

**DESCRIPTION OF 3.180 ACRES
Parcel B**

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 3.180 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 Rcord 592, Page 156, 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;

Thence, N 28°15'21" E, a distance of 25.70 feet with a 6 degrees Spiral curve to the left (Bearing shown to help clarify the Spiral Information) station 38+81.19;

Thence N 28°14'11" E, a distance of 202.51 feet with the centerline of said State Route 56 to a point at station 36+52.98 and also being the **TRUE POINT OF BEGINNING**;

Thence, N 63°23'28" W, a distance of 583.30 feet across said 6.00 acre parcel passing two (2) iron pins found with caps inscribed Newman 8043 at a distance of 62.04 feet and 523.31 feet to a point in the centerline of Margaret Creek and also being on the east line of a 9.959 acre parcel of land conveyed to JBH Investments of record in Official Record 512, Page 597;

Thence, N 01°34'30" E, a distance of 155.69 feet the centerline of Margaret Creek and said 9.959 acre parcel to a point to at the Northwest corner of said 6.00 acre parcel and also being on the west line of a 8.38 acre parcel of land conveyed to Hocking Valley Concrete of record in Official Record 480, Page 704;

Thence, S 45°23'49" E, a distance of 46.73 feet with north line of said 6.00 acre parcel, the south line of said 8.38 acre parcel and the centerline of Old Margaret Creek to an iron pin found with caps inscribed Newman 8043;

Thence, S 86°59'14" E, a distance of 319.34 feet with north line of said 6.00 acre parcel, the south line of said 8.38 acre parcel and the centerline of Old Margaret Creek to an iron pin found with caps inscribed Newman 8043 also being the Southwest corner of a 0.74 acre parcel of land conveyed to Hocking Valley Concrete of record in Official Record 480, Page 704;

Thence, S 66°17'46" E, a distance of 181.74 feet with north line of said 6.00 acre parcel and the south line of said 0.74 acre parcel to an iron pin found with a cap inscribed Newman 8043 at the southeast corner of said 0.74 acre parcel and also being the southwest corner of a 0.41 acre parcel of land conveyed to Hocking Valley Concrete of record in Official Record 480, Page 704;

Thence, S 57°31'51" E, a distance of 138.40 feet with north line of said 6.00 acre parcel and the south line of said 0.41 acre parcel passing an iron pin found with a cap inscribed Newman 8043 at a distance of 74.01 feet to a point in the centerline of said State Route 56 at station 34+03.34;

Thence, S 28°14'11" W, a distance of 249.64 feet with the centerline of said State Route 56 to the **TRUE POINT OF BEGINNING**, containing 3.18 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 3/5/24
Robert W. Martin, P.S. Date
Registered Surveyor No. 8114

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAR 13 2024

Jill Davidson
Athens County Auditor

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

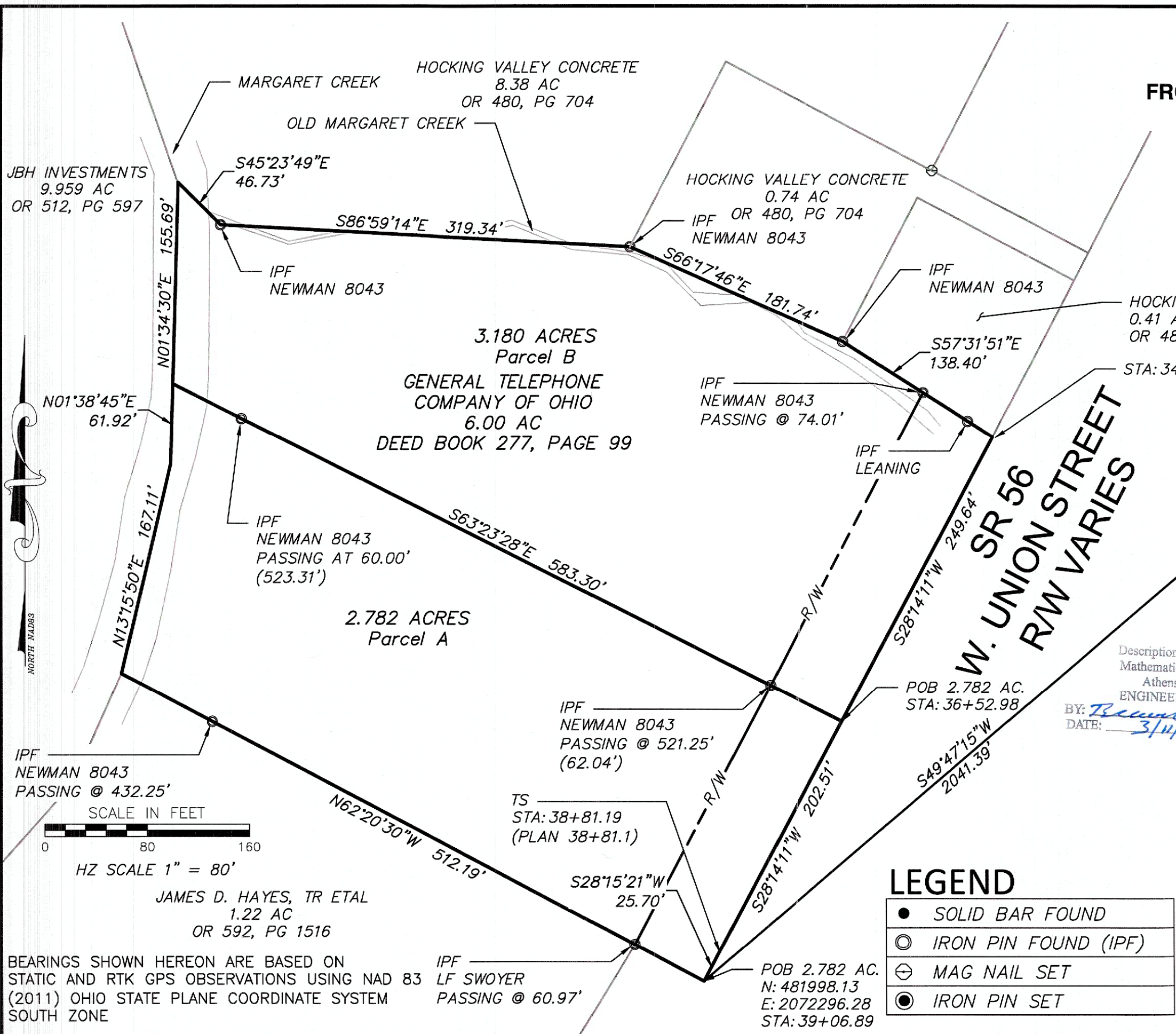
SURVEY EXHIBIT

**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

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

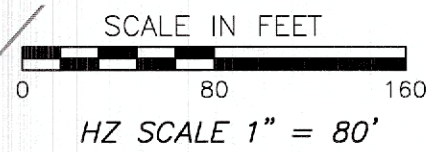


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert W. Martin*
DATE: 3/11/24



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



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

LEGEND

●	SOLID BAR FOUND
⊙	IRON PIN FOUND (IPF)
⊖	MAG NAIL SET
⦿	IRON PIN SET

PREPARED BY:

DTK SITE SOLUTIONS

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GROVEPORT, OH 43125
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