

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert C. Canter
DATE: 5/19/22

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

MAY 23 2022

**7.2571 Acre Boundary Survey Being
Part of Parcel H010010032400**

Jill Thompson
Athens County Auditor

Situated in the Section 12, Township 10, Range 15, Ohio Company Purchase; Lee Township Athens County Ohio and being part of a 14.42 acre parcel conveyed to Harry F. Love described in Deed Record 142, Page 189 in the Athens County Recorder's office and being more particularly described as follows:

Commencing at a calculated corner from Gregory K. Wright's survey on 9/14/2000, being the Southeast corner of the North half of the Southeast Quarter of Section 12, thence **South 86 Degrees 02 Minutes 19 Seconds West 2311.37 feet** along a random line to the **Point of Beginning** being a 1" Iron Pin Found, on the Northeast corner of said 14.42 acre parcel, also being the Southeast corner of a 1.576 acre parcel conveyed to H Willard Loves described in Deed Record 373 page 475 (H010010032401) and in the westerly line of a 67 acre parcel conveyed to GPBM LLC described in Official Record 357 page 1514 (H010010045800);

Thence, from the **Point of Beginning, South 03 Degrees 13 Minutes 20 Seconds West 575.24 feet** along a westerly line of said grantors 14.42 acre parcel also being the east line of said 65 acre parcel to a $\frac{3}{4}$ " iron pin capped "Canter 7226" set;

Thence, **North 74 Degrees 41 Minutes 27 Seconds West 620.71 feet** being a new division line through said grantors 14.42 acre parcel, to the centerline of County Road 10, Baker road, passing an Iron Pin Set at 593.237 feet;

Thence, following the center of County Road 10, Baker Road, for the next four courses;
North 19 Degrees 31 Minutes 07 Seconds East 222.00 feet
North 24 Degrees 45 Minutes 44 Seconds East 92.66 feet
North 32 Degrees 58 Minutes 37 Seconds East 183.14 feet
North 36 Degrees 13 Minutes 10 Seconds East 207.57 feet

Thence, leaving County Road 10, Baker Road, **South 55 Degrees 23 Minutes 41 Seconds East 359.26 feet** along the southerly line of said 1.576 acre parcel, to the **Point of Beginning**, passing an Iron Pin Found at 21.87 feet containing 7.2571 acres more or less;

Subject to all legal easements and rights of way.

All Iron Pins set are $\frac{3}{4}$ " x 30" rebar with plastic cap stamped "Canter S-7226".

Plat of survey is attached hereto 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 made by Buckley Group LLC. Completed May 2022.

All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone, NAVD 88, GEOID (18). Reference the South line of North half of the Southeast Quarter of Section 12 being South 85 Degrees 44 Minutes 41 Seconds West.

Robert C. Canter
Robert C. Canter, P.S. 7226



5-4-2022
Date

PLAT of Survey

Section 12, Township 10,
Range 15, Ohio Company Purchase;
Lee Township, Athens County, Ohio

Being Part of a record for Harry F. Love
in Deed Reference 142, Page 189
H010010032400

JULIA G. JAMES
D.B. 457 PG 1390
H010010032200
26.97 ACRES

JASON J. ROBERTSON
D.B. 475 PG 2381
H010010032202
1.39 ACRES

PAUL C. KOSTIVAL
O.R. 286 PG 429
3.956 ACRES

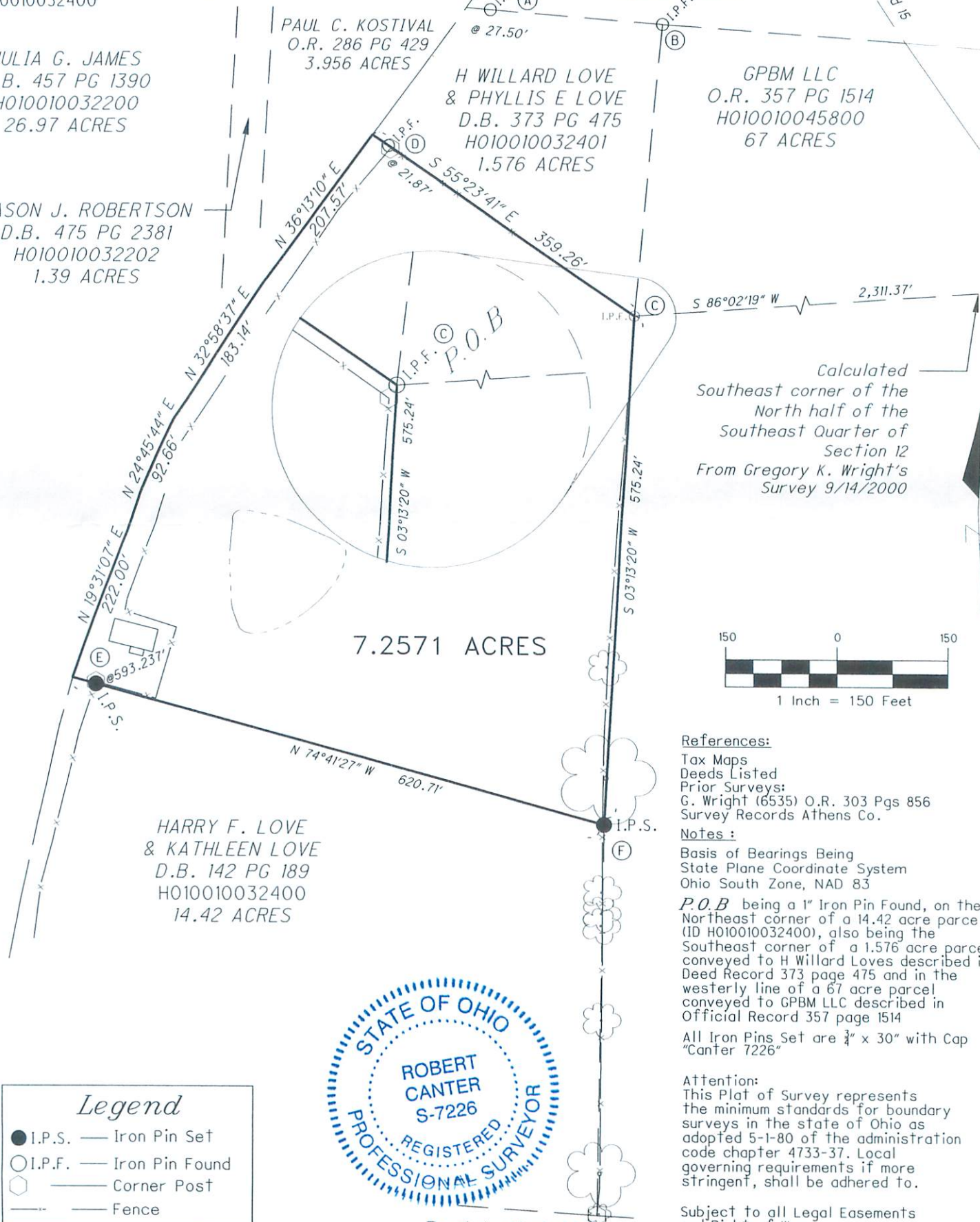
H WILLARD LOVE
& PHYLLIS E LOVE
D.B. 373 PG 475
H010010032401
1.576 ACRES

GPBM LLC
O.R. 357 PG 1514
H010010045800
67 ACRES

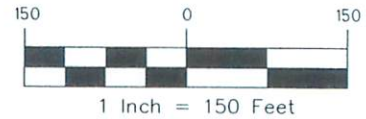
HARRY F. LOVE
& KATHLEEN LOVE
D.B. 142 PG 189
H010010032400
14.42 ACRES

7.2571 ACRES

JENNIFER L. MARTIN
O.R. 303 PG 853
H010010032503
2.033 ACRES



Calculated
Southeast corner of the
North half of the
Southeast Quarter of
Section 12
From Gregory K. Wright's
Survey 9/14/2000



References:

Tax Maps
Deeds Listed
Prior Surveys:
G. Wright (6535) O.R. 303 Pgs 856
Survey Records Athens Co.

Notes:

Basis of Bearings Being
State Plane Coordinate System
Ohio South Zone, NAD 83

P.O.B. being a 1" Iron Pin Found, on the
Northeast corner of a 14.42 acre parcel
(ID H010010032400), also being the
Southeast corner of a 1.576 acre parcel
conveyed to H Willard Loves described in
Deed Record 373 page 475 and in the
westerly line of a 67 acre parcel
conveyed to GPBM LLC described in
Official Record 357 page 1514

All Iron Pins Set are 3/4" x 30" with Cap
"Canter 7226"

Attention:

This Plat of Survey represents
the minimum standards for boundary
surveys in the state of Ohio as
adopted 5-1-80 of the administration
code chapter 4733-37. Local
governing requirements if more
stringent, shall be adhered to.

Subject to all Legal Easements
and Right of Way.

Legend

- I.P.S. — Iron Pin Set
- I.P.F. — Iron Pin Found
- Corner Post
- Fence



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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert Canter*
DATE: *5/19/22*

Surveyed May 4, 2022 under the direction of
Robert C. Canter PS. 7226

Robert C. Canter *5-4-2022*
Robert C. Canter Date

CONTROL POINT TABLE NAD 83 (2011) OHIO STATE PLANE SOUTH ZONE, GRID NAVD88, GEOID (18)			
Point #	Northing	Easting	Description
(A)	466060.03	2049841.02	IP/NO CAP 1" BENT
(B)	466044.21	2050035.33	IP/NO CAP 5/8
(C)	465715.28	2050004.22	IP/NO CAP 1"
(D)	465906.89	2049726.52	IP/NO CAP 1"
(E)	465297.58	2049399.70	IPCS-CANTER
(F)	465140.95	2049971.89	IPCS-CANTER

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DATE 05/04/2022
DRWN. DAC | CHK. RCC