

December 23, 2019
DESCRIPTION OF AN 8.343 ACRE TRACT

Situated in the Township of Waterloo, County of Athens, State of Ohio, located in the Southwest Quarter of Section 5, Township 11 N, Range 15 W, Ohio River Survey, being all of that 8 acre tract conveyed to Frank Jr. and Marian Murphy in O.R. 554, Page 16 and Parcel # N 0200200079-00, said 8.343 acres (by Survey) being more particularly described as;

Commencing, for reference at a stone found at a point taken to be the southeast corner of said southwest quarter of Section 5, said point also being the southeasterly corner of that 7.96 acre tract of land conveyed to Shannon L. Bruce and Daniel K. Sater in O.R. 441, Page 323; thence, North $86^{\circ}32'51''$ West, with the southerly line of said 7.96 acres, with the southerly line of said Section 5 and with the northerly line (taken to be) of Section 4, a distance of 548.03 feet to a rebar set at the southeasterly corner of said 8 acres (subject tract), the same being the southwesterly corner of said 7.96 acres, being in the northerly line of that 15.21 acre tract of land also conveyed to Shannon L. Bruce and Daniel K. Sater in said O.R. 441, Page 323 and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING; North $86^{\circ}32'51''$ West, with the southerly line of said 8 acres and with the northerly line of said 15.21 acres, a distance of 588.66 feet to a rebar set at the southwesterly corner of said 8 acres (subject tract), the same being the southeasterly corner of that 2.32 acre tract of land also conveyed to Shannon L. Bruce and Daniel K. Sater in said O.R. 441, Page 323;

Thence, North $03^{\circ}56'25''$ East, with the westerly line of said 8 acres, with the easterly line of said 2.32 acres, with the easterly line of that 11.80 acre tract of land conveyed to Linda Jo and Toni Sue Koska in O.R. 524, Page 2026 and with the easterly line of that 1.01 acre tract of land conveyed to Roger E. Secoy in D.B. 362, Page 1061, passing a stone found at a distance of 129.21 feet, passing an axel bolt found at a distance of 388.01 feet, a total a distance of 655.17 feet to a rebar set at the northwesterly corner of said 8 acres (subject tract), the same being the northeasterly corner of that said 1.01 acres and being in a southerly line of that 54.85 acre tract of land conveyed to Superior Hardwood of Ohio, Inc. in O.R. 532, Page 390, said rebar also being in the centerline of the right-of-way of Vore Ridge Road (C.R. 22, said point is not in the centerline of pavement);

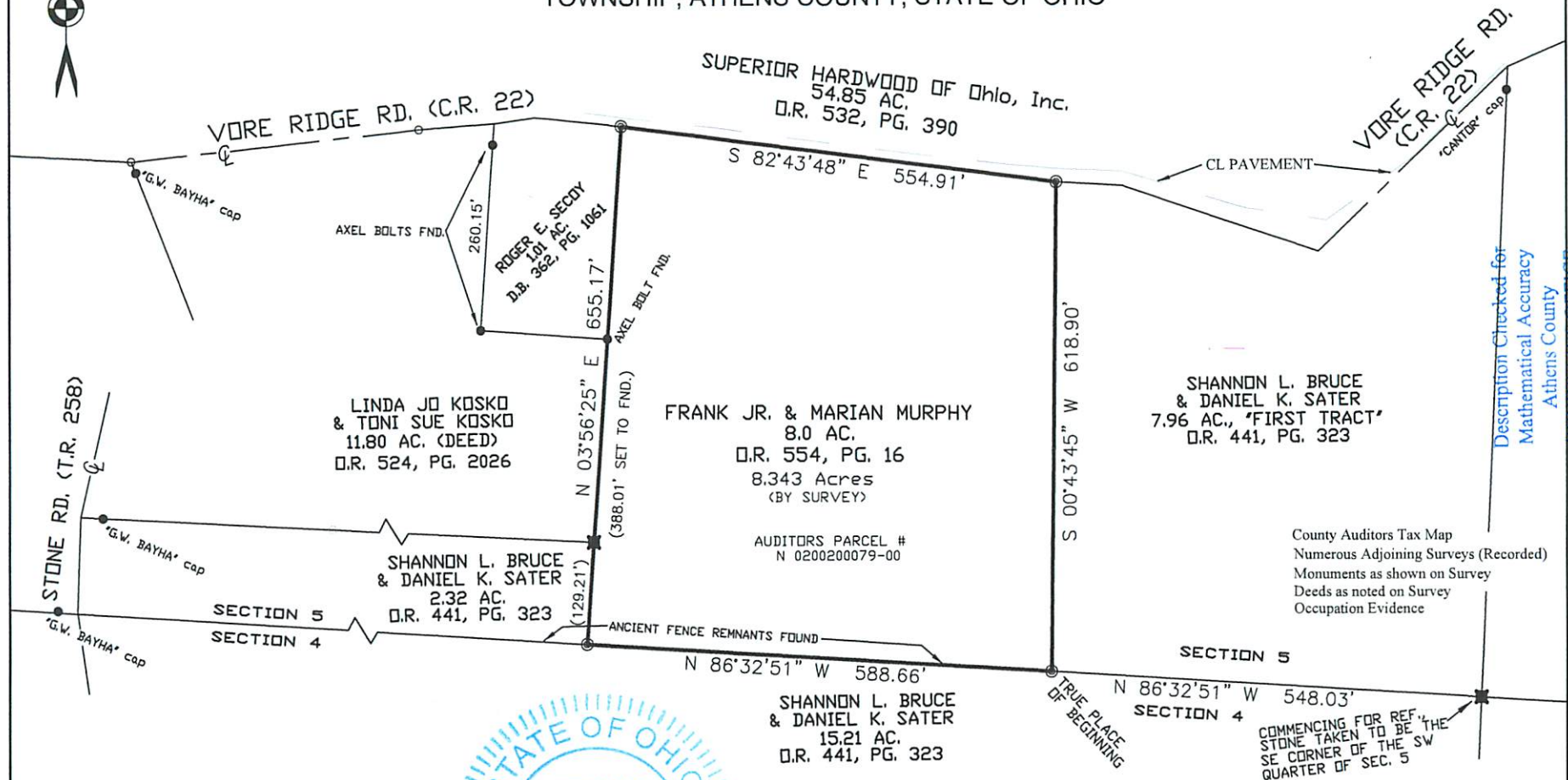
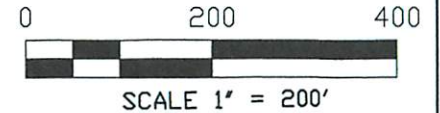
Thence, South $82^{\circ}43'48''$ East, with the northerly line of said 8 acres, with the centerline of said right-of-way and with a southerly line of said 54.85 acres, a distance of 554.91 feet to a rebar set at the northeasterly corner of said 8 acres, the same being the northwesterly corner of said 7.96 acres (Bruce & Sater tract);

Thence, South $00^{\circ}43'45''$ West, with the easterly line of said 8 acre and with the westerly line of said 7.96 acres, a distance of 618.90 feet to the TRUE PLACE OF BEGINNING.



PLAT OF SURVEY

8.343 ACRES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 N, RANGE 15 W, OHIO RIVER SURVEY, WATERLOO TOWNSHIP, ATHENS COUNTY, STATE OF OHIO



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *William D. Beer*
DATE: 1/16/20

LINDA JO KOSKO
& TONI SUE KOSKO
11.80 AC. (DEED)
D.R. 524, PG. 2026

FRANK JR. & MARIAN MURPHY
8.0 AC.
D.R. 554, PG. 16
8.343 Acres
(BY SURVEY)

SHANNON L. BRUCE
& DANIEL K. SATER
7.96 AC., "FIRST TRACT"
D.R. 441, PG. 323

SHANNON L. BRUCE
& DANIEL K. SATER
2.32 AC.
D.R. 441, PG. 323

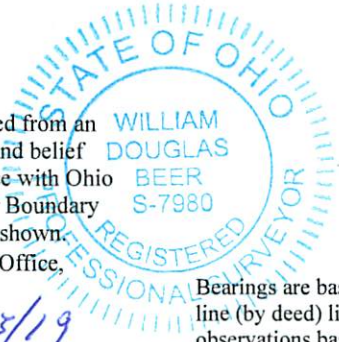
AUDITORS PARCEL #
N 0200200079-00

County Auditors Tax Map
Numerous Adjoining Surveys (Recorded)
Monuments as shown on Survey
Deeds as noted on Survey
Occupation Evidence

SHANNON L. BRUCE
& DANIEL K. SATER
15.21 AC.
D.R. 441, PG. 323

- LEGEND:**
- = IRON PIN FOUND (3/4" or 5/8" REBAR as NOTED)
 - ⊙ = 5/8", 30" LONG, REBAR (W/ "B.L. SURVEYING, P.S. #7980", 1.25" DIAM. CAP) SET
 - = STONE FOUND

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown. All references refer to the Athens County Recorder's Office, Athens County, Ohio.



William D. Beer 12/23/19
William D. Beer Revised Date
Registered Professional Surveyor No. 7980

Bearings are based on S 82° 43' 48" E, as shown hereon for the center-line (by deed) line of Vore Ridge Rd. (C.R. 22), as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD '83, with an NSRS adjustment) using ODOT VRS.

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