

345.79 ACRES +/- (ADDITIONAL 386.09 ACRES +/- COMING SOON)

# 15401 OHIO RIVER SCENIC BYWAY

MANCHESTER, OH 45144

RENEWABLE ENERGY SITE



**CORE**  
REAL ESTATE

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SCOTT REID  
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In Association with ParaSell Inc.  
A LICENSED OHIO BROKER  
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# PROPERTY SUMMARY

Located at 15401 Ohio River Scenic Byway, Manchester, OH. This power plant property spans 345.79 +/- acres with an additional 386.09 +/- acres available upon completion of remediation.

## Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining
- Industrial / Manufacturing

The property boasts robust infrastructure and high capacity public utilities.

## ADDRESS

115401 OHIO RIVER SCENIC BYWAY  
MANCHESTER, OH 45144

## PROPERTY TYPE

RENEWABLE ENERGY SITE

## SITE AREA

345.79 ACRES +/-  
386.09 ACRES +/- COMING SOON

## POWER CAPACITY

630 MW PLUS

## WATER CAPACITY

75K G PER DAY (EST.)

## GAS CAPACITY

AVAILABLE

## MOORING PIERS

48 +/- (DOCK PERMIT)

## SEWER

PRIVATE





# SITE OVERVIEW





The map displays several land parcels with detailed survey information. Key features include:

- Jared Neal**: Parcel N/F, 558 Page 63, Deed 147-00-0000000.
- Grackle Development, LLC**: Multiple parcels including 9.4031 Acres, 336.3874 Acres, 22.6894 Acres, and 363.4025 Acres.
- Easements**: 50' Wide Easement areas are indicated across several parcels.
- Ohio River**: The river forms the southern boundary of the mapped area.
- State of Ohio / Commonwealth of Kentucky**: The border between the two states runs along the river.
- Survey Data**: Numerous bearings and distances are provided for all boundaries, such as S 54°14'55" E 451.59' and S 55°57'50" E 2203.51' [Total].
- Curve Data**: Specific curve measurements are noted for certain segments, e.g., R = 350.01', L = 11691.61', Δ = 142°55'.

LINE	BEARING	DISTANCE
L1	N 38°26'12" W	25.98'
L2	N 35°58'15" W	216.71'
L3	N 38°22'30" W	475.76'
L4	N 34°55'55" W	95.62'
L5	N 39°18'34" W	221.77'
L6	N 43°16'39" W	172.13'
L7	N 43°08'50" W	425.92'
L8	N 48°22'16" W	60.74'
L9	N 43°06'59" W	343.06'
L10	N 46°25'45" W	627.93'
L11	N 45°01'54" W	674.61'
L12	N 43°38'39" W	510.86'
L13	N 44°32'26" W	459.01'
L14	N 46°22'04" W	424.94'
L15	N 51°33'12" W	329.15'
L16	N 49°07'28" W	303.40'
L17	N 78°51'57" W	194.99'
L18	N 70°55'45" W	125.91'
L19	N 66°33'01" W	205.93'
L20	N 55°12'22" W	195.76'
L21	N 50°21'30" W	631.72'
L22	N 52°26'25" W	132.97'
L23	N 42°45'45" W	231.06'
L24	N 38°40'08" W	537.32'
L25	N 41°09'37" W	734.20'

**LEGEND**

- Point Denoting Direction Change
- ⊗ ½" Ø Rebar With 1½" I.D. Cap Found "LRP PS 6067"
- ⊗ ¾" Ø Rebar With 1½" I.D. Cap Set "LRP PS 6067"
- ✱ Magnetic Nail Found Below Pavement Surface
- N/F Now or Formerly
- P.O.B. Point of Beginning
- A.P.N. Auditors Parcel Number
- O.R. Official Record
- D.B. Deed Book

LINE	BEARING	DISTANCE
L1	N 38°26'12" W	25.98
L2	N 35°58'15" W	216.71
L3	N 38°22'30" W	475.76
L4	N 35°53'30" W	216.71
L5	N 39°18'34" W	221.7
L6	N 43°16'39" W	172.13
L7	N 43°08'50" W	425.92
L8	N 48°22'16" W	60.74
L9	N 43°06'59" W	34.34
L10	N 43°06'59" W	827.83
L11	N 45°01'54" W	674.61
L12	N 43°38'39" W	510.86
L13	N 44°32'26" W	459.01
L14	N 46°22'04" W	429.15
L15	N 43°13'17" W	329.15
L16	N 49°07'28" W	303.40
L17	N 78°51'57" W	194.99
L18	N 70°55'45" W	125.91
L19	N 66°33'10" W	195.86
L20	N 52°22'55" W	180.75
L21	N 50°21'30" W	631.72
L22	N 52°26'25" W	132.97
L23	N 42°45'45" W	231.06
L24	N 38°40'06" W	53.37
L25	N 38°59'30" W	73.37
L26	N 38°26'12" W	293.33

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1. This is a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
2. No Title Report furnished.
3. This survey does not purport to reflect all easements and/or encumbrances affecting the title to the subject property.
4. This survey does not reflect all visible or subsurface improvements.
5. North & Coordinate based on the Ohio State Plane South Zone 1983, 2011. Distances are at Ground.
6. No zoning requirements were examined or verified for this survey.
7. Evidence of occupation (if any) found along boundary lines are noted.
8. This survey was not checked or reviewed for FEMA (SHFHA) Special Flood Hazard Area Encroachment.
9. Monuments found are in good condition or as noted.
10. Kentucky ~ Ohio State Line Per 44 U.S.C. 335, 100 S.Ct. 588, 62 L.Ed.2d 530' State of OHIO, Plaintiff vs Commonwealth of KENTUCKY, No. 27, Orig., Argued Dec. 3, 1979, Decided Jan. 21, 1980, Rehearing Denied March 17, 1980.

This is to certify that this survey and plat are in accordance with Chapter 4733-37 of the Ohio Administrative Code. The fieldwork was completed on March 23<sup>rd</sup>, 2022.

Loren R. Purdom  
Professional Surveyor #6067  
State Of Ohio



0	Date of Survey	03-23-2023
Rev.	Description	Date
Drawn By: L. R. Purdom		
Field: Tom Royal & Rodney Cooper		
Scale As Noted	Sheet Number: 1 of 1	

Part of Virginia Military Survey 1621 & 1622  
Monroe Township, Adams County, Ohio

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*Municipal, Industrial  
Commercial, Residential  
& Transportation*











# LOCATION OVERVIEW

INTERSTATE 275:	59.9 MILES
CINCINNATI:	77.8 MILES
LEXINGTON:	84.1 MILES



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BYWAY  
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**Listed in Association with Scott Reid & ParaSell Inc.**

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