

Jeffrey M. Eastham

Surveyor - Planners

DESCRIPTION
for
1.324 ACRES

A certain tract of land situate in the State of Ohio, Lawrence County, Mason Township, being a part of Section 34, Township 3 North, Range 16 West, Congress Lands East of The Scioto River, and being more particularly bounded and described as follows:

BEGINNING a railroad spike (found), in the centerline of Township Road 122 W, marking a corner common to the lands now owned by Raymond Scarberry, et al, (D.V. 618, Pg. 744), and the lands now or formerly owned by Donald Rigney, et ux, (O.R.V. 412, Pg. 784), having a coordinate value of N. 218,847.27 and E. 1,992,694.02, from which the intersection of the centerlines of County Road 2 and the said Township Road 122 W, bears: South 78°41'28" East; thence, leaving the lands of the said Raymond Scarberry, and with the centerline of the said Township Road 122 W, as follows:

North 85°04'27" West 86.00 feet,

North 87°53'40" West 79.28 feet,

North 84°06'59" West 73.77 feet,

North 89°38'08" West 91.55 feet to a corner common to the lands now or formerly owned by Robert Lewis Sells, et ux, (D.V. 485, Pg. 659); thence, leaving the centerline of the said Township Road 122 W, and with the lands of the said Robert Lewis Sells, et ux, as follows:

North 16°50'44" East 24.35 feet to a 3/8" iron pin (found),

North 20°01'41" East 134.40 feet to a 3/8" iron pin (found),

North 17°39'40" East 74.40 feet to a locust post (found),

South 75°51'19" East 176.70 feet to a 48" Maple Tree (found) above the entrance to an abandoned coal mine,

South 55°41'19" East 111.10 feet to a locust post (found), in the line of the lands of the said Donald Rigney, et ux; thence, leaving the lands of the said Robert Lewis Sells, et ux, and with the lands of the said Donald Rigney,

South 03°50'08" West 133.40 feet to the **POINT OF BEGINNING**, containing 1.324 acres, more or less, as surveyed by Jeffrey M. Eastham, Ohio Registered Professional Surveyor No.

E-mail : ohiosurveyor@hotmail.com

P.O. BOX 544, CHESAPEAKE, OHIO 45619

◆ (304) 634-2142 ◆ FAX (740) 867-8146

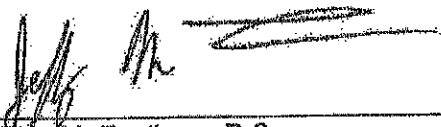
7695, on September 28, 2022, as shown on the attached plat for Job No. 20220531 OL, and made a part of this description.

Last Source of Title Deed Volume 618, Page 744, in the Office of the Recorder of Lawrence County, Ohio.

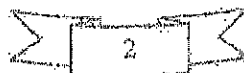
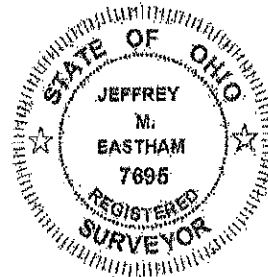
And being all of the Auditor's Tax Parcel Number 13-051-0600.000.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD '83 U.S. Survey Feet.

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.



Jeffrey M. Eastham, P.S.
Registration No. 7695



PRE-APPROVED FOR TRANSFER
LAWRENCE COUNTY ENGINEER
DATE: 10-31-2022
BY: PAUL B.