



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY:
DATE: 3/24/2023

PROPERTY DESCRIPTION
5.101 ACRE TRACT
BERN TOWNSHIP, PART PARCEL: D010010007300
PART OFFICIAL RECORD: 546, PAGE 545

SITUATE IN AND BEING A PART OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7, RANGE 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) IN THE NORTH LINE OF THE 136.346 ACRE (TAXED) TIMOTHY C. AND MISTY D. HOLLEY TRACT (OFFICIAL RECORD 507, PAGE 648), SAID REBAR BEING A COMMON CORNER TO THE 6.00 ACRE (TAXED) MORGAN WHITNEY RUSSELL TRACT (OFFICIAL RECORD 577, PAGE 2408), FROM WHERE A 5/8" IRON REBAR FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 BEARS N 87°26'47" W 522.40 FEET;

THENCE N 19°21'46" E 349.32 FEET, WITH SAID 6.00 ACRE MORGAN WHITNEY RUSSELL TRACT, TO A POINT IN THE CENTERLINE OF TELEPHONE TOWER ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 202) AT A COMMON CORNER, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) AT 332.48 FEET;

THENCE, WITH THE CENTERLINE OF SAID TELEPHONE TOWER ROAD, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

- (1) THENCE S 58°52'58" E 39.58 FEET TO A POINT;**
- (2) THENCE S 73°56'31" E 45.52 FEET TO A POINT;**
- (3) THENCE S 83°52'31" E 179.98 FEET TO A POINT;**
- (4) THENCE S 81°51'00" E 206.92 FEET TO A POINT;**
- (5) THENCE S 78°53'16" E 136.48 FEET TO A POINT;**
- (6) THENCE S 82°51'43" E 132.35 FEET TO A POINT IN THE WEST LINE OF SAID 136.346 ACRE TIMOTHY C. AND MISTY D. HOLLEY TRACT;**

THENCE, LEAVING THE CENTERLINE OF SAID TELEPHONE TOWER ROAD AND WITH SAID 136.346 ACRE TIMOTHY C. AND MISTY D. HOLLEY TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- (1) THENCE S 02°42'38" W 242.57 FEET, TO A 5/8" IRON REBAR FOUND, PASSING A 5/8" IRON REBAR SET AT 15.97 FEET;**
- (2) THENCE N 87°26'47" W 831.83 FEET TO THE POINT OF BEGINNING, PASSING A 5/8" IRON REBAR FOUND AT 461.64 FEET;**

CONTAINING 5.101 ACRES, INCLUDING 0.343 ACRE IN THE TELEPHONE TOWER ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 6/22/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

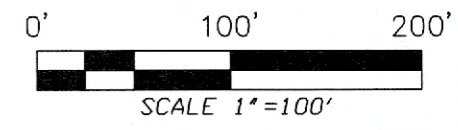
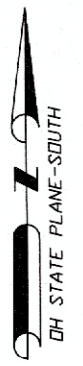
BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO BRADLY M. ZAMBITO IN OFFICIAL RECORD 546, PAGE 545.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II
RANDALL R. CLINE, II, #S-8096
PROJECT NUMBER: 2222784





LEGEND

- ⊙ 5/8" CAPPED IRON REBAR SET
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- ⊗ POINT
- P — PROPERTY LINE
- — — RIGHT OF WAY
- — — TAX PARCEL LINE
- C — CENTERLINE
- x — FENCE
- ▤▤▤▤▤▤ STRUCTURE

LINE	BEARING	DISTANCE
L1	S 58°52'58" E	39.58'
L2	S 73°56'31" E	45.52'
L3	S 78°53'16" E	136.48'
L4	S 82°51'43" E	132.35'

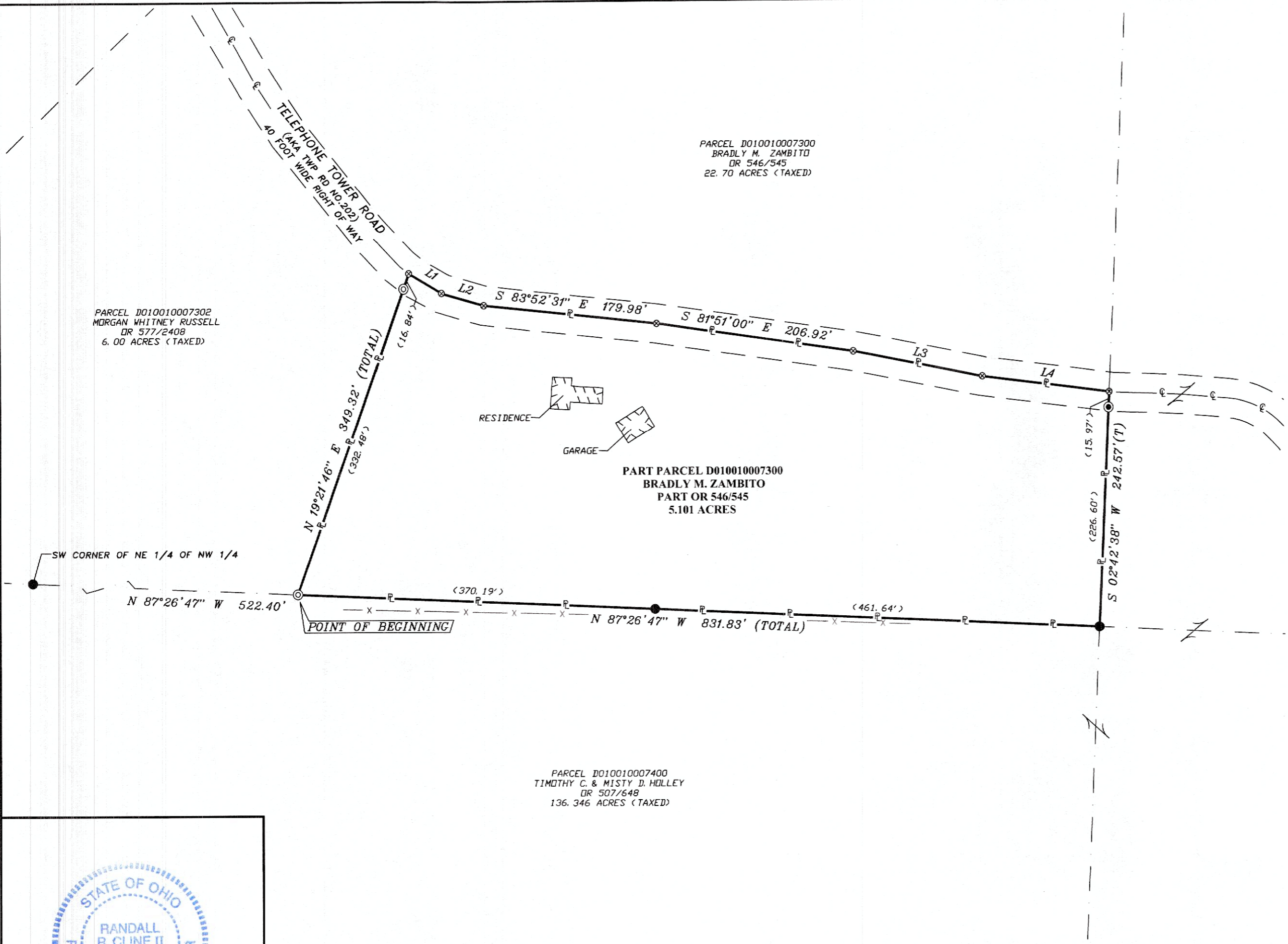
REFERENCES
 BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TN 3, RN 12 BERN TOWNSHIP ATHENS COUNTY, OHIO
 PART TAX PARCEL: D010010007300
 PART OFFICIAL RECORD: 546, PAGE: 545
 PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEERS OFFICE.

PARCEL D010010007300
 BRADLY M. ZAMBITO
 DR 546/545
 22.70 ACRES (TAXED)

PARCEL D010010007302
 MORGAN WHITNEY RUSSELL
 DR 577/2408
 6.00 ACRES (TAXED)

PART PARCEL D010010007300
 BRADLY M. ZAMBITO
 PART OR 546/545
 5.101 ACRES

PARCEL D010010007400
 TIMOTHY C. & MISTY D. HOLLEY
 DR 507/648
 136.346 ACRES (TAXED)



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 ENGINEER'S OFFICE
 BY: *Dino E. Staw*
 DATE: *3/24/2023*

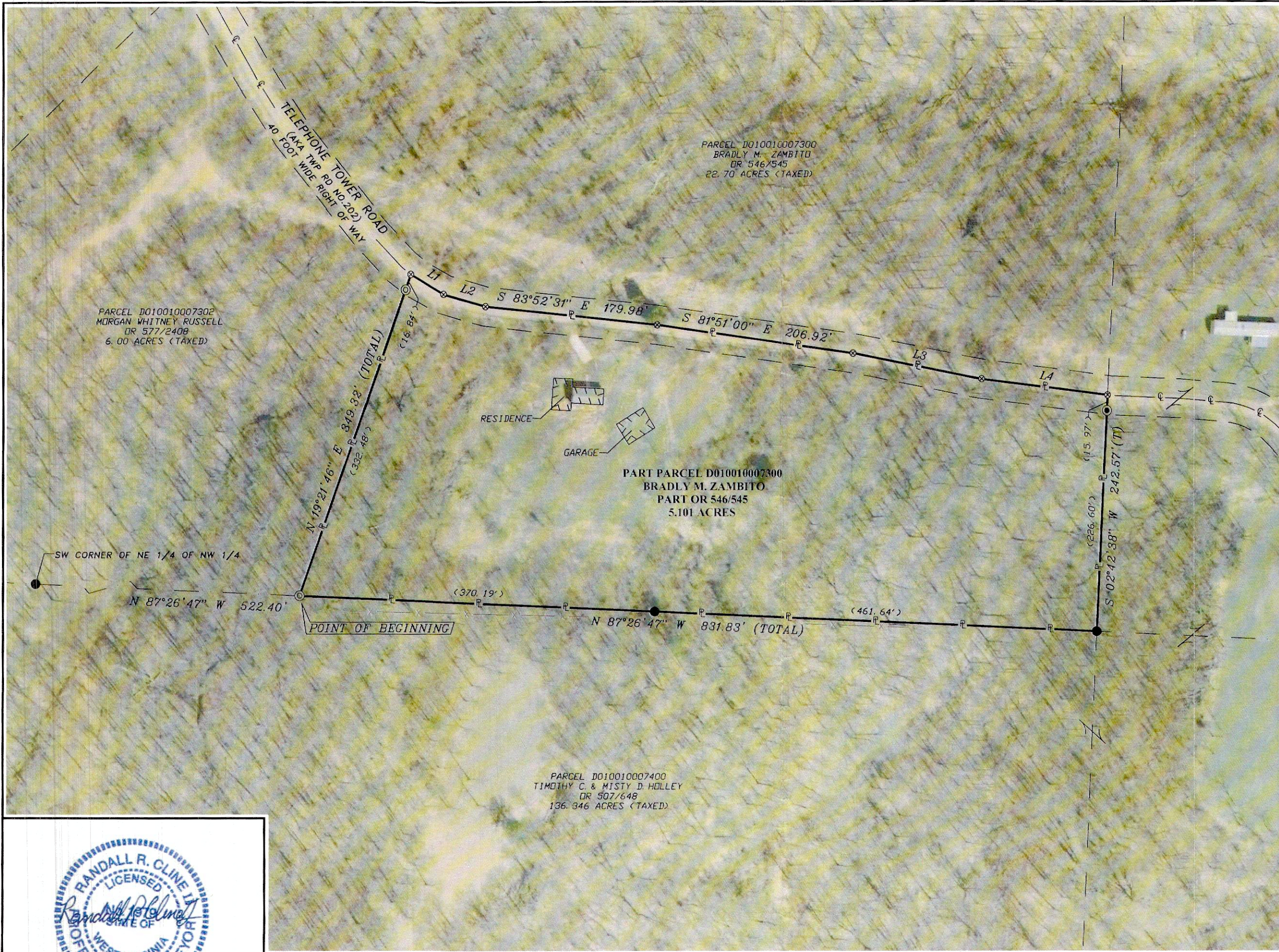
STATE OF OHIO
 RANDALL R. CLINE II
 S-8096
Randall R. Cline II
 RANDALL R. CLINE II
 P. S. # 1979WV, 8096OH

PICKERING ASSOCIATES
 Architects • Engineers • Surveyors

11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

PART OF THE NE 1/4 OF THE NW 1/4
 SECTION 16, TOWN 7, RANGE 12
 BERN TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
NEW PARCEL CREATED
5.101 ACRES
 6/22/2022
 PROJ: 2222784

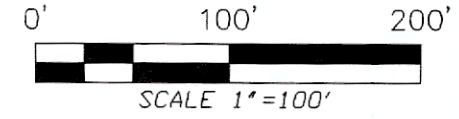


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LEGEND

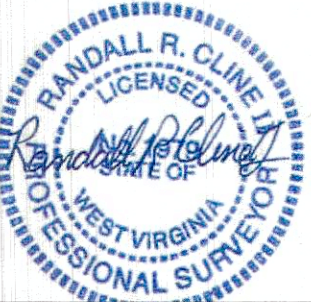
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- FOUND IRON ROD/REBAR
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BY: *Janis E. [Signature]*
DATE: 3/24/2023



RANDALL R. CLINE II
P. S. # 1979WV, 8096OH



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