



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 10/14/2020

**PROPERTY DESCRIPTION**  
**0.599 ACRE TRACT**  
**YORK TOWNSHIP, SECTION 10, TOWN 12 NORTH, RANGE 15 WEST**  
**TAX PARCEL P010010068100**  
**OFFICIAL RECORD 465, PAGE 45**

**SITUATE IN AND BEING A PART OF RIVER LOT NUMBER 629, SECTION 10, TOWN 12 NORTH, RANGE 15 WEST, YORK TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 5/8" CAPPED IRON REBAR SET IN THE WESTERLY LINE OF THE HOCKING VALLEY SCENIC RAILWAY COMPANY, SAID REBAR BEING THE SOUTHEAST CORNER OF THE 1.000 ACRE (TAXED) PENNY LYNN HICKMAN TRACT (OFFICIAL RECORD 530, PAGE 1149) AND AT A COMMON CORNER TO THE 0.500 ACRE (TAXED) JOHN LEHMAN TRACT (OFFICIAL RECORD 465, PAGE 45), FROM WHERE THE NORTHEAST CORNER OF SECTION 10, TOWN 12 NORTH, RANGE 15 WEST BEARS N 37°35'28" E 1400.44 FEET;**

**THENCE, WITH THE WESTERLY LINE OF THE HOCKING VALLEY SCENIC RAILWAY COMPANY AND A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 166.06 FEET, WITH A RADIUS OF 1066.51 FEET AND WITH A CHORD BEARING S 16°25'09" W 165.89 FEET, TO A (1" BY 1") SQUARE IRON MARKER FOUND AT A COMMON CORNER TO THE 0.470 ACRE (TAXED) LINDA S. HAMILTON TRACT (OFFICIAL RECORD 378, PAGE 881);**

**THENCE N 85°46'24" W 167.81 FEET, LEAVING THE WESTERLY LINE OF THE HOCKING VALLEY SCENIC RAILWAY COMPANY AND WITH SAID 0.470 ACRE LINDA S. HAMILTON TRACT, TO A 1" CAPPED IRON REBAR FOUND (LABELED CANTER) AT A COMMON CORNER TO THE 60.469 ACRE (TAXED) DOUGLAS E. MACCOMBS TRACT (OFFICIAL RECORD 500, PAGE 1585);**

**THENCE N 05°33'08" E 122.00 FEET, WITH SAID 60.469 ACRE DOUGLAS E. MACCOMBS TRACT, TO A 1" CAPPED IRON REBAR FOUND (LABELED CANTER) AT A COMMON CORNER TO SAID 1.000 ACRE PENNY LYNN HICKMAN TRACT;**

**THENCE N 82°52'03" E 204.02 FEET, WITH SAID 1.000 ACRE PENNY LYNN HICKMAN TRACT, TO THE POINT OF BEGINNING;**

**CONTAINING 0.599 ACRE, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 10/05/2020 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.**

**BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO THE JOHN LEHMAN IN OFFICIAL RECORD 465, PAGE 45.**

**SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.**

**BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).**

[Signature]  
RANDALL R. CLINE II, PS #8096  
PROJECT NUMBER: 2202867

Architectural • Electrical • Civil/Structural • Mechanical • Controls • Construction Administration • Surveying

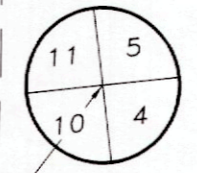
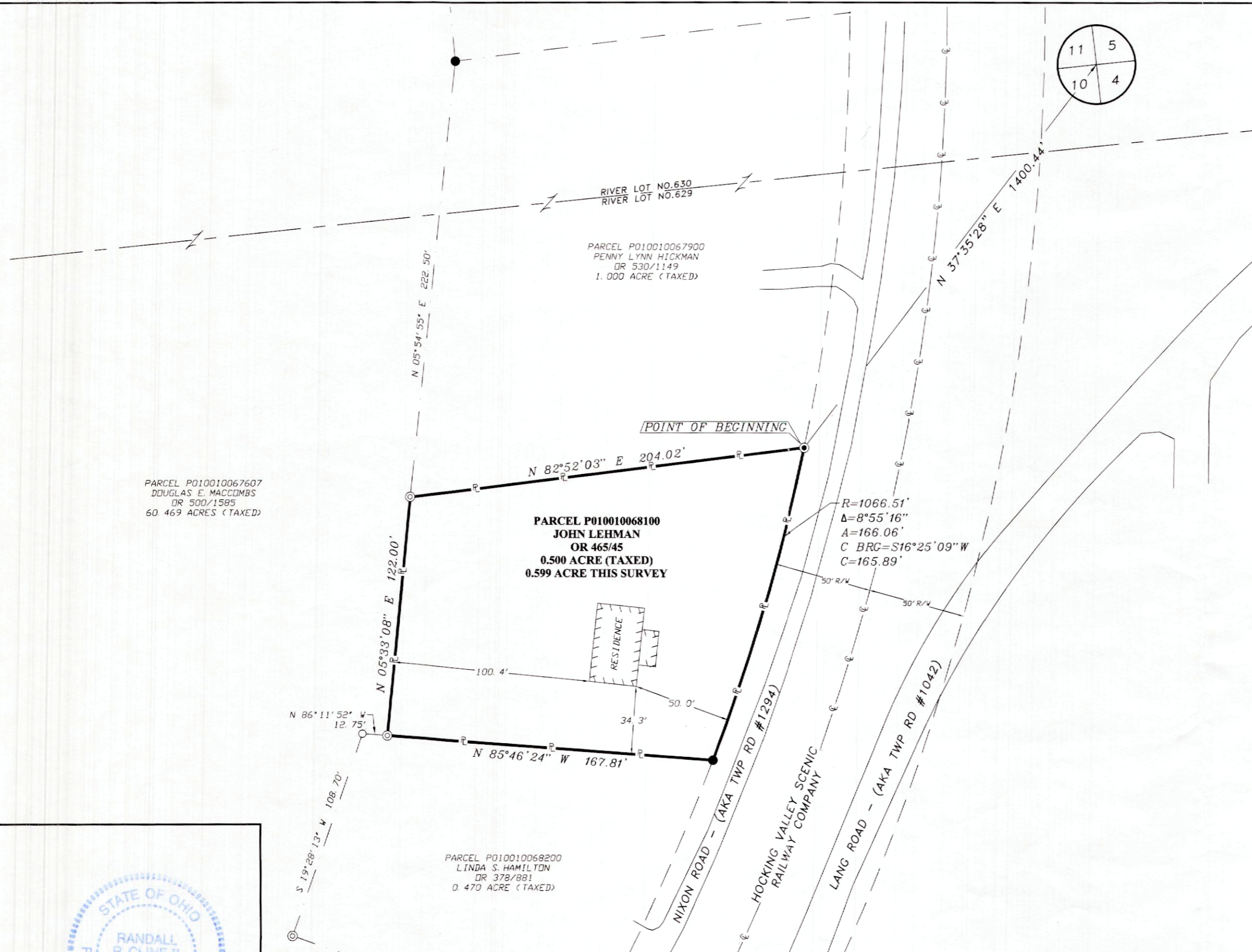


Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

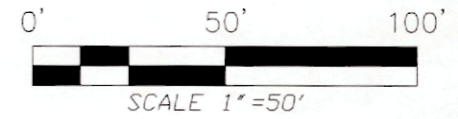
OCT 14 2020

Jill Thompson





Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *David S. Cline*  
 DATE: 10/14/2020



LEGEND	
⊙	SET 5/8" CAPPED IRON REBAR
●	FOUND IRON ROD/REBAR
⊙	CAPPED IRON REBAR FOUND
○	FOUND IRON PIPE
⊗	POINT
—R—	PROPERTY LINE
—	RIGHT OF WAY
- - -	SECTION LINE
---	TAX PARCEL LINE
—C—	CENTERLINE
	STRUCTURE
—>—	RUN/DITCH

**REFERENCES:**  
 PART RIVER LOT NO. 629  
 SECTION 10, TN 12N, RN 15W  
 YORK TOWNSHIP  
 ATHENS COUNTY, OHIO  
 PARCEL: P010010068100  
 OFFICIAL RECORD: 500, PAGE: 1585

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. NO OPINION IS  
 MADE OR EXPRESSED CONCERNING THE  
 EXISTENCE OF WETLANDS, FLOOD HAZARDS,  
 ENVIRONMENTAL CONDITIONS, HAZARDOUS  
 MATERIALS, UTILITIES, OR ITEMS THAT  
 MAY AFFECT THE USE OF PROPERTY  
 SURVEYED.

STATE OF OHIO  
 RANDALL R. CLINE II  
 S-8006  
*Randall R. Cline II*  
 RANDALL R. CLINE II  
 P. S. # 1979WV, 8096DH

**PICKERING ASSOCIATES**  
 Architects • Engineers • Surveyors

11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
 (304) 464-5305 PICKERING USA.COM

PART RIVER LOT NO. 629  
 SECTION 10, TOWN 12 NORTH, RANGE 15 WEST  
 YORK TOWNSHIP  
 ATHENS COUNTY, OHIO

**BOUNDARY SURVEY**  
 EXISTING PARCEL: 0.599 ACRE

10/05/2020  
 PROJ: #2202867