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**PROPERTY DESCRIPTION**  
**TRACT 2 – (21.289 ACRES)**  
**TROY TOWNSHIP, PART PARCEL L010010051300**  
**PART OFFICIAL RECORD 461, PAGE 1262**

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**SITUATE** IN AND BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION NUMBER 12, TOWN 5, RANGE 11, TROY TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

**BEGINNING** AT A MARKED STONE FOUND, SAID MARKED STONE FOUND BEING THE CENTER OF SAID SECTION 12 AND BEING A COMMON CORNER TO THE 70.96 ACRE (TAXED) B. L. CRAIG AND MARILYN S. HOLLER TRACT (OFFICIAL RECORD 7, PAGE 604), THE 59.53 ACRE (TAXED) WENDALL B. AND W. SCOTT SINNETT TRACT (OFFICIAL RECORD 461, PAGE 1262) AND THE 23.93 ACRE (TAXED) JAMES R. AND BEVERLY PACKARD TRACT (OFFICIAL RECORD 253, PAGE 590); THENCE S 87°48'02" E 310.08 FEET, WITH THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND SAID 70.96 ACRE (TAXED) B. L. CRAIG AND MARILYN S. HOLLER TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO A 39.750 ACRE TRACT (TO BE RECORDED), SAID 5/8" CAPPED REBAR SET BEING **THE TRUE POINT OF BEGINNING**;

**THENCE S 87°48'02" E 1152.90 FEET**, WITH THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND WITH SAID 70.96 ACRE (TAXED) B. L. CRAIG AND MARILYN S. HOLLER TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO THE 6.47 ACRE (TAXED) KENNETH E. AND NEELY STEALEY TRACT (OFFICIAL RECORD 345, PAGE 304), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER BEARS S 87°48'02" E 1235.73 FEET;

**THENCE S 07°43'15" W 398.39 FEET**, LEAVING THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND WITH SAID 6.47 ACRE (TAXED) KENNETH E. AND NEELY STEALEY TRACT, TO A 16" ELM SNAG FOUND AT A COMMON CORNER TO THE 7.33 ACRE (TAXED) WENDALL B. AND SHIRLEY L. SINNETT TRACT (OFFICIAL RECORD 369, PAGE 495);

**THENCE**, WITH SAID 7.33 ACRE (TAXED) WENDALL B. AND SHIRLEY L. SINNETT TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

**(1) THENCE S 76°59'15" W 296.17 FEET** TO AN IRON PIPE FOUND;

**(2) THENCE S 25°58'53" E 379.05 FEET** TO A UTILITY POLE CALLED FOR AND FOUND;





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**(3) THENCE S 80°25'32" E 577.55 FEET TO A POINT IN THE CENTERLINE OF NORTH TORCH ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 62), PASSING A 5/8" CAPPED REBAR SET AT 561.60 FEET;**

**THENCE, WITH THE CENTERLINE OF NORTH TORCH ROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;**

- (1) THENCE S 21°03'20" W 148.02 FEET TO A POINT;**
- (2) THENCE S 18°48'07" W 110.83 FEET TO A POINT;**
- (3) THENCE S 22°06'45" W 145.57 FEET TO A POINT;**
- (4) THENCE S 25°02'18" W 60.83 FEET TO A POINT AT A COMMON CORNER TO SAID 39.750 ACRE TRACT;**

**THENCE, LEAVING THE CENTERLINE OF NORTH TORCH ROAD, BINDING ON SAID 59.53 ACRE (TAXED) WENDALL B. AND W. SCOTT SINNETT TRACT AND WITH SAID 39.750 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;**

- (1) THENCE N 63°05'14" W 409.13 FEET TO A 5/8" CAPPED REBAR SET, PASSING A 5/8" CAPPED REBAR SET AT 18.90 FEET;**
- (2) THENCE N 45°36'10" W 358.23 FEET TO A 5/8" CAPPED REBAR SET;**
- (3) THENCE N 72°03'13" W 399.47 FEET TO A 5/8" CAPPED REBAR SET;**
- (4) THENCE N 24°40'48" W 898.74 FEET TO THE TRUE POINT OF BEGINNING;**

**CONTAINING 21.289 ACRES, INCLUDING 0.317 ACRES IN THE NORTH TORCH ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 07/21/2017 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.**

**BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO WENDALL B. AND W. SCOTT SINNETT IN OFFICIAL RECORD 461, PAGE 1262.**

**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*  
RANDALL R. CLINE II  
PS #8096 OH  
PROJECT NUMBER: 2176601-TR2

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Randall R. Cline II*  
DATE: 8/30/17



