

### SURVEY DESCRIPTION OF A 1.388 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of Section 10, Township 12, Range 15; and being more particularly described as follows:

Being all of the remaining acreage of a 6.71 acre tract as described in deed book Volume OR452, Page 1633 to Ashlee Dawn N. Dupler. (P010010070201)

Commencing at a Point at the Northwest corner of Section 10;

Thence South 56 degrees 31 minutes 43 seconds East a distance of 3636.69 feet to a 5/8" iron pin with 2-1/4" aluminum ID cap stamped ODOT DISTRICT 10 found on the northeasterly right of way of US Highway 33 and being the point of **Beginning** of the tract of land to be described;

Thence South 68 degrees 37 minutes 15 seconds East a distance of 335.06 feet to a 5/8" iron pin found on the south side of The Hocking Valley Scenic Railway (310-45);

Thence North 71 degrees 51 minutes 02 seconds East a distance of 69.83 feet to a 5/8" iron pin found on the south line of The Hocking Valley Scenic Railway (310-45) and the centerline of Township Road 36 (Elm Rock Road);

Thence with the centerline of Township Road 36 (Elm Rock Road), South 43 degrees 01 minutes 42 seconds East a distance of 99.69 feet to a Point at the northerly corner of a 0.521 acre tract (OR452-1633);

Thence leaving the centerline of Township Road 36 (Elm Rock Road) and with the line of said 0.521 acre tract (OR452-1633), South 68 degrees 59 minutes 27 seconds West a distance of 169.81 feet to a 5/8" iron pin found, passing a 5/8" iron pin set at a distance of 28.73 feet;

Thence with the line of a 1.728 acre tract (OR285-1359), South 54 degrees 27 minutes 30 seconds West a distance of 168.77 feet to a 5/8" iron pin set on the northeasterly right of way of said US Highway 33;

Thence with the northeasterly right of way of US highway 33, North 24 degrees 22 minutes 28 seconds West a distance of 364.77 feet, passing a 5/8" iron pin with 2-1/4" aluminum ID cap stamped ODOT DISTRICT 10 found at a distance of 297.96 feet, to the point of beginning and containing 1.388 acres, more or less, subject to the public easement of Township Road 36 (Elm Rock Road) and any other public or private easements of record.

The above 1.388 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and an existing public road. The reference bearing for this survey is the west line of Section 10 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on September 27, 2016.

S. Vince Evans

S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying  
S. Vince Evans, P. S. 8127  
64103 Woodgeard Road  
Creola, Ohio 45622  
Phone (740) 380-3884  
FAX (740) 596-5831



Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

OCT 11 2016

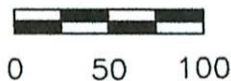
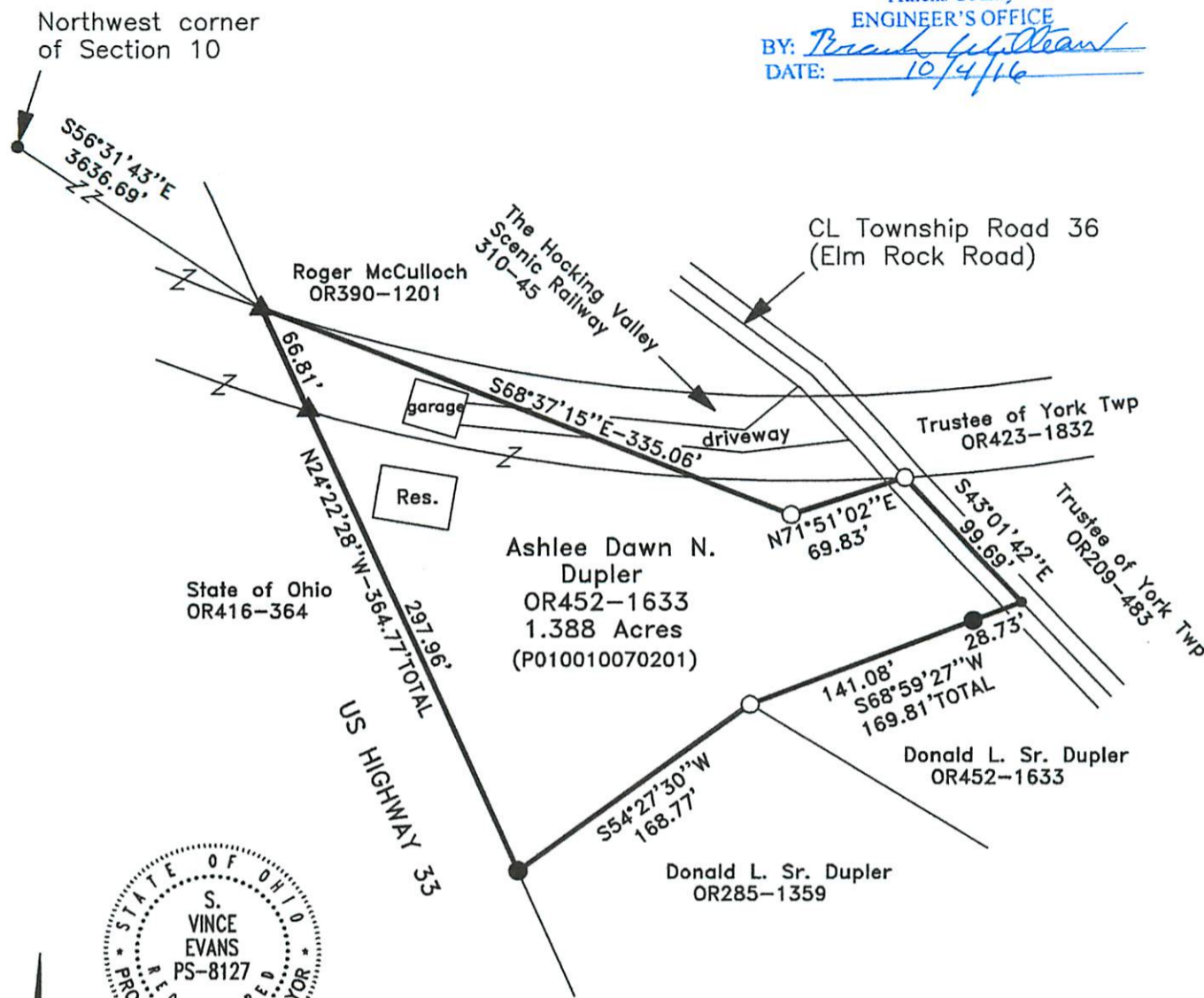
Jill Thompson  
Athens County Auditor

PLAT OF A 1.388 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of Section 10, Township 12, Range 15.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branch Williams*  
DATE: 10/4/16



SCALE:

1" = 100'

**LEGEND**

- Point
- 5/8" iron pin found
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- ▲ 5/8" iron pin with 2-1/4" aluminum ID cap stamped ODOT DISTRICT 10 found

**REFERENCES:**

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

REFERENCE BEARING:

The west line of Section 10 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 27th day of September, 2016 and that the plat is a correct representation of the premises as described by said survey.

*S. Vince Evans*  
Registered Surveyor No. 8127

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