

DEED DESCRIPTION

16.287 ACRES

AUDITOR'S PARCEL # L010010009500 { entire }  
EMMA JEAN ENGLISH et al. PROPERTY { part }

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 14, FRACTION 13, TOWNSHIP 5 NORTH, RANGE 11 WEST, PART OF THE OHIO COMPANY PURCHASE, TROY TOWNSHIP, ATHENS COUNTY, OHIO { ALSO BEING A PART OF THE PROPERTY OF EMMA JEAN ENGLISH et al. OF OFFICIAL RECORD BOOK 255, PAGE 702 OF THE ATHENS COUNTY RECORDER } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE, WITH A DEEP CROSS NOTCH, MARKING THE SOUTHWEST CORNER OF SECTION #14;**

THENCE S 81° 44' 44" E 121.00 FEET, IN THE SOUTH LINE OF SECTION # 14, TO A RAILROAD SPIKE SET IN THE EXISTING CENTER OF, ASPHALT SURFACED, TOWNSHIP ROAD # 165 { A. K. A. RIDGE ROAD } AND THE PRINCIPAL PLACE OF BEGINNING OF THIS, SUBJECT, "16.287 ACRE PARCEL" TO BE DESCRIBED;

{ THE FOLLOWING "16.287 ACRE PARCEL" TO BE DESCRIBED IS **BOUNDED ON THE NORTH BY** "TOWNSHIP ROAD # 165" AND BY THE PROPERTIES, RESPECTIVELY, BY FRANKLIN P. and JOANNE D. REYNOLDS OF OFFICIAL RECORD BOOK 461, PAGE 1576, BY WELLS FARGO BANK OF OFFICIAL RECORD BOOK 471, PAGE 231, BY WILLIAM JOHN McCLOY OF OFFICIAL RECORD BOOK 454, PAGE 657, BY KENNETH W. and WILLA J. McCLOY OF OFFICIAL RECORD BOOK 420, PAGE 390, BY DOUGLAS WEEKLEY OF OFFICIAL RECORD BOOK 393, PAGE 2199 AND BY ELLIS R. ENGLISH JR. OF OFFICIAL RECORD BOOK 340, PAGE 645, **BOUNDED ON THE EAST, RESPECTIVELY, BY** LEVI and NANCY BOBO OF OFFICIAL RECORD BOOK 150, PAGE 394, BY LEVI B. and NANCY E. BOBO OF OFFICIAL RECORD BOOK 468, PAGE 1829 AND BY THE PROPERTY OF KENNETH R. ROBERTS OF OFFICIAL RECORD BOOK 135, PAGE 110 AND IS **BOUNDED ON THE SOUTH BY** THE PROPERTY OF NATHAN ALLEN HAMILTON et al. OF OFFICIAL RECORD BOOK 145, PAGE 399 }

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", THE FOLLOWING ELEVEN {11} COURSES ARE IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, "TOWNSHIP ROAD 165" [A.K.A. "RIDGE ROAD"]:

COURSE # 1 = N 66° 42' 36" E 233.68 FEET TO A POINT;

COURSE # 2 = N 59° 08' 47" E 177.97 FEET TO A POINT;

COURSE # 3 = N 40° 08' 01" E 130.36 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "REYNOLDS" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 9° 00' 08" E 59.20 FEET };

COURSE # 4 = N 48° 46' 29" E 156.31 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "WELLS FARGO BANK" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 9° 07' 54" E 27.15 FEET };

COURSE # 5 = N 53° 06' 04" E 275.49 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "WILLIAM JOHN McCLOY" PROPERTY AND THE SOUTHWEST CORNER OF THE AFORESAID "KENNETH W. and WILLA J. McCLOY" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 20° 56' 45" E 89.60 FEET };

COURSE # 6 = N 52° 28' 30" E 57.57 FEET TO A POINT;

COURSE # 7 = THENCE 231.71 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 221.76 FEET AND WITH A CHORD OF WHICH BEARS N 82° 24' 22" E 221.31 FEET TO A POINT;

COURSE # 8 = S 67° 39' 29" E 189.60 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE AFORESAID "KENNETH W. and WILLA J. McCLOY" PROPERTY AND IN THE SOUTHWEST CORNER OF THE AFORESAID "WEEKLEY" PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 20° 57' 21" E 21.50 FEET };

COURSE # 9 = S 68° 27' 51" E 150.00 FEET TO A POINT IN THE SOUTHEAST CORNER OF SAID "WEEKLEY" PROPERTY AND THE SOUTHWEST CORNER OF THE AFORESAID "ELLIS R. ENGLISH JR." PROPERTY { FROM SAID "POINT" AN EXISTING, REFERENCE, IRON PIN BEARS N 20° 58' 33" E 22.60 FEET };

COURSE # 10 = S 62° 04' 56" E 359.95 FEET TO A POINT;

COURSE # 11 = S 73° 13' 07" E 269.76 FEET TO A MAG NAIL SET IN THE WEST BOUNDARY OF THE AFORESAID "LEVI and NANCY BOBO" PROPERTY OF OFFICIAL RECORD BOOK 150, PAGE 394 { FROM SAID "MAG NAIL SET" AN EXISTING, REFERENCE, IRON PIN BEARS N 11° 45' 10" E 30.80 FEET };

THENCE, LEAVING "TOWNSHIP ROAD # 165", S 11° 45' 10" W 13.96 FEET, IN SAID "BOBO" BOUNDARY, TO A MAG NAIL SET IN, ASPHALT SURFACED, "TOWNSHIP ROAD # 163 [A.K.A. "HUCKLEBERRY ROAD"];

THENCE THE FOLLOWING FOUR { 4 } COURSES ARE IN THE EXISTING PAVEMENT OF "TOWNSHIP ROAD # 163" ["HUCKLEBERRY ROAD"] AND ARE IN THE WESTERLY BOUNDARY OF THE AFORESAID "LEVI B. and NANCY E. BOBO" PROPERTY OF OFFICIAL RECORD BOOK 468, PAGE 1829:

COURSE # 1 = S 67° 59' 47" W 55.63 FEET TO AN EXISTING MAG NAIL;

COURSE # 2 = S 70° 56' 22" W 106.72 FEET TO A POINT;

COURSE # 3 = S 71° 21' 20" W 294.57 FEET TO A POINT;

COURSE # 4 = S 53° 40' 21" W 21.72 FEET TO A POINT IN THE NORTHEAST CORNER OF THE AFORESAID "KENNETH R. ROBERTS" PROPERTY;

THENCE, LEAVING "TOWNSHIP ROAD # 163" ["HUCKLEBERRY ROAD"] AND SAID "BOBO" PROPERTY, N 79° 18' 50" W 263.73 FEET TO A POINT IN A, 30" INCH DIAMETER, WHITE OAK TREE AND IN THE NORTHWEST CORNER OF SAID "ROBERTS" PROPERTY, PASSING AN EXISTING { bent } IRON PIN AT 20.00 FEET AND PASSING AN IRON PIN SET AT 238.73 FEET;

THENCE S 47° 34' 29" W 376.23 FEET TO AN INACCESSIBLE POINT IN THE "SOUTH LINE OF SECTION # 14" { THE SOUTHWEST CORNER OF SAID "ROBERTS" PROPERTY } AND IN THE NORTH BOUNDARY OF THE AFORESAID "NATHAN ALLEN HAMILTON et al." PROPERTY, PASSING AN IRON PIN SET AT 50.00 FEET AND PASSING AN EXISTING IRON PIN AT 375.10 FEET;

THENCE, LEAVING SAID "KENNETH R. ROBERTS" PROPERTY, N 81° 44' 44" W 966.82 FEET, IN THE "SOUTH LINE OF SECTION # 14" AND IN SAID "HAMILTON" BOUNDARY, TO A "RAILROAD SPIKE SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "16.287 ACRE PARCEL", PASSING AN IRON PIN SET AT 926.82 FEET.

THE PARCEL AS DESCRIBED CONTAINS 16.287 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.



THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JULY 5, 2013. SEE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

*Wayne A. Knisley*

WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231

DATE: JULY 5, 2013



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *A. Williams*  
DATE: 7/9/13

**PLAT - OF - SURVEY**

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #14, FRACTION 13, TROY TOWNSHIP, TOWNSHIP 5 NORTH, RANGE 11 WEST, OF THE OHIO COMPANY PURCHASE, ATHENS COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF EMMA JEAN ENGLISH et al. DESCRIBED IN OFFICIAL RECORD BOOK 255, PAGE 702 OF THE ATHENS COUNTY RECORDER.

**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF SECTION #14 AS BEING N 81° 44' 44" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**Special Note:**

THIS, SUBJECT, "16.287 ACRE PARCEL" WAS SURVEYED BY A & E SURVEYING | WAYNE A. KNISLEY P.S. # 7231 | ON JULY 5, 2013. THE ATHENS COUNTY AUDITOR (AUDITOR'S PARCEL # L010010009500) ESTIMATES THIS, SUBJECT, PARCEL AS BEING 21.076 ACRES. THE DIFFERENCE IN ESTIMATED ACRES and MEASURED ACRES IS 4.789 ACRES.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1 - DEED REFERENCES AS SHOWN.
- 2 - TROY TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAPS.
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE ATHENS COUNTY ENGINEER.

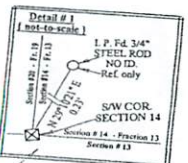
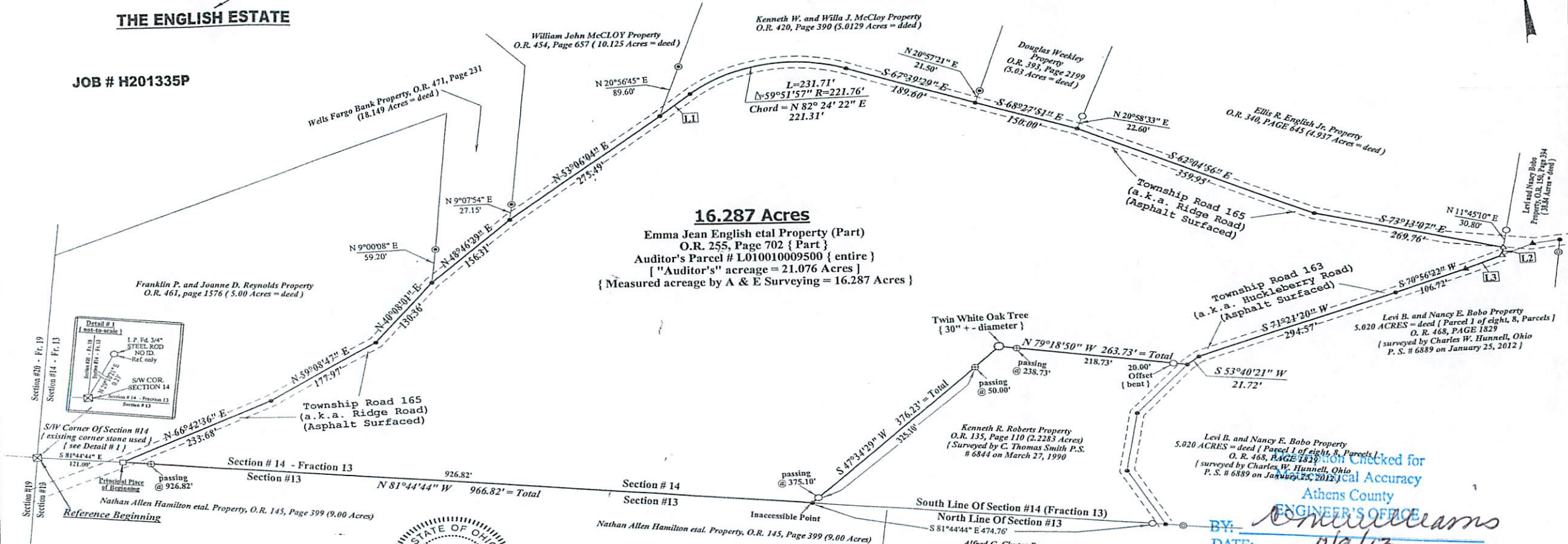
SURVEY FOR:

**THE ENGLISH ESTATE**

**JOB # H201335P**

**16.287 Acres**

Emma Jean English et al Property (Part)  
O.R. 255, Page 702 { Part }  
Auditor's Parcel # L010010009500 { entire }  
[ "Auditor's" acreage = 21.076 Acres ]  
{ Measured acreage by A & E Surveying = 16.287 Acres }



Checked for  
Athens County  
ENGINEER'S OFFICE  
BY: *W. Knisley*  
DATE: 7/9/13

**LEGEND**

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND (No Identification)
- ⊙ IRON PIN FOUND CAPPED "Harper"
- ⊙ IRON PIN FOUND CAPPED "Hunnell"
- ▲ MAG NAIL SET
- ▲ MAG NAIL FOUND
- ☐ RAILROAD SPIKE SET
- ☒ Existing Corner Stone with deep Cross Notch
- POINT (nothing set)

**A & E SURVEYING**  
P. O. BOX 420, SOMERSET, OHIO 43783  
PH: (740) 743-2201 FAX: 743-2498  
CELL: (740) 605-0002  
*Wayne A. Knisley*  
WAYNE A. KNISLEY  
OHIO P. S. 7231  
DATE: JULY 5, 2013

*Plat Reduced*

GRAPHIC SCALE  
1" INCH = 100' FEET

300.00'		
100.00'	100.00'	100.00'

**LINE TABLE**

Id	Bearing	Distance
L1	N 52°28'30" E	57.57'
L2	S 11°45'10" W	13.96'
L3	S 67°59'47" W	55.63'

**NOTES:**

- 1 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 2 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.