



LEGAL DESCRIPTION
11.550 Acres

Situated in the State of Ohio, County of Athens, Township of Rome, being within Section 32, Township 6, Range 11, Ohio Company's Purchase, being part of that 148.46 acres as described in deed to Victoria E. Haley of record in Official Record 548, Page 2279, all being of record in the Recorder's Office, Athens County, Ohio and being further bounded and described as follows:

Commencing at the southeast corner of said Section 32 and northeast corner of Section 31, Township 6, Range 11;

Thence North 88°32'29" West, a distance of 4216.87 feet, with the south line of Section 32 and north line of said Section 31, in part along a south line of that 36.220 acre tract described in deed to Boyd C. Sidwell, Jr. and Debra L. Sidwell, of record in Official Record 540, Page 2267, to a sandstone monument found (1 foot deep) at common corner of 148.46 acres and said 36.220 acres, also being at the **Point of True Beginning** of the herein described tract of land;

Thence North 88°32'29" West, a distance of 276.63 feet, passing an iron pin set at distance of 226.63 feet, with the south line of said Section 32 and said 148.46 acres and a north line of said Section 31 and said 36.220 acres, to a point on the east bank of the Hocking River;

Thence with the west line of said 148.46 acres, the east lines of that tract of land described in deed to Thomas S. Brandeberry, of record in Official Record 469, Page 563, that 1.490 acres described in deed to Almond Laco McCoy and Edna M. McCoy, of record in Official Record 194, Page 414, and that 61.940 acre tract described in deed to Melvina May Frost, of record in Official Record 251, Page 668, also being with the meanders of the east bank of the Hocking River the following courses:

1. North 13°17'43" West, a distance of 153.00 feet, to a point;
2. North 02°33'25" West, a distance of 130.25 feet, to a point;
3. North 07°30'53" East, a distance of 106.64 feet, to a point;
4. North 29°20'08" East, a distance of 118.61 feet, to a point;

5. North $39^{\circ}28'56''$ East, a distance of 102.36 feet, to a point;
6. North $39^{\circ}59'47''$ East, a distance of 94.03 feet, to a point;
7. North $86^{\circ}56'04''$ East, a distance of 65.18 feet, to a point;
8. North $46^{\circ}31'02''$ East, a distance of 62.47 feet, to a point;
9. North $36^{\circ}07'08''$ East, a distance of 297.72 feet, to a point;
10. North $15^{\circ}56'34''$ East, a distance of 168.36 feet, to a point;
11. North $27^{\circ}08'51''$ West, a distance of 124.68 feet, to a common corner of said 148.46 acres and that 0.610 acres described in deed to David A. Carrol, of record in Official Record 481, Page 1365;

Thence South $87^{\circ}52'30''$ East, a distance of 172.82 feet, passing an iron pin set at a distance of 50.00 feet, and 1-inch iron pin found at a distance of 163.90 feet, to an iron pin set on the west line of that 17.910 acre tract described in deed to Athens County Board of Commissioners, of record in Official Record 548, Page 2053, also being the west right of way line of Frost Road (Township Road 532);

Thence with the west line of said 17.910 acres and said Frost Road, the following courses:

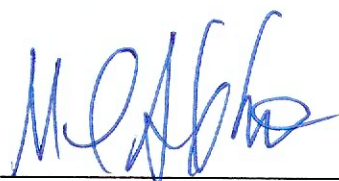
1. South $09^{\circ}26'06''$ East, a distance of 94.54 feet, to an iron pin set;
2. North $80^{\circ}33'54''$ East, a distance of 10.00 feet, to an iron pin set;
3. South $09^{\circ}26'06''$ East, a distance of 344.74 feet, to an iron pin set at a point of curvature;
4. With a radius of 4871.15 feet, a delta angle of $03^{\circ}09'37''$, an arc length of 268.67 feet, a chord bearing of South $07^{\circ}51'18''$ East, and a chord distance of 268.64 feet, to an iron pin set;
5. South $45^{\circ}04'43''$ West, a distance of 38.49 feet, to an iron pin set on curve;
6. With a radius of 3800.32 feet, a delta angle of $00^{\circ}35'06''$, an arc length of 38.81 feet, a chord bearing of South $05^{\circ}43'57''$ East, and a chord distance of 38.81 feet, to a 1-inch iron pipe found on a north line of said 36.220 acres;

Thence South 44°08'50" West, a distance of 607.64 feet, with a common line of said 148.46 acres and said 36.220 acres, to the **True Point of Beginning**, containing in 11.550 acres of land more or less subject however to all legal highways and prior easements of record.

The above legal description is based on a land survey performed during November 2021, by DGL Consulting Engineers, LLC. and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

NOTE: The bearings in this legal description are based upon Ohio State Plane, South Zone and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long solid rebar with cap "DGL – MAS 8232"



Date: 01/04/2022

Mark Alan Smith, P.S.
Ohio Professional Surveyor #8232
DGL Consulting Engineers, LLC
545 Metro Place South, Suite 100
Dublin, Ohio 43017
Phone: (614) 356-7150



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

JAN 12 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brent Williams
DATE: 1/10/22



LEGAL DESCRIPTION
114.682 Acres

Situated in the State of Ohio, County of Athens, Township of Rome, being within Section 32, Township 6, Range 11, Ohio Company's Purchase, being part of that 148.46 acres and all of that 19.36 acres as described in deed to Victoria E. Haley of record in Official Record 548, Page 2279, all being of record in the Recorder's Office, Athens County, Ohio and being further bounded and described as follows:

Commencing at the southeast corner of said Section 32 and northeast corner of Section 31, Township 6, Range 11;

Thence North $88^{\circ}32'29''$ West, a distance of 1461.36 feet, with the south line of Section 32 and north line of said Section 31, to a common corner of that 36.220 acre tract described in deed to Boyd C. Sidwell, Jr. and Debra L. Sidwell, of record in Official Record 540, Page 2267 and that 58.602 acre tract described in deed to David B. Humphrey and Rebecca L. Humphrey, of record in Deed Book 342, Page 436;

Thence North $02^{\circ}00'58''$ East, a distance of 901.10 feet, passing a 5/8-inch rebar found at a distance of 537.13 feet, with the common line of said 58.602 acres, said 36.220 acres, and that 2.940 acre tract described in deed to Boyd C. Sidwell, Jr. and Debra L. Sidwell, of record in Official Record 368, Page 363, to a 5/8-inch rebar found (Hughes Cap) at a common corner of said 148.46 acres, said 2.940 acre tract and that 3.147 acres described in deed to Troy Stewart and Crystal Stewart, of record in Official Record 510, Page 132, said rebar also being at the **Point of True Beginning** of the herein described tract of land;

Thence North $88^{\circ}28'27''$ West, a distance of 1229.07 feet, passing a 2-inch metal post found at a distance of 568.36 feet, with the common line of said 148.46 acres, said 2.940 acres and said 36.220 acres, to an iron pin set;

Thence with the common line of said 148.46 acres and said 36.220 acres the following courses:

1. North $69^{\circ}17'19''$ West, a distance of 198.57 feet, passing a 2-inch metal post found at a distance of 32.60 feet and 177.50 feet, to an iron pin set;
2. South $66^{\circ}58'46''$ West, a distance of 603.98 feet, to an iron pin set;

3. South $62^{\circ}48'30''$ West, a distance of 319.83 feet, to an iron pin set in the east line of that 17.910 acre tract described in deed to Athens County Board of Commissioners, of record in Official Record 548, Page 2053, also being the east right of way line of Frost Road (Township Road 532);

Thence with the east line of said 17.910 acres and said Frost Road, the following courses:

1. With a radius of 4961.15 feet, a delta angle of $00^{\circ}33'19''$, an arc length of 48.08 feet, a chord bearing of North $07^{\circ}00'36''$ West, and a chord distance of 48.08 feet, to an iron pin set;
2. North $45^{\circ}55'46''$ East, a distance of 37.39 feet, to an iron pin set on a curve;
3. With a radius of 4991.15 feet, a delta angle of $01^{\circ}53'25''$, an arc length of 164.67 feet, a chord bearing of North $08^{\circ}29'24''$ West, and a chord distance of 164.66 feet, to an iron pin set at a point of tangency;
4. North $09^{\circ}26'06''$ West, a distance of 404.01 feet, to an iron pin set;
5. South $80^{\circ}37'08''$ West, a distance of 30.00 feet, to an iron pin set;
6. North $09^{\circ}26'06''$ West, a distance of 605.12 feet, to an iron pin set in the south line of said 19.36 acres at the northeast corner of said 17.910 acres;

Thence North $89^{\circ}11'26''$ West, a distance of 166.17 feet, passing a 1-1/2-inch iron pipe found at a distance of 127.50 feet, with the south line of said 19.36 acres, in part with the north line of said 17.910 acres and in part with the north line of that 0.450 acre tract described in deed to Bruce A. Roberts and Dianna Roberts, of record in Official Record 449, Page 2136, to common corner of said 19.36 acres and said 0.450 acres, also being in the east bank of the Hocking River;

Thence North $14^{\circ}31'49''$ West, a distance of 754.49 feet, with the west line of said 19.36 acres and the meandering of the east bank of the Hocking River, to the common corner of said 19.36 acres and 15.030 acres described in deed to Athens County Board of Commissioners, of record in Official Record 548, Page 2053;

Thence North $81^{\circ}11'57''$ East, a distance of 1585.57 feet, passing an iron pin set at 50.00 feet, a 2-inch metal post at a distance of 239.84 feet, in part with the south line of said 15.030 acres, in part with that 50.00 acre tract described in deed to Dutch Ridge Land Company, of record in Official Record 520, Page 360, in part with the north line of said 19.36 acres and in part with the north line of said 148.46 acres, to an iron pin set adjacent to a 36 inch maple stump, said iron pin being at the common corner of said 148.46 acres and said 50.00 acres;

Thence North 02°35'05" East, a distance of 817.45 feet, with the common line of said 148.46 acres and said 50.00 acres to a stone found ("x" chiseled in top) a the common corner of said 148.46 acres and said 50.00 acres;

Thence South 88°19'30" East, a distance of 544.59 feet, passing an iron pin set at a distance of 524.59 feet, with the north line of said 148.46 acres, in part with the north line of said 50.00 acres and in part with the north line of that 100.00 acre tract described in deed to Joshua E. Humphrey and Nicole R. Humphrey, of record in Official Record 584, Page 1264, to a point at a common corner of said 148.46 acres and that 79.00 acres described in deed to David B. Humphrey and Rebecca Humphrey, of record in Official Record 524, Page 1689, said corner also being in the west bank of an existing drainage course (unnamed);

Thence with the common line of said 148.46 acres and said 79.00 acres and the meanders of the west bank of the existing drainage course the following courses:

1. South 10°28'17" East, a distance of 594.72 feet, to a point;
2. South 33°05'48" East, a distance of 214.17 feet, to a point;
3. South 03°13'22" East, a distance of 155.02 feet, to a 2 inch metal post found;
4. South 17°35'30" East, a distance of 186.84 feet, to a point;
5. South 06°11'59" East, a distance of 87.57 feet, to a point;
6. South 06°15'30" East, a distance of 129.14 feet, to a point;
7. South 04°16'17" West, a distance of 287.16 feet, to a common corner of said 148.46 acres and said 79.00 acres;

Thence South 88°20'16" East, a distance of 407.46 feet, passing an iron pin set at a distance of 50.00 feet, with the common line of said 148.46 acres and said 79.00 acres, to an iron pin set at a common corner of said 148.46 acres and said 58.602 acres;

Thence South 02°01'11" West, a distance of 1113.75 feet, passing a 5/8-inch rebar found (Hughes cap) at a distance of 890.31 feet, to the **True Point of Beginning**, containing in 114.682 acres of land more or less, 93.758 acre being within said 148.46 acres and 20.924 acres being within said 19.36 acres, and subject however to all legal highways and prior easements of record.

The above legal description is based on a land survey performed during November 2021, by DGL Consulting Engineers, LLC. and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

NOTE: The bearings in this legal description are based upon Ohio State Plane, South Zone and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long solid rebar with cap "DGL – MAS 8232"



Date: 01/04/2022

Mark Alan Smith, P.S.
Ohio Professional Surveyor #8232
DGL Consulting Engineers, LLC
545 Metro Place South, Suite 100
Dublin, Ohio 43017
Phone: (614) 356-7150

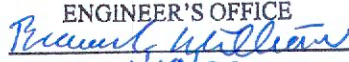


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

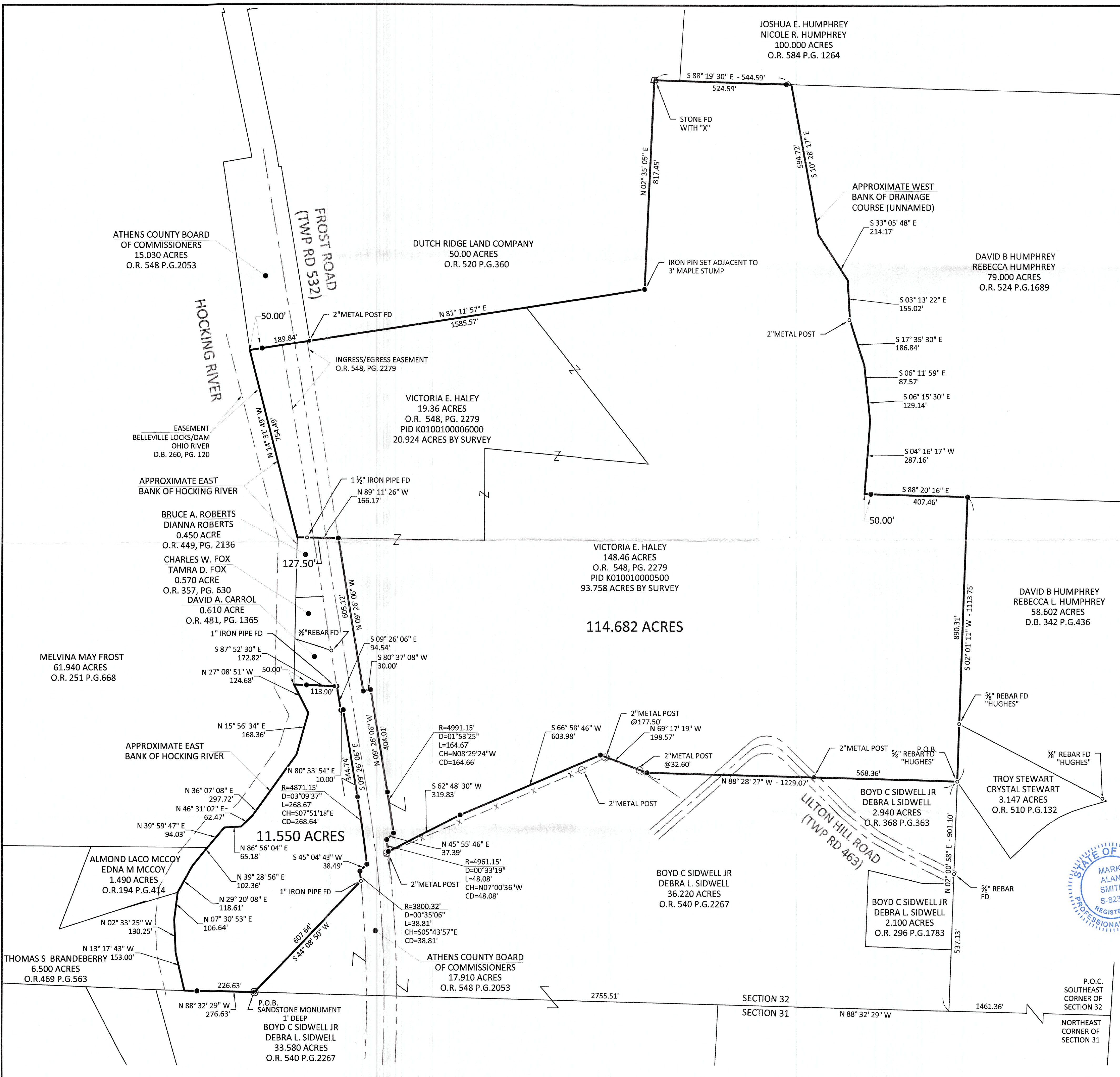
JAN 12 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 1/10/22

PLOTTED: Jan 04, 2022 - 11:14am
 DRAWING: M:\21176 (Kevin Koesters - Holly Tracts - Athens Co)\SURVEY\DWG\21176-BNDY-PLAT.dwg: 22x34



REFERENCES:
 - COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN.
 - SURVEYS AND PLATS OF RECORD ON FILE AT COUNTY.

LEGEND

- MONUMENT FOUND (UNLESS NOTED)
- MONUMENT SET (UNLESS NOTED)
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (REC) RECORD DISTANCE
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- - - X - - - EXISTING FENCE

NOTE:
 IRON PINS SET ARE 5/8" DIAMETER X 30" LONG IRON PINS WITH CAP "DGL-MAS 8232"

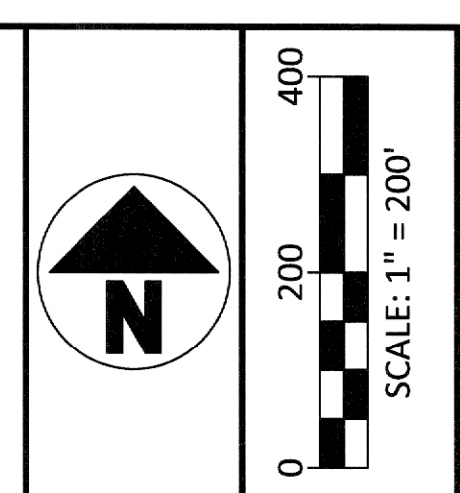
BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE, SOUTH ZONE (2011 ADJUSTMENT) AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark Alan Smith
 MARK ALAN SMITH, P.S.
 OHIO PROFESSIONAL SURVEYOR NO. 8232

01/04/2022
 DATE

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Rebecca H. Hoyer*
 DATE:



NO	REVISION	DATE
9		
8		
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KEVIN KOESTERS
 PART OF SECTION 32,
 TOWNSHIP 6, RANGE 11,
 ROME TOWNSHIP,
 ATHENS COUNTY, OHIO

SURVEY

FILE: 21176-BNDY-PLAT.dwg
 JOB NO.: 21176
 DRAWN BY: MAS
 ISSUED: X

1/1