

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Office: 740-984-4476 Cel: 740-350-4003

DESCRIPTION OF PROPERTY DUANE E. KING

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Canaan Township, Section No. 8, Town. 5N, Range 13W, Reference Deed, OR 385, Page 1475 and Parcel No.s Tract 1 - E01-00100200-00 and Tract 2 - E0-00100201-00.

TRACT 1

Being part of the Center Portion of the North Half of Section No. 8, Town. 5N, Range 13W and Bounded on the north by Duane E. King, Tract 1, OR 385, Page 1475 & Rexford A. Storer & Lynda Storer, OR 355, Page 305, on the east by JBH Investments, LLC, OR 512, Page 597, on the south by Jack W. Gaston, OR 29, Page 650 and on the west by Athens County Rd. No. 24, South Canaan Rd. (Jack W. Gaston, OR 29, Page 650) and being more precisely described as follows:

Beginning at an iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) located 1333.06 feet North and 1783.94 feet East of the Southwest corner of the Northwest Quarter of Section No. 8, said iron pin found being the **true place of beginning**;

Thence N 87° 45' 00" E, 605.86 feet to a point in the Center of the Hocking River (Adjoining property Duane E. King, Conveyed Tract 1, OR 385, Page 1475 & Rexford A. Storer & Lynda Storer, OR 355, Page 305), passing thru 5/8" capped iron pins set by R. Roush S-7999 at 20.00 feet, 68.00 feet and 461.60 feet;

Thence along the Center of the Hocking River and bearing S 42° 00' 00" E, 161.70 feet to a point on the Center of the Hocking River (Adjoining property JBH Investments, LLC, OR 512, Page 597);

Thence leaving the Center of the Hocking River and bearing S 87° 45' 00" W, 492.36 feet to a 5/8" capped iron pin set by R. Roush S-7999 (Adjoining property Jack W. Gaston, OR 29, Page 650), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 150.72 feet;

Thence S 18° 30' 00" W, 19.50 feet to a 5/8" capped iron pin set by R. Roush S-7999 (Adjoining property Jack W. Gaston, OR 29, Page 650);

Thence S 87° 45' 00" W, 275.27 feet to a point on the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Jack W. Gaston, OR 29, Page 650), passing thru a 5/8" capped iron pins set by R. Roush S-7999 at 20.38 feet and 255.27 ft;

Thence along the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) and bearing N 22° 42' 44" E, 82.14 feet to a point on the Centerline (Adjoining property Jack W. Gaston, OR 29, Page 650);

Thence along the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) and bearing N 21° 57' 42" E, 74.66 feet to an iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Jack W. Gaston, OR 29, Page 650);

Said iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) being the **true place of beginning**.

Containing 2.072 acres more or less.

TRACT 2

Being part of North Half of Section No. 8, Town. 5N, Range 13W and Bounded on the north by Rexford A. Storer & Lynda Storer, OR 355, Page 305, on the south by Duane E. King, Conveyed Tract 1, OR 385, Page 1475 and west by Athens County Rd. No. 24, South Canaan Rd. (Randall L. Fluharty, OR 224, Page 260) and being more precisely described as follows:

Beginning at an iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) located 1333.06 feet North and 1783.94 feet East of the Southwest corner of the Northwest Quarter of Section No. 8, said iron pin found being the **true place of beginning**;

Thence along the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Randall L. Fluharty, OR 224, Page 260) and bearing N 22° 24' 30" E, 18.72 feet to a point on the Centerline;

Thence along the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Randall L. Fluharty, OR 224, Page 260) and bearing N 16° 38' 44" E, 90.83 feet to a point on the Centerline;

Thence along the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Randall L. Fluharty, OR 224, Page 260) and bearing N 01° 23' 53" E, 14.72 feet to a point on the Centerline;

Thence leaving the Centerline of Athens County Rd. No. 24 (South Canaan Rd.) and bearing N 87° 45' 00" E, 20.00 feet to a 5/8" capped iron pin set by R. Roush S-7999 (Adjoining property Rexford A. Storer & Lynda Storer, OR 355, Page 305);

Thence S 07° 01' 55" E, 118.05 feet to a 5/8" capped iron pin set by R. Roush S-7999, (Adjoining property Rexford A. Storer & Lynda Storer, OR 355, Page 305);

Thence S 87° 45' 00" W, 68.00 feet to an iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) (Adjoining property Duane E. King, Conveyed Tract 1, OR 385, Page 1475), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 48.00 feet;

Said iron pin found in the Center of Athens County Rd. No. 24 (South Canaan Rd.) being the **true place of beginning**.

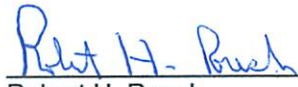
Containing 0.112 acres more or less.

Tract 1 and Tract 2 containing a total of 2.184 acres.

Basis of bearings of the above surveyed tracts: Bearing of the North line of Duane E. King, Tract 1 (2.072 acre tract), OR 385, Page 1475 was assumed as North 87° 45' 00" East.

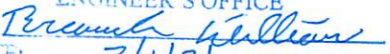
SUBJECT to all rights of way, easements, leases and restrictions of record.

The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on December 10, 2006, under the direction of Robert H. Roush PE, PS S-7999.



Robert H. Roush
S-7999

December 21, 2020
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/1/21



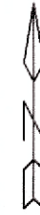
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 02 2021

Jill Thompson
Athens County Auditor

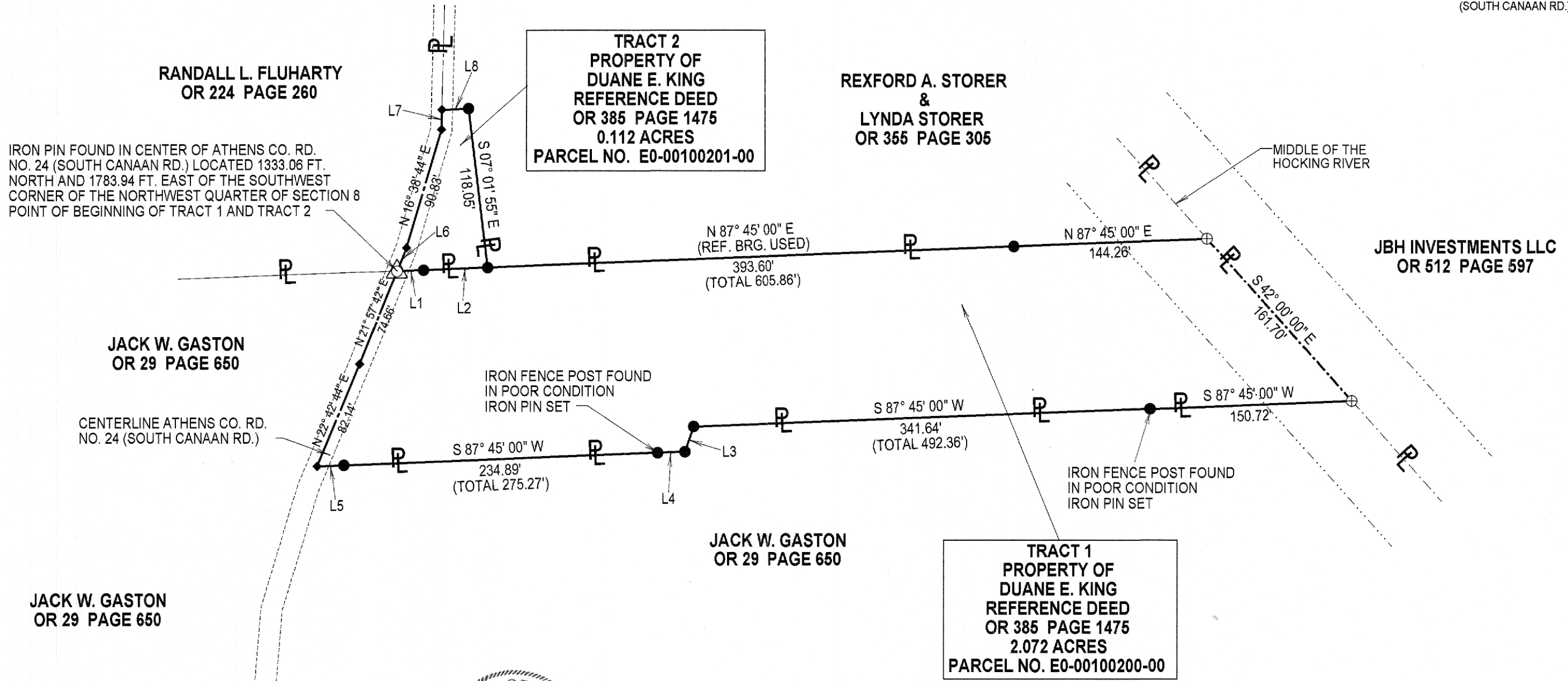
Bearings shown hereon are to an assumed meridian and are used to denote angles only.

ATHENS COUNTY, OHIO CANAAN TOWNSHIP SECTION 8, TOWN. 5N, RANGE 13W



LEGEND

- MONUMENT FOUND IRON PIN
- ⊕ POINT IN THE MIDDLE OF THE HOCKING RIVER
- MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
- ◆ POINT ON THE CENTERLINE OF ATHENS CO. RD. NO. 24 (SOUTH CANAAN RD.)



TRACT 2
PROPERTY OF
DUANE E. KING
REFERENCE DEED
OR 385 PAGE 1475
0.112 ACRES
PARCEL NO. E0-00100201-00

TRACT 1
PROPERTY OF
DUANE E. KING
REFERENCE DEED
OR 385 PAGE 1475
2.072 ACRES
PARCEL NO. E0-00100200-00

NUMBER	DIRECTION	DISTANCE
L1	N 87° 45' 00" E	20.00'
L2	N 87° 45' 00" E	48.00'
L3	S 18° 30' 00" W	19.50'
L4	S 87° 45' 00" W	20.38'
L5	S 87° 45' 00" W	20.00'
L6	N 22° 24' 30" E	18.72'
L7	N 01° 23' 53" E	14.72'
L8	N 87° 45' 00" E	20.00'



ROBERT H. ROUSH
 OHIO REG. NO. S-7999
 DATE 12 - 21 - 2020

DUANE E. KING

PIONEER ENGINEERING AND SURVEYING, L.L.C.
 P.O. BOX 172 BEVERLY, OHIO 45716
 OFFICE: 740-984-4476 CEL: 740-360-4003

DATE: 12/10/2006

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 2/1/21

1" = 80'

 SCALE IN FEET