

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan Williams
DATE: 12/28/16

**PROPERTY DESCRIPTION
OF 3 PARCELS LOCATED AT 26281 ROCK STREET
FOR BELPRE SAVINGS BANK**

SITUATE IN AND BEING ALL OF LOT #112, PART OF LOT #113 IN THE VILLAGE OF COOLVILLE AS SHOWN ON A PLAT RECORDED IN TROY TOWNSHIP BOOK, PAGE 44-45, AND A STRIP OF LAND SOUTH OF LOT #112, BEING IN AND A PART OF SECTION 21, FRACTION 30, TOWN 5, RANGE 11, LOCATED IN THE TOWNSHIP OF TROY, COUNTY OF ATHENS, AND STATE OF OHIO.

BEGINNING AT A 5/8" DIAMETER CAPPED IRON REBAR (SET) IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROCK STREET BEING THE COMMON CORNER BETWEEN LOT #111 AND LOT #112, WHERE A CARRIAGE BOLT (FOUND) BEARS S 74° 47' 46" W 0.73 FEET;

THENCE N 58° 39' 17" E 99.00 FEET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROCK STREET TO AN IRON PIPE (FOUND) BEING THE NORTHWEST CORNER OF THE SHARON SMITH TRACT, OFFICIAL RECORD 258, PAGE 707, PASSING A 1/2" X 3" FLAT BAR (FOUND) BEING THE COMMON CORNER BETWEEN LOT #112 AND LOT #113 AT 82.50 FEET;

THENCE S 31° 29' 45" E 124.00 FEET WITH THE WESTERLY LINE OF THE SMITH TRACT TO A 5/8" DIAMETER CAPPED IRON REBAR (SET), WHERE A STANDING 3/4" PIN IN CONCRETE (FOUND) BEARS S 70° 58' 31" E 0.77 FEET;

THENCE S 58° 39' 17" W 16.50 FEET CONTINUING WITH THE NORTHERLY LINE OF THE SMITH TRACT TO A 5/8" DIAMETER CAPPED IRON REBAR (SET) IN THE COMMON LINE BETWEEN LOT #112 AND LOT #113;

THENCE S 31° 29' 45" E 74.14 FEET WITH THE COMMON LINE BETWEEN LOT #112 AND LOT #113 TO A 1/2" X 6" PIECE OF FLAT STEEL (FOUND), BEING THE COMMON CORNER BETWEEN LOT #112 AND LOT #113;

THENCE S 51° 40' 25" E 33.98 FEET TO A 5/8" DIAMETER CAPPED IRON REBAR (SET) IN THE NORTHWESTERLY LINE OF THE LEWIS PULVER 3.493 ACRE TRACT, OFFICIAL RECORD 421, PAGE 2682;

THENCE S 53° 25' 00" W 95.00 FEET WITH THE NORTHWESTERLY LINE OF THE PULVER 3.493 ACRE TRACT TO A 5/8" DIAMETER CAPPED IRON REBAR (FOUND) IN THE EASTERLY LINE OF THE TIMOTHY LOCKHART 0.23 ACRE TRACT, OFFICIAL RECORD 159, PAGE 374;

THENCE N 30° 55' 14" W 40.39 FEET WITH THE EASTERLY LINE OF THE LOCKHART 0.23 ACRE TRACT TO A 5/8" DIAMETER CAPPED IRON REBAR (SET) AT THE COMMON CORNER BETWEEN LOT #111 AND LOT #112;

THENCE N 31° 29' 45" W 198.28 FEET WITH THE COMMON LINE BETWEEN LOT #111 AND LOT #112 TO THE PLACE OF BEGINNING.

CONTAINING 0.4964 ACRE.

THERE BEING 0.3755 ACRE IN LOT #112 (TAX PARCEL L020020001700)
THERE BEING 0.0470 ACRE IN LOT #113 (TAX PARCEL L020020001600)
THERE BEING 0.0739 ACRE IN MEETS AND BOUNDS. (TAX PARCEL L020020001800)
0.4964 ACRE TOTAL

BEING ALL THREE OF THOSE SAME TRACTS OF LAND CONVEYED TO BELPRE SAVINGS BANK BY A SHERIFF'S DEED RECORDED IN OFFICIAL RECORD 522, PAGE 342.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAYS, RESERVATIONS, PROTECTIVE COVENANTS, UTILITY EASEMENTS, GAS, OIL, MINERAL LEASES, AND ALL RESTRICTIONS OF RECORD IN THE CHAIN OF TITLE.

THIS DESCRIPTION WAS PREPARED BY NELSON B. DOUGLASS P.S. #7296 AND WAS PREPARED FROM A FIELD SURVEY COMPLETED ON DECEMBER 15, 2016, THE PLAT - DATED DECEMBER 16, 2016, IS ATTACHED HERETO, AND THEREBY MADE A PART OF THIS DESCRIPTION.

MONUMENTS DESCRIBED AS SET ARE IRON REBAR (5/8" DIAMETER, 30 INCHES LONG), BEARING YELLOW PLASTIC CAPS INSCRIBED "DOUGLASS" - "PS 7296".

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 (2011) epoch 2010, U.S. SURVEY FEET.


Nelson B. Douglass December 16, 2016
NELSON B. DOUGLASS (Date)
Professional Surveyor No. 7296 Ohio

WATERMAN DOUGLASS & ASSOCIATES, L.L.C.
Professional Engineers and Surveyors

P.O. BOX 126
533 ROSEMAR ROAD
PARKERSBURG, WV 26102-0126
1-304-428-5715 TEL
e-mail ndouglass@watermandouglass.com

BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR DURING THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING AND OTHER LEGAL ENCUMBRANCES MAY EXIST. IF YOU WISH TO DISCOVER ALL LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY, YOU SHOULD CONSULT A TITLE ATTORNEY.

LEWIS PULVER
3.493 ACRES
OR 421-2682

TIMOTHY LOCKHART
OR 159-374
0.23 ACRE

CHARLES ROOD
3.5220 ACRES
OR 396-1485

(0.0739 Ac)
PCL L020020001800

0.4964 ACRES
TOTAL

BELPRE SAVINGS BANK
OR 522-342

TIMOTHY LOCKHART
OR 159-374

SHARON SMITH
OR 258-707

0.3755 Ac
PCL L020020001700

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Nelson B. Douglass*
DATE: 12/16/16

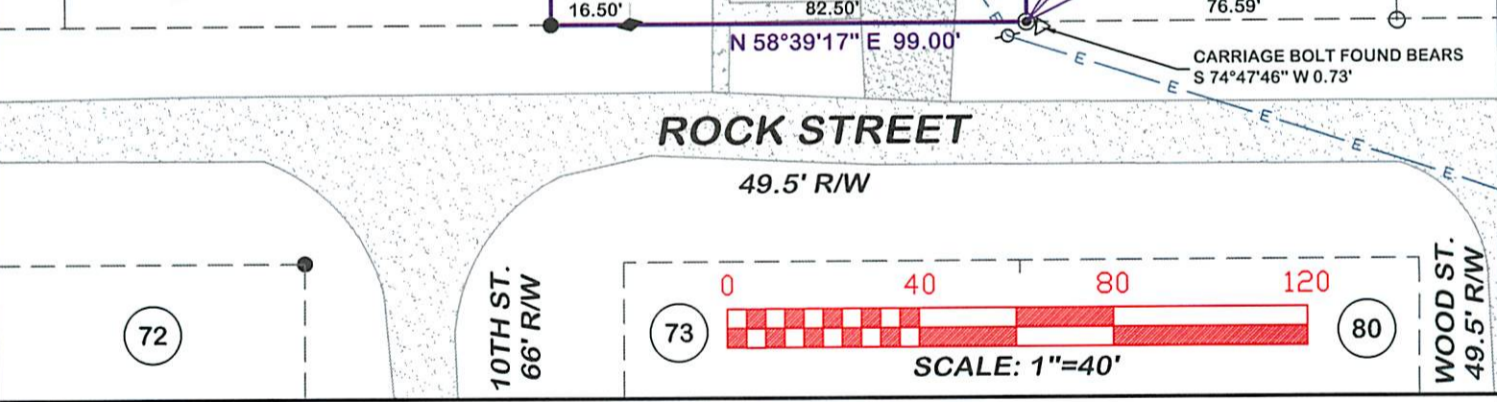


Waterman Douglass & Associates
Ohio State Plane Coordinate System
South Zone, NAD 83 (2011) epoch 2010, U.S. Survey Feet

LEGEND

These standard symbols may be found in the drawing.

- × Point
- Iron Pipe (Found)
- Iron Pin/Rebar (Found)
- ◆ 1/2" X 3" Flat Steel (Found)
- ⊕ Metal T-post (Found)
- ⊕ 1/2" x 6" Flat Steel Plate
- ⊙ 5/8" X 30" Capped Rebar (Set)
- ⊙ 5/8" Capped Iron Rebar (Found)



PLAT OF: 3 PARCELS OF LAND LOCATED AT 26281 ROCK STREET

BOUNDARY SURVEY FOR: BELPRE SAVINGS BANK

SUBDIVISION: PT OF LOT #113, ALL OF LOT #112, AND AN OUTLOT IN THE VILLAGE OF COOLVILLE

TOWNSHIP: TROY SECTION: 21 FRACTION: 30 TOWN: 5 RANGE: 11

VILLAGE OF COOLVILLE COUNTY: ATHENS STATE: OHIO

WATERMAN DOUGLASS AND ASSOCIATES, L.L.C.

Nelson B. Douglass
NELSON B. DOUGLASS
PROFESSIONAL SURVEYOR
Nelson B. Douglass, P.S. # 7296
533 Rosemar Road - P.O. Box 126
Parkersburg, West Virginia 26102-0126
304-428-5715 tel
e-mail ndouglass@watermandouglass.com

REFERENCES:
OFFICIAL RECORD 522, PAGE 342
SEWER EASMENT OR 476-1100
PLAT IN TROY TOWNSHIP BOOK PAGE 44-45
TAX MAP: COOLVILLE 3

DATE: 12/16/2016 PROJ # 2016-0080

This Survey is valid only if the print has the Surveyor's original signature and an original blue inked seal. Otherwise it is a fraudulent or altered copy and is void.

All rights reserved ; Copyright © 2016 by Nelson B. Douglass

C:\IOPLAT Rev 1/1/16