

DESCRIPTION OF 1.994 ACRE PARCEL

Situated in the State of Ohio, County of Athens County, Township of York, being a part of Section 35 and 36, Township 12, Range 15, River Lot 667, and being all of a 1.80 acre tract (Parcel No. P010010059200) as conveyed to Kilbarger Construction Inc., as recorded in Official Record 46, Page 980, all references being to those of record in the Recorder's Office, Athens County, Ohio, said 1.994 acre Parcel being more particularly bounded and described as follows:

Commencing at a stone found marking the northwest corner of Section 36 and also the northeast corner of Section 6 of Starr Twp. Hocking County;

Thence southerly along the said section line, **South 04°00'47" West, 5420.19 feet** to an iron pin set on the northerly line of a 6.20 acre tract as conveyed to Max Leo Pitts jr., in Official Record Volume 370, Page 1079;

Thence easterly along the northerly line of the said 6.20 acre tract, **South 86°04'28" East, 249.18 feet** to an iron pin set at the northwest corner of the said 1.80 acre parcel and being the **Point of Beginning** for the herein described 1.994 acre parcel;

Thence along the said 1.80 acre parcel the following three (3) courses and distances;

South 86°04'28" East, 112.77 feet to an iron pin set

South 51°38'28" East, 62.45 feet to a 5/8" iron pin found; and ...

South 03°17'32" West 500.35 feet, to an iron pin set on the northerly right-of-way of Diamond Brick Road (Co. Rd. 33);

Thence westerly along the northerly right-of-way of Diamond Brick Road (Co. Rd. 33B), **North 86°08'50" West 163.68 feet**, to the southeast corner of the said 6.20 acre tract, corner being referenced by a 3/4" pipe found bearing, **South 03°16'11" West, 7.79 feet**;

DESCRIPTION FOR A 1.994 ACRE PARCEL

Thence northerly along the easterly line of the said 6.20 acre tract, **North 03°16'11" East**, passing a 3/4" pipe found at 268.62 feet, a total distance of **535.88 feet** to the **Point of Beginning** and containing **1.994 acres**, more or less, according to a survey made by Hull & Associates, Inc. in July of 2021.

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" in diameter rebar by 30" in length with red identification caps marked "HULL, PS 8283".

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



Kevin T. Blaine, P.S.
Surveyor No. 7830

July 13, 2021

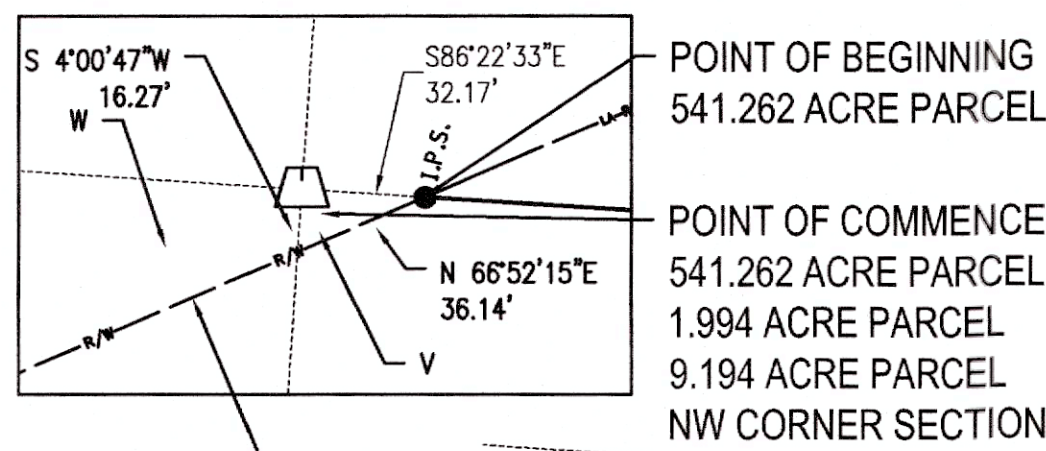
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Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUL 16 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Walker
DATE: 7/16/21



POINT OF BEGINNING
541.262 ACRE PARCEL

POINT OF COMMENCEMENT
541.262 ACRE PARCEL
1.994 ACRE PARCEL
9.194 ACRE PARCEL
NW CORNER SECTION 36

BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO,
COUNTY OF ATHENS, YORK TOWNSHIP,
BEING PART OF SECTIONS 35 AND 36, TOWNSHIP 12, RANGE 15, RIVER LOTS 656 THRU 667.
COUNTY OF HOCKING, STARR TOWNSHIP,
BEING A PART OF FRACTIONAL LOT 1, SECTION 6, TOWNSHIP 12, RANGE 16

Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Length
C1	388.30'	3402.87'	006°32'17"	S46°52'38"W	388.08'
C2	2296.32'	3402.87'	038°39'51"	S74°31'15"W	2253.00'
C3	1354.82'	3472.87'	022°21'07"	N68°07'52"E	1346.24'

Line #	Length	Direction
L1	224.05'	S83°33'04"W
L2	400.76'	N60°06'37"W
L3	343.74'	S68°36'39"W
L4	189.72'	N48°01'49"W
L5	315.69'	S86°17'58"W
L6	550.26'	N30°45'41"W
L7	270.04'	N72°20'06"W
L8	484.20'	S60°12'11"W
L9	212.97'	N70°24'50"W
L10	308.53'	N34°48'54"W
L11	65.36'	S20°57'48"E
L12	131.65'	N66°52'15"E
L13	326.50'	S86°22'33"E
L14	172.66'	S40°48'38"E
L15	420.43'	N84°12'41"E
L16	768.32'	S73°09'08"E
L17	281.47'	S58°42'10"E
L18	260.07'	S68°47'05"E
L19	205.95'	N86°18'26"E
L20	513.21'	S71°37'30"E
L21	71.05'	S41°13'25"E
L22	301.09'	S80°49'02"E
L23	255.51'	S51°51'23"E
L24	237.26'	N85°40'01"E
L25	91.40'	S63°29'55"E
L26	127.83'	S70°42'57"E
L27	82.85'	N75°50'40"E
L28	117.10'	N87°22'46"W
L29	101.35'	S70°13'33"W
L30	99.36'	S70°15'13"W
L31	99.60'	S63°38'47"W
L32	180.40'	S89°37'06"W
L33	147.64'	S65°30'43"W
L34	229.54'	S72°15'57"W
L35	212.01'	S66°12'54"W
L36	145.60'	N61°38'22"W
L37	129.22'	N62°37'21"W
L38	405.31'	N84°51'57"W
L39	198.05'	N26°04'36"W
L40	277.28'	S58°44'53"W
L41	232.13'	S21°45'36"E
L42	146.98'	N86°08'50"W
L43	500.35'	N3°17'32"E
L44	778.15'	N86°04'28"W
L45	105.66'	S3°55'50"W
L46	237.17'	N85°58'12"W
L47	177.98'	N4°50'17"W
L48	207.15'	N4°50'17"W
L49	175.82'	S45°31'55"W
L50	93.12'	S67°45"W
L51	299.99'	S67°45"W
L52	147.34'	S67°45"W
L53	62.45'	N51°38'28"W
L54	535.88'	N3°16'11"E
L55	288.25'	N3°16'11"E
L56	267.62'	N3°16'11"E
L57	112.77'	S86°04'28"E
L58	249.18'	S86°04'28"E
L59	416.19'	N86°04'28"W
L60	7.79'	S3°16'11"W
L61	163.68'	N86°08'50"W
L62		

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 07-13-21
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. SOUTH SYSTEM, NAD83(2011), GEOID12A.

NOTES:

OCCUPANCY 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.

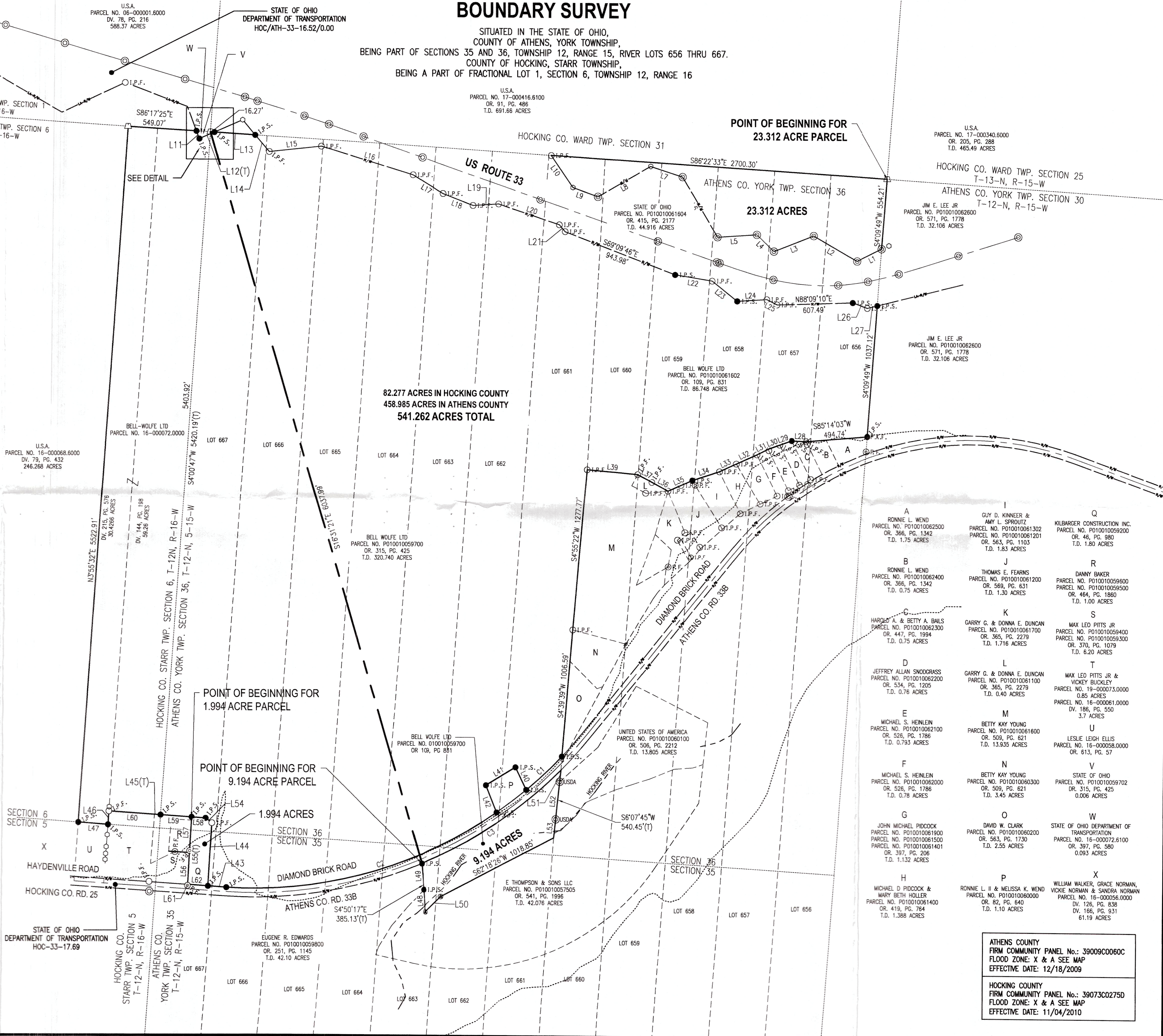
PERTINENT DOCUMENTS USED

- Athens & Hocking County Tax Maps
- Athens & Hocking County Deed Records
- Athens & Hocking County Survey Records
- All Recorded Documents shown were used as source documents.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Kevin T. Blaine*
DATE: 8/17/21

LEGEND

- ⊙ P.F. 3/4" IRON PIPE FOUND
- I.P.F. IRON PIN FOUND (5/8" REBAR)
- I.P.S. IRON PIN SET (5/8" X 30" REBAR WITH 1-1/2" RED PLASTIC CAP "HULL 8283")
- ⊙ ODOT CONCRETE MONUMENT WITH ALUMINUM CAP FOUND
- ⊙ STONE FOUND
- ⊙ FENCE POST
- ⊙ RAILROAD SPIKE FOUND
- ⊙ CALCULATED POINT COUNT NOT SET
- ⊙ USDA MONUMENT FOUND
- (T) TOTAL DISTANCE OF LINE
- PROPERTY LINE - EXISTING
- - - PROPERTY LINE ADJOINERS - EXISTING
- - - SECTION LINE OR VMS LINE - EXISTING
- - - RIVER LOTS - EXISTING
- - - HOCKING RIVER CENTERLINE - EXISTING
- - - LA RIGHT-OF-WAY & PROPERTY LINE
- - - LIMITED ACCESS RIGHT-OF-WAY - EXISTING
- - - FLOOD BOUNDARY LINE - EXISTING



- | | | |
|--|--|---|
| A
RONNIE L. WEND
PARCEL NO. P010010062500
OR. 366, PG. 1342
T.D. 1.75 ACRES | I
GUY D. KINNEER &
AMY L. SPROUTZ
PARCEL NO. P010010061302
PARCEL NO. P010010061201
OR. 563, PG. 1103
T.D. 1.83 ACRES | Q
KILBARGER CONSTRUCTION INC.
PARCEL NO. P010010059200
OR. 46, PG. 980
T.D. 1.80 ACRES |
| B
RONNIE L. WEND
PARCEL NO. P010010062400
OR. 366, PG. 1342
T.D. 0.75 ACRES | J
THOMAS E. FEARNS
PARCEL NO. P010010061200
OR. 569, PG. 631
T.D. 1.30 ACRES | R
DANNY BAKER
PARCEL NO. P010010059600
PARCEL NO. P010010059500
OR. 464, PG. 1860
T.D. 1.00 ACRES |
| C
HAROLD A. & BETTY A. BAILS
PARCEL NO. P010010062300
OR. 447, PG. 1994
T.D. 0.75 ACRES | K
GARRY G. & DONNA E. DUNCAN
PARCEL NO. P010010061700
OR. 365, PG. 2279
T.D. 1.716 ACRES | S
MAX LEO PITTS JR
PARCEL NO. P010010059400
PARCEL NO. P010010059300
OR. 370, PG. 1079
T.D. 6.20 ACRES |
| D
JEFFREY ALLAN SNOODGRASS
PARCEL NO. P010010062200
OR. 534, PG. 1205
T.D. 0.76 ACRES | L
GARRY G. & DONNA E. DUNCAN
PARCEL NO. P010010061100
OR. 365, PG. 2279
T.D. 0.40 ACRES | T
MAX LEO PITTS JR &
VICKEY BUCKLEY
PARCEL NO. 19-000073.0000
0.85 ACRES
PARCEL NO. 16-000061.0000
D.V. 186, PG. 550
3.7 ACRES |
| E
MICHAEL S. HEINLEIN
PARCEL NO. P010010062100
OR. 526, PG. 1786
T.D. 0.793 ACRES | M
BETTY KAY YOUNG
PARCEL NO. P010010061600
OR. 509, PG. 621
T.D. 13.935 ACRES | U
LESLIE LEIGH ELLIS
PARCEL NO. 16-000058.0000
OR. 613, PG. 57 |
| F
MICHAEL S. HEINLEIN
PARCEL NO. P010010062000
OR. 526, PG. 1786
T.D. 0.78 ACRES | N
BETTY KAY YOUNG
PARCEL NO. P010010060300
OR. 509, PG. 621
T.D. 3.45 ACRES | V
STATE OF OHIO
PARCEL NO. P010010059702
OR. 315, PG. 425
0.006 ACRES |
| G
JOHN MICHAEL PIDCOCK
PARCEL NO. P010010061900
PARCEL NO. P010010061500
PARCEL NO. P010010061401
OR. 397, PG. 206
T.D. 1.132 ACRES | O
DAVID W. CLARK
PARCEL NO. P010010062000
OR. 563, PG. 1730
T.D. 2.55 ACRES | W
STATE OF OHIO DEPARTMENT OF
TRANSPORTATION
PARCEL NO. 16-000072.6100
OR. 397, PG. 380
0.093 ACRES |
| H
MICHAEL D. PIDCOCK &
MARY BETH HOLLER
PARCEL NO. P010010061400
OR. 419, PG. 764
T.D. 1.388 ACRES | P
RONNIE L. II & MELISSA K. WEND
PARCEL NO. P010010060000
OR. 82, PG. 640
T.D. 1.10 ACRES | X
WILLIAM WALKER, GRACE NORMAN,
WICKE NORMAN & SANDRA NORMAN
PARCEL NO. 16-000056.0000
D.V. 126, PG. 938
D.V. 186, PG. 931
61.19 ACRES |

ATHENS COUNTY
FIRM COMMUNITY PANEL No.: 39009C0060C
FLOOD ZONE: X & A SEE MAP
EFFECTIVE DATE: 12/18/2009

HOCKING COUNTY
FIRM COMMUNITY PANEL No.: 39073C0275D
FLOOD ZONE: X & A SEE MAP
EFFECTIVE DATE: 11/04/2010

DRAWN KTB	CHECKED KTB	DATE 07/13/2021
REV. BY	DATE	
PLAN ISSUE/REVISION		
NO.		

BELL WOLFE LTD

HOCKING & ATHENS COUNTIES

BOUNDARY SURVEY

JOB NUMBER:
KLB001

1

KEVIN T. BLAINE P.S. 7830