

# J.D. & ASSOCIATES

Professional Land Surveyors  
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## SURVEYOR DESCRIPTION BOYD SIDWELL, Jr

SITUATE IN SECTION 32, TOWN 6, RANGE 11, TOWNSHIP OF ROME, COUNTY OF ATHENS,  
AND THE STATE OF OHIO; AND BEING MORE PARTICULARLY BOUNDED AND  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32,

THENCE: N 85 - 30 - 49 W; ALONG THE SOUTH LINE OF SAID SECTION 32,  
1,336.50 FEET TO THE GRANTOR'S SOUTHEAST CORNER  
[DEED BOOK 236 PAGE 484]

THENCE: N 04 - 58 - 50 E; ALONG THE GRANTOR'S EAST PROPERTY LINE,  
239.69 FEET TO AN IRON ROD [SET] BEING THE REAL POINT OF  
BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE: WITH THE INTERIOR OF THE GRANTOR'S PROPERTY (4) COURSES & DISTANCES:  
N 85 - 01 - 10 W; 339.06 FEET TO AN IRON ROD [SET]  
N 04 - 58 - 50 E; 298.25 FEET TO AN IRON ROD [SET]  
S 73 - 40 - 43 E; 221.22 FEET TO AN IRON ROD [SET]  
S 87 - 54 - 07 E; 122.31 FEET TO AN IRON ROD [SET]  
IN THE GRANTOR'S EAST PROPERTY LINE,  
SAID IRON ROD BEING S 04 - 58 - 50 W; 20.03 FEET  
FROM A POINT, THE SOUTHEASTERLY CORNER OF  
BOYD C. SIDWELL, JR. [DEED BOOK 368 PAGE 363]  
ALSO SAID POINT BEING THE CENTER LINE OF  
ROME TOWNSHIP ROAD NO. 463 (40 FT. RIGHT-OF-WAY),

THENCE: S 04 - 58 - 50 W; ALONG THE GRANTOR'S EAST PROPERTY  
LINE 260.90 FEET TO THE POINT OF BEGINNING  
CONTAINING 2.10 ACRES, MORE OR LESS.

### 40 FOOT RIGHT-OF-WAY DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32

THENCE: N 85 - 30 - 49 W; ALONG THE SOUTH LINE OF SAID SECTION 32  
1,336.50 FEET TO THE GRANTOR'S SOUTHEAST CORNER  
[DEED BOOK 236 PAGE 484]

THENCE: N 04 - 58 - 50 E; ALONG THE GRANTOR'S EAST PROPERTY LINE;  
520.82 FEET TO A POINT IN THE CENTER LINE OF ROME TWP RD NO. 463  
(40 FT. RIGHT-OF-WAY) BEING THE REAL POINT OF BEGINNING  
OF THE RIGHT-OF-WAY HEREIN DESCRIBED SAID POINT BEING THE  
SOUTHEASTERLY CORNER OF BOYD C. SIDWELL JR  
[DEED BOOK 368 PAGE 363] ALSO BEING N 04 - 58 - 50 E; 20.03 FEET  
FROM THE NORTHEASTERLY CORNER OF THE THE ABOVE DESCRIBED  
2.10 ACRE PARCEL,

THENCE: (2) COURSES AND DISTANCES ALONG THE CENTER LINE OF THE HEREIN  
DESCRIBED 40 FOOT RIGHT-OF-WAY; S 87 - 54 - 07 E; 120.83 FEET  
TO A POINT, S 73 - 40 - 43 E; 222.74 FEET TO A POINT AT THE  
END OF THE HEREIN DESCRIBED 40 FOOT RIGHT-OF-WAY, SAID  
POINT BEING N 04 - 58 - 50 E; 20.40 FEET FROM THE  
NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED 2.10 ACRE PARCEL.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD

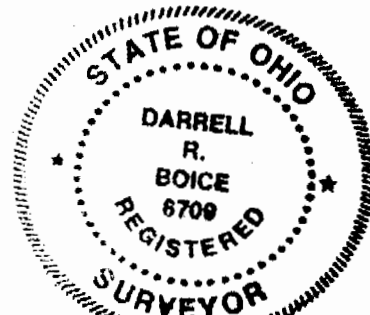
PRIOR INSTRUMENT RECORDS:  
DEED BOOK 236 PAGE 484

BASIS OF BEARINGS:  
DEED BOOK 368 PAGE 363

SURVEYED BY: DARRELL R. BOICE REG. No. 6709

SURVEY DATED: JANUARY 2000

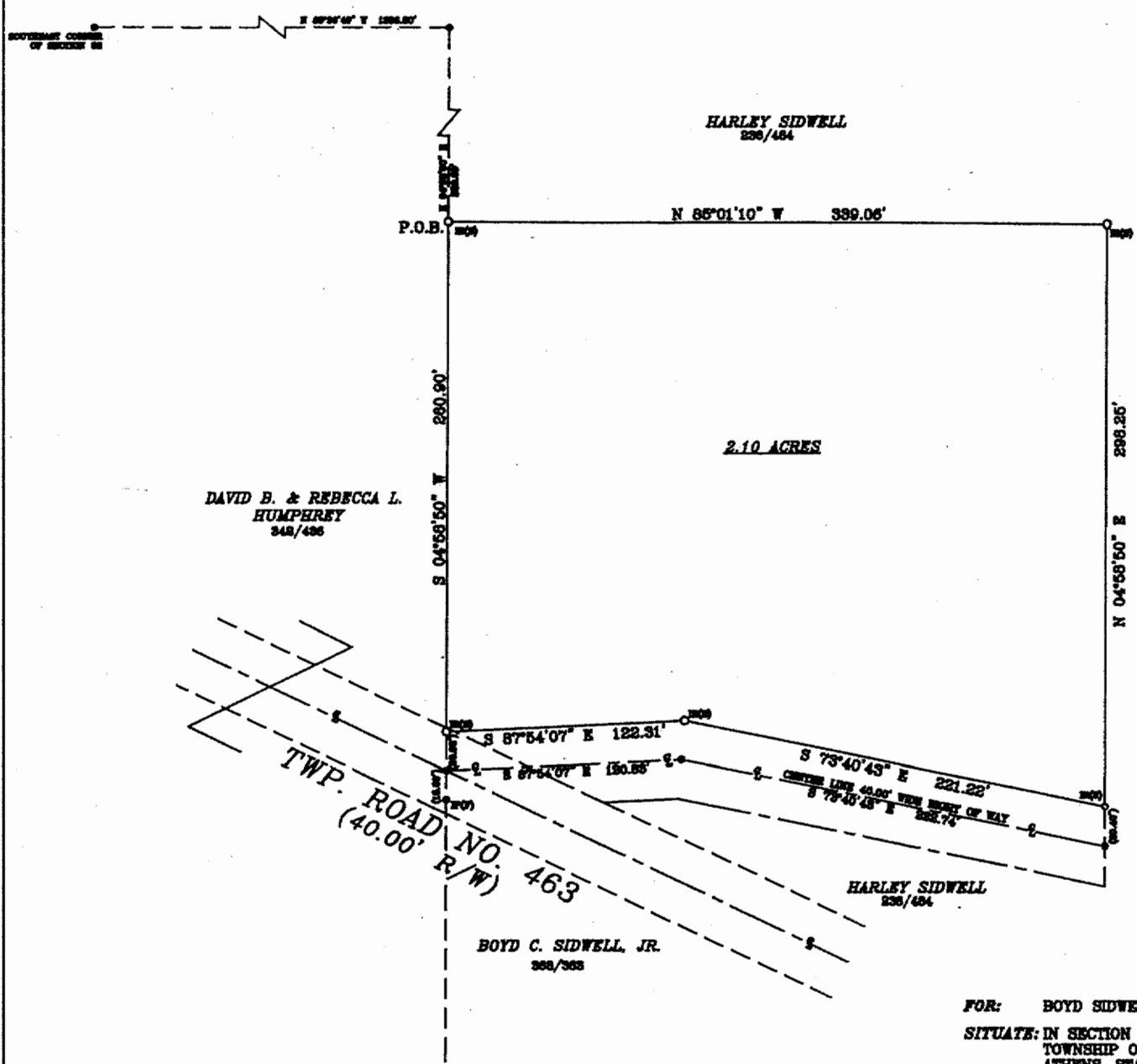
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blaise  
DATE: 2-7-2000



Darrell R. Boice 2/2/00  
Darrell R. Boice,  
Registered Land Surveyor, No. 6709

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Rom # 32



**SURVEYORS DESCRIPTION**

SITUATE IN SECTION 32, TOWN 6, RANGE 11, TOWNSHIP OF BOME, COUNTY OF ATHENS, STATE OF OHIO AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, THENCE N 85°01'45" W ALONG THE SOUTH LINE OF SAID SECTION 32; 1,336.50 FEET TO THE GRANTON'S SOUTHEAST CORNER (DEED BOOK 236, PAGE 484),

THENCE: N 04°58'50" E ALONG THE GRANTON'S EAST PROPERTY LINE, 500.00 FEET TO AN IRON ROD (SET), BEING THE NEAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED,

THENCE: WITH THE INTERIOR OF THE GRANTON'S PROPERTY FOUR (4) COURSES AND DISTANCES:  
 N 87°04'10" E; 236.08 FEET TO AN IRON ROD (SET),  
 N 04°58'50" E; 236.25 FEET TO AN IRON ROD (SET),  
 S 77°40'45" E; 222.74 FEET TO AN IRON ROD (SET),  
 S 87°54'07" E; 122.21 FEET TO AN IRON ROD (SET) IN THE GRANTON'S EAST PROPERTY LINE, SAID IRON ROD BEING S 04°58'50" W; 80.08 FEET FROM A POINT, THE SOUTHEASTLY CORNER OF BOYD C. SIDWELL, JR. (DEED BOOK 368, PAGE 363), ALSO SAID POINT BEING THE CENTER LINE OF BOME TOWNSHIP ROAD NO. 463 (40 FOOT RIGHT-OF-WAY),

THENCE: S 04°58'50" W; ALONG THE GRANTON'S EAST PROPERTY LINE 260.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES MORE OR LESS.

**40 FOOT RIGHT-OF-WAY DESCRIPTION**

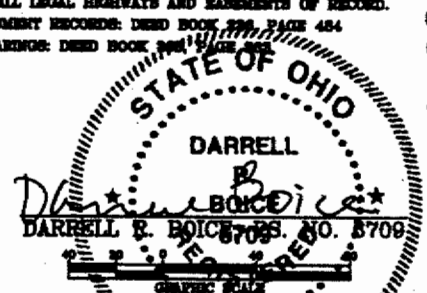
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32,

THENCE: N 85°01'45" W ALONG THE SOUTH LINE OF SAID SECTION 32, 1,336.50 FEET TO THE GRANTON'S SOUTHEAST CORNER (DEED BOOK 236, PAGE 484),

THENCE: N 04°58'50" E ALONG THE GRANTON'S EAST PROPERTY LINE; 500.00 FEET TO A POINT IN THE CENTER LINE OF BOME TOWNSHIP ROAD NO. 463 (40 FOOT RIGHT-OF-WAY), BEING THE NEAL POINT OF BEGINNING OF THE RIGHT-OF-WAY HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEASTLY CORNER OF BOYD C. SIDWELL, JR. (DEED BOOK 368, PAGE 363), ALSO BEING N 04°58'50" E; 80.08 FEET FROM THE NORTHEASTLY CORNER OF THE ABOVE DESCRIBED 2.10 ACRE PARCEL,

THENCE: TWO (2) COURSES AND DISTANCES ALONG THE CENTER LINE OF THE HEREIN DESCRIBED 40 FOOT RIGHT-OF-WAY;  
 S 87°54'07" E; 122.21 FEET TO A POINT,  
 S 77°40'45" E; 222.74 FEET TO A POINT AT THE END OF THE HEREIN DESCRIBED 40 FOOT RIGHT-OF-WAY, SAID POINT BEING N 04°58'50" E; 80.08 FEET FROM THE NORTHWESTLY CORNER OF THE ABOVE DESCRIBED 2.10 ACRE PARCEL.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.  
 PRIOR INSTRUMENT RECORDED: DEED BOOK 236, PAGE 484  
 BASIS OF BEARINGS: DEED BOOK 236, PAGE 484



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Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Blause  
 DATE: 2-7-2000

FOR: BOYD SIDWELL, JR.  
 SITUATE: IN SECTION 32, TOWN 6, RANGE 11, TOWNSHIP OF BOME, COUNTY OF ATHENS, STATE OF OHIO  
 BEING: A PART OF THE SAME PROPERTY CONVEYED TO HARLEY SIDWELL IN D.B. 236, PG. 484  
 OWNER: HARLEY SIDWELL, D.B. 236, PG. 484  
 BUYER: BOYD SIDWELL, JR.  
 REF: D.B. 236, PG. 484  
 D.B. 368, PG. 363

<b>SURVEYOR</b> <b>PROPERTY MAP</b>		
<b>BOYD SIDWELL, JR.</b> TWP. ROAD 463 COOLVILLE, OHIO		
SCALE: 1"=40'	TAX MAP: ---	PROJ. NO. 008908601
DATE: 01/28/00	PARCEL: ---	DWN. BY: M. LEVINE
<b>J.D. &amp; ASSOCIATES</b>		
PROFESSIONAL LAND SURVEYING 1829 7th STREET JAMES L. DeBRULAR, P.S. PARKERSBURG, WV. 26101 (304)428-2578 E MAIL: JDEBRUL@AOL.COM FAX: (304)428-3226		