

PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

DESCRIPTION OF SURVEY FOR

JOHN L. & NANCY COX

(EXCEPTION)

A tract or parcel of land situate in the State of Ohio, Athens County, York Township, Fraction 25 of Section 20, Town 12, Range 15, being a portion of that same tract or parcel of land described in a deed to John L. Cox, being of record in the Office of the County Recorder of Athens County, Ohio, in Official Record Book 495 on page 1212, further being described as the First Tract, and being more particularly described as follows:

Beginning for reference at a 5/8-inch Rebar, found, at the Southeast corner of Fraction 25 of Section 20, thence with the South line of Fraction 25;

N 86-15-00 W 185.46 feet to a 5/8-inch Rebar with a yellow plastic cap stamped, "J. Perkins WV 2199 OH 8581," hereinafter referred to as a Rebar, set, and corner to Mark Huddy (OR 468, Pg. 225), thence with Huddy for one (1) line;

N 04-35-00 E 641.59 feet to a Rebar, set, and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence, through the parent tract of John L. Cox (OR 495, Pg. 1212) for two (2) new partition lines;

N 64-55-50 W 465.05 feet to a Rebar, set, thence;

N 03-10-50 E at 346.79 feet passing a Rebar, set, **IN ALL 364.14 feet** to a Point at or near the intersection of County Road 1, known as Kimberly Road, and Township Road 269, known as Matheny Road, thence with Matheny Road for two (2) lines;

S 76-57-50 E 45.07 feet to a Point, thence;

S 60-12-50 E 246.72 feet to a Point, corner to David Kennard (OR 237, Pg. 359), thence with Kennard for two (2) lines;

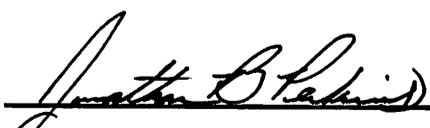
S 04-35-00 W at 22.82 feet passing a Rebar, set, **IN ALL 260.92 feet** to a Rebar, set, thence;

S 60-25-00 E 195.00 feet to a Rebar, set, in a line of said Mark Huddy, from which a 5/8-inch Rebar, found, bears N 04-35-00 E at 163.68 feet, thence with Huddy for one (1) line;

S 04-35-00 W 71.78 feet to the True Point of Beginning, containing **2.506 acres**, more or less, as surveyed by Jonathan B. Perkins in January, 2021, as shown on a **PLAT OF SURVEY FOR JOHN L. & NANCY COX**, dated the 16th day of January, 2021, accompanying with and made part of this description.

North is based on an assumed meridian, based on the South line of Fraction 25, as described in a deed to John L. Cox, recorded in Official Record Book 495 on page 1212, and used to denote horizontal angles only.

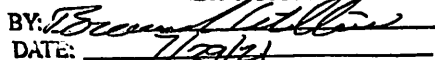
This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.


Jonathan B. Perkins P.L.S. #8581

Description Checked for
Mathematical Accuracy

Athens County

SURVEYOR'S OFFICE

BY: 
DATE: 1/16/21



Jan. 16, 2021

Date: January 16, 2021

PLAT OF SURVEY FOR JOHN L. & NANCY COX

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, YORK TOWNSHIP,
FRACTION 25 OF SECTION 20, TOWN 12, RANGE 15.

BEING ALL OF THOSE SAME TRACTS OR PARCELS OF LAND DESCRIBED IN A DEED TO JOHN L. COX, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 495 ON PAGE 1212.

JILL BARBER
OR 286 / 2121

WILLIAM DeWEESE
OR 189 / 487

OAK GROVE
WESLEYAN
CHURCH

REX McCOMBS
OR 531 / 596

DANIEL CAGG
OR 52 / 589

DAVID J. &
PAULA KENNARD
OR 237 / 359
1.0 ACRES
P010010042600

STEPHEN P. &
LINDA S. PATTON
OR 397 / 529
4.49 ACRES
P010010042300

JOHN L. COX
OR 495 / 1212
19.93 ACRES
P010010042400
(20.238 ACRES ±)

TERRY L. & CAROL S.
CONNER
OR 485 / 1336
9.91 ACRES
P010010042100

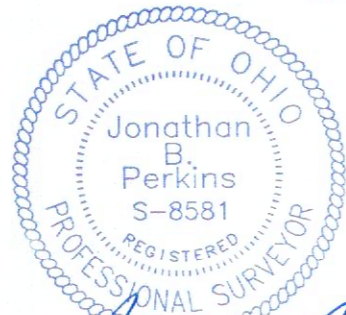
REMAINDER OF:
JOHN L. COX
OR 495 / 1212
18.04 ACRES
P010010042500
(18.067 ACRES ±)

MARK HUDDY
OR 468 / 225
4.0 ACRES
P010010042700

RONALD E. &
JILL A. LOVE
OR 292 / 509
100 ACRES
P010010044200

ACREAGE TABLE

TOTAL SURVEYED:	38.305 ACRES ±
- EXCEPTION:	2.506 ACRES ±
REMAINDER:	36.249 ACRES ±



Jan. 16, 2021
JANUARY 16, 2021

Jonathan B. Perkins PLS#8581

Description Checked for
Mathematical Accuracy
Athens County
Perkins Surveying, LLC
DATE: 1/16/21

SURVEY NOTES

- SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
- EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- NORTH IS BASED ON THE SOUTH LINE OF FRACTION 25 AS DESCRIBED IN A DEED TO JOHN L. COX, RECORDED IN OFFICIAL RECORD BOOK 495 ON PAGE 1212.
- THIS LINE WAS LENGTHENED FROM THE ORIGINAL DEED DISTANCE BY 2.3 FEET SO THE PROPERTY LINE DID NOT RUN THROUGH THE HOUSE ON THE KENNARD'S 1 ACRE TRACT.
- DUE TO THE HIGH INACCURACIES OF GIS MAPPING THIS SURVEY IS NOT INTENDED TO BE PLOTTED UP AND IMPORTED INTO A GIS APPLICATION.
- THE ADJOINER INFORMATION FOR THE PARCELS NORTH OF COUNTY ROAD 1 AND TWP ROAD 269 WAS TAKEN FROM THE TAX MAP AND MY NOT BE UP TO DATE PER THE DEED RECORDS.

PROJECT SURVEYOR: J. PERKINS
DRAFTED BY: J.B.P. 01/08/21
FIELD SURVEY: JANUARY, 2021
FILE #: 20-0321

PERKINS SURVEYING, LLC
205 TIMBERLINE DRIVE
VINCENT, OH 45784
304-917-9907

NORTH IS AN ASSUMED MERIDIAN USED
TO DENOTE HORIZONTAL ANGLES ONLY.
(SEE NOTE 4)

PERTINENT DOCUMENTS

- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.
- PLAT OF SURVEY FOR THREE PARCELS BY CHARLES T. NEWMAN, DATED MARCH 20, 2017.

LEGEND

SURVEYED LINE	
NON-SURVEYED LINE	
SECTION LINE	
FENCE LINE	
TRAVELED WAY	
5/8" X 30" REBAR, SET	
REBAR, FOUND	
CALCULATED POINT	
DEED BOOK VOLUME / PAGE	VOL 000/000
OFFICIAL RECORD BOOK / PAGE	OR 000/000

SCALE: 1-INCH = 200-FEET

