



Architects • Engineers • Surveyors

PROPERTY DESCRIPTION

74.6604 ACRE TRACT

TROY TOWNSHIP, SECTION 3, TOWN 5 NORTH, RANGE 11 WEST

TAX PARCELS NUMBER L010010015600 AND L010010015601

OFFICIAL RECORD 572, PAGE 2548

SITUATE IN AND BEING A PART OF SECTION 3, TOWN 5 NORTH, RANGE 11 WEST, TROY TOWNSHIP, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON REBAR SET (WHERE A CUT DISTURBED STONE WAS FOUND) IN THE NORTH LINE OF SECTION 3, SAID REBAR BEING THE NORTHWEST CORNER OF THE 53.03 ACRE (TAXED) MICHAEL AND MARY JONAS TRACT (OFFICIAL RECORD 306, PAGE 685), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SECTION 3 BEARS S 87°37'11" E 1832.41 FEET AND A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) BEARS S 08°48'41" E 6.00 FEET;

THENCE S 03°04'59" W 1254.47 FEET, LEAVING THE NORTH LINE OF SECTION 3 AND WITH SAID 53.03 ACRE MICHAEL AND MARY JONAS TRACT, TO A 3/4" IRON PIPE FOUND AT A COMMON CORNER;

THENCE S 87°21'45" E 881.74 FEET, WITH SAID 53.03 ACRE MICHAEL AND MARY JONAS TRACT, TO A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) AT A COMMON CORNER TO THE 40.5715 ACRE (TAXED) JEFFREY A. STIMMEL TRACT (OFFICIAL RECORD 557, PAGE 836);

THENCE S 02°02'49" W 2225.12 FEET, WITH SAID 40.5715 ACRE (TAXED) JEFFREY A. STIMMEL TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE NORTH LINE OF THE 71.238 ACRE (TAXED) AUSTIN C. FORD, CHRISTINA M. FORD, TIMOTHY W. FORD AND LINDA G. FORD TRACT (OFFICIAL RECORD 568, PAGE 719), PASSING A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) 3.32 FEET LEFT OF LINE AT 1427.65 FEET, 6.20 FEET LEFT OF LINE AT 1777.32 FEET AND 9.35 FEET LEFT OF LINE AT 2151.11 FEET, ALSO PASSING A 5/8" CAPPED IRON REBAR SET AT 1583.60 FEET AND AN IRON SPIKE FOUND IN THE ROCK OF A CLIFF LEDGE AT 2016.80 FEET;

THENCE N 87°37'46" W 877.24 FEET, WITH THE NORTH LINE OF SAID 71.238 ACRE AUSTIN C. FORD, CHRISTINA M. FORD, TIMOTHY W. FORD AND LINDA G. FORD TRACT, TO A 1/2" IRON PIPE FOUND AT A COMMON CORNER TO THE 77.98 ACRE (TAXED) RUTH ANN CONLEY TRACT (DEED VOLUME 253, PAGE 165) AND TO THE 1.3051 ACRE AC PROPERTIES, LLC, TRACT (OFFICIAL RECORD 583, PAGE 1575), PASSING A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) 14.94 FEET LEFT OF LINE AT 112.35 FEET;



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THENCE N 01°55'55" E 1722.62 FEET, WITH SAID 1.3051 ACRE AC PROPERTIES, LLC, TRACT, THE 5.799 ACRE (TAXED) LESSIE CHIDESTER TRACT (OFFICIAL RECORD 479, PAGE 937) AND THEN WITH THE 115.799 ACRE (TAXED) DENISE RICHARDSON TRACT (OFFICIAL RECORD 518, PAGE 2199), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER, PASSING A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) 3.65 FEET LEFT OF LINE AT 428.10 FEET, 4.09 FEET LEFT OF LINE AT 491.14 FEET AND 6.67 FEET LEFT OF LINE AT 746.81 FEET, ALSO PASSING A 5/8" CAPPED REBAR SET AT 518.92 FEET AND A 5/8" CAPPED IRON REBAR (LABELED BRANNER) 7.27 FEET RIGHT OF LINE AT 1125.98 FEET;

THENCE N 87°17'31" W 733.50 FEET, WITH SAID 115.799 ACRE DENISE RICHARDSON TRACT, TO A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) AT A COMMON CORNER, PASSING A 5/8" CAPPED REBAR FOUND (LABELED HUFFMAN) AT 16.11 FEET;

THENCE N 02°23'28" E 1756.80 FEET, WITH SAID 115.799 ACRE DENISE RICHARDSON TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE NORTH LINE OF SECTION 3 AT A COMMON CORNER, FROM WHERE A 5/8" CAPPED IRON REBAR FOUND (LABELED HUFFMAN) BEARS N 02°23'28" E 3.27 FEET;

THENCE S 87°37'11" E 744.58 FEET, WITH THE NORTH LINE OF SECTION 3 AND THE 186.45 ACRE (TAXED) THOMAS L. MATHENY TRACT (OFFICIAL RECORD 524, PAGE 1561), TO THE POINT OF BEGINNING;

CONTAINING 74.6604 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 10/22/2021 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO AC PROPERTIES LLC IN OFFICIAL RECORD 572, PAGE 2548.

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

BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

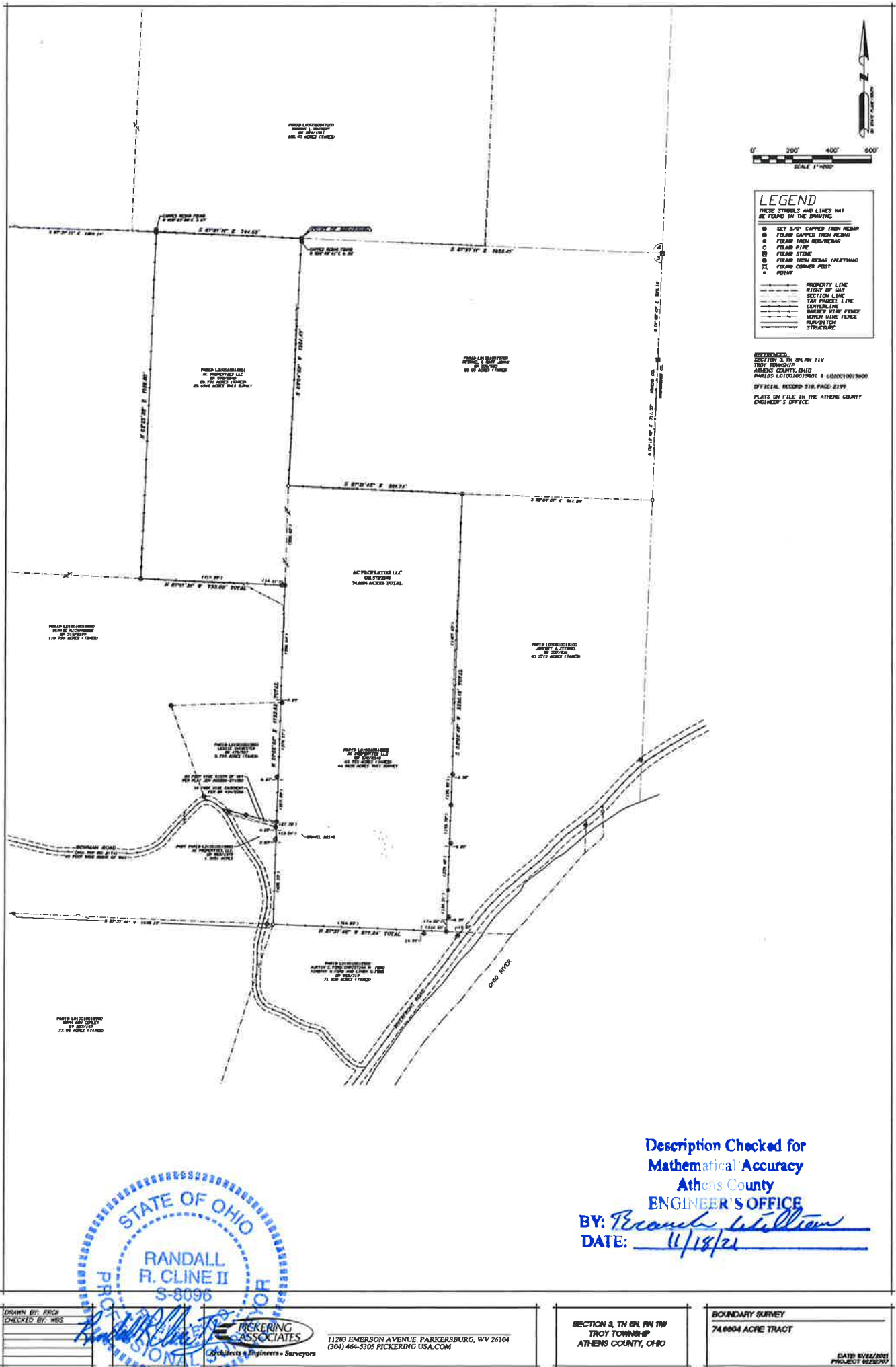


RANDALL R. CLINE II
PS #8096 OH

PROJECT NUMBER: 2212707-74.6604AC TRACT

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/18/21





Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brianne Williamson
DATE: 11/18/21



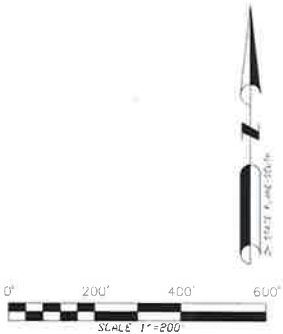
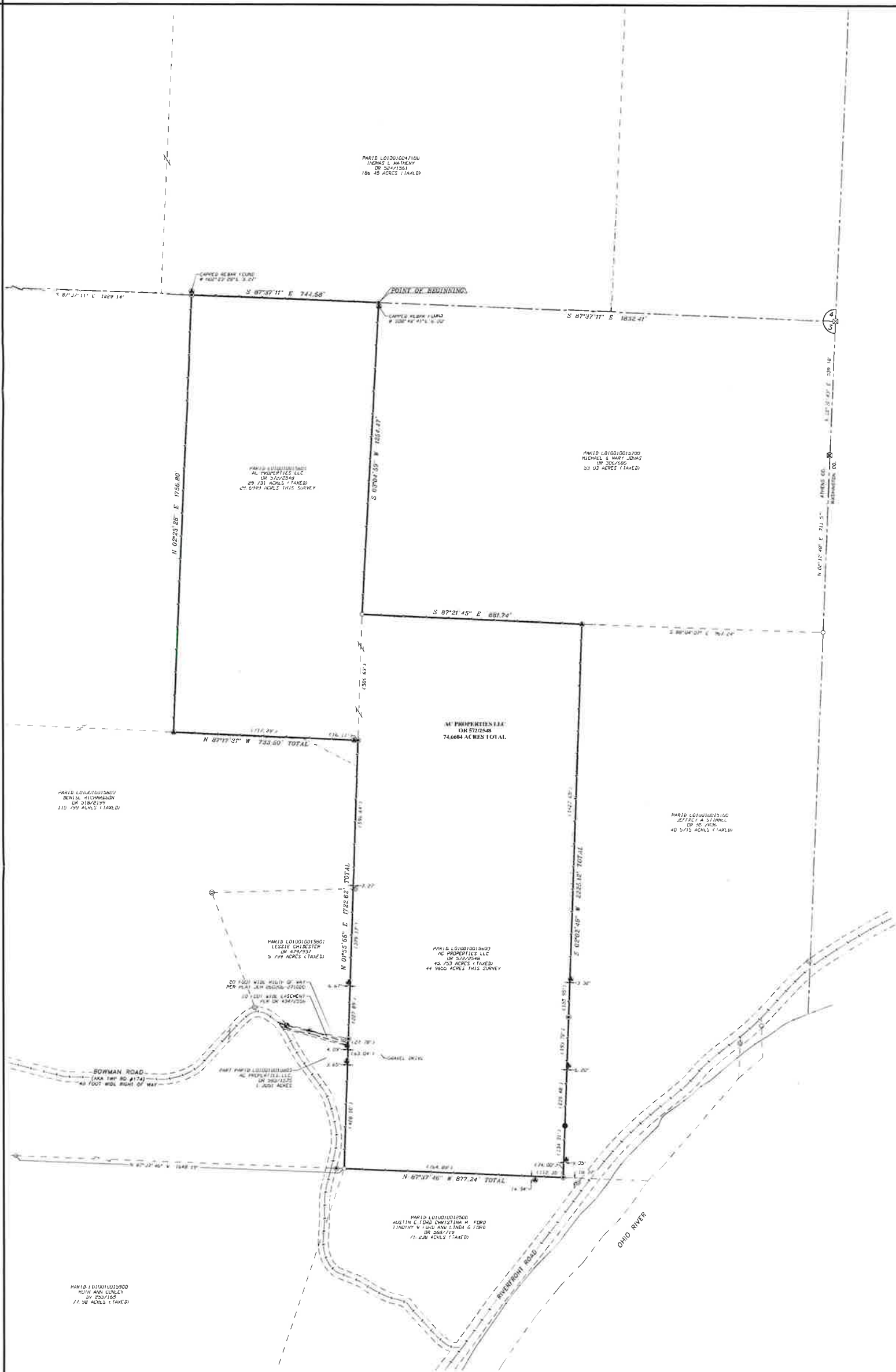
DRAWN BY: RICH
CHECKED BY: MRS

11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-3305 PICKERING USA.COM

SECTION 3, TN GN, RN 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
74.0604 ACRE TRACT

DATE: 11/18/21
PROJECT: 220207



LEGEND

THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING

- 5/8\"/>

REFERENCE:
SECTION 3, TN 5N, RN 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO
PARCELS L010010015001 & L010010015002
OFFICIAL RECORD 518 PAGE 2199
PLAT DOTTILL IN THE ATHENS COUNTY
ENGINEER'S OFFICE

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Williams*
DATE: *11/18/21*

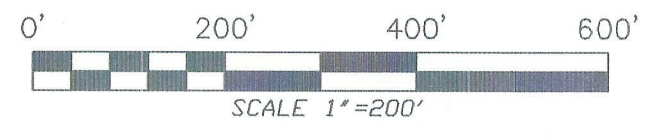
DRAWN BY: RRCII
CHECKED BY: WBS



PICKERING ASSOCIATES
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SECTION 3, TN 5N, RN 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO

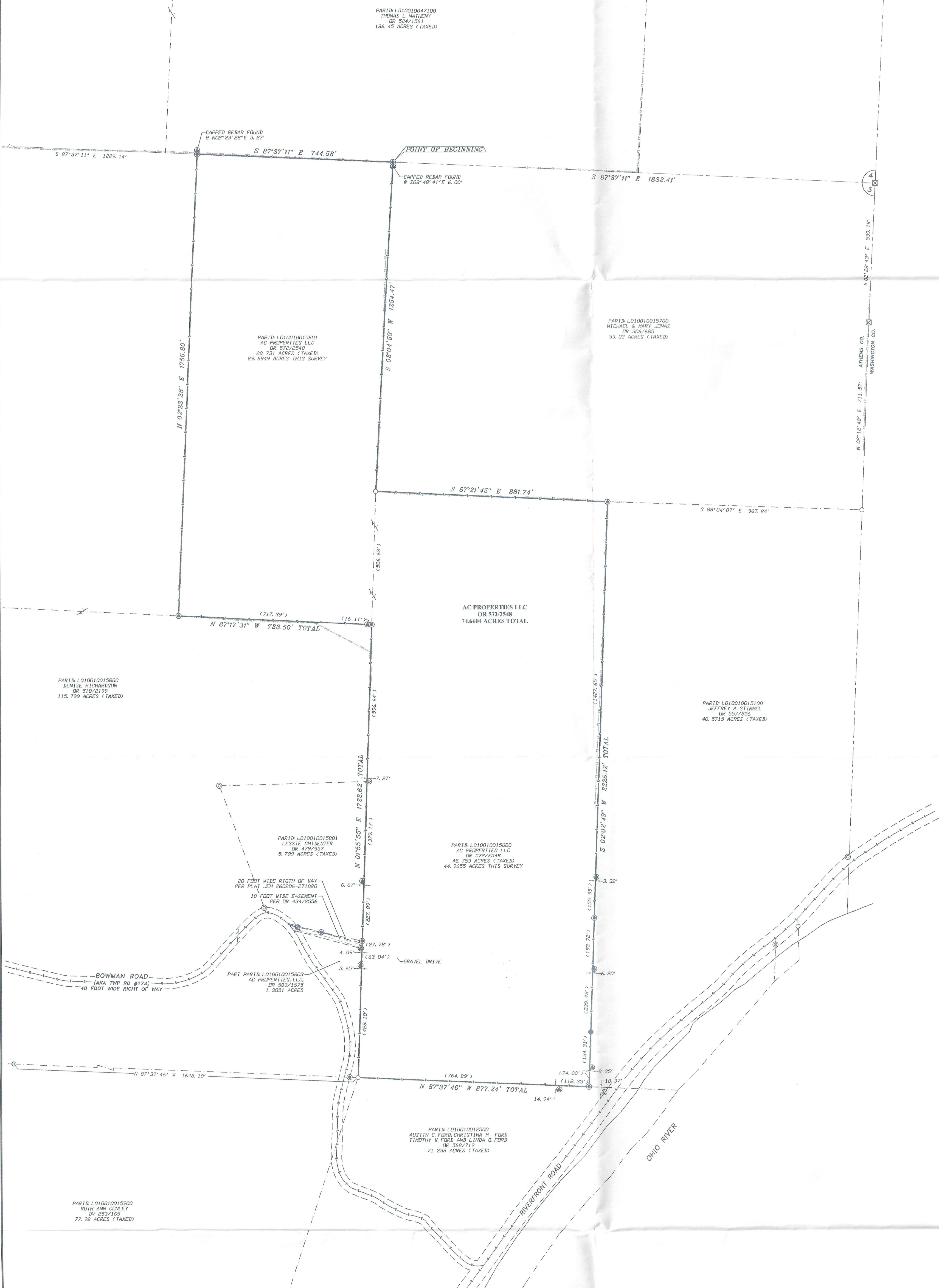
BOUNDARY SURVEY
74.6604 ACRE TRACT
DATE: 10/22/2021
PROJECT #2212707



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

⊙	SET 5/8" CAPPED IRON REBAR
⊗	FOUND CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
○	FOUND PIPE
⊠	FOUND STONE
⊙	FOUND IRON REBAR (HUFFMAN)
⊗	FOUND CORNER POST
⊙	POINT
---	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SECTION LINE
- - -	TAX PARCEL LINE
- - -	CENTERLINE
- - -	BARBED WIRE FENCE
- - -	WOVEN WIRE FENCE
- - -	RUN/DITCH
- - -	STRAIGHTFIRE

REFERENCES:
SECTION 3, TN 5N, RN 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO
PARIDS: L010010015601 & L010010015600
OFFICIAL RECORD: 518, PAGE: 2199
PLATS ON FILE IN THE ATHENS COUNTY ENGINEER'S OFFICE.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca A. Brown*
DATE: 11/18/21