

**Survey for
Shanesville Investments, LLC
147.730 Acres more or less**

Situated in the State of Ohio, County of Vinton, Township of Swan, being in the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 11, Township 12N., Range 17W. and being a part of the original tract (carried as 200 acres) as transferred to Shanesville Investments, LLC and David Yoder and recorded in Official Record Book 170, Page 508 and being bounded and described as follows:

Beginning at a stone found with an "X", taken to be the southwest corner of the Southwest Quarter of said Section 11;

thence, South 86 degrees 1 minutes 50 seconds East a distance of 695.78 feet to a 6" x 8" wood railroad tie found, taken to be in the south line of said Southwest Quarter, taken to be in the easterly line of the abandoned CSX Railroad (various widths), taken to be the northwesterly corner of a 13.050 acre tract as conveyed to Countrytyme Land Specialists, Ltd. and recorded in Official Record Book 170, Page 508 and being the principle **Point of Beginning** of this survey;

thence leaving the south line of said Southwest Quarter and with a line taken to be the easterly line of said abandoned CSX Railroad for the next 4 calls:

1. With a curve to the right, having a radius of 1807.34 feet, an arc length of 721.74 feet, a long chord bearing of North 12 degrees 15 minutes 40 seconds East and a long chord distance of 716.95 feet to an iron pin set; thence
2. North 19 degrees 19 minutes 15 seconds East a distance of 194.92 feet to a point; thence
3. North 19 degrees 8 minutes 14 seconds East a distance of 120.00 feet to a point; thence
4. North 15 degrees 53 minutes 44 seconds East a distance of 80.17 feet to an iron pin set, taken to be at station 904+50 (18.8 feet left), (Note: Per CSX GIS Map 16514, January 17, 1919 (Val. Map V-11-HV/16), an existing railroad crossing is located at station 904+73);

thence leaving the easterly line of said abandoned CSX Railroad, North 70 degrees 23 minutes 7 seconds West a distance of 43.40 feet to an iron pin set, taken to be in the westerly line of said abandoned CSX Railroad, taken to be at station 904+50 (24.6 feet right);

thence with a line taken to be the westerly line of said abandoned CSX Railroad, South 12 degrees 20 minutes 57 seconds West a distance of 54.04 feet to an iron pin set;

thence leaving the westerly line of said abandoned CSX Railroad and with a division line through said tract that this survey is a part for the next 5 calls:

1. South 81 degrees 29 minutes 32 seconds West a distance of 362.75 feet to an iron pin set; thence
2. North 63 degrees 59 minutes 44 seconds West a distance of 145.69 feet to a point in the centerline of Shurtz Road (C-21, 40 feet wide), passing an iron pin set at a distance of 127.65 feet; thence
3. With the centerline of said Shurtz Road, North 26 degrees 0 minutes 14 seconds East a distance of 50.50 feet to a point; thence

4. Leaving the centerline of said Shurtz Road, South 63 degrees 59 minutes 44 seconds East a distance of 130.00 feet to an iron pin set, passing an iron pin set at a distance of 16.06 feet; thence

5. North 81 degrees 29 minutes 32 seconds East a distance of 366.30 feet to an iron pin set, taken to be in the westerly line of said abandoned CSX Railroad, taken to be at station 904+50 (24.6 feet right);

thence leaving the westerly line of said abandoned CSX Railroad, South 70 degrees 23 minutes 7 seconds East a distance of 43.40 feet to an iron pin set, taken to be in the easterly line of said abandoned CSX Railroad, taken to be at station 904+50 (18.8 feet left);

thence with a line taken to be the easterly line of said abandoned CSX Railroad for the next 9 calls:

1. North 19 degrees 28 minutes 3 seconds East a distance of 700.00 feet to an iron pin set; thence
2. North 20 degrees 4 minutes 24 seconds East a distance of 100.00 feet to a point; thence
3. North 14 degrees 7 minutes 51 seconds East a distance of 50.23 feet to a point; thence
4. North 21 degrees 2 minutes 50 seconds East a distance of 88.03 feet to an iron pin set; thence
5. North 20 degrees 32 minutes 7 seconds East a distance of 112.01 feet to a point; thence
6. North 21 degrees 30 minutes 18 seconds East a distance of 100.05 feet to a point; thence
7. North 22 degrees 52 minutes 38 seconds East a distance of 100.20 feet to a point; thence
8. North 18 degrees 39 minutes 35 seconds East a distance of 120.02 feet to a point; thence
9. North 17 degrees 35 minutes 29 seconds East a distance of 263.62 feet to an iron pin set, taken to be in the north line of said Southwest Quarter of Section 11, taken to be in the southerly line of a 156 acre tract as conveyed to Lee Huntley Daft and recorded in Official Record Book 63, Page 546;

thence leaving the easterly line of said abandoned CSX Railroad and with a line taken to be the north line of said Southwest Quarter, North 86 degrees 35 minutes 15 seconds West a distance of 41.30 feet to an iron pin set, taken to be in the north line of said Southwest Quarter, taken to be in the westerly line of said abandoned CSX Railroad, taken to be in the southerly line of said 156 acre tract;

thence leaving the north line of said Southwest Quarter and with a line taken to be the westerly line of said abandoned CSX Railroad, South 17 degrees 55 minutes 0 seconds West a distance of 129.11 feet to an iron pin set;

thence leaving the westerly line of said abandoned CSX Railroad and with a division line through said tract that this survey is a part, North 86 degrees 35 minutes 15 seconds West a distance of 747.52 feet to a point in the centerline of said Shurtz Road, passing an iron pin set at a distance of 729.28 feet;

thence with the centerline of said Shurtz Road, being a division line through said tract that this survey is a part for the next 2 calls:

1. North 8 degrees 36 minutes 32 seconds East a distance of 40.76 feet to a point; thence

2. North 12 degrees 33 minutes 5 seconds East a distance of 85.50 feet to a point, taken to be in the north line of said Southwest Quarter of Section 11, taken to be the southwesterly corner of a 15.27 acre tract as conveyed to Hubert and Shirley Ousley and recorded in Official Record Book 23, Page 454;

thence leaving the centerline of said Shurtz Road and with a line taken to be the north line of said Southwest Quarter, taken to be the southerly line of said 15.27 acre tract and continuing with a line taken to be the southerly line of said 156 acre tract as conveyed to Lee Huntley Daft, South 86 degrees 35 minutes 15 seconds East a distance of 2126.72 feet to an iron pin set, taken to be the northeast corner of said Southwest Quarter, taken to be in the southerly line of said 156 acre tract, passing iron pins set at distances of 15.35 feet, 762.58 feet and 803.88 feet;

thence with a line taken to be the north line of said Northwest Quarter of the Southeast Quarter of Section 11, taken to be the southerly line of said 156 acre tract, South 86 degrees 36 minutes 56 seconds East a distance of 1347.59 feet to an iron pin set, taken to be the northeast corner of said Northwest Quarter of the Southeast Quarter, taken to be in the southerly line of said 156 acre tract, taken to be the northwesterly corner of a 38.99 acre tract as conveyed to Christina and Barbara Lindinger and recorded in Deed Volume 165, Page 453 and Official Record Book 149, Page 959;

thence with a line taken to be the east line of said Northwest Quarter of the Southeast Quarter, taken to be the westerly line of said 38.99 acre tract, South 3 degrees 30 minutes 57 seconds West a distance of 1332.74 feet to a 5/8" iron pin found (cap stamped "DePue PS 7084"), taken to be the southeast corner of said Northwest Quarter of the Southeast Quarter, taken to be the southwesterly corner of said 38.99 acre tract, taken to be the northeasterly corner of a 41.378 acre tract as conveyed to Christina Walker and recorded in Official Record Book 149, Page 959;

thence with a line taken to be the south line of said Northwest Quarter of the Southeast Quarter, taken to be the northerly line of said 41.378 acre tract, North 86 degrees 40 minutes 45 seconds West a distance of 1345.02 feet to a 5/8" iron pin found (cap stamped "DePue PS 7084"), taken to be the southwest corner of said Northwest Quarter of the Southeast Quarter, taken to be the northwesterly corner of said 41.378 acre tract;

thence with a line taken to be the east line of said Southwest Quarter of Section 11, taken to be the westerly line of said 41.378 acre tract, South 3 degrees 23 minutes 6 seconds West a distance of 1334.13 feet to a 5/8" iron pin found (cap stamped "DePue PS 7084"), taken to be the southeast corner of said Southwest Quarter of Section 11, taken to be the southwesterly corner of said 41.378 acre tract, taken to be the northeasterly corner of a 12.924 acre tract as conveyed to Craigstone Enterprises, Ltd. and recorded in Official Record Book 170, Page 1083;

thence with a line taken to be the south line of said Southwest Quarter of Section 11, taken to be the northerly line of said 12.924 acre tract and continuing with a line taken to be the northerly lines of a 11.267 acre tract, a 10.410 acre tract and said 13.050 acre tract as conveyed to Countrytyme Land Specialists, Ltd. and recorded in Official Record Book 170, Page 508, North 86 degrees 19 minutes 45 seconds West a distance of 1989.07 feet to the **Point of Beginning** and containing 147.730 acres more or less and passing 5/8" iron pins found (cap stamped "S A England PS 7452") at distances of 339.07 feet, 896.46 feet, 1371.47 feet and 1964.07 feet and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All Deed Volumes and Official Record Books are referenced to the Vinton County Recorder's Office unless otherwise noted.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

Bearings are based upon the South 86 degrees 35 minutes 15 seconds East line (NAD-83, Ohio South) of the north line of the Southwest Quarter of Section 11, Swan Township. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed on October 3, 2019 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E 2nd Street., Wellston, Ohio. Registered Survey Number 8231.

The description and plat submitted is approved for use as a mathematical record and/or proper zoning reference.
APPROVED FOR REGISTER BY
VINTON COUNTY ENGINEER'S OFFICE
BY AKC DATE 10/18/19




Michael A. Kinnison, P.L.S. No. 8231

10/15/19
Date

***** End of Description *****