

**PROPERTY DESCRIPTION**

**FOR**

**PAUL C. POWELL & TRACI A. POWELL**

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**SITUATE IN AND BEING A PART OF FRACTION 17, SECTION 22, TOWN 5, RANGE 11, TOWNSHIP OF TROY, COUNTY OF ATHENS, AND STATE OF OHIO.**

**BEGINNING AT 5/8" CAPPED IRON REBAR (SET) ON THE SOUTH LINE OF FRACTION 17, 57.97 CHAINS EAST FROM THE SOUTHWEST CORNER OF SAID FRACTION (PER OFFICIAL RECORD 347, PAGE 524), ALSO BEING ON THE NORTH LINE OF THE KAREN SUE WALRAVEN AND WILFORD L. WALRAVEN, JR. 2.65 ACRE TRACT, OFFICIAL RECORD 308, PAGE 1862 AND AT THE COMMON CORNER BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT, OFFICIAL RECORD 58, PAGE 482 AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT, OFFICIAL RECORD 347, PAGE 524;**

**THENCE N 36° 30' 00" E 246.10 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET);**

**THENCE N 39° 15' 00" E 108.24 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET);**

**THENCE N 28° 45' 00" E 551.76 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO AN IRON PIPE (FOUND);**

**THENCE N 08° 30' 00" E 192.72 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET);**

**THENCE N 10° 00' 00" E 298.32 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET);**

**THENCE N 67° 30' 00" W 12.93 FEET WITH THE COMMON LINE BETWEEN THE COOLVILLE HOLINESS CAMP MEETING, INC. TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET) IN THE EASTERLY RIGHT OF WAY LINE OF UNITED STATES ROUTE #50 (PROJECT #50-35.45 SHEETS 13 & 14);**

**THENCE N 47° 38' 56" E 190.07 FEET WITH THE EASTERLY RIGHT OF WAY LINE OF UNITED STATES ROUTE #50 TO A 5/8" CAPPED IRON REBAR (SET) AT A COMMON CORNER WITH THE HERMAN CARSON TRACT, OFFICIAL RECORD 66, PAGE 772;**

**THENCE N 85° 00' 00" E 225.92 FEET WITH THE COMMON LINE BETWEEN THE HERMAN CARSON TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO A 5/8" CAPPED IRON REBAR (SET) IN THE WESTERLY LINE OF THE CHARLES BURTON 2.58 ACRE TRACT, OFFICIAL RECORD 216, PAGE 469;**

**THENCE S 01° 35' 02" W 603.86 FEET WITH THE COMMON LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE CHARLES BURTON TRACT TO A 24" WHITE OAK STUMP (FOUND) AT A COMMON CORNER BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE CHARLES BURTON 0.42 ACRE TRACT, OFFICIAL RECORD 116, PAGE 5;**

**THENCE S 46° 58' 26" W 280.50 FEET WITH THE COMMON LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE KAREN SAMS 1.75 ACRE TRACT, OFFICIAL RECORD 363, PAGE 324 TO A 5/8" CAPPED IRON REBAR (SET);**

**THENCE S 29° 58' 26" W 83.86 FEET WITH THE COMMON LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE KAREN SAMS 1.75 ACRE TRACT, TO A 24" BUCKEYE TREE (FOUND);**

THENCE S 32° 20' 10" W 30.82 FEET WITH THE COMMON LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE KAREN SAMS 1.75 ACRE TRACT TO A 5/8" CAPPED IRON REBAR (SET);

THENCE S 32° 01' 53" W 245.52 FEET WITH THE APPARENT AGREED PROPERTY LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE JAMES MILLER 1.48 ACRE TRACT, DEED VOLUME 312, PAGE 43 TO A 5/8" CAPPED IRON REBAR (SET);

THENCE S 32° 46' 53" W 122.10 FEET WITH THE APPARENT AGREED PROPERTY LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE JAMES MILLER 1.48 ACRE TRACT TO A 5/8" CAPPED IRON REBAR (SET);

THENCE S 42° 01' 53" W 265.85 FEET WITH THE APPARENT AGREED PROPERTY LINE BETWEEN THE PAUL C. POWELL AND TRACI A. POWELL TRACT AND THE JAMES MILLER 1.48 ACRE TRACT TO A 5/8" CAPPED IRON REBAR (SET) ON THE SOUTH LINE OF FRACTION 17 AND THE NORTH LINE OF THE KAREN SUE WALRAVEN AND WILFORD L. WALRAVEN, JR. 2.65 ACRE TRACT;

THENCE S 89° 53' 30" W 259.68 FEET WITH THE COMMON LINE BETWEEN THE KAREN SUE WALRAVEN AND WILFORD L. WALRAVEN, JR. 2.65 ACRE TRACT AND THE PAUL C. POWELL AND TRACI A. POWELL TRACT TO THE PLACE OF BEGINNING.

CONTAINING 10.404 ACRES. BEING ALL OF TAX PARCEL #L01-00100351-00.

BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO PAUL C. POWELL AND TRACI A. POWELL BY JERRY L. MURPHY AND BEVERLY J. MURPHY AS DESCRIBED IN OFFICIAL RECORD 347, PAGE 524.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAYS, AND ALL RESTRICTIONS OF RECORD.

THIS DESCRIPTION WAS PREPARED BY NELSON B. DOUGLASS P.S. 7296, AND WAS MADE IN ACCORDANCE WITH AN ACTUAL FIELD SURVEY DONE ON OR ABOUT MAY 11, 2007.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ACCESS TO THIS PROPERTY APPEARS TO BE RESTRICTED OR LIMITED. THE TRACT APPEARS TO BE LANDLOCKED WITH ONLY ROAD FRONTAGE ON A LIMITED ACCESS PORTION OF U.S. ROUTE #50 AFTER THE STATE TAKE. PRESCRIPTIVE EASEMENTS UNKNOWN OR DISCLOSED TO THE SURVEYOR MAY HAVE DEVELOPED.

  
NELSON B. DOUGLASS, 96  
Registered Surveyor No. 7296 Ohio

**WATERMAN DOUGLASS & ASSOCIATES P.L.L.C.**  
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Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaus  
DATE: 5-23-07

Description Approved  
Jill A. Thompson  
Athens County Auditor  
1127/11

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REFERRED ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS SURVEY MAY EXIST.

NO OPINION IS MADE OR EXPRESSED CONCERNING THE POSSIBLE EXISTENCE OF WETLANDS.

THIS SURVEY WAS DONE IN ACCORDANCE WITH THE DEED(S) OF RECORD, EXISTING GROUND EVIDENCE, OLD FENCES, AND CORNER MONUMENTS FOUND.

CALL MISS UTILITY PRIOR TO ANY CONSTRUCTION EXCAVATION.  
OHIO 1-800-362-2764 Verification Ref. No. NO CALL MADE BY SURVEYOR

NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL HAS BEEN MADE BY THE SURVEYOR.

THE LOCATION AND EXISTENCE OF UNDERGROUND ITEMS AND UTILITY SERVICES TO THE PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF EITHER UNDERGROUND OR ABOVE GROUND CONTAMINANTS, HAZARDOUS MATERIALS, WASTE SITES OF FACILITIES OR ITEMS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

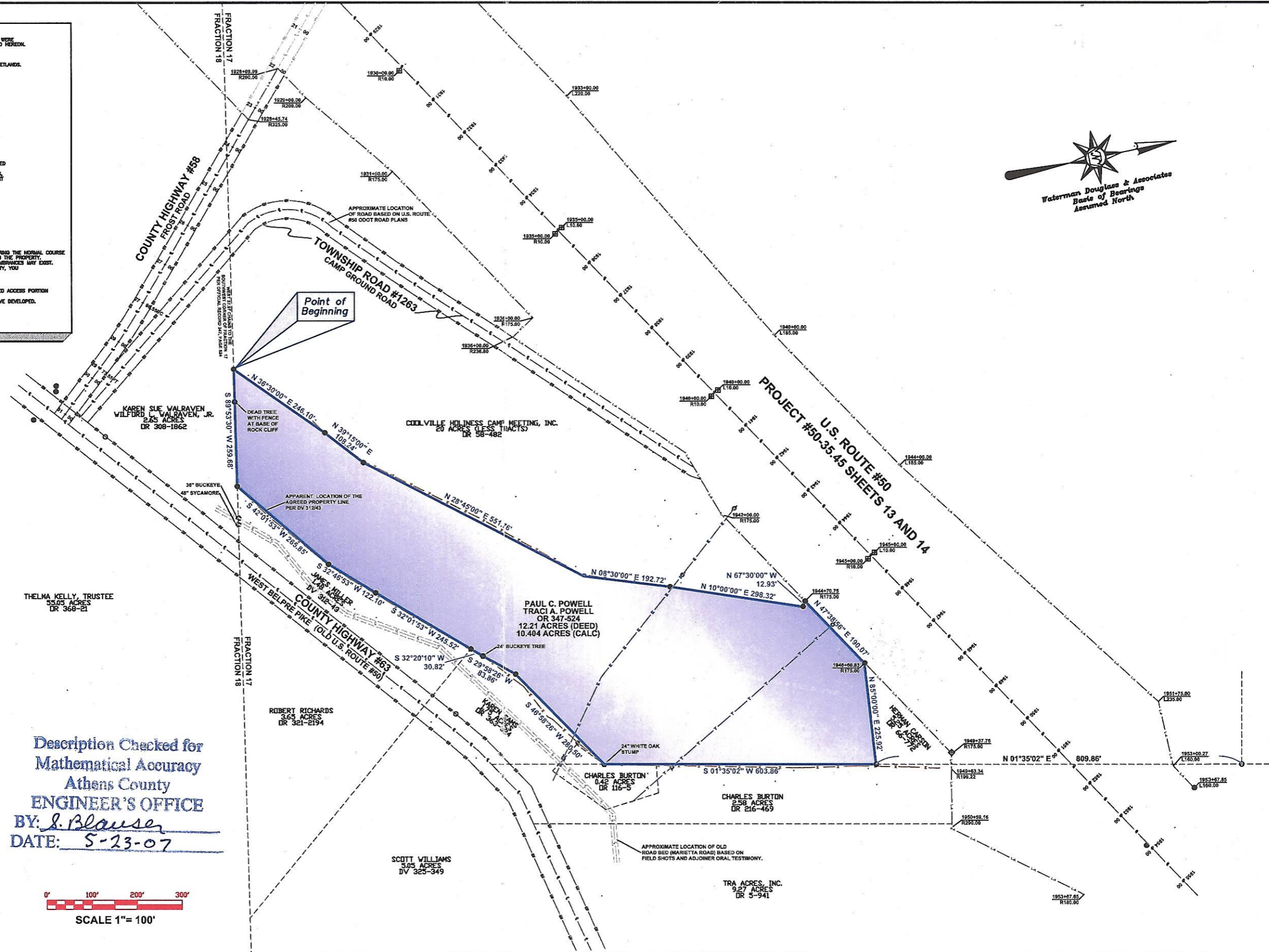
THE LOCATION OF UNDERGROUND UTILITIES ARE BASED UPON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS MAY VARY FROM THE LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN CONTACT UTILITY COMPANIES.

ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS OF A FOOT.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEY 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.

ACCESS TO THIS PROPERTY APPEARS TO BE RESTRICTED OR LIMITED. THE TRACT APPEARS TO BE UNLOCKED WITH ONLY ROAD FRONTAGE ON A LIMITED ACCESS PORTION OF U.S. ROUTE 50 AFTER THE STATE PAVE. PRESCRIPTIVE EASEMENTS UNKNOWN OR UNDISCLOSED TO THE SURVEYOR MAY HAVE DEVELOPED.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *J. Blause*  
DATE: 5-23-07

- LEGEND**  
These standard symbols may be found in the drawing.
- PROPERTY LINE
  - ALUMINUM LINE
  - ASPHALT PAVEMENT
  - BRICK BARBED WIRE FENCE
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - △ IRON NAIL FOUND
  - IRON BOLT FOUND
  - RAILROAD SPIKE FOUND
  - 5/8" x 30" CAPTED REBAR (SET)
  - NAG NAIL (SET)
  - WATER VALVE
  - GAS VALVE
  - MANHOLE
  - LAMP SPRINKLER VALVE
  - 5/8" CAPPED REBAR (STANDARD)
  - DIRT MARKER BRASS PIN IN CONCRETE FOUND
  - POWER POLE



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Certified only to those parties listed in the title block. <small>This survey is valid only if the print has been signed by the Surveyor and the Surveyor is duly licensed and the Surveyor's name is printed on the drawing.</small>	REV.	DATE	COMMENT	Nelson B. Douglass P.S. #7296 OH; P.S. #1241 WV <b>WATERMAN-DOUGLASS AND ASSOCIATES, P.L.L.C.</b> Engineers and Surveyors 533 Rosemar Road - P. O. Box 126 Parkersburg, WV 26102-0126 1-304-428-5715 1-304-485-4258 Fax www.watermandouglass.com	<b>PART OF FRACTION 17</b> <b>SECTION 22, TOWN 5, RANGE 11</b> <b>TROY TOWNSHIP</b> <b>ATHENS COUNTY, OHIO</b> <b>TAX MAP 22, PARCEL L01-00100351-00</b> <b>OFFICIAL RECORD 347, PAGE 524</b>	<b>BOUNDARY SURVEY 10.404 ACRE TRACT</b> <b>FOR: PAUL C. POWELL AND TRACI A. POWELL</b>  PROJECT NO. 2007-0047 Date: 05/11/2007 SHEET 1 OF 1
	0	05/11/07	Revision to issue			

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