

**LEGAL DESCRIPTION OF LOT SPLIT
ATHENS CITY SCHOOL BOARD
0.115 ACRES**

Situated in the State of Ohio, County of Athens, City of Athens, being located in Lease Lot 93, Section 21, Township 9 North, Range 14 West, Ohio Company Purchase, and being part of a 14.97 acre tract of land conveyed to Athens City School Board, as recorded in Official Record 340, Page 923 (all recorded references refer to the Athens County Recorder's Office or Athens County Engineer's Office), and being more particularly described as followed;

COMMENCING FOR REFERENCE at an iron pin set at the southeast corner of Lease Lot 93;

Thence along a line bearing North 07°46'07" West for a distance of 1641.65 feet to an iron pin set on an easterly line of a 7.80 acre tract of land conveyed to Athens County Board of Mental Retardation as recorded in Official Record 353, Page 795, and also being the **TRUE POINT OF BEGINNING**;

Thence along said easterly line, **North 42°27'51" West**, for a distance of **37.11 feet** to an MAG nail set at a corner of said 7.80 acre tract;

Thence continuing along said easterly line, **North 01°29'41" West**, for a distance of **78.50 feet** to a MAG nail set at a corner of said 7.80 acre tract;

Thence along a northerly line of said 7.80 acre tract, **South 88°11'15" West**, for a distance of **84.04 feet** to an iron pin set at the southeast corner of a 0.71 acre tract of land conveyed to Athens County Board of Developmental Disabilities as recorded in Official Record 523, Page 811;

Thence along the east line of said 0.71 acre tract, **North 05°22'15" East**, for a distance of **26.02 feet** to an iron pin set;

Thence leaving said east line and across said 14.97 acre tract along a new dividing line for the following two (2) courses:

- 1) **North 88°11'15" East**, for a distance of **105.26 feet** to an iron pin set;
- 2) **South 01°29'41" East**, for a distance of **132.47 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.115 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The above described land is for an adjacent property transfer and cannot become a separate building lot and can only be transferred to an adjacent property.

Being a 0.115 acre part of Tax Parcel A0273500022-00.

The above described land is based on an actual field survey performed under my direct supervision On September 20, 2019, and was prepared in conformance with OAC 4733-37 Standards for Boundary Surveys.

Bearings are based on the Ohio state plane coordinate system, Ohio, south zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

SANDS DECKER

02/23/2021
Date

Steven W. Newell
Ohio Registered
Surveyor No. 7212



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branche Williams
DATE: 3/1/21

SURVEY EXHIBIT OF PROPOSED 0.115 ACRE LOT SPLIT

PART OF LAND OF ATHENS CITY SCHOOL BOARD
CITY OF ATHENS, COUNTY OF ATHENS, STATE OF OHIO
LEASE LOT 93, SECTION 21, TOWNSHIP 9 N, RANGE 14 W,
OHIO COMPANY PURCHASE

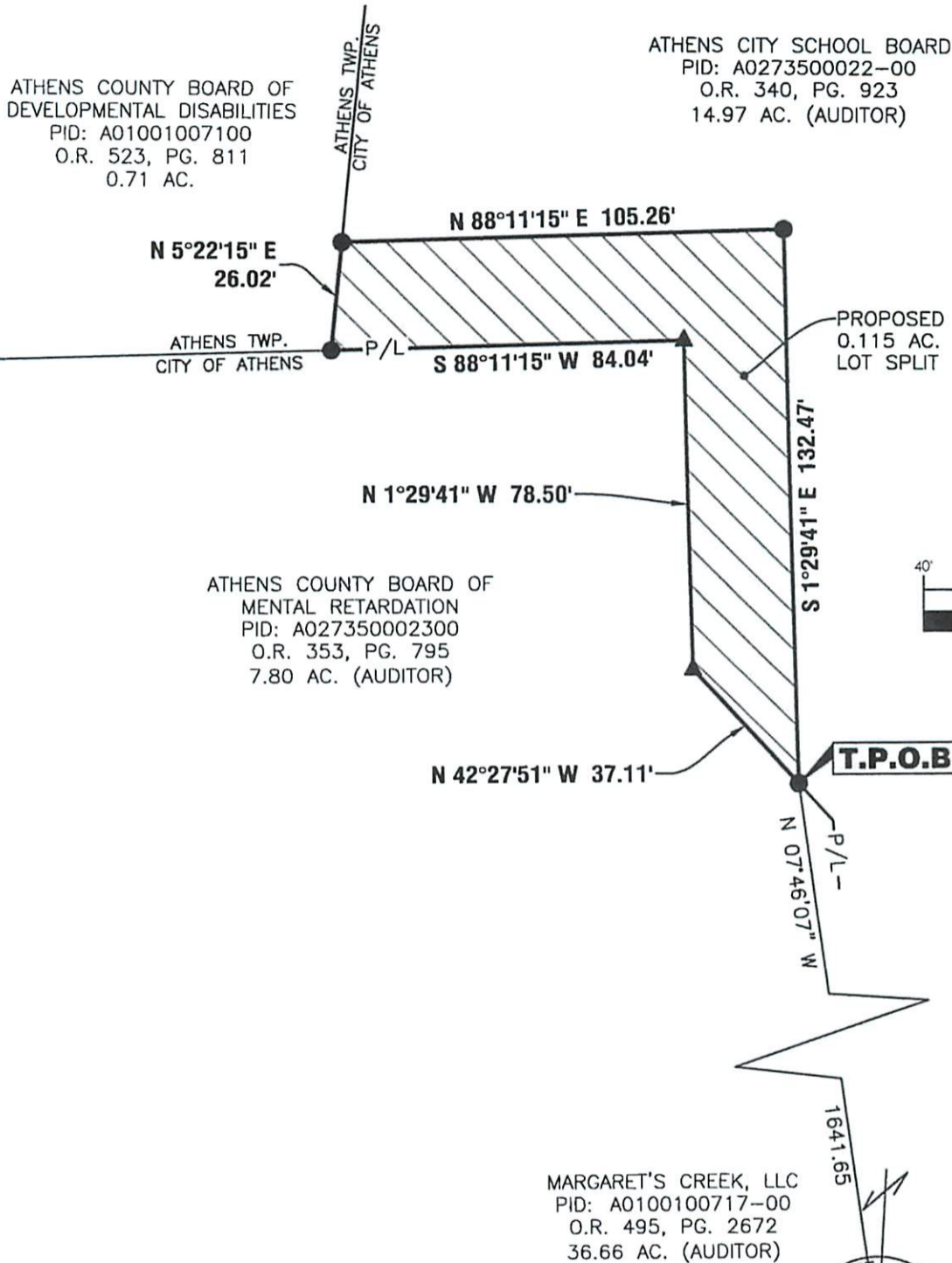


OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

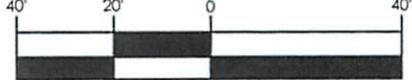
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



NORTH

GRAPHIC SCALE



1" = 40'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Pauline A. Wilkins
DATE: 6/22/20



CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON SEPTEMBER 20, 2019. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 STANDARD FOR BOUNDARY SURVEYS.

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE ATHENS COUNTY RECORDER'S OFFICE AND THE ATHENS COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

- REBAR FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

SANDS DECKER CPS
[Signature]
DATE: 06/04/2020
STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

S:\Schorr 3674 Athens Morrison Gordon Elementary School\Draw