

**LEGAL DESCRIPTION for**  
**Parcel Number M010070210700 and**  
**Parcel number M010070209501**  
**at 18242 State Route 13**  
**Glouster, Ohio**

Situated in the Township of Trimble, County of Athens and State of Ohio, being part of Original Lot 57 in the Southwest Quarter of Section 7, Township 11, Range 14, Ohio Company Purchase, conveyed to Tamera D. Hanna (O.R. 12, Pages 737 of Athens County Records), bounded and described as follows:

Beginning at a found and used 5/8" iron rod at the Northeast Corner of the Southeast Quarter of Section 13;

Thence S 38°21'22" E, 1498.95 feet to a set Mag nail at the southwest corner of a parcel conveyed to Johnaton David Giffin (O.R. 302, Page 986), and being the True-Point-of-Beginning at the northwest corner of the parcel herein described in the following 6 courses:

Course 1: Thence along the south line of said Giffin parcel, N 88°03'42" E, 84.10 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the northeast corner, also being the southeast corner of said Giffin parcel and along the west line of a parcel conveyed to Conrail (PN M010010 - no information available);

Course 2: Thence along the west line of said Conrail parcel, S 9°57'18" E, 176.14 feet to a found and used 3/4" iron pipe at an angle point;

Course 3: Thence continuing along the west line of said Conrail parcel, S 5°45'13" W, 241.67 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the southeast corner, also being the northeast corner of a parcel conveyed to Mary Gaskalla Richmond (Volume 184, Page 390);

Course 4: Thence along the north line of said Richmond parcel, N 69°53'22" W, passing a found and used for line 5/8" iron rod, capped (no ID) at 0.62 feet, and a second found and used for line 5/8" iron rod, capped (no ID) at 104.49 feet, a total distance of 107.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the southwest corner, also being the northwest corner of said Richmond parcel;

Course 5: Thence N 0°46'26" E, 247.42 feet to a set Mag nail in the pavement of State Route 13 at an angle point;

Course 6: Thence N 3°05'37" E, 127.10 feet to the True-Point-of- Beginning at the northwest corner, containing a total of 42,796.26 square feet, or 0.982 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The intent of this survey is to retrace and describe this parcel as required by the Athens County Engineer before the next conveyance.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (no trans), holding found and used monumentation along the south line of the subject parcel as shown on the survey, which is observed bearing N 69°53'22" W.

This legal description is based on an actual field survey conducted in December 2025 under the supervision of Robert M Ruffing, P.S. 8423.

Prepared by Robert M. Ruffing, P.S. 8423 for Landmark Survey Group in December 2025.

*Robert M. Ruffing* 12-30-25

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 1/2/26



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

JAN 13 2026

Jill Davidson  
Athens County Auditor

LEGEND

- ⊙-FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓐ-FD AXLE AS NOTED
- Ⓧ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-POST AS NOTED
- FOUND MONUMENT BOX AS NOTED
- ▣-CATCH BASIN
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- AFN-AUDITORS FILE NUMBER
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- C.S.R.-CITY OF CLEVELAND SURVEY RECORD
- D.H.-DRILL HOLE
- D/W-DRIVEWAY
- E.P.-EDGE OF PAVEMENT
- GAR.-GARAGE
- H.N.-HOUSE NUMBER
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P/L-PROPERTY LINE
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- P.O.L.-POINT ON LINE
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.B.L.-SET BACK LINE
- S.F.-SQUARE FEET
- S/L-SUBLOT
- T.P.O.B.-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- V/L-VACANT LOT
- WF-WOOD FENCE

DOCUMENTS USED:

- PLAT OF COAL COMPANY'S 3RD ADDITION OF JACKSONVILLE, ENVELOPE 139B & 140A, ATHENS COUNTY ENGINEER'S OFFICE.
- PLAT OF SURVEY OF 1.999 ACRE CEMETERY, PN M01001005800, BY CHARLES T. NEWMAN, S-8043, SEPTEMBER 2023, ON FILE AT THE ATHENS COUNTY ENGINEER'S OFFICE.
- PLAT OF 0.2982 ACRE TRACT FOR MR. & MRS. RICHMOND, BY LEONARD F. SAWYER II, RPLS 6765, DECEMBER 1987, ON FILE AT THE ATHENS COUNTY ENGINEER'S OFFICE.
- SURVEY OF WASTEWATER TREATMENT FACILITY, 42.62 ACRES, ENVELOPE 431A, ON FILE AT THE ATHENS COUNTY ENGINEER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- ATHENS COUNTY TAX MAPS/GIS.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

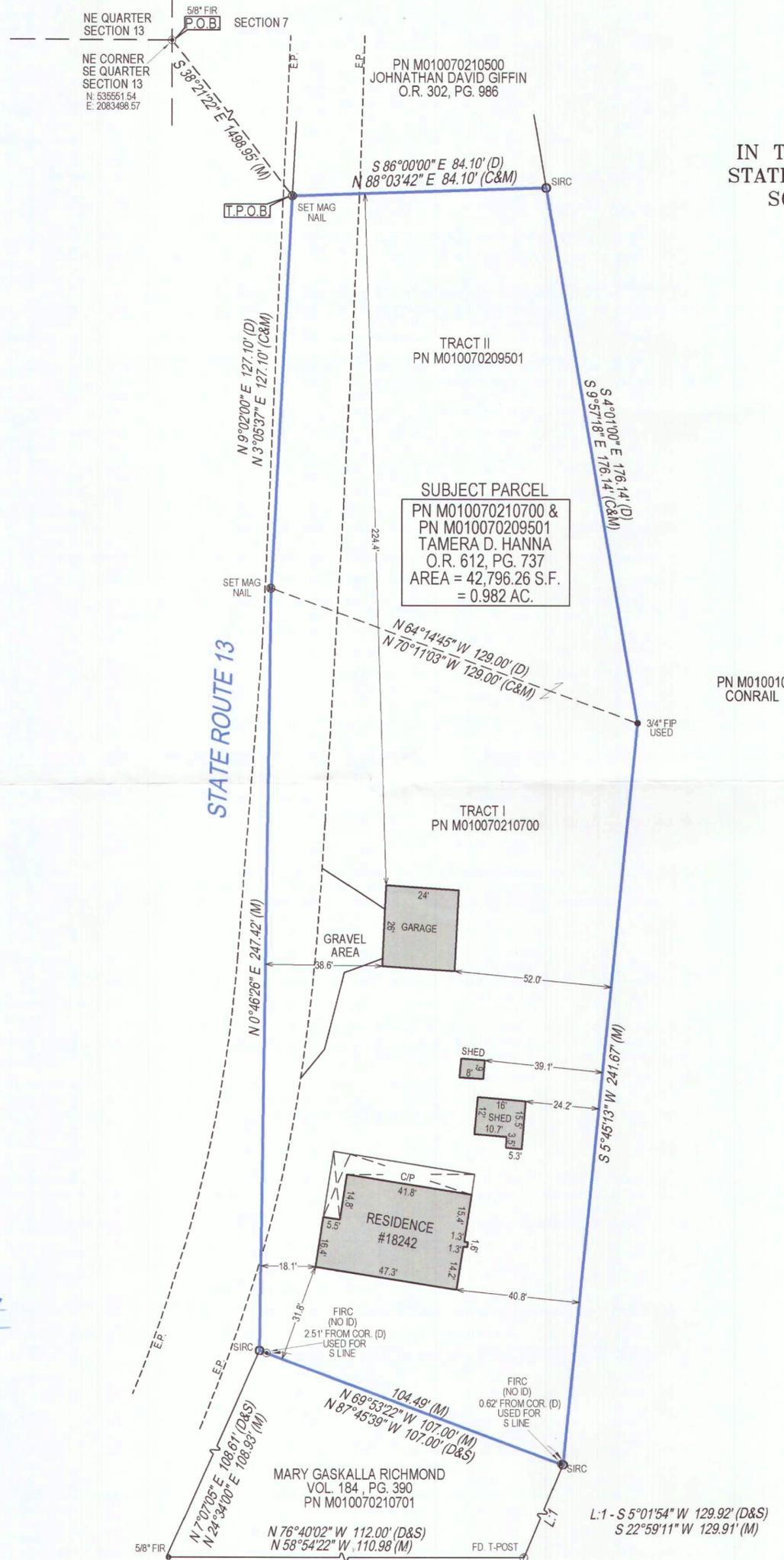
THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert M. Ruffing*  
DATE: 1/2/26

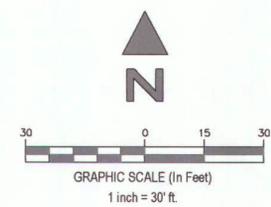


*Robert M. Ruffing* 12-30-25  
ROBERT RUFFING, P.S. 8423 DATE 12-15-2025  
STATE OF OHIO



SURVEY OF  
PN M010070210700 & PN M010070209501  
KNOWN AS  
18242 STATE ROUTE 13  
GLOUSTER, OHIO  
IN THE TOWNSHIP OF TRIMBLE, COUNTY OF ATHENS AND  
STATE OF OHIO, BEING PART OF ORIGINAL LOT 57 IN THE  
SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 11,  
RANGE 14, OHIO COMPANY PURCHASE.

BASIS OF BEARINGS:  
THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTH LINE OF THE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 69°53'22" W.



LANDMARK  
690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
DATE 12-15-2025 JOB NO. 2510.6499