

ROMAN WALKER RANCH

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE
PART OF SECTION 7 TOWNSHIP 11N RANGE 14W

1
2

**ROMAN WALKER RANCH
LOT #1
BOUNDARY SURVEY DESCRIPTION**

Situated in the State of Ohio, County of Athens, Township of Trimble, and being a part of Section 7, Town, 11 N, Range 14W and being more particularly described as follows:

BEGINNING, at an iron pin set in the Easterly right of way of the Norfolk - Southern Railroad (66.00' r/w),

Thence, from said point of beginning along the Easterly right of way of the railroad with a curve to the left having a Radius of 932.78 feet, a Delta Angle of 17° 59' 57" and a Chord Bearing S 30° 12' 38" W at a distance of 291.82 feet to an iron pin set;

Thence, continuing along said Easterly right of way line S 21° 12' 55" W 862.70 feet to an iron pin set;

Thence, leaving the Easterly right of way of the railroad N 89° 34' 48" W 35.30 feet to an iron pin set in the centerline of said railroad;

Thence, with the centerline of said railroad S 21° 12' 55" W 1415.05 feet to a point on the East bank of Sunday Creek;

Thence, the following Eight (8) courses and distance are along the Easterly bank of the Sunday Creek and are to iron pins set:

- 1) N 1° 44' 57" W 297.27 feet;
- 2) N 02° 35' 54" E 336.98 feet;
- 3) N 01° 58' 35" W 463.22 feet;
- 4) N 13° 39' 12" W 308.79 feet;
- 5) N 03° 22' 15" W 531.76 feet;
- 6) N 04° 37' 36" E 252.62 feet;
- 7) N 08° 02' 56" E 184.30 feet;
- 8) N 14° 34' 51" E 86.85 feet;

Thence, N 34° 53' 13" E 169.56 feet to a point in the centerline of Sunday Creek;

Thence, the following Six (6) courses and distances are to points in the centerline of Sunday Creek and follow the Southern Corporation line of the Village of Jacksonville:

- 1) S 88° 38' 03" E 257.28 feet;
- 2) S 83° 45' 04" E 376.14 feet;
- 3) S 87° 33' 36" E 212.21 feet;
- 4) S 81° 47' 35" E 280.74 feet;
- 5) S 78° 28' 15" E 190.43 feet;
- 6) S 69° 22' 12" E 204.26 feet;

Thence, continuing in said centerline and following said corporation line S 84° 29' 06" E 199.83 feet to a point on the Easterly right of way of the Norfolk-Southern Railroad;

Thence, along the Easterly right of way of said railroad S 77° 14' 39" W 106.71 feet to an iron pin set;

Thence, continuing along said railroad with a curve to the left having a Radius of 932.78 feet, a Delta Angle of 43° 18' 23" and a Chord Bearing S 60° 51' 48" W at a distance of 686.37 feet to the PLACE OF BEGINNING.

Said Lot 1 as surveyed contains 48.627 acres or 2,118,172 square feet more or less. Subject to the right of way of the Norfolk - Southern Railroad right of way and all legal easements public or private of record.

Bearings of this description are based on the centering of the Norfolk - Southern Railroad as being S 21° 12' 55" W and are used to denote angles only.

**PROPOSED PRIVATE,
TEMPORARY ACCESS EASEMENT**

Being a 30.00 foot wide strip of land, 15.00 feet on each side of the centerline which is described as follows:

Beginning at a point in the centerline of Jacksonville road, said point being S 00° 34' 36" E a distance of 15.00 feet from the Northeast corner of Pin Oak Estates Subdivision, Plat Cabinet Slide 489B, Recorder's Office, Athens County, Ohio;

Thence across Pin Oak Estates Subdivision the following three (3) bearings and distances:

- S 89° 46' 58" W 185.39 feet to a point;
- N 87° 12' 31" W 351.25 feet to a point;
- S 87° 39' 47" W 777.41 feet to a point in the Easterly right of way of the Norfolk-Southern Railroad, said point being the Point of Terminus, containing 0.805 acres, more or less, and subject to all rights of way, easements, and restrictions of record.

SURVEYOR'S CERTIFICATION

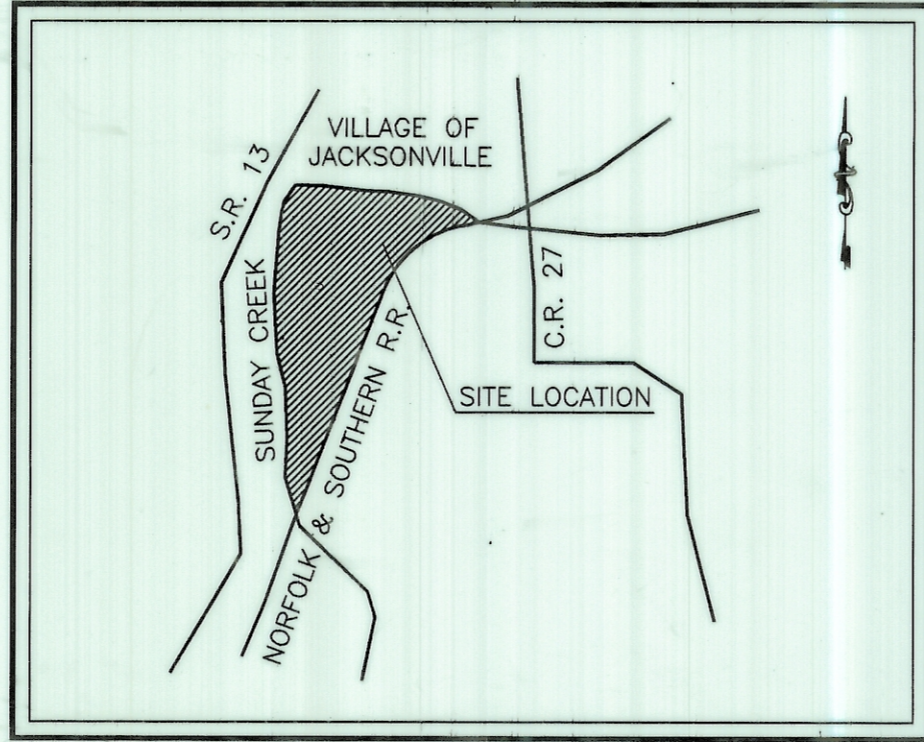
I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE ABOVE DESCRIBED PREMISES IN DECEMBER 1993 AND IN SEPTEMBER 1999, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL CONCRETE MONUMENTS PLACED ARE 6 INCHES IN DIAMETER WITH A 1 INCH REBAR WITH YELLOW IDENTIFICATION CAP STAMPED "DENNIS P. HAGAN #6917".

NOTE: ALL IRON PINS (SET) ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW IDENTIFICATION CAP STAMPED "DENNIS P. HAGAN #6917".

Dennis P. Hagan
DENNIS P. HAGAN, P.S. REGISTERED SURVEYOR No. 6917

4/26/00
DATE



LOCATION MAP
NOT TO SCALE

OWNERS STATEMENT:

Situated in Section 7, Township 11N, Range 14W, Trimble Township, Athens County, Ohio containing 48.627 acres and being the same tract as conveyed to Tony and Rebecca Trace and described in the deed recorded in Volume 194, Page 554 of the Athens County Recorder's Office. The undersigned Tony and Rebecca Trace hereby certify that the attached plat correctly represents Pin Oak Estates Subdivision, a subdivision of one lot and do hereby accept this plat of same. The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations of Athens County, Ohio, for the benefit of himself and all subsequent owners or assigns taking title from, under, or through the undersigned.

IN WITNESS THEREOF: Tony and Rebecca Trace have hereunto set their hands this 1 day of July, 2000.

Witness: *B.A. Bess* Owner: *Tony Trace*
Janey Wilcox Tony Trace
Rebecca Trace Owner: *Rebecca Trace*

**STATE OF OHIO:
COUNTY OF ATHENS:**

Before me a Notary Public in and for said State of Ohio personally came *Tony and Rebecca Trace* who acknowledged the signing of the foregoing instrument to be their voluntary act and deed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my office this 1 day of July, 2000.

Robert Bess
Notary Public
My Commission Expires 8-31-04

APPROVALS:

Reviewed this 11th day of July, 2000

Mathematically approved this 10th day of May, 2000

Construction of road improvements as per Athens County Subdivision Regulations:

Approved this 8th day of August, 2000

Approved this 11th day of May, 2000

Approved this 11th day of May, 2000

Approved this 8 day of August, 2000. (Approval of this plat for recording does not constitute and acceptance of the dedication of any public street, road, or highway dedication in such plat Section 711.04 and 711.041, Ohio Revised Code.)

Transferred on tax duplicate this ___ day of ___ 2000

Filed for record this 10th day of March, 2000 at 9:05 am.

Recorded this 10th day of MARCH, 2000 in Plat Cabinet 536 B of Page 7704-1740 # 7704-1740

County Auditor

County Engineer

Athens City/County Health Department

Athens County Regional Planning Commission

County Recorder



Transfer not necessary 3/9/04
Jill A. Thompson - Athens Co. Auditor

20040001740
Filed For Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
03-10-2004 Rt 09:05 am.
SMALL PLAT 43.20
ENV. 536 A

REVISIONS

FILE NAME:
BOUNDARY 99
9816044

PREPARED BY:
Perry Associates, Inc.
Consulting Engineers & Surveyors
P.O. Box 429
Thornville, Ohio 43076
Ph: 740-246-4491 / 800-648-8050
Fax: 740-246-9201 / 800-648-8050

PREPARED FOR:
TONY AND REBECCA
TRACE

ROMAN WALKER RANCH

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE
PART OF SECTION 7 TOWNSHIP 11N RANGE 14W

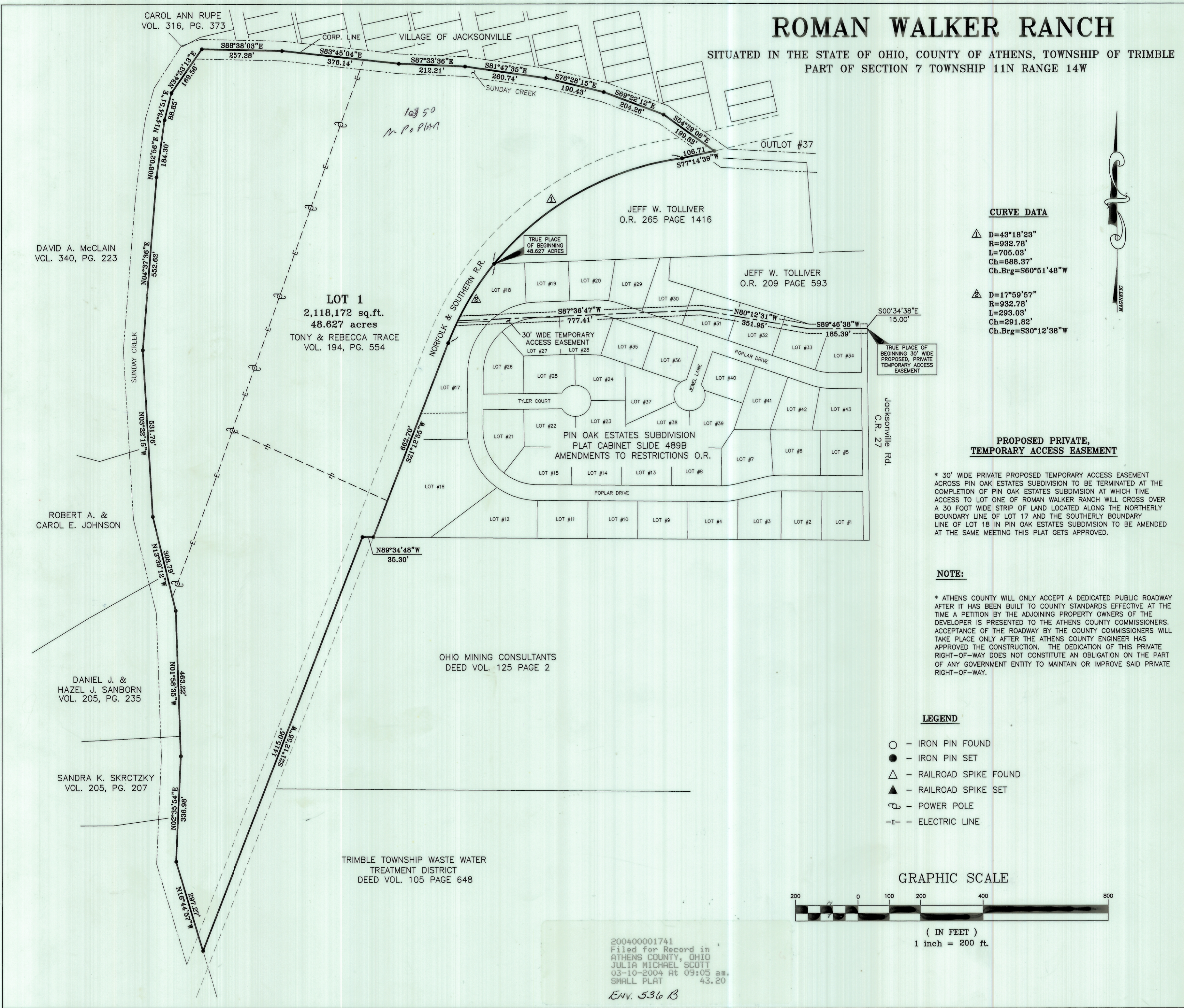
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REVISIONS

FILE NAME:
BOUNDARY 99
981604AT

PREPARED BY:
Perry Associates, Inc.
Consulting Engineers & Surveyors
P.O. Box 429
Thornville, Ohio 43076
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Fax 740-246-9201 / 800-648-8050

PREPARED FOR:
TONY AND REBECCA
TRACE



CURVE DATA

△ D=43°18'23"
R=932.78'
L=705.03'
Ch.Brg=688.37'
Ch.Brg=560°51'48"W

△ D=17°59'57"
R=932.78'
L=293.09'
Ch=291.82'
Ch.Brg=580°12'38"W

PROPOSED PRIVATE TEMPORARY ACCESS EASEMENT

* 30' WIDE PRIVATE PROPOSED TEMPORARY ACCESS EASEMENT ACROSS PIN OAK ESTATES SUBDIVISION TO BE TERMINATED AT THE COMPLETION OF PIN OAK ESTATES SUBDIVISION AT WHICH TIME ACCESS TO LOT ONE OF ROMAN WALKER RANCH WILL CROSS OVER A 30 FOOT WIDE STRIP OF LAND LOCATED ALONG THE NORTHERLY BOUNDARY LINE OF LOT 18 IN PIN OAK ESTATES SUBDIVISION TO BE AMENDED AT THE SAME MEETING THIS PLAT GETS APPROVED.

NOTE:

* ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS EFFECTIVE AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS OF THE DEVELOPER IS PRESENTED TO THE ATHENS COUNTY COMMISSIONERS. ACCEPTANCE OF THE ROADWAY BY THE COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ATHENS COUNTY ENGINEER HAS APPROVED THE CONSTRUCTION. THE INDICATION OF THIS PRIVATE RIGHT-OF-WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN OR IMPROVE SAID PRIVATE RIGHT-OF-WAY.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊙ - POWER POLE
- |- - ELECTRIC LINE

GRAPHIC SCALE

