

**MULRYAN LAND SURVEYING INC.**

**100 Margaret Street**

**Marietta, Ohio 45750**

**1-740-373-5590**

**[mulryansurveying@att.net](mailto:mulryansurveying@att.net)**

*Page 1 of 2*

**October 18, 2018**

**Description of Part of the Lands of Ronald L. Dunfee and Paula L. Dunfee**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 15, Fraction 36, 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 Fraction 36 said iron pin being in the east line of the lands of Ronald L. Dunfee and Paula L. Dunfee described in Official Record 530, Page 605 recorded in the Office of the Recorder of Athens County, Ohio and being in the west line of the lands of Melvin and Linda Frashier described in Volume 342, Page 165 said iron pin also being the northeast corner of the lands of Gregory Alan Dunfee described in Official Record 366, Page 2164 and where the southeast corner of said Fraction 36 bears South 00 degrees 00 minutes 00 seconds West 2495.98 feet distant; thence leaving the lands of said Melvin and Linda Frashier and being along the north line of the lands of said Gregory Alan Dunfee South 82 degrees 40 minutes 22 seconds West a distance of 471.99 feet to a ½ inch iron pin with cap stamped "MULRYAN"; thence continuing along the lands of said Gregory Alan Dunfee South 05 degrees 40 minutes 12 seconds West a distance of 300.20 feet to a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving the lands of said Gregory Alan Dunfee North 35 degrees 36 minutes 28 seconds West a distance of 978.58 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the north line of the lands of said Ronald L. Dunfee and Paula L. Dunfee also being in the south line of the lands of Richard C. Werry and Tasha K. Werry described in Official Record 331, Page 2616 and where a Mag Nail at the northwest corner of the lands of said Ronald L. Dunfee and Paula L. Dunfee bears North 88 degrees 56 minutes 10 seconds West 328.83 feet distant; thence along the north line of the lands of said Ronald L. Dunfee and Paula L. Dunfee and along the south line of the lands of said Richard C. Werry and Tasha K. Werry South 88 degrees 56 minutes 10 seconds East a distance of 1067.74 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the east line of said Fraction 36 said iron pin being the northeast corner of the lands of said Ronald L. Dunfee and Paula L. Dunfee and being the southeast corner of the lands of said Richard C. Werry and Tasha K. Werry also being in the west line of the lands of said Melvin and Linda Frashier passing ½ inch iron pins with cap stamped "MULRYAN" at 255.97 feet, 539.07 feet and 796.42 feet distant; thence leaving the lands of said Richard C. Werry and Tasha K. Werry and being along the east line of said Fraction 36 and along the lands of said Ronald L. Dunfee and Paula L. Dunfee and along the west line of the lands of said Melvin and Linda Frashier South

00 degrees 00 minutes 00 seconds East a distance of 416.86 feet to the **Point of Beginning** passing a ½ inch iron pin with cap stamped "MULRYAN" at 322.91 feet distant. Containing 10.417 acres.


Part of Tax Parcel Number L010010029600, 10.417 Acres Per Survey

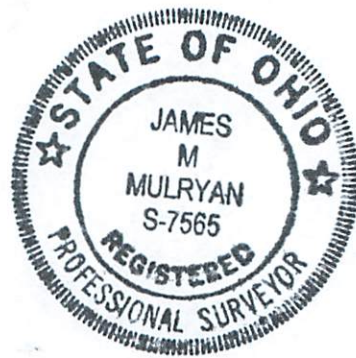
Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 530, Page 605

Description based on a survey by James M. Mulryan RPS#7565 completed February, 2017.

  
James M. Mulryan RPS# 7565



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

DEC 14 2018

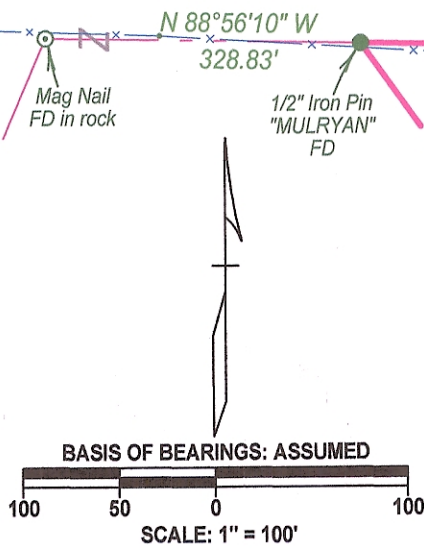
Jill Thompson  
Athens County Auditor



**Plat of Survey of Part of the Lands of Ronald L. and Paula L. Dunfee  
Situating in the State of Ohio, County of Athens, Township of Troy  
Section 15, Fraction 36 Town 5, Range 11**

**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, 2017.

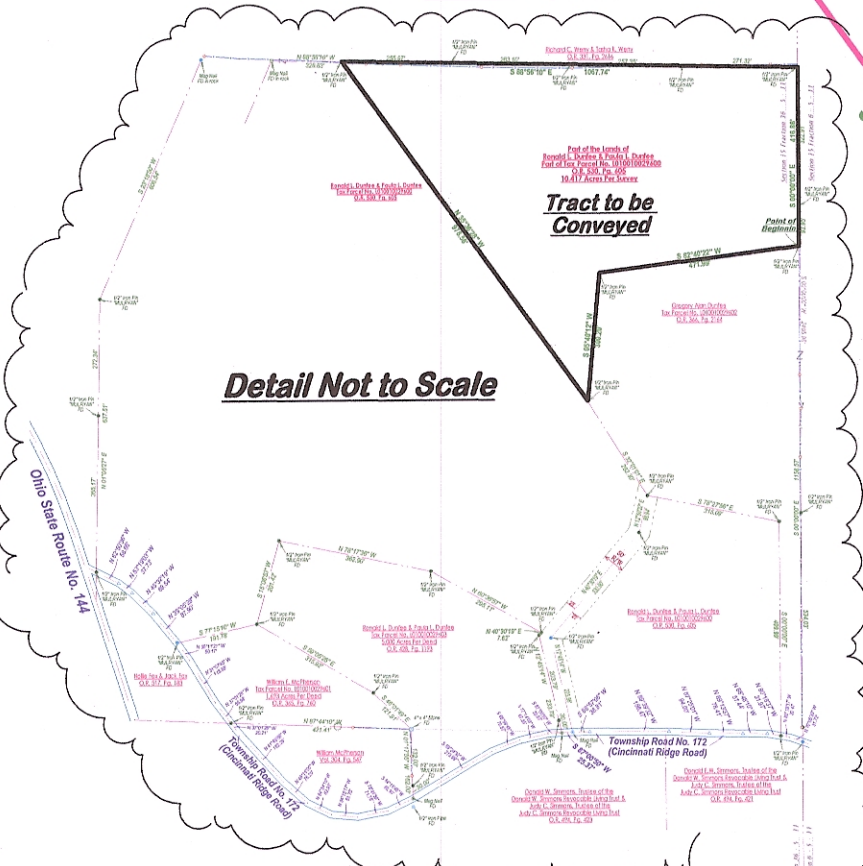
The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.



**Ronald L. Dunfee & Paula L. Dunfee**  
Tax Parcel No. L010010029600  
O.R. 530, Pg. 605

**Part of the Lands of  
Ronald L. Dunfee & Paula L. Dunfee**  
Part of Tax Parcel No. L010010029600  
O.R. 530, Pg. 605  
10.417 Acres Per Survey

**Melvin & Linda Frashier**  
Vol. 342, Pg. 165



Plat Prepared for:  
**Ronald Dunfee**

**Pertinent Documents**

- Vol. 82, Pg. 662
- Vol. 372, Pg. 263
- O.R. 331, Pg. 2616
- O.R. 346, Pg. 1838
- O.R. 365, Pg. 760
- O.R. 366, Pg. 2164
- O.R. 383, Pg. 458
- O.R. 428, Pg. 1193
- O.R. 485, Pg. 2287
- O.R. 494, Pg. 421
- O.R. 494, Pg. 423
- O.R. 494, Pg. 428
- O.R. 530, Pg. 605

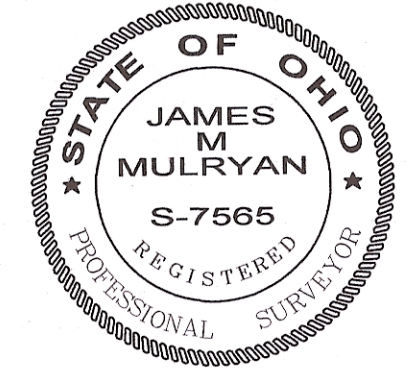
**Survey Plats**

- James M. Mulryan RPS# 7565  
Dated: 02/14/2004  
Prepared For: William McPherson  
Dated: 04/05/2004
- Prepared For: Gregory Dunfee  
Dated: 03/11/2008
- Prepared For: Ronald Dunfee  
Dated: 02/06/2017
- Prepared For: Ronald Dunfee

**POINT LEGEND**

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

PLAT PREPARED BY  
**JAMES M. MULRYAN**  
REGISTERED PROFESSIONAL SURVEYOR NO. 7565  
OCTOBER 18, 2018



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Williams*  
DATE: 12/14/18

**MULRYAN LAND SURVEYING INC.**  
100 MARGARET STREET  
MARIETTA, OHIO 45750  
1-740-373-5590

DRAWN BY: BLD  
CHECKED BY: JMM  
DRAWING NAME: 10.417Ac101818  
DRAWING NUMBER: S - 1250  
FIELD BOOK: 302  
FILE NUMBER: 2220

*Southeast Corner  
of Fraction 36 - 5 - 11*