

## DESCRIPTION OF 1.825 ACRES

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 37°59'37" East a distance of 3,172.57 feet to a point in the centerline of State Route No. 329 at Station 301+04.17 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, said point being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the centerline of State Route No. 329, North 35°00'00" East a distance of 332.73 feet to a point, passing over the centerline west end of a 50.00 feet wide right-of-way reserve at a distance of plus 131.62 feet;

Thence, leaving the road, South 68°56'09" East a distance of 219.00 feet to an iron pin set, passing through two iron pins set at distances of plus 34.90 feet and plus 68.00 feet, respectively;

Thence South 02°33'57" East a distance of 218.69 feet to an iron pin set, passing over the centerline of the east end of the aforementioned 50.00 feet wide right-of-way reserve at a distance of plus 94.22 feet;

Thence North 86°31'16" West a distance of 405.75 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 335.14 feet;

Containing 1.825 acres, more or less.

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.

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SUBJECT TO a 50.00 feet wide non-exclusive right-of-way being reserved by the grantor's, their heirs, and/or assigns, forever, for the purpose of ingress and egress from State Route No. 329 to the grantor's residue property. The centerline of said right-of-way or easement being 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 37°59'37" East a distance of 3,172.57 feet to a point in the centerline of State Route No. 329 at Station 301+04.17 as shown 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, North 35°00'00" East a distance of 131.62 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the road and running with an existing driveway, the following three courses:

- (1) South  $37^{\circ}27'50''$  East a distance of 69.22 feet to a point;
- (2) Thence South  $77^{\circ}14'38''$  East a distance of 89.90 feet to a point;
- (3) Thence North  $71^{\circ}02'23''$  East a distance of 205.28 feet to The True Point of Ending in the east line of the above described 1.825 acres tract;

Containing 0.418 acre, more or less, of easement.

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All iron pins set are  $5/8'' \times 30''$  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  $89^{\circ}00'00''$  West.

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

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

Prior deed: Deed Volume 327, Page 621

Surveyor: *Roger W Claus*  
Date: 05-25-06



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

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.

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.

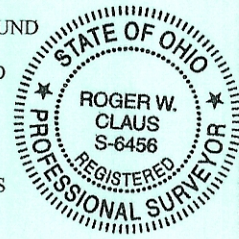
# SURVEY PLAT FOR CHRISTINA CLEMENS

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

- ⊗ = CORNER FENCE POST FOUND
- ⊠ = 1/2" x 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- ⊙ = 5/8" x 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◐ = 5/8" IRON PIN FD. CAPPED "
- ◑ = 5/8" IRON PIN FD. CAPPED "
- ⊕ = CONCRETE MONUMENT FOUND
- ⊞ = MARKED STONE FOUND.
- ⊟ = UN-MARKED STONE FOUND
- ⊠ = SURVEY ANGLE POINT
- ⊡ = RAILROAD SPIKE SET
- ⊢ = RAILROAD SPIKE FOUND
- ⊣ = TREE WITH WIRE FOUND
- ⊤ = EXISTING PROPERTY LINES
- ⊥ = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY



CLAUS SURVEYING  
ROGER W. CLAUS, P.S.  
(740) 567-3168  
Fax (740) 567-3106  
33310 TH 2065  
Lewisville, Ohio 43754  
Email: rogerclaus@hotmail.com



### SURVEYORS CERTIFICATION:

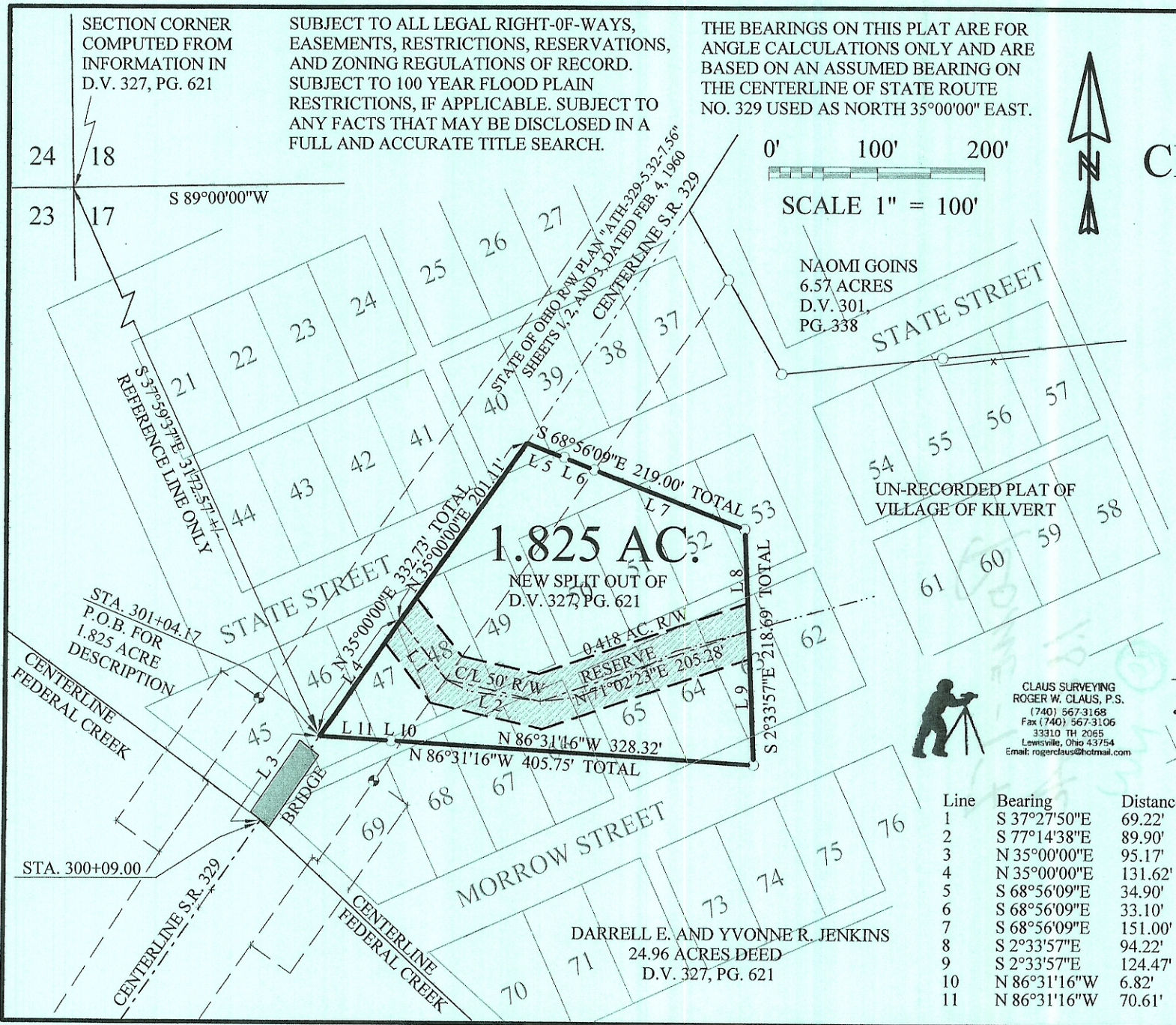
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
THAT IT WAS PREPARED FROM AN ACTUAL FIELD  
SURVEY OF THE PREMISES.

*Roger W. Claus* 05-25-06

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

REVISIONS DATE INITIALS

SURVEY PLAT FILE: 060515 F



Line	Bearing	Distance
1	S 37°27'50"E	69.22'
2	S 77°14'38"E	89.90'
3	N 35°00'00"E	95.17'
4	N 35°00'00"E	131.62'
5	S 68°56'09"E	34.90'
6	S 68°56'09"E	33.10'
7	S 68°56'09"E	151.00'
8	S 2°33'57"E	94.22'
9	S 2°33'57"E	124.47'
10	N 86°31'16"W	6.82'
11	N 86°31'16"W	70.61'

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

1.825 AC.<sup>±</sup>

NEW SPLIT OUT OF  
D.V. 327, PG. 621

24 18  
23 17

S 89°00'00"W

0' 100' 200'  
SCALE 1" = 100'

NAOMI GOINS  
6.57 ACRES  
D.V. 301,  
PG. 338

STATE STREET

UN-RECORDED PLAT OF  
VILLAGE OF KILVERT

STA. 301+04.17  
P.O.B. FOR  
1.825 ACRE  
DESCRIPTION

CENTERLINE  
FEDERAL CREEK

STATE STREET

MORROW STREET

STA. 300+09.00

CENTERLINE S.R. 329

CENTERLINE  
FEDERAL CREEK

BRIDGE

STATE STREET

RESERVE

CL 50' R/W

0.418 AC. R/W

N 86°31'16"W 405.75' TOTAL

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