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PROPERTY DESCRIPTION

1.002 ACRES

**TRIMBLE TOWNSHIP, PARCELS M010010075101 AND M010010075302
OFFICIAL RECORD 544, PAGE 1251**

SITUATE IN AND BEING A PART OF AN OLD SCHOOL LOT IN THE VILLAGE OF HOLLISTER AND A PART OF FRACTION 18 OF SECTION 21, TOWN 11, RANGE 14, TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FRACTION 18, TOWN 11, RANGE 14; THENCE N 86°24'26" W 833.99 FEET, WITH THE SOUTH LINE OF FRACTION 18, TO A POINT IN THE CENTERLINE OF OLD STATE ROUTE 78 (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 1260), PASSING A CAPPED IRON REBAR FOUND (LABELED 6765) AT 784.55 FEET;

THENCE, WITH THE CENTERLINE OF OLD STATE ROUTE 78, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

- (1) THENCE N 51°01'09" W 116.42 FEET TO A POINT;
- (2) THENCE N 50°25'42" W 173.58 FEET TO A POINT;
- (3) THENCE N 52°36'31" W 76.60 FEET TO A POINT;
- (4) THENCE N 53°32'42" W 130.93 FEET TO A POINT;
- (5) THENCE N 53°44'55" W 187.98 FEET TO A POINT;
- (6) THENCE N 53°53'00" W 87.57 FEET TO A POINT;
- (7) THENCE N 52°19'46" W 154.61 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE 1.001 ACRE (TAXED) WELLS FARGO BANK NA TRACT (OFFICIAL RECORD 544, PAGE 1251), SAID POINT BEING **THE TRUE POINT OF BEGINNING**;

THENCE N 50°11'02" W 233.73 FEET, WITH THE CENTER OF OLD STATE ROUTE 78, TO A POINT AT A COMMON CORNER TO THE 0.31 ACRE (TAXED) DAVID N. AND MARILYN S. BROWN TRACT (OFFICIAL RECORD 140, PAGE 200);

THENCE N 26°03'05" E 192.59 FEET, LEAVING THE CENTERLINE OF OLD STATE ROUTE 78 AND WITH SAID 0.31 ACRE (TAXED) DAVID N. AND MARILYN S. BROWN TRACT, TO A 5/8" IRON REBAR FOUND AT A COMMON CORNER IN THE LINE OF THE 19.78 ACRE (TAXED) ROGER D. KNOTT TRACT (OFFICIAL RECORD 522, PAGE 972), PASSING A 5/8" IRON REBAR FOUND AT 19.93 FEET;

THENCE S 47°21'03" E 251.66 FEET, WITH SAID 19.78 ACRE (TAXED) ROGER D. KNOTT TRACT, TO A 5/8" IRON REBAR FOUND AT A COMMON CORNER;



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THENCE S 30°38'32" W 176.88 FEET, WITH SAID 19.78 ACRE (TAXED) ROGER D. KNOTT TRACT, TO **THE TRUE POINT OF BEGINNING**, PASSING A 5/8" CAPPED IRON REBAR SET AT 156.88 FEET;

CONTAINING 1.002 ACRES, THERE BEING 0.220 ACRE IN THE OLD SCHOOL LOT, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/07/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO WELLS FARGO BANK NA IN OFFICIAL RECORD 544, PAGE 1251.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

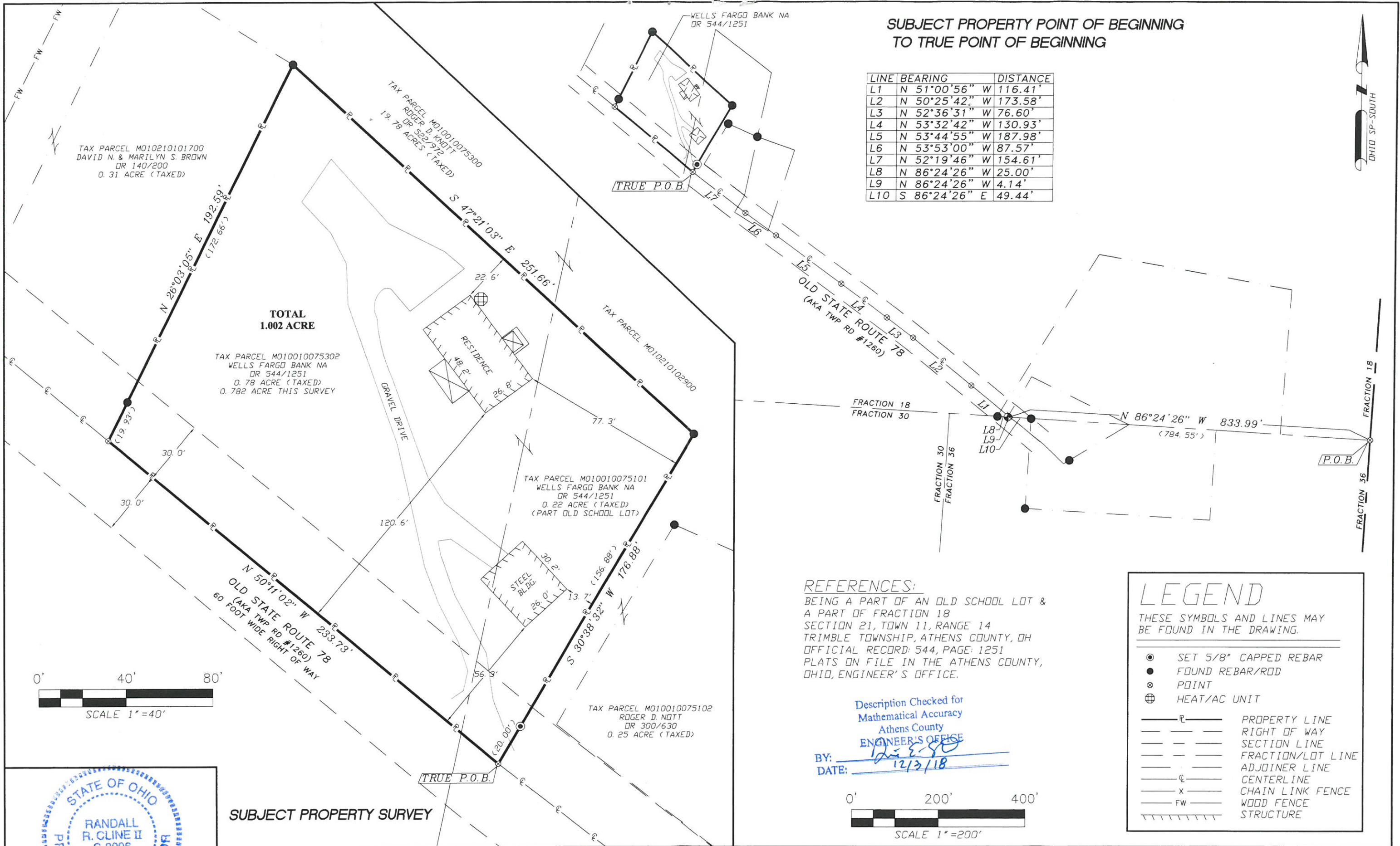
BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II

RANDALL R. CLINE II, PS #8096 OH
PROJECT NUMBER: 2186693



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/13/18



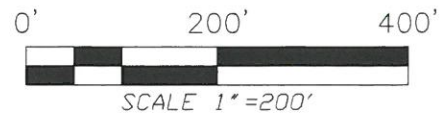
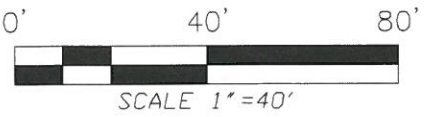
TAX PARCEL M010210101700
DAVID N. & MARILYN S. BROWN
DR 140/200
0.31 ACRE (TAXED)

**TOTAL
1.002 ACRE**

TAX PARCEL M010010075302
WELLS FARGO BANK NA
DR 544/1251
0.78 ACRE (TAXED)
0.782 ACRE THIS SURVEY

TAX PARCEL M010010075101
WELLS FARGO BANK NA
DR 544/1251
0.22 ACRE (TAXED)
(PART OLD SCHOOL LOT)

TAX PARCEL M010010075102
ROGER D. NOTT
DR 300/630
0.25 ACRE (TAXED)



REFERENCES:
BEING A PART OF AN OLD SCHOOL LOT &
A PART OF FRACTION 18
SECTION 21, TOWN 11, RANGE 14
TRIMBLE TOWNSHIP, ATHENS COUNTY, OH
OFFICIAL RECORD: 544, PAGE: 1251
PLATS ON FILE IN THE ATHENS COUNTY,
OHIO, ENGINEER'S OFFICE.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/3/18

LEGEND	
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.	
⊙	SET 5/8" CAPPED REBAR
●	FOUND REBAR/ROD
⊗	POINT
⊕	HEAT/AC UNIT
—P—	PROPERTY LINE
---	RIGHT OF WAY
- - -	SECTION LINE
- . - .	FRACTION/LOT LINE
- - - -	ADJOINER LINE
—C—	CENTERLINE
-x-x-	CHAIN LINK FENCE
-FW-	WOOD FENCE
	STRUCTURE

STATE OF OHIO
RANDALL R. CLINE II
S-8096
P.S. # 1979WV, 8096OH

PICKERING ASSOCIATES
Architects • Engineers • Surveyors

11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-5305 PICKERING USA.COM

BEING A PART OF FRACTION 18
SECTION 21, TOWN 11, RANGE 14
TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCEL: 1.002 ACRES

9/07/2018
PROJ: 2186693