

0.569 Acre Survey for Mark Null

Situate in the State of Ohio, Athens County, Trimble Township, Section 7, Township 11 North, Range 14 West, Ohio Company Purchase and being part of a 2.532 acre parcel conveyed to Jeff W. Tolliver recorded in Deed Book 209, Page 593 in the Athens County Recorder's office and being more particularly describes as follows:

Commencing at the northeast corner of Lot 5 of Pin Oaks Estates Subdivision recorded in Envelope 489B, thence North 02 Degrees 30 Minutes 53 Seconds East 340.28 to the grantors southeast corner, the northeast corner of a 5.44 acre parcel conveyed to Sherry Downs recorded in Official record 525, Page 1866 and a point in the center of Jacksonville Road (40' R/W), said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 89 Degrees 41 Minutes 00 Seconds West 184.26 along the grantors south line and the north line of a 5.44 acre parcel conveyed to Sherry Downs recorded in Official record 525, Page 1866 to a 5/8 inch iron pin found with no cap passing an iron pin found at 17.07 feet;

Thence North 72 Degrees 55 Minutes 46 Seconds West 267.44 along the grantors south line and the north line of a 5.44 acre parcel conveyed to Sherry Downs recorded in Official record 525, Page 1866 to an iron pin set;

Thence North 89 Degrees 41 Minutes 00 Seconds East 435.86 feet across the grantor and parallel to the south line to a point on the grantors east line being a point in the center of Jacksonville Road passing an iron pin set at 328.16 feet and at 415.84 feet;

Thence South 02 Degrees 54 Minutes 13 Seconds East 80.00 feet along the grantors east line also being the center of Jacksonville Road to the **Point of Beginning**.

The above described contains 0.569 acres more or less and is part of Auditor's parcel Number M010010000200 which presently shows 2.53 acres.

Subject to all legal easements and rights of way.

Plat of survey is attached hereto and made a part thereof.

All iron pins set are 3/4 inch by 30 inch rebar with a 2 inch aluminum cap stamped "Canter PS 7226".

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc. Completed August 2017.

Prior Instrument Reference as of the date this survey was prepared: Deed Book 209, Page 593.

All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone. Reference the grantors south line being South 89 Degrees 41 Minutes 00 Seconds West.

Robert C. Canter
Robert C. Canter, P.S. 7226

8/22/17
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert William
DATE: 8/28/17



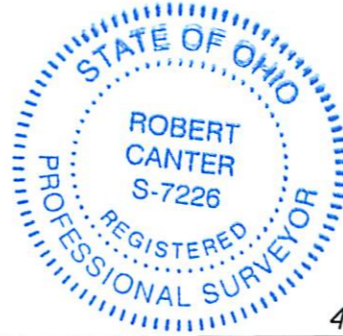
Approved By
Athens County Regional Planning Commission
Date 9/14/2017
Jessie R

**SURVEY FOR MARK NULL
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,
TRIMBLE TOWNSHIP, SECTION 7,
TOWNSHIP 11 NORTH, RANGE 14 WEST,
OHIO COMPANY PURCHASE
BEING PART OF A 2.532 ACRE PARCEL
RECORDED IN DEED BOOK 209, PAGE 593**

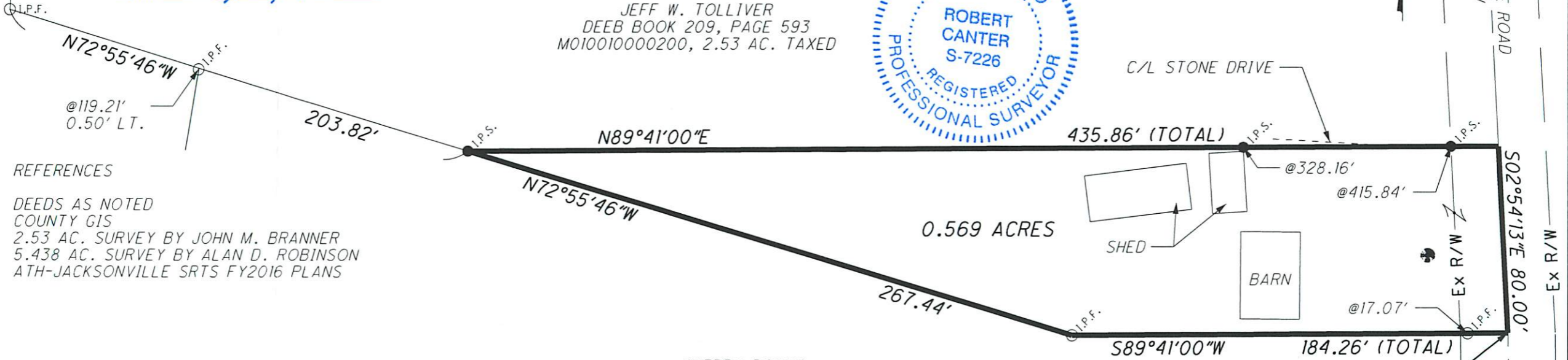
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brandon William
DATE: 8/23/17

JEFF W. TOLLIVER
DEEB BOOK 209, PAGE 593
M010010000200, 2.53 AC. TAXED



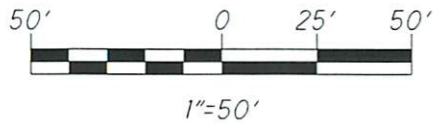
BEARINGS ARE NAD 83(2011),
OHIO STATE PLANE, SOUTH ZONE
REFERENCE THE GRANTORS
SOUTH LINE BEING $S^{\circ}89'41''00"W$



REFERENCES

DEEDS AS NOTED
COUNTY GIS
2.53 AC. SURVEY BY JOHN M. BRANNER
5.438 AC. SURVEY BY ALAN D. ROBINSON
ATH-JACKSONVILLE SRTS FY2016 PLANS

GRAPHIC SCALE



LEGEND

- I.P.F. 5/8" IRON PIN FOUND
NO CAP
- I.P.S. 3/4" X 30" REBAR SET WITH A
2" ALUMINUM CAP
STAMPED "CANTER PS 7226"
- ⊕ SANITARY SEWER MANHOLE

SHERRY DOWNS
OFFICIAL RECORD 525, PAGE 1866
M010010000203, 5.44 AC. TAXED

POINT OF BEGINNING
BEARS $N02^{\circ}30'53''E$ 340.28'
FROM THE NORTHEAST CORNER
OF PIN OAKS ESTATES SUBDIVISION
RECORDED IN ENVELOPE 489B

SURVEYED AUGUST 2017 BY CANTER SURVEYING/GPS SERVICES, INC
UNDER THE DIRECTION OF ROBERT C. CANTER
REGISTERED SURVEYOR NO. 7226.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

6801 SR 56
ATHENS, OHIO 45701
740-592-5706



17062 PLAT.DGN

Approved By
Athens County Regional Planning Commission

Date: 9/19/2017
Jessie P.

Robert C. Canter 8-22-17
ROBERT C. CANTER, P.S. 7226 DATE