

### DESCRIPTION FOR A 1.984 ACRE TRACT

Situated in the State of Ohio, County of Athens, Dover Township, and being a part of Section 18, Township 10 North, Range 14 West, Ohio Company Purchase, and being a part of that 9.507 acre tract (Parcel Number G030020000900) as conveyed to Richard T. Zippert and Dianne Gut in Official Record 341, Page 748, all references being to those of record in the Recorder's Office, Athens County, Ohio, said 1.984 acre tract being more particularly bounded and described as follows:

Commencing at a marked stone found at the southeast corner of Section 18;

Thence along a random line, North 9° 55' 57" West, 3218.49 feet to a 5/8-inch capped iron pin with illegible cap found at the northwesterly corner of a 6.55 acre tract conveyed to Burr Oak Regional Water District in Official Record 368, Page 994, and being in the easterly right of way line of the Kanawha & Michigan Railway Company, also being the **Point of Beginning** for the parcel of land herein described;

Thence along said railroad right of way line, **North 25°18' 17" East**, passing over an iron pin set at 84.00 feet, a total distance of **89.00 feet** to an iron pin set;

Thence crossing said 9.507 acre tract, along new division lines, the following three (3) courses:

**North 45° 27' 07" East**, passing over an iron pin set at 5.00 feet, a total distance of **277.37 feet** to an iron pin set;

**South 85° 02' 02" East**, **149.40 feet** to an iron pin set; and ...

**South 00° 23' 37" East**, **311.60 feet** to an iron pin set in the northerly line of said 6.55 acre tract;

Thence along the northerly line of said 6.55 acre tract, **North 82° 42' 27" West**, **389.85 feet** to the Point of Beginning and containing 1.984 acres, more or less, according to a survey made by Hull & Associates in August of 2020.

To be held continuously and contiguously with said adjoining 6.55 acre tract (Parcel Number G030020000902).

**DESCRIPTION FOR A 1.984 ACRES TRACT**

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

Subject to all valid and existing easements, restrictions, and conditions of record.

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

NOV 17 2020

Jill Thompson  
Athens County Auditor



Amy Bernicken, P.S.  
Surveyor No. 8571

October 7, 2020

F:\Clients\Active\BOK\BOK001\survey\LEGALS

*Transfer between adjoining owners.  
"Continuous and contiguous" parcel.  
Health Dept. not required.  
OK to transfer*

*Bob Eichenberg, Acting Planner  
10-25-2020*



THE BASIS OF BEARINGS IS THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD83.

**LOT SPLIT PLAT**  
FOR  
**RICHARD ZIPPERT & DIANNE GUT**

Situated in the State of Ohio, County of Athens, Dover Township, and being a part of Section 18, Township 10 North, Range 14 West, Ohio Company Purchase

RICHARD E. SANBORN &  
RICHARD T. ZIPPERT  
P.N. G010010073900  
O.R. 358, PG. 2685  
T.D. = 3.83 AC.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Richard Wilson*  
DATE: 10/4/20

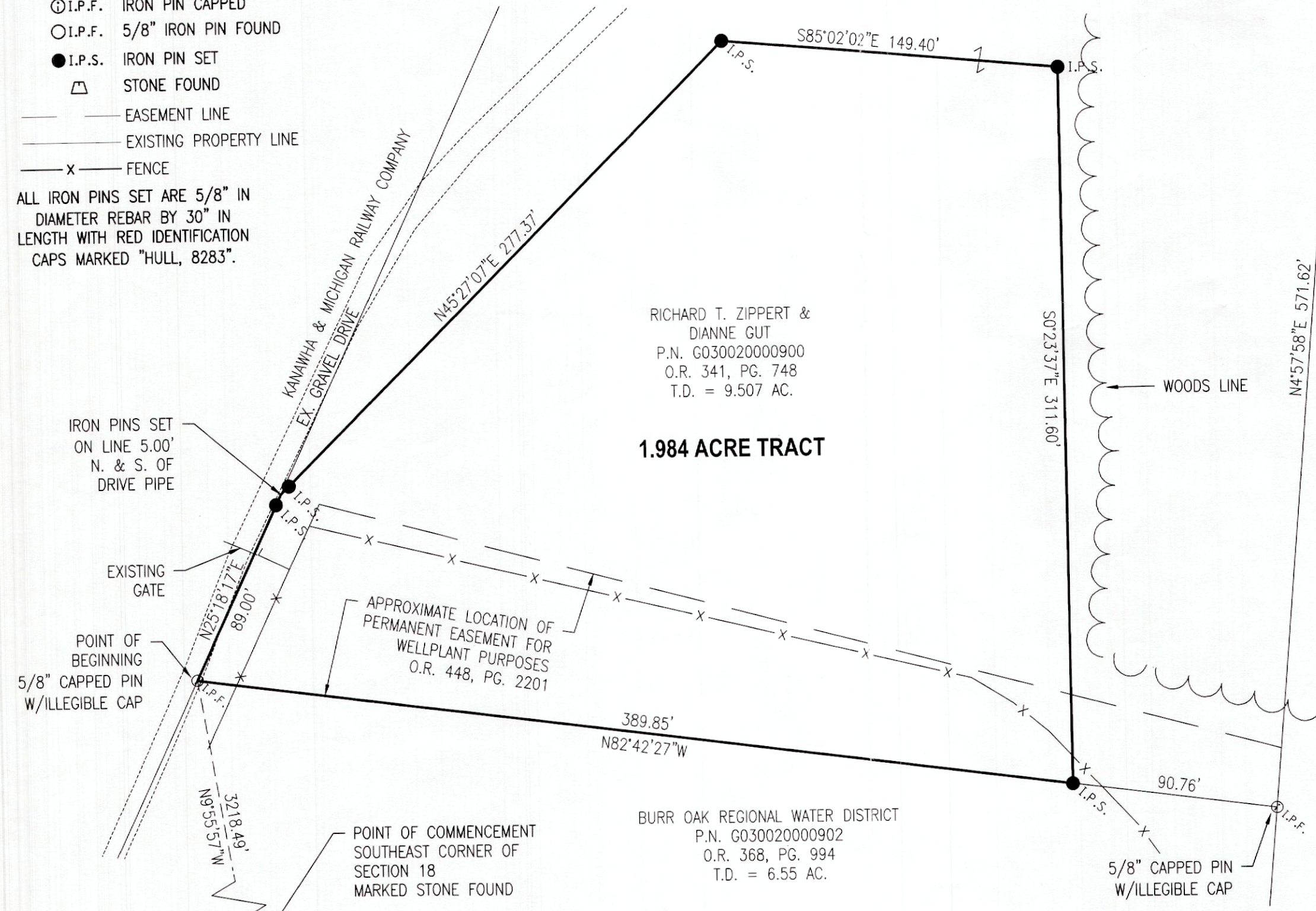


AMY BERNICKEN P.S. 8571

**LEGEND**

- ⊙ I.P.F. IRON PIN CAPPED
- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. IRON PIN SET
- ▴ STONE FOUND
- EASEMENT LINE
- EXISTING PROPERTY LINE
- x — FENCE

ALL IRON PINS SET ARE 5/8" IN DIAMETER REBAR BY 30" IN LENGTH WITH RED IDENTIFICATION CAPS MARKED "HULL, 8283".



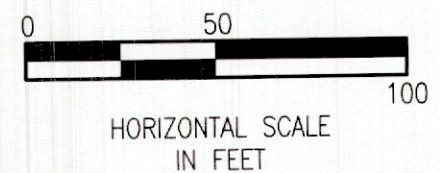
RICHARD T. ZIPPERT &  
DIANNE GUT  
P.N. G030020000900  
O.R. 341, PG. 748  
T.D. = 9.507 AC.

**1.984 ACRE TRACT**

APPROXIMATE LOCATION OF PERMANENT EASEMENT FOR WELLPLANT PURPOSES  
O.R. 448, PG. 2201

BURR OAK REGIONAL WATER DISTRICT  
P.N. G030020000902  
O.R. 368, PG. 994  
T.D. = 6.55 AC.

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
SECTION 18  
MARKED STONE FOUND



**PERTINENT DOCUMENTS USED**  
Athens County Tax Maps  
All Recorded Documents shown  
were used as source documents.

**NOTE:**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

JOB NUMBER: BOK001\GAC-2020
DRAWN BY: AB
DATE: 10/7/2020

**HULL**  
Environment / Energy / Infrastructure

Hull & Associates, Inc.  
59 Grant Street  
Newark, OH 43055  
Phone: (740) 344-5451  
Fax: (740) 344-8659  
www.hullinc.com

F:\Clients\Active\BOK\BOK001\dwg\sheets\GAC-2020\BOK001\_LOT\_SPLIT\_2.dwg, JHA Plat 11x17, abernicken, Oct 07, 2020 - 8:39am