

LEGAL DESCRIPTION

0.9813 ACRES

Situated in Sections 35 and 36, Town 12 North, Range 15 West, York Township, Ohio Company Purchase, Athens County, Ohio being all of the tracts of land conveyed to Danny Baker in Official Record 464 Page 1860, the boundary of which is more particularly described as follows:

Commencing at the common corner of said Section 36 and 35, being in the county line dividing Hocking and Athens County;

Thence along said section line, North 04°02'31" East a distance of 100.76 feet to a point in the north line of a tract of land conveyed to Athens Hocking Landfill, Inc. in O.R. 593 Pg. 723;

Thence along the north line of said Landfill tract, South 86°06'25" East a distance of 97.14 feet to a 5/8" iron pin found at the POINT OF BEGINNING;

Thence along the grantors north line, South 85°49'06" East a distance of 163.32 feet to a metal fence post, witnessed by a 1/2" iron bar (North 75°59'30" West 1.73 feet) in the west line of a tract of land conveyed to Athens Hocking Landfill, Inc. in O.R. 585 Pg. 2522;

Thence along the west line of said Landfill, South 05°33'20" West a distance of 261.61 feet to a 1" iron pipe found at the northeast corner of a tract of land conveyed to Athens Hocking Landfill, Inc. in O.R. 593 Pg. 723;

Thence along the north line of said Landfill, North 86°03'21" West a distance of 163.14 feet to a 5/8" iron pin found;

Thence continuing, North 05°30'42" East a distance of 262.28 feet to the POINT OF BEGINNING;

Containing 0.9813 acres of land more or less and being subject to all easements and restrictions of record.

Bearings are based on The Ohio State Plane Coordinate System, South Zone per GPS Observation utilizing the Ohio Department of Transportations Virtual Reference Stationing, NAD 83.

The above description is based on a field survey by Cardinal Engineering and Surveying under the direction of Daniel K. York, P.S., Ohio Professional Surveyor Number S-8729.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Daniel York*
DATE: 11/14/22

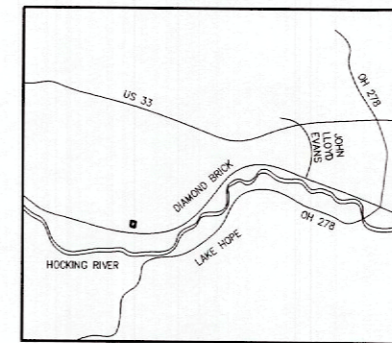
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 16 2022

Jill Thompson
Athens County Auditor



Dan York
11/2/22



VICINITY MAP
SCALE: 1"=4000'

LEGEND	
—○—	OVERHEAD ELECTRIC
—X—	UNDERGROUND ELECTRIC
□	ELECTRIC BOX
⊙	ELECTRIC MANHOLE
⊕	ANCHOR POLE
⊖	LIGHT POLE
⊙	UTILITY POLE
⊙	GROUND LIGHT
—○—	OVERHEAD TELEPHONE
—X—	UNDERGROUND TELEPHONE
□	TELEPHONE BOX
⊙	TELEPHONE MANHOLE
•	BOLLARDS
—	SIGN
—	MAIL BOX
—	WATER LINE
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE BOX
—	WATER VALVE MANHOLE
—	POST INDICATOR VALVE
—	GAS LINE
—	GAS METER
—	GAS VALVE
—	GAS VALVE BOX
—	UTILITY MANHOLE
—	SEWER MANHOLE
—	STORM MANHOLE
—	DITCH OR CREEK
—	RAILROAD
—	FENCE LINE
—	R/W FENCE LINE

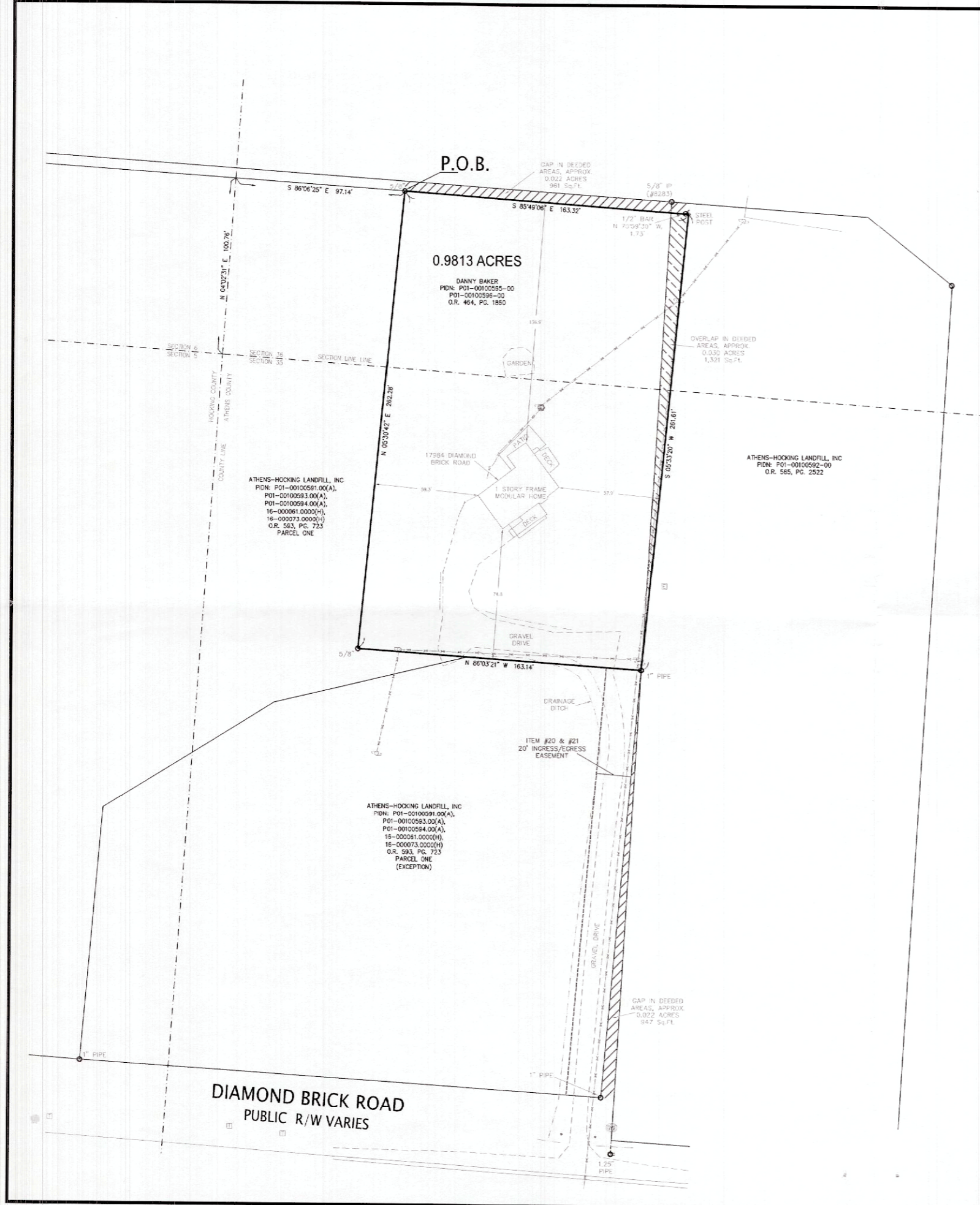
REVISIONS	DATE	#	ITEM

CARDINAL
 ENGINEERING
 LAND SURVEYING
 ONE MIDCOCK ROAD
 WILDER, KENTUCKY 41071
 PHONE (859) 581-9600
 FAX (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

PROJECT:	ALTA/NSPS SURVEY
	0.9813 ACRES
CLIENT:	DANNY BAKER
	17984 DIAMOND BRICK ROAD NELSONVILLE, OHIO 45746

DRAWN BY:	MRH
	CHECKED BY:
	DKY
PROJECT MANAGER:	DKY
PROJECT NO.	22-126
SCALE	1" = 30'
DATE	9/14/2022
ALTA/NSPS SURVEY	
SHEET	1 of 1



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Bearings are based on The Ohio State Plane Coordinate System, South Zone per GPS Observation utilizing the Ohio Department of Transportation's Virtual Reference Stationing, NAD 83.

The above description is based on a field survey by Cardinal Engineering and Surveying under the direction of Daniel K. York, P.S., Ohio Professional Surveyor Number S-8729.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 38-0143-00-2019
EFFECTIVE DATE: MAY 30, 2022

SCHEDULE B, PART II
Exceptions

- Contract of Lease evidencing a lease by and between Fred Wolfe (lessor) and C.E. Chandler and C.L. Chandler, dba Chandler Bros. (lessee), dated November 11, 1958 and recorded in Deed Book 35, Page 275, Athens County, Ohio Records. (See Exhibit No. 12)
 - A. Assignment of Lease recorded in Deed Book 49, Page 739, Athens County, Ohio Records.
 - B. Affected by Affidavit in Aid of Title recorded in Deed Book 61, Page 374, Athens County, Ohio Records.
 - C. Assignment of Contract recorded in Deed Book 64, Page 91, Athens County, Ohio Records.
 (DOES NOT LIE ON OR OVER SUBJECT PARCEL, NOT PLOTTED)
- Oil and Gas Lease evidencing a lease by and between Fred H. Wolfe and Blanche Wolfe (lessor) and Eugene Dines, Jr. and Robert W. Chase (lessee), dated June 22, 1962 and recorded in Deed Book 39, Page 277, Athens County, Ohio Records. (See Exhibit No. 13)
 (LIES ON OR OVER SUBJECT PARCEL, BLANKET IN NATURE, NOT PLOTTED)
- Lease for Oil and Gas evidencing a lease by and between Fred Wolfe and Blanche Wolfe (lessor) and Lee Oil Company (lessee), dated February 11, 1965 and recorded in Deed Book 41, Page 311, Athens County, Ohio Records. (See Exhibit No. 14)
 (LIES ON OR OVER SUBJECT PARCEL, BLANKET IN NATURE, NOT PLOTTED)
- Utility easement in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement recorded in Deed Book 195, Page 107, Athens County, Ohio Records. (See Exhibit No. 15)
 (UNABLE TO DETERMINE LOCATION FROM DOCUMENTS PROVIDED, NOT PLOTTED)
- Utility easement in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement recorded in Deed Book 198, Page 371, Athens County, Ohio Records. (See Exhibit No. 16)
 (UNABLE TO DETERMINE LOCATION FROM DOCUMENTS PROVIDED, NOT PLOTTED)
- Utility easement in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement recorded in Deed Book 243, Page 24, Athens County, Ohio Records. (See Exhibit No. 17)
 (DOES NOT LIE ON OR OVER THE SURVEYED PROPERTY, NOT PLOTTED)
- Utility easement in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement recorded in Deed Book 243, Page 659, Athens County, Ohio Records. (See Exhibit No. 18)
 (DOES NOT LIE ON OR OVER THE SURVEYED PROPERTY, NOT PLOTTED)
- Utility easement in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement recorded in Deed Book 252, Page 681, Athens County, Ohio Records. (See Exhibit No. 19)
 (DOES NOT LIE ON OR OVER THE SURVEYED PROPERTY, NOT PLOTTED)
- Right of way as set forth in General Warranty Deed recorded in Deed Book 250, Page 123, Athens County, Ohio Records. (See Exhibit No. 20)
 (ABUTS THE SURVEYED PROPERTY, PLOTTED AND IDENTIFIED AS ITEM #20)
- Easement for ingress and egress in favor of Howard Plummer and Grace Plummer, as set forth in Ingress and Egress Easement recorded in Deed Book 304, Page 37, Athens County, Ohio Records. (See Exhibit No. 21)
 (LIES ON OR OVER SUBJECT PARCEL, AS SHOWN AS ITEM #21)

- NOTES:
- ALL MONUMENTS FOUND IN GOOD CONDITION.
 - SOURCE DOCUMENTS ARE AS NOTED.
 - EVIDENCE OF OCCUPATION IS AS SHOWN.
 - BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE PER GPS OBSERVATION UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATIONS VIRTUAL REFERENCE STATIONING, NAD 83.
 - THERE ARE NO DESIGNATED PARKING SPACES.
 - AT THE TIME OF THE FIELD SURVEY THERE WAS EVIDENCE OF RECENT EARTH MOVEMENT, BUT NO EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE FIELD SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY.
 - AT THE TIME OF THE FIELD SURVEY THERE WERE NO AREAS IDENTIFIED AS WETLANDS BY A WETLAND SCIENTIST.

CERTIFICATE OF SURVEYOR:

TO: CHICAGO TITLE INSURANCE COMPANY; RIVERBEND COMMERCIAL TITLE SERVICES LP; FIDELITY NATIONAL FINANCIAL, INC.; ATHENS-HOCKING LANDFILL, INC. AN OHIO CORPORATION; AND DANNY BAKER;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(5), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 23, 2022.

Daniel York

DANIEL K. YORK P.L.S.
OHIO PROFESSIONAL SURVEYOR NO. S-8729 DATE _____

NOTE: ● IRON PIN SET is a 5/8" rebar with plastic cap stamped "D.K.Y. S-8729"
○ IRON PIN FOUND (size and type as listed unless noted otherwise)

FLOOD ZONE STATEMENT

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X. AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS SHOWN ON FEMA MAP NUMBER 39009C0060C AS REVISED LAST ON DECEMBER 18, 2009.