



Architects • Engineers • Surveyors

Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
Phone 304.464.5305 • 800.954.5305 • Fax 304.464.4428

PROPERTY DESCRIPTION
11.404 ACRES
TROY TWP, SEC 32, TN 5N, RN 11W
PARCEL NUMBER L010010087600
OFFICIAL RECORD 532, PAGE 2462

SITUATE IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 5 NORTH, RANGE 11 WEST, TROY TOWNSHIP, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED REBAR SET IN THE WESTERLY LINE OF THE 49 ACRE (TAXED) HERBERT L. SCHUL ET., AL., TRACT (OFFICIAL RECORD 499, PAGE 1203), SAID REBAR BEING THE SOUTHEAST CORNER OF THE 8.980 ACRE (TAXED) RUSSELL L. AND BRENDA S. DAY TRACT (OFFICIAL RECORD 367, PAGE 111), FROM WHERE A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32 BEARS N 32°20'15" E 1685.92 FEET;

THENCE S 02°34'51" W 527.00 FEET, WITH THE WESTERLY LINE OF SAID 49 ACRE (TAXED) HERBERT L. SCHUL ET., AL., TRACT, TO A POINT IN THE CENTERLINE OF CHURCH ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 421, PASSING A REBAR FOUND AT 517.00 FEET;

THENCE N 89°04'09" W 500.00 FEET, WITH THE CENTERLINE OF CHURCH ROAD, TO A POINT;

THENCE N 86°59'09" W 348.30 FEET, WITH THE CENTERLINE OF CHURCH ROAD, TO A POINT IN THE CENTERLINE OF OHIO STATE ROUTE NUMBER 7 (ODOT PROJECTS NUMBER ATH-7-0.00-2.55 AND ATH-7-1.37-2.88);

THENCE N 17°48'54" E 798.37 FEET, LEAVING THE CENTERLINE OF OHIO STATE ROUTE NUMBER 7, TO A REBAR FOUND IN THE CENTERLINE OF OLD OHIO ROUTE NUMBER 7 AT A COMMON CORNER TO THE 1.05 ACRE (TAXED) LARRY SIMMONS FARMS LLC, TRACT (OFFICIAL RECORD 531, PAGE 651);

THENCE S 67°28'49" E 679.00 FEET, LEAVING THE CENTERLINE OF OLD STATE ROUTE NUMBER 7, WITH SAID 1.05 ACRE (TAXED) LARRY SIMMONS FARMS LLC, TRACT, CROSSING OHIO STATE ROUTE NUMBER 7 AND THEN WITH SAID 8.980 ACRE (TAXED) RUSSELL L. AND BRENDA S. DAY TRACT, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED REBAR SET AT 210.75 FEET;

CONTAINING 11.404 ACRES, INCLUDING 2.625 ACRES IN THE OHIO STATE NUMBER 7 AND THE OLD STATE ROUTE NUMBER 7 RIGHT OF WAYS AND 0.352 ACRES IN THE CHURCH ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/14/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO SUSAN DIANE HESCHT OFFICIAL RECORD 532, PAGE 2462.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

Randall R. Cline II
RANDALL R. CLINE II
PS #8096 OH
PROJECT NUMBER: 2186512

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Breanna Williams*
DATE: 2/21/18



LEGEND

THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

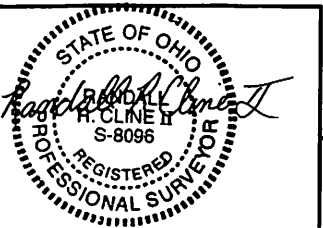
- ⊙ SET 5/8" CAPPED REBAR
- FOUND ROD
- FOUND PIPE
- ⊠ FOUND CONCRETE MONUMENT
- ⊙ POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJOINER LINE
- x - BARBED WIRE FENCE
- ▨ STRUCTURE

REFERENCES:

BEING A PART OF THE SE 1/4 SECTION 32, TN 5N, RN 11W TROY TWP, ATHENS CO., OHIO
 OFFICIAL RECORD: 532, PAGE: 2462
 TAX PARCEL: L010010087600
 BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE, COOLVILLE, OHIO-W. VA., QUADRANGLE.
 PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.

Description Checked for
 Mathematical Accuracy
 Athens County
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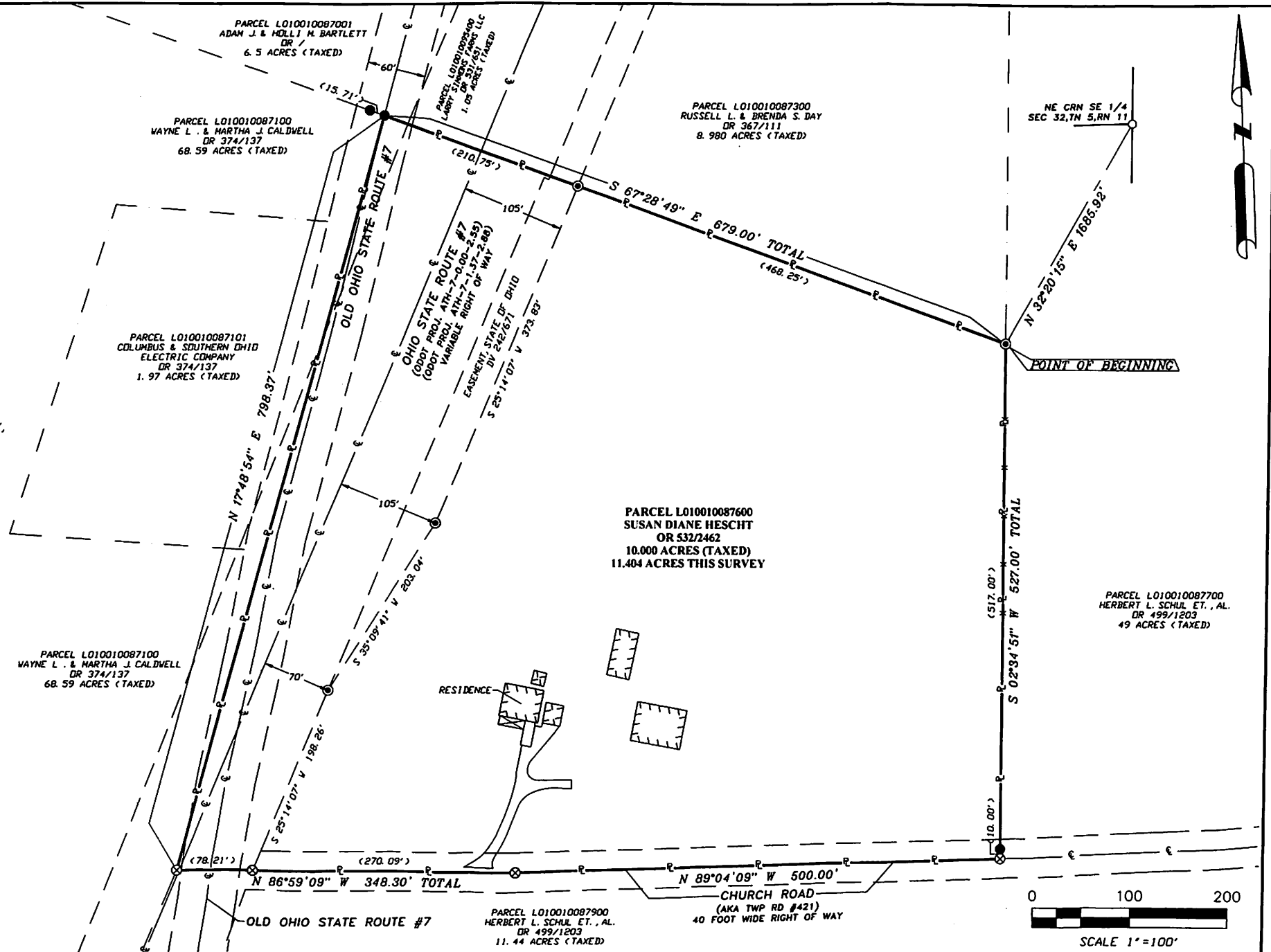
BY: *Brandon William*
 DATE: *2/11/18*



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BEING A PART OF THE SE 1/4 SECTION 32, TOWN 5 NORTH, RANGE 11 WEST TROY TOWNSHIP, ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCEL: 11.404 ACRES
 PREPARED FOR SUSAN D. HESCHT 2/14/2018
 PROJ: 2186512



LEGEND

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- SET 5/8" CAPPED REBAR
- FOUND ROD
- FOUND PIPE
- ⊠ FOUND CONCRETE MONUMENT
- ⊗ POINT
- PROPERTY LINE
- - - RIGHT OF WAY
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Description Checked for Mathematical Accuracy
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 ENGINEER'S OFFICE

BY: *Thomas Williams*
 DATE: *2/21/18*



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