

**KEVIN CANNON SURVEYING  
7945 TWP. RD. 114 NE  
NEW LEXINGTON, OHIO 43764**

Situated in the State of Ohio, County of Athens, Township of Trimble, T-11, R-14, being a resurvey of Larry E. Limo OR 625 Pg. 2658, being a part of Fractional Township 3, being part of Outlot 28 of Russell's Addition of the Town of Sedalia Envelope 127A, being part of Outlot 32 of Walnut Hill Addition to the Village of Glouster Envelope 221B, and more particularly described as follows:

Beginning at a 5/8" iron pipe found at the Southeast Corner of Outlot 28; thence along the South Line of Outlot 28 North 84 Degrees 39 Minutes 55 Seconds West 79.87 feet to a 5/8" IPF;

Thence North 04 Degrees 03 Minutes 53 Seconds East 368.57 feet to an IPS;

Thence along the North Line of Outlot 28 North 82 Degrees 56 Minutes 18 Seconds East 175.96 feet to an IPS, passing the Northwest Corner Outlot 32 at 80.00 feet;

Thence along the East Line of Outlot 32 South 15 Degrees 22 Minutes 54 Seconds East 548.16 feet to an IPS;

Thence South 83 Degrees 22 Minutes 06 Seconds West 159.05 feet to an IPS;

Thence South 11 Degrees 09 Minutes 57 Seconds East 211.33 feet to an IPS;

Thence North 83 Degrees 22 Minutes 04 Seconds East 174.77 feet to an IPS;

Thence along the East Line of Outlot 32 South 15 Degrees 22 Minutes 54 Seconds East 177.57 feet to an IPS;

Thence continuing along said line South 20 Degrees 39 Minutes 49 Seconds West 276.92 feet to a point;

Thence along the South Line of Outlot 32 North 81 Degrees 21 Minutes 08 Seconds West 325.06 feet to a 5/8" IPF, passing a 5/8" IPF, capped Newman at 3.51 feet;

Thence along the West Line of Outlot 32 North 04 Degrees 01 Minutes 25 Seconds East 100.38 feet to a 5/8" IPF;

Thence along the West Line of Outlot 32 North 03 Degrees 51 Minutes 48 Seconds East 620.05 feet to the place of beginning, containing 7.038 acres total, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Front Street 40' & Allen Road 35' R/W.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.


Bearings are based on the Ohio State Plane Coordinate System ( South Zone NAD 1983 )

This description was written from a survey made by Kevin Cannon PS 7224, March 23, 2026.

Parcel # All M040090000400 ( 0.686 acres ) Part Outlot 28

All M040090000200 ( 6.352 acres ) Part Outlot 32

POB N 546940.16 E 2088150.02

  
\_\_\_\_\_  
KEVIN CANNON  
REG. NO. 7224


3/23/26  
DATE

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

APR 01 2026

Jill Davidson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/1/26

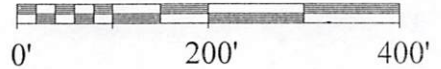
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New Lexington, Ohio 43764  
( 740 ) 342 - 2835

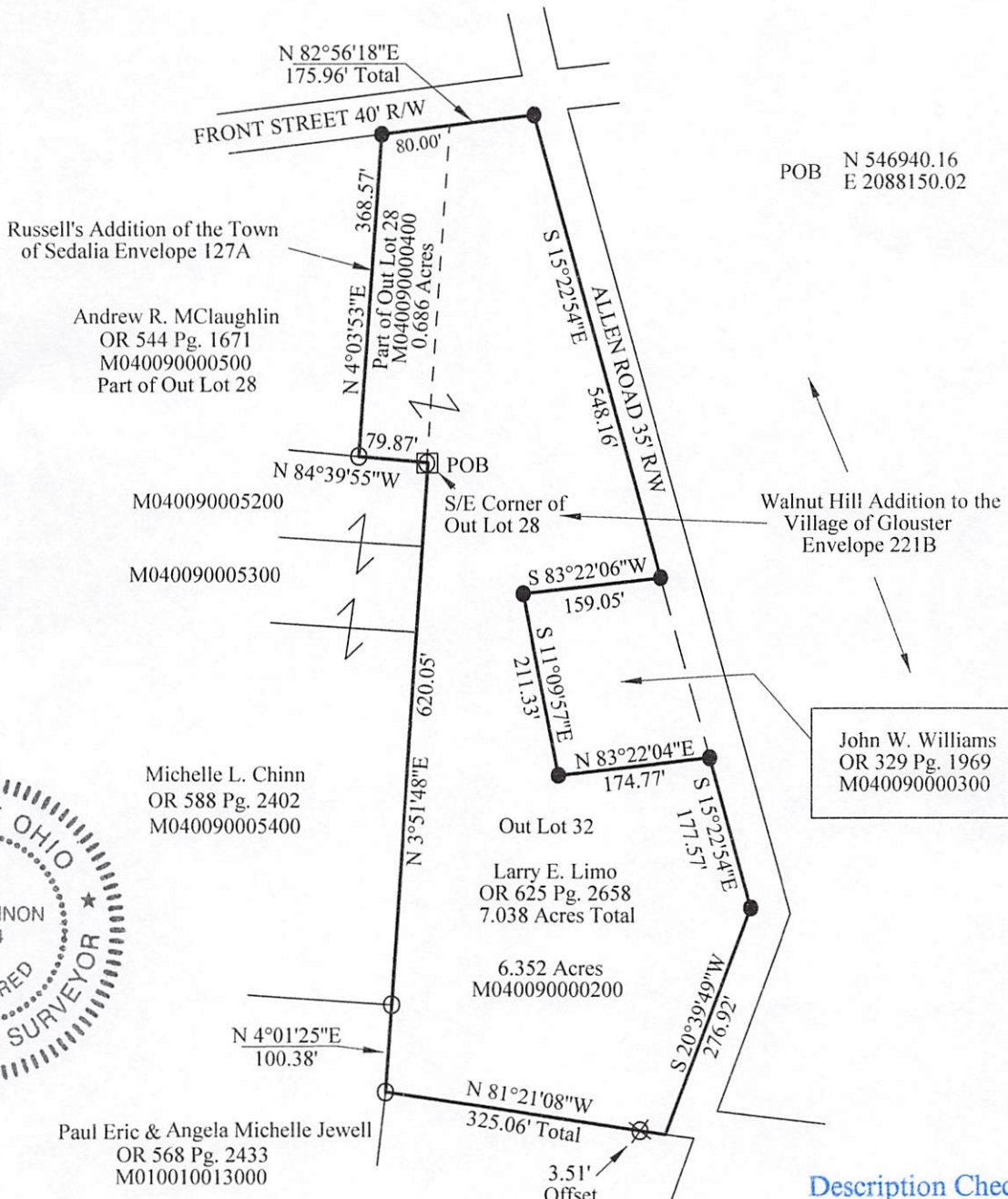


Bearings shown are based on the Ohio State Plane Coordinate System ( South Zone NAD 1983 ).  
Data references: GIS, USGS maps, tax maps, deed description and existing monumentation.  
This survey is subject to any facts that may be disclosed by a full and accurate title search.

Scale 1" = 200'



TRIMBLE



Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *[Signature]*  
DATE: 4/1/26

*[Signature]* 3/23/26  
Kevin Cannon Date  
Reg. # 7224

Survey for: Larry Limo  
State: Ohio  
County: Athens  
Township: Trimble  
T - 11, R - 14,  
Fractional Township 3

- LEGEND**
- Iron Pin Set 5/8" Rebar 30" Long Capped KCS # 7224
  - 5/8" IPF
  - ⊠ 5/8" Pipe Found
  - ⊗ 5/8" IPF, Capped Newman
  - X—X— Fence