



PROPERTY DESCRIPTION
6.648 ACRES
PARCEL NUMBER C010010004700 AND
PARCEL NUMBER C010010004900
DEED VOLUME 311, PAGE 517

SITUATE IN AND BEING A PART OF FRACTION NUMBER 3 IN SECTION 3 AND SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, AMES TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON LINE BETWEEN SECTION 3 AND SECTION 9, SAID POINT BEING ON THE LINE BETWEEN THE 72.38 ACRE (TAXED) ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT (OFFICIAL RECORD 511, PAGE 1753) AND THE 6.648 ACRE (THIS SURVEY) LOUANNA LOCKE TRACT (DEED VOLUME 311, PAGE 517), FROM WHERE THE SOUTHWEST CORNER OF SECTION 3 BEARS S 02°50'22" W 1907.00 FEET (CALCULATED FROM DEED VOLUME 311, PAGE 517);

THENCE N 11°25'32" W 469.04 FEET, WITH SAID 72.38 ACRE ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT, TO A 3/4" IRON REBAR FOUND AT A COMMON CORNER;

THENCE N 86°22'30" E 329.68 FEET, WITH SAID 72.38 ACRE ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ROBINSON) A COMMON CORNER TO THE 0.998 ACRE (TAXED) KEVIN F. AZBELL TRACT (OFFICIAL RECORD 313, PAGE 1697) PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED ROBINSON) AT 279.82 FEET;

THENCE S 05°14'37" E 201.67 FEET, WITH SAID 0.998 ACRE KEVIN F. AZBELL TRACT, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ROBINSON) AT A COMMON CORNER;

THENCE N 76°33'18" E 255.38 FEET, WITH SAID 0.998 ACRE KEVIN F. AZBELL TRACT, TO A POINT IN THE CENTERLINE OF JAGO VALLEY ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 478), PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED ROBINSON) AT 228.05 FEET;



Architects • Engineers • Surveyors

Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
Phone 304.464.5305 • 800.954.5305 • Fax 304.464.4428

THENCE, WITH THE CENTERLINE OF JAGO VALLEY ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) THENCE S 13°34'14" E 158.16 FEET TO A POINT;**
- (2) THENCE S 21°31'16" E 126.01 FEET TO A POINT;**
- (3) THENCE S 14°54'14" E 104.20 FEET TO A POINT AT A COMMON CORNER TO SAID 72.38 ACRE ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT;**

THENCE S 78°19'02" W 594.47 FEET, LEAVING THE CENTERLINE OF JAGO VALLEY ROAD AND WITH SAID 72.38 ACRE ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT, TO A 3/4" IRON REBAR FOUND AT A COMMON CORNER, PASSING A 3/4" IRON REBAR FOUND AT 31.84 FEET;

THENCE N 11°25'32" W 156.00 FEET, WITH SAID 72.38 ACRE ALENE E. KING AND DONALD A. KING, TRUSTEES OF THE KING FAMILY TRUST TRACT, TO THE POINT OF BEGINNING;

CONTAINING 6.648 ACRES, INCLUDING 0.178 ACRE IN THE JAGO VALLEY ROAD RIGHT OF WAY, THERE BEING 6.028 ACRES IN TAX PARCEL C010010004700 AND 0.620 ACRE IN TAX PARCEL C0100100004900, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 7/14/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO LOUANNA LOCKE IN DEED VOLUME 311, PAGE 517.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II

RANDALL R. CLINE II, PS #8096

PROJECT NUMBER: 2222793



Legal Description Pre-Approval
APPROVED

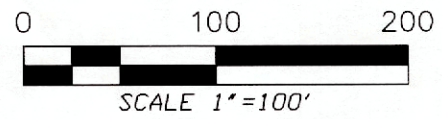
All transfers are subject to
Athens County Conveyance Standards

FEB 22 2023

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

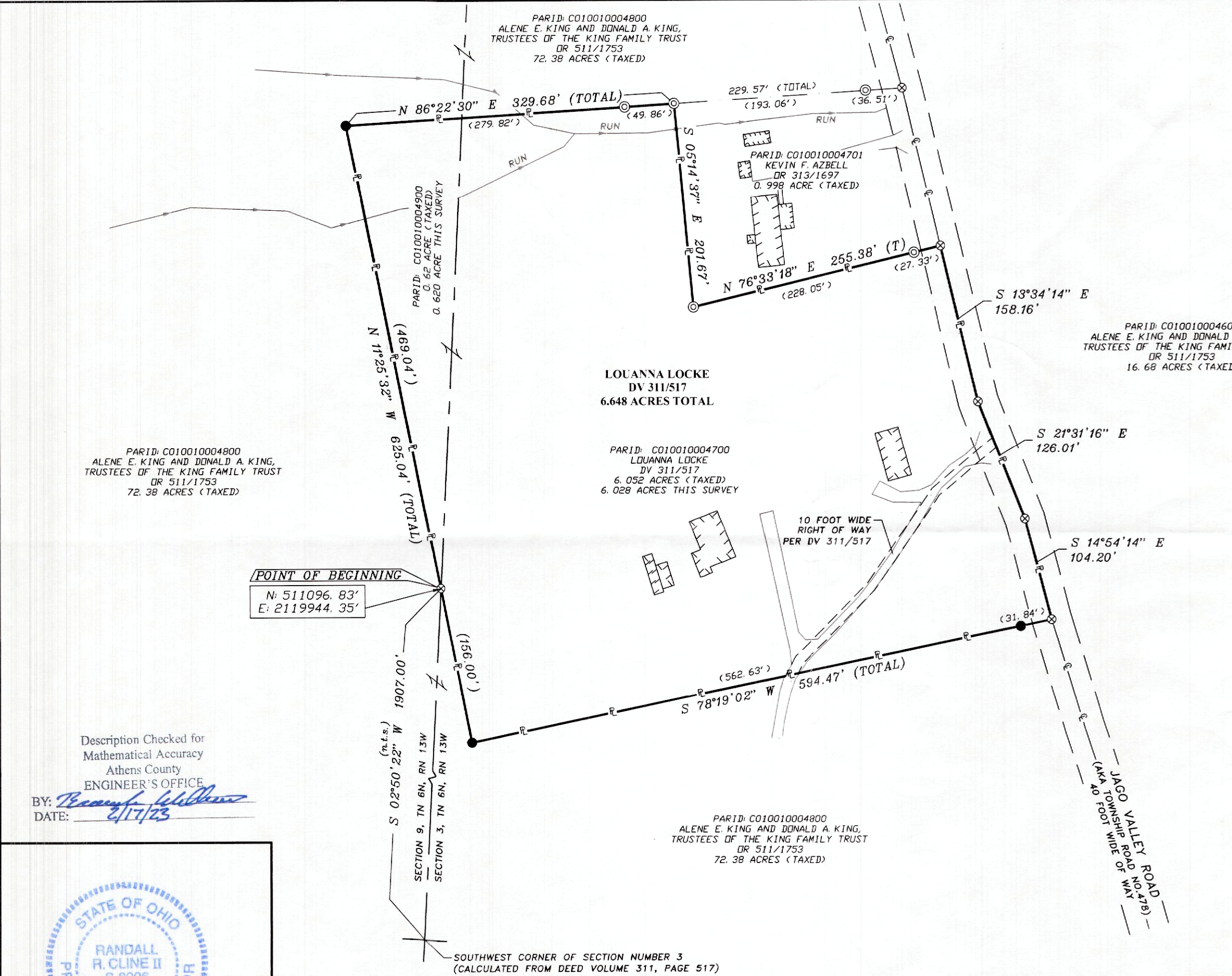
BY: *Randall R. Cline II*
DATE: 2/17/23



LEGEND	
●	SET 5/8" CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
⊙	FOUND CAPPED IRON REBAR
○	FOUND IRON PIPE
⊗	POINT
— R —	PROPERTY LINE
---	RIGHT OF WAY
---	SECTION LINE
— C —	ROAD CENTERLINE
	STRUCTURE
—>—	RUN/DITCH

REFERENCES
 BEING A PART OF FRACTION 3 SECTION 3 & 9, TN 3N, RN 10W AMES TOWNSHIP, ATHENS COUNTY, OHIO
 PARCEL: C010010004700
 PARCEL: C010010004900
 DEED VOLUME: 311, PAGE: 517
 PLATS ON FILE IN THE ATHENS COUNTY, OHIO, TAX MAP OFFICE.

LIMITATIONS OF SURVEY:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND THEREFORE IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS AND IS SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. NO OPINION IS MADE OR EXPRESSED CONCERNING THE EXISTENCE OF WETLANDS, FLOOD HAZARDS, ENVIRONMENTAL CONDITIONS, HAZARDOUS MATERIALS, UTILITIES, OR ITEMS THAT MAY AFFECT THE USE OF PROPERTY SURVEYED.



PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 DR 511/1753
 72.38 ACRES (TAXED)

PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 DR 511/1753
 72.38 ACRES (TAXED)

229.57' (TOTAL)
 (193.06')

PARID: C010010004701
 KEVIN F. AZBELL
 DR 313/1697
 0.998 ACRE (TAXED)

PARID: C010010004600
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 DR 511/1753
 16.68 ACRES (TAXED)

LOUANNA LOCKE
 DV 311/517
 6.648 ACRES TOTAL

PARID: C010010004700
 LOUANNA LOCKE
 DV 311/517
 6.052 ACRES (TAXED)
 6.028 ACRES THIS SURVEY

10 FOOT WIDE
 RIGHT OF WAY
 PER DV 311/517

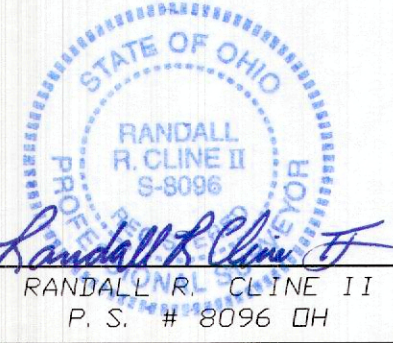
PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 DR 511/1753
 72.38 ACRES (TAXED)

POINT OF BEGINNING
 N: 511096.83'
 E: 2119944.35'

SECTION 9, TN 6N, RN 13W
 SECTION 3, TN 6N, RN 13W
 (n.t.s.)
 W 2°22'05.20" S
 .007061

SOUTHWEST CORNER OF SECTION NUMBER 3
 (CALCULATED FROM DEED VOLUME 311, PAGE 517)

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Randall R. Cline II*
 DATE: 2/17/23

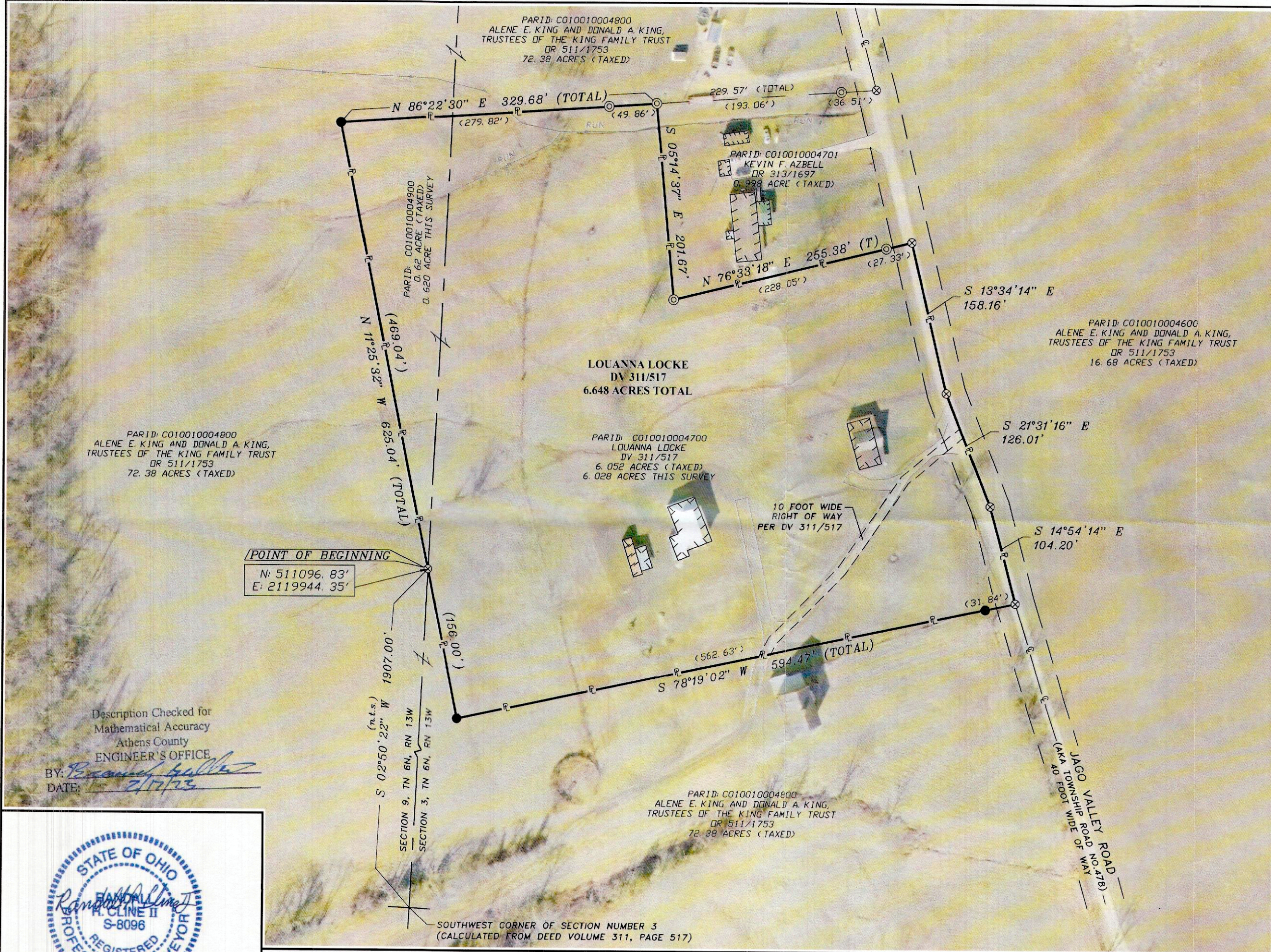


11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

PART OF FRACTION 3
 SECTIONS 3 AND 9, TOWN 6, RANGE 13
 AMES TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCELS:
 6.648 ACRES TOTAL

07/14/2022
 PROJ: 2222793



PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 OR 511/1753
 72.38 ACRES (TAXED)

229.57' (TOTAL)
 (193.06') (36.51')

PARID: C010010004701
 KEVIN F. AZBELL
 OR 313/1697
 0.998 ACRE (TAXED)

PARID: C010010004600
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 OR 511/1753
 16.68 ACRES (TAXED)

LOUANNA LOCKE
 DV 311/517
 6.648 ACRES TOTAL

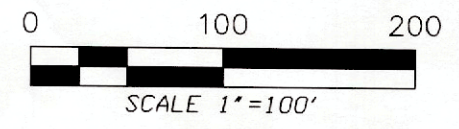
PARID: C010010004700
 LOUANNA LOCKE
 DV 311/517
 6.052 ACRES (TAXED)
 6.028 ACRES THIS SURVEY

PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 OR 511/1753
 72.38 ACRES (TAXED)

POINT OF BEGINNING
 N: 511096.83'
 E: 2119944.35'

PARID: C010010004800
 ALENE E. KING AND DONALD A. KING,
 TRUSTEES OF THE KING FAMILY TRUST
 OR 511/1753
 72.38 ACRES (TAXED)

SOUTHWEST CORNER OF SECTION NUMBER 3
 (CALCULATED FROM DEED VOLUME 311, PAGE 517)



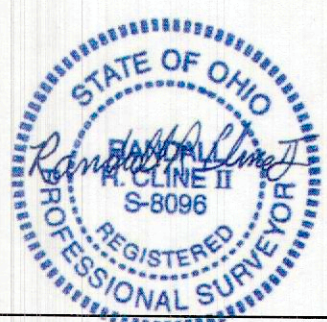
LEGEND	
⊙	SET 5/8" CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
⊖	FOUND CAPPED IRON REBAR
○	FOUND IRON PIPE
⊗	POINT
— —	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SECTION LINE
— —	ROAD CENTERLINE
	STRUCTURE
— —	RUN/DITCH

REFERENCES
 BEING A PART OF FRACTION 3
 SECTION 3 & 9, TN 3N, RN 10W
 AMES TOWNSHIP
 ATHENS COUNTY, OHIO
 PARCEL: C010010004700
 PARCEL: C010010004900
 DEED VOLUME: 311, PAGE: 517
 PLATS ON FILE IN THE ATHENS
 COUNTY, OHIO, TAX MAP OFFICE.

LIMITATIONS OF SURVEY:
 THIS SURVEY WAS PERFORMED
 WITHOUT THE BENEFIT OF A
 TITLE OPINION AND THEREFORE
 IS SUBJECT TO ANY STATEMENT
 OF FACTS REVEALED BY
 EXAMINATION OF SUCH DOCUMENTS
 AND IS SUBJECT TO ALL LEGAL
 RIGHTS OF WAY, EASEMENTS, AND
 RESTRICTIONS OF RECORD. NO
 OPINION IS MADE OR EXPRESSED
 CONCERNING THE EXISTENCE OF
 WETLANDS, FLOOD HAZARDS,
 ENVIRONMENTAL CONDITIONS,
 HAZARDOUS MATERIALS,
 UTILITIES, OR ITEMS THAT MAY
 EFFECT THE USE OF PROPERTY
 SURVEYED.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Randall R. Cline II*
 DATE: 2/17/23



RANDALL R. CLINE II
 P. S. # 8096 OH



11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

PART OF FRACTION 3
 SECTIONS 3 AND 9, TOWN 6, RANGE 13
 AMES TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCELS:
 6.648 ACRES TOTAL

07/14/2022
 PROJ: 2222793