

MULRYAN LAND SURVEYING INC.

**100 Margaret Street
Marietta, Ohio 45750
1-740-373-5590**

mulryansurveying@att.net

Page 1 of 2

February 25, 2019

Description of Part of the Lands of Brenda K. and Rodney P. Dennis

Tract Two

Situated in the State of Ohio, County of Athens, Township of Troy, Section 11, Town 5, Range 11, being more particularly described as follows:

Beginning at a ½ inch iron pin with cap stamped “MULRYAN” in the east line of said Section 11 where a stone at the northeast corner of the southeast quarter of said Section 11 bears North 00 degrees 45 minutes 05 seconds East a distance of 417.83 feet and where a 5/8 inch iron pin with cap stamped “McFarland” at the southeast corner of the lands of Greg and Susan Baker described in Official Record 265, Page 1804 recorded in the Office of the Recorder of Athens County, Ohio bears North 00 degrees 45 minutes 05 seconds East a distance of 70.01 feet; thence along the east line of said Section 11 South 00 degrees 45 minutes 05 seconds West a distance of 245.11 feet to a ¾ inch iron pipe at the northeast corner of the lands of Sharon Feeney-Jones described in Official Record 536, Page 39; thence leaving the east line of said Section 11 and being along the north line of the lands of said Sharon Feeney-Jones North 89 degrees 55 minutes 48 seconds West a distance of 1353.33 feet to the center of County Highway Number 62 (North Torch Road) passing ½ inch iron pins with cap stamped “MULRYAN” at 497.27 feet, 767.87 feet, 1077.24 feet and a 5/8 inch iron pipe at 1325.59 feet distant; thence leaving the lands of said Sharon Feeney-Jones and being along the center of said County Highway Number 62 (North Torch Road) North 01 degrees 00 minutes 41 seconds East a distance of 50.01 feet; thence leaving the center of said County Highway Number 62 (North Torch Road) South 89 degrees 55 minutes 48 seconds East a distance of 438.90 feet to a ½ inch iron pin with cap stamped “MULRYAN” passing a ½ inch iron pin with cap stamped “MULRYAN” at 30.00 feet distant; thence North 01 degrees 00 minutes 41 seconds East a distance of 194.12 feet to a ½ inch iron pin with cap stamped “MULRYAN”; thence South 89 degrees 59 minutes 35 seconds East a distance of 913.34 feet to the **Point of Beginning**.

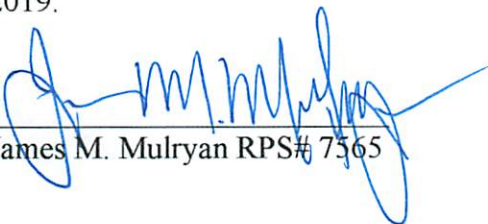
Part of Tax Parcel Number L010010058200, 5.635 Acres Per Survey

Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 544, Page 1840

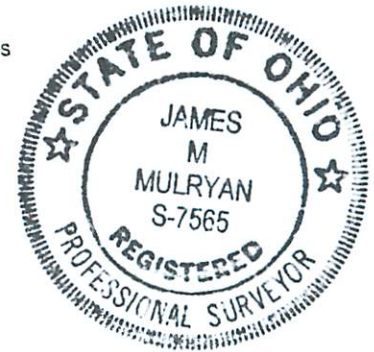
Description based on a survey by James M. Mulryan RPS#7565 completed February, 2019.


James M. Mulryan RPS# 7565

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 09 2019

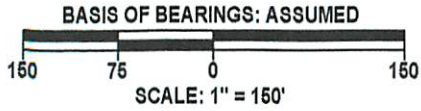
Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/10/19

Plat of Survey of the Lands of Brenda K. and Rodney P. Dennis Situating in the State of Ohio, County of Athens, Township of Troy Section 11, Town 5, Range 11



Pertinent Documents

O.R. 265, Pg. 1804
O.R. 316, Pg. 2217
O.R. 536, Pg. 39
O.R. 544, Pg. 1840

Survey Plats

Athens County
Tax Maps

Aerial Photos

Robert V. Schultheis, Jr. RPS# 5681
Prepared For: Harold Brewster
Dated: 05/04/1978

Chester B. Waterman RPS# 5319
Prepared For: Mary Damron
Dated: 10/29/1985

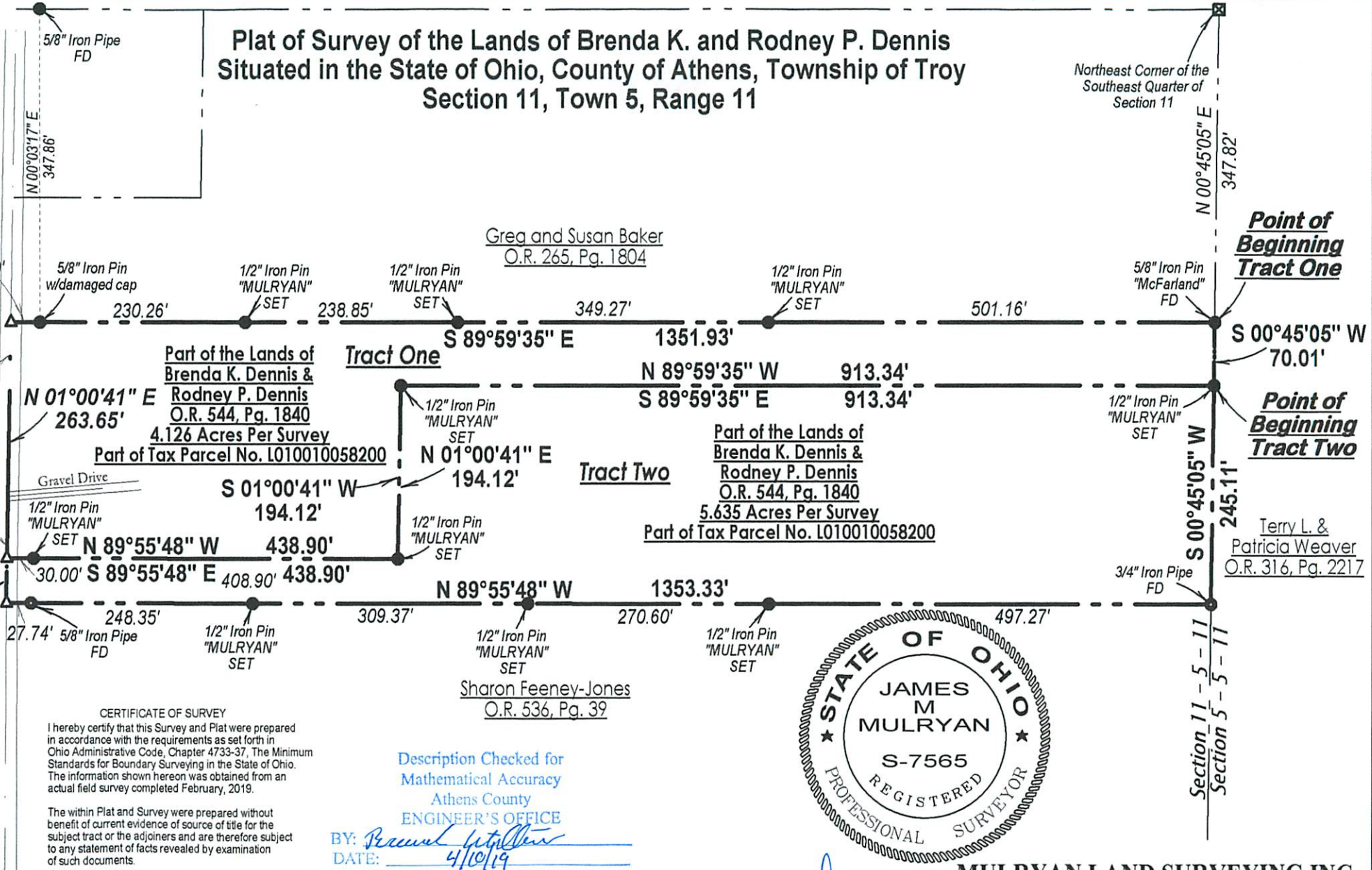
Charles F. Hughes, Jr. RPS# 7182
Prepared For: Mary Damron
Dated: 06/13/2017

Plat Prepared for:
Brenda Dennis

POINT LEGEND

PROPERTY LINE	---	
CENTERLINE	---	
FENCE LINE	-x-x-	
IRON PIN (FOUND)	●	FD
IRON PIN (SET)	●	SET
IRON PIPE (FOUND)	⊙	FD

**County Highway No. 62
(North Torch Road)**



CERTIFICATE OF SURVEY
I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed February, 2019.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brenda Dennis*
DATE: 4/10/19



MULRYAN LAND SURVEYING INC.

100 MARGARET STREET
MARIETTA, OHIO 45750
1-740-373-5590

PLAT PREPARED BY:
James M. Mulryan
JAMES M. MULRYAN
REGISTERED PROFESSIONAL SURVEYOR NO. 7565
FEBRUARY 25, 2019

DRAWN BY: BLD
CHECKED BY: JMM
DRAWING NAME: Dennis022519
DRAWING NUMBER: 2019-004
FIELD BOOK: 348
FILE NUMBER: 3127