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Legal Description
Parcel 3: 6.097 Acres
Part Delbert Congrove Parcel: Deed Volume 381, Page 123

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 part of the Northeast Quarter of Section 24 of Dover Township, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Delbert Congrove, as recorded in Deed Volume 381, Page 123, in the Athens County Deed Records, being all of Auditor's Parcel No. M01-0010066302, G01-0010074100, and G01-0010076702, and further described as follows;

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 41°17'57" W 1093.87 feet to a mag nail set in the centerline of State Route 685;

Thence, N 69°03'00" W 1184.69 feet to a mag nail set in the centerline of State Route 685 marking the Northwest corner of a parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 598, and being the **PRINCIPLE PLACE OF BEGINNING** of the 6.097 Acre parcel herein to be described;

Thence with the West line of said parcel conveyed to Applachian Investments, LLC, (O.R.472, Pg.598), with the following two (2) courses and distances;

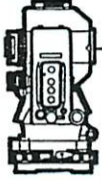
- 1) With a curve to the right (radius 604.00 feet, delta angle 65°20'00", arc length 688.73 feet) with a chord bearing S 20°48'01" E 652.02 feet to an iron pin set;
- 2) S 11°51'59" W 1026.00 feet to an iron pin set in Section 24 of Dover Township on the North line of a parcel conveyed to The United States of America, as recorded in Deed Volume 238, Page 36;

Thence with the West line of said parcel conveyed to The United States of America (D.V.238, Pg.36), with the following two (2) courses and distances;

- 3) With a curve to the right (radius 604.00 feet, delta angle 71°52'36", arc length 757.71 feet) with a chord bearing S 51°22'06" W 708.99 feet to an iron pin set;
- 4) S 87°30'00" W 252.00 feet to an iron pin set on the boundary of a parcel conveyed to Lynda N. Ackerman, as recorded in O.R. Book 418, Page 619;

Thence with the East line of said parcel conveyed to Ackerman (O.R.418, Page 619) and continuing along the East line of a parcel conveyed to Stephen M. Kochis, as recorded in O.R. Book 347, Page 764, with the following seven (7) courses and distances;

- 5) N 00°21'45" E 100.12 feet to an iron pin set;
- 6) N 87°30'00" E 247.00 feet to an iron pin set;
- 7) With a curve to the left (radius 504.00 feet, delta angle 69°13'57", arc length 609.00 feet) with a chord bearing N 52°53'02" E 572.62 feet to an iron pin set;
- 8) N 11°51'59" E 1044.14 feet to an iron pin set;
- 9) With a curve to the left (radius 504.00 feet, delta angle 65°20'00", arc length 574.70 feet) with a chord bearing N 20°48'01" W 544.07 feet to an iron pin set;
- 10) N 36°32'00" E 40.00 feet to an iron pin set;
- 11) N 53°28'00" W 235.09 feet to a mag nail set in the centerline of State Route 685;



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 Buckeye Lake, Ohio 43008



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Thence with the centerline of State Route 685, with the following two (2) courses and distances;

- 12) S 64°46'30" E 107.59 feet to an angle point;
- 13) S 70°10'37" E 135.31 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains 6.097 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The above described 6.097 Acre parcel contains 2.998 acres in Section 19 of Trimble Township and 3.099 Acres in Section 24 of Dover Township.

Subject to a 30 foot wide easement for a gas pipeline.


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 10/2/12



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

2435-12AT-6.097Ac.

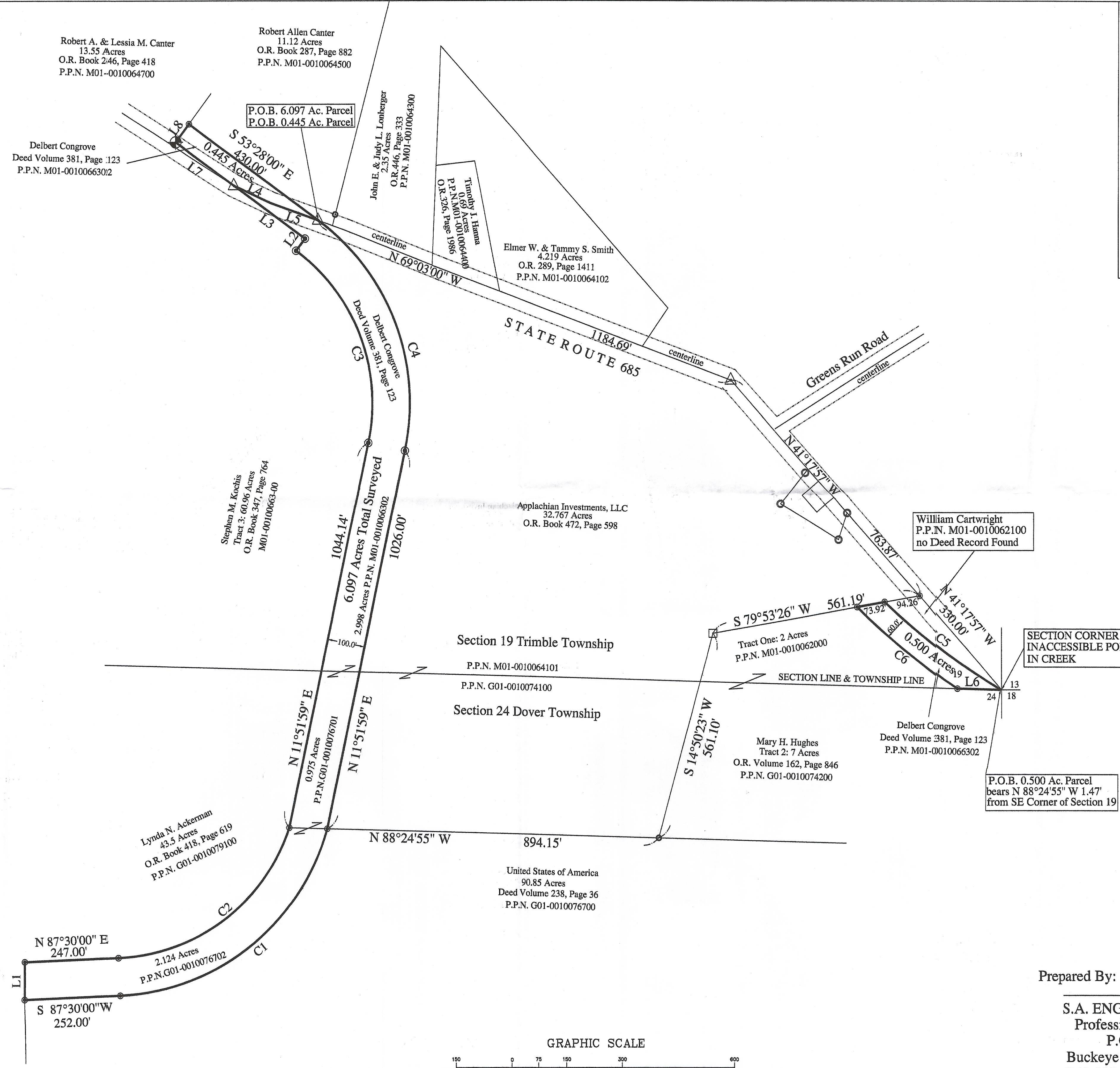


Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blaus
 DATE: 10-2-12

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.

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 a part of The Penn Central Railroad and part of the Green Run Branch Railroad conveyed to Delbert Congrove, as recorded in Deed Volume 381, Page 123, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-0010066302, G01-0010076701, & 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 64°46'30" E	107.59'
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'

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	574.70'	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'

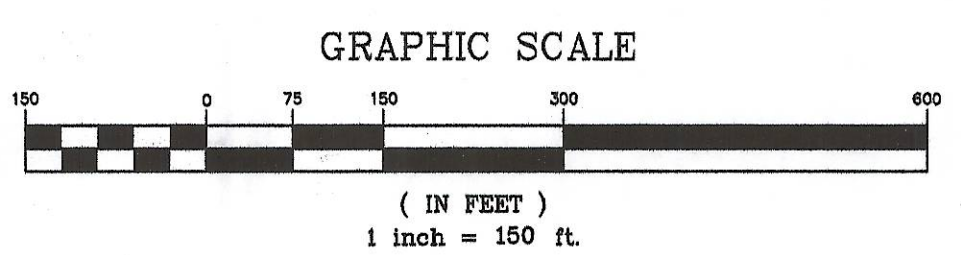


Description Checked for Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *S. Blaise*
 DATE: 10-2-12

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 10/30/12

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



Prepared For:
 Wilcox Land Development
 Lancaster, Ohio

Prepared By:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
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 Buckeye Lake, Ohio 43008
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 WWW.SURVEYOHIO.COM

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 3/8" Rubber 30' long w/ Red Cap Labeled S.A. England #7452
- - Stone Found
- △ - Mag Nail Set
- ⊕ - 1" o.d. Iron Pipe Found