



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perkins Williams  
DATE: 3/4/16

P.O. BOX 17  
PENNSBORO, WV 26415  
304-659-1717

**DESCRIPTION OF PARTITION SURVEY  
FOR  
JEFFREY D. HARPER**

Situated in the State of Ohio, Athens County, Troy Township, Section 10, Fraction 4, Town 5, Range 11, and being a portion of that same tract or parcel of land described in a deed to Jeffrey D. Harper and Teresa L. Pickens from Jeffrey D. Harper, found in the Recorders Office of Athens County, Ohio, in Official Record Book 509 on Page 1363, and being more particularly described as follows:

Commencing for reference at a Point at the Northwest corner of Fraction 4, in the West line of Section 10, thence with the North line of Fraction 4, S 76-18-20 E 382.99 feet to a Point in County Road 63, corner to Foster, thence with Foster for one (1) line, S 76-56-40 E 200.14 feet to a 5/8-inch by 30-inch reinforcing rod with a yellow plastic cap stamped "WILLOW LAND SURVEYING", hereinafter referred to as a "Rebar", previously set, and also being the **True Place of Beginning** for the tract or parcel herein to be described, thence continuing with the North line of Fraction 4;

**S 76-56-40 E 236.64 feet** to a Rebar, set, from which a 4-inch by 4-inch by 2-inch Marked Stone, found, bears S 76-56-40 E at 493.42 feet, thence through the Parent Tract of Harper and Pickens with six (6) new partition lines;

**S 17-21-40 W 597.12 feet** to a Rebar, set, corner to Harper and Pickens 9.50 acre tract, thence with said Harper and Pickens for one (1) line;

**N 72-17-40 W 117.22 feet** to a Rebar, set, thence;

**S 17-42-20 W 5.00 feet** to a Rebar, set, thence;

**N 72-17-50 W 51.75 feet** to a Rebar, set, thence;

**S 60-22-00 W 250.10 feet** to a 12-inch Red Maple, thence;

**N 85-32-00 W** at 412.44 feet passing a Rebar, set, **in all 470.32 feet** to a Point in the centerline of County Route 63, and in line of said Harper and Pickens, thence with County Route 63 for one (1) line;

**N 37-58-00 E 316.20 feet** to Point, corner to said Foster, thence with Foster for two (2) lines;

**S 72-17-40 E** at 30.00 feet passing a Rebar, previously set, at 522.40 feet passing a Rebar, set, **in all 563.55 feet** to a Rebar, previously set, thence;

**N 06-20-00 E 589.50 feet** to the True Place of Beginning containing **5.00 acres**, more or less, there being 2.44 acres, more or less, out of Parcel One and 2.56 acres, more or less, out of Parcel Two in said deed to Harper, as surveyed by Willow Land Surveying, PLLC in January, 2016, as shown on a "**PLAT OF PARTITION SURVEY FOR JEFFREY D. HARPER**" dated the 26<sup>th</sup> day of January, 2016, attached hereto and made part of this description.

North is based on magnetic north, derived from an on-site observation with a Suunto hand compass on July 14, 2015.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

  
Jonathan B. Perkins, PLS #8581

Jan. 26, 2016  
January 26, 2016





# PLAT OF PARTITION SURVEY FOR JEFFREY D. HARPER

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP, SECTION 10,  
FRACTION 4, TOWN 5, RANGE 11.

BEING A PORTION OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO  
JEFFREY D. HARPER AND TERESA L. PICKENS FROM JEFFREY D. HARPER, FOUND IN THE  
RECORDERS OFFICE OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 509 ON  
PAGE 1363.

**• SURVEY NOTES •**

1. SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
2. EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.

**• PERTINENT DOCUMENTS •**

1. TAX MAP AND DEEDS OF RECORD.
2. PLAT OF SURVEY FOR JEFFREY D. HARPER DATED APRIL 5, 2013, BY CASSELL & ASSOCIATES, LLC.

DECLINATION 7°45' WEST  
www.ngdc.noaa.gov  
JULY 14, 2015

BEARINGS WERE DERIVED FROM AN ON SITE FIELD OBSERVATION WITH A SUUNTO HAND COMPASS ON 7.14.2015.



ROGER & TERESA RANDOLPH  
OR 124/409  
6.415 ACRES

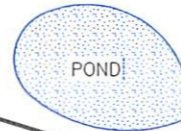
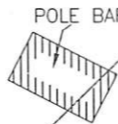
JASON SCOTT COWAN  
OR 482/517  
2.48 ACRES

ROBERT J. FOSTER & KELLY FOSTER  
OR 515/748  
5.09 ACRES

TCO LAND, LLC  
OR 458/157  
8.508 ACRES  
L01-00100399-00

W BELPRE PIKE ROAD  
C.R. 63

GARAGE



2.56 ACRES  
P/O OR 509-1363  
P/O 9.50 ACRES  
P/O L01-00100395-00

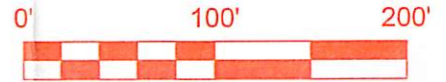
5.00 ACRES± NET

2.44 ACRES  
P/O OR 509/1363  
P/O 75.00 ACRES  
P/O L01-00100397-00

JEFFREY D. HARPER & TERESA L. PICKENS  
OR 509/1363  
PARCEL 1  
REMAINDER OF 75.00 ACRES  
L01-00100397-00

JEFFREY D. HARPER & TERESA L. PICKENS  
OR 509/1363  
PARCEL 2  
REMAINDER OF 9.50 ACRES  
L01-00100395-00

SCALE: 1-INCH = 100-FEET



**LEGEND**

● SURVEYED LINE	—●—
○ NON-SURVEYED LINE	- - - - -
— TRAVELED WAY	—
— OVERHEAD UTILITY	— OHU — OHU —
● 5/8" X 30" REBAR, SET	● RBS
○ 5/8" REBAR, FOUND	○ RBF
□ STONE, FOUND	□
○ TREE OR SHRUB, AS SPECIFIED	○
△ CALCULATED POINT	△
TM 00-00	TM 00-00
OFFICIAL RECORD / PAGE	OR 000/000

Disputation Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brent Williams  
DATE: 3/4/16

JAN 26, 2016 Jonathan B. Perkins  
01.26.2016 JONATHAN B. PERKINS PLS#8581  
PROJECT SURVEYOR: JOSH WATSON  
DRAFTED BY: DANIEL PAGE 9/30/15  
FIELD SURVEY: JULY, 2015  
WLS FILE #: HARPERPLATR3.DWG

**WILLOW**  
LAND SURVEYING PLLC  
P.O. BOX 17  
PENNBSORO, WV 26415  
304-659-1717