

PRINE LAND SURVEYING

*266 Colt Ridge Road
Spencer, West Virginia 25276*

Description of
0.0567 Acres
Job No. 25-39

Property hereby described as being in Section 7, T5N-R11W, Village of Hockingport, Troy Township, Athens County, State of Ohio more fully described as follows:

Beginning at a Concrete Monument Found on East Side of State Route 124 (Original Pearl Street) at the N/W Corner of Lot 1140 in Village of Hockingport, thence with East Side of Pearl Street being Basis of Bearing S 02°31'14" W 594' to a 5/8" Iron Rod Set corner to Lots 2 and 1143 in Village of Hockingport, thence with leaving Pearl Street and with line of Lots 2 and 1143 S 87°40'52"E 165.19' to a 5/8" Iron Rod Found corner Edward B. Russell DB 312 Pg. 965 Lot 1133, Brandon T. Russell OR 626 Pg. 935 Lots 2, 1143 & Old Landing and Bowery Street being at the True Place of Beginning

Thence with Edward B. Russell DB 312 Pg. 965 Lot 1133 and Brandon T. Russell OR 626 Pg. 935 Lot 1143 N 02°24'12" E 88.27' to a 5/8" Iron Rod Found corner to Brandon T. Russell OR 626 Pg. 935 Lot 1143 and in a line of Kyle Collins OR 574 Pg. 2654

Thence with Kyle Collins OR 574 Pg. 2654 S 87°36'33" E 55.96' to an Iron Rod in Concrete Found at corner to Kyle Collins OR 574 Pg. 2654 and North Side of Bowery Street

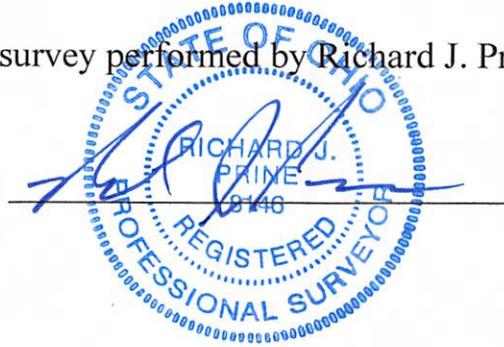
Thence with Bowery Street S 34°46'20"W 104.53' to the place of beginning containing 0.0567 Acres more or less and more fully shown on a Plat attached hereto and made part of this description.

Being the remaining part of Tract 2-Lot 1133 in Village of Hockingport in the name of Edward B. Russell DB 312 Pg. 965 of record in Athens County Recorder's Office.

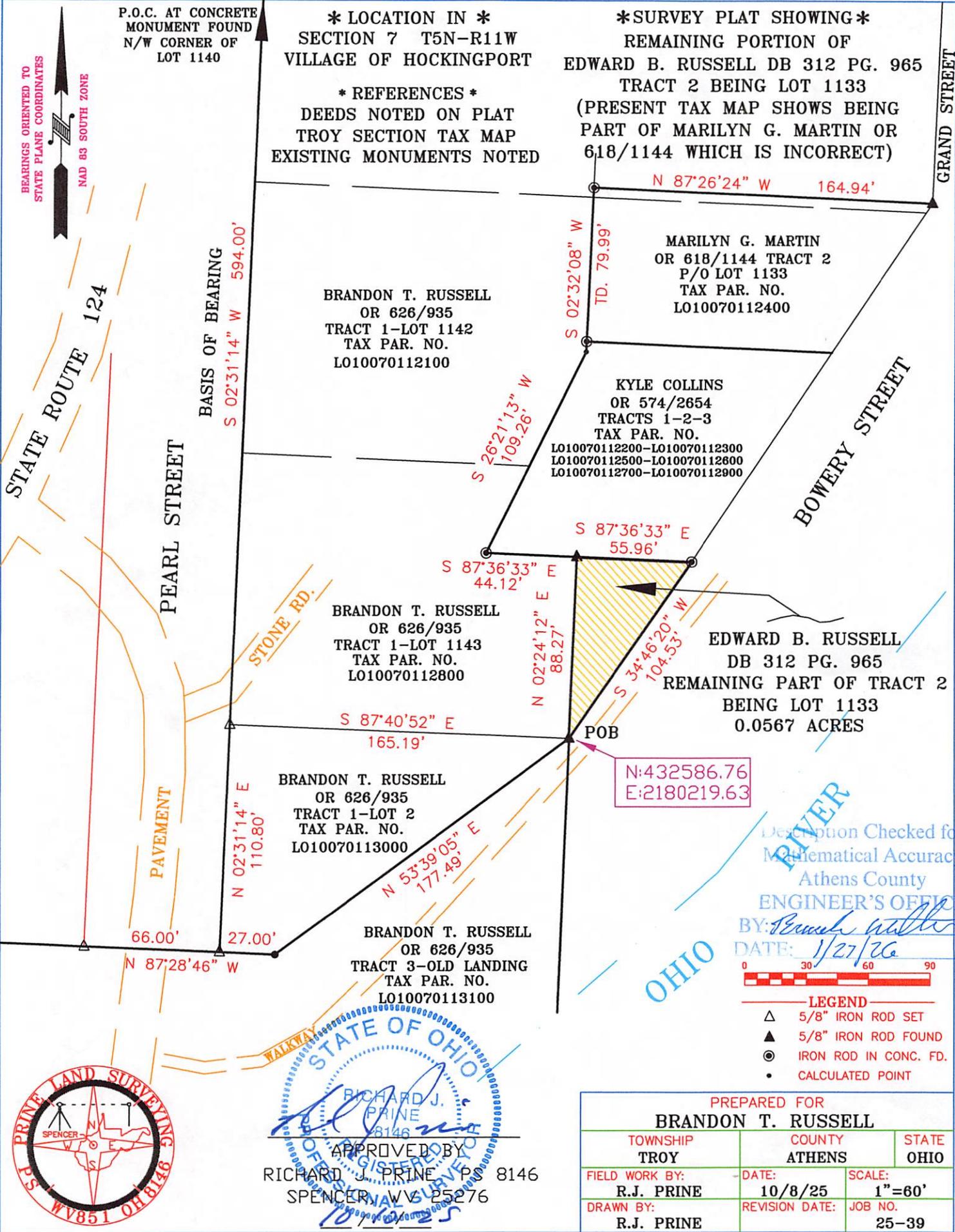
Basis of Bearings are on Ohio State Plane Coordinates, Nad 83 South Zone.

The above description based on field survey performed by Richard J. Prine
PS 8146.

10 / 10 / 25



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Prine
DATE: 1/27/26



P.O.C. AT CONCRETE MONUMENT FOUND N/W CORNER OF LOT 1140

*** LOCATION IN ***
SECTION 7 T5N-R11W
VILLAGE OF HOCKINGPORT

*** SURVEY PLAT SHOWING ***
REMAINING PORTION OF
EDWARD B. RUSSELL DB 312 PG. 965
TRACT 2 BEING LOT 1133
(PRESENT TAX MAP SHOWS BEING PART OF MARILYN G. MARTIN OR 618/1144 WHICH IS INCORRECT)

*** REFERENCES ***
DEEDS NOTED ON PLAT
TROY SECTION TAX MAP
EXISTING MONUMENTS NOTED

BEARINGS ORIENTED TO STATE PLANE COORDINATES
NAD 83 SOUTH ZONE

STATE ROUTE 124

PEARL STREET

PAVEMENT

STONE RD.

BOWERY STREET

GRAND STREET

BRANDON T. RUSSELL
OR 626/935
TRACT 1-LOT 1142
TAX PAR. NO.
LO10070112100

MARILYN G. MARTIN
OR 618/1144 TRACT 2
P/O LOT 1133
TAX PAR. NO.
LO10070112400

KYLE COLLINS
OR 574/2654
TRACTS 1-2-3
TAX PAR. NO.
LO10070112200-LO10070112300
LO10070112500-LO10070112600
LO10070112700-LO10070112900

BRANDON T. RUSSELL
OR 626/935
TRACT 1-LOT 1143
TAX PAR. NO.
LO10070112800

EDWARD B. RUSSELL
DB 312 PG. 965
REMAINING PART OF TRACT 2
BEING LOT 1133
0.0567 ACRES

BRANDON T. RUSSELL
OR 626/935
TRACT 1-LOT 2
TAX PAR. NO.
LO10070113000

BRANDON T. RUSSELL
OR 626/935
TRACT 3-OLD LANDING
TAX PAR. NO.
LO10070113100

POB
N:432586.76
E:2180219.63

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Richard J. Prine*
DATE: 1/27/26



- LEGEND**
- △ 5/8" IRON ROD SET
 - ▲ 5/8" IRON ROD FOUND
 - IRON ROD IN CONC. FD.
 - CALCULATED POINT



STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
RICHARD J. PRINE
8146
APPROVED BY
RICHARD J. PRINE PS 8146
SPENCER, WV 25276

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|---|------------------|------------------|
| PREPARED FOR BRANDON T. RUSSELL | | |
| TOWNSHIP TROY | COUNTY ATHENS | STATE OHIO |
| FIELD WORK BY: R.J. PRINE | DATE: 10/8/25 | SCALE: 1"=60' |
| DRAWN BY: R.J. PRINE | REVISION DATE: | JOB NO. 25-39 |