ATH-144-3.23
PARCEL 24-EL

Being a parcel of land lying on the left side of State Route 144, and situated in Section 21, Fraction 36, Town 5, Range 11, Troy Township, Athens County, Ohio.

Commencing at the Calculated Southwest Corner of Fraction 36;

Thence along a random line North 53° 40' 51" East a distance of 630.08 feet to an iron set on the existing right-of-way line of State Route 144, 65.00 feet left of Centerline Station 49+65.00, **THE TRUE POINT OF BEGINNING** of the tract herein described;

Thence along said right-of-way line and a westerly boundary line of Vales OR 422-2490, North 03° 04' 41" East a distance of 263.11 feet to an iron pin found, 229.46 feet left of Centerline Station 52+09.75;

Thence along said common line, North 86° 34' 15" East a distance of 180.16 feet to an iron pin found, 79.59 feet left of Centerline Station 53+29.65;

Thence across the land of the State of Ohio Department of Transportation OR 400-1215 South 35° 20' 38" West a distance of 335.31 feet to an iron pin set, 65.00 feet left of Centerline Station 49+65.00 **THE TRUE POINT OF BEGINNING;**

Subject to all legal easements and rights of way.

The above described tract contains 0.541 acres, of which the Present Road Occupies 0.541 acres and is contained in Auditor's Permanent Parcel No. L010010036103, which contains 3.888 acres.

This description was made by the Ohio Department of Transportation under the direction and supervision of Gregory K. Wright Registered Surveyor No. S-6535

Bearings are based on the State Plane Coordinate System (Ohio South Zone, NAD 83).

Prior instrument record as of this writing is recorded in Volume 400, Page 1215, Official Records of Athens County.

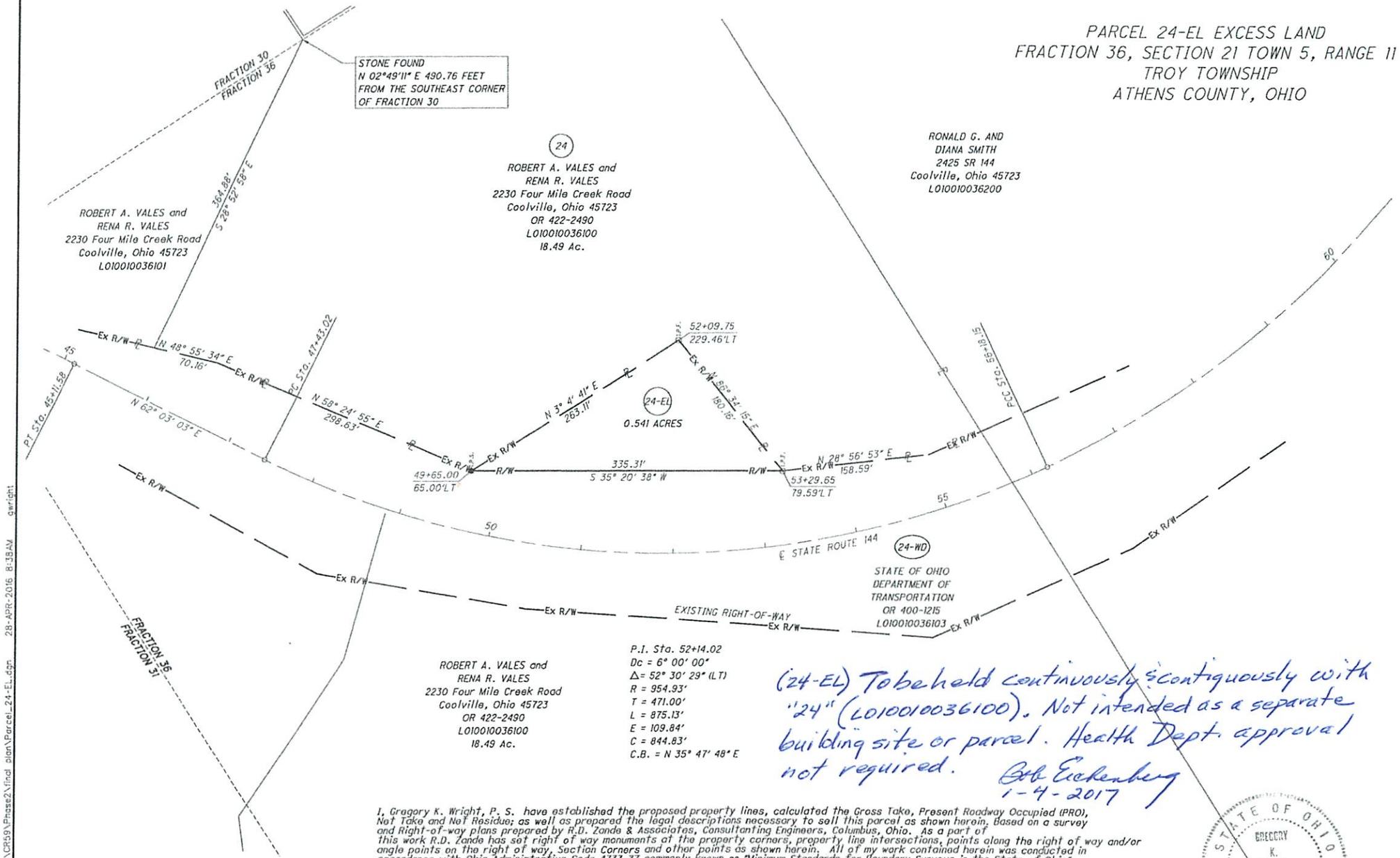
Gregory K. Wright
Registered Surveyor S-6535
Ohio Department of Transportation
District 10

4/28/16
Date

STATE OF OHIO
GREGORY K. WRIGHT
S-6535
REGISTERED SURVEYOR

Corrected for mathematical accuracy 1/4/17

PARCEL 24-EL EXCESS LAND
FRACTION 36, SECTION 21 TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO



ROBERT A. VALES and
RENA R. VALES
2230 Four Mile Creek Road
Coolville, Ohio 45723
OR 422-2490
L010010036100
18.49 Ac.

P.I. Sta. 52+14.02
Dc = 6° 00' 00"
Δ = 52° 30' 29" (LT)
R = 954.93'
T = 471.00'
L = 875.13'
E = 109.84'
C = 844.83'
C.B. = N 35° 47' 48" E

(24-EL) To be held continuously & contiguously with "24" (L010010036100). Not intended as a separate building site or parcel. Health Dept. approval not required.
Bob Eckenberg
1-4-2017

⊙I.P.S. = IRON PIN FOUND W/CAP MARKED "R D ZANDE"

I, Gregory K. Wright, P. S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to sell this parcel as shown herein. Based on a survey and Right-of-way plans prepared by R.D. Zande & Associates, Consultanting Engineers, Columbus, Ohio. As a part of this work R.D. Zande has set right of way monuments at the property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision. Basis of bearing, Ohio State Plane Coordinates NAD83 South Zone.

Gregory K. Wright
Gregory K. Wright, Professional Land Surveyor No. S-6535,

Date: 4/28/16

STATE OF OHIO
GREGORY K. WRIGHT
S-6535
REGISTERED
SURVEYOR

HORIZONTAL SCALE IN FEET
0 25 50 100

CALCULATED GKW
CHECKED RFR

STATE ROUTE 144
PARCEL 24-EL

EXCESS LAND

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