



499 Richland Avenue Athens, Ohio 45701  
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rbuckley@buckleygroupllc.com

## DESCRIPTION OF AN 11.874 ACRE PARCEL

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

Being an **11.874 acre** parcel of land located in part of Section 4 & 5, 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 southerly right of way line of the said former railroad at centerline station 9760+97.41, 50.00' Right, being a point on the easterly line of Section 5 and the westerly line of Washington County from which the southeast corner of Section 5 bears S 00°14'28" W, 1,299.93 feet for reference;

With the southerly line of said railroad right of way the following 11 courses:

Thence, with a curve to the left, concave northerly, having a central angle of 1°00'05", a radius of 11,409.19 feet, a chord bearing and distance of S 44°05'45" W, 199.40 feet, an arc distance of 199.40 feet to a point at centerline station 9758+97.20, 50.00' Right;

Thence, S 43°35'43" W, 618.76 feet to a point at centerline station 9752+78.44, 50.00' Right;

Thence, S 21°48'30" W, 107.77 feet to a point at centerline station 9751+78.37, 90.00' Right;

Thence, S 43°35'43" W, 100.00 feet to a point at centerline station 9750+78.37, 90.00' Right;

Thence, S 65°23'03" W, 107.76 feet to a point at centerline station 9749+78.30, 50.00' Right;

Thence, S 43°35'43" W, 85.79 feet to a point at centerline station 9748+92.51, 50.00' Right;

Thence, with a curve to the right, concave southerly, having a central angle of  $26^{\circ}56'48''$ , a radius of 2,914.93 feet, a chord bearing and distance of  $S 57^{\circ}03'07'' W$ , 1,358.32 feet, an arc distance of 1,370.92 feet to a point at centerline station 9735+45.13, 50.00' Right;

Thence,  $S 19^{\circ}28'29'' E$ , 20.00 feet to a point at centerline station 9735+45.13, 70.00' Right;

Thence, with a curve to the right, concave southerly, having a central angle of  $4^{\circ}03'36''$ , a radius of 2,934.93 feet, a chord bearing and distance of  $S 72^{\circ}33'19'' W$ , 207.93 feet, an arc distance of 207.97 feet to a point at centerline station 9733+42.13, 70.00' Right;

Thence,  $N 15^{\circ}24'53'' W$ , 20.00 feet to a point at centerline station 9733+42.13, 50.00' Right;

Thence with a curve to the right, concave southerly, having a central angle of  $43^{\circ}45'20''$ , a radius of 2,914.93 feet, a chord bearing and distance of  $N 83^{\circ}32'13'' W$ , 2,172.37 feet, an arc distance of 2,226.07 feet to a point at centerline station 9711+54.35, 50.00' Right, being a point in the southerly right of way of US Route 50 and the southeasterly corner of a 1.389 acre parcel as conveyed to the State of Ohio by a deed recorded in Official Record Book 508 at Page 340 of said county Deed Records;

Thence,  $N 69^{\circ}05'40'' E$ , leaving said southerly railroad right of way and with the southerly US Route 50 right of way, passing an iron pin set on the centerline at station 9711+98.20 at 66.44 feet for reference, a total distance of 133.80 feet to a point at centerline station 9712+43.25, 50.00' Left;

With the northerly line of said railroad right of way the following 9 courses:

Thence with a curve to the left, concave southerly, having a central angle of  $41^{\circ}58'36''$ , a radius of 2,814.93 feet, a chord bearing and distance of  $S 84^{\circ}25'33'' E$ , 2,016.53 feet, an arc distance of 2,062.35 feet to a point at centerline station 9733+42.13, 50.00' Left;

Thence,  $N 15^{\circ}24'53'' W$ , 20.00 feet to a point at centerline station 9733+42.13, 70.00' Left;

Thence, with a curve to the left, concave southerly, having a central angle of  $4^{\circ}03'36''$ , a radius of 2,794.93 feet, a chord bearing and distance of  $N 72^{\circ}33'19'' E$ , 198.01 feet, an arc distance of 198.05 feet to a point at centerline station 9735+45.13, 70.00' Left;

Thence,  $S 19^{\circ}28'29'' E$ , 20.00 feet to a point at centerline station 9735+45.13, 50.00' Left;

Thence, with a curve to the left, concave southerly, having a central angle of 26°56'48", a radius of 2,814.93 feet, a chord bearing and distance of N 57°03'07" E, 1,311.72 feet, an arc distance of 1,323.89 feet to a point at centerline station 9748+92.50, 50.00' Left;

Thence, N 43°35'43" E, 171.64 feet to a point at centerline station 9750+64.13, 50.00' Left;

Thence, N 28°37'35" E, 154.86 feet to a point at centerline station 9751+13.73, 90.00' Left;

Thence, N 58°33'51" E, 154.86 feet to a point at centerline station 9753+63.34, 50.00' Left;

Thence, N 43°35'43" E, 533.86 feet to a point at centerline station 9758+97.20, 50.00' Left;

Thence, with a curve to the right, concave northerly, having a central angle of 1°30'30", a radius of 11,509.09 feet, a chord bearing and distance of N 44°20'58" E, 302.95 feet, an arc distance of 302.96 feet to a steel monument found at centerline station 9761+98.85, 50.00' Left, being a point in the easterly line of said Section 5 and the westerly line of said Washington County;

Thence, S 0°14'28" W, leaving said northerly railroad right of way and with the easterly line of said Section 5 and westerly line of said Washington County, passing an iron pin set on the centerline at station 9761+48.38 at 71.20 feet and an iron pin found at 135.56 feet for reference, a total distance of 142.40 feet to the **Point of Beginning**, containing 7.256 acres in Section 4 and 4.618 acres in Section 5 for a total of **11.874 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

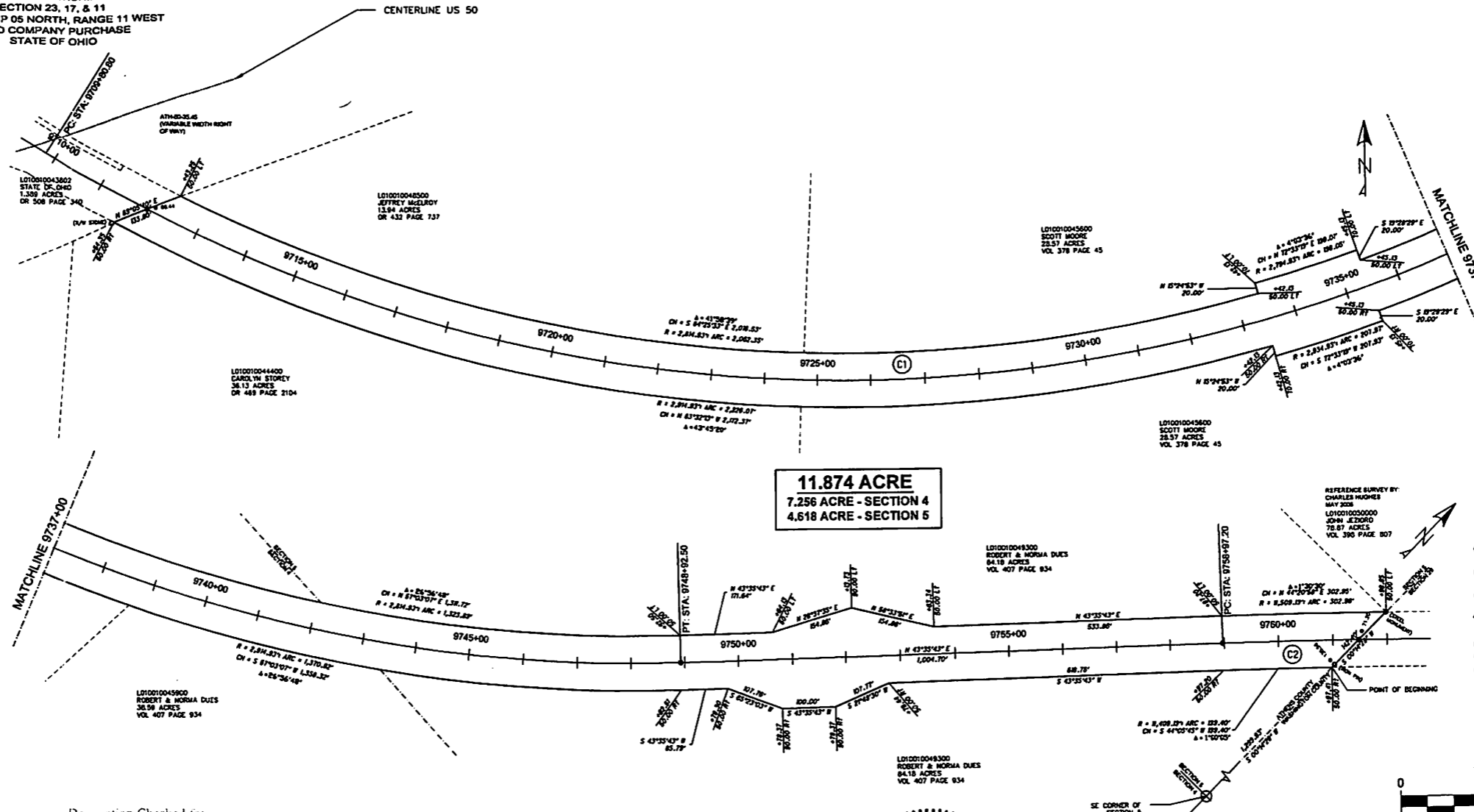


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 9/2/15

**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



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

Ⓢ CURVE DATA	Ⓢ CURVE DATA
Ⓢ P.C. Sta. = 9709+80.8	Ⓢ P.C. Sta. = 9758+97.2
Ⓢ P.I. Sta. = 9748+92.5	Ⓢ P.I. Sta. = 9779+15.5
Ⓢ Δ = 2° 00'	Ⓢ Δ = 0° 30'
Ⓢ Dc = 78° 14'	Ⓢ Dc = 10° 05' 30"
Ⓢ R = 2854.93'	Ⓢ R = 1459.19'

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

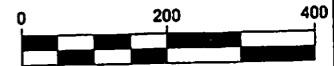


ATTENTION:  
THIS PLAT OF SURVEY REPRESENTS  
THE MINIMUM STANDARDS FOR BOUNDARY  
SURVEYS IN THE STATE OF OHIO AS  
ADOPTED IN 1-1-00 OF THE ADMINISTRATIVE  
CODE CHAPTER 4753-07, LOCAL  
GOVERNING REQUIREMENTS IF MORE  
STRINGENT, SHALL BE ADHERED TO.

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

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - ⊕ 5/8" x 30" REBAR/CAP 04153
  - ⊙ 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 1145.1 PAGE 43 & 44



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

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



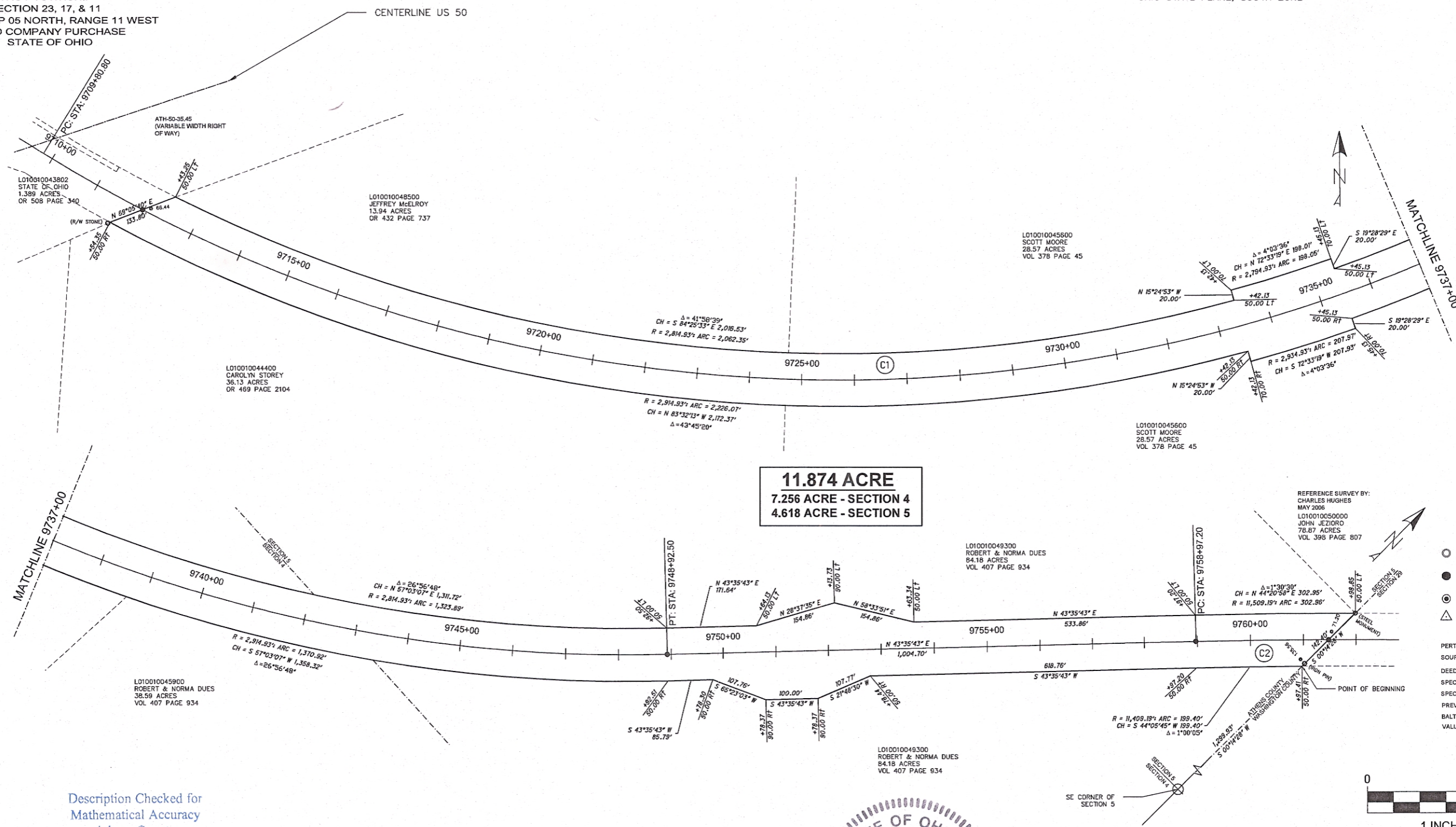
499 RICHLAND AVE  
ATHENS, OH 45701  
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740 589 5004 Fax  
www.buckleygroupinc.com

**PLAT OF SURVEY**

ATHENS COUNTY  
TROY TOWNSHIP  
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TOWNSHIP 05 NORTH, RANGE 11 WEST  
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**BASIS OF BEARINGS**

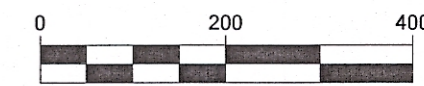
BEARINGS ARE BASED ON NAD 83(2011)  
OHIO STATE PLANE, SOUTH ZONE



**11.874 ACRE**  
7.256 ACRE - SECTION 4  
4.618 ACRE - SECTION 5

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - ⊙ 5/8"x30" REBAR/CAP 04153
  - ⊙ MAG NAIL SET
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BALTIMORE AND OHIO RAILROAD VALUATION MAP V145.1 PAGE 43 & 44



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Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *Dave E. St...*  
DATE: *9/2/15*



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.

*Ryan D. Buckley*  
**RYAN D. BUCKLEY**  
OHIO PROFESSIONAL SURVEYOR PS8676

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⊙ C1	⊙ C2
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