

MARIA H. JANDA, TRUSTEE (GRANTOR)
70.171 ACRES

Situate in the Township of York, County of Athens, State of Ohio, being part of Fraction Number 8, Section 21, Township 12 North, Range 15 West, Ohio Company Purchase, and also being all of the remainder of an original 84.66 acre tract conveyed to Maria H. Janda, Trustee as recorded in Official Records Volume 513, Page 1360, Athens County Official Records, being all of Parcel Number P01-00100384-00, and being bounded and described as follows:

Beginning at a 4 inch by 8 inch by 6 inch high stone (found) in the common line between said Fraction Number 8, Section 21, Township 12 North, Range 15 West and Fraction 26, Section 21, Township 12 North, Range 15 West, said stone bears N.28Deg.14'26"W. 3469.90 feet from a ¾ inch diameter iron rebar (found) at the common corner to Fraction 8, Township 8 North, Range 16 West, Section 21, Fraction 18, Township 8 North, Range 16 West, Section 21, Fraction 6, Township 12 North, Range 15 West, Section 15, and Fraction 1, Township 12 North, Range 15 West, Section 15, said stone being in the south line of a 212.13 acre tract conveyed to the United States of America (Deed Book 160, Page 477, Athens County Deed Records, Parcel Number P01-00100385-00), said stone also being the northeast corner of the original 84.66 acre tract hereby conveyed, said stone also being the northwest corner of an original 80.94 acre tract conveyed to McKnight Farm, LLC (O. R. Volume 549, Page 803, Second Tract, A.C.O.R., Parcel Number P01-00100372-00);

thence leaving the common line between said Fraction Number 8, Section 21, Township 12 North, Range 15 West and said Fraction Number 26, Section 21, Township 12 North, Range 15 West and with said original 80.94 acre tract conveyed to said McKnight Farm, LLC, S.05Deg.56'58"W. 1191.14 feet to a 6 inch by 6 inch flush stone (found) with chiseled lines in broken top of stone (also found) from which a reference 5/8 inch diameter by 30 inch long iron rebar (set) bears S.66Deg.34'42"W. 0.25 feet, said stone being the northeast corner of an original 21 acre tract conveyed to John H., Jr. and Lacey J. Fletcher (O. R. Volume 495, Page 1994, A.C.O.R., Parcel Number P01-00100377-00);

thence with said original 21 acre tract conveyed to said John H., Jr. and Lacey J. Fletcher and also being with an original 16.53 acre tract conveyed to John A., Sr. and Sharon K. Young (O. R. Volume 259, Page 1672, A.C.O.R., Parcel Number P01-00100382-00), N.85Deg.45'38"W., passing an existing fence corner at 709.90 feet, a total distance of 964.18 feet to a 4 inch by 7 inch by 5 inch high stone (found);

thence continuing with said original 16.53 acre tract conveyed to said John A., Sr. and Sharon K. Young, S.29Deg.19'50"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 788.35 feet, a

total distance of 831.01 feet to a ¼ inch diameter iron spike (found) in the centerline of Wolfe Bennett Road (C-73), said spike being the northernmost corner of a 0.575 acre tract conveyed to Courtney Reid, Trustee (O. R. Volume 516, Page 2145, A.C.O.R., Parcel Number P01-00100383-00);

thence leaving the centerline of said Wolfe Bennett Road and with said 0.575 acre tract conveyed to said Courtney Reid, Trustee, S.28Deg.31'30"W. 14.39 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence continuing with said 0.575 acre tract conveyed to said Courtney Reid, Trustee and then being with said John A., Sr. and Sharon K. Young, S.15Deg.01'30"W. 262.90 feet to a ½ inch diameter iron rebar (found), said rebar being a corner of a 6.70 acre tract conveyed to William L. and Pamela S. Humphrey (O. R. Volume 330, Page 1354, Tract One, A.C.O.R., Parcel Number P01-00100380-00), said rebar also being a corner of a 35.60 acre tract conveyed to the United States of America (Deed Book 299, Page 11, A.C.D.R., Parcel Number P01-00100386-00);

thence with said 35.60 acre tract conveyed to said United States of America, N.38Deg.23'56"W. 1151.49 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the southernmost corner of a 0.8085 acre tract conveyed to Joshua D. Wolfe (O. R. Volume 460, Page 460, A.C.O.R., Parcel Number P01-00100384-01);

thence with said 0.8085 acre tract conveyed to said Joshua D. Wolfe, N.32Deg.49'36"E., passing a 5/8 inch diameter iron rebar (found) at 256.34 feet, a total distance of 268.34 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of said Wolfe Bennett Road;

thence with the centerline of said Wolfe Bennett Road, N.53Deg.21'19"W. 114.79 feet to a ¼ inch diameter iron spike (found), said spike being a corner of an original 14.24 acre tract conveyed to Hubert, Jr. and Connie Stage (O. R. Volume 277, Page 1111, First Tract, A.C.O.R., Parcel Number P01-00100285-00);

thence leaving the centerline of said Wolfe Bennett Road and with said original 14.24 acre tract conveyed to said Hubert, Jr. and Connie Stage, N.20Deg.05'16"E., passing 5/8 inch diameter by 30 inch long iron rebars (set) at 31.67 feet and 1148.23 feet, a total distance of 1158.23 feet to a 24 inch diameter forked hickory tree (found) in the line of said 212.13 acre tract conveyed to said United States of America, said hickory tree also being in the common line between said Fraction Number 8, Section 21, Township 12 North, Range 15 West and said Fraction Number 26, Section 21, Township 12 North, Range 15 West;

thence with said 212.13 acre tract conveyed to said United States of America and also being with the common line between said Fraction Number 8, Section 21, Township 12 North, Range 15 West and said Fraction 26, Section 21, Township 12 North, Range 15 West, S.84Deg.23'41"E. 1839.94 feet to the place of beginning containing 70.171 acres and being all of Parcel Number P01-00100384-00, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing S.05Deg.56'58"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 July 6, 2024.



Jeremy Hart Wallingford
Registered Land Surveyor Number 8539


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

AUG 07 2024

Jill Davidson
Athens County Auditor



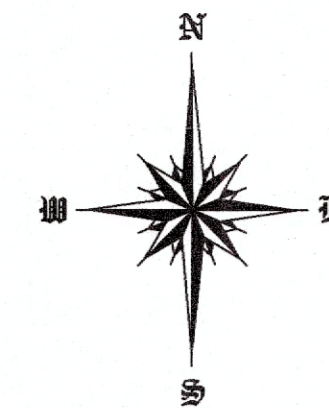
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/2/24

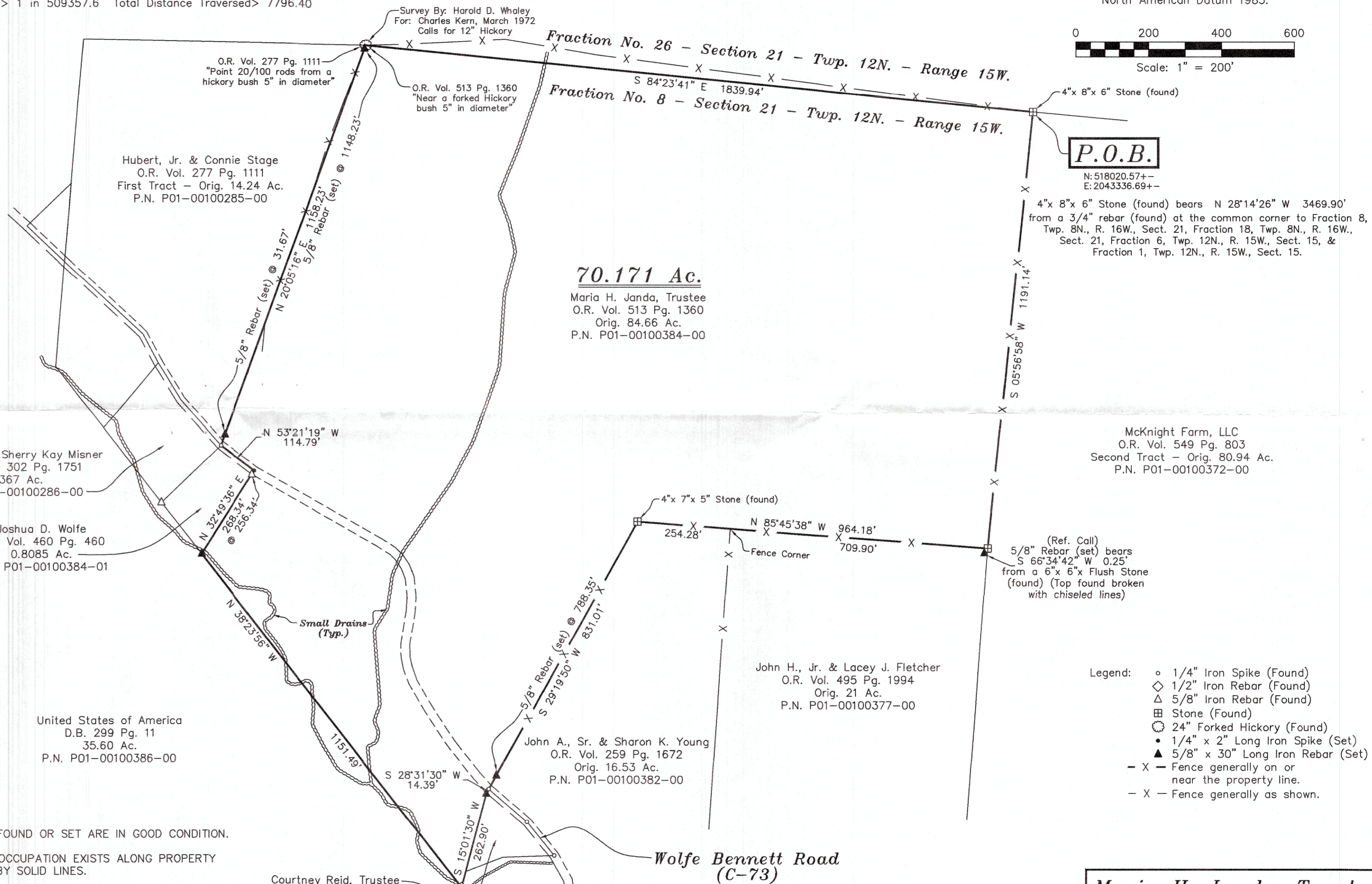
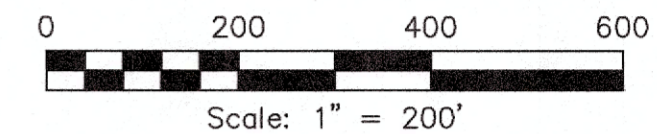
Course	Bearing	Distance	PT#	Northing	Easting	Description
69-74	S 05°56'58" W	1191.14	74	516835.84	2043213.22	4X8X6STONEFD
74-73	N 85°45'38" W	964.18	73	516907.12	2042251.69	6X6FLUSHSTONEFD
73-53	S 29°19'50" W	831.01	53	516182.64	2041844.62	4X7X5STONEFD
53-56	S 28°31'30" W	14.39	56	516170.00	2041837.75	SPKFD
56-64	S 15°01'30" W	262.90	64	515916.09	2041769.59	58RBSET
64-50	N 38°23'56" W	1151.49	50	516818.52	2041054.37	12RBF
50-51	N 32°49'36" E	268.34	51	517044.01	2041199.83	58RBSET
51-47	N 53°21'19" W	114.79	47	517112.52	2041107.73	SPSET
47-66	N 20°05'16" E	1158.23	66	518200.29	2041505.54	SPFD
66-69	S 84°23'41" E	1839.94	69	518020.57	2043336.69	CENTER18"FORKED
				518020.57	2043336.69	4X8X6STONEFD

Closure error distance > 0.015 Error Bearing > N 90°00'00" E
 Closure Precision > 1 in 509357.6 Total Distance Traversed > 7796.40
 (70.171 Ac.)

United States of America
 D.B. 160 Pg. 477
 212.13 Ac.
 P.N. P01-00100385-00



Bearings are based on the grid bearing S 05°56'58" W,
 Ohio State Plane Coordinate System, Ohio South Zone,
 North American Datum 1983.



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 July 6, 2024.

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

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

Courtney Reid, Trustee
 O.R. Vol. 516 Pg. 2145
 0.575 Ac.
 P.N. P01-00100383-00

William L. & Pamela S. Humphrey
 O.R. Vol. 330 Pg. 1354
 Tract One - 6.70 Ac.
 P.N. P01-00100380-00



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Jeremy Hart Wallingford*
 DATE: 8/2/24

Maria H. Janda, Trustee

York Township - Athens County - Ohio
 Part of Fraction Number 8,
 Section 21, Township 12 North, Range 15 West
 Ohio Company Purchase
 O.R. Vol. 513 Pg. 1360
 Orig. 84.66 Ac.
 P.N. P01-00100384-00
 70.171 Acres
 Scale: 1" = 200'
 July 6, 2024

- Legend:
- 1/4" Iron Spike (Found)
 - ◇ 1/2" Iron Rebar (Found)
 - △ 5/8" Iron Rebar (Found)
 - ⊠ Stone (Found)
 - 24" Forked Hickory (Found)
 - 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar (Set)
 - X - Fence generally on or near the property line.
 - X - Fence generally as shown.