

Description of property at: Athens County, Ohio

To: James E. Edwards

CSXT Deed File No.: 39009-009-999-NEG

PARCEL 1

Situated in the City of Nelsonville, Ohio, Section 23, T.12, R.15, York Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-east corner of Section 23, thence, along the East-line of said section South 02 Degrees 15 Minutes West, 1247.21 feet to a point; thence, North 87 Degrees 45 Minutes West, 20.00 feet to an iron pin set at a distance of 114.74 feet left of the former C and O Railroad center-line Station 3312+61.62 (presently Hocking Valley Scenic Railroad), said pin being the point of beginning for the tract of land herein described:

Thence, North 59 Degrees 52 Minutes 41 Seconds West, 126.63 feet to an iron pin set 50 feet left of Railroad center-line Station 3311+52.8; thence, along the Railroad right of Way, North 29 Degrees 07 Minutes 40 Seconds West, 879.23 feet to an iron pin set at 50 feet left of Railroad center-line Station 3302 + 73.56; Thence, along the South-line of an alley in the Patton and Jackson Addition to Nelsonville, South 87 Degrees 45 Minutes East, 569.74 feet to an iron pin set at 536.42 feet left of Railroad center-line Station 3305+70.21; thence, South 02 Degrees 15 Minutes West, 809.85 feet to the point of beginning and containing 5.95 acres.

Description checked for  
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Cheryl Hedges

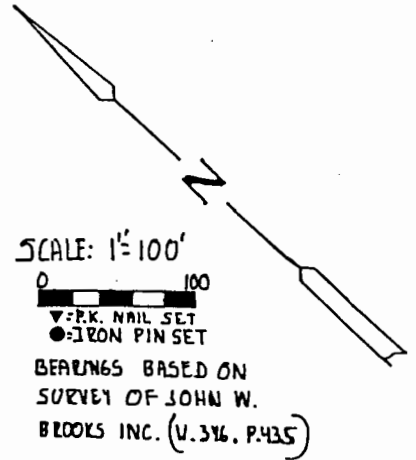
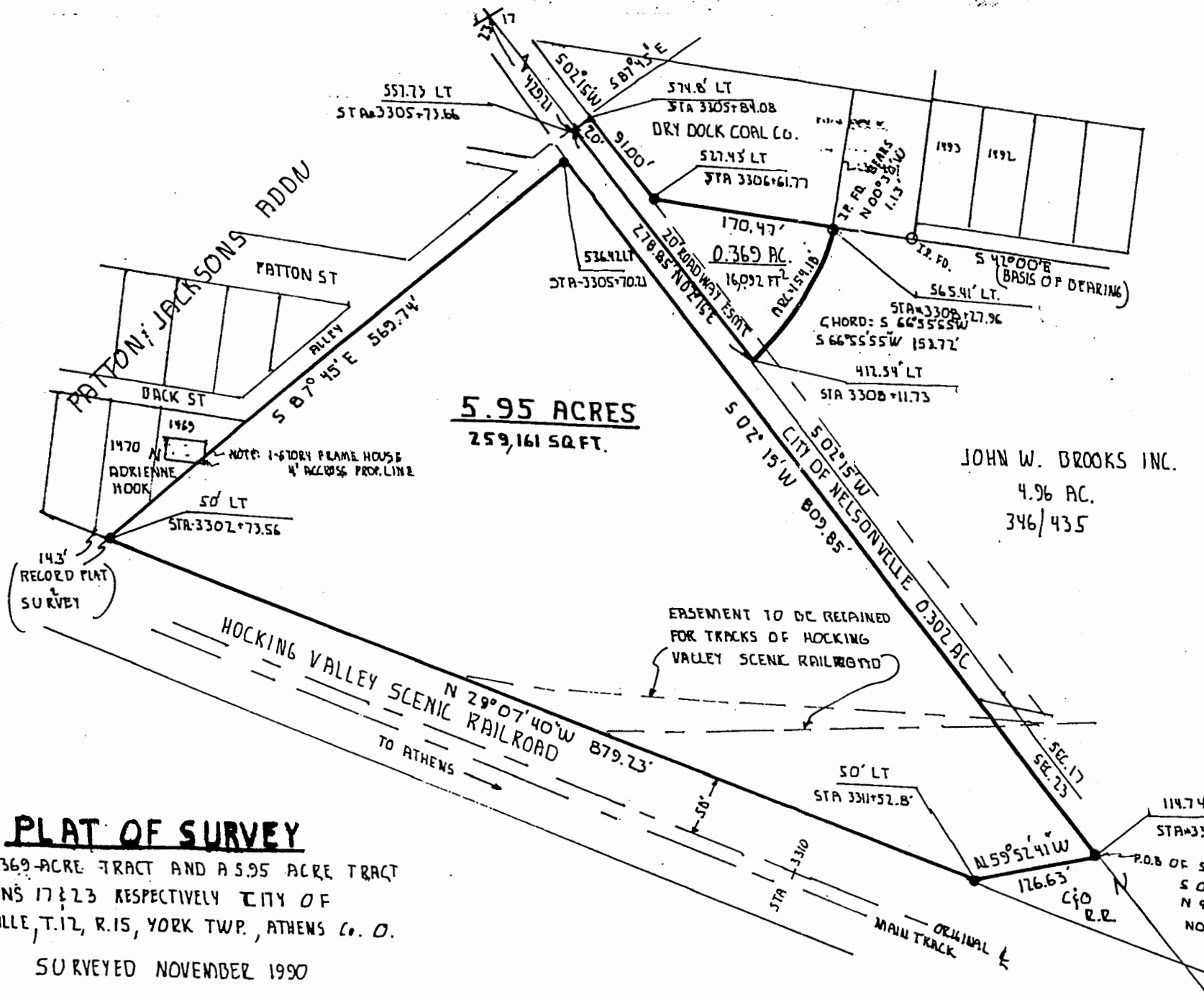
DATE: 5/15/91

PARCEL 2

Situated in the City of Nelsonville, Section 17, T.12, R.15 York Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a P.K. nail set that bears South 02 Degrees 15 Minutes West, 429.21 feet from the North-west corner of Section 17, said nail also being 557.73 feet left of the former C and O Railroad center-line Station 3305+73.66 (Presently Hocking Valley Scenic Railroad); thence, South 87 Degrees 45 Minutes East, 20.00 feet to a P.K. nail set 574.8 feet left of Railroad center-line Station 3305+84.08; thence, South 02 Degrees 15 Minutes West, 91.00 feet to an iron pin set 527.43 feet left of Railroad center-line Station 3306+61.77; thence, South 42 Degrees 00 Minutes East, 170.47 feet to a point 565.41 feet Left of Railroad center-line Station 3308+27.96, an iron pin found bears North 00 Degrees 30 Minutes West, 1.13 feet; thence, along a curve to the right 154.18 feet, chord= South 66 Degrees 55 Minutes 55 Seconds West, 153.72 feet to a P.K. nail set.412.54 feet left of Railroad center-line Station 3308+11.73; thence, North 02 Degrees 15 Minutes East 278.85 feet to the point of beginning and containing 0.369 acres; Subject to a twenty (20) foot roadway easement in Courtauld Street.

York #23



- REFERENCE DOCUMENTS
- CSX VAL. SEC. MAPS
  - V-BHV-1 V-SHY55
  - RECORD PLAT OF PATTON & JACKSONS ADDN TO NELSONVILLE
  - SURVEYOR REX MAIDEN - SURVEY OF JOHN W. BROOKS INC. V.376 P.435
  - SURVEYOR JOE ROMAN - SURVEY OF CITY OF NELSONVILLE 302 AC., V.34 P.933
  - SURVEYOR WILLIAM M. WATKINS - SURVEY OF JOHN W. BROOKS INC. PROP.
  - SURVEYOR - LEONARD SMOYER - SURVEY OF DRY DOCK COAL Co. PROP.

**PLAT OF SURVEY**  
 OF A 0.369-ACRE TRACT AND A 5.95 ACRE TRACT  
 IN SECTIONS 17 & 23 RESPECTIVELY CITY OF  
 NELSONVILLE, T.12, R.15, YORK TWP., ATHENS Co. O.  
 SURVEYED NOVEMBER 1990

JOHN M. BRANNER, REGISTERED SURVEYOR 6805  
 12500 N. PEACH RIDGE ROAD ATHENS OHIO  
 PH# 614-592-5778