

# DESCRIPTION OF A 5.409 ACRE TRACT

SITUATED IN THE COUNTY OF ATHENS IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

SITUATED IN SECTION 12, TOWN 12, RANGE 15, YORK TOWNSHIP, (NOW THE CITY OF NELSONVILLE) ATHENS COUNTY STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN SET AT THE SOUTHWEST CORNER OF LOT NO. 7 OF A UNRECORDED PLAT DATED OCTOBER 1965 PREPARED BY H. D. WHALEY, REG. SURVEYOR NO. 4986 FOR RICHARD YORDE AND RECORDED IN D.B. 373 P. 171 OF THE RECORDS OF THE ATHENS COUNTY RECORDERS OFFICE AND BEING NORTH  $3^{\circ}45'$  EAST 1635.86 FEET AND NORTH  $90^{\circ}00'$  EAST 564.91 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE ALONG THE WEST LINE OF SAID LOT NO. 7 NORTH  $42^{\circ}35'04''$  WEST A TOTAL DISTANCE OF 91.24 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 7; THENCE NORTH  $42^{\circ}35'04''$  WEST A TOTAL DISTANCE OF 33.11' TO A IRON PIN SET; THENCE NORTH  $20^{\circ}23'43''$  WEST A TOTAL DISTANCE OF 716.96 FEET TO A IRON PIN SET ON THE GRANTORS NORTH PROPERTY LINE; THENCE ALONG SAID GRANTORS NORTH PROPERTY LINE SOUTH  $86^{\circ}03'40''$  EAST A TOTAL DISTANCE OF 372.20 FEET TO THE MIDDLE OF A SMALL RUN; THENCE DOWN SAID RUN SOUTH  $03^{\circ}47'43''$  WEST A TOTAL DISTANCE OF 75.90 FEET; THENCE DOWN SAID RUN SOUTH  $40^{\circ}41'00''$  EAST A TOTAL DISTANCE OF 94.40 FEET; THENCE DOWN SAID RUN SOUTH  $80^{\circ}11'00''$  EAST A TOTAL DISTANCE OF 52.80 FEET; THENCE DOWN SAID RUN SOUTH  $10^{\circ}27'00''$  EAST A TOTAL DISTANCE OF 111.40 FEET TO THE MOUTH OF SAID RUN WHERE IT MEETS MONDAY CREEK; THENCE ALONG MONDAY CREEK SOUTH  $22^{\circ}15'00''$  EAST A TOTAL DISTANCE OF 122.50 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROUTE NO. 78; THENCE WITH SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES SOUTH  $42^{\circ}38'09''$  WEST A TOTAL DISTANCE OF 118.06 FEET; THENCE SOUTH  $45^{\circ}11'36''$  EAST A TOTAL DISTANCE OF 97.77 FEET; THENCE SOUTH  $30^{\circ}08'20''$  WEST A TOTAL DISTANCE OF 59.45 FEET TO A IRON PIN SET; THENCE SOUTH  $53^{\circ}23'15''$  WEST A TOTAL DISTANCE OF 92.24 FEET TO A IRON PIN SET AT THE SOUTHEAST CORNER OF SAID LOT NO. 7; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 7 AND THE NORTH RIGHT OF WAY LINE OF SAID ROUTE NO. 78 SOUTH  $45^{\circ}24'45''$  WEST A TOTAL DISTANCE OF 137.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.409 ACRES INCLUDING ALL PROPERTY IN LOT'S 7 AND 8 OF SAID UNRECORDED PLAT BY H. D. WHALEY

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Charles J. H.  
DATE: 12/11/91

12 York

YRK # 12

PLAT OF SURVEY  
 FOR: MIKE AND KATHY FITTER  
 OF A 5.409 ACRE TRACT  
 BEING PART OF THE SOUTHWEST QUARTER  
 OF SECTION 12, TOWN 12, RANGE 15  
 YORK TOWNSHIP, ATHENS COUNTY, OHIO

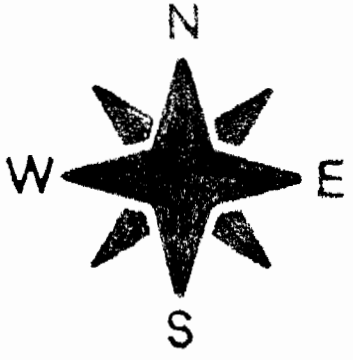
GARY BOOKMAN  
 54.5 ACRES

NOTE: THIS PLAT  
 IS BASED UPON AN  
 UNRECORDED PLAT PREPARED BY H.D. WHALEY  
 REG. SURVEYOR No. 4986  
 IN OCTOBER 1965 FOR  
 RICHARD YORDE AND  
 INCORPORATES UNRECORDED  
 LOT'S No. 7 AND 8 IN THIS  
 5.409 ACRE TRACT

LEGEND  
 ○ = IRON PIN SET  
 ● = IRON PIN FOUND

5.409 ACRE TRACT

RICHARD E. YORDE  
 14.95 AC.



SCALE 1" = 100'

DATE 12-10-91

N42°35'04"W  
 33.11'

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

SOUTHWEST CORNER  
 OF SECTION No. 12

P.O.B.  
 S.W. CORNER  
 OF Lot No. 7

JELM REALTY  
 155.4 ACRES

STATE ROUTE No. 78

*John M. Branner*

