

Legal Description Does Not Meet Athens County Conveyance Standards. Future Transfer Will Require Survey

PERKINS SURVEYING, LLC

205 Timberline Drive Vincent, OH 45784

Phone: 304-917-9907

DEC 02 2019

Jill A. Thompson
Athens County Auditor

DESCRIPTION OF SURVEY FOR JERRY HALLOWELL

A tract or parcel of land situate in the State of Ohio, Athens County, Trimble Township, Section 9, Town 11, Range 14, and being all of that same tract or parcel of land described in a deed to Jerry Hallowell, being of record in the Office of the County Recorder of Athens County, Ohio, in Official Record Book 466 on page 1905, and being more particularly described as follows:

Beginning for reference at a Point in Oakdale Road, corner to Steven Ferrell (OR 298 Pg 156), and being the **TRUE POINT OF BEGINNING** for the tract or parcel herein to be described, thence with Ferrell for one (1) line;

S 87-00-00 E at 21.21 feet passing a MAG Nail, set, **IN ALL 111.79 feet** to a 5/8-inch Rebar with a yellow plastic cap stamped, "J. Perkins WV 2199 OH 8581," hereinafter referred to as a Rebar, set, corner to Lawrence Limo (OR 226 Pg 109), thence with Limo for two (2) lines;

S 20-46-20 W 94.00 feet to a Rebar, set, thence;

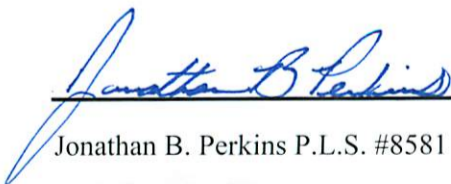
N 86-44-20 W at 40.67 feet passing a Rebar, set, **IN ALL 60.94 feet** to a Point in Oakdale Road, thence with Oakdale Road for two (2) lines;

N 06-05-40 W 29.89 feet to a Point, thence;

N 13-16-20 W 62.22 feet to the True Point of Beginning, containing **0.175 acres**, more or less, as surveyed by Jonathan B. Perkins in June, 2019, as shown on a **PLAT OF SURVEY FOR JERRY HALLOWELL**, dated the 06th day of July, 2019, attached hereto and made part of this description.

North is based on an assumed meridian, based on the north line of a tract or parcel of land of Lawrence Limo, described in Official Record Book 226 on page 109, and is used to denote horizontal angles only.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.


Jonathan B. Perkins P.L.S. #8581

July 06, 2019

Date: July 06, 2019



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Williams*
DATE: 11/13/19

PLAT OF SURVEY FOR JERRY HALLOWELL

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TRIMBLE TOWNSHIP,
SECTION 9, TOWN 11, RANGE 14.

BEING ALL OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO JERRY HALLOWELL BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 466 ON PAGE 1905.

NORTH IS AN ASSUMED MERIDIAN USED
TO DENOTE HORIZONTAL ANGLES ONLY.
(SEE NOTE 4)

STEVEN FERRELL, ET AL
OR 298 / 156
14.5 ACRES
M04-00100122-00

PERTINENT DOCUMENTS

- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.
- PLAT OF J.J. ALLEN'S 3RD ADDITION TO GLOUSTER, MAP RECORD 192B.

POINT OF BEGINNING

CONCRETE PAD

MAG NAIL,
SET @ 21.21'

2.1' NORTH OF
PROPERTY LINE
(SEE NOTE 5)

(SEE NOTE 5)

S 87°00'00" E
IN ALL 111.79'

N 13°16'20" W
OAKDALE ROAD
40-FOOT WIDE
62.22'

CARPORT

HOUSE

LAWRENCE LIMO
OR 226 / 109
2.415 ACRES
M04-00100124-00

JERRY HALLOWELL
OR 466 / 1905
0.18 ACRES
M04-00100123-00

TOTAL SURVEYED:
0.175 ACRES ±

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perkins*
DATE: 11/13/19

N 06°05'40" W
29.89'

RBS @
40.67'

N 86°44'20" W IN ALL 60.94'

GRAVEL DRIVE

LAWRENCE LIMO
OR 226 / 109
2.415 ACRES
M04-00100124-00

SURVEY NOTES

- SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
- EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- NORTH IS BASED ON THE NORTH LINE OF A TRACT OR PARCEL OF LAND OF LAWRENCE LIMO, DESCRIBED IN OFFICIAL RECORD BOOK 226 ON PAGE 109.
- THE ENCROACHMENTS SHOWN HEREON COULD HAVE DEVELOPED INTO A PRESCRIPTIVE EASEMENT, LEGAL ADVISE IS NEEDED.

SCALE: 1-INCH = 20-FEET



LEGEND

SURVEYED LINE	
NON-SURVEYED LINE	
RIGHT-OF-WAY	
TRAVELED WAY	
PRIVACY FENCE	
5" X 30" REBAR, SET	
MAG NAIL, SET	
CALCULATED POINT	
TREE OR SHRUB	
OFFICIAL RECORD BOOK / PAGE	OR 000/000



July 06, 2019
JULY 06, 2019

Jonathan B. Perkins PLS#8581

PROJECT SURVEYOR: J. PERKINS
DRAFTED BY: C.J.P. 06/28/19
FIELD SURVEY: JUNE, 2019
FILE #: 19-0215

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VINCENT, OH 45784
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