



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
5.000 ACRES**

**YORK TOWNSHIP, SECTION 19, PART TAX PARCEL P010010010800
PART OF OFFICIAL RECORD 336, PAGE 2155 (SECOND TRACT)**

SITUATED IN SECTION 19, TOWN 12 NORTH, RANGE 15 WEST, YORK TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19 (SEE OFFICIAL RECORD 336, PAGE 2155), **THENCE S 54°45'51" E 1382.16 FEET** TO A 5/8" IRON REBAR FOUND AT THE NORTHWEST CORNER OF THE 5.003 ACRE JENNIFER SWEARINGEN TRACT (OFFICIAL RECORD 450, PAGE 1139) AND AT A COMMON CORNER TO THE 40.99 ACRE DN JOHNSON FAMILY ATHENS, LLC TRACT (OFFICIAL RECORD 336, PAGE 2155 (SECOND TRACT)); **THENCE S 81°05'26" E 221.53 FEET**, WITH SAID 5.003 ACRE JENNIFER SWEARINGEN TRACT, TO A 5/8" CAPPED IRON REBAR SET, SAID REBAR BEING THE **TRUE POINT OF BEGINNING**;

THENCE, BINDING ON SAID 40.99 ACRE DN JOHNSON FAMILY ATHENS, LLC TRACT, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

(1) **THENCE N 04°24'40" E 318.83 FEET** TO A 5/8" CAPPED IRON REBAR SET;

(2) **THENCE S 85°35'20" E 415.13 FEET** TO A 5/8" CAPPED IRON REBAR SET;

(3) **THENCE S 60°53'09" E 300.46 FEET** TO A POINT IN THE CENTERLINE OF PERRY RIDGE ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 268), PASSING A 5/8" CAPPED IRON REBAR SET AT 271.10 FEET;

THENCE S 27°00'40" W 309.99 FEET, WITH THE CENTERLINE OF PERRY RIDGE ROAD, TO A POINT;

THENCE S 34°09'53" W 19.52 FEET, WITH THE CENTERLINE OF PERRY RIDGE ROAD, TO A POINT AT A COMMON CORNER TO SAID 5.003 ACRE JENNIFER SWEARINGEN TRACT;

THENCE N 66°43'03" W 264.54 FEET, LEAVING THE CENTERLINE OF PERRY RIDGE ROAD AND WITH SAID 5.003 ACRE JENNIFER SWEARINGEN TRACT, TO A 5/8" IRON REBAR FOUND, PASSING A 5/8" IRON REBAR FOUND AT 30.00 FEET;

THENCE N 81°05'26" W 309.92 FEET, WITH SAID 5.003 ACRE JENNIFER SWEARINGEN TRACT, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 5.000 ACRES, INCLUDING 0.152 ACRE IN THE PERRY RIDGE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/24/2021 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO DN JOHNSON FAMILY ATHENS, LLC IN OFFICIAL RECORD 336, PAGE 2155 (SECOND TRACT).


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

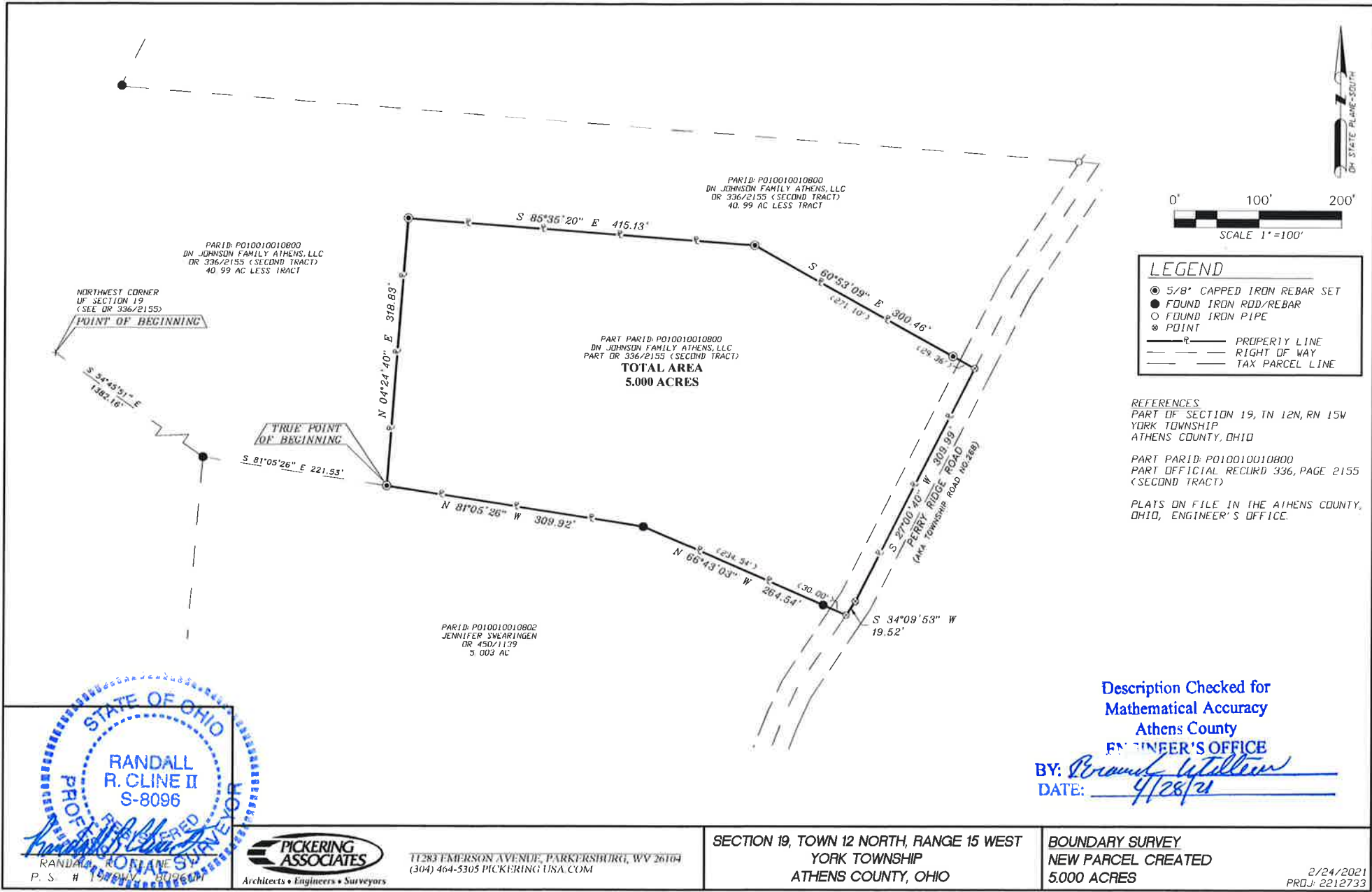
BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).


RANDALL R. CLINE II, PS #8096
PROJECT NUMBER: 2212733



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/28/21



STATE OF OHIO
 RANDALL R. CLINE II
 S-8096
 PROFESSIONAL SURVEYOR

PICKERING ASSOCIATES
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 (304) 464-5305 PICKERING USA.COM

SECTION 19, TOWN 12 NORTH, RANGE 15 WEST
 YORK TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 NEW PARCEL CREATED
 5.000 ACRES

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Randall R. Cline II*
 DATE: 4/28/21

2/24/2021
 PROJ: 2212733



LEGEND	
⊙	5/8" CAPPED IRON REBAR SET
●	FOUND IRON ROD/REBAR
○	FOUND IRON PIPE
⊗	POINT
—	PROPERTY LINE
- - -	RIGHT OF WAY
- · - · -	TAX PARCEL LINE

REFERENCES
 PART OF SECTION 19, TN 12N, RN 15W
 YORK TOWNSHIP
 ATHENS COUNTY, OHIO

PART PARID: P010010010800
 PART OFFICIAL RECORD 336, PAGE 2155
 (SECOND TRACT)

PLATS ON FILE IN THE ATHENS COUNTY,
 OHIO, ENGINEER'S OFFICE.



RANDAL H. CLINE II
 P. S. # 1979WV, 8096OH



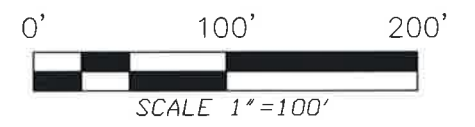
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SECTION 19, TOWN 12 NORTH, RANGE 15 WEST
 YORK TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 NEW PARCEL CREATED
 5.000 ACRES

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Randal H. Cline II*
 DATE: 4/28/21

2/24/2021
 PROJ: 2212733

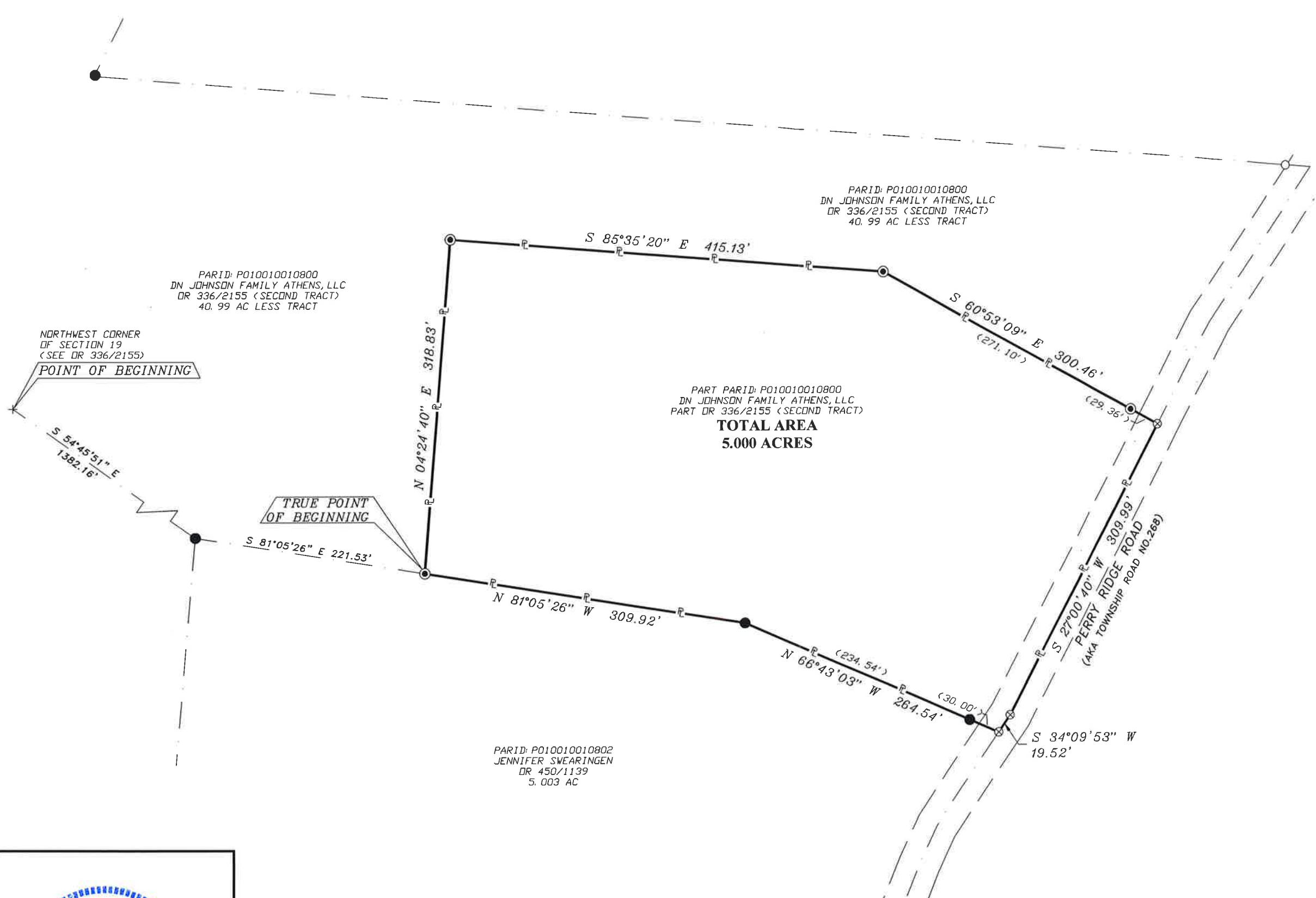


LEGEND	
	5/8" CAPPED IRON REBAR SET
	FOUND IRON ROD/REBAR
	FOUND IRON PIPE
	POINT
	PROPERTY LINE
	RIGHT OF WAY
	TAX PARCEL LINE

REFERENCES
 PART OF SECTION 19, TN 12N, RN 15W
 YORK TOWNSHIP
 ATHENS COUNTY, OHIO

PART PARID: P010010010800
 PART OFFICIAL RECORD 336, PAGE 2155
 (SECOND TRACT)

PLATS ON FILE IN THE ATHENS COUNTY,
 OHIO, ENGINEER'S OFFICE.



PARID: P010010010800
 DN JOHNSON FAMILY ATHENS, LLC
 DR 336/2155 (SECOND TRACT)
 40.99 AC LESS TRACT

PARID: P010010010800
 DN JOHNSON FAMILY ATHENS, LLC
 DR 336/2155 (SECOND TRACT)
 40.99 AC LESS TRACT

PART PARID: P010010010800
 DN JOHNSON FAMILY ATHENS, LLC
 PART DR 336/2155 (SECOND TRACT)
TOTAL AREA
5.000 ACRES

PARID: P010010010802
 JENNIFER SWEARINGEN
 DR 450/1139
 5.003 AC

NORTHWEST CORNER
 OF SECTION 19
 (SEE DR 336/2155)
POINT OF BEGINNING

**TRUE POINT
 OF BEGINNING**

S 54°45'51" E
 1382.16'

S 81°05'26" E 221.53'

N 81°05'26" W 309.92'

N 66°43'03" W 264.54'

S 34°09'53" W
 19.52'

S 27°00'40" W 309.99'
 (AKA TOWNSHIP ROAD NO. 288)
 PERRY RIDGE ROAD

S 60°53'09" E 300.46'
 (271.10')

S 85°35'20" E 415.13'

N 04°24'40" E 318.83'

RANDALL R. CLINE II
 P. S. # 1979WV, 8096DH

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SECTION 19, TOWN 12 NORTH, RANGE 15 WEST
 YORK TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 NEW PARCEL CREATED
 5.000 ACRES

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Ronald Williams*
 DATE: 4/28/21

2/24/2021
 PROJ: 2212733

TRACT NAME:
DESCRIPTION:
DISTANCE UNITS: Feet
POINT OF BEGINNING: N=52.50000', E=122.43321'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESC
LINE	N 04°24'40" E	318.83'	370.38558'	146.95518'	
LINE	S 85°35'20" E	415.13'	338.45694'	560.85551'	
LINE	S 60°53'09" E	300.46'	192.26771'	823.35297'	
LINE	S 27°00'40" W	309.99'	-83.90811'	682.56689'	
LINE	S 34°09'53" W	19.52'	-100.05947'	671.60497'	
LINE	N 66°43'03" W	264.54'	4.50392'	428.60722'	
LINE	N 81°05'26" W	309.92'	52.50223'	122.42660'	

Area: 217,801 Sq. Feet, 5.000 Acres (Un-balanced)
Perimeter: 1938.39'
Closing line: S 71°19'55" E, 0.01'
Error in closure: 1:278046