



Architects • Engineers • Surveyors

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PROPERTY DESCRIPTION
TRACT 1 – (39.750 ACRES)
TROY TOWNSHIP, TAX PART PARCEL L010010051300
PART OFFICIAL RECORD 461, PAGE 1262

SITUATE IN AND BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 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 A 21.289 ACRE TRACT (TO BE RECORDED);

THENCE, LEAVING THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, BINDING ON SAID 59.53 ACRE (TAXED) WENDALL B. AND W. SCOTT SINNETT TRACT AND WITH SAID 21.289 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

(1) **THENCE S 24°40'48" E 898.74 FEET** TO A 5/8" CAPPED REBAR SET;

(2) **THENCE S 72°03'13" E 399.47 FEET** TO A 5/8" CAPPED REBAR SET;

(3) **THENCE S 45°36'10" E 358.23 FEET** TO A 5/8" CAPPED REBAR SET;

(4) **THENCE S 63°05'14" E 409.13 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 390.23 FEET;

THENCE S 25°44'07" W 90.00 FEET, WITH THE CENTERLINE OF NORTH TORCH ROAD, TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, SAID POINT BEING THE NORTHEAST CORNER OF THE 1.06 ACRE (TAXED) TERRY L. AND DIANA L. BOYER TRACT (OFFICIAL RECORD 185, PAGE 283);

THENCE N 87°54'57" W 1698.72 FEET, LEAVING THE CENTERLINE OF NORTH TORCH ROAD, WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, WITH SAID 1.06 ACRE (TAXED) TERRY L. AND DIANA L. BOYER TRACT AND THEN WITH THE 53.09 ACRES (TAXED) GARY P. AND PATRICIA ANN RUSSELL CO TRUSTEES TRACT (OFFICIAL RECORD 431, PAGE 1068), TO A 5/8" CAPPED REBAR SET AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER



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OF SAID SECTION, FROM WHERE A MARKED STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 12 BEARS S 65°43'31" W 3053.23 FEET, PASSING A 5/8" CAPPED SET AT 20.04 FEET AND A REBAR FOUND, BEING A COMMON CORNER TO SAID 1.06 ACRE (TAXED) TERRY L. AND DIANA L. BOYER TRACT, AT 400.95 FEET;

THENCE N 02°03'58" E 340.54 FEET, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND THE 5.67 ACRES (TAXED) ALICE JEAN WHEELER TRACT (OFFICIAL RECORD 106, PAGE 695), TO A REBAR FOUND AT A COMMON CORNER;

THENCE N 88°07'21" W 400.12 FEET, LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND WITH SAID 5.67 ACRES (TAXED) ALICE JEAN WHEELER TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO THE 5.15 ACRE (TAXED) ALICE JEAN WHEELER TRACT (OFFICIAL RECORD 108, PAGE 931);

THENCE N 06°51'13" W 1081.27 FEET, WITH SAID 5.15 ACRE (TAXED) ALICE JEAN WHEELER TRACT AND THEN WITH THE 2.85 ACRE (TAXED) CHRISTOPHER BUCHANAN TRACT (OFFICIAL RECORD 248, PAGE 748), TO A 24" HICKORY AT A COMMON CORNER IN THE SOUTH LINE OF SAID 23.93 ACRE (TAXED) JAMES R. AND BEVERLY PACKARD TRACT;


THENCE S 87°57'29" E 567.76 FEET, WITH SAID 23.93 ACRE (TAXED) JAMES R. AND BEVERLY PACKARD TRACT, TO THE POINT OF BEGINNING;

CONTAINING 39.750 ACRES, INCLUDING 0.067 ACRES IN THE NORTH TORCH ROAD RIGHT OF WAY, THERE BEING 27.887 ACRES IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12 AND 11.863 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, 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 TRACTS OR PARCELS 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
PS #8096 OH
PROJECT NUMBER: 2176601-TR1



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/30/17

