

# ALTA SURVEY for 505 Richland Ave., City of Athens, Ohio

Being the Oak Hill Banks parcels  
as described in Official Records  
Vol. 268, Pg. 93, Athens County  
Recorder's Office.

Situate in the City of Athens, Athens County, Ohio. Being the Oak Hill Banks parcels as described in Official Records Vol. 268 Pg. 93, Athens County Recorder's Office, also being Lot 10 and Lot 11 of Ishams Addition to the City of Athens.

Point-of-Beginning being an iron pin found at the northwest corner of said Lot 11;

Thence N 76°10'58" E 146.83 feet to an iron pin set on the westerly line of Richland Avenue;

Thence along the westerly line of Richland Avenue the following two courses, following a curve to the right with a length of 16.84 feet, a radius of 924.93 feet, and a chord bearing S 13°43'27" E 16.82 feet, thence S 13°09'18" E 83.16 feet to an iron pin set on the south line of said Lot 10;

Thence along the south line of Lot 10 S 76°50'29" W 204.77 feet to an iron pin set at the southwest corner of Lot 10;

Thence N 17°17'27" E 114.04 feet to the Point-of-Beginning.

Containing 0.400 acres as surveyed under the direction of Robert C. Canter, P.S. 7226, on June 10, 1998.

Lots 10 and 11 shall be held continuously and contiguously.

Subject to all legal easements and right of ways.

Iron pins set are 5/8" x 30" rebar with cap stamped "CANTER 7226".

Tax I.D. - Lot 10 Parcel No. A02-91300027-00  
Lot 11 Parcel No. A02-91300028-00

### NOTES:

- Item A - Driveway in common 12.5 feet right and left of properly line, approximately 133 feet in length. D.R. Vol. 382, Pg. 486.
- Item B - 10' wide sewer easement, D.R. Vol. 237 Pg. 349 & 350.
- Item C - Proposed right of way for ingress and egress (description prepared by Robert C. Canter, P.S. 7226).

Location of Easements and Right of Ways:  
Based on visual inspection of subject parcels and as shown by preliminary report on Title No. 98-1241 to Lawyers Title Insurance by William R. Walker on May 28, 1998.

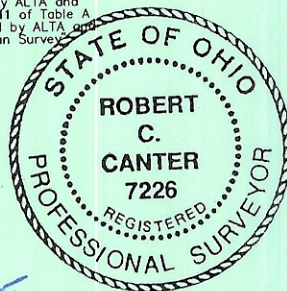
Utilities located by inspection of above-ground structures and as delineated by utility representatives as contacted by Ohio Public Utilities Protection Service, 1-800-362-2764, Acct. No. 604 008 105.

CERTIFICATION: To Lawyers Title Insurance and Oak Hill Banks

This is to certify that this map or plot and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes item numbers 1, 3, 4, 5, 7a, 8, and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of an "Urban Survey".

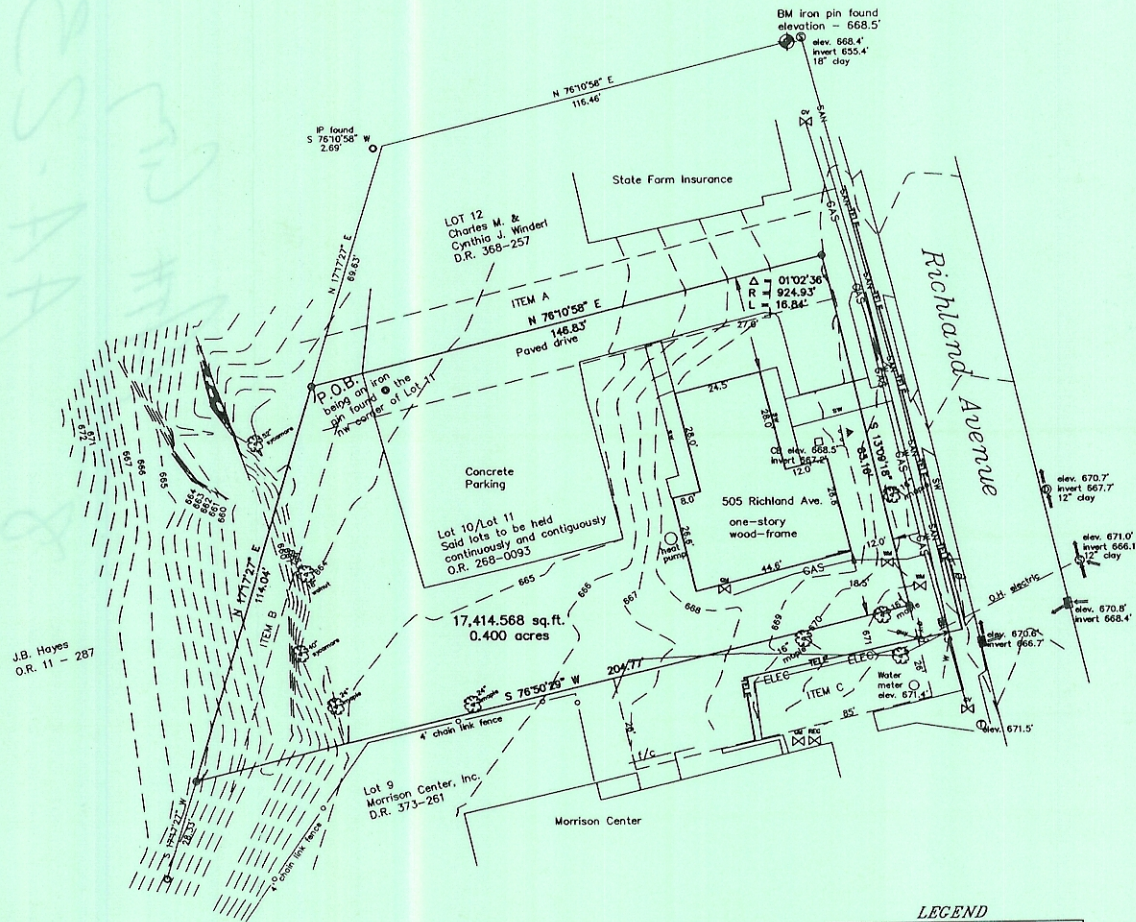
Date: June 10, 1998

Signed Robert C. Canter SEAL



### VERTICAL DATUM:

Subject parcels fall within:  
Zone A-3 (areas within 100 year flood limits) and  
Zone B (areas between limits of 100 year flood limits).  
100 year base flood elevation at project is 670 feet  
as shown on FEMA FIRM Community Panel 390016 0005 B  
Effective date March 28, 1980.  
Project datum: NGS E76X, NAVD88, elevation 674.05 feet.



### LEGEND

- Hardwood trees as delineated
- Water Meter
- Light Post
- Curb Inlet
- Storm Sewer
- Traffic Sign
- Sanitary Sewer
- Gas Valve/Meter/Regulator as delineated
- Utility Pole
- IP found
- IP set

CANTER SURVEYING  
GPS SERVICES  
Robert C. Canter, P.S.  
227A Columbus Road  
Athens, Ohio 45701  
(614) 592-5706

DRAWN BY:	MS	DATE:	06-10-1998
CHECKED BY:	RCC	DRAWING NO.:	98068.DWG
JOB NO.:	98068	SHEET	1 of 1

