

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Beaul William
DATE: 2/27/17

MAR 17 2017

Jill Thompson
Athens County Auditor

**1.306 Acre Boundary Survey for
The Board of Trustees of Ames Township**

Situate in the State of Ohio, Athens County, Ames Township, northwest quarter of Section 11, Township 06 North, Range 13 West and being part of a 68.250 acre parcel conveyed to Fernando & Antonia D. Semiao recorded in Official Record 518, Page 2686 in the Athens County Recorder's office and being more particularly described as follows:

Commencing at the northwest corner of Section 11 also being the northwest corner of a 2.058 acre parcel conveyed to Trustees of the Mound Hill Christian Church recorded in Deed Book 59, Page 316, the northeast corner of Section 17 and the northeast corner of a 21.850 acre parcel conveyed to Ty L. & Katherine L. Holdcroft recorded in Official Record 518, Page 2695 thence South 03 Degrees 07 Minutes 49 Seconds West 363.00 feet along the west line of Section 11, the west line of said 2.058 acre parcel conveyed to Trustees of the Mound Hill Christian Church recorded in Deed Book 59, Page 316, the east line of Section 17 and the east line of said 21.850 acre parcel conveyed to Ty L. & Katherine L. Holdcroft recorded in Official Record 518, Page 2695 to an iron pin found on the west line of Section 11 also being the southwest corner of said 2.058 acre parcel conveyed to Trustees of the Mound Hill Christian Church recorded in Deed Book 59, Page 316, and the northwest corner of a 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33;

Thence South 03 Degrees 07 Minutes 49 Seconds West 222.75 feet along the west line of Section 11 also being the west line of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33, the east line of Section 17 and the east line of said 21.850 acre parcel conveyed to Ty L. & Katherine L. Holdcroft recorded in Official Record 518, Page 2695 to an iron pin found on the west line of Section 11 also being the southwest corner of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33, and a westerly corner of said grantor, said iron pin found being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 78 Degrees 15 Minutes 42 Seconds East 49.50 feet along a westerly line of said grantor also being the south line of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33 to an iron pin found on a westerly line of said grantor also being the south line of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33;

Thence South 87 Degrees 06 Minutes 18 Seconds East 181.87 feet along the westerly line of said grantor also being a southerly line of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33 to an iron pin set on the westerly line said grantor also being the south of said 2.000 acre parcel conveyed to The Board of Trustees of Ames Township recorded in Deed Book 237, Page 33;

Thence across the grantor along a new division line the following twelve (12) courses;

1. South 56 Degrees 07 Minutes 15 Seconds East 94.98 feet to a point;
2. South 55 Degrees 34 Minutes 36 Seconds East 57.43 feet to a point;
3. South 49 Degrees 50 Minutes 00 Seconds East 45.74 feet to a point;
4. South 39 Degrees 35 Minutes 42 Seconds East 37.31 feet to a point;
5. South 31 Degrees 12 Minutes 13 Seconds East 27.41 feet to a point;

6. South 04 Degrees 39 Minutes 08 Seconds East 30.10 feet to a point in the center of SR 329 (passing an iron pin set on the north Right-of-Way line of SR 329 and being online at 4.20 feet);
7. North 78 Degrees 21 Minutes 44 Seconds West 41.83 feet along the center of SR 329 to a point;
8. North 80 Degrees 20 Minutes 17 Seconds West 78.87 feet along the center of SR 329 to a point;
9. North 81 Degrees 08 Minutes 05 Seconds West 89.08 feet along the center of SR 329 to a point;
10. North 81 Degrees 23 Minutes 50 Seconds West 100.06 feet along the center of SR 329 to a point;
11. North 81 Degrees 02 Minutes 27 Seconds West 103.56 feet along the center of SR 329 to a point;
12. North 79 Degrees 53 Minutes 59 Seconds West 32.14 feet along the center of SR 329 to a point on the west line of Section 11 also being the west line of said grantor, the east line of Section 17 and the east line of said 21.850 acre parcel conveyed to Ty L. & Katherine L. Holdcroft recorded in Official Record 518, Page 2695 (reference an iron pin set on the south side of SR 329 being South 03 Degrees 07 Minutes 49 Seconds West 78.00 feet, an iron pin set at the southwest corner of the northwest 1/4 of Section 11 being South 03 Degrees 07 Minutes 49 Seconds West 615.93 feet and an iron pin found at the southwest corner of Section 11 being South 03 Degrees 07 Minutes 49 Seconds West 4654.34 feet);

Thence North 03 Degrees 07 Minutes 49 Seconds East 144.45 feet along the the west line of Section 11 also being the west line of said grantor, the east line of Section 17 and the east line of said 21.850 acre parcel conveyed to Ty L. & Katherine L. Holdcroft recorded in Official Record 518, Page 2695 to the **Point of Beginning**.

The above described contains 1.306 acres more or less and is part of Auditor's parcel Number C010010015900 which presently shows 68.250 acres.

The above described parcel to be continuous and contiguous with Auditor's parcel Number C010010016000.

Subject to all legal easements and rights of way.

Plat of survey is attached hereto and made a part thereof.

All iron pins set are 3/4 inch by 30 inch rebar with a 1-1/4 inch plastic cap stamped "Canter PS 7226".

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc. Completed December 2016.

Prior Instrument Reference as of the date this survey was prepared: Official Record 518, Page 332130

All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone. Reference the West line of Section 11 being South 03 Degrees 07 Minutes 49 Seconds West.


Robert C. Canter, P.S. 7226



1-9-17
Date

SURVEY FOR:

THE BOARD OF TRUSTEES OF AMES TOWNSHIP

BEARINGS ARE NAD 83(2011)
OHIO STATE PLANE
SOUTH ZONE, GRID
REFERENCE THE WEST LINE OF
SECTION 11 BEING: S03° 07' 49"W

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,
AMES TOWNSHIP, SECTION 11, T6N, R13W AND BEING PART OF
A 2.000 AC PARCEL CONVEYED TO THE BOARD OF TRUSTEES OF
AMES TOWNSHIP RECORDED IN D.B. 237, PG. 33 AND PART OF A
68.250 AC PARCEL CONVEYED TO FERNANDO & ANTONIA D.
SEMIAO RECORDED IN O.R. 518 PG. 2686

LEGEND

- ⊙ IRON PIN FOUND
- ⊙ 3/4" X 30" REBAR SET WITH A 1-1/4" PLASTIC CAP STAMPED: "CANTER PS 7226"
- POST FOUND

- L1 S78° 15' 42"E 49.50'
- L2 S87° 06' 18"E 181.87'
- L3 S56° 07' 15"E 94.98'
- L4 S55° 34' 36"E 57.43'
- L5 S49° 50' 00"E 45.74'
- L6 S39° 35' 42"E 37.31'
- L7 S31° 12' 13"E 27.41'
- L8 S04° 39' 08"E 30.10'
- L9 N78° 21' 44"W 41.83'
- L10 N80° 20' 17"W 78.87'
- L11 N81° 08' 05"W 89.08'
- L12 N81° 23' 50"W 100.06'
- L13 N81° 02' 27"W 103.56'
- L14 N79° 53' 59"W 32.14'
- L15 N03° 07' 49"E 144.45'

- (P-3) TONI JAGO
HOLDCROFT
O.R. 381, PG. 456
C010010011800
128.020 AC TAXED
- 0.203 AC PARCEL TO BE
CONTINUOUS AND
CONTIGUOUS WITH
TAX PARCEL
C010010015900

FERNANDO &
ANTONIA D. SEMIAO
O.R. 518, PG. 2686
C010010015900
68.250 AC TAXED

FERNANDO &
ANTONIA D. SEMIAO
O.R. 518, PG. 2686
C010010016300
1.130 AC TAXED

(P-2) TY L. & KATHERINE L.
HOLDCROFT
O.R. 518, PG. 2695
C010010016100
21.850 AC TAXED

TRUSTEES
OF THE MOUND HILL
CHRISTIAN CHURCH
D.B. 59, PG. 316
C010010016001
2.058 AC TAXED

THE BOARD OF
TRUSTEES
OF AMES TOWNSHIP
D.B. 237, PG. 33
C010010016000
2.000 AC TAXED

POB
1.273 AC
PARCEL

POB
0.204 AC
PARCEL

1.306 AC PARCEL TO BE
CONTINUOUS AND
CONTIGUOUS WITH
TAX PARCEL
C010010016000

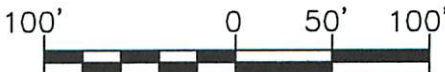
1.306 AC

ROAD PER D.B. 59, PG. 317
60' R/W PER COUNTY SURVEY #285 - NOW
ABANDONED LOCATION ALSO AGREES
WITH ODOT R/W PLANS

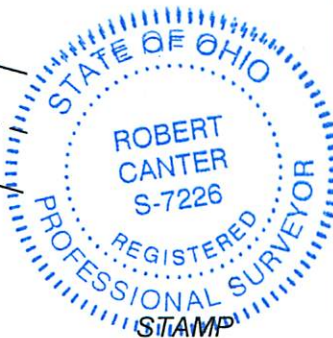
@ 4.20'
ON SR 329 R/W

FERNANDO &
ANTONIA D. SEMIAO
O.R. 518, PG. 2686
C010010015900
68.250 AC TAXED

GRAPHIC SCALE



1"=100'



6801 SR 56
ATHENS, OHIO 45701
740-592-5706



SURVEYED DECEMBER 2016 BY CANTER SURVEYING/GPS SERVICES, INC
UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTER
REGISTERED SURVEYOR NO. 7226
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

ROBERT C. CANTER, P.S. 7226

DATE

Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert C. Canter*
DATE: *2/27/17*

(P-1)

18 12
17 11

(P-3)

(P-2)

(P-1)

(P-2)

(P-3)

16098-BOUNDARY.DWG

EXISTING
TOWNSHIP RD

S03° 07' 49"W
4654.34'

L14

L13

L12

L11

L10

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