

BY: Chris E. Smith
DATE: 1/5/17

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

4/28/16
Date



Corrected for mathematical accuracy Gregory K. Wright

1/4/17

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

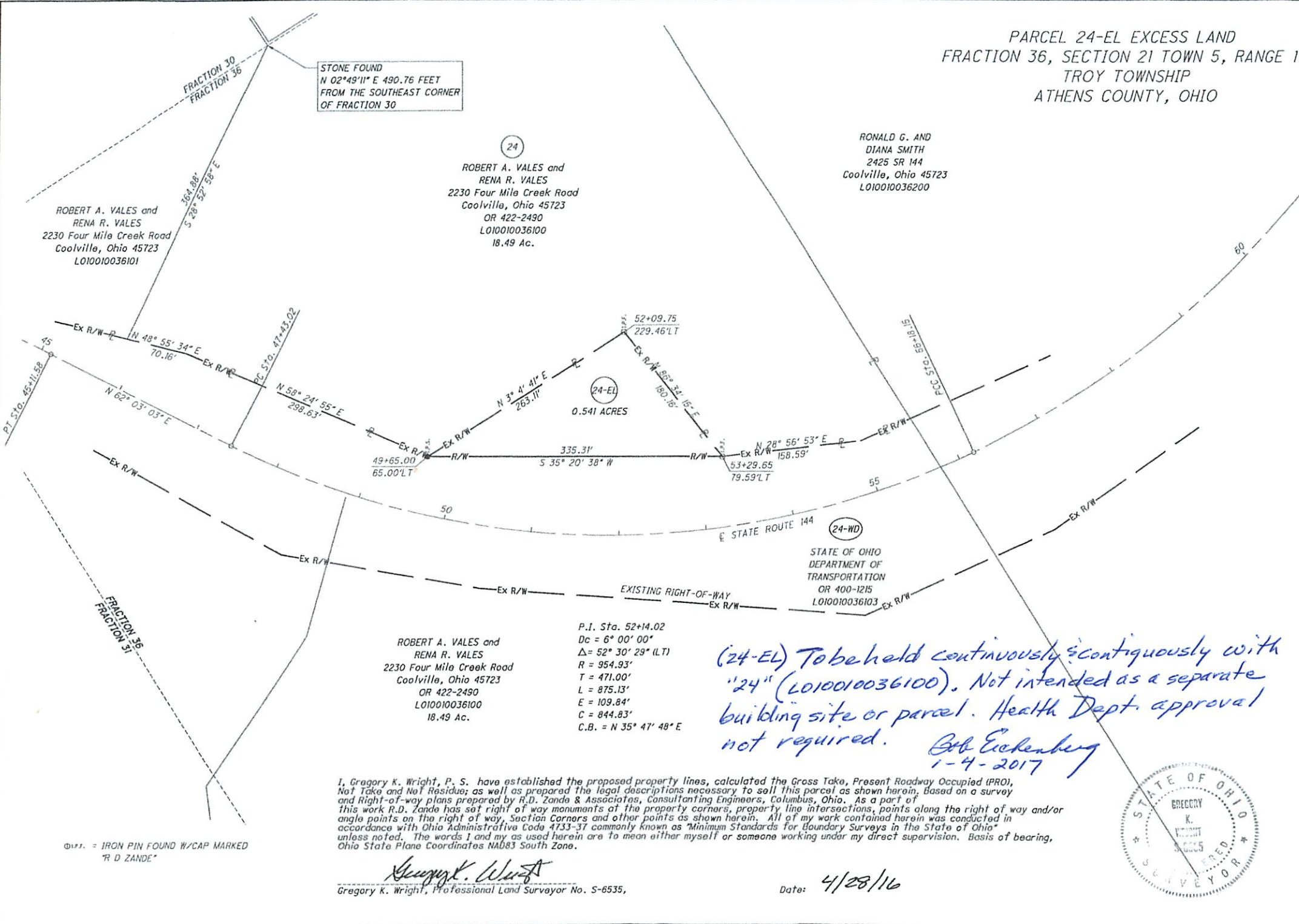


CALCULATED BY
 GKW
 CHECKED BY
 RFR

HORIZONTAL
 SCALE IN FEET
 0 25 50

STATE ROUTE 144
 PARCEL 24-EL

EXCESS LAND



STONE FOUND
 N 02° 49' 11" E 490.76 FEET
 FROM THE SOUTHEAST CORNER
 OF FRACTION 30

(24)
 ROBERT A. VALES and
 RENA R. VALES
 2230 Four Mile Creek Road
 Coolville, Ohio 45723
 OR 422-2490
 L010010036100
 18.49 Ac.

RONALD G. AND
 DIANA SMITH
 2425 SR 144
 Coolville, Ohio 45723
 L010010036200

ROBERT A. VALES and
 RENA R. VALES
 2230 Four Mile Creek Road
 Coolville, Ohio 45723
 L010010036101

(24-EL)
 0.541 ACRES

(24-WD)
 STATE OF OHIO
 DEPARTMENT OF
 TRANSPORTATION
 OR 400-1215
 L010010036103

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, Gregory K. Wright, P. S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Not Take and Not 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, Consulting 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



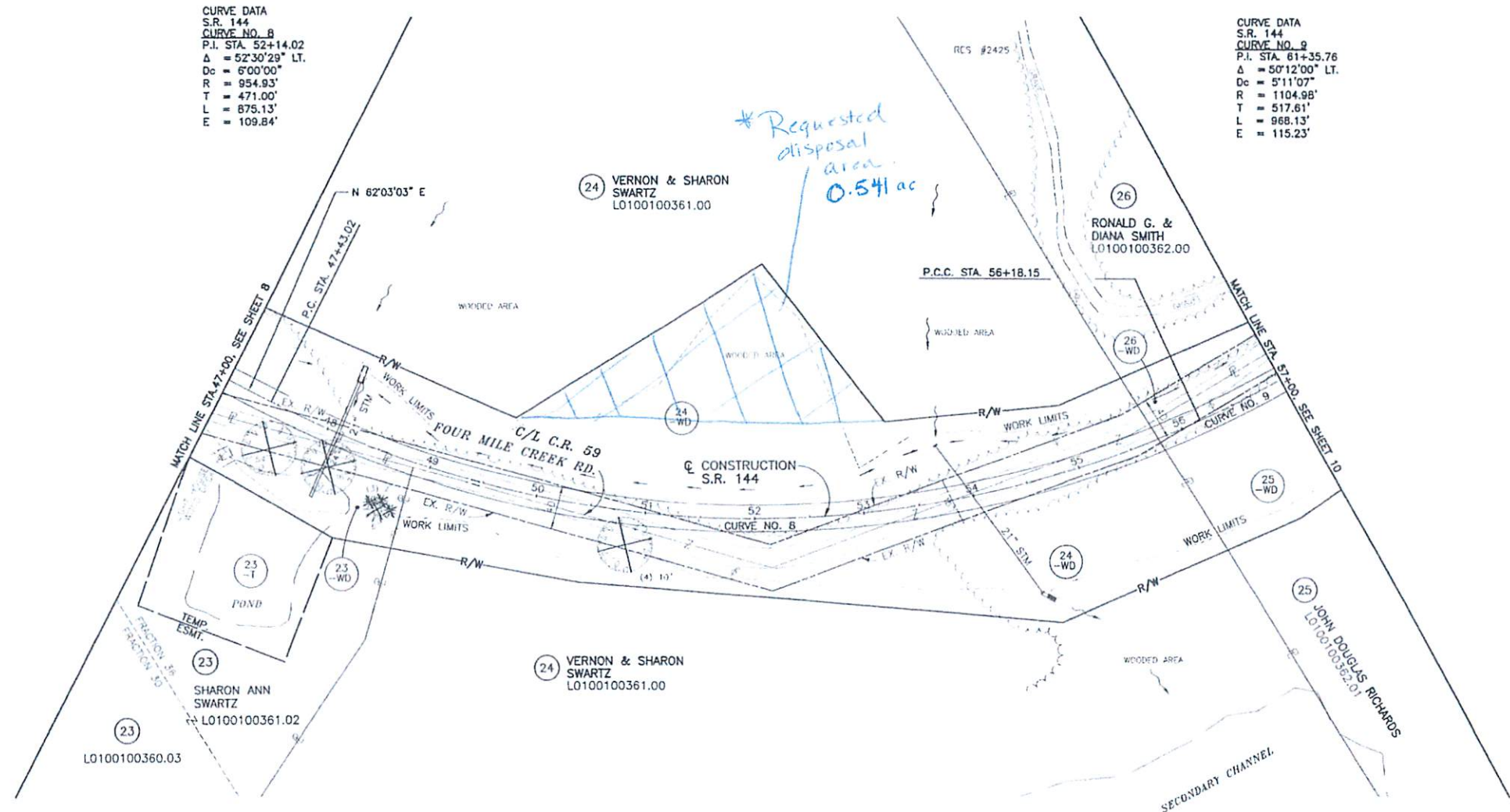
s:\users\paw\cmt\Ath-144\CR59\Phase2\final_plan\Parcel_24-EL.dgn 28-APR-2016 8:38AM gwr/rlt

① P.I. = IRON PIN FOUND W/CAP MARKED
 "R D ZANDE"

ATH-144-2.65
R-11W, T-5N, S-21, FR 30 & 36
TROY TOWNSHIP
ATHENS COUNTY, OHIO

CURVE DATA
S.R. 144
CURVE NO. 8
P.I. STA. 52+14.02
 $\Delta = 52^{\circ}30'29"$ LT.
 $D_c = 6^{\circ}00'00"$
 $R = 954.93'$
 $T = 471.00'$
 $L = 875.13'$
 $E = 109.84'$

CURVE DATA
S.R. 144
CURVE NO. 9
P.I. STA. 61+35.76
 $\Delta = 50^{\circ}12'00"$ LT.
 $D_c = 5^{\circ}11'07"$
 $R = 1104.98'$
 $T = 517.61'$
 $L = 968.13'$
 $E = 115.23'$



MONUMENT LEGEND

- STONE FOUND
- FENCE POST
- ⊠ R.R.S. FOUND
- ⊡ R.R.S. SET
- ⊙ P.K. NAIL FOUND
- ⊕ R/W MONUMENT FOUND
- ⊖ REBAR FOUND
- ⊗ BOLT FOUND
- ⊘ IRON PIN FOUND
- ⊙ I.P.F. WITH I.D. CAP
- ⊚ 3/4" BAR SET
- ⊛ MONUMENT BOX
- ⊜ REFERENCE MONUMENT

× - REMOVE
(**) - DO NOT DISTURB

PARCELS 23, 24, & 25 ARE SUBJECT TO A PERPETUAL FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA, FOR THE LANDS LYING BELOW THE 586 CONTOUR, MEAN SEA LEVEL, SANDY HOOK DATUM, AS DETERMINED BY THE CORPS OF ENGINEERS, U.S. ARMY.

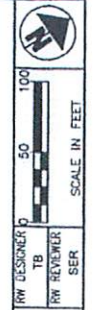
ALL STATION AND OFFSETS ARE FROM THE CENTERLINE CONSTRUCTION OF S.R. 144 UNLESS OTHERWISE SHOWN.

REFER TO SUMMARY SHEETS FOR ANY AUDITOR'S PARCEL NUMBER NOT SHOWN HEREON.

STRUCTURE KEY
▨ COMMERCIAL BUILDINGS
□ RESIDENTIAL BUILDINGS

NOTE:
THE EXISTING RIGHT-OF-WAY WIDTHS & LOCATIONS WERE DETERMINED USING:
- ROAD RECORDS ON FILE AT THE ATHENS COUNTY ENGINEER'S OFFICE

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		12/09/05



RIGHT-OF-WAY PLAN
STA. 47+00 - STA. 57+00

ATH-144-2.65 PHASE 2
SLM = 3.23 - 4.35

9 / 15

DATE PLOTTED: 12/15/05 10:31 AM
SCALE: 1" = 50'
DRAWN BY: J. H. ...
CHECKED BY: ...

TOTAL NUMBER OF :
 OWNERSHIPS 17
 TOTAL TAKES 6
 OWNERSHIPS WITH STRUCTURES INVOLVED 7
 OWNERSHIPS WITH 'P' ITEMS 2

ALL RECORD AREAS ARE FROM THE AUDITOR'S RECORDS IN ACRES, UNLESS NOTED OTHERWISE.
 (P) - FROM RECORD PLATS
 (C) - CALCULATED AREAS
 (D) - FROM DEED RECORDS

NET RESIDUE * RECORD AREA * TOTAL PRO-NET TAKE

GRANTEE:
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNER'S BOOK	RECORD PAGE	AUDITORS PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
												LEFT	RIGHT			BOOK	PAGE
19	RONALD RUSSELL & ROBIN RUSSELL	8	O.R. 22	773	L0100100360 01	1.07									NO R/W REQUIRED		
20-WD	VERNON SWARTZ & SHARON SWARTZ	8	D.B. 255	447	L0100100359 00	11.41	0.00	0.00	0.00	0.00	NO			FED/STATE		OR 400	1210
			D.B. 255	447	L0100100360 00	25.69	0.423	1.787	0.423	1.364							
	TOTAL 20-WD					36.49	0.423	1.787	0.423	1.364			19.606		15.097		
21	COOLEY'S HEIRS, CEMETERY	8	D.B. 37	714											NO R/W REQUIRED		
22-WD	ROBERT & REINA VALES	8	O.R. 43	396	L0100100359 01	4.90	0.000	0.023	0.000	0.023				FED/STATE		OR 398	310
			O.R. 43	396	L0100100361 01	1.48	0.093	0.457	0.093	0.364	YES				METAL GARAGE (COMMERCIAL)		
			O.R. 58	115	L0100100360 02	2.31	0.301	0.936	0.301	0.635							
	TOTAL 22-WD					8.69	0.394	1.416	0.394	1.022			5.321		1.953		
23-WD	SHARON ANN SWARTZ	8 & 9	O.R. 95	406	L0100100361 02	2.44	0.219	0.460	0.219	0.241	P (3)			FED/STATE	FLAG POLE, WOOD DECK, LIGHT HOUSE	OR 400	1001
			O.R. 96	406	L0100100360 03	7.04	0.039	0.166	0.039	0.127							
	TOTAL 23-WD					9.48	0.258	0.626	0.258	0.368					1.814		
23-T		9	O.R. 98	406	L0100100361 02			0.436	0	0.436				FED/STATE	TO CONSTRUCT SLOPES		
24-WD	VERNON & SHARON SWARTZ	8 & 9	D.B. 255	447	L0100100361 00	21.58	0.789	3.868	0.789	3.099	NO			FED/STATE		OR 400	1210
			D.B. 255	447	L0100100289 00	1.00	0.00	0.00	0.00	0.00							
	TOTAL 24-WD					22.58	0.789	3.868	0.789	3.099			7.503		11.819		
25-WD	JOHN DOUGLAS RICHARDS	9 & 10	O.R. 24	751	L0100100362 01	14.70	0.311	14.70	0.311	14.389	YES		0	FED/STATE	FRAME RESIDENCE, TOTAL TAKE	OR 398	748
26-WD	RONALD G. & DIANA SMITH	9 & 10	O.R. 292	512	L0100100362 00	7.811 (C)	0.322	0.390	0.322	0.068	NO		7.421	FED/STATE		OR 400	1210
26A-WD	JEREMY & ROBERTA L SMITH	10	O.R. 374	632	L0100100362 02	7.349 (D)	0.187	0.187	0.187	0.000	NO		7.162	FED/STATE	RE-RECORDED	OR 398	2318
26A-CH		10	O.R. 374	632	L0100100362 02			0.005	0	0.005				FED/STATE	CHANNEL EASEMENT	OR 398	2323
27-WD	CURTIS M ROOD	10,11,12	O.R. 306	1178	L0200400003 01	2.45	0.262	0.262	0.262	0.000	P			FED/STATE	OR TANK	OR 398	915
			O.R. 294	41	L0200400004 01	57.11	0.363	0.712	0.363	0.349							
	TOTAL 27-WD					59.56	0.825	0.974	0.825	0.349			58.586				
27-T		11	O.R. 294	41	L0200400004 01			0.005	0	0.005				FED/STATE	TO REGRADE DRIVE		
28-WD	CARL E & ALMA L ROOD	10,11,12	O.R. 37	923	L0200400001 00	5.79	0.299	0.640	0.299	0.350	YES			FED/STATE	WOOD BARN		
	(AKA CARL & ALMA ROOD)		D.B. 341	545	L0200400002 00	8.71	0.000	0.000	0.000	0.000	NO						
			D.B. 341	545	L0200400003 00	10.86	0.276	1.851	0.276	1.575	NO						
			D.B. 341	545	L0200400004 00	2.44	0.333	1.120	0.333	1.487	YES (4)				W3; WOOD BARN, SHED, SLOCK BLDG	OR 399	875
	TOTAL 28-WD					27.80	0.899	4.311	0.899	3.412			23.499				
28-T		12	D.B. 341	545	L0200400002 00			0.043		0.043				FED/STATE	TO REMOVE BLDG., AND REGRADE DRIVE		
								0.032	0	0.032							
	TOTAL 28-T							0.075	0	0.075							

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

REV.	DATE	DESCRIPTION
GKW	4-11-16	ADDED AS ACQUIRED
DATE OF COMPLETION 01/08/08		

FEDERAL PROJECT NO. E050511
 STATE JOB NO. 505059
 FILE NO. 79871
 REV. REVIEWER
 SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 19 - 28
 ATH-144-2.65
 PHASE 2
 5 / 15

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

CALCULATED
 GKW
 CHECKED
 RFR

0 25 50 100
 HORIZONTAL
 SCALE IN FEET

STATE ROUTE 144
 PARCEL 24-EL

EXCESS LAND

STONE FOUND
 N 02°49'11" E 490.76 FEET
 FROM THE SOUTHEAST CORNER
 OF FRACTION 30

RONALD G. AND
 DIANA SMITH
 2425 SR 144
 Coolville, Ohio 45723
 L010010036200

24
 ROBERT A. VALES and
 RENA R. VALES
 2230 Four Mile Creek Road
 Coolville, Ohio 45723
 OR 422-2490
 L010010036100
 18.49 Ac.

ROBERT A. VALES and
 RENA R. VALES
 2230 Four Mile Creek Road
 Coolville, Ohio 45723
 L010010036101

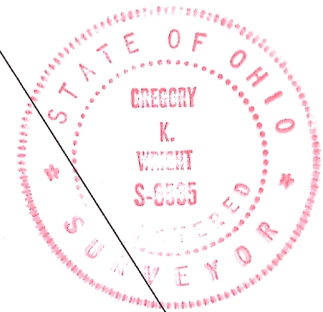
24-EL
 0.541 ACRES

24-WD
 STATE OF OHIO
 DEPARTMENT OF
 TRANSPORTATION
 OR 400-1215
 L010010036103

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Gregory K. Wright
 DATE: 1/5/17



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, Consulting 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

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