

**DESCRIPTION OF A 4.944 ACRE TRACT OF LAND
EAST ATHENS CHURCH OF CHRIST, INC.**

Situated in the State of Ohio, County of Athens, City of Athens, being located in Lease Lot 94, Sections 20 & 21, Township 9 North, Range 14 West, Ohio Company Purchase, and being part of a 8.10 acre tract of land conveyed to East Athens Church of Christ, Inc. as recorded in Official Record 152, Page 632 (all recorded references be of the Athens County Recorder's Office or Athens County Engineer's Office), and being more particularly described as followed;

COMMENCING FOR REFERENCE at the southeast corner of Lease Lot 94;

Thence along the south line of said Lease Lot 94, North 85°42'10" West, for a distance of 845.65 feet to an iron pin set at the northeast corner of a 4.00 acre tract of land conveyed to Margaret's Creek, LLC as recorded in Official Record 495, Page 2672, also being on the west right of way of Toledo & Ohio Central Railroad (66 foot wide) as recorded in Valuation Map 307, Page 15, and also being the **TRUE POINT OF BEGINNING**;

Thence along the north line of said 4.00 acre tract and also the north line of a 32.42 acre tract of land conveyed to Margaret's Creek, LLC as recorded in Official Record 495, Page 2672, and also along said south line of Lease Lot 94, North 85°42'10" West, for a distance of 73.21 feet to a point in Margaret's Creek and also being the southeast corner of a 2.00 acre tract of land conveyed to Margaret's Creek, LLC as recorded in Official Record 495, Page 2672:

Thence along the north line of said 2.00 acre tract and in Margaret's Creek for the following four (4) courses:

- 1) North 00°07'50" East, for a distance of 8.35 feet to a point;
- 2) North 37°07'10" West, for a distance of 118.80 feet to a point;
- 3) North 45°37'10" West, for a distance of 132.00 feet to a point;
- 4) North 58°52'10" West, for a distance of 260.50 feet to a point at the northwest corner of said 2.00 acre tract, also being a northeast corner of a 36.66 acre tract of land conveyed to Margaret's Creek, LLC as recorded in Official Record 495, Page 2672, also being a southeast 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 on the west line of said Lease Lot 94;

Thence along the east line of said 14.97 acre tract, North 03°24'17" East, for a distance of 1132.32 feet (passing an iron pin set at 40.00 feet) to an iron pin set;

Thence leaving said east line, across said 8.10 acre tract, and along a new dividing line, South 86°35'43" East, for a distance of 218.72 feet to an iron pin set on said west right of way of Toledo & Ohio Central Railroad;

Thence along said west right of way of Toledo & Ohio Central Railroad for the following four (4) courses:

- 1) Along the arc of a curve to the left 451.84 feet having a radius of 3852.72 feet, an internal angle of 06°43'10", and a chord length of 451.58 feet having a bearing South 15°52'39" West to an iron pin set;
- 2) Along the arc of a curve to the left 648.28 feet having a radius of 977.89 feet, an internal angle of 37°59'00", and a chord length of 636.47 feet bearing South 06°28'27" East to an iron pin set;
- 3) Along the arc of a curve to the left 217.19 feet having a radius of 1843.55 feet, an internal angle of 06°45'00", and a chord length of 217.06 feet bearing South 28°50'27" East to an iron pin set;
- 4) South 32°12'57" East for a distance of 231.66 feet to the **TRUE POINT OF BEGINNING**;

Containing a total of 4.944 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 4.944 acre part of Tax Parcel A0273500021-00.

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

All iron pins set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

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



Anthony Robert Sheck
Ohio Registered
Surveyor No. 6954

05/13/2020
Date



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

MAY 18 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Williams*
DATE: 5/14/20

SURVEY EXHIBIT OF PROPOSED 4.944 ACRE LOT SPLIT
 PART OF LAND OF EAST ATHENS CHURCH OF CHRIST, INC.
 CITY OF ATHENS, COUNTY OF ATHENS, STATE OF OHIO
 LEASE LOT 94, SECTIONS 20 & 21, TOWNSHIP 9 N,
 RANGE 14 W, OHIO COMPANY PURCHASE



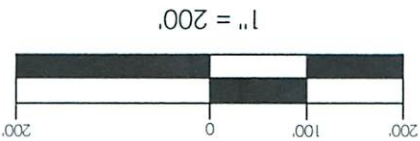
OFFICES

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

GRAPHIC SCALE



NORTH



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 5/18/20

1" I.P.F.
 NO CAP

△ = 6°43'10"
 R = 3852.72'
 L = 451.84'
 LC = S 15° 52' 39" W
 451.58'

△ = 37°59'00"
 R = 977.89'
 L = 648.28'
 LC = S 6° 28' 27" E
 636.47'

5/8" RBF W/
 "BUCKLEY GROUP - 01156"
 CAP

△ = 6°45'00"
 R = 1843.55'
 L = 217.19'
 LC = S 28° 50' 27" E
 217.06'

△ = 32°12'57" E
 S 32°12'57" E
 231.66'

4.944 AC
 TRACT

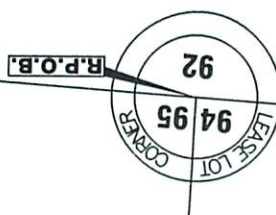
N 3°24'17" E 1132.32'

N 58°52'10" W 260.50'



N 0°07'50" E 8.35'
 N 37°07'10" W 118.80'
 N 45°37'10" W 132.00'

N 85°42'10" W 73.21'



845.65'

AS REFERENCED
 TO SURVEY
 PREPARED BY
 RYAN D.
 BUCKLEY DATED
 04/10/2018



ANTHONY ROBERT SCHICK
 OHIO PROFESSIONAL
 SURVEYOR 6954

SANDS DECKER CPS

CERTIFICATION

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

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE ATHENS COUNTY RECORDER'S & 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."
- IRON PIN FOUND
 ○ IRON PIN SET