114, 1511010115, 1511010116, 1511010117, 1511010118, 1511010119, 1511010120, 1511010121, 1511010122, 1511010123, 1511010124, 1511010125, 1511010126, 1511010127, 1511010128, 1511010129, 1511010130, 1511010131, 1511010132, 1511010133, 1511010134, 1511010135, 1511010136, 1511010137, 1511010138, 1511010139, 1511010140, 1511010141, 1511010142, 1511010143, 1511010144, 1511010145, 1511010146, 1511010147, 1511010148, 1511010149, 1511010150, 1511010151, 1511010152, 1511010153, 1511010154, 1511010155, 1511010156, 1511010157, 1511010158, 1511010159, 1511010160, 1511010161, 1511010162, 1511010163, 1511010164, 1511010165, 1511010166, 1511010167, 1511010168, 1511010169, 1511010170, 1511010171, 1511010172, 1511010173, 1511010174, 1511010175, 1511010176, 1511010177, 1511010178, 1511010179, 1511010180, 1511010181, 1511010182, 1511010183, 1511010184, 1511010185, 1511010186, 1511010187, 1511010188, 1511010189, 1511010190, 1511010191, 1511010192, 1511010193, 1511010194, 1511010195, 1511010196, 1511010197, 1511010198, 1511010199, 1511010200, 1511010201, 1511010202, 1511010203, 1511010204, 1511010205, 1511010206, 1511010207, 1511010208, 1511010209, 1511010210, 1511010211, 1511010212, 1511010213, 1511010214, 1511010215, 1511010216, 1511010217, 1511010218, 1511010219, 1511010220, 1511010221, 1511010222, 1511010223, 1511010224, 1511010225, 1511010226, 1511010227, 1511010228, 1511010229, 1511010230, 1511010231, 1511010232, 1511010233, 1511010234, 1511010235, 1511010236, 1511010237, 1511010238, 1511010239, 1511010240, 1511010241, 1511010242, 1511010243, 1511010244, 1511010245, 1511010246, 1511010247, 1511010248, 1511010249, 1511010250, 1511010251, 1511010252, 1511010253, 1511010254, 1511010255, 1511010256, 1511010257, 1511010258, 1511010259, 1511010260, 1511010261, 1511010262, 1511010263, 1511010264, 1511010265, 1511010266, 1511010267, 1511010268, 1511010269, 1511010270, 1511010271, 1511010272, 1511010273, 1511010274, 1511010275, 1511010276, 1511010277, 1511010278, 1511010279, 1511010280, 1511010281, 1511010282, 1511010283, 1511010284, 1511010285, 1511010286, 1511010287, 1511010288, 1511010289, 1511010290, 1511010291, 1511010292, 1511010293, 1511010294, 1511010295, 1511010296, 1511010297, 1511010298, 1511010299, 1511010300, 1511010301, 1511010302, 1511010303, 1511010304, 1511010305, 1511010306, 1511010307, 1511010308, 1511010309, 1511010310, 1511010311, 1511010312, 1511010313, 1511010314, 1511010315, 1511010316, 1511010317, 1511010318, 1511010319, 1511010320, 1511010321, 1511010322, 1511010323, 1511010324, 1511010325, 1511010326, 1511010327, 1511010328, 1511010329, 1511010330, 1511010331, 1511010332, 1511010333, 1511010334, 1511010335, 1511010336, 1511010337, 1511010338, 1511010339, 1511010340, 1511010341, 1511010342, 1511010343, 1511010344, 1511010345, 1511010346, 1511010347, 1511010348, 1511010349, 1511010350, 1511010351, 1511010352, 1511010353, 1511010354, 1511010355, 1511010356, 1511010357, 1511010358, 1511010359, 1511010360, 1511010361, 1511010362, 1511010363, 1511010364, 1511010365, 1511010366, 1511010367, 1511010368, 1511010369, 1511010370, 1511010371, 1511010372, 1511010373, 1511010374, 1511010375, 1511010376, 1511010377, 1511010378, 1511010379, 1511010380, 1511010381, 1511010382, 1511010383, 1511010384, 1511010385, 1511010386, 1511010387, 1511010388, 1511010389, 1511010390, 1511010391, 1511010392, 1511010393, 1511010394, 1511010395, 1511010396, 1511010397, 1511010398, 1511010399, 1511010400, 1511010401, 1511010402, 1511010403, 1511010404, 1511010405, 1511010406, 1511010407, 1511010408, 1511010409, 1511010410, 1511010411, 1511010412, 1511010413, 1511010414, 1511010415, 1511010416, 1511010417, 1511010418, 1511010419, 1511010420, 1511010421, 1511010422, 1511010423, 1511010424, 1511010425, 1511010426, 1511010427, 1511010428, 1511010429, 1511010430, 1511010431, 1511010432, 1511010433, 1511010434, 1511010435, 1511010436, 1511010437, 1511010438, 1511010439, 1511010440, 1511010441, 1511010442, 1511010443, 1511010444, 1511010445, 1511010446, 1511010447, 1511010448, 1511010449, 1511010450, 1511010451, 1511010452, 1511010453, 1511010454, 1511010455, 1511010456, 1511010457, 1511010458, 1511010459, 1511010460, 1511010461, 1511010462, 1511010463, 1511010464, 1511010465, 1511010466, 1511010467, 1511010468, 1511010469, 1511010470, 1511010471, 1511010472, 1511010473, 1511010474, 1511010475, 1511010476, 1511010477, 1511010478, 1511010479, 1511010480, 1511010481, 1511010482, 1511010483, 1511010484, 1511010485, 1511010486, 1511010487, 1511010488, 1511010489, 1511010490, 1511010491, 1511010492, 1511010493, 1511010494, 1511010495, 1511010496, 1511010497, 1511010498, 1511010499, 1511010500, 1511010501, 1511010502, 1511010503, 1511010504, 1511010505, 1511010506, 1511010507, 1511010508, 1511010509, 1511010510, 1511010511, 1511010512, 1511010513, 1511010514, 1511010515, 1511010516, 1511010517, 1511010518, 1511010519, 1511010520, 1511010521, 1511010522, 1511010523, 1511010524, 1511010525, 1511010526, 1511010527, 1511010528, 1511010529, 1511010530, 1511010531, 1511010532, 1511010533, 1511010534, 1511010535, 1511010536, 1511010537, 1511010538, 1511010539, 1511010540, 1511010541, 1511010542, 1511010543, 1511010544, 1511010545, 1511010546, 1511010547, 1511010548, 1511010549, 1511010550, 1511010551, 1511010552, 1511010553, 1511010554, 1511010555, 1511010556, 1511010557, 1511010558, 1511010559, 1511010560, 1511010561, 1511010562, 1511010563, 1511010564, 1511010565, 1511010566, 1511010567, 1511010568, 1511010569, 1511010570, 1511010571, 1511010572, 1511010573, 1511010574, 1511010575, 1511010576, 1511010577, 1511010578, 1511010579, 1511010580, 1511010581, 1511010582, 1511010583, 1511010584, 1511010585, 1511010586, 1511010587, 1511010588, 1511010589, 1511010590, 1511010591, 1511010592, 1511010593, 1511010594, 1511010595, 1511010596, 1511010597, 1511010598, 1511010599, 1511010600, 1511010601, 1511010602, 1511010603, 1511010604, 1511010605, 1511010606, 1511010607, 1511010608, 1511010609, 1511010610, 1511010611, 1511010612, 1511010613, 1511010614, 1511010615, 1511010616, 1511010617, 1511010618, 1511010619, 1511010620, 1511010621, 1511010622, 1511010623, 1511010624, 1511010625, 1511010626, 1511010627, 1511010628, 1511010629, 1511010630, 1511010631, 1511010632, 1511010633, 1511010634, 1511010635, 1511010636, 1511010637, 1511010638, 1511010639, 1511010640, 1511010641, 1511010642, 1511010643, 1511010644, 1511010645, 1511010646, 1511010647, 1511010648, 1511010649, 1511010650, 1511010651, 1511010652, 1511010653, 1511010654, 1511010655, 1511010656, 1511010657, 1511010658, 1511010659, 1511010660, 1511010661, 1511010662, 1511010663, 1511010664, 1511010665, 1511010666, 1511010667, 1511010668, 1511010669, 1511010670, 1511010671, 1511010672, 1511010673, 1511010674, 1511010675, 1511010676, 1511010677, 1511010678, 1511010679, 1511010680, 1511010681, 1511010682, 1511010683, 1511010684, 1511010685, 1511010686, 1511010687, 1511010688, 1511010689, 1511010690, 1511010691, 1511010692, 1511010693, 1511010694, 1511010695, 1511010696, 1511010697, 1511010698, 1511010699, 1511010700, 1511010701, 1511010702, 1511010703, 1511010704, 1511010705, 1511010706, 1511010707, 1511010708, 1511010709, 1511010710, 1511010711, 1511010712, 1511010713, 1511010714, 1511010715, 1511010716, 1511010717, 1511010718, 1511010719, 1511010720, 1511010721, 1511010722, 1511010723, 1511010724, 1511010725, 1511010726, 1511010727, 1511010728, 1511010729, 1511010730, 1511010731, 1511010732, 1511010733, 1511010734, 1511010735, 1511010736, 1511010737, 1511010738, 1511010739, 1511010740, 1511010741, 1511010742, 1511010743, 1511010744, 1511010745, 1511010746, 1511010747, 1511010748, 1511010749, 1511010750, 1511010751, 1511010752, 1511010753, 1511010754, 1511010755, 1511010756, 1511010757, 1511010758, 1511010759, 1511010760, 1511010761, 1511010762, 1511010763, 1511010764, 1511010765, 1511010766, 1511010767, 1511010768, 1511010769, 1511010770, 1511010771, 1511010772, 1511010773, 1511010774, 1511010775, 1511010776, 1511010777, 1511010778, 1511010779, 1511010780, 1511010781, 1511010782, 1511010783, 1511010784, 1511010785, 1511010786, 1511010787, 1511010788, 1511010789, 1511010790, 1511010791, 1511010792, 1511010793, 1511010794, 1511010795, 1511010796, 1511010797, 1511010798, 1511010799, 1511010800, 1511010801, 1511010802, 1511010803, 1511010804, 1511010805, 1511010806, 1511010807, 1511010808, 1511010809, 1511010810, 1511010811, 1511010812, 1511010813, 1511010814, 1511010815, 1511010816, 1511010817, 1511010818, 1511010819, 1511010820, 1511010821, 1511010822, 1511010823, 1511010824, 1511010825, 1511010826, 1511010827, 1511010828, 1511010829, 1511010830, 1511010831, 1511010832, 1511010833, 1511010834, 1511010835, 1511010836, 1511010837, 1511010838, 1511010839, 1511010840, 1511010841, 1511010842, 1511010843, 1511010844, 1511010845, 1511010846, 1511010847, 1511010848, 1511010849, 1511010850, 1511010851, 1511010852, 1511010853, 1511010854, 1511010855, 1511010856, 1511010857, 1511010858, 1511010859, 1511010860, 1511010861, 1511010862, 1511010863, 1511010864, 1511010865, 1511010866, 1511010867, 1511010868, 1511010869, 1511010870, 1511010871, 1511010872, 1511010873, 151101087