

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial Utillan  
DATE: 10/8/20

### DESCRIPTION FOR A 1.108 ACRE TRACT

Situated in the State of Ohio, County of Athens, Dover Township, and being a part of Section 18, Township 10 North, Range 14 West, Ohio Company Purchase, and being a part of that 3.75 acre tract (Parcel Number G030020000903) as conveyed to Luanne Weisenbach in Official Record 338, Page 2604, all references being to those of record in the Recorder's Office, Athens County, Ohio, said 1.108 acre tract being more particularly bounded and described as follows:

Commencing at a marked stone found at the southeast corner of Section 18;

Thence along a random line, North 7° 40' 24" West, 2427.34 feet to a 5/8-inch iron pin capped "ALAN ROBINSON RLS 8049" found at the northwesterly corner of a 2.82 acre tract conveyed to James E. Jones in Official Record 407, Page 1782, also being in the easterly line of a 5.06 acre tract conveyed to Burr Oak Regional Water District in Official Record 393, Page 2283, and being the **Point of Beginning** for the parcel of land herein described;

Thence leaving said 2.82 tract and along the easterly line of said 5.06 acre tract, **North 9° 57' 00" East, 359.56 feet** to a point in a southerly line of a 6.55 acre tract conveyed to Burr Oak Regional Water District in Official Record 368, Page 994, witness a 5/8-inch bent iron pin capped "ALAN ROBINSON RLS 8049" found South 12° 30' 26" West, 0.30 feet;

Thence leaving said 5.06 acre tract and along the southerly line of said 6.55 acre tract, **South 82° 47' 59" East, 103.50 feet** to an iron pin set;

Thence crossing said 3.75 acre tract, along new division lines, the following three (3) courses:

**South 5° 14' 37" West, 26.53 feet** to an iron pin set;

**South 3° 08' 00" East, 219.10 feet** to an iron pin set; and ...

**South 5° 37' 33" West, 100.70 feet** to an iron pin set in the northerly line of said 2.82 acre tract;

Thence along the northerly line of said 2.82 acre tract, **North 88° 31' 29" West, 164.54 feet** to the Point of Beginning and containing 1.108 acres, more or less, according to a survey made by Hull & Associates in August of 2020.

**DESCRIPTION FOR A 1.108 ACRES TRACT**

To be held continuously and contiguously with said adjoining 5.06 acre tract (Parcel Number G030020000904).

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-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

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



October 7, 2020

F:\Clients\Active\BOK\BOK001\survey\LEGALS

  
\_\_\_\_\_  
Amy Bernicken, P.S.  
Surveyor No. 8571

*Transfer between adjoining owners.  
"Continuous and contiguous" parcel.  
Health Dept. approval not required.  
OK to transfer.*

*Bob Eichenberg, Acting Planner  
10-25-2020*

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

NOV 17 2020

Jill Thompson  
Athens County Auditor



BURR OAK REGIONAL WATER DISTRICT  
 P.N. G030020000902  
 O.R. 368, PG. 994  
 T.D. = 6.55 AC.

RICHARD E. SANBORN &  
 RICHARD T. ZIPPERT  
 P.N. G010010073900  
 O.R. 358, PG. 2685  
 T.D. = 3.83 AC.

"ALAN ROBINSON RLS 8049" IPF  
 BENT, S12°30'26"W, 0.30'

S82°47'59"E 103.50'

S5°14'37"W  
 26.53'

48.79'

"LF SWOYER  
 PS 6765" IPF

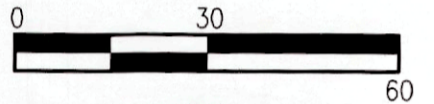
Description Checked for  
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 Athens County  
 ENGINEER'S OFFICE

BY: *[Signature]*  
 DATE: 10/8/20

BURR OAK REGIONAL  
 WATER DISTRICT  
 P.N. G030020000904  
 O.R. 393, PG. 2283  
 T.D. = 5.06 AC.



THE BASIS OF BEARINGS IS THE  
 OHIO STATE PLANE COORDINATES  
 SYSTEM, SOUTH ZONE, NAD83.



HORIZONTAL SCALE  
 IN FEET

**1.108 ACRE TRACT**

**LOT SPLIT PLAT  
 FOR  
 LUANNE WEISENBACH**

*Situated in the State of Ohio, County of Athens,  
 Dover Township, and being a part of  
 Section 18, Township 10 North, Range 14 West,  
 Ohio Company Purchase*

**LEGEND**

- ⊙ I.P.F. IRON PIN CAPPED
- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. IRON PIN SET
- △ STONE FOUND
- ☼ TREE
- - - OWNERSHIP LAND HOOK
- PROPERTY LINE
- x - FENCE

ALL IRON PINS SET ARE 5/8" IN DIAMETER  
 REBAR BY 30" IN LENGTH WITH RED  
 IDENTIFICATION CAPS MARKED "HULL, 8283".

LUANNE WEISENBACH  
 P.N. G030020000903  
 O.R. 338, PG. 2604  
 T.D. = 3.75 AC.



AMY BERNICKEN P.S. 8571

JAMES E. JONES  
 P.N. G030020000905  
 O.R. 407, PG. 1782  
 T.D. = 2.82 AC.

POINT OF BEGINNING  
 "ALAN ROBINSON RLS 8049" IPF

N88°31'29"W 164.54'

POINT OF COMMENCEMENT  
 SOUTHEAST CORNER OF  
 SECTION 18  
 MARKED STONE FOUND

N7°40'24"W  
 2427.34'

N9°57'00"E 359.56'

S3°08'00"E 219.10'

S5°37'33"W 100.70'

JOB NUMBER:  
 BOK001\GAC-2020

DRAWN BY:  
 AB

DATE:  
 10/7/2020

**HULL**  
 Environment / Energy / Infrastructure

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 Fax: (740) 344-8659  
 www.hullinc.com