

PRITCHARD LAND SURVEYING, INC.

ERNEST L. PRITCHARD, P.S.

283 S. McArthur Street - Chillicothe, Ohio 45601

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Description of a 3.512 Acre Tract Two
for Mason County E Corp.

Situated in the Village of Chauncey, Township of Dover, County of Athens, State of Ohio, and being a part of Section 20, Township 10 North, Range 14 West, and also being a part of the premises (Par. G02-00300087-06) owned by Mason County E Corp. by Fiduciary Deed dated February 24, 2000 and recorded in Volume 295, Page 913 of the Athens County Official Records, and being more precisely described as follows:

Beginning at a 3/4" dia. iron pipe (found) at the southeast corner of Brooke and Austin McDonough (O.R. Vol. 585, Pg. 738; Par. G02-00300108-09), said iron pin bears N11°45'49"W, 69.36 feet, N79°16'17"E, 193.02 feet, S83°45'07"E, 80.09 feet, and S83°34'23"E, 119.69 feet from the southeast corner of Lot 329 in The Village of Chauncey;

Thence, along the south line of Chauncey-Dover Board of Education (D.B. Vol. 194, Pg. 542) N85°33'01"E, 657.76 feet to a 5/8" dia. iron pin (found in PVC);

Thence, along the west line of Kenneth L. and Joey Lynn Pierce (O.R. Vol. 365, Pg. 485; Par. G02-00300110-00 & Par. G02-00300111-00) S03°36'19"W, passing a 5/8" dia. iron pin (found in PVC/concrete w/ illegible I.D. Cap) at 90.35 feet, 249.95 feet to a 5/8" dia. iron pin (found in PVC/concrete w/ illegible I.D. Cap);

Thence, along the north line of State Route 13 with a curve to the left, the radius of which is 271.73 feet, the long chord of which bears N84°24'17"W, 177.56 feet, an arc distance of 180.88 feet to an iron pin (set);

Thence, continuing along the north line of State Route 13 S76°31'31"W, 432.08 feet to an iron pin (set);

Thence, with a new division line through the tract of which this is a part N08°42'27"W, 285.08 feet to the place of beginning.

Containing 3.512 acres.

Bearings are based upon Ohio South Zone (3402) State Plane Coordinates.

All iron pins set are 5/8" dia. re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made April 22, 2024 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian W. Miller*
DATE: 5/15/24

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

MAY 20 2024

Jill Davidson
Athens County Auditor



BEARINGS ARE BASED UPON OHIO SOUTH ZONE (3402) STATE PLANE COORDINATES. A PROJECT ADJUSTMENT FACTOR (P.A.F.) OF 1.00009069 HAS BEEN APPLIED AT 0,0 TO PROVIDE GROUND COORDINATES FOR THIS PROJECT. TO OBTAIN STATE PLANE GRID COORDINATES, DIVIDE EACH NORTHING AND EASTING BY THE P.A.F.

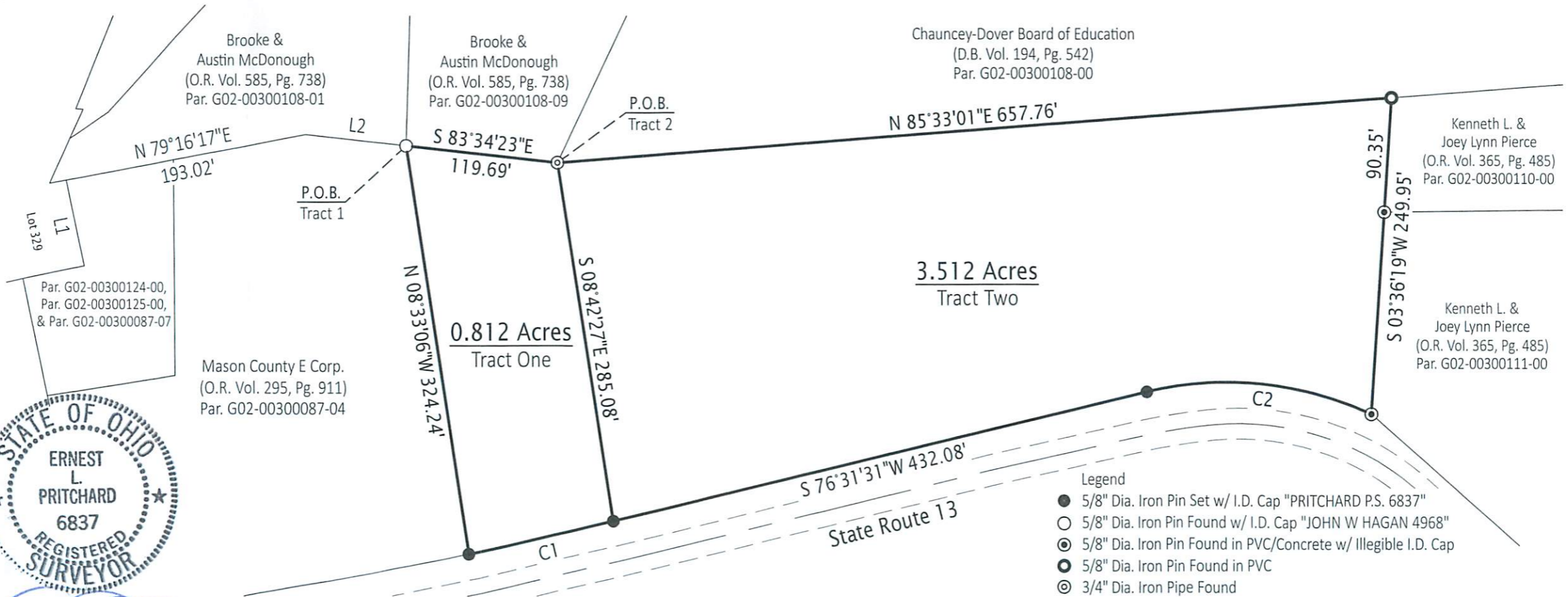
DEED REFERENCE:
MASON COUNTY E CORP.
(O.R. VOL. 295, PG. 913)
PAR. G02-00300087-06

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Ernest L. Pritchard*
DATE: 5/15/24

Course	Bearing	Distance
L1	N 11°45'49" W	69.36'
L2	S 83°45'07" E	80.09'

Curve	Radius	Length	Chord	Chord Bear.
C1	3786.72'	116.69'	116.69'	S 77°24'29" W
C2	271.73'	180.88'	177.56'	N 84°24'17" W



Ernest L. Pritchard
Ernest L. Pritchard
Ohio Registered Surveyor #6837

SURVEY PLAT FOR MASON COUNTY E CORP. SECTION 20, TOWNSHIP 10N, RANGE 14W VILLAGE OF CHAUNCEY DOVER TOWNSHIP, ATHENS COUNTY, OHIO	Date	04-24-24	PRITCHARD LAND SURVEYING, INC. Registered Professional Surveyor / Ernest L. Pritchard P.S. 283 S. McArthur Street Chillicothe, Ohio 45601 (740) 773-5039	Revisions
	Scale	1" = 100'		
	Drawn By	N.J.P.		
			Sheet	
			1 of 1	