



SOUTHEASTERN LAND SURVEYS

THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

RM.301 SCCA BLDG., 2380 OLD RT.33
SHADE, OHIO 45776 740/893-8701

TRACT B 1.010 ACRES A CONTINUOUS & CONTIGUOUS TRANSFER BETWEEN ADJOINING PROPERTY OWNERS

Situated in Sections 12 and 18, Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone at the southwest corner of said Section 12; thence on an assumed bearing

South 85 Degrees 12 Minutes 39 Seconds East a distance of 2613.95 feet

to a found stone. Said stone is said is witnessed by a found 1/2 inch rebar in concrete which bears North 06 Degrees 33 Minutes 10 Seconds West a distance of 0.84 feet; thence

North 05 Degrees 17 Minutes 21 Seconds East a distance of 727.83 feet

to a set iron pin on the west line of Susan R. Loughridge (322/2652 O.R.) at the northeast corner of Roger E. Kidd (142/539 O.R.) at the southeast corner of Alice Kozma (Parcel One, First Tract 386/353 O.R.); thence along a Boundary Line Agreement** for the south line of Kozma (Parcel One, First Tract 386/353 O.R.) and the north line of Kidd (142/539 O.R.) the following four bearings and distances:

North 86 Degrees 30 Minutes 22 Seconds West a distance of 2364.34 feet

to a railroad tie fence corner post; thence

North 01 Degrees 15 Minutes 13 Seconds West a distance of 169.74 feet

(passing through a 36" hickory tree at 168.24 feet) to a set iron pin ; thence

North 65 Degrees 37 Minutes 45 Seconds West a distance of 90.05 feet

to a 10" hickory tree; thence

North 50 Degrees 42 Minutes 13 Seconds West a distance of 104.51 feet

to a 60-D nail set at the base of the north side of a 6" locust tree, **THE TRUE POINT OF BEGINNING;**

thence continuing along said Boundary Line Agreement** for the south line of Kozma (Parcel One, First Tract 386/353 O.R.) and the north line of Kidd (142/539 O.R.)

North 50 Degrees 42 Minutes 13 Seconds West a distance of 218.14 feet

(passing through a set iron pin at 211.85 feet) to a point at the southwest corner of Kozma (Parcel One, First Tract 386/353 O.R.) at the northwest corner of Kidd (142/539 O.R.) said point being in Dover Township Road 331; thence along said road and the westerly line of Kozma (Parcel One, First Tract 386/353 O.R.)

North 15 Degrees 13 Minutes 06 Seconds East a distance of 176.06 feet

to a point on the south line of Roger and W. Darlene Kidd (205/343 O.R.); thence along the westerly line of Kozma (Parcel One, First Tract 386/353 O.R.) and the south line of Roger and W. Darlene Kidd (205/343 O.R.)

South 78 Degrees 15 Minutes 00 Seconds East a distance of 191.19 feet

(passing through an iron pin* at 11.70 feet) to a set iron pin; thence along a new line

South 13 Degrees 29 Minutes 51 Seconds West a distance of 276.75 feet

(passing through a set iron pin at 219.33 feet) to the point of beginning and containing 1.010 acres and being a part of the First Tract of Parcel One described in Volume 386 Page 353 of the Athens County Official Deed Records. There are 0.441 acres in Section 12 and 0.569 acres in Section 18.

Destination Checked for
Mathematical Accuracy

Attens County
ENGINEER'S OFFICE

BY: S. Blause
DATE: 4-10-07

Property

Boundary

Construction



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NOTE: THE ABOVE DESCRIBED 1.010 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH THE ADJOINING 50 ACRE (BY DEED) TRACT DESCRIBED IN VOLUME 142 PAGE 539 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

*Denotes calculated location of monument based on a previous survey.

**THIS SURVEY SHALL ONLY BECOME VALID WHEN PARTIES TO AFORESAID BOUNDARY AGREEMENT LINE SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED RECORDS.

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

All calls for deeds by owner name, volume and page cited above and shown in parenthesis are given solely to fulfill Athens County Auditor and Engineer's requirements and do not necessarily imply an adherence to, nor acceptance of, the content of said deeds nor the seniority of their calls.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated April 6, 2007.

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

Property

Boundary

Construction



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SURVEY NOTES:

- 1) ALL SET IRON PINS ARE 5/8" REBAR 30" LONG W/I. D. CAP: TOM TRANTINA RLS-8320'
- 2) BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
- 3) BASIS OF BEARING = N 78°15'00" W TO MATCH NORTH LINE OF 1 AC. TRACT (VOL. 205-343 D. R.)
- 4) REFERENCES USED IN THIS SURVEY INCLUDE: TAX PLATS AND DEEDS OF RECORD, SURVEYS BY WM. H. McCORMICK, LEONARD SWOYER, GEORGE SEYMOUR AND ASSOCIATES AND A SURVEY BY J. R. SANDS IN ATHENS COUNTY SURVEY RECORDS VOL. 6 PAGE 343 RECORDED FEB. 2, 1899.
- 5) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS, BEFORE ANY CONSTRUCTION CONTACT THE OHIO UTILITY PROTECTION SERVICE FOR THE LOCATION OF ANY UNMARKED UTILITY LINES BY CALLING: 1800/362-2764.
- 6) SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS, RESTRICTIVE & PROTECTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN ATHENS COUNTY.

SUSAN R. LOUGHRIDGE
322-2652 D. R.
122.392 AC.

DETAIL DRAWING (N.T.S.)

1/2" REBAR IN CONCRETE BEARS: N 06°33'10" W 0.84' OF F.D. STONE WITH NORTH/SOUTH GROOVE

ROGER E. KIDD
142-539 D. R.
50.00 AC. (DEED)

ALICE KOZMA
91-147 D. R.
386-353 D. R.
49.00 ACRES (DEED)
(PARCEL ONE, FIRST TRACT)

DOVER TWP. RD. 332
(MONSERAT RIDGE RD.)

BOUNDARY LINE AGREEMENT

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blausch*
DATE: 4-10-07

(TRACT B 1.010 AC.)

(0.441 AC. IN SEC. 12
0.569 AC. IN SEC. 18)

"PART OF TIE-DOWN:"

L1	N 86°30'22" W	2364.34'
L2	N 01°15'13" W	169.74'
L3	N 65°37'45" W	90.05'
L4	N 50°42'13" W	104.51'

ALICE KOZMA
91-147 D. R.
386-353 D. R.
3.81 AC. (DEED)
(2ND PARCEL)
(3.856 AC. SURVEY)

ROSEITA
SNYDER ETAL
149-283 D. R.
3.19 AC. (DEED)

(ROGER E. & W. DARLENE KIDD
205-343 D. R. 1.00 ACRE)

TRACT B:

LINE	BEARING	DISTANCE
L5	N 50°42'13" W	218.14'
L6	N 15°13'06" E	176.06'
L7	S 78°15'00" E	191.19'
L8	S 13°29'51" W	276.75'

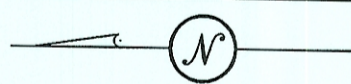
THE TRUE POINT OF BEGINNING
(A 60-D NAIL IN A 6" LOCUST TREE)

BY DEED:
(46.10 AC.)
SECTION 12

SECTION 18
(3.90 AC.)
BY DEED

POINT OF COMMENCEMENT:
THE S. W. CORNER
OF SECTION 12

DOVER TWP. ROAD 331 (BELL RD.)



SCALE: 1" = 400'



LEGEND:

- ⊙ = I. P. FD. (5/8" RBR. W/CAP: LF SWOYER PS 6765')
- ⊙ = I. P. (CALC. LOCATION) 5/8" RBR. W/CAP: LF SWOYER PS 6765'
- ⊠ = R. R. TIE FENCE POST
- = IRON PIN SET (SEE SURVEY NOTE #1)
- = IRON PIN FD.
- = STONE FOUND
- ⊗ = TREE
- *** = BARBED-WIRE FENCE

Plat of TRACT B (1.010 ACRES) - A CONTINUOUS & CONTIGUOUS TRANSFER BETWEEN ADJOINING PROPERTY OWNERS

Surveyed for: ROGER KIDD Scale: 1" = 400' Date: 4/06/07

Subdivision: ---

Township: DOVER Section: 12 & 18 Town: 10 Range: 14

Corporation: --- County: ATHENS Ohio

Thomas C. Trantina Job No. 09022006

Thomas C. Trantina Reg. P.L.S. No. 8320