

# VERNON

ROBERT C. VERNON, INC./ RIGHT-OF-WAY CONSULTANTS & ASSOCIATES

December 23, 1977  
77-1078

Jerald & Gertrude Stephenson  
Janice & John Null  
1.000 Acres

Being a parcel of land situated in the State of Ohio, County of Athens, Township of Carthage, Town 5, Range 12, Section 5, and being further described as follows:

*Carthage Section 5*

Beginning for reference at a stone with cross found at the northwest corner of a 40 Acre tract previously conveyed to grantor and recorded in Deed Book 221, Page 476, Athens County Records, said stone being located 32.24 chains north and 25 chains west of the southeast corner of said Section 5; thence with the westerly line of grantor's 40 Acre tract South 478.64 feet to a point at the easterly edge of County Road 64 and in the centerline of a driveway; thence with the centerline of said driveway the following three courses: N 75° 25' 10" E 321.86 feet to the P.C. of a circular curve; thence along the line of the circular curve to the right, whose delta is 56° 12' 13", whose radius is 100.00 feet, whose tangent length is 53.40 feet, whose chord length is 94.21 feet, and whose chord bearing is S 76° 28' 44" E, a distance of 98.09 feet to the PT of the curve; thence S 48° 22' 37" E 20.33 feet to a point in the northerly line for the property herein to be conveyed and the True Place of Beginning;

thence with said new northerly property line, and leaving the centerline of the driveway, S 78° 26' 44" E 170.71 feet to an iron pin set; thence with the new easterly property line S 11° 33' 16" W 208.71 feet to an iron pin set; thence with the new southerly property line N 78° 26' 44" W 208.71 feet to an iron pin set; thence with the new westerly property line N 11° 33' 16" E 208.71 feet to an iron pin set; thence with the new northerly property line S 78° 26' 44" E 38.00 feet to a point in the centerline of the driveway and the True Place of Beginning, containing 1.000 Acres more or less, and subject to all easements and restrictions of record.

Also, a 50 feet wide easement for ingress - egress purposes over the driveway above described, beginning at the intersection of the centerline of the driveway and the new northerly line for the property above-described and following the driveway in a westerly direction as above described to the easterly edge of County Road 64.

The above description was prepared based on a survey made by Robert C. Vernon, Professional Surveyor No. 4961, in November, 1977.

Description checked for  
Mathematical Accuracy,  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: T. Williams

DATE: Dec 30 1977

60  
LAP # 5



Situate in Section 5, Township 5, Range 12, Carthage Township, contains one (1) acre, and being part of a 40 acre tract conveyed to Jerald and Gertrude Stephenson in Deed Book No. 221, Page 476, Athens County Recorder's Office, Athens County, Ohio

The undersigned, Jerald Stephenson and Gertrude Stephenson, hereby certify that the attached plat correctly represents their Stephenson's Addition, a subdivision of one (1) lot inclusive, containing one (1) acre, and do hereby accept this plat of the same, and dedicate to the private use as such all or parts of the roads, shown hereon, and not heretofore dedicated.

The undersigned further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking, and loading requirements of Athens County, Ohio, for the benefit of themselves, and all other subsequent owners or assignees, taking title from, under, or thru the undersigned.

IN WITNESS WHEREOF, this 31st day of December, 1977  
 Jerald Stephenson  
 Gertrude Stephenson

STATE OF OHIO  
 County of Athens, 441

BEFORE ME, Notary Public, that on this 31st day of December, 1977, before me, a Notary Public in and for said County, personally came, Jerald and Gertrude Stephenson, the signors in the foregoing plat and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Notary Public

MATTIE NELSON  
 DB 191 PG 136  
 16.9 Ac

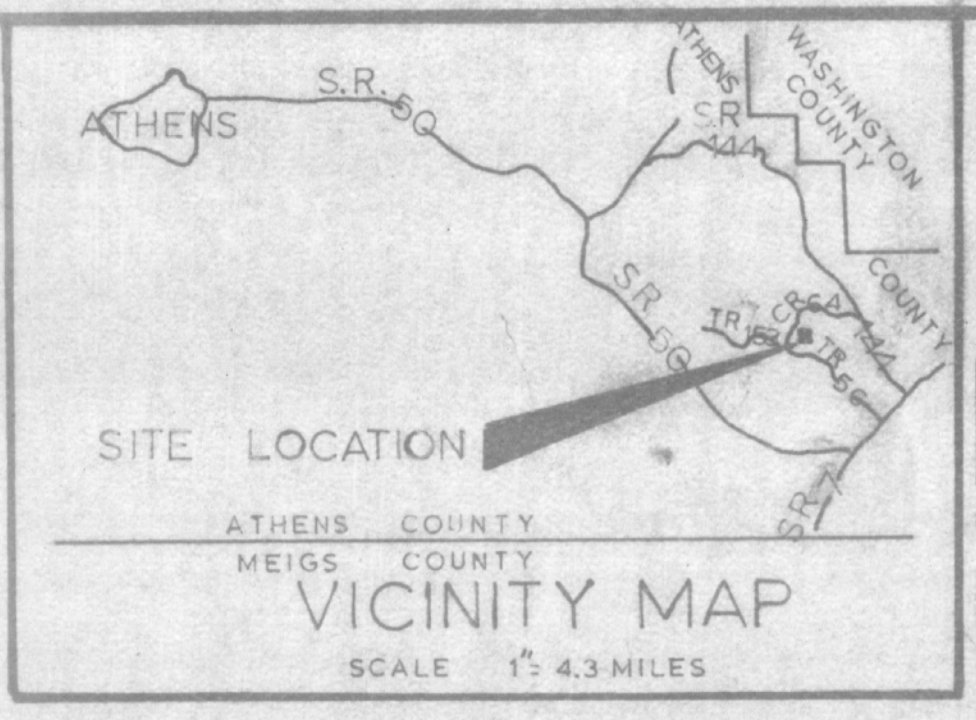
JERALD & GERTRUDE STEPHENSON  
 DB 221, PG 476  
 40 Ac

CURVE DATA  
 $\Delta = 56^{\circ}12'13"$   
 $R = 100'$   
 $T = 53.40'$   
 $Lc = 98.09'$   
 $Ch = S 76^{\circ}28'44"E 94.21'$

61

NICHOLAS & ELSA LETANG  
 DB 310, PG 285  
 246.23 Ac

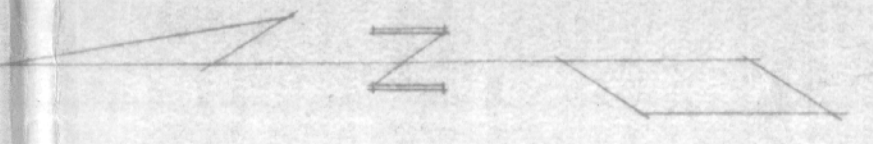
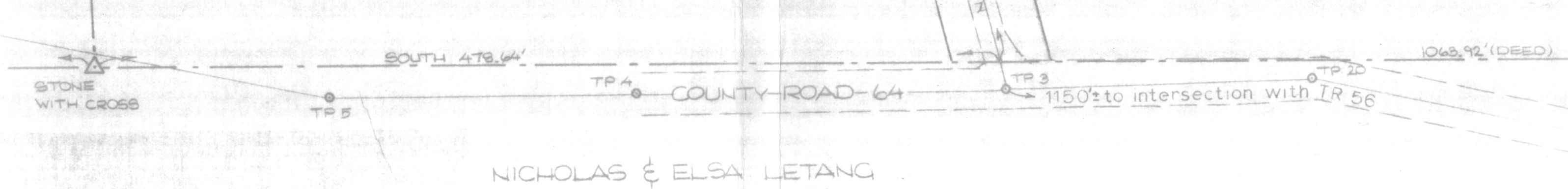
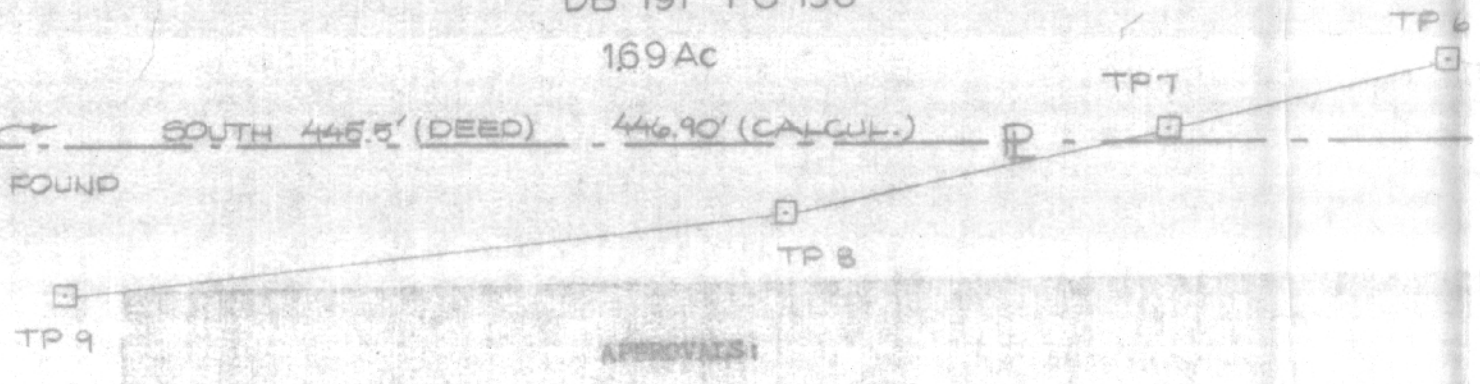
JOHN & JANICE NULL  
 STATE OF OHIO  
 COUNTY OF ATHENS  
 TOWNSHIP OF CARTHAGE  
 TOWN 5, RANGE 12, SECTION 5



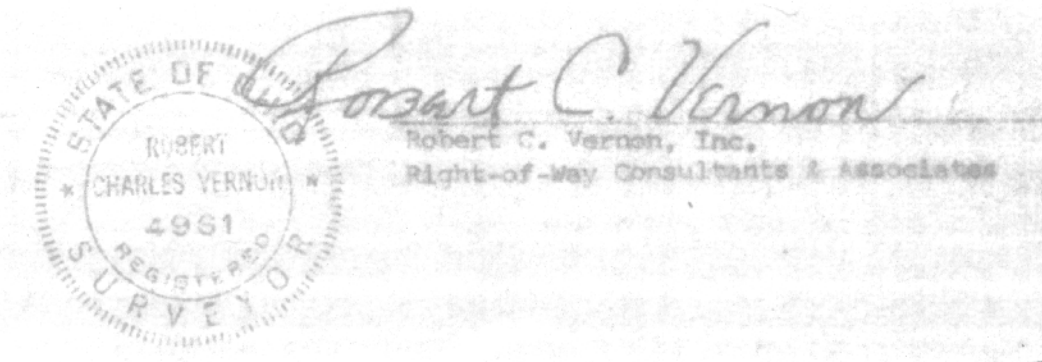
77-1078

CORNELIA COLE  
 DB 195, PG 415  
 13 Ac

62



Surveyor Certificate  
 We certify that we have surveyed the premises, and that the same is true and correct. We further certify that iron pins have been set at all corners.



64

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - CONC NAIL SET
  - △ STONE FOUND
  - HUB & TACK SET
  - - - TRAVERSE LINE
  - - - FENCE LINE
  - - - PROPERTY LINE
  - - - EDGE ROAD
  - TREE
  - SHRUBS

JOHN & JANICE NULL : BOUNDARY SURVEY		
PREPARED BY RIGHT-OF-WAY CONSULTANTS & ASSOCIATES ROBERT C. VERNON, INC.		
PO BOX 741 MARIETTA, OHIO 1-614-373-8397		
DATE ASSIGNED	OWN BY L.C.	FIELD CONTROL BY
DATE COMPLETED	INKED BY	R.K.
12.6.77	CK'D BY D.V.K.	SCALE 1" = 50'

63