

SECTION 27  
SECTION 33

FRACTION 24  
FRACTION 33

THE POINT OF COMMENCEMENT  
FOR THE 1 LOT SUBDIVISION  
THE APPROXIMATE  
N.W. CORNER OF  
FRACTION 33  
(BY DEEDS)

FRACTION 24  
FRACTION 33

S 00°49'07" E 1275.66'

JOHN THORNDIKE  
349-417  
(FIRST TRACT)  
12-323 D.R.  
39.31 AC.

CARL C. SASS  
342-263 D.R.  
(FIRST TRACT)  
30-862 D.R.  
30.42 AC.

33.75 AC.

(SEE SURVEY NOTE #5)  
POINT OF TERMINUS  
BOUNDARY AGREEMENT LINE

DAVID E. LINSKOTT  
236-918 D.R.  
12-321 D.R.  
3.84 AC.

POINT OF BEGINNING  
FOR LOT 1

LINE	BEARING	DISTANCE	AREA
L1	N 29°19'23" E	94.72'	21.62'
L2	S 59°13'02" E	285.50'	20.00'
L3	S 20°26'35" E	346.46'	20.00'
L4	N 30°33'41" W	88.27'	20.00'

THE 1.249 AC. PRIVATE EASEMENT FOR INGRESS-EGRESS  
AND UTILITIES CONSISTS OF:  
0.469 AC. WITHIN FIRST TRACT V. 349 P. 417 D.R.  
0.742 AC. WITHIN FIRST TRACT V. 342 P. 263 D.R.  
0.038 AC. WITHIN 3.901 AC. TRACT V. 327 P. 379 D.R.  
1.249 AC. TOTAL

SEE COVER PAGE (1 OF 1)  
FOR DETAILS REGARDING  
THE EASEMENT AND THE  
MAINTENANCE AGREEMENT  
FOR THE DRIVEWAY.

JOHN THORNDIKE  
262-916 D.R.  
262-919 D.R.  
1.89 AC.

JOHN THORNDIKE  
257-1054 D.R.  
1.75 AC.

JOHN THORNDIKE  
327-379 D.R.  
3.901 AC.

JOHN THORNDIKE  
327-377 D.R.  
1.912 AC.

POINT OF BEGINNING  
BOUNDARY AGREEMENT LINE & EASEMENT  
(S.E. CORNER LOT 1)  
SEE SURVEY NOTE #5

1.249 AC. INGRESS-EGRESS  
& UTILITY EASEMENT CALLS

LINE	BEARING	DISTANCE
L1	N 30°33'41" W	88.27'
L2	N 20°57'41" E	104.67'
L3	S 68°57'09" E	50.00'
L4	S 20°56'02" W	495.61'
L5	S 20°57'22" W	361.03'
L6	S 19°53'56" W	213.72'
L7	N 33°46'34" W	20.91'
L8	N 35°29'27" W	47.37'

SCALE: 1" = 100'



- = IRON PIN SET (SEE SURVEY NOTE #1)
- = IRON PIN FOUND
- = A CORNER POINT
- ⊙ = IRON PIN FOUND (PREVIOUS SURVEY)
- ⊕ = UTILITY POLE

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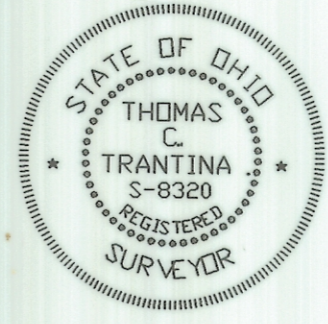
### THE JANIIR SUBDIVISION SITUATED IN FRACTION 33, SECTION 27, TOWN 6, RANGE 13, AMES TOWNSHIP, ATHENS COUNTY, OH.



**SOUTHEASTERN LAND SURVEYS**

THOMAS C. TRANTINA  
REGISTERED PROFESSIONAL LAND SURVEYOR

RM 901 SCCA BLDG., 2380 OLD RT. 33  
SHADE, OHIO 45701  
740/559-6701



LOT 1 OF THE JANIIR SUBDIVISION		
DRAWN T.T.	DATE 8-14-06	REVISED: 9-18-06
APPROVED T.T.	DATE 8-17-06	
SCALE 1" = 100'	SHEET 2 OF 2	PROJECT No. 06011106

**SURVEY NOTES**

- ALL SET IRON PINS ARE 5/8" DIA. REBAR WITH A YELLOW PLASTIC I. D. CAP INSCRIBED "TDM TRANTINA RLS-8320"
- BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DETERMINE ANGULAR RELATIONSHIP ONLY.
- THE BASIS OF BEARING OF THIS SURVEY IS N 29°19'23" E ON THE MOST NORTHERLY CALL OF THE WEST LINE OF LOT 1, WHICH MATCHES A SURVEY DESCRIBED IN VOL. 12 PAGE 321 D.R.
- REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY LEONARD SMYTER, GERALD BARNHA, JOHN BRANNER AND DALE WHALEY.
- THE EAST LINE OF LOT 1 IS PART OF A BOUNDARY AGREEMENT LINE AND THIS ONE LOT SUBDIVISION SHALL BECOME VALID WHEN JOHN THORNDIKE, OWNER BY DEED OF RECORD OF THE FIRST TRACT OF VOLUME 349 PAGE 417 OF THE ATHENS COUNTY DEED RECORDS AND CARL AND LAURA SASS, OWNERS BY DEED OF THE FIRST TRACT DESCRIBED IN VOLUME 342 PAGE 263 OF THE ATHENS COUNTY OFFICIAL RECORDS, SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED RECORDS.
- BOUNDARY AGREEMENT DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE JANIIR SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 1; AND THE EAST LINE OF THE FIRST TRACT DESCRIBED IN VOLUME 349 PAGE 417 OF THE ATHENS COUNTY DEED RECORDS AND THE WEST LINE OF THE FIRST TRACT DESCRIBED IN VOLUME 342 PAGE 263 OF THE ATHENS COUNTY OFFICIAL RECORDS, THE FOLLOWING TWO BEARINGS & DISTANCES:
  - N 20°57'21" E, PASSING A FOUND 1 1/4" ROD AT 20.00 FEET, & A SET IRON PIN AT 763.08 FEET, FOR A TOTAL DISTANCE OF 988.50 FEET TO A FOUND 1" PIPE; THENCE
  - N 21°02'00" E 172.00 FEET TO A FOUND 1" PIPE, THE POINT OF TERMINUS.
- \* FOUND IN A PREVIOUS SURVEY.
- \*\* SEE SURVEY NOTE #1 FOR DESCRIPTION OF SET IRON PINS.
- LOT 1 IS SUBJECT TO A WATER LINE EASEMENT (SUNDAY CREEK VALLEY WATER DISTRICT) RECORDED IN VOLUME 381 PAGE 981 OF THE ATHENS COUNTY DEED RECORDS. A PRIVATE UNDERGROUND GAS LINE RUNS THROUGH LOT 1. CURRENT & FUTURE OWNERS OF LOT 1 ARE PLACED ON NOTICE THAT THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH IN REGARD TO UTILITY LINES AND RIGHT OF WAYS. BEFORE ANY CONSTRUCTION CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 1-800-362-2764 FOR THE LOCATION OF ANY UNMARKED UTILITY LINES. CONTACT MRS. JOHN THORNDIKE FOR LOCATION OF THE PRIVATE GAS LINE MENTIONED ABOVE.
- THE NEW EASEMENT IS SUBJECT TO A POWER LINE AND TELEPHONE RIGHT OF WAY AND THE WATER LINE EASEMENT MENTIONED IN NOTE #6. BEFORE ANY EXCAVATION FOR UTILITIES OR DRIVEWAY MAINTENANCE CONTACT THE PHONE NUMBER MENTIONED IN NOTE #6.
- THIS SURVEY IS SUBJECT TO ALL LEGAL DESCRIPTIONS, 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.
- THIS SURVEY WAS BASED ON A FIELD SURVEY JUNE OF 2006 BY THOMAS TRANTINA, REGISTERED SURVEYOR NUMBER 8320.