

## LEGAL DESCRIPTION FOR A 1.500 ACRE LOT SPLIT

### ATHENS COUNTY, OHIO

Situated in the State of Ohio, County of Athens, Village of Albany, and within the Northwest Quarter of the Southeast Quarter of Section 2, Lee Township, Township 10 North, Range 15 West of the Ohio Company Purchase and being part of a 77.80 acre (original) tract as conveyed to Phyllis J. Bolin and Phillip D. Bolin and recorded in the Deed Volume 230, Page 713 (parcel h020010002800), all references being to those of record in the Recorder's Office, Athens County, Ohio, and being more particularly bounded and described as follows:

Commencing at a 5/8" rebar found at the southwest corner of Lot 322 of Andrew Wilson's Addition to the Village of Albany, as recorded in Plat Cabinet 236A, thence North 86 degrees 28 minutes 09 seconds West, a distance of 15.00 feet, to a point in the centerline of Carpenter Road (C.R. 13), thence along said centerline South 03 degrees 31 minutes 51 seconds West, a distance of 158.00 feet to **The Point of Beginning** for the tract described as follows;

Thence leaving said centerline and along the southerly line of a tract conveyed to James Elliott and Janice Elliott, as recorded in Deed Book 226, Page 379, also being a northerly line of said 77.80 acre (original) tract, **South 86 degrees 28 minutes 09 seconds East, a total distance of 165.00 feet**, passing an iron pin set on the easterly right-of-way of Carpenter Road, of record in Survey Number 414 at 20.00 feet, to an iron pin set at the southeast corner of said tract conveyed to James Elliott and Janice Elliot,

Thence across said 77.80 acre (original) tract the following three (3) courses and distances:

**South 86 degrees 28 minutes 09 seconds East, a distance of 52.80 feet**, to an iron pin set;

**South 03 degrees 31 minutes 51 seconds West, a distance of 300.00 feet**, to an iron pin set and ...

**North 86 degrees 28 minutes 09 seconds West, a total distance of 217.80 feet**, passing an iron pin set on the easterly right-of-way of Carpenter Road at 197.80 feet; to a point on the centerline of Carpenter Road;

Thence along the centerline of Carpenter Road, **North 03 degrees 31 minutes 51 seconds East, a distance of 300.00 feet**, to **The Point of Beginning** and containing an area of 1.500 acres, more or less.

The bearings in the above description are based on Ohio State Plane South Zone (3402), NAD 83 (CORS), NAVD88, GEOID09. Survey data collected with Trimble R7 GPS equipment using Ohio Department of Transportation (ODOT) Virtual Reference System (VRS). Survey based from "OHAT" ODOT reference station.

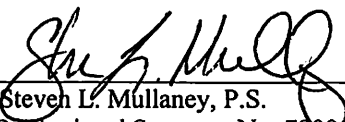
All iron pins set are 5/8"x30" rebar, capped with a yellow id stamped "Mullaney P.S. 7900".

All references being to those of record in the Recorder's Office, Athens County, Ohio.

This description was prepared based on an actual field survey by Strategic Environmental and Ecological Services, Inc. performed under the direct supervision of Steven L. Mullaney, Registered Surveyor #7900, on February 15, 2010.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

  
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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

August 3, 2011

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