

**DESCRIPTION OF
PART OF LARRY AND BRENDA TONG LAND
GUN CLUB ROAD
CONTAINING 2.487 ACRES
NOVEMBER 17, 2025**

Situate in the Township of Waterloo, County of Athens, State of Ohio, and being part of Section 2, Town 11, Range 15, and being part of a tract of land conveyed to Larry E. and Brenda Diane Tong (Parcel Number N010010008806) as recorded in Official Record Book 365, Page 142 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Athens County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of the northeast quarter of said Section 2;

thence along the south line of said northeast quarter, South eighty-six degrees two minutes fifty-seven seconds East (S86°02'57"E) (passing an iron pin found with an 8043 cap at 1675.72') for a total distance of one thousand eight hundred eighty-seven and 37/100 feet (1887.37') to an iron pin set at the **POINT BEGINNING** of the herein described tract of land:

thence on a new division line over said Tong land for the following six (6) courses:

1. North thirty-eight degrees fifty-six minutes thirty-seven seconds West (N38°56'37"W) for one hundred fifty-four and 41/100 feet (154.41') to an iron pin set;
2. North seventeen degrees forty-eight minutes forty-two seconds East (N17°48'42"E) for three hundred three and 99/100 feet (303.99') to an iron pin set;
3. South thirty-eight degrees forty-eight minutes thirty-four seconds East (S38°48'34"E) for two hundred sixty and 83/100 feet (260.83') to an iron pin set;
4. North fifty degrees twenty-nine minutes thirty-four seconds East (N50°29'34"E) for eighty-seven and 22/100 feet (87.22') to an iron pin set;
5. South forty-five degrees nine minutes eighteen seconds East (S45°09'18"E) for seventy-six and 47/100 feet (76.47') to an iron pin set;
6. South fifty-five degrees one minute fifty-eight seconds East (S55°01'58"E) (passing an iron pin set at 80.23') for a total distance of one hundred ten and 23/100 feet (110.23') to a point in an easterly line of said Tong land, said line being the center of Gun Club Road (Township Road 27);

thence along the easterly line said Tong land and the center of said Gun Club Road, South thirty-five degrees forty-eight minutes no seconds West (S35°48'00"W) for two hundred and 00/100 feet (200.00') to the northeast corner of a tract of land conveyed to Carolyn Kay Diles, Trustee as recorded in Official Record Book 514, Page 2304, said corner being on the south line of the northeast quarter of said Section 2;

thence along the north line of said Diles land and the south line of the northeast quarter of said Section 2, North eighty-six degrees two minutes fifty-seven seconds West (N86°02'57"W) (passing an iron pin found with an 8043 cap at 52.13') for a total distance of two hundred fifty-four and 86/100 feet (254.86') to the **POINT OF BEGINNING**, containing two and 487/1000 (2.487) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based on the Ohio State Plane Coordinate System, (South Zone) as determined by GPS observations during August of 2025. Iron pins set are 5/8 by 30 inch iron rods with a 7561 cap.

This description was prepared from a field survey performed by Horizon Surveying, LLC under the direct supervision of Paul F. MacCallum, Ohio Professional Surveyor No. 7561 in August through November of 2025.

HORIZON SURVEYING, LLC

Paul F. MacCallum

Paul F. MacCallum
Ohio Professional Surveyor No. 7561



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/25/25

