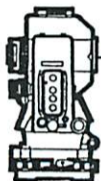


Description Approved
Jill A. Thompson 11-30-12
Athens County Auditor



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description 5.010 Acres

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part the Southeast Quarter of Section 19, Township 11N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 598, and all of a 0.500 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book ____, Page ____, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-0010066302 and part of Auditor's Parcel No. M01-0010074100.

Commencing at a non-accessible point in a creek marking the Southeast corner of Section 19, and being on the line between Trimble and Dover Townships;

Thence, N 88°24'55" W 1.47 feet with the line between said Trimble and Dover Townships, to an inaccessible point in a creek, being the Northeast corner of Tract 2 conveyed to Mary H. Hughes, as recorded in O.R. Volume 162, Page 846, being the Southeast corner of said 0.500 Acre parcel of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.010 Acre parcel herein to be described;

Thence, N 88°24'55" W 118.76 feet continuing with said Township Line, the same being the North line of said parcel conveyed to Hughes (O.R.162, Pg.846), also being the South line of said 0.500 Acre parcel (O.R. Volume ____, Page ____) to an iron pin set marking the Southwest corner thereof, also being the Southeast corner of Tract 1 conveyed to Hughes (O.R.162, Pg.846);

Thence following an existing fence line along the East line of Tract 1 conveyed to Hughes (O.R.162, Page 846), the same being the West line of said 0.500 Acre parcel (O.R. ____, Page ____) of which this description is a part, with a curve to the right (radius = 1735.62 feet, delta angle 11°14'17", arc length 340.43 feet) with a chord bearing N 50°44'36" W 339.88 feet to an iron pin set on the North line thereof, and being on the South line of said 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Volume 472, Page 598;

Thence, S 79°53'26" W 162.64 feet with the South line of said parcel conveyed to Applachian Investments, LLC. (O.R.472, Pg.598), the same being the North line of said Tract 1 conveyed to Hughes (O.R.162, Page 846), to an iron pin set;

Thence with a line across said parcel conveyed to Applachian Investments LLC (O.R.472, Page 598) of which this description is a part, with the following three (3) courses and distances:

- 1) N 36°57'53" W 493.49 feet to an angle point in the centerline of Green's Run Creek: said angle Point bears S 35°36'14" W 4.32 feet from an iron pin set;
- 2) N 62°25'06" W 194.28 feet to an angle point in the centerline of Green's Run Creek;
- 3) N 33°17'13" E 246.85 feet to the North line thereof in the centerline of State Route 685, passing over an axle found at 24.80 feet, and passing over an iron pin set at 210.65 feet;

Thence with the North line of said parcel conveyed to Applachian Investments LLC (O.R.472, Page 598) of which this description is a part, the same being the centerline of State Route 685, with the following two (2) courses and distances:

- 4) S 69°15'20" E 165.71 feet to a mag nail set at an angle point;
- 5) S 41°17'23" E 313.01 feet to the Northwest corner of a 0.284 Acre parcel conveyed to Greens Run Christian Church, as recorded in O.R. Book 291, Page 2431;

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K. Carthy
DATE: 11-30-12



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Thence with the boundary of said 0.284 Acre parcel conveyed to Greens Run Christian Church (O.R.291, Pg.2431), with the following three (3) courses and distances:

- 6) S 38°20'00" W 119.77 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 11.77 feet;
- 7) S 58°28'16" E 183.21 feet to a 5/8" o.d. iron pin found;
- 8) N 17°46'33" E 74.40 feet to a 5/8" o.d. iron pin found in the Right of Way of State Route 685;

Thence, S 41°17'57" E 292.50 feet to an iron pin set at the edge of pavement of State Route 685: said iron pin set bears N 41°17'57" W 330.00 feet from the Southeast corner of Section 19;

Thence, S 79°53'26" W 94.26 feet to an iron pin set marking the Northeast corner of said 0.500 Acre parcel (O.R. ____, Page ____) of which this description is a part;

Thence with the East line of said 0.500 Acre parcel conveyed to Applachian Investments, LLC, (O.R. ____, Pg. ____), of which this description is a part, with a curve to the left (radius 1675.62 feet, delta angle 13°13'54", arc length 386.96 feet) with a chord bearing S 53°11'26" E 386.10 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.010 Acres, more or less, and is subject to all legal easements, restrictions, and zoning ordinances of record.

The above described 5.010 Acre parcel contains all of a 0.500 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book ____, Page ____, and 4.510 Acres from a 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 598, and being part of Auditor's Parcel No. M01-0010064101.


Subject to the Flood Zone A Plain, as per Community Panel No. 390009C0038C, dated May 7, 2009.

Bearings of the above description are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying , under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2012..

Dated 10/1/12



 Scott A. England P.S.
 Ohio Registered Surveyor #7452

2435-12AT-5.010Ac.



Plat of Survey

Situated in the County of Athens, State of Ohio, and being part of Section 19 of Trimble Township, Twp. 11N, Range 14W, and part of Section 24 of Dover Township, Twp. 10N, Range 14W.

Robert A. & Lessia M. Canter
13.55 Acres
O.R. Book 246, Page 418
P.P.N. M01-0010064700

Robert Allen Canter
11.12 Acres
O.R. Book 287, Page 882
P.P.N. M01-0010064500

John E. & Judy L. Lombarger
2.35 Acres
O.R. 446, Page 333
P.P.N. M01-0010066300

Timothy J. Hanna
1.75 Acres
P.P.N. M01-0010064000
O.R. 326, Page 198

Elmer W. & Tammy S. Smith
4.219 Acres
O.R. 289, Page 1411
P.P.N. M01-0010064102

Stephen M. Koehls
Tract 3: 60.96 Acres
O.R. Book 347, Page 764
M01-0010066500

Applachian Investments, LLC
32.767 Acres
O.R. Book 472, Page 598

RELATED DOCUMENTS

- 1) 2010 Survey of 2.116 Acres by Kevin Cannon, P.S. #7224.
- 2) 1999 Survey of 0.284 Acres by Kenneth E. Highland, P.S. #7581.
- 3) 1983 Survey of 32.99 Acres by Archia Stanley, P.S. #6345.
- 4) 2010 O.D.O.T. Right of Way Plans No. ATH-685-3.87.

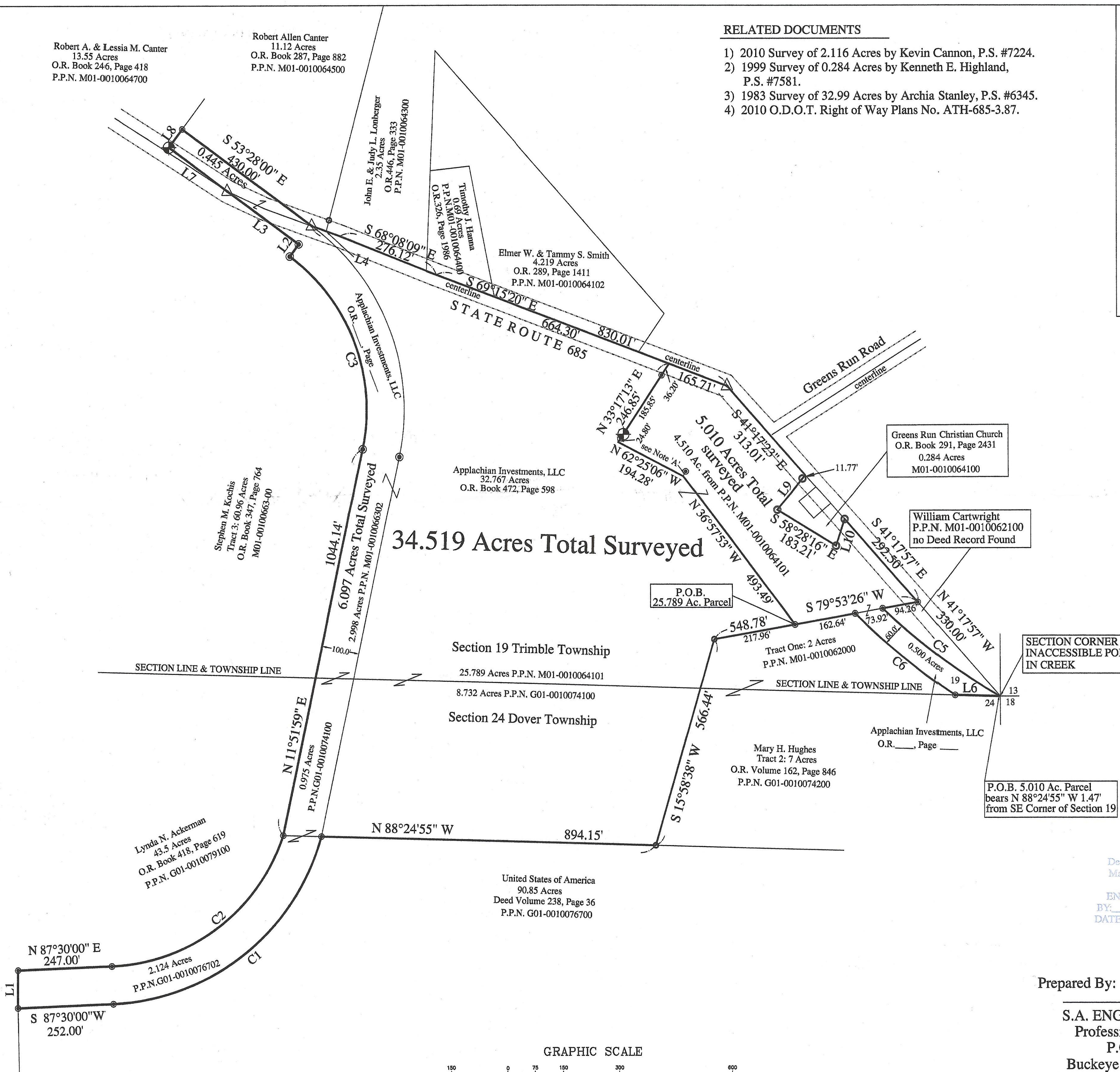
PROPERTY LOCATION:

Situated in the County of Athens, State of Ohio, and being a part of Section 19 of Trimble Township, Township 11N, Range 14W, and part of Section 24 of Dover Township, Township 10N, Range 14W

Being a Survey of all of a 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 498, and all of that part of The Penn Central Railroad and part of the Green Run Branch Railroad conveyed to Applachian Investments, as recorded in O.R. Book 472, Page 598, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-0010064101 & G01-0010074100, M01-0010066302 & G01-0010076702.

The bearings of this Plat are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.

Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0038C, dated May 7, 2009.



LINE TABLE

No.	Bearing	Distance
L1	N 00°21'45" E	100.12'
L2	N 36°32'00" E	40.00'
L3	N 53°28'00" W	235.09'
L4	S 70°05'25" E	78.61'
L5	S 70°10'37" E	135.31'
L6	N 88°24'55" W	118.76'
L7	N 53°28'00" W	193.59'
L8	N 35°16'59" E	60.02'
L9	S 38°20'00" W	119.77'
L10	N 17°46'33" E	74.40'

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	757.71'	604.00'	71°52'36"	S 51°22'06" W 708.99'
C2	609.00'	504.00'	69°13'57"	N 52°53'02" E 572.62'
C3	544.70'	504.00'	65°20'00"	N 20°48'01" W 544.07'
C4	688.73'	604.00'	65°20'00"	S 20°48'01" E 652.02'
C5	386.96'	1675.62'	13°13'54"	S 53°11'26" E 386.10'
C6	340.43'	1735.62'	11°14'17"	N 50°44'36" W 339.88'

NOTE 'A' - Iron pin set bears N 35°36'14" E 4.32'.

SECTION CORNER INACCESSIBLE POINT IN CREEK

P.O.B. 5.010 Ac. Parcel bears N 88°24'55" W 1.47' from SE Corner of Section 19

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11-30-12

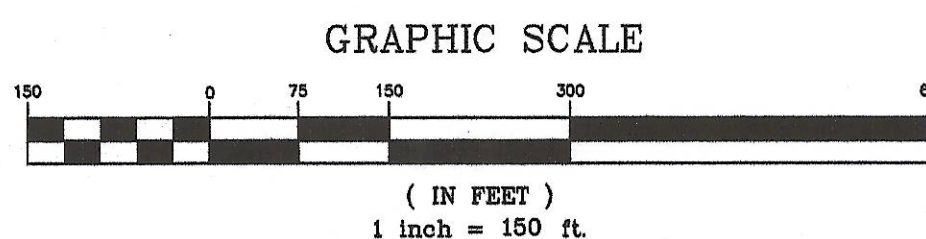
Prepared For:
Wilcox Land Development
Lancaster, Ohio

Prepared By:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- - Stone Found
- △ - Mag Nail Set
- ⊕ - Railroad Spike Set



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated *11/12*
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #7452