

PAUL J. BOESHART, PLS
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94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

September 19, 2019

Job No. 19-5758

Surveyor's Description ~ **Part of Parcel No. M010010071000 ~ LOT A – 6.103 ACRES**

The parcel herein described is known as being a part of the same lands conveyed to **Robert W. Erdy, Jr.** as described in **O.R. 145 on Page 508** and is situated in and being a part of Section 25 Trimble Township, Township 11 North in Range 14 West in the Ohio Company's Purchase in Athens County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin found at the southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 25;

Thence, with the east line of the United States of America parcel (D.V. 98 Pg. 852), North 2 degrees 34 minutes 48 seconds East, 235.79 feet to a point in the center of State Route 685 and the **true point of beginning**;

Thence, continuing with the east line of the said United States of America parcel, North 2 degrees 34 minutes 48 seconds East, 602.30 feet to a set 5/8" iron pin;

Thence, through the Erdy lands, North 88 degrees 43 minutes 46 seconds East, 606.67 feet to an existing 5/8" iron pin at the northwest corner of the Joseph E. Bishop parcel as described in O.R. 545 on Page 1566;

Thence, with the west line of the said Bishop parcel, South 21 degrees 01 minutes 22 seconds East, passing an existing 5/8" iron pin at 172.41 feet, a total distance of 202.91 feet to a point in the center of State Route 685;

Thence, with the said road, the following (5) five courses:

- 1.) On a curve to the left, Curve Data: Delta = 22 degrees 49 minutes 57 seconds, Radius = 362.73 feet, Arc = 144.55 feet, South 62 degrees 34 minutes 03 seconds West, 143.59 feet along the chord to a point;
- 2.) **Thence**, South 51 degrees 09 minutes 05 seconds West, 155.95 feet to a point;
- 3.) **Thence**, on a curve to the right, Curve Data: Delta = 14 degrees 10 minutes 03 seconds, Radius = 603.53 feet, Arc = 149.24, South 58 degrees 14 minutes 07 seconds West, 148.86 feet along the chord to a point;
- 4.) **Thence**, South 65 degrees 19 minutes 08 seconds West, 188.18 feet to a point;
- 5.) **Thence**, South 56 degrees 46 minutes 00 seconds West, 191.28 feet to the **true point of beginning**.

Containing 6.103 Acres and being subject to all legal roads, easements and restrictions of record. North is based on the Ohio State Plane Coordinate System – South Zone secured by GPS. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings.

SAVE and EXCEPT – An access easement through the 6.103 acres better described as follows:

Beginning for a reference at an existing 5/8" iron pin found at the southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 25;

Thence, with the east line of the United States of America parcel (D.V. 98 Pg. 852), North 2 degrees 34 minutes 48 seconds East, 838.09 feet to a set 5/8" iron pin;

Thence, through the Erdy lands, North 88 degrees 43 minutes 46 seconds East, 346.74 feet to the **true point of beginning** for the 30' Access Easement;

Thence, continuing through the Erdy lands, the following 8 courses:

- 1.) South 88 degrees 43 minutes 46 seconds East, 31.15 feet to a point;
- 2.) **Thence**, South 14 degrees 19 minutes 35 seconds West, 240.13 feet to a point;
- 3.) **Thence**, South 32 degrees 47 minutes 37 seconds West, 179.65 feet to a point;
- 4.) **Thence**, South 26 degrees 40 minutes 56 seconds West, 69.87 feet to a point on the north line of State Route 685;
- 5.) **Thence**, with the said road, South 65 degrees 19 minutes 08 seconds West, 48.05 feet to a point;
- 6.) **Thence**, leaving the said road, North 26 degrees 40 minutes 56 seconds East, 109.00 feet to a point;
- 7.) **Thence**, North 32 degrees 47 minutes 37 seconds East, 176.37 feet to a point;
- 8.) **Thence**, North 14 degrees 19 minutes 35 seconds East, 226.88 feet to the **true point of beginning**.

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in September, 2019.

Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Ronald Williams*
DATE: 9/23/19

RECEIVED

SEP 23 2019

Jill Thompson
Athens County Auditor

STATE of OHIO
ATHENS COUNTY
TRIMBLE TOWNSHIP
PART OF SECTION 25
TOWNSHIP 11 NORTH
RANGE 14 WEST

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul J. Boeshart*
DATE: 9/23/19

NORTH is based on the Ohio State Plane
Co-ordinate System - South Zone - secured by GPS

United States of America
D.V. 98 Pg. 852
422.61 Ac.

Robert W. Erdy, Jr.
O.R. 145 Pg. 508 PJB
23.75 Ac.
Parcel No. M010010071000

LOT B
14.796 Acres by Survey
Robert W. Erdy, Jr.
O.R. 145 Pg. 508 PJB
23.75 Ac.
Parcel No. M010010071000

Joseph E. Bishop
O.R. 545 Pg. 1566
2.22 Ac.

Grace Mingus, Etal
O.R. 528 Pg. 1417
6 Ac.

Grace Mingus, Etal
O.R. 528 Pg. 1417
4 Ac.

Robert W. Erdy, Jr.
O.R. 145 Pg. 508 PJB
23.75 Ac.
Parcel No. M010010071000

Darrell J. & Amme M. Gladish
D.V. 235 Pg. 591
4.86 Ac.

Karen S. Scharbarth
O.R. 345 Pg. 35
6 Ac.

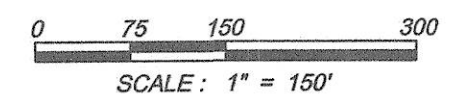
Easement Line Schedule

Line No.	Bearing	Distance
L-1	S 88° 43' 46" E	31.15'
L-2	S 14° 19' 35" W	240.13'
L-3	S 32° 47' 37" W	179.65'
L-4	S 26° 40' 56" W	69.87'
L-5	S 65° 19' 08" W	48.05'
L-6	N 26° 40' 56" E	109.00'
L-7	N 32° 47' 37" E	176.37'
L-8	N 14° 19' 35" E	226.88'

CURVE SCHEDULE

Curve No.	Delta	Radius	Arc	Chord	Chord Bearing
C-1	14° 10' 03"	603.53'	149.24'	148.86'	S 58° 14' 07" W
C-2	22° 49' 57"	362.73'	144.55'	143.59'	S 62° 34' 03" W

- = Unmarked Corner
- = 5/8" x 30" Rebar with a Plastic ID
Cap stamped "Boeshart S-6512" set
- = Existing Iron Pin as noted



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2019.

Paul J. Boeshart

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