



PROPERTY DESCRIPTION
1.3051 ACRE TRACT
TROY TOWNSHIP, SECTION 3, TOWN 5 NORTH, RANGE 11 WEST
PART TAX PARCEL NUMBER L010010015800
PART OFFICIAL RECORD 518, PAGE 2199

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 3/4" IRON PIPE FOUND, SAID PIPE BEING THE SOUTHEAST CORNER OF THE 115.799 ACRE (TAXED) DENISE RICHARDSON TRACT (OFFICIAL RECORD 518, PAGE 2199), SAID PIPE ALSO BEING A COMMON CORNER TO THE 77.98 ACRE (TAXED) RUTH ANN CONLEY TRACT (DEED VOLUME 253, PAGE 165), TO THE 71.238 ACRE (TAXED) AUSTIN C. FORD, CHRISTINA M. FORD, TIMOTHY W. FORD AND LINDA G. FORD TRACT (OFFICIAL RECORD 568, PAGE 719) AND TO THE 45.753 ACRE (TAXED) AC PROPERTIES LLC TRACT (OFFICIAL RECORD 572, PAGE 2548), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 3 BEARS N 30°05'56" E 3935.14 FEET;

THENCE N 87°37'46" W 51.90 FEET, WITH THE NORTHERLY LINE OF SAID 77.98 ACRE (TAXED) RUTH ANN CONLEY TRACT, TO A POINT IN THE CENTERLINE OF BOWMAN ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 174), PASSING A 5/8" CAPPED IRON REBAR SET AT 31.40 FEET;

THENCE, WITH THE CENTERLINE OF BOWMAN ROAD, THE FOLLOWING TEN (10) COURSES AND DISTANCES;

(1) THENCE N 14°01'43" E 54.57 FEET TO A POINT;

(2) THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 123.36 FEET, WITH A RADIUS OF 286.89 FEET AND WITH A CHORD BEARING N 01°13'36" E 122.41 FEET, TO A POINT;

(3) THENCE N 11°05'29" W 36.84 FEET TO A POINT;

(4) THENCE N 17°00'44" W 57.45 FEET TO A POINT;

(5) THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.48 FEET, WITH A RADIUS OF 160.61 FEET AND WITH A CHORD BEARING N 26°24'50" W 56.19 FEET, TO A POINT;

(6) THENCE N 36°22'27" W 54.77 FEET TO A POINT;

(7) THENCE N 36°15'39" W 90.29 FEET TO A POINT;

(8) THENCE N 30°47'54" W 59.02 FEET TO A POINT;



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(9) THENCE N 27°03'49" W 54.58 FEET TO A POINT;
(10) THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.90 FEET, WITH A RADIUS OF 293.43 FEET AND WITH A **CHORD BEARING** N 35°59'49" W 53.83 FEET, TO A POINT AT A COMMON CORNER TO THE 5.799 ACRE (TAXED) LESSIE CHIDESTER TRACT (OFFICIAL RECORD 479, PAGE 937);

THENCE S 77°41'19" E 281.44 FEET, LEAVING THE CENTERLINE OF BOWMAN ROAD AND WITH SAID 5.799 ACRE (TAXED) LESSIE CHIDESTER TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE WEST LINE OF SAID 45.753 ACRE AC PROPERTIES LLC TRACT, PASSING A RAILROAD SPIKE FOUND AT 31.17 FEET AND ALSO PASSING A 5/8" CAPPED IRON REBAR SET AT 121.90 FEET;

THENCE S 01°55'55" W 518.92 FEET, WITH SAID 45.753 ACRE AC PROPERTIES LLC TRACT, TO THE POINT OF BEGINNING;

CONTAINING 1.3051 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/12/2021 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO DENISE RICHARDSON IN OFFICIAL RECORD 518, PAGE 2199.

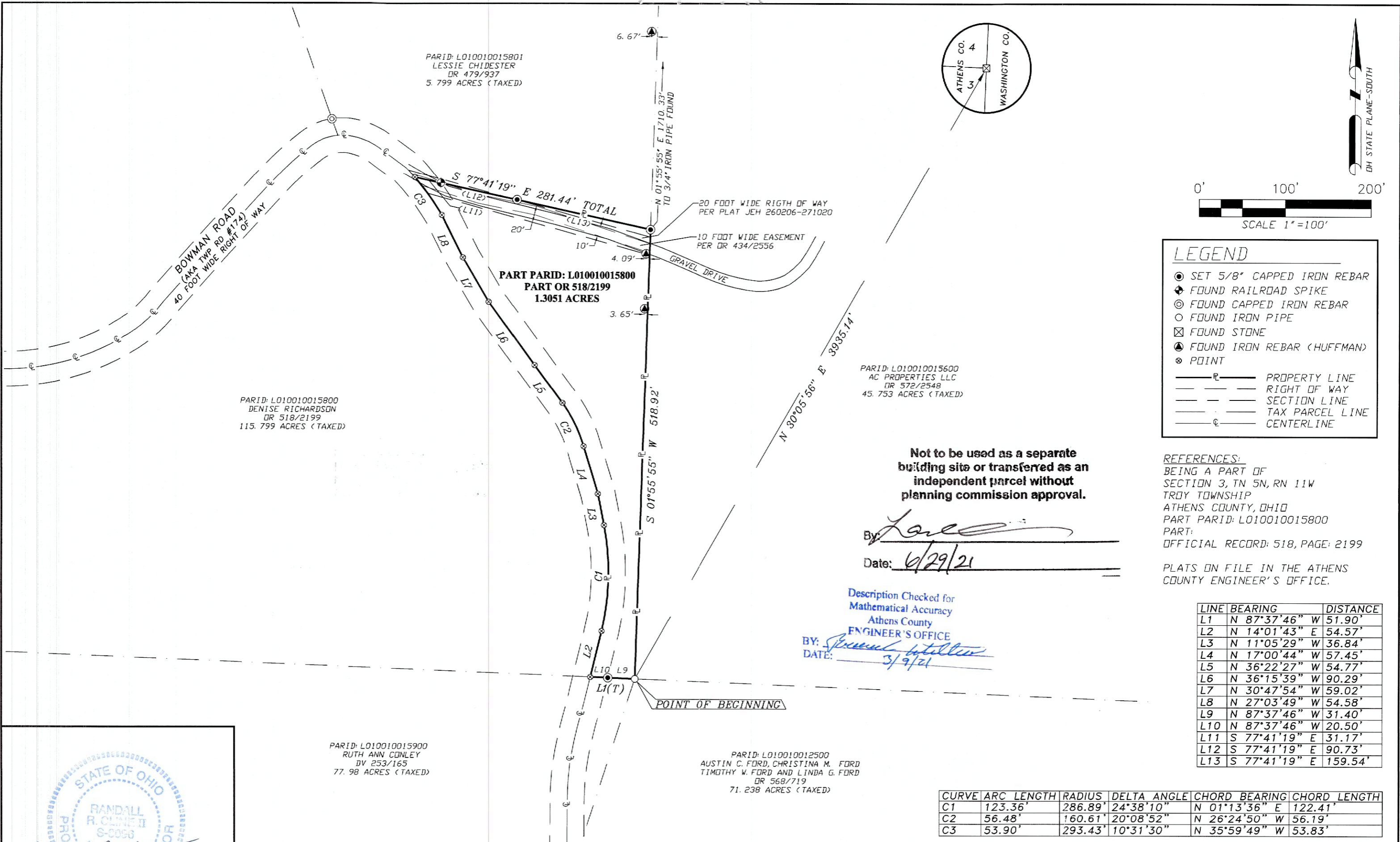
SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

Randall R. Cline II
RANDALL R. CLINE II
PS #8096 OH
PROJECT NUMBER: 2212707-1AC PURCHASE

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randall R. Cline II*
DATE: 3/9/21





PARID: L010010015801
 LESSIE CHIDESTER
 DR 479/937
 5.799 ACRES (TAXED)

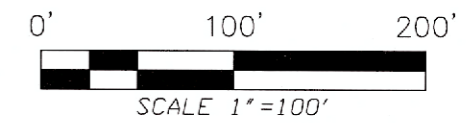
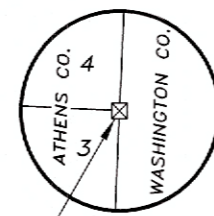
PARID: L010010015800
 DENISE RICHARDSON
 DR 518/2199
 115.799 ACRES (TAXED)

**PART PARID: L010010015800
 PART OR 518/2199
 1.3051 ACRES**

PARID: L010010015600
 AC PROPERTIES LLC
 DR 572/2548
 45.753 ACRES (TAXED)

PARID: L010010015900
 RUTH ANN CONLEY
 DV 253/165
 77.98 ACRES (TAXED)

PARID: L010010012500
 AUSTIN C. FORD, CHRISTINA M. FORD
 TIMOTHY W. FORD AND LINDA G. FORD
 DR 568/719
 71.238 ACRES (TAXED)



LEGEND

- ⊙ SET 5/8" CAPPED IRON REBAR
- ⊕ FOUND RAILROAD SPIKE
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊠ FOUND STONE
- ⊕ FOUND IRON REBAR (HUFFMAN)
- ⊙ POINT
- P — PROPERTY LINE
- — — RIGHT OF WAY
- — — SECTION LINE
- — — TAX PARCEL LINE
- C — CENTERLINE

REFERENCES:
 BEING A PART OF
 SECTION 3, TN 5N, RN 11W
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO
 PART PARID: L010010015800
 PART:
 OFFICIAL RECORD: 518, PAGE: 2199
 PLATS ON FILE IN THE ATHENS
 COUNTY ENGINEER'S OFFICE.

**Not to be used as a separate
 building site or transferred as an
 independent parcel without
 planning commission approval.**

By: [Signature]
 Date: 6/29/21

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: [Signature]
 DATE: 3/9/21

LINE	BEARING	DISTANCE
L1	N 87°37'46" W	51.90'
L2	N 14°01'43" E	54.57'
L3	N 11°05'29" W	36.84'
L4	N 17°00'44" W	57.45'
L5	N 36°22'27" W	54.77'
L6	N 36°15'39" W	90.29'
L7	N 30°47'54" W	59.02'
L8	N 27°03'49" W	54.58'
L9	N 87°37'46" W	31.40'
L10	N 87°37'46" W	20.50'
L11	S 77°41'19" E	31.17'
L12	S 77°41'19" E	90.73'
L13	S 77°41'19" E	159.54'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.36'	286.89'	24°38'10"	N 01°13'36" E	122.41'
C2	56.48'	160.61'	20°08'52"	N 26°24'50" W	56.19'
C3	53.90'	293.43'	10°31'30"	N 35°59'49" W	53.83'

STATE OF OHIO
 RANDALL R. CLINE II
 S-C060
 [Signature]
 RANDALL R. CLINE II
 P. S. # 1979WV, 8096DH

PICKERING ASSOCIATES
 Architects • Engineers • Surveyors
 11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

SECTION 3, TOWN 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO

**BOUNDARY SURVEY
 NEW PARCEL CREATED
 1.3051 ACRES**
 2/12/2021
 PROJ#2212707-1AC