



PICKERING ASSOCIATES INC. • 11283 EMERSON AVE. • PARKERSBURG, WV 26104
PHONE 304.464.5305 • 800.954.5305 • FAX 304.464.4428

Architects • Engineers • Surveyors

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

PROPERTY DESCRIPTION

4.7597 ACRE TRACT
SOUTHWEST QUARTER
SECTION 8, TOWN 11 NORTH, RANGE 14 WEST
TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO
PARID: M010010056300
OFFICIAL RECORD 561, PAGE 456

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

DEC 14 2022

BY: *Randy Utterman*
DATE: 11/9/22

Jill Thompson
Athens County Auditor

SITUATE IN AND BEING ALL OF LOT NUMBER 16 OF REPUBLIC COAL CO'S ADDITION (ENVELOPE 122A) AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 11 NORTH, RANGE 14 WEST, TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" CAPPED IRON REBAR SET IN AN EAST LINE OF THE 47.58 ACRE (TAXED) THOMAS G. HAND TRACT (OFFICIAL RECORD 449, PAGE 1410), SAID REBAR BEING THE NORTHWEST CORNER OF LOT NUMBER 16 OF REPUBLIC COAL CO'S ADDITION;

THENCE N 03°06'25" E 28.46 FEET, WITH SAID 47.58 ACRE THOMAS G. HAND TRACT, TO A 5/8" IRON REBAR FOUND IN A COMMON FENCE CORNER;

THENCE S 86°19'28" E 421.47 FEET, WITH SAID 47.58 ACRE THOMAS G. HAND TRACT AND THE FENCE, TO A 5/8" CAPPED IRON REBAR SET IN THE WESTERLY RIGHT OF WAY LINE OF THE OLD COUNTY ROAD (AS PLATTED (ENVELOPE 277A)), PASSING A 30" OAK STUMP WITH WIRE AT 391.44 FEET;

THENCE S 00°52'40" W 27.98 FEET, WITH THE WESTERLY RIGHT OF WAY LINE OF THE OLD COUNTY ROAD, TO A 5/8" CAPPED IRON REBAR SET IN THE NORTH LINE OF REPUBLIC COAL CO'S ADDITION;

THENCE N 86°23'35" W 5.56 FEET, WITH THE NORTH LINE OF REPUBLIC COAL CO'S ADDITION, TO A 5/8" CAPPED IRON REBAR SET AT THE NORTHEAST CORNER OF SAID LOT NUMBER 16;

THENCE S 13°19'13" E 401.33 FEET, WITH THE WESTERLY RIGHT OF WAY LINE OF THE OLD COUNTY ROAD (AS PLATTED (ENVELOPE 122A)), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO LOTS NUMBER 14 AND 16 OF SAID REPUBLIC COAL CO'S ADDITION;

THENCE S 88°06'22" W 532.50 FEET, WITH A FENCE AND THE COMMON LINE BETWEEN LOTS NUMBER 14, 15 AND 16, TO A 12" CHERRY TREE FOUND IN AN EAST LINE OF SAID 47.58 ACRE THOMAS G. HAND TRACT AT A COMMON CORNER TO SAID LOTS NUMBER 15 AND 16, PASSING A 5/8" CAPPED IRON REBAR SET AT THE COMMON CORNER BETWEEN LOTS NUMBER 14 AND 15 AT 173.50 FEET;

THENCE N 03°06'25" E 435.00 FEET, WITH SAID 47.58 ACRE THOMAS G. HAND TRACT AND THE FENCE, TO THE POINT OF BEGINNING;

CONTAINING 4.7597 ACRES, THERE BEING 4.4864 ACRES IN LOT NUMBER 16 OF REPUBLIC COAL CO'S ADDITION AND 0.2733 ACRES IN SECTION 8, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 12/23/2020 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE PERIMETER OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO SCOTT T. JOYCE IN OFFICIAL RECORD 561, PAGE 456.

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: 2202922



ARCHITECTURAL • ELECTRICAL • CIVIL/STRUCTURAL • MECHANICAL • CONTROLS
CONSTRUCTION ADMINISTRATION • SURVEYING
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Randall R. Cline II
DATE: 11/9/22

SURVEY NOTE:
OFFICIAL RECORD 561, PAGE 456,
REFERS TO A STRIP OF LAND
LYING ON THE NORTH SIDE OF
SAID LOT AND JOINING THE
DAVIS LAND, 18 FEET WIDE, MORE
OR LESS. WE FOUND THE AREA
NORTH OF LOT NO. 16 TO MEASURE
MORE THAN 18 FEET TO THE
ADJOINER'S LINE AND FENCE.

PARID: M010010055200
THOMAS G. HAND
OR 449/1410
47.58 ACRES (TAXED)

PARID: M010010056300
SCOTT T. JOYCE
OR 561/456
LOT NO. 16
4.47 ACRES (TAXED)
4.7597 ACRES TOTAL THIS SURVEY

PARID: M010010056400
ANITA COFFMAN
OR 559/920
LOT NO. 15
3.35 ACRES (TAXED)

PARID: M010010056500
MICHAEL COFFMAN
OR 546/664
LOT NO. 14
1.25 ACRES (TAXED)

PARID: M010010056801
RICHARD & SHELA ARNOLD
OR 537/149
3.62 ACRES (TAXED)

EDGEMONT
(ENVELOPE 277A)

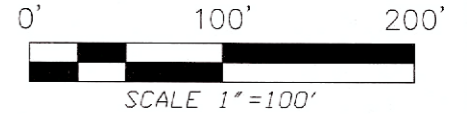
OLD COUNTY ROAD
40' R/W (PLATTED)

5/8" IRON REBAR FOUND
@ S 82°20'11" E 27.41'

OLD COUNTY ROAD
50' R/W (PLATTED)

CARTER ROAD
(AKA TWP RD #619)
40' R/W

OLD COUNTY ROAD
50' R/W (PLATTED)



LEGEND

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊙ CAPPED IRON REBAR FOUND
- FOUND IRON PIPE
- ⊗ POINT
- P — PROPERTY LINE
- R — RIGHT OF WAY
- L — LOT LINE
- T — TAX PARCEL LINE
- C — CENTERLINE
- X — BARBED WIRE FENCE
- FWW — WOVEN WIRE FENCE STRUCTURE

LINE BEARING	DISTANCE
L1 S 00°52'40" W	27.98'
L2 N 86°23'35" W	5.56'

REFERENCES:
BEING ALL OF LOT NO. 16 OF
REPUBLIC COAL CO'S ADDITION
(ENVELOPE 122A) & A PART OF THE
SW 1/4, SEC 8, TN 11N, RN 14W
TRIMBLE TOWNSHIP
ATHENS COUNTY, OHIO
PARID: M010010056300
OFFICIAL RECORD: 561, PAGE: 456

PLATS ON FILE IN THE ATHENS
COUNTY, OHIO, ENGINEER'S OFFICE.

LIMITATIONS OF SURVEY:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE OPINION
AND THEREFORE IS SUBJECT TO ANY
STATEMENT OF FACTS REVEALED BY
EXAMINATION OF SUCH DOCUMENTS AND
IS SUBJECT TO ALL LEGAL RIGHTS OF
WAY, EASEMENTS, AND RESTRICTIONS
OF RECORD.

RANDALL R. CLINE II
P. S. # 1979WV 8096OH

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PART OF THE SOUTHWEST QUARTER
SECTION 8, TOWN 11 NORTH, RANGE 14 WEST
TRIMBLE TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCEL:
4.7597 ACRES TOTAL

12/23/2020
PROJ: #2202922