

Professional Land Surveyors  
1828 7<sup>th</sup> Street  
Parkersburg, W. Va. 26101  
Jdebrular@aol.com

**J. D. & ASSOCIATES**

**SURVEYOR'S DESCRIPTION**  
**HAROLD AND DEBBIE NEWSOME**  
**11.492 ACRES**

SITUATE IN SECTION NO. 31, TOWN 5 NORTH, RANGE 11 WEST, IN THE TOWNSHIP OF TROY, COUNTY OF ATHENS, STATE OF OHIO AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION NO. 31, THENCE EAST, 3992.34 FEET AND SOUTH 1,344.42 FEET TO A 1 INCH DIAMETER PIPE (FOUND) ON THE NORTHERLY SIDE OF WEST HORNSBY ROAD (TOWNSHIP ROAD 159), THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 11.492 ACRE TRACT (REFERENCE: VOLUME 379, PAGE 623),

THENCE: WITH THE LINE OF L. MCNEMER (131/358), SOUTH, 1,311.57 FEET TO A RAILROAD SPIKE (SET) IN THE CENTERLINE OF ROWLEY LANE (TOWNSHIP ROAD 158), PASSING A MINE BOLT (FOUND) (DISTURBED) AT 329.09 FEET AND A 5/8 INCH DIAMETER IRON ROD (SET) AT 895.46 FEET,

THENCE: WITH THE CENTERLINE OF SAID ROWLEY LANE, TWO (2), COURSES, N 89°35'34" W, 676.74 FEET TO A 5/8 INCH DIAMETER IRON ROD (SET), N 55°00'34" W, 125.39 FEET TO A RAILROAD SPIKE (SET),

THENCE: LEAVING THE CENTERLINE OF SAID ROWLEY LANE AND WITH THE LINE OF M. A. NORTON (305/993), TWO (2), COURSES, N 39°13'54" E, 165.00 FEET TO A 5/8 INCH DIAMETER IRON ROD (SET), N 55°00'34" W, 264.00 FEET TO A CONCRETE NAIL (SET) IN THE CENTERLINE OF OLD STATE ROUTE 7 (TOWNSHIP ROAD 468C),

THENCE: WITH THE CENTERLINE OF SAID OLD STATE ROUTE 7, N 39°13'54" E, 251.65 FEET TO A CONCRETE NAIL (SET),

THENCE: LEAVING THE CENTERLINE OF SAID OLD STATE ROUTE 7 AND WITH THE SOUTHERLY LINE OF B. J. WALKER (379/621), S 89°54'48" E, 568.28 FEET TO A 5/8 INCH DIAMETER IRON ROD (SET),

THENCE: WITH THE EASTERLY LINE OF B. J. WALKER (379/621), C. D. EDDLEBLUTE (261/517), R. E. SPROUSE (384/497), AND G. M. CREAMER (382/388), N 00°05'12" E, 431.65 FEET TO A 1/2 INCH DIAMETER IRON PIPE (FOUND) IN CONCRETE, PASSING A 1 1/4 INCH DIAMETER ALUMINUM PIPE (FOUND) (DISTURBED) AT 95.49 FEET, A 1/4 INCH DIAMETER ALUMINUM PIPE (FOUND) AT 194.25 FEET, AND A 1/2 INCH DIAMETER IRON PIPE (FOUND) IN CONCRETE (DISTURBED) AT 303.04 FEET,

THENCE: WITH THE SOUTHERLY LINE OF R. H. LIPSCOMB (289/59), S 89°58'49" E, 143.29 FEET TO A 5/8 INCH DIAMETER IRON ROD (SET),

THENCE: WITH THE EASTERLY LINE OF R. H. LIPSCOMB (289/59) AND Z. F. MCCAIN (302/521), NORTH, 330.00 FEET TO A 1/2 INCH DIAMETER IRON PIPE (FOUND) IN CONCRETE, PASSING T POSTS (FOUND) IN CONCRETE AT 99.00 FEET AND 206.00 FEET,

THENCE: WITH THE NORTHERLY SIDE OF SAID WEST HORNSBY ROAD, EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 11.492 ACRES (11.53 ACRES DEED VOLUME 379, PAGE 623).

PRIOR INSTRUMENT REFERENCE: DEED VOLUME 379, PAGE 623

SUBJECT TO ALL RIGHTS OF WAYS, RESERVATIONS, RESTRICTIVE AND PROTECTIVE COVENANTS, UTILITY EASEMENTS, AND OIL, GAS, AND MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN ATHENS COUNTY.

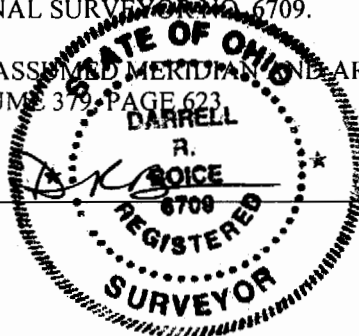
THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY JANUARY 2004 BY DARRELL R. BOICE PROFESSIONAL SURVEYOR NO. 6709.

BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN. ANGLES ARE USED TO DENOTE ANGLES ONLY. REFERENCE: DEED VOLUME 379, PAGE 623

DARRELL R. BOICE P.S. NO. 6709

DATE: 01/30/04

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: J. Blauy  
DATE: 3-1-04



TRY # 31

## SURVEYOR'S CERTIFICATE

TO WHOM IT MAY CONCERN:

DATE: JAN. 30, 2004

I hereby certify that on or about JANUARY 2004, I surveyed real property owned

by HAROLD AND DEBBIE NEWSOME, situated in TROY Township, ATHENS

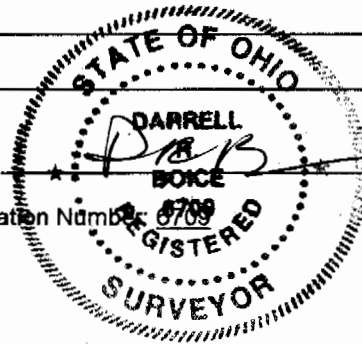
County, Ohio. This certificate is made for the purpose of correcting the Auditor's tax duplicate.

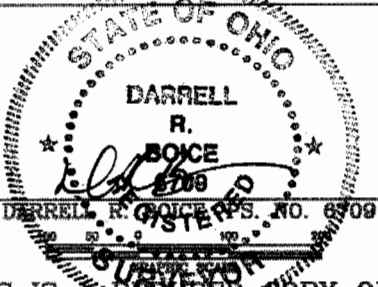
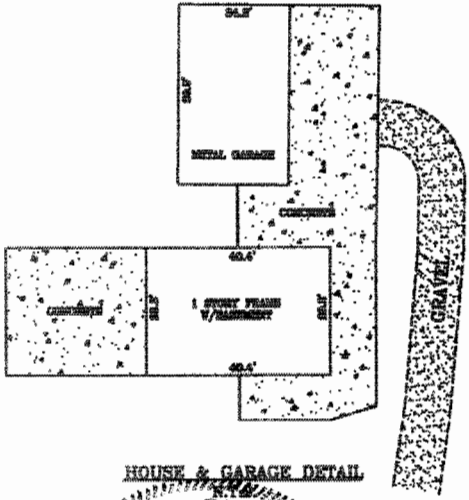
R	T	Sec	Ac	No	Allotment	Acreage Now	Acreage Correct	Parcel No.
11	5	31	—	—	—	11.53	11.492	—

Remarks: SURVEY OF 11.53 ACRE TRACT DEED VOLUME 379, PAGE 623

Signed: \_\_\_\_\_

Registration Number: \_\_\_\_\_





FLOOD INFORMATION SHOWN HAS BEEN TAKEN FROM THE FOLLOWING FEMA MAP. SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION UNLESS ACCOMPANIED BY AN ELEVATION CERTIFICATE.

PROPERTY DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN.  
FEMA MAP: 3907800350 B

THIS IS A REDUCED COPY OF THE ORIGINAL PLAT AND IS NOT TO SCALE

WEST HORNSBY ROAD  
TOWNSHIP ROAD 159

NORTHWEST CORNER OF SECTION NO. 31 BEARS WEST 3,982.54' AND NORTH 1,344.45' BEING THEIR POINT OF BEGINNING VOLUME 379, PAGE 623

R.G. EDWARDS, JR. EAST 378/743 20.00'

1/2" IP(F) IN CONC.  
Z.F. MCCAIN 302/521  
1" IP(F)  
GRAVEL DRIVE  
1/2" POST(F) IN CONC.  
Z.F. MCCAIN 302/521  
1/2" POST(F) IN CONC.  
330.00'  
1/2" IP(F) IN CONC.  
R.H. LIPSCOMB 289/69  
143.29'  
89°58'49" E  
5/8" IR(S)

G.M. CREAMER 362/388

1/2" IP(F) IN CONC. (DISTURBED)

R.E. SPROUSE 384/497

3/4" ALUMINUM PIPE(F)

C.D. EDDLEBLUTE 281/517

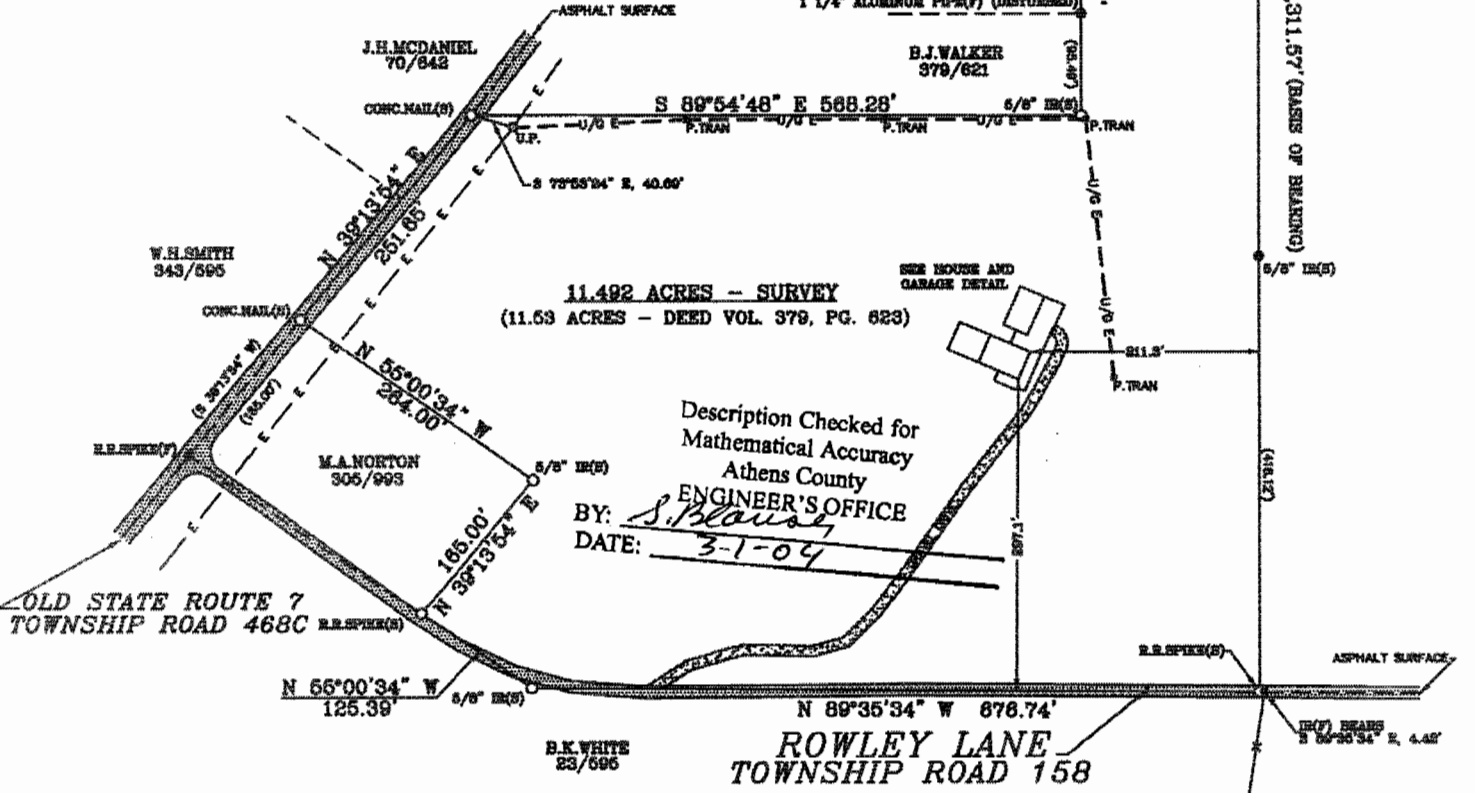
1 1/4" ALUMINUM PIPE(F) (DISTURBED)

B.J. WALKER 379/621

S 89°54'48" E 568.28'

11.492 ACRES - SURVEY  
(11.63 ACRES - DEED VOL. 379, PG. 623)

Description Checked for Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blouse*  
DATE: 3-1-04



- LEGEND**
- IR(S) HIGH ROD (NET) 5/8" X 36"
  - R.R. SPIKE(S) RAILROAD SPIKE (NET)
  - S.BOLT(F) WIRE BOLT (FOUR)
  - CONC. MAIL(S) CONCRETE MAIL (NET)
  - (T) PAD MOUNTED TRANSFORMER
  - U.P. UTILITY POLE
  - ELECTRIC LINE
  - FENCE LINE
  - UNDERGROUND ELECTRIC
  - INTERIOR LOT LINE
  - PROPERTY LINE

\*NOTE: THIS SURVEY MADE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH IN REGARD TO UTILITY LINES AND RIGHT-OF-WAYS. BEFORE ANY CONSTRUCTION CONTACT O.L.P.S. @ 1-800-362-2794, FOR THE LOCATION OF ANY UNMARKED UTILITY LINES. SUBJECT TO ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTIVE AND PROTECTIVE COVENANTS, UTILITY EASEMENTS, AND OIL, GAS, AND MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN ATHENS COUNTY.

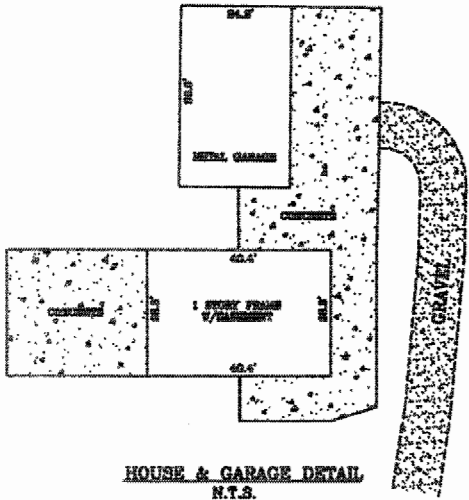
FOR: TITLE FIRST AGENCY  
SITUATE: TOWNSHIP OF TROY, COUNTY OF ATHENS, STATE OF OHIO  
BEING: PART OF SECTION NO. 31, TOWN 5 NORTH, RANGE 11 WEST, AS DESCRIBED IN DEED VOLUME 379, PAGE 623  
OWNER: BURL J. AND KAREN LEE WALKER DEED VOLUME 379, PAGE 623  
BUYER: HAROLD AND DEBBIE NEWSOME

**PROPERTY MAP**  
HAROLD AND DEBBIE NEWSOME  
24604 ROWLEY LANE  
COOLEVILLE, OHIO

SCALE: NOT TO SCALE	TAX MAP: --	PROJ. NO. 012908604
DATE: 1/30/04	PARCEL: --	DWN. BY: STAFF

**J.D. & ASSOCIATES**  
PROFESSIONAL LAND SURVEYING  
JAMES L. DeBRULAR, P.S.  
DARRELL R. BOICE, P.S.

1628 7th STREET  
PARKERSBURG, WV 26101  
FAX (304) 462-5823  
(304) 423-2272



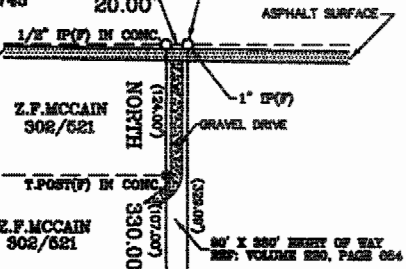
HOUSE & GARAGE DETAIL  
N.T.S.



WEST HORNSBY ROAD  
TOWNSHIP ROAD 159

R.G. EDWARDS, JR. EAST  
378/743 20.00'

NORTHWEST CORNER OF SECTION NO. 31  
BEARS WEST 3,062.34' AND NORTH 1,344.48'  
REF. THIS POINT OF BEGINNING  
VOLUME 378, PAGE 623



R.H. LIPSOMB  
289/59

143.29'  
1/2" IP(F) IN CONC. S 89°58'49" E

G.M. CREAMER  
382/388

1/2" IP(F) IN CONC. (DISTURBED)

R.E. SPROUSE  
384/497

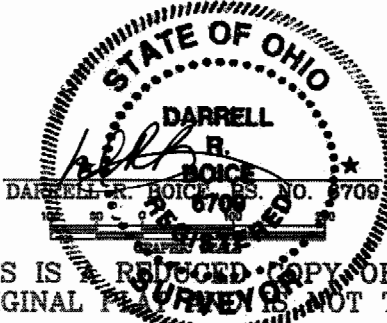
3/4" ALUMINUM PIPE(F)

C.D. EDDLEBLUTE  
281/517

1 1/4" ALUMINUM PIPE(F) (DISTURBED)

B.J. WALKER  
379/621

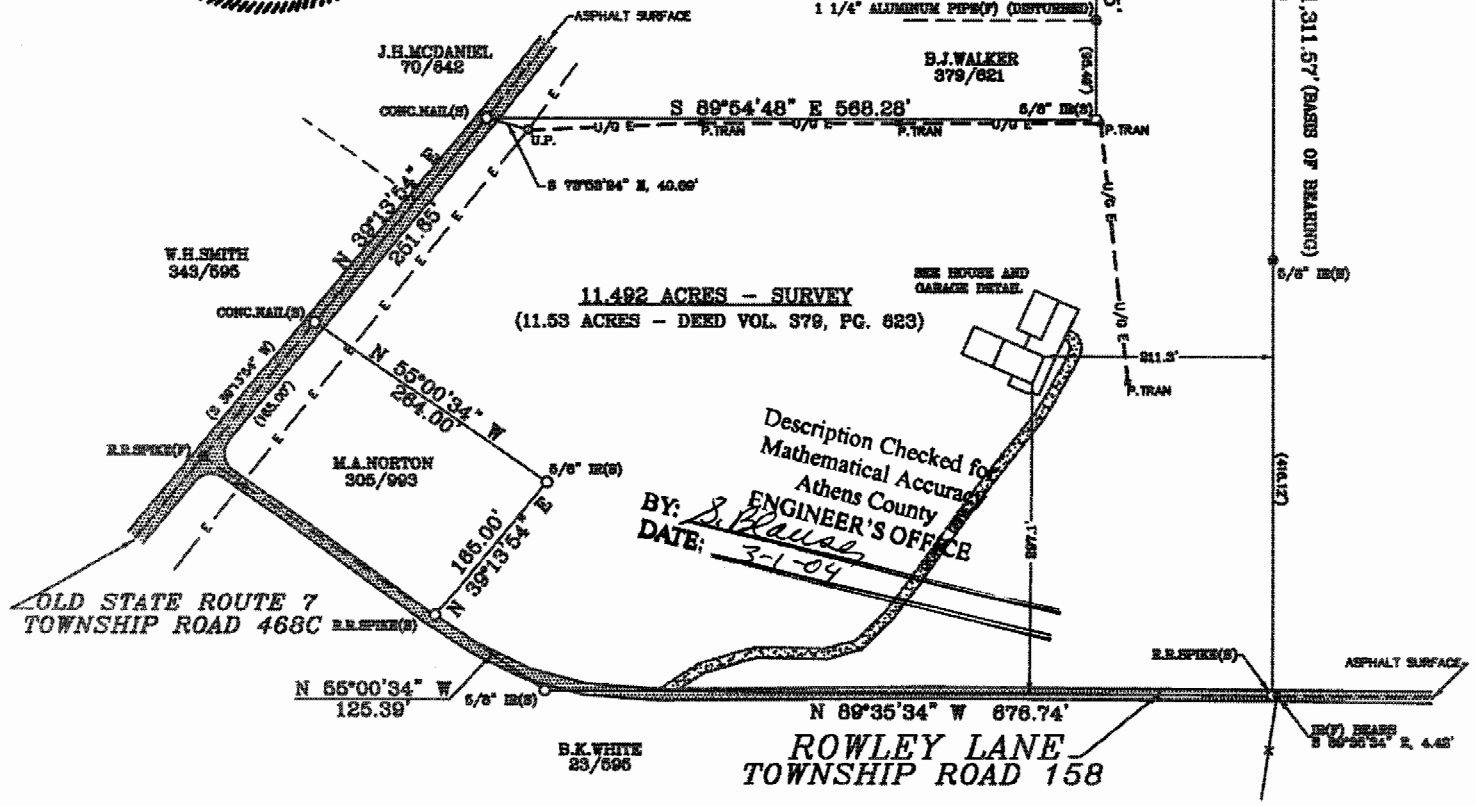
FLOOD INFORMATION SHOWN HAS BEEN TAKEN  
FROM THE FOLLOWING FEMA MAP.  
SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE  
ACCURACY OF THIS INFORMATION UNLESS ACCOMPANIED  
BY AN ELEVATION CERTIFICATE  
PROPERTY DOES NOT APPEAR TO BE IN  
THE 100 YEAR FLOOD PLAIN.  
FEMA MAP: 3907600350 B



THIS IS REDUCED COPY OF THE  
ORIGINAL PLAN. SURVEY IS NOT TO SCALE

11.492 ACRES - SURVEY  
(11.53 ACRES - DEED VOL. 379, PG. 623)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blaus*  
DATE: 3-1-04



LEGEND

- IR(S) ——— IRON ROD (SET) 3/8" X 30"
- R.U.S.P.R.(S) ——— RAILROAD SPIKE (SET)
- M.S.D.(F) ——— NINE BOLT (FOUND)
- CONC.NAIL(S) ——— CONCRETE NAIL (SET)
- P.TRANS ——— PAD MOUNTED TRANSFORMER
- U.P. ——— UTILITY POLE
- E — E — E — ELECTRIC LINE
- — — — — FENCE LINE
- — — — — U/G E — UNDERGROUND ELECTRIC
- — — — — INTERIOR LOT LINE
- — — — — PROPERTY LINE
- AS MARKED

\*NOTE: THIS SURVEY MADE WITHOUT THE BENEFIT OF A LAWYER'S TITLE  
SEARCH IN REGARD TO UTILITY LINES AND RIGHT-OF-WAYS.  
BEFORE ANY CONSTRUCTION CONTACT O.U.P.S.  
© 1-800-362-2764, FOR THE LOCATION OF ANY UNMARKED UTILITY LINES.  
SUBJECT TO ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTIVE AND PROTECTIVE  
COVENANTS, UTILITY EASEMENTS, AND OIL, GAS, AND MINERAL LEASES OF RECORD  
IN THE CHAIN OF TITLE IN ATHENS COUNTY.

FOR: TITLE FIRST AGENCY  
SITUATE: TOWNSHIP OF TROY, COUNTY OF  
ATHENS, STATE OF OHIO  
BEING: PART OF SECTION NO. 31, TOWN 6 NORTH,  
RANGE 11 WEST, AS DESCRIBED IN DEED  
VOLUME 379, PAGE 623  
OWNER: BURL J. AND KAREN LEE WALKER  
DEED VOLUME 379, PAGE 623  
BUYER: HAROLD AND DEBBIE NEWSOME

**PROPERTY MAP**  
HAROLD AND DEBBIE NEWSOME  
24604 ROWLEY LANE  
COOLEVILLE, OHIO

SCALE: NOT TO SCALE	TAX MAP: ---	PROJ. NO. 012928004
DATE: 1/30/04	PARCEL: ---	DWN. BY: STAFF
<b>I.D. &amp; ASSOCIATES</b>		
PROFESSIONAL LAND SURVEYING JAMES L. DeBHULAR, P.S. DARRELL R. BOICE, P.S.	1828 7th STREET PARKERSBURG, WV 26101 FAX (304) 428-3825 (304) 428-2272	