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PROPERTY DESCRIPTION

9.971 ACRES

CARTHAGE TOWNSHIP, SECTION 1, TOWN 5 NORTH, RANGE 12 WEST

PARCEL F010010002000

OFFICIAL RECORD 429, PAGE 1706

SITUATE IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 5 NORTH, RANGE 12 WEST, CARTHAGE TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF VANDERHOOF ROAD (ASLO KNOWN AS ATHENS COUNTY ROAD NUMBER 65), SAID POINT BEING A COMMON CORNER TO THE 1.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT (OFFICIAL RECORD 348, PAGE 1925) AND THE 10.08 ACRE (TAXED) KEVYN J. AND TERESA L. MAURATH TRACT (OFFICIAL RECORD 429, PAGE 1706), FROM WHERE A MARKED STONE FOUND AT THE NORTHWEST CORNER OF SECTION 1 BEARS N 31°13'01" W 2510.91 FEET;

THENCE, WITH THE CENTERLINE OF VANDERHOOF ROAD, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

- (1) **THENCE S 01°10'09" W 111.29 FEET** TO A POINT;
- (2) **THENCE S 01°47'26" W 51.17 FEET** TO A POINT;
- (3) **THENCE S 01°55'08" W 103.39 FEET** TO A POINT;
- (4) **THENCE S 00°41'43" W 46.64 FEET** TO A POINT;
- (5) **THENCE S 03°04'41" W 49.26 FEET** TO A POINT;
- (6) **THENCE S 04°59'21" W 93.28 FEET** TO A POINT AT A COMMON CORNER TO THE 37.573 ACRE (TAXED) CHRISTOPHER A. AND BETH N. LYONS TRACT (OFFICIAL RECORD 469, PAGE 2563);

THENCE N 85°55'26" W 967.00 FEET, LEAVING THE CENTERLINE OF VANDERHOOF ROAD AND WITH SAID 37.573 ACRE (TAXED) CHRISTOPHER A. AND BETH N. LYONS TRACT, TO A 1" IRON PIPE FOUND AT A COMMON CORNER, PASSING A CAPPED REBAR FOUND (LABELED R. ROUSH) AT 36.36 FEET AND ALSO PASSING A BENT 3/4" REBAR FOUND AT 632.86 FEET;

THENCE N 04°07'58" E 438.78 FEET, WITH SAID 37.573 ACRE (TAXED) CHRISTOPHER A. AND BETH N. LYONS TRACT, TO A 5/8" REBAR FOUND IN THE SOUTHERLY LINE OF THE 11.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT (OFFICIAL RECORD 314, PAGE 151), FROM WHERE A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 11.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT BEARS N 87°05'25" W 454.86 FEET;



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THENCE, WITH SAID 11.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

- (1) **THENCE S 86°44'04" E 461.80 FEET** TO A BENT 1/2" IRON PIPE FOUND;
- (2) **THENCE N 03°10'20" E 70.13 FEET** TO A 1/2" IRON PIPE FOUND, PASSING A CAPPED REBAR FOUND (LABELED R. ROUSH) AT 11.66 FEET;
- (3) **THENCE S 86°55'02" E 70.08 FEET**, TO A 1/2 " IRON PIPE FOUND, FROM WHERE A CAPPED REBAR FOUND (LABELED R. ROUSH) BEARS S 01°45'27" E 1.27 FEET;
- (4) **THENCE S 03°09'39" W 70.22 FEET** TO A 1/2" IRON PIPE FOUND, PASSING A CAPPED REBAR FOUND (LABELED R. ROUSH) AT 62.76 FEET;
- (5) **THENCE S 86°55'35" E 148.96 FEET** TO A 1/2" IRON PIPE FOUND AT A COMMON CORNER TO SAID 1.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT;

THENCE S 87°06'45" E 272.14 FEET, WITH SAID 1.00 ACRE (TAXED) DAVID AND MARY CLELAND REVOCABLE TRUST (DAVID W. AND MARY A. CLELAND TRUSTEES) TRACT, TO THE POINT OF BEGINNING, PASSING A 3/4" IRON REBAR FOUND AT 245.25 FEET;

CONTAINING 9.971 ACRES, INCLUDING 0.313 ACRE IN THE VANDERHOOF ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 7/04/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO KEVYN J. AND TERESA L. MAURATH IN OFFICIAL RECORD 429, PAGE 1706.

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

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

Randall R. Cline II
RANDALL R. CLINE II
PS #8096 OH
PROJECT NUMBER: 2186626

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

JUL 11 2018

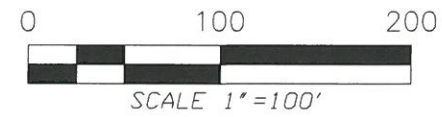
Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: 7/27/18



PARCEL F010010002400
 THE DAVID & MARY CLELAND REVOCABLE TRUST
 DAVID W. & MARY A. CLELAND TRUSTEES
 DR 314/151
 11.00 ACRES (TAXED)

PARCEL F010010002300
 THE DAVID & MARY CLELAND
 REVOCABLE TRUST
 DAVID W. & MARY A. CLELAND TRUSTEES
 DR 348/1925
 DR 314/151
 1.00 ACRE (TAXED)

PARCEL F010010002000
 10.08 ACRES (TAXED)
 9.971 ACRES THIS SURVEY

KEVYN J. & TERESA L. MAURATH
 DR 429/1706

PARCEL F010010001901
 CHRISTOPHER A. & BETH N. LYONS
 DR 469/2563
 37.573 ACRES (TAXED)

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Brandon Gillman*
 DATE: 7/27/18



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

SECTION 1, TOWN 5 NORTH, RANGE 12 WEST
 CARTHAGE TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCEL: 9.971 ACRES

7/04/2018
 PROJ: 2186626

LEGEND

THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- FOUND IRON REBAR
- FOUND IRON PIPE
- ⊗ FOUND MARKED STONE POINT
- P — PROPERTY LINE
- R — RIGHT OF WAY
- S — SECTION LINE
- A — ADJOINER LINE
- C — CENTERLINE ROAD
- FB — BARBED WIRE FENCE
- FW — WOOD FENCE
- ▨ STRUCTURE

LINE	BEARING	DISTANCE
L1	S 01°10'09" W	111.29'
L2	S 01°47'26" W	51.17'
L3	S 01°55'08" W	103.39'
L4	S 00°41'43" W	46.64'
L5	S 03°04'41" W	49.26'
L6	S 04°59'21" W	93.28'
L7	N 03°10'20" E	70.13'
L8	S 86°55'02" E	70.08'
L9	S 03°09'39" W	70.22'

REFERENCES:

BEING A PART OF THE NW 1/4 OF SECTION 1, TN 5 NORTH, RN 12 WEST CARTHAGE TOWNSHIP ATHENS COUNTY, OHIO
 OFFICIAL RECORD: 429, PAGE: 1706
 TAX PARCEL: F010010002000

PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE, COOLVILLE, OHIO-WV QUADRANGLE.

