

RJM ENGINEERING COMPANY, INC.

66 S. PLAINS RD.

THE PLAINS, OHIO 45780

Phone: 740-797-0500

Fax: 740-797-0504

Email: rjm@rjengineeringco.com

Tract One:

DESCRIPTION OF A 2.297 ACRE PARCEL

Situated in the Township of Waterloo, County of Athens and State of Ohio.

Being part of Section 30, Township 11 North, Range 15 West and being part of a 8.00 acre parcel of land as conveyed to Jesse R. McKee, Jr. by a deed recorded as Instrument No. 190586, Volume 38, Page 872 of the Athens County Deed Records, Parcel No. N010010042500, being more fully bounded and described as follows:

Beginning at an Iron Pin (set) at the NE corner of said 8.00 acre parcel from which the SE corner of the NE Quarter of said Section 30 bears S 05° 00' 00"W, 669.24 feet for reference;

Course No. 1 Thence, with the easterly line of said 8.00 acre parcel, a part of the westerly line of said 69.85 acre parcel of land as conveyed to Anthony Taglia and Jesse R. McKee by a deed recorded in Volume 468 at Page 98 of the Athens County Deed Records, the easterly line of said Section 30 and the westerly line of section 24, and the westerly line of a 5.5 acre parcel of land as conveyed to Peggy A. McKee, et.al. by a deed recorded in Volume 13 at Page 103 of the Athens County Deed Records, S 05° 00' 00" W, 287.02 feet to a Mag Nail (set) in the centerline of Township Road T-260, known as Beckler Road, a 40 foot width right of way as maintained;

Course No. 2 Thence, with a new line of division through said 8.00 acre parcel and said centerline of Beckler Road, N 64° 35' 57" W, 42.40 feet to a Mag Nail (set), being a point of curvature;

Course No. 3 Thence, with a new line of division through said 8.00 acre parcel and said centerline of Beckler Road, with the arc of a curve to the left, concaved

southerly, having a central angle of 38° 28' 01", a radius of 415.00 feet, and a chord bearing and distance of N 83° 49' 58" W, 273.42 feet, a distance of 278.62 feet to a Mag Nail (set);

Course No. 4 Thence, with a new line of division through said 8.00 acre parcel and said centerline of Beckler Road, S 76° 56' 02" W, 110.50 feet to a Mag Nail (set) at the point of intersection between the centerline of said Beckler Road, Township Road T-260, and the centerline of Township Road T-444, known as Gabriel Hill Road, a thirty foot right of way as maintained, being the southeasterly corner of a 1.75 acre parcel of land as conveyed to Tammy and Brett Taylor by a deed recorded in Volume 221 at Page 70 of the Athens County Deed Records;

Course No. 5 Thence, with said centerline of said Gabriel Hill Road, with a westerly line of said 8.00 acre parcel, the easterly line of said 1.75 acre parcel, N 05° 04' 46" W, 55.91 feet to a Mag Nail (set);

Course No. 6 Thence, continuing with said line, N 09° 32' 49" E, 123.05 feet, to a point, being the southwesterly corner of an 0.25 acre parcel of land as conveyed to Charles E. and Barbara L. Allen by a deed recorded in Volume 268 at Page 190 of the Athens County Deed Records;

Course No. 7 Thence, with a northerly line of said 8.00 acre parcel and the southerly line of said 0.25 acre parcel, S 85° 58' 51" E, 77.00 feet to a point, being the southeasterly corner of said 0.25 acre parcel;

Course No. 8 Thence, with a westerly line of said 8.00 acre parcel and the easterly line of said 0.25 acre parcel, N 11° 17' 26" E, 117.00 feet to a point in the northerly line of said 8.00 acre parcel and the southerly line of a 3.38 acre parcel of land as conveyed to Paul D. and Maryann C. Gladieux by a deed recorded in Volume 369 at Page 414 of the Athens County Deed Records, from which a 14" tree bears N 85° 58' 51" W, 69.00 feet for reference;

Course No. 9 Thence, with the northerly line of said 8.00 acre parcel and the southerly line of said 3.38 acre parcel, S 85° 58' 51" E, 328.42 feet to the **Point of Beginning**, containing 2.297 acres, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record.

Bearings are based on an assumed meridian, the easterly line of Section 30 being S 05° 00' 00" W, assumed. All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

Description prepared from a field survey by Thomas E. Snyder, Professional Surveyor No. PS 6651 in November, 2012.

Revised 01/10/2016 per request of the Athens County Auditor.

Tract Two:

DESCRIPTION OF A 5.802 ACRE PARCEL

Situated in the Township of Waterloo, County of Athens and State of Ohio.

Being part of Section 30, Township 11 North, Range 15 West and being part of a 8.00 acre parcel of land as conveyed to Jesse R. McKee, Jr. by a deed recorded as Instrument No. 190586, Volume 38, Page 872 of the Athens County Deed Records, Parcel No. N010010042500, being more fully bounded and described as follows:

Beginning at an Iron Pin (set) at the SE corner of said 8.00 acre parcel, being the SE corner of the NE Quarter of said Section 30, the southwesterly corner of a 7.91 acre parcel of land as conveyed to Jesse J. McKee III and Peggy A. McKee by a deed recorded in Volume 301 at Page 498 of the Athens County Deed Records, the northwesterly corner of a 40 acre parcel of land as conveyed to Jesse J. McKee III and Peggy A. McKee, by a deed recorded in Volume 301 at Page 498 of the Athens County Deed Records and the northeasterly corner of a 220 acre parcel of land as conveyed to Benjamin F. Beckler III and Mary C. Beckler, Trustees, by a deed recorded in Volume 316 at Page 1134 of the Athens County Deed Records;

Course No. 1 Thence, with the southerly line of said 8.00 acre parcel and a northerly line of said 220 acre parcel, N 86° 45' 00" W, 650.76 feet to an 8" tree, being the southwesterly corner of said 8.00 acre parcel and a corner of said 220 acre parcel;

Course No. 2 Thence, with the westerly line said 8.00 acre parcel and a easterly line of said 220 acre parcel, N 04° 58' 55" E, passing an iron pin (set) at 291.33 feet for reference, 312.36 feet to a Mag Nail (set) in the centerline of Township Road T-260, known as Beckler Road, a 40 foot right of way maintained, being a northwesterly corner of said 8.00 acre parcel, a point in the easterly line of said 220 acre parcel and the southwesterly corner of 1.75 acre parcel of land as conveyed to Tammy and Brett Taylor by a deed recorded in Volume 221 at Page 70 of the Athens County Deed Records;

Course No. 3 Thence, with a northerly line of said 8.00 acre parcel, the centerline of said Beckler Road, N 76° 56' 02" E, 244.46 feet to a Mag Nail (set), being the point of intersection of said centerline, the centerline of Township Road T-444, known as Gabriel Hill Road, a thirty foot right of way maintained, being the southeasterly corner of said 1.75 acre parcel and a corner of said 8.00 acre parcel;

Course No. 4 Thence, with said centerline of Beckler Road, N 76° 56' 02" E, 110.50 feet to a Mag Nail (set), being a Point of Curvature and being a new division line through said 8.00 acre parcel;

Course No. 5 Thence, continuing with said centerline, along the arc of a curve to the right, concaved southerly, having a central angle of 38° 28' 01", a radius of 415.00 feet, a chord bearing and distance of S 83° 49' 58" E, 273.42 feet, a distance of 278.62 feet to a Mag Nail (set);

Course No. 6 Thence, continuing with said centerline, S 64° 35' 57" E, 42.40 feet to a Mag Nail (set), being a point on the easterly line of said 8.00 acre parcel, the southwesterly corner of a 5.5 acre parcel of land as conveyed to Peggy A. McKee, et.al. by a deed recorded in Volume 13 at Page 103 of the Athens County Deed Records, a point in the easterly line of Section 30, the westerly line of Section 24, and being the northwesterly corner of aforesaid 7.91 acre parcel;

Course No. 7 Thence, with the easterly line of said 8.00 acre parcel, the westerly line of said 7.91 acre parcel, and the easterly line of said Section 30, S 05° 00' 00" W, passing an iron pin (set) at 21.34 feet for reference, 382.22 feet to the **Point of Beginning**, containing **5.802 acres**, more or less, being subject to all legal

highways, easements, reservations and restrictions of record.

Bearings are based on an assumed meridian, the easterly line of Section 30 being S 05° 00' 00" W, assumed. All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

Description prepared from a field survey by Thomas E. Snyder, Professional Surveyor No. PS 6651 in November, 2012.

Revised 01/10/2016 per request of the Athens County Auditor.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Dis. E. SW
DATE: 1/20/16



BASIS OF BEARINGS
(AS NOTED)

ie. BEARINGS SHOWN HEREON
ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE
ANGLES ONLY

PLAT OF SURVEY

ATHENS COUNTY, OHIO
WATERLOO TOWNSHIP

SECTION 30

TOWNSHIP 11 NORTH, RANGE 15 WEST

OHIO COMPANY PURCHASE

STATE of OHIO

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Don E. Snyder
DATE: 1/20/16

Approved By
Athens County Regional Planning Commission

Date 2/3/16 Mike Krish
Planning Director

- L1 N 05°04'46" W, 55.91'
- L2 N 09°32'49" E, 123.05'
- L3 S 85°58'51" E, 77.00'
- L4 N 11°17'26" E, 117.00'
- L5 S 64°35'57" E, 42.40'

C1 D=38°28'01"
R=415.00'
L=278.62'
CH=273.42'
CB=S83°49'58"E

NE CORNER OF THE
SE 1/4 OF THE NE 1/4

(A) CHARLES E. ALLEN Jr.
BARBARA L. ALLEN
VOLUME 268 PAGE 190
0.25 Acre

JOHN C. BROWN
ROZELLA W. BROWN
VOLUME 218 PAGE 232
6.12 Acre

PAUL D. GLADIEUX
MARYANN C. GLADIEUX
VOLUME 369 PAGE 414
3.38 Acre

ANTHONY TAGLIA
JESSE R. McKEE
VOLUME 468 PAGE 98
69.85 Acre

BENJAMIN F. BECKLER III
MARY C. BECKLER, TRUSTEES
OR BOOK 316 PAGE 1134
220 Acre Total

TAMMY TAYLOR
BRETT TAYLOR
VOLUME 221 PAGE 70
1.75 Acre

TRACT ONE
2.297 Acre
TO BE CONVEYED

POINT OF BEGINNING
TRACT ONE

PEGGY A. McKEE et al.
VOLUME 13 PAGE 103
5.5 Acre

BECKLER ROAD
TOWNSHIP ROAD T-260
40' Right of Way

TRACT TWO
5.802 Acre
RESIDUAL

JESSIE R. McKEE Jr.
VOLUME 38 PAGE 872
INSTRUMENT 190586
PARCEL N010010042500
8.00 Acre

JESSIE J. McKEE III
PEGGY A. McKEE
VOLUME 301 PAGE 498
7.91 Acre

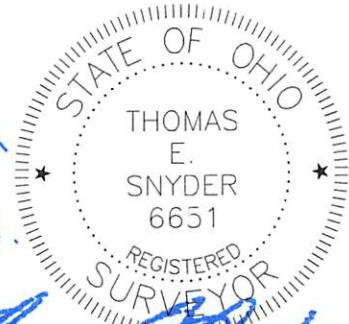
POINT OF BEGINNING
TRACT TWO
SE CORNER OF THE
NE 1/4 SECTION 30

JESSIE J. McKEE III
PEGGY A. McKEE
VOLUME 301 PAGE 498
40 Acre

REFERENCE SURVEY BY
JOHN M. BRANNER PS 6805
NOVEMBER 1995

BENJAMIN F. BECKLER III
MARY C. BECKLER, TRUSTEES
OR BOOK 316 PAGE 1134
220 Acre Total

Feb 3 2016
OK. to transfer per
Athens City Health
Dept
Check Done R.S.

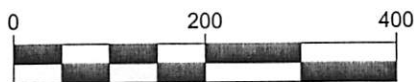


THOMAS E. SNYDER
OHIO PROFESSIONAL SURVEYOR #6651

UPDATED 01/10/2016 TO REFLECT CHANGES REQUESTED BY COUNTY AUDITOR

SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, THAN THOSE SHOWN
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.



1 INCH = 200 FEET

NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- ⊙ 5/8"x30" REBAR/CAP PS6651
- ⊙ MAG/PK NAIL SET
- △ POINT

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.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
U.S. GEOLOGICAL QUADRANGLE MAP
PREVIOUS SURVEY PLATS

CLIENT: PEGGY McKEE
11499 DOWLER RIDGE ROAD
NEW MARSHFIELD, OHIO 45766

JOB# 12_350 DRWN: TS CHKD: TS CREW: TS, BW
DATE: 11/13/2012 SCALE: 1"= 200' SHEET 1 of 1



RJM
engineering co.

66 S. PLAINS ROAD
THE PLAINS, OH 45780
(740) 797-0500
www.rjengineeringco.com

ENGINEERING SURVEYING PLANNING