

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Office: 740-984-4476 Cel: 740-350-4003

**DESCRIPTION OF PROPERTY
JOSEPH DUNLAP JR. & CANDY R. DUNLAP
TRACT 1 & 2**

DESCRIPTION OF PROPERTY - TRACT 1

Situated in The State of Ohio, Athens County, Trimble Township, Village of Trimble, Town. 11N, Range 14W, Section No. 8, Reference Deed, Vol. 152, Page 575 and Auditor No. M06-0010000-300 & M06-0010000-400.

Being part of the Central portion of the Southeast Quarter of Section No. 8 and being more precisely described as follows:

At the place of beginning being a point at the Southwest Corner of the North One-Half of the Southeast Quarter of Section No. 8, thence along the South Line of the North One-Half of the Southeast Quarter and bearing S 86° 00' 00" E, 812.00 feet to a 36" White Oak Stub found, said 36" White Oak Stub found on the South Line of the North One-Half of the Southeast Quarter being the **true place of beginning**;

Thence leaving the South Line of the North One-Half of the Southeast Quarter and along a line common to Martin Johnson, et al, Vol. 44, Page 852 and bearing N 49° 57' 55" E. 530.37 feet to a 30" Elm Tree, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 10.00 feet;

Thence along a line common to Martin Johnson, et al, Vol. 44, Page 852 & Joseph A. Dunlap, Vol. 366, Page 210 and bearing N 36° 24' 29" E, 185.89 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the South Right-of-Way Line of Ohio State Route No. 13 (Lake Drive);

Thence along the South Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) with a curve to the left having a chord bearing of S 51° 10' 55" E, a chord length of 205.65 feet, a delta angle of 05° 17' 10" and a radius of 2229.80 feet to a point on the Right-of-Way Line;

Thence leaving the South Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) and along a line common to Bradley Scott Yuska, OR 357, Page 835 and bearing S 27° 24' 52" W, 444.80 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the South Line of the North One-Half of the Southeast Quarter;

Thence along the South Line of the North One-Half of the Southeast Quarter and along a line common to Bobby & Shirley Carr, Vol. 87, Page 691 & Rodney McKee Jr., Vol. 429, Page 1374 and bearing N 86° 00' 00" W, 473.00 feet to a 36" White Oak Stub found;

Said 36" White Oak Stub found on the South Line of the North One-Half of the Southeast Quarter being the **true place of beginning**.

Containing 3.610 acres more or less with 0.198 acres being in Auditor No. M06-0010000-300 & 3.412 acres being in Auditor No. M06-0010000-400.

Basis of bearings of the above surveyed tract: Bearing of the South Line of the North One-Half of the Southeast Quarter was assumed as North 86° 00' 00" West.

SUBJECT to all rights of way, easements, leases and restrictions of record.

The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on July 21, 2018, under the direction of Robert H. Roush PE, PS S-7999.

DESCRIPTION OF PROPERTY - TRACT 2

Situated in The State of Ohio, Athens County, Trimble Township, Village of Trimble, Town. 11N, Range 14W, Section No. 8, Reference Deed, Vol. 152, Page 575 and Auditor No. M06-0010000-300.

Being part of the Central portion of the Southeast Quarter of Section No. 8 and being more precisely described as follows:

At the place of beginning being a 5/8" capped iron pin set by R. Roush S-7999 on the North Right-of-Way Line of Ohio State Route No. 13 (Lake Drive), Located N 70° 03' 01" E, 1461.83 feet from the Southwest Corner of the North One-Half of the Southeast Quarter of Section No. 8, 5/8" capped iron pin set by R. Roush S-7999 on the North Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) being the **true place of beginning**;

Thence leaving the North Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) and a line common to Martin Johnson, et al, Vol. 44, Page 852 and bearing N 36° 24' 29" E, 172.18 feet to a point at the Center of Sunday Creek, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 120.67 feet;

Thence along the Center of Sunday Creek and bearing S 42° 33' 31" E, 72.94 to a point at the intersection with the West Line of Walnut Street;

Thence leaving the Center of Sunday Creek and along the West Line of Walnut Street and bearing S 24° 56' 19" W, 168.64 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the North Right-of-Way Line of Ohio State Route No. 13 (Lake Drive), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 72.94 feet;

Thence along the South Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) with a curve to the right having a chord bearing of N 49° 45' 16" W, a chord length of 105.36 feet, a delta angle of 02° 48' 30" and a radius of 2149.80 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the Right-of-Way Line;


Said 5/8" capped iron pin set by R. Roush S-7999 on the South Right-of-Way Line of Ohio State Route No. 13 (Lake Drive) being the **true place of beginning**.

Containing 0.339 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the South Line of the North One-Half of the Southeast Quarter was assumed as North 86° 00' 00" West.

SUBJECT to all rights of way, easements, leases and restrictions of record.

The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on July 21, 2018, under the direction of Robert H. Roush PE, PS S-7999.



Robert H. Roush
Ohio Reg. No. S-7999

July 30, 2018

Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/1/18

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

AUG 01 2018

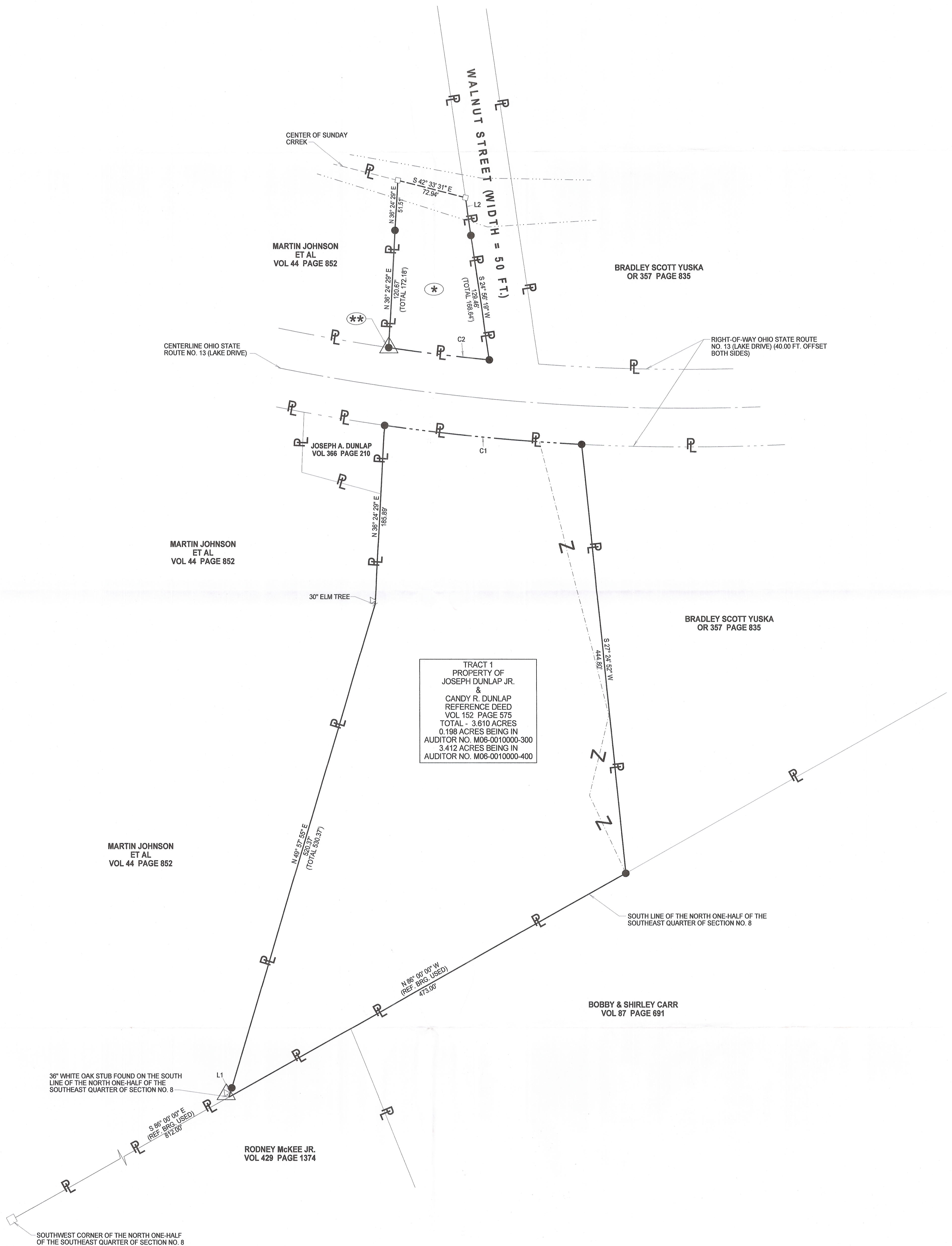
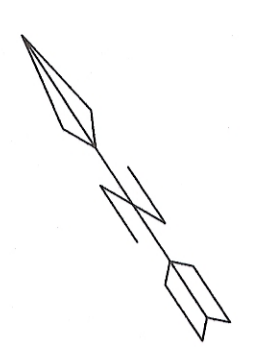
Jill Thompson
Athens County Auditor

Bearings shown hereon are to an assumed meridian and are used to denote angles only.

ATHENS COUNTY, OHIO TRIMBLE TOWNSHIP SECTION 8, TOWN. 11N, RANGE 14W VILLAGE OF TRIMBLE

LEGEND

- MONUMENT SET
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- △ MONUMENT FOUND
TREE
- ◇ CENTER POINT
SUNDAY CREEK
- POINT AT THE S.W. CORNER
NORTH ONE-HALF S.E.
QUARTER OF SECTION NO. 8



TRACT 1
PROPERTY OF
JOSEPH DUNLAP JR.
&
CANDY R. DUNLAP
REFERENCE DEED
VOL 152 PAGE 575
TOTAL - 3.610 ACRES
0.198 ACRES BEING IN
AUDITOR NO. M06-0010000-300
3.412 ACRES BEING IN
AUDITOR NO. M06-0010000-400

MARTIN JOHNSON
ET AL
VOL 44 PAGE 852

MARTIN JOHNSON
ET AL
VOL 44 PAGE 852

30" ELM TREE

BRADLEY SCOTT YUSKA
OR 357 PAGE 835

BOBBY & SHIRLEY CARR
VOL 87 PAGE 691

RODNEY McKEE JR.
VOL 429 PAGE 1374

36" WHITE OAK STUB FOUND ON THE SOUTH
LINE OF THE NORTH ONE-HALF OF THE
SOUTHEAST QUARTER OF SECTION NO. 8

SOUTHWEST CORNER OF THE NORTH ONE-HALF
OF THE SOUTHEAST QUARTER OF SECTION NO. 8

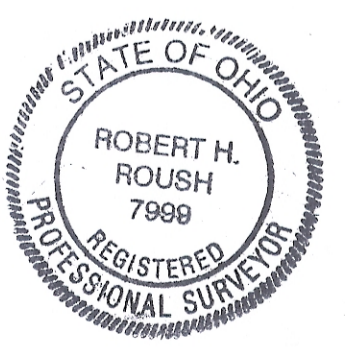
NUMBER	DIRECTION	DISTANCE
L1	N 49° 57' 55" E	10.00'
L2	S 24° 56' 19" W	39.18'

C1 - CURVE DATA - LEFT
R = 2229.80'
Δ = 05° 17' 10"
CHD LEN = 205.65'
CHD BRG = S 51° 10' 55" E

C2 - CURVE DATA - RIGHT
R = 2149.80'
Δ = 02° 48' 30"
CHD LEN = 105.36'
CHD BRG = N 49° 45' 16" W

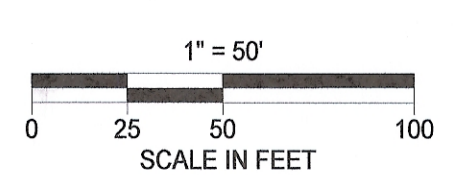
TRACT 2
PROPERTY OF
JOSEPH DUNLAP JR.
&
CANDY R. DUNLAP
REFERENCE DEED
VOL 152 PAGE 575
0.339 ACRES
AUDITOR NO. M06-0010000-400

5/8" CAPPED IRON PIN SET BY R. ROUSH S-7999
ON THE SOUTH RIGHT-OF-WAY LINE OF OHIO
STATE ROUTE NO. 13 (LAKE DRIVE), LOCATED
N 70° 03' 01" E, 1461.83 FT. FROM THE SOUTHWEST
CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST
QUARTER OF SECTION NO. 8
POINT OF BEGINNING OF TRACT 2



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert H. Roush*
DATE: 7/21/2018

**JOSEPH DUNLAP JR.
&
CANDY R. DUNLAP**
PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 1027 BEVERLY, OHIO 45715
OFFICE: 740-884-4476 CEL: 740-350-4003



Robert H. Roush
ROBERT H. ROUSH
OHIO REG. NO. S-7999

DATE 7-30-2018

DATE: 7/21/2018