

Situate in Fraction 30, Auditor's Section 21, Township 5, Range 12, Ohio Company Purchase; Carthage Township, Athens County, Ohio. Being an 8.744 acre part of Otis W. and Mary L. Allen's Official Record 398 Page 1653, and more particularly described as follows:

Commencing at a 5/8" iron pin found in concrete at the Northwest Corner of Lot B of the Re-Subdivision of Lot "B" of the Dwight W. Davis Subdivision as recorded in Plat Envelope 489 A. Thence N88°25'25"W, 400.00' along the south line of Fraction 30 to an iron pin set at the Northwest Corner of the East Half of Fraction 31, Auditor's Section 21, as observed by R. Badger PS6623 in May 1982, being the **Point of Beginning** for the parcel herein described;

Thence S88°58'01"W, 1121.39' along the north line of Brady Kyle Ringer's O.R. 291 Pg. 1958 to an iron pin set at the southeast corner of a 95.152 acre parcel as surveyed by J. Branner PS6805 in November 1984.

Thence N02°06'02"E, 374.98' along the east line of Richard D. Whitable's D.B. 338 Pg. 285 to a 3/4" iron pin set.

Thence S87°54'04"E, 1003.24' along a new line through Otis W. and Mary L. Allen's O.R. 398 Pg. 1653 to a point in the middle of County Road 53 (Lottridge Rd.), passing a iron pins set at 754.49' and 976.88'.

Thence S32°43'03"E, 51.05' along the center of CR 53 and continuing along a new line through Otis W. and Mary L. Allen's O.R. 398 Pg. 1653 and along the west line of Mary E. Niggemeyer's O.R. 21 Pg. 621 to a point in CR 53 the following four courses;

- 1) Thence S38°25'30"E, 89.26' to a point in CR 53.
- 2) Thence S32°06'17"E, 96.25' to a point in CR 53.
- 3) Thence S07°05'03"E, 59.05' to a point in CR 53.
- 4) Thence S08°45'55"W, 66.26' to a point in CR 53 on the south line of Fraction 30.

Thence N88°25'25"W, 26.52' leaving CR 53 and along the north line of Dorthy and William L. Bell's O.R. 320 Pg. 1215 to the Point of Beginning.

Containing 8.744 acres as surveyed by me Robert A. Price PS8362 in September 2007.

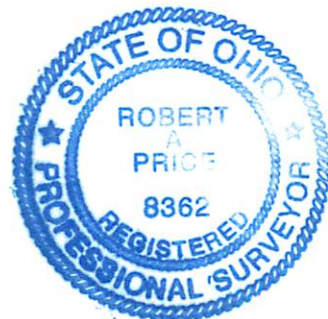
Iron Pins Set are 5/8"X30" rebar with plastic caps stamped Price PS8362, unless noted.

Basis of Bearings being the south line of Fraction 30 being N88°25'25"W as recorded in the Re-Subdivision of Lot "B" of the Dwight W. Davis Subdivision, Plat Envelope 489 A.

Subject to all legal easements and rights of way.

Plat of Survey is attached herewith and made a part thereof.

Description Approved  
Jill A. Thompson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 10-4-07

...of the State of Ohio, County of Hamilton, Township of ...  
...and ...  
...as follows:

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Situate in Fraction 30, Auditor's Section 21, Township 5, Range 12, Ohio Company Purchase; Carthage Township, Athens County, Ohio. Being an 5.548 acre part of Otis W. and Mary L. Allen's Official Record 398 Page 1653, and more particularly described as follows:

Commencing at a 5/8" iron pin found in concrete at the Northwest Corner of Lot B of the Re-Subdivision of Lot "B" of the Dwight W. Davis Subdivision as recorded in Plat Envelope 489 A. Thence N88°25'25"W, 400.00' along the south line of Fraction 30 to an iron pin set at the Northwest Corner of the East Half of Fraction 31, Auditor's Section 21, as observed by R. Badger PS6623 in May 1982, Thence S88°58'01"W, 1121.39 to an iron pin set at the southeast corner of a 95.152 acre parcel as surveyed by J. Branner PS6805 in November 1984, Thence N02°06'02"E, 374.98' to a 3/4" iron pin set being the **Point of Beginning** for the parcel herein described;

Thence N02°06'02"E, 246.57' along the east line of Richard D. Whitnable's D.B. 338 Pg. 285 to a 3/4" iron pin set.

Thence S87°54'03"E, 978.05' along a new line through Otis W. and Mary L. Allen's O.R. 398 Pg. 1653 to a point in the middle of County Road 53 (Lottridge Rd.), passing a 3/4" iron pin set at 794.93' and a 5/8" iron pin set at 956.83'.

Thence S03°37'36"W, 140.67' along the center of CR 53 and continuing along a new line through Otis W. and Mary L. Allen's O.R. 398 Pg. 1653 to a point in CR 53 the following two courses;

- 1) Thence S06°06'31"E, 55.25' to a point in CR 53.
- 2) Thence S20°13'36"E, 55.41' to a point in CR 53.

Thence N87°54'04"W, 1003.24' leaving the road and continuing along a new line through Otis W. and Mary L. Allen's O.R. 398 Pg. 1653 to the **Point of Beginning**, passing iron pins set at 26.36' and 248.75'.

Containing 5.548 acres as surveyed by me Robert A. Price PS8362 in September 2007.

Iron Pins Set are 5/8"X30" rebar with plastic caps stamped Price PS8362, unless noted.

Basis of Bearings being the south line of Fraction 30 being N88°25'25"W as recorded in the Re-Subdivision of Lot "B" of the Dwight W. Davis Subdivision, Plat Envelope 489 A.

Subject to all legal easements and rights of way.

Plat of Survey is attached herewith and made a part thereof.

Description Approved  
Jill A. Thompson  
Athens County Auditor



*[Handwritten signature]*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blausch*  
DATE: 10-4-07





# PLAT of Survey

Situate in Fraction 30, Auditor's Section 21,  
Township 5, Range 12, Ohio Company Purchase;  
Carthage Township, Athens County, Ohio.  
Being a 5.548 acre and a 8.744 acre tract from  
Otis W. and Mary L. Allen's O.R. 398 Pg. 1653.



I hereby certify that this Plat and  
Notes are correct as surveyed by  
me September 2007.

*Robert A. Price*  
Robert A. Price, PS 8362

**Notes:**  
Basis of Bearings being the south  
line of Fraction 30 being  
N88°25'25"W as recorded in the  
Dwight W. Davis Re-Subdivision of  
Lot "B" recorded in Plat Envelope  
489A.

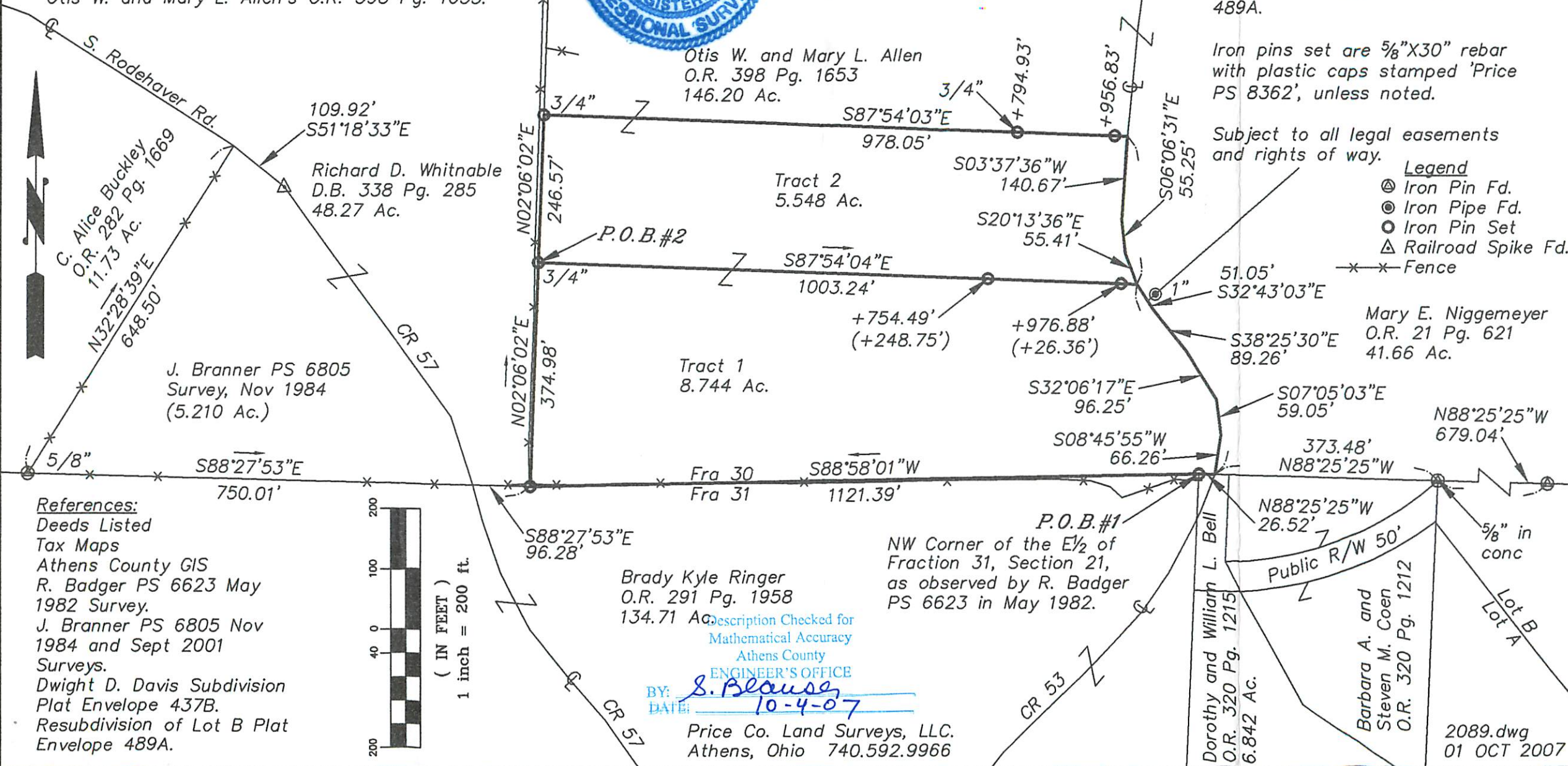
Iron pins set are 5/8"X30" rebar  
with plastic caps stamped 'Price  
PS 8362', unless noted.

Subject to all legal easements  
and rights of way.

**Legend**

- ⊙ Iron Pin Fd.
- ⊙ Iron Pipe Fd.
- ⊙ Iron Pin Set
- △ Railroad Spike Fd.
- x—x— Fence

Mary E. Niggemeyer  
O.R. 21 Pg. 621  
41.66 Ac.



**References:**  
Deeds Listed  
Tax Maps  
Athens County GIS  
R. Badger PS 6623 May  
1982 Survey.  
J. Branner PS 6805 Nov  
1984 and Sept 2001  
Surveys.  
Dwight D. Davis Subdivision  
Plat Envelope 437B.  
Resubdivision of Lot B Plat  
Envelope 489A.



Brady Kyle Ringer  
O.R. 291 Pg. 1958  
134.71 Ac  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blause*  
DATE: 10-4-07  
Price Co. Land Surveys, LLC.  
Athens, Ohio 740.592.9966

P.O.B. #1  
NW Corner of the E/2 of  
Fraction 31, Section 21,  
as observed by R. Badger  
PS 6623 in May 1982.

2089.dwg  
01 OCT 2007

