



Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
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Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 15 2022

PROPERTY DESCRIPTION
9.374 ACRE TRACT
TRIMBLE TOWNSHIP, GLOUSTER CORPORATION
TAX MAP: 11, PARID: M040010006700
OFFICIAL RECORD 406, PAGE 1765

Jill Thompson
Athens County Auditor

SITUATE IN AND BEING A PART OF FRACTIONAL SECTIONS 6 AND 36, SECTION 15, TOWN 11 NORTH, RANGE 14 WEST, GLOUSTER CORPORATION, TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF OLD OHIO STATE ROUTE 78 (ALSO KNOWN AS TOLEDO ROAD) (AS SHOWN ON THE NEW OHIO STATE ROUTE 78 PLANS PROJECT ATH-78-5.88-5.29)), SAID POINT BEING A COMMON CORNER TO THE 9.374 ACRE (THIS SURVEY) WALKING MEADOWS LLC TRACT (OFFICIAL RECORD 406, PAGE 1765) AND TO THE 1 ACRE (TAXED) ICEL B. OSKEY TRACT (OFFICIAL RECORD 287, PAGE 285), FROM WHERE THE SOUTHEAST CORNER OF FRACTIONAL SECTION NUMBER 36 BEARS S 60°58'49" E 677.38 FEET;

THENCE, WITH THE CENTERLINE OF OLD OHIO STATE ROUTE 78, THE FOLLOWING 6 (SIX) COURSES AND DISTANCES;

- (1) THENCE S 79°14'45" W 60.87 FEET TO A POINT;**
- (2) THENCE S 78°41'54" W 34.33 FEET TO A POINT;**
- (3) THENCE S 87°18'04" W 94.70 FEET TO A POINT;**
- (4) THENCE N 72°06'55" W 162.96 FEET TO A POINT;**
- (5) THENCE N 63°22'36" W 101.21 FEET TO A POINT;**
- (6) THENCE N 60°42'27" W 48.82 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE 26.766 ACRE (TAXED) BRIAN L. MARTIN TRACT (OFFICIAL RECORD 460, PAGE 2063);**

THENCE N 36°44'21" E 916.89 FEET, LEAVING THE CENTERLINE OF OLD OHIO STATE ROUTE 78 AND WITH SAID 26.766 ACRE BRIAN L. MARTIN TRACT, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ENGLAND), PASSING 5/8" IRON REBAR FOUND AT 54.20 FEET, A 5/8" CAPPED IRON REBAR SET IN THE NORTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE 78 AT 56.56 FEET AND A 5/8" IRON REBAR FOUND AT 319.65 FEET;

THENCE S 52°42'41" E 800.07 FEET, WITH SAID 26.766 ACRE BRIAN L. MARTIN TRACT, TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF THE NEW OHIO STATE ROUTE 78, ALSO BEING THE CENTERLINE OF MORGAN STREET, PASSING A 5/8" CAPPED IRON REBAR SET AT 750.05 FEET, SAID POINT BEING A COMMON CORNER TO THE 1.8353 ACRE (TAXED) CAPSTONE PROPERTY HOLDINGS LTD TRACT (OFFICIAL RECORD 450, PAGE 1165);

Architectural • Electrical • Civil/Structural • Mechanical • Controls • Construction Administration • Surveying

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Architects • Engineers • Surveyors

THENCE N 65°00'52" W 28.00 FEET, LEAVING MORGAN STREET AND WITH SAID 1.8353 ACRE CAPSTONE PROPERTY HOLDINGS LTD TRACT, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED WELLERT CORP.);

THENCE S 89°01'31" W 396.00 FEET, WITH SAID 1.8353 ACRE CAPSTONE PROPERTY HOLDINGS LTD TRACT, TO A 5/8" IRON REBAR FOUND;

THENCE S 20°37'29" W 66.75 FEET, WITH SAID 1.8353 ACRE CAPSTONE PROPERTY HOLDINGS LTD TRACT, TO A 5/8" CAPPED IRON REBAR SET AT THE NORTHEAST CORNER OF THE 1 ACRE (TAXED) ICEL B. OSKEY TRACT (OFFICIAL RECORD 287, PAGE 285);

THENCE S 79°31'31" W 170.00 FEET, WITH SAID 1 ACRE ICEL B. OSKEY TRACT, TO A 5/8" CAPPED IRON REBAR SET;

THENCE S 20°31'31" W 276.04 FEET, WITH SAID 1 ACRE ICEL B. OSKEY TRACT, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR SET IN THE NORTHERLY RIGHT OF WAY LINE OF NEW OHIO STATE ROUTE 78 AT 214.99 FEET;

CONTAINING 9.374 ACRES, INCLUDING 0.001 ACRE IN THE MORGAN STREET RIGHT OF WAY AND 0.891 ACRE IN THE OHIO STATE ROUTE 78 RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 10/04/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO WALKING MEADOWS LLC IN OFFICIAL RECORD 406, PAGE 1765.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY FOR OHIO STATE ROUTE 78 AND THE RIGHT OF WAY FOR MORGAN STREET;

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

Randall R. Cline II
RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2222871



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: *11/14/22*

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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: *11/14/22*

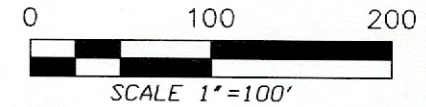
PARID: M010010045700
BRIAN L. MARTIN
OR 460-2063
26.766 ACRES (TAXED)

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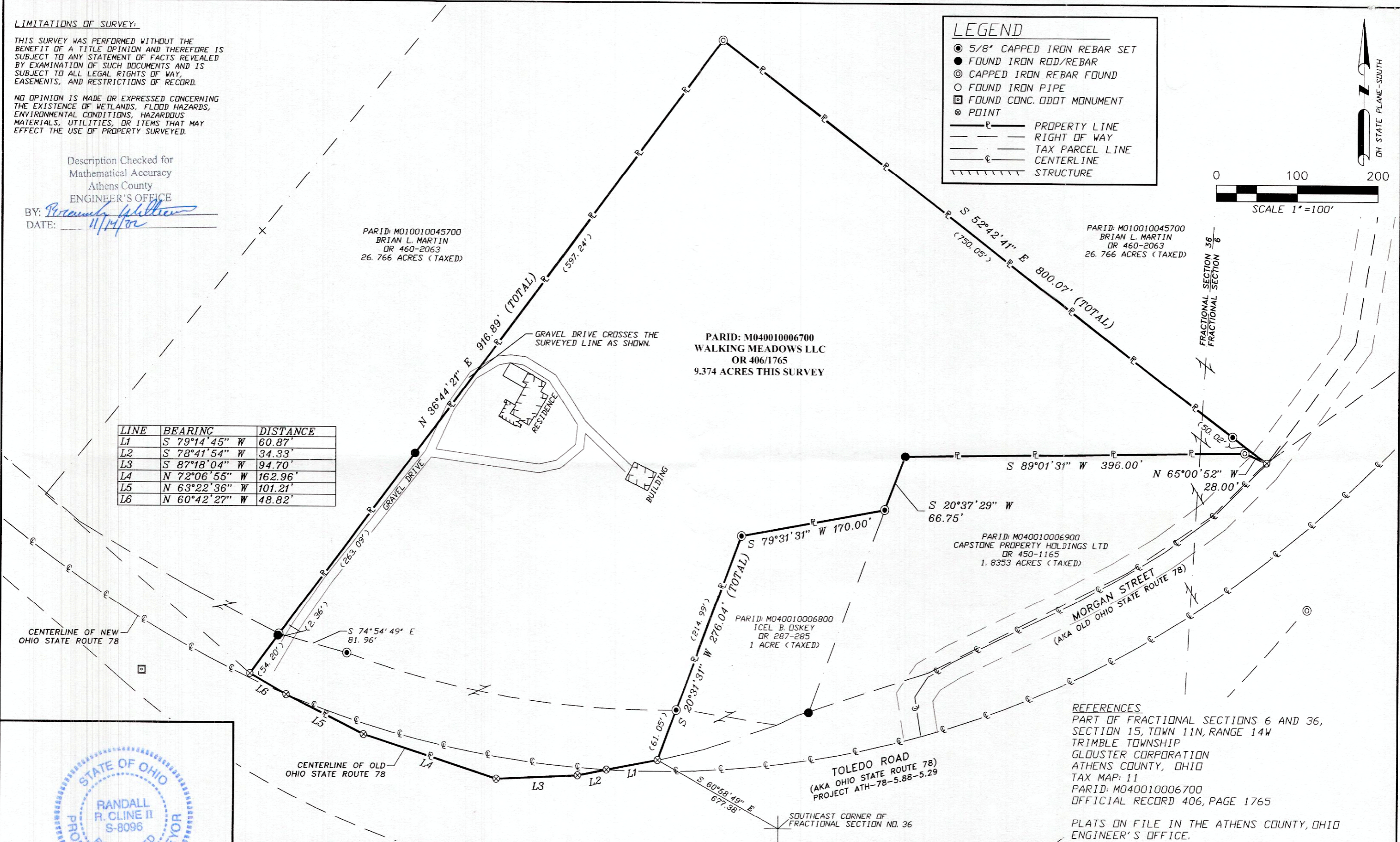
PARID: M040010006700
WALKING MEADOWS LLC
OR 406/1765
9.374 ACRES THIS SURVEY

LEGEND

- ⊙ 5/8" CAPPED IRON REBAR SET
- FOUND IRON ROD/REBAR
- ⊖ CAPPED IRON REBAR FOUND
- FOUND IRON PIPE
- ▣ FOUND CONC. ODOT MONUMENT
- ⊗ POINT
- P — PROPERTY LINE
- - - RIGHT OF WAY
- - - TAX PARCEL LINE
- C — CENTERLINE
- ▭ STRUCTURE



LINE	BEARING	DISTANCE
L1	S 79°14'45" W	60.87'
L2	S 78°41'54" W	34.33'
L3	S 87°18'04" W	94.70'
L4	N 72°06'55" W	162.96'
L5	N 63°22'36" W	101.21'
L6	N 60°42'27" W	48.82'



CENTERLINE OF NEW OHIO STATE ROUTE 78

CENTERLINE OF OLD OHIO STATE ROUTE 78



RANDALL R. CLINE II
P. S. # 1979WV, 8096DH



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

GLOUSTER CORPORATION
PARID: M040010006700
PART OF FRACTIONAL SECTIONS 6 AND 36
SECTION 15, TOWN 11 NORTH, RANGE 14 WEST
TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCEL:
9.374 ACRES

REFERENCES
PART OF FRACTIONAL SECTIONS 6 AND 36,
SECTION 15, TOWN 11N, RANGE 14W
TRIMBLE TOWNSHIP
GLOUSTER CORPORATION
ATHENS COUNTY, OHIO
TAX MAP: 11
PARID: M040010006700
OFFICIAL RECORD 406, PAGE 1765

PLATS ON FILE IN THE ATHENS COUNTY, OHIO
ENGINEER'S OFFICE.

10/4/2022
PROJ: NO. 2222871