

Legal Description of 118.808 Acres For Dorothy Johnson

Situate in Fraction 1 and 7, Section 14 and 20, T10, R14, Ohio Company, Dover Township, Athens County, Ohio. Being the remainder of Dorothy Johnson parcels as discribed in D.R. Vol. 359, Pg. 827 Athens County Recorders Office,

Commencing at the Northwest Corner of Section 14 thence along the West line of Section 14 South $03^{\circ}56'59''$ West, a distance of 986.04 feet to a rebar set at the Point of Beginning of this tract of land (Reference; passing buy a Iron pin found at a distance of 363.69 feet): thence along the South Lines of The Sugar Creek Coal & Mining Company (Vol. 183 Pg. 246) and Claudia Sheehan (Vol. 209 Pg 458) South $84^{\circ}52'12''$ East, a distance of 2127.41 feet to a marked Stone Found at the Northwest Corner of Charles Sharpe (Vol. 90 Pg 819) (Ref: passing over a Rebar set at a distance of 291.76 feet); thence along Sharpe's Westline South $02^{\circ}31'15''$ West, a distance of 1017.88 feet to a Mag Nail Set in the center of Sand Ridge Road (Twp RD 324 (Reference: passing over a Rebar set at a distance of 992.88 feet); thence along the center of Township Road 324 the following 13 courses and distances;

- 1.) South $66^{\circ}14'53''$ West, a distance of 38.45 feet to a Mag Nail Set;
- 2.) South $61^{\circ}44'19''$ West, a distance of 60.92 feet to a Mag Nail set;
- 3.) South $50^{\circ}40'58''$ West, a distance of 63.14 feet to a Mag Nail set;
- 4.) South $33^{\circ}51'57''$ West, a distance of 65.77 feet to a Mag Nail set;
- 5.) South $23^{\circ}03'32''$ West, a distance of 69.94 feet to a Mag Nail set;
- 6.) South $18^{\circ}54'01''$ West, a distance of 113.53 feet to a mag Nail set;
- 7.) South $18^{\circ}37'19''$ West, a distance of 218.84 feet to a Mag Nail set;
- 8.) South $31^{\circ}30'13''$ West, a distance of 67.55 feet to a Mag Nail set;
- 9.) South $50^{\circ}06'51''$ West, a distance of 53.37 feet to a Mag Nail set;
- 10.) South $55^{\circ}05'30''$ West, a distance of 71.27 feet to a Mag Nail set;
- 11.) South $52^{\circ}30'11''$ West, a distance of 114.77 feet to a Mag Nail set;
- 12.) South $56^{\circ}00'14''$ West, a distance of 74.31 feet to a Mag Nail set;
- 13.) South $46^{\circ}37'23''$ West, a distance of 77.99 feet to a Mag Nail set at the Northeast Corner of Danny M. Johnson (Vol. 434, Pg. 889); thence along the Lines of Danny M. Johnson North $49^{\circ}06'15''$ West, a distance of 331.73 feet to a Rebar set (Reference: passing over a Rebar set at a distance of 30.00 feet); thence North $85^{\circ}21'14''$ West, a distance of 662.72 feet to a Rebar set on the East Line of Glenva Anderson Trustee OR. Vol. 537, Pg. 715; thence along the Lines of Glenva Anderson North $07^{\circ}50'24''$ East, a distance of 668.40 feet to a Iron Pin found; thence South $60^{\circ}16'10''$ West, a distance of 835.82 feet to a Rebar set in the center of a existing Road Bed (Reference: passing over a Iron pin found at a distance of 802.70 feet); thence along the West Line of Glenva Anderson and the center of a existing road bed South $11^{\circ}35'17''$ East, a distance of 523.64 feet to a Iron Pin set at the Northwest corner of Danny M Johnson (Vol. 434 Pg 889); thence along Danny Johnson Lines and the center of the existing road bed the next 7 courses and distances

- 1.) South $05^{\circ}53'07''$ East, a distance of 170.28 feet;
- 2.) South $08^{\circ}35'08''$ East, a distance of 125.38 feet;
- 3.) South $03^{\circ}18'19''$ East, a distance of 136.95 feet;
- 4.) South $02^{\circ}40'05''$ West, a distance of 75.61 feet;
- 5.) South $10^{\circ}03'53''$ West, a distance of 81.75 feet;
- 6.) South $17^{\circ}19'46''$ West, a distance of 66.71 feet;
- 7.) South $20^{\circ}31'48''$ West, a distance of 58.76 feet to a Iron Pin set;

thence leaving the road bed and along the South Line of Danny Johnson North $81^{\circ}20'55''$ East, a distance of 178.46 feet to a Iron Pin found at the Southwest corner of Virginam Jones (OR. Vol. 523, Pg. 1081; thence along Jones Line South $29^{\circ}36'16''$ East, a distance of 369.70 feet a Mag Nail set in Township road 324 (Reference: passing over a Iron Pin at a distance of 345.55 feet); thence along Township road 324 South $62^{\circ}20'22''$ West, a distance of 251.87 feet to a Nail set at the Northeast corner of Samuel Crihfield (OR. Vol. 447, Pg. 2095);

thence along the North Lines of Samuel Carihfield North 37°39'19" West, a distance of 155.52 feet to a Rebar set; thence North 57°15'27" West, a distance of 219.22 feet to a Iron Pin found in the center of the existing road bed and the Northwest corner of said Samuel Carihfield; thence along Carihfield West Lines and the center of the existing road bed South 44°48'55" West, a distance of 194.18 feet to a Iron Pin found; thence along Carihfield and the center of the road bed South also the East Line of the New York Coal Company (Vol.200, Pg.696) South 59°32'43" West, a distance of 239.49 feet to Mag Nail set in the center of State Route 13 (Reference: Passing over a Iron Pin set at a distance of 196.19 feet at the Southeast corner of said New York Coal Company); thence along the Center of State Route 13 the Next 13 Courses and distances;

- 1.) North 41°42'23" West, a distance of 57.08 feet to a Mag Nail set;
- 2.) North 46°03'00" West, a distance of 43.91 feet to a Mag Nail set;
- 3.) North 49°00'04" West, a distance of 39.65 feet to a Mag Nail set;
- 4.) North 51°25'40" West, a distance of 38.17 feet to a Mag Nail set;
- 5.) North 52°43'00" West, a distance of 35.62 feet to a Mag Nail set;
- 6.) North 52°55'52" West, a distance of 346.59 feet to a Mag Nail set;
- 7.) North 50°33'44" West, a distance of 32.10 feet to a Mag Nail Set;
- 8.) North 50°33'44" West, a distance of 32.11 feet to a Mag Nail set;
- 9.) North 48°04'53" West, a distance of 28.36 feet to a Mag Nail set;
- 10.) North 48°04'53" West, a distance of 28.36 feet to a Mag Nail set;
- 11.) North 44°11'01" West, a distance of 30.87 feet to a Mag Nail set;
- 12.) North 42°10'11" West, a distance of 49.19 feet to a Mag Nail set;
- 13.) North 39°27'16" West, a distance of 238.00 feet to the Center of Sunday

Creek Bridge also the Center of Sunday Creek; thence leaving State Route 13 along Sunday Creek North 11°52'03" East, a distance of 101.16 feet to the Southeast Corner of Mason County E Corp (O.R.Vol.295, Pg.913); thence continuing along Sunday Creek and Mason County E Corp Lines the next 5 Courses and distances;

- 1.) North 66°34'08" East, a distance of 334.60 feet;
- 2.) North 14°42'57" West, a distance of 450.88 feet;
- 3.) North 40°33'14" East, a distance of 393.66 feet;
- 4.) North 46°25'09" East, a distance of 553.93 feet;
- 5.) North 18°25'35" East, a distance of 202.39 feet to the Southwest corner the Sunday Creek Coal & Mining Company (Vol.131, Pg.614); thence leaving Sunday Creek along the South line of Sunday Coal Co.2.00 Acre tract South 71°34'25" East, a distance of 160.00 feet to a Rebar set at the Southeast Corner; thence along the East Line of said Coal Company North 18°25'35" East, a distance of 544.50 feet to a Rebar set at the Northeast Corner; thence along the North Line of said Sunday Creek Coal & Mining Company North 71°34'25" West, a distance of 160.00 feet to the Northwest Corner also being a point in Sunday Creek and on Mason County E Corp (O.R.Vol.295, Pg.913); thence continuing along Sunday Creek and Mason County E Corp North 43°41'24" West, a distance of 250.56 feet; thence North 86°21'45" West, a distance of 25.41 feet to the Southeast Corner of Rebecca Metcalf 18.17 Acre

tract (O.R.Vol.225, Pg.490); thence along Rebecca Metcalf East Lines and Sunday

Creek the next 3 Courses and distances;

- 1.) North 01°13'31" West, a distance of 96.91 feet; (Reference: Rebar set bearing North 86°21'45" West, a distance of 74.53 feet and a Iron Pin found (Gregory Wright S-6535) bearing North 86°21'45" West, a distance of 573.71);
- 2.) North 28°31'15" East, a distance of 115.53 feet;
- 3.) North 34°42'12" East, a distance of 73.04 feet;

thence leaving Rebecca Metcalf South 84°52'12" East, a distance of 250.01 feet to the Point of Beginning. Containing 119.170 Acres Minus 0.362 acres from New York Coal Co. (Vol.200, Pg.696) leaving 118.808 acres total more or less. Being 81.229 acres in Section 14 and 37.579 acres in Section 20

Legal Description and Survey Plat prepared by Raymond D.Sayers P.S.6301 as Surveyed in Febuary 2019.

Subject to all legal easements, rights of way, restrictions, reservations, etc, and those that be implied and State Route 13 right-of-way.

Also included with the above described parcel a right to ingress and egress along an existing roadbed (reference: Vol.131, Pg.614, Vol.246, Pg.668, Vol.196, Pg.255 and OR.Vol.369, Pg.1613) said existing roadbed beginning at a Rebar set on the North Property line 291.76 feet from the Section line and running South to State Route 13 see more detailed location on Plat of Survey.

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

Excepting from above discription the New York Coal Company parcel (Vol.200, Pg.696) more particuly as follows.

Beginning on the South bank of Sunday Creek and ODOT Station 134+32 being 30.00 feet right of State Route 13 centerline On the right of way being 10.00 feet to Northeast property corner; thence southeastly along said 30.00ft State Route 13 right of way and increasing constanly in width for a distance of 650 feet to a point being 20 feet to the Northeast property line; thence continuing along said right of way and decreasing constanly in width for a distance of 348.5 feet to a point; thence North 59°32'43" East, a distance 13.30 feet to a Rebar set at the Southeast Corner of New York Coal Company parcel containing 0.3618 Acres more or less.

Bearings are based on the Ohio State CoOrdinate Grid the South Zone established by GPS.

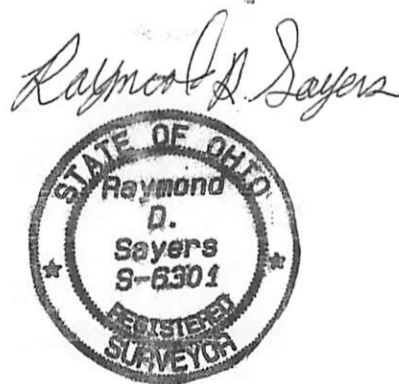
Rebar set are 30"X 5/8 " with cap marked Sayers S-6301

prior Reference; vol.359, Pg.827 Athens County Recorders Office.

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

MAR 29 2019

Jill Thompson
Athens County Auditor



NW Cor Sec 14
N 511751.31
E 2076600.13



Plat of Survey

Situated in Fractions 1 and 7, Section 14 and 20, T 10, R 14, Dover Township, Athens County, Ohio. Being The Remaining Part of the Dorothy Johnson Parcels as Described in D.R. Vol 359, Pg. 827, Athens County Recorder's Office..

- = Rebar Set w/Cap Stamped "Sayers 6301" rebar 30"x5/8"
- = Iron Pin Found Scale 1 inch = 400 feet

Survey by Raymond D. Sayers Reg. Surveyor S-6301 in January 2019

Bearings and Distances are Based on Ohio State Plane Grid-Oh-South Zone.

Data Ref. Deeds and Noted Surveyors Plats, Tax Maps QDOT RW Plats

Subject to All Legal Easements, right-of-ways, Restrictions, Reservations of Record.

Subject State Route 13 Right of Way

LINE	BEARING	DISTANCE
L32	N16°37'50"W	67.58Ft.
L33	N04°46'52"W	56.82Ft.
L34	N09°02'57"E	413.56Ft.
L35	N07°44'26"E	141.93Ft.
L36	N18°53'33"E	222.76Ft.
L37	N24°15'54"E	183.80Ft.
L38	N18°01'19"E	113.85Ft.
L39	N23°18'41"E	127.67Ft.
L40	N30°45'04"E	237.98Ft.

Sec. 14
74.788
6.441
81.229

Sec. 20
35.237
2.704
37.941
-0.362
37.579

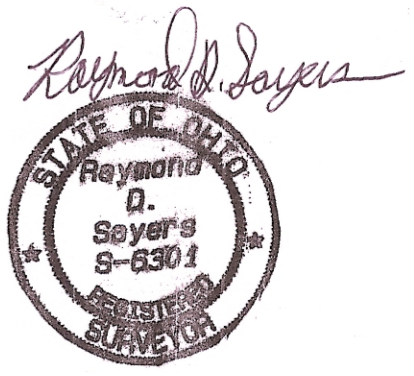
Acres Total
118.808

New York Coal Co.
Dorothy Johnson
359 - 827
81.2288 Ac

LINE	BEARING	DISTANCE
L1	S68°14'53"W	38.45Ft.
L2	S61°44'19"W	60.92Ft.
L3	S50°40'58"W	63.14Ft.
L4	S33°31'57"W	65.77Ft.
L5	S23°09'32"W	69.94Ft.
L6	S18°54'01"W	113.53Ft.
L7	S18°37'19"W	218.84Ft.
L8	S31°30'13"W	67.58Ft.
L9	S50°05'51"W	53.37Ft.
L10	S55°05'30"W	71.27Ft.
L11	S52°30'11"W	114.77Ft.
L12	S56°00'14"W	74.31Ft.
L13	S46°37'23"W	77.99Ft.

LINE	BEARING	DISTANCE
L25	S05°53'07"E	170.28Ft.
L26	S08°35'08"E	125.36Ft.
L27	S08°18'19"E	136.95Ft.
L28	S02°40'05"W	75.61Ft.
L29	S10°03'53"W	81.75Ft.
L30	S17°19'46"W	66.71Ft.
L31	S20°31'48"W	58.78Ft.

LINE	BEARING	DISTANCE
L14	N41°42'23"W	57.08Ft.
L15	N46°03'00"W	43.91Ft.
L16	N49°00'04"W	39.65Ft.
L17	N51°25'40"W	38.17Ft.
L18	N52°43'00"W	35.62Ft.
L19	N50°33'44"W	32.10Ft.
L20	N50°33'44"W	32.11Ft.
L21	N48°04'53"W	28.36Ft.
L22	N48°04'53"W	28.36Ft.
L23	N44°11'01"W	30.87Ft.
L24	N42°10'11"W	49.19Ft.



Description Checked for Mathematical Accuracy
Athens County ENGINEER'S OFFICE
BY: *Raymond D. Sayers*
DATE: 2/28/19

