



PROPERTY DESCRIPTION
6.214 ACRE TRACT
TROY TOWNSHIP, TAX MAP 9, PART PARCEL L010010032300
PART OFFICIAL RECORD 503, PAGE 404

SITUATE IN AND BEING A PART OF THE OHIO COMPANY PURCHASE TOWN 5 NORTH, RANGE 11 WEST, FRACTION 12, AUDITOR'S SECTION 9, TROY TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CINCINNATI RIDGE ROAD RIGHT OF WAY (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 172), SAID POINT BEING IN THE SOUTH LINE OF FRACTION 12 AND BEING THE SOUTHEAST CORNER OF THE 6.903 ACRE (TAXED) MARY C. AND DAVID M. SCHAFFER TRACT (OFFICIAL RECORD 408, PAGE 2632), SAID POINT ALSO BEING A COMMON CORNER TO THE 61.377 ACRE (TAXED) CHRISTINE T. PURCELL TRUSTEE TRACT (OFFICIAL RECORD 503, PAGE 404), FROM WHERE A POINT AT THE SOUTHWEST CORNER OF FRACTION 12 BEARS N 87°43'51" W 1012.16 FEET (CALCULATED);

THENCE N 02°31'31" E 637.33 FEET, LEAVING THE CINCINNATI RIDGE ROAD RIGHT OF WAY AND WITH SAID 6.903 ACRE MARY C. AND DAVID M. SCHAFFER TRACT, TO A CAPPED IRON REBAR FOUND (LABELED MBH) AT A COMMON CORNER, PASSING A 5/8" CAPPED IRON REBAR SET AT 25.75 FEET;

THENCE S 87°27'22" E 488.60 FEET, BINDING ON SAID 61.377 ACRE CHRISTINE T. PURCELL TRUSTEE TRACT, TO A 5/8" CAPPED IRON REBAR SET;

THENCE S 13°46'55" W 648.02 FEET, BINDING ON SAID 61.377 ACRE CHRISTINE T. PURCELL TRUSTEE TRACT, TO A POINT IN THE SOUTH LINE OF FRACTION 12, PASSING A 5/8" CAPPED IRON REBAR SET AT 609.84 FEET AND A UTILITY POLE FOUND AT 621.00 FEET;

THENCE N 87°43'51" W 362.10 FEET, WITH THE SOUTH LINE OF FRACTION 12, TO THE POINT OF BEGINNING;

CONTAINING 6.214 ACRES, INCLUDING 0.180 ACRES IN THE CINCINNATI RIDGE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 02/25/2021 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.


BEING A PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO CHRISTINE T. PURCELL TRUSTEE IN OFFICIAL RECORD 503, PAGE 404.

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

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


RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2212710

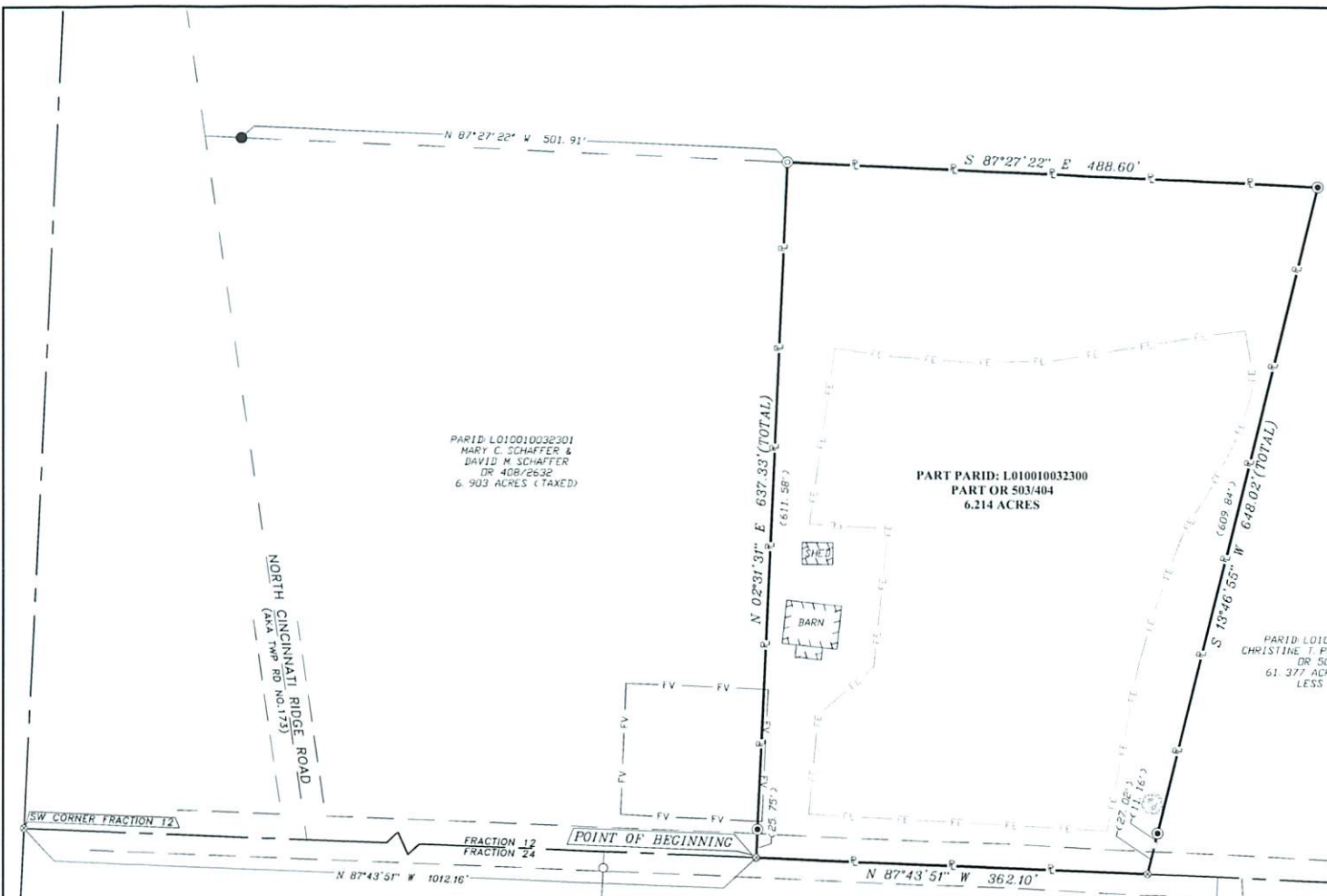


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/20/21



LEGEND	
●	SET 5/8" CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
○	FOUND IRON PIPE
⊙	FOUND CAPPED IRON REBAR
⊛	POINT
⊙	DECIDUOUS TREE
○	UTILITY POLE
—	PROPERTY LINE
—	RIGHT OF WAY
—	SECTION LINE
—	TAX PARCEL LINE
—	ELECTRIC FENCE
—	VINYL FENCE
—	STRUCTURE

REFERENCES
 BEING A PART OF FRACTION 12
 SECTION 9, TOWN 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO
 TAX MAP: 9
 PART PARCEL: L010010032300
 PART OFFICIAL RECORD: 503, PAGE: 404
 PLATS ON FILE IN THE ATHENS
 COUNTY, OHIO, TAX MAP AND ENGINEERS
 OFFICE.



PARID: L010010032301
 MARY C. SCHAFER &
 DAVID M. SCHAFER
 DR 408/2632
 6.903 ACRES (TAXED)

PART PARID: L010010032300
 PART OR 503/404
 6.214 ACRES

PARID: L010010032300
 CHRISTINE T. PURCELL TRUSTEE
 DR 503/404
 61.377 ACRES (TAXED)
 LESS TRACT

PARID: L010010032400
 DONNA J. BENNETT &
 RUDGER D. BENNETT
 DR 565/545
 76.617 ACRES (TAXED)

PARID: L010010032500
 ENID A. THOLIN
 DR 522/2269
 3.06 ACRES (TAXED)

CINCINNATI RIDGE ROAD
 (AKA TWP RD NO. 12)
 40 FOOT WIDE RIGHT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Perennial Litalien*
 DATE: 4/20/21

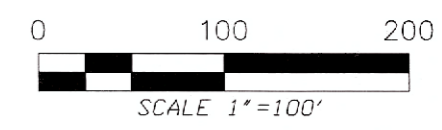


11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

PART OF FRACTION 12
 SECTION 9, TOWN 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 WASHINGTON COUNTY, OHIO

BOUNDARY SURVEY
 NEW PARCEL CREATED
 6.214 ACRES

02/25/2021
 PRJ: 2212710

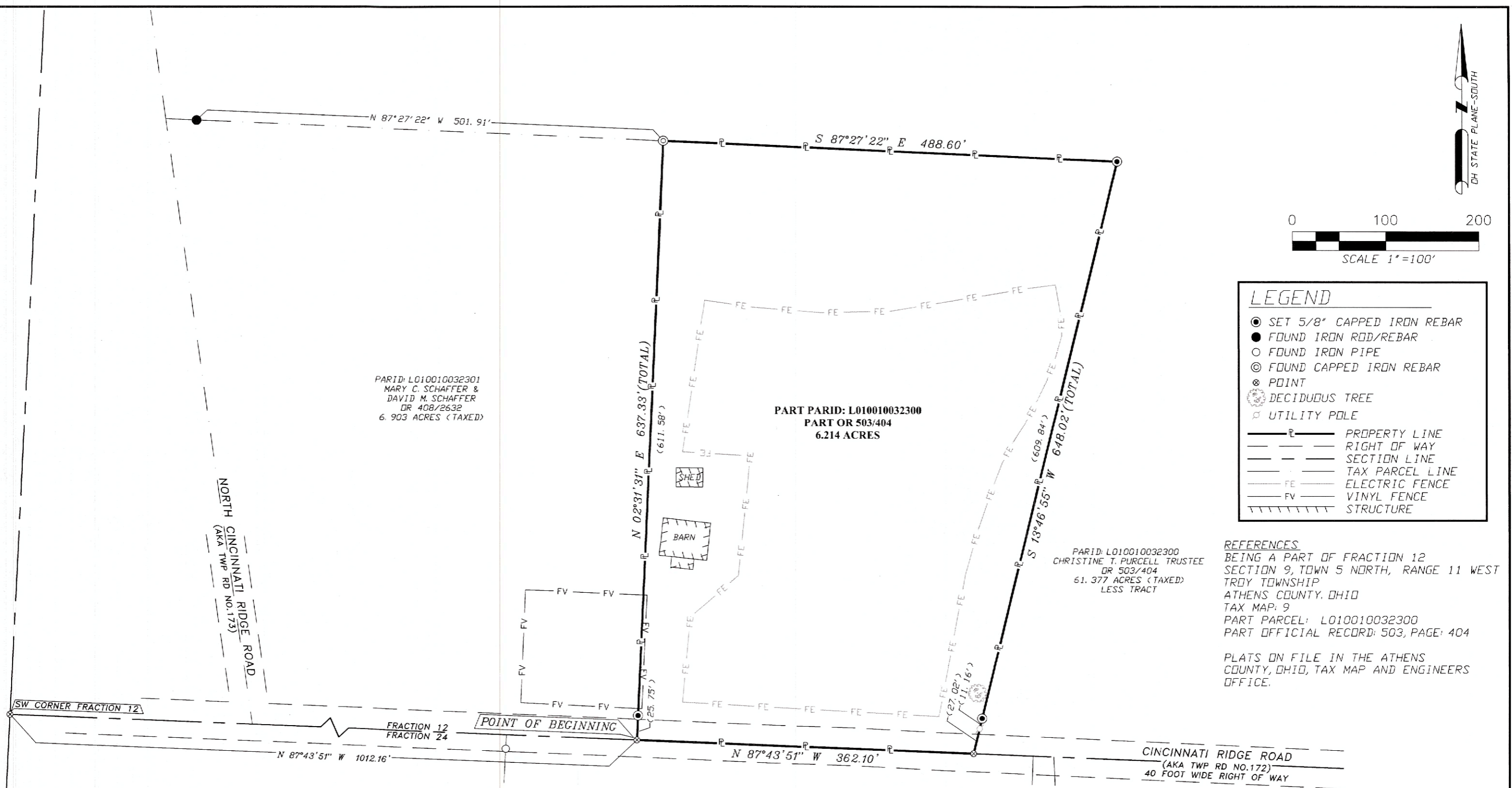


LEGEND

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- FOUND IRON PIPE
- ⊙ FOUND CAPPED IRON REBAR
- ⊗ POINT
- ⊗ DECIDUOUS TREE
- ⊗ UTILITY POLE
- P — PROPERTY LINE
- R — RIGHT OF WAY
- S — SECTION LINE
- T — TAX PARCEL LINE
- FE — ELECTRIC FENCE
- FV — VINYL FENCE
- ▭ STRUCTURE

REFERENCES
 BEING A PART OF FRACTION 12
 SECTION 9, TOWN 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO
 TAX MAP: 9
 PART PARCEL: L010010032300
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PLATS ON FILE IN THE ATHENS
 COUNTY, OHIO, TAX MAP AND ENGINEERS
 OFFICE.



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

PICKERING ASSOCIATES
 Architects • Engineers • Surveyors

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PART OF FRACTION 12
 SECTION 9, TOWN 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 WASHINGTON COUNTY, OHIO

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brentley L. Heston*
 DATE: *4/20/21*

**BOUNDARY SURVEY
 NEW PARCEL CREATED
 6.214 ACRES**

02/25/2021
 PROJ: 2212710