

### 0.135 Acre Parcel

Situate in the State of Ohio, Athens County, City of Athens, Outlots 67, 68, 75 & 76, Lot 1149 of John C. Campbell's Fairfield Addition recorded in Envelope 176A, Township 9 North, Range 14 West and being part of a parcel conveyed to William A. Ross, AKA Bill Ross recorded in Official Record 503, Page 502, Fifth Tract of the Athens County Recorder's office and being more particularly described as follows:

**Beginning** at an iron pin set at the northeast corner of Lot 1148 and the southeast corner of Lot 1149 of John C. Campbell's Fairfield Addition recorded in Envelope 176A being the grantors southeast corner and on the west right of way of a 22 foot alley, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** leaving the west right of way line of a 22 foot alley along the grantors south line, the south line of said Lot 1149 and the north line of said Lot 1148 South 88 Degrees 24 Minutes 51 Seconds West a distance of 79.52 feet to an iron pin set at the southwest corner of said Lot 1149 being the grantors southwest corner, the northwest corner of said Lot 1148 and on the existing east right of way of Herrold Ave.;

Thence along the grantors west line, the west line of said Lot 1149 and the east right of way line of Herrold Ave. North 01 Degrees 35 Minutes 09 Seconds West a distance of 107.82 feet to a point on the west line of said Lot 1149 being the grantors northwest corner, the southwest corner of a 0.043 acre parcel conveyed to Visproma LLC recorded in Official Record 546, Page 1361 and on the east right of way of Herrold Ave. (reference an iron pin found with cap stamped "BAYHA" offline at South 82 Degrees 22 Minutes 47 Seconds West a distance of 1.05 feet);

Thence leaving the east right of way of Herrold Ave and the west line of said Lot 1149 along the grantors north line being the south line of said 0.043 acre parcel North 82 Degrees 22 Minutes 47 Seconds East a distance of 27.42 feet to an iron pin found on the east line of said Lot 1149 being the grantors northeast corner, the southwest corner of said 0.043 acre parcel and on the west right of way of a 22 foot alley (reference an iron pin found with no cap offline at South 78 Degrees 55 Minutes 22 Seconds West a distance of 2.92 feet);

Thence along the grantors east line being the east line of said Lot 1149 and the west right of way of a 22 foot alley South 26 Degrees 51 Minutes 15 Seconds East a distance of 122.41 feet to the **Point of Beginning**.

The above described contains 0.135 acres more or less and is contained in Auditor's Parcel Number A027270005900.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter-7226".

Plat of survey attached herewith and made a part thereof.

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed May 28, 2020.

Prior Instrument Reference as of this writing is in Official Record 503, Page 502 of the Athens County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).



Robert C. Canter, P.S. 7226  
Buckley Group, LLC.

5-28-2020

Date

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

**JUN 09 2020**

Jill Thompson  
Athens County Auditor



VISPROMA LLC  
O.R. 546, PG. 1361  
A027270005800  
0.043 AC.

"BAYHA" BEARS  
S 82°22'47" W,  
1.05'

BEARS  
S 78°55'22" W,  
2.92'

N 82°22'47" E  
27.42'

"BAYHA"

22' ALLEY

OUTLOT 67  
OUTLOT 68

S 26°51'15" E

122.41'

OUTLOT 75  
OUTLOT 76

#1149

0.135 AC.

JOHN C. CAMPBELL'S  
FAIRFIELD ADDITION  
ENVELOPE 176A

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert C. Canter*  
DATE: 6/1/20

A027270005900  
O.R. 503, PG. 502  
(FIFTH TRACT)

WILLIAM A. ROSS,  
AKA BILL ROSS  
O.R. 503, PG. 502  
A027270006000

#1148

SURVEYED MAY 2020 UNDER THE DIRECTION AND  
SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT  
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

*Robert C. Canter*  
ROBERT C. CANTER P.S. #7226

5-28-2020  
DATE

MONUMENT TABLE		
POINT	NORTHING	EASTING
A	485457.14	2075946.08
B	485347.94	2076001.44
C	485345.74	2075921.95

SITUATE IN THE STATE OF OHIO,  
ATHENS COUNTY, CITY OF  
ATHENS, OUTLOTS 67, 68, 75 &  
76 T9N, R14W  
OHIO COMPANY PURCHASE  
AND BEING PART OF LOT #1149  
OF JOHN C. CAMPBELL'S  
FAIRFIELD ADDITION AS  
RECORDED IN ENVELOPE 176A

REFERENCES:  
HISTORICAL TAX MAPS  
CURRENT TAX MAPS  
DEEDS AS NOTED  
SURVEYS BY

GERALD BAYHA OCTOBER 2004  
LEONARD SWOYER FEB. 18, 1992  
LEONARD SWOYER APRIL 28, 1992  
DANA EXLINE 7/12/18  
UNRECORDED SUBDIVISION PLAT BY  
DANA EXLINE 4/5/18  
THE BUCKLEY GROUP MARCH 5, 2020

NOTES:  
ALL BEARINGS, COORDINATES AND  
DISTANCES ARE EXPRESSED AS OHIO  
STATE PLANE SOUTH ZONE GRID, US  
SURVEY FEET NAD83 (2011).  
REFERENCE THE EAST R/W LINE OF  
HERROLD AVE. AS BEING:  
N 01° 35' 09" W

PLAT OF SURVEY	
SURVEY FOR: ATHENS COUNTY HEALTH DEPARTMENT	
JOB #201452	DATE: 05/28/2020
DRWN: DAC	CHK: RCC
 6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	



LEGEND

- I.P.F. IRON PIN FOUND
- I.P.S. 3/4" X 30" REBAR SET  
W/ 1-1/4" PLASTIC CAP  
STAMPED "CANTER-7226"

