



Architects • Engineers • Surveyors

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Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Randall R. Cline II*  
DATE: 2/7/18

**PROPERTY DESCRIPTION**  
**1.713 ACRES**  
**PARCEL NUMBER A029200001700**  
**OFFICIAL RECORD 498, PAGE 42**

**SITUATE** IN AND BEING A PART OF FARM OR LEASE LOT NUMBER 37, SECTION 7 AND SECTION 8, TOWN 9, RANGE 14, CITY OF ATHENS, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED REBAR SET IN THE EASTERLY LINE OF THE 14.329 ACRE JOANN D. KENNEDY TRUSTEE TRACT (OFFICIAL RECORD 482, PAGE 512 (TRACT 2)) AT THE NORTHEAST CORNER OF THE 0.49 ACRE ANGELA DAVIS TRACT (OFFICIAL RECORD 504, PAGE 2309), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF FARM OR LEASE LOT NUMBER 35 BEARS S 40°42'42" W 257.89 FEET;

**THENCE N 40°42'42" E 306.55 FEET**, WITH SAID EASTERLY LINE OF THE 14.329 ACRE JOANN D. KENNEDY TRUSTEE TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO LOT NUMBER 1 OF KENNEDY'S ADDITION (SLIDE 298A) AND THE 0.370 ACRE D & D REALTY INVESTMENTS, LLC TRACT (OFFICIAL RECORD 516, PAGE 1322), PASSING A 5/8" CAPPED REBAR SET AT 292.86 FEET;

**THENCE S 28°47'18" E 270.78 FEET**, WITH SAID 0.370 ACRE D & D REALTY INVESTMENTS, LLC TRACT AND THEN WITH THE 0.370 ACRE MATTHEW J. MINGUS TRACT (OFFICIAL RECORD 305, PAGE 661) TO A 5/8" CAPPED REBAR SET IN THE WESTERLY RIGHT OF WAY LINE OF POMEROY ROAD (A.K.A. OLD US ROUTE 33), PASSING A 1" IRON PIPE FOUND AT 34.68 FEET;

**THENCE**, WITH THE WESTERLY RIGHT OF WAY LINE OF POMEROY ROAD, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 97.63 FEET, WITH A RADIUS OF 1361.71 FEET, WITH A **CHORD OF S 03°07'11" W 97.61 FEET**, TO A PK NAIL SET IN THE NORTHERLY LINE OF THE 0.58 ACRE DAVID E. & DIANA L. WEST TRACT (OFFICIAL RECORD 169, PAGE 525), PASSING A 5/8" CAPPED REBAR SET AT 82.30 FEET;

**THENCE S 79°18'54" W 244.90 FEET**, WITH SAID 0.58 ACRE DAVID E. & DIANA L. WEST TRACT AND THEN WITH THE 1.99 ACRE SHARI L. SMITH TRACT (OFFICIAL RECORD 427, PAGE 1613 (TRACT 1)), TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 0.49 ACRE ANGELA DAVIS TRACT;

**THENCE N 29°43'11" W 170.21 FEET**, WITH SAID 0.49 ACRE ANGELA DAVIS TRACT, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED REBAR SET AT 15.86 FEET;

**CONTAINING 1.713 ACRES**, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/2/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

**BEING** THE SAME TRACT OR PARCEL OF LAND CONVEYED TO BRIAN P. AND KATRINA L. HEILMEIER IN OFFICIAL RECORD 498, PAGE 42.

**SUBJECT TO** ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

**ALSO SUBJECT TO** A 15 FOOT WIDE RIGHT OF WAY RECORDED IN OFFICIAL RECORD 504, PAGE 2309.

**BASIS OF BEARINGS:** OHIO STATE PLANE SOUTH ZONE

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

*Randall R. Cline II*  
RANDALL R. CLINE II  
PS #8096 OH

FEB 07 2018



Project Number: 2186514

Jill Thompson  
Athens County Auditor

