

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

September 19, 2019

Job No. 19-5758

Surveyor's Description ~ Part of Parcel No. M010010071000 ~ LOT B – 14.796 ACRES

The parcel herein described is known as being a part of the same lands conveyed to **Robert W. Erdy, Jr.** as described in **O.R. 331 on Page 661** and is situated in and being a part of Section 25 Trimble Township, Township 11 North in Range 14 West in the Ohio Company's Purchase in Athens County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin found at the southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 25;

Thence, Thence, with the east line of the United States of America parcel (D.V. 98 Pg. 852), North 2 degrees 34 minutes 48 seconds East, 838.09 feet to a set 5/8" iron pin and the **true point of beginning;**

Thence, continuing with the east line of the said United States of America parcel, North 2 degrees 34 minutes 48 seconds East, 567.77 feet to an existing 1" iron pin;

Thence, with the south line of Mitchell E. & Juanita Farley (D.V. 125 Pg. 505), South 86 degrees 44 minutes 07 seconds East, passing an existing 1" iron pin at 97.55 feet and 395.87 feet, a total distance of 1304.13 feet to a set 5/8" iron pin;

Thence, with the west line of the said Farley lands and Grace Mingus, etal (O.R. 528 Pg 1417, South 4 degrees 06 minutes 37 seconds West, passing an existing 1" iron pin at 282.19 feet, a total distance of 470.27 feet to a point in the center of State Route 685;

Thence, with the said road, South 68 degrees 37 minutes 32 seconds West, 165.49 feet to the southeast corner of the Joseph E. Bishop parcel as described in O.R. 545 on Page 1566;

Thence, with the east line of the said Bishop parcel, North 20 degrees 57 minutes 02 seconds West, passing an existing 5/8" iron pin at 34.20 feet, a total distance of 196.51 feet to an existing 5/8" iron pin;

Thence, with the north line of the Bishop parcel, South 73 degrees 54 minutes 06 seconds West, 481.86 feet to an existing 5/8" iron pin;

Thence, through the Edry parcel, South 88 degrees 43 minutes 46 seconds West, 606.67 feet to the **true point of beginning.**

Containing 14.796 Acres and being subject to all legal roads, easements and restrictions of record. North is based on the Ohio State Plane Coordinate System – South Zone secured by GPS. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings.

ALSO – An access easement along an existing driveway to gain access from State Route 685 through the 6.103 acres to the 14.796 acre parcel, better described as follows:

Beginning for a reference at an existing 5/8" iron pin found at the southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 25;

Thence, with the east line of the United States of America parcel (D.V. 98 Pg. 852), North 2 degrees 34 minutes 48 seconds East, 838.09 feet to a set 5/8" iron pin;

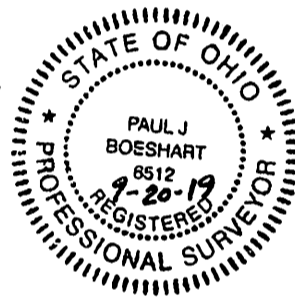
Thence, through the Erdy lands, North 88 degrees 43 minutes 46 seconds East, 346.74 feet to the **true point of beginning** for the 30' Access Easement;

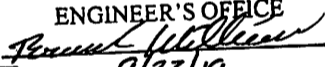
Thence, continuing through the Erdy lands, the following 8 courses:

- 1.) South 88 degrees 43 minutes 46 seconds East, 31.15 feet to a point;
- 2.) **Thence**, South 14 degrees 19 minutes 35 seconds West, 240.13 feet to a point;
- 3.) **Thence**, South 32 degrees 47 minutes 37 seconds West, 179.65 feet to a point;
- 4.) **Thence**, South 26 degrees 40 minutes 56 seconds West, 69.87 feet to a point on the north line of State Route 685;
- 5.) **Thence**, with the said road, South 65 degrees 19 minutes 08 seconds West, 48.05 feet to a point;
- 6.) **Thence**, leaving the said road, North 26 degrees 40 minutes 56 seconds East, 109.00 feet to a point;
- 7.) **Thence**, North 32 degrees 47 minutes 37 seconds East, 176.37 feet to a point;
- 8.) **Thence**, North 14 degrees 19 minutes 35 seconds East, 226.88 feet to the **true point of beginning**.

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in September, 2019.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/23/19

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

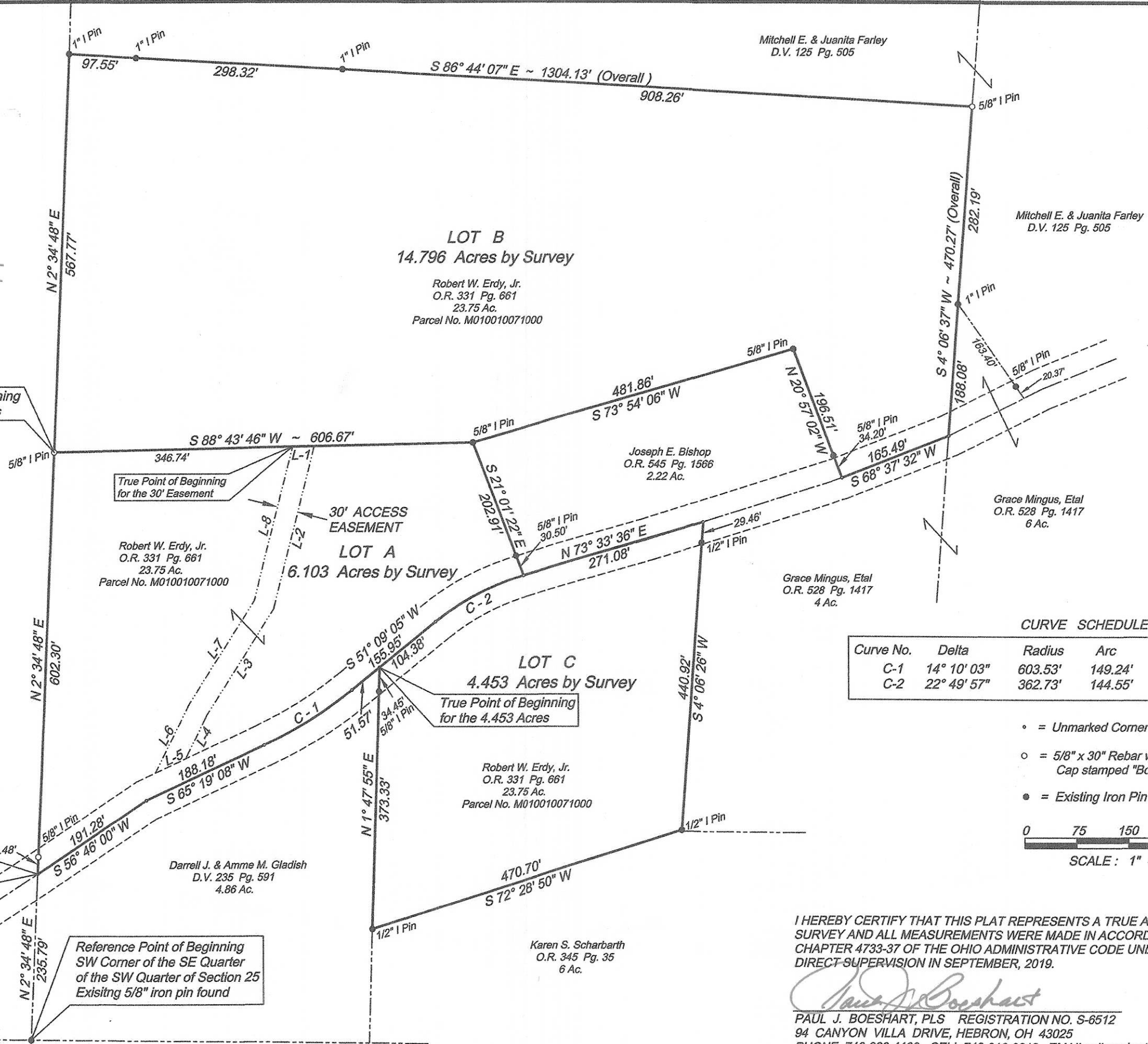
SEP 23 2019

Jill Thompson
Athens County Auditor

STATE of OHIO
ATHENS COUNTY
TRIMBLE TOWNSHIP
PART OF SECTION 25
TOWNSHIP 11 NORTH
RANGE 14 WEST

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul J. Boeshart
DATE: 9/23/19

NORTH is based on the Ohio State Plane
Co-ordinate System - South Zone - secured by GPS



True Point of Beginning
for the 14.796 Acres

True Point of Beginning
for the 30' Easement

True Point of Beginning
for the 4.453 Acres

True Point of Beginning
for the 6.103 Acres

Reference Point of Beginning
SW Corner of the SE Quarter
of the SW Quarter of Section 25
Existing 5/8" iron pin found

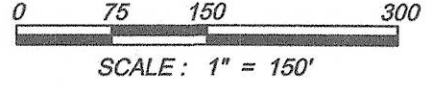
Easement Line Schedule

Line No.	Bearing	Distance
L-1	S 88° 43' 46" E	31.15'
L-2	S 14° 19' 35" W	240.13'
L-3	S 32° 47' 37" W	179.65'
L-4	S 26° 40' 56" W	69.87'
L-5	S 65° 19' 08" W	48.05'
L-6	N 26° 40' 56" E	109.00'
L-7	N 32° 47' 37" E	176.37'
L-8	N 14° 19' 35" E	226.88'

CURVE SCHEDULE

Curve No.	Delta	Radius	Arc	Chord	Chord Bearing
C-1	14° 10' 03"	603.53'	149.24'	148.86'	S 58° 14' 07" W
C-2	22° 49' 57"	362.73'	144.55'	143.59'	S 62° 34' 03" W

- = Unmarked Corner
- = 5/8" x 30" Rebar with a Plastic ID Cap stamped "Boeshart S-6512" set
- = Existing Iron Pin as noted



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2019.

Paul J. Boeshart
PAUL J. BOESHART, PLS REGISTRATION NO. S-6512
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjboeshart@hotmail.com

