

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
OHIO PHONE: 1-800-648-8151 OHIO FAX: 1-800-648-8150

DEED DESCRIPTION 5.00 ACRES +/-

Situated in the State of Ohio, County of Athens, Being located in in the north half of Section 16, Township 12, Range 15, York Township, and being part of parcel one (72.60 Acres) and parcel two (0.54 Acres) of the lands as conveyed by deed to Danny L. Simms, as recorded in Official Record 255, Page 698, of record in the Recorder's Office, Athens County, Ohio.

Commencing for reference at the northeast corner of Section 16, T-12, R-15, York Twp., thence with the east line of section 16, S 00°00'00" E a distance of 1,102.50 feet (deed distance) to a point on the east line of Section 16;

Thence leaving the section line of section 16, S 40° 08' 01" W, a distance of 1,875.27 feet (per deed) to a (found) iron pin in the centerline of State Route 691, said point also being the southeasterly corner of parcel two (0.54 Acres) conveyed by deed to Danny L. Simms;

Thence N 03° 15' 34" E, along the centerline of State Route 691, a distance of 238.92 feet to a point, said point being the true place of beginning of this description;

Thence the following 14 courses and distances are what represent new lines through the aforementioned Danny L. Simms parcel(s):

- N 56° 18' 35" W, a distance of 231.69 feet to a (set) iron pin.
- N 61° 16' 25" W, a distance of 356.16 feet to a (set) iron pin.
- N 70° 22' 57" W, a distance of 881.56 feet to a (set) iron pin.
- S 40° 58' 16" W, a distance of 143.75 feet to a (set) iron pin.
- S 49° 01' 44" E, a distance of 128.41 feet to a (set) iron pin.
- S 40° 58' 16" W, a distance of 550.80 feet to a (found) iron pin.
- N 49° 01' 44" W, a distance of 336.50 feet to a (set) iron pin.
- N 40° 58' 16" E, a distance of 550.80 feet to a (set) iron pin.
- S 49° 01' 44" E, a distance of 188.10 feet to a (set) iron pin.
- N 40° 58' 16" E, a distance of 157.41 feet to a (set) iron pin.
- S 70° 22' 57" E, a distance of 896.85 feet to a (set) iron pin.
- S 61° 15' 38" E, a distance of 359.44 feet to a (set) iron pin in the South right of way line of Hocking Valley Scenic Railroad;

Thence S 56° 18' 35" E, along the South right-of-way line of said Hocking Valley Scenic Railroad, a distance of 219.94 feet to a point in the centerline of State Route 691;

Thence S 03° 15' 34" W, along the centerline of State Route 691, a distance of 23.20 feet to the place of beginning and containing 5.000 acres, more or less, and being subject to all legal easements and right-of-way of record.

Basis of Bearings:

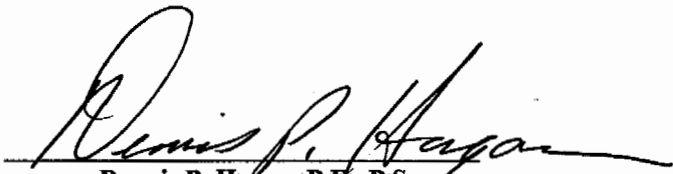
Bearings were based on the centerline of State Route 691, as being S 03° 15' 34" W, as shown in Official Records 255, Page 698.

I hereby certify that an actual survey was made of the above premises on August 7, 1999 and from record on file at the recorder's office, Athens County, Ohio.

All iron pins set are 5/8" iron reinforcing bars with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on a field survey done under the supervision of Dennis P. Hagan, P.E., P.S., Ohio Registered Surveyor #6917.



Dated 8/11/99 
Dennis P. Hagan, P.E., P.S.,
Ohio Registered Surveyor #6917

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 8-11-99

33
YRE # 16

PREPARED BY:

DENNIS P. HAGAN, P.E., P.S.

P.O. BOX 1451, HEBRON, OHIO 43025
CONSULTING ENGINEERS AND SURVEYORS

PREPARED FOR:

DANNY L. SIMMS
15645 S. R. 691
NELSONVILLE, OHIO 45764

FILE NO. BNDRY 99 \ SIMMS \ SERVER
INVOICE NO. 99-080901 SUNDAY

PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING PART OF THE NORTH HALF OF SECTION 16, TWP. 12, RNG. 15, BEING A SURVEY OF A PORTION OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO DANNY L. SIMMS AS RECORDED IN OFFICIAL RECORD 255 PAGE 698 IN THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

BASIS OF BEARINGS:
BEARINGS WERE BASED ON THE CENTERLINE OF S.R. 691, AS BEING SOUTH 03°15'34" WEST, AS SHOWN IN OFFICIAL RECORD 255, PAGE 698, RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT OF WAYS, & ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED:

'DENNIS P. HAGAN, #6917'

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- (T) - TOTAL DIMENSION
- ☆ - POINT
- - FENCE POST
- - CONCRETE MONUMENT FOUND
- ⊗ - TREE



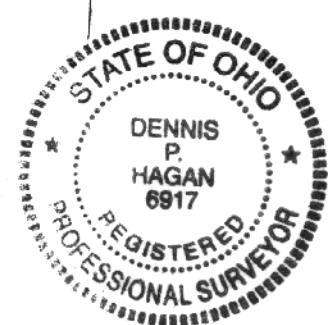
PARCEL ONE
DANNY L. SIMMS
O.R. 255, PAGE 698
72.60 ACRES

5.000 ACRES SURVEYED

PARCEL ONE
DANNY L. SIMMS
O.R. 255, PAGE 698
72.60 ACRES

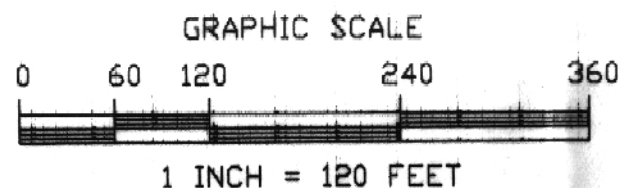
KARYL L. JONES
O.R. 188, PG. 719

CLIFFORD A. & ROBIN L. WARREN
OFFICIAL RECORD 63, PAGE 837



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 8/11/99 Dennis P. Hagan
DENNIS P. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #6917



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaney
DATE: 8-11-99

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

COMMENCING FOR REFERENCE
AT THE N.E. CORNER OF SEC.
16, T-12, R-15, YORK TWP.

SEC. 17 SEC. 11
SEC. 16 SEC. 10

S 00°00'00" W
1102.50'

35

37

38

36