

**Survey for
Randall L. Snapp
33.115 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Bern, being in the East Half of Fraction 18 of Section 21, Township 7N., Range 12W. of the Ohio Company Purchase (O.C.P.) and being all of the original tract (Parcel D010010006300, carried as 35 acres) as transferred to Randall L. Snapp and recorded in Official Record Book 494, Page 1564 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (cap stamped "RLS 7224"), taken to be the southeast corner of said East Half of Fraction 18, taken to be in the westerly line of a 141.08 acre tract as conveyed to James Michael Milligan and recorded in Official Record Book 407, Page 61, taken to be the northeasterly corner of a 11.297 acre tract as conveyed to Don Preston and Twyla Preston and recorded in Official Record Book 548, Page 402 and being the principle **Point of Beginning** of this survey;

thence with a line taken to be the south line of said East Half of Fraction 18, taken to be the northerly line of said 11.297 acre tract and continuing with a line taken to be the northerly line of a 38.75 acre tract as conveyed to Don Preston and Twyla Preston and recorded in Official Record Book 548, Page 402, North 86 degrees 2 minutes 42 seconds West a distance of 1649.98 feet to a 1-1/4" outside diameter steel pipe found, taken to be in the south line of said East Half of Fraction 18, taken to be in the northerly line said 38.75 acre tract, taken to be the southeasterly corner of a 35 acre tract as conveyed to Hazel Weaver and recorded in Deed Volume 213, Page 554;

thence leaving the south line of said East Half of Fraction 18 and with a line taken to be the easterly line of said 35 acre tract, North 3 degrees 35 minutes 21 seconds East a distance of 874.46 feet to a 1-1/4" outside diameter oil pump "sucker rod" found, taken to be in the easterly line of said 35 acre tract, taken to be the southwesterly corner of a 35.46 acre tract as conveyed to Kerry Hile and Cathy D. Hile and recorded in Deed Volume 223, Page 713, passing an iron pin set at a distance of 795.03 feet (being the terminus point of an existing easement for ingress and egress);

thence with a line taken to be the southerly line of said 35.46 acre tract, South 86 degrees 1 minutes 53 seconds East a distance of 1650.02 feet to an iron pin found (no cap or tag), taken to be in the east line of said East Half of Fraction 18, taken to be the southeasterly corner of said 35.46 acre tract, taken to be in the westerly line of said 141.08 acre tract as conveyed to James Michael Milligan;

thence with a line taken to be the east line of said East Half of Fraction 18, taken to be the westerly line of said 141.08 acre tract, South 3 degrees 35 minutes 29 seconds West a distance of 874.07 feet to the **Point of Beginning** and containing 33.115 acres more or less and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

Included with the above described 33.115 acre tract is an existing easement for ingress and egress (unspecified width) as described in Deed Volume 99, Page 643 and Official Record Book 494, Page 1564 and the centerline is described as follows:

Beginning at a 5/8" iron pin found (cap stamped "RLS 7224"), taken to be the southeast corner of the East Half of Fraction 18 of Section 21, Bern Township;

thence, North 45 degrees 35 minutes 37 seconds West a distance of 2708.41 feet to a 6" steel spike set in the centerline of Tick Ridge Road and being the principle **Point of Beginning** of the

centerline of this existing easement for ingress and egress;

thence leaving the centerline of said Tick Ridge Road and with the centerline of this existing easement for ingress and egress for the next 12 calls:

1. South 32 degrees 32 minutes 21 seconds East a distance of 122.19 feet to a point; thence
2. South 43 degrees 57 minutes 2 seconds East a distance of 122.39 feet to a point; thence
3. South 50 degrees 10 minutes 5 seconds East a distance of 148.09 feet to a point; thence
4. South 41 degrees 26 minutes 6 seconds East a distance of 57.81 feet to a 6" steel spike set; thence
5. South 22 degrees 2 minutes 25 seconds East a distance of 37.60 feet to a point; thence
6. South 7 degrees 25 minutes 49 seconds West a distance of 48.38 feet to a point; thence
7. South 23 degrees 21 minutes 11 seconds West a distance of 159.89 feet to a point; thence
8. South 11 degrees 55 minutes 50 seconds West a distance of 55.14 feet to a point; thence
9. South 2 degrees 19 minutes 10 seconds East a distance of 59.23 feet to a 6" steel spike set; thence
10. South 14 degrees 45 minutes 22 seconds East a distance of 108.48 feet to a point; thence
11. South 19 degrees 7 minutes 43 seconds East a distance of 198.65 feet to a point; thence
12. South 18 degrees 26 minutes 7 seconds East a distance of 24.52 feet to an iron pin set, being in the westerly line of the above described 33.115 acre more or less tract and being the **Terminus Point** of the centerline of this easement and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231". All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the North 86 degrees 2 minutes 42 seconds West line (NAD-83, Ohio South) of the south line of the East Half of Fraction 18 of Section 21, Bern Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in June 4, 2019 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 East 2nd Street, Wellston, Ohio. Registered Surveyor Number 8231.



6/27/19

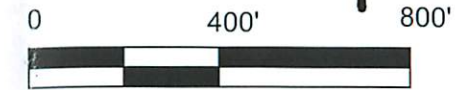
Michael A. Kinnison, P.L.S. No. 8231

Date

***** End of Description *****

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison P.E., P.S.
 218 E. 2nd Street
 Wellston, Ohio 45692
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.



- Reference Documents:
1. Deeds and Prior as Listed
 2. Prior Surveys
 3. Tax Plats
 4. G.I.S.
 5. Existing Monuments
 6. County and City Maps
 7. Highway R/W Plans
 8. Railroad R/W Plans

LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
△	5/8" Iron Pin Found, No Cap or Tag
•	Point
⊙	1-1/4" Outside Diameter Steel Pipe Found
○	5/8" Iron Pin Found, Cap Stamped, "RLS 7224"
⊕	1-1/4" Outside Diameter Oil Pump "Sucker-Rod" Found
■	6" Steel Spike Set
□	Stone Found with an "X"

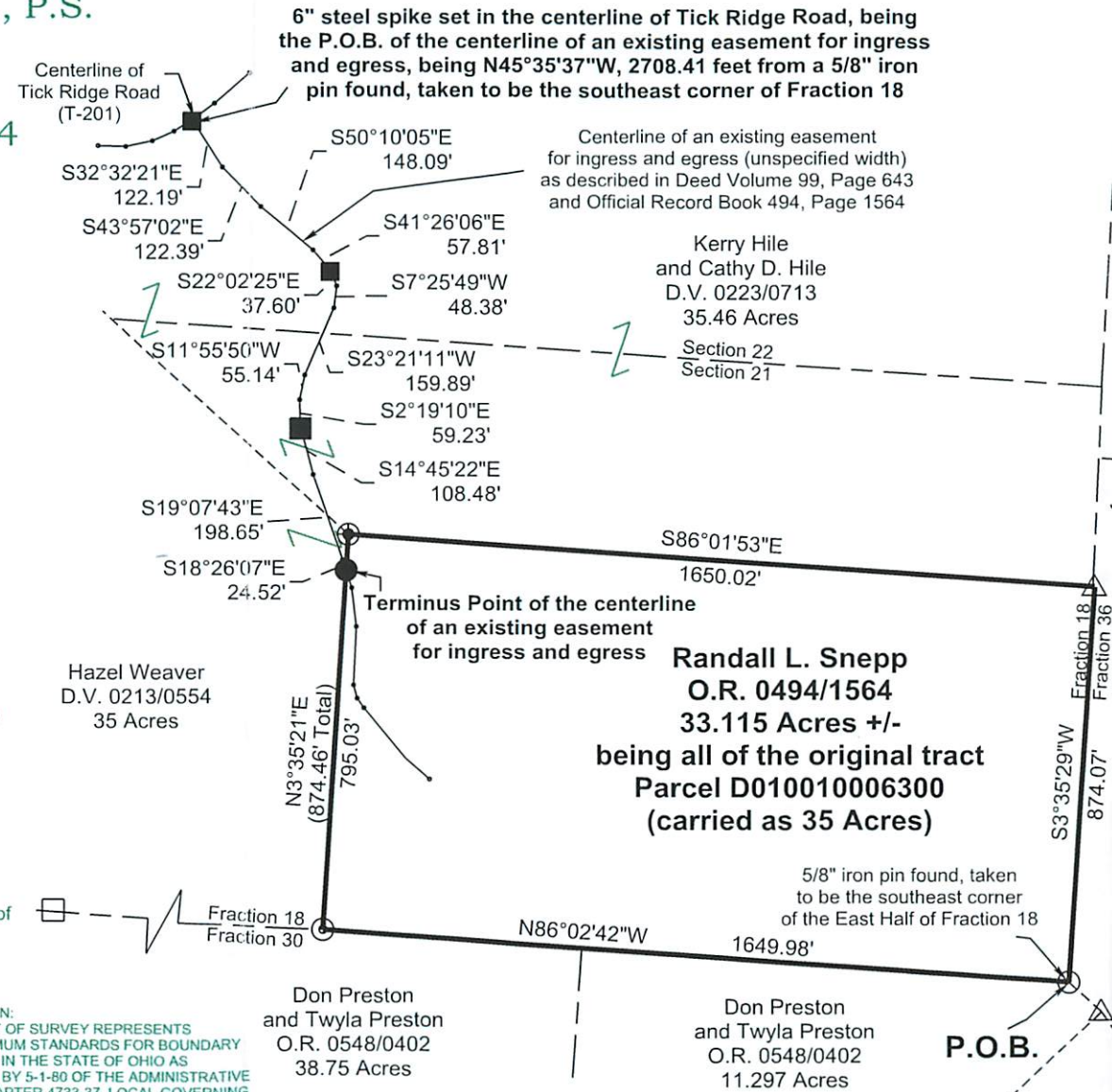
- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 2. Underground utilities were not located unless otherwise noted.
 3. Interior improvements were not located unless otherwise noted.
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME 2SNEPP.TRV		DRAWING Drawing2	
SCALE 400 Ft/in	DATE 6-27-2019	DRAWN BY M.A.K.	
JOB 19-040	REVISION 1/1	SHEET 1/1	

This map was drawn with TRAVERSE PC Software

ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

Bearings are based upon the North 86 Degrees 2 Minutes 42 Seconds West line (NAD-83, Ohio South) of the south line of Fraction 18 of Section 21, Bern Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



I hereby certify this to be a plat of a survey made under my direction in June 25, 2019.

Michael A. Kinnison
 Michael A. Kinnison, P.L.S. No. 8231

Date 6/27/19

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Barbara La Williams*
 DATE: 6/27/19

Survey For:	Randall L. Snapp
	33.115 Acres +/-
Situated in the East Half of Fraction 18 of Section 21, T-7N., R-12W., of the Ohio Company Purchase (O.C.P.), Bern Twp., Athens County, Ohio	
June 25, 2019	