

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Frank William
DATE: 3/14/17

Legal Description of a 11.533 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Ames Section 31, Township 6, Range 13 being all of a 1.050 acre tract (P.N. C01-00100654-00) and all of a 10.470 acre tract (P.N.c01-00100653-01), as conveyed to Elsea, Inc. in Official Record 398, Page 294, hereon referred to as Grantor, records stated herein are from the Recorder's Office, Athens County, Ohio and being more particularly described as follows;

Beginning at a Set 5/8" Rebar at the Northeast corner of a 34.00 acre tract as conveyed to Dwight D. Everett; Et.Al. in Official Record 250, Page 777, in the North line of the Southwest Quarter of Section 31 and the Northwest corner of the Grantor's 10.470 acre tract being South 85°21'24" East a distance of 2463.12 feet distant from the Northwest Corner of the Southwest Quarter of Section 31 being the TRUE POINT OF BEGINNING of the herein described 11.533 acre tract;

Thence continuing with the North line of the Southwest Quarter of Section 31 South 85°21'24" East a distance of 256.23 feet to a Set 5/8" Rebar in the centerline of Scatter Ridge Road;

Thence with said centerline the following four (4) calls;

South 27°39'50" East a distance of 39.43 feet to Set Mag Nail;

Thence South 42°28'17" East a distance of 60.84 feet to a Set Mag Nail;

Thence South 51°46'14" East a distance of 60.42 feet to Set Mag Nail;

Thence South 59°07'21" East a distance of 34.56 feet to a Set Mag Nail at the Northwest corner of a 2.047 acre tract as conveyed to Paul Jacobson in Deed Book 85, Page 592 being at the Northeast corner of the Grantor's tract;

Thence with the West line of said 2.047 acre Jacobson tract and the Grantor's East line South 08°18'23" West a distance of 112.42 feet to a Found 5/8" Rebar;

Thence continuing partially with the West line of said 2.047 acre Jacobson tract, partially with the West line of an 8.00 acre tract as conveyed to Paul Jacobson in Deed Book 85, Page 687 and with the Grantor's East line South 08°20'03" West a distance of 684.72 feet to a Found 1" Solid Pipe at the Southwest corner of said 8.00 acre Jacobson tract and at the Northwest corner of a 7.421 acre tract as conveyed to Winnie E. Hines in Official Record 366, Page 855;

Thence with the West line of said 7.421 acre Hines tract and the East line of the Grantor's tract South 07°40'14" West a distance of 226.89 feet to a Found 5/8" Rebar;

Thence continuing with said common line South 06°21'27" West a distance of 228.62 feet to a Set 5/8" Rebar at the Southwest corner of said 7.421 acre Hines tract, the Northeast corner of a 66.00 acre tract as conveyed to the State of Ohio in Deed Book 227, Page 559 and the Southeast corner of the Grantor's tract;

Thence with the North line of said 66.00 acre State of Ohio tract and the South line of the Grantor's tract North 84°37'57" West a distance of 345.69 feet to a Set 5/8" Rebar at the Southeast corner of the above referenced 34.00 acre Everett tract and the Southwest corner of the Grantor's tract;

Thence with the East line of said 34.00 acre Everett tract and the Grantor's West line North 05°10'03" East a distance of 1369.69 feet to the TRUE POINT OF BEGINNING containing 11.533 acres;

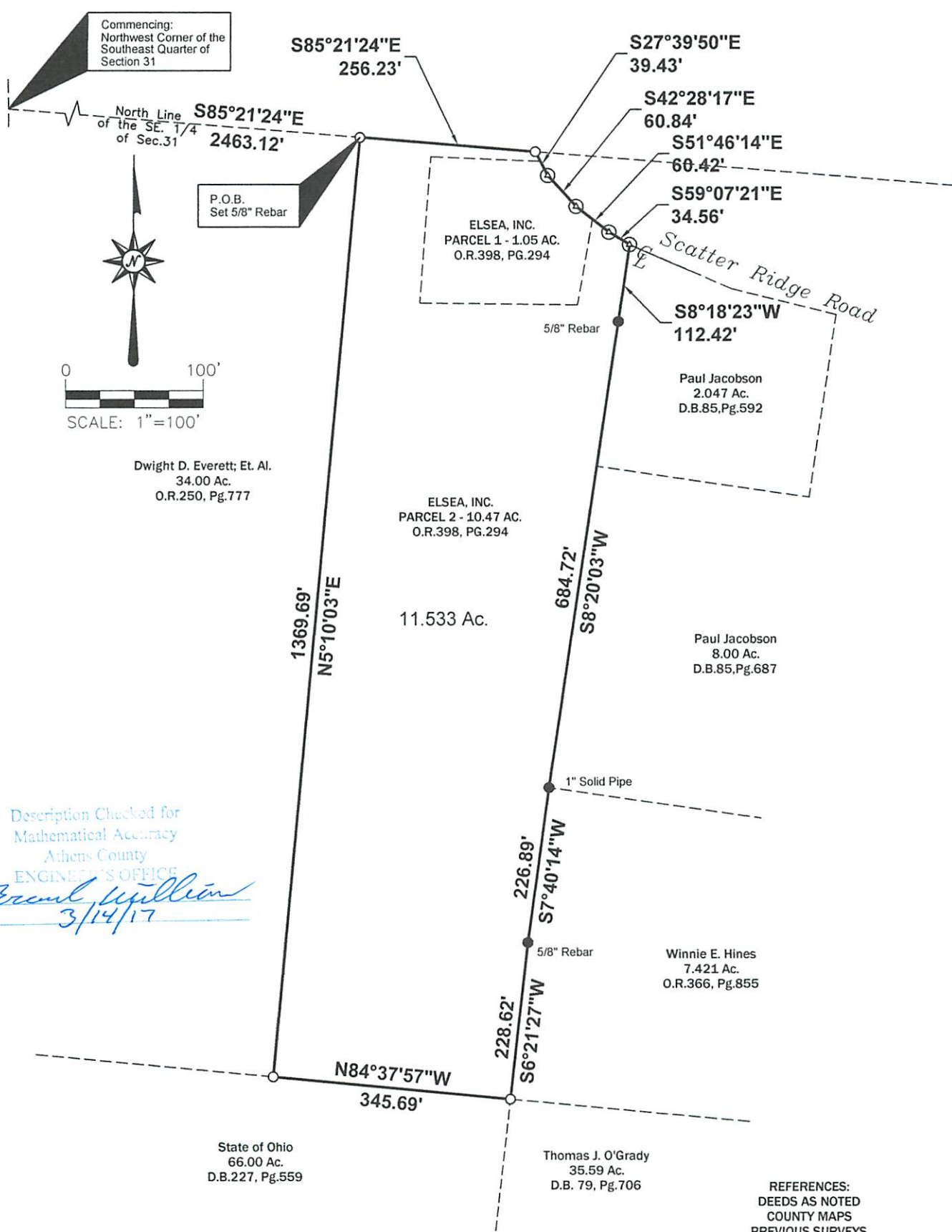
Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Steven B. Walton Surveying and Mapping under the direct supervision of Steven B. Walton Registered Surveyor NoS-7675 from an actual field survey of the premises in January of 2017. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearing is the North line of the Southwest Quarter of Section 31 being South 85°21'24" East as determined through G.P.S. observation utilizing the O.D.O.T. VRS Network (NSRS2007) and should be used to denote angles only.

BOUNDARY SURVEY OF AN 11.533 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF AMES SECTION 31, TOWNSHIP 6, RANGE 13 BEING ALL OF A 1.050 ACRE TRACT (P.N. C01-00100654-00) AND ALL OF A 10.470 ACRE TRACT (P.N.C01-00100653-01) AS CONVEYED TO ELSEA, INC. IN OFFICIAL RECORD 398, PAGE 294, RECORDER'S OFFICE, HOCKING COUNTY, OHIO,



Commencing:
Northwest Corner of the
Southeast Quarter of
Section 31



0 100'
SCALE: 1"=100'

Dwight D. Everett; Et. Al.
34.00 Ac.
O.R.250, Pg.777

ELSEA, INC.
PARCEL 2 - 10.47 AC.
O.R.398, PG.294

11.533 Ac.

Paul Jacobson
2.047 Ac.
D.B.85, Pg.592

Paul Jacobson
8.00 Ac.
D.B.85, Pg.687

Winnie E. Hines
7.421 Ac.
O.R.366, Pg.855

Thomas J. O'Grady
35.59 Ac.
D.B. 79, Pg.706

State of Ohio
66.00 Ac.
D.B.227, Pg.559

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

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BY: *Steven B. Walton*
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BASIS OF BEARINGS:

THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 31 AS BEING S 85° 21' 24" E AND IS DETERMINED THROUGH G.P.S OBSERVATION UTILIZING THE O.D.O.T V.R.S NETWORK (NSRS2007) AND SHOULD BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE



LEGEND

- Found Iron Pins (As Noted)
- Set 5/8" Rebar w/cap Stamped Ackison
- ⊕ Found MAG Nail
- ⊖ MAG Nail Set
- Concrete Post Fnd.
- (M) Measured Distance
- (D) Deeded Distance

REGISTERED SURVEYOR NO. S-7675
STEVEN B. WALTON JANUARY 5, 2017

Steven B. Walton

DWG.: JAF
Check By: SBW
Job No. 2879



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