



# Point Surveying & Mapping



## Professional Land Construction & Industrial Surveying

Route 1, Box 495 • Cottageville, WV 25239

PHONE (304) 372-2647 • FAX (304) 372-5266

Job No. 04-046  
For: Richard Woodruff  
Date: 16 March 2004

### Description of 108.387 total acres

Situate in the Township of Waterloo, Athens County, State of Ohio, and being in Sections 32 & 26, Town 11, Range 15. Commencing at a 4" Disc found on the East Line of the Northwest Quarter of Section 32, T11, R15; Said Disc being 720.43' north of the Southeast corner of said Northwest Quarter of Section 32. Thence leaving said Disc, S-49°02'02"-E, 1238.97' to a 1/2" iron pipe found on the southerly edge of an old railroad right of way (100' wide right of way- 50' from centerline), being a common corner to the land now or formerly owned by Tamela J. Orefice (Official Records 256 Page 774) and being the True Point of Beginning to the herein described 108.387 acre parcel currently owned by Richard E. Woodruff (Vol. 344 Pages 651 & 653).

Thence with the division line of said Orefice the following (8) courses and distances:

- 1) S-24°13'41"-E, 952.01' to a point in the centerline of Road T-20.
- 2) S-28°55'19"-E, 86.71' to a point in the centerline of Road T-20.
- 3) S-48°04'24"-E, 58.95' to a point in the centerline of Road T-20.
- 4) S-70°02'46"-E, 46.61' to a point in the centerline of Road T-20.
- 5) N-89°01'36"-E, 55.17' to a point in the centerline of Road T-20.
- 6) N-69°03'53"-E, 22.90' to a point in the centerline of Road T-20.
- 7) N-02°29'57"-W, passing a 1/2" pipe found at 36.50', a total distance of 459.19' to a 1/2" iron pipe found, said pipe being on the southerly edge of an existing 20' wide right of way.
- 8) N-03°50'44"-W, 767.46' to a 1/2" iron pipe found on the southerly right of way line of said railroad.

Thence with the southerly right of way line of said railroad the following (6) courses and distances:

- 1) A Chord Bearing & Distance of N-58°23'11"-E, 167.29' to a point.
- 2) A Chord Bearing & Distance of N-54°46'19"-E, 389.98' to a point.
- 3) A Chord Bearing & Distance of N-57°22'28"-E, 159.02' to a point.
- 4) A Chord Bearing & Distance of N-62°52'26"-E, 264.61' to a point.
- 5) S-25°39'12"-E, 30.00' to a point.
- 6) Thence a curve to the right, having a Radius of 3053.82' and a Chord Bearing & Distance of N-69°41'41"-E, 467.01' to a point, a common corner to the land now or formerly owned by Tim A. Mace etal (Vol. 238 Page 366).

Thence with the division line of said Mace the following (7) courses and distances:

- 1) S-04°07'11"-W, passing a 5/8" iron rebar with plastic cap set at 76.22, a total distance of 326.32' to a 20" Shellbark Hickory Tree.
- 2) S-35°32'49"-E, 479.82' to a 5/8" iron rebar with plastic cap set.
- 3) S-24°05'45"-E, 243.74' to a 5/8" iron rebar with plastic cap set.
- 4) S-11°28'54"-E, 280.20' to a 5/8" iron rebar with plastic cap set.
- 5) S-04°48'02"-W, 1310.44' to a 5/8" iron rebar with plastic cap set in the centerline of an old road bed.
- 6) S-38°53'44"-E, 34.05' to a point in the centerline of an existing driveway.
- 7) Thence with the centerline of said driveway, S-46°19'15"-W, 57.26' to a point in the centerline of the above mentioned road.

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Job No. 04-046

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Thence with the centerline of said road, S-32°31'35"-E, 29.17' to a point, a common corner to the land now or formerly owned by Wilbur E. Ely (Official Records 135 Page 408).

Thence with the division line of said Ely, S-47°22'54"-W, passing a 5/8" iron rebar with plastic cap set at 20.52', a total distance of 626.27' to a 5/8" iron rebar found, a common corner to the land owned by The State of Ohio (Vol. 145 Page 61).

Thence with the division line of said State of Ohio the following (6) courses and distances:

- 1) N-72°11'00"-W, 1232.41' to a 1" iron rebar found.
- 2) N-59°00'11"-W, 535.44' to a 4" disc found.
- 3) N-01°19'59"-E, passing a 5/8" iron rebar with plastic cap set at 1065.35', a total distance of 1115.40' to a point in the centerline of Hewitts Fork Creek.
- 4) N-38°06'44"-W, 114.18' to a point in the centerline of said creek.
- 5) S-77°17'13"-W, 627.00' to a point in the centerline of said creek.
- 6) N-80°18'29"-W, 201.15' to a point in the centerline of said creek and on the southerly right of way line of said railroad (being 50' from centerline).

Thence with the southerly right of way line of said railroad the following (3) Chord Bearings and Distances:

- 1) N-58°55'49"-E, 260.20' to a point.
- 2) N-64°30'17"-E, 295.05' to a point.
- 3) N-69°50'21"-E, 377.99' to the point of beginning.

Containing 108.387 total acres (83.917 acres in Section 32), (24.470 acres in Section 26) and being shown on that certain plat made as a result of a survey by Point Surveying and Mapping, (Delbert F. Bratcher S-7913), Route 1 Box 495 Cottageville, W.V. 25239. A copy of said plat, dated 16 March 2004, is attached hereto and made a part of this description.

Prepared by

*Gregory N. Lowe*

Gregory N. Lowe  
Under the direction of  
Delbert F. Bratcher S-7913



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

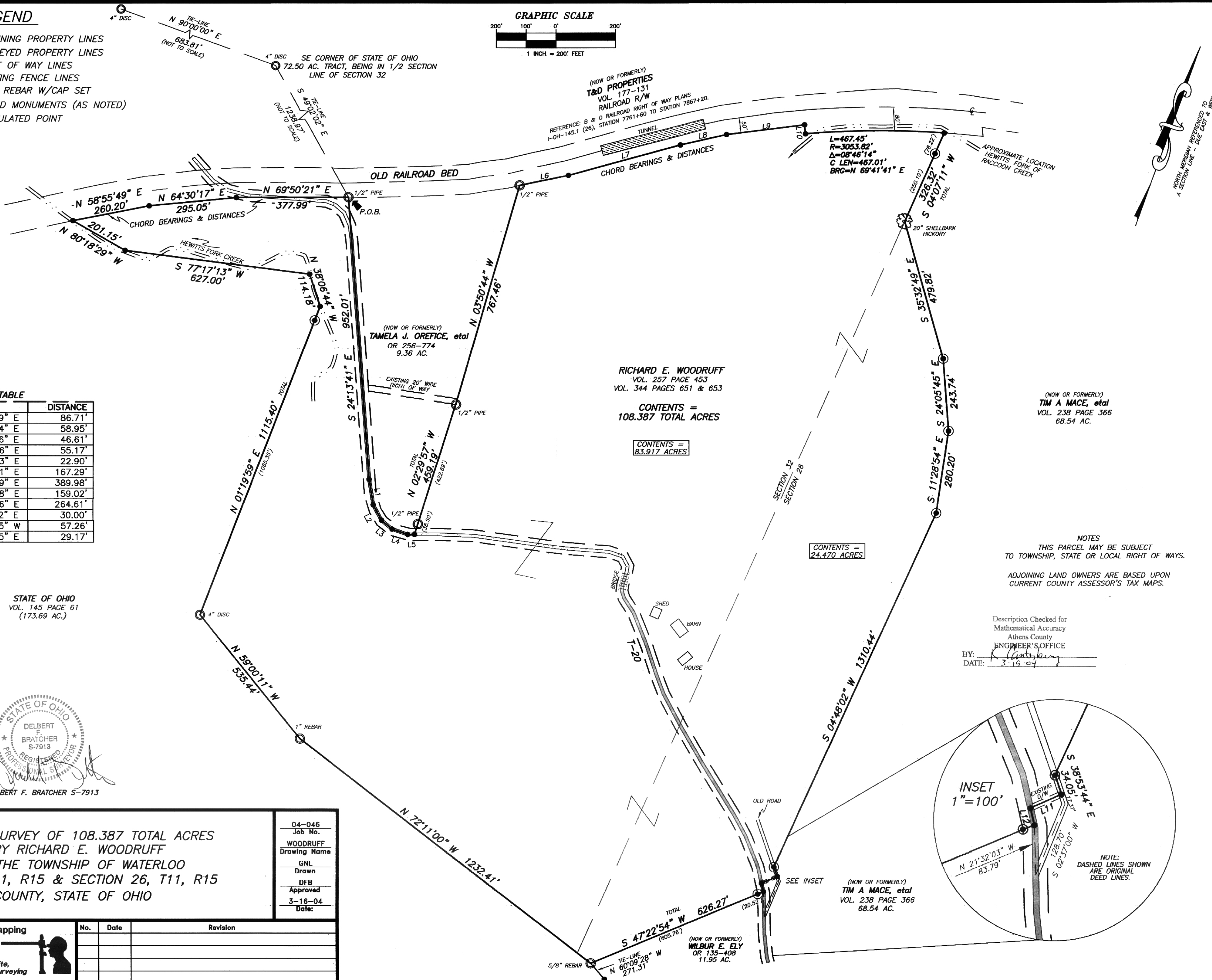
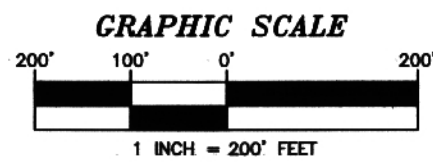
BY: *S. Blausen*  
DATE: 3-19-04

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *S. Blausen*  
DATE: 3-19-04

**LEGEND**

- ADJOINING PROPERTY LINES
- SURVEYED PROPERTY LINES
- - - RIGHT OF WAY LINES
- - - EXISTING FENCE LINES
- ⊙ 5/8" REBAR W/CAP SET
- FOUND MONUMENTS (AS NOTED)
- CALCULATED POINT



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 28°55'19" E	86.71'
L2	S 48°04'24" E	58.95'
L3	S 70°02'46" E	46.61'
L4	N 89°01'36" E	55.17'
L5	N 69°03'53" E	22.90'
L6	N 58°23'11" E	167.29'
L7	N 54°46'19" E	389.98'
L8	N 57°22'28" E	159.02'
L9	N 62°52'26" E	264.61'
L10	S 25°39'12" E	30.00'
L11	S 46°19'15" W	57.26'
L12	S 32°31'35" E	29.17'

STATE OF OHIO  
VOL. 145 PAGE 61  
(173.69 AC.)

STATE OF OHIO  
DELBERT F. BRATCHER  
REGISTERED PROFESSIONAL SURVEYOR  
S-7913  
DELBERT F. BRATCHER S-7913

MAP SHOWING SURVEY OF 108.387 TOTAL ACRES  
OWNED BY RICHARD E. WOODRUFF  
SITUATED IN THE TOWNSHIP OF WATERLOO  
SECTION 32, T11, R15 & SECTION 26, T11, R15  
ATHENS COUNTY, STATE OF OHIO

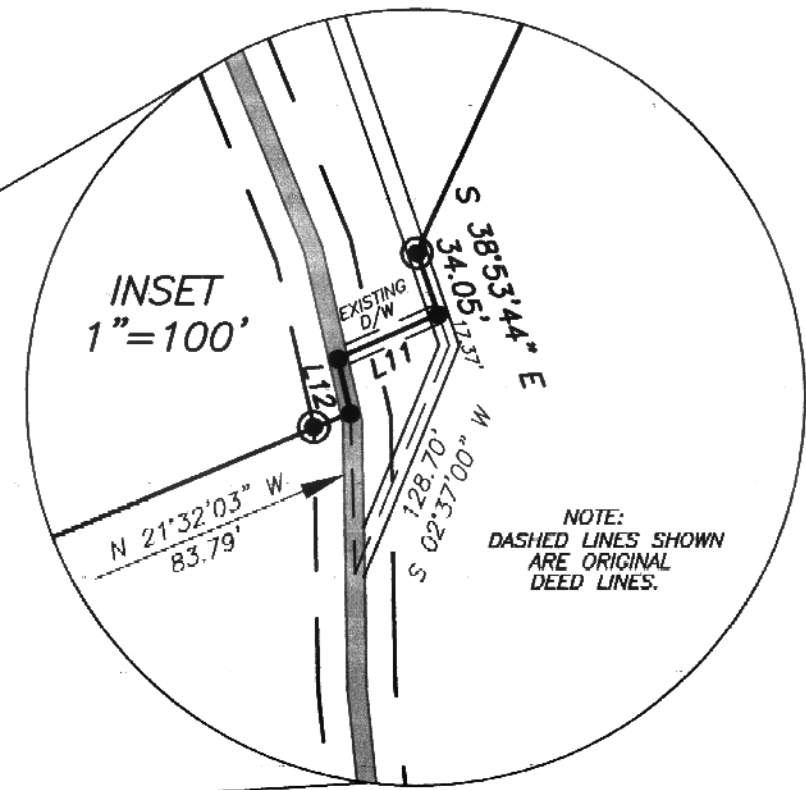
04-046  
Job No.  
WOODRUFF  
Drawing Name  
GNL  
Drawn  
DFB  
Approved  
3-16-04  
Date:

No.	Date	Revision

Point Surveying & Mapping  
Rt. 1 Box 495  
Cottageville, WV 25239  
(304) 372-2647 Phone  
(304) 372-5286 Fax  
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Construction & Industrial Surveying

NOTES  
THIS PARCEL MAY BE SUBJECT  
TO TOWNSHIP, STATE OR LOCAL RIGHT OF WAYS.  
ADJOINING LAND OWNERS ARE BASED UPON  
CURRENT COUNTY ASSESSOR'S TAX MAPS.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *K. Cantelero*  
DATE: 3-19-04



(NOW OR FORMERLY)  
TIM A MACE, et al  
VOL. 238 PAGE 366  
68.54 AC.

(NOW OR FORMERLY)  
WILBUR E. ELY  
OR 135-408  
11.95 AC.