



DESCRIPTION OF A 0.4801 ACRE PARCEL

Situated in Village of Albany, Section 2, Lee Township, Athens County, State of Ohio

Being a **0.4801-acre** parcel of land in, Village of Albany, Section 2, Lee Township, Athens County, State of Ohio, Township 10 North, Range 15 West, Ohio Company Purchase, and being all of the lands conveyed to Riley and Jason McCollister as recorded in Athens County Recorder's Office in Official Record 563 Page 533, being the same as Tax Parcel H020060003800 and H020060003900, and being more fully described as follows:

The Point of Beginning being a calculated point on the southeasterly corner of said 0.4801-acre parcel, being in Carpenter Road (CR-13), a northeasterly corner of Raymar Subdivision as recorded in said recorder's office in envelope 403A, and on a westerly line of Andrew Wilson's Addition to Albany as recorded in said county recorder's office in envelope 236A;

Course No. 1: Thence, N 86° 37' 40" W, along a northerly line of Lots 1, 7, and 8 in said Raymar Subdivision, passing a 1.5" iron pipe (found) at 29.48 feet, a 32" maple tree at 120.92 feet, a 5/8" iron pin (found) at 149.70 feet, 0.11 feet Left, a carriage bolt (found) at 214.84 feet, and an iron pin (found) capped "Swoyer S-6765", a total of 300.00 feet to a 5/8" iron pin (found) at a southeasterly corner of a 0.535-acre parcel of land conveyed to Justin Robe in said county recorder's office in Official Record 590 page 2506;

Course No. 2: Thence, N 04° 18' 36" E, along an easterly line of said 0.535-acre parcel, a total of 70.00 feet to a 5/8" iron pin (found) at a southwesterly corner of a 0.328-acre parcel of land conveyed to Daniel Brooks in said county recorder's office in Official Record 290 page 732;

Course No. 3: Thence, S 86° 34' 06" E, along the southerly line of said 0.328-acre parcel, passing a 5/8" iron pin (found) at 99.80 feet, being the southwesterly corner of a parcel of land conveyed to Daniel and Julia Brooks in said recorders office in Deed Record 28 page 751, continuing along the southerly line of said parcel, passing an iron pin (set) at 272.72 feet, a total of 298.85 feet to a calculated point in carpenter road and on said westerly line of Andrew Wilson's Addition to Albany;

Course No. 4: Thence, S 03° 22' 20" W, along said road and westerly line of said Addition to Albany, a total of 69.68 feet to the **Point of Beginning**, containing **0.4801-acres**, more or less, subject to all legal rights of way and easements.

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (2011) datum.

Plat of survey is attached hereto and made a part thereof.
All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Canter PS- 7226"

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Buckley Group, LLC completed in Aug. 2025.

Aug 20, 2025

Date



Robert C. Canter, Professional Surveyor No. 7226



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

AUG 27 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Miller*

DATE: 8/21/25

ATHENS COUNTY
LEE TOWNSHIP
VILLAGE OF ALBANY
SECTION 02
TOWN ION, RANGE 15W
OHIO COMPANY PURCHASE
STATE of OHIO

BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83 (2011)

ATTENTION:
THIS PLAT OF SURVEY COMPLIES WITH THE
MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 05-01-80 OF THE
ADMINISTRATIVE CODE CHAPTER 4733-37.

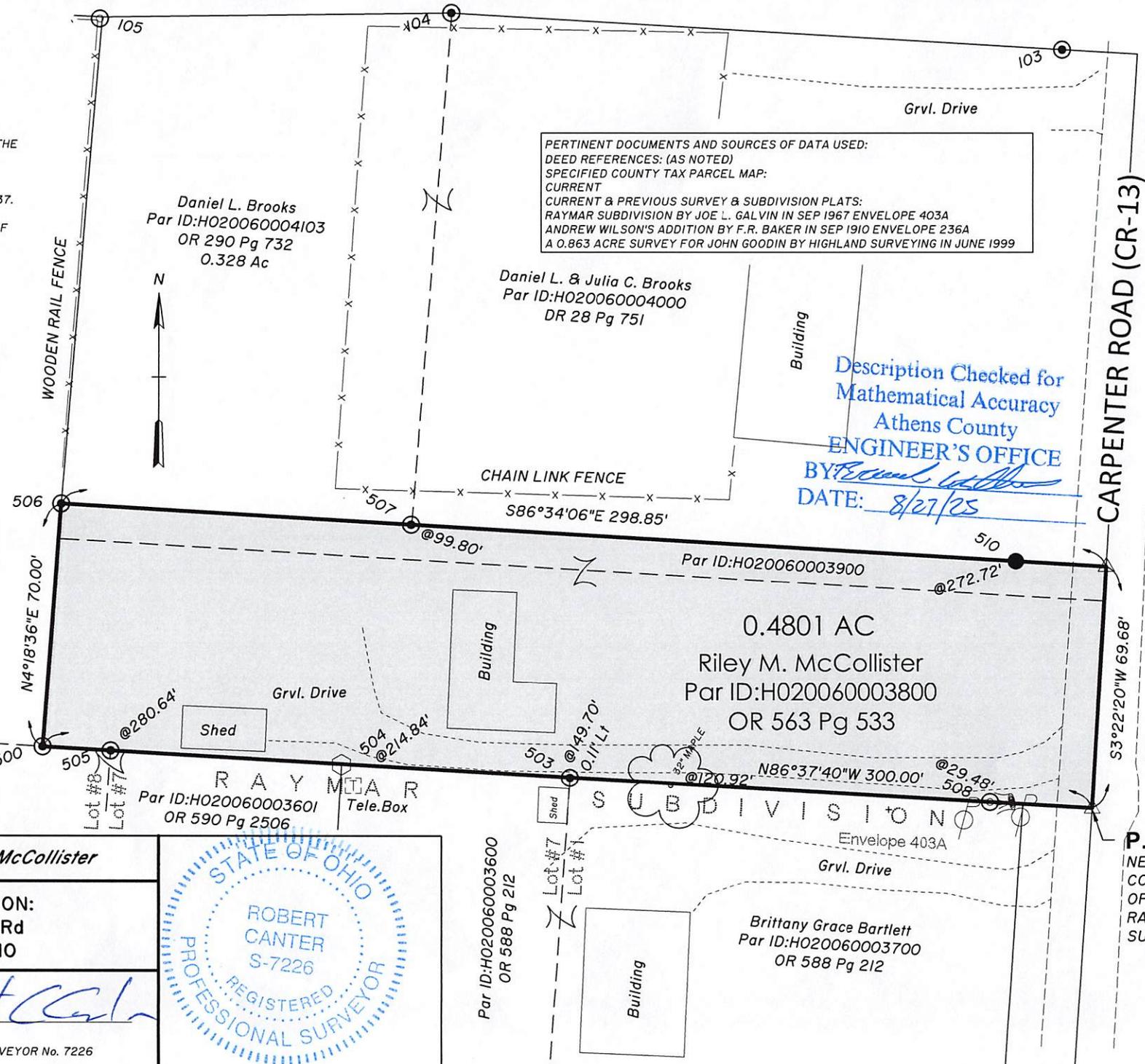
BEING SUBJECT TO ALL LEGAL RIGHTS OF
WAY AND EASEMENTS.

SURVEY OF 70X300 FOOT PARCEL FROM
RILEY M. & JASON E. MCCOLLISTER JR.
AS DESCRIBED IN OR 653 Pg 533

Point Table			
Point #	Northing	Easting	Raw Description
103	445154.862	2053581.702	IPIN CAP CANT READ
104	445165.328	2053406.940	IPIN HIGHLAND
105	445163.623	2053306.854	IPIPE 3/4" BENT
500	444954.421	2053291.012	IPIN 5/8
503	444945.467	2053441.047	IPIN 5/8
504	444949.209	2053376.017	BOLT IIN DIA
505	444953.239	2053310.336	IPIN CAP SWOYER S6765
506	445024.227	2053296.273	IPIN 5/8IN
507	445018.254	2053395.897	IPIN 5/8IN
508	444938.509	2053561.063	IPIPE 1.5IN FILLED WITH CONC

LEGEND	
	- MONUMENT FOUND
	- MONUMENT SET 3" x 30" REBAR/CAP "CANTER PS.7226"
	- POINT
	- CARRIAGE BOLT FOUND
	- IRON PIPE FOUND
	- ELECTRIC POLE
	- STUMP
	- GRAVEL DRIVE
	- EDGE OF PAVEMENT
	- SURVEY LIMITS
	- STRUCTURE

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES: (AS NOTED)
SPECIFIED COUNTY TAX PARCEL MAP:
CURRENT
CURRENT & PREVIOUS SURVEY & SUBDIVISION PLATS:
RAYMAR SUBDIVISION BY JOE L. GALVIN IN SEP 1967 ENVELOPE 403A
ANDREW WILSON'S ADDITION BY F.R. BAKER IN SEP 1910 ENVELOPE 236A
A 0.863 ACRE SURVEY FOR JOHN GOODIN BY HIGHLAND SURVEYING IN JUNE 1999



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY *Robert C. Canter*
DATE: 8/27/25

Justin Robe
Par ID:H020060004102
OR 590 Pg 2506
0.535 Ac

Par ID:H020060003500
OR 590 Pg 2506

Daniel L. Brooks
Par ID:H020060004103
OR 290 Pg 732
0.328 Ac

Daniel L. & Julia C. Brooks
Par ID:H020060004000
DR 28 Pg 751

0.4801 AC
Riley M. McCollister
Par ID:H020060003800
OR 563 Pg 533

RAYMAR
Par ID:H020060003601
OR 590 Pg 2506

Brittany Grace Bartlett
Par ID:H020060003700
OR 588 Pg 212

CARPENTER ROAD (CR-13)

ANDREW WILSON'S ADDITION TO ALBANY
Envelope 236A

P.O.B.
NE
CORNER
OF
RAYMAR
SUB.

20 0 20 40
1 INCH = 40 FEET
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION
DATE 08/20/25
DRWN. DAC | CHCK. RCC
JOB NO. 252721

PLAT OF SURVEY FOR *McCollister*
SURVEY LOCATION:
1399 Carpenter Rd
Albany Oh 45710

STATE OF OHIO
ROBERT CANTER
S-7226
REGISTERED
PROFESSIONAL SURVEYOR

buckleygroup
engineering+surveying
6801 STATE ROUTE 56
ATHENS, OH 45701
(740) 589-5001
www.buckley.group

Robert C. Canter
ROBERT C. CANTER
PROFESSIONAL SURVEYOR No. 7226
STATE OF OHIO
DATE: 08/20/25

Par ID:H020060003600
OR 588 Pg 212