

ROMAN WALKER RANCH

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE
PART OF SECTION 7 TOWNSHIP 11N RANGE 14W

**ROMAN WALKER RANCH
LOT #1
BOUNDARY SURVEY DESCRIPTION**

Being a survey of a parcel conveyed to Tony and Rebecca Trace as found in Deed Volume 194, page 554 and being recorded in the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Trimble, and being a part of Section 7, Town. 11N, Range 14W and being more particularly described as follows,

BEGINNING, at a iron pin set in the Easterly right of way of the Norfolk - Southern Railroad (66.00' r \w) and the Northwest corner of Pin Oak States Subdivision, Plat Cabinet Slide 489B,

Thence, from said point of beginning along the Easterly right of way of said railroad and the Westerly line of Pin Oak Subdivision, with a curve to the left having a Radius of 932.78 feet, a Delta Angle of 17° 59' 57" and a Chord Bearing S 30° 12' 38" W at a distance of 291.82 feet to an iron pin set;

Thence, continuing along said Easterly right of way line S 21° 12' 55" W 662.70 feet to a iron pin set;

Thence, leaving the Easterly right of way of the railroad N 89° 34' 48" W 35.30 feet to a iron pin set in the centerline of said railroad;

Thence, with the centerline of said railroad S 21° 12' 55" W 1415.05 feet to a point on the East bank of Sunday Creek;

Thence, the following Eight (8) courses and distance are along the Easterly bank of the Sunday Creek and are to iron pins set,

- 1) N 16° 44' 57" W 297.27 feet;
- 2) N 02° 35' 54" E 336.98 feet;
- 3) N 01° 58' 35" W 463.22 feet;
- 4) N 13° 39' 12" W 308.79 feet;
- 5) N 03° 22' 15" W 531.76 feet;
- 6) N 04° 37' 36" E 552.62 feet;
- 7) N 08° 02' 56" E 184.30 feet;
- 8) N 14° 34' 51" E 88.85 feet;

Thence, N 34° 53' 13" E 169.56 feet to a point in the centerline of Sunday Creek;

Thence, the following Six (6) courses and distances are to points in the centerline of Sunday Creek and follow the Southern Corporation line of the Village of Jacksonville;

- 1) S 88° 38' 03" E 257.28 feet;
- 2) S 83° 45' 04" E 376.14 feet;
- 3) S 87° 33' 36" E 212.21 feet;
- 4) S 81° 47' 35" E 260.74 feet;
- 5) S 76° 28' 15" E 190.43 feet;
- 6) S 69° 22' 12" E 204.26 feet;

Thence, continuing in said centerline and following said corporation line S 54° 29' 06" E 199.83 feet to a point on the Easterly right of way of the aforementioned railroad;

Thence, along the Easterly right of way of said railroad S 77° 14' 39" W 106.71 feet to an iron pin set;

Thence, continuing along said railroad with a curve to the left having a Radius of 932.78 feet, a Delta Angle of 43° 18' 23" and a Chord Bearing S 60° 51' 48" W at a distance of 688.37 feet to the PLACE OF BEGINNING.

Said Lot 1 as surveyed contains 48.627 acres or 2,118,172 square feet more or less. Subject to the right of way of the Norfolk - Southern Railroad right of way and all legal easements public or private of record.

Bearings of this description are based on the centerline of the Norfolk - Southern Railroad as being S 21° 12' 55" W and are used to denote angles only.

**PROPOSED PRIVATE,
TEMPORARY ACCESS EASEMENT**

Being a 30.00 foot wide strip of land, 15.00 feet on each side of the centerline which is described as follows:

Beginning at a point in the centerline of Jacksonville road, said point being S 00°34'38" E a distance of 15.00 feet from the Northeast corner of Pin Oak Estates Subdivision, Plat Cabinet Slide 489B, Recorder's Office, Athens County, Ohio;

Thence across Pin Oak Estates Subdivision the following three (3) bearings and distances:

- S 89°46'38" W 185.39 feet to a point;
- N 80°12'31" W 351.95 feet to a point;
- S 87°36'47" W 777.41 feet to a point in the Easterly right of way the Norfolk-Southern Railroad, said point being the Point of Terminus, containing 0.905 acres, more or less, and subject to all rights of way, easements, and restrictions of record.

SURVEYOR'S CERTIFICATION

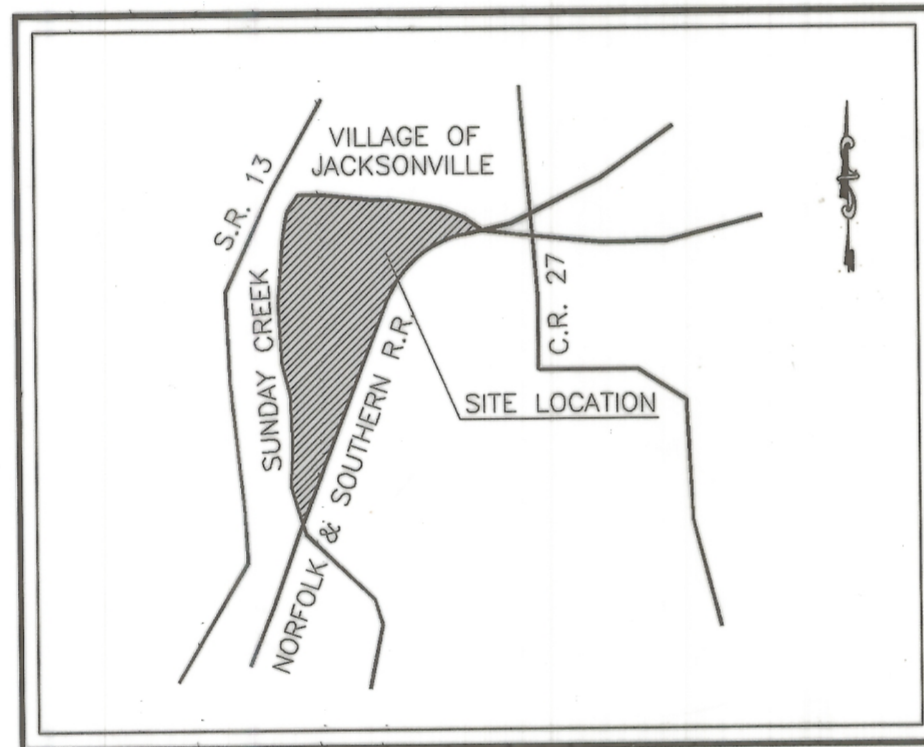
I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE ABOVE DESCRIBED PREMISES IN DECEMBER 1993 AND IN SEPTEMBER 1999, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL CONCRETE MONUMENTS PLACED ARE 6 INCHES IN DIAMETER WITH A 1 INCH REBAR WITH YELLOW IDENTIFICATION CAP STAMPED "DENNIS P. HAGAN #6917".

NOTE: ALL IRON PINS (SET) ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW IDENTIFICATION CAP STAMPED "DENNIS P. HAGAN #6917".

Dennis P. Hagan
DENNIS P. HAGAN, P.S. REGISTERED SURVEYOR No. 6917

11/13/00
DATE



LOCATION MAP
NOT TO SCALE



ROMAN WALKER RANCH
SEC 7 TRIMBLE TWP
ENV 511A

1
2

REVISIONS

MJM 11-13-00

FILE NAME:
BOUNDARY 99
981604A

PREPARED BY:

Perry Associates, Inc.
Consulting Engineers & Surveyors
P.O. Box 429
Thornville, Ohio 43076
Ph. 740-246-4491 \ 800-648-8151
Fax 740-246-9201 \ 800-648-8050

PREPARED FOR:

TONY AND REBECCA
TRACE

OWNERS STATEMENT:

Situated in Section 7, Township 11N, Range 14W, Trimble Township, Athens County, Ohio containing 48.627 acres and being the same tract as conveyed to Tony and Rebecca Trace and described in the deed recorded in Volume 194, Page 554 of the Athens County Recorder's Office. The undersigned Tony and Rebecca Trace hereby certify that the attached plat correctly represents Pin Oak States Subdivision, a subdivision of one lot and do hereby accept this plat of same. The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations of Athens County, Ohio, for the benefit of himself and all subsequent owners or assigns taking title from, under, or through the undersigned.

IN WITNESS THEREOF: Tony and Rebecca Trace have hereunto set their hands this 1 day of May, 2000.

Witness: *Ana Swindle* Owner: *Tony Trace*
Tony Trace

Witness: *Rebecca Trace* Owner: *Rebecca Trace*
Rebecca Trace

**STATE OF OHIO:
COUNTY OF ATHENS:**

Before me a Notary Public in and for said State of Ohio personally came *Tony and Rebecca Trace* who acknowledged the signing of the foregoing instrument to be their voluntary act and deed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my office this 13th day of May, 2000.

Katherine J. Swisher
Notary Public

My Commission Expires 8-31-04

APPROVALS:

Reviewed this 11 day of July 2000 *Bruce J. ...*

Paul Barnett
TRIMBLE TOWNSHIP TRUSTEES

Mathematically approved this 10th day of May 2000 *Paul Barnett*
County Engineer

Construction of road improvements as per Athens County Subdivision Regulations:

Approved this ___ day of ___ 2000 ___
County Engineer

Approved this 11th day of May 2000 *Orlando C. ...*
Athens City/County Health Department

Approved this 11th day of May 2000 *Robert Eichenberg*
Athens County Regional Planning Commission

Approved this ___ day of ___ 2000. (Approval of this plat for recording does not constitute and acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.04 and 711.041, Ohio Revised Code.)

Mark Sullivan
County Commissioners

.50
Transferred on tax duplicate this 14 day of December 2000 *Lill A. Thompson*
County Auditor

Filed for record this 14 day of December 2000 at 3:34 P.M.
Recorded this 14 day of December 2000 in Plat 511A+B at Page ENV, No. ENV

200000008942
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 12-14-2000 03:34 pm.

Julia Michael Scott
County Recorder

SMALL PLAT 21.60

ENV 511A