

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brandon Williams
DATE: 5/5/14

Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

By: Jim Burt Athens County Planner
Date: 5/6/2014

LEGAL DESCRIPTION OF
A CONTINUOUS AND CONTIGUOUS TRANSFER BETWEEN TWO
ADJOINING SUBDIVISION LOTS OF A 2.314 ACRE TRACT

Situated in Country Meadows Subdivision, Fractions 24 and 34, Section 28, Lodi Township, Town 4, Range 13, Athens County, Ohio and described as follows:

Commencing at a five-eighth inch rebar with ODOT cap* on the easterly right of way of Old U.S. Route 33 at the southwest corner of Lot 3 (Ricky and Cassandra Bowen 389-1945 O.R.) of the Country Meadows Subdivision as delineated in Plat Envelope 482 A and B in the Athens County Recorder's Office and at the northwest corner of Lot 1 (Ricky and Cassandra Bowen 392-1736 O.R.) of said Country Meadows Subdivision and said five-eighth inch rebar with ODOT cap* is **THE TRUE POINT OF BEGINNING**; thence along the south line of said Lot 3 and north line of said Lot 1

South 70°50'39" East a distance of 481.47 feet

to a found five-eighth inch rebar with cap inscribed L.F. Swoyer at the southeast corner of Lot 3 at the northeast corner of Lot 1 at the northwest corner of Lot 2 (Sharon Snodgrass 277-0001 O.R.) ; thence along the east line of Lot 1 and the west line of Lot 2

South 08°05'18" East a distance of 195.39 feet

to a set iron pin; thence along a new line through Lot 1

North 86°02'25" West a distance of 389.82 feet

to a set iron pin on aforesaid easterly right of way of Old U.S. Route 33 on the west line of Lot 1; thence along the easterly right of way of Old U.S. Route 33 and the west line of Lot 1 the following two bearings and distances:

North 09°46'26" West a distance of 154.64 feet

to a five-eighth inch rebar with ODOT cap*; thence

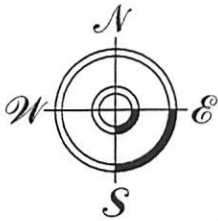
North 21°18'52" West a distance of 184.76 feet

to the point of beginning and containing 2.314 acres and being part of Lot 1 of the Country Meadows Subdivision as delineated in Plat Envelope 482 A and B in the Athens County Recorder's Office and described in Volume 392 Page 1736 of the Athens County Official Deed Records **AND SAID 2.314 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH ADJOINING LOT 3 OF THE COUNTRY MEADOWS SUBDIVISION WHICH IS DELINEATED IN PLAT ENVELOPE 482 A AND B OF THE ATHENS COUNTY RECORDER'S OFFICE AND DESCRIBED IN VOLUME 389 PAGE 1945 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS** and said 2.314 acre tract is further described as containing 1.719 acres in Fraction 34 and 0.595 acres in Fraction 24.

*Note: Denotes calculated monument based on a previous survey.

Note 1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed: "TOM TRANTINA RLS-8320"

Note 2) All calls for adjoining owners cited above and deeds shown in parenthesis are given to fulfill County Auditor and County Engineer's requirements and do



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 121, CHAUNCEY, OH. 45719
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Southeastern Land Surveys

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas C. Trantina*
DATE: *5/5/14*

- SURVEY NOTES:
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) BASIS OF BEARING: BETWEEN CONTROL PT & F.I.P. = N 47°28'26" W 707.85'
 - 4) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS—BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
 - 5) SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
 - 6) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD. ODOT R/W PLANS & PREVIOUS SURVEY OF COUNTRY MEADOWS BY L.F. SWOYER.

RICKY & CASSANDRA BOWEN
389-1945 O.R.
LOT 3

COUNTRY MEADOWS SUBDIVISION (PLAT ENVELOPE 482 A & B)

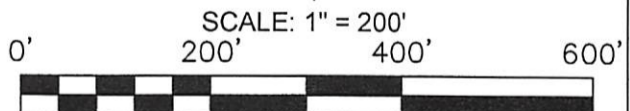
SHARON SNODGRASS
277-0001 O.R.
LOT 2

**2.314
AC.**

LOT 1

RICKY & CASSANDRA BOWEN
392-1736 O.R.

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.



- = IRON PIN SET (SEE NOTE#1)
- = IRON PIN FOUND
- ⊙ = 5/8" REBAR W/ODOT CAP (CALC.)
- = A CONTROL POINT FD.

By: *John B. ... Athens County Planner*
Date: *5/6/2014*

THIS PLAT NOT VALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.

Plat of A CONTINUOUS & CONTIGUOUS TRANSFER BETWEEN
ADJOINING LOTS CONTAINING 2.314 ACRES Scale: 1" = 200'
 Surveyed for: CASSIE BOWEN Date: 5/05/14
 Subdivision COUNTRY MEADOWS, FRACTION 24 & 34
 Township LODI Section 28 Town 4 Range 13
 Corporation - - - County ATHENS Ohio
Thomas C. Trantina
 Thomas C. Trantina P.L.S. No. 8320



not necessarily imply an acceptance of the content of said deeds or the seniority of the same.

The above description was prepared under the supervision of Thomas Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by Southeastern Land Surveys dated May 5, 2014.

Subject to all deeds and right of ways, reservations, restrictive and protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County.

The basis of bearing for the above legal description is North $47^{\circ}28'26''$ West 707.85 feet between a survey control point set and a capped O.D.O.T. five-eighth rebar found in the original Country Meadows Subdivision survey.

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Tom Trantina
P.S. 8320
5/05/14

