



# Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

## DESCRIPTION OF A 25.029 ACRE PARCEL

Situated in the Township of Carthage, County of Athens and State of Ohio, being part of the Southeast Quarter of Section 25, in Township 5, Range 12 of The Ohio Company Purchase and being the same parcel conveyed to Barbara J. McGrath (P.N. F01-00100628-00) and recorded in O.R. Volume 431, Page 1699 of the Athens County Official Records, and more fully bounded and described as follows:

**Beginning** at a southwest corner of said Southeast Quarter of Section 25; Thence N 03°07'02" E, along the westerly line of said Southeast Quarter of Section 25, a distance of 660.87 feet to a point; Thence S 88°05'07" E, along a southerly line of a parcel of land conveyed to Richard H. Ollom Jr. and Cathy L. Ollom (P.N. F01-00100629-00) as recorded in O.R. Volume 546, Page 2610 of the Athens County Official Records, a distance of 225.77 feet to a stone found, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence N 02°35'50" E, along an easterly line of said parcel of land conveyed to Richard H. Ollom Jr. and Cathy L. Ollom, a distance of 848.92 feet to a point witnessed by a "McSteen" iron pin found S 79°51'10" W, a distance of 0.60 feet and a 1/2 inch iron pin found N 85°34'33" W, a distance of 1.68 feet;

Course No. 2; Thence N 79°51'10" E, along a southerly line of a parcel of land conveyed to Richard H. Ollom Jr. and Cathy L. Ollom (P.N. F01-00100629-01) as recorded in O.R. Volume 546, Page 2610 of the Athens County Official Records, passing a "McSteen" iron pin found at 1089.46 feet, a total distance of 1109.63 feet to a point on the centerline of T.R. 112 (Dutch Ridge Road);

Course No. 3; Thence S 05°28'18" E, along said centerline of T.R. 112 and being a westerly line of a parcel of land conveyed to Kevin Hall, et al (P.N. F01-00100628-02) as recorded in O.R. Volume 555, Page 962 of the Athens County Official Records and being a westerly line of a parcel of land conveyed to Kevin Hall and Christine May-Hall (P.N. F01-00100628-04) as recorded in O.R. Volume 553, Page 1736 of the Athens County Official Records, a distance of 325.13 feet to a point;

Course No. 4; Thence S 02°59'19" W, along said centerline of T.R. 112 and being said westerly line of a parcel of land conveyed to Kevin Hall and Christine May-Hall and being a westerly line of a parcel of land conveyed to Barbara L. McGrath (P.N. F01-00100628-01) as recorded in O.R. Volume 457, Page 1842 of the Athens County Official Records, a distance of 399.06 feet to a point;

Course No. 5; Thence S 03°27'03" W, along said centerline of T.R. 112 and being said westerly line of a parcel of land conveyed to parcel of land conveyed to Barbara L. McGrath and being a



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westerly line of a parcel of land conveyed to Robert E. Davis and Trina R. Davis (P.N. F01-00100628-03) as recorded in O.R. Volume 555, Page 2671 of the Athens County Official Records, a distance of 241.77 feet to a point;

Course No. 6; Thence S 04°33'11" W, along said centerline of T.R. 112 and being a westerly line of said parcel of land conveyed to Robert E. Davis and Trina R. Davis, a distance of 129.64 feet to a point;

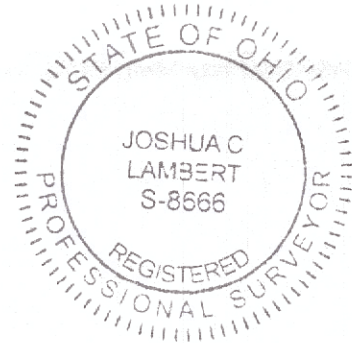
Course No. 7; Thence N 87°28'36" W, along a northerly line of a parcel of land conveyed to Robert L. Washburn II and Shirley R. Washburn (P.N. F01-00100326-00) as recorded in Volume 347, Page 56 of the Athens County Records, passing a "McSteen" iron pin found at 20.31 feet, a total distance of 1117.18 feet to the **True Place of Beginning** and containing 25.029 acres of land, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Diversified Engineering Inc., in August 2020, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, South Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

8-12-20

Joshua C. Lambert, P.S. Professional Surveyor No. S-8666 Date

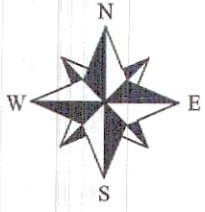


Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

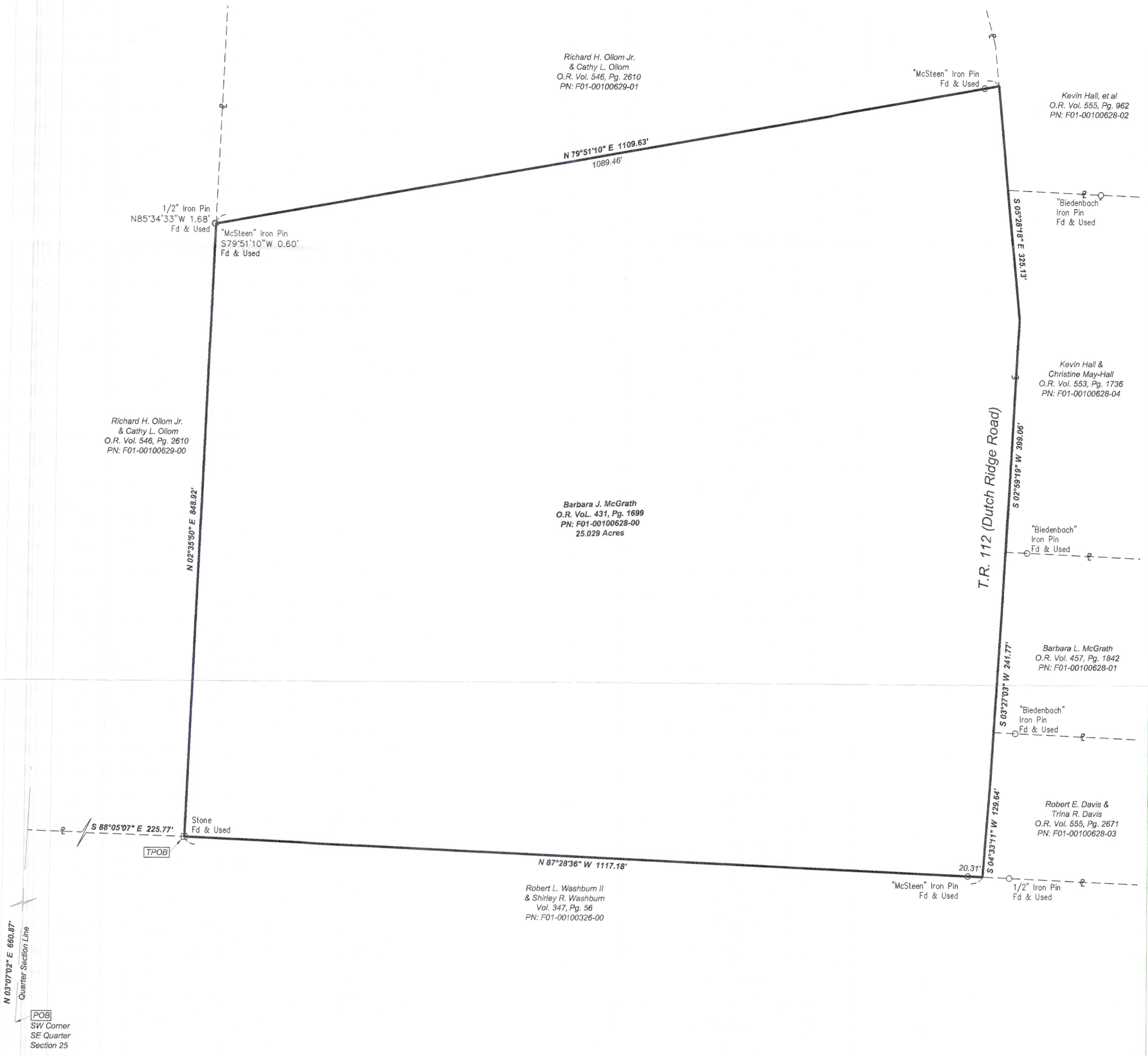
AUG 20 2020

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Barbara Williams  
DATE: 8/18/20



Situated in the Township of Carthage, County of Athens and State of Ohio, being part of the Southeast Quarter of Section 25, in Township 5, Range 12 of The Ohio Company Purchase.



Richard H. Ollom Jr. & Cathy L. Ollom  
O.R. Vol. 546, Pg. 2610  
PN: F01-00100629-01

Kevin Hall, et al  
O.R. Vol. 555, Pg. 962  
PN: F01-00100628-02

Richard H. Ollom Jr. & Cathy L. Ollom  
O.R. Vol. 546, Pg. 2610  
PN: F01-00100629-00

Barbara J. McGrath  
O.R. Vol. 431, Pg. 1699  
PN: F01-00100628-00  
25.029 Acres

Barbara L. McGrath  
O.R. Vol. 457, Pg. 1842  
PN: F01-00100628-01

Robert E. Davis & Trina R. Davis  
O.R. Vol. 555, Pg. 2671  
PN: F01-00100628-03

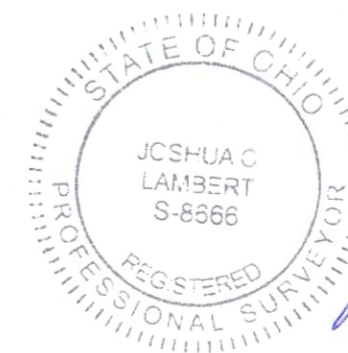
Robert L. Washburn II & Shirley R. Washburn  
Vol. 347, Pg. 56  
PN: F01-00100326-00

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Joshua C. Lambert*  
DATE: 8/3/10

This is to certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

- R/W - Right-of-Way
- ℓ - Property Line
- ⊕ - Centerline
- POB - Place/Point of Beginning
- TPOB - True Place/Point of Beginning
- R&U - Record & Used
- C - Calculated
- M - Measured
- R - Record
- - Iron Pin Set
- ▲ - Drill Hole or Railroad Spike Set
- - Iron Pin Found
- ⊙ - Iron Pipe Found
- △ - Monument Found as Noted
- - Stone Monument Found



*Joshua C. Lambert* 8-12-10  
Joshua C. Lambert Date  
Registered Professional Surveyor No. S-8666  
State of Ohio

Reference used:  
County Auditor's Tax Maps  
Deeds as noted hereon  
Surveys on File at the County Map Office

The Basis of Bearing is Ohio State Plane Coordinates,  
South Zone, NAD 1983.  
Iron pins set are 30" x 3/4" steel rod with plastic cap  
stamped "DIVERSIFIED ENGINEERING".



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ISSUE DATE <u>8/04/20</u> SURVEYED BY <u>JGG</u> DRAWN BY <u>FDO</u> CHECKED BY <u>JCL</u> FILE ID: <u>DEI-7113</u>	SCALE <u>1" = 100'</u> DATE <u>8/03/20</u> DATE <u>8/04/20</u> DATE <u>8/04/20</u>	 <b>Diversified Engineering Inc.</b> CONSULTING ENGINEERS & SURVEYORS 175 RAY AVENUE, N.E. Phone: (330) 364-1631 NEW PHILADELPHIA, OH 44663 Fax: (330) 364-4031 e-mail: del@div-eng.com Web: www.div-eng.com	PLAT OF SURVEY <u>Barbara McGrath</u> 177 Dutch Ridge Road, Guysville, Ohio 45735	SHEET NO: <u>1</u> / <u>1</u>
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