

**TRACI HARREL-MORRISON (GRANTOR)**  
**4.985 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 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 8 inch by 10 inch high stone (found), said stone being the northeast corner of said Southwest Quarter of Section 19, Township 11 North, Range 15 West, the southeast corner of the Northwest Quarter of Section 19, Township 11 North, Range 15 West, the southwest corner of the Northeast Quarter of Section 19, Township 11 North, Range 15 West, and the northwest corner of the Southeast Quarter of Section 19, Township 11 North, Range 15 West, said stone also being the southeast corner of an 11.01 acre tract conveyed to Daniel Paul Preston and Stephanie Preston (O. R. Volume 516, Page 252, A.C.O.R., Parcel Number N010010024201), said stone also being in the west line of a 20.000 acre tract conveyed to Michael H. and Kathleen F. Baird, Trustees (O. R. Volume 441, Page 1302, Lot 1, A.C.O.R., Parcel Number N010010024401);

thence 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 20.000 acre tract conveyed to said Michael H. and Kathleen F. Baird, Trustees and then being with 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), S.03Deg.52'39"W., passing a 5/8 inch diameter iron rebar (found) at 813.52 feet, a total distance of 851.85 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of State Route Number 681 (60.00' R/W);

thence with the centerline of said State Route Number 681 and being new division lines through the original 160 acre tract of which this is a part for the next four (4) calls and being a curve to the right 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 N.43Deg.33'59"W., and a chord length of 130.37 feet to a ¼ inch diameter by 2 inch long iron spike (set);

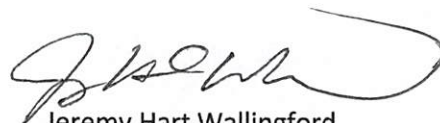
thence with another curve to the right having a radius of 637.44 feet, an arc length of 131.99 feet, a delta angle of 11Deg.51'50", a chord bearing of N.29Deg.05'40"W., and a chord length of 131.76 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence with another curve to the right 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 N.21Deg.45'41"W., and a chord length of 175.57 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.16Deg.08'09"W. 525.02 feet to a ¼ inch diameter by 2 inch long iron spike (set) from which a reference ¼ inch diameter iron spike (found) bears N.69Deg.57'08"W. 2.06 feet, said spike (set) being the southwest corner of said 11.01 acre tract conveyed to said Daniel Paul Preston and Stephanie Preston, said spike (set) also being in the common line between said Northwest Quarter and said Southwest Quarter of Section 19, Township 11 North, Range 15 West;

thence leaving the centerline of said State Route Number 681 and with said 11.01 acre tract conveyed to said Daniel Paul Preston and Stephanie Preston and also being with the common line between said Northwest Quarter and said Southwest 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 27.15 feet, a total distance of 423.39 feet to the place of beginning containing 4.985 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.




Jeremy Hart Wallingford  
Registered Land Surveyor Number 8539



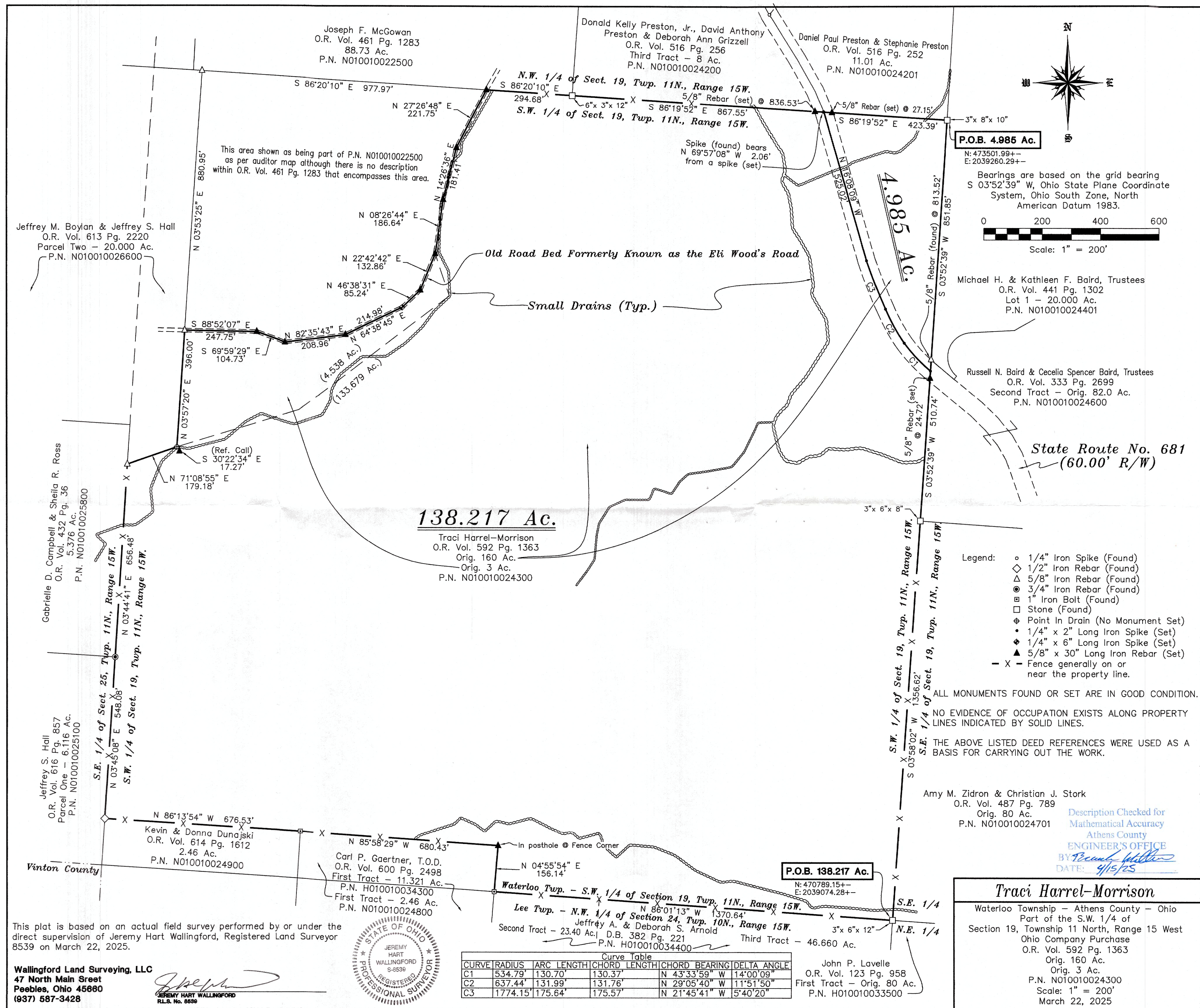
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

APR 22 2025

Jill Davidson  
Athens County Auditor

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

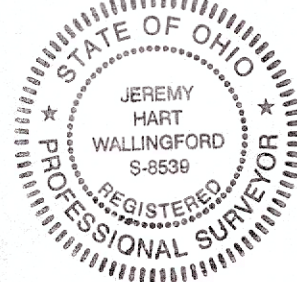




This plat is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor 8539 on March 22, 2025.

Wallingford Land Surveying, LLC  
47 North Main Street  
Peebles, Ohio 45660  
(937) 587-3428

JEREMY HART WALLINGFORD  
R.L.S. No. 8539

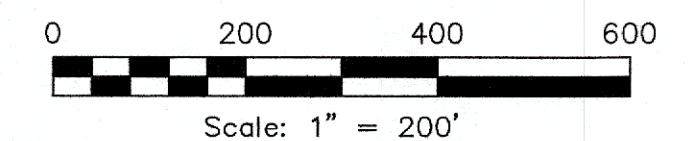


Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	534.79'	130.70'	130.37'	N 43°33'59" W	14°00'09"
C2	637.44'	131.99'	131.76'	N 29°05'40" W	11°51'50"
C3	1774.15'	175.64'	175.57'	N 21°45'41" W	5°40'20"

P.O.B. 4.985 Ac.

N: 473501.99+-  
E: 2039260.29+-

Bearings are based on the grid bearing  
S 03°52'39" W, Ohio State Plane Coordinate  
System, Ohio South Zone, North  
American Datum 1983.



Michael H. & Kathleen F. Baird, Trustees  
O.R. Vol. 441 Pg. 1302  
Lot 1 - 20.000 Ac.  
P.N. N010010024401

Russell N. Baird & Cecelia Spencer Baird, Trustees  
O.R. Vol. 333 Pg. 2699  
Second Tract - Orig. 82.0 Ac.  
P.N. N010010024600

State Route No. 681  
(60.00' R/W)

- Legend:
- 1/4" Iron Spike (Found)
  - ◇ 1/2" Iron Rebar (Found)
  - △ 5/8" Iron Rebar (Found)
  - 3/4" Iron Rebar (Found)
  - 1" Iron Bolt (Found)
  - Stone (Found)
  - ⊕ Point in Drain (No Monument Set)
  - 1/4" x 2" Long Iron Spike (Set)
  - ◆ 1/4" x 6" Long Iron Spike (Set)
  - ▲ 5/8" x 30" Long Iron Rebar (Set)
  - X - Fence generally on or near the property line.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

Amy M. Zidron & Christian J. Stork  
O.R. Vol. 487 Pg. 789  
Orig. 80 Ac.  
P.N. N010010024701

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

Traci Harrel-Morrison

Waterloo Township - Athens County - Ohio  
Part of the S.W. 1/4 of  
Section 19, Township 11 North, Range 15 West  
Ohio Company Purchase  
O.R. Vol. 592 Pg. 1363  
Orig. 160 Ac.  
Orig. 3 Ac.  
P.N. N010010024300  
Scale: 1" = 200'  
March 22, 2025

P.O.B. 138.217 Ac.

N: 470789.15+-  
E: 2039074.28+-

John P. Lavelle  
O.R. Vol. 123 Pg. 958  
First Tract - Orig. 80 Ac.  
P.N. H010010033500