

**LEGAL DESCRIPTION OF LOT SPLIT**  
**JAMES MICHAEL MILLIGAN**  
**TRACT II**  
**0.022 ACRES**

Situated in the State of Ohio, County of Athens, Township of Bern, being located in Section 16, Township 7, Range 12, and being part of a 141.08 acre tract of land conveyed to James Michael Milligan as recorded in Instrument Number 200700000578 (all recorded references refer to the Athens County Recorder's Office or Athens County Engineer's Office), and being more particularly described as followed;

**COMMENCING FOR REFERENCE** at a 5/8" rebar found ("Cannon" cap) at the southwest corner of Section 16;

Thence along the south line of said Section 16, South 87°44'34" East, for a distance of 1355.42 feet to a point being on an easterly line of said 141.08 acre tract, also being the **TRUE POINT OF BEGINNING**;

Thence along an east line of said 141.08 acre tract **North 02°52'10" East**, for a distance of **22.10 feet** to a point at a corner of said 141.08 acre tract;

Thence along a north line of said 141.08 acre tract, **South 86°26'54" East**, for a distance of **45.21 feet** to a point on the west line a 80 of a tract of land conveyed to Deer Valley Trails, LLC as recorded in Instrument Number 200700000873;

Thence along said west line **South 02°15'26" West**, for a distance of **21.08 feet** to a 3/4" iron pipe found (no cap) on the south line of Section 16,

Thence along a south line of said Section 16, **North 87°44'34" West**, for a distance of **45.43 feet** to the **TRUE POINT OF BEGINNING**.

**Containing a total of 0.022 acres, more or less.**

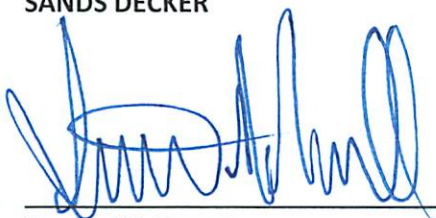
Together with and subject to covenants, easements, and restrictions of record.

Being a 0.022 acre part of Tax Parcel D01-00100121-04.

The above described land is based on an actual field survey performed under my direct supervision in January, 2019, and was prepared in conformance with OAC 4733-37 Standards for Boundary Surveys.

Bearings are based on the Ohio state plane coordinate system - Ohio south zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

**SANDS DECKER**



Steven W. Newell  
Ohio Registered  
Surveyor No. 7212

06/11/2020  
Date

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Proceed Milligan  
DATE: 8/28/20

Approved By  
Athens County Regional Planning Commission

Date: 8.28.20 Transfer approved  
Jessie P

**SURVEY EXHIBIT OF PROPOSED LOT SPLIT**  
**PART OF LANDS OF JOSEPH CARMEN DECARLO,**  
**JAMES MICHAEL MILLIGAN, AND DEER VALLEY TRAILS, LLC**  
**PART OF SECTIONS 15 & 16, FRACTION 36, TOWNSHIP 7, RANGE 12**  
**TOWNSHIP OF BERN, COUNTY OF ATHENS, STATE OF OHIO**



**OFFICES**

128 East Main Street  
 Logan, Ohio 43138  
 740-385-2140

1495 Old Henderson Road  
 Columbus, Ohio 43220  
 614-459-6992

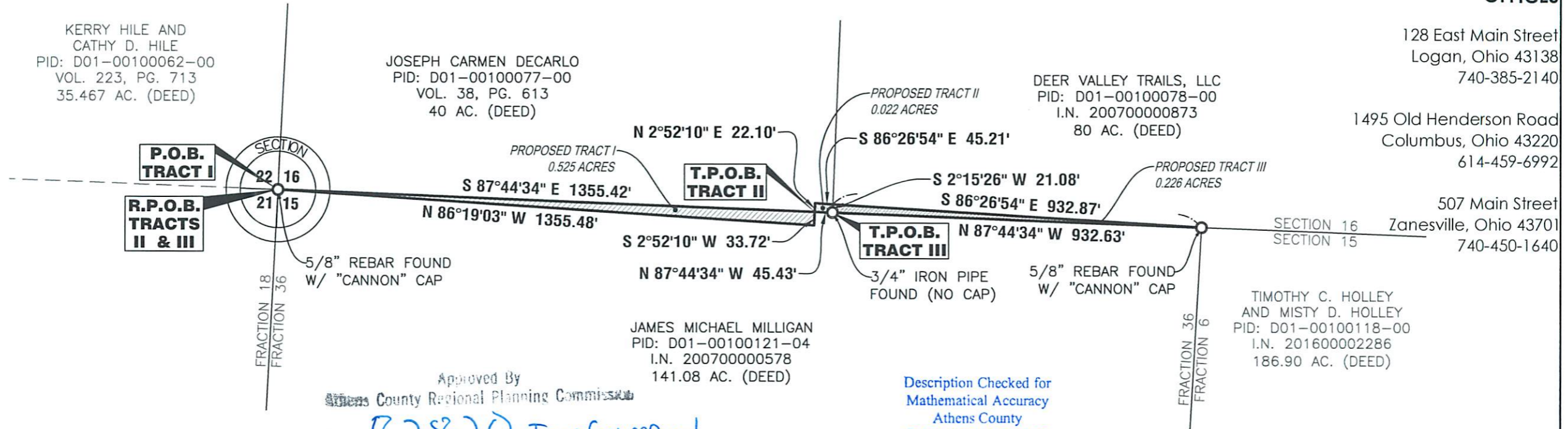
507 Main Street  
 Zanesville, Ohio 43701  
 740-450-1640

TIMOTHY C. HOLLEY  
 AND MISTY D. HOLLEY  
 PID: D01-00100118-00  
 I.N. 201600002286  
 186.90 AC. (DEED)

KERRY HILE AND  
 CATHY D. HILE  
 PID: D01-00100062-00  
 VOL. 223, PG. 713  
 35.467 AC. (DEED)

JOSEPH CARMEN DECARLO  
 PID: D01-00100077-00  
 VOL. 38, PG. 613  
 40 AC. (DEED)

DEER VALLEY TRAILS, LLC  
 PID: D01-00100078-00  
 I.N. 200700000873  
 80 AC. (DEED)



Approved By  
 Athens County Regional Planning Commission  
 Date 8.28.20 Transfer approved  
*Jason P.*

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: Perman Milligan  
 DATE: 8/28/20

**SURVEYOR'S NOTES**

- 1) BASED ON RECORDS ON FILE AT THE ATHENS COUNTY RECORDER'S OFFICE AND THE ATHENS COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 4) THIS SURVEY IS FOR PURPOSES OF REMOVING A JOG IN THE SUBJECT PROPERTY LINE AND TO CREATE A STRAIGHT LINE FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY TO CONFORM WITH THE ADJOINING PROPERTIES OF BOTH PARCEL NUMBERS D01-00100077-00 & D01-00100078-00. THEREFORE, NO IRON PINS WILL BE SET AS THE FINAL PROPERTY LINE IS ALREADY MONUMENTED.

○ IRON PIN FOUND

**CERTIFICATION**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JANUARY, 2020. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER CPS

STEVEN W. NEWELL  
 OHIO PROFESSIONAL  
 SURVEYOR 7212

07/16/2020  
 DATE



**NORTH**

**GRAPHIC SCALE**



1" = 300'