

DEED DESCRIPTION
PARCEL # 1 = 5.010 ACRES { split }
AUDITOR'S PARCEL # L010010009500 { part }
HEMLOCK HILL FARM, LTD PROPERTY { part }

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 14, FRACTION 13, TOWNSHIP 5 NORTH, RANGE 11 WEST, PART OF THE OHIO COMPANY PURCHASE, TROY TOWNSHIP, ATHENS COUNTY, OHIO { ALSO BEING A PART OF THE PROPERTY OF HEMLOCK HILL FARM, LTD OF OFFICIAL RECORD BOOK 490, PAGE 55 OF THE ATHENS COUNTY RECORDER } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE, WITH A DEEP CROSS NOTCH, MARKING THE SOUTHWEST CORNER OF SECTION #14;

THENCE S 81° 44' 44" E 121.00 FEET, IN THE SOUTH LINE OF SECTION # 14, TO A RAILROAD SPIKE SET IN THE EXISTING CENTER OF, ASPHALT SURFACED, TOWNSHIP ROAD # 165 { A. K. A. RIDGE ROAD } AND THE PRINCIPAL PLACE OF BEGINNING OF THIS, SUBJECT, "5.010 ACRES PARCEL" TO BE DESCRIBED;

{ THE FOLLOWING "5.010 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE NORTH BY "TOWNSHIP ROAD # 165" AND BY THE PROPERTIES, RESPECTIVELY, OF FRANKLIN P. and JOANNE D. REYNOLDS OF OFFICIAL RECORD BOOK 461, PAGE 1576, BY WELLS FARGO BANK OF OFFICIAL RECORD BOOK 471, PAGE 231, BY WILLIAM JOHN McCLOY OF OFFICIAL RECORD BOOK 454, PAGE 657 and BY THE AFORESAID "HEMLOCK HILL FARM, LTD" PROPERTY AND IS BOUNDED ON THE SOUTH BY THE PROPERTY OF NATHAN ALLEN HAMILTON et al. OF OFFICIAL RECORD BOOK 145, PAGE 399, ALL OF THE ATHENS COUNTY RECORDER }

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", THE FOLLOWING FIVE {5} COURSES ARE IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, "TOWNSHIP ROAD 165" [A.K.A. "RIDGE ROAD"]:

COURSE # 1 = N 66° 42' 36" E 233.68 FEET TO A POINT;

COURSE # 2 = N 59° 08' 47" E 177.97 FEET TO A POINT;

COURSE # 3 = N 40° 08' 01" E 130.36 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "REYNOLDS" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 9° 00' 08" E 59.20 FEET };

COURSE # 4 = N 48° 46' 29" E 156.31 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "WELLS FARGO BANK" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 9° 07' 54" E 27.15 FEET };

COURSE # 5 = N 53° 06' 04" E 42.42 FEET TO A POINT IN THE SOUTH LINE OF THE AFORESAID "WILLIAM JOHN McCLOY" PROPERTY;

THENCE, LEAVING "TOWNSHIP ROAD # 165" AND THE AFORESAID "WILLIAM JOHN McCLOY" PROPERTY, S 32° 43' 39" E 654.52 FEET TO AN INACCESSIBLE POINT IN THE SOUTH LINE OF SECTION # 14 { FRACTION 13 } AND IN THE NORTH BOUNDARY OF THE AFORESAID "NATHAN ALLEN HAMILTON, et al." PROPERTY AND ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY OF KENNETH R. ROBERTS OF OFFICIAL RECORD BOOK 135, PAGE 110 { SAID "INACCESSIBLE POINT" BEARS S 47° 34' 29" W 1.13 FEET FROM AN EXISTING, REFERENCE, IRON PIN}, PASSING IRON PINS SET AT 25.00 FEET, 311.00 FEET AND 501.00 FEET;

THENCE, LEAVING SAID "ROBERTS" PROPERTY, N 81° 44' 44" W 966.82 FEET, IN THE "SOUTH LINE OF SECTION # 14" AND IN SAID "HAMILTON", NORTH

BOUNDARY, TO A "RAILROAD SPIKE SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "5.010 ACRES PARCEL", PASSING AN IRON PIN SET AT 926.82 FEET.

THE PARCEL AS DESCRIBED CONTAINS 5.010 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR #7231 FROM JULY 5, 2013 TO NOVEMBER 14, 2013. SEE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

A & E
P. O. BOX 420
SOMERSET, OHIO 43783
PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

Wayne A. Knisley

WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: NOVEMBER 14, 2013



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon M. [Signature]*
DATE: 11/9/14

PLAT - OF - SURVEY

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #14, FRACTION 13, TROY TOWNSHIP, TOWNSHIP 5 NORTH, RANGE 11 WEST, OF THE OHIO COMPANY PURCHASE, ATHENS COUNTY, OHIO. ALSO BEING THE PROPERTY OF HEMLOCK HILL FARM LTD AS DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 55 OF THE ATHENS COUNTY RECORDER. THIS PLAT SHOWS THREE PROPOSED SPLITS, PARCEL # 1 = 5.010 ACRES, PARCEL # 2 = 6.267 ACRES and PARCEL # 3 = 5.010 ACRES

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W.
ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

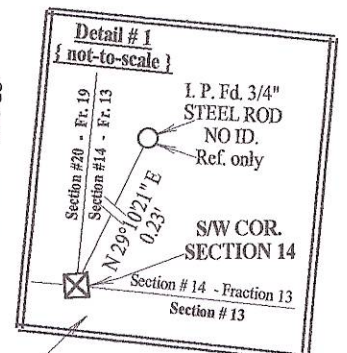
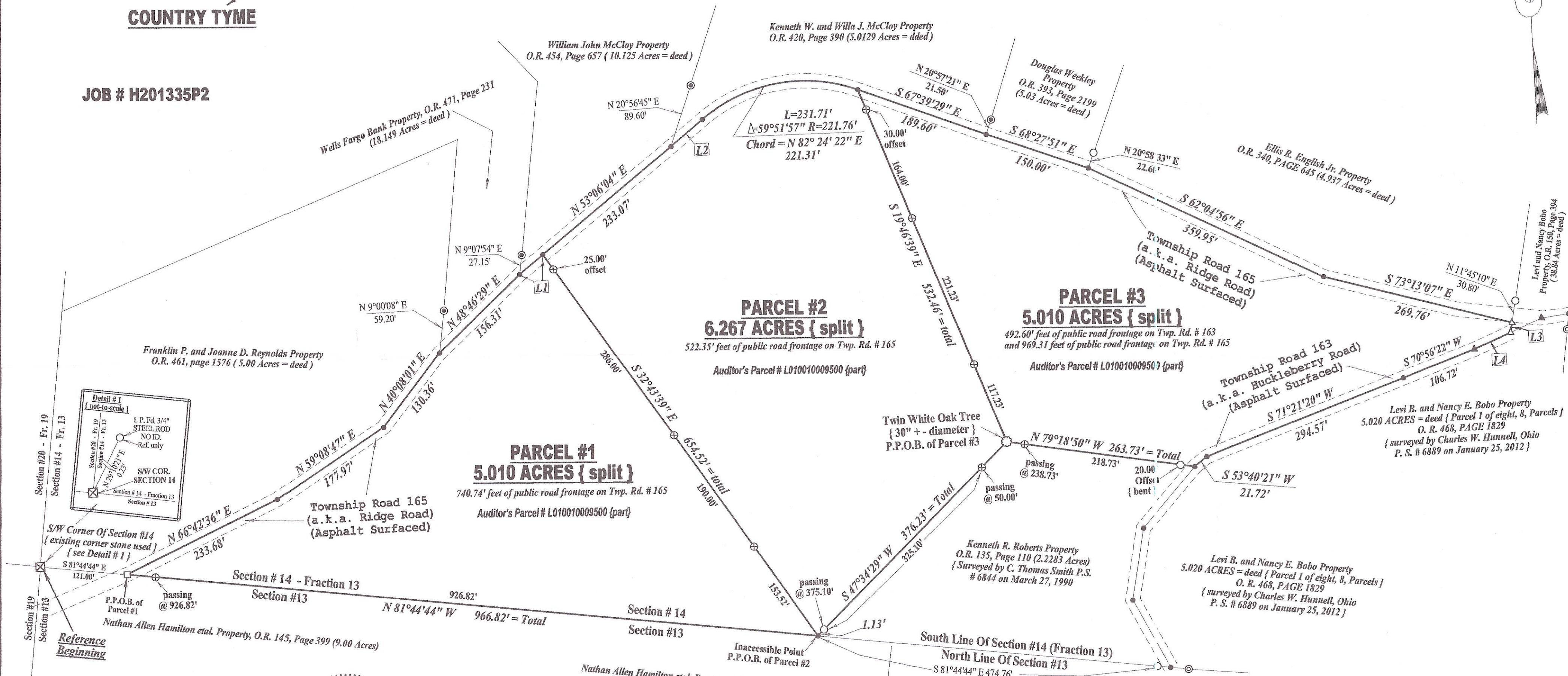
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN.
- 2 - TROY TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAPS.
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE ATHENS COUNTY ENGINEER.

SURVEY FOR:

COUNTRY TYME

JOB # H201335P2



- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP LABELED KNISLEY 7231
 - IRON PIN FOUND (No Identification)
 - ⊙ IRON PIN FOUND CAPPED "Harper"
 - ⊙ IRON PIN FOUND CAPPED "Hunnell"
 - △ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - RAILROAD SPIKE SET
 - ⊠ Existing Corner Stone with deep Cross Notch
 - POINT (nothing set)



Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Wayne A. Knisley*
DATE: 11/9/14

WAYNE A. KNISLEY & E
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Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P. S. 7231
DATE: NOVEMBER 14, 2013

GRAPHIC SCALE
1" INCH = 100' FEET

100'	100'	100'
300'		

LINE TABLE

Id	Bearing	Distance
L1	N 53°06'04" E	42.42'
L2	N 52°28'30" E	57.57'
L3	S 11°45'10" W	13.96'
L4	S 67°59'47" W	55.63'

NOTES:
1 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY WAYNE A. KNISLEY AS OF THE DATE SHOWN.
2 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.