

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 resurvey of US National Bank OR 571 Pg. 405, being part of the Northwest Quarter of Section 8, and more particularly described as follows:

Beginning at a 3/4" iron pipe found at the Northwest Corner of Section 8; thence along the West Line of Section 8 South 03 Degrees 05 Minutes 27 Seconds West 1723.37 feet to a stone found;

Thence along the North Line of the village of Trimble Corporation Line South 86 Degrees 42 Minutes 24 Seconds East 1581.41 feet to a 5/8" IPF and the place of beginning;

Thence North 01 Degrees 41 Minutes 05 Seconds West 160.98 feet to a 3/4" iron pipe found;

Thence South 86 Degrees 15 Minutes 02 Seconds East 242.19 feet to a point in the centerline of Twp. Rd. 470 (Kennedy Road), passing IPS at 149.75 feet & at 215.46 feet;

Thence along said centerline South 32 Degrees 22 Minutes 22 Seconds East 80.87 feet to a 3/4" iron pipe found;

Thence leaving said road South 00 Degrees 03 Minutes 33 Seconds East 92.91 feet to a 3/4" iron pipe found;

Thence along the North Line of the village of Trimble Corporation Line North 86 Degrees 42 Minutes 24 Seconds West 280.80 feet to the place of beginning, containing 1.002 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Twp. Rd. 470 (Kennedy Road) 40' R/W.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.

Bearings are based on the West Line of Section 8 as being South 03 Degrees 05 Minutes 27 Seconds West.

This description was written from a survey made by Kevin Cannon PS 7224, January 14, 2021.

Parcel # All of M01-00100445-03



KEVIN CANNON
REG. NO. 7224

1/14/21

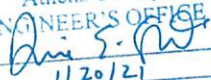
DATE



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

MAR 25 2021

Jill Thompson
Athens County Auditor

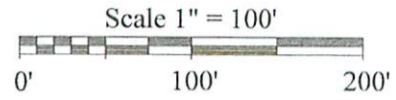
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/20/21

KEVIN CANNON SURVEYING

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

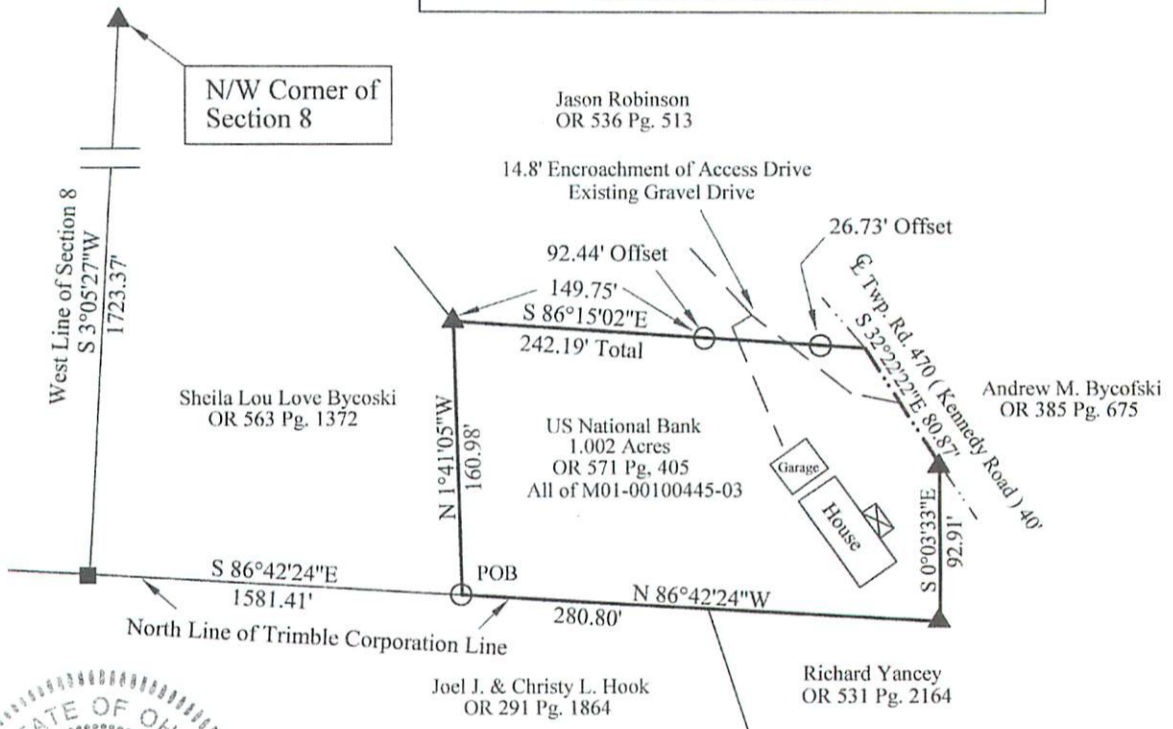


Bearings shown are to an assumed meridian and are used to denote angles only.
Data references: USGS maps, tax maps, deed description and existing monumentation.
This survey is subject to any facts that may be disclosed by a full and accurate title search.



Bearings are based on the West Line of Section 8 as being South 03 Degrees 05 Minutes 27 Seconds West.

Surveyor's Note: The Jason Robinson (OR 536 Pg. 513)
US National Bank (OR 571 Pg. 405)
Access drive encroach on each others properties.
No Written Easement Found



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Kevin Cannon*
DATE: 1/20/21

Kevin Cannon
Kevin Cannon
Reg. # 7224

1/14/21
Date

Survey for: Valmer Land Title Agency, LLC
State: Ohio
County: Athens
Township: Trimble
T - 11, R - 14
Section: 8
City or Village: N/A

LEGEND

- Iron Pin Set 5/8" Rebar With Plastic ID Cap, Stamped KCS 7224
- Iron Pin Found 5/8"
- ▲ 3/4" Iron Pipe Found
- Stone Found
- X-X- Fence
- Basis of Bearings