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## DESCRIPTION OF A 1.035 ACRE PARCEL

### Situated in Troy Township, Athens County, State of Ohio

Being a **1.035 acre** parcel of land located in part of Section 2, Township 05 North, Range 11 West, Ohio Company Purchase, Troy Township, Athens County, State of Ohio and being a 1.42 acre parcel as conveyed to Wayne O. & Susan D. Cornell by a deed recorded in Official Records Book 437 at Page 798 of said county Deed Records and being more fully bounded and described as follows:

**Beginning** at an iron pin set being the northwesterly corner of said 1.42 acre parcel, the southwesterly corner of a 0.71 acre parcel as conveyed to Wayne O. and Susan D. Cornell by a deed recorded in Official Record Book 437 at Page 798 of said county Deed Records and a point on the easterly line of a 45.43 acre parcel as conveyed to Audra Burke by a deed recorded in Deed Book 154 at Page 836 of said county Deed Records, from which the northwesterly corner of 8.00 acre Lot 1032 of the Ohio Company Purchase bears S 76° 57' 34" W, being the basis of bearing for this description, 2,322.24 feet for reference;

**Course No. 1:** Thence, S 64° 51' 07" E, with the southerly line of said (Cornell) 0.71 acre parcel, 219.44 feet to an iron pin set being the Mean High Water Line for the Ohio River Belleville Pool Mile Marker 197.25 as published by the U.S. Army Corps of Engineers;

**Course No. 2:** Thence the following three courses and distances, with a meandering line of elevation on the Mean High Water Line to an iron pin set being a point on the northerly line of a 0.71 acre parcel as conveyed to Harold & Doris Ford by a deed recorded in Official Records Book 378 at Page 1295 of said county Deed Records;

S 25° 37' 43" W, 46.60 feet;

S 07° 23' 27" W, 58.27 feet;

S 14° 39' 26" W, 98.53 feet;

**Course No. 3:** Thence, N 64° 51' 07" W, with the northerly line of said (Ford) 0.71 acre parcel, passing an iron pin found (3/4" Canter) at 116.82 feet and iron pin found (in concrete) at 130.93 feet for reference, a total distance of 239.04 feet to an iron pin set, being the northeasterly corner of said (Ford) 0.71 acre parcel and a point on the easterly line of said 45.43 acre parcel;

**Course No. 4:** Thence, N 20° 37' 53" E, with the easterly line of said 45.43 acre parcel, 199.60 feet to the **Point of Beginning**, containing **1.035 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to and having access to an ingress/egress easement, being 50 foot in width, 25 foot each side of the same location as the now vacated portion of State Route 124 and being more fully described in Official Record Book 421 at Page 2099.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

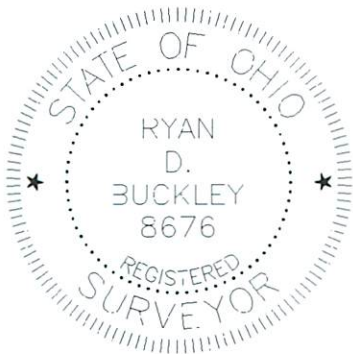
Description prepared from a field survey in June 2015, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

June 29, 2015

Date



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Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:       D. E. Shaw        
DATE:       7/1/15

