



Architects • Engineers • Surveyors

PROPERTY DESCRIPTION
TRACT #2 – (33.555 ACRES)
TROY TOWNSHIP, PART TAX PARCEL L010010082900
PART OFFICIAL RECORD 508, PAGE 614

SITUATE IN AND BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION NUMBER 34, TOWN 5, RANGE 11, TROY TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" CAPPED REBAR SET IN THE EAST LINE OF SECTION NUMBER 34 AT THE SOUTHEAST CORNER OF THE 20.66 ACRE GARY E. AND SHARON E. HART TRACT (DEED RECORD 363, PAGE 87), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SECTION NUMBER 34 BEARS N 02°30'18" E 1791.96 FEET; THENCE N 87°35'59" W 1451.06 FEET, WITH SAID 20.66 ACRE GARY E. AND SHARON E. HART TRACT, TO A POINT IN THE CENTERLINE OF BRIMSTONE ROAD (A.K.A. COUNTY ROAD NUMBER 56) AT **THE TRUE POINT OF BEGINNING**, PASSING A 5/8" CAPPED REBAR SET AT 1431.54 FEET;

THENCE, WITH THE CENTERLINE OF BRIMSTONE ROAD, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- (1) **THENCE S 15°16'26" E 71.97 FEET** TO A POINT;
- (2) **THENCE S 18°20'13" E 52.88 FEET** TO A POINT;
- (3) **THENCE S 09°02'40" E 65.38 FEET** TO A POINT;
- (4) **THENCE S 03°52'21" E 105.40 FEET** TO A POINT;
- (5) **THENCE S 00°13'16" W 102.38 FEET** TO A POINT;
- (6) **THENCE S 06°07'58" W 98.33 FEET** TO A POINT;
- (7) **THENCE S 14°59'01" W 76.30 FEET** TO A POINT;
- (8) **THENCE S 22°44'19" W 85.21 FEET** TO A POINT;
- (9) **THENCE S 26°30'06" W 92.85 FEET** TO A POINT;
- (10) **THENCE S 29°08'58" W 132.63 FEET** TO A POINT;
- (11) **THENCE S 27°40'07" W 39.73 FEET** TO A POINT;
- (12) **THENCE S 23°15'49" W 33.86 FEET** TO A POINT IN THE NORTHERLY LINE OF THE 10.936 ACRE EMMITT R. AND PATRICK T. ALLEN TRACT (OFFICIAL RECORD 285, PAGE 93);

THENCE N 87°54'29" W 1131.80 FEET, LEAVING THE CENTERLINE OF BRIMSTONE ROAD AND WITH SAID 10.936 ACRE EMMITT R. AND PATRICK T. ALLEN TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER IN THE EASTERLY LINE OF THE 83.09 ACRE DAVID R. WASHBURN TRACT (OFFICIAL RECORD 515, PAGE 1450), PASSING A 5/8" CAPPED REBAR SET AT 20.74 FEET;

THENCE N 02°27'46" E 1367.33 FEET, WITH SAID 83.09 ACRE DAVID R. WASHBURN TRACT, THE 0.530 ACRE DEBRA J. LENHART TRACT (OFFICIAL RECORD 481, PAGE 55) AND THE 0.300 ACRE DEBRA J. LENHART TRACT (OFFICIAL RECORD 481, PAGE 55), TO A REBAR FOUND AT A COMMON CORNER TO THE 2.40 ACRE MICHAEL D. AND ANITA L. RUSSELL TRACT (OFFICIAL RECORD 37, PAGE 149) AND THE 0.499 ACRE ARNOLD J. SPENCER, JR., TRACT (OFFICIAL RECORD 511, PAGE 416), PASSING AN IRON PIPE FOUND AT 807.28 FEET, SAID REBAR FOUND ALSO BEING THE SOUTHWEST CORNER OF LOT NUMBER 7 OF SPENCER HEIGHTS (ENVELOPE: 419A);

THENCE S 87°35'57" E 683.77 FEET, WITH THE SOUTH LINE OF SAID SPENCER HEIGHTS, TO A 5/8" CAPPED REBAR SET IN THE SOUTH LINE OF LOT NUMBER 2 OF SAID SPENCER HEIGHTS AT A COMMON CORNER TO SAID 20.66 ACRE GARY E. AND SHARON E. HART TRACT, PASSING A REBAR FOUND AT 120.29 FEET, AT 240.24 FEET, AT 346.66 FEET, AT 497.43 FEET AND AT 645.54 FEET;

THENCE S 02°30'18" W 448.80 FEET, WITH SAID 20.66 ACRE GARY E. AND SHARON E. HART TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER;

DESCRIPTION CONTINUES:



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DESCRIPTION CONTINUED:

THENCE S 87°35'59" E 557.65 FEET, WITH SAID 20.66 ACRE GARY E. AND SHARON E. HART TRACT, TO **THE TRUE POINT OF BEGINNING**, PASSING A 5/8" CAPPED REBAR SET AT 538.51 FEET;

CONTAINING 33.555 ACRES, INCLUDING 0.659 ACRES IN THE BRIMSTONE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 06/10/2016 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO CAROLYN JEAN HARDMAN IN OFFICIAL RECORD 508, PAGE 614.

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

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

Randall R. Cline II
RANDALL R. CLINE II
PS #8096 OH
PROJECT NUMBER: 2166584-TR2

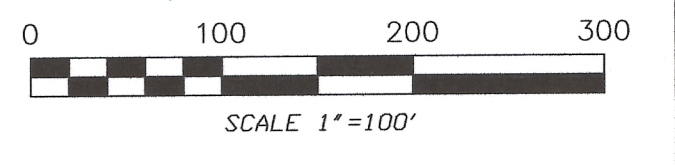


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: *8/8/16*

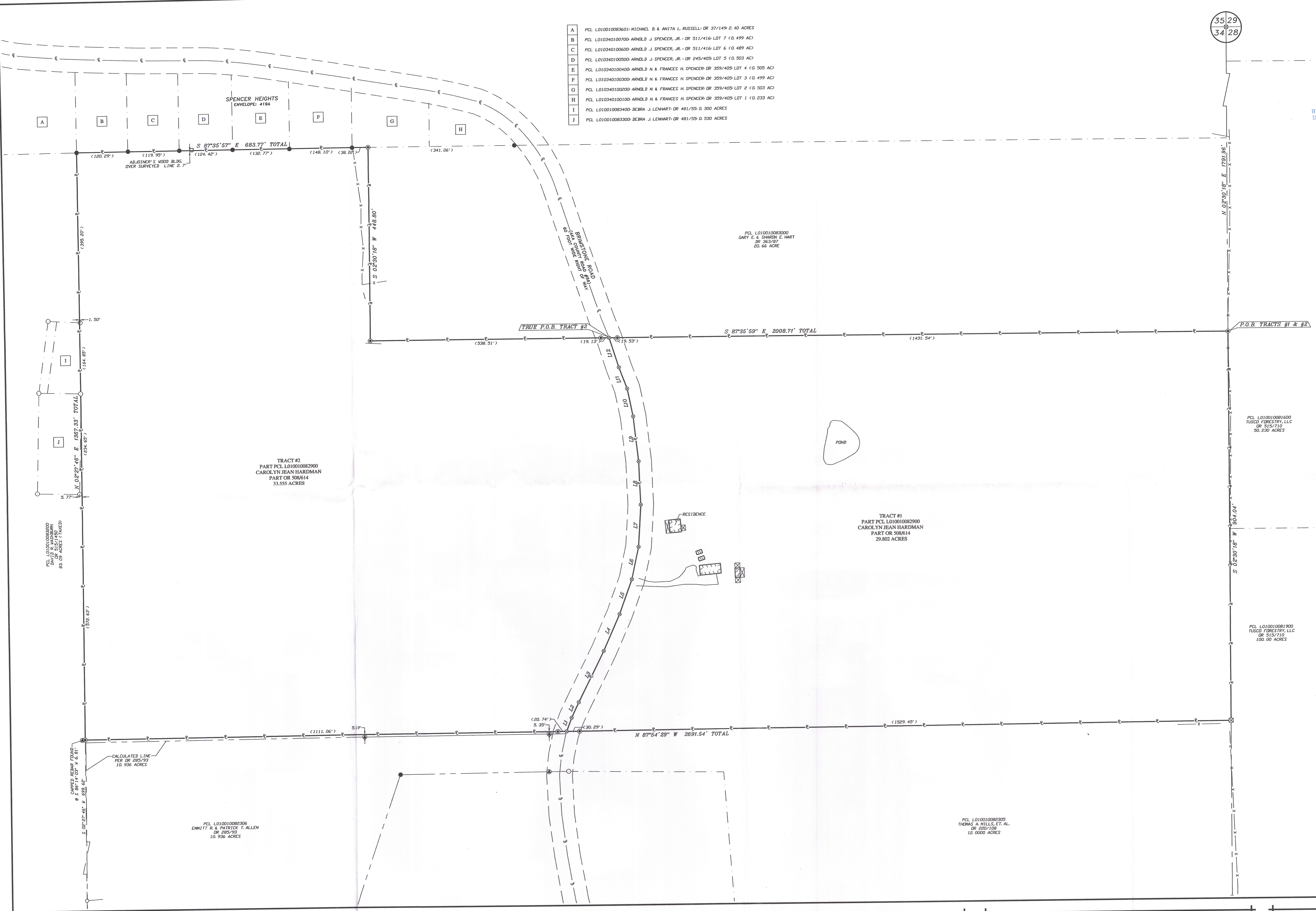


35 29
34 28

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas A. Hills*
DATE: 8/8/16



- A PCL L010010083601 MICHAEL B. & ANITA L. RUSSELL DR 37/149 2.40 ACRES
- B PCL L010340100700 ARNOLD J. SPENCER, JR. DR 511/416 LOT 7 (0.499 AC)
- C PCL L010340100600 ARNOLD J. SPENCER, JR. DR 511/416 LOT 6 (0.489 AC)
- D PCL L010340100500 ARNOLD J. SPENCER, JR. DR 245/405 LOT 5 (0.503 AC)
- E PCL L010340100400 ARNOLD N. & FRANCES H. SPENCER DR 359/405 LOT 4 (0.505 AC)
- F PCL L010340100300 ARNOLD N. & FRANCES H. SPENCER DR 359/405 LOT 3 (0.499 AC)
- G PCL L010340100200 ARNOLD N. & FRANCES H. SPENCER DR 359/405 LOT 2 (0.503 AC)
- H PCL L010340100100 ARNOLD N. & FRANCES H. SPENCER DR 359/405 LOT 1 (0.233 AC)
- I PCL L010010083400 DEBRA J. LENHART DR 481/25 0.300 ACRES
- J PCL L010010083300 DEBRA J. LENHART DR 481/25 0.530 ACRES



LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED REBAR
- FOUND ROD
- ⊗ FOUND MARKED STONE
- FOUND PIPE
- FOUND CAPPED HUFFMAN REBAR POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJOINER LINE
- x - - - BARBED WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 23°15'49" E	135.86'
L2	N 27°40'07" E	59.75'
L3	N 29°08'58" E	132.63'
L4	N 26°30'06" E	92.85'
L5	N 22°44'19" E	85.21'
L6	N 14°59'01" E	76.30'
L7	N 06°07'58" E	98.33'
L8	N 00°13'16" E	102.38'
L9	N 03°52'21" W	105.40'
L10	N 09°02'40" W	65.38'
L11	N 18°20'13" W	52.88'
L12	N 15°16'26" W	71.97'

REFERENCES:
BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, T1N 5, R11 TROY TOWNSHIP, ATHENS COUNTY, OH OFFICIAL RECORD 508, PAGE 614 PARCEL L010010082900 PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.

PROJECT INFORMATION	REVISIONS:
NUMBER: 2166584	1.
DATE: 6/10/2016	2.
	3.
	4.



11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-5305 PICKERING USA.COM

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4
SECTION 34, TOWN 5, RANGE 11
TROY TOWNSHIP
ATHENS COUNTY, OHIO

TRACT #1 - (29.802 ACRES)
TRACT #2 - (33.555 ACRES)

BOUNDARY
SURVEY

SHEET NUMBER
S1