

*Transmittal Memorandum*

*Date*

*Enclosed please find:*

August 10, 1994 Re: Lionel B. Moore real estate

Mr. Moore is selling 2 acres - copy of which is enclosed - new survey.  
Could you please approve and return in the enclosed envelope. Thank you.

*If checked here, please acknowledge receipt of enclosure.*

TO ┌  
└ Athens County Engineer  
555 E. State Street  
Athens, OH 45701

**McCAULEY, WEBSTER, EMRICK & GARRISON**

*Attorneys at Law*

1710 WASHINGTON BLVD. BELPRE, OHIO 45714

Phone: 614 - 423-9548

MARCH 21, 1994  
94-0302

LEGAL DESCRIPTION

Situated in the State of Ohio, Athens County, Troy Township, being also in Section 3, Township 5 North, Range 11 West, Congress Lands { Ohio Company's Purchase} and being a part of a 23 acre tract described in Deed Book 13, Page 374 as conveyed to Lionel B. Moore, II, more particularly described as follows:

Beginning at a point in the center of County Road No. 62, Youba Ridge Road, where the southwest corner of Section 3 bears West 304.26 feet, thence South 1046.1 feet, said point also being the southwest corner of a 23 acre tract conveyed to Lionel B Moore, II, as recorded in Deed Book 13, Page 374, thence with the center of County Road No. 62, N 06 59 56 E a distance of 74.58 feet to a point; thence N 02 16 28 W a distance of 44.79 feet to a point; thence leaving said road S 82 12 50 E a distance of 170.43 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 22.56 feet; thence N 51 15 56 E a distance of 240.34 feet to a 5/8" capped rebar set; thence S 50 33 28 E a distance of 387.34 feet to a 5/8" capped iron pin set; thence N 90 00 00 W a distance of 662.76 feet, passing a 5/8" capped iron pin set at 164.30 feet, to the Point of Beginning containing 2.000 Acres, more or less.

Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

Bearings are based on an assumed meridian and are used to denote angles only.

This legal description was prepared by Charles F. Hughes, Jr., based on surveys in March, 1994.

*This is the Property  
being Sold!  
by Moore*

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Branson  
DATE: 8-11-94

TRV # 3

2

# Know all Men by these Presents

**That** DONALD VERNER MOORE, aka Donald V. Moore, and BETTY LUE MOORE, aka Betty Lou Moore, husband and wife,

of \_\_\_\_\_ County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to LIONEL B. MOORE, II

whose tax mailing address is Route 1, Box 445, Belpre, Ohio 45714

the following real property:

TRACT ONE

Situate in the Township of Troy in the County of Athens and State of Ohio.

Beginning at a point in the West line of Section 3 North 23.91 chains from the Southwest corner thereof; thence East 2.59 chains to the middle of the Torch-Hockingport road and being the place of beginning of the tract herein to be conveyed; thence following the center of said road in a Northeasterly direction North 5-1/2 chains to the Northwest corner of the tract herein to be conveyed; thence East 17.21 chains to the Northeast corner of said tract; thence South 13.06 chains to the South line of said tract; thence west 17.91 chains more or less to the center of the Torch-Hockingport road; thence following the center of the road North 8 chains more or less to the place of beginning and containing 23 acres, more or less.

EXCEPTING AND RESERVING along the North line of said above described tract a right of way for ingress and egress to the owners of a three (3) acre tract previously

Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_  
Betty Lue Moore, aka Betty Lou Moore/Donald Verner Moore, aka Donald V. Moore, wife/husband of the grantor, releases all rights of dower therein.

**Witness** her hand this 4th day of September

1986

Signed and acknowledged in presence of

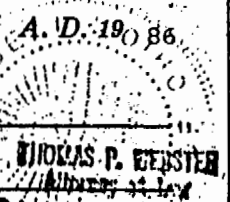
Y. C. P. Webster  
Thomas P. Webster  
Y. C. P. Webster  
Thomas P. Webster

Donald V. Moore  
by Betty Lue Moore  
DONALD V. MOORE, aka Donald V. Moore,  
by Betty Lue Moore, his Attorney in  
Fact, by Power of Attorney dated  
2/22/84, recorded 9-5-86 in  
Volume 13, Page 872.  
Betty Lue Moore  
BETTY LUE MOORE, aka Betty Lou Moore

State of Ohio, } ss. Before me, a Notary Public  
Washington County, } in and for said County and State, personally appeared the above named  
Donald V. Moore, aka Donald V. Moore, by Betty Lue Moore, his Attorney in Fact,  
and Betty Lue Moore, aka Betty Lou Moore, husband and wife,  
who acknowledged that she did sign the foregoing instrument and that the same is her free  
act and deed.

In Testimony Whereof, I have hereunto set my hand  
and official seal, at Belpre, Ohio  
this 4th day of September

Y. C. P. Webster



13 874

This instrument prepared by Thomas P. Webster, Attorney at Law  
1714 Washington Blvd., Belpre, OH 45714

Ret. to Lionel B. Moore, II, Rt. 1, Box 445, Belpre, OH 45714

3

owned by a predecessor in title and having since been conveyed to the owners of said tract.

PRIOR INSTRUMENT REFERENCE: Volume 308, Page 457.

TRACT TWO

Situate in the County of Athens, State of Ohio and in the Township of Troy, to-wit:

Being a part of Section No. 3, Town No. 4, Range No. 11 of the Ohio Company's Purchase, and bounded and described as follows: Beginning at a point in the West line of Section No. 3, North 15.85 chains from the Southwest corner thereof; thence East 22.47 chains; thence North 13.06 chains; thence West 5.84 chains to the place of beginning of the tract herein to be conveyed; thence North 5.65 chains to the middle of the Youba-Nigger Run Road; thence along the middle of the road South 53-1/2° West 9.85 chains; thence East to the point of beginning, and being a triangular tract of ground, containing 3.0 acres, more or less.

Also granting unto the grantees the use for ingress and egress the road bordering on the South line of the aforescribed premises.

PRIOR INSTRUMENT REFERENCE: Volume 312, Page 765.

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

No. 744 Transfer Fee Paid \$ 22.00

Peter G. Couladis, Athens County Auditor

By QB Deputy Auditor

**Warrenty**

*Warrenty*

TO

180217

91.00  
Transferred Sept. 5 1986  
*Peter G. Couladis*  
COUNTY AUDITOR

RECORDED 9-5 1986  
AT 2:05 O'CLOCK PM  
RECORD OF OR  
VOL. 13 PAGE 874  
WILMA ALLEN, RECORDER  
ATHENS COUNTY, OHIO  
1000

VOL 13 PAGE 875

4

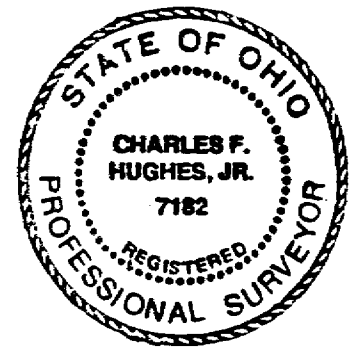
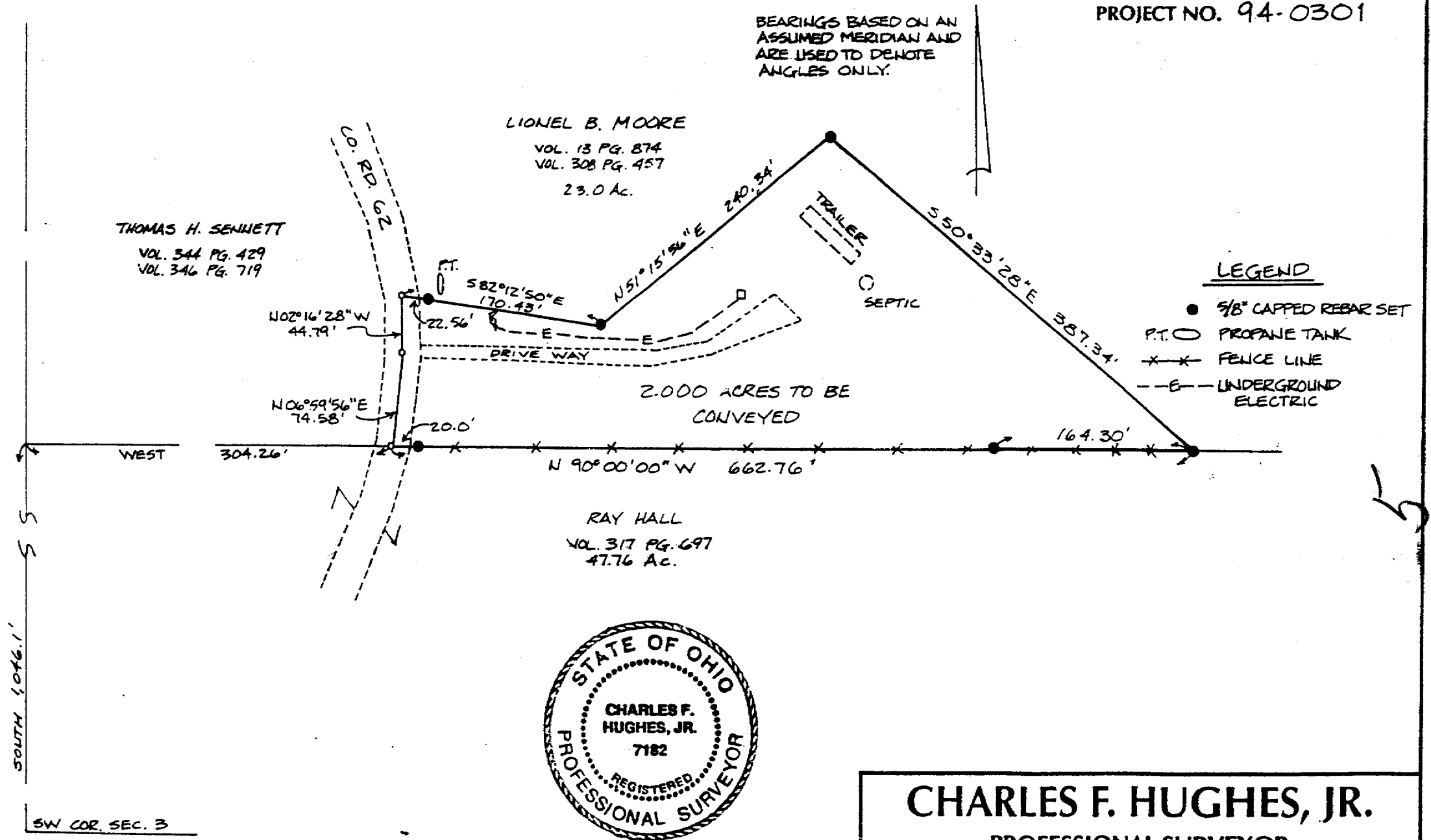
SCALE: 1"=100'

NAME OF ALLOTMENT:  
SECTION: 3  
TOWN: S  
RANGE: 11  
TAX MAP NO.

OWNER:  
STATE OF OHIO  
COUNTY OF: ATHENS  
POLITICAL TOWNSHIP: TROY  
CITY OF:  
PLAT BOOK PG  
DEED VOL. PG

PROJECT NO. 94-0301

BEARINGS BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



**CHARLES F. HUGHES, JR.**  
PROFESSIONAL SURVEYOR

P.O. BOX 216, MINERAL WELLS, WV 26150  
1-304-489-9640

DATE ASSIGNED:	DWN BY:	FIELD CONTROL: F.H.
DATE COMPLETED: 3-23-94	DWN BY: LKM	SCALE: 1"=100'

*Charles F. Hughes Jr.*  
 CHARLES F. HUGHES, JR.  
 P.S. 7182  
 DATE: 8-8-1994

