

E N G I N E E R I N G & C O N S U L T I N G

**FIRST CHOICE PROPERTY ACQUISITIONS, LLC.
2.503 ACRES**

BEING SITUATED IN SECTION 18 TOWNSHIP 6 RANGE 12, ROME TOWNSHIP, COUNTY OF ATHENS, & STATE OF OHIO AND ALSO BEING PART OF A ORIGINAL 2.000 ACRES (K010010026803) TRACT OWNED BY FIRST CHOICE PROPERTY ACQUISITIONS, LLC. IN O.R. 591 PG. 1602 AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SECTION 18;

THENCE S 47°15'18" E A DISTANCE OF 4410.37' TO A SPIKE SET IN THE CENTERLINE OF BIG RUN ROAD (C-85) AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE OF BIG RUN ROAD FOR THE NEXT FOUR (4) CALLS S 72°01'42" E A DISTANCE OF 93.07' TO A SPIKE SET;

THENCE S 71°00'13" E A DISTANCE OF 50.78' TO A SPIKE SET;

THENCE S 67°10'37" E A DISTANCE OF 55.78' TO A SPIKE SET;

THENCE S 61°33'39" E A DISTANCE OF 81.24' TO A SPIKE SET IN THE INTERSECTION OF SAID BIG RUN ROAD AND BRUKER LANE (T-618) ALSO BEING A CORNER TO A 80.000 ACRES TRACT OWNED BY DANNY BAILEY ET. AL. IN O.R. 496 PG. 639;

THENCE WITH SAID BAILEY LINE S 21°00'41" W PASSING A 5/8" REBAR FOUND AT 26.71' AND A 5/8" REBAR FOUND AT 285.68' A TOTAL DISTANCE OF 390.53' TO A POINT IN BIG RUN CREEK ALSO BEING A CORNER TO A 19.125 ACRES TRACT OWNED BY JOSHUA L. WILLIAMS & JENNIFER L. BRADLEY IN O.R. 539 PG. 398;

THENCE WITH BIG RUN CREEK AND SAID BRADLEY LINE S 88°32'42" W A DISTANCE OF 223.02' TO A POINT IN FEDERAL CREEK ALSO BEING A CORNER TO A 10.388 ACRES TRACT OWNED BY TIMOTHY & ALLYSON WATKINS IN O.R. 568 PG. 1133;

THENCE WITH FEDERAL CREEK AND SAID WATKINS LINE N 12°16'51" E A DISTANCE OF 486.94', TO THE BEGINNING CONTAINING 2.503 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S 88°32'42" E LINE AS RECORDED IN O.R. 539 PG. 398,

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF DAVID C. HOOK,
REGISTERED LAND SURVEYOR NO. 8024, ON MARCH 22, 2022 AS FOUND IN FILE NO. LS22-016.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

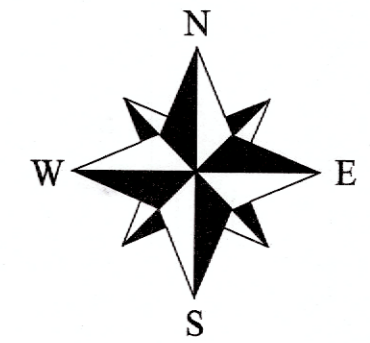
BY: *Kenneth Walker*
DATE: 4/20/22

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

APR 20 2022

Jill Thompson
Athens County Auditor

PARCEL NO. K010010026803



NOTES:
THE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.
ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.
BEARINGS ARE BASED UPON THE S 88° 32' 42" W LINE AS RECORDED IN O.R. 539 PG. 398.

STATE ROUTE 329

TIMOTHY & ALLYSON WATKINS
10.388 ACRES
O.R. 568 PG. 1133

BRUKER LANE
(T-618)

DANNY BAILEY ET. AL.
80.000 ACRES
O.R. 496 PG. 639

BIG RUN ROAD
(C-85)

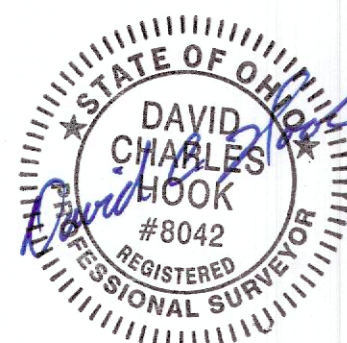
2.503 Acres

DANNY BAILEY ET. AL.
80.000 ACRES
O.R. 496 PG. 639

FEDERAL CREEK

BIG RUN CREEK

JOSHUA L. WILLIAMS & JENNIFER L. BRADLEY
19.125 ACRES
O.R. 539 PG. 398



SURVEY BY
DC ENGINEERING & CONSULTING, LLC
DAVID C. HOOK, P.S.NO. 8042


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4/20/22

LEGEND OF SYMBOLS:


These standard symbols may be found in the drawing.

- SPIKE SET
- SPIKE FOUND
- ⊙ 5/8" REBAR SET
- ▲ 5/8" REBAR FOUND
- ⊕ PIPE FOUND
- ⊞ STONE FOUND
- ◆ CONCRETE MONUMENT FOUND
- × POINT IN CREEK

LAND SURVEY FOR
FIRST CHOICE PROPERTY AQUISITIONS, LLC.
ROME TOWNSHIP ATHENS COUNTY, OHIO
SECTION 18 TOWNSHIP 6 RANGE 12
O.R. 591 PG. 1602 SCALE 1" = 50'
ORIGINAL 2.000 ACRES
PARCEL : K010010026803



DC ENGINEERING & CONSULTING, LLC
114 N. PLEASANT STREET
WEST UNION, OHIO 45693
937-544-3112



DATE	FILE NUMBER	FILE NAME
3/22/2022	LS22-016	FCPATHENS