# LEGAL DESCRIPTION OF A CONTINUOUS AND CONTIGUOUS TRANSFER BETWEEN ADJOINING PROPERTY OWNERS OF 0.562 ACRES

Situated in the Southeast Quarter of Section 8 of Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at the calculated location of a stone at the Southeast corner of the Southeast quarter of Section 8 of Dover Township and being the Southeast corner of David A. and Cinda L. Resler's 12.67 Acre Tract described in Volume 265 Page 896 of the Athens County Official Deed Records; thence along the south line of said Section 8 and south line of said 12.67 Acre Tract

North 84°23'00" West 2,185.29 feet

to a point in Mill Creek Road (Dover Township Road 325) at the Southwest Corner of said 12.67 Acre Tract (Resler 265-896 O.R.) at the Northwest Corner of James A. Barkhurst's 15.0 Acre Tract described in Volume 555 Page 1116 of the Athens County Official Deed Records; thence along said Mill Creek Road (Dover Township Road 325) and along the west line of the Reslers (265-896 O.R.) the following two bearings and distances:

- 1) North 01°18′00″ West 150.50 feet to a point; thence
- 2) North 11°22'00" West 105.30 feet

to a point at the Northwest corner of said 12.67 Acre Tract (Resler 265-896 O.R.) at the Southwest corner of John W. Balch's 20.819 Acre Tract which is described in Parcel Two of Volume 616 Page 455 of the Athens County Official Deed Records and said point is

THE TRUE POINT OF BEGINNING; thence continuing along aforesaid Mill Creek Road (Dover Township Road 325)

### North 03°49'00" West 76.03 feet

to a point; thence leaving said road and through the land of Balch (Parcel Two of 616-455 O.R.) the following two bearings and distances:

## 1) South 84°23'00" East 320.27 feet

passing through set iron pins at 15.40 feet and 168.50 feet to a set iron pin; thence

### 2) South 12°39'08" East 78.98 feet

to a set iron on the north line of the Reslers (265-896 O.R.) and the south line of Balch (Parcel Two of 616-455 O.R.); thence along the north line of the Reslers (265-896 O.R.) and the south line of Balch (Parcel Two 616-455 O.R.)

## North 84°23'00" West 332.57 feet

passing through a found iron pin (1/2" rebar) at 173.57 feet to to THE POINT OF BEGINNING and containing 0.562 Acres (24,482 SQUARE FEET) and being part of land described in 20.809 Acre Parcel Two of Volume 616 Page 455 of the Athens County Official Deed Records.

\*THE ABOVE DESCRIBED 0.562 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH THE ADJOINING 12.67 ACRE TRACT DESCRIBED IN VOLUME 265 PAGE 896 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

Note #1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed "TOM TRANTINA RLS-8320"

Note #2) All calls for adjoining properties cited above and all deeds shown in parenthesis are given to fulfill mandatory County Auditor and Engineer's requirements and do not necessarily imply an acceptance of their content or their seniority.

The above description was prepared under the supervision of Thomas Coady Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by him dated October 28, 2024.

Subject to all deeds and right of ways, reservations, restrictive &protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County, Ohio.

The basis of bearing for the above described survey is North 83°24'00" West for all East/West lines and based on two found monuments as shown on a plat of survey performed by H.J. Dusz (former Athens County Engineer) performed in July of 1963.

THOMAS COADY TRANTINA, P.L.S. #8320 3428 PLEASANT HILL RD. ATHENS, OH. 45701 740-517-2497 u2tom@gmx.com

> Description Checked for Mathematical Accuracy Athens County

ENGINEER'S OFFICE BY: 15 cercy full DATE: 10/30/24

Coady Mantera #8320

3428 PLEASANT HILL RD. TOM COADY TRANTINA ATHENS, OHIO 45701 REGISTERED SURVEYOR PARCEL THREE 12.895 ACRES S 84°23'00" E 15.40 JOHN W. BALCH 616-455 O.R. PARCEL TWO (DOVER TWP. ROAD 20.819 ACRES CREEK ROAD SCALE: 1" = 100' 03.49'00" 100' 200' 300' = IRON PIN SET (SEE NOTE#1) = IRON PIN FOUND 0 A POINT STONE FOUND IN A PREVIOUS SURVEY BY H.J. DUSZ (JULY 1963) B N 03°49'00" W S 84°23'00" E 320.27' 76.03 +15.40 +168.50 0.562 Acres S 12°39'08" E 78.98' THE TRUE POINT OF (24,482 SQ.FT) BEGINNING-N 84°23'00" W 332.57' +173.57 DAVID A. & CINDA L. RESLER 265-896 O.R. 01'18'00" 12.67 ACRES 150.50 THE POINT OF COMMENCEMENT: SECTION 8 THE SOUTHEAST CORNER OF SECTION 8 SECTION 7 N 84°23'00" W SECTION 8 2,185.29 SECTION 7 SURVEY NOTES:

1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320,"
2) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYSBEFORE CONSTRUCTION CALL 811.
3) THIS SURVEY IS SUBJECT TO ALL DEEDS AND RIGHT OF WAYS BESERVATIONS AND RESTRICT. JAMES A. BARKHURST Description Checked for 3) THE SURVEY IS SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.

4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEY BY H.J. DUSZ. Mathematical Accuracy 555-1116 O.R. Athens County 15.0 ACRES ENGINEER'S OFFICE

THIS PLAT INVALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS BY OTHERS

Plat of a continuous and contiguous transfer of 0.562 Acres between adjoining property owners \_Scale:1"=\_100' \_Date: 10/28/24 Surveyed for: David A. & Cinda L. Resler Subdivision the southeast quarter of Section 8 Section 8 Town 10 Range 14 Township Dover Corporation\_ County Athens Manlesa Job No. 100224 Tom Coady Trantina 8.L.S. No. 8320

5) THE BASIS OF BEARING FOR THIS SURVEY IS: ALL EAST/WEST LINES ARE N 84\*23'00" W.



BY: Teresel

DATE:

10/30/24