

Description of 103.494 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Troy and being part of the East half of the Northeast quarter of Section 26 and also part of the West half of Fraction 25 in Section 20, Township 5 North, Range 11 West and being described as follows:

BEGINNING at a 1 inch iron pin found at the Northeast corner of said Section 26;
thence along the East line of said East half of the Northeast quarter of Section 26, South 00 degrees 11' 57" East, 1019.24 feet to an iron pin found;
thence along the North line of said Fraction 25, North 89 degrees 16' 25" East, 1545.28 feet to the edge of the Hocking River, having passed through an iron pin found at 1542.28 feet;
thence along said edge of the Hocking River, South 14 degrees 43' 52" West, 874.39 feet to the center of Four Mile Creek;
thence along the center of said Four Mile Creek North 50 degrees 45' 00" West, 42.71 feet to an "X" found in the center of a bridge on County Road 59 (Four Mile Creek Road);
thence along the center of said County Road 59, South 11 degrees 55' 37" West, 75.66 feet;
thence continuing along the center of said County Road 59 and also along a 5.784 acre tract now or formerly owned by Robert Gwynn as described in Volume 173, Page 735 of the Official Records of Athens County, Ohio, the following 4 courses:

- 1) South 11 degrees 34' 22" West, 22.30 feet to a point;
- 2) South 05 degrees 28' 41" West, 78.80 feet to a point;
- 3) South 06 degrees 31' 39" East, 85.85 feet to a point;
- 4) South 20 degrees 29' 44" East, 85.59 feet to a point;

thence leaving said County Road 59 and continuing along said 5.784 acre tract the following 6 courses:

- 1) North 70 degrees 36' 41" West, 127.65 feet, having passed through an iron pin set at 25.00 feet;
- 2) North 68 degrees 43' 25" West, 266.15 feet to an iron pin set;
- 3) North 74 degrees 05' 51" West, 55.12 feet to an iron pin set;
- 4) South 88 degrees 31' 51" West, 52.21 feet to an iron pin set;
- 5) South 73 degrees 31' 37" West, 49.28 feet to an iron pin found;
- 6) South 59 degrees 39' 11" West, 232.50 feet, having passed through an iron pin found at 222.50 feet;

thence North 75 degrees 00' 00" West, 100.00 feet to the center of the aforementioned Four Mile Creek;

thence along the center of said Four Mile Creek the following 3 courses:

- 1) North 78 degrees 32' 11" West, 778.61 feet, having passed through the line between said Sections 20 and 26 at 490.05 feet;
- 2) South 69 degrees 24' 59" West, 600.34 feet;

3) South 29 degrees 59' 59" West, 700.00 feet;

thence along the South line of said East half of the Northeast quarter of Section 26, South 89 degrees 45' 44" West, 150.00 feet to a marked stone found at the Southwest corner thereof;

thence along the West line of said East half of the Northeast quarter of Section 26, North 00 degrees 45' 43" West, 2749.96 feet to a railroad spike found at the Northwest corner thereof;

thence along the North line of said East half of the Northeast quarter of Section 26, North 88 degrees 59' 09" East, 1374.61 feet to the place of beginning,

containing 103.494 acres, more or less, of which, 69.515 acres is in the East half of the Northeast quarter of Section 26 and is part of Auditor's Parcel No. L010010093100 and part of the property described in Volume 73, Page 479 of the Deed Records of Athens County, Ohio, 28.195 acres is in Fraction 25 of Section 20 and is part of Auditor's Parcel No. L010010011800 and part of the property described in Volume 73, Page 479 of the Deed Records of Athens County, Ohio, and 5.784 acres is in Fraction 25 of Section 20 and is all of Auditor's Parcel No. L010010011802 and described in Volume 173, Page 735 of the Official Records of Athens County, Ohio, but being subject to all legal right-of-ways, easements, and restrictions of record.

This description was prepared by Robert C. Schell, P.S. No. 7314, and is an update from a survey performed in January, 1998.

Bearings are based on an assumed meridian and all bearings are for angle purposes only.

Deed Ref.: Vol. 73-P. 479, Deed Records
Vol. 173-P. 735, Official Records

69.515 Acres-Part of Aud. Par. No. L010010093100
28.195 Acres-Part of Aud. Par. No. L010010011800
5.784 Acres-All of Aud. Par. No. L010010011802



Robert C. Schell

Robert C. Schell
Professional Surveyor No. 7314
Date: May, 2022

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert C. Schell*
DATE: 8/5/22

Description of 68.577 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Troy and being part of the East half of the Northeast quarter of Section 26 and also part of the West half of Fraction 25 in Section 20, Township 5 North, Range 11 West and being described as follows:

BEGINNING at a marked stone found at the Southwest corner of said Fraction 25;

thence along the West line of said Fraction 25, North 00 degrees 42' 29" West, 427.03 feet to a marked stone found at the Southeast corner of said East half of the Northeast quarter of Section 26;

thence along the South line of said East half of the Northeast quarter of Section 26, South 89 degrees 45' 44" West, 1197.45 feet to the center of Four Mile Creek, from where, a marked stone found at the Southwest corner of said East half of the Northeast quarter of Section 26 bears South 89 degrees 45' 44" West, 150.00 feet;

thence along the center of said Four Mile Creek the following 3 courses:

- 1) North 29 degrees 59' 59" East, 700.00 feet;
- 2) North 69 degrees 24' 59" East, 600.34 feet;
- 3) South 78 degrees 32' 11" East, 778.61 feet, having passed through the line between said Sections 26 and 20 at 288.56 feet;

thence South 75 degrees 00' 00" East, 100.00 feet;

thence along a 5.784 acre tract now or formerly owned by Robert Gwynn as described in Volume 173, Page 735 of the Official Records of Athens County, Ohio, the following 6 courses:

- 1) North 59 degrees 39' 11" East, 232.50 feet to an iron pin found, having passed through an iron pin found at 10.00 feet;
- 2) North 73 degrees 31' 37" East, 49.28 feet to an iron pin set;
- 3) North 88 degrees 31' 51" East, 52.21 feet to an iron pin set;
- 4) South 74 degrees 05' 51" East, 55.12 feet to an iron pin set;
- 5) South 68 degrees 43' 25" East, 266.15 feet to an iron pin set;
- 6) South 70 degrees 36' 41" East, 127.65 feet to the center of County Road 59 (Four Mile Creek Road), having passed through an iron pin set at 102.65 feet;

thence along the center of said County Road 59 and continuing along said 5.784 acre tract the following 4 courses:

- 1) North 20 degrees 29' 44" West, 85.59 feet;
- 2) North 06 degrees 31' 39" West, 85.85 feet;
- 3) North 05 degrees 28' 41" East, 78.80 feet;
- 4) North 11 degrees 34' 22" East, 22.30 feet;

thence continuing along the center of said County Road 59, North 11 degrees 55' 37" East, 75.66 feet to an 'X' found in the center of a bridge;

thence leaving said County Road 59 and going along the center of the aforementioned Four Mile Creek, South 50 degrees 45' 00" East, 42.71 feet to the edge of the Hocking River;

thence along said edge of the Hocking River the following 8 courses:

- 1) South 09 degrees 05' 27" West, 186.29 feet;
- 2) South 32 degrees 10' 53" East, 248.75 feet;
- 3) South 51 degrees 39' 37" East, 227.13 feet;
- 4) South 46 degrees 05' 46" East, 245.11 feet;
- 5) South 55 degrees 35' 01" East, 309.37 feet;
- 6) South 52 degrees 25' 31" East, 354.83 feet;
- 7) South 71 degrees 28' 03" East, 540.05 feet;
- 8) South 81 degrees 46' 13" East, 524.90 feet to a point from where, an iron pin found bears South 47 degrees 49' 00" East, 30.18 feet;

thence leaving said edge of the Hocking River and going along the South line of the
aforementioned Fraction 25, South 89 degrees 53' 00" West, 1169.55 feet to the center of said
County Road 59, having passed through an iron pin found at 1151.55 feet;
thence along the center of said County Road 59 the following 3 courses:

- 1) South 01 degrees 19' 59" East, 113.74 feet;
- 2) South 19 degrees 00' 38" West, 96.31 feet;
- 3) South 45 degrees 57' 33" West, 156.47 feet;

thence leaving said County Road 59 and going along property now or formerly owned by
Lewis E. and Brandi M. Gillian as described in Volume 573, Page 2448 of the Official Records of
Athens County, Ohio, North 00 degrees 00' 00" West, 313.25 feet to an iron pin found, having
passed through an iron pin found at 32.00 feet;

thence continuing along said Gillian property and also being the South line of said Fraction
25, South 89 degrees 53' 00" West, 2026.50 feet to the place of beginning,

containing 68.577 acres, more or less, of which, 2.271 acres is in the East half of the
Northeast quarter of Section 26 and is all of Auditor's Parcel No. L010010093101 and part of
the property described in Volume 173, Page 730 of the Official Records of Athens County, Ohio,
5.361 acres is in Fraction 25 of Section 20 and is all of Auditor's Parcel No. L010010011801 and
part of the property described in Volume 173, Page 730 of the Official Records of Athens
County, Ohio, 45.743 acres is in Fraction 25 of Section 20 and is part of Auditor's Parcel No.
L010010011800 and part of the property described in Volume 73, Page 479 of the Deed
Records of Athens County, Ohio, 0.780 of an acre is in Fraction 19 of Section 20 and is all of
Auditor's Parcel No. L010010011700 and part of the property described in Volume 73, Page 479
of the Deed Records of Athens County, Ohio, and 14.422 acres is in East half of the Northeast
quarter of Section 26 and is part of Auditor's Parcel No. L010010093100 and part of the
property described in Volume 73, Page 479 of the Deed Records of Athens County, Ohio but
being subject to all legal right-of-ways, easements, and restrictions of record.

This description was prepared by Robert C. Schell, P.S. No. 7314, and is an update from a
survey performed in January, 1998.

Bearings are based on an assumed meridian and all bearings are for angle purposes
only.

Deed Ref.: Vol. 73-P. 479, Deed Records
Vol. 173-P. 735, Official Records

2.271 Acres-All of Aud. Par. No. L010010093101
5.361 Acres-All of Aud. Par. No. L010010011801
45.743 Acres-Part of Aud. Par. No. L010010011800
0.780 Acre-All of Aud. Par. No. L010010011700
14.422 Acres-Part of Aud. Par. No. L010010093100



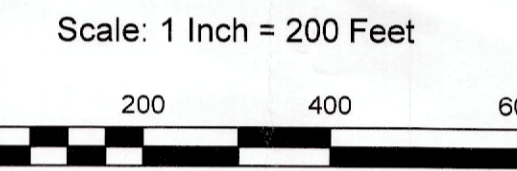
Robert C. Schell

Robert C. Schell
Professional Surveyor No. 7314
Date: May, 2022

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beramy Wilber*
DATE: 8/5/22

Plat of Property Surveyed for Greg Justus & Robert Gwynn
 Part of the East Half of the Northeast Quarter of Section 26 &
 Also Part of the West Half of Fraction 25 & Part of the West Half
 of Fraction 19 in Section 20, Township 5 North-Range 11 West
 Troy Township, Athens County, Ohio
 Deed Ref.: Vol. 73-P. 479, Vol. 173-P. 730, & Vol. 173-P. 735, Official Records

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert C. Schell*
 DATE: *9/5/22*



LEGEND

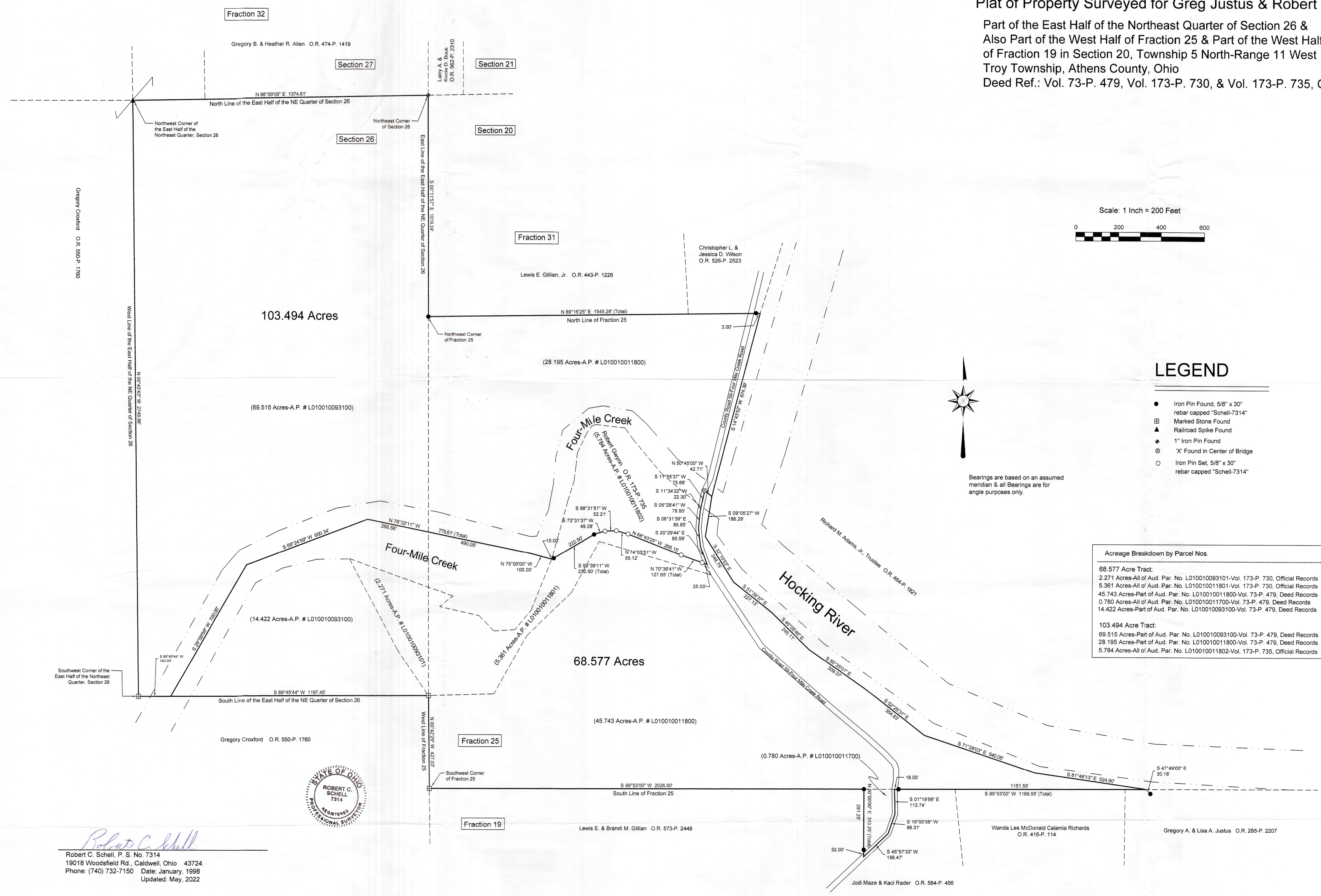
- Iron Pin Found, 5/8" x 30" rebar capped "Schell-7314"
- ⊞ Marked Stone Found
- ▲ Railroad Spike Found
- ◆ 1" Iron Pin Found
- ⊗ 'X' Found in Center of Bridge
- Iron Pin Set, 5/8" x 30" rebar capped "Schell-7314"



Bearings are based on an assumed meridian & all Bearings are for angle purposes only.

Acresage Breakdown by Parcel Nos.

68.577 Acre Tract:
2.271 Acres-All of Aud. Par. No. L010010093101-Vol. 173-P. 730, Official Records
5.361 Acres-All of Aud. Par. No. L010010011801-Vol. 173-P. 730, Official Records
45.743 Acres-Part of Aud. Par. No. L010010011800-Vol. 73-P. 479, Deed Records
0.780 Acres-All of Aud. Par. No. L010010011700-Vol. 73-P. 479, Deed Records
14.422 Acres-Part of Aud. Par. No. L010010093100-Vol. 73-P. 479, Deed Records
103.494 Acre Tract:
69.515 Acres-Part of Aud. Par. No. L010010093100-Vol. 73-P. 479, Deed Records
28.195 Acres-Part of Aud. Par. No. L010010011800-Vol. 73-P. 479, Deed Records
5.784 Acres-All of Aud. Par. No. L010010011802-Vol. 173-P. 735, Official Records



Robert C. Schell
 Robert C. Schell, P. S. No. 7314
 19018 Woodfield Rd., Caldwell, Ohio 43724
 Phone: (740) 732-7150 Date: January, 1998
 Updated: May, 2022