

## DESCRIPTION OF A 5.003 ACRE PARCEL

*Situated in the State of Ohio, County of Athens, Township of Waterloo and being a part of an 11.82 Acre parcel of land conveyed to Judy Gay Radford (hereinafter referred to as "Grantor") in Official Record 502, Page 922 and further located in Section 22, Fraction No. 18, Township 11, Range 15.*

**Commencing for reference at a stone found, said stone being the Northwest corner of the East Half of Fraction 18 and the Northwesterly property corner of a parcel of land conveyed to Daniel and Lisa Bell Radford in Official Record 254, Page 686;**

*Thence S 05° 59' 46" W along the easterly property line of the aforementioned Daniel and Lisa Bell Radford parcel a distance of 511.39 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Northwesterly property corner and the Southwesterly property corner of the aforementioned Daniel and Lisa Bell Radford parcel;*

*Thence N 73° 21' 38" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Daniel and Lisa Bell Radford parcel a distance of 373.37 feet to a 5/8 inch iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;*

*Thence N 73° 21' 38" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Daniel and Lisa Bell Radford parcel a distance of 1,171.83 feet to a point (passing a 5/8 inch iron pin found at 1,151.78 feet) said point being the Grantor's Northeasterly property corner, the Southeasterly property corner of the aforementioned Daniel and Lisa Bell Radford parcel, on the Westerly property line of a parcel of land conveyed to James L. and Joyce Ann Pearson in Official Record 461, Page 276 and in the center of State Route 56;*

*Thence S 18° 32' 27" E along the Grantor's Easterly property line, the Westerly property line of the aforementioned James L. and Joyce Ann Pearson parcel, the Westerly property line of a parcel of land conveyed to Joyce Ann and James Pearson in Official Record 426, Page 2210 and the center of State Route 56 distance of 207.31 feet to a point:*

*Thence through the Grantor's lands the following three (4) courses:*

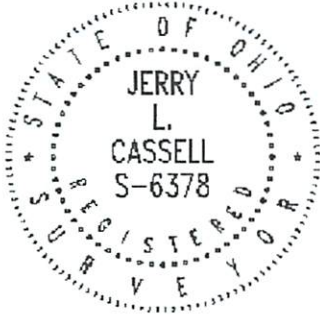
- 1) S 67° 58' 0 6" W a distance of 177.49 feet (passing a 5/8 iron pin set at 30.00 feet) to a 5/8 iron pin set;*
- 2) S 88° 38' 22" W a distance of 209.39 feet to an 5/8 iron pin set;*
- 3) S 72° 17' 58" W a distance of 800.23 feet (passing a fence corner post at 266.31 feet) to an 5/8 iron pin set;*

4) N 16° 36' 44" W a distance of 183.52 feet to the point of beginning, containing 5.003 acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with 1 5/16 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the West line of Fraction 18 and bears S 05° 59' 46" W and is for the determination of angles only.

This description was prepared on September 8, 2015 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in August of 2015 and existing public records.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:                     D. E. S.                      
DATE:                     9/11/15                    

                    Jerry L. Cassell                      
Jerry L. Cassell, P.S.

REFERENCES:

Tax Maps  
Previous Surveys  
Deeds as Noted

REFERENCE POINT

N.W. Corner of the East 1/2 of Fraction 18

LEGEND

- 5/8" iron pin set 30" in length with a 1 5/16" plastic ID cap inscribed "CASSELL S-6378"
- ⊠ Stone found
- 5/8" Iron pin found
- Point

POINT OF BEGINNING

S 05°59'46" W 511.39'

N 73°21'38" E 373.37'

N 16°36'44" W 183.52'

N 73°21'38" E 1171.83' Total

5.003 Acres

Fence Cor. Post

S 72°17'58" W 800.23'

Judy Gay Radford  
Official Rec. 502, Page 922

Fraction 17  
Fraction 18

0.185 Acres  
20.05'

30.00'  
177.49' Total  
S 67°58'06" W

Joyce Ann and James Pearson  
Official Rec. 426, Page 2210

Joseph E. & Deborah L Kuhn  
Official Rec. 385, Page 2033

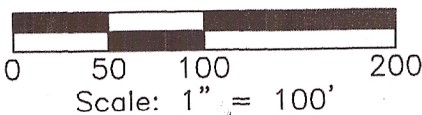
Daniel & Lisa Bell  
Radford  
Official Rec. 254, Page 686

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Daniel E. Stovall  
DATE: 9/11/15

NOTE:

The bearing system for this plat is based on evidence found on the West line of Fraction 18 and bears S 05° 59' 46" W and is for the determination of angles only.

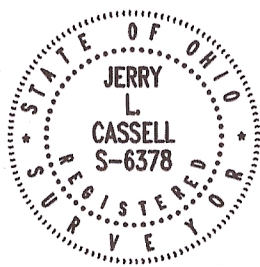


FOR: Judy Radford

BY: Jerry L. Cassell, P.S.

DATE: Sept. 3, 2015

PROJ. NO.: AT070615



I hereby certify that this plat was prepared from an actual field survey of the premises in Area of 2015 and from existing public records and that said plat correctly depicts the limits of the parcel to be conveyed. This certification was made by me on this 8th day of Sept, 2015.

Jerry L. Cassell  
Jerry L. Cassell  
Ohio Professional Surveyor No. 6378

PLAT OF SURVEY

Situated in the State of Ohio, County of Athens, Township of Waterloo and being a part of an 11.82 Acre parcel of land conveyed to Judy Gay Radford in Official Record 502, Page 922 and further located in Section 22, Fraction No. 18, Township 11, Range 15.



CASSELL & ASSOCIATES, LLC  
PROFESSIONAL LAND SURVEYING

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