

SURVEY DESCRIPTION OF A 2.767 ACRE TRACT FOR

HOCKING VALLEY SCENIC RAILROAD

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

Beginning at a 5/8" iron pin found at the South corner of Lot 1470 of the Patton and Jackson's Addition to Nelsonville as recorded in Plat Envelope 177A; thence South 29 degrees 04 minutes 05 seconds East a distance of 846.32 feet to a 5/8" iron pin found and passing a 5/8" iron pin set at a distance of 300.00 feet;

thence South 42 degrees 23 minutes 37 seconds West a distance of 105.42 feet to a PK nail set in pavement on the Northeast right of way of Railroad Street as platted with the Watkins Addition to Nelsonville as recorded in Plat Envelope 84B;

thence with the Northeast right of way of said Railroad Street North 29 degrees 04 minutes 14 seconds West a distance of 1143.81 feet to a 5/8" iron pin set, passing a PK nail set in pavement at a distance of 381.26 feet and a 5/8" iron pin set at a distance of 777.26 feet;

thence leaving the Northeast right of way of said Railroad Street North 3 degrees 26 minutes 23 seconds East a distance of 186.08 feet to a 5/8" iron pin set on the Southwest boundary of said Patton and Jackson's Addition;

thence with the Southwest boundary of said Patton and Jackson's Addition South 29 degrees 04 minutes 05 seconds East a distance of 420.90 feet to the point of beginning, passing 5/8" iron pins set at distances of 136.73 feet and 200.32 feet, containing 2.767 acres more or less, and subject to any public or private easements of record.

The above 2.767 acre survey is intended to describe part of the tract as deeded to the Hocking Valley Scenic Railroad, deed reference Volume OR43, Page 649, Athens County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, an existing public road, and an existing railroad. The reference bearing for this survey is the Southwest boundary of Patton and Jackson's Addition to Nelsonville as South 29 degrees 04 minutes 05 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on August 16, 1997.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blauer
DATE: 8-21-97

Larry P. Gerstner

Survey by:
Larry P. Gerstner - Engineering and Surveying
9 East Second Street, Suite A, Logan, Ohio 43138 385-4260

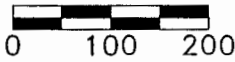
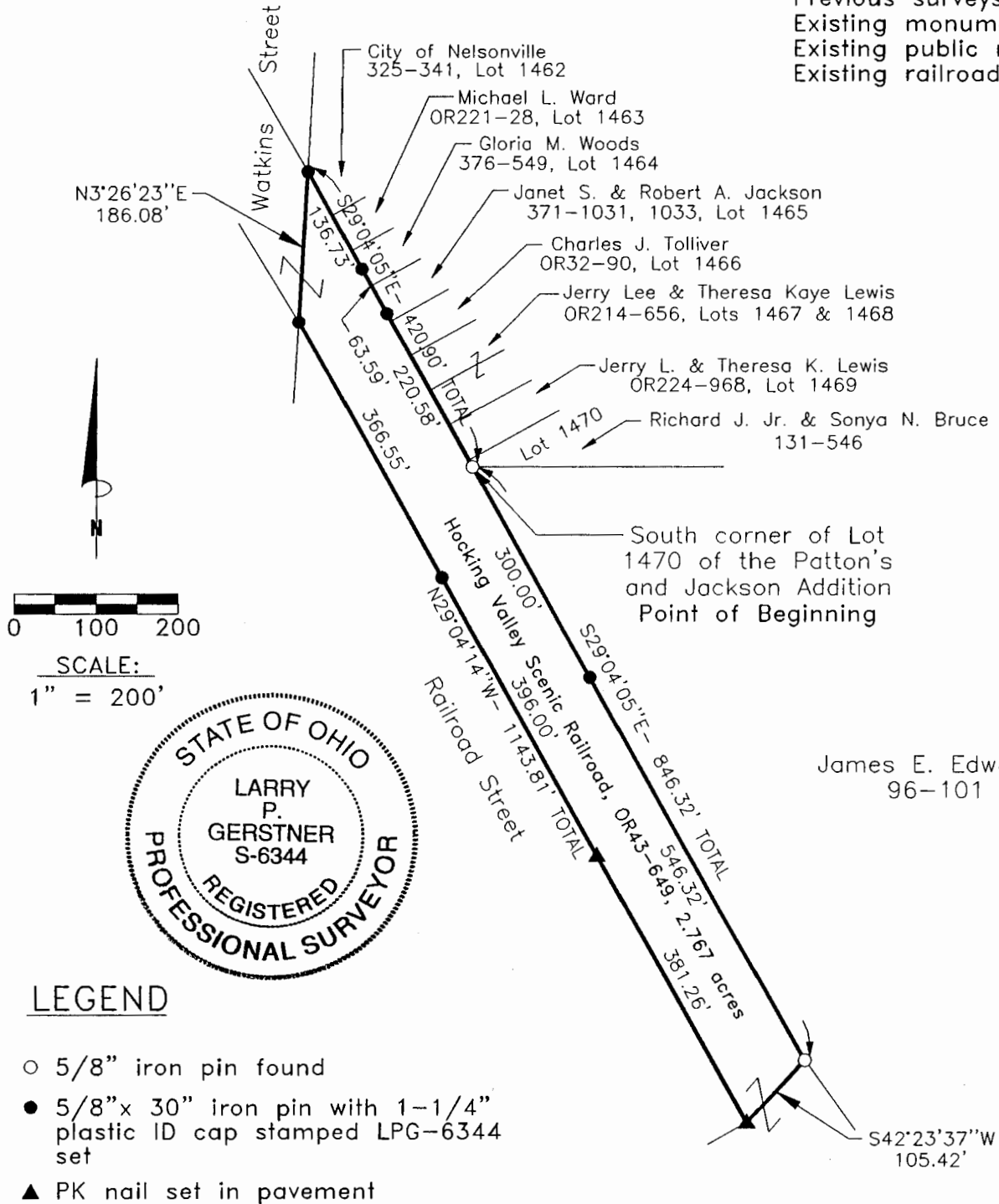
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PLAT OF A 2.767 ACRE TRACT FOR HOCKING VALLEY SCENIC RAILROAD

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of Section 23, Township 12, Range 15.

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road
- Existing railroad



SCALE:
1" = 200'



LEGEND

- 5/8" iron pin found
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set
- ▲ PK nail set in pavement

James E. Edwards
96-101

S. Blausey
8-21-97

REFERENCE BEARING:

The Southwest boundary of Patton and Jackson's Addition to Nelsonville as South 29 degrees 04 minutes 05 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 16th day of August, 1997 and that the plat is a correct representation of the premises as described by said survey.

Larry P. Gerstner
Registered Surveyor No. 6344

Survey by:

Larry P. Gerstner - Engineering and Surveying
9 East Second Street, Suite A, Logan, Ohio 43138
(614) 385-4260

YRK#23

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