



File No. 20-156
January 4, 2021

LEGAL DESCRIPTION
8868 Old S.R. 78
Glouster, Ohio

Situated in the Township of Trimble, County of Athens, State of Ohio and being part of Trimble Township Fraction No. 36, Section 21, Township 11, Range 14 of the Ohio Company Purchase and all of a parcel of land known as Athens County Auditor's Parcel No. M01-00100744-00 now or formerly owned by Douglas L. and Stephanie A. Morris as recorded 02-07-2020 as the Second Tract in Instrument No. 202000000725 of Athens County Recorder's Records and being more completely described as follows:

Commencing for Reference at a stone found at the southeast corner of Trimble Township Fraction No. 18, Section 21, thence, South 19°-35'-54" East, coincident with a west line of a 33.61 deed acre parcel known as Athens County Auditor's Parcel No. M01-00100452-00 now or formerly owned by Matthew J. Bolinger as recorded 01-16-2003 in Instrument No. 200300000449 of Athens County Recorder's Records, 382.33 feet to a iron pin set; thence, North 86°-06'-36" West, coincident with a south line of a 4 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-00100745-00 now or formerly owned by Douglas L. and Stephanie A. Morris as recorded 02-07-2020 as the First Tract in Instrument No. 202000000725 of Athens County Recorder's Records, 363.22 feet an iron pin set at the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: Thence, **South 66°-30'-45" West**, coincident with a north line of parcel of land now or formerly owned by Bruce A. and Sharon Denise Johnson as recorded 12-20-1985 in Deed Volume 386, Page 373 of Athens County Recorder's Records and the north line of a 0.690 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-00100453-00 now or formerly owned by Debra D. Hogue as recorded 11-5-1982 in Deed Volume 371, Page 137 of Athens County Recorder's Records, **214.07 feet** to an iron pin set on an east line of a 4.014 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-00100756-00 now or formerly owned by Charles J. Troiano, Jr. as recorded 10-12-2010 in Instrument No. 2010000055229 of Athens County Recorder's Records;

Course No. 2: Thence, **North 36°-53'-22" West**, coincident with an east line of said 4.014 deed acre parcel, **130.00 feet** to a 5/8-inch rebar found at the southwest corner of said 4 deed acre parcel;



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Course No. 3: Thence, **South 86°-06'-36" East**, coincident with the south line of said 4 deed acre parcel, **275.00 feet** to the **PLACE OF BEGINNING**, containing **0.311 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed by Kyle R. Danals, Registered Surveyor No. 8704 in January 2021 on behalf of **McSteen Land Surveyors** under Project No. 20-156.

Bearing are based on the Ohio State Plane Coordinate System, South Zone(3402), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".



Kyle R. Danals
Registered Professional Land Surveyor No. 8704

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *David A. Tillman*
DATE: 5/19/21



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

MAY 19 2021

Jill Thompson
Athens County Auditor



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Situated in the Township of Trimble, County of Athens, State of Ohio and being part of Trimble Township Fraction No. 18, Section 21, Township 11, Range 14 of the Ohio Company Purchase and all of a parcel of land known as Athens County Auditor's Parcel No. M01-00100746-00 now or formerly owned by Douglas L. and Stephanie A. Morris as recorded 02-07-2020 as the Third Tract in Instrument No. 202000000725 of Athens County Recorder's Records and being more completely described as follows:

Commencing for Reference at a stone found at the southeast corner of Trimble Township Fraction No. 18, Section 21 and being the the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: Thence, **North 86°-19'-57" West**, coincident with the south line of said Fraction No. 18, **208.70 feet** to the southeast corner of a 4.328 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-02101071-00 now or formerly owned by Rhone S. Dixon as recorded 07-12-2006 in Instrument No. 200600004560 of Athens County Recorder's Records, witnessed by a 5/8-inch rebar with a cap stamped "Newman 8063" found 0.41 feet west;

Course No. 2: Thence, **North 04°-08'-43" East**, coincident with the east line of said 4.328 deed acre parcel of land and the east line of a 1 and 1/2 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-02101070-00 as recorded 03-31-2011 as parcel six in Instrument No. 201100001449 of Athens County Recorder's Records, **514.60 feet** to an iron pin set on the south line of 3.02 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-02101059-00 as recorded 11-10-2016 in Instrument No. 201600005740 of Athens County Recorder's Records, passing over a 5/8-inch rebar with a cap (illegible) found at 335.43 feet;

Course No. 3: Thence, **South 82°-18'-38" East**, coincident with the south line of said 3.02 deed acre parcel, **208.04 feet** to an iron pin set on a west line Trimble Township Fraction No. 36, Section 15 and the west line of a 33.61 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-00100452-00 now or formerly owned by Matthew J. Bolinger as recorded 01-16-2003 in Instrument No. 200300000449 of Athens County Recorder's Records;



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Course No. 4: Thence, **South 04°-01'-28" West**, coincident with the west line of said Fraction No. 36 and the west line of said 33.61 deed acre parcel, **500.00 feet** to the **PLACE OF BEGINNING**, containing **2.424 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed by Kyle R. Danals, Registered Surveyor No. 8704 in January 2021 on behalf of **McSteen Land Surveyors** under Project No. 20-156,

Bearing are based on the Ohio State Plane Coordinate System, South Zone(3402), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".



Kyle R. Danals
Registered Professional Land Surveyor No. 8704

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perrietta Gillman*
DATE: 5/19/21



Legal Description Pre-Approval
APPROVED
All transfers are subject to
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MAY 19 2021

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Athens County Auditor



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Situated in the Township of Trimble, County of Athens, State of Ohio and being part of Trimble Township Fraction No. 36, Section 21, and Trimble Township Fraction 36, Section 15, Township 11, Range 14 of the Ohio Company Purchase and all of a 4 deed acre parcel known as Athens County Auditor's Parcel No. M01-00100745-00 now or formerly owned by Douglas L. and Stephanie A. Morris as recorded 02-07-2020 as the First Tract in Instrument No. 202000000725 of Athens County Recorder's Records and being more completely described as follows:

Commencing for Reference at a stone found at the southeast corner of Trimble Township Fraction No. 18, Section 21 and being the the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: Thence, **South 19°-35'-54" East**, coincident with a west line of a 33.61 deed acre parcel known as Athens County Auditor's Parcel No. M01-00100452-00 now or formerly owned by Matthew J. Bolinger as recorded 01-16-2003 in Instrument No. 200300000449 of Athens County Recorder's Records, **382.33 feet** to a iron pin set;

Course No. 2: Thence, **North 86°-06'-36" West**, coincident with a north line of a parcel of land now or formerly owned by Bruce A. & Sharon Denise Johnson as recorded 12-20-1985 in Deed Volume 386, Page 373 of Athens County Recorder's Records, **638.22 feet** to a 5/8-inch rebar found at the southeast corner of a 3.60 deed acre parcel of land known as Athens County Auditor's Parcel No. M01-00100757-00 now or formerly owned by Cornerstone Harvest Church, Inc. as recorded 04-14-1995 in Official Record Volume 196, Page 35 of Athens County Recorder's Records, passing over an iron pin set at 363.22 feet;

Course No. 3: Thence, **North 35°-36'-36" West**, coincident with the east line of said 3.60 deed acre parcel, **180.55 feet** to an iron pin set on the south line of a 2.05 deed acre parcel known as Athens County Auditor's Parcel No. M01-02101073-00 now or formerly owned by Floyd and Katherine Brooks as recorded 09-25-1986 in Official Record Volume 15. Page 129 of Athens County Recorder's Records;

Course No. 4: Thence, **South 86°-19'-57" East**, coincident with the south line of said 2.05 deed acre parcel, **243.51 feet** to the southeast corner of said 2.05 deed acre parcel, witnessed by a 5/8-inch rebar found 1.33 feet south, 2.46 feet west ;

Course No. 5: Thence, **North 03°-42'-58" East**, coincident with the east line of said 2.05 deed acre parcel, **209.00 feet** to an iron pin set on the south line of Trimble Township Fraction No. 18, Section 21;



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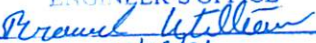
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Course No. 6: Thence, **South 86°-19'-57" East**, coincident with the south line of Trimble Township Fraction No. 18, Section 21, **357.80 feet** to the **PLACE OF BEGINNING**, containing **4.082 acres**, more or less, of which 3.488 acres exist in Trimble Township Fraction No. 36, Section 21 and 0.594 acres exist in Trimble Township Fraction No. 36, Section 15, but subject to all highways, covenants, and easements of legal record as surveyed by Kyle R. Danals, Registered Surveyor No. 8704 in January 2021 on behalf of **McSteen Land Surveyors** under Project No. 20-156,

Bearing are based on the Ohio State Plane Coordinate System, South Zone(3402), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".



Kyle R. Danals
Registered Professional Land Surveyor No. 8704

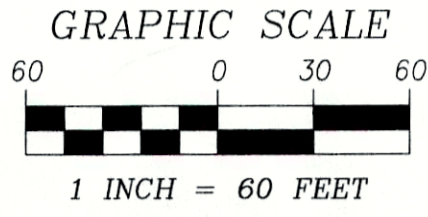
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/19/21



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MAY 19 2021

Jill Thompson
Athens County Auditor



BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE(3402), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE ODOT CORS/VRS REAL TIME NETWORK.

SIGNIFICANT OBSERVATIONS

- ▲ A FRAME SHED EXTENDS OVER THE SOUTHERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY 24.1 FEET.
- ▲ A BARB WIRE FENCE EXTENDS OVER A NORTHERLY LINE OF THE SURVEYED PROPERTY.
- ▲ A GRAVEL DRIVE EXTENDS OVER A SOUTHERLY LINE OF THE SURVEYED PROPERTY.

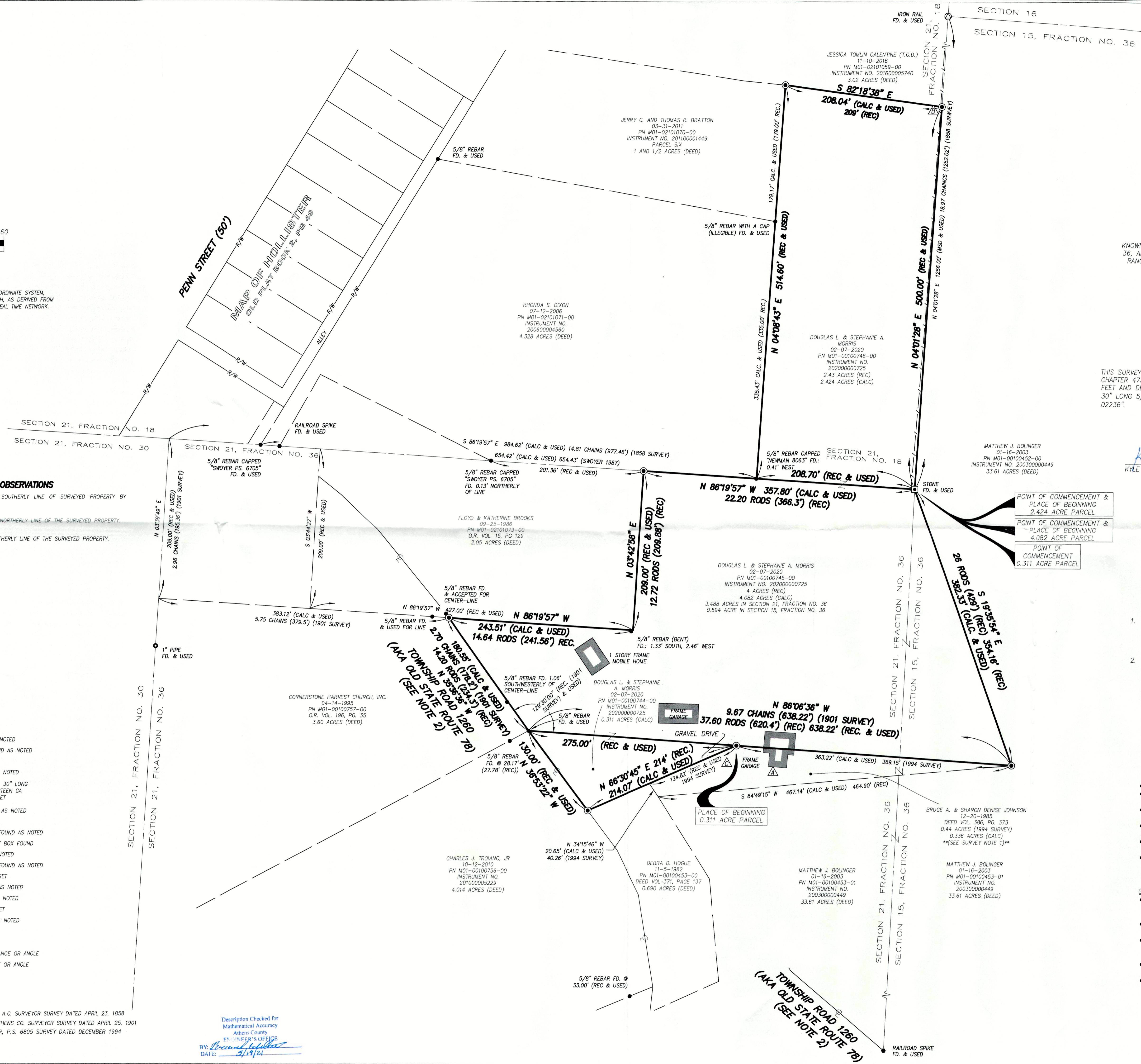
LEGEND

- ⊙ AXLE FOUND AS NOTED
- ⊗ DRILL HOLE FOUND AS NOTED
- ⊙ DRILL HOLE SET
- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊗ MAG NAIL FOUND AS NOTED
- ⊙ MAG NAIL SET
- ⊗ MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- ⊙ RAILROAD SPIKE SET
- ⊙ SPINDLE FOUND AS NOTED
- STONE FOUND AS NOTED
- ⊙ WOODEN LATHE SET
- ⊗ X-CUT FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- WIRE FENCE

1858 SURVEY JAMES COULSON, A.C. SURVEYOR SURVEY DATED APRIL 23, 1858
 1901 SURVEY S.H. HIBBARD, ATHENS CO. SURVEYOR SURVEY DATED APRIL 25, 1901
 1994 SURVEY JOHN M. BRANNER, P.S. 6805 SURVEY DATED DECEMBER 1994

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 5/19/21



MAP OF SURVEY
 FOR
8868 OLD SR 78

KNOWN AS BEING PART OF SECTION 21, FRACTION NOS. 18 AND 36, AND PART OF SECTION 15, FRACTION NO. 36 TOWNSHIP 11, RANGE 14, OHIO COMPANY PURCHASE, NOW SITUATED IN THE

TOWNSHIP OF TRIMBLE
COUNTY OF ATHENS - STATE OF OHIO

McSteen
 LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

[Signature]
 KYLE R. DANALS

REG. PROF. SURV. No. 8704
 Job No.: 20-156
 Field Date: October 11, 2020
 Survey Plat Date: November 4, 2020
 Revised: January 4, 2021
 Drawn By: TEE



SURVEY NOTES

1. SURVEY BY JOHN M. BRANNER, P.S. 6805 INCLUDES DESCRIPTIONS OF A 33.61 ACRE PARCEL AND A 0.44 ACRE PARCEL. THE SURVEY ALSO NOTES THE 0.44 ACRE PARCEL "TRANSFER BETWEEN ADJOINING OWNERS". NO DEED FOUND TRANSFERRING 0.44 ACRE PARCEL.
2. NO PLANS, DEDICATIONS, ROAD RECORDS WERE FOUND FOR TOWNSHIP ROAD 1260, ATHENS COUNTY ENGINEER, ATHENS COUNTY TAX MAP DEPARTMENT, AND TRIMBLE TOWNSHIP TRUSTEES WERE ALL CONTACTED FOR INFORMATION. TOWNSHIP ROAD 1260 IS SHOWN PER FOUND MONUMENTATION AND SURVEY RECORDS AS REFERENCED ON THIS SURVEY.

SURVEY REFERENCES

- DOCUMENT AS LISTED ON THIS PLAT
- WARRANTY DEED JOSEPH ZIMMERMAN & WIFE TO OLIVER D. JACKSON RECORDED 7-23-1890 IN VOL. 67, PAGE 52 A.C.D.R.
- WARRANTY DEED O.D. & JENNIE JACKSON TO GEORGE COBB RECORDED 7-21-1892 IN VOL. 71, PAGE 109 A.C.D.R.
- WARRANTY DEED O.D. & JENNIE JACKSON TO MORRIS HERSHAW RECORDED 2-9-1981 IN VOL. 69, PAGE 23 A.C.D.R.
- SURVEY BY S.H. HIBBARD, SURVEYOR OF ATHENS CO. DATED APRIL 25, 1901
- PLAT AND NOTES OF A DIVISION OF FRACTIONS NO. 18, NO. 30 AND NO. 36 T. NO. 11, R. NO. 14. BY JAMES COULSON, A.C. SURVEYOR DATED APRIL 23, 1858
- SURVEYS ON FILE WITH THE ATHENS COUNTY AUDITOR'S OFFICE:
 - PLAT OF SURVEY OF 2 TRACTS 32.458 ACRES AND 44.420 ACRES BY WILLIAM M. WATKINS, REG. SURVEYOR NO. 5216 DATED FEB. 5, 7, 8, & 10, 1981
 - SURVEY OF A 33.61 ACRE TRACT IN FRACTION 36 BY JOHN M. BRANNER, P.S. 6805 DATED DECEMBER 1994
 - PLAT OF SURVEY BEING PART OF FRACTION 30, SECTION 21 BY MICHAEL P. BERRY, OHIO REGISTERED SURVEYOR NO. 6803 DATED AUGUST 15, 1988
 - PLAT OF SURVEY OF 4.014 ACRES BY C. TIM NEWMAN, REGISTERED SURVEYOR 8043 DATED 6-26-02.
 - PLAT OF SURVEY OF A 4.328 AC. TRACT, A 0.599 AC. TRACT, AND A 1.760 AC. TRACT BY LEONARD F. SWAYER II, REG. PROF. LAND SURVEYOR NO. 6765 DATED 11-24-1987