

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Braun William  
DATE: 1/3/18

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

JAN 11 2018

Jill Thompson  
Athens County Auditor

**Douglas L. Moore**  
**Professional Land Surveyor**  
Ohio Registration 7011  
8311 Harrisburg & London Rd  
Orient, Ohio 43146  
740-868-7663

Description of 1.001 Acre Tract

Situate in the State of Ohio, Athens County, Trimble Township, Township 11 North, Range 14 West, Fraction 12, Ohio Company Purchase and a part of the southwest quarter of the southwest quarter of Section 10 in the Village of Glouster and being the same premises conveyed to Gary Lee and Gretchen Braglin as described in O.R. 460, page 943 and being Auditors parcel number M04-00100116-00 also known as 50 Sycamore Street and being more particularly described as follows:

Beginning for reference at a stone found at the southwest corner of Lot 46 Village of Downing thence, for a straight line tie, **S 20°46'12"W, 742.17 feet to an iron pin set** along the east side of the pavement of Sycamore Street and the true point of beginning and at the southwest corner of a 1 acre tract conveyed to Paul B. Russell as recorded in O.R. 457, page 1529;

thence, along the south line of said 1 acre tract, **South 86°22'36" East, a distance of 363.00 feet to an iron pin set** in a westerly line of a 14.5 acre tract conveyed to Steven Ferrell & Tamara L. Cain as recoded in O.R. 298, page 156;

thence, along said westerly line, **South 03°37'24" West, a distance of 120.12 feet to an iron pin set**;

thence, **North 86°22'36" West**, passing the northeast corner of a 1 acre tract conveyed to Paul E. and Barbara J. Richards as recorded in O.R. 457, page 2536 at 3 feet **a total distance of 363.00 feet to an iron pin set** along the east side of the pavement of Sycamore Street;

thence, along the east side of the pavement of Sycamore Street, **North 03°37'24" East, a distance of 120.12 feet to the Point of Beginning** and containing 1.001 ACRES, more or less.

Basis Of Bearing: The south line of Paul B. Russell 1 acre tract as S 86°22'36"E , based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system.

This description was prepared from an actual field survey of the property in December 2017

All iron pins set are 30" #5 rebars with plastic I.D. caps.

Subject to all legal rights of way, restrictions and easements of record.

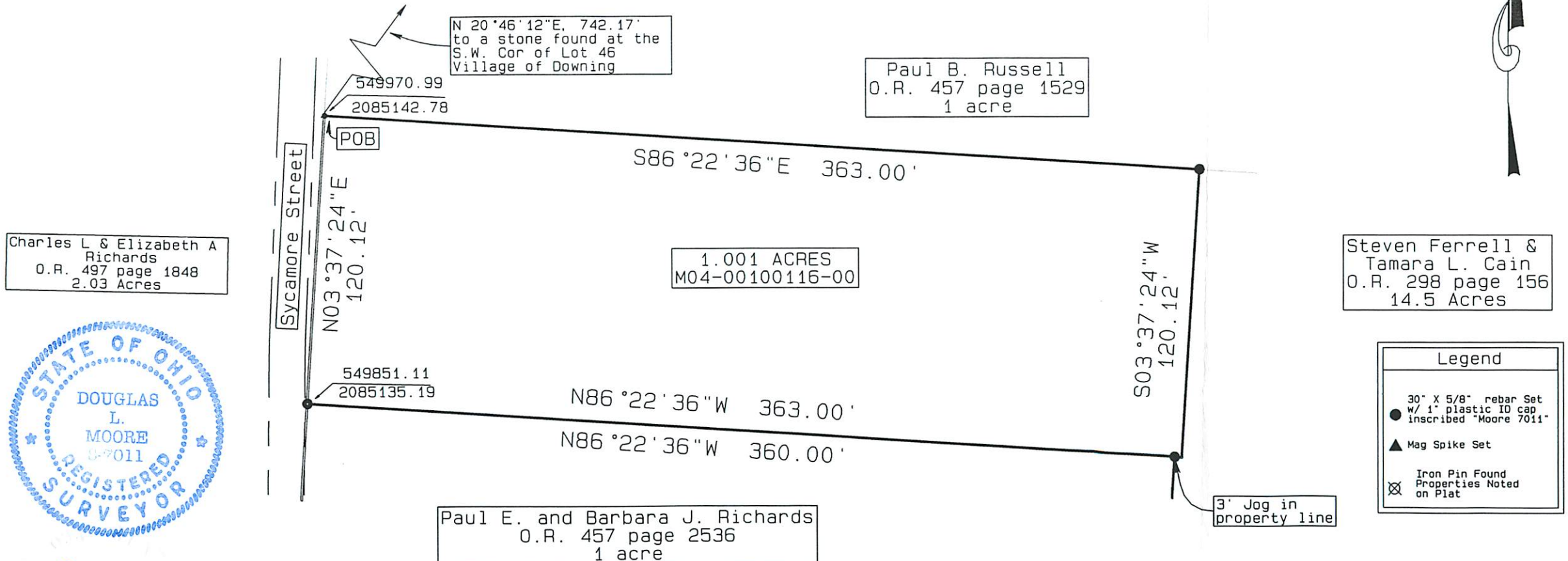


Douglas L. Moore  
Douglas L. Moore  
Professional Surveyor 7011  
12-29-17

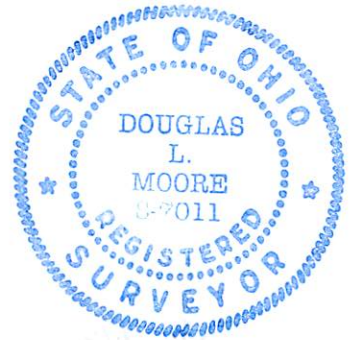
Plat of Survey  
for

**Gary Lee and Gretchen Braglin**

Situate in the State of Ohio, Athens County, Trimble Township, Township 11 North, Range 14 West, Fraction 12, Ohio Company Purchase and a part of the southwest quarter of the southwest quarter of Section 10 in the Village of Gloucester and being the same premises conveyed to Gary Lee and Gretchen Braglin as described in O.R. 460, page 943 and being Auditors parcel number M04-00100116-00 also known as 50 Sycamore Street and being more particularly described as follows:



Charles L & Elizabeth A Richards  
O.R. 497 page 1848  
2.03 Acres



*Douglas L. Moore 12-29-17*  
Douglas L. Moore Ohio PS 7011

N 20°46'12"E, 742.17'  
to a stone found at the  
S.W. Cor of Lot 46  
Village of Downing

Paul B. Russell  
O.R. 457 page 1529  
1 acre

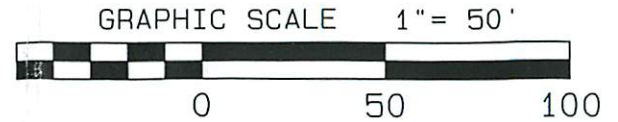
1.001 ACRES  
M04-00100116-00

Steven Ferrell &  
Tamara L. Cain  
O.R. 298 page 156  
14.5 Acres

**Legend**

- 30" X 5/8" rebar Set w/ 1" plastic ID cap inscribed "Moore 7011"
- ▲ Mag Spike Set
- ⊗ Iron Pin Found Properties Noted on Plat

3' Jog in property line



Paul E. and Barbara J. Richards  
O.R. 457 page 2536  
1 acre

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brenda McPherson*  
DATE: *1/3/18*

Basis Of Bearing: The south line of Paul B. Russell 1 acre tract as S 86°22'36"E, based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system.

I certify the above plat to be the result of an actual field survey performed under my direct knowledge and supervision in December 2017, and meets the minimum standards for boundary surveys in the state of Ohio as adopted and set forth by Ohio Revised Code chapter 4733-37, and local governing requirements if more stringent shall be adhered to.