

0.293 Acre Description

Situate in the State of Ohio, Athens County, Athens Township, Section 22, Township 9 North, Range 14 West, Farm Lot #101 and being part of a 0.420 acre parcel conveyed to Christopher and Dorothy Pilos as recorded in Official Record 88, Page 574 of the Athens County Recorder's office and being more particularly described as follows:

Beginning at a point on the grantors south line being the northerly line of a 21.000 acre parcel conveyed to East State Street Development Co. LLC as recorded in Official Record 526, Page 969, the southerly line of a 18.740 acre parcel conveyed to the City of Athens as recorded in Official Record 500, Page 2121 and the center of S.R. 682 being South 06 Degrees 15 Minutes 36 Seconds West a distance of 982.35 feet from an iron rail found at the northeast corner of Farm Lot #101 (reference a 5/8" x 30" pin set with 1-1/4" plastic cap stamped "Buckley Group - 04153" from previous survey North 38 Degrees 03 Minutes 40 Seconds West a distance of 267.55 feet), said point also being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the grantors south line being the northerly line of said 21.000 acre parcel and leaving the center of S.R. 682 the following two (2) courses:

1. North 56 Degrees 52 Minutes 35 Seconds West a distance of 38.25 feet to a railroad spike set (having a State Plane Coordinate of: N-486351.54', E-2072338.14');
2. North 58 Degrees 54 Minutes 39 Seconds West a distance of 352.32 feet to an iron pin set at the grantors southwest corner being the southeast corner of a 0.500 acre parcel conveyed to Christoforos C. Pilos recorded in Official Record 138, Page 46 and at a point on the north line of said 21.000 acre parcel (having a State Plane Coordinate of: N-486533.46', E-2072036.42' and passing an iron pin set online at 325.72 feet);

Thence leaving the north line of said 21.000 acre parcel and along the grantors west line being the east line of said 0.500 acre parcel North 37 Degrees 47 Minutes 00 Seconds East a distance of 38.09 feet to a point in the center of S.R. 682;

Thence leaving the grantors west line being the east line of said 0.500 acre parcel and along a new line across the grantor being the center of S.R. 682 the following two (2) courses:

1. South 61 Degrees 01 Minutes 32 Seconds East a distance of 119.61 feet to a point at the beginning of a curve to the right;
2. Along a curve to the right having a radius of 683.03 feet, arc length of 271.91 and a chord bearing of South 49 Degrees 37 Minutes 21 Seconds East a distance of 270.11 feet to the **Point of Beginning**.

The above described contains 0.293 acres more or less and is contained in Auditor's Parcel Number A040020039601.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a 1-1/4" plastic cap stamped "Canter-7226".

Plat attached herewith and made a part thereof.


This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed June 23, 2020.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).


Robert C. Canter, P.S. 7226
Buckley Group, LLC.

7-1-21
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/1/21

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

JUL 02 2021

Jill Thompson
Athens County Auditor

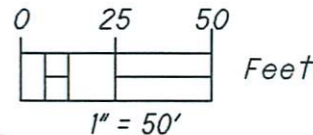
CHRISTOFOROS
C. PILOS
O.R. 138 PG. 46
A040020039600
0.500 AC

N:486541.30
E:2072205.22

L1 N 56°52'35" W 38.25'
L2 N 37°47'00" E 38.09'

SITUATE IN THE STATE OF OHIO,
ATHENS COUNTY, ATHENS TOWNSHIP,
SEC. 22, T9N, R14W, FARM LOT #101,
AND BEING PART OF A 0.420 ACRE
PARCEL CONVEYED TO CHRISTOPHER
AND DOROTHY PILOS RECORDED IN
O.R. 88, PG. 574

REFERENCES:
CURRENT TAX MAPS
HISTORICAL TAX MAPS
DEEDS AS NOTED
A 48.134 AC SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED OCT. 1997
A 2.956 AC AND A 1.891 AC
SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED SEP. 2004



NOTES:
ALL BEARINGS, COORDINATES AND
DISTANCES ARE EXPRESSED AS OHIO
STATE PLANE SOUTH ZONE GRID, US
SURVEY FEET NAD83 (2011).
REFERENCE THE \mathcal{C} OF S.R. 682
AS BEING: S 61°01'32" E

EXISTING R/W PER:
ODOT R/W PLANS
ATH-682-2.28-3.00
AND ATH-682-2.08-2.39
& COUNTY ENGINEER

N:486533.46
E:2072036.42

0.293 AC.

CHRISTOPHER AND
DOROTHY PILOS
O.R. 88 PG. 574
A040020039601
0.420 AC

CITY OF ATHENS
O.R. 500 PG. 2121
A027400008000
18.740 AC

EAST STATE STREET
DEVELOPMENT CO LLC
O.R. 526 PG. 969
A040020003405
21.000 AC

C1 R = 683.03' L = 271.91' C.B. = S 49°37'21" E, 270.11'

LEGEND

- I.P.S. 3/4" X 30" REBAR SET
W/ 1-1/4" PLASTIC CAP
STAMPED "CANTER-7226"
- ⊙ I.P.F. 5/8" X 30" REBAR SET
W/ 1-1/4" PLASTIC CAP
- ⊙ I.P.F. STAMPED "BUCKLEY
GROUP - 04153" FROM
PREV. SURVEY
- RAILROAD SPIKE SET

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert C. Canter*
DATE: 7/1/21

N:486351.54
E:2072338.14

P.O.B.
BEING S 06°15'36" W, 982.35'
FROM AN IRON RAIL FOUND
AT THE NORTH EAST CORNER
OF FARM LOT #101

SURVEYED JUNE 23, 2020 UNDER THE DIRECTION AND
SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

Robert C. Canter
ROBERT C. CANTER P.S. #7226

7-1-21
DATE

PLAT OF SURVEY

SURVEY FOR:
WODA COOPER
DEVELOPMENT, INC.

JOB #211790 DATE: 06/25/2021

DRWN: DAC CHK: RCC



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