

DESCRIPTION FOR A 1.000 ACRE TRACT

Situated in the State of Ohio, County of Athens, Trimble Township, and being a part of Section 4, Township 11, Range 14, Ohio Company's Purchase, and being a part of that 75.64 acre tract (Parcel Number M010010025300) as conveyed to Shawn Michael and Lynsey Marlene Cable in Official Record 550, Page 1511, all references being to those of record in the Recorder's Office, Athens County, Ohio, said 1.000 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8-inch rebar found under an axle gear at the center of Section 4;

Thence along the east line of the Southwest Quarter of Section 4, South 3° 40' 26" West, 1979.25 feet to an iron pin set in the southerly right of way line of State Route 78, also being a northwesterly corner of a 7.21 acre tract conveyed to Deborah L. Chonko in Official Record 514, Page 305, and being the **Point of Beginning** for the parcel of land herein described;

Thence along the east line of said Southwest Quarter, the westerly line of said 7.21 acre tract, and the westerly line of a 9.54 acre cemetery tract conveyed to Trimble Township Trustees, **South 3° 40' 26" West**, passing over a marked stone found knocked over at 238.61 feet, a total distance of **251.24 feet** to an iron pin set;

Thence crossing said 75.64 acre tract, along new division lines, the following five (5) courses:

South 57° 21' 11" West, 171.90 feet to an iron pin set;

North 19° 16' 05" West, 67.25 feet to an iron pin set;

North 12° 58' 28" West, 74.36 feet to an iron pin set;

North 6° 40' 51" West, 74.50 feet to an iron pin set in the southerly right of way line of State Route 78;

Along the southerly right of way line of State Route 78, **North 57° 21' 11" East, 247.49 feet** to the Point of Beginning and containing 1.000 acre, more or less, according to a survey made by Hull & Associates in October of 2020.

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Together with a 0.046 acre ingress and egress easement more particularly bounded and described as follows:

Commencing at a 5/8-inch rebar found under an axle gear at the center of Section 4;

Thence along the east line of the Southwest Quarter of Section 4, South 3° 40' 26" West, 1979.25 feet to an iron pin set in the southerly right of way line of State Route 78;

Thence along the southerly right of way line of State Route 78 and crossing said 75.64 acre tract, South 57° 21' 11" West, 247.49 feet to an iron pin set, and being the **Point of Beginning** for the parcel of land herein described;

Thence **South 6° 40' 51" East, 74.50 feet** to an iron pin set;

Thence **South 83° 19' 09" West, 30.00 feet** to a point;

Thence **North 6° 40' 51" West, 59.89 feet** to a point in the southerly right of way line of State Route 78;

Thence along the southerly right of way line of State Route 78, **North 57° 21' 11" East, 33.37 feet** to the Point of Beginning and containing 0.046 acre, more or less, according to a survey made by Hull & Associates in October of 2020.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

Subject to all valid and existing easements, restrictions, and conditions of record.



Jeremy L. Van Ostran

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

October 28, 2020

F:\Clients\Active\BOK\BOK001\survey\LEGALS

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara J. Hillman*
DATE: 11/3/20

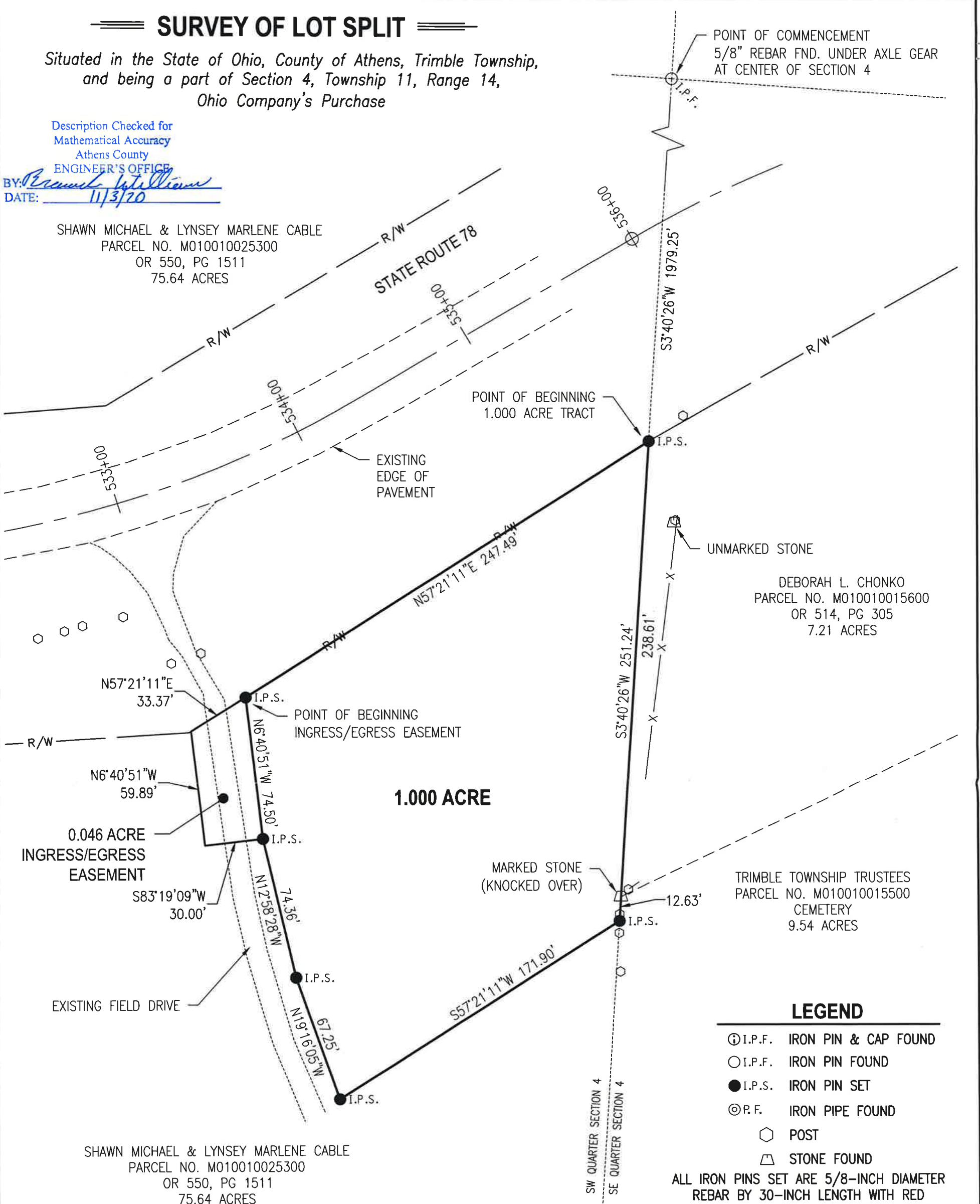
SURVEY OF LOT SPLIT

Situating in the State of Ohio, County of Athens, Trimble Township,
and being a part of Section 4, Township 11, Range 14,
Ohio Company's Purchase

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeremy Van Ostran*
DATE: 11/3/20

SHAWN MICHAEL & LYNSEY MARLENE CABLE
PARCEL NO. M010010025300
OR 550, PG 1511
75.64 ACRES



POINT OF COMMENCEMENT
5/8" REBAR FND. UNDER AXLE GEAR
AT CENTER OF SECTION 4

POINT OF BEGINNING
1.000 ACRE TRACT

EXISTING
EDGE OF
PAVEMENT

UNMARKED STONE

DEBORAH L. CHONKO
PARCEL NO. M010010015600
OR 514, PG 305
7.21 ACRES

POINT OF BEGINNING
INGRESS/EGRESS EASEMENT

1.000 ACRE

MARKED STONE
(KNOCKED OVER)

TRIMBLE TOWNSHIP TRUSTEES
PARCEL NO. M010010015500
CEMETERY
9.54 ACRES

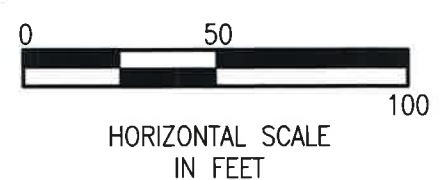
LEGEND

- ⊙ I.P.F. IRON PIN & CAP FOUND
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- ⊙ P.F. IRON PIPE FOUND
- ⬡ POST
- ⬢ STONE FOUND

ALL IRON PINS SET ARE 5/8-INCH DIAMETER
REBAR BY 30-INCH LENGTH WITH RED
IDENTIFICATION CAPS MARKED "HULL, 8283".



THE BASIS OF BEARINGS IS THE
OHIO STATE PLANE COORDINATES
SYSTEM, SOUTH ZONE, NAD83.



PERTINENT DOCUMENTS USED
Athens County Tax Maps
All Recorded Documents shown
were used as source documents.

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED IN THE
FIELD AND ARE NOT REPRESENTED ON THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE POLICY. THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.



Jeremy Van Ostran
JEREMY L. VAN OSTRAN P.S. 8283

DRAWN: KTB	CHECKED: JLV	JOB NUMBER: BOK001
REVISIONS	DATE	DATE: 10/06/20
		SHEET: 1

HULL

Environment / Energy / Infrastructure

Hull & Associates, Inc.
59 Grant Street
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-8659
www.hullinc.com

Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by owner: Thursday, October 29, 2020 3:14 PM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	03.4026SW	251.24			
TR	S 3° 40' 26" W	251.24			
2			4749.27632	4983.90116	
Raw:	57.2111SW	171.90			
TR	S 57° 21' 11" W	171.90			
3			4656.54300	4839.15953	
Raw:	19.1605NW	67.25			
TR	N 19° 16' 05" W	67.25			
4			4720.02599	4816.96782	
Raw:	12.5828NW	74.36			
TR	N 12° 58' 28" W	74.36			
5			4792.48760	4800.27278	
Raw:	06.4051NW	74.50			
TR	N 6° 40' 51" W	74.50			
6			4866.48172	4791.60556	
Raw:	57.2111NE	247.49			
TR	N 57° 21' 11" E	247.49			
7			4999.99289	4999.99479	
IN	N 36° 14' 28" E	0.01			
1			5000.00000	5000.00000	

Area = 43571.590 Sq Feet or 1.000 Acres more or less

Database opened by owner: Tuesday, November 03, 2020 3:08 PM.