

**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 part of CCU Coal & Construction LLC OR 564 Pg. 1423, being a part of the Northeast Quarter of Section 16, and more particularly described as follows:

Beginning at a 1.5" iron pipe found at the Northeast Corner of Lot 1 of Oakdale (See Envelope 127 B of Athens County Recorders Office); thence North 04 Degrees 47 Minutes 10 Seconds East 20.40 feet to a point;

Thence North 85 Degrees 27 Minutes 50 Seconds West 70.00 feet to an IPS and the place of beginning; (State Plane Coordinates N 555063.03 E 2083028.83);

Thence along the West Line of the Village of Oakdale along a 20' alley (Church House Road) South 04 Degrees 49 Minutes 45 Seconds West 555.95 feet to a mag nail set in the centerline of Co. Rd. 31 (Oakdale Road), passing a mag nail set at 449.17 feet;

Thence along said centerline the next 7 courses to points: North 67 Degrees 18 Minutes 43 Seconds West 72.81 feet;

Thence North 66 Degrees 44 Minutes 42 Seconds West 97.29 feet;

Thence North 49 Degrees 20 Minutes 49 Seconds West 100.31 feet;

Thence North 40 Degrees 02 Minutes 26 Seconds West 204.47 feet;

Thence North 36 Degrees 49 Minutes 06 Seconds West 111.19 feet;

Thence North 27 Degrees 13 Minutes 35 Seconds West 110.76 feet;

Thence North 15 Degrees 10 Minutes 16 Seconds West 127.08 feet to a mag nail set;

Thence leaving said centerline along the North Line of Section 16 South 85 Degrees 27 Minutes 50 Seconds East 253.34 feet to a 5/8" IPF, passing an IPS at 27.04 feet;

Thence South 00 Degrees 55 Minutes 41 Seconds East 200.33 feet to a 5/8" IPF;

Thence South 85 Degrees 24 Minutes 29 Seconds East 249.90 feet to a 5/8" IPF;

Thence North 04 Degrees 49 Minutes 45 Seconds East 199.66 feet to a 5/8" IPF;

Thence along the North Line of Section 16 South 85 Degrees 27 Minutes 50 Seconds East 40.00 feet to the place of beginning, containing 3.599 acres total, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 31 (Oakdale Road) 60' 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, February 24, 2023.

Parcel # Part M010010043100 2.179 Acres

Part M010010043601 0.710 Acres

Part M010010043602 0.710 Acres



KEVIN CANNON
REG. NO. 7224

2/24/23
DATE

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/10/23

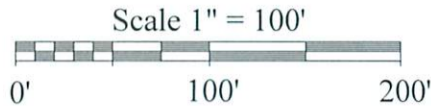


KEVIN CANNON SURVEYING

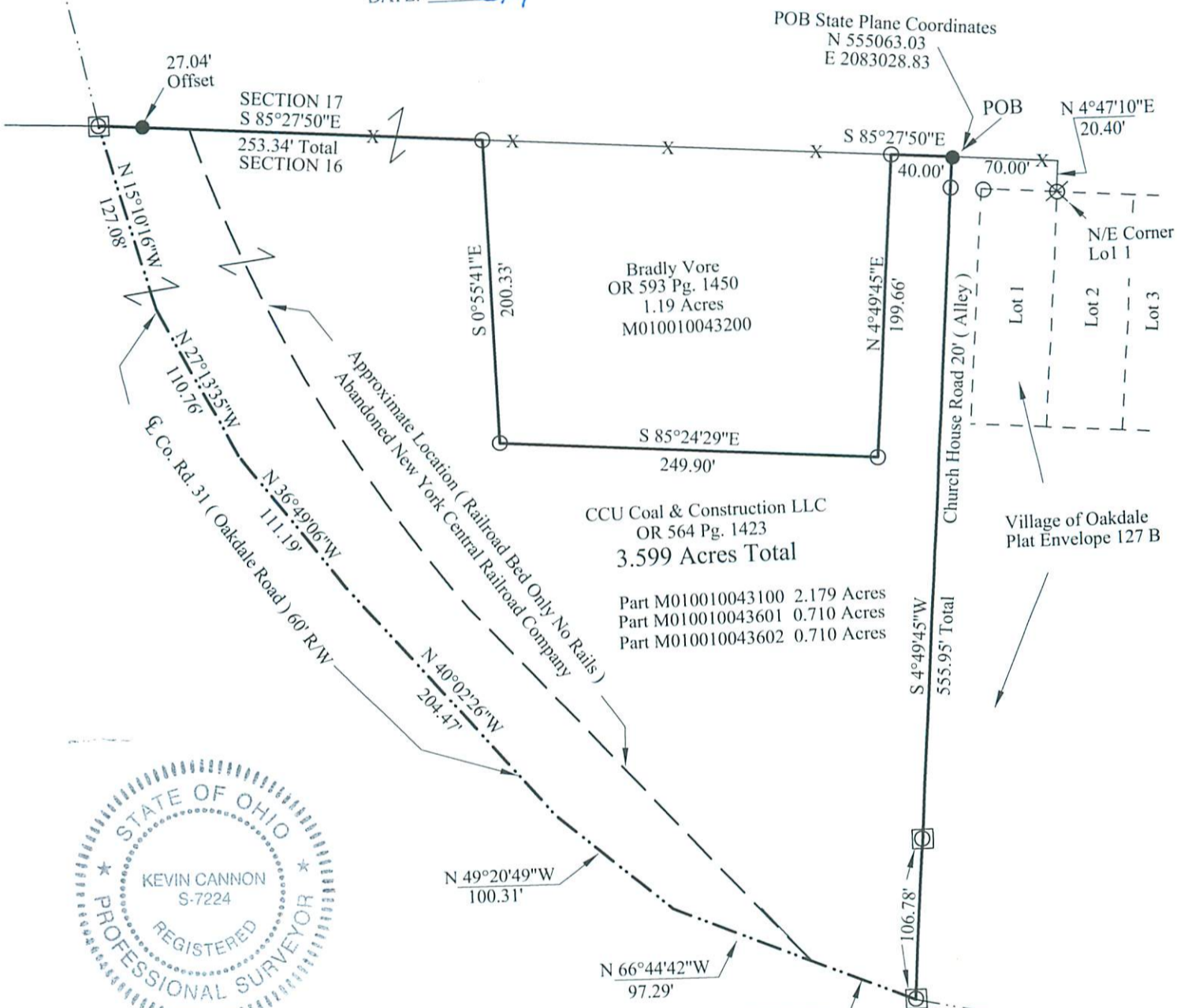
7945 TWP. RD. 114 NE
 New Lexington, Ohio 43764
 (740) 342 - 2835



Bearings shown are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)
 Data references: 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.



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Perennially*
 DATE: *3/10/23*



To be held *Continuous*
 APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
 DATE: *7/12/25*
Love

Kevin Cannon
 Kevin Cannon
 Reg. # 7224
 Date: *2/24/23*

LEGEND

- Iron Pin Set 5/8" Rebar 30" Long Plastic ID Cap, Stamped KCS 7224
- 5/8" IPF
- ⊗ 1.5" Iron Pipe Found
- Mag Nail Set
- X-X- Fence
- Basis of Bearings

Survey for: CCU Coal & Construction LLC
 State: Ohio
 County: Athens
 Township: Trimble
 T - 11, R - 14,
 Section: 16