



6801 State Route 56 Athens, Ohio 45701
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DESCRIPTION OF A 0.200 ACRE PARCEL

Situated in City of Athens, Athens County, State of Ohio

Being a **0.200 acre** parcel of land located in part of Inlot 17, City of Athens, Athens Township, Athens County, Ohio Company Purchase - Township 9N, Range 14W, State of Ohio as conveyed to The Great Commission Team by a deed recorded in Official Record Book 508 at Page 985 of said county deed records and being more fully described as follows:

Beginning at a point at the southeasterly corner of said 0.200 acre tract, being the southeasterly corner of said Inlot 17, from which a brass monument set being the 2 foot offset corner as recorded in A Plat of Corners Established by Platting Commission in Envelope 162B (Vol 3 Pg 94) dated July 1897 bears S 41° 00' 01" E, 2.83 feet for reference;

Course No. 1: Thence, N 85° 59' 28" W, with the southerly line of said Inlot 17, 117.00 feet to a point, from which an iron pin set being on the said Platting Commission Line bears S 3° 59' 25" E, 2.00 feet for reference, being the southeasterly corner of a 0.046 acre parcel as conveyed to McCoady Properties by a deed recorded in Official Record Book 296 at Page 1598 of said county deed records;

Course No. 2: Thence, N 3° 59' 25" E, with the easterly line of said 0.046 acre parcel and the easterly line of a 0.2918 acre parcel as conveyed to City of Athens by a deed recorded in Deed Book 95 at Page 67 of said county deed records, 74.50 feet to a point, being a point on the southerly line of a 0.1705 acre parcel as conveyed to City of Athens by a deed recorded in Official Record Book 373 at Page 797 of said county deed records;

Course No. 3: Thence, S 85° 59' 28" E, with the southerly line of said 0.1705 acre parcel and the southerly line of a parcel as conveyed to Presbyterian Society First by a deed recorded in Deed Book 242 at Page 208 of said county deed records, passing a drill hole found at 37.78 feet (0.51' North) for reference, a total distance of 117.00 feet to a brass monument set, from which an iron pipe found being on said Platting Commission Line bears S 85° 59' 28" E, 2.07 feet for reference, being the southeasterly corner of said 0.091 acre parcel and a point on the easterly line of said Inlot 17;

Course No. 4: Thence, S 3° 59' 25" W, with the easterly line of said Inlot 17, 74.50 feet to the **Point of Beginning**, containing **0.200 acres**, more or less, and being subject to all legal rights of way and easements of record.

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

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

All iron pins set being 3/4" x 30" rebar with plastic cap stamped "Canter -04153".

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey performed by Buckley Group, LLC completed in August 2019.

August 12, 2019

Date

Robert C. Canter

Robert C. Canter, Professional Surveyor No. 7226



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Rebecca Williams
DATE: 8/14/19

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

AUG 14 2019

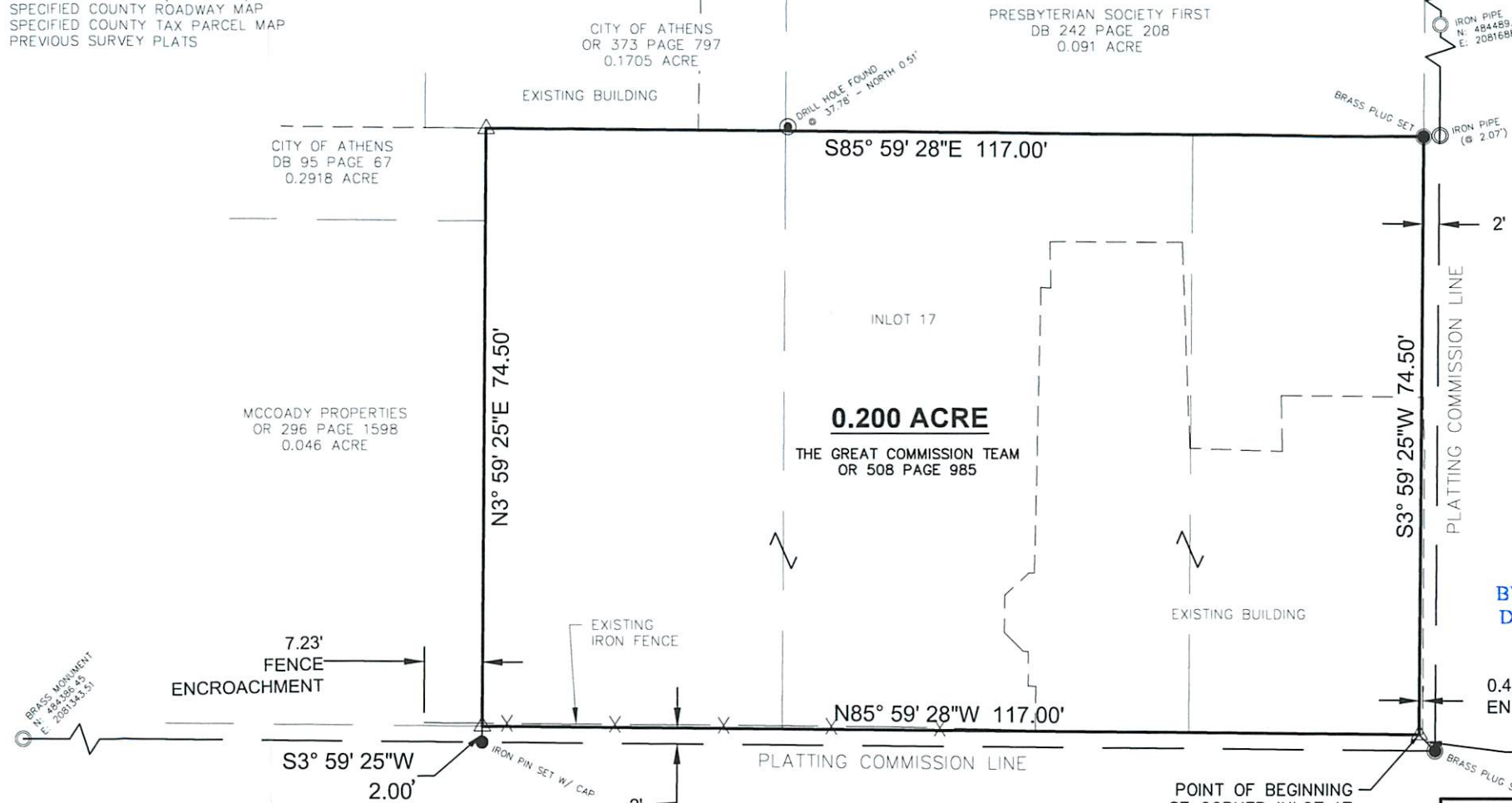
Jill Thompson
Athens County Auditor

Reference: Vol. 508, Pg. 985, Official Records

Tax parcel #'s: A02-71000056-00, A02-71000057-00 & A02-71000055-00

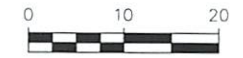
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS

ATHENS COUNTY
 ATHENS TOWNSHIP
 CITY OF ATHENS
 INLOT 17
 OHIO COMPANY PURCHASE
 T9N - R14W
 STATE of OHIO



REFERENCE SURVEYS:
 ENVELOPE 162B (VOL 3 PG 94)
 ATHENS-A PLAT OF CORNERS ESTABLISHED BY
 PLATTING COMMISSION
 JULY 1897
 EVANS, MECHWART, HAMBLETON & TILTON, INC.
 JANUARY 7, 1983

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert C. Canter*
 DATE: 8/14/19



1 INCH = 20 FEET
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

BRASS MONUMENT
 N: 484365.03
 E: 2081677.88

7.23' FENCE ENCROACHMENT

S3° 59' 25" W 2.00'

IRON PIN SET W/ CAP

2'

PLATTING COMMISSION LINE

POINT OF BEGINNING
 SE CORNER INLOT 17
 N: 484365.03
 E: 2081677.88

0.4' BUILDING ENCROACHMENT
 S41° 00' 01" E 2.83'

BRASS PLUG SET



Robert C. Canter
 ROBERT C. CANTER
 PROFESSIONAL SURVEYOR No. 7226
 STATE OF OHIO
 DATE: 08/12/19

- LEGEND
- - MONUMENT FOUND
 - - MONUMENT SET
3/4"x30" REBAR/CAP "CANTER S-7226"
 - - MONUMENT SET
BRASS PLUG "CANTER CONTROL"
 - △ - POINT

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

PLAT OF SURVEY	
SURVEYED FOR: THE GREAT COMMISSION TEAM P.O. BOX 327 ATHENS, OH 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 08/12/19	DRWN: CDK CHCK: RCC
JOB NO. 19174	
	buckleygroup engineering+surveying
6801 STATE ROUTE 56, ATHENS, OH 45701 PH: (740)589-5001 WEB: buckley.group	