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PROPERTY DESCRIPTION
18.973 ACRE TRACT
TROY TOWNSHIP, TAX PARCELS: L010010061200 & L010010061300
OFFICIAL RECORD 416, PAGE 1474

SITUATE IN AND BEING A PART OF SECTIONS 11 AND 17, TOWN 5, RANGE 11, TROY TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT AT THE SOUTHWEST CORNER OF SECTION 11, TOWN 5, RANGE 11, SAID POINT ALSO BEING A COMMON CORNER TO THE 19.57 ACRE (TAXED) AND TO THE 30.18 ACRE (TAXED) DAWN SMITH-HALL TRACTS (OFFICIAL RECORD 598, PAGE 703);

THENCE N 87°24'36" W 244.20 FEET, WITH THE SOUTH LINE OF SECTION 17, TOWN 5, RANGE 11 AND SAID 19.57 ACRE DAWN SMITH-HALL TRACT, TO A 5/8" CAPPED IRON REBAR (FOUND) AT A COMMON CORNER TO THE 10.10 ACRE (TAXED) MATTHEW W. TAYLOR TRACT (OFFICIAL RECORD 547, PAGE 1693);

THENCE N 03°44'21" E 230.23 FEET, LEAVING THE SECTION LINE WITH SAID 10.10 ACRE MATTHEW W. TAYLOR TRACT, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 26.60 ACRE (TAXED) DANIEL D. ADAMS TRACT (OFFICIAL RECORD 550, PAGE 848);

THENCE N 02°49'29" E 485.97 FEET, WITH SAID 26.60 ACRE DANIEL D. ADAMS TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE SOUTH LINE OF THE 28.997 ACRE (TAXED) ATHENS COUNTY BOARD OF COMMISSIONERS TRACT (OFFICIAL RECORD 512, PAGE 2457);

THENCE, WITH SAID 28.997 ACRE ATHENS COUNTY BOARD OF COMMISSIONERS TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- 1. THENCE S 83°40'27" E 322.52 FEET TO A 5/8" CAPPED IRON REBAR SET;**
- 2. THENCE N 85°37'22" E 51.01 FEET TO A 5/8" CAPPED IRON REBAR SET;**
- 3. THENCE S 83°03'17" E 751.52 FEET TO A POINT IN THE CENTERLINE OF A 15 FOOT WIDE PRIVATE DRIVEWAY, SAID POINT BEING A COMMON CORNER TO THE 5.40 ACRE (TAXED) TIMOTHY W. MURPHY TRACT (OFFICIAL RECORD 308, PAGE 277), PASSING A 5/8" CAPPED IRON REBAR SET AT 731.52 FEET;**

THENCE, WITH THE CENTERLINE OF SAID 15 FOOT WIDE PRIVATE DRIVEWAY AND WITH SAID 5.40 ACRE TIMOTHY W. MURPHY TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES;

- 1. THENCE S 06°53'35" E 25.64 FEET TO A POINT;**
- 2. THENCE S 19°35'00" E 27.51 FEET TO A POINT;**
- 3. THENCE S 35°51'07" E 80.98 FEET TO A POINT;**
- 4. THENCE S 25°44'01" E 52.82 FEET TO A POINT;**
- 5. THENCE S 14°10'32" E 35.18 FEET TO A POINT;**
- 6. THENCE S 04°31'03" E 48.34 FEET TO A POINT;**
- 7. THENCE S 06°42'38" W 117.71 FEET TO A POINT;**
- 8. THENCE S 07°35'31" W 90.99 FEET TO A POINT;**
- 9. THENCE S 00°52'04" E 45.59 FEET TO A POINT;**
- 10. THENCE S 09°40'26" E 41.41 FEET TO A POINT;**
- 11. THENCE S 18°39'33" E 43.43 FEET TO A POINT;**
- 12. THENCE S 35°54'51" E 49.06 FEET TO A POINT;**



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13. THENCE S 62°52'18" E 50.10 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF THE 15 FOOT WIDE PRIVATE DRIVEWAY WITH THE CENTERLINE OF OSBORNE ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 672);

THENCE, WITH THE CENTERLINE OF OSBORNE ROAD AND SAID 5.40 ACRE TIMOTHY W. MURPHY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- 1. THENCE S 80°40'35" E 37.46 FEET TO A POINT;**
- 2. THENCE S 87°03'37" E 68.88 FEET TO A POINT;**
- 3. THENCE S 85°26'25" E 98.45 FEET TO A POINT ON THE NORTH LINE OF SECTION 11, FROM WHERE A 5/8" CAPPED IRON REBAR FOUND BEARS N 79°49'34" E 71.17 FEET AND A 1" IRON PIPE FOUND BEARS S 02°27'29" W 15.03 FEET;**

THENCE N 87°24'36" W 1281.86 FEET, WITH THE SOUTH LINE OF SECTION 11 AND SAID 30.18 ACRE DAWN SMITH-HALL TRACT, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR SET AT 250.00 FEET;

CONTAINING 18.973 ACRES, INCLUDING 0.015 ACRE IN THE OSBORNE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 02/15/2024 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO JASON LEE GODWIN, ET AL., IN OFFICIAL RECORD 416, PAGE 1474 (ALSO SEE OFFICIAL RECORD 416 PAGE 1478 AND OFFICIAL RECORD 416, PAGE 1483).

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. INCLUDING BUT NOT LIMITED TO A 15 FOOT WIDE PRIVATE RIGHT OF AS DESCRIBED IN DEED VOLUME 264, PAGE 145.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

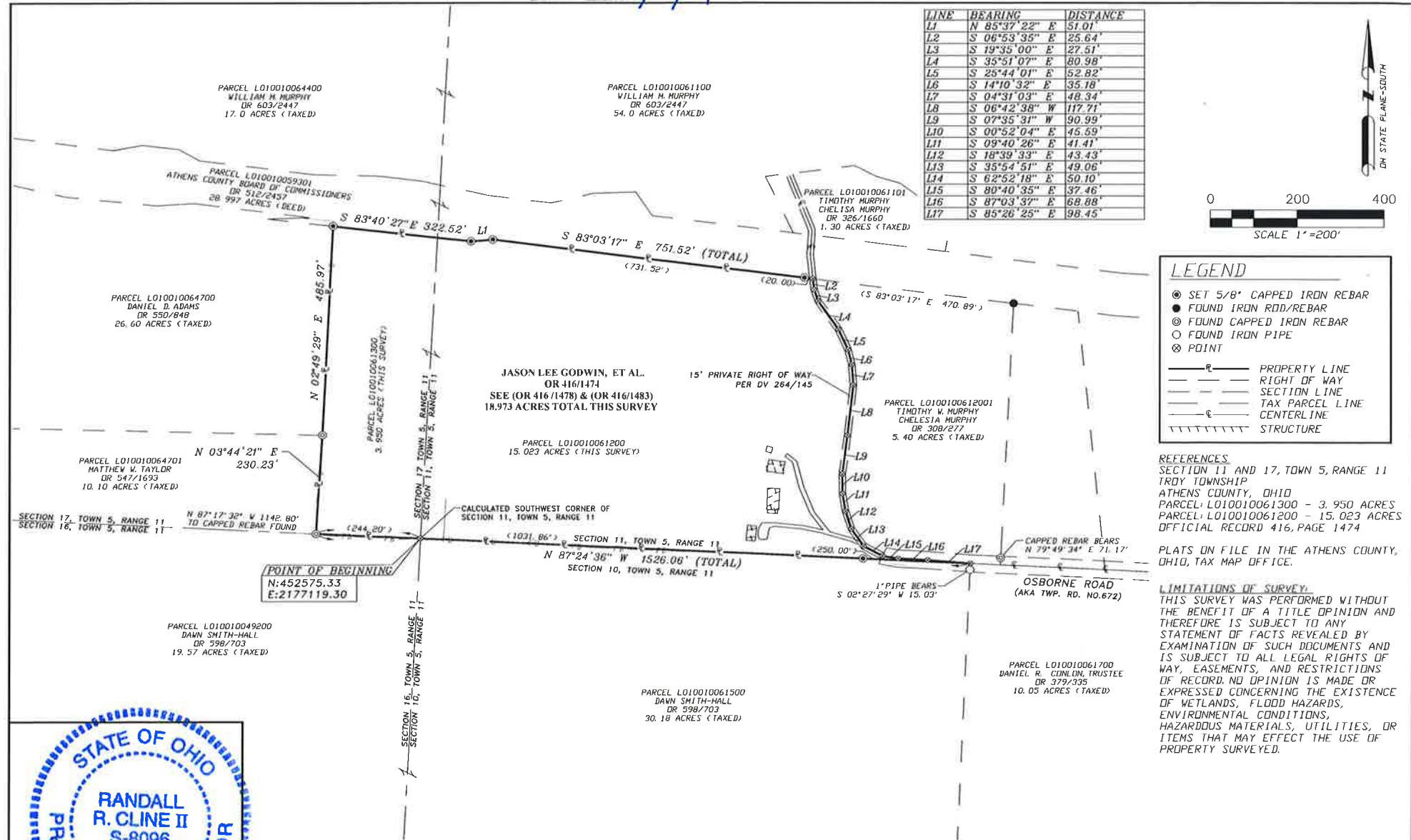
Randall R. Cline II
RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2240022



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/21/24

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: *2/21/24*



LEGEND

- ⊙ SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊗ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊙ POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - TAX PARCEL LINE
- CENTERLINE
- ||||| STRUCTURE

REFERENCES
SECTION 11 AND 17, TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL: L010010061300 - 3.950 ACRES
PARCEL: L010010061200 - 15.023 ACRES
OFFICIAL RECORD 416, PAGE 1474

PLATS ON FILE IN THE ATHENS COUNTY, OHIO, TAX MAP OFFICE.

LIMITATIONS OF SURVEY:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND THEREFORE IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS AND IS SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. NO OPINION IS MADE OR EXPRESSED CONCERNING THE EXISTENCE OF WETLANDS, FLOOD HAZARDS, ENVIRONMENTAL CONDITIONS, HAZARDOUS MATERIALS, UTILITIES, OR ITEMS THAT MAY AFFECT THE USE OF PROPERTY SURVEYED.



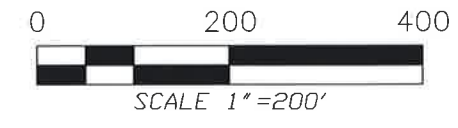
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(304) 464-5305 PICKERING USA.COM

SECTIONS 11 AND 17, TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCEL:
18.973 ACRES TOTAL

02/15/2024
PROJ: 2240022

LINE	BEARING	DISTANCE
L1	N 85°37'22" E	51.01'
L2	S 06°53'35" E	25.64'
L3	S 19°35'00" E	27.51'
L4	S 35°51'07" E	80.98'
L5	S 25°44'01" E	52.82'
L6	S 14°10'32" E	35.18'
L7	S 04°31'03" E	48.34'
L8	S 06°42'38" W	117.71'
L9	S 07°35'31" W	90.99'
L10	S 00°52'04" E	45.59'
L11	S 09°40'26" E	41.41'
L12	S 18°39'33" E	43.43'
L13	S 35°54'51" E	49.06'
L14	S 62°52'18" E	50.10'
L15	S 80°40'35" E	37.46'
L16	S 87°03'37" E	68.88'
L17	S 85°26'25" E	98.45'



LEGEND

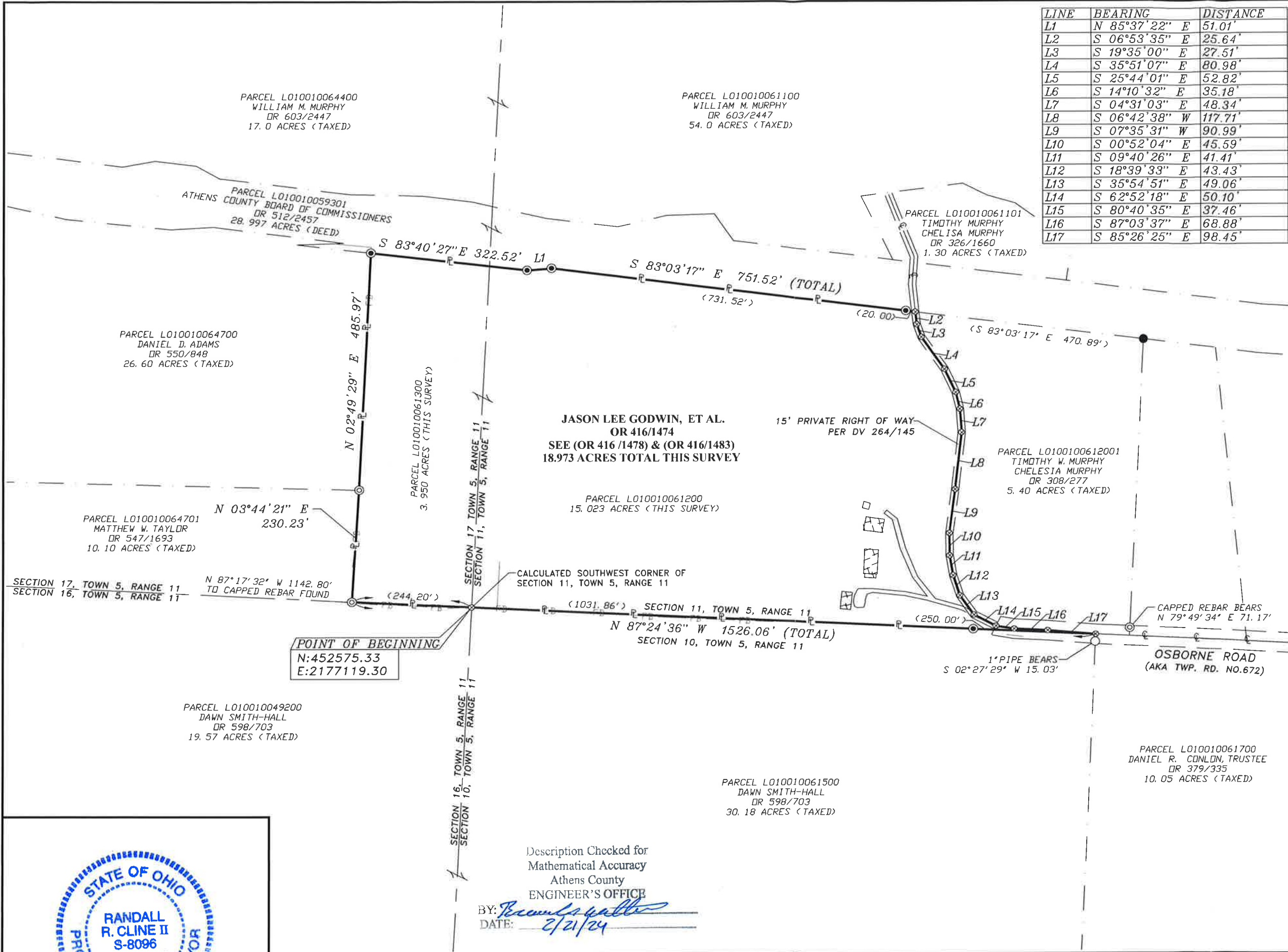
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- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊗ POINT

- P — PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - TAX PARCEL LINE
- - - CENTERLINE
- ▤ STRUCTURE

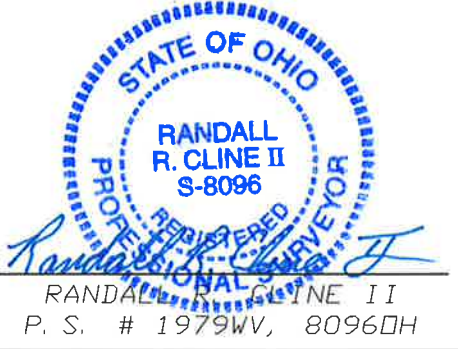
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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randall R. Cline II*
DATE: 2/21/24



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