

1.489 Acre Tract

Situate in Ohio Company Purchase Fractional Section 34, Auditor's Section 28, Canaan Township, Range 13 West, Township 5 North, City of Athens, Ohio. Being part of the 64.196 acre parcel as recorded in O.R. 387, Pg. 1600 of the Athens County Recorder's Office and being more fully described as follows:

Commencing at the northeast corner of O.C.P. Fractional Section 34, said point calculated as being at Station 907+00.20, 176.19 feet right of centerline of U.S. Route 50; thence along the eastern line of O.C.P. Fractional Section 34, S 03°31'09" W, 41.17 feet to a point on the grantor's north line also being a point on the south limited access right of way of U.S. Route 50; thence S 89°47'41" W, 216.19 feet to an iron pin found; thence S 89°47'35" W, 150.81 feet an iron pin set. Said iron pin being the **Point of Beginning** for the parcel herein described. Reference; Ohio Department of Transportation plans, ATH-50-14.10 and ATH-50-18.54.

Thence from the **Point of Beginning** S 00°00'00" W, 90.00 feet long a new division line to an iron pin set;

Thence S 89°47'34" W, 720.46 feet along a new division line to a point on the east line of Hocking River Properties, LTD 1.996 acre parcel recorded in O.R. 328, Pg. 2168;

Thence N 00°11'04" W, 90.00 feet along the east line of Hocking River Properties, LTD 1.996 acre parcel recorded in O.R. 328, Pg. 2168 passing an iron pin found at 15.14 feet to an iron pin set on the south limited access right of way of U.S. Route 50;

Thence along the south limited access right of way of U.S. Route 50 the following three courses;

Legal Description  
~~Approved~~  
Denied

- 1. N 89°47'34" E, 217.94 feet to a point;
- 2. N 89°47'32" E, 158.63 feet to a point;
- 3. N 89°47'35"E, 344.19 feet to the **Point of Beginning**.

AUG 28 2008

Jill A. Thompson  
Athens County Auditor

The above described contains 1.489 acres more or less from Auditor's Parcel No. E04-02801008-07 which contains 22.56 acres.

Subject to all legal easements and rights of way.

Iron pins set are 5/8" X 30" rebar with plastic cap stamped "CANTER PS-7226".

Plat of Survey is attached herewith and made a part thereof.

This description was prepared under the direction and supervision of Robert C. Canter,

Registered Surveyor No. 7226 and is based on a survey made by Canter Surveying/GPS Services, Inc. June, 2006.

Grantor claims title by instrument recorded in O.R. 387, Pg. 1600, in the Athens County Recorder's Office.

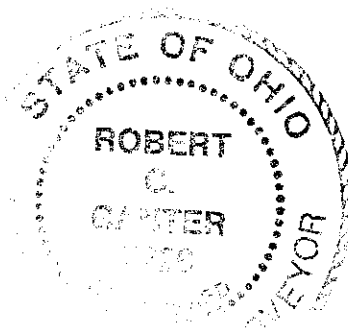
The bearings are relative to the State Plane Grid Coordinate system (Ohio South Zone-NAD83(95)).

Robert C. Canter

Robert C. Canter  
Ohio Professional Surveyor S-7226

8/25/08

Date



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blouse  
DATE: 8-26-08

# LOT SPLIT for JACKSON PIKE ASSOCIATES, LLC.

SITUATE IN OHIO COMPANY PURCHASE FRACTIONAL SECTIONS 17, 23 AND 34. AUDITOR'S SECTION 22 AND 28. CANAAN TOWNSHIP. RANGE 13 WEST, TOWNSHIP 5 NORTH. COUNTY OF ATHENS, OHIO. BEING PART OF A 64.196 AC. PARCEL AS RECORDED IN O.R. Vol. 387 Pg. 1600 ATHENS CO. RECORDER'S OFFICE.

REFERENCES:  
DEEDS LISTED.  
TAX MAPS.  
OHIO DEPARTMENT OF TRANSPORTATION PLANS: ATH-50-14.10 AND ATH-50-18.54.  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.  
COMMUNITY-PANEL NUMBER: 390760 0175 B  
EFFECTIVE DATE: MAY 2, 1991  
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE-NAD 83(95).

DESCRIPTION CHECKED FOR  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blaylock*  
DATE: *8-26-08*

NE COR FRA 34  
STA. 907+00.20 (US 50)  
OFFSET: 176.19 R  
S 03°31'09" W, 41.17' TO P.O.B.

P.O.B. TRACT 1  
1.489 AC.

P.O.B. TRACT 2  
10.880 AC.

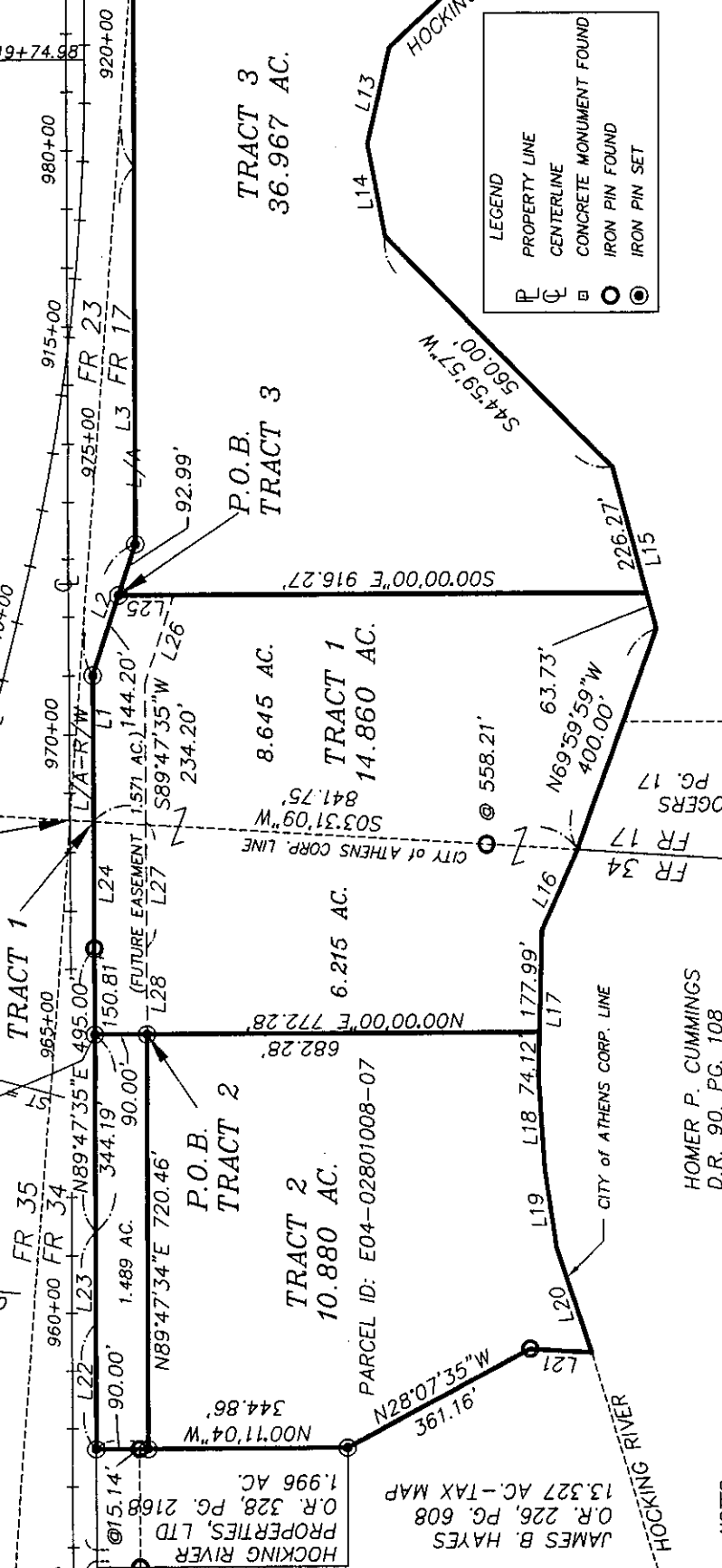
P.O.B. TRACT 3  
36.967 AC.

PARCEL ID: E04-02801008-07

JAMES B. HAYES  
O.R. 226 PG. 608  
13.327 AC - TAX MAP

HOMER P. CUMMINGS  
D.R. 90, PG. 108  
45 AC.

KIM A. ROGERS  
D.R. 383, PG. 17  
1.1 AC.



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	248.81	N89°47'35"E	L15	290.00	S74°59'57"W
L2	237.19	S71°46'20"E	L16	150.72	N65°44'08"W
L3	646.06	N89°47'36"E	L17	252.11	N88°30'43"W
L4	728.93	N89°47'36"E	L18	165.69	S86°05'44"W
L5	633.20	N89°46'50"E	L19	137.30	S81°29'03"W
L6	66.30	S03°30'03"W	L20	190.44	S71°22'27"W
L7	248.43	S49°19'20"W	L21	107.02	N03°31'07"E
L8	103.90	N74°13'16"W	L22	217.94	N89°47'34"E
L9	126.34	N50°09'54"W	L23	158.63	N89°47'32"E
L10	138.79	N40°04'54"W	L24	216.19	N89°47'41"E
L11	249.96	N10°43'19"W	L25	94.75	S00°00'00"E
L12	325.64	N42°37'50"W	L26	159.23	N71°46'20"W
L13	170.00	N77°00'03"W	L27	216.19	S89°47'41"W
L14	160.00	S78°59'57"W	L28	151.14	S89°47'35"W

LEGEND  
 P PROPERTY LINE  
 C CENTERLINE  
 □ CONCRETE MONUMENT FOUND  
 ○ IRON PIN FOUND  
 ● IRON PIN SET

NOTES:  
 FR 23 = OHIO COMPANY PURCHASE FRACTIONAL SECTION NUMBER 23.  
 R/W = RIGHT OF WAY  
 L/A = LIMITED ACCESS RIGHT OF WAY  
 STATION AND OFFSETS LISTED ARE REFERENCING U.S. ROUTE 50.

PARCEL ID: E01-00100360-07  
 STA: 931+48.31  
 OFFSET: 150.60 R

PARCEL ID: E01-00100360-07  
 36.120 AC.  
 ROBERT C. CANTER  
 7235  
 PROJECT RECORDED

JAMES W. TERNENT JR.  
 D.R. 386, PG. 383  
 29.34 AC.

SURVEYED UNDER THE DIRECT SUPERVISION OF  
 ROBERT C. CANTER P.S. - 7226.  
 SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

IRON PINS SET ARE 3/8" X 30" REBAR WITH PLASTIC CAP STAMPED "CANTER P.S. 7226".

*Robert C. Canter*  
 ROBERT C. CANTER, P.S. 7226

GRAPHIC SCALE  
 0 300 600  
 ( IN FEET )  
 1 inch = 300 ft.

DRAWN BY:	HTM	DATE:	04/05/07
CHECKED BY:	RCC	DRAWING NO.:	7019.DWG
JOB NO.:	7019	SHEET	1 OF 1

REV: 02/28/2008

CANTER SURVEYING  
 GPS SERVICES, INC.  
 Robert C. Canter, P.S.  
 Athens, Ohio 45701  
 (740) 592-5706