



CRM LAND SURVEYING, LTD
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CONSTRUCTION LAYOUT
PROPERTY DIVISION
MAPPING

Property Description

For

Cartee Land Development, Inc.

0.963 ACRES

LOT-1

Situated in Section 34, Town 5 North, Range 13 West, of the Ohio Company Purchase, Township of Canaan, City of Athens, County of Athens, State of Ohio, and being a part of the remainder of the Cartee Land Development, Inc., 3.634 acres tract as recorded in official record book 0323, page 1932, of the Athens County Recorder's Office and being a part of the remainder of Athens County Auditor Parcel Number E030340105400, and being more particularly described as follows:

Commencing, for reference, at the estimated northwest corner of said Section 34, as recorded in official record book 0323, page 1932, of the county recorder's office, per survey by Leonard F. Swoyer, Jr., PS 6765, 11/07/01;

Thence, South 47 degrees 19 minutes 51 seconds East for a distance of 3492.24 feet, to the northwest corner of said Cartee Land Development, Inc., 3.634 acres tract and the northeast corner of the Ohio University tract as recorded in deed book 253, page 33, of the county recorder's office, said corner being the TRUE POINT OF BEGINNING of the herein described Lot-1 and being a point in East State Street, said corner bears North 05 degrees 21 minutes 04 seconds East for a distance of 43.23 feet from a found 5/8 inch rebar with cap, LF Swoyer PS6765, flush with the ground;

Thence, South 76 degrees 23 minutes 00 seconds East for a distance of 159.95 feet, with the north line of said Cartee Land Development, Inc., 3.634 acres tract, to the northeast corner of the herein described Lot- 1 and being a point in said East State Street;

Thence, South 05 degrees 20 minutes 59 Seconds West for a distance of 251.36 feet, leaving said north line of Cartee Land Development, Inc., 3.634 acres tract and said East State Street with a new division line through said 3.634 acres tract and passing through a scribed + set in top of a concrete curb at a distance of 48.26 feet, to the southeast corner of the herein described Lot-1, said corner identified by a found 5/8 inch rebar with cap, LF Swoyer PS6765, 6 inches deep;

Thence, North 86 degrees 13 minutes 40 seconds West for a distance of 158.35 feet, with a new division line through said Cartee Land Development, Inc., 3.634 acres tract, to the southwest corner of the herein described Lot-1 and in the east line of the aforementioned Ohio University tract, said corner identified by a found 1/2 inch rebar with cap, EMHT Inc., flush with the ground;

*Thence, North 05 degrees 21 minutes 04 seconds East for a distance of 278.72 feet, with the east line of said Ohio University tract and passing through aforementioned found 5/8 inch rebar with cap, LF Swoyer PS6765, flush with ground, at a distance of 235.49 feet, to the point of beginning and containing **0.963 ACRE**, more or less.*

The basis of the bearings is the deed bearing of the northerly line of the original 3.648 acres tract of the Cartee Land Development, Inc., as recorded in official record book 0323, page 1932, of the county recorder's office, South 76 degrees 23 minutes 00 seconds East, per survey by Leonard F. Swoyer, Jr., PS 6765, dated 11/07/01.

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

SUBJECT to a utility easement being 5.00 feet wide conveyed to the City of Athens, Ohio, as recorded in City of Athens, Record of Ordinances, Ordinance Number 0-100-03, dated 10/20/2003 and shown as E-3 on the attached plat of survey.

RESERVING by the Grantor an easement for Ingress and Egress on, over, and through a 12.50 feet wide strip being perpendicular to and lying on the west side of the above described east line of Lot-1 and extending from the northerly line of said Lot-1 to the south line of said Lot-1 and being shown as E-5 on the attached plat of survey.

Easement for Ingress and Egress on, over and through, a 37.50 feet wide strip being perpendicular to and lying on the east side of the above described east line of Lot-1 and extending from the northerly line of the original 3.634 acres tract of Cartee Land Development, Inc., to the extend south line of the above described Lot-1 and being shown as E-6 on the attached plat of survey.

The above description was prepared by Charles R. Miller, Ohio Registered Land Surveyor Number 6977, in May of 2018, from a field survey dated April 13 to May 13, 2018, as show on the attached Plat of Survey, CRM Land Surveying, LTD, drawing number 180329, attached hereto or on file with the Athens County Recorder's Office and/or Athens County GIS Office, and made a part of this description.


Charles R. Miller
Date 6/29/18



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan J. Williams
DATE: 7/17/18

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

JUL 17 2018

Jill Thompson
Athens County Auditor



BASIS OF BEARINGS

The basis of the bearings shown is the deed bearing of the northerly line of the original 3.648 acres tract of the Cartee Land Development, Inc., as recorded in official record book 0323, page 1932, of the county recorder's office, S76°23'00"E, per survey by Leonard F. Swoyer, Jr., PS 6765, 11/07/01.

EASEMENTS

- E-1: Ingress and Egress on, over, and through conveyed to ABNL, LTD., (now Sahaj Hospitality, Ltd.), recorded OR Book 324, Page 1566, Athens County Recorder's Office, Ohio.
- E-2: Ingress and Egress on, over, and through conveyed to Cartee Land Development, Inc., recorded in OR Book 324, Page 1561, Athens County Recorder's Office, Ohio.
- E-3: 5 feet wide utility easement to the City of Athens, Ohio, Ordinance No. 0-100-03, dated 10/20/2003.
- E-4: 15 feet wide utility easement to the City of Athens, Ohio, recorded in City of Athens, Record of Ordinances, Ordinance No. 0-100-03, dated 10/20/2003.
- E-5: 12.50 feet proposed Ingress and Egress on, over, and through the Cartee Land Development, Inc. tract recorded in OR Book 323, Page 1932, Athens County Recorder's Office, Ohio
- E-6: 37.50 feet proposed Ingress and Egress on, over, and through the Cartee Land Development, Inc., tract recorded in OR Book 323, Page 1932, Athens County Recorder's Office, Ohio.

LEGEND

- Stone Found
- Concrete/Aluminum Monument Found
- Iron Pipe Found
- 5/8" rebar-cap Found, LF Swoyer PS6765
- Railroad Spike Found
- PK, MAG Nail/Spike Found
- Wood Fence Post
- Metal Tee Post
- Tree
- 5/8"x30" Rebar with Yellow Plastic Cap, CR Miller 6977, Set
- Railroad Spike Set
- MAG Nail/Spike Set
- Scibed "+" Set
- Concrete or Aluminum Monument Set
- Angle Point
- Utility Pole
- Deed Book, Page
- OR 000, PG 000 Official Record Book, Page
- #00-0000.000 Auditor Parcel Number
- P.O.B. Point of Beginning
- R/W Right of Way
- Easement Line
- Property Line Surveyed
- Fence Line
- Common Ownership
- Centerline
- N/F Now or Formerly

REFERENCES

Auditor Tax Plat
Deeds as Shown
Record of Ordinances
Prior Surveys By:
Leonard F. Swoyer, Jr., S6765
dates: 11/07/01, 5/23/02

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Williams*
DATE: 7/17/18

LOWE'S
Ohio University
DB 253, PG 33
N/F

1/2" rebar/cap found
EMHT Inc., 2" deep
bears N 86°07'41" W
0.21'

City of Athens, Ohio
OR 336, PG 1256
(Bike Path)
N/F

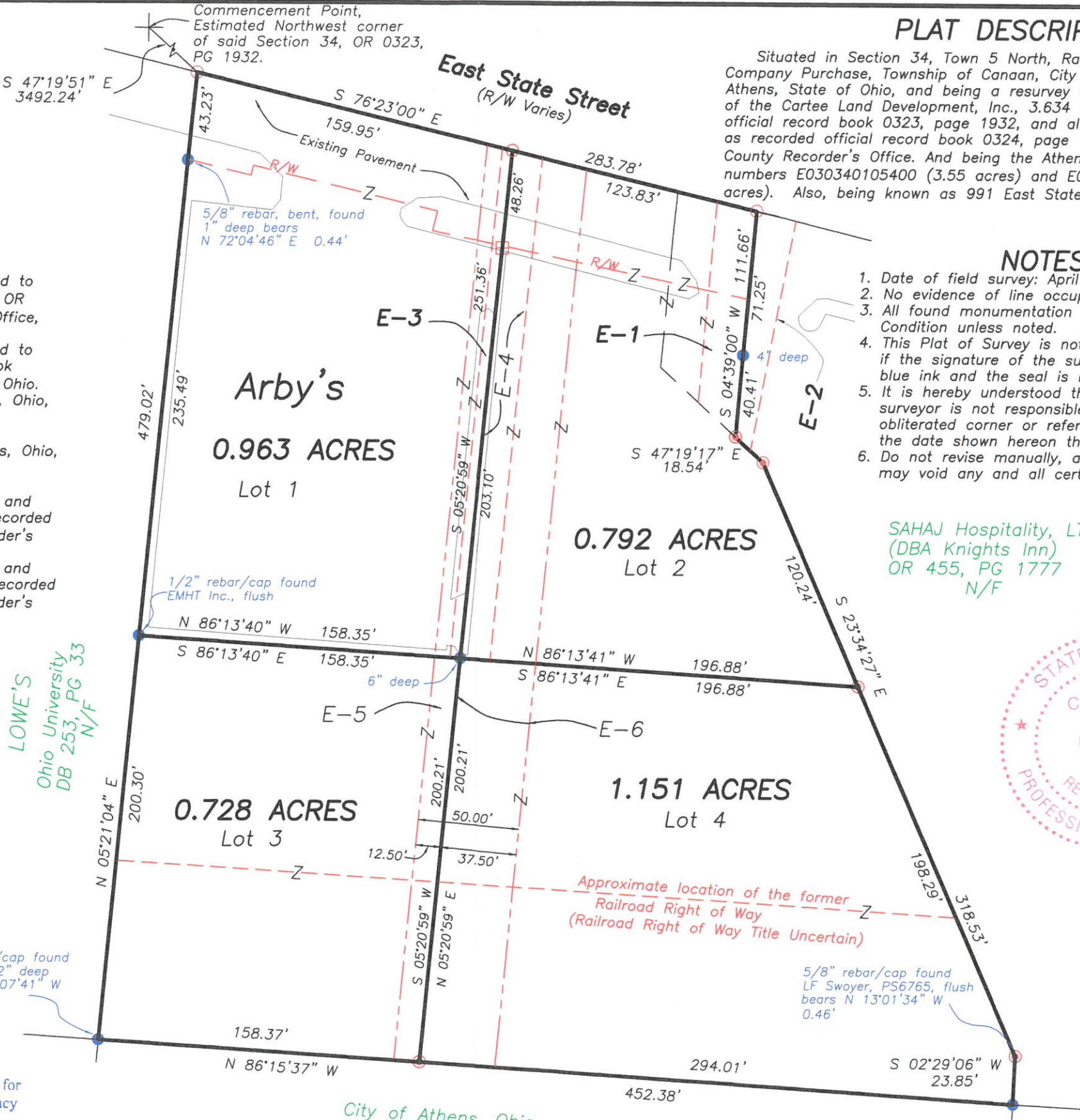
PLAT DESCRIPTION

Situated in Section 34, Town 5 North, Range 13 West, of the Ohio Company Purchase, Township of Canaan, City of Athens, County of Athens, State of Ohio, and being a resurvey and split of the remainder of the Cartee Land Development, Inc., 3.634 acres as recorded in official record book 0323, page 1932, and all of a 0.091 acres tract as recorded official record book 0324, page 1561, of the Athens County Recorder's Office. And being the Athens County Auditor parcel numbers E030340105400 (3.55 acres) and E030340105302 (0.091 acres). Also, being known as 991 East State Street, Athens, Ohio.

NOTES

1. Date of field survey: April 13 to May 13, 2018.
2. No evidence of line occupation unless noted.
3. All found monumentation is in Good Condition unless noted.
4. This Plat of Survey is not an original copy if the signature of the surveyor is not in blue ink and the seal is not in red ink.
5. It is hereby understood that the signing surveyor is not responsible for lost or obliterated corner or reference markers after the date shown hereon the Plat of Survey.
6. Do not revise manually, any manual revisions may void any and all certifications.

SAHAJ Hospitality, LTD
(DBA Knights Inn)
OR 455, PG 1777
N/F



REVISIONS	
Title: BOUNDARY RESURVEY and PROPERTY DIVISION	
Scale: 1" = 100'	Drawing No.: 180329
Date: 5/21/18	Rev. 0
Job File: 2018/180329/180329.DWG	Drawn By: CRM
Plotted: 5/22/18	
Title: CRM LAND SURVEYING, LTD	
Construction Layout - Mapping - Property Division 1321 Kinneys Lane, Portsmouth, Ohio 45662 Phone: 740/353-3475 CRMLANDSURVEYING@AOL.COM	
For: Cartee Land Development, Inc	
Project: ARBY'S	
Project Site: 991 East State Street, Athens, OH	

Charles R. Miller
Chareise R. Miller, Ohio Registered Land Surveyor, S6977