



AUG 23 2016

**PROPERTY DESCRIPTION**  
**37.874 ACRES**  
**OFFICIAL RECORD 508, PAGE 614**

**Jill Thompson**  
**Athens County Auditor**

**SITUATE** IN AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWN 6, RANGE 12, ROME TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

**BEGINNING** AT A MARKED STONE FOUND, SAID MARKED STONE FOUND BEING A COMMON CORNER TO SECTIONS 1 AND 2, TOWN 6, RANGE 12 AND SECTIONS 31 AND 32, TOWN 6, RANGE 11;

**THENCE N 88°03'06" W 1590.87 FEET**, WITH THE SOUTH LINE OF SECTION 2 AND THE NORTHERLY LINE OF THE 103.76 ACRE TIMOTHY KEVIN LIGHT TRACT (OFFICIAL RECORD 517, PAGE 2509), TO A CAPPED (CTS) REBAR FOUND IN CENTERLINE OF AN OLD ROAD AT A COMMON CORNER;

**THENCE**, LEAVING THE SOUTH LINE OF SECTION 2 AND WITH SAID 103.76 ACRE TIMOTHY KEVIN LIGHT TRACT AND CENTERLINE OF THE OLD ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;

- (1) **THENCE S 30°47'56" W 20.72 FEET** TO A POINT;
- (2) **THENCE S 43°40'22" W 240.05 FEET** TO A POINT;
- (3) **THENCE S 59°23'31" W 277.84 FEET** TO A NAIL FOUND;
- (4) **THENCE S 42°56'34" W 114.83 FEET** TO A POINT;
- (5) **THENCE S 53°55'42" W 214.80 FEET** TO NAIL FOUND;
- (6) **THENCE S 35°37'08" W 221.45 FEET** TO A POINT;
- (7) **THENCE S 36°06'45" W 293.30 FEET** TO A POINT;
- (8) **THENCE S 62°41'32" W 129.03 FEET** TO A CAPPED (CTS) REBAR FOUND IN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

**THENCE N 02°20'42" E 1385.47 FEET**, WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, THE 25.70 ACRE (TAXED) GARY L. AND LEANNA WILLISON TRACT (OFFICIAL RECORD 305, PAGE 2200), THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE 13.33 ACRE (TAXED) MELVINA MAY FROST TRACT (OFFICIAL RECORD 251, PAGE 668), TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO THE 16.000 ACRE (TAXED) MELVINA MAY FROST TRACT (OFFICIAL RECORD 342, PAGE 753), PASSING A 5/8" CAPPED REBAR SET AT 1055.87 FEET;

**THENCE**, LEAVING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2 AND WITH SAID 16.000 ACRE (TAXED) MELVINA MAY FROST TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) **THENCE S 87°57'40" E 1218.50 FEET**, WITH THE TRACES OF AN OLD FENCE, TO A 5/8" CAPPED REBAR SET IN THE CENTERLINE OF SAID OLD ROAD;





**Architects • Engineers • Surveyors**

(2) **THENCE N 41°14'48" E 160.70 FEET**, WITH THE CENTERLINE OF SAID OLD ROAD, TO A 5/8" CAPPED REBAR SET;

(3) **THENCE N 23°42'48" E 178.79 FEET**, WITH THE CENTERLINE OF SAID OLD ROAD, TO A POINT IN THE CENTERLINE OF LIGHTNER ROAD (A.K.A. ATHENS COUNTY TOWNSHIP ROAD NUMBER 147), PASSING A 5/8" CAPPED REBAR SET AT 165.63 FEET);

**THENCE**, WITH THE CENTERLINE OF LIGHTNER ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;

- (1) **THENCE S 67°55'26" E 74.94 FEET** TO A POINT;
- (2) **THENCE S 76°53'31" E 94.94 FEET** TO A POINT;
- (3) **THENCE S 82°42'40" E 175.33 FEET** TO A POINT;
- (4) **THENCE S 66°27'27" E 159.43 FEET** TO A POINT;
- (5) **THENCE S 70°39'35" E 110.11 FEET** TO A POINT;
- (6) **THENCE S 80°58'37" E 131.67 FEET** TO A POINT;
- (7) **THENCE N 82°11'26" E 250.51 FEET** TO A POINT;
- (8) **THENCE N 83°58'33" E 284.80 FEET** TO A POINT IN THE EAST LINE OF SECTION 2, FROM WHERE A MARKED STONE FOUND BEARS N 02°46'57" E 2762.98 FEET;


**THENCE S 02°46'57" W 531.80 FEET**, LEAVING THE CENTERLINE OF LIGHTNER ROAD, WITH THE EAST LINE OF SECTION 2 AND THE 6.50 ACRE (TAXED) JUDITH A. BRANDEBERRY TRACT (OFFICIAL RECORD 157, PAGE 815), TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED REBAR SET AT 21.80 FEET;

**CONTAINING 37.874 ACRES**, INCLUDING 0.590 ACRES IN THE LIGHTNER ROAD RIGHT OF WAY, THERE BEING 12.184 ACRES IN SECTION 1 AND 25.690 ACRES IN SECTION 2, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 07/22/2016 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.


**BEING** THE PERIMETER OF SAME TRACTS OR PARCELS OF LAND CONVEYED TO LOIS REGINA MCCOY IN OFFICIAL RECORD 517, PAGE 2360.

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

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

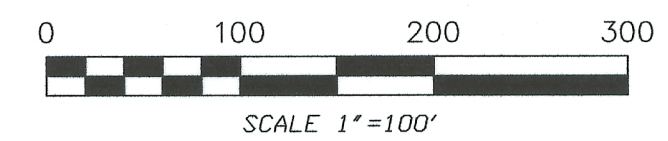
  
RANDALL R. CLINE II  
PS #8096 OH  
PROJECT NUMBER: 2166609



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 8/15/16



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brandt McMillan*  
DATE: 8/15/16



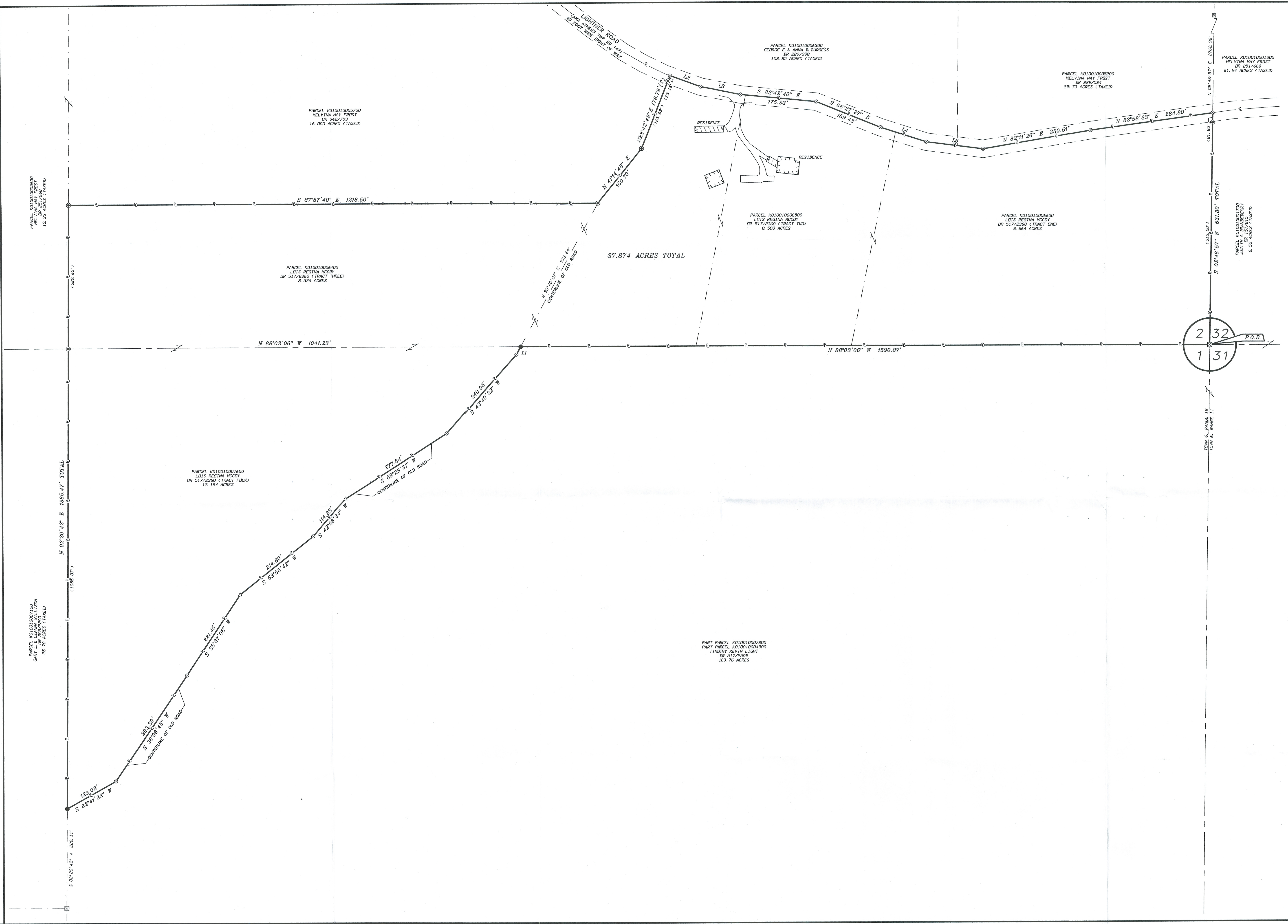
**LEGEND**  
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED REBAR
- ⊗ FOUND MARKED STONE
- △ FOUND NAIL
- FOUND ROD
- POINT

— PROPERTY LINE  
- - - RIGHT OF WAY  
- - - SECTION LINE  
- - - ADJUTER LINE  
- - - BARBED WIRE FENCE  
- - - RUN/DITCH  
▭ STRUCTURE

LINE	BEARING	DISTANCE
L1	S 30°47'56" W	20.72'
L2	S 67°55'26" E	74.94'
L3	S 76°53'31" E	94.94'
L4	S 70°39'35" E	110.11'
L5	S 80°58'57" E	131.67'

**REFERENCES:**  
BEING A PART OF THE NE 1/4 OF SECTION 1, TOWN 6, RANGE 12 & A PART OF THE SE 1/4 OF SECTION 2, TOWN 6, RANGE 12 ROME TOWNSHIP, ATHENS COUNTY, OHIO  
OFFICIAL RECORD: 517, PAGE: 2360  
OFFICIAL RECORD: 194, PAGE: 676  
OFFICIAL RECORD: 194, PAGE: 674  
OFFICIAL RECORD: 517, PAGE: 2360  
DEED RECORD: 117, PAGE: 371  
PLATS ON RECORD IN THE FILES OF THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.  
ROME TOWNSHIP TAX PARCELS:  
PCL: K010010006400-(8.526 AC)  
PCL: K010010006500-(8.500 AC)  
PCL: K010010006600-(8.664 AC)  
PCL: K010010007600-(12.184 AC)



PROJECT INFORMATION	REVISIONS:
DRAWN BY: RRC II	1.
CHECKED BY: WBS, RRC II	2.
PROJECT: #2166609	3.
DATE: 7/22/2016	4.



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

PART OF SECTIONS 1 AND 2, TOWN 6, RANGE 12  
ROME TOWNSHIP  
ATHENS COUNTY, OHIO

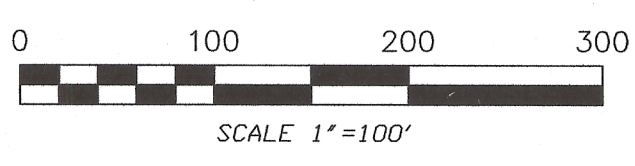
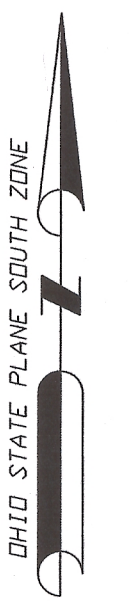
BOUNDARY SURVEY PLAT  
37.874 ACRES

BOUNDARY SURVEY

SHEET NUMBER  
S1



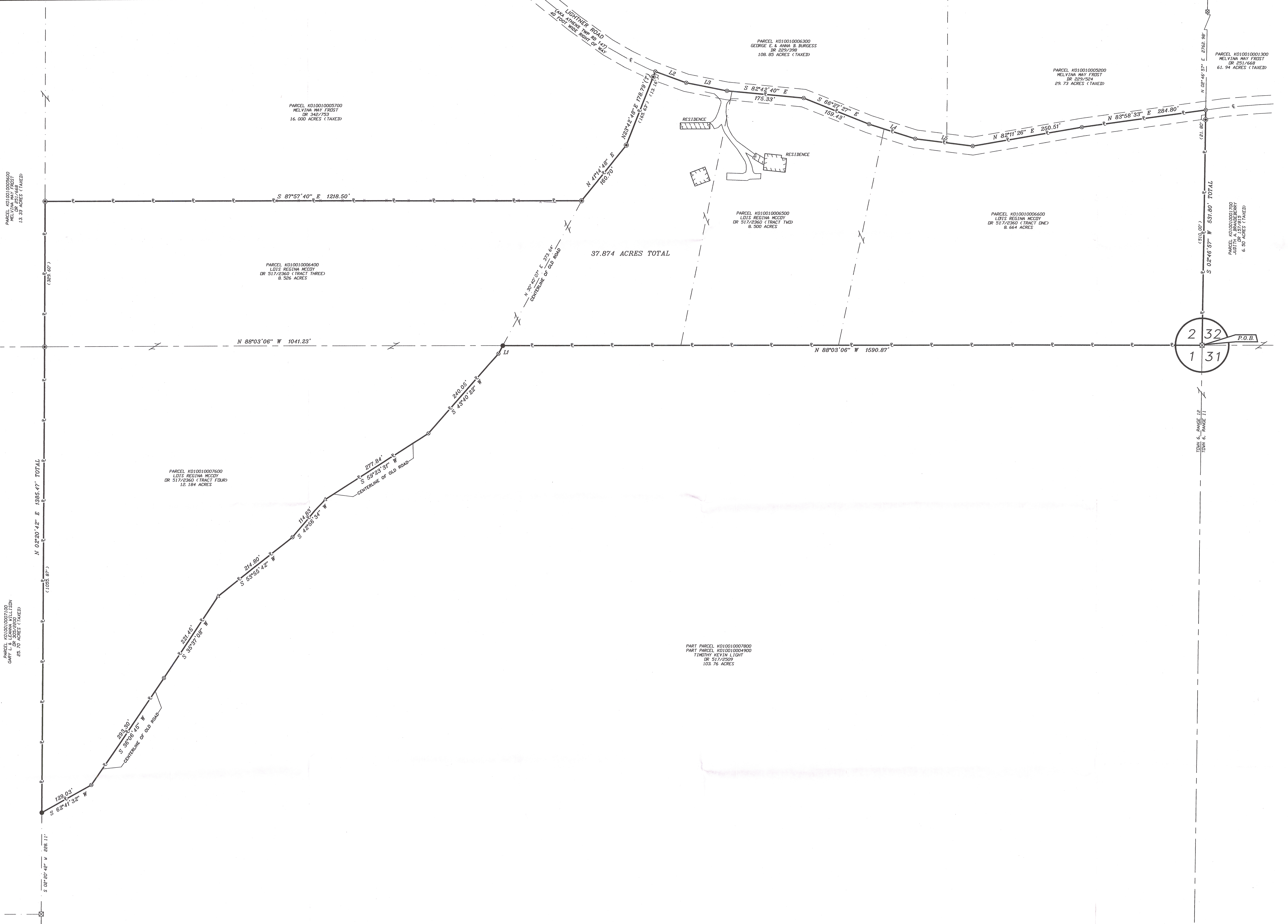
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brian Williams*  
DATE: *8/15/16*



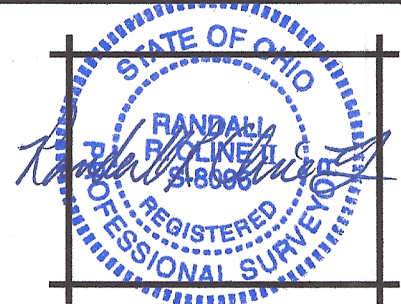
LEGEND	
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.	
●	SET 5/8" CAPPED REBAR
△	FOUND MARKED STONE
○	FOUND NAIL
●	FOUND ROD
○	POINT
---	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SECTION LINE
- - -	ADJOINER LINE
- x -	BARBED WIRE FENCE
- - -	RUN/DITCH
	STRUCTURE

LINE	BEARING	DISTANCE
L1	S 30°47'56" W	20.72'
L2	S 67°55'56" E	174.94'
L3	S 76°53'51" E	94.94'
L4	S 70°39'35" E	110.11'
L5	S 80°58'37" E	131.67'

REFERENCES:  
BEING A PART OF THE NE 1/4 OF SECTION 1, TOWN 6, RANGE 12 & A PART OF THE SE 1/4 OF SECTION 2, TOWN 6, RANGE 12, ROME TOWNSHIP, ATHENS COUNTY, OHIO  
OFFICIAL RECORD: 517, PAGE: 2360  
OFFICIAL RECORD: 194, PAGE: 676  
OFFICIAL RECORD: 194, PAGE: 674  
OFFICIAL RECORD: 517, PAGE: 2360  
DEED RECORD: 117, PAGE: 371  
PLATS ON RECORD IN THE FILES OF THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE:  
ROME TOWNSHIP TAX PARCELS:  
PCL: K010010006400-(8.526 AC)  
PCL: K010010006500-(8.500 AC)  
PCL: K010010006600-(8.664 AC)  
PCL: K010010007600-(12.184 AC)



PROJECT INFORMATION	REVISIONS:
DRAWN BY: RRC II	1.
CHECKED BY: WBS, RRC II	2.
PROJECT: #2166609	3.
DATE: 7/22/2016	4.



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

PART OF SECTIONS 1 AND 2, TOWN 6, RANGE 12  
ROME TOWNSHIP  
ATHENS COUNTY, OHIO

BOUNDARY SURVEY PLAT  
37.874 ACRES

BOUNDARY SURVEY

SHEET NUMBER  
51