

**PROPERTY DESCRIPTION OF A 34.2884 ACRE TRACT
FOR CONVEYANCE FROM
JEROME M. RADER, SR. AND ELIZABETH A. RADER
TO
JEROME M. RADER, JR.**

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bramley Williams
DATE: 5/26/17

SITUATE IN AND BEING A PART OF SECTION 35, TOWN 5, RANGE 11, OF TROY TOWNSHIP AND A PART OF SECTION 5, TOWN 5, RANGE 12, OF CARTHAGE TOWNSHIP, COUNTY OF ATHENS, AND STATE OF OHIO.

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROUTE #64 (MOUNTAIN BELLE ROAD) BEING THE NORTHWEST CORNER OF SECTION 35, TOWN 5, RANGE 11, TROY TOWNSHIP, A COMMON CORNER BETWEEN THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT), OFFICIAL RECORD 512, PAGE 22 AND THE JEROME M. RADER, JR. 12.70 ACRE TRACT, OFFICIAL RECORD 450, PAGE 1479.

THENCE S 02° 50' 28" W 737.33 FEET WITH THE COMMON LINE BETWEEN THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) AND THE JEROME M. RADER, JR. 12.70 ACRE TRACT TO A ½" DIAMETER CAPPED IRON REBAR (FOUND), PASSING A ½" DIAMETER IRON REBAR (FOUND) AT 15.84 FEET AND A ½" DIAMETER CAPPED IRON REBAR (FOUND) AT 205.41 FEET;

THENCE S 88° 45' 57" E 1339.91 FEET CONTINUING WITH THE COMMON LINE BETWEEN THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) AND THE JEROME M. RADER, JR. 12.70 ACRE TRACT AND CONTINUING WITH THE COMMON LINE BETWEEN THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) AND THE JEROME M. RADER, SR. 9.8597 ACRE TRACT, OFFICIAL RECORD 381, PAGE 737, TO A ½" DIAMETER IRON REBAR (FOUND) IN THE WEST LINE OF THE ALBERT E. STOOPS 92.312 ACRE TRACT, OFFICIAL RECORD 28, PAGE 863, PASSING A 5/8" DIAMETER CAPPED IRON REBAR (SET) AT 760.75 FEET;

THENCE S 01° 58' 19" W 1781.86 FEET WITH THE COMMON LINE BETWEEN THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) AND THE ALBERT E. STOOPS 92.312 ACRE TRACT TO A 5/8" DIAMETER CAPPED IRON REBAR (SET);

THENCE N 36° 13' 08" W 1359.03 FEET WITH A NEW PARTITION LINE THROUGH THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) TO A 5/8" DIAMETER CAPPED IRON REBAR (SET), PASSING TWO 5/8" DIAMETER CAPPED IRON REBAR (SET) AT 123.50 FEET AND AT 684.64 FEET;

THENCE N 05° 10' 20" W 344.55 FEET CONTINUING WITH A NEW PARTITION LINE THROUGH THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) TO A 5/8" DIAMETER CAPPED IRON REBAR (SET);

THENCE S 85° 53' 53" W 542.10 FEET CONTINUING WITH A NEW PARTITION LINE THROUGH THE JEROME M. RADER, SR. 78.615 ACRE (PARENT TRACT) TO A POINT IN THE CENTER OF COUNTY ROAD #64, PASSING A 5/8" DIAMETER CAPPED IRON REBAR (SET) AT 526.66 FEET;

THENCE ALONG THE CENTER OF COUNTY ROAD #64 THE FOLLOWING 8 COURSES;

THENCE N 37° 06' 45" W 121.90 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 21° 52' 05" W 96.39 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 11° 02' 34" W 184.85 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 10° 37' 07" W 296.33 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 05° 48' 53" E 154.13 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 30° 21' 17" E 107.30 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 43° 33' 24" E 254.85 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #64;

THENCE N 57° 33' 29" E 103.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 34.2884 ACRES, INCLUDING 0.598 ACRE IN THE COUNTY ROAD #64 RIGHT OF WAY.

THERE BEING

5.7659 ACRES IN CARTHAGE TOWNSHIP, S 5, T 5, R 12 (PART PCL F010010012103).
28.5225 ACRES IN TROY TOWNSHIP, S 35, T 5, R 11 (PART PCL L010010078804).

BEING A PART OF THAT SAME TRACT OF LAND CONVEYED TO JEROME M. RADER, SR. AND ELIZABETH A. RADER BY JAMES M. RADER, JEROME M. RADER, SR., JOSEPH M. RADER, AND JULIANNE S. POTTER (fka JULIANNE SHERIDAN) AS DESCRIBED IN OFFICIAL RECORD 512, PAGE 22.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAYS, RESERVATIONS, PROTECTIVE COVENANTS, UTILITY EASEMENTS, GAS, OIL, 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 11, 2017, THE PLAT - DATED APRIL 12, 2017, IS ATTACHED HERETO, AND THEREBY MADE A PART OF THIS DESCRIPTION.

MONUMENTS DESCRIBED AS SET ARE IRON REBAR (5/8" DIAMETER, 30 INCHES LONG), BEARING YELLOW PLASTIC CAPS INSCRIBED "DOUGLASS" - "PS 7296".

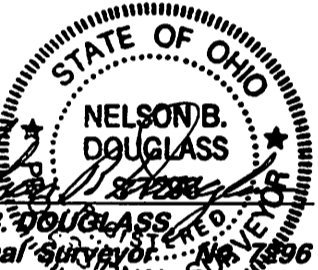
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 (2011) epoch 2010, U.S. SURVEY FEET.

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

MAY 31 2017

Jill Thompson
Athens County Auditor


Nelson B. Douglass
NELSON B. DOUGLASS
Professional Surveyor No. 7296 Ohio
April 17, 2017
(Date)

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
e-mail ndouglass@watermandouglass.com

NOTICE:

BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEY DURING THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING AND OTHER LEGAL ENCUMBRANCES MAY EXIST. IF YOU WISH TO DISCOVER ALL LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY, YOU SHOULD CONSULT A TITLE ATTORNEY.



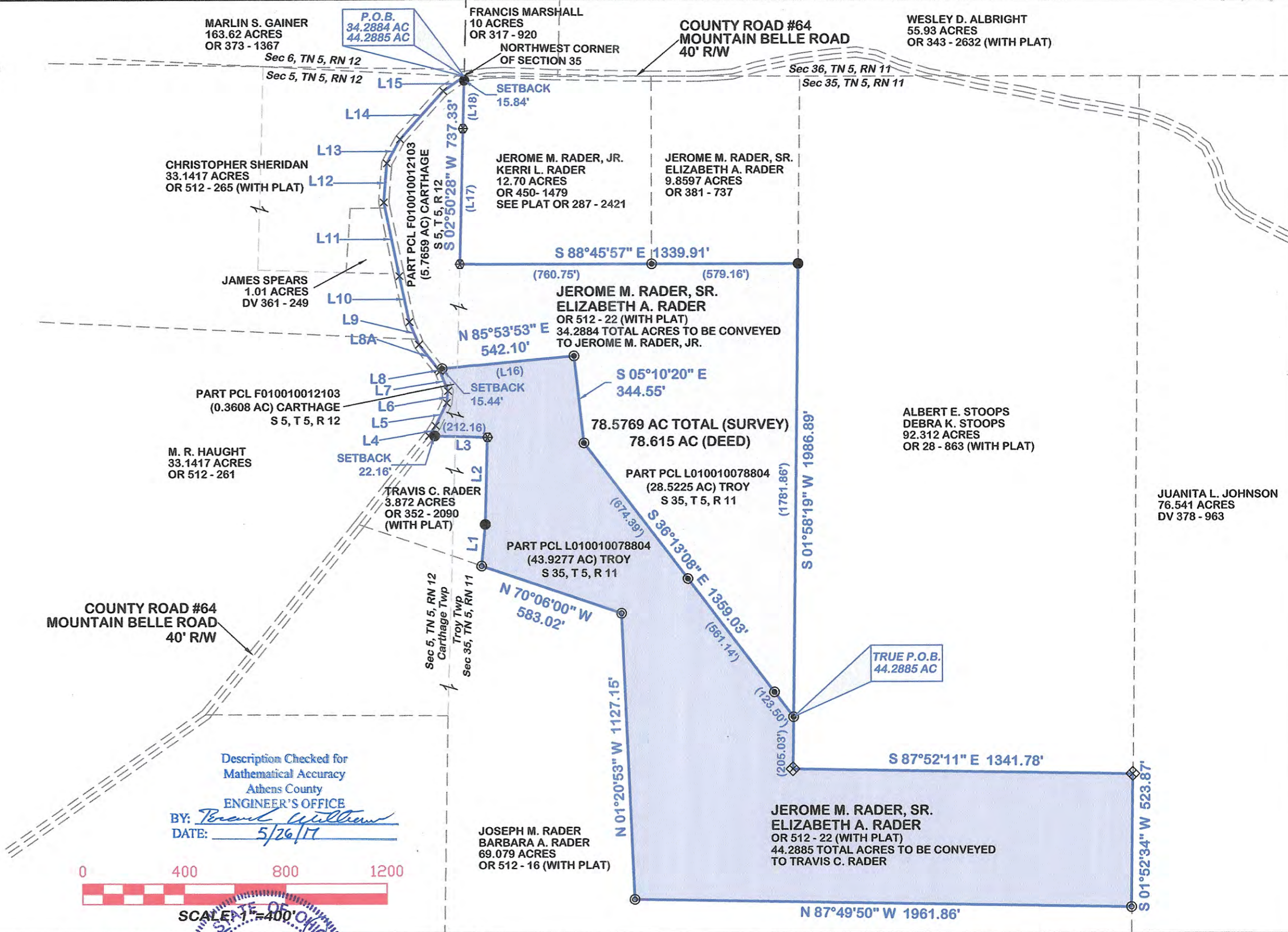
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°18'03" E	164.77'
L2	N 02°51'18" E	343.23'
L3	N 87°22'33" W	234.32'
L4	N 34°49'45" E	47.36'
L5	N 27°26'39" E	100.03'
L6	N 07°15'40" E	47.44'
L7	N 20°42'48" W	84.09'
L8	N 37°06'45" W	11.21'
L8A	N 37°06'45" W	121.90'
L9	N 21°52'05" W	96.39'
L10	N 11°02'34" W	184.85'
L11	N 10°37'07" W	296.33'
L12	N 05°48'53" E	154.13'
L13	N 30°21'17" E	107.30'
L14	N 43°33'24" E	254.85'
L15	N 57°33'29" E	103.17'
L16	N 85°53'53" E	526.66'
L17	S 02°50'28" W	531.92'
L18	S 02°50'28" W	189.57'

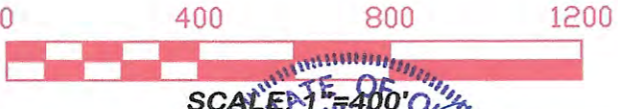
LEGEND

These standard symbols may be found in the drawing.

- × Point
- ⊙ 5/8" X 30" Capped Iron Rebar (Set)
- Iron Pipe (Found)
- 1/2" Iron Pin/Rebar (Found)
- ⊠ 6" X 6" Marked Stone (Found)
- ⊗ 1/2" Capped Iron Rebar (Found)
- ⊕ Drill Hole (Found)
- ⊙ 5/8" Capped Iron Rebar (Found)



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Nelson B. Douglass*
DATE: 5/26/17



REV.	DATE	COMMENT
0	04/12/17	Issued

Nelson B. Douglass
Nelson B. Douglass P.S. #7296 OHIO
WATERMAN-DOUGLASS AND ASSOCIATES, L.L.C.
Engineers and Surveyors
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(304) 428-5735
e-mail ndouglass@watermandouglass.com

TROY TOWNSHIP
SECTION 35, TOWN 5, RANGE 11
CARTHAGE TOWNSHIP
SECTION 5, TOWN 5, RANGE 12
ATHENS COUNTY, OHIO

BOUNDARY SURVEY OF 78.5769 ACRES
FOR JEROME M. RADER, SR. AND ELIZABETH A. RADER
PROJECT NO. 2017 - 0026
DATE: 04/12/17
SHEET 1 OF 1

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