

TRACI HARREL-MORRISON (GRANTOR)
138.217 ACRES

Situate in the Township of Waterloo, County of Athens, State of Ohio, being part of the Southwest Quarter of Section 19, Township 11 North, Range 15 West, Ohio Company Purchase, and also being part of an original 160 acre tract and all of an original 3 acre tract conveyed to Traci Harrel-Morrison as recorded in O. R. Volume 592, Page 1363, Athens County Official Records, being part of Parcel Number N010010024300, and being bounded and described as follows:

Beginning at a 3 inch by 6 inch by 12 inch high stone (found), said stone being the southeast corner of said Southwest Quarter of Section 19, Township 11 North, Range 15 West, the southwest corner of the Southeast Quarter of Section 19, Township 11 North, Range 15 West, the northwest corner of the Northeast Quarter of Section 24, Township 10 North, Range 15 West, and the northeast corner of the Northwest Quarter of Section 24, Township 10 North, Range 15 West, said stone also being in the common line between said Waterloo Township and Lee Township, said stone also being the southwest corner of an original 80 acre tract conveyed to Amy M. Zidron and Christian J. Stork (O. R. Volume 487, Page 789, A.C.O.R., Parcel Number N010010024701), said stone also being the northwest corner of an original 80 acre tract conveyed to John P. Lavelle (O. R. Volume 123, Page 958, First Tract, A.C.O.R., Parcel Number H010010033500), said stone also being the northeast corner of a 46.660 acre tract conveyed to Jeffrey A. and Deborah S. Arnold (Deed Book 382, Page 221, Third Tract, Athens County Deed Records, Parcel Number H010010034400);

thence with the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and said Northwest Quarter of Section 24, Township 10 North, Range 15 West and also being with the common line between said Waterloo Township and said Lee Township and also being with said 46.660 acre tract conveyed to said Jeffrey A. and Deborah S. Arnold and then being with a 23.40 acre tract conveyed to Jeffrey A. and Deborah S. Arnold (Deed Book 382, Page 221, Second Tract, A.C.D.R., Parcel Number H010010034400), N.86Deg.01'13"W. 1370.64 feet to a 1 inch diameter iron bolt (found), said bolt being the northeast corner of an 11.321 acre tract conveyed to Carl P. Gaertner, T.O.D. (O. R. Volume 600, Page 2498, First Tract, A.C.O.R., Parcel Number H010010034300), said bolt also being the southeast corner of a 2.46 acre tract conveyed to Carl P. Gaertner, T.O.D. (O. R. Volume 600, Page 2498, First Tract, A.C.O.R., Parcel Number N010010024800);

thence leaving the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and said Northwest Quarter of Section 24, Township 10 North, Range 15 West and also leaving the common line between said Waterloo Township and said Lee Township and with said 2.46 acre tract conveyed to said Carl P. Gaertner, T.O.D. for the next two (2) calls, N.04Deg.55'54"E. 156.14 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.85Deg.58'29"W. 680.43 feet to a 1 inch diameter iron bolt (found), said bolt being the northeast corner of 2.46 acre tract conveyed to Kevin and Donna Dunajski (O. R. Volume 614, Page 1612, A.C.O.R., Parcel Number N010010024900);

thence with said 2.46 acre tract conveyed to said Kevin and Donna Dunajski, N.86Deg.13'54"W. 676.53 feet to a ½ inch diameter iron rebar (found) in the line of a 6.116 acre tract conveyed to Jeffrey S. Hall (O. R. Volume 616, Page 857, Parcel One, A.C.O.R., Parcel Number N010010025100), said rebar also being in the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and the Southeast Quarter of Section 25, Township 11 North, Range 15 West;

thence with said 6.116 acre tract conveyed to said Jeffrey S. Hall and also being with the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and said Southeast Quarter of Section 25, Township 11 North, Range 15 West, N.03Deg.45'08"E. 548.08 feet to a ¾ inch diameter iron rebar (found), said rebar being the southeast corner of a 5.376 acre tract conveyed to Gabrielle D. Campbell and Sheila R. Ross (O. R. Volume 432, Page 36, A.C.O.R., Parcel Number N010010025800);

thence with said 5.376 acre tract conveyed to said Gabrielle D. Campbell and Sheila R. Ross and also continuing with the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and said Southeast Quarter of Section 25, Township 11 North, Range 15 West, N.03Deg.44'41"E. 656.48 feet to a 5/8 inch diameter iron rebar (found), said rebar being the southwest corner of a 20.000 acre tract conveyed to Jeffrey M. Boylan and Jeffrey S. Hall (O. R. Volume 613, Page 2220, Parcel Two, A.C.O.R., Parcel Number N010010026600);

thence leaving the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and said Southeast Quarter of Section 25, Township 11 North, Range 15 West and with said 20.000 acre tract conveyed to said Jeffrey M. Boylan and Jeffrey S. Hall for the next two (2) calls, N.71Deg.08'55"E. 179.18 feet to a point in a small drain from which a reference 5/8 inch diameter by 30 inch long iron rebar (set) bears S.30Deg.22'34"E. 17.27 feet;

thence N.03Deg.57'20"E. 396.00 feet to a 5/8 inch diameter iron rebar (found) in the centerline of an old road bed formerly known as the Eli Wood's Road, said rebar being a corner of Parcel Number N010010022500 as per Athens County Auditor's Tax Map;

thence with said Parcel Number N010010022500 as per Athens County Auditor's Tax Map and also being with the centerline of said old road bed formerly known as the Eli Wood's Road for the next nine (9) calls, S.88Deg.52'07"E. 247.75 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.69Deg.59'29"E. 104.73 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.82Deg.35'43"E. 208.96 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.64Deg.38'45"E. 214.98 feet to a 1/4 inch diameter by 6 inch long iron spike (set);

thence N.46Deg.38'31"E. 85.24 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.22Deg.42'42"E. 132.86 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.08Deg.26'44"E. 186.64 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.14Deg.26'36"E. 181.41 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.27Deg.26'48"E. 221.75 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the south line of an 88.73 acre tract conveyed to Joseph F. McGowan (O. R. Volume 461, Page 1283, A.C.O.R., Parcel Number N010010022500), said rebar also being in the common line between said Southwest Quarter of Section 19, Township 11 North, Range 15 West and the Northwest Quarter of Section 19, Township 11 North, Range 15 West;

thence with said 88.73 acre tract conveyed to said Joseph F. McGowan and also being with the common line between said Southwest Quarter and said Northwest Quarter of Section 19, Township 11 North, Range 15 West, S.86Deg.20'10"E. 294.68 feet to a 6 inch by 3 inch by 12 inch high stone (found), said stone being the southwest corner of an 8 acre tract conveyed to Donald Kelly Preston, Jr., David Anthony Preston, and Deborah Ann Grizell (O. R. Volume 516, Page 256, Third Tract, A.C.O.R., Parcel Number N010010024200);

thence with said 8 acre tract conveyed to said Donald Kelly Preston, Jr., David Anthony Preston, and Deborah Ann Grizell and also continuing with the common line between said Southwest Quarter and said Northwest Quarter of Section 19, Township 11 North, Range 15 West, S.86Deg.19'52"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 836.53 feet, a total distance of 867.55 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of State Route Number 681 (60.00' R/W);

thence leaving the common line between said Southwest Quarter and said Northwest Quarter of Section 19, Township 11 North, Range 15 West and with the centerline of said State Route Number 681 and also being new division lines through the original 160 acre tract of which this is a part for the next four (4) calls, S.16Deg.08'09"E. 525.02 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence with a curve to the left having a radius of 1774.15 feet, an arc length of 175.64 feet, a delta angle of 05Deg.40'20", a chord bearing of S.21Deg.45'41"E., and a chord length of 175.57 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence with another curve to the left having a radius of 637.44 feet, an arc length of 131.99 feet, a delta angle of 11Deg.51'50", a chord bearing of S.29Deg.05'40"E., and a chord length of 131.76 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence with another curve to the left having a radius of 534.79 feet, an arc length of 130.70 feet, a delta angle of 14Deg.00'09", a chord bearing of S.43Deg.33'59"E., and a chord length of 130.37 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the common line between said Southwest Quarter and said Southeast Quarter of Section 19, Township 11 North, Range 15 West, said spike also being in the east line of an original 82.0 acre tract conveyed to Russell N. Baird and Cecelia Spencer Baird, Trustees (O. R. Volume 333, Page 2699, Second Tract, A.C.O.R., Parcel Number N010010024600);

thence leaving the centerline of said State Route Number 681 and with the common line between said Southwest Quarter and said Southeast Quarter of Section 19, Township 11 North, Range 15 West and also being with said original 82.0 acre tract conveyed to said Russell N. Baird and Cecelia Spencer Baird, Trustees, S.03Deg.52'39"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 24.72 feet, a total distance of 510.74 feet to a 3 inch by 6 inch by 8 inch high stone (found), said stone being the northwest corner of said original 80 acre tract conveyed to said Amy M. Zidron and Christian J. Stork;

thence continuing with the common line between said Southwest Quarter and said Southeast Quarter of Section 19, Township 11 North, Range 15 West and also being with said original 80 acre tract conveyed to said Amy M. Zidron and Christian J. Stork, S.03Deg.58'02"W. 1356.62 feet to the place of beginning containing 133.679 acres from, and being part of, said original 160 acre tract and 4.538 acres from, and being all of, said original 3 acre tract, thereby conveying a total of 138.217 acres and being part of Parcel Number N010010024300, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing S.03Deg.52'39"W., Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983. The above legal description is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor Number 8539, on March 22, 2025.



A handwritten signature in black ink, appearing to read "J. Hart Wallingford", written over the printed name.

Jeremy Hart Wallingford
Registered Land Surveyor Number 8539

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

APR 22 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY:
DATE: 4/15/25

