

1-4-19

**LEGAL DESCRIPTION OF A CONTINUOUS AND CONTIGUOUS TRANSFER
BETWEEN ADJOINING PROPERTY OWNERS OF A
0.125 ACRE TRACT (544 SQUARE FEET) ***

Situated in Lease Lot 73, Section 13, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a rounded top bolt iron pin at the northeast corner of Lot 48 of the First Addition to the Wonder Hills Subdivision at the northwest corner of Khudr Shaar (130-246 O.R.) at the southwest corner of Nuevo Ambiente Ltd. (506-2639 O.R.); thence along the northerly line of Shaar (130-246 O.R.) and the southerly line of Nuevo Ambiente Ltd. (506-2639 O.R.) on an assumed bearing:

North 54°37'53" East a distance of 102.11 feet

to a set iron pin and said set iron pin is **THE TRUE POINT OF BEGINNING;** thence continuing along the northerly line of Shaar (130-246 O.R.) and the southerly line of Nuevo Ambiente Ltd. (506-2639 O.R.)

North 54°37'53" East a distance of 8.71 feet

to an iron pin (5/8 inch rebar) reset at the position I found it in April of 2009, said iron pin having been obliterated by right of way clearing work by an American Power and Electric crew according to Mr. Christopher McKenzie. Said reset iron pin being on the southerly line of Nuevo Ambiente Ltd. (506-2639 O.R.) at the northeast corner of Khudr Shaar (130-246 O.R.) at the northwest corner of Christopher McKenzie (474-1681 O.R.); thence along the easterly line of Khudr Shaar (130-246 O.R.) and the westerly line of Christopher McKenzie (474-1681 O.R.)

South 32°52'40" East a distance of 124.97 feet

to a found lag bolt; thence along a new line through the lands of Khudr Shaar (130-246 O.R.)

North 36°52'31" West a distance of 124.89 feet

to the point of beginning and containing 0.012 acres (544 square feet) and being part of land described in Volume 130 Page 246 of the Athens County Official Deed Records.

*THE ABOVE DESCRIBED 0.012 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH THE ADJOINING TRACT DESCRIBED IN VOLUME 474 PAGE 1681 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

Note #1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed "TOM TRANTINA RLS-8320"

Note #2) All calls for adjoining properties cited above and all deeds shown in parenthesis are given to fulfill mandatory County Auditor and Engineer's requirements and do not necessarily imply an acceptance of their content or their seniority.

The above description was prepared under the supervision of Thomas Coady Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by him dated November 30, 2018.

Subject to all deeds and right of ways, reservations, restrictive & protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County, Ohio.

The basis of bearing for the above described survey is South 32°52'40" East between a reset 5/8 inch iron pin and a found lag bolt on the east line of the subject tract.

THOMAS COADY TRANTINA, P.L.S. #8320
3428 PLEASANT HILL RD.
ATHENS, OH. 45701
740-517-7543

Tom Coady
Trantina
PS 8320
01/04/19



TOM COADY TRANTINA
REGISTERED SURVEYOR

3428 PLEASANT HILL RD.
ATHENS, OHIO 45701

NUEVO AMBIENTE LTD.
506-2639 O.R.

I RESET THIS IRON PIN AT THE SAME POSITION
I HAD FOUND IT DURING A SURVEY ON APRIL OF
2009 SINCE IT WAS LATER OBLITERATED BY AN
BY AN A.E.P. CREW.

CHRISTOPHER A.
McKENZIE
474-1681 O.R.

THE TRUE POINT OF
BEGINNING

N 54°37'53" E
102.11'
0.0125 AC.
(544 SQ. FT.)

LINE	BEARING	DISTANCE
L1	N 54°37'53" E	8.71'
L2	S 32°52'40" E	124.97'
L3	N 36°52'31" W	124.89'

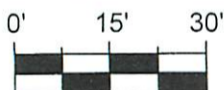
POINT OF COMMENCEMENT:
THE NORTHEAST CORNER OF
LOT 48 OF THE FIRST ADDITION
TO THE WONDER HILLS SUBDIVISION

LOT 48
WONDER HILLS

KHUDR SHAAR
130-246 O.R.



SCALE: 1" = 30'



SURVEY NOTES:

- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
- 2) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS-BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
- 3) THIS SURVEY IS SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
- 4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD. PREVIOUS SURVEYS BY TOM TRANTINA, EMH&T, LEONARD SWOYER, WONDER HILLS SUBDIVISION PLAT.
- 5) THE BASIS OF BEARING FOR THIS SURVEY IS: S 32°52'40" E AS THE PROPERTY LINE BETWEEN THE MCKENZIE & SHAAR PROPERTIES BASED ON A PREVIOUS SURVEY I PERFORMED IN APRIL OF 2009.

LOT 47
WONDER HILLS

BY: *Tom Coady Trantina*
DATE: 10/29/18
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BALL DR.

LEGEND:

- = IRON PIN SET (SEE NOTE#1)
- ⊙ = IRON PIN (RESET), 5/8" REBAR WITH NO CAP
- = IRON PIN FOUND, WITH ROUNDED BOLT TOP
- = LAG BOLT FOUND

THIS PLAT INVALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS BY OTHERS

Plat of A CONTINUOUS & CONTIGUOUS TRANSFER BETWEEN ADJOINING

OWNERS OF: A 0.0125 ACRE TRACT (544 SQ.FT.) Scale: 1"= 30'

Surveyed for: Christopher A. McKenzie Date: 10/29/18

Subdivision Lease Lot 73

Township Athens Section 13 Town 9 Range 14

Corporation - - - County Athens Ohio

Tom Coady Trantina Job No. 1801

Tom Coady Trantina P.L.S. No. 8320

Tom Coady Trantina
PS 8320