



Architects • Engineers • Surveyors

**PROPERTY DESCRIPTION**  
**10.000 ACRE TRACT**  
**YORK TOWNSHIP, PART OF PARCEL P010010012500**  
**PART OFFICIAL RECORD 583, PAGE 1482**

**SITUATE IN AND BEING A PART OF FRACTION 19, SECTION 20, TOWN 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER LINE OF PERRY RIDGE ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 268), FROM WHERE A STONE AT THE SOUTHWEST CORNER OF SECTION 20 BEARS S 72°12'28" W 1801.14 FEET;**

**THENCE N 04°27'02" E 488.22 FEET, LEAVING THE CENTER LINE OF PERRY RIDGE ROAD AND BINDING ON THE 64.30 ACRE (TAXED) CHARLES M. GAMBILL TRACT (OFFICIAL RECORD 583, PAGE 1482), TO A 5/8" CAPPED IRON REBAR SET IN THE COMMON LINE OF THE 9.992 ACRE (TAXED) MATTHEW CANTRELL TRACT (OFFICIAL RECORD 564, PAGE 604), PASSING A 5/8" CAPPED IRON REBAR SET AT 22.10 FEET;**

**THENCE S 86°29'32" E 635.04 FEET, WITH SAID 9.992 ACRE MATTHEW CANTRELL TRACT, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 10.82 ACRE (TAXED) MICHAEL J. RILEY TRACT (OFFICIAL RECORD 562, PAGE 856) AND THE 3.18 ACRE (TAXED) MICHAEL J. RILEY TRACT (OFFICIAL RECORD 350, PAGE 707), FROM WHERE A 1/2" IRON PIPE FOUND BEARS N 86°01'06" W 7.08 FEET AND A 5/8" CAPPED IRON REBAR FOUND BEARS S 89°22'19" W 27.44 FEET;**

**THENCE S 04°27'02" W 923.09 FEET, WITH SAID 3.18 ACRE MICHAEL J. RILEY TRACT, THEN WITH THE 1.42 ACRE (TAXED) AND 0.41 ACRE (TAXED) MICHAEL J. RILEY TRACTS (OFFICIAL RECORD 350, PAGE 707), TO A POINT IN THE CENTER LINE OF PERRY RIDGE ROAD, PASSING A 5/8" CAPPED IRON REBAR SET AT 812.58 FEET;**

**THENCE WITH THE CENTER LINE OF PERRY RIDGE ROAD THE FOLLOWING (11) ELEVEN COURSES AND DISTANCES;**

1. **THENCE N 24°06'29" W 11.94 FEET, TO A POINT;**
2. **THENCE N 39°32'58" W 53.71 FEET, TO A POINT;**
3. **THENCE N 49°17'02" W 58.34 FEET, TO A POINT;**
4. **THENCE N 51°56'57" W 103.41 FEET, TO A POINT;**
5. **THENCE N 51°46'22" W 100.77 FEET, TO A POINT;**
6. **THENCE N 51°13'48" W 101.54 FEET, TO A POINT;**
7. **THENCE N 51°31'56" W 64.40 FEET, TO A POINT;**
8. **THENCE N 53°11'17" W 60.82 FEET, TO A POINT;**
9. **THENCE N 55°19'03" W 64.94 FEET, TO A POINT;**
10. **THENCE N 56°24'36" W 73.90 FEET, TO A POINT;**
11. **THENCE N 58°52'28" W 73.56 FEET, TO THE POINT OF BEGINNING;**

**CONTAINING 10.000 ACRES, INCLUDING 0.327 ACRES IN THE PERRY RIDGE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAM B. SHOWALTER ON OR ABOUT 01/24/2025 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.**

**BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO CHARLES M. GAMBILL IN OFFICIAL RECORD 583, PAGE 1482.**

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

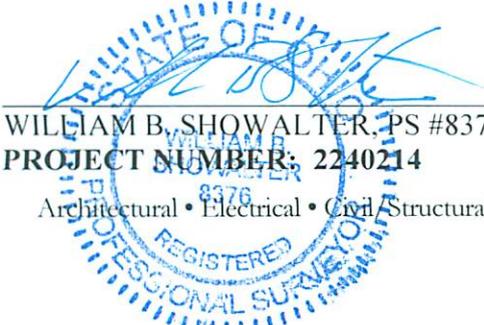
**BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 2/21/25

WILLIAM B. SHOWALTER, PS #8376  
PROJECT NUMBER: 2240214

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

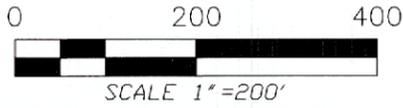




LINE	BEARING	DISTANCE
L1	N 24°06'29" W	11.94'
L2	N 39°32'58" W	53.71'
L3	N 49°17'02" W	58.34'
L4	N 51°56'57" W	103.41'
L5	N 51°46'22" W	100.77'
L6	N 51°13'48" W	101.54'
L7	N 51°31'56" W	64.40'
L8	N 53°11'17" W	60.82'
L9	N 55°19'03" W	64.94'
L10	N 56°24'36" W	73.90'
L11	N 58°52'28" W	73.56'

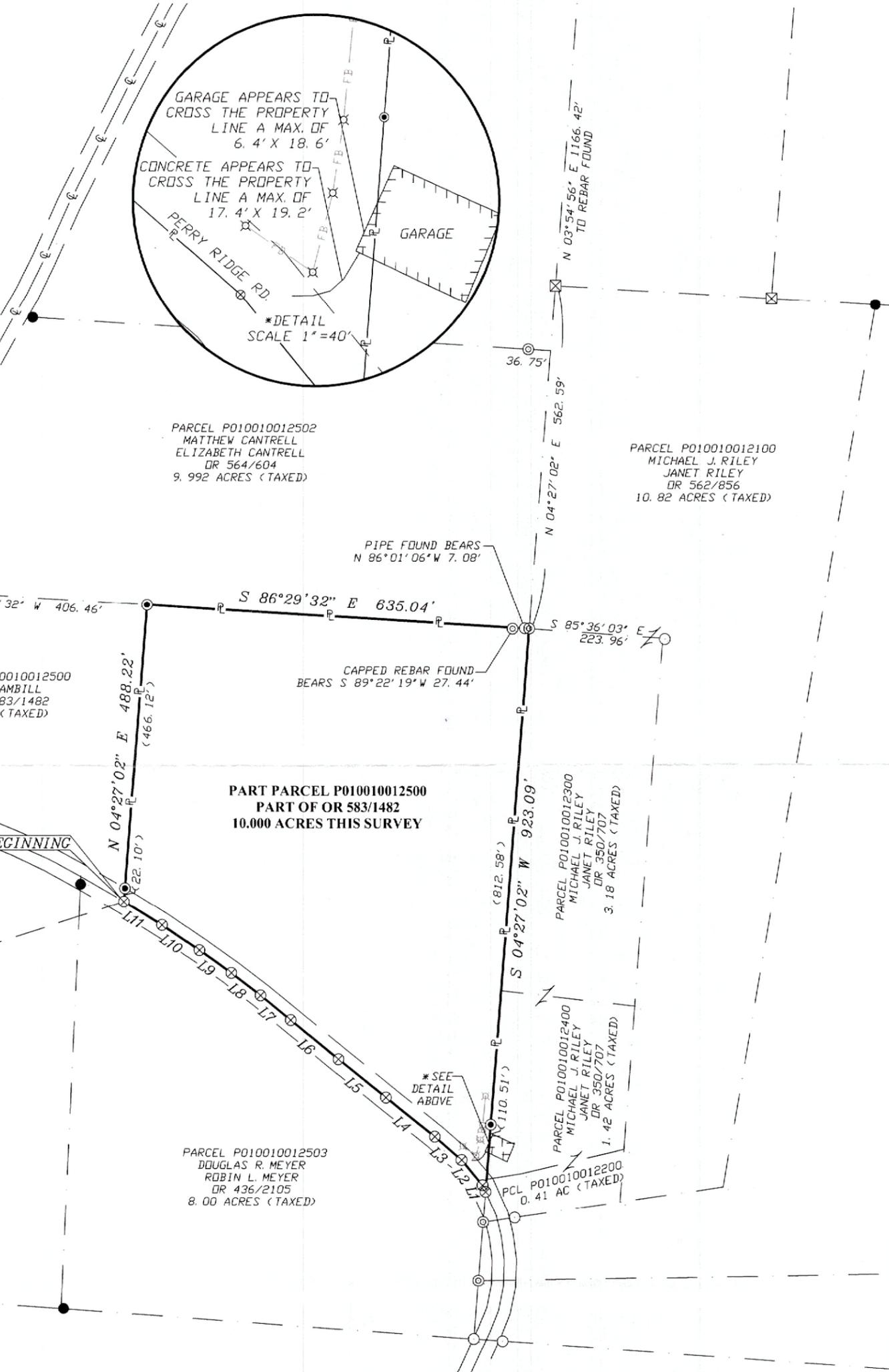
REFERENCES  
BEING A PART OF FRACTION 19  
SECTION 20, TOWN 12, RANGE 15  
YORK TOWNSHIP  
ATHENS COUNTY, OHIO  
PART OF PARCEL: P010010012500  
OFFICIAL RECORD 583, PAGE 1482

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



**LEGEND**

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊗ FOUND STONE
- ⊗ POINT
- ⊗ FENCE POST
- P PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - TAX PARCEL LINE
- CENTERLINE



PARCEL P010010012502  
MATTHEW CANTRELL  
ELIZABETH CANTRELL  
OR 564/604  
9.992 ACRES (TAXED)

PARCEL P010010012100  
MICHAEL J. RILEY  
JANET RILEY  
OR 562/856  
10.82 ACRES (TAXED)

PART PARCEL P010010012500  
CHARLES M. GAMBILL  
PART OF OR 583/1482  
64.30 ACRES (TAXED)

PART PARCEL P010010012500  
PART OF OR 583/1482  
10.000 ACRES THIS SURVEY

PARCEL P010010012300  
MICHAEL J. RILEY  
JANET RILEY  
OR 350/707  
3.18 ACRES (TAXED)

PARCEL P010010012400  
MICHAEL J. RILEY  
JANET RILEY  
OR 350/707  
1.42 ACRES (TAXED)

PARCEL P010010012503  
DOUGLAS R. MEYER  
ROBIN L. MEYER  
OR 436/2105  
8.00 ACRES (TAXED)

PCL P010010012200  
0.41 AC (TAXED)

PARCEL P010010012501  
CHARLES M. GAMBILL  
OR 167/860  
20.04 ACRES (TAXED)

PARCEL P010010012501  
CHARLES M. GAMBILL  
OR 467/860  
20.04 ACRES (TAXED)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 2/21/25



WILLIAM B. SHOWALTER  
P.S. # 2141WV, 8376OH

**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  
RESTRICTIONS CONCERNING THE EXISTENCE OF  
WETLANDS, FLOOD HAZARDS, ENVIRONMENTAL  
CONDITIONS, HAZARDOUS MATERIALS, UTILITIES,  
OR ITEMS THAT MAY EFFECT THE USE OF PROPERTY  
SURVEYED.

PART OF FRACTION NO. 19  
SECTION 20, TOWN 12, RANGE 15  
YORK TOWNSHIP  
ATHENS COUNTY, OHIO  
PART OF PARCEL 010010012500

SCALE 1"=200'  
01/24/2025  
PROJ. #2240214



11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
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**BOUNDARY SURVEY**  
10.000 ACRES