

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

JAN 11 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert L. Williams
DATE: 1/3/18

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

Description of 1.000 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 Paul E. and Barbara J. Richards as described in O.R. 457, page 2536 and being Auditors parcel number M04-00100117-00 also known as 40 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 18°24'13"W, 857.68 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 1.001 acre tract conveyed to Gary Lee and Gretchen Braglin as recorded in O.R. 460, page 943;

thence, along the south line of said 1.001 acre tract, **South 86°22'36" East, a distance of 360.00 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 121.00 feet to an iron pin set** in the northerly line of a 0.18 acre tract conveyed to Brianna M. Chesser as recorded in O.R. 504, page 1723; .

thence, along the northerly line of said 0.18 acre tract, **North 86°21'29" West, a distance of 360.00 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 120.88 feet to the Point of Beginning** and containing 1.000 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.

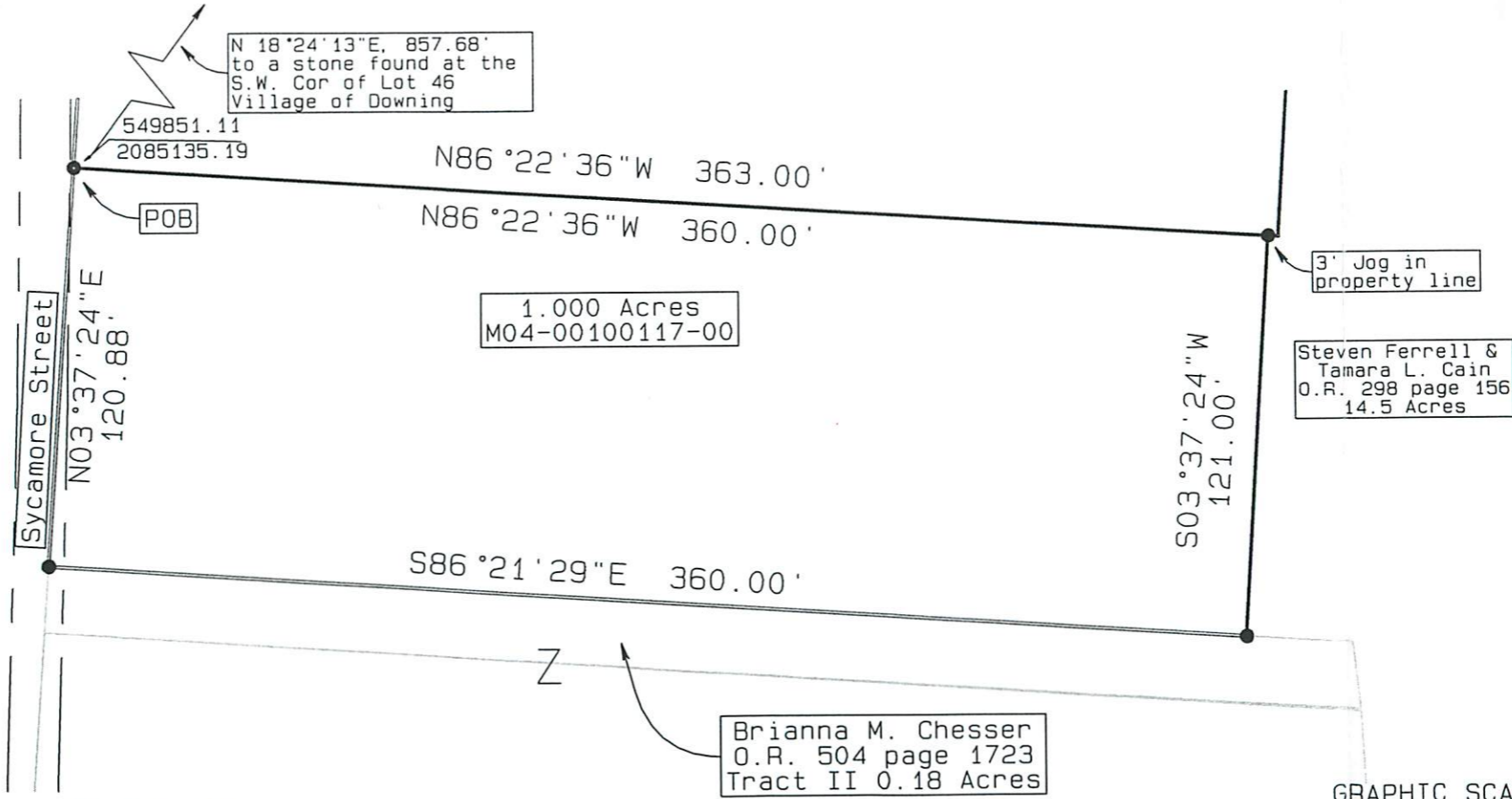


Douglas L. Moore
Douglas L. Moore
Professional Surveyor 7011 12-29-17

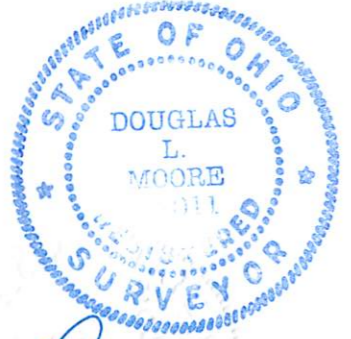
Plat of Survey
for

Paul E. and Barbara J. Richards

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 Paul E. and Barbara J. Richards as described in O.R. 457 page 2536 and being Auditors parcel number M04-00100117-00 also known as 40 Sycamore Street.



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



Paul E. Moore
12-29-17
Douglas L. Moore Ohio PS 7011

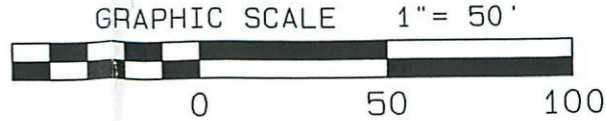
1.000 Acres
M04-00100117-00

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

Brianna M. Chesser
O.R. 504 page 1723
Tract II 0.18 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



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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian Williams*
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.