

**LEGAL DESCRIPTION OF LOT SPLIT
ATHENS COUNTY BOARD OF MENTAL RETARDATION
0.190 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 7.80 acre tract of land conveyed to Athens County Board of Mental Retardation, as recorded in Official Record 353, Page 795 (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 12°35'05" West for a distance of 1031.92 feet to a 1/2" rebar found (no cap) at a corner of a 14.97 acre tract of land conveyed to Athens City School Board as recorded in Official Record 340, Page 923, and also being the **TRUE POINT OF BEGINNING**;

Thence along a northerly line of said Athens City School Board tract, **North 89°34'28" West**, for a distance of **20.02 feet** to an iron pin set;

Thence leaving said line and across said 7.80 acre tract along a new dividing line for the following two (2) courses:

- 1) **North 02°39'19" East**, for a distance of **351.34 feet** to an iron pin set;
- 2) **North 11°34' 29" East**, for a distance of **129.00 feet** to a 1/2" rebar found (no cap) on a westerly line of said 14.97 acre tract;

Thence along said westerly line, **South 02°39'19" West**, for a distance of **478.00 feet** to the **TRUE POINT OF BEGINNING**.

Containing a total of 0.190 acres, more or less.

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

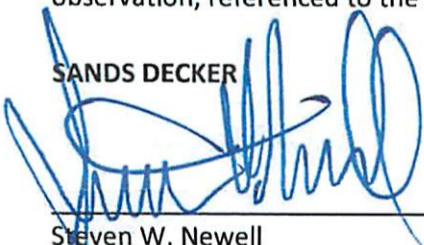
The above described land is for an adjacent property transfer and cannot become a separate building lot and can only be transferred to an adjacent property.

Being a 0.190 acre part of Tax Parcel A0273500023-00.

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



Steven W. Newell
Ohio Registered
Surveyor No. 7212

06/04/2020
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brian Wilkerson
DATE: 6/22/20

**SURVEY EXHIBIT OF PROPOSED
0.190 ACRE LOT SPLIT**

**PART OF LAND OF ATHENS COUNTY
BOARD OF MENTAL RETARDATION**

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

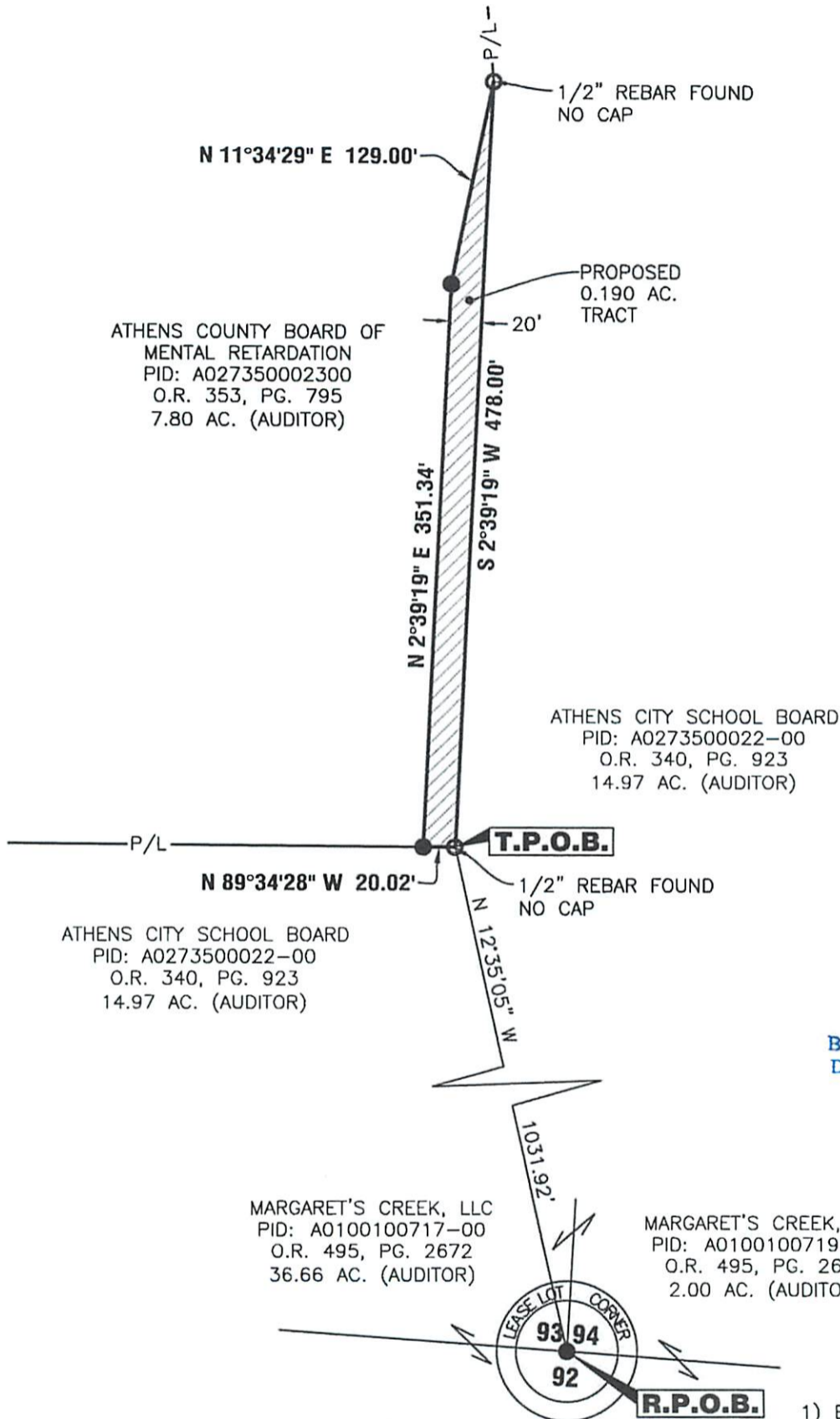


OFFICES

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" = 100'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
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.

SANDS DECKER CPS

STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

06/04/2020
DATE

MARGARET'S CREEK, LLC
PID: A0100100718-00
O.R. 495, PG. 2672
32.42 AC. (AUDITOR)



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