



P.O. BOX 17  
PENNSBORO, WV 26415  
304-659-1717

**DESCRIPTION OF SURVEY  
FOR  
K & H PARTNERS, LLC  
(TRACT 1)**

Situated in the State of Ohio, Athens County, Township of Troy, Fraction 5, Section 10, Township 5 North, Range 11 West, and being a portion of that same tract or parcel of land described in a deed to Warren H. Calaway, found in the Recorders Office of Athens County, Ohio, in Official Record Book 343 on Page 522, and being more particularly described as follows:

Commencing for reference at Steel Fence Post, found, at the southeast corner of Fraction 5, of Section 10, thence with the south line of said Fraction, N 80-16-50 W 676.15 feet to a Roof Bolt, found, corner to Block, and being the **True Place of Beginning** for the tract or parcel herein to be described, thence continuing with the south line of said Fraction for one (1) line;

**N 80-16-50 W 675.74 feet** to a 5/8-inch by 30-inch reinforcing rod with a yellow plastic cap stamped "WILLOW LAND SURVEYING", hereinafter referred to as a "Rebar", set, corner to K & H Partners, LLC, thence with K & H Partners for one (1) line;

**N 09-58-20 E 997.07 feet** to a Rebar, set, on the south Right-Of-Way for U.S. Route 50, thence with the Right-Of-Way for three (3) lines;

Being a curve to the left whose Radius is 5,869.58 feet, whose delta angle is 03-27-48, whose Chord Bearing and Distance is **S 89-34-10 E 354.73 feet** to a Rebar, set, thence;

**S 86-19-30 E 310.19 feet** to a Rebar, set, thence;

Being a curve to the left whose Radius is 5,904.58 feet, whose delta angle is 00-10-18, whose Chord Bearing and Distance is **N 85-36-50 E 17.69 feet** to a 6-inch round Concrete Monument, found, corner to Calaway, thence with Calaway, Pullins, said Calaway, Vanscoy, and said Block for one (1) line;

**S 09-56-50 W** at 195.08 feet passing a Rebar, set, at 549.56 feet passing a 1-inch Iron Pipe, found, at 739.73 feet passing a 5/8-inch Rebar, found, **In All 1,091.30 feet** to the True Place of Beginning containing **16.24 acres**, more or less, as surveyed by Willow Land Surveying, PLLC in September, 2014, as shown on a "**PLAT OF PARTITION SURVEY FOR K & H PARTNERS, LLC**" dated the 24<sup>th</sup> day of September, 2014, attached hereto and made part of this description.

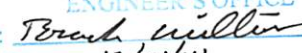
North is based on magnetic north, derived from an on-site observation with a Suunto hand compass on August 27, 2014.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

  
Jonathan B. Perkins, PLS #8581

  
September 24, 2014



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 10/14/14

*DESCRIPTION OF SURVEY  
FOR  
K & H PARTNERS, LLC  
(TRACT 2)*

Situated in the State of Ohio, Athens County, Township of Troy, Fraction 5, Section 10, Township 5 North, Range 11 West, and being that portion lying outside the Right-Of-Way for U.S. Route 50, of the same tract or parcel of land described in a deed to Warren H. Calaway, found in the Records Office of Athens County, Ohio, in Official Record Book 410 on Page 1144, and being more particularly described as follows:

Commencing for reference at Steel Fence Post, found, at the southeast corner of Fraction 5, of Section 10, thence with the east line of said Fraction and Section, N 10-02-30 E 1109.00 feet to a 5/8-inch by 30-inch reinforcing rod with a yellow plastic cap stamped "WILLOW LAND SURVEYING", hereinafter referred to as a "Rebar", set, on the west Right-Of-Way for State Route 124, corner to Coulson, and also being the **True Place of Beginning** for the tract or parcel herein to be described, thence with Coulson for two (2) lines;

**N 80-27-20 W 163.95 feet** to a Rebar, set, thence;

**S 09-42-10 W 176.00 feet** to a Rebar, set, corner to Pullins, thence with Pullins for one (1) line;

**N 84-18-40 W** at 504.83 feet passing through a 30-inch Shagbark Hickory, **In All 516.18 feet** to a Rebar, set, in line of Calaway, thence with Calaway for one (1) line;

**N 09-56-50 E 195.08 feet** to a 6-inch round Concrete Monument, found, on the south Right-Of-Way for U.S. Route 50, thence with the south Right-Of-Way for U.S. Route 50 for two (2) lines;

Being a curve to the left whose Radius is 5,904.04 feet, whose delta angle is 06-33-59, whose Chord Bearing and Distance is **N 82-14-40 E 676.32 feet** to a Rebar, set, thence;

**N 68-32-20 E 39.82 feet** to a Rebar, set, on the east line of said Fraction and Section and on the west Right-Of-Way for State Route 124, thence with said Section and Right-Of-Way for one (1) line;

**S 10-02-30 W 206.02 feet** to the True Place of Beginning containing **3.59 acres**, more or less, as surveyed by Willow Land Surveying, PLLC in September, 2014, as shown on a "**PLAT OF PARTITION SURVEY FOR K & H PARTNERS, LLC**" dated the 24<sup>th</sup> day of September, 2014, attached hereto and made part of this description.


North is based on magnetic north, derived from an on-site observation with a Suunto hand compass on August 27, 2014.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

  
Jonathan B. Perkins, PLS #8581

*SEPT. 24, 2014*  
September 24, 2014



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 10/14/14

# PLAT OF PARTITION SURVEY FOR K & H PARTNERS, LLC.

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP,  
SECTION 10, FRACTION 5, TOWNSHIP 5 NORTH, RANGE 11 WEST.

TRACT 1 BEING A PORTION OF A TRACT OR PARCEL OF LAND DESCRIBED IN A  
DEED TO WARREN H. CALAWAY, FOUND IN THE RECORDERS OFFICE OF ATHENS  
COUNTY, OHIO, IN OFFICIAL RECORD BOOK 343 ON PAGE 522.

TRACT 2 BEING A PORTION LYING OUTSIDE THE RIGHT-OF-WAY FOR U.S. ROUTE  
50, OF THE SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO  
WARREN H. CALAWAY, FOUND IN THE RECORDERS OFFICE OF ATHENS  
COUNTY, OHIO, IN OFFICIAL RECORD BOOK 410 ON PAGE 1144.

### • SURVEY NOTES •

1. SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
2. EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
4. THE REMAINDER OF TRACT 2 FALLS WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 50.

### • PERTINENT DOCUMENTS •

1. TAX MAP AND DEEDS OF RECORD.
2. PLAT OF SURVEY FOR TIMOTHY W. HARPER BY MATHEW B. HARPER DATED AUGUST 25, 1995.
3. ODOT RIGHT-OF-WAY PLANS ATH-124-0.91
4. ODOT RIGHT-OF-WAY PLANS ATH-50-35.45 SHEETS 20-23 OF 40.

K & H PARTNERS, LLC  
OR 480, PG 708  
14.02 ACRES  
L01-00100635.00



SEPT. 24 2014 *Jonathan B. Perkins*  
09.24.14 JONATHAN B. PERKINS PLS# 8581

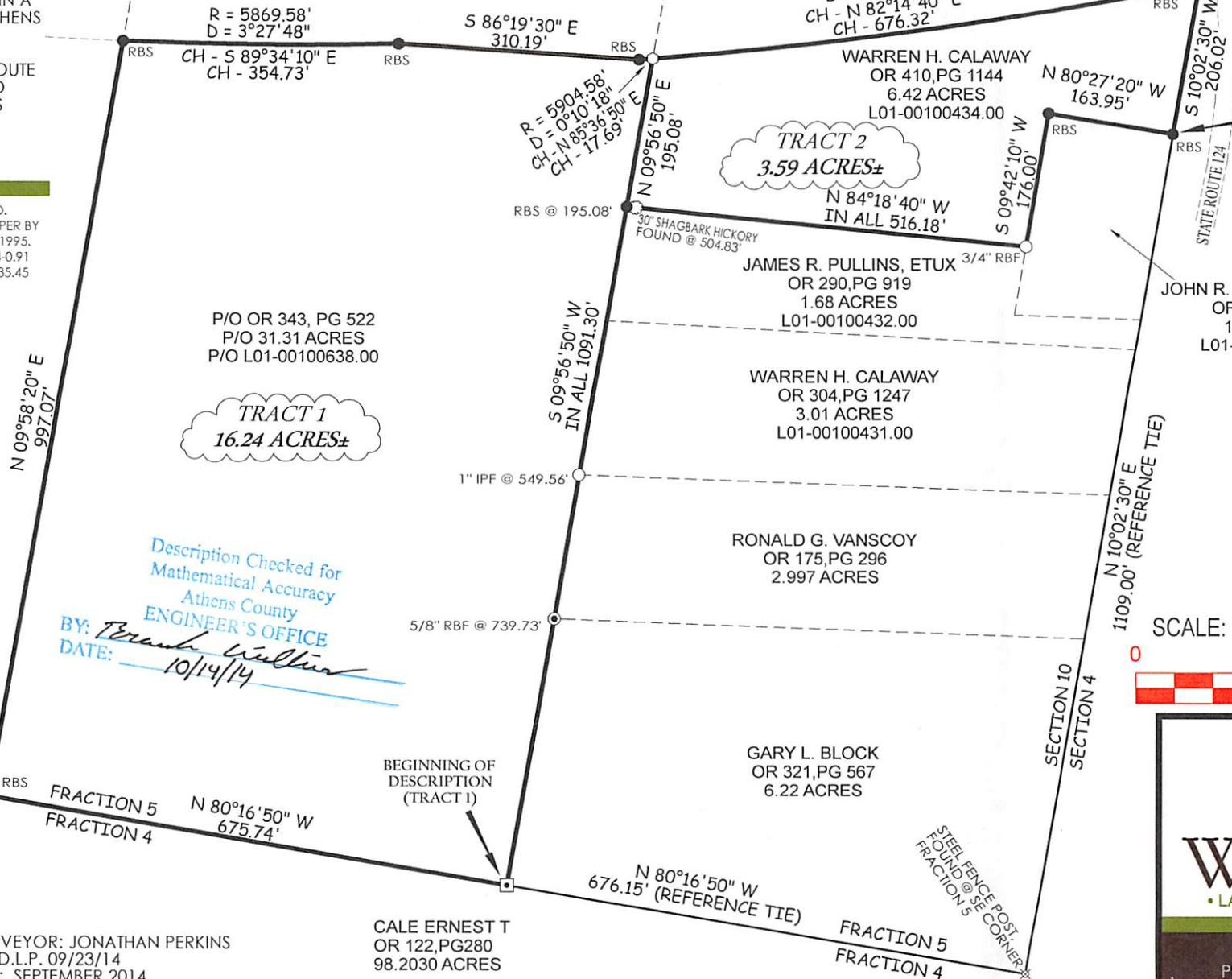
### LEGEND

SURVEYED LINE	○—○
NON-SURVEYED LINE	- - - - -
TRAVELED WAY	— — — — —
RIGHT-OF-WAY	— — — — — R/W
REBAR, FOUND AS SPECIFIED	● RBF
5/8" REBAR, SET	● RBS
1" IRON PIPE, FOUND	○ IPF
TREE OR SHRUB AS SPECIFIED	○
STEEL FENCE POST, FOUND	⊗
6" ROUND CONCRETE MONUMENT, FOUND	□
ROOFBOLT, FOUND	□
OFFICIAL RECORD / PAGE	OR 000/000

PROJECT SURVEYOR: JONATHAN PERKINS  
DRAFTED BY: D.L.P. 09/23/14  
FIELD SURVEY: SEPTEMBER 2014  
WLS FILE #: 14-078 BC

WARREN H. CALAWAY  
OR 343, PG 522  
REMAINDER OF 31.31 ACRES  
L01-00100638.00

US ROUTE 50



BEARINGS WERE DERIVED FROM AN ON SITE FIELD OBSERVATION WITH A SUINTO HAND COMPASS ON 8.27.14.  
DECLINATION 7°48' WEST  
www.ngdc.noaa.gov  
AUGUST 27, 2014



BEGINNING OF DESCRIPTION (TRACT 2)

**JOHN R. COULSON, ETUX**  
OR 451, PG 36  
1.0 ACRES  
L01-00100433.00

SCALE: 1-INCH = 200-FEET



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PENNSBORO, WV 26415  
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