

MAR 30 2023

Jill Thompson
Athens County Auditor

Adjoiner Survey Split of Sherry L. Downs Lands in Trimble Township, Athens County

Situated in the State of Ohio, County of Athens, Township of Trimble, and being part of the North Half of Section 7, Township 11, Range 14, Congress Lands East of the Scioto River, and being part of the lands presently owned by Sherry L. Downs as per Official Record 525, Page 1866, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found on the northeast corner of Lot 8, of Pin Oak Estates, Phase One, (Envelope 489 B);

Thence along the north line of said Lot 8, and the north line of Lot 13, North 89 degrees 42 minutes 00 seconds West, 174.77 feet to an iron pin found on the southeast corner of lands presently owned by Lloyd L. Wyatt, Trustee,(OR 598-1254), passing iron pins found at 100.79 feet, and 159.74 feet;

Thence along the east line of said Wyatt, lands, and the east lines of lands presently owned by Darrell Lee Dugan, (OR 598-336), and Darrell Lee Dugan, et al.,(OR 471-1430), North 09 degrees 34 minutes 18 seconds East, 370.11 feet to an iron pin found, on the southeast corner of lands presently owned by Kirby K. Seeger,(OR 522-869), passing iron pins found at 152.32 feet, and 223.07 feet;

Thence along the east line of said Seeger lands, North 09 degrees 44 minutes 06 seconds East, 145.28 feet to an iron pin found on the south line of lands presently owned by Jeff W. Tolliver, (OR 209-593);

Thence along the south line of said Tolliver lands, South 72 degrees 55 minutes 07 seconds East, 95.44 feet to an iron pin set;

Thence through the lands presently owned by Sherry L. Downs,(OR 525-1866), South 00 degrees 18 minutes 22 seconds West, 481.04 feet to the principal place of beginning, containing 1.527 acres, more or less, and being part of Auditor's Parcel Number M010010000203.

Note: The above described tract is to be transferred to and contiguous and continuous with lands presently owned by Ronald L. and Valerie L. Ives, Parcel No. M010010000212.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.

This description is written based on a field survey completed
Newcome, Reg. No. 7321

Jack D. Newcome
Jack D. Newcome, Reg. No. 7321

3-7-23
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brenda Miller
DATE: 3/15/23



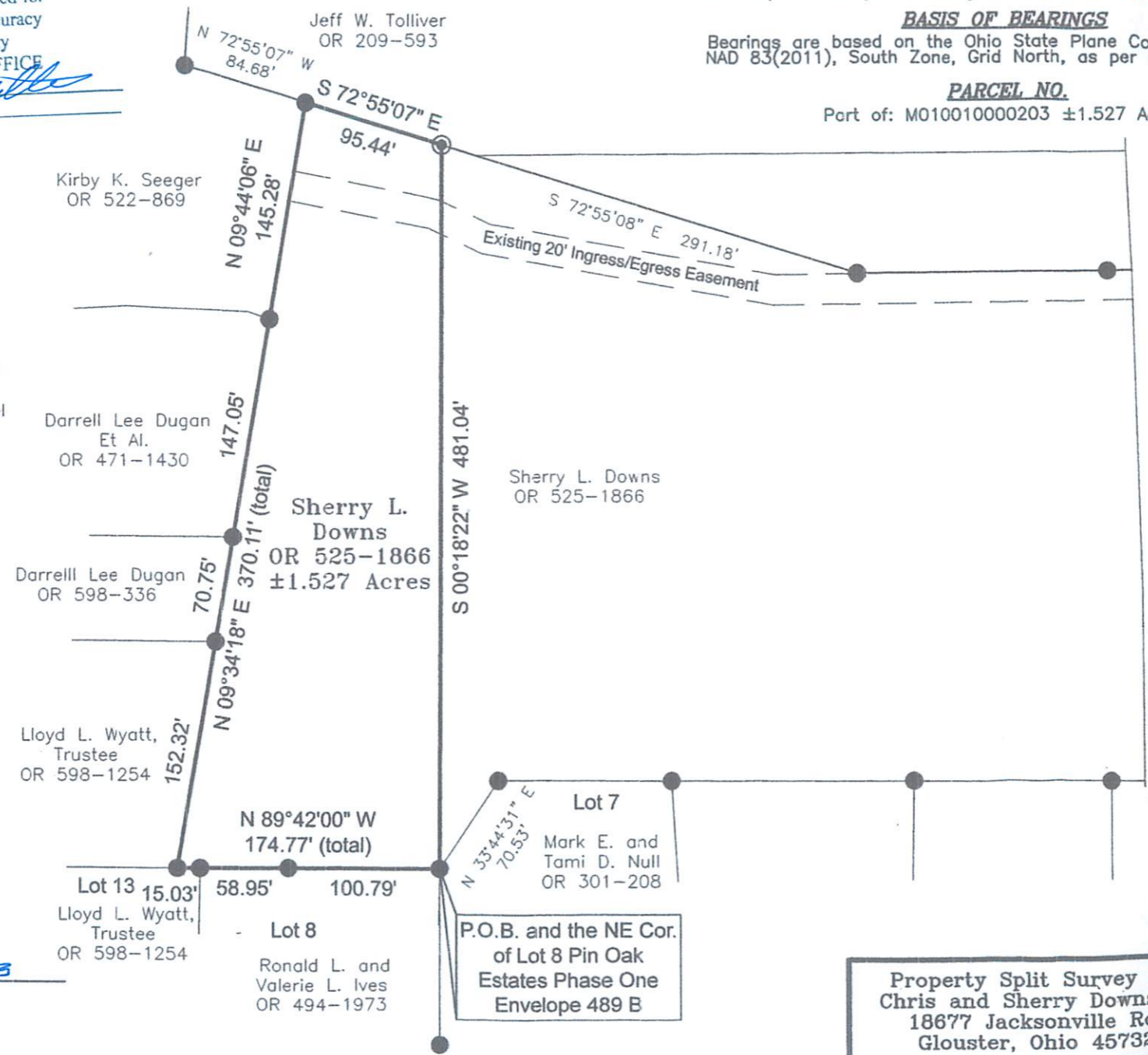
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Jack D. Newcome
DATE: 3/15/23

SITUATED IN:
State of Ohio, County of Athens, Township of Trimble,
and being part of the North Half of Section 7,
Township 11, Range 14, Congress Lands East of the Scioto River

BASIS OF BEARINGS
Bearings are based on the Ohio State Plane Coordinate System,
NAD 83(2011), South Zone, Grid North, as per GPS observations

PARCEL NO.
Part of: M010010000203 ±1.527 Acres

Note: The surveyed tract is to be transferred to, and is contiguous, and continuous with lands presently owned by Ronald L. and Valerie L. Ives, Parcel No. M010010000212



LEGEND

- ⊙ Iron Pin Set 5/8" rebar
- Iron Pin Found 5/8" rebar

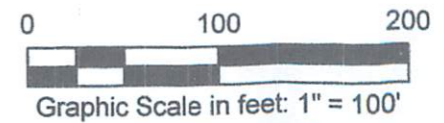
REFERENCES

-<https://athgls.maps.arcgis.com/apps/webappviewer/index.html?id=7d6f668f7f114cc99d38c914f0c67538>
-All deed Ref. shown on this plat



Jack D. Newcome 3-7-23
Jack D. Newcome Date
Reg. Surveyor No. 7321

APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
DATE: 4/5/2023
Handwritten Signature



Property Split Survey for
Chris and Sherry Downs at
18677 Jacksonville Rd.
Glouster, Ohio 45732

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796