

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul Miller
DATE: 11/8/19

15057
**Description of a Survey
for Jim Walter Homes
1.040 Acres (45322.54 Square Feet)**

Situated in the Southeast Quarter of the Southwest Quarter of Section 8, T-5-N, R-11-W, Troy Township, Athens County, Ohio. Being a part of the tract recorded to Louise Hershey in Book 51 at Page 781 of the Official Records of the Athens County Recorder's Office. Being part of Parcel Number L010010026100 and being more fully described as follows:

Beginning for reference at a point at the southeast corner of the Southwest Quarter of Section 8, T-5-N, R-11-W, Troy Township, Athens County, Ohio. Thence with the south line of Section 8, N 87°- 36'- 47" W – 716.80 feet to the centerline of State Route 144. Thence leaving the Section Line and with the centerline of State Route 144, N 41°- 56'- 10" W – 282.27 feet to a point. Said point is the **Principal Place of Beginning** for this survey.

Thence continuing with the centerline of State Route 144, N 41°- 56'- 36" W – 207.09 feet to a point.

Thence leaving the centerline of State Route 144 and with a new division line of Hershey (OR 51 Pg. 781) the following 4 courses;

N 66°- 58'- 58" E – 169.94 feet to an eight inch walnut tree (eight inches as called for in a survey by Stephens, blazed and painted orange this survey). Passing an Iron Pin found (5/8-inch rebar with cap stamped JL Stephens 7484) at 48.34 feet.

N 42°- 06'- 33" E – 61.05 feet to a nine inch maple tree (eight inches as called for in a survey by Stephens, blazed and painted orange this survey).

S 71°- 39'- 32" E – 181.46 feet to a point in McGill Run Lagoon. Passing a 22 inch maple tree (16 inches as called for in a survey by Stephens, blazed and painted orange this survey) at 92.80 feet.

S 47°- 55'- 38" W – 311.42 feet to a point in the centerline of State Route 144. Passing an Iron Pin found (5/8-inch rebar with cap stamped JL Stephens 7484) at 291.19 feet. Said point is the **Principal Place of Beginning** for this survey. Said survey contains **1.040 Acres (45322.54 Square Feet)**, more or less.

The attached plat, **Job Number 15057 final** is made a part of this description.

All Iron Pins set this survey are 5/8-inch x 30-inch rebar and have a plastic cap on them stamped Dale A. Exline P.S. 6722.

Basis of Bearings is State Plane Grid North, NAD83 (2011) Ohio South Zone. Tied by GPS to ODOT CORS Stations. To denote angles only.

Subject to all legal easements and Right-of-Ways not listed above.

This description was prepared from an actual survey performed by me, Dale A. Exline, or under my direct supervision from July 10 – 20, 2015.

 **Appalachian Professional Associates**
Complete Surveying Services
Dale A. Exline, Professional Surveyor
254 Exline Road Jackson, OH 45640
Phone: (740) 286-9966 Fax: (740) 286-9911




Dale A. Exline
Dale A. Exline P.S. 6722

8/14/15
Date

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

NOV 08 2019

Jill Thompson
Athens County Auditor

Page 1 of 1

Approved By
Athens County Regional Planning Commission
Date 11/15/2019
Jessie K.

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

NOV 08 2019

Jill Thompson
 Athens County Auditor

Centerline
 State Route 144

Carol Cumberledge
 OR 288 Pg. 2339
 N-F

Approved By
 Athens County Regional Planning Commission

Date 11/15/2019
Jessie P.

0 50 100 150

File Name: 15057 Final **Crd File:** 15057 Field
Scale: 1" = 50' 8.5"x14"
Survey Date(s): 07/10/15 - 07/20/15
Parcel(s): L010010026100
Recorded In: OR 51 Pg. 781

Notes:

Louise Hershey
 OR 51 Pg. 781
 N-F

1.040 Acres
 45322.54 Square Feet

Louise Hershey
 OR 51 Pg. 781
 N-F

Basis of Bearings is State
 Plane Gnd South, NAD83 (2011)
 Ohio South Zone
 Tied by GPS to ODOT CORS Stations
 To denote angles only



Point in McGills Run Lagoon

Approximate Edge of McGills Run Lagoon

291.19'
 S 47°55'38" W 311.42'

LEGEND

- These standard symbols will be found in the drawing.
- ⊙ 5/8" x 30" Rebar Set w/ Cap Stamped Dale Exline P5 6722
 - ⊙ 5/8-inch Rebar w/ Cap Found Stamped J L Stephens 7484
 - ⊙ Tree Found - see plat for description
 - Calculated Point-No Monument Set
 - N-F Now or Formerly



Dale A. Exline 8/14/15
 Dale A. Exline P.S. 6722 Date

P.O.B.

Section 8
 Section 7

Section Line

N 87°36'47" W 716.80'

SE corner of the SW 1/4

Plat Of Survey For: **Jim Walter Homes**
Location: Situated in the Southeast Quarter of the Southwest Quarter of Section 8, T-5-N, R-11-W, Troy Township, Athens County, Ohio.

Appalachian Professional Associates, LLC
 Complete Surveying Services
 Dale A. Exline, Professional Surveyor
 254 Exline Road Jackson, OH 45640
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