

PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

DESCRIPTION OF SURVEY FOR

EDITH ENGLAND

A tract or parcel of land situate in the State of Ohio, Athens County, Troy Township, Section 6, Town 5, Range 11, and being all of that same tract or parcel of land described in a deed to Edith D. England, being of record in the Office of the County Recorder of Athens County, Ohio, in Official Record Book 475 on page 814, and being more particularly described as follows:

Beginning for reference at 30-inch Black Oak, found, at a four way fence intersection at the Southeast corner of the Northwest quarter of Section 6, and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence with the South line of the Northwest quarter for one (1) line;

S 88-45-40 W 983.03 feet to a 5/8-inch Rebar, found, thence;

N 00-49-00 W at 600.52 feet passing a 1/2-inch Rebar, found, at 1,065.00 feet passing a 5/8-inch Rebar with a yellow plastic cap stamped, "J. Perkins WV 2199 OH 8581," hereinafter referred to as a Rebar, set, **IN ALL 2,021.08 feet** to a Rebar, set, thence;

N 87-32-40 E 363.97 feet to a 5/8-inch Rebar, found, thence;

N 82-31-00 E at 535.69 feet passing a 5/8-inch Rebar, found, **IN ALL 617.35 feet** to Rebar, set, in the East line of the Northwest quarter, from which a Marked Stone, found (2" X 6" X 4"), at the Northeast corner of the Northwest quarter bears, **N 00-58-50 W** at 703.81 feet, thence with East line of said quarter section for one (1) line;

S 00-58-50 E at 850.00 feet passing a Rebar, set, **IN ALL 2,095.92 feet** to the True Point of Beginning, containing **46.088 acres**, more or less, as surveyed by Jonathan B. Perkins in October, 2020, as shown on a **PLAT OF SURVEY FOR EDITH ENGLAND**, dated the 4th day of November, 2020, accompanying with and made part of this description.

There is hereby excepted and reserved a 0.754 acre tract or parcel of land of David and Rebecca Humphrey (OR 546, Pg. 2644), and being more particularly described as follows:

Beginning for reference at 30-inch Black Oak, found, at a four way fence intersection at the Southeast corner of the Northwest quarter of Section 6, thence with the East line of said quarter section;

N 00-58-50 W 1,280.83 feet to a Point, thence;

S 89-01-10 W 277.45 feet to a Point in the centerline of County Road 60, Houston Road, and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence with the centerline of County Road 60 for one (1) line;

With a curve to the Left whose Radius is 326.23 feet, whose Arc Length is 117.69 feet, whose Delta Angle is 20-40-13, and whose Chord Bearing and Distance is **S 79-00-00 W 117.05 feet** to a Point, thence;

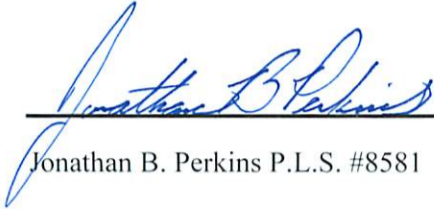
N 00-07-40 E at 21.40 feet passing a 1/2-inch Rebar, found, **IN ALL 300.82 feet** to a 1/2-inch Rebar, found, thence;

S 89-51-10 E 114.94 feet to a 1/2-inch Rebar, found, thence;

S 00-08-40 W at 258.16 feet passing a 1/2-inch Rebar, found, **IN ALL 278.19 feet** to the True Point of Beginning, containing **0.754 acres**, more or less, as shown as the **EXCEPTION** on the said **PLAT OF SURVEY FOR EDITH ENGLAND**, leaving a **NET ACREAGE OF 45.334 acres**, more or less.

North is based on an assumed meridian, based on the east line of the 0.754 acre exception, as described in Official Record Book 546 on page 2644, and is used to denote horizontal angles only.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.


Jonathan B. Perkins P.L.S. #8581

Nov. 04, 2020
Date: November 04, 2020

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca M. Williams*
DATE: *12/16/20*



PLAT OF SURVEY FOR EDITH ENGLAND

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP,
SECTION 6, TOWN 5, RANGE 11.

BEING ALL OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO
EDITH D. ENGLAND, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 475 ON PAGE 814.

JOHN E. FRYMAN, JR.
HEIDI C. FRYMAN
OR 537 / 2528
28.121 ACRES
L01-00100554-01

DAVID W. & BECKY S.
JONES
OR 537 / 2535
13.267 ACRES
L01-00100554-00

KENNETH K. KLEMM
OR 200 / 74
26.24 ACRES
L01-00100543-00

JASON A. REED
OR 497 / 1105
6.991 ACRES
L01-00100547-00

(EXCEPTION)
DAVID B. & REBECCA L.
HUMPHREY
OR 546 / 2644
(0.754 ACRES ±)

DONALD L. BRILL, JR.
OR 557 / 1681
3.40 ACRES
L01-00100548-01

EDITH D. ENGLAND
OR 475 / 814
44.25 ACRES
L01-00100546-00

FREDA B. McGIRR
OR 452 / 168
34.63 ACRES
L01-00100541-00

MIKEL K. YOUNG,
ET UX
OR 373 / 464
9.29 ACRES
L01-00100548-00

ACREAGE TABLE

TOTAL ACREAGE = 46.088 ACRES ±
 - EXCEPTION = 0.754 ACRES ±
 NET ACREAGE = 45.334 ACRES ±

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jonathan B. Perkins*
DATE: *12/16/20*

POINT OF BEGINNING
30-INCH BLACK OAK FOUND IN A
4-WAY FENCE INTERSECTION AT THE
SOUTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 6

THE LORAN E. CONLEY
LIVING TRUST
OR 412 / 536
25.276 ACRES
L01-00100533-01

JAMES L. MARSHALL
OR 468 / 2701
2.395 ACRES

TAMMY L. MARSHALL,
ET UX
OR 372 / 1821
4.77 ACRES

PROJECT SURVEYOR: J. PERKINS
DRAFTED BY: J.B.P. 10/23/20
FIELD SURVEY: OCT., 2020
FILE #: 20-0320 R1

PERKINS SURVEYING, LLC
205 TIMBERLINE DRIVE
VINCENT, OH 45784
304-917-9907

Jonathan B. Perkins
JONATHAN B. PERKINS PLS #8581

Nov. 04, 2020
NOVEMBER 04, 2020

MARKED STONE, FOUND
(2" W X 6" L X 4" H) AT THE
NORTHEAST CORNER OF THE
NORTHWEST QUARTER
OF SECTION 6

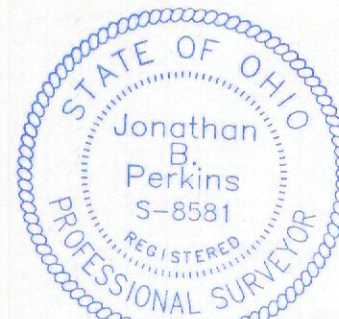
NORTH IS AN ASSUMED MERIDIAN USED
TO DENOTE HORIZONTAL ANGLES ONLY.
(SEE NOTE 4)

PERTINENT DOCUMENTS

- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.
- PLAT OF SURVEY FOR DAVID W. & HEIDI S. JONES BY ROBERT H. ROUSH, DATED OCT. 09, 2016.

SURVEY NOTES

- SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
- EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- NORTH IS BASED ON THE EAST LINE OF THE 0.754 ACRE EXCEPTION, AS DESCRIBED IN OFFICIAL RECORD BOOK 546 ON PAGE 2644.
- THIS AREA IS A PORTION OF THE NORTHWEST QUARTER OF SECTION 6 THAT IS NOT DESCRIBED IN THE DEED TO DAVID AND BECKY JONES, OFFICIAL RECORD BOOK 608 ON PAGE 2405.
- THIS AREA DOES NOT AFFECT THIS SURVEY BUT IS BEING SHOWN TO CORRECT THE RECORD AS TO THE TRUE LOCATION OF THE QUARTER SECTION LINE.



SCALE: 1-INCH = 200-FEET



LEGEND

SURVEYED LINE	
NON-SURVEYED LINE	
SECTION LINE	
FENCE LINE	
TRAVELED WAY	
5/8" X 30" REBAR, SET	
REBAR, FOUND	
STONE, FOUND	
TREE AS SPECIFIED	
CALCULATED POINT	
OFFICIAL RECORD BOOK / PAGE	OR 000/000