

PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

DESCRIPTION OF SURVEY FOR

JOHN L. & NANCY COX

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 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, 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 being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence continuing with the South line of Fraction 25 for one (1) line;

N 86-15-00 W 1,470.19 feet to a Rebar, set, corner to Stephen Patton (OR 397, Pg. 529), from which a 5/8-inch Rebar, found, bears N 86-15-00 W at 310.34 feet, thence with Patton for one (1) line;

N 04-30-00 W at 945.39 feet passing a Rebar, set, **IN ALL 990.67 feet** to a Point in the centerline of County Road 1, known as Kimberly Road, thence with Kimberly Road for four (4) lines;

N 76-03-40 E 210.00 feet to a Point, thence;

N 80-06-00 E 145.00 feet to a Point, thence;

N 83-11-40 E 311.26 feet to a Point, thence;

N 88-47-10 E 510.00 feet to a Point at or near the intersection of Township Road 269, known as Matheny Road, thence with Matheny Road for two (2) lines;

S 76-57-50 E 75.24 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;

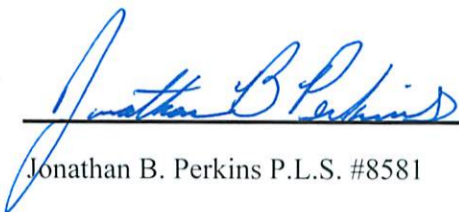
S 04-35-00 W at 22.82 feet passing a Rebar, set, **IN ALL 260.92 feet** to a Rebar, set, thence;

S 60-25-00 E 195.00 feet to a Rebar, set, in a line of Mark Huddy (OR 468, Pg. 225), 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 713.37 feet to the True Point of Beginning, containing **38.305 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

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 MacCOMBS
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 ±)

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

MARK HUDDY
OR 468 / 225
4.0 ACRES
P010010042700

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

ACREAGE TABLE

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

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jonathan B. Perkins*
DATE: *2/11/21*

- 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.

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



Jonathan B. Perkins
JANUARY 16, 2021
Jonathan B. Perkins PLS#8581



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 |

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

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