



TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street
West Union, Ohio 45693
937-544-5262

JERIC LADIMIR JR.

20.782 ACRES

Situated in the Township of Carthage, in the County of Athens, in the State of Ohio and being a part of Section 32 T-5 R-12, and also being all of an original T-1 1.65 acres (1.765 acres) Parcel No. F01-00100598-00, all of an original T-3 1.5 acres (1.536 acres) Parcel No. F01-00100599-00 in O.R.464 Pg.2320, and part of an original T-1 42 acres (17.481 acres) Parcel No. F01-00100597-00 O.R.469 Pg.167 owned by Jeric Ladimir Jr. and being bounded and described as follows:

Beginning at a spike (set) in the center of Dutch Ridge Road (T-112), corner to Miriam Hart 8.167 acres (O.R.604 Pg.257) and also a corner to Kimberly Borchard 11.35 acres (O.R.600 Pg.2587) said spike being in the north line of Section 32 T-5 R-12, said spike also bears $N01^{\circ}19'56''W$ 1567.06 feet from the intersection of Dutch Ridge Road and Barnhill Road (T-113), said spike also bears $N43^{\circ}57'06''E$ 3616.49 from the NW corner of the SW 1/4 Section 32 T-5 R-12.

Thence leaving said road with said section line and also the line of said Borchard $S87^{\circ}06'54''E$ passing a 1/2" rebar (set) 23.60 feet a total distance of 368.73 feet to a 1/2" rebar (set), corner to William Allen 15.30 acres (O.R.557 Pg.1869);

Thence with said Allen's line $S03^{\circ}08'18''W$ 663.53 feet to a 5/8" rebar (found), corner to Roger Howard original 30 acres (O.R.382 Pg.719);

Thence with a new division line $N87^{\circ}06'54''W$ passing a 1/2" rebar (set) at 153.51 feet and the centerline of Dutch Ridge Road at 172.23 feet and another 1/2" rebar (set) at 186.16 feet a total distance of 1360.99 feet to a 1/2' rebar (set) in the line of Robert W. and Patrice Kim Montle 20 acres (O.R.293 Pg.1389)

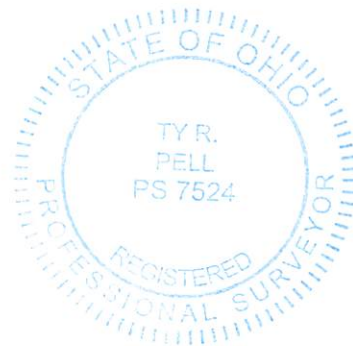
Thence with said Montle's line N02°34'00"E 663.53 feet to a 5/8" rebar (found), corner to Robert W. and Patrice Kim Montle 27.84 acres (O.R.293 Pg.1389) and also a corner to Miriam Hart 3.32 acres (O.R.604 Pg.257);

Thence with said Hart's line and also said Hart's 8.167 acres line S87°06'54"E passing a 1/2" rebar (set) at 979.13 feet a total distance of 998.88 feet to the beginning containing 20.782 acres more or less and being subject to all legal right of ways and easements of record.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on February 5, 2024 and found in File No. A-24-029. Filename: williamallen24



Ty R. Pell, P.S. No. 7524



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 26 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

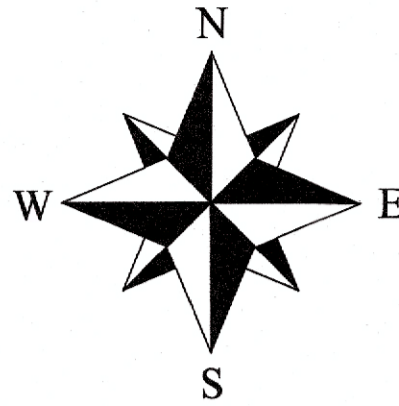
BY: 
DATE: 2/22/24

NOTES:

THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.

ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.



SCALE 1" = 200'

BEARINGS ARE BASED UPON THE S87°06'54"E LINE AND ARE TIED TO STATE PLANE COORDINATE SYSTEM OHIO SOUTH NAD 83.

NOTE: P.O.B. BEARS N01°19'56"W 1567.06 FEET FROM THE INTERSECTION OF DUTCH RIDGE ROAD (T-112) AND BARNHILL ROAD (T-113).

NOTE: P.O.B. BEARS N43°57'06"E 3616.49 FEET FROM THE NW CORNER OF THE SW 1/4 SECTION 32 T-5 R-12.

ROBERT W. AND PATRICE KIM MONTLE
27.84 ACRES
O.R.293 PG.1389

MIRIAM HART
3.32 ACRES
O.R.604 PG.257

MIRIAM HART
8.167 ACRES
O.R.604 PG.257

**DUTCH RIDGE ROAD
T-112**

KIMBERLY BORCHARD
11.35 ACRES
O.R.600 PG.2587

N: 444155.08
E: 2124269.66
P.O.B.
23.60'

SECTION 33 T-5 R-12

S 87°06'54" E 998.88'

S 87°06'54" E 368.73'

(1.765 Acres)
T-1 1.65 ACRES
O.R.464 PG.2320
F01-00100598-00

T-3 1.5 ACRES
O.R.464 PG.2320
F01-00100599-00
(1.536 Acres)

20.782 ACRES

PARCEL NO. F01-00100597-00
(17.481 ACRES)

WILLIAM ALLEN
15.30 ACRES
O.R.557 PG.1869

ROBERT W. AND PATRICE KIM MONTLE
20 ACRES
O.R.293 PG.1389

13.93'

18.72'

1188.77'
N 87°06'54" W 1360.99' TOTAL

172.23'

N 02°34'00" E 1057.83'
663.53'

ROGER HOWARD
ORIGINAL 30 ACRES
O.R.382 PG.719

JERIC LADIMIR JR.
REMAINDER OF ORIGINAL T-1 42 ACRES
REMAINDER OF ORIGINAL T-2 2 ACRES
O.R.469 PG.167
PARCEL NO. F01-00100597-00

TERRY BARNHILL
60 ACRES
O.R.562 PG.212

**BARNHILL ROAD
T-113**

LEGEND

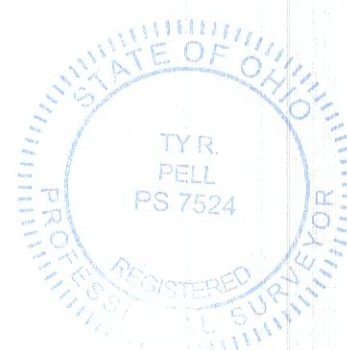
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SPIKE SET
- SPIKE FOUND
- ⊙ 1/2" REBAR SET W/CAP "TY PELL 7524"
- ▲ 5/8" REBAR FOUND
- ⊕ PIPE FOUND
- ⊞ STONE FOUND
- ◆ CONCRETE MONUMENT FOUND
- × POINT IN CREEK

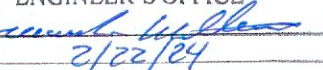
SURVEY FOR
JERIC LADIMIR JR.
CARTHAGE TWP. ATHENS COUNTY, OHIO
SECTION 32 T-5 R-12
PART OF ORIGINAL T-1 42 ACRES
PARCEL NO. F01-00100597-00, O.R.469 PG.167
ALL OF ORIGINAL T-1 1.65 ACRES
PARCEL NO. F01-00100598-00
ALL OF ORIGINAL 1.5 ACRES
PARCEL NO. F01-00100599-00
O.R.464 PG.2320

TY R. PELL & ASSOCIATES
PROFESSIONAL SURVEYORS
115 E. MAIN
WEST UNION, OHIO 45693
(937) 544-5262
FAX (937) 544-2779

DATE	DRAWING NO.	FILE NAME
2-5-2023	A-24-029	WILLIAMALLEN24



SURVEY BY: 
REGISTERED LAND SURVEYOR 7524

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/22/24