



LANDMARK SURVEYS

727 Cambridge Road
Coshocton, Ohio 43812

EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

EAST CENTRAL OHIO REALTY 3.705 Acres

Being 3.705 acres, more or less, in section 4, in the first quarter of township 11 north, range 14 west, Ohio Company's Purchase, in the township of Trimble, in the county of Athens, in the State of Ohio, and being a part of the Federal Valley Railroad that was transferred to East Central Ohio Realty by the Penn Central Corporation, case #88456A and more particularly described as follows:

Commencing at a 3/4" rebar found at the northwest corner of section 34, in the second quarter of township 7 north, range 13 west, Ohio Company's Purchase, in the township of Homer in the county of Morgan;

thence, with the east line of section 4 and with the Athens/Morgan County line the following 3 courses:

1. thence, S.04°31'15"W. 429.90' to a point on the north property line of Fred & Lovina Hershberger, 120/671, tract 3;
2. thence, continuing S.04°31'15"W. 614.02' to a 3/4" rebar found;
3. thence, continuing S.04°31'15"W. 40.23' to a point on the north right-of-way line of the former Federal Valley Railroad, said point being the TRUE POINT OF BEGINNING;

thence, continuing with the east line of section 4 and with the Athens/Morgan County line, S.04°31'15"W. 366.16' to a point on the south right-of-way line of the former Federal Valley Railroad;

thence, with the south right-of-way line of the former Federal Valley Railroad the following 6 courses:

1. thence, with a curve to the right having the following properties: Delta = 01°04'53"; Radius = 1577.89'; Arc = 29.78'; Long Chord = N.11°49'23"W. 29.78' to a point;
2. thence, N.11°16'56"W. 422.70' to a point;
3. thence, with a curve to the left having the following properties: Delta = 84°49'49"; Radius = 689.31'; Arc = 1020.57'; Long Chord = N.53°41'50"W. 929.88' to a point;
4. thence, S.06°06'45"E. 20.00' to a point;
5. thence, with a curve to the left having the following properties: Delta = 07°49'11"; Radius = 669.31'; Arc = 91.35'; Long Chord = S.79°58'39"W. 91.28' to a point;
6. thence, S.76°04'04"W. 72.38' to a point;

thence, N.13°55'56"W. 140.00' to a point on the north right-of-way line of the former Federal Valley Railroad;

thence, with the north right-of-way line of the former Federal Valley Railroad the following 6 courses:

1. thence, N.76°04'04"E. 72.38' to a point;
2. thence, with a curve to the right having the following properties: Delta = 07°49'11"; Radius = 809.31'; Arc = 110.45'; Long Chord = N.79°58'39"E. 110.37' to a point;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11-7-92

continued

*Trimble 2007
S. 11, T-11*

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continued

3. thence, S.06°06'45"E. 20.00' to a point;
4. thence, with a curve to the right having the following properties:
Delta = 26°41'48"; Radius = 789.31'; Arc = 367.78'; Long Chord =
S.82°45'51"E. 364.46' to a point on the north property line of Fred &
Lovina Hershberger, 120/671, tract 3;
5. thence, with a curve to the right having the following properties:
Delta = 58°08'00"; Radius = 789.31'; Arc = 800.85'; Long Chord =
S.40°20'56"E. 766.94' to a point;
6. thence, S.11°16'56"E. 100.16' to the TRUE POINT OF BEGINNING,
containing 3.705 acres, more or less, including public road right-of-way
and is subject to all easements, rights-of-way, or restrictions, whether
recorded or implied.

Bearings are assumed and are for angular calculations only.

Pertinent documents: tax maps: Athens County, section 4 & 5; Morgan County section 34, F; Athens County deeds: 208/513, 269/269, 360/59, 339/175, 306/215, 309/751, 340/649, 302/457, 312/553, 376/281, Official Records: 120/671, 35/457; Morgan County deeds: 202/76, 202/73, 119/248, 97/269, 98/24, 154/658, 100/428, 142/625, 184/458, 150/186, 178/401, 176/273, 150/183; surveys by: John Eppley, Edward Ervin, Harold Whaley, William Watkins, Thomas McMasters, Gerald Bayha, Robert A. Janes.

Prior deed: (please insert volume & page of Penn Central to East Central Ohio Realty when transferred)

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our Lord one thousand nine hundred and ninety-two.

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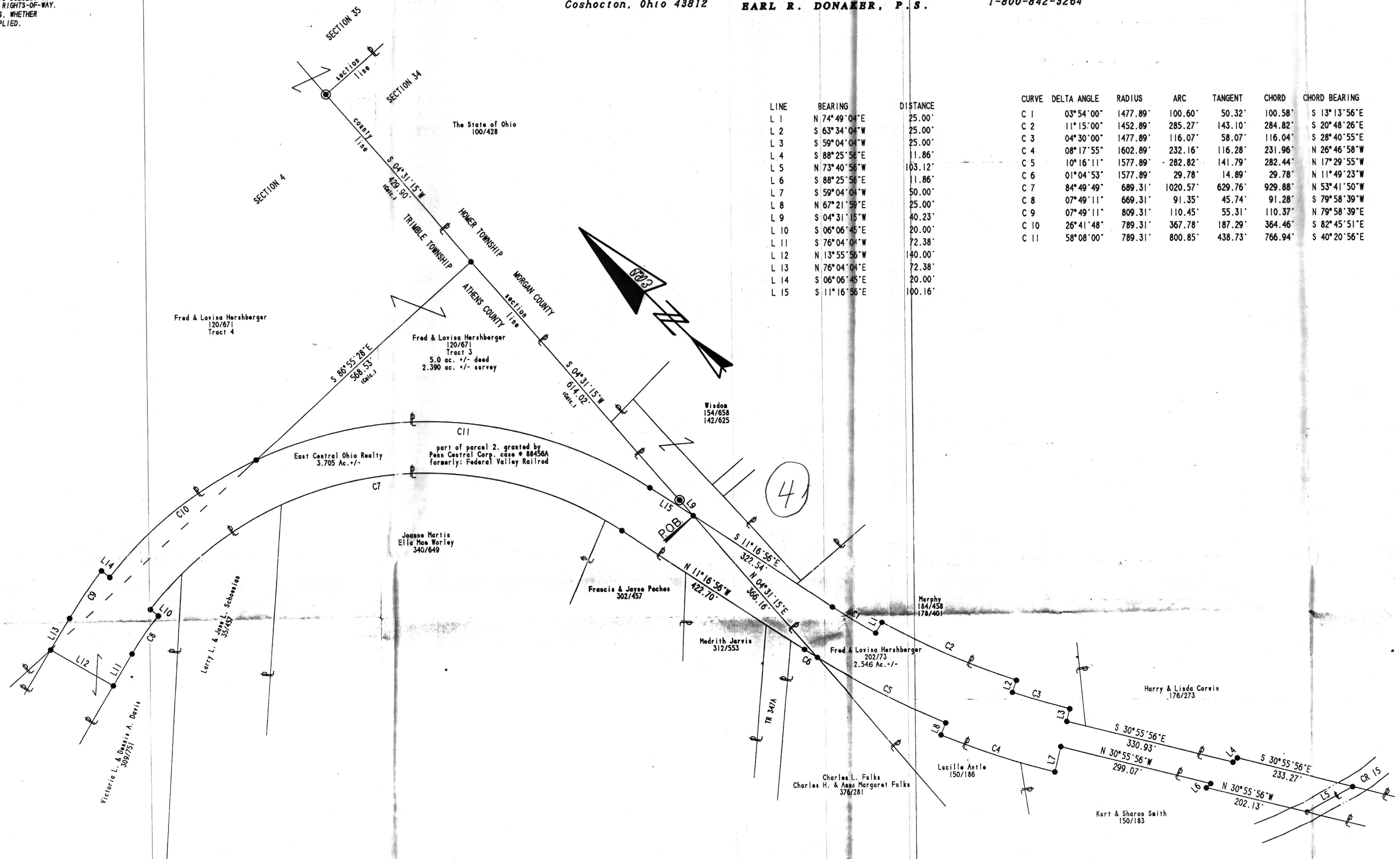
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

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0 50 100 150 300
SCALE: 1" = 100'
ORIGINAL PLAT 24"x36"



LINE	BEARING	DISTANCE
L 1	N 74° 49' 04" E	25.00'
L 2	S 63° 34' 04" W	25.00'
L 3	S 59° 04' 04" W	25.00'
L 4	S 88° 25' 56" E	11.86'
L 5	N 73° 40' 56" W	103.12'
L 6	S 88° 25' 56" E	11.86'
L 7	S 59° 04' 04" W	50.00'
L 8	N 67° 21' 59" E	25.00'
L 9	S 04° 31' 15" W	40.23'
L 10	S 06° 06' 45" E	20.00'
L 11	S 76° 04' 04" W	72.38'
L 12	N 13° 55' 56" W	140.00'
L 13	N 76° 04' 04" E	72.38'
L 14	S 06° 06' 45" E	20.00'
L 15	S 11° 16' 56" E	100.16'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	03° 54' 00"	1477.89'	100.60'	50.32'	100.58'	S 13° 13' 56" E
C 2	11° 15' 00"	1452.89'	285.27'	143.10'	284.82'	S 20° 48' 26" E
C 3	04° 30' 00"	1477.89'	116.07'	58.07'	116.04'	S 28° 40' 55" E
C 4	08° 17' 55"	1602.89'	232.16'	116.28'	231.96'	N 26° 46' 58" W
C 5	10° 16' 11"	1577.89'	282.82'	141.79'	282.44'	N 17° 29' 55" W
C 6	01° 04' 53"	1577.89'	29.78'	14.89'	29.78'	N 11° 49' 23" W
C 7	84° 49' 49"	689.31'	1020.57'	629.76'	929.88'	N 53° 41' 50" W
C 8	07° 49' 11"	669.31'	91.35'	45.74'	91.28'	S 79° 58' 39" W
C 9	07° 49' 11"	809.31'	110.45'	55.31'	110.37'	N 79° 58' 39" E
C 10	26° 41' 48"	789.31'	367.78'	187.29'	364.46'	S 82° 45' 51" E
C 11	58° 08' 00"	789.31'	800.85'	438.73'	766.94'	S 40° 20' 56" E

Pertinent documents: Tax maps: Athens: sec. 4 & 5
Morgan: sec. 34, F
Athens: deeds: 208/513, 269/269, 360/59, 339/175, 306/215, 309/751, 340/649, 302/457, 312/553, 376/281
Official Records Athens: 120/671, 35/457
Morgan: deeds: 202/76, 202/73, 119/248, 97/269, 98/24, 154/658, 100/428, 142/625, 104/458, 150/186, 178/401, 176/273, 150/183
Surveys by: John Eppley, Edward Ervin, Harold Whaley, William Watkins, Thomas McHosters, Gerald Boyha, Robert A. Jones
Bearings are based assumed and are for angular calculations only.

⊙ - 3/4" rebar found
● - point

NOTE:
All distances for railroad property lines were calculated from the Right of Way and Track Map of the Federal Valley Railroad Company, June 30, 1930, V-1 Ohio, sheet 2, station 50+00 to 106+10, Trimble township, Athens County, and sheet 3, station 106+10 to 159+50, Homer Township, Morgan County, as provided by the Penn Central Corporation, One East Fourth Street, Cincinnati, Ohio 45202.

NOTES ON ADJOINERS:
Adjoiners deeds call for R/W line of railroad, R/W fence, or except N/W of railroad. The calls for bearings and distances along these lines do not reflect the R/R Right of Way and Track Map, in fact it appears that no attempt was ever made to establish the R/R property line. Therefore adjoiners deeds may cause overlaps and/or gaps with this plat. The adjoiners property lines as shown hereon were scaled from the tax maps and DO NOT represent a survey of such property lines.



Earl R. Donaker
I, Earl R. Donaker, P. S. 7142, hereby certify this plat to represent a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

"Remove not the old landmark." Proverbs 23:10

NOTE: ~~THESE~~ TRACTS ARE BEING TRANSFERRED TO THE ADJOINER, FRED & LOVINA HERSHBERGER

FORMERLY THE FEDERAL VALLEY RAILROAD COMPANY	
EAST CENTRAL OHIO REALTY	FRED & LOVINA HERSHBERGER
ACRES: 3.705	ACRES: 2.546
SECTION 4	SECTION 34
FIRST QUARTER, T 11N, R 14W.	SECOND QUARTER, T 7N, R 13W.
OHIO COMPANY'S PURCHASE	OHIO COMPANY'S PURCHASE
TOWNSHIP: TRIMBLE	TOWNSHIP: HOMER
COUNTY: ATHENS, OHIO	COUNTY: MORGAN, OHIO
DATE: OCTOBER, 1992	DATE: OCTOBER, 1992