



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Russell Williams
DATE: 9/10/21

PROPERTY DESCRIPTION
0.932 ACRE TRACT
COOLVILLE CORPORATION
TAX PARCELS: L020040006000 AND L020040005900
OFFICIAL RECORD 496, PAGE 2147

SITUATE IN AND BEING A PART OF FRACTION 32, SECTION 27, TOWN 5, RANGE 11, COOLVILLE CORPORATION, TROY TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED REBAR FOUND, SAID REBAR BEING A COMMON CORNER TO THE 2.81 ACRE (TAXED) CONCERNED CITIZENS OF COOLVILLE AREA INC., TRACT (OFFICIAL RECORD 312, PAGE 2307), TO THE 1.77 ACRE (TAXED) MARTHA A. CARSON TRACT (OFFICIAL RECORD 490, PAGE 1219) AND TO THE 0.470 ACRE (TAXED) DANIEL SCOTT JOHNSON TRACT (OFFICIAL RECORD 496, PAGE 2147), FROM WHERE THE NORTHEAST CORNER OF LOT NUMBER 142 OF THE VILLAGE OF COOLVILLE BEARS **S 71°29'57" E 248.38 FEET** (CALCULATED);

THENCE S 49°30'26" W 280.00 FEET, WITH SAID 1.77 ACRE MARTHA A. CARSON TRACT, TO A 5/8" IRON REBAR FOUND AT A COMMON CORNER, PASSING A 5/8" IRON REBAR FOUND AT 140.00 FEET;

THENCE N 40°26'42" W 144.93 FEET, WITH SAID 1.77 ACRE MARTHA A. CARSON TRACT, TO A 5/8" IRON REBAR FOUND IN THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW LANE AT A COMMON CORNER;

THENCE N 49°29'34" E 259.88 FEET, WITH THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW LANE, TO A 5/8" CAPPED IRON REBAR SET, PASSING A 5/8" IRON REBAR FOUND AT 139.52 FEET;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW LANE AND A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.39 FEET, WITH A RADIUS OF 60.00 FEET AND WITH A **CHORD BEARING N 39°46'33" E 20.29 FEET**, TO A 5/8" IRON REBAR FOUND AT A COMMON CORNER TO THE 0.34 ACRE (TAXED) JEFFREY A. STULL II TRACT (OFFICIAL RECORD 474, PAGE 2295);

THENCE S 40°29'34" E 148.43 FEET, LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW LANE, WITH SAID 0.34 ACRE JEFFREY A. STULL II TRACT AND THEN WITH SAID 2.81 ACRE CONCERNED CITIZENS OF COOLVILLE AREA INC., TRACT, TO THE POINT OF BEGINNING;

CONTAINING 0.932 ACRE, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 8/16/2021 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE PERIMETER OF SAME TRACTS OR PARCELS OF LAND INTENDED TO BE CONVEYED TO DANIEL SCOTT JOHNSON IN OFFICIAL RECORD 496, PAGE 214.

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

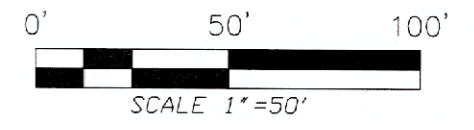
BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II
RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2212860

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

SEP 08 2021





LEGEND

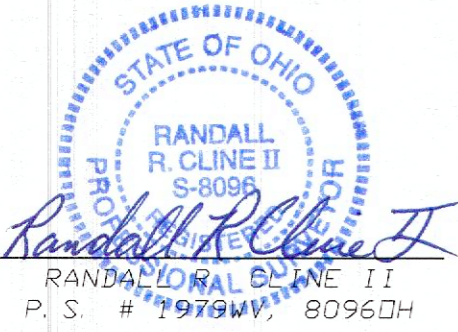
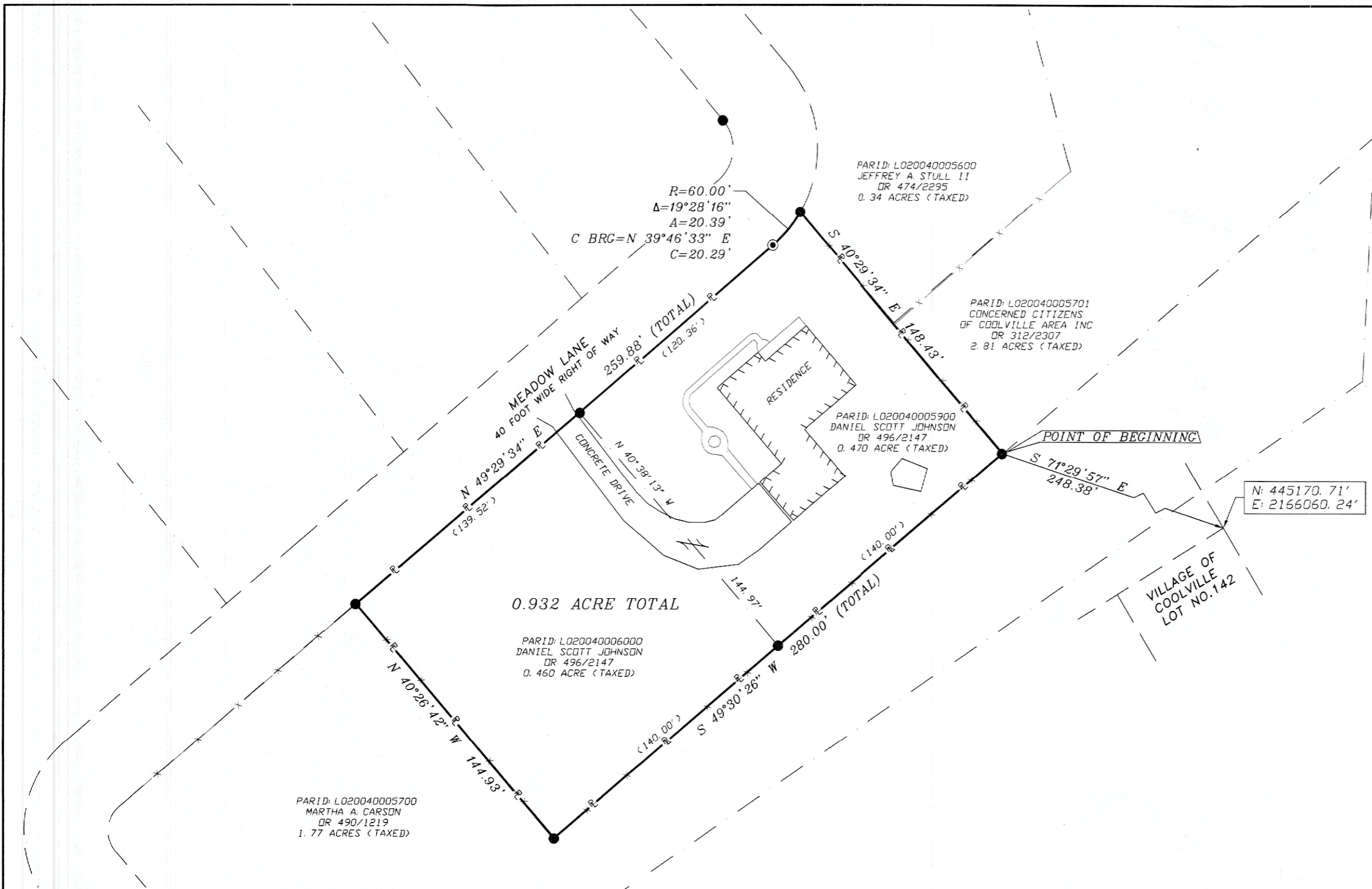
- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊗ POINT
- P — PROPERTY LINE
- - - - - RIGHT OF WAY
- - - - - LOT LINE
- - - - - TAX PARCEL LINE
- x - - - BARBED WIRE FENCE
- ▤ STRUCTURE

REFERENCES
 BEING A PART OF FRACTION 32
 SECTION 27, TOWN 5, RANGE 11
 COOLVILLE CORPORATION
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO

PARIDS:
 L020040005900 & L020040006000
 OFFICIAL RECORD 496, PAGE 2147

PLATS ON FILE IN THE ATHENS
 COUNTY, OHIO, TAX MAP OFFICE.

LIMITATIONS OF SURVEY:
 THIS SURVEY WAS PERFORMED WITHOUT
 THE BENEFIT OF A TITLE OPINION
 AND THEREFORE IS SUBJECT TO ANY
 STATEMENT OF FACTS REVEALED BY
 EXAMINATION OF SUCH DOCUMENTS AND
 IS SUBJECT TO ALL LEGAL RIGHTS OF
 WAY, EASEMENTS, AND RESTRICTIONS
 OF RECORD. NO OPINION IS MADE OR
 EXPRESSED CONCERNING THE
 EXISTENCE OF WETLANDS, FLOOD
 HAZARDS, ENVIRONMENTAL
 CONDITIONS, HAZARDOUS MATERIALS,
 UTILITIES, OR ITEMS THAT MAY
 EFFECT THE USE OF PROPERTY
 SURVEYED.



11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Rebecca J. Williams*
 DATE: 9/10/21

PART FRACTION 32
 SECTION 27, TOWN 5, RANGE 11
 COOLVILLE CORPORATION, TROY TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
COMBINING EXISTING PARCELS:
0.932 ACRE

08/16/2021
 PROJ: #2212860