



**PROPERTY DESCRIPTION**  
**5.000 ACRE TRACT**  
**TO BE CONTINUOUS AND CONTIGUOUS WITH PARCEL P010010067700**  
**YORK TOWNSHIP, SECTION 10, TOWN 12 NORTH, RANGE 15 WEST**  
**PART TAX PARCEL: P010010067607**  
**PART OFFICIAL RECORD 591, PAGE 241**

**SITUATE** IN AND BEING A PART OF RIVER LOTS NUMBER 630 AND 631, SECTION 10, TOWN 12 NORTH, RANGE 15 WEST, YORK TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 2" SQUARE IRON BAR FOUND AT THE NORTHWEST CORNER OF THE 2.993 ACRE (DEED) CHRISTOPHER EDWARD HUNTER II AND STEPHANIE RAYNE MACCOMBS-HUNTER TRACT (OFFICIAL RECORD 610, PAGE 2677), BEING A COMMON CORNER TO THE 60.47 ACRE (TAXED) DOUGLAS E. MACCOMBS AND REBECCA J. MACCOMBS TRACT (OFFICIAL RECORD 591, PAGE 241), FROM WHERE THE NORTHEAST CORNER OF SECTION 10, TOWN 12 NORTH, RANGE 15 WEST BEARS N 84°08'51" E 1301.17 FEET;

**THENCE S 22°09'47" E 525.71 FEET**, WITH SAID 2.993 ACRE CHRISTOPHER EDWARD HUNTER II AND STEPHANIE RAYNE MACCOMBS-HUNTER TRACT, TO A 5/8" CAPPED IRON REBAR SET;

**THENCE**, BINDING ON SAID 60.47 ACRE (TAXED) DOUGLAS E. MACCOMBS AND REBECCA J. MACCOMBS TRACT, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

- 1. THENCE N 85°23'57" W 543.88 FEET** TO A 5/8" CAPPED IRON REBAR SET, PASSING A 5/8" CAPPED IRON REBAR SET AT 460.89 FEET;
- 2. THENCE N 17°51'00" W 389.33 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- 3. THENCE N 81°05'05" E 468.81 FEET** TO THE POINT OF BEGINNING;

**CONTAINING 5.000 ACRES**, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 12/22/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

**BEING** A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO DOUGLAS E. MACCOMBS AND REBECCA J. MACCOMBS IN OFFICIAL RECORD 591, PAGE 241.

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

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

*Randall R. Cline II*  
RANDALL R. CLINE II, PS #8096

**PROJECT NUMBER: 2212850 – 5AC TRACT-REVISED 1 23 2024**



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

**APR 16 2024**

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

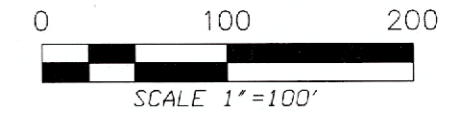
BY: *Presumably [Signature]*  
DATE: 4/1/24

PARCEL P010010067607  
DOUGLAS E. MACCOMBS  
REBECCA J. MACCOMBS  
DR 591/241  
60.47 ACRES (TAXED)

N: 523700.57'  
E: 2054760.06'  
POINT OF BEGINNING

SECTION 11  
SECTION 10  
RIVER LOT NO. 631

NORTHEAST CORNER  
SECTION 10



LEGEND	
⊙	SET 5/8" CAPPED IRON REBAR
△	FOUND 5' X 3/4" SCHEDULE 40 PIPE
●	FOUND IRON ROD/REBAR
⊙	FOUND CAPPED IRON REBAR
○	FOUND IRON PIPE
⊠	FOUND 2" SQUARE IRON BAR
⊙	POINT
⊗	FENCE POST
—P—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SECTION LINE
- - -	TAX PARCEL LINE
- - -	WOOD FENCE
- - -	APPROXIMATE RAILROAD

**REFERENCES**  
BEING PART OF RIVER LOTS NO. 630 & 631  
SECTION 10, TOWN 12N, RANGE 15W  
YORK TOWNSHIP  
ATHENS COUNTY, OHIO  
PART PARCEL: P010010067607  
PART OFFICIAL RECORD: 591, PAGE: 241

PLATS ON FILE IN THE ATHENS  
COUNTY, OHIO, TAX MAP OFFICE.

**LIMITATIONS OF SURVEY:**  
THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE OPINION AND  
THEREFORE IS SUBJECT TO ANY STATEMENT  
OF FACTS REVEALED BY EXAMINATION OF  
SUCH DOCUMENTS AND IS SUBJECT TO ALL  
LEGAL RIGHTS OF WAY, EASEMENTS, AND  
RESTRICTIONS OF RECORD. NO OPINION IS  
MADE OR EXPRESSED CONCERNING THE  
EXISTENCE OF WETLANDS, FLOOD HAZARDS,  
ENVIRONMENTAL CONDITIONS, HAZARDOUS  
MATERIALS, UTILITIES, OR ITEMS THAT  
MAY AFFECT THE USE OF PROPERTY  
SURVEYED.

RIVER LOT NO. 631  
RIVER LOT NO. 630

PART PARCEL P010010067607  
TO BE CONTINUOUS AND CONTIGUOUS  
WITH PARCEL P010010067700  
PART OR 591/241  
5.000 ACRES

PARCEL P010010067700  
CHRISTOPHER EDWARD HUNTER II  
STEPHANIE RAYNE MACCOMBS-HUNTER  
DR 610/2677  
2.993 ACRES (DEED)

PARCEL P010010067607  
DOUGLAS E. MACCOMBS  
REBECCA J. MACCOMBS  
DR 591/241  
60.47 ACRES (TAXED)

BY: *Randall R. Cline II*  
DATE: *9/1/24*  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE



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

PART RIVER LOTS NO. 630 AND 631  
SECTION 10, TOWN 12N, RANGE 15W  
YORK TOWNSHIP  
ATHENS COUNTY, OHIO

**BOUNDARY SURVEY**  
**NEW PARCEL CREATED**  
**5.000 ACRES**

12/22/2022  
PROJ: 2212850