

LEGAL DESCRIPTION

LANDS OF WISOR
CONTAINING – 0.3103 TOTAL ACRES

Situate in River Lot 650, Section 30, Town 12, Range 15 of the Ohio Company Purchase, York Township, City of Nelsonville, Athens, County, Ohio and being all of the lands of Gary L. and Vicki L. Wisor, as recorded in OR 218, Page 380 of the Athens County Recorder's records, on file in Athens, Ohio and being more particularly described as follows:

Beginning for reference at a point (calculated) on the southeasterly corner of the aforementioned River Lot 650, based on Survey York – 30 SE – 0.092Ac KH of the Athen's County Engineer's records of land surveys,

Thence along a reference line North 02°53'56" West, a distance of 2582.77 feet to a set iron pin and cap on the southerly right-of-way line of W. Washington Street and the northwesterly corner of the lands of Tri-Shell, LLC. as recorded in OR 476, Page 734, said point being the **True Point of Beginning**.

Thence along said westerly line of Tri-Shell and in part along a parcel with unknown ownership, being a portion of the 100 acre tract of River Lot 650 of the Ohio Company's Purchase and referenced in Deed Book 173, Page 596, **South 22°42'55" West**, a distance of **182.87 feet** to a point on the Top of Bank of the Hocking River (coincident with the normal high water mark), passing a set iron pin and cap at a distance of 167.87 feet, set as a witness to the aforementioned corner,

Thence along the Top of Bank of the Hocking River the following two courses:

1. **North 54°49'17" West**, a distance of **33.98 feet** to a point,
2. **North 49°25'36" West**, a distance of **48.34 feet** to a point on the southeasterly corner of the lands of Creamer Seamless Gutter, Inc. as recorded in OR 551, Page 2208,

Thence along said easterly line of Creamer, **North 23°27'09" East**, a distance of **160.76 feet** to a found ¾" O.D. Iron Pipe on the aforementioned southerly right-of-way line of W. Washington Street,

Thence along said southerly line of W. Washington Street, **South 67°15'15" East**, a distance of **77.12 feet** to the **True Point of Beginning**.

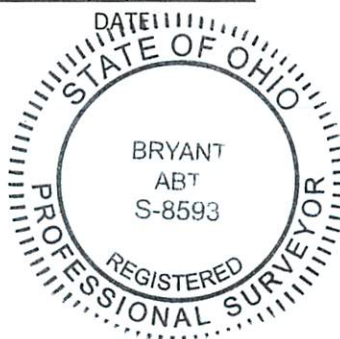
Containing – **0.3103 Total Acres of Land** (of which 0.1140 acres lies within the original lands of the Abandoned Canal, vacated by the board of public works 1912 and 0.1923 acres within the original ¼ tract of lot 650) and being subject to all easements, encumbrances, rights, reservations and restrictions of record. All Iron Pins called to be set are 5/8" x 30" rebar, with a yellow plastic identification cap, stamped "B A Land Professionals". North and Bearing system is based on the Ohio State Plane Coordinate System, South Zone NAD83(12a) and the O.D.O.T. V.R.S. network collected with GNSS locations utilizing an SP80 receiver and an actual field survey conducted by B A Land Professionals, LLC on April 28, 2019. Recorded with the Athen's County Engineer's Record of Land Surveys Book

_____, Page _____


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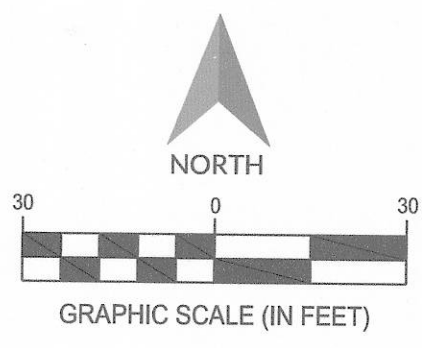
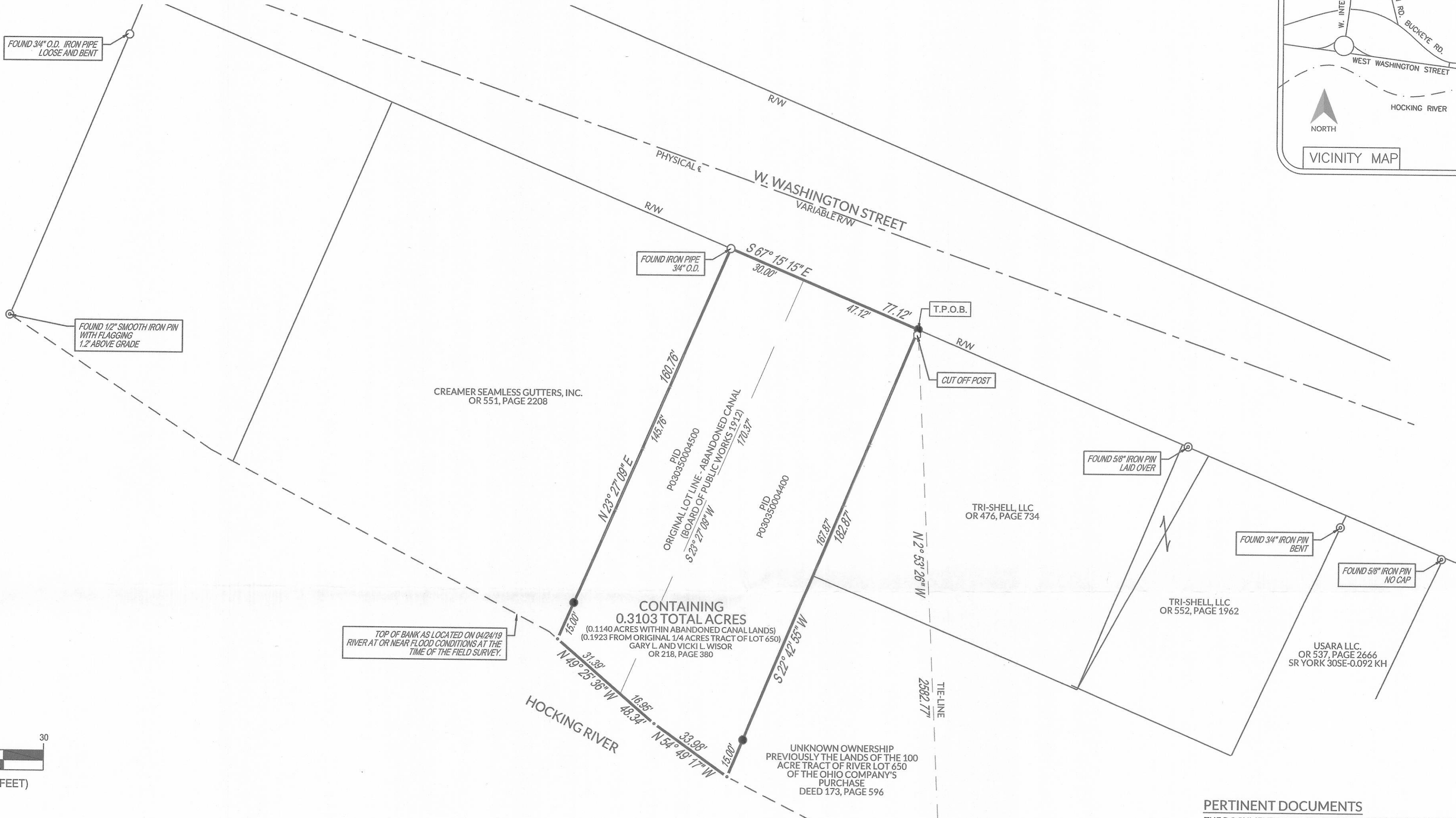
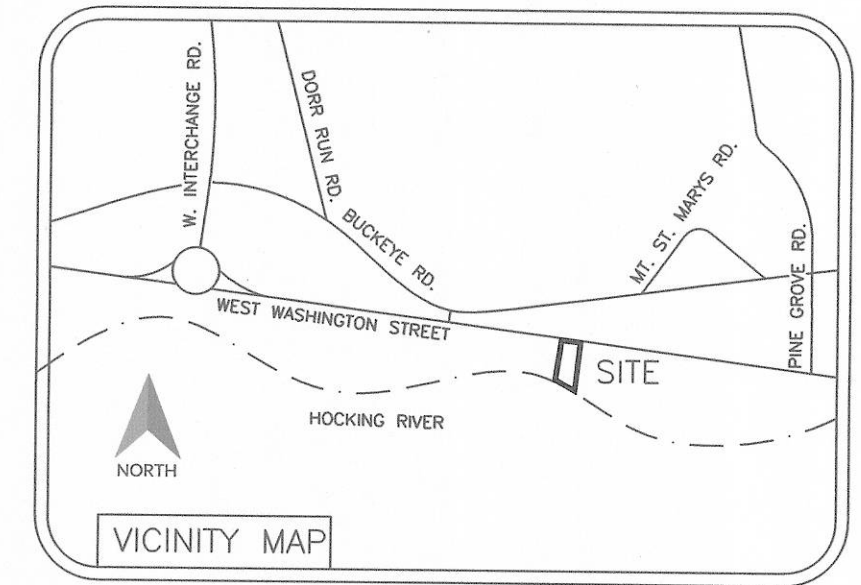
05/21/19



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 24 2019

Jill Thompson
Athens County Auditor



SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (FOR ANGULAR REFERENCE ONLY) NAD83(12B) SOUTH ZONE AND THE O.D.O.T. -V.R.S. GNSS NETWORK ACTUAL FIELD SURVEY CONDUCTED BY BA LAND PROFESSIONALS, LLC ON 04/28/19

ACCESS IS AVAILABLE TO THE SUBJECT SITE VIA W. WASHINGTON STREET, A PUBLIC RIGHT-OF-WAY.

ALL PERTINENT DOCUMENTS USED TO ASCERTAIN THE BOUNDARY ARE AS SHOWN HEREON.

THIS SURVEY WAS PREPARED ACCORDING TO THE REQUIREMENT OF THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEY PURSUANT OAC 4733-37.

PROPERTY ADDRESS IS 649 W. WASHINGTON STREET, FIELD VERIFIED.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THE PLAT OF SURVEY FOR THIS BOUNDARY RETRACEMENT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 ALL MONUMENTATION AS SHOWN HEREON IN GOOD CONDITION UNLESS NOTED OTHERWISE. DATE OF FIELD SURVEY 04/28/19

SIGNED *J. Bryant* DATE *05/10/19*
 J. BRYANT ABT
 OHIO PS #8593
 INFO@BALANDPROFESSIONALS.COM
 937.535.0855



MAP LEGEND

- SURVEY REFERENCE POINT - NO MONUMENT FOUND OR SET
- FOUND IRON PIPE - AS NOTED
- ⊙ FOUND IRON PIN - AS NOTED
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- SECTION LINE
- BOUNDARY LINE
- ADJOINER LINE
- - - - NORTH BANK OF HOCKING RIVER - COINCIDENT WITH NORMAL HIGH WATER MARK
- ORIGINAL LOT LINE - ABANDONED CANAL (BOARD OF PUBLIC WORKS 1912)

PERTINENT DOCUMENTS

THE DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON ARE LISTED AS FOLLOWS:

DEED RECORDS:
 OR 551, PAGE 2208
 DEED 173, PAGE 596
 OR 218, PAGE 380
 OR 476, PAGE 734
 OR 552, PAGE 1962
 OR 537, PAGE 2666

SURVEY RECORDS:
 SR YORK 30SE - 0.092 KH
 SR YORK 30SE - 0.056 CTN

OCCUPATION STATEMENT

THERE CURRENTLY EXIST NO EVIDENCE OF OCCUPATION ALONG THE NORTHERLY BOUNDARY LINE AS ASCERTAINED HEREON. THE SOUTHERLY LINE RUNS ALONG THE EXISTING TOP OF BANK (SHEER BANK EVIDENCED TO BE COINCIDENT WITH THE HIGH WATER MARK) AND THE EASTERLY AND WESTERLY LINES RUN GENERALLY WITH EXISTING BOARD FENCE.

P.O.B.
 CALCULATED CORNER OF
 RIVER LOT 650
 BASED ON SURVEY YORK-30SE-0.092A KH

RL 650 RL 649
 SEC 29 SEC 23

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Bryant*
 DATE: *5/30/19*

SURVEYOR
 BA LAND PROFESSIONALS, LLC
 8534 YANKEE STREET
 DAYTON, OH 45458
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PLAT OF SURVEY	
LANDS OF WISOR	
649 W. WASHINGTON STREET YORK TOWNSHIP, NELSONVILLE	RL 650, SECTION 30 TOWN 12, RANGE 15 ATHENS COUNTY, OHIO
SCALE: 1"=30'	DATE: 05/21/19
DESIGN: N/A	JOB NO.: 19-0191
DRAWN: JBA	SHEET NO.: 1 OF 1
CHECKED: DPB	
BA LAND PROFESSIONALS	