



P.R.H.

Paul R. Hutchins Surveying Services
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Boundary Surveys • Mortgage Surveys • Flood Determination Surveys • Topographical Surveys

Description of Survey for Thompson Brothers LLC, Grantee

Situated in Sections 35 and 36, Township 12, Range 15, River Lots 658, 659, 660, 661, 662, 663, and 664 York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference at a 36" oak tree taken to be the Southeast Corner of Section 35 York Township (as surveyed by George Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738) thence (bearings are based ODOT VRS RTK Network and used to denote angular measurements only) North $06^{\circ}27'17''$ West 6060.87 feet to an iron pin set (all iron pin set are $5/8''$ x 30" rebar with blue plastic caps stamped P.R. HUTCHINS 8515), said pin being a corner common to Nora Jean Simms (O.R. 369 Pg. 1738) and U.S.A. (Vol. 322 Pg. 279) on the common line of Hocking Valley Scenic Railway (O.R. Pg. 649), said pin also being the Point of Beginning of the Newly Created Parcel herein described;

Thence leaving said U.S.A. with the common line of said Nora Jean Simms and Hocking Valley Scenic Railway South $32^{\circ}14'29''$ West 613.72 feet to an iron pin set, said pin marking the beginning of a curve to the right;

Thence with said Nora Jean Simms and Hocking Valley Scenic Railway along said curve to the right with a length of 77.98 feet and a radius of 1870.09 feet (with a chord bearing of South $33^{\circ}26'10''$ West 77.97 feet) to an iron pin found ($5/8''$ rebar with orange cap), said pin being a corner common to Danny L. Simms (O.R. 343 Pg. 2062), marking the beginning of a curve to the right;

Thence leaving said Nora Jean Simms with said Danny L. Simms and Hocking Valley Scenic Railway along said curve to the right with a length of 450.32 feet and a radius of 1870.09 feet (with a chord bearing of South $41^{\circ}31'46''$ West 449.23 feet) to an iron pipe found (with yellow cap stamped VISTA 6378), said pin being a corner common to said Nora Jean Simms, marking the beginning of a curve to the right;

Thence leaving said Danny L. Simms with said Nora Jean Simms and Hocking Valley Scenic Railway along said curve to the right with a length of 1696.65 feet and a radius of 1870.09 feet (with a chord bearing of South $74^{\circ}24'21''$ West 1639.06 feet) to an iron pin set;

Thence with the common line of said Nora Jean Simms and Hocking Valley Scenic Railway North 79°36'43" West 303.41 feet to a point on the northerly bank of the Hocking River (as surveyed by George F. Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738), said point being a corner common to Eugene Edwards (Vol. 251 Pg. 145);

Thence leaving said Hocking Valley Scenic Railway with the common line of said Nora Jean Simms and Eugene Edwards, also being the northerly bank of the Hocking River (as surveyed by George F. Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738) the following four bearings and distances (as labeled L3 through L6 on an attached plat hereto and being a part thereof):

- 1) North 17°57'41" East 68.86 feet to a point;
- 2) North 29°59'55" East 196.85 feet to a point;
- 3) North 38°57'12" East 195.89 feet to a point;
- 4) North 41°27'07" East 187.17 feet to a point, said point being a corner common to Bell Wolfe LTD (Vol. 109 Pg. 831);

Thence leaving said Eugene Edwards with the common line of said Nora Jean Simms and Bell Wolfe LTD, crossing from the northerly bank to the southerly bank of the Hocking River (as surveyed by George F. Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738) the following four bearings and distances (as labeled L7 through L10 on an attached plat hereto and being a part thereof):

- 1) South 06°50'01" East 177.98 feet to a point;
- 2) North 43°32'11" East 175.82 feet to a point;
- 3) North 60°18'42" East 1018.85 feet to a point;
- 4) North 04°08'01" East 34.68 feet to a point, said point being a corner common to U.S.A. (O.R. 506 Pg. 2212);

Thence leaving said Bell Wolfe LTD with the common line of said Nora Jean Simms and U.S.A. (O.R. 506 Pg. 2212), also being the southerly bank of the Hocking River (as surveyed by Jerry L. Cassell 7/2/1987 and recorded in O.R. 369 Pg. 1738) the following ten bearings and distances (as labeled L11 through L20 on an attached plat hereto and being a part thereof)

- 1) North 58°06'31" East 91.77 feet to a point;
- 2) North 44°36'17" East 136.92 feet to a point;
- 3) North 32°26'53" East 119.78 feet to a point;
- 4) North 62°11'26" East 56.34 feet to a point;
- 5) North 65°22'02" East 214.15 feet to a point;
- 6) North 70°27'19" East 133.43 feet to a point;
- 7) North 70°03'39" East 143.88 feet to a point;
- 8) North 66°11'36" East 215.12 feet to a point;
- 9) North 84°14'18" East 145.16 feet to a point;
- 10) North 69°35'58" East 90.37 feet to a point, said point being a corner common to said U.S.A. (Vol. 322 Pg. 279);

Thence leaving U.S.A. (O.R. 506 Pg. 2212), also the southerly bank of the Hocking River as surveyed by Jerry L. Cassell 7/2/1987 and recorded in O.R. 369 Pg. 1738) with the common line of said Nora Jean Simms and U.S.A. (Vol. 322 Pg. 279), South 03°59'01" West, passing through an iron pin set at 20.00 feet a total distance of 302.12 feet to the Point of Beginning containing 42.076 acres more or less, subject to all easements and restrictions.

Being Auditor's Parcel Numbers P010010060101 (15.04 acres more or less), P010010057503 (6.03 acres more or less), and P010010059901 (*18.53* acres more or less) as recorded in O.R. 369 Pg. 1738 and P010010057505 (1.59 acres more or less) as recorded in O.R. 343 Pg. 2062, *and P010010059701 (.88 acres, more or less)*

Being Assigned a New Parcel Number: _____

Main sources of reference include deeds in O.R. 343 Pg. 2062, O.R. 369 Pg. 1738, Vol. 322 Pg. 279, O.R. 43 Pg. 649, Vol. 251 Pg. 145, Vol. 109 Pg. 831, O.R. 506 Pg. 2212, O.R. 477 Pg. 587, O.R. 337 Pg. 191, Vol. 360 Pg. 523, O.R. 448 Pg. 1243, Vol. 400 Pg. 332, O.R. 503 Pg. 2068, O.R. 509 Pg. 617, Vol. 272 Pg. 601 and O.R. 474 Pg. 205 of the Athens County deed records. Athens County Tax Maps, and Railroad Right of Way and Track Maps.

The above description is based on a survey conducted in January 2017 either by or under the direct supervision of Paul R. Hutchins, Registered Professional Surveyor No. S-8515.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul R. Hutchins*
DATE: *1/12/17*



Paul R Hutchins 1-11-2017

Thompson Brothers LLC

Plat of survey combining four parcels of land situate in Sections 35 and 36, Township 12, Range 15, River Lots 658, 659, 660, 661, 662, 663, and 664, York Township, Athens County, State of Ohio, containing 42.076 acres more or less. Surveyed January 2017 by or under the direct supervision of Paul R. Hutchins (740-245-5529) Professional Surveyor #8515.

Survey combining four Parcels for Thompson Brothers LLC being 42.076 acres more or less, subject to all easements and restrictions, of Nora Jean Simms Auditor Parcel Numbers P010010060101 (15.04 acres more or less), P010010057503 (6.03 acres m/l), and P010010059901 (18.53 acres m/l) as recorded in O.R. 369 Pg. 1738, a parcel of Danny L. Simms P010010057505 (1.59 acres m/l) as recorded in O.R. 343 Pg. 2062, and P010010059701 (1.88 acres, more or less)

Top of the northerly bank of the Hocking River as surveyed by George F. Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738.

Diamond Brick Road

Athens County Road 33B

Eugene R. Edwards
Vol. 251 Pg. 145
P010010059800

Eugene R. Edwards
Vol. 251 Pg. 145
P010010059800

U.S.A.
Vol. 322 Pg. 279
P010010057500

State Route 278

U.S.A.
Vol. 322 Pg. 279
P010010057500

P.O.R. 36" Oak Tree Southeast Corner of Section 35 York Township as surveyed by George Seymour 1/9/1991 and recorded in O.R. 369 Pg. 1738.

Top of the southerly bank of the Hocking River as surveyed by Jerry L. Cassell 7/2/1987 and recorded in O.R. 369 Pg. 1738.

LINE TABLE		
LINE	LENGTH	BEARING
L1	613.72	S32°14'29"W
L2	303.41	N79°36'43"W
L3	68.86	N17°57'41"E
L4	196.85	N29°59'55"E
L5	195.89	N38°57'12"E
L6	187.17	N41°27'07"E
L7	177.98	S06°50'01"E
L8	175.82	N43°32'11"E
L9	1018.85	N60°18'42"E
L10	34.68	N04°08'01"E
L11	91.77	N58°06'31"E
L12	136.92	N44°36'17"E
L13	119.78	N32°26'53"E
L14	56.34	N62°11'26"E
L15	214.15	N65°22'02"E
L16	133.43	N70°27'19"E
L17	143.88	N70°03'39"E
L18	215.12	N66°11'36"E
L19	145.16	N84°14'18"E
L20	90.37	N69°35'58"E

CURVE TABLE						
Curve	Length	Radius	Delta Angle	Tangent	Chord Bearing	Chord
C1	77.98	1870.09	2°23'20"	38.99	S33°26'10"W	77.97
C2	450.32	1870.09	13°47'49"	226.25	S41°31'46"W	449.23
C3	1696.65	1870.09	51°58'55"	911.74	S74°24'21"W	1639.06

Legend

- ⊙ Iron Pipe Found with yellow cap stamped VISTA 6378
- ⊙ Iron Pin Found 5/8 rebar with orange cap.
- ⊙ USDA Monument with a 3.5" Aluminum Cap Found
- ⊙ ODOT Right of Way Monument
- ⊙ 3/4" Diameter Pipe Found
- ⊙ 5/8" Diameter Rebar Found
- ⊙ Iron Pin Set
- ⊙ Fence Post
- ⊙ Point
- X Fence
- River C/L
- Road C/L
- Right of Way
- Deed Lines

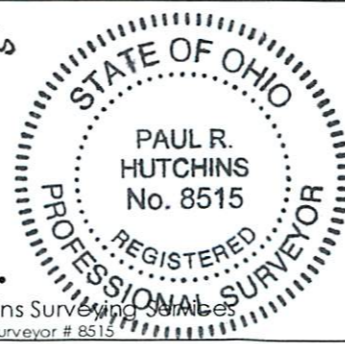
THE BEARINGS ARE BASED ON ODOT VRS RTK NETWORK AND USED TO DENOTE ANGULAR MEASUREMENT ONLY.

ATHENS COUNTY TAX MAPS
ATHENS COUNTY DEED RECORDS
ATHENS COUNTY SURVEY RECORDS

NOTES:

- 1) THIS SURVEY DOES NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY
- 2) NO TITLE REPORT FURNISHED.
- 3) ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH BLUE PLASTIC CAPS STAMPED P.R. HUTCHINS 8515

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1-11-2017



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Description Checked for
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Athens County
ENGINEER'S OFFICE
BY: *Rebecca Wilkins*
DATE: 1/12/17



SCALE: 1" = 500'

