

## DESCRIPTION OF A 5.602 ACRE PARCEL

Situated in the State of Ohio, County of Athens, Township of Lodi and being a part of a tract of land conveyed to Jack G. Shaw (hereinafter referred to as "Grantor") in Official Record 541, Page 744 (Parcel No. J 010010029702) and located in the Northwest Quarter of the Southwest Quarter of Section 25, Township 4, Range 13 and being more particularly described as follows:

**Commencing for reference** at a stone found at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 4, Range 13;

Thence N 03° 46' 44" E along the West line of Section 25 a distance of 1190.89 feet to a "MAG" nail set, said "MAG" nail being near the intersection of Rainbow Lake Road (County Road 89) and Laurel Road (Township Road 67), and being the Grantor's Southwesterly property corner, the Northwesterly property corner of a parcel of land conveyed to Michael A. and Amy E. Grueser in Deed Volume 467, Page 489 and the Southeasterly property corner of a parcel of land conveyed to Philip R. Ploghoft in Official Record 185, Page 12 (Parcel No. J010010029800) and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing with the West line of Section 25 N 03° 46' 44" E, along the Grantor's Westerly property and the Easterly property line of the aforementioned Ploghoft parcel a distance of 368.39 feet to a point, said point being the Grantor's Northwesterly property corner and the Southwesterly property corner a parcel of land conveyed to Steven L. and Angela K. Savage in Official Record 312, Page 1401;

Thence leaving the West line of Section 25 S 86° 00' 54" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Savage parcel a distance of 651.73 feet (passing an iron pin set at 30.00 feet) to an Ohio Department of Transportation monument found, said monument being on the Westerly Right of Way line of U.S. 33 (ATH-33-40.981), the Southeasterly property corner of the aforementioned Savage parcel and the Northeasterly property corner of the Grantor;

Thence S 16° 31' 31" E through the Grantor's lands and with the Westerly Right of Way line of U.S. 33 a distance of 470.79 feet to an iron pin set, said iron pin being at the intersection of the Westerly right of way line of U.S. 33 and the Northerly right of way line of Rainbow Road;

Thence with the Grantor's Southerly property line and the Northerly Right of Way line of Rainbow Road the following four (4) courses:

- 1) N 62° 10' 12" W a distance of 269.01 feet to a right of way monument found;
- 2) N 76° 06' 05" W a distance of 208.94 feet to a right of way monument found;

3) N 85° 14' 25" W a distance of 158.23 feet to a right of way monument found;

4) S 06° 50' 46" W a distance of 56.40 feet to a "MAG" nail set, said "MAG" nail being a property corner of the Grantor, in Rainbow Road and the Northerly property line of the aforementioned Gruesser parcel;

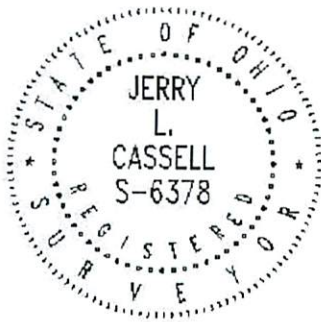
Thence S 88° 54' 43" W with the Grantor's Southerly property line, the Northerly property line of the aforementioned Gruesser parcel and with Rainbow Road a distance of 203.25 feet the point of beginning, containing 5.602 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set or previously set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

All Ohio Department of Transportation monuments found are iron pins with aluminum identification caps inscribed "ODOT".

The bearing system is based on evidence found on the Westerly right of way line of U.S. 33 (ATH-33-40.981) the centerline of which bears S 04° 17' 29" E and is for the determination of angles only.

This description was prepared on March 28, 2019 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in March of 2019 and existing public records.




  
Jerry L. Cassell, P.S.

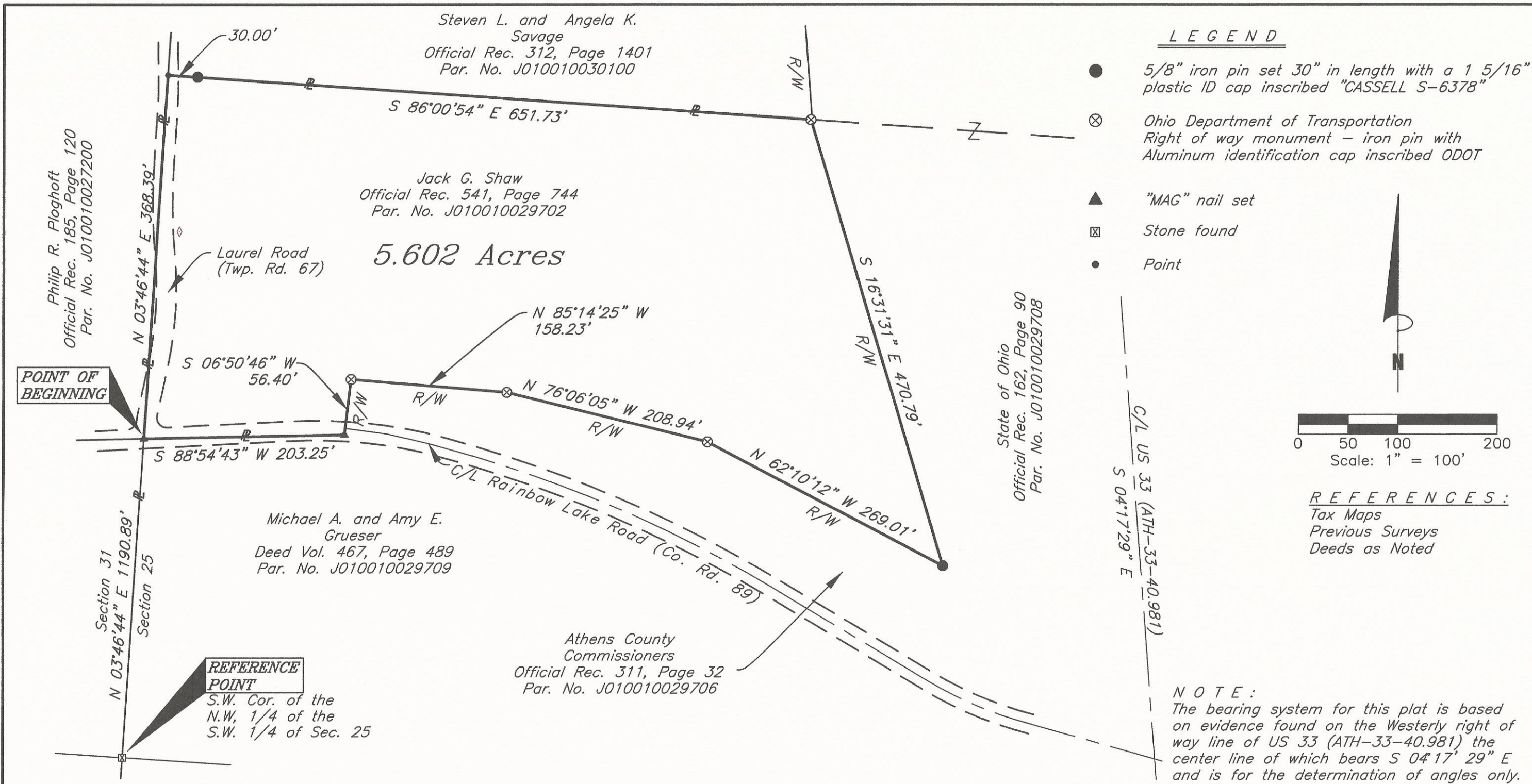
Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

APR 03 2019

Jill Thompson  
Athens County Auditor

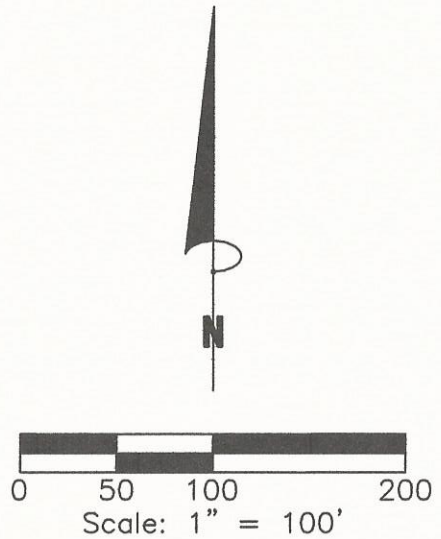
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 4/3/19



**LEGEND**

- 5/8" iron pin set 30" in length with a 1 5/16" plastic ID cap inscribed "CASSELL S-6378"
- ⊗ Ohio Department of Transportation Right of way monument - iron pin with Aluminum identification cap inscribed ODOT
- ▲ "MAG" nail set
- ⊠ Stone found
- Point



**REFERENCES:**  
 Tax Maps  
 Previous Surveys  
 Deeds as Noted

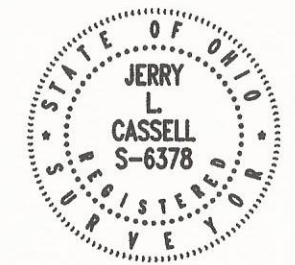
**NOTE:**  
 The bearing system for this plat is based on evidence found on the Westerly right of way line of US 33 (ATH-33-40.981) the center line of which bears S 04°17'29" E and is for the determination of angles only.

FOR:  
 Scott Thompson

BY:  
 Jerry L. Cassell

DATE:  
 March 28, 2019

PROJ. NO.:  
 AT021919



I hereby certify that this plat was prepared from an actual field survey of the premises in MAR. of 2019 and from existing public records and that said plat correctly depicts the limits of the parcel to be conveyed.  
 This certification was made by me on this 28<sup>th</sup> day of MAR., 2019.

*Jerry L. Cassell*

Jerry L. Cassell  
 Ohio Professional Surveyor No. 6378

**PLAT OF SURVEY**

Situated in the State of Ohio, County of Athens, Township of Lodi and being a part of a tract of land conveyed to Jack G. Shaw in Official Record 541, Page 744 (Par. No. J010010029702) and further located in the Northwest Quarter of the Southwest Quarter of Section 25, Township 4, Range 13.

**CASSELL & ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
 (740) 969-0024