

**MULRYAN LAND SURVEYING INC.**

**100 Margaret Street  
Marietta, Ohio 45750  
1-740-373-5590**

[mulryansurveying@att.net](mailto:mulryansurveying@att.net)

**February 25, 2019**

**Description of Part of the Lands of Brenda K. and Rodney P. Dennis**

**Tract One**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 11, Town 5, Range 11, being more particularly described as follows:

**Beginning** at a 5/8 inch iron pin with cap stamped "McFarland" at the southeast corner of the lands of Greg and Susan Baker described in Official Record 265, Page 1804 recorded in the Office of the Recorder of Athens County, Ohio said iron pin also being in the east line of said Section 11 where a stone at the northeast corner of the southeast quarter of said Section 11 bears North 00 degrees 45 minutes 05 seconds East a distance of 347.82 feet; thence leaving the south line of the lands of said Greg and Susan Baker and being along the east line of said Section 11 South 00 degrees 45 minutes 05 seconds West a distance of 70.01 feet to a 1/2 inch iron pin with cap stamped "MULRYAN"; thence leaving the east line of said Section 11 North 89 degrees 59 minutes 35 seconds West a distance of 913.34 feet to a 1/2 inch iron pin with cap stamped "MULRYAN"; thence South 01 degrees 00 minutes 41 seconds West a distance of 194.12 feet to a 1/2 inch iron pin with cap stamped "MULRYAN"; thence North 89 degrees 55 minutes 48 seconds West a distance of 438.90 feet to the center of County Highway Number 62 (North Torch Road) passing a 1/2 inch iron pin with cap stamped "MULRYAN" at 408.90 feet distant; thence along the center of said County Highway Number 62 (North Torch Road) North 01 degrees 00 minutes 41 seconds East a distance of 263.65 feet to the lands of said Greg and Susan Baker; thence leaving the center of said County Highway Number 62 (North Torch Road) and being along the south line of said Greg and Susan Baker South 89 degrees 59 minutes 35 seconds East a distance of 1351.93 feet to the **Point of Beginning** passing a 5/8 inch iron pin at 32.39 feet and 1/2 inch iron pins with cap stamped "MULRYAN" at 262.65 feet, 501.50 feet and 850.77 feet distant. Containing 4.126 acres.

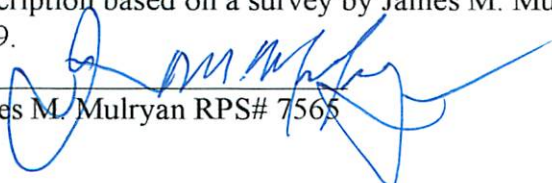
Part of Tax Parcel Number L010010058200, 4.126 Acres Per Survey

Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

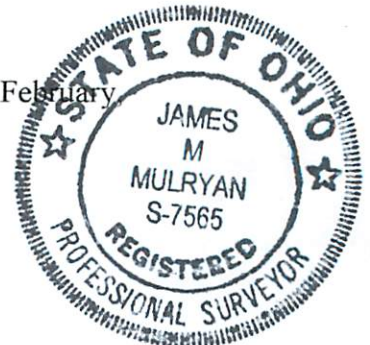
Prior deed reference: Official Record 544, Page 1840

Description based on a survey by James M. Mulryan RPS#7565 completed February 2019.

  
James M. Mulryan RPS# 7565

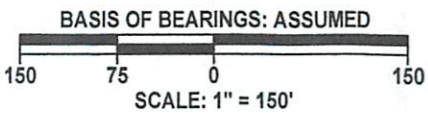
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 4/10/19





# Plat of Survey of the Lands of Brenda K. and Rodney P. Dennis Situating in the State of Ohio, County of Athens, Township of Troy Section 11, Town 5, Range 11



### Pertinent Documents

- O.R. 265, Pg. 1804
- O.R. 316, Pg. 2217
- O.R. 536, Pg. 39
- O.R. 544, Pg. 1840

### Survey Plats

Athens County Tax Maps

Aerial Photos

Robert V. Schultheis, Jr. RPS# 5681  
Prepared For: Harold Brewster  
Dated: 05/04/1978

Chester B. Waterman RPS# 5319  
Prepared For: Mary Damron  
Dated: 10/29/1985

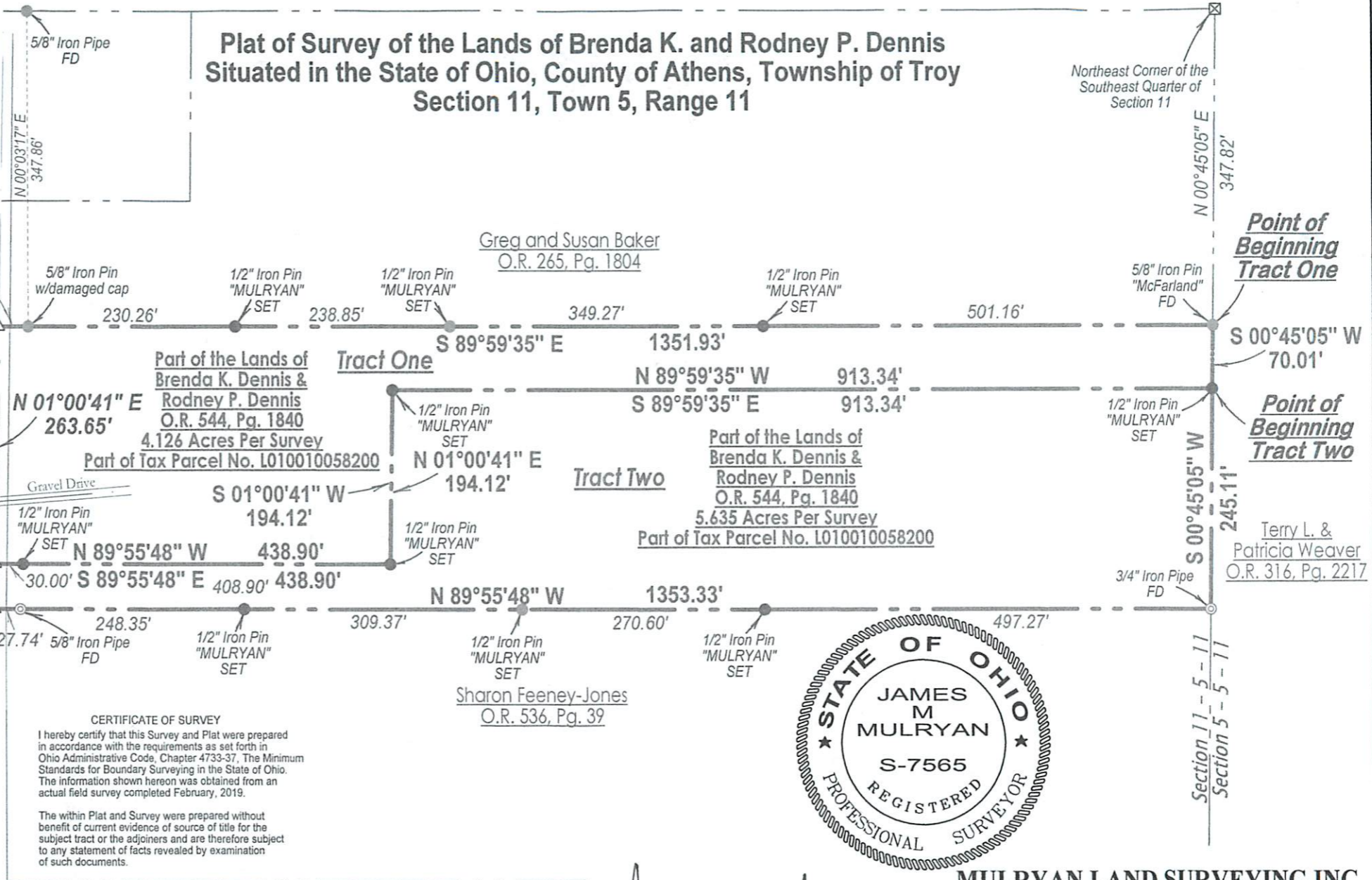
Charles F. Hughes, Jr. RPS# 7182  
Prepared For: Mary Damron  
Dated: 06/13/2017

**Plat Prepared for:**  
**Brenda Dennis**

### POINT LEGEND

PROPERTY LINE	---	
CENTERLINE	---	
FENCE LINE	-x-x-	
IRON PIN (FOUND)	•	FD
IRON PIN (SET)	●	SET
IRON PIPE (FOUND)	⊙	FD

County Highway No. 62  
(North Torch Road)



**CERTIFICATE OF SURVEY**  
I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed February, 2019.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoining and are therefore subject to any statement of facts revealed by examination of such documents.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brenda Williams*  
DATE: 3/26/19



PLAT PREPARED BY:  
*[Signature]*  
JAMES M. MULRYAN  
REGISTERED PROFESSIONAL SURVEYOR NO. 7565  
FEBRUARY 25, 2019

## MULRYAN LAND SURVEYING INC.

100 MARGARET STREET  
MARIETTA, OHIO 45750  
1-740-373-5590

DRAWN BY: BLD  
CHECKED BY: JMM  
DRAWING NAME: Dennis022519

DRAWING NUMBER: 2019 - 004  
FIELD BOOK: 348  
FILE NUMBER: 3127