

LEAH EDINGER (GRANTOR)
45.103 ACRES

Situate in the Township of Waterloo, County of Athens, State of Ohio, being part of Fraction 33 of Section 27, Township 11 North, Range 15 West, and also being all of an original 50 acre tract conveyed to Leah Edinger as recorded in Official Records Volume 611, Page 2336, Athens County Official Records, being all of Parcel Number N01-00100314-00, and being bounded and described as follows:

Beginning at a ¼ inch diameter by 6 inch long iron mag hub (set) in the centerline of King Hollow Road (T-21), said mag hub bears S.31Deg.22'37"W. 3305.70 feet from a ¼ inch diameter by 6 inch long iron mag hub (set) at the intersection of the centerlines of said King Hollow Road and State Route Number 356 (60.00' R/W), said spike also bears S.85Deg.30'19"E. 727.15 feet from a 1 inch square iron pin (found) at the common corner between Section 26, Township 11 North, Range 15 West, Section 32, Township 11 North, Range 15 West, Section 33, Township 11 North, Range 15 West, and said Fraction 33 of Section 27, Township 11 North, Range 15 West, said spike being in the north line of a 3.22 acre tract conveyed to Garrett W. and Sara I. Clark (O. R. Volume 606, Page 781, Parcel Two, A.C.O.R., Parcel Number N01-00100303-00), said mag hub also being in the common line between said Fraction 33 of Section 27, Township 11 North, Range 15 West and said Section 26, Township 11 North, Range 15 West;

thence leaving the common line between said Fraction 33 of Section 27, Township 11 North, Range 15 West and said Section 26, Township 11 North, Range 15 West and with the centerline of said King Hollow Road for the next thirty-eight (38) calls, N.20Deg.45'50"W. 255.68 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.15Deg.49'17"W. 58.74 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.09Deg.58'04"W. 57.18 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.05Deg.10'35"W. 49.06 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.02Deg.17'02"E. 170.56 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.13Deg.05'11"E. 76.21 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.18Deg.32'50"E. 94.21 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.12Deg.35'11"E. 55.90 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.04Deg.45'21"E. 40.28 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.00Deg.38'57"W. 48.74 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.08Deg.17'07"E. 54.72 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.29Deg.36'49"E. 25.08 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.36Deg.40'15"E. 18.37 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.61Deg.32'47"E. 38.00 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.83Deg.22'04"E. 45.00 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.88Deg.05'16"E. 44.98 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.84Deg.59'03"E. 71.09 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.86Deg.57'28"E. 45.10 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.76Deg.50'34"E. 46.69 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.74Deg.37'03"E. 89.50 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.80Deg.10'26"E. 45.87 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.84Deg.54'45"E. 47.61 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.86Deg.56'36"E. 352.86 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.86Deg.39'24"E. 48.21 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.82Deg.56'44"E. 44.39 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.76Deg.55'16"E. 151.76 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence S.76Deg.59'13"E. 132.66 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.77Deg.04'10"E. 42.04 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.54Deg.04'48"E. 36.24 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);
thence N.29Deg.49'50"E. 29.76 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.10Deg.17'14"E. 56.18 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.00Deg.20'21"W. 56.55 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.06Deg.49'54"W. 55.59 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.09Deg.30'56"W. 168.63 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.05Deg.15'45"W. 92.25 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.00Deg.29'35"W. 94.04 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.07Deg.18'44"E. 67.19 feet to a ¼ inch diameter by 6 inch long iron mag hub (set);

thence N.10Deg.28'06"E. 101.58 feet to a ¼ inch diameter by 6 inch long iron mag hub (set) in the south line of an original 110 acre tract conveyed to the State of Ohio Department of Natural Resources (O. R. Volume 376, Page 475, A.C.O.R., Parcel Number N01-00100316-00);

thence leaving the centerline of said King Hollow Road and with said original 110 acre tract conveyed to said State of Ohio Department of Natural Resources, S.87Deg.42'05"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 24.29 feet, a total distance of 502.83 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the line of a 45.06 acre tract conveyed to T & D Properties, LTD (O. R. Volume 192, Page 16, A.C.O.R., Parcel Number N.01-00100750-00, see Valuation Map Volume 145.2-1);

thence with said 45.06 acre tract conveyed to said T & D Properties, LTD for the next three (3) calls, S.07Deg.20'51"E. 669.08 feet to a point from which a reference 5/8 inch diameter by 30 inch long iron rebar (set) bears S.73Deg.46'30"W. 23.84 feet;

thence with a curve to the right having a radius of 713.94 feet, and arc length of 904.97 feet, a delta angle of 72Deg.37'34", a chord bearing of S.32Deg.41'16"W., and a chord length of 845.59 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence with another curve to the left having a radius of 2914.79 feet, an arc length of 24.93 feet, a delta angle of 00Deg.29'24", a chord bearing of S.68Deg.45'21"W., and a chord length of 24.93 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the line of a 24.52 acre tract conveyed to the Board of Commissioners, Athens County, Ohio (O. R. Volume 372, Page 470, A.C.O.R., Parcel Number N01-00100748-00, see Valuation Map V.145.1-S26 and V.145.1-26);

thence with said 24.52 acre tract conveyed to said Board of Commissioners, Athens County, Ohio for the next two (2) calls, S.68Deg.30'39"W. 739.81 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

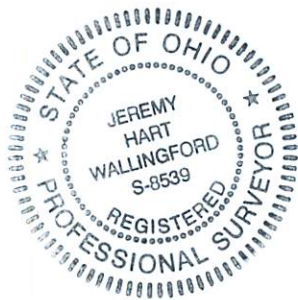
thence with a curve to the right having a radius of 2700.20 feet, and arc length of 247.35 feet, a delta angle of 05Deg.14'55", a chord bearing of S.71Deg.07'07"W., and a chord length of 247.26 feet to

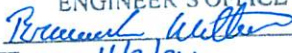
a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the easternmost corner of said 3.22 acre tract conveyed to said Garrett W. and Sara I. Clark;

thence with said 3.22 acre tract conveyed to said Garrett W. and Sara I. Clark, N.85Deg.30'19"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 391.52 feet, a total distance of 429.30 feet the place of beginning containing 45.103 acres and being all of Parcel Number N01-00100314-00, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing S.85Deg.30'19"E., 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 16, 2024.


Jeremy Hart Wallingford
Registered Land Surveyor Number 8539



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/2/24

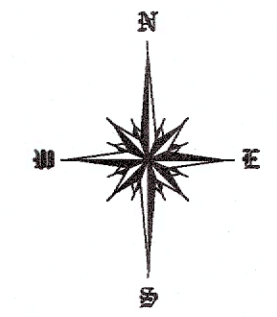
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 02 2024

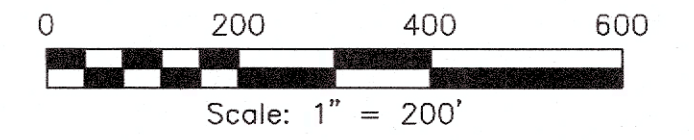
Jill Davidson
Athens County Auditor

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	713.94	904.97	845.59	S 32°41'16" W	72°37'34"
C2	2914.79	24.93	24.93	S 68°45'21" W	0°29'24"
C3	2700.20	247.35	247.26	S 71°07'07" W	5°14'55"

Line Table		
LINE	BEARING	DISTANCE
L1	N 20°45'50" W	255.68
L2	N 15°49'17" W	58.74
L3	N 09°58'04" W	57.18
L4	N 05°10'35" W	49.06
L5	N 02°17'02" E	170.56
L6	N 13°05'11" E	76.21
L7	N 18°32'50" E	94.21
L8	N 12°35'11" E	55.90
L9	N 04°45'21" E	40.28
L10	N 00°38'57" W	48.74
L11	N 08°17'07" E	54.72
L12	N 29°36'49" E	25.08
L13	N 36°40'15" E	18.37
L14	N 61°32'47" E	38.00
L15	N 83°22'04" E	45.00
L16	S 88°05'16" E	44.98
L17	S 84°59'03" E	71.09
L18	N 86°57'28" E	45.10
L19	N 76°50'34" E	46.69
L20	N 74°37'03" E	89.50
L21	N 80°10'26" E	45.87
L22	N 84°54'45" E	47.61
L23	N 86°56'36" E	352.86
L24	S 86°39'24" E	48.21
L25	S 82°56'44" E	44.39
L26	S 76°55'16" E	151.76
L27	S 76°59'13" E	132.66
L28	N 77°04'10" E	42.04
L29	N 54°04'48" E	36.24
L30	N 29°49'50" E	29.76
L31	N 10°17'14" E	56.18
L32	N 00°20'21" W	56.55
L33	N 06°49'54" W	55.59
L34	N 09°30'56" W	168.63
L35	N 05°15'45" W	92.25
L36	N 00°29'35" W	94.04
L37	N 07°18'44" E	67.19
L38	N 10°28'06" E	101.58



Bearings are based on the grid bearing S 85°30'19" E, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.



State of Ohio Department of Natural Resources
O.R. Vol. 376 Pg. 475
Orig. 110 Ac.
P.N. N01-00100316-00

Jon K. Jiga
O.R. Vol. 594 Pg. 211
46.055 Ac.
P.N. N01-00100315-00

45.103 Ac.

Leah Edinger
O.R. Vol. 611 Pg. 2336
Orig. 50 Ac.
P.N. N01-00100314-00

P.O.B. N: 482167.28+-
E: 2032471.06+-

1/4" Mag Hub (set) bears S 31°22'37" W 3305.70'
from a 1/4" Mag Spike (set) at the intersection of
King Hollow Road (T-21) & State Route No. 356.

Board of Commissioners, Athens County, Ohio
O.R. Vol. 372 Pg. 470
24.52 Ac.
P.N. N01-00100748-00

Garett W. & Sara I. Clark
O.R. Vol. 606 Pg. 781
Parcel Two - 3.22 Ac.
P.N. N01-00100303-00

See Valuation Map
V.145.2 - 1

T & D Properties, LTD
O.R. Vol. 192 Pg. 16
45.06 Ac.
P.N. N01-00100750-00

See Valuation Map
V.145.1 - S26 & V.145.1 - 26

Legend:

- ◇ 1/2" Iron Rebar (Found)
- △ 5/8" Iron Rebar (Found)
- ⊕ 1" Square Iron Pin (Found)
- ⊙ Point (No Monument Set)
- ◆ 1/4" x 6" Long Iron Mag Hub (Set)
- ▲ 5/8" x 30" Long Iron Rebar (Set)
- X - Fence generally on or near the property line.
- X - Fence generally as shown.

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.

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 16, 2024.

Wallingford Land Surveying, LLC
47 North Main Street
Peebles, Ohio 45680
(937) 587-3428

Jeremy Hart Wallingford
JEREMY HART WALLINGFORD
R.L.S. No. 8539



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian L. Miller*
DATE: 4/2/24

Leah Edinger

Waterloo Township - Athens County - Ohio
Part of Fraction 33 of Section 27, Township 11 North, Range 15 West
Ohio Company Purchase
O.R. Vol. 611 Pg. 2336
Orig. 50 Ac.
P.N. N01-00100314-00
45.103 Acres
Scale: 1" = 200'
March 16, 2024