

BLUE-J SURVEYING, LLC
14450 State Route 56 West
Mount Sterling, Oh 43143
PH. 614-774-8577

Description of 0.2278 Acre Tract

Situate in the State of Ohio, County of Athens, Township of Lee, lying in Section 2, Township 10, Range 15 and being Lot 44 (Parcel One 0.0797 Acres) (PID: H020050003200) and part of Lots 66 and 67 (Parcel Two 0.1481 Acres) (PID: H020050002801) of the Amos Thompson Addition to the Village of Albany and being conveyed to Rebecca J. Smart, by deed of record in Official Record 510, Page 588. All records hereon are from the Recorder's Office, Athens County, Ohio, said 0.2278 acre tract being more particularly described as follows:

BEGINNING, at a ½" iron rebar found at the southwest corner of Lot 44, the northwest corner of Lot 67 and in the southerly right-of-way line of Alton Street;

Thence the following two (2) courses and distances along the southerly right-of-way lines of said Alton Street:

1. North 03°53'58" East, a distance of 44.21 feet, to a 5/8" iron rebar set;
2. North 86°24'35" East, a distance of 71.65 feet, to ½" iron rebar found in the southerly right-of-way line of said Alton Street and at the northwest corner of a 0.0377 acre tract (Parcel One) being conveyed to T.Y. Rentals, LLC, by deed of record in Official Record 541, Page 1033;

Thence South 01°51'51" East, a distance of 50.00 feet, along the line common to said 0.0797 acre tract and said 0.0377 acre tract, to a ½" iron rebar found (bent) at the common corner of said 0.0797 acre tract, said 0.1481 acre tract, said 0.0377 acre tract and a 0.0365 acre tract (Parcel Two) being conveyed to T.Y. Rentals, LLC, by deed of record in Official Record 541, Page 1033;

Thence South 18°04'01" West, a distance of 120.66 feet, along the line common to said 0.1481 acre tract and said 0.0365 acre tract, to an 5/8" iron rebar found at the southwest corner of a 0.36 acre tract being conveyed to Ciara S. Warmke, by deed of record in Official Record 498, Page 738 and the north line of Lot 68 as being conveyed to Triple D., LLC, by deed of record in Official Record 467, Page 383;

Thence North 58°06'02" West, a distance of 52.70 feet, along the line common to said Lot 68 and said 0.1481 acre tract, to a 5/8" iron rebar found at the common corner to said Lot 68 and said 0.1481 acre tract and in the east line of a 6.706 acre tract being conveyed to Albany Center, LTD, by deed of record in Official Record 465, Page 124;


Thence North 03°53'58" East, a distance of 88.45 feet, along the line common to said 0.1481 acre tract and said 6.706 acre tract, to the POINT OF BEGINNING containing 0.2278 acres or land more or less. Being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 86°24'35" East, for the southerly right-of-way line of Alton Street as observed by the Ohio VRS Network North Coordinate Zone, 1983 adjustment.

The description is based on an actual field survey as performed by Blue-J Surveying LLC in April, 2022 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



BLUE-J SURVEYING, LLC

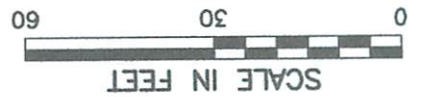
 5-6-22
Jennifer L. Blue, P.S. 8382 Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/13/22



14450 St. Rt. 56 W. Mt. Sterling, OH 43143
 (614)774-8577 FAX(740)447-9865



REFERENCE DOCUMENTS

- O.R. 510, PG. 588
- O.R. 467, PG. 383
- O.R. 541, PG. 1033
- O.R. 498, PG. 738
- O.R. 465, PG. 124

ALBANY CENTER, LTD
 6.708 ACRES
 O.R. 465, PG. 124

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Rebecca J. Smart*
 DATE: 5/13/22

LEGEND

- 1/2" IRON REBAR FOUND
- 5/8" IRON REBAR FOUND
- ▼ 5/8" IRON REBAR SET

SITUATE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF STREET AS OBSERVED BY THE OHIO VRS NETWORK NORTH COORDINATE ZONE, 1983 ADJUSTMENT.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF NORTH 86°24'35" EAST, FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF ALTON STREET AS OBSERVED BY THE OHIO VRS NETWORK NORTH COORDINATE ZONE, 1983 ADJUSTMENT.

ARE FROM THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO

DEED OF RECORD IN OFFICIAL RECORD 510, PAGE 588, ALL RECORDS HEREON TO THE VILLAGE OF ALBANY AND BEING CONVEYED TO REBECCA J. SMART, BY TWO 0.1481 ACRES (PID: H020050002801) OF THE AMOS THOMPSON ADDITION 0.0797 ACRES (PID: H020050003200) AND PART OF LOTS 66 AND 67 (PARCEL IN SECTION 2, TOWNSHIP 10, RANGE 15 AND BEING LOT 44 (PARCEL ONE) SITUATE IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF LEE, LYING

BOUNDARY SURVEY NOTE

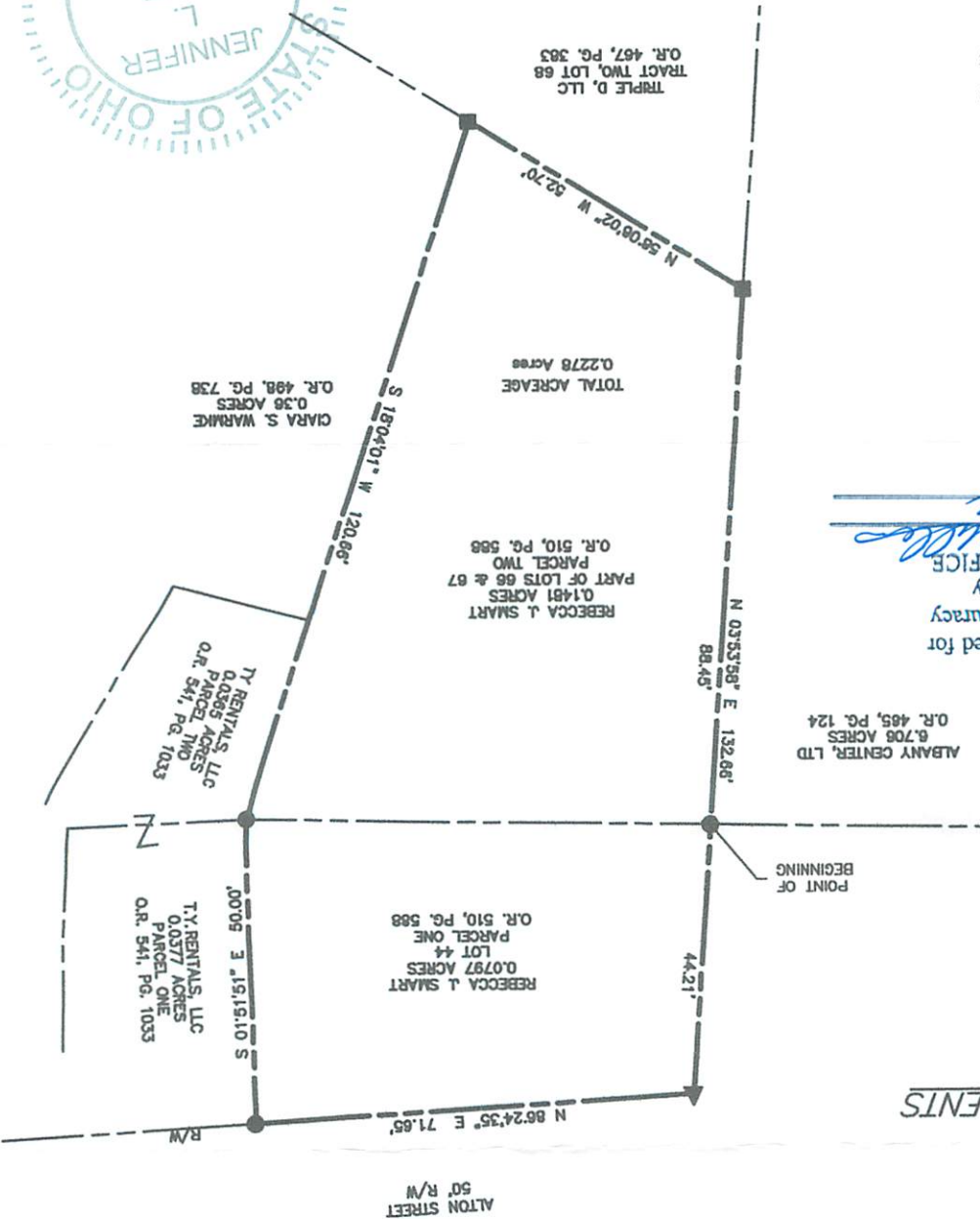
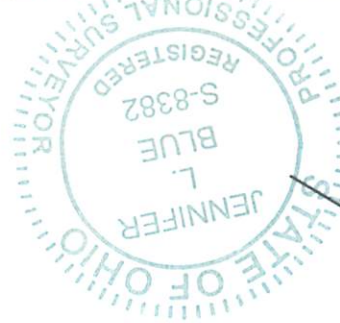
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SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN APRIL, 2022.

JENNIFER L. BLUE
 REGISTERED LAND SURVEYOR NO.: 8382

DATE: 5-6-22



CIARA S. WARMKE
 0.36 ACRES
 O.R. 498, PG. 738

REBECCA J. SMART
 0.1481 ACRES
 PART OF LOTS 66 & 67
 PARCEL TWO
 O.R. 510, PG. 588

T.Y. RENTALS, LLC
 0.0366 ACRES
 PARCEL TWO
 O.R. 541, PG. 1033

T.Y. RENTALS, LLC
 0.0377 ACRES
 PARCEL ONE
 O.R. 541, PG. 1033

REBECCA J. SMART
 0.0797 ACRES
 LOT 44
 O.R. 510, PG. 588

TRIPLE D, LLC
 TRACT TWO, LOT 68
 O.R. 467, PG. 383

0.2278 ACRES
 LYING IN
 SECTION 2, TOWNSHIP 10, RANGE 15
 LEE TOWNSHIP, VILLAGE OF ALBANY
 ATHENS COUNTY, OHIO

DRAWN BY: JB
 FIELD WORK BY: JB
 JOB NUMBER SMART

SCALE: 1" = 30'

DATE: 4/22