



499 Richland Avenue Athens, Ohio 45701  
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## DESCRIPTION OF A 28.997 ACRE PARCEL

### Situated in Troy Township, Athens County, State of Ohio

Being a **28.997 acre** parcel of land located in part of Section 23, 17 & 11, Troy Township, Athens County, Township 05 North, Range 11 West, Ohio Company Purchase, State of Ohio and being part of the former Baltimore & Ohio Railroad Company Right of Way as platted on Valuation Map V-145 at Pages 43 & 44 and part of a 154.366 acre parcel as conveyed to The Athens Conservancy by a deed recorded in Official Record Book 454 at Page 1126.

**Beginning** at a point in the northerly right of way line of the said former railroad at centerline station 9578+89.38, 50.00' Left, being the northeasterly corner of a 1.63 acre parcel as conveyed to David Rupe by a deed recorded in Official Record Book 232 at Page 352 of said county Deed Records from which the Northeast corner of the Southeast Quarter of Section 23 bears N 31°20'53" E, 1,247.10 feet for reference;

With the northerly line of said railroad right of way the following 32 courses:

Thence, with a curve to the right, concave northerly, having a central angle of 58°04'51", a radius of 1,357.45 feet, a chord bearing and distance of S 82°30'43" E, 1,317.88 feet, an arc distance of 1,376.05 feet to a point at centerline station 9591+14.41, 50.00' Left;

Thence, S 53°28'17" E, 300.80 feet to a point at centerline station 9594+15.21, 50.00' Left;

Thence, S 53°27'17" E, 59.80 feet to a point at centerline station 9594+75.00, 50.00' Left;

Thence, N 36°32'43" E, 20.00 feet to a point at centerline station 9594+75.00, 70.00' Left;

Thence, S 53°27'17" E, 140.21 feet to a point at centerline station 9596+15.21, 70.00' Left;

Thence, with a curve to the left, concave southerly, having a central angle of  $11^{\circ}57'11''$ , a radius of 1,693.18 feet, a chord bearing and distance of  $S 59^{\circ}25'53'' E$ , 352.59 feet, an arc distance of 353.23 feet to a point at centerline station 9599+83.00, 70.00' Left;

Thence,  $N 87^{\circ}34'51'' E$ , 404.00 feet to a point at centerline station 9604+95.61, 211.17' Left, being the southeasterly corner of a 9.58 acre parcel as conveyed to Russell Nutter by a deed recorded in Official Record Book 364 at Page 2123 and the northwesterly corner of a 65.60 acre parcel as conveyed to Robert & Kathy Richard by a deed recorded in Official Record Book 393 at Page 1239;

Thence,  $S 20^{\circ}26'04'' E$ , 186.00 feet to a point at centerline station 9604+96.00, 50.00' Left;

Thence, with a curve to the left, concave southerly, having a central angle of  $6^{\circ}11'28''$ , a radius of 1,713.18 feet, a chord bearing and distance of  $S 85^{\circ}10'33'' E$ , 185.03 feet, an arc distance of 185.12 feet to a point at centerline station 9606+86.50, 50.00' Left;

Thence,  $S 88^{\circ}16'17'' E$ , 1,126.50 feet to a point at centerline station 9618+13.00, 50.00' Left;

Thence, with a curve to the right, concave northerly, having a central angle of  $0^{\circ}16'08''$ , a radius of 10,536.30 feet, a chord bearing and distance of  $S 88^{\circ}08'13'' E$ , 49.47 feet, an arc distance of 49.47 feet to a point at centerline station 9618+62.23, 50.00' Left;

Thence,  $N 65^{\circ}53'28'' E$ , 68.00 feet to a point at centerline station 9619+22.83, 80.10' Left;

Thence,  $N 87^{\circ}55'16'' E$ , 144.00 feet to a point at centerline station 9620+65.16, 92.14' Left;

Thence,  $S 74^{\circ}24'53'' E$ , 203.71 feet to a point at centerline station 9622+63.12, 50.00' Left;

Thence, with a curve to the right, concave northerly, having a central angle of  $1^{\circ}05'38''$ , a radius of 10,536.30 feet, a chord bearing and distance of  $S 85^{\circ}15'54'' E$ , 201.14 feet, an arc distance of 201.14 feet to a point at centerline station 9624+63.31, 50.00' Left;

Thence,  $N 87^{\circ}28'26'' E$ , 205.00 feet to a point at centerline station 9626+64.89, 79.80' Left;

Thence,  $S 67^{\circ}01'30'' E$ , 106.04 feet to a point at centerline station 9627+65.94, 50.00' Left;

Thence,  $S 83^{\circ}08'47'' E$ , 449.99 feet to a point at centerline station 9632+15.93, 50.00' Left;

Thence,  $N 79^{\circ}43'35'' E$ , 67.91 feet to a point at centerline station 9632+80.83, 70.00' Left;

Thence, S 83°08'48" E, 85.09 feet to a point at centerline station 9633+65.92, 70.00' Left;

Thence, S 61°22'58" E, 53.94 feet to a point at centerline station 9634+16.01, 50.00' Left;

Thence, S 83°08'47" E, 269.37 feet to a point at centerline station 9636+85.38, 50.00' Left;

Thence, S 88°50'01" E, 151.48 feet to a point at centerline station 9638+36.11, 65.00' Left;

Thence, S 83°08'27" E, 100.00 feet to a point at centerline station 9639+36.11, 65.00' Left;

Thence, S 77°39'17" E, 156.75 feet to a point at centerline station 9640+92.14, 50.00' Left;

Thence, S 83°08'47" E, 146.49 feet to an iron pin found at centerline station 9642+38.63, 50.00' Left;

Thence, N 76°54'48" E, 102.63 feet to a point at centerline station 9643+35.11, 85.00' Left;

Thence, N 88°13'33" E, 99.99 feet to a point at centerline station 9644+33.97, 100.00' Left;

Thence, S 34°55'55" E, 67.06 feet to a point at centerline station 9644+78.65, 50.00' Left;

Thence, S 83°08'47" E, 1094.55 feet to a point at centerline station 9655+73.20, 50.00' Left;

Thence, with a curve to the left, concave southerly, having a central angle of 6°59'30", a radius of 11,409.19 feet, a chord bearing and distance of S 86°38'32" E, 1391.37 feet, an arc distance of 1,392.24 feet to a point at centerline station 9669+71.50, 50.00' Left;

Thence, N 89°52'43" E, 1,069.24 feet to a point at centerline station 9680+40.73, 50.05' Left being the southeasterly corner of a 0.62 acre parcel as conveyed to Delbert & Darlene Guess by a deed recorded in Official Record Book 385 at Page 507 and a point in the centerline of Fourth Street, a 60 foot width right of way;

Thence, leaving said northerly railroad right of way and with the centerline of said Fourth Street, S 02°59'52" W, passing an iron pin set on the centerline station 9680+38.00 at 50.07 feet for reference, a total distance of 100.15 feet to a point at centerline station 9680+35.27, 49.95' Right being the northeasterly corner of Lot 37 of the Village of Torch as recorded in Plat Envelope 88C of said county Deed Records;

With the southerly line of said railroad right of way the following 33 courses:

Thence, S 89°52'44" W, 205.48 feet to a point at centerline station 9678+29.79,  
50.00' Right;

Thence, S 84°46'35" W, 281.11 feet to a point at centerline station 9675+49.79,  
75.00' Right;

Thence, S 89°52'43" W, 250.00 feet to a point at centerline station 9672+99.79,  
75.00' Right;

Thence, N 87°27'49" W, 612.85 feet to a point at centerline station 9666+88.83,  
50.00' Right;

Thence, with a curve to the right, concave southerly, having a central angle of  
5°34'41", a radius of 11,509.19 feet, a chord bearing and distance of N 85°56'08" W,  
1,120.06 feet, an arc distance of 1,120.50 feet to a point at centerline station 9665+73.20,  
50.00' Right;

Thence, N 83°08'47" W, 1,458.03 feet to a point at centerline station 9641+15.18,  
50.00' Right;

Thence, S 85°32'51" W, 51.01 feet to a point at centerline station 9640+65.16, 60.00'  
Right;

Thence, N 83°44'58" W, 475.04 feet to a point at centerline station 9635+90.14,  
65.00' Right;

Thence, N 87°54'10" E, 96.41 feet to a point at centerline station 9636+85.38, 50.00'  
Right;

Thence, N 83°08'47" W, 270.22 feet to a point at centerline station 9634+15.16,  
50.00' Right;

Thence, S 86°48'20" W, 85.97 feet to a point at centerline station 9633+30.51, 65.00'  
Right;

Thence, N 84°28'38" W, 215.31 feet to a point at centerline station 9631+15.25,  
70.00' Right;

Thence, N 77°27'32" W, 201.81 feet to a point at centerline station 9629+14.44,  
50.00' Right;

Thence, N 83°08'47" W, 163.64 feet to a point at centerline station 9627+50.80,  
50.00' Right;

Thence, with a curve to the left, concave northerly, having a central angle of  $2^{\circ}23'03''$ , a radius of 10,436.30 feet, a chord bearing and distance of  $N 84^{\circ}20'19'' W$ , 434.25 feet, an arc distance of 434.28 feet to a point at centerline station 9623+14.61, 50.00' Right;

Thence,  $S 86^{\circ}48'33'' W$ , 201.99 feet to a point at centerline station 9621+12.97, 75.00' Right;

Thence, with a curve to the left, concave northerly, having a central angle of  $0^{\circ}48'52''$ , a radius of 10,411.30 feet, a chord bearing and distance of  $N 87^{\circ}02'23'' W$ , 148.00 feet, an arc distance of 148.00 feet to a point at centerline station 9619+63.90, 75.00' Right;

Thence,  $N 64^{\circ}59'20'' W$ , 64.99 feet to a point at centerline station 9619+03.55, 50.00' Right;

Thence, with a curve to the left, concave northerly, having a central angle of  $0^{\circ}29'41''$ , a radius of 10,436.30 feet, a chord bearing and distance of  $N 88^{\circ}01'27'' W$ , 90.12 feet, an arc distance of 90.12 feet to a point at centerline station 9618+13.00, 50.00' Right;

Thence,  $N 88^{\circ}16'17'' W$ , 29.84 feet to a point at centerline station 9617+83.15, 50.00' Right;

Thence,  $S 50^{\circ}41'25'' W$ , 228.46 feet to a point at centerline station 9616+10.83, 200.00' Right;

Thence,  $N 88^{\circ}16'17'' W$ , 300.00 feet to a point at centerline station 9613+10.83, 200.00' Right being a the northwesterly corner of a 36.70 acre parcel as conveyed to Amos Cottrill by a deed recorded in Official Record Book 474 at Page 1726 of said county Deed Records and a point in the easterly line of a 65.60 acre parcel as conveyed to Robert & Kathy Richard by a deed recorded in Official Record Book 393 at Page 1239 of said county Deed Records;

Thence,  $N 02^{\circ}54'39'' E$ , 35.00 feet to a point at centerline station 9613+11.55, 165.00' Right;

Thence,  $N 88^{\circ}16'16'' W$ , 500.20 feet to a point at centerline station 9608+11.35, 165.00' Right;

Thence,  $N 01^{\circ}29'54'' E$ , 100.50 feet to an iron pin found at centerline station 9608+10.95, 64.50' Right;

Thence,  $N 88^{\circ}30'10'' W$ , 13.30 feet to an iron pin found at centerline station 9607+97.65, 64.55' Right;

Thence,  $N 80^{\circ}18'28'' W$ , 105.13 feet to an iron pin found at centerline station 9606+93.53, 49.99' Right;

Thence, with a curve to the right, concave southerly, having a central angle of  $28^{\circ}49'20''$ , a radius of 1,813.18 feet, a chord bearing and distance of  $N 74^{\circ}04'57'' W$ , 902.52 feet, an arc distance 912.11 feet to a point at centerline station 9598+06.49, 50.00' Right;

Thence,  $N 63^{\circ}45'32'' W$ , 137.94 feet to an iron pin found at centerline station 9596+73.69, 65.02' Right;

Thence,  $N 40^{\circ}26'31'' W$ , 62.23 feet to an iron pin found at centerline station 9596+15.21, 50.00' Right;

Thence,  $N 53^{\circ}27'17'' W$ , 199.99 feet to a point at centerline station 9594+15.21, 50.00' Right;

Thence,  $N 53^{\circ}28'17'' W$ , 300.80 feet to a point at centerline station 9591+14.41, 50.00' Right;

Thence, with a curve to the left, concave northerly, having a central angle of  $58^{\circ}04'51''$ , a radius of 1,257.45 feet, a chord bearing and distance of  $N 82^{\circ}30'43'' W$ , 1,220.80 feet, an arc distance of 1,274.68 feet to a point on the centerline at station 9577+89.38, 50.00' Right being the southeasterly corner of said 1.63 acre parcel,

Thence, leaving said southerly right of way  $N 21^{\circ}33'08'' W$ , passing an iron pin set on the centerline at station 9577+89.38 at 50.00 feet in the center of Skunk Run for reference, a total distance of 100.00 feet to the **Point of Beginning**, containing 1.357 acres in Section 23, 17.779 acres in Section 17, and 9.861 acres in Section 11, for a total of **28.997 acres**, more or less, and being subject to all legal rights of way and easements of record.

Reserving unto CSX Transportation, Inc. an easement fifteen (15) feet in width along and/or across the Premises, to construct, maintain, operate, use, replace, relocate, renew, and remove fiber optic communication cables, lines or facilities beneath the surface of the premises, and all ancillary equipment or facilities (both underground and surface), or to attach the same to existing bridges or poles on the premises; together with the further right to assign the reserved easement, rights and facilities, in whole or in part, and to lease, license or permit third parties to use the same, provided that the exercise of such easement and right does not unreasonably interfere with the safe and efficient use of the premises, or any improvements thereon, by grantee.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

Description prepared under the direct supervision of Ryan D. Buckley, Professional Surveyor No. 8676, from a field survey performed by The Buckley Group in August 2015.

August 26, 2015

Date



Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Eric E. Stewart  
9/2/15

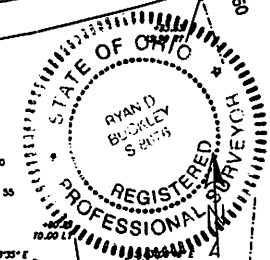
**PLAT OF SURVEY**

ATHENS COUNTY  
TROY TOWNSHIP  
SECTION 23, 17, & 11  
TOWNSHIP 05 NORTH, RANGE 11 WEST  
OHIO COMPANY PURCHASE  
STATE OF OHIO

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON NAD 83(2011)  
OHIO STATE PLANE, SOUTH ZONE

**28.997 ACRE**  
1.357 ACRE - SECTION 23  
17.779 ACRE - SECTION 17  
9.861 ACRE - SECTION 11



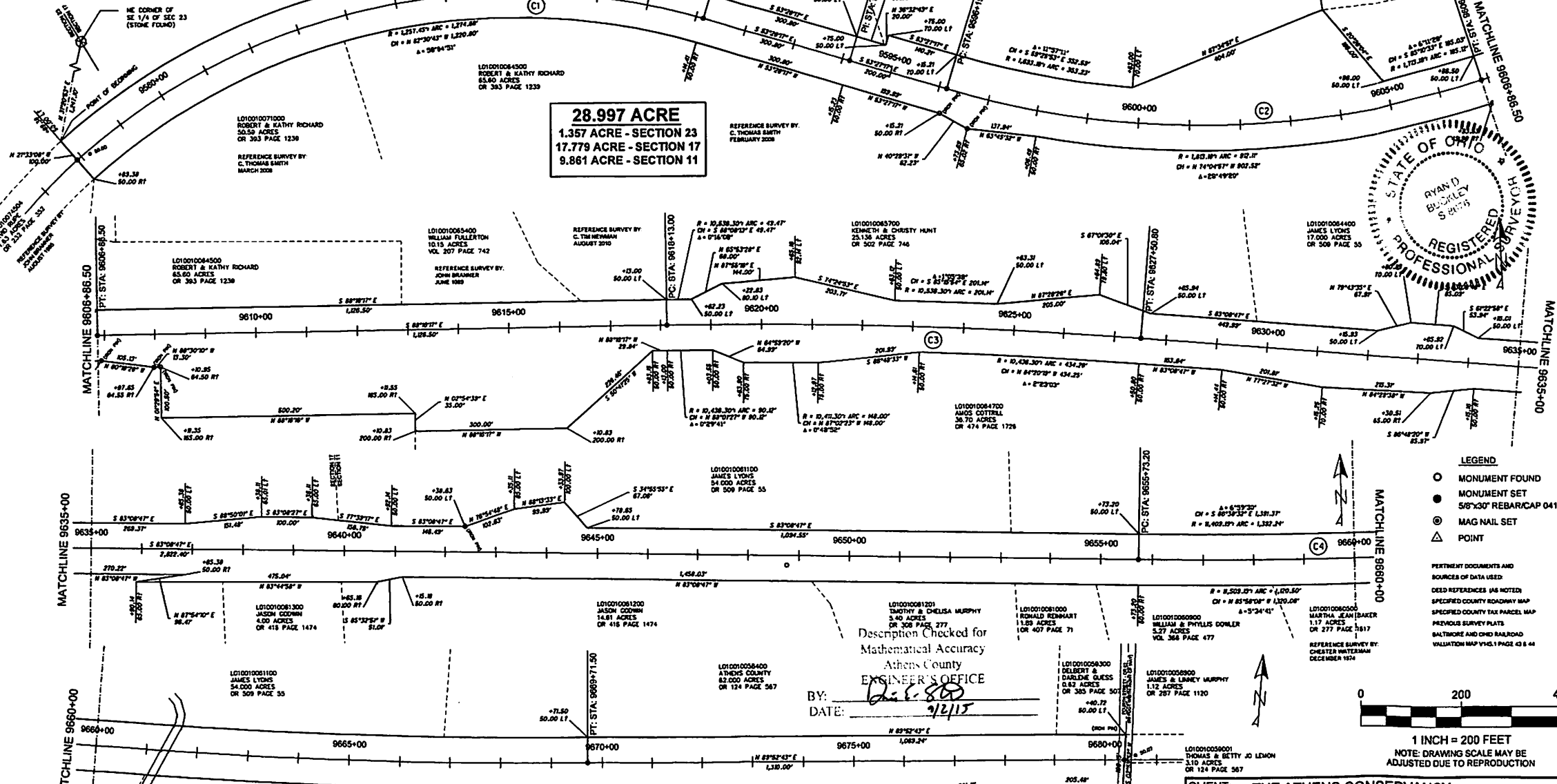
- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - ⊙ MAG NAIL SET
  - △ POINT

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
DEED REFERENCES (AS NOTED)  
SPEIFIED COUNTY ROADWAY MAP  
SPEIFIED COUNTY TAX PARCEL MAP  
PREVIOUS SURVEY PLATS  
BALTIMORE AND OHIO RAILROAD VILLATION MAP VHS.1 PAGE 43 & 44



1 INCH = 200 FEET  
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

Desemphered Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 9/21/15



Curve Data	Curve Data	Curve Data
(C1) P.C. Sta. = 9574+24.3 P.I. Sta. = 9591+M.4 $\Delta = 4^\circ 23'$ $Dc = 74^\circ 05'$ $R = 1307.45'$	(C2) P.C. Sta. = 9596+15.2 P.I. Sta. = 9606+86.5 $\Delta = 3^\circ 15'$ $Dc = 5^\circ 07' 30''$ $R = 1763.18'$	(C3) P.C. Sta. = 9618+13.0 P.I. Sta. = 9627+50.8 $\Delta = 0^\circ 33'$ $Dc = 5^\circ 07' 30''$ $R = 10486.30'$

Curve Data	Curve Data
(C4) P.C. Sta. = 9655+73.2 P.I. Sta. = 9669+71.5 $\Delta = 0^\circ 30'$ $Dc = 6^\circ 59' 30''$ $R = 11459.19'$	ATTENTION: THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED IN 1-8-08 OR THE ADMINISTRATIVE CODE CHAPTER 4703-33 LOCAL GOVERNMENT REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

CLIENT: THE ATHENS CONSERVANCY  
P.O. Box 2281  
ATHENS, OHIO 45701

JOB# 15653 DRWN: JDC CHKD: RDB CREW: JC, JM, RB  
DATE: 08/24/15 SCALE: 1" = 200' SHEET 1 of 1

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**PLAT OF SURVEY**

ATHENS COUNTY  
TROY TOWNSHIP  
SECTION 23, 17, & 11  
TOWNSHIP 05 NORTH, RANGE 11 WEST  
OHIO COMPANY PURCHASE  
STATE OF OHIO

L010010071001  
ATHENS CONSERVANCY  
27.62 ACRES  
OR 493 PAGE 2542  
REFERENCE SURVEY BY:  
JOHN BRANNER  
DECEMBER 2013

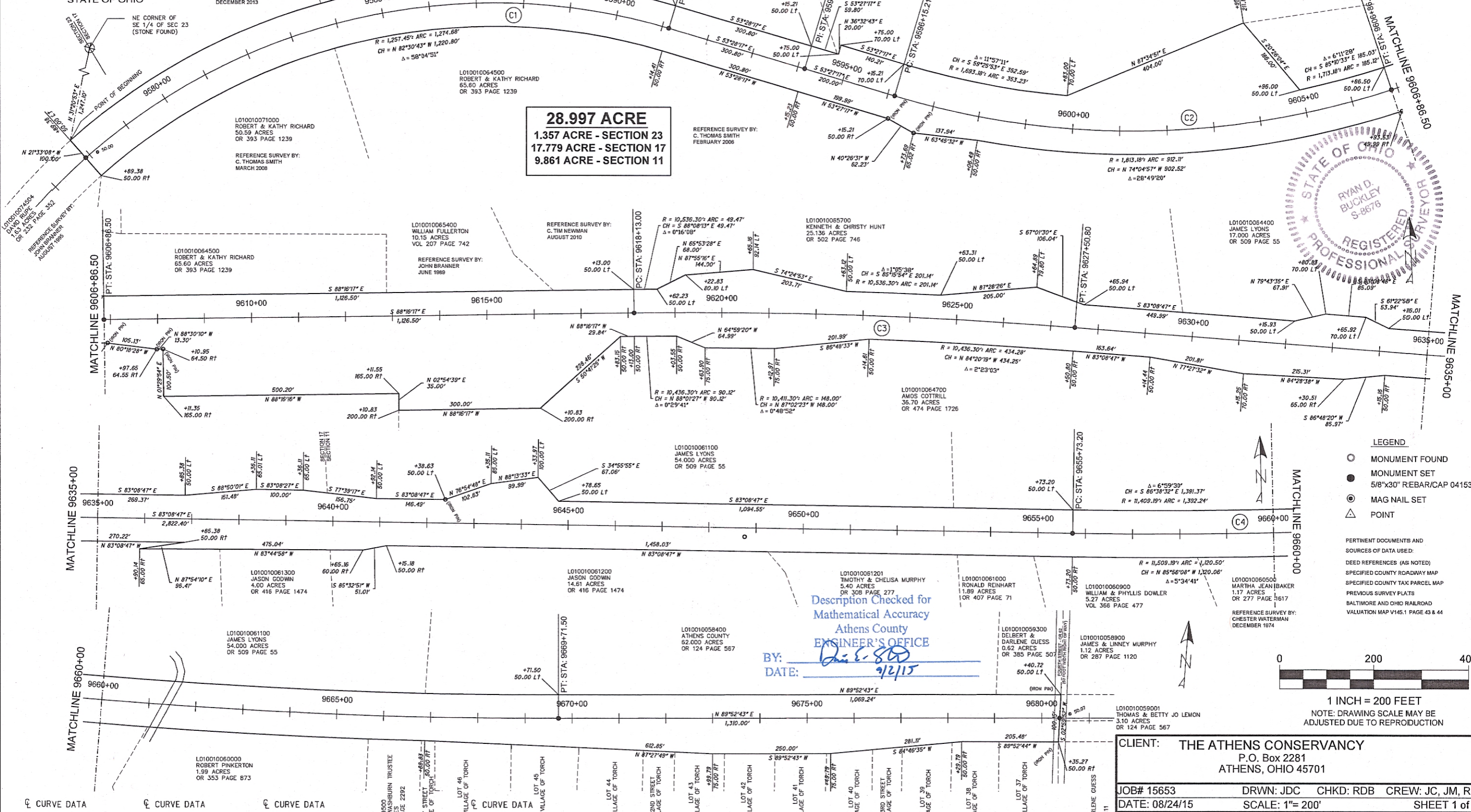
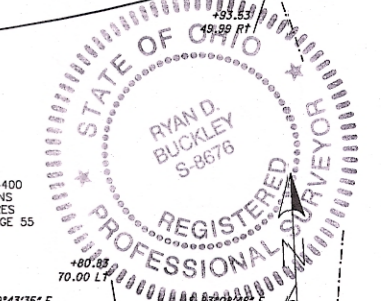
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ROBERT & KATHY RICHARD  
50.59 ACRES  
OR 393 PAGE 1239  
REFERENCE SURVEY BY:  
C. THOMAS SMITH  
MARCH 2008

**28.997 ACRE**  
1.357 ACRE - SECTION 23  
17.779 ACRE - SECTION 17  
9.861 ACRE - SECTION 11

**BASIS OF BEARINGS**

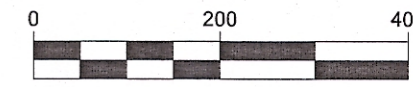
BEARINGS ARE BASED ON NAD 83(2011)  
OHIO STATE PLANE, SOUTH ZONE

L010010065304  
RUSSELL NUTTER  
9.58 ACRES  
OR 364 PAGE 2123



- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - ⊙ MAG NAIL SET
  - △ POINT

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
DEED REFERENCES (AS NOTED)  
SPECIFIED COUNTY ROADWAY MAP  
SPECIFIED COUNTY TAX PARCEL MAP  
PREVIOUS SURVEY PLATS  
BALTIMORE AND OHIO RAILROAD VALUATION MAP V145.1 PAGE 43 & 44



1 INCH = 200 FEET  
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 9/2/15

Curve Data	Curve Data	Curve Data
<p>⊙ C1</p> <p>P.C. Sta. = 9574+24.3 P.I. Sta. = 9591+14.4 Δ = 4° 23' Dc = 74° 05' R = 1307.45'</p>	<p>⊙ C2</p> <p>P.C. Sta. = 9596+15.2 P.I. Sta. = 9606+86.5 Δ = 3° 15' Dc = 34° 49' R = 1763.18'</p>	<p>⊙ C3</p> <p>P.C. Sta. = 9618+13.0 P.I. Sta. = 9627+50.8 Δ = 0° 33' Dc = 5° 07' 30" R = 10486.30'</p>

Curve Data
<p>⊙ C4</p> <p>P.C. Sta. = 9655+73.2 P.I. Sta. = 9669+71.5 Δ = 0° 30' Dc = 6° 59' 30" R = 11459.19'</p>

⊙ CURVE DATA IS BASED ON CHORD LENGTHS FROM RAILROAD VALUATION MAP

ATTENTION:  
THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37, LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

*[Signature]*  
**RYAN D. BUCKLEY**  
OHIO PROFESSIONAL SURVEYOR PS8676

CLIENT: THE ATHENS CONSERVANCY  
P.O. Box 2281  
ATHENS, OHIO 45701

JOB# 15653      DRWN: JDC    CHKD: RDB    CREW: JC, JM, RB  
DATE: 08/24/15      SCALE: 1" = 200'      SHEET 1 of 1

**buckleygroup**  
engineering · surveying

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