



PROPERTY DESCRIPTION
1.494 ACRE TRACT
TO BE CONTINUOUS AND CONTIGUOUS WITH PARCEL L010010038607
TROY TOWNSHIP, PART PARCEL: L010010040000
PART OFFICIAL RECORD 482, PAGE 517

SITUATE IN AND BEING A PART OF SECTION 16, TOWN 5, RANGE 11, TROY TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON REBAR SET ON THE COMMON LINE BETWEEN THE 30.13 ACRE (TAXED) STATE OF OHIO TRACT (OFFICIAL RECORD 89, PAGE 477) AND THE 14.580 ACRE (TAXED) JASON SCOTT COWAN TRACT (OFFICIAL RECORD 482, PAGE 517), FROM WHERE A 5/8" CAPPED IRON REBAR FOUND MARKING THE SOUTHWEST CORNER OF FRACTION 5 OF SECTION 10, TOWN 5, RANGE 11, BEARS S 89°02'41" E 1178.43 FEET;

THENCE S 03°20'00" W 460.24 FEET, BINDING ON SAID 14.580 ACRE JASON SCOTT COWAN TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE NORTH LINE OF THE 5.000 ACRE (TAXED) CHARLES POSEY TRACT (OFFICIAL RECORD 611, PAGE 2667);

THENCE N 87°05'49" W 142.13 FEET, WITH SAID 5.000 ACRE CHARLES POSEY TRACT, TO A STONE FOUND IN THE EAST LINE OF LOT NUMBER 2 OF MAGNOLIA LANE SUBDIVISION (ENVELOPE 576A);

THENCE N 03°20'00" E 455.41 FEET, WITH THE EAST LINE OF LOT NUMBER 2, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO SAID 30.13 ACRE STATE OF OHIO TRACT, PASSING A 1/2" IRON REBAR FOUND AT 363.14 FEET;

THENCE S 89°02'41" E 142.24 FEET, WITH SAID 30.13 ACRE STATE OF OHIO TRACT, TO THE POINT OF BEGINNING;

CONTAINING 1.494 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 06/19/2024 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO JASON SCOTT COWAN IN OFFICIAL RECORD 482, PAGE 517.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

Randall R. Cline II
RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2240094



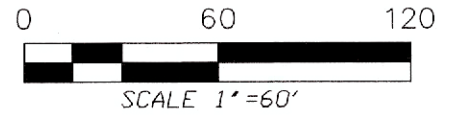
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/15/24

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

JUL 22 2024

Jill Davidson
Athens County Auditor

PARCEL L0100100408000
STATE OF OHIO
DR 89/477
30.13 ACRES



LEGEND	
●	SET 5/8" CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
⊙	FOUND CAPPED IRON REBAR
⊗	FOUND STONE
—	PROPERTY LINE
—	TAX PARCEL LINE

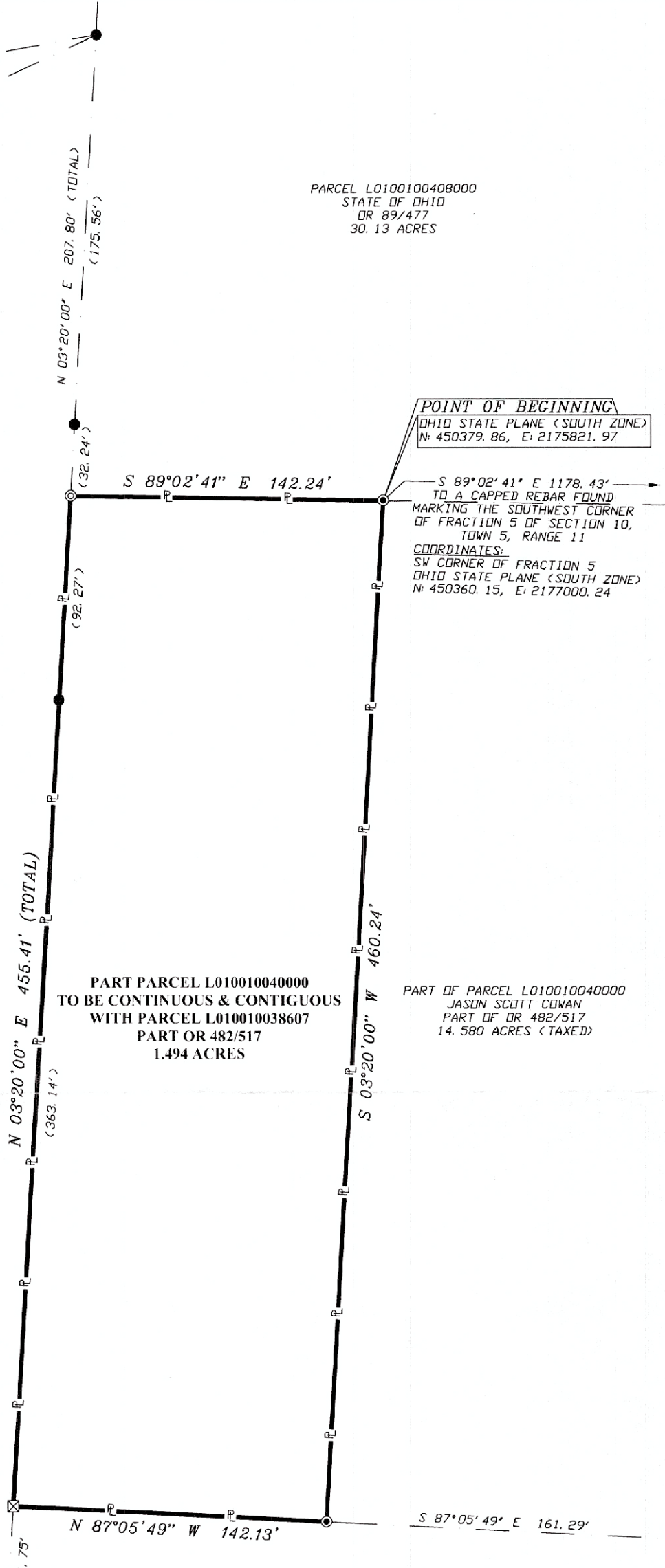
REFERENCES
BEING A PART OF
SECTION 16, TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO
PART PARCEL L010010040000
PART OFFICIAL RECORD 482, PAGE 517

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 EFFECT THE USE
OF PROPERTY SURVEYED.

POINT OF BEGINNING
OHIO STATE PLANE (SOUTH ZONE)
N: 450379.86, E: 2175821.97

S 89°02'41" E 1178.43'
TO A CAPPED REBAR FOUND
MARKING THE SOUTHWEST CORNER
OF FRACTION 5 OF SECTION 10,
TOWN 5, RANGE 11
COORDINATES:
SW CORNER OF FRACTION 5
OHIO STATE PLANE (SOUTH ZONE)
N: 450360.15, E: 2177000.24



PARCEL L010010038607
BRENT A. SMITH
HEATHER N. SMITH
DR 525/405
4.240 ACRES

**PART PARCEL L010010040000
TO BE CONTINUOUS & CONTIGUOUS
WITH PARCEL L010010038607
PART OR 482/517
1.494 ACRES**

PART OF PARCEL L010010040000
JASON SCOTT COWAN
PART OF DR 482/517
14.580 ACRES (TAXED)

MAGNOLIA LANE SUBDIVISION
ENVELOPE 576A

PARCEL L010010038609
BRENT A. SMITH
HEATHER N. SMITH
DR 525/405
2.683 ACRES

PARCEL L010010038900
CHARLES POSEY
LYDIA POSEY
DR 611/2667
5.000 ACRES (TAXED)

PARCEL L010010038902
CHARLES S. MORGAN, JR.
BEVERLY ANN MORGAN
DR 462/1997
6.34 ACRES (TAXED)

APPROVED BY ATHENS
COUNTY REGIONAL
PLANNING COMMISSION
DATE: 7/22/24

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: 7/15/24

STATE OF OHIO
PROFESSIONAL ENGINEER
RANDALL R. CLINE II
S-8096
Randall R. Cline II
RANDALL R. CLINE II
P.S. # 1979WV, 8096OH

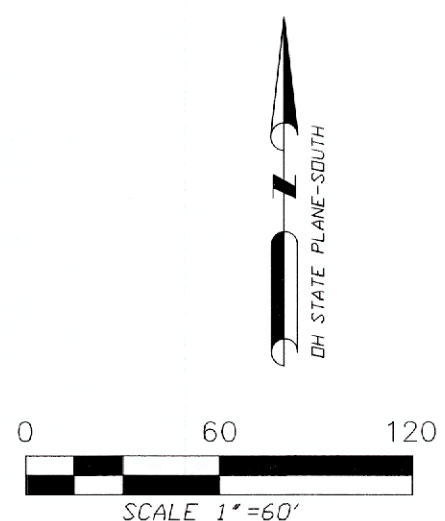
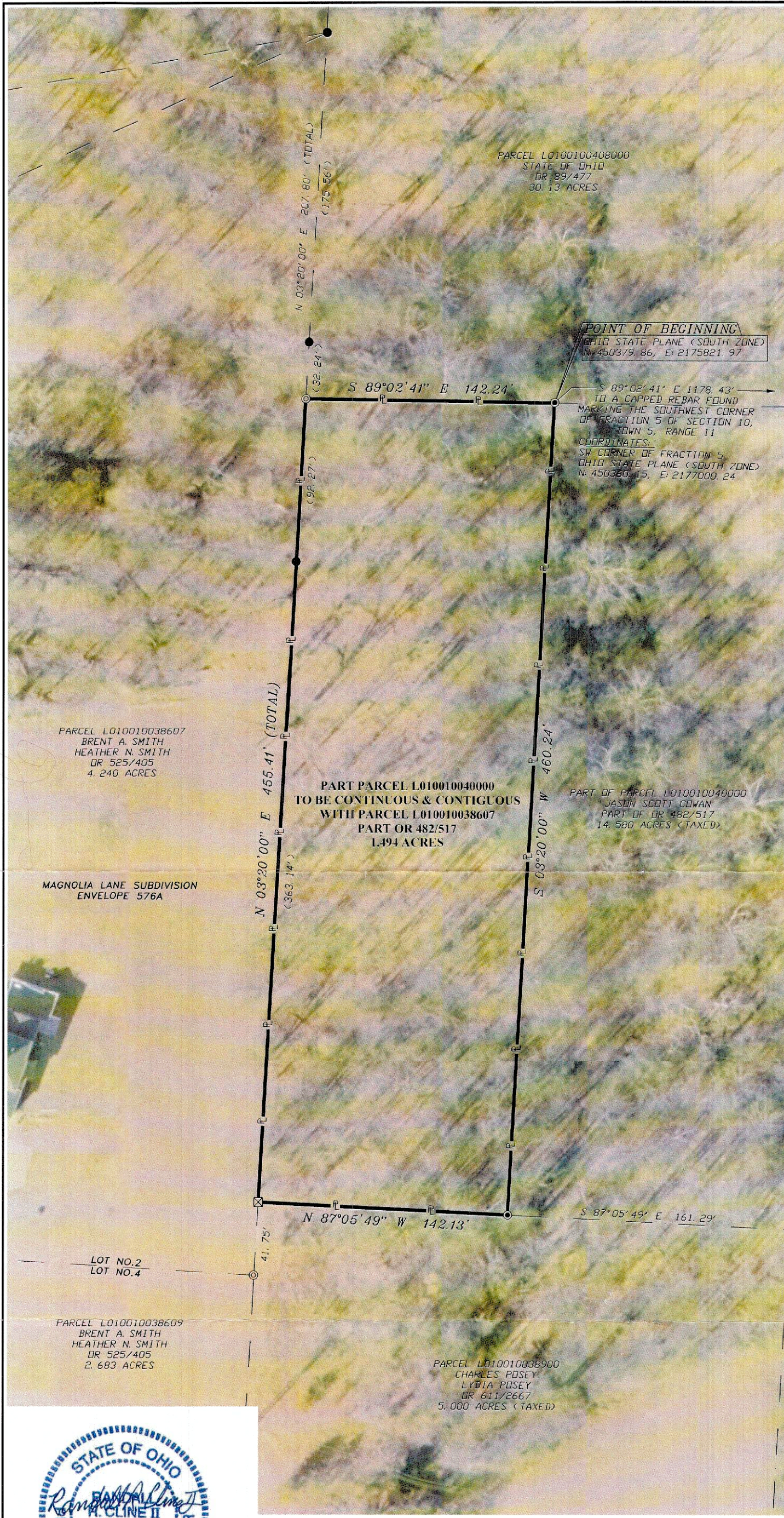
**SECTION 16, TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO
PART PARCEL: L010010040000**

SCALE 1"=60'
06/19/2024
PROJ. #2240094



11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-5305 PICKERING USA.COM

**BOUNDARY SURVEY
NEW PARCEL CREATED:
1.494 ACRES**



LEGEND

- ⊙ SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊗ FOUND CAPPED IRON REBAR
- ⊠ FOUND STONE
- P — PROPERTY LINE
- TAX PARCEL LINE

REFERENCES
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PICKERING ASSOCIATES
 11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING.USA.COM
 Architects • Engineers • Surveyors

**BOUNDARY SURVEY
 NEW PARCEL CREATED:
 1.494 ACRES**