

# PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

## ***DESCRIPTION OF SURVEY FOR***

### ***WAYNE MULLIGAN***

A tract or parcel of land situate in the State of Ohio, Athens County, Troy Township, Section 6, Town 5, Range 11, and Washington County, Belpre Township, 160 Acre Lot No. 1018 of Section 36, Town 1, Range 10, and being a portion of those same tracts or parcels of land described in a deed to Robert Wayne & Janet L. Mulligan, being of record in the Office of the County Recorder of Athens County, Ohio, in Official Record Book 61 on pages 396 and 398, and being all of that same tract or parcel of land described in a deed to Robert Wayne Mulligan and Janet L. Mulligan, being of record in the Office of the County Recorder of Washington County, Ohio, in Deed Book Volume 628 on page 462, and being more particularly described as follows:

Beginning for reference at a Railroad Spike, set, in the centerline of Washington County Road 26, known as Federal Road, and in the West line of Section 36 of Belpre Township, being the county line between Athens and Washington County, and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, from which the Southeast corner of the Northeast Quarter of Section 6 in Athens County, bears S 07-28 W at 1,197 feet, thence with Federal Road for one (1) line;

**S 73-55-50 E 25.28 feet** to a Point at the intersection of Sawyers Run Road, thence with Sawyers Run Road for nine (9) lines;

**S 13-17-50 W 136.15 feet** to a Point, thence;

**S 26-03-20 W 36.94 feet** to a Point, thence;

**S 55-40-00 W 23.96 feet** to a Point, thence;

**S 71-16-50 W 24.06 feet** to a Point, thence;

**S 81-49-30 W 198.14 feet** to a Point, thence;

**S 74-51-50 W 43.69 feet** to a Point, thence;

**S 66-32-20 W 45.46 feet** to a Point, thence;

**S 62-09-30 W 66.79 feet** to a Point, thence;

**S 59-52-40 W 26.53 feet** to a Point, thence through the parent tracts of Mulligan (OR 61, Pg.'s 396 & 398) with two (2) new partition lines;

**N 06-22-30 E** at 27.50 feet passing a 5/8-inch Rebar with a yellow plastic cap stamped, "J. Perkins WV 2199 OH 8581," hereinafter referred to as a Rebar, set, **IN ALL 241.81 feet** to a Rebar, set, thence;

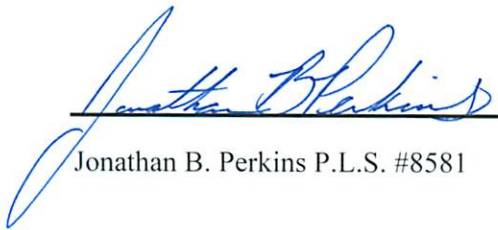
**N 39-55-20 E** at 131.25 feet passing a Rebar, set, **IN ALL 154.14 feet** to a Point in Athens County Road 60, known as Houston Road, thence with Houston Road for two (2) lines;

**S 78-47-10 E 279.22 feet** to a Point, thence;

**S 73-55-50 E 29.32 feet** to the True Point of Beginning, containing **2.317 acres**, more or less, there being 0.062 acres, more or less, in Section 36 in Washington County, and there being 2.255 acres, more or less, in Section 6 in Athens County, as surveyed by Jonathan B. Perkins in February, 2020, as shown on a **PLAT OF SURVEY FOR WAYNE MULLIGAN**, dated the 23<sup>rd</sup> day of January, 2021, attached hereto and made part of this description.

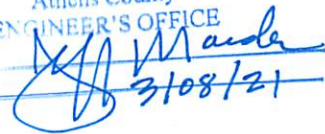
North is based on an assumed meridian, based on the southern right of way line of Washington County Route 26, as shown on a plat of survey for the First Addition to Hatch Subdivision, and is used to denote horizontal angles only. The reference tie to the Point of Beginning is in no way true and accurate, it is for mapping purposes only.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

  
Jonathan B. Perkins P.L.S. #8581

*FEB. 05, 2021*

Date: February 05, 2021

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/08/21



Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

MAR 08 2021

Jill Thompson  
Athens County Auditor

# PLAT OF SURVEY FOR WAYNE MULLIGAN

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP, SECTION 6, TOWN 5, RANGE 11, AND WASHINGTON COUNTY, BELPRE TOWNSHIP, 160 ACRE LOT NO. 1018 OF SECTION 36, TOWN 1, RANGE 10.

BEING A PORTION OF THOSE SAME TRACTS OR PARCELS OF LAND DESCRIBED IN A DEED TO ROBERT WAYNE MULLIGAN AND JANET L. MULLIGAN, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 61 ON PAGES 396 AND 398, AND BEING ALL OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO ROBERT WAYNE MULLIGAN AND JANET L. MULLIGAN, BEING OF RECORD IN THE OFFICE OF COUNTY RECORDER OF WASHINGTON COUNTY, OHIO, IN DEED BOOK VOLUME 628 ON PAGE 462.

### SURVEY NOTES

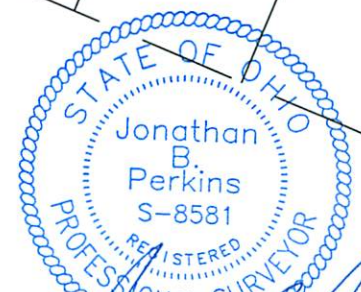
- SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
- EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- NORTH IS BASED ON THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROUTE 26 AS SHOWN ON A PLAT OF SURVEY FOR THE FIRST ADDITION TO HATCH SUBDIVISION.
- THIS POINT IS THE NORTHWEST CORNER OF LOT 13, OF THE FIRST ADDITION TO HATCH SUBDIVISION.
- THE REFERENCE TO THE QUARTER SECTION CORNER IS CALCULATED AND IS IN NO WAY TRUE AND ACCURATE. IT IS FOR MAPPING PURPOSES ONLY.

### POINT OF BEGINNING

FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6 BEARS: S 07-28 W AT 1197' ±

### LEGEND

SURVEYED LINE	
NON-SURVEYED LINE	
RIGHT OF WAY	
TRAVELED WAY	
SECTION LINE	
5/8" X 30" REBAR, SET	
REBAR, FOUND	
IRON PIPE, FOUND	
MINE BOLT, FOUND	
RAILROAD SPIKE, SET	
CALCULATED POINT	
OFFICIAL RECORD BOOK / PAGE	OR 000/000
DEED VOLUME / PAGE	VOL 000/000



FEB. 05, 2021  
 FEBRUARY 05, 2021  
 Jonathan B. Perkins PLS#8581

ROBERT WAYNE MULLIGAN, JR. & JOYCE BLANCHE MULLIGAN  
 OR 463 / 18  
 2.52 ACRES  
 L010010053902

BONNIE L. SMITH  
 OR 99 / 513  
 1.15 ACRES  
 L010010053903

REMAINDER OF:  
 ROBERT WAYNE & JANET L. MULLIGAN  
 OR 61 / 396  
 2.00 ACRES  
 L010010053900

PART OF:  
 OR 61 / 396  
 2.00 ACRES  
 L010010053900  
 (0.747 ACRES±)

REMAINDER OF:  
 ROBERT WAYNE & JANET L. MULLIGAN  
 OR 61 / 398  
 36.02 ACRES  
 L010010053700

TOTAL SURVEYED:  
 2.317 ACRES ±

ROBERT WAYNE & JANET L. MULLIGAN  
 VOL 628 / 462  
 0.010 ACRES  
 07-00-19936.000  
 (0.062 ACRES±)

CHARLES B. & ANDREA N. KITTLE  
 OR 529 / 451  
 5.0197 ACRES  
 L010010053702

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Jeff Manda*  
 DATE: 3/08/21

### PERTINENT DOCUMENTS

- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.
- PLAT OF SURVEY FOR BRIAN KITTLE BY CHARLES F. HUGHES, JR. DATED, OCTOBER 31, 2016.
- PLAT OF SURVEY FOR THE FIRST ADDITION TO HATCH ADDITION, DATED JUNE 13, 1956.

PROJECT SURVEYOR: J. PERKINS  
 DRAFTED BY: C.J.P. 02/19/20  
 REVISED BY: J.B.P. 01/23/21  
 REVISED BY: J.B.P. 02/05/21  
 FIELD SURVEY: FEB., 2020  
 FILE #: 20-0262 R3

PERKINS SURVEYING, LLC  
 205 TIMBERLINE DRIVE  
 VINCENT, OH 45784  
 304-917-9907

