

**B & B**  
**CONSULTING ENGINEERS AND SURVEYORS**  
**P.O. BOX 336 THORNVILLE, OHIO 43706**  
**OHIO PHONE 1-866-648-8151 FAX 1-740-246-9201**

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**TRACT #1**  
**0.268 ACRES**

Being a survey of a proposed split out of a parcel conveyed to Ahmadiyya Movement, as found in Official Record 266 Page 484, as found in the Athens County Recorder's Office, Athens County, Ohio, and being more particularly as follows.

Situated in the State of Ohio, County of Athens, Township of Dover, and in the Village of Chauncey. Being a part of the Southeast Quarter of the Northwest Quarter of Section 20 and being more particularly described as follows.

COMMENCING, at an iron rebar found at the Northwest corner of Inlot #214 in the Village of Chauncey and on the South line of Sycamore Street (66' R\W), Thence, with the South line of said Street **N 79° 30' 00" E, 182.10** feet to an iron rebar found. Thence, leaving the South line of said Street **S 05° 30' 00" W, 174.96** feet to an iron rebar found. Said iron rebar marks THE TRUE PLACE OF BEGINNING, for the parcel herein described.

Thence, from said iron rebar, **S 77° 00' 00" E, 100.01** feet to an iron rebar found.

Thence, from said iron rebar, **S 43° 48' 28" W, 204.19** feet to an iron rebar set.

Thence, from said iron rebar, **S 56° 58' 48" W, 36.56** feet to an iron rebar set.

Thence, from said iron rebar, **N 25° 39' 41" E, 25.00** feet to an iron rebar found.

Thence, from said iron rebar, **N 82° 29' 52" W, 5.64** feet to an iron rebar found.

Thence, from said iron rebar **N 23° 19' 41" E, 120.90** feet to an iron rebar found.

Thence, from said iron rebar, **N 01° 10' 07" W, 50.65** feet to another iron rebar found.

Thence, from said iron rebar, **N 77° 49' 36" E, 23.00** feet to THE TRUE PLACE OF BEGINNING.

The above described parcel, **contains 0.268 acres +/-**, and is subject to all right of ways and easements of record.

The bearings of the above described parcel are based on a Survey done by Gregory Wright S#6535 and the South line of Sycamore Street as being **N 79° 30' 00" E**, and are used to denote angles only.

Note: All Official Records, Plat Books, and Pages referred to above are found in the Office of the Recorder, Athens County, Ohio.

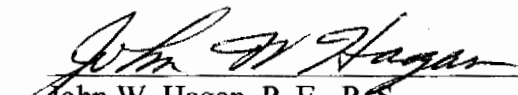
The above description is based on an actual field survey done under the supervision of John W. Hagan P.E., P.S., Ohio registered surveyor #4968.

All iron rebar set are 5/8 inch o.d. reinforcing bars with yellow caps labeled "John W. Hagan #4968".

Dated: 9-15-04

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blausen  
DATE: 9-16-04

  
John W. Hagan, P. E., P. S.  
Ohio Registered Surveyor #4968

DOV# 20

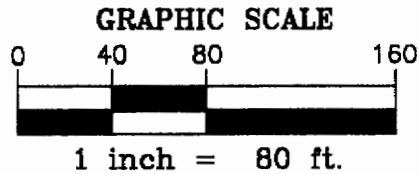
# B & B

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**PREPARED FOR:**  
**BASHARAT MUNIR MIRZA**  
 re: CHAUNCEY, OHIO

**INVOICE NO. 04-08112**

COMMENCING FOR REFERENCE AT AN IRON REBAR FOUND AT THE NORTHWEST CORNER OF INLOT #214 TO THE VILLAGE OF CHAUNCEY.



**SYCAMORE STREET 66' R/W**  
 N 79°30'00" E 182.10'

**P.O.B.**  
 0.268 AC.  
 SURVEY

**P.O.B.**  
 0.773 AC.  
 SURVEY

U.S. POSTAL SERVICE  
 O.R. 39 PG. 64

**PROPERTY LOCATION:**

BEING A SURVEY OF A PROPOSED SPLIT OUT OF A PARCEL CONVEYED TO AHMADIYYA MOVEMENT AS RECORDED IN OFFICIAL RECORD 266 PAGE 484 IN THE ATHENS COUNTY RECORDER'S OFFICE.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, AND BEING KNOWN AS PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20.

**BASIS OF BEARING:**

BEARINGS OF THIS PLAT ARE BASED ON A SURVEY DONE BY GREGORY K. WRIGHT S#6535 AND THE SOUTH LINE OF SYCAMORE STREET AS BEING N 79°30'00" E AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

**CERTIFICATION:**

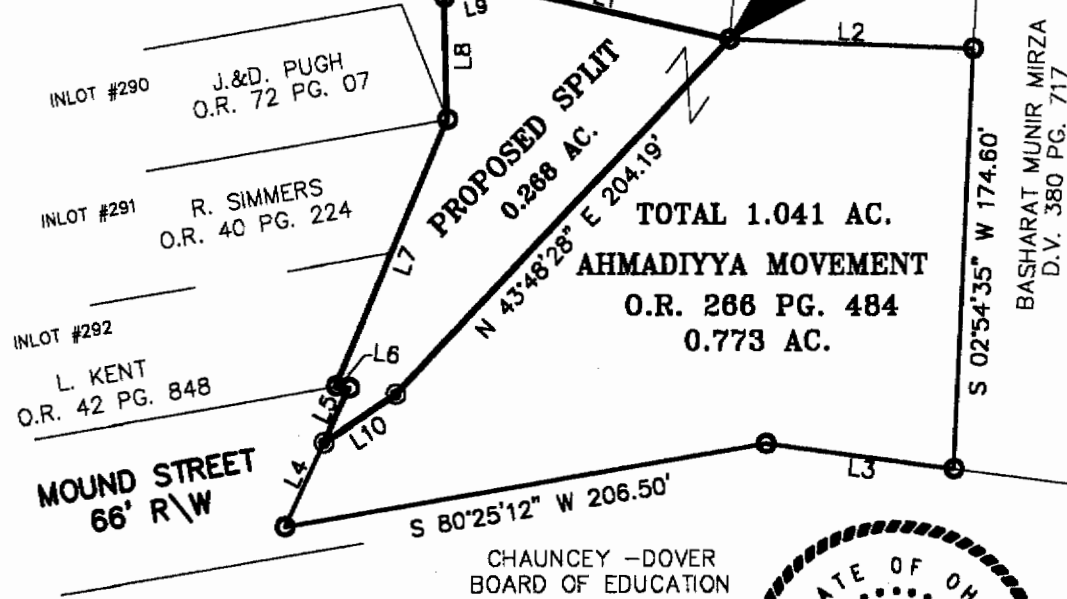
I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY B & B ENGINEERING AND SURVEYING, IN AUGUST 2004, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL IRON PINS SET ARE 5/8" o.d. IRON REINFORCING BARS 30 INCHES LONG WITH YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

DATED 9-15-04 *John W. Hagan*  
 JOHN W. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #4968

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 77°00'00" E	100.01'
L2	S 87°46'44" E	103.03'
L3	N 82°29'52" W	79.98'
L4	N 25°39'41" E	38.84'
L5	N 25°39'41" E	25.00'
L6	N 82°29'52" W	5.64'
L7	N 23°19'41" E	120.90'
L8	N 01°10'07" W	50.65'
L9	N 77°49'36" E	23.00'
L10	S 56°58'48" W	36.56'

- LEGEND**
- - 1/4" IRON PIPE FOUND
  - - IRON PIN SET CAPPED "JOHN W. HAGAN #4968"
  - (T) - TOTAL DISTANCE
  - ⊕ - CENTERLINE OF ROADWAY
  - ☆ - POINT



Description Checked for Mathematical Accuracy  
 Athens County ENGINEER'S OFFICE  
 BY: *J. Blause*  
 DATE: 9-16-04

CHAUNCEY - DOVER  
 BOARD OF EDUCATION  
 D.V. 194 PG. 542

