

DESCRIPTION OF 0.2766 ACRE

Situated in the State of Ohio, County of Athens, Township of Rome, being in the north half of Section 17, Range 12 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at the calculated northwest corner of Section 17 as computed from the information in Deed Volume 327, Page 621 of the Athens County Recorder's Office (Note: Reference bearing on the north line of Section 17 used as South 89°00'00" West.);

Thence, with a reference line, South 48°05'07" East a distance of 3,056.07 feet to a point in the centerline of State Route No. 329 at P.C. Station 306+64.15 as shown on State of Ohio Right-of-way Plan "ATH-329-5.32-7.56", sheets 1, 2, and 3, dated February 4, 1960;

Thence, with the centerline of State Route No. 329, being with a curve to the left, having a radius of 954.93 feet, an arc length of 36.39 feet, a chord bearing of North 33°54'14" East a chord distance of 36.39 feet to a point at the southwest corner of an original 6.57 acres tract as conveyed to Naomi Goins by Deed Volume 301, Page 338 of the Athens County Recorder's Office; being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the centerline of State Route No. 329, being with a curve to the left, having a radius of 954.93 feet, an arc length of 10.22 feet, a chord bearing of North 32°31'30" East a chord distance of 10.22 feet to a point;

Thence, leaving the road with a new division line, South 54°17'28" East a distance of 140.67 feet to an iron pin set, passing through an iron pin set at a distance of plus 13.71 feet;;

Thence South 62°04'55" East a distance of 132.02 feet to a 5/8" iron pin found capped "Claus 6456" in the south line of the aforementioned original 6.57 acres tract;

Thence, with the south line of said original 6.57 acres tract and the north line of a 24.96 acres tract as conveyed to Darrell E, and Yvonne R. Jenkins by Deed Volume 327, Page 621 of the Athens County Recorder's Office, the following two courses:

1. South 84°06'00" West a distance of 150.00 feet to a 5/8" iron pin found capped "Claus 6456";
2. Thence North 30°02'32" West a distance of 174.10 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 100.55 feet;

Containing 0.2766 acre, more or less.

The above-described 0.2766 acre tract is insufficient size for a separate building lot, therefore, this survey was performed for conveyance to an adjacent landowner.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 329.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of Section 17 used as an assumed bearing of South 89°00'00" West.

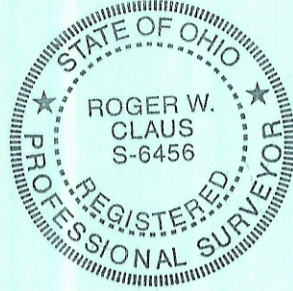
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

Page 2 of 2
Description of 0.2766 acre

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on actual field surveys of May 23, 2006 and May 15, 2012; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 459, Page 486

Surveyor: *Roger W Claus*
Date: *05-18-2012*

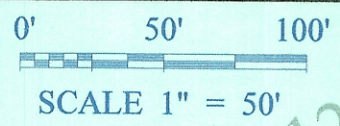


Description Approved
Jill A. Thompson
Athens County Auditor

5/22/12

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas William*
DATE: *12/22/17*

Approved By
~~Athens~~ County Regional Planning Commission
Date: *1/31/18*
Jason [Signature]



UN-RECORDED PLAT OF VILLAGE OF KILVERT

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE CENTERLINE OF STATE ROUTE NO. 329 USED AS NORTH 35°00'00" EAST.

SECTION CORNER COMPUTED FROM INFORMATION IN D.V. 327, PG. 621

STATE OF OHIO R/W PLAN "ATH-329-5.32-7.56" SHEETS 1, 2, AND 3 DATED FEB. 4, 1960

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SURVEY PLAT FOR DARRELL JENKINS

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ROME, BEING IN THE NORTH HALF OF SECTION 17, RANGE 12 WEST, TOWNSHIP 6 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "STEWART"
- (4) SURVEY PLAT BY CHET WATERMAN
- (5) UNRECORDED PLAT OF KILVERT
- (6) STATE OF OHIO R/W PLAN "ATH-329-5.32-7.56" SHEETS 1, 2, AND 3, DATED FEB. 4, 1960

- ⊙ = 1/2" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" x 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- = CONCRETE MONUMENT FOUND
- ⊠ = MARKED STONE FOUND.
- ⊕ = 5/8" IRON PIN FOUND CAPPED "CLAUS 6456".
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- = RAILROAD SPIKE FOUND
- = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- *— = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

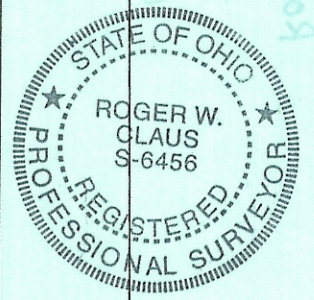
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Roger W. Claus 05-18-2012

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: 33310 CHRISTMAN RIDGE ROAD LEWISVILLE, OHIO 43754 1-740-567-3168 1-740-567-3106 FAX

SCALE 1 : 801.463

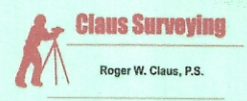


DATE: 12/27/17 BY: *Rebecca Williams* ENGINEER'S OFFICE

Approved By Athens County Regional Planning Commission

Description Checked for Mathematical Accuracy Athens County

Line	Bearing	Distance
12	S 0°26'09"W	162.00'
13	S 28°57'33"W	15.00'
14	S 28°57'33"W	159.73'
15	S 84°06'00"W	150.00'
16	N 30°02'32"W	100.55'
17	N 30°02'32"W	73.55'
22	S 84°06'00"W	176.40'
23	N 28°57'33"E	174.73'
24	N 0°26'09"E	162.00'
25	N 74°52'17"W	155.27'
26	N 74°52'17"W	66.00'
27	S 54°17'28"E	13.71'



33310 Christman Ridge Road • Lewisville, OH 43754 Phone: (740) 567-3168 • Fax: (740) 567-3106 Email: rogerphyllis@hotmail.com

DARRELL E. AND YVONNE R. JENKINS
24.96 ACRES DEED
D.V. 327, PG. 621

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	2°11'01"	954.93	36.39	18.20	36.39	N 33°54'14"E
2	9°09'59"	954.93	152.77	76.55	152.61	N 28°14'04"E
3	0°39'01"	954.93	10.84	5.42	10.84	N 23°19'30"E
4	7°52'17"	716.20	98.39	49.27	98.32	N 19°03'51"E
5	12°00'00"	954.93	200.00	100.37	199.63	N 29°00'00"E
6	9°27'43"	716.20	118.27	59.27	118.14	N 10°23'51"E
1+2	11°20'59"	954.93	189.16	94.89	188.85	N 29°19'30"E
9	0°36'48"	954.93	10.22	5.11	10.22	N 32°31'30"E

SURVEY PLAT FILE: 120515-F