

PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

DESCRIPTION OF SURVEY FOR

J & J LAND HOLDINGS, LLC

A tract or parcel of land situate in the State of Ohio, Athens County, Troy Township, Section 16 and Fraction 12 in Sections 9 and 10, Town 5, Range 11, and being a portion of that same tract or parcel of land described in a deed to J & J Land Holdings, LLC, being of record in the Office of the County Recorder of Athens County, Ohio, in Official Record Book 495 on page 1542, and being more particularly described as follows:

Beginning for reference at a Point at the Southeast corner of Section 16, thence; N 43-22-50 W 9.58 feet to a Point in the centerline of North Cincinnati Ridge Road, Township Route 173, and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence with the centerline of Township Route 173 for one (1) line;

N 29-48-50 W 50.57 feet to a Point, corner to Steven Lynn (OR 378, Pg. 355), thence with Lynn for two (2) lines;

N 68-43-30 E at 34.04 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 the East line of Section 16, **IN ALL 196.27 feet** to a Rebar, set, thence;

N 56-20-50 E 137.60 feet to a Rebar, set, from which a Mine Bolt, found, bears N 56-20-50 E at 159.16 feet, thence through the parent tract of J & J Land Holdings (OR 495, Pg. 1542) for ten (10) new partition lines;

S 33-41-20 E 63.16 feet to a Rebar, set, thence;

N 58-11-00 E 172.65 feet to a Rebar, set, thence;

N 58-09-40 E 350.50 feet to a Rebar, set, thence;

S 79-49-30 E 258.72 feet to a Rebar, set, thence;

S 34-07-00 W 384.47 feet to a Rebar, set, thence;

S 62-50-30 W 207.81 feet to a Rebar, set, thence;

S 18-18-40 W 222.25 feet to a Rebar, set, thence;

S 57-09-00 W 118.25 feet to a Rebar, set, thence;

N 22-50-50 W 455.94 feet to a Rebar, set, thence;

S 68-46-30 W at 251.63 feet passing a Rebar, set, **IN ALL 278.63 feet** to the **True Point of Beginning**, containing **5.956 acres**, more or less, there being 0.024 acres, more or less, in Section 16, there being 1.490 acres, more or less, in Fraction 12 of Section 9, and there being 4.442 acres, more or less, in Fraction 12 of Section 10, as surveyed by Jonathan B. Perkins in November, 2019, as shown on a **PLAT OF SURVEY FOR J & J LAND HOLDINGS, LLC**, dated the 10TH day of December, 2019, attached hereto and made part of this description.

There is hereby further excepted and reserved a 50-foot wide right of way for ingress and egress through the previously described tract or parcel of land to the remainder of the parent tract of J & J Land Holdings, LLC, (OR 495, Pg. 1542). The said 50-foot wide right of way is 25 feet wide from either side of the centerline being more particularly described as follows:

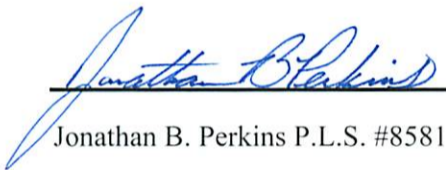
Beginning at a Point in the centerline of Township Route 173, from which a corner to Steven Lynn (OR 378, Pg. 355) bears N 29-48-50 W at 25.28 feet, thence through the previously described tract or parcel of land for two (2) lines;

N 68-43-30 E 195.23 feet to a Point, thence;

N 56-20-50 E 140.33 feet to a Point, from which a Rebar, set, in a line of said Lynn bears N 33-41-20 W at 25.00 feet, and being the Point of Ending for the described ingress and egress right of way, as shown on the aforementioned plat of survey.

North is based on an assumed meridian, based on the East line of Section 16, and is used to denote horizontal angles 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

DEC. 10, 2019

Date: December 10, 2019



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

DEC 19 2019

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/18/19

PLAT OF SURVEY FOR J & J LAND HOLDINGS, LLC

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP,
SECTION 16 AND FRACTION 12 IN SECTIONS 9 AND 10, TOWN 5, RANGE 11.

BEING A PORTION OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO
J & J LAND HOLDINGS, LLC, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 495 ON PAGE 1542.



ALAN J. & HULDA J.
DILLON
OR 470 / 2129
6.16 ACRES

STEVEN L. &
GLADYS A. LYNN
OR 378 / 355
8.848 ACRES

POINT OF BEGINNING

KENNETH W. &
REGENIA J. STEALEY
OR 520 / 2245
2.311 ACRES

ROBERT L. GEORGE
OR 284 / 1237
2.356 ACRES

REMAINDER OF:
J & J LAND HOLDINGS, LLC
OR 495 / 1542
72.324 ACRES
L010010033700

PART OF:
J & J LAND HOLDINGS, LLC
OR 495 / 1542
72.324 ACRES
L010010033700

TOTAL SURVEYED:
5.956 ACRES ±

- 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 EAST LINE OF SECTION 16.
- PERTINENT DOCUMENTS**
- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.

REMAINDER OF:
J & J LAND HOLDINGS, LLC
OR 495 / 1542
72.324 ACRES
L010010033700

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°43'30" E	195.23'
L2	N 56°20'50" E	140.33'

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

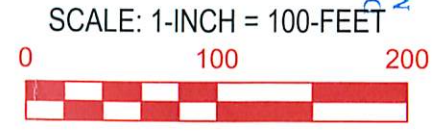
PROJECT SURVEYOR: J. PERKINS
DRAFTED BY: J.B.P. 11/19/19
FIELD SURVEY: NOV., 2019
FILE #: 19-0257 R1



DEC 19 2019

Jill Thompson
Athens County Auditor

Jonathan B. Perkins PLS#8581



LEGEND

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
DATE: 12/18/19