

***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 Jeffery 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, 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 at 46.75 feet passing a 5/8-inch Rebar, found, corner to TCO Land, LLC, **in all 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", set, in line of said TCO Land, from which a 4-inch by 4-inch by 2-inch Marked Stone, found, bears S 76-56-40 E at 730.06 feet, thence through the parent tract of Harper and Pickens with one (1) new partition line;

S 06-20-00 W 589.50 feet to a Rebar, set, in line of Harper and Pickens 9.50 acre tract, thence with said Harper and Pickens for one (1) line;

N 72-17-40 W at 533.55 feet passing a Rebar, set, **in all 563.55 feet** to a Point in County Road 63, thence with said road for five (5) lines;

N 37-58-00 E 46.52 feet to a Point, thence;

N 39-23-00 E 222.21 feet to a Point, thence;

N 39-44-00 E 104.74 feet to a Point, thence;

N 44-22-20 E 115.71 feet to a Point, thence;

N 45-27-10 E 125.49 feet to the True Place of Beginning containing **5.09 acres**, more or less, as surveyed by Willow Land Surveying, PLLC in July, 2015, as shown on a "**PLAT OF PARTITION SURVEY FOR JEFFREY D. HARPER**" dated the 30th day of November, 2015, 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

Nov. 30, 2015
November 30, 2015



PLAT OF PARTITION SURVEY FOR JEFFREY D. HARPER

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.

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 •

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

• PERTINENT DOCUMENTS •

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

NORTHWEST CORNER FRACTION 4

S 76°18'20" E
382.99' (TIE LINE)

FRACTION 5
FRACTION 4

POINT OF BEGINNING

TO U.S. RT. 50

TCO LAND, LLC
OR 458/157
8.508 ACRES
Lo1-00100399-00

JASON SCOTT COWAN
OR 482/517
2.48 ACRES

S 76°56'40" E
IN ALL 200.14'

4" X 4" X 2"(h)
STONE, FOUND
WITH "X"

S 76°56'40" E
730.06' (TIE LINE)

SECTION 16
SECTION 10

N 44°22'20" E
115.71'

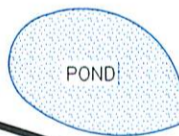
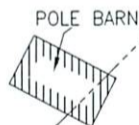
P/O OR 509/1363
P/O 75.00 ACRES
P/O Lo1-00100397-00

5.09 ACRES± NET

W BELPRE PIKE ROAD
C.R. 63
N 39°23'00" E
222.14'



GARAGE



JEFFREY D. HARPER &
TERESA L. PICKENS
OR 509/1363
REMAINDER OF 75.00
ACRES
Lo1-00100397-00

JEFFREY D. HARPER &
TERESA L. PICKENS
OR 509/1363
9.50 ACRES
Lo1-00100395-00

SCALE: 1-INCH = 100-FEET



Nov. 30, 2015 Jonathan B. Perkins

11.30.2015 JONATHAN B. PERKINS PLS#8581
PROJECT SURVEYOR: JOSH WATSON
DRAFTED BY: DANIEL PAGE 8/11/15
FIELD SURVEY: JULY, 2015
WLS FILE #: HARPERPLATR3TRACT1.DWG

LEGEND

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



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