

9.897 & 0.381 Acre Description

Situate in the State of Ohio, Athens County, Waterloo Township, Sections 15 & 21, Township 10, Range 15, Fractional Lots 30 & 36 and being part of a 19.510 acre parcel conveyed to Paul L. Moore & Una M. Moore recorded in Deed Volume 345, Page 61 in the Athens County Recorder's office and being more particularly described as follows:

TRACT 1

Beginning at an iron pin found at the northwest corner of Section 15, the northeast corner of Section 21, the southeast corner of Section 22 and the southwest corner of Section 16 said iron pin found being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 85 Degrees 24 Minutes 29 Seconds East a distance of 250.00 feet to a point on the grantors north line, the south line of a 5.000 acre parcel conveyed to Gary Wayne Dicken II & Rebecca J. Dicken recorded in Official Record 533, Page 572 in the Athens County Recorder's office, the northwest corner of a 17.000 acre parcel conveyed to Paul L. Moore II recorded in Official Record 255, Page 102 in the Athens County Recorder's office, the north line of Section 15 and the south line of section 16 (reference an existing iron pin found South 85 Degrees 24 Minutes 29 Seconds East a distance of 55.35 feet);

Thence leaving the north line of Section 15 South 05 Degrees 31 Minutes 05 Seconds West a distance of 1566.30 feet along the grantors east line and the west line of said 17.000 acre parcel to an iron pin set on the grantors easterly corner and the westerly corner of said 17.000 acre parcel;

Thence South 01 Degrees 12 Minutes 38 Seconds East a distance of 281.72 feet along the grantors east line and the west line of said 17.000 acre parcel to a point in the center of S.R. 56;

Thence along the center of S.R. 56 the following two (2) courses:

1. Along a curve to the right having a radius of 1637.02 feet, a length of 573.06 feet and a chord bearing of North 34 Degrees 55 Minutes 09 Seconds West, 570.14 feet to a point;
2. Along a curve to the right having a radius of 2182.70 feet, a length of 157.82 feet and a chord bearing of North 22 Degrees 49 Minutes 09 Seconds West, 157.78 feet to a point;

Thence leaving the centerline of S.R. 56 North 88 Degrees 16 Minutes 00 Seconds East a distance of 196.09 feet along the grantors westerly line and the south line of a 7.340 acre parcel conveyed to Jonathan E. Rose recorded in Official Record 515, Page 104 in the Athens County Recorder's office, to an iron pin found at the grantors westerly corner, the southeast corner of said 7.340 acre parcel, the east line of Section 21 and the west line of Section 15;

Thence North 04 Degrees 00 Minutes 30 Seconds East a distance of 1244.90 feet along the grantors west line, the east line of said 7.340 acre parcel, the east line of a 11.390 acre parcel conveyed to Carl W. Lockhart Jr., Trustee of the Paula R. Barnes Keystone Preservation Trust, the east line of Section 21 and the west line of Section 15 to the **Point of Beginning**.

The above described contains 9.897 acres more or less, being all in Auditor's Parcel No. N010010052800 and being 9.048 acres more or less in Section 15 and 0.849 acres more or less in in Section 21.

Subject to all legal easements and rights of way.

TRACT 2

Point of Commencement being an iron pin found at the northwest corner of Section 15, the northeast corner of Section 21, the southeast corner of Section 22 and the southwest corner of Section 16;

Thence from the **Point of Commencement** South 85 Degrees 24 Minutes 29 Seconds East a distance of 250.00 feet to a point on the grantors north line, the south line of a 5.000 acre parcel conveyed to Gary Wayne Dicken II & Rebecca J. Dicken recorded in Official Record 533, Page 572 in the Athens County Recorder's office, the northwest corner of a 17.000 acre parcel conveyed to Paul L. Moore II recorded in Official Record 255, Page 102 in the Athens County Recorder's office, the north line of Section 15 and the south line of section 16 (reference an existing iron pin found South 85 Degrees 24 Minutes 29 Seconds East a distance of 55.35 feet);

Thence leaving the north line of Section 15 South 05 Degrees 31 Minutes 05 Seconds West a distance of 1566.30 feet along the grantors east line and the west line of said 17.000 acre parcel to an iron pin set on the grantors easterly corner and the westerly corner of said 17.000 acre parcel;

Thence South 01 Degrees 12 Minutes 38 Seconds East a distance of 281.72 feet along the grantors east line and the west line of said 17.000 acre parcel to a point in the center of S.R. 56;

Thence along the center of S.R. 56 along a curve to the left having a radius of 1637.02 feet, a length of 153.41 feet and a chord bearing of South 47 Degrees 37 Minutes 57 Seconds East, 153.35 feet to a point, said point being the **Point of Beginning** for the parcel herein described;

Thence leaving the center of S.R. 56 North 20 Degrees 00 Minutes 16 Seconds East a distance of 172.33 feet along the grantors west line and the east line of said 17.000 acre parcel to an iron pin set on the grantors west line and the east line of said 17.000 acre parcel (passing online an iron pin found at 18.41 feet);

Thence across the grantor along a new line following two (2) courses:

1. South 38 Degrees 11 Minutes 34 Seconds East a distance of 120.00 feet to an iron pin set;
2. South 17 Degrees 05 Minutes 39 Seconds West a distance of 144.10 feet to a point in the center of S.R. 56;

Thence along the center of S.R. 56 along a curve to the right having a radius of 1637.02 feet, a length of 114.74 feet and a chord bearing of North 52 Degrees 19 Minutes 30 Seconds West, 114.71 feet to the **Point of Beginning**.

The above described contains 0.381 acres more or less, being all in Auditor's Parcel No. N010010052800 in Section 15, and is to be continuous and contiguous with 17.000 acre parcel being Auditor's Parcel No. N010010052801.

Subject to all legal easements and rights of way and a 15' wide easement (7.5' offset both sides of centerline) reserved by grantor for ingress and egress purposes whose centerline is described as follows:

Beginning at a point in the center of a gravel drive being South 38 Degrees 11 Minutes 34 Seconds East a distance of 53.44 feet from an iron pin set;

Thence continuing along the center of said gravel drive the following two (2) courses:

1. South 40 Degrees 43 Minutes 15 Seconds West a distance of 24.10 feet to point;
2. Along a curve to the right having a radius of 186.33 feet, a length of 145.71 feet and a chord bearing of South 12 Degrees 01 Minutes 29 Seconds West, 142.03 feet to a point in the center of S.R. 56.

Plat of survey attached hereto and made a part thereof.

All iron pins set are 5/8" X 30" rebar set with 1-1/4" plastic cap stamped "Canter-7226".

Bearings based on the north line of Section 15 being South 85 Degrees 24 Minutes 29 Seconds East and are used to denote angular relationships only.


Robert C. Canter, P.S. 7226



10-18-19
Date

SITUATE IN
 THE STATE OF OHIO, ATHENS
 COUNTY, WATERLOO TOWNSHIP
 SECTIONS 15 & 21, T10N, R15W
 FRACTIONS 30 & 36
 BEING PART OF A 19.510 AC.
 PARCEL CONVEYED TO PAUL L.
 MOORE & UNA M. MOORE IN
 D.V. 345, PG. 61

JONATHAN E. ROSE
 NO10010048100
 O.R. 515, PG. 104
 7.340 AC.

DESCRIPTION CHECKED FOR
 CARL W. LOCKHART
 JR. (TRUSTEE)
 THE PAULA R.
 BARNES KEYSTONE
 PRESERVATION TRUST
 NO10010047701
 O.R. 535, PG. 694
 11.390 AC.

P.O.B. TRACT 1
 P.O.C. TRACT 2
 N.W. COR. SEC. 15
 N.E. COR. SEC. 21
 S.E. COR. SEC. 22
 S.W. COR. SEC. 16

P.O.B.
 TRACT 2

PAUL L. MOORE &
 UNA M. MOORE
 NO10010052800
 D.V. 345, PG. 61
 19.510 AC.

TRACT 1
 9.897 AC.

SEC. 21 FR. 30
 SEC. 15 FR. 36

SEC. 22
 SEC. 16

GARY WAYNE
 DICKEN II &
 REBECCA J. DICKEN
 NO10010056608
 O.R. 533, PG. 572
 5.000 AC.

TRACT 2
 0.381 AC.

PAUL L. MOORE &
 UNA M. MOORE
 NO10010052800
 D.V. 345, PG. 61
 19.510 AC.

P.O.B.
 INGRESS /
 EGRESS
 EASEMENT

- L1 N20° 00' 16"E 172.33'
- L2 S38° 11' 34"E 120.00'
- L3 S17° 05' 39"W 144.10'
- L4 S40° 43' 15"W 24.10'
- L5 S38° 11' 34"E 53.44'



NOTES:
 ALL BEARINGS, COORDINATES AND
 DISTANCES ARE EXPRESSED AS OHIO
 STATE PLANE SOUTH ZONE GRID, US
 SURVEY FEET NAD83 (2011).
 REFERENCE THE NORTH LINE OF
 SECTION 15 AS BEING:
 S 85° 24' 29" E

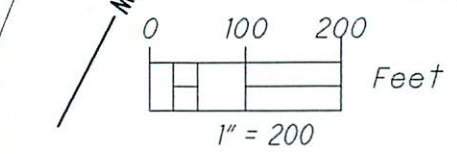
- C1 Lc = 573.06' R = 1637.02' C.B. = N34° 55' 09"W, 570.14'
- C2 Lc = 157.82' R = 2182.70' C.B. = N22° 49' 09"W, 157.78'
- C3 Lc = 153.41' R = 1637.02' C.B. = S47° 37' 57"E, 153.35'
- C4 Lc = 114.74' R = 1637.02' C.B. = N52° 19' 30"W, 114.71'
- C5 Lc = 145.71' R = 186.33' C.B. = S12° 01' 29"W, 142.03'

REFERENCES:
 CURRENT TAX MAPS
 HISTORICAL TAX MAPS
 DEEDS AS NOTED
 -ODOT C/L SURVEY PLAT
 ATH-56-4.26 DATED 1-17-67
 -A 36.505 AC. SURVEY BY F. A.
 DIXON P.S. 3080 DATED 7-3-74
 -A 17.000 AC. SURVEY BY JOHN M.
 BRANNER P.S. 6805 DATED 7-10-86
 -A 7.3378 AC. SURVEY BY GERALD E.
 HANN P.S. 5062 DATED 11-76
 -A 5.00 AC. SURVEY BY LEONARD F.
 SWOYER P.S. 6765 DATED 9-29-97

SURVEYED OCTOBER 2018 UNDER THE DIRECTION AND
 SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT
 TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

[Signature] 10-18-18
 ROBERT C. CANTER P.S. #7226 DATE

PLAT OF SURVEY	
SURVEY FOR: PAUL L. MOORE II	
JOB #18182	DATE: 10/19/2018
DRWN: DAC	CHK: RCC
6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	



- LEGEND
- I.P.F. IRON PIN FOUND
 - I.P.S. 5/8" X 36" REBAR SET W/
1-1/4" PLASTIC CAP
STAMPED "CANTER-7226"
 - ☒ C/L MONUMENT BOX FOUND