

**DESCRIPTION OF
SURVEY FOR A PARCEL OF LAND
TO BE SEVERED FROM THE
MIDDLE PART OF THE WEST HALF
OF A THIRTEEN (13) ACRE FRACTION
NEAR VILLAGE OF HOCKINGPORT, ATHENS COUNTY, OHIO**

Being situate in Troy Township, near Village of Hockingport, Athens County, Ohio, Section 1, Township 5, Range 11, to which a more particular description is made, to-wit:

To find the true POINT OF BEGINNING commence at the southwest corner of a 8 Acre Lot 1052; thence along the west line of said Lot 1052 North $7^{\circ}30'43''$ East, a distance of 141.58 feet to a point in Riverfront Road (formerly State Route 124); thence along said Riverfront Road North $67^{\circ}14'56''$ East, a distance of 303.92 feet to a point on the northerly extension of the westerly boundary of the 0.694 acre Parcel 2 of Jennifer Michelle Auxier (O.R. Book 527, page 1963); thence continuing along said Riverfront Road North $67^{\circ}16'36''$ East, a distance of 100.00 feet to a point on the northerly extension of common boundary of Parcels 1 and 2 of said Jennifer Michelle Auxier (O.R. Book 527, page 1963); thence continuing along said Riverfront Road North $67^{\circ}16'36''$ East, a distance of 198.27 feet to a point marking the TRUE POINT OF BEGINNING of this survey on the east extension of the line of the 1.326 acre Parcel 1 of said Jennifer Michelle Auxier (O.R. Book 527, page 1963) and Tract Four of Charles Wesley Buckley, et al, (O.R. Book 413, page 1953) and which point bears South $31^{\circ}11'13''$ East a distance of 39.60 feet from a $5/8''$ rebar found; thence continuing along said Riverfront Road,

North $66^{\circ}25'55''$ East a distance of 88.19 feet to a point witnessed with a $5/8''$ rebar with cap set bearing at North $29^{\circ}01'26''$ West a distance of 25.26 feet; thence leaving said Riverfront Road with the new line of this survey,

South $29^{\circ}01'26''$ East passing a $5/8''$ rebar with cap set at a distance of 25.26 feet and continuing passing a $5/8''$ rebar with cap set at a distance of 124.39 feet set on the bank of the Ohio River and continuing 20.56 feet for a total distance of 170.21 feet to a point on the shore of the Ohio River witnessed bearing South $50^{\circ}48'24''$ West a distance of 8.00 feet from the call of a stone on the bank of the Ohio River; thence down said Ohio River,

South $50^{\circ}48'24''$ West a distance of 81.76 feet to a $5/8''$ rebar found on bank of the Ohio River and which rebar marks a common corner of the before-mentioned 1.326 acre Parcel 1 of said Jennifer Michelle Auxier (O.R. Book 527, page 1963); thence with the division line of said Auxier,

North $31^{\circ}11'36''$ West a distance of 193.17 feet to the TRUE POINT OF BEGINNING.

The above described having an area of 0.351 acres, more or less, being comprised of Auditor's Parcel No. L01-00100201-00 of Charles Wesley Buckley, et al, recorded in Official Record Book 413, page 1953.



501 Eagle Mountain Road
Charleston, WV 25311
304.342.7168

507 Richland Ave, Suite 201
Athens, OH 45701
740.447.5000

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OF A THIRTEEN (13) ACRE FRACTION
NEAR VILLAGE OF HOCKINGPORT, ATHENS COUNTY, OHIO
(CONTINUED)**

Reference is made to a survey plat titled "SURVEY FOR A PARCEL OF LAND TO BE SEVERED FROM THE MIDDLE PART OF THE WEST HALF OF A THIRTEEN (13) ACRE FRACTION" dated June 30, 2020 prepared by S & S Engineers, Inc. and bearing the signature and seal of Randy Brooks Crace, Ohio Professional Surveyor No. 7292.

Subject to any and all legal easements and rights of ways.

No address is posted on the premises as of the date of the field survey work.

All iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic cap stamped "R B Crace Ohio PS 7292".

This description was prepared under the direction of Randy Brooks Crace, Professional Surveyor No. 7292 and is based on a field survey by S & S Engineers, Inc. completed June 1, 2020.

Prior Instrument Reference as of this writing is in Official Record Book 413, page 1953 of the Meigs County Recorder's Office.

The basis of bearings for the survey are referenced to deed of record in O.R. Book 527, page 1963.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian W. Williams
DATE: 12/8/20

GENERAL NOTES:

- 5/8 INCH x 30 INCH REBARS SET WITH R.B. CRACE OHIO PS 7292 WHERE INDICATED.
- PROPERTY MAY BE SUBJECT TO RIGHTS OF WAYS AND EASEMENT OF RECORD NOT PLOTTED.
- RECORD DEED IN O.R. BOOK 527, PAGE 1963 STATES "IT IS THE INTENTION OF THE GRANTOR TO CONVEY ALL RIPARIAN RIGHTS OR OWNERSHIP WHICH MAY EXIST ALONG, OR UNDER THE OHIO RIVER THAT ADJOINS..."
- TOWNSHIP ROAD 1336 WAS FORMERLY STATE ROUTE 124.

GRAPHIC SCALE



RECORD CALL EXTENDS 15 FT. INTO THE OHIO RIVER



RECORD CALL EXTENDS 15 FT. INTO THE OHIO RIVER

S. 50°48'24" W.
81.76 FT.



APPROXIMATE EDGE OF THE OHIO RIVER

5/8" REBAR WITH CAP SET ON LINE AT 50.00 FT.

POINT WITNESSED S. 50°48'24" W. 8.00 FT. FROM RECORD CALL OF STONE ON THE BANK OF THE OHIO RIVER

5/8" REBAR FOUND ON TOP OF RIVER BANK AT CALL OF STONE ON THE BANK OF THE OHIO RIVER

PART OF CHARLES WESLEY BUCKLEY AUDITOR'S PARCEL GREGORY LEE BUCKLEY No. L01-00100201-00 O.R. BOOK 524 PAGE 74 O.R. BOOK 413 PAGE 1953 FOURTH DEED TRACT

5/8" REBAR WITH "CRACE" CAP SET ON LINE AT 149.65 FT.

JENNIFER MICHELLE AUXIER AUDITOR'S PARCEL No. L01-00100236-00 O.R. BOOK 527 PAGE 1983 DEED PARCEL No. 1

JENNIFER MICHELLE AUXIER AUDITOR'S PARCEL No. L01-00100236-03 O.R. BOOK 527 PAGE 1983 DEED PARCEL No. 2

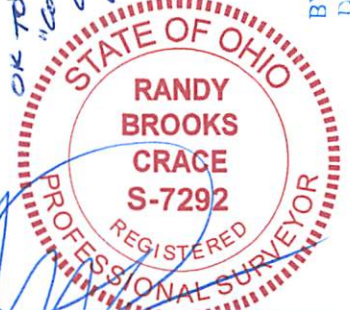
KEITH L. MILLER AUDITOR'S PARCEL No. L01-00100235-00 O.R. BOOK 56 PAGE 283

SOUTHWEST CORNER OF 8 ACRE LOT 1052

AREA
0.351 Acres

5/8" REBAR FOUND AT 0.95 FT. WEST

5/8" REBAR FOUND ON LINE AT 294.42 FEET 28.9 OFF CENTER LINE



OK TO TRANSFER WITH "CONTIGUOUS AND ADJACENT" LANGUAGE IN DEED. HEALTH DEPT. APPROVAL REQUIRED. Description Checked for Mathematical Accuracy 1-26-2021. BY: *Randy Brooks Crace* ENGINEER'S OFFICE DATE: 12/8/20

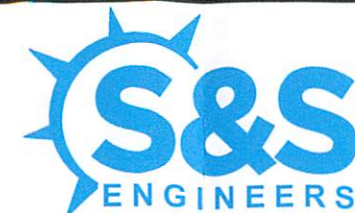
RANDY BROOKS CRACE, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7292

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- UTILITY POLE
- (xx'xx') RECORD DEED CALLS

SURVEY FOR A PARCEL OF LAND TO BE SEVERED FROM THE MIDDLE PART OF THE WEST HALF OF A THIRTEEN (13) ACRE FRACTION

SITUATE IN SECTION 1, TOWNSHIP 5, RANGE 11
IN TROY TOWNSHIP, NEAR VILLAGE OF HOCKINGPORT, ATHENS COUNTY, OHIO
SCALE 1"=60' SURVEY DATE: 06-01-2020 MAP DATE: 06-30-2020



507 RICHLAND AVE., SUITE 201
ATHENS, OHIO 45701

501 EAGLE MOUNTAIN ROAD
CHARLESTON, WEST VIRGINIA 25311