

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison P.E., P.S.
 218 E. 2nd Street
 Wellston, Ohio 45692
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.



- Reference Documents:
1. Deeds and Prior as Listed
 2. Prior Surveys
 3. Tax Plats
 4. G.I.S.
 5. Existing Monuments
 6. County and City Maps
 7. Highway R/W Plans
 8. Railroad R/W Plans



I hereby certify this to be a plat of a survey made under my direction in November 21, 2018.

[Signature]
 Michael A. Kinnison, P.L.S. No. 8231

Date 11/28/18

LEGEND

- 5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
- Point
- Stone Found with an "X"
- ⊙ 1" Outside Diameter Steel Pipe Found
- 1/2" Iron pin Found, No Cap or Tag
- ⊕ Mag Nail Set

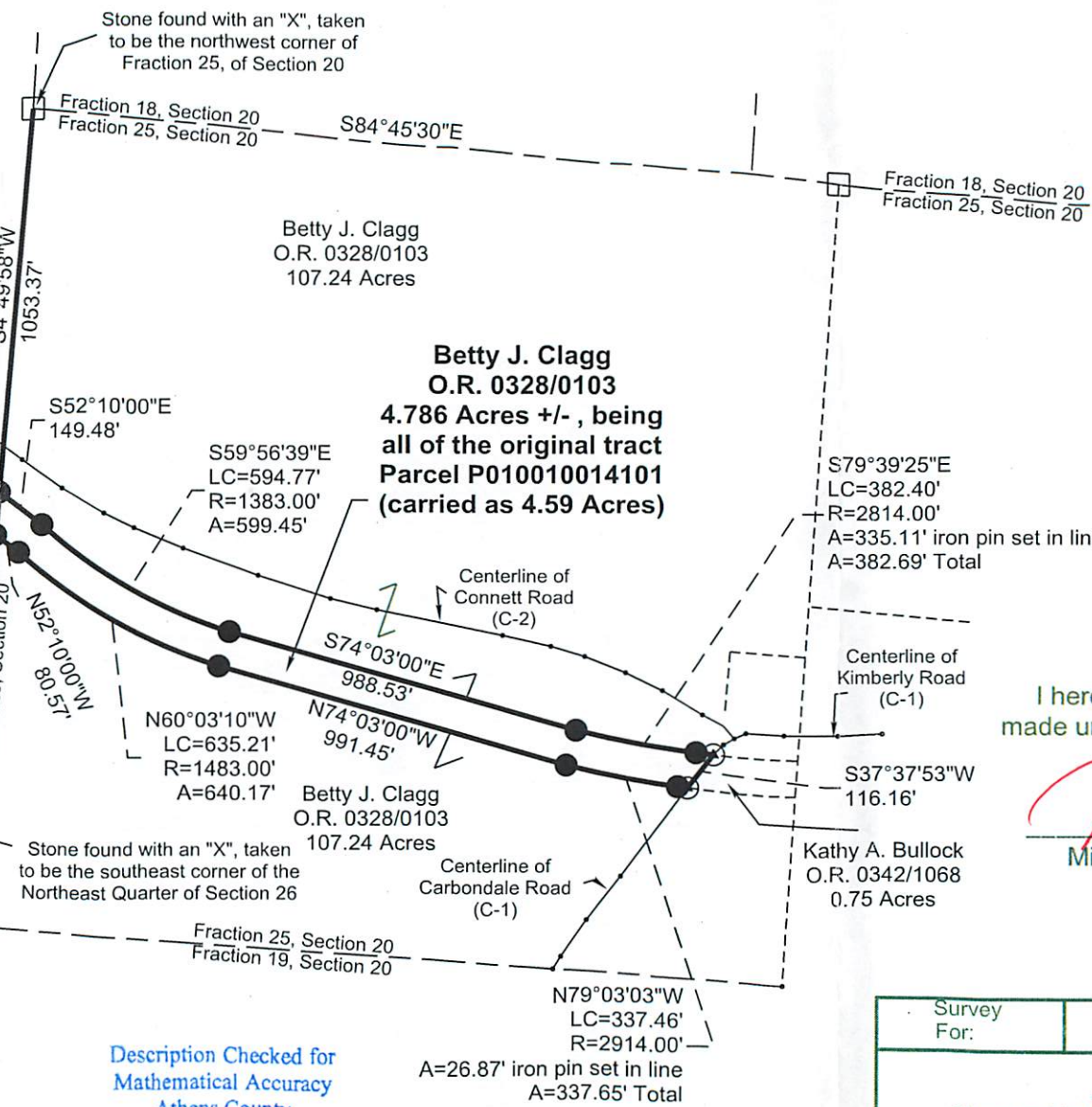
- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 2. Underground utilities were not located unless otherwise noted.
 3. Interior improvements were not located unless otherwise noted.
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME 4MCKEERR.TRV	DRAWING Drawing2
SCALE 500 Ft/In	DATE 11-28-2018
JOB 18-080	REVISION 1/1
	DRAWN BY M.A.K.
	SHEET 1/1

This map was drawn with TRAVERSE PC Software

ATTENTION: THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

Bearings are based upon the South 84 Degrees 45 Minutes 30 Seconds East line (NAD-83, Ohio South) of the north line of Fraction 25, Section 20, York Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



Description Checked for Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 11/28/18

Survey For:	Jonathan McKee
	<u>4.786 Acres +/-</u>
	Situated in Fraction 25 of Section 20, T-12N., R-15W. of the Ohio Company Purchase (O.C.P.), York Twp., Athens County, Ohio
	November 21, 2018

2. North 74 degrees 3 minutes 0 seconds West a distance of 991.45 feet to an iron pin set; thence

3. With a curve to the right, having a radius of 1483.00 feet, a long chord bearing of North 60 degrees 3 minutes 10 seconds West, a long chord distance of distance of 635.21 feet and an arc of 640.17 feet to an iron pin set; thence

4. North 52 degrees 10 minutes 0 seconds West a distance of 80.57 feet to an iron pin set, taken to be a common corner of said boundary line that is continuous and contiguous between this tract and said 107.24 acre tract as conveyed to Betty J. Cagg, taken to be in the west line of said Fraction 25, taken to be in the easterly line of a 42.2 acre tract as conveyed to the Trustees of the Holiness Camp of the Wesleyan Church and recorded in Deed Volume 302, Page 355;

thence with a line taken to be the west line of said Fraction 25, taken to be the easterly line of said 42.2 acre tract and continuing with a line taken to be the easterly line of said 4.67 acre tract as conveyed to the Scioto Land Company, LLC, North 4 degrees 49 minutes 58 seconds East a distance of 119.23 feet to the **Point of Beginning** and containing 4.786 acres more or less and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office unless otherwise noted.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

Bearings are based upon the South 84 degrees 45 minutes 30 seconds East line (NAD-83, Ohio South) of the north line of Fraction 25 of Section 20, York Township. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in November 21, 2018 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E 2nd Street., Wellston, Ohio. Registered Survey Number 8231.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 11/28/18

[Signature]
Michael A. Kinnison, P.L.S. No. 8231

11/28/18
Date

***** End of Description *****

**Survey for
Jonathan McKee
4.786 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of York, being in Fraction 25 of Section 20, Township 12N., Range 15W. of the Ohio Company Purchase (O.C.P.) and being a part of the original tract (Parcel P010010014101 carried as 4.59 acres) as transferred to Betty J. Cagg and recorded in Official Record Book 328, Page 103 and being bounded and described as follows:

Beginning at a stone found with an "X", taken to be the northwest corner of said Fraction 25;

thence with a line taken to be the west line of said Fraction 25, South 4 degrees 49 minutes 58 seconds West a distance of 1053.37 feet to an iron pin set, taken to be in the west line of said Fraction 25, taken to be in the easterly line of a 4.67 acre tract as conveyed to the Scioto Land Company, LLC and recorded in Official Record Book 392, Page 388, taken to be a common corner of a boundary line that is continuous and contiguous between this tract and a 107.24 acre tract as conveyed to Betty J. Cagg and recorded in Official Record Book 328, Page 103 and being the principle **Point of Beginning** of this survey

thence leaving the west line of said Fraction 25 and with a common boundary line that is continuous and contiguous between this tract and said 107.24 acre tract as conveyed to Betty J. Cagg for the next 4 calls:

1. South 52 degrees 10 minutes 0 seconds East a distance of 149.48 feet to an iron pin set; thence
2. With a curve to the left, having a radius of 1383.00 feet, a long chord bearing of South 59 degrees 56 minutes 39 seconds East, a long chord distance of distance of 594.77 feet and an arc of 599.45 feet to an iron pin set; thence
3. South 74 degrees 3 minutes 0 seconds East a distance of 988.53 feet to an iron pin set; thence
4. With a curve to the left, having a radius of 2814.00 feet, a long chord bearing of South 79 degrees 39 minutes 25 seconds East, a long chord distance of distance of 382.40 feet and a total arc of 382.69 feet to a mag nail set in the centerline of Carbondale Road (C-1), taken to be a common corner of a said boundary line that is continuous and contiguous between this tract and said 107.24 acre tract, taken to be the northwesterly corner of a 0.75 acre tract as conveyed to Kathy A. Bullock and recorded in Official Record Book 342, Page 1068, passing an iron pin set in said curve at an arc distance of 335.11 feet;

thence with the centerline of said Carbondale Road, taken to be the westerly line of said 0.75 acre tract, South 37 degrees 37 minutes 53 seconds West a distance of 116.16 feet to a mag nail set, taken to be the southwesterly corner of said 0.75 acre tract, taken to be a common corner of a boundary line that is continuous and contiguous between this tract and said 107.24 acre tract as conveyed to Betty J. Cagg;

thence leaving the centerline of said Carbondale Road and with a common boundary line that is continuous and contiguous between this tract and said 107.24 acre tract as conveyed to Betty J. Cagg for the next 4 calls:

1. With a curve to the right, having a radius of 2914.00 feet, a long chord bearing of North 79 degrees 3 minutes 3 seconds West, a long chord distance of distance of 337.46 feet and a total arc of 337.65 feet to an iron pin set, passing an iron pin set in said curve at an arc distance of 26.87 feet;