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Scott P. & Shannon M. Monbeck
OR 569-442, Second Tract
All of: M06-003-000-400.0
+/-1.425 Ac.

Situated in the State of Ohio, County of Athens, Village of Trimble and being part of Section 8, T11N, R14W, being all of the lands now owned by Scott P. & Shannon M. Monbeck as recorded in OR 569-442, Second Tract of the Athens County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (5/8" no cap) at the northwest corner of Lot 189, George W. Devore's Add. to the Village of Trimble, also being the southeast corner of the lands now owned by Brian Gardine (OR 503-0658);

Thence with the easterly line of said Gardine's lands, N 25°07'00" E a distance of 191.00 feet to an iron pin set on the south line of the lands now owned by Joseph Bycofski (OR 504-1491);

Thence with the south line of said Bycofski's lands, S 64°53'00" E a distance of 325.00 feet to an iron pin set on the west line of the lands now owned by Village of Trimble (OR 249-183);


Thence with the west line of said Village of Trimble's lands, S 25°07'00" W a distance of 191.00 feet to an iron pin found on the north line of Plum Street, referenced by an iron pin found (5/8" bent and spun) that bears S 18°31'59" W a distance of 7.30 feet;

Thence with the north line of said George W. Devore's Add., N 64°53'00" W a distance of 325.00 feet to the principal place of beginning, passing an iron pin set at 205.00 feet and an iron pin found (5/8" no cap) at 265.00 feet, containing 1.425 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation on 1/18/2022.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 1.425 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 18, 2022.


 Brian Kelly McPeek, PS 8517



1/18/22
 Date

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Brian K. McPeek
 DATE: 3/24/22

SITUATED IN

The State of Ohio, County of Athens
Village of Trimble, and being a part
of Sec. 8, T11N, R14W.

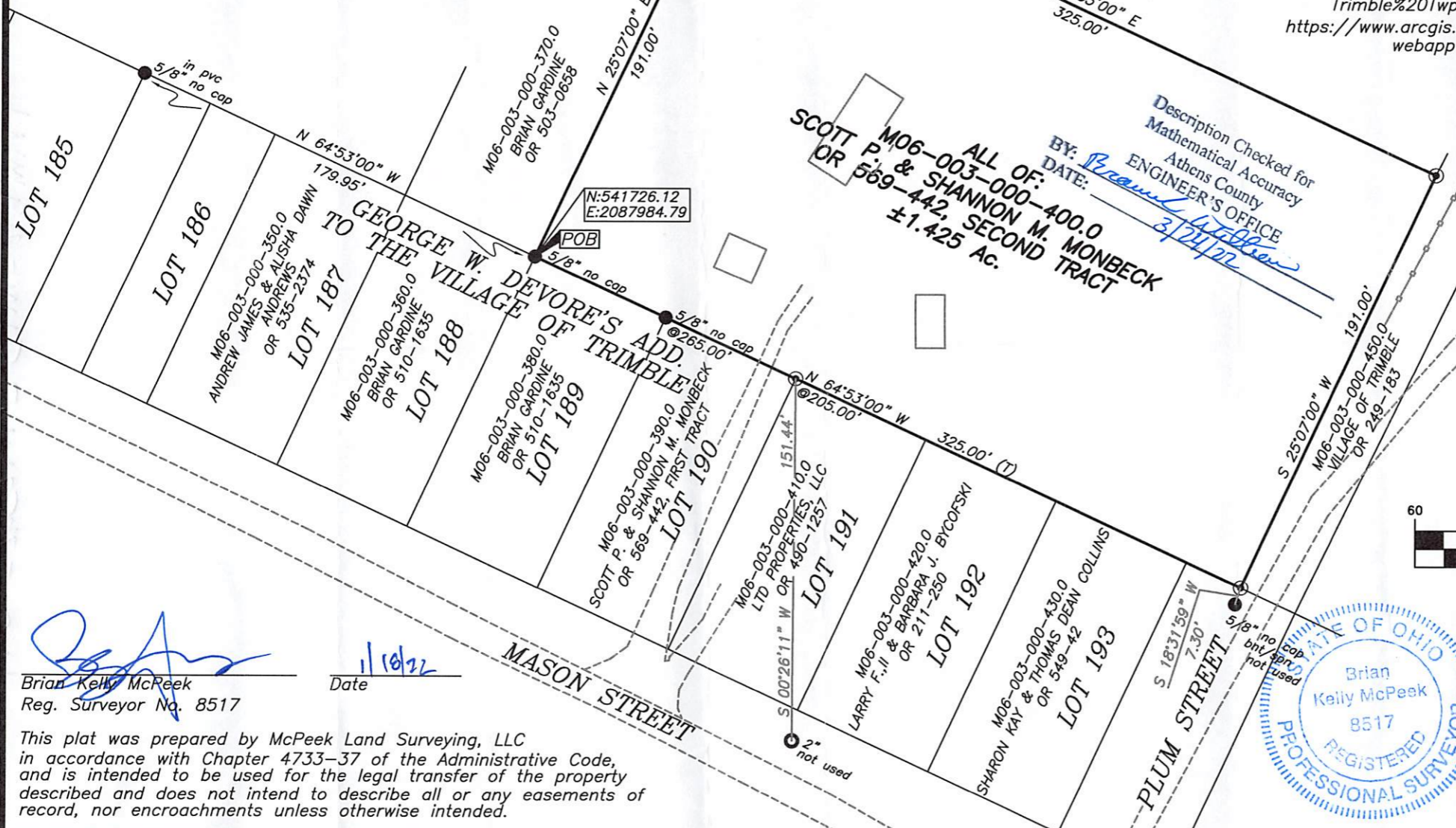
BASIS OF BEARING

Bearings & distances are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

ReSurvey

REFERENCES

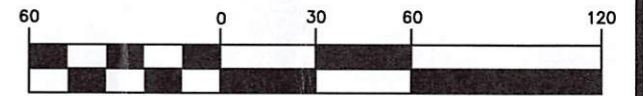
- * As Noted on Plat
- <https://www.athenscountyauditor.org/>
- <https://gis.athensoh.org/oldtaxmaps/Trimble%20Sec%2008.pdf>
- https://gis.athensoh.org/currenttaxmaps/Trimble%20Twp_Sec%2008.pdf
- <https://www.arcgis.com/apps/webappviewer/>



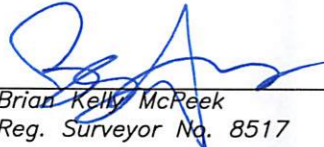
LEGEND

- ▲ Railroad Spike Found
- △ Railroad Spike Set
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- ⌵ Property Hook
- Iron Pin Set
- Ex. Fence

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.


 Brian Kelly McPeek
 Reg. Surveyor No. 8517

Date 11/18/22

This plat was prepared by McPeek Land Surveying, LLC
 in accordance with Chapter 4733-37 of the Administrative Code,
 and is intended to be used for the legal transfer of the property
 described and does not intend to describe all or any easements of
 record, nor encroachments unless otherwise intended.



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