

**MULRYAN LAND SURVEYING INC.**

100 Margaret Street  
Marietta, Ohio 45750  
1-740-373-5590

[mulryansurveying@att.net](mailto:mulryansurveying@att.net)

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

FEB 28 2017

Page 1 of 2

Jill Thompson  
Athens County Auditor

February 06, 2017

**Description of the Lands of Ronald L. Dunfee and Paula L. Dunfee**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 15, Fraction 36, Town 5, Range 11, being more particularly described as follows:

**Beginning** at a Mag Nail in the center of Township Road Number 172 (Cincinnati Ridge Road) said Mag Nail being the southeast corner of the lands of Ronald L. Dunfee and Paula L. Dunfee described in Official Record 428, Page 1193 recorded in the Office of the Recorder of Athens County, Ohio where the southeast corner of Fraction 36 bears South 22 degrees 25 minutes 46 seconds East 1474.16 feet distant; thence leaving the center of said Township Road Number 172 (Cincinnati Ridge Road) and being along the lands of said Ronald L. Dunfee and Paula L. Dunfee the next five (5) courses: (1) North 12 degrees 45 minutes 14 seconds West a distance of 233.79 feet to a ½ inch iron pin with cap stamped "MULRYAN" passing a ½ inch iron pin with cap stamped "MULRYAN" at 30.00 feet distant; (2) North 40 degrees 30 minutes 19 seconds East a distance of 7.62 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (3) North 60 degrees 36 minutes 57 seconds West a distance of 295.11 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (4) North 78 degrees 17 minutes 36 seconds West a distance of 362.90 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (5) South 15 degrees 06 minutes 53 seconds West a distance of 201.42 feet to a ½ inch iron pin with cap stamped "MULRYAN" at a westerly corner of the lands of said Ronald L. Dunfee and Paula L. Dunfee also being a northerly corner of the lands of William E. McPherson described in Official Record 365, Page 760; thence leaving the lands of said Ronald L. Dunfee and Paula L. Dunfee and being along the north line of the lands of said William E. McPherson South 77 degrees 15 minutes 10 seconds West a distance of 191.78 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the center of Township Road Number 172 (Cincinnati Ridge Road) said iron pin being a westerly corner of the lands of said William E. McPherson; thence leaving the lands of said William E. McPherson and being along the center of said Township Road Number 172 (Cincinnati Ridge Road) the next four (4) courses: (1) North 39 degrees 05 minutes 28 seconds West a distance of 87.90 feet; (2) North 45 degrees 32 minutes 19 seconds West a distance of 69.54 feet; (3) North 53 degrees 19 minutes 03 seconds West a distance of 37.73 feet; (4) North 62 degrees 50 minutes 36 seconds West a distance of 58.66 feet to a ½ inch iron pin with cap stamped "MULRYAN" at the intersection of the center of said Township Road Number 172 (Cincinnati Ridge Road) and the east line of the lands of Richard C. Werry and Tasha K. Werry described in Official Record 331, Page 2616; thence leaving the center

of said Township Road Number 172 (Cincinnati Ridge Road) and being along the east line of the lands of said Richard C. Werry and Tasha K. Werry the next three (3) courses: (1) North 01 degrees 06 minutes 27 seconds East a distance of 637.51 feet to a ½ inch iron pin with cap stamped "MULRYAN" passing a ½ inch iron pin with cap stamped "MULRYAN" at 365.17 feet distant; (2) North 23 degrees 18 minutes 50 seconds East a distance of 606.54 feet to Mag Nail; (3) South 88 degrees 56 minutes 10 seconds East a distance of 1396.56 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the east line of said Fraction 36 passing ½ inch iron pins with cap stamped "MULRYAN" at 328.83 feet, 584.80 feet, 867.90 feet and 1125.25 feet distant; thence leaving the lands of said Richard C. Werry and Tasha K. Werry and being along the east line of said Fraction 36 South 00 degrees 00 minutes 00 seconds East a distance of 416.86 feet to a ½ inch iron pin with cap stamped "MULRYAN" at the northeast corner of the lands of Gregory Alan Dunfee described in Official Record 366, Page 2164 passing a ½ inch iron pin with cap stamped "MULRYAN" at 322.91 feet distant; thence leaving the east line of said Fraction 36 and being along the lands of said Gregory Alan Dunfee the next five (5) courses: (1) South 82 degrees 40 minutes 22 seconds West a distance of 471.99 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (2) South 05 degrees 40 minutes 12 seconds West a distance of 300.20 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (3) South 32 degrees 01 minutes 01 seconds East a distance of 262.30 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (4) South 78 degrees 27 minutes 56 seconds East a distance of 315.09 feet to a ½ inch iron pin with cap stamped "MULRYAN"; (5) South 00 degrees 00 minutes 00 seconds East a distance of 499.99 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the center of said Township Road Number 172 (Cincinnati Ridge Road); thence leaving the lands of said Gregory Alan Dunfee and being along the center of said Township Road Number 172 (Cincinnati Ridge Road) the next seven (7) courses: (1) North 80 degrees 18 minutes 37 seconds West a distance of 31.97 feet; (2) North 88 degrees 48 minutes 10 seconds West a distance of 57.44 feet; (3) North 89 degrees 13 minutes 37 seconds West a distance of 78.41 feet; (4) North 87 degrees 25 minutes 01 seconds West a distance of 94.60 feet; (5) North 89 degrees 39 minutes 32 seconds West a distance of 186.47 feet; (6) South 88 degrees 57 minutes 06 seconds West a distance of 38.81 feet to a Mag Nail; (7) South 87 degrees 00 minutes 50 seconds West a distance of 25.37 feet to the **Point of Beginning**. Containing 42.694 acres.


Tax Parcel Number L010010029600, Taxed as 40.34 Acres, 42.694 Acres Per Survey

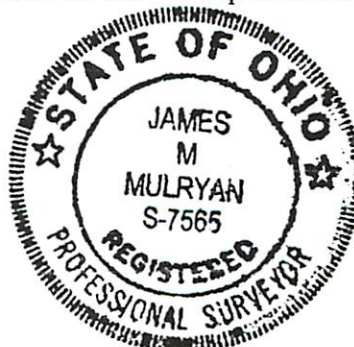
Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 346, Page 1838

Description based on a survey by James M. Mulryan RPS#7565 completed February, 2017.

  
James M. Mulryan RPS# 7565



**Plat of Survey of the Lands of Ronald L. and Paula L. Dunfee  
Situating in the State of Ohio, County of Athens, Township of Troy  
Section 15, Fraction 36 - 5 - 11**

**BASIS OF BEARINGS: ASSUMED**  
SCALE: 1" = 100'

Richard C. Werry & Tasha K. Werry  
O.R. 331, Pg. 2616

Richard C. Werry & Tasha K. Werry  
O.R. 331, Pg. 2616

**Ronald L. Dunfee & Paula L. Dunfee**  
Tax Parcel No. 1010010029600  
O.R. 346, Pg. 1838  
42.694 Total Acres Per Survey

Gregory Alan Dunfee  
Tax Parcel No. 1010010029602  
6.678 Acres Per Deed  
O.R. 366, Pg. 2164

Melvin & Linda Frasier  
Vol. 342, Pg. 165

Rick & Tasha Werry  
O.R. 485, Pg. 2287

**Ohio State Route No. 144**

**Township Road No. 172  
(Cincinnati Ridge Road)**

**Township Road No. 172  
(Cincinnati Ridge Road)**

**Pertinent Documents**  
Vol. 82, Pg. 662  
Vol. 372, Pg. 283  
O.R. 331, Pg. 2616  
O.R. 346, Pg. 1838  
O.R. 366, Pg. 2164  
O.R. 366, Pg. 2164  
O.R. 366, Pg. 456  
O.R. 428, Pg. 1193  
O.R. 485, Pg. 2287  
O.R. 494, Pg. 428

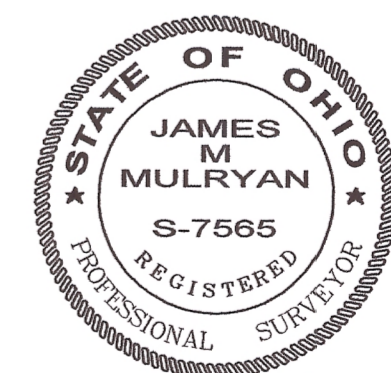
**Survey Plats**  
James M. Mulryan RP#58 7565  
Dated: 02/14/2004  
Prepared For: William McPherson  
Dated: 04/05/2004  
Prepared For: Gregory Dunfee  
Dated: 02/11/2006  
Prepared For: Ronald Dunfee

**Plat Prepared for:**  
Ronald Dunfee

**CERTIFICATE OF SURVEY**

I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed on February, 2017.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.



James M. Mulryan  
2/20/17

**MULRYAN LAND SURVEYING INC.**  
100 MARGARET STREET  
MARIETTA, OHIO 45750  
1-740-373-5590

DRAWN BY: BLD  
CHECKED BY: JMM  
DRAWING NAME: Overall020817  
DRAWING NUMBER: L-843  
FIELD BOOK: 302  
FILE NUMBER: 2220

PLAT PREPARED BY: *James M. Mulryan*  
JAMES M. MULRYAN  
REGISTERED PROFESSIONAL SURVEYOR NO. 7565  
FEBRUARY 06, 2017

**POINT LEGEND**

PROPERTY LINE  
CENTERLINE  
FENCE LINE  
IRON PIN (FOUND) ● FD  
IRON PIN (SET) ● SET  
IRON PIPE (FOUND) ○ FD

Southeast Corner  
of Fraction 36 - 5 - 11