

**PROPERTY DESCRIPTION
OF 0.1616 ACRE TRACT
FOR CONVEYANCE FROM
PATRICK L. AND CARLA M. GILLIAN TO THOMAS A. ARNOTT**

SITUATE IN, AND BEING A PART OF, LOT #42 OF THE VILLAGE OF COOLVILLE, AS SHOWN ON THE PLAT RECORDED IN DEED VOLUME 3, PAGE 415 AND IN DEED VOLUME 7, PAGE 580, LOCATED IN SECTION 21, FRACTION 30, TOWN 5, RANGE 11, VILLAGE OF COOLVILLE, TOWNSHIP OF TROY, COUNTY OF ATHENS, IN THE STATE OF OHIO.

BEGINNING AT A 5/8" CAPPED IRON REBAR (SET) BEING THE COMMON CORNER BETWEEN LOT #41 OF THE VILLAGE OF COOLVILLE AS SHOWN ON SAID PLATS AS RECORDED IN DEED VOLUME 3, PAGE 415 AND IN DEED VOLUME 7, PAGE 580 OWNED BY THOMAS A. ARNOTT AS RECORDED IN OFFICIAL RECORD 84, PAGE 950, AND LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN AS RECORDED IN OFFICIAL RECORD 323, PAGE 1436, AND LOT #47 OF THE VILLAGE OF COOLVILLE OWNED BY WESTERN RESERVE TELEPHONE RECORDED IN DEED VOLUME 315, PAGE 727, AND LOT #48 OF THE VILLAGE OF COOLVILLE, OWNED BY THOMAS A. ARNOTT RECORDED IN OFFICIAL RECORD 84, PAGE 950.

THENCE N 31° 18' 02" W 84.00 FEET WITH THE COMMON LINE BETWEEN LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN RECORDED IN OFFICIAL RECORD 323, PAGE 1436 AND LOT #47 OF THE VILLAGE OF COOLVILLE, OWNED BY WESTERN RESERVE TELEPHONE RECORDED IN DEED VOLUME 315, PAGE 727, TO A 5/8" CAPPED IRON REBAR (SET) IN THE COMMON LINE BETWEEN LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN AS RECORDED IN OFFICIAL RECORD 323, PAGE 1436 AND LOT #47 OF THE VILLAGE OF COOLVILLE, OWNED BY WESTERN RESERVE TELEPHONE RECORDED IN DEED VOLUME 315, PAGE 727;

THENCE N 58° 41' 58" E 83.79 FEET WITH A NEW PARTITION LINE THROUGH LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN RECORDED IN OFFICIAL RECORD 323, PAGE 1436 TO A 5/8" CAPPED IRON REBAR (SET) IN THE EASTERLY LINE OF LOT #42 OF THE VILLAGE OF COOLVILLE, RETAINED BY PATRICK GILLIAN RECORDED IN OFFICIAL RECORD 323, PAGE 1436 ALSO BEING LOCATED IN THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF 6TH STREET;

THENCE S 31° 18' 02" E 84.00 FEET WITH THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF 6TH STREET TO A 5/8" CAPPED IRON REBAR (SET) AT THE COMMON CORNER BETWEEN LOT #41 OF THE VILLAGE OF COOLVILLE, OWNED BY THOMAS A. ARNOTT RECORDED IN OFFICIAL RECORD 84, PAGE 950 AND LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN RECORDED IN OFFICIAL RECORD 323, PAGE 1436;

THENCE S 58° 41' 58" W 83.79 FEET WITH THE COMMON LINE BETWEEN LOT #41 OF THE VILLAGE OF COOLVILLE, OWNED BY THOMAS A. ARNOTT RECORDED IN OFFICIAL RECORD 84, PAGE 950 AND LOT #42 OF THE VILLAGE OF COOLVILLE, OWNED BY PATRICK GILLIAN RECORDED IN OFFICIAL RECORD 323, PAGE 1436, TO THE PLACE OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR (FOUND) AT 6.03 FEET;

CONTAINING 0.1616 ACRE AND BEING A PART OF TAX PARCEL #L02-00100072-00.

BEING A PART OF THAT SAME TRACT OF LAND CONVEYED TO PATRICK L. GILLIAN AND CARLA M. GILLIAN BY RUSSELL L. DAY AND BRENDA SUE DAY AS DESCRIBED IN OFFICIAL RECORD 323, PAGE 1436.

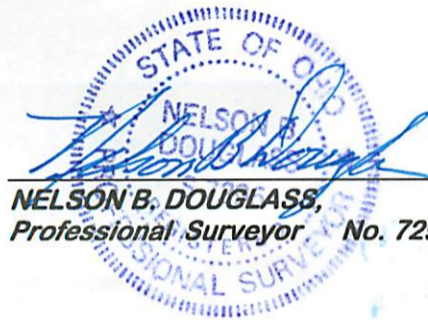
SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAYS, RESERVATIONS, PROTECTIVE COVENANTS UTILITY EASEMENTS, GAS OIL AND MINERAL LEASES AND ALL RESTRICTIONS OF RECORD IN THE CHAIN OF TITLE.

THIS DESCRIPTION WAS PREPARED BY NELSON B. DOUGLASS P.S. 7296, AND WAS PREPARED FROM A FIELD SURVEY COMPLETED ON APRIL 15, 2013, THE PLAT - DATED APRIL 15, 2013 IS ATTACHED HERETO, AND THEREBY MADE A PART OF THIS DESCRIPTION.

THE INTENT OF THIS DESCRIPTION IS TO CONVEY THE SOUTHERLY 84.00 FEET OF LOT #42.

REBAR SET ARE 5/8 INCH DIAMETER AND BEAR CAPS WHICH ARE YELLOW PLASTIC INSCRIBED "DOUGLASS" - "PS #7296".

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N.A.D. '83, U.S. SURVEY FEET.



April 15, 2013 revised March 31, 2015
(Date)

NELSON B. DOUGLASS,
Professional Surveyor No. 7296 Ohio

WATERMAN DOUGLASS & ASSOCIATES, L.L.C.

Professional Engineers and Surveyors

P.O. BOX 126

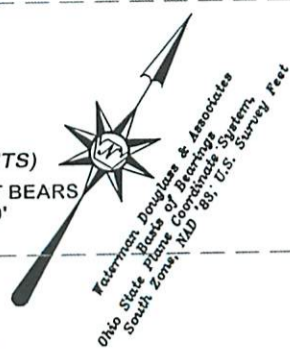
533 ROSEMAR ROAD

PARKERSBURG, WV 26102-0126

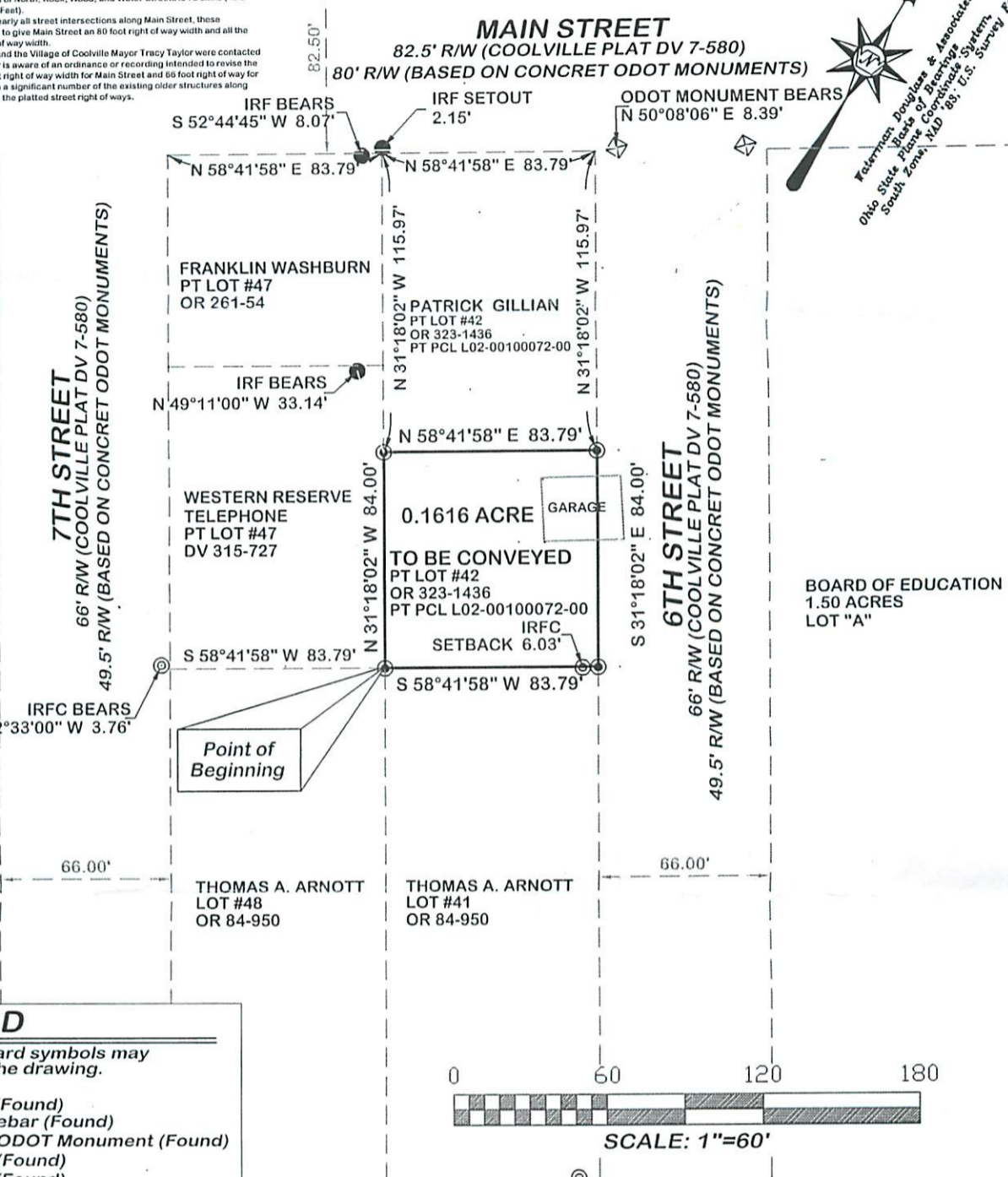
1-304-428-5715 TEL

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As shown on the Village of Coolville plats recorded in Deed Volume 3, page 15 and in Deed Volume 7, page 580, the widths of First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, and Tenth Streets is 100 Links (66 Feet), the widths of North, Rock, Wood, and Water Streets is 75 Links (49.5 Feet), and Main Street is 125 Links (82.5 Feet).
 Concrete ODOT Monuments exist at nearly all street intersections along Main Street, these monuments appear to have been placed to give Main Street an 80 foot right of way width and all the numbered side streets a 49.5 foot right of way width.
 Ron Hiser at the ODOT District Office and the Village of Coolville Mayor Tracy Taylor were contacted during the course of our survey. Neither is aware of an ordinance or recording intended to revise the platted street widths. Using an 82.5 foot right of way width for Main Street and 80 foot right of way for the numbered side streets does result in a significant number of the existing older structures along Main Street apparently encroaching into the platted street right of ways.



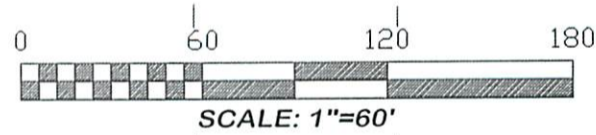
Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *Nelson B. Douglass*
 DATE: 4/11/16



LEGEND

These standard symbols may be found in the drawing.

- × Point
- Iron Pipe (Found)
- Iron Pin/Rebar (Found)
- ⊕ Concrete ODOT Monument (Found)
- ⊗ Mine Bolt (Found)
- ⊕ Drill Hole (Found)
- ⊙ 5/8" X 30" Capped Rebar (Set)
- ⊙ 5/8" Rebar (Found) Capped "Harper"



ROCK STREET
 49.5' R/W (COOLVILLE PLAT DV 7-580)

PLAT OF: THE PARTITION OF LOT #42			
BOUNDARY SURVEY FOR: THOMAS A. ARNOTT			
SUBDIVISION: SOUTHERLY 84 FEET OF LOT #42 OF THE VILLAGE OF COOLVILLE			
TOWNSHIP: TROY	SECTION: 21	FRACTION: 30	TOWN: 5 RANGE: 11
CORPORATION: COOLVILLE		COUNTY: ATHENS STATE: OHIO	

WATERMAN DOUGLASS AND ASSOCIATES, L.L.C.

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REFERENCES:

OFFICIAL RECORD: 323, PAGE 1436
PLAT IN DEED VOLUME: 7, PAGE 580
PLAT IN DEED VOLUME: 3, PAGE 415
TAX MAP: COOLVILLE 2, PT PCL L02-00100072-00
DATE: 04/15/2013
PROJ # 2013-0011

C:\Work Files\WORK\2013\20130011.dwg, PLAT, 4/15/2013 12:40:28 PM, 1:1

This Survey is valid only if the print has the Surveyor's original signature and an original blue inked seal. Otherwise it is a fraudulent or altered copy and is void.

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