

MAR 13 2024

**DESCRIPTION OF 2.782 ACRES  
Parcel A**

Jill Davidson  
Athens County Auditor

Situated in the State of Ohio, County of Athens, Township of Athens, Ohio Company Purchase, Township 9, Range 14, Farm Lot 98, Section 21 and being all out of a 6.00 parcel of land conveyed to General Telephone Company of Ohio of record in Deed Book 277, Page 99, all references to records being on file in the Office of the Recorder, Athens County, Ohio, said 2.782 acre parcel being more fully described herein;

**BEGINNING FOR REFERENCE** at a 1" Iron Pin found at the Northeast corner of Farm Lot 98;

Thence, S 49°47'15" W, a distance of 2041.39 feet to a point at the Southeast corner of said 6.00 acre parcel and also being the Northeast corner of a 1.22 acre parcel of land conveyed to James D. Hayes, TR ETAL of record in Official Record 592, Page 1516, also being on the centerline of State Route 56 at station 39+06.89 as shown on ODOT Right of Way Plans ATH-56-10.44-11.23 and also being the **TRUE POINT OF BEGINNING**;

Thence, N 62°20'30" W, a distance of 512.19 feet with the south line of said 6.00 acre parcel and the north line of said 1.22 acre parcel passing a iron pin found with a cap inscribed LF Swoyer at a distance of 60.97 feet and an iron found with a cap inscribed Newman 8043 at a distance of 432.25' to a point on the west line of said 6.00 acre parcel and the east line of a 9.959 acre parcel of land conveyed to JBH Investments of record in Official Record 512, Page 597 and also being in the centerline of Margaret Creek;

Thence, N 13°15'50" E, a distance of 167.11 feet with the west line of said 6.00 acre parcel and the east line of said 9.959 acre parcel and the centerline of Margaret Creek to a point;

Thence, N 01°38'45" E, a distance of 61.92 feet with the west line of said 6.00 acre parcel and the east line of said 9.959 acre parcel and the centerline of Margaret Creek to a point at the Northwest corner of this proposed 2.782 acre split;


Thence, S 63°23'28" E, a distance of 583.30 feet across said 6.00 acre parcel of land passing two (2) iron pins found with a cap inscribed Newman 8043 at a distance of 60.00 feet and 521.25 feet to a point on the centerline of said ODOT Right of Way plans at station 36+52.98 and also being the Northeast corner this 2.782 acre split;


Thence, S 28°14'11" W, a distance of 202.51 feet centerline of said ODOT Right of Way plans to a point of Tangent to Spiral at Station 38+81.19 of said ODOT Right of Way plans;

Thence, S 28°15'21" W, a distance of 25.70 feet with a 6 degrees Spiral curve to the right (Bearing shown to help clarify the Spiral Information) to the **TRUE POINT OF BEGINNING**, containing 2.782 acres of land, subject to all easements and documents of record.


For the purpose of this description a bearing of N 62°20'30" W was held on South line of said 6.00 Acre Parcel, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in February of the year 2024.



  
Robert W. Martin, P.S.  
Registered Surveyor No. 8114

  
Date

Date Prepared: 3/5/2024  
File Name: 2.782 ACRE SPLIT.docx

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/11/24



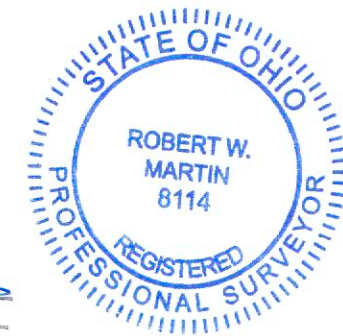
# SURVEY EXHIBIT

**3.180 ACRE & 2.782 ACRE SPLIT  
FROM ORIGINAL 6.00 (5.962 SURVEY) ACRES  
DB277, PG 99**

SITUATE IN OHIO COMPANY PURCHASE, TOWNSHIP 9,  
RANGE 14, FARM LOT 98, SECTION 21, ATHENS  
TOWNSHIP, ATHENS COUNTY, CITY OF ATHENS, OHIO

1" IPF  
NE CORNER  
FARM LOT 98  
N: 483316.10  
E: 2073855.20

STATIONING REFERENCED ON THIS  
EXHIBIT IS BASED ON DEEDS OF  
RECORD AND THEIR RELATIONSHIP  
TO ODOT RIGHT OF WAY PLANS  
ATH-56-10.44-11.32



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert W. Martin*  
DATE: 3/11/24

*Robert W. Martin* 3/5/24  
ROBERT W. MARTIN P.S. DATE  
PROFESSIONAL SURVEYOR NO. 8114

PREPARED BY:

**DTK**

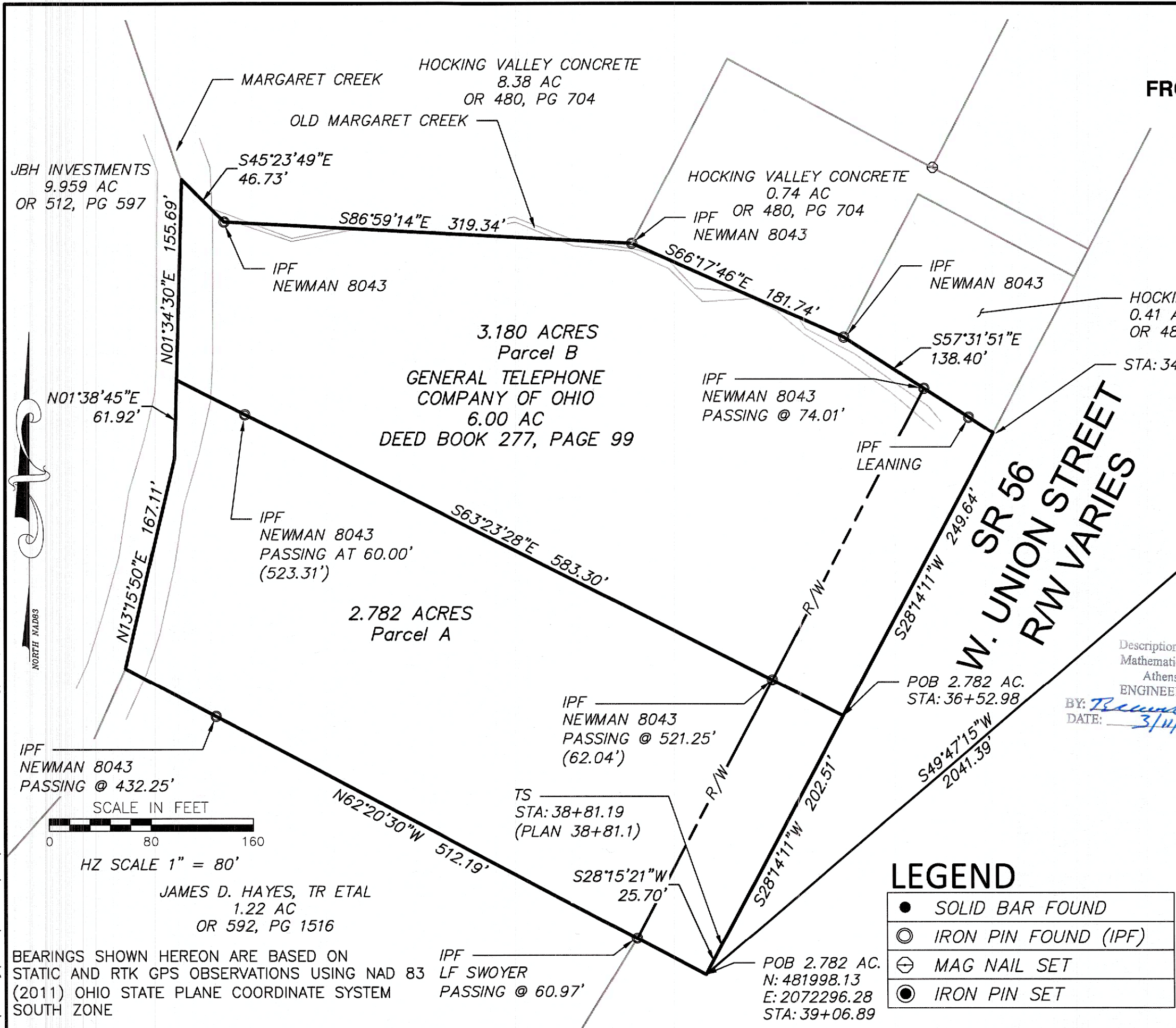
**SITE SOLUTIONS**

4315 PROFESSIONAL PKWY  
GROVEPORT, OH 43125  
Ph. (614) 567-6144

www.dtksitesolutions.com

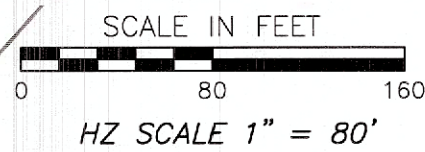
## LEGEND

- SOLID BAR FOUND
- ⊙ IRON PIN FOUND (IPF)
- ⊕ MAG NAIL SET
- ⦿ IRON PIN SET



A:\Boundary\Athens\Allen\_Eric\DWG\ERIC ALLEN RECORDS SURVEY.dwg[11X17] LS:(3/1/2024 - bmartin) - LP: 3/5/2024 9:51 AM

BEARINGS SHOWN HEREON ARE BASED ON  
STATIC AND RTK GPS OBSERVATIONS USING NAD 83  
(2011) OHIO STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE



JAMES D. HAYES, TR ETAL  
1.22 AC  
OR 592, PG 1516