

**Survey for
Joanna Heatherly
48.153 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Carthage, being in Fraction 3 of Section 9 and the Southwest Quarter of Section 3, Township 5N., Range 12W. of the Ohio Company Purchase and being all of the original tracts (Parcel F010010006100, carried as 37.85 acres and Parcel F010010006200, carried as 12.09 acres) as transferred to Patricia A. Fought and recorded in Official Record Book 427, Page 295 and being bounded and described as follows:

Beginning at an iron pin set, taken to be the northwest corner of said Southwest Quarter of Section 3, taken to be in the easterly line of a 40.27 acre tract as conveyed to KJM Ltd. and recorded in Official Record Book 451, Page 419, taken to be the southwesterly corner of a 96.61 acre tract as conveyed to KJM Ltd. and recorded in Official Record Book 451, Page 419 and being the principle **Point of Beginning** of this survey;

thence with a line taken to be the north line of said Southwest Quarter of Section 3, taken to be the southerly line of said 96.61 acre tract, South 87 degrees 41 minutes 7 seconds East a distance of 1129.27 feet to an iron pin set, taken to be in the north line of said Southwest Quarter of Section 3, taken to be in the southerly line of said 96.61 acre tract, taken to be the northwesterly corner of a 36.52 acre tract as conveyed to the State of Ohio and recorded in Official Record Book 189, Page 812;

thence leaving the north line of said Southwest Quarter of Section 3 and with a line taken to be the westerly line of said 36.52 acre tract for the next 7 calls:

1. South 20 degrees 42 minutes 56 seconds West a distance of 382.34 feet to an iron pin set; thence
2. South 23 degrees 13 minutes 32 seconds West a distance of 396.00 feet to an iron pin set; thence
3. South 12 degrees 28 minutes 34 seconds West a distance of 462.00 feet to an iron pin set; thence
4. South 9 degrees 31 minutes 23 seconds East a distance of 335.28 feet to an iron pin set; thence
5. South 68 degrees 31 minutes 31 seconds East a distance of 49.50 feet to an iron pin set; thence
6. South 9 degrees 58 minutes 31 seconds East a distance of 49.50 feet to an iron pin set; thence
7. South 80 degrees 40 minutes 19 seconds West a distance of 49.50 feet to an iron pin set, taken to be in the westerly line of said 36.52 acre tract, taken to be the northeasterly corner of a 3.83 acre tract as conveyed to the State of Ohio and recorded in Deed Volume 181, Page 603;

thence with a line taken to be the northerly line of said 3.83 acre tract, North 86 degrees 42 minutes 6 seconds West a distance of 478.49 feet to an iron pin set, taken to be the northwesterly corner of said 3.83 acre tract;

thence with a line taken to be the westerly line of said 3.83 acre tract, South 10 degrees 52 minutes 31 seconds East a distance of 243.81 feet to a 5/8" iron pin found (no cap or tag), taken to be in the westerly line of said 3.83 acre tract, taken to be in the northerly line of a 2.15 acre tract as conveyed to the State of Ohio and recorded in Deed Volume 204, Page 429, taken to be in the northerly limited access line of US Route 50 (various widths), Station 800+05.60, 259.32

feet left of the centerline;

thence with a line taken to be the northerly line of said 2.15 acre tract, taken to be the northerly limited access line of US Route 50 for the next 2 calls:

1. North 74 degrees 44 minutes 0 seconds West a distance of 267.78 feet to a 5/8" iron pin found (cap stamped "ODOT"), taken to be Station 797+00, 230.00 feet left of the centerline; thence
2. North 62 degrees 40 minutes 44 seconds West a distance of 199.80 feet to a 5/8" iron pin found (no cap or tag), taken to be in the west line of said Southwest Quarter of Section 3, taken to be in the east line of said Fraction 3 of Section 9, taken to be the northwesterly corner of said 3.83 acre tract, taken to be the northeasterly corner of a 5.23 acre tract as conveyed to the State of Ohio and recorded in Deed Volume 204, Page 429, taken to be Station 794+73.39, 222.33 feet left of the centerline;

thence with a line taken to be the northerly line of said 5.23 acre tract, taken to be the northerly limited access line of US Route 50 for the next 4 calls:

1. North 62 degrees 40 minutes 44 seconds West a distance of 128.46 feet to an iron pin set, taken to be Station 793+30.03, 205.00 feet left of the centerline; thence
2. North 52 degrees 53 minutes 44 seconds West a distance of 361.12 feet to a 5/8" iron pin found (no cap or tag), taken to be Station 789+50.03, 180.00 feet left of the centerline; thence
3. North 47 degrees 4 minutes 49 seconds West a distance of 450.03 feet to an iron pin set, taken to be Station 785+00, 180.00 feet left of the centerline; thence
4. North 47 degrees 4 minutes 49 seconds West a distance of 454.43 feet to an iron pin set, taken to in the northerly line of said 5.23 acre tract, taken to be in the northerly limited access line of US Route 50, taken to be the southeasterly corner of a 0.38 acre tract as conveyed to the State of Ohio and recorded in Official Record Book 273, Page 40 (tract to be used as right-of-way for Waibel Farm Road (T-573A, various widths));

thence leaving the northerly limited access line of US Route 50 and with a line taken to be the easterly line of said 0.38 acre tract to be used as right-of-way for Waibel Farm Road and continuing with a line taken to be the easterly line of a 0.06 acre tract as conveyed to the State of Ohio and recorded in Official Record Book 273, Page 46 (tract to be used as right-of-way for said Waibel Farm Road), North 42 degrees 55 minutes 6 seconds East a distance of 125.81 feet to a 3/4" iron pin found (no cap or tag), taken to be the northeasterly corner of said 0.06 acre tract to be used as right-of-way for said Waibel Farm Road, passing a 1" outside diameter steel pipe found (cap stamped "Zande") at a distance of 98.00 feet;

thence with a line taken to be the northerly line of said 0.06 acre tract to be used as right-of-way for said Waibel Farm Road, North 34 degrees 0 minutes 19 seconds West a distance of 50.91 feet to an iron pin set, taken to be the northwesterly corner of said 0.06 acre tract to be used as right-of-way for said Waibel Farm Road, taken to be in the southerly line of a 22.55 acre tract as conveyed to William R. Turner and Shirley Brown and recorded in Official Record Book 555, Page 1640;

thence leaving the northerly right-of-way for said Waibel Farm Road and with a line taken to be the southerly line of said 22.55 acre tract for the next 2 calls:

1. North 88 degrees 40 minutes 18 seconds East a distance of 336.02 feet to an iron pin set; thence
2. South 69 degrees 40 minutes 6 seconds East a distance of 750.07 feet to an iron pin set, taken

to be in the east line of said Fraction 3 of Section 9, taken to be in the west line of said Southwest Quarter of Section 3, taken to be the southeasterly corner of said 22.55 acre tract;

thence with a line taken to be the east line of said Fraction 3 of Section 9, taken to be the west line of said Southwest Quarter of Section 3, taken to be the easterly line of said 22.55 acre tract, North 2 degrees 21 minutes 58 seconds East a distance of 900.00 feet to the **Point of Beginning** and containing 48.153 acres more or less, being 34.772 acres more or less in Fraction 3 of Section 9 (Parcel F010010006100) and being 13.381 acres more or less in Section 3 (Parcel F010010006200) and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

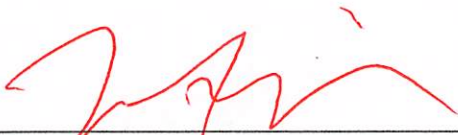
All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the North 2 degrees 21 minutes 58 seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 3, Carthage Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed on July 13, 2020 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 East 2nd Street, Wellston, Ohio. Registered Surveyor Number 8231.





Michael A. Kinnison, P.L.S. No. 8231

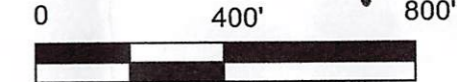
7/16/20
Date

***** End of Description *****

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bernard Williams
DATE: 7/16/20

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison P.E., P.S.
 218 E. 2nd Street
 Wellston, Ohio 45692
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.



LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
△	5/8" Iron Pin Found, Cap Stamped, "ODOT"
•	Point
○	5/8" Iron Pin Found, No Cap or Tag
□	1" Outside Diameter Steel Pipe Found, Cap Stamped, "Zande"
■	3/4" Iron Pin Found, No Cap or Tag
⊕	Gas Well Found
—x—x—	Remains of Wire Fence Found

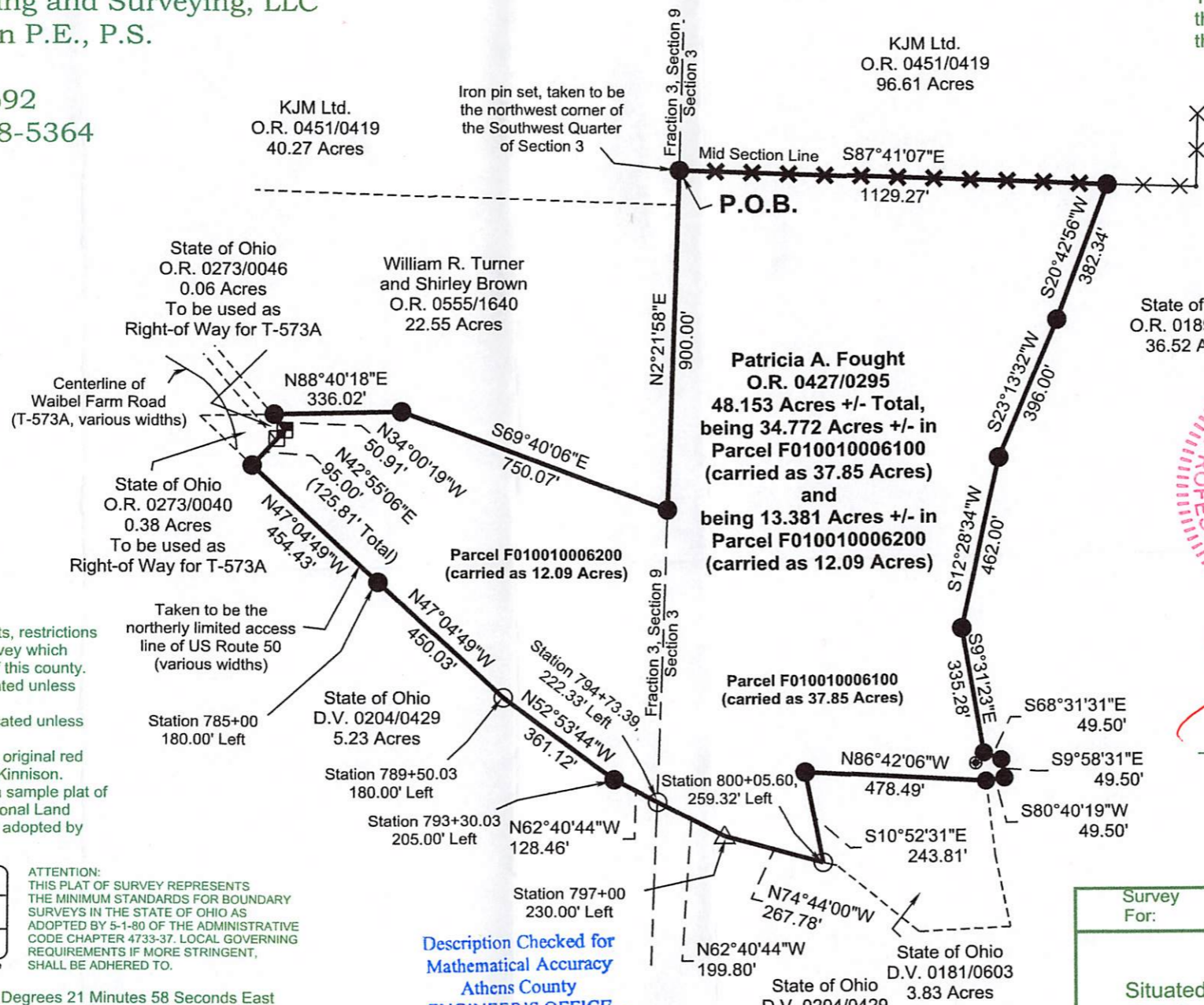
- NOTES:**
- There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 - Underground utilities were not located unless otherwise noted.
 - Interior improvements were not located unless otherwise noted.
 - This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 - This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME 3HEATHERLY.TRV	DRAWING Drawing2	
SCALE 400 Ft/in	DATE 7-16-2020	DRAWN BY M.A.K.
JOB 20-010	REVISION 1/1	SHEET 1/1

ATTENTION: THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

Bearings are based upon the North 2 Degrees 21 Minutes 58 Seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 3, Carthage Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Przemek Wotowicz
 DATE: 7/16/20



- Reference Documents:
- Deeds and Prior as Listed
 - Prior Surveys
 - Tax Plats
 - G.I.S.
 - Existing Monuments
 - County and City Maps
 - Highway R/W Plans
 - Railroad R/W Plans



I hereby certify this to be a plat of a survey made under my direction in July 13, 2020.

Michael A. Kinnison
 Michael A. Kinnison, P.L.S. No. 8231

Date 7/16/20

Survey For:	Joanna Heatherly
	48.153 Acres +/-
Situated in the Southwest Quarter of Section 3 and Fraction 3 of Section 9, T-5N., R-12W. of the Ohio Company Purchase, Carthage Twp., Athens County, Ohio	
July 13, 2020	