ALTA SURVEY OF 1.548 ACRES IN THE VILLAGE OF THE PLAINS, OHIO FOR RITE PROPERTIES

DOVER-19
1548AC

GRAPHIC SCALE 0' 20' 40' 60' 80'

UTILITY COMPANIES
GAS
COLUMBIA GAS OF OHIO, INC.
2009 E. STATE ST.
ATHENS, OHIO 45701
614-593-5581
ELECTRIC
THE BUCKEYE RUAL ELECTRIC CO-OP, INC.
325 S. RIO GRAND
ATHENS, OH. 45701
614-379-2025
TELEPHONE
GTE
445 HUCHINSON AVE., STE 500
COLUMBUS, OH.
1-800-282-1776
WATER AND SEWER
VILLAGE OF THE PLAINS
ATHENS COUNTY COURT HOUSE
15 S. COURT ST.
ATHENS, OH. 45701
614-592-3235

NOTES:
THE SITE IS NOT AFFECTED BY ZONING RESTRICTIONS. HOWEVER SINCE THE SITE IS WITHIN 3 MILES OF ATHENS IT IS SUBJECT TO ATHENS SUBDIVISION REGULATIONS.

ACCORING TO FIRM MAP OF ATHENS COUNTY, OHIO UNINCORPORATED AREAS, PANEL 50 OF 350, COMMUNITY-PANEL No. 390760 0050 B, EFFICTIVE DATE MAY 2, 1991, THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREAS OF MINIMAL FLOODING.

ENCROACHMENTS: DENOTED AS THUS ①
①-GRAVEL DRIVE AT NORTHWEST CORNER.

Situated in the State of Ohio, County of Athens, Township of Dover, Village of The Plains, and being a part of 100 acre Lots 346 and 347 of Sections 19, and 20, of Township 10, Range 14, Ohio Company Purchase, and being 0.765 acres out of a 1.00 acre tract, as conveyed to Wilber K. Minnick and Cecile E. Minnick, as recorded in Deed Book (DB) 311, Page (pg) 515, also being 0.783 acres out of a 1.00 acre tract as conveyed to Cindi L. Johnson, as recorded in DB 251, pg 717, Athens County Recorders Office, containing 1.548 acres, and further being described as follows:

Beginning at a set iron pin at the southwest corner of said Minnick tract, being the intersection of the north line of Pine St. (40' wide), and the east line of State Route 682 (SR 682 width varies), and being on the south line of Dover Township (Section 19);

Thence North 11 degrees 42' 51" West 140.22 feet, along the west line of said Minnick tract, being the east line of said SR 682, to a found 5/8" iron pin at grade in good condition at the northwest corner of said Minnick tract, and being the southwest corner of said Johnson tract;

Thence North 12 degrees 09' 28" West 123.99 feet, along the west line of said Johnson tract being the east line of said SR 682, to a iron pin set, said iron pin being the northwest corner of said Johnson tract, being the southwest corner of a 0.182 acre tract, as conveyed to Charles D. Olson, as recorded in DB 383, pg 219;

Thence South 84 degrees 25' 47" East 308.00 feet, along the north line of said Johnson tract, being the south line of said 0.182 acre tract, and being the south line of a tract of land as conveyed to Albert L. Campbell and Doris I. Campbell (Tracts 1 and 3) as recorded in DB 380, pg 955, to a iron pin set;

Thence South 05 degrees 35' 13" West 251.17 feet, crossing said Johnson and Minnick tracts along a new division line, to a iron pin set in the north line of said Pine St., being the south line of said Minnick tract;

Thence North 84 degrees 37' 57" West 228.52 feet, along the south line of said Minnick tract, being the north line of said Pine St. to the Place of Beginning, containing 1.548 acres more or less, subject to all legal easements and right of ways.

Bearings are based on the centerline of said SR 682, as being North 12 degrees 17' 34" West as shown on right of way plans provided by the Ohio Department of Transportation. Iron pins set are 5/8" rebar with plastic cap stamped Paul Moore and Associates. Documents referred to are recorded in the Athens County Recorder's Office.

I HEREBY CERTIFY TO RITE PROPERTIES, AND\OR BANK ONE, THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

John W. Wetherill 8/6/97
JOHN W. WETHERILL REG. No. 7811 DATE

BENCHMARK:
RAILROAD SPIKE IN NORTHEAST SIDE POWER POLE ELEV=717.64

CHARLES D. OLSON
D.B. 383, PG. 219
0.182 AC.

ALBERT L. CAMPBELL & DORIS I. CAMPBELL
D.B. 380, PG. 955

THE TRUSTEES OF THE PLAINS, OHIO, POST 7174 OF THE VETERANS OF FOREIGN WARS OF AMERICA
D.B. 227, PG. 62

CINDI L. JOHNSON
D.B. 251, PG. 717
1.00 AC. (DEED)
AREA OUT OF JOHNSON TRACT
Area = 34110 sq.ft
0.783 Acres

WILBER K. & CECILE E. MINNICK
D.B. 311, PG. 515
1.00 AC. (DEED)
Area OUT OF MINNICK TRACT
= 33330 sq.ft
0.765 Acres

TOTAL AREA OF RITE AID TRACT
Area = 67440 sq.ft
1.548 Acres

Area = 8960 sq.ft
0.206 Acres

Area = 10120 sq.ft
0.232 Acres

POB 1.548 AC & W 0.765 AC

POB 0.783 AC

POB 0.206 AC

THE TRUSTEES OF THE PLAINS, OHIO, POST 7174 OF THE VETERANS OF FOREIGN WARS OF AMERICA
D.B. 266, PG. 449

℄ PINE ST.
40' R\W

STATE ROUTE 682
BEARING REFERENCE LINE
N 12°17'34" W

N 12°09'28" W 123.99'
N 11°42'51" W 140.22'
S 84°25'47" E 384.00'
308.00'
S 84°28'44" E - 270.22
N 84°37'57" W
S 84°28'44" E 76.00'
N 05°35'13" E - 251.17'
117.87'
S 05°35'13" W 133.31'
133.10'
117.80'
250.90'
228.52'
304.52'
76.00'

TRACT 1
TRACT 3
NEW EAST LINE RITE AID SITE
OVERHEAD HIGHTENSION LINE
DOVER TWP. SECTION 19
ATHENS TWP. SECTION 24

1 STORY FRAME W\BSMT
1 STORY METEL BLDG. VFW BUILDING
1 STORY BRICK W\BSMT 91 PLAINS ROAD
2 STORY FRAME W\BSMT 93 PLAINS RD.
1 STORY BLOCK VFW BUILDING
MOBILE HOME
WOOD GARAGE
BLOCK GARAGE
CONC PAD
WOOD DECK
CONC PORCH
CELLER DOOR
CARPORT
MOBILE HOME
CONC CAD
GRAVEL DRIVE
GRAVEL PARKING
BLOCK GAS STATION
WATER WELL
GRASS
24' CHERRY TREES
6 PINES

TC STM MH= 718.28 INV=713.7
TC SAN MH=718.20 INV=709.5
TC DI=717.22 INV=714.6
TC SAN MH= 719.58 INV=710.9
TC SAN MH=716.33 INV=708.03 PLAN NOTE MH PAVED OVER
TC SAN MH= 716.48 INV=705.8 BOT 707.8 N 706.9 E
TC SAN MH= 716.32 INV=705.9 BOT
TC STM MH= 717.30 INV=711.8 BOT 713.1 12" SE
TC Cle 716.68 INV=713.7 TOP OF FILL
TC SAN MH= 716.68 INV=705.8 BOT 707.8 N 706.9 E
TC SAN MH= 716.32 INV=705.9 BOT

OUTLET 12"ø 714.10
INLET 12"ø 714.09
INLET 12"ø 714.11
OUTLET 12"ø 713.65
OUTLET 24"ø 713.26
INLET 24"ø 714.1
OUTLET 24"ø 714.1
I-285-33 LINE NO.=30705 P=10 X=2103588 Y=501118
I 30705 P 10

5/8" REBAR FD @ GRADE GOOD CONDT USED
1/2" IRON PIN IN CONC FD CENTERLINE REFERENCE (25')
1/2" IRON PIN IN CONC FD REFERENCE (30.04')
1" PINCH TOP FD GOOD COND'T @ GRADE (USED)
5/8" REBAR FD GOOD CONDT 0.08' W 0.28' N
8" STEEL POLE
GASLINE DIRECTION UNKNOWN

EASEMENTS:
TAKEN FROM A REPORT OF RECORD TITLE PREPARED BY TITLE FIRST AGENCY, INC. ORDER NO. 58138473.
EASEMENTS AFFECTING THE SUBJECT PROPERTY.
①-EASEMENT TO OHIO POWER CO. D.B. 142, PG. 106, APPLIES
②-EASEMENT TO SOUTHERN OHIO ELECTRIC CO. D.B.154, PG. 52, APPLIES.

ACCORDING TO FIRM MAP OF ATHENS COUNTY, OHIO, PANEL 50 OF 350, EFFECTIVE DATE MAT 2, 1991, THE PROPERTY SHOWN HEREON LIES IN ZONE X AREAS OF MINIMAL FLOODING.
INFORMATION REGARDING THE SANITARY SEWER AND WATERLINES WAS TAKEN FROM PLANS AT THE PLAINS SANITARY SEWER PLANT AND NO COPIES ARE AVALIBLE.

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities\structures may vary from locations shown hereon. Additional buried utilities\structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities\structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

CALL TOLL FREE 800-362-2764 2 WORKING DAYS BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE

Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEERS OFFICE
BY: Mary Whitney
DATE: 8-8-97

LEGEND

1	Lot Numbers
——	Lot Lines
P	Property Lines
S	Sanitary Sewer
St.	Storm Sewer
W	Water Main
G	Gas Line
UG	Underground Cables
OH	Overhead Lines
E	Electric Lines
OH Ut.	OH Telephone, Electric & CATV
DV	Deed Volume
OR	Official Record
MH	Man Hole
I.P.S. ○	Iron Pin Set
I.P.F. •	Iron Pin Found
	Manhole
	Storm Inlet
	Fire Hydrant
	Utility Pole
	Guy Wire
	Fence
	Sign
GV ⧗ 6"	Valve Box
	Gas Line Marker
	Telephone Closure
	Electric Closure
	Light Pole
	Bollard
	Yard or Flood Light
	Mail Box
	Handicap
CI	Curb Inlet
DI	Drop Inlet
⌀	Diameter
DSD	Downspout Drain
GM	Gas Meter
EM	Electric Meter
WM	Water Meter
CONC	Concrete
ORN	Ornamental
CATV	Cable Television
CO	Clean Out
	Pole Numbers
	Evergreen Tree
	Deciduous Tree
E\P	Edge of Pavement
E\G	Edge of Gravel
	Concrete Curb

STATE OF OHIO
JOHN W. WETHERILL 7811 REGISTERED PROFESSIONAL SURVEYOR

DATE	BY	REVISION
6-3-96	JWW	PER NEW TITLE REPORT. SPLIT LINES
8-6-97	JWW	BOUNDARY REVISION

SCALE 1" = 20'
DATE 3/10/97
DRAWN JWW
CHKD DRM
APVD RJW

ALTA SURVEY OF 1.548 ACRES AT THE VILLAGE OF THE PLAINS, OHIO FOR RITE PROPERTIES

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JOB NUMBER 9702-11