

# BHG - SURVEYING

1500 GRAND CENTRAL AVE.  
SUITE 112, VIENNA, WV 26105

PHONE (304) 485-8554  
FAX (304) 834-3041

**PROPERTY DESCRIPTION**  
**JEFFREY A. STULL II AND JENNIFER L. STULL**  
**TROY TOWNSHIP, TAX PARCELS L020040005500 & L020040005600**  
**OFFICIAL RECORD 440, PAGE 2485**

**SITUATE** IN AND BEING A PART OF FRACTIONAL SECTION 32, SECTION 27, TOWN 5, RANGE 11, COOLVILLE CORPORATION, TROY TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A CAPPED REBAR FOUND IN THE NORTHERLY LINE OF THE 0.466 ACRE LAWRENCE E. SIMMONS TRACT (DEED VOLUME 348, PAGE 41), AT A COMMON CORNER TO THE 2.813 ACRE CONCERNED CITIZENS OF COLVILLE AREA, INC, TRACT (OFFICIAL RECORD 312, PAGE 2307) AND FROM WHERE THE NORTHEAST CORNER OF LOT NUMBER 142 OF THE VILLAGE OF COOLVILLE BEARS **S 64°10'49" E 319.63 FEET** (CALCULATED);

**THENCE N 40°34'57" W 68.42 FEET**, WITH SAID 0.466 ACRE LAWRENCE E. SIMMONS TRACT, TO A CAPPED REBAR FOUND IN THE EASTERLY RIGHT OF WAY LINE OF MEADOW LANE;

**THENCE** WITH THE EASTERLY RIGHT OF WAY LINE OF MEADOW LANE AND A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 73.81 FEET, WITH A RADIUS OF 60.00 FEET AND WITH A **CHORD BEARING N 05°13'02" W 69.24 FEET**, TO A CAPPED REBAR FOUND AT A COMMON CORNER TO SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT;

**THENCE N 40°17'05" W 106.73 FEET**, WITH SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT, TO A CAPPED REBAR FOUND AT A COMMON CORNER;

**THENCE** WITH SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT AND A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.09 FEET, WITH A RADIUS OF 15.00 FEET AND WITH A **CHORD BEARING N 06°01'11" E 21.58 FEET**, TO A CAPPED REBAR FOUND AT A COMMON CORNER;

**THENCE S 69°48'00" E 190.30 FEET**, WITH SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT, TO A CAPPED REBAR FOUND AT A COMMON CORNER;

**THENCE S 14°50'53" E 89.58 FEET**, WITH SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT, TO A CAPPED REBAR FOUND AT A COMMON CORNER;

**THENCE S 49°35'48" W 110.305 FEET**, WITH SAID 2.813 ACRE CONCERNED CITIZENS OF COOLVILLE AREA, INC, TRACT, TO THE POINT OF BEGINNING;

**CONTAINING 0.480 ACRES**, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 8/03/2012 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

**BEING** THE PERIMETER OF SAME TRACTS OR PARCELS OF LAND CONVEYED TO WAYNE D. AND VICKY L. ALLOWAY IN OFFICIAL RECORD 440, PAGE 2485.

**SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.**

**BASIS OF BEARINGS:** OHIO STATE PLANE (SOUTH ZONE).

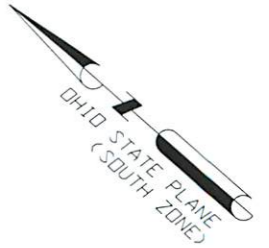


RANDALL R. CLINE II, PS #1979  
1500 GRAND CENTRAL AVE  
SUITE 112, VIENNA, WV 26105  
(304) 485-8554

DATE 08/03/2012  
Project 12202  
Page 1 of 1



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 8-13-12



LEGEND	
⊗	POINT
○	IRON PIPE FOUND
●	IRON REBAR FOUND
⊠	STONE FOUND
⊕	MINE BOLT FOUND
⬮	DRILL HOLE FOUND
⊙	IRON REBAR SET

TAX PARCEL L020040005701  
CONCERNED CITIZENS  
OF COOLVILLE AREA, INC  
DR 312/2307  
2.813 ACRES

**WAYNE D. & VICKY L.  
ALLOWAY  
OR 440/2485**  
0.480 ACRES TOTAL

TAX PARCEL L020040005500  
0.147 ACRES

CURVE DATA:  
R=15.00'  
Δ=92°00'56"  
A=24.09'  
C=21.58'  
C BRG=N 06°01'11" E

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blause  
DATE: 8-13-12

CURVE DATA:  
R=60.00'  
Δ=70°29'06"  
A=73.81'  
C=69.24'  
C BRG=N 05°13'02" W

S 14°50'53" E 89.58'

S 69°48'00" E 190.30'

N 40°17'05" W 106.73'

N 40°34'57" W 68.42'

S 49°35'48" W 110.305'

S 64°10'49" E 319.63'

TAX PARCEL L020040005600  
0.333 ACRES

TAX PARCEL L020040005900  
LAWRENCE E. SIMMONS  
DV 348/41  
0.466 ACRES

P.O.B.

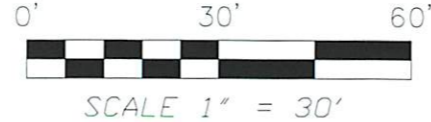
MEADOW LANE

40.0' R/W

VILLAGE OF  
COOLVILLE  
LOT 142

REFERENCES:  
PART OF COOLVILLE CORPORATION,  
FRACTION 32, SECTION 27,  
TOWN 5, RANGE 11, TROY TOWNSHIP,  
ATHENS COUNTY, OHIO  
OFFICIAL RECORD: 440, PAGE: 2485

TAX PARCELS: L020040005500  
L020040005600



	<b>BHG - SURVEYING</b>
	BOUNDARY SURVEY PLAT OF 0.480 ACRES
	JEFFREY A. & JENNIFER L. STULL II
	SECTION 27, TOWN 5, RANGE 11
	TROY TWP, ATHENS COUNTY, OH
DATE: 8/03/2012	PROJECT#12202