



THENCE S 29°23'31" E 94.63 FEET, WITH THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682, TO A 5/8" CAPPED IRON REBAR SET IN THE EAST LINE OF LOT NUMBER 137 AT A COMMON CORNER TO SAID 0.003 ACRE ALLEN E. LOCKE TRACT;

THENCE S 03°14'53" W 16.35 FEET, LEAVING THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682 AND WITH THE EAST LINE OF LOT NUMBER 137, TO THE POINT OF BEGINNING;

CONTAINING 0.704 ACRE, INCLUDING 0.135 ACRE IN A CHANNEL EASEMENT, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 7/11/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE PERIMETER OF SAME TRACTS OR PARCELS OF LAND CONVEYED TO JAMES C. AND SARAH J. BRICKLES IN OFFICIAL RECORD 273, PAGE 764 AND IN OFFICIAL RECORD 260, PAGE 1368.

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

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

Randall R. Cline II

RANDALL R. CLINE II, PS #8096

PROJECT NUMBER: 2222728

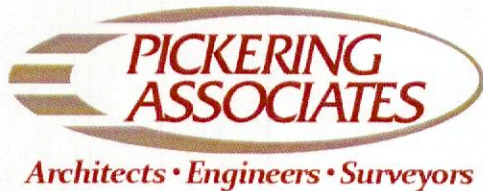


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randall R. Cline II*
DATE: 7/26/22

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

JUL 26 2022

Jill Thompson
Athens County Auditor



PROPERTY DESCRIPTION

0.704 ACRE TRACT

ATHENS TOWNSHIP

TAX PARCELS: A040020036900 AND A040020036300

OFFICIAL RECORD 273, PAGE 764 AND OFFICIAL RECORD 260, PAGE 1368

SITUATE IN AND BEING A PART OF LOTS NUMBER 102 AND 137, SECTION 22, TOWN 9 NORTH, RANGE 14 WEST, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR FOUND IN THE NORTH LINE OF LOT NUMBER 102 (PER HISTORICAL SURVEYS), SAID REBAR BEING A COMMON CORNER TO LOTS NUMBER 137 AND 194, SAID REBAR ALSO BEING A COMMON CORNER TO THE 0.003 ACRE ALLEN E. LOCKE TRACT (DEED VOLUME 313, PAGE 95), TO THE 0.45 ACRE (TAXED) JAMES C. AND SARAH J. BRICKLES TRACT (OFFICIAL RECORD 273, PAGE 764) AND TO THE 0.22 ACRE (TAXED) JAMES C. AND SARAH J. BRICKLES TRACT (OFFICIAL RECORD 260, PAGE 1368);

THENCE S 85°54'45" E 15.45 FEET, WITH THE NORTH LINE OF LOT NUMBER 102 (PER HISTORICAL SURVEYS) AND WITH SAID 0.003 ACRE ALLEN E. LOCKE TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682 (ODOT PROJECT NUMBER ATH-682-3.00-4.50);

THENCE S 28°37'33" E 107.56 FEET, WITH THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO THE 0.68 ACRE (TAXED) SUSAN K. PATRICK TRACT (OFFICIAL RECORD 581, PAGE 1171), PASSING A 5/8" CAPPED REBAR FOUND (LABELED ODOT) AT 93.67 FEET;

THENCE N 85°51'54" W 154.61 FEET, LEAVING THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682 AND WITH SAID 0.68 ACRE (TAXED) SUSAN K. PATRICK TRACT, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED PLS #6844) AT 3.37 FEET;

THENCE S 27°29'36" W 64.19 FEET, WITH SAID 0.68 ACRE (TAXED) SUSAN K. PATRICK TRACT, TO A POINT IN LITTLE FACTORY CREEK AT A COMMON CORNER TO THE 2.41 ACRE (TAXED) THEODORE RANDAL SABO TRACT (OFFICIAL RECORD 568, PAGE 22), PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED PLS #6844) AT 49.93 FEET;

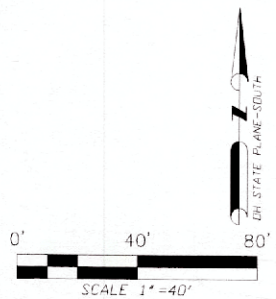
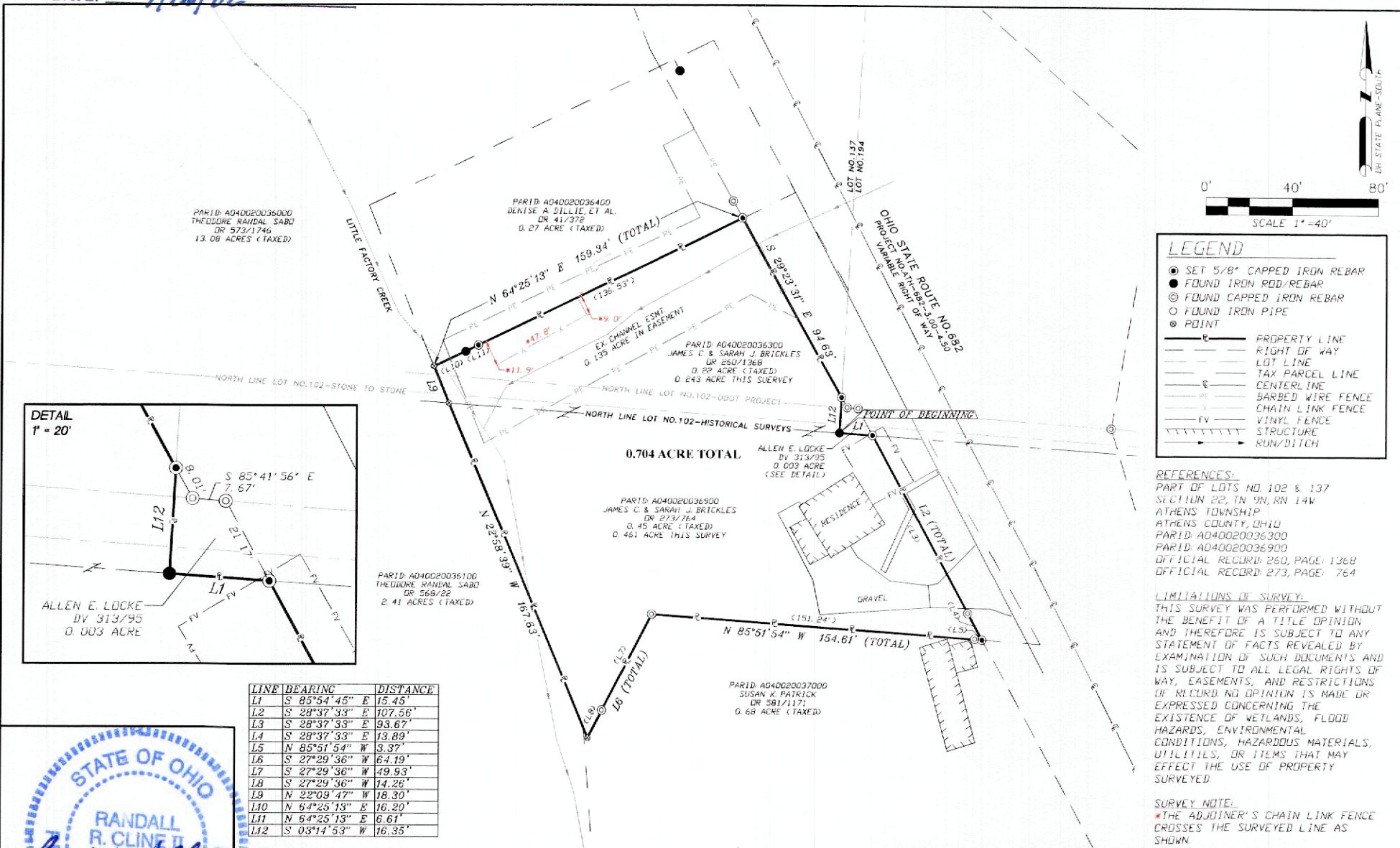
THENCE N 22°58'39" W 167.63 FEET, WITH SAID 2.41 ACRE (TAXED) THEODORE RANDAL SABO TRACT, TO A POINT IN LITTLE FACTORY CREEK AT A COMMON CORNER TO THE 13.08 ACRE (TAXED) THEODORE RANDAL SABO TRACT (OFFICIAL RECORD 573, PAGE 1746);

THENCE N 22°09'47" W 18.30 FEET, WITH SAID 13.08 ACRE THEODORE RANDAL SABO TRACT, TO A POINT IN LITTLE FACTORY CREEK AT A COMMON CORNER TO THE 0.27 ACRE (TAXED) DENISE A. DILLIE, ET AL., TRACT (OFFICIAL RECORD 41, PAGE 372);

THENCE N 64°25'13" E 159.34 FEET, LEAVING LITTLE FACTORY CREEK AND WITH SAID 0.27 ACRE (TAXED) DENISE A. DILLIE, ET AL., TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER IN THE WESTERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 682, PASSING A 3/4" IRON REBAR FOUND AT 16.20 FEET AND ALSO PASSING A 5/8" CAPPED IRON REBAR SET AT 22.81 FEET;

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BY: *Randall R. Cline II*
DATE: *7/26/22*



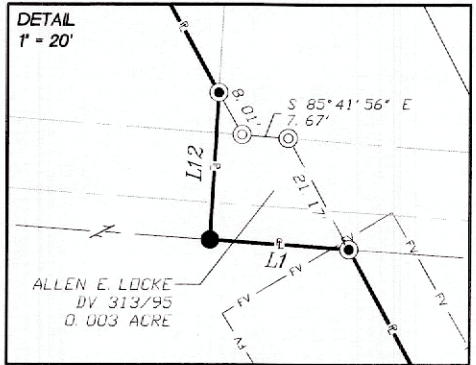
LEGEND

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - LOT LINE
- - - TAX PARCEL LINE
- - - CENTERLINE
- - - BARBED WIRE FENCE
- - - CHAIN LINK FENCE
- - - VINYL FENCE
- - - STRUCTURE
- - - RUN/DITCH

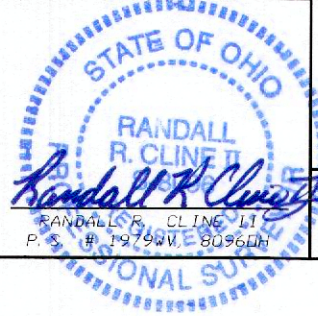
REFERENCES:
PART OF LOTS NO. 102 & 137
SECTION 22, TN 9N, RN 14W
ATHENS TOWNSHIP
ATHENS COUNTY, OHIO
PARID: A040020036300
PARID: A040020036900
OFFICIAL RECORD: 260, PAGE: 1368
OFFICIAL RECORD: 273, PAGE: 764

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.

SURVEY NOTE:
*THE ADJOINER'S CHAIN LINK FENCE CROSSES THE SURVEYED LINE AS SHOWN



LINE	BEARING	DISTANCE
L1	S 85°54'45" E	15.45'
L2	S 28°37'33" E	107.56'
L3	S 28°37'33" E	93.67'
L4	S 28°37'33" E	73.89'
L5	N 85°51'54" W	3.37'
L6	S 27°29'36" W	64.19'
L7	S 27°29'36" W	49.93'
L8	S 27°29'36" W	74.26'
L9	N 22°09'47" W	78.30'
L10	N 64°25'13" E	76.20'
L11	N 64°25'13" E	6.61'
L12	S 03°14'53" W	76.35'



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

PART LOTS 102 AND 137
SECTION 22, TN 9N, RN 14W
ATHENS TOWNSHIP
ATHENS COUNTY, OHIO

**BOUNDARY SURVEY
COMBINING EXISTING PARCELS:
0.704 ACRE TOTAL**

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BY: Randall R. Cline II
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PARID: A040020036000
THEODORE RANDAL SABO
DR 573/1746
13.08 ACRES (TAXED)

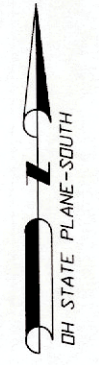
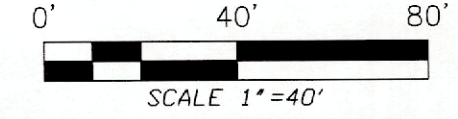
PARID: A040020036400
DENISE A. DILLIE, ET AL.
DR 41/372
0.27 ACRE (TAXED)

PARID: A040020036300
JAMES C. & SARAH J. BRICKLES
DR 260/1368
0.22 ACRE (TAXED)
0.243 ACRE THIS SURVEY

PARID: A040020036900
JAMES C. & SARAH J. BRICKLES
DR 273/764
0.45 ACRE (TAXED)
0.461 ACRE THIS SURVEY

PARID: A040020036100
THEODORE RANDAL SABO
DR 568/22
2.41 ACRES (TAXED)

PARID: A040020037000
SUSAN K. PATRICK
DR 581/1171
0.68 ACRE (TAXED)



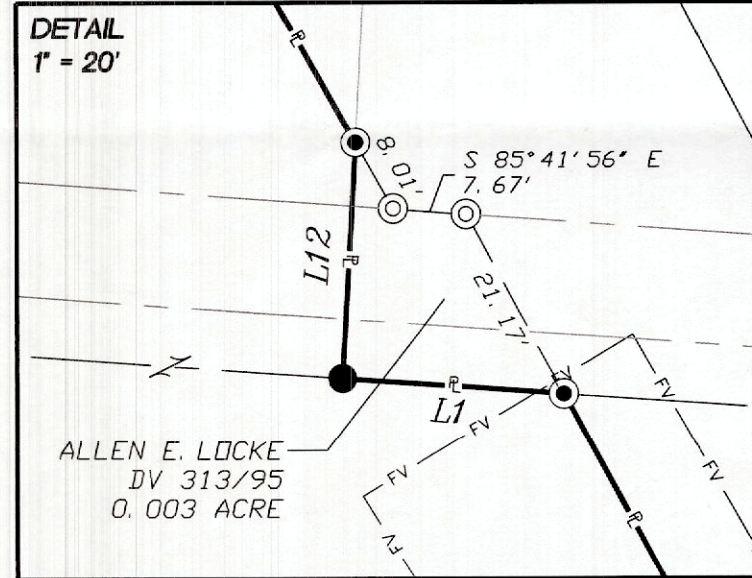
LEGEND

- ⊙ SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊙ POINT
- P — PROPERTY LINE
- R — RIGHT OF WAY
- L — LOT LINE
- T — TAX PARCEL LINE
- C — CENTERLINE
- PE — BARBED WIRE FENCE
- X — CHAIN LINK FENCE
- FV — VINYL FENCE
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RANDALL R. CLINE II
P. S. # 1979WV, 8096OH

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