



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

Situated in Sections 35, Township 12, Range 15, River Lots 658 and 659, 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 $12^{\circ}03'19''$ West 5083.71 feet to a point in the centerline of State Route 278, said point being a corner common to Nora Jean Simms (O.R. 369 Pg. 1738), Danny L. Simms (O.R. 477 Pg. 578) and U.S.A. (Vol. 322 Pg. 279), said point also being the Point of Beginning of the Newly Created Parcel herein described;

Thence leaving said U.S.A. and the centerline said State Route 278 with the common line of said Danny L. Simms and Nora Jean Simms the following three bearings and distances (as labeled L1 through L3 on an attached plat hereto and being a part thereof):

- 1) North $50^{\circ}17'54''$ West 25.32 feet to an iron pin found (5/8" x 30" rebar with blue plastic caps stamped P.R. HUTCHINS 8515);
- 2) North $50^{\circ}17'54''$ West 27.22 feet to an iron pin set (all iron pins set are 5/8" x 30" rebar with blue plastic caps stamped P.R. HUTCHINS 8515);
- 3) North $76^{\circ}54'18''$ West 165.11 feet to an iron pin set on the common line of the Hocking Valley Scenic Railway (O.R. 43 Pg. 649), marking the beginning of a curve to the left;

Thence leaving said Nora Jean Simms with the common line of said Hocking Valley Scenic Railway and Danny L. Simms along said curve to the left with a length of 328.85 feet and a radius of 1970.09 feet (with a chord bearing of North $42^{\circ}53'59''$ East 328.46 feet) to an iron pin set;

Thence leaving said Hocking Valley Scenic Railway through said Danny L. Simms the following two bearings and distances (as labeled L4 and L5 on an attached plat hereto and being a part thereof):

- 1) South $57^{\circ}06'53''$ East 155.68 feet to an iron pin set;
- 2) South $57^{\circ}06'53''$ East 30.00 feet to a point in the centerline of said State Route 278, said point being a corner common to said U.S.A.,

Thence with the common line of said Danny L. Simms and U.S.A., also being the centerline of said State Route 278, South $29^{\circ}38'15''$ West 35.66 feet to a point, marking the beginning of a curve to the right;

Thence with the common line of said Danny L. Simms and U.S.A., also being the centerline of said State Route 278, along said curve to the right with a length of 242.90 feet and a radius of 572.96 feet (with a chord bearing of South $41^{\circ}46'59''$ West 241.09 feet) to the Point of Beginning containing 1.311 acres more or less, subject to all easements and restrictions.

Being part of Auditor's Parcel Number P010010057506 as recorded in O.R. 477 Pg. 587.

Being Assigned a New Parcel Number: _____

Main sources of reference include deeds in O.R. 530 Pg. 1718, 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 2018 either by or under the direct supervision of Paul R. Hutchins, Registered Professional Surveyor No. S-8515.



Paul R Hutchins 1-31-2018

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beauchamp Williams*
DATE: *2/2/18*

Thompson Brothers LLC

Plat of survey of a Newly Created Parcel of land situate in Sections 35, Township 12, Range 15, River Lots 658 and 659, York Township, Athens County, State of Ohio, containing 1.311 acres more or less. Surveyed January 2018 by or under the direct supervision of Paul R. Hutchins (740-245-5529) Professional Surveyor #8515.

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

River Lot 660
River Lot 659

River Lot 659
River Lot 658

Jon Pierce Thompson
O.R. 530 Pg. 1718
P010010057505

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

York Township Section 36
York Township Section 35

Jon Pierce Thompson
O.R. 530 Pg. 1718
P010010057505

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.32	N50°17'54"W
L2	27.22	N50°17'54"W
L3	165.11	N76°54'18"W
L4	155.68	S57°06'53"E
L5	30.00	S57°06'53"E
L6	35.66	S29°38'15"W

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul R. Hutchins*
DATE: 2/2/18

Survey of a Newly Created Parcel for Thompson Brothers LLC being 1.311 acres more or less, from Danny L. Simms Auditor Parcel Number P010010057506 as recorded in O.R. 477 Pg. 587, subject to all easements and restrictions.

CURVE TABLE						
Curve	Length	Radius	Delta Angle	Tangent	Chord Bearing	Chord
C1	328.85	1970.09	9°33'50"	164.81	N42°53'59"E	328.46
C2	242.90	572.96	24°17'25"	123.30	S41°46'59"W	241.09

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

N12°03'19"W 5083.71'

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.

SCALE: 1" = 200'



Legend

- Iron Pin 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 or Found with blue cap stamped P.R. HUTCHINS 8515
- ⊙ 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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1-31-2018



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