



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

Athens County Regional Planning Commission

Date 5/28/19  
*Jessie R*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

PROPERTY DESCRIPTION  
2.010 ACRES TOTAL

BY: *Joe S-809*  
DATE: 5/28/19

**WATERLOO TOWNSHIP, TAX MAPS 9 AND 15, PART PARCEL N010010004400  
PART OFFICIAL RECORD 330, PAGE 205**

SITUATE IN AND BEING A PART OF FRACTIONAL SECTIONS 2 AND 6, PART OF SECTIONS 9 AND 15, TOWN 11 NORTH, RANGE 15 WEST, WATERLOO TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

**BEGINNING** AT A 5/8" IRON REBAR IN CONCRETE FOUND IN THE SOUTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 56 (PROJECT NUMBER ATH-56-4.26-7.00), SAID REBAR BEING 67.59 FEET RIGHT OF STATION NUMBER 311+25.00. SAID REBAR ALSO BEING S 10°34'49" W 2237.48 FEET FROM A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SECTION 15.

**THENCE N 76°56'23" E 171.27 FEET**, WITH THE SOUTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 56, TO A 5/8" IRON REBAR IN CONCRETE FOUND, SAID REBAR BEING 55.00 FEET RIGHT OF STATION NUMBER 313+00.00;

**THENCE S 88°50'21" E 148.04 FEET**, WITH THE SOUTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 56, TO A 5/8" IRON REBAR IN CONCRETE FOUND, SAID REBAR BEING 75.00 FEET RIGHT OF STATION NUMBER 314+50.00;

**THENCE**, WITH THE SOUTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 56 AND A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.89 FEET, WITH A RADIUS OF 2789.79 FEET, **WITH A CHORD OF N 85°25'02" E 40.89 FEET**, TO A 5/8" IRON REBAR IN CONCRETE FOUND AT A COMMON CORNER TO THE 2.02 ACRE (TAXED) DANIEL GRIFFIN SR., TRACT (OFFICAL RECORD 186, PAGE 222);

**THENCE S 05°49'04" W 246.70 FEET**, LEAVING THE OHIO STATE ROUTE NUMBER 56 RIGHT OF WAY AND WITH SAID 2.02 ACRE (TAXED) DANIEL GRIFFIN SR., TRACT, TO A 5/8" IRON REBAR IN CONCRETE FOUND;

**THENCE S 89°27'32" W 381.56 FEET**, BINDING ON THE 6.459 ACRE LESS TRACT WALTER AND GLENNA BALDRIDGE TRACT (OFFICIAL RECORD 330, PAGE 205), TO A 5/8" CAPPED IRON REBAR SET IN THE WEST RIGHT OF WAY LINE OF STEINMEYER ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 3);

**THENCE N 04°56'31" E 66.96 FEET**, WITH THE WEST RIGHT OF WAY LINE OF STEINMEYER ROAD, TO A 5/8" IRON REBAR IN CONCRETE FOUND IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID OHIO STATE ROUTE NUMBER 56, SAID REBAR BEING 201.91 FEET RIGHT OF STATION NUMBER 310+57.53;

**THENCE N 17°29'26" E 150.30 FEET**, WITH THE SOUTHERLY RIGHT OF WAY LINE OF OHIO STATE ROUTE NUMBER 56, TO THE POINT OF BEGINNING;

**CONTAINING 2.010 ACRES**, THERE BEING 1.543 ACRES IN SECTION 15 AND 0.467 ACRE IN SECTION 9, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 3/11/2019 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

**BEING** A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO WALTER AND GLENNA BALDRIDGE IN OFFICIAL RECORD 330, PAGE 205.

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

**BASIS OF BEARINGS:** OHIO STATE PLANE (SOUTH ZONE).

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

*Randall R. Cline II*  
RANDALL R. CLINE II  
PS #8096 OH  
PROJECT NUMBER: 2192731

MAY 28 2019

Jill Thompson  
Athens County Auditor

Architectural • Electrical • Civil/Structural • Mechanical • Controls • Construction Administration • Surveying

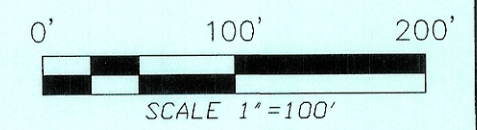
[www.pickeringusa.com](http://www.pickeringusa.com)





Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Doris S. Goss  
DATE: 5/28/19

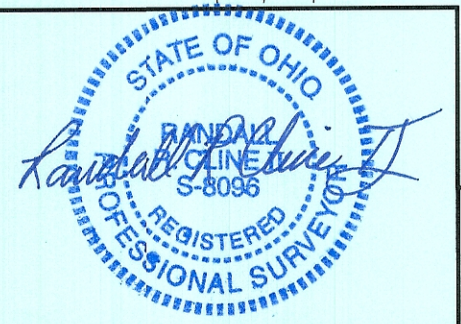
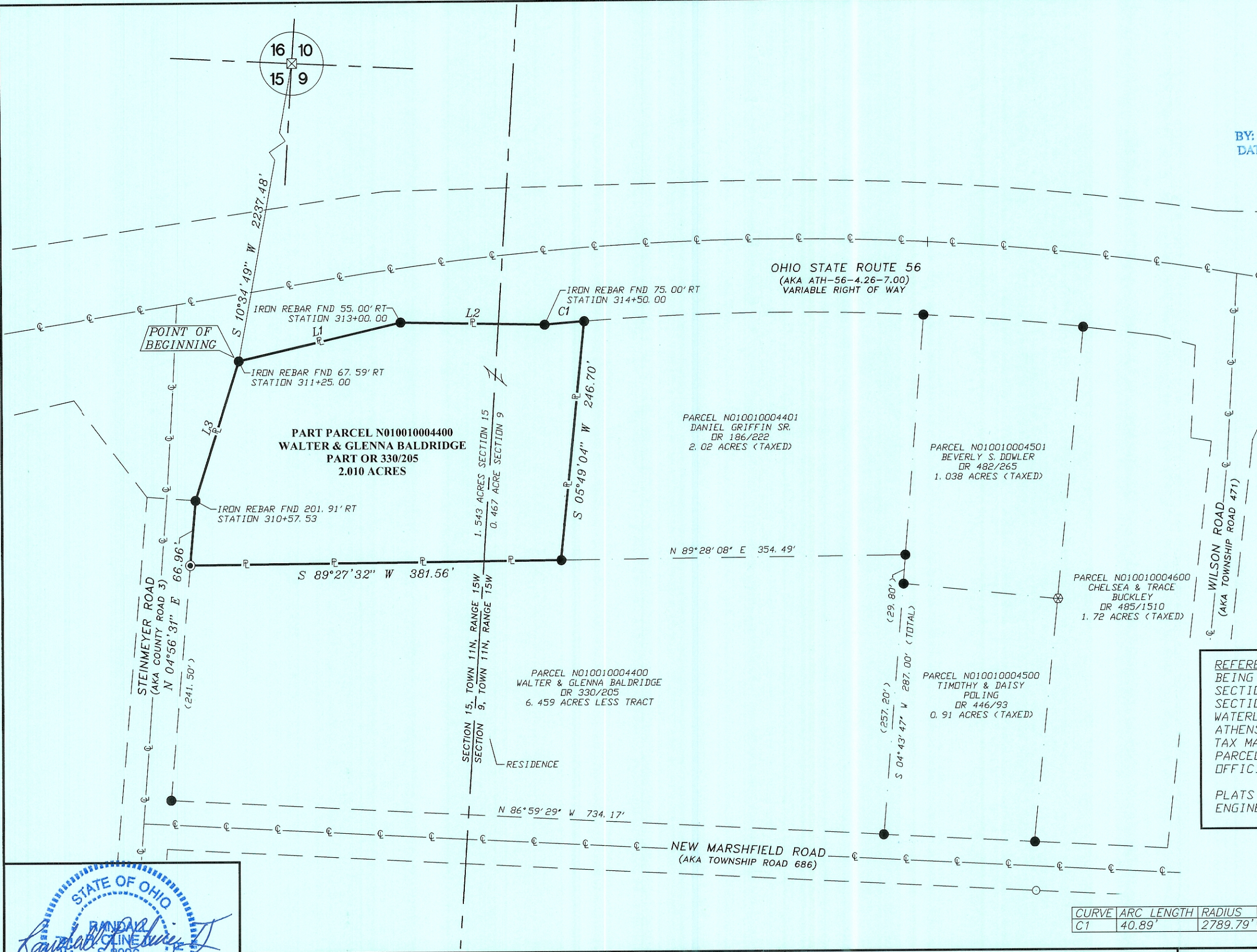


LEGEND	
●	5/8" CAPPED IRON REBAR SET
●	FOUND IRON ROD/REBAR
○	FOUND IRON PIPE
⊠	FOUND STONE
⊗	FOUND MINE BOLT
—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SECTION LINE
- - -	ADJOINER LINE
⊕	CENTERLINE

**REFERENCES**  
BEING A PART OF FRACTIONAL SECTION NO. 2  
SECTION 9, TOWN 11N, RANGE 15W  
SECTION 15, TOWN 11N, RANGE 15W  
WATERLOO TOWNSHIP  
ATHENS COUNTY, OHIO  
TAX MAP: 9 AND 15  
PARCEL: NO10010004400  
OFFICIAL RECORD 330, PAGE 205  
  
PLATS ON FILE IN THE ATHENS COUNTY, OHIO,  
ENGINEERS OFFICE.

LINE	BEARING	DISTANCE
L1	N 76°56'23" E	171.27'
L2	S 88°50'21" E	148.04'
L3	N 17°29'26" E	150.30'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.89'	2789.79'	0°50'23"	N 85°25'02" E	40.89'



11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
(304) 464-5305 PICKERING USA.COM

PART FRACTIONAL SECTIONS 2 AND 6  
PART SECTIONS 9 AND 15, TOWN 11N, RANGE 15W  
WATERLOO TOWNSHIP  
ATHENS COUNTY, OHIO

BOUNDARY SURVEY  
EXISTING PARCEL: 2.010 ACRES  
PREPARED FOR:  
PERMAN ENGINEERING CO., LLC

3/11/2019 REV 2AC  
3/4/2019  
PROJ: 2192731